



2011 Residents' Association Inc.

ABN 78 862 101 665

PO Box 1513
Potts Point NSW 1335

WE ARE A RESIDENTS' ACTION GROUP THAT ADVOCATES FOR RESIDENTS AND BUSINESSES IN THE 2011 POSTCODE COVERING POTTS POINT, ELIZABETH BAY, RUSHCUTTERS BAY AND WOOLLOOMOOLOO. OUR MEMBERS LIVE IN THE 2011 POSTCODE AREA AND HAVE HISTORY HERE.

WE HAVE LED AND SUPPORTED CAMPAIGNS FOR INCREASED PUBLIC TRANSPORT, TO PRESERVE THE HISTORIC STREETScape OF THE NEIGHBOURHOOD, TO IMPROVE PUBLIC AMENITY, AND IN SUPPORT OF COMMUNITY PROJECTS.

*OUR ROLE IS TO PROTECT AND IMPROVE THE SAFETY AND AMENITY FOR ALL WHO LIVE IN, WORK IN, OR VISIT THE **2011** POSTCODE.*

Submission sent by email to:

dasubmissions@cityofsydney.nsw.gov.au

October 7th, 2020

Dear Mr McKay,

RE: D/2020/916:

18-20 Darlinghurst Road POTTS POINT NSW 2011

22-28 Darlinghurst Road POTTS POINT NSW 2011

30-30B Darlinghurst Road POTTS POINT NSW 2011

32-32A Darlinghurst Road POTTS POINT NSW 2011

We love our reborn Kings Cross/Potts Point. It has survived years of being bludgeoned by the late-night alcohol industry and has emerged fresh and welcoming to new and innovative businesses, despite the restrictions of COVID19.

We love the village vibe with new boutiques, galleries, cafes and restaurants and tea houses, bakeries, small bars, hairdressers and our very own unique cheese shop.

We love the bustling neighbourly spaces where Macleay Street meets Darlinghurst Road, symbolised by the flower-burst image of the El Alamein Fountain set against the elegant lines of the current Bourbon and Beefsteak Hotel.

We love being part of a diverse community, and the fact that the lockouts have made it safe to once again welcome others to enjoy our village both day and night.

What could threaten our neighbourhood and our village economy? The latest redevelopment proposals for the Bourbon Hotel and 18 - 32A Darlinghurst Road, Potts Point:

- Four-plus years of constant truck traffic, noise, drilling, dust and dirt from deep excavation next to renowned residential and heritage listed buildings.
- More than 14,000 removal truck movements through our narrow local streets - 1 truck every 9 minutes for at least 6 months for the demolition phase (based on reasonable calculations by one of our members on figures presented in the Construction Management Plan PDF listed on Council's website: <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapappl=1492052>).
- Darlinghurst Rd and Macleay St are narrow 1-lane streets in each direction and are already busy as the only routes in and out of Kings Cross. How will they be impacted by constant truck movement for months, possibly years? Will essential resident parking be removed from them to allow for these truck movements and associated vehicles?
- How will the businesses and residents on Roslyn Street and those facing narrow Barncleuth Lane survive years of destruction/construction just 3 metres from their windows? Unlikely.
- How can site trucks negotiate narrow Barncleuth Lane?
- Construction of huge 8 storey buildings - with two large licenced pubs operating 24/7, hotel accommodation and 54 residential apartments **on one block** - more residents and cars in an already overcrowded suburb.
- The DA does not answer how the developers will mitigate against construction traffic generation, noise generation, vibration generation and management of these issues, in particular during the excavation and re-build of a massive 4-5 storey deep hole in the ground directly next to historic Kingsley Hall.
- Foot traffic, outdoor café and bar patrons will disappear. How will local business survive 4+ years of truck movements and construction upheaval from **7am- 4pm** 6 days a week? Parking will disappear in the narrow two-laned neighbourhood streets.
- The impact on residents and businesses along the length of Macleay Street, Darlinghurst Road, Roslyn Street, and the surrounding neighbourhood will be extreme.
- Councillors and Council planning officers should also note that the DA as listed on Council's website requires residents and other interested parties to read and analyse complex data contained in ***more than 50 detailed documents***, all in less than 4 weeks. This is an unreasonable task for residents untrained in architecture, building or engineering, and is almost designed to make it 'too hard' for residents and other affected parties to submit a detailed response.

What will our village look like if this DA is approved?

- No longer a vibrant neighbourhood with a friendly vibe day and night. In its place will be 2 large hotels and hotel accommodation inside a bulky, bland exterior. Public outdoor space will be in private hands.
- Independent small bars, cafes, restaurants, bakeries and more, will be gone. Patrons won't remain queuing or sitting for coffee or lunch, or shop on Macleay Street and Darlinghurst Road during 4+ years of noise, dust, dirt and traffic congestion directly opposite. Will they ever return?
- The new and hard-won daytime economy and safe night-time economy of small bars, cafes and restaurants will be gone. They also won't survive 4+ years of noise, dirt, dust, excavation and truck movements.

The relentless drive by developers in Sydney to maximise their return on investment has taken a toll on the city and suburbs and left it with some of the most unappealing urban developments. Those of us in the 2011 village would like to see developments that add to, not detract from, the heritage and history of the neighbourhood.

In the current DA the visual 'cacophony' of competing designs diminishes rather than enhances two significant historical buildings - Kingsley Hall and the Italianate terrace that is part of the Bourbon. Both Kingsley Hall and the remains of the terrace become buried in the visual noise of the new site design.

The Empire Hotel portion of the development is also treated unsympathetically, losing the harmonious line of its current form.

The choice of grey brick - not used anywhere in Kings Cross and Potts Point - is out of character with the history of the area. It diminishes the striking Kingsley Hall, an Emil Sodersten designed building which will abut the new 8-storey building, the mass and scale of which overwhelms the site and serves to increase the density of an already high-density area.

The DA also does not address the construction impacts for hundreds of residents living adjacent to and overlooking the site, in an area that contains many old buildings within a heritage conservation area. These residents do not have the luxury of air-conditioning and living in an enclosed space with windows closed. They are reliant upon natural air flow, meaning windows need to remain open and therefore noise and dust gets inside every residence. In addition, many people are now working from home, and will be subject to day-long noise, dirt and disruption that could well run into years.

We will take action to save our village from the upheaval, destruction and disfigurement from this development proposal.

We urge Council to urgently review this latest proposal and reject it on the grounds that it is out of character with the Potts Point/Kings Cross village, and unsympathetic to the culture, history, residents and businesses of our neighbourhood.

Yours faithfully,

Carole Ferrier

Convenor

2011 RESIDENTS ASSOCIATION

Website: <https://2011residentsassociation.wordpress.com/>

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