



2011 Residents' Association Inc.

ABN 78 862 101 665

PO Box 1513
Potts Point NSW 1335

12 May 2022

Dear DA Approvals,

DEVELOPMENT PROPOSAL

REFERENCE NUMBER: D/2022/319

Site: 30A-34 Brougham Street, POTTS POINT NSW 2011

Applicant: THIRDI GROUP

PROPOSAL (as described in application)

PAN-214256 - Demolition of the existing building, excavation and remediation of the site, and construction of a new part 6, part 7 storey residential flat building with 14 apartments, 2 basement levels, 14 car parking spaces and associated landscape works

The 2011 Residents' Association wishes to **object** to the above-mentioned development application.

The current building is four storeys high and the DA proposes its replacement by a building which will be "part 6, part 7" storeys. This would be a massive increase in height which would cause a loss of iconic views of the city skyline (including parts of the Domain, St Mary's Cathedral and Centrepoint Tower) for many neighbours, including for those in eight apartments in the terrace houses at 119 and 121 Victoria Street and still more in other terraces further to the south along Victoria Street.

The proposed new building would almost completely block those iconic views for the patrons dining in The Butler restaurant whose promotional materials feature the "panoramic view of Sydney city skyline" as a major selling point (<https://butlersydney.com.au/>).

The DA insists that the heritage of Victoria Street would not be affected but the changes just described would affect the outlook and the amenity and would lessen the heritage values.

The DA if approved would also cause serious overshadowing of a number of the above-mentioned properties and also to the properties to the west (that is, on the other side of Brougham Street, where many hundreds of people, including public housing tenants, live).

The DA tells us that not only will the current building be completely demolished but that the site will be excavated to a depth of two stories below ground level. This extended excavation work will occur just metres away from the high sandstone cliff between Victoria Street, Potts Point and Brougham Street, Woolloomooloo upon which many buildings are perched. Those sandstone cliffs are so soft that they have to be reinforced by extensive iron bracing further down Brougham Street. Rocks have dropped off the cliff's face during previous storms.

The work required if the DA is approved will likely cause cracking, subsidence and moving of the foundations of such buildings as 117 Victoria Street, Potts Point which is just ten metres from the excavations. Will Council expose itself to legal action if it approves this DA and such changes occur?

The current building is a pleasant low rise in natural earth colours which match the heights of the buildings across the street. The proposed new building will be a box-like high rise which will add nothing to the streetscape.

Construction of the proposed new building will be followed by a largely increased number of people living at the address and that will mean more garbage truck pickups, more sewerage, less parking left for current residents. All of those will further detract from the residential amenity of our "village".

The 2011 Residents' Association asks Council to **reject** this development application.

Yours faithfully,

Carole Ferrier

Convenor

2011 Residents' Association

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<https://2011residentsassociation.org.au/>