

# **Attachment D**

<h2><b>Summary of Submissions</b></h2>
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**Planning Proposal: 1A Elizabeth Bay Road (Kingsley Hall), 22-24 Darlinghurst Road (The Bourbon), and 32-32A Darlinghurst Road (The Empire), Potts Point**

**Summary of submissions and City of Sydney response**

Planning Proposal: 1A Elizabeth Bay Road, 22-24 Darlinghurst Road and 32-32A Darlinghurst Road, Potts Point

Publicly exhibited from 10 December 2018 to 25 March 2019

Summary of matter raised in submission	Officer's response
30 submissions received	
<p><u>The Empire</u></p> <p>The Empire is an essential part of LGBT history, a rallying point for diversity and fairness. Welcome the acknowledgement of social heritage and its equal significance as architectural and historical heritage to an area and community. Had this been in place some years back, Barrons would still be standing.</p> <p>The description of the listing for The Empire within Schedule 5 of the Sydney Local Environmental Plan 2012 should be amended to distinguish between the site and the building and reflect the recommendation that the site can be redeveloped. The heritage inventory sheet that accompanies the listing should be amended to clearly state that the building can be demolished.</p> <p>The Empire is a sympathetic structure reflective of the past nightlife of The Cross.</p> <p>Kingsley Hall and The Bourbon should be listed but The Empire should not.</p>	<p>Noted.</p> <p>Noted. The heritage inventory sheet for The Empire has been updated to clarify that the physical structure of The Empire may be demolished and redeveloped.</p> <p>The description of the listing for The Empire has not been amended as the inventory sheets clearly detail the heritage value of The Empire which extends only to the site's social significance, and explicitly state that the structure itself may be demolished and rebuilt.</p> <p>Noted. The heritage assessment found that as internal and external fabric has been heavily modified. The site-specific draft Development Control Plan (DCP) for Darlinghurst Road stipulates that any new building on the site of The Empire at 32-32A Darlinghurst Road is to interpret the social and historical significance of the site as the original Les Girls venue through an architectural interpretation of the building between 1962-1980s, including the curved corner form, floor and parapet levels, ground level awning, the first and second floor balconies and the corner sign reading 'Les Girls'.</p> <p>The Empire is being listed for social significance only. See comments above.</p>

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<p>The Empire should be demolished and amalgamated with surrounding blocks to enable a new building to be built at the same height as Kingsley Hall next door. The whole of Darlinghurst Road needs to be redeveloped to get rid of undesirable business activity.</p>	<p>The Empire can be demolished and a new building can be rebuilt on site. Concerning amalgamation, controls in the site-specific draft DCP for Darlinghurst Road require new development at 18-32A Darlinghurst Road to consist of separate buildings with individual cores and entries, to ensure they are legibly distinct. This is in keeping with the character of existing development on Darlinghurst Road, and reflects the community's strong desire to avoid large, homogenous apartment buildings that are unsympathetic to Potts Point's fine grain.</p> <p>The height standard for The Empire is 22m or 6 storeys. Development at the site cannot be built to the same height as Kingsley Hall under existing planning controls.</p> <p><b>Changes to the Heritage Data Sheet (inventory) for The Empire have been made to clearly state the building can be replaced, subject to interpretation.</b></p>
<p><u>Kingsley Hall</u></p> <p>Kingsley Hall is a fine building characteristic of its era. The building facade is of great architectural and historical significance. It is a good example of an early Art Deco high rise apartment block that retains much of its original features.</p> <p>Listing Kingsley Hall will provide an important argument against any development near or close to the building.</p> <p>Do not support the proposal for the entire building to be heritage listed as it will create additional cost burden on owners to undertake works of a minor nature. Would be greatly beneficial for a Conservation Management Plan to be put in place to identify or rule out heritage significance within the interiors of individual units.</p> <p>Council should not pursue any social heritage significance such as maintaining the original configuration of units and rooms</p>	<p>Noted.</p> <p>Listing Kingsley Hall does protect the building and requires additional consideration in the event that development is proposed within the vicinity of the building, however does not preclude development from occurring where it complies with relevant planning standards, objectives and provisions.</p> <p>Works to the interiors of Kingsley Hall can be undertaken under a Heritage Works confirmation (DA exemption) where they meet the definition of exempt development, and do not impact on the heritage significance of the item.</p> <p>The extent of the interior listings is based on an extensive fabric survey carried out by LSJ Planning and Architecture on behalf of the Kingsley Hall body corporate. This assessment has been reviewed and is supported by Council's heritage specialist.</p>

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<p>within them. This does not result in any real public benefit as the internal apartments are private spaces. Alternatively, list the façade only, which is not unreasonable given this is the proposal for the adjoining Bourbon Hotel.</p>	<p>Maintaining the original room configuration of units and rooms reflects the original intent of the architect as well as the spatial and structural integrity of the building, and is an important aspect of the heritage significance of a residential flat building like Kingsley Hall.</p> <p><b>Changes to the Heritage Data Sheet (inventory) for Kingsley Hall have been made, clarifying the significance of different elements of the building.</b></p>
<p><u>The Bourbon</u> Proposed listing of the Italianate terraces is completely warranted. Reflects housing history of area, beautiful and articulated.</p> <p>The Bourbon has been a hub of the Cross for the last half of the 20<sup>th</sup> century and has a lovely façade, if properly restored.</p>	<p>Noted.</p> <p><b>No changes to the proposed listings are recommended.</b></p>
<p><u>General heritage</u> Generally in favour of changes to urban fabric, however these listings will protect buildings that improve the amenity of the area.</p> <p>Supportive of listings – too much destruction occurring, losing buildings such as these would alter the substance of what makes Potts Point unique.</p> <p>The buildings are a mix of architectural, historic and cultural importance.</p> <p>The proposed heritage listings are in line with community expectations.</p> <p>All three buildings, structurally and culturally, have a relationship in how residents and visitors perceive the history of the area.</p> <p>This block has considerable social significance – The Bourbon represents the Vietnam R&amp;R era, the Nugan Hand scam and decades of Kings Cross sleaze – all parts of Darlinghurst Road's colourful history.</p>	<p>Noted.</p> <p><b>No changes to the proposed listings are recommended.</b></p>

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<p><u>Character and overdevelopment</u></p> <p>As a resident and business owner, the listings are beneficial – so much unique character of the area is in its architecture which is worth preserving.</p> <p>Much character has been lost to overdevelopment in the inner city, severely impacting the local community. The neighbourhood has become a place of high rise bunkers with no thought to community, aesthetics and population pressure. Heritage listings allow the community to have a say.</p> <p>The city and inner suburbs are seeing a decline in the original character of its areas. The proposal to heritage list the buildings will protect them from this type of developer greed.</p>	<p>Noted. The Planning Proposal and recommended heritage listings are the result of a Council directive to investigate existing planning controls in the Darlinghurst Road precinct in the face of significant changes to the area. Much of the research and consultation undertaken in this process has been based on the local character of Kings Cross and Potts Point.</p> <p>The proposed heritage listings are consistent with expert heritage advice and what the community expects and desires for the character and built form of Darlinghurst Road now and into the future.</p> <p><b>No changes to the proposed listings are recommended.</b></p>
<p><u>Opposition to the proposal</u></p> <p>There is no merit in this proposal. There is nothing to admire or like about those buildings. They should be torn down and replaced with a building to admire and have beauty about it.</p>	<p>Heritage assessments have been carried out by experts from PTW Architects (on behalf of Council), GML Heritage (on behalf of Iris Capital, owners of 18-32A Darlinghurst Road) and LSJ Planning and Architecture (on behalf of the body corporate of Kingsley Hall). The proposal to list these items has also been thoroughly considered by Council's heritage specialists.</p> <p>The advice from consultants and internal heritage specialists is consistent, identifying considerable aesthetic, social, historical and cultural significance in the buildings and sites at 18-32A Darlinghurst Road. The subject heritage listings also have strong public support and are in keeping with the community's expectations for Darlinghurst Road, as told to Council through community consultation in 2018.</p> <p><b>No changes to the proposed listings are recommended.</b></p>
<p><u>Late night trading</u></p> <p>We live in East Sydney because we wanted to take advantage of the vibrant nightlife and the safety that comes with a wide variety of people being out and about late at night or in the early hours of the morning.</p>	<p>Noted. The subject planning proposal does not relate to changes to late night trading controls, which are currently being considered in the review of the late night trading DCP.</p>

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<p>There has been a steady decline of people in the area after midnight and the closure of many local businesses, leading to the area feeling much less safe of a night time, and with far fewer options to get something to eat or a drink with friends late at night.</p> <p>The proposed late precinct around Green Square/Alexandria is also something that appeals to me and which would be made use of. I am very happy with all the suggested proposals.</p>	<p><b>No changes to the proposed listings are recommended.</b></p>