



2011 Residents' Association Inc.

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Submission by 2011 Residents Association

re: Draft Development Control Plan - Darlinghurst Road, Potts Point

<https://www.cityofsydney.nsw.gov.au/council/your-say/draft-planning-controls-for-darlinghurst-road>

The 2011 Residents Association stands for the residential amenity of local residents and, in consequence, against the urban decimation of our area by property developers.

We have seen wide community support for our views, having talked with and consulted with local residents over many years. That process has included holding (together with the group Concerned Residents) a packed public meeting of residents on 18 January 2018 which discussed The Bourbon development proposals and, more generally, development of the rest of Darlinghurst Road and the Kings Cross/Potts Point area.

The Draft Development Control Plan - Darlinghurst Road, Potts Point (DDCPDR) refers specifically to the block running from The Bourbon to the Empire Hotel (18-32 Darlinghurst Road, Potts Point). It leaves open the introduction of further Development Control Plans along the rest of Darlinghurst Road and area (Llankelly Lane, Orwell Street, etc.).

In our view, the Draft Development Control Plan - Darlinghurst Road, Potts Point:

- runs the risk that the controls permitted for The Bourbon (including the destruction of an historical building and its replacement by a generic block of "luxury" apartments with limited car spaces for those apartments and with two licensed premises) will be used as a model for controls in the rest of Darlinghurst Road
- ignores many of the issues raised in public consultation sessions
- removes height, setback, alignment and street controls (The DDCPDR Attachment C wants to amend Sheet 022 of the DCP maps in order to remove all the height, setback, alignment and street frontage controls for 18-32 Darlinghurst Road.)

- seems to suggest taller buildings will be allowed (The DDCPDR refers to 30m and 22m building heights. Currently those heights apply only to the Crest Hotel / Omnia site. Does this mean council is licencing developers to build 10-storeys or more on the eastern side of Darlinghurst Rd between Bayswater Rd and Roslyn Street? Currently that area is mostly walk-up flats, including the heritage-listed Minton House.)

- runs the risk of over-shadowing and wind tunnels if much higher buildings are allowed. (We need Council to act to preserve sunlight to Darlinghurst Road. Dark gloomy canyons created by tall buildings with no setbacks are incongruent with Sydney known as a beachside city with superb weather.)

- runs the risk of a shortage of car parking for the possibly much higher buildings with many more residents and workers

- ignores the heritage values of Darlinghurst Road (We suggest a Darlinghurst Streetscape Listing should be created and various properties added to State heritage listings for their social and historical significance.)

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Further Observations

Council should insist that property developments are sympathetic to the architecture and village culture of this important historical area of Sydney.

There could be some attempt by City of Sydney to restore lost historical facades.

We do not accept roof top gardens which are invisible at street level. Such gardens are often built by developers in exchange for Council permission to construct taller buildings.

Once cheaply constructed eyesores are built by developers who are more interested in lining their pockets than adding to the quality of life of residents, they remain as eyesores for years to come.

The restored Astoria Hotel and the 1939 Woolworths Building are two examples of heritage buildings in Darlinghurst Road which have successfully found modern economic uses while retaining their heritage beauty.

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This submission was made by:

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Convenor

2011 Residents Association - <https://2011residentsassociation.wordpress.com/>

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