



## 2011 Residents' Association Inc.

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To: [dasubmissions@cityofsydney.nsw.gov.au](mailto:dasubmissions@cityofsydney.nsw.gov.au)

Regarding DA Notification: D/2016/1330, 75-81 Darlinghurst Road, POTTS POINT NSW 2011

Dear Ms Kingsbury

Objection: DA/2016/1330 - 75-812 Darlinghurst Road, Potts Point (Porkey's)

This submission is from the 2011 Residents Association. Our mission is to preserve and enhance amenity for Residents in the 2011 postcode.

I am aware this application is later than set due date. The development only came to my attention at our last meeting on the 7<sup>th</sup> November. A unanimous vote was carried to write to Council expressing our strong objection to this insensitive development.

Our objections to this development application are outlined below:

- 1. Heritage - LEP 5.10.** Darlinghurst Road has 1930's architecture along most of the strip. This huge building does not blend with the heritage buildings in the street, the apartment buildings with shop fronts were built in 1920's and 30's, known for their art deco design. This unimaginatively designed 'box' will not complement or harmonise with the existing architecture. This area has already suffered to an extreme degree with new buildings that have no design merit and which detract from rather than enhance the streetscape. Visitors to the area do seek out and appreciate the old buildings that remain.

Many generations have fought to keep these buildings in their original style. City of Sydney Council has had a long fight with developers over the years to retain this style. For example, The restoration of the Astoria Hotel. The Neighbourhood Centre was the original Woolworths 1930's building

- 2. Loss of Views and incongruence with other buildings.** Many residents living in apartments in close proximity to this proposed development, such as those in the Altair building, 3 Kings Cross Road, will lose "iconic" views of the Opera House and Harbour Bridge, and for some, the Botanic Gardens.

We believe the rights and needs of residents who live in these buildings take precedence over those of developers to build structures that diminish the amenity for others.

The Plans for this development exceed the height regulation set by Council by 3 meters. If approved there will be significant shadowing to the east, south and west buildings. These pre-existing 1920s and 1930s buildings have small windows, which mean that any shadowing will make them very dark and gloomy places in which to reside. We believe the rights and needs of residents who live in these buildings take precedence over those of developers who want to build structures simply to make money to line their pockets and in doing so show no regard for the fact that they diminish amenity for others.

It is noted that the extra height request is to house a lift. However, we would expect the architect for such a project to be able to present a design that accommodates a lift within the height restrictions. For example, Hensley Hall development in Bayswater Road will have the lift enclosed within the building envelope.

- 3. Unsympathetic Design for a Heritage area and the Environment.** It is time to preserve what we have left of heritage areas and buildings rather than allowing their character to be lost to future generations; whether they be citizens or tourists. Residents of 2011 area and more specifically those in Kings Cross have been concerned that since the invasion each weekend of some 20,000 people, the next threat to the area would be from developers. Unfortunately, once the streetscape is destroyed by massive high-rise buildings and sunlight to the streets is lost permanently, what once made the area unique as an inner city suburb will be lost forever. Trees don't grow without sunlight and there is something very un-Sydney about cold and shaded streets throughout the year.
- 4. Potential Wind-tunnel effects.** Macleay Street is a great example. The increased height of a number of buildings on either side of the street, over the last 7 years has served to create a wind tunnel; extremely unpleasant. It is not enjoyable to stand in parts of Macleay Street, let alone sit for extended periods. We do not need to create the same problem in Darlinghurst Road, where there are many cafes that get good custom due to comfortable outside eating conditions.

We expect Council to adhere to height regulations and design excellence. We urge Council to reject this proposed DA and request a design that is more suitable to the heritage value of this area.

Please keep me informed of any further plans for this site.

Regards

Helen Crossing  
Convenor 2011 Residents Association  
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