



2011 Residents' Association Inc.

ABN 78 862 101 665

PO Box 1513
Potts Point NSW 1335

14 July 2015

City of Sydney
dasubmissions@cityofsydney.nsw.gov.au

DA Number: D/2015/843

The 2011 Residents' Association wish to lodge their objections to the proposed roof top development at 15 Billyard Avenue, Elizabeth Bay. Residents believe that the proposed alterations to the 1920s flat building, a contributory building located within the Elizabeth and Rushcutters Bays Heritage Conservation Area (C20), are inappropriate from a heritage perspective and request that the DA be declined. Residents are aware that the previous scheme (D/2014/1585) that was refused on appeal to the NSW Land and Environment Court (Anderson v. City of Sydney Council [2015] NSWLEC 1144).

Commissioner O'Neill wrote " The form of the existing roof... does not lend itself to being modified to create a roof terrace".

Further Objections to this DA are due to:

- The scale of the proposed insertion into the rooftop of a very large terrace to a simple but significant between-wars building represents a lack of heritage planning.
- The roof of 15 Billyard is visible from many elevated buildings in the area.

Residents consider that the current proposal erodes the contribution that the existing subject building makes to the heritage significance of the Elizabeth and Ruschutters Bays Heritage Conservation Area. It does not comply with the heritage conservation objective at sub-clause 5.10(1)(b) of Sydney LEP 2012. The proposal is also inconsistent with principle (b) of 2.4.6; the objective at (b) of 3.9 and with (1)(d) of 3.9.6 and (3)(a) of 3.9.7 of Sydney DCP 2012.

Members of 2011RA recommend that the City of Sydney refuse the application.

Regards Helen Crossing

Convenor
2011 Residents' Association
0414223261v