

Attachment D

Submissions

From: Rebecca Gordon <RGordon@cityofsydney.nsw.gov.au> on behalf of Rebecca Gordon <RGordon@cityofsydney.nsw.gov.au> <Rebecca Gordon <RGordon@cityofsydney.nsw.gov.au>>
Sent on: Tuesday, February 20, 2024 3:15:05 PM
To: DAsubmissions <DAsubmissions@cityofsydney.nsw.gov.au>
CC: Alex Haege <[REDACTED]>
Subject: RE: DA/ 2023/71

Attention: DA submissions

Please register Alex Haege's email below as a comment to D/2023/71 for 28-36 Bayswater Rd, Potts Point, noting that Alex would like to be advised of the future Local Planning Panel (LPP) meeting dates, etc.

Kind regards

Rebecca

Rebecca Gordon
Senior Planner
Planning Assessments



Telephone: [+612 9288 5842](tel:+61292885842)
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Alex Haege <[REDACTED]>
Sent: Tuesday, February 20, 2024 3:03 PM
To: Rebecca Gordon <RGordon@cityofsydney.nsw.gov.au>
Subject: DA/ 2023/71

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Rebecca,

Thank you for returning my call regarding DA /2023/ 71 for properties 28 – 30, 32 , and 36 Bayswater Rd, Potts Point.

We own neighbouring properties at 13 – 15 Kellett St (Sven Pty Ltd) and 17 Kellett St (Patty Pans Pty Ltd) which are opposite the above properties to the north, across Mansion Lane (which is our common boundary and the rear access point to our and their properties)

I would be grateful if you would be kind enough to forward my contact details (email [REDACTED]) to the appropriate DA reviewing body, so that we may remain informed of the progress of DA / 2023 /71.

Regards

Alex Haege
Director

From: Shae Courtney <[REDACTED]> on behalf of Shae Courtney
<[REDACTED]> <Shae Courtney <[REDACTED]>

Sent on: Tuesday, June 18, 2024 6:11:43 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Rebecca,

As a local resident, I support the development as presented. These plans represent a significant improvement on the current housing and retail stock, and a sizeable investment in the area.

The current underutilisation of this property is a blight on Bayswater Road and I believe this redevelopment will provide greater public utility, protect the heritage components and provide important housing stock in the current environment.

Kind regards,

Shae Courtney

Sent from my iPhone

From: Andrew Woodhouse <[REDACTED]> on behalf of Andrew Woodhouse
<[REDACTED]> <Andrew.Woodhouse@[REDACTED]>

Sent on: Monday, June 24, 2024 1:44:55 PM

To: DAsubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Amended Ibrahim DA 2023/71

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

1 This re-lodgment of DA for 28-36 Bayswater Road now seeks approval for:

- Demolition of existing buildings and structures
- Site remediation
- Construction of a mixed-use project comprising 22 dwellings in conjunction with commercial premises at the sub-ground, lower ground floor and ground floor, totaling 3,381m² in total gross floor area
- The DA is, prima facie, non-compliant with height requirements
- construction of 12 off-street car parking spaces (previously proposed for 15 spaces) for residential use, one car share space, one service space, 46 bicycle spaces
- new building services, including a fire booster pump fronting Ward Avenue and a substation facing Mansion Lane, and
- site landscaping works to the communal and rooftop areas. [source: Hamptons Planning]

2 The applicant's supporting documentation is at:

<https://eplanning.cityofsydney.nsw.gov.au/Common/Integration/FileDownload.ashx?id=!4zSReCN%2b9iF43ALBySSV4aR8pzTraxm6wjjKtg%3d%3dpwnoWIAj9p8%3d&ext=PDF&filesize=2232182&modified=2024-06-13T04:38:12Z>

See figure page 7/14 for streetscape view of the proposal.

3 The applicant seeks to rely on a planning loophole. Namely, the amended DA is not subject to the planning rules of the original DA. This is a misinterpretation of the rules.

This re-lodgement, however, is just that; a re-lodgment which amends the original DA. It is therefore subject to the applicable planning rules at the time of lodgement of the original DA. It is not exempt from those rules.

4 The re-lodged DA:

- does not satisfy section 4.3(2) of the LEP
- is not infill development
- interrupts the rhythm of existing terraces
- visually dominates the streetscape
- is excessive in terms of bulk and scale and height
- does not add to the heritage values of its HCA
- does not make clear the extent of tree demolition proposed

The DA therefore does not comply with s 4.3 (2) LEP and the public interest requirements of the EP and A Act and can be refused.

Thank you
Andrew Woodhouse

President, Potts Point and Kings Cross Heritage Conservation Society
Phone [REDACTED]

From: Kerrin-gai Hofstrand <[REDACTED]> on behalf of Kerrin-gai Hofstrand
<[REDACTED]> <Kerrin-gai Hofstrand <[REDACTED]>

Sent on: Monday, June 17, 2024 10:25:03 AM

To: City Sydney <council@cityofsydney.nsw.gov.au>

Subject: Ref D/2023/71

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

This is in regards to the renotification of the plans for basically half of the block I live on!

My concerns are many ...

Is the heritage listed frontage still going to be kept or is it going to be another Hensley Hall debacle ?

Has ANYONE actually looked at the laneway that the access to parking is supposed to be on?

Has ANYONE realised that in one small block you have 2 construction DA's in action ?

Bayswater Road is a nightmare at the best of times and you are assessing 2 MAJOR projects in 1/2 a block!!

Has ANYONE thought of the consequences to the residents around or do we not count?

Kerrin Gai Hofstrand

Sent from my iPhone

From: [REDACTED] <[REDACTED]> on behalf of [REDACTED] <[REDACTED]> <[REDACTED]> <[REDACTED]>
Sent on: Thursday, June 20, 2024 3:42:40 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Subject: 28-38 Bayswater Rd, Potts Point - D/2023/71

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

I'm writing with respect to the proposed development at 28-38 Bayswater Road, Potts Point. Please keep all of my details private.

In the amended proposal, the reinstatement and retention of heritage features on the four terraces from 28-36 Bayswater Road is a massive win for the area. Future generations will now be able to enjoy truly beautiful architecture in Potts Point. Unfortunately, there are still major issues, especially as it pertains to Mansion Lane and the 'art deco' inspired building which I believe should be addressed. I have listed these concerns below.

Before I delve into these, I'd like to highlight a broader concern which is the atrocious design standards that most architecture firms seem ok with, and which too often council tolerates. Squillace is no exception. I'd encourage the council to look at their portfolio here: <https://www.squillace.com.au/multi-residential>. Literally every single one of these buildings looks like garbage today, and there is precisely zero chance anyone in the future will ever deem these worthy of preservation. With that in mind, I'd ask the council to hold developers to a far higher standard and to respect traditional design principles. Doing so is not at odds with building modern, affordable housing or making development possible. It's simply putting architects and developers on notice that the bare minimum will no longer be tolerated, and that new housing should be something we are proud to have in our area, not an eye sore that stands for decades until it's inevitably torn down.

None of this is sustainable. We lose today because we end up with ugly neighbourhoods that are depressing, we sell out future generations by leaving them nothing of value worth preserving, and it's environmentally irresponsible as it perpetuates a never-ending cycle of tearing down and rebuilding.

Strangely enough, when asked to reinstate heritage features, they can! The ability is there. It can be done cheaper than ever before and without breaking the budget of new developments. And yet, when asked to create something original they produce absolutely horrendous looking buildings. Why is this tolerated? Do we as a community have some eternal debt to developers where we must suffer eternal ugliness so they can make a few percent more profit? Seriously, I would be so embarrassed if someone born hundreds of years ago could do a better job with a fraction of the technology available.

Ranting aside, here are my specific concerns with the current design.

Excessive Height & Bulk

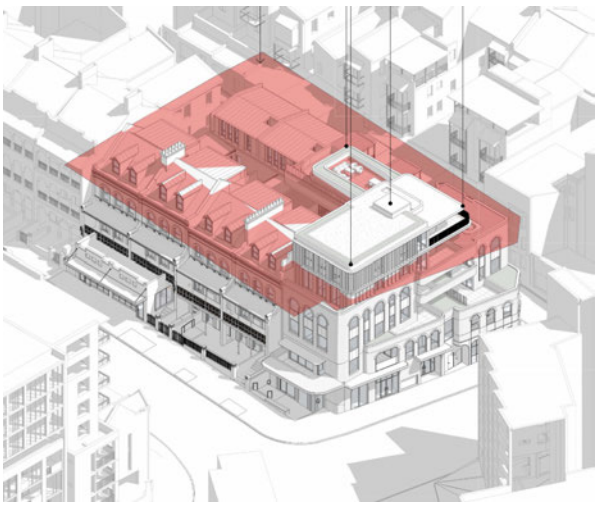
Personally, I think the developer should be forced to reinstate and redevelop the existing grand terrace. I don't see why it's allowed to demolish that when any other terrace owner in Potts Point would be forbidden from doing so. I mean, we all know the answer.... developer needs more dog boxes and more profit, but this is going to result in a major lost opportunity for the area. Please reconsider this.

That aside, what's up with this shitty looking roof? Are they trying to give the building a tin top hat? Is this supposed to look good and be consistent with their 'art deco-inspired' building? The answer is obviously not. They're just trying to stack in more dog boxes in to make more money. The second level which exceeds height restrictions should NOT be approved. It looks ridiculous. I don't think the residents of Potts Point have any obligation to be surrounded by ugly architecture just so a developer can make a bit more money. I doubt the entire project's success hinges on that extra floor, so they can deal with it.

Secondly, the roof design itself is completely ridiculous. It should be setback and sloped to match the rooflines of the adjacent properties. Heck, create a mansard roof with dormers. It'll look 100x better, but you'll never see an Australian developer propose that because it means fewer dog boxes with views, balconies, whatever. This is where council can support by enforcing reasonable aesthetic standards. Poor design and ugliness should be heavily pushed back on.

Here I have used Photoshop's AI tool to generate a lower, legally compliant, and more complimentary roof structure. Unsurprisingly, a roof made in 10 seconds on Photoshop looks better than the garbage Squillace has proposed. *What's up with that!?*





Aesthetics on Mansion Lane

This is where it gets real bad. Left to create something original, Squillace have cursed us with a truly ugly and bizarre mix of different materials, window sizes, shapes, along with random, asymmetrical elements. It's like they threw darts randomly at a board to decide what to add. I'd ask the council to really look at the design and ask why they can't do better.

The two terraces seem to have several fake setbacks which make no sense at all really. At this point, just copy a Mews house, add a mansard roof, some dormers, and be done with it. You'll have something that's at least consistent with the Victorian architecture of the terraces they're supposed to be attached to.

The more egregious issue is however what's next to the terraces. I think they tried to mimick the bookends of a traditional Victorian terrace, however they weren't able to keep their egos in check and thus had to add a bunch of random tin elements, different shaped windows, levels, cutouts, and details. We get it. You're totally talented and this is so unique and awesome. Regardless, when they eventually disappear everything ever designed by them will be torn down because of how bad it looks. I assure you nobody will be talking about preserving the heritage of your modernist dog boxes, so please spare us the suffering and just create something that has adheres to classical architecture, has visual harmony, and is consistent with the built surroundings. You'll be doing a good job when the building stands out as little as possible usually a tough ask for architects.

Highlighted Questionable Elements (Windows, Roof Heights etc.)

The circled windows are ugly and inconsistent with the supposed design inspiration and built area. Install something square or rectangular that is closer to heritage. It's possible to respect the privacy of the apartments across the lane without using these weird cutouts.

Next, the balcony with a different level cutout and the garage's asymmetric element are completely inconsistent with the design of the buildings they're attached to. The curvature of the cutout for the garage is not found anywhere else in the rear of the building. It's ugly and makes zero design sense. I'd ask council to request they create a simpler design.

Finally, the tin areas at the top are pretty ugly, but I won't spend as much time on this and other issues. There are too many so I'm focusing on the major issues.



A modest improvement?

Photoshop strikes again. While I lack the ability and inclination to go crazy with this, it really isn't that hard to make the rear area look a lot more "normal" and less hotch potch modernist. Level out the line below the two balconies, fix the rounded corners on the garage, and use more traditional windows on the bookends and voila, you suddenly have something that looks a lot more art deco and Victorian-inspired and helps to focus attention on the row of bookends. Furthermore, it actually matches with what is going to likely be developed next door at 20-26 Bayswater Road. If they can make improvements to the terraces and other issues on top of this then I think we would quickly arrive at a point where it's good enough.



Conclusion

While all developments are a matter of compromise, I hope I've demonstrated how relatively minor changes can vastly improve the aesthetics of the proposed design. Potts Point is fortunate to have had previous generations leave us with beautiful buildings worth preserving, which contribute to the vibrant area we all love today. We must endeavour to do the same for future generations to come, and not burden them with ugly, greed-driven buildings that they'll need to remove and rebuild over and over. Beautiful buildings that we want to preserve promote happiness, as proven by numerous studies, and are the most environmentally friendly way to build.

Believe me, Squillace and their developer buddies are well aware of this and truly do NOT care. And yet their office would appear to be inside of an old church, so like many architecture firms they choose to work in places of traditional beauty, yet foist ugliness and modernism upon the rest of us.

From: Peta Wilcox <[REDACTED]> on behalf of Peta Wilcox <[REDACTED]> <Peta Wilcox <[REDACTED]>

Sent on: Friday, July 5, 2024 8:41:08 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I think it is great submission, provided that the 100 page acoustic report assures that there is no amplified bass heard, at any level (!), at the boundary of any adjoining property - at any time.

Please keep me updated of progress and timing for the development to begin, if possible.

Thank you!
Peta Wilcox

From: Peta Wilcox [REDACTED] on behalf of Peta Wilcox [REDACTED] <Peta Wilcox [REDACTED]>

Sent on: Monday, April 3, 2023 2:25:56 PM

To: dasubmissions

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Consent Authorities:

I strongly object to D/2023/71, as currently presented, for the following reasons:

- * Ward Avenue is already overshadowed, windswept, and bleak. Massing more apartments on the tiny corner of Ward, Bayswater, and Mansion Lane will create an even more dismal wind tunnel, and more miserable streetscape.
- * The size of the apartments in the Ward ave section of the development are way too small for current, acceptable, living standards. They've obviously been designed for short term rental, because i can't image anyone being able to live in such small spaces, with minimal sun (they face east), and no cross ventilation, for any extended period of time.
- * Similarly, the size of the apartments on Mansions lane don't appear to be adequate for human occupation. They are tiny. And facing a pretty ugly lane. Not much of a life style to see there. **Not** what we hope for, in Potts Point, moving into the future...
- * The ground level and sub ground level floor plans show large central retail areas with toilet blocks which are bigger than some of the apartments. So, obviously, the developers are planning that these will be nightclubs. "Subject to future DA". They should - **at the very least** - stipulate that these large areas and toilet blocks are to be noise clubs - and deal with noise issues, in concept. Not as a last minute thought. "Too late to soundproof now let's make do." That's what has dammed the rest of this street. It is up to Council to make sure that this untenable trend does not continue, into the future. "Subject to future DA." Is not acceptable. These are the plans presented by the developers. They must show us all the details. Now! Not down the track.
- * Equally importantly - the garbage area is ridiculously small, for the proposed number residents and commercial enterprises. And there is no separate commercial garbage area, for commercial owners to deal with their own waste. That's also unacceptable. If Council allows this plan to go ahead, as is, residents will be forced to pay for commercial waste removal services, as we are, across the road, at 33 Bayswater. And that is hell, I can assure you. It's not fair. It's a massive health problem. And it doesn't work.

So, in summation, my take is - if Council allows this development to go ahead, as proposed, Council will be creating a new overdeveloped ghetto of tiny, pretty much unliveable apartments, surrounded by garbage, burdened by unfair expenses, and overlaid by continual amplified bass, uncaring licensees, and even less caring patrons.

I say **NO!** Back to the drawing board, with this dodgy DA.

Thank you!

Peta Wilcox CEO

From: [REDACTED] on behalf of H [REDACTED]
[REDACTED]

Sent on: Wednesday, April 5, 2023 9:20:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I wish to oppose this development application.

As a resident who loves the history and old buildings of the area, I do not support the demolition proposed in this application.

I wish for my submission to be private and confidential and my name and email not published.

Regards

[REDACTED]

Sent from [Mail](#) for Windows

From: Rebecca Gordon [REDACTED] on behalf of Rebecca Gordon

[REDACTED] <Rebecca.Gordon@cityofsydney.nsw.gov.au>

Sent on: Thursday, April 6, 2023 1:42:35 PM

To: DAsubmissions [REDACTED]

CC: [REDACTED]

Subject: RE: Query: D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011

Please register the submission below.

Kind regards

Rebecca

Rebecca Gordon
Senior Planner
Planning Assessments



Telephone: [+612 9288 5842](tel:+61292885842)
cityofsydney.nsw.gov.au

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

From: [REDACTED]
Sent: Thursday, 6 April 2023 6:54 AM
To: Rebecca Gordon <RGordon@cityofsydney.nsw.gov.au>
Subject: Query: D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Gordon,

Thank you for the opportunity to comment on the proposed development at 28-30 and 36 Bayswater Road Potts Point. I submit the feedback and concerns below as the owner of a property in The Hensley Building, Unit 5.01, 37-41 Bayswater Road.

Overall, the proposal appears to offer appears to be an uplift of the streetscape on Bayswater Road. However, as an immediate neighbour with direct lines of sight into the properties, I have the following concerns:

- The height and scale of the proposed development on the corner of Ward Avenue and Bayswater Road is excessive and should be reduced
- The addition of living room windows on the south facing roof line of the existing terraces will view directly into 37 Bayswater Road. I ask that you consider the heritage and privacy impacts of these windows and introduce measures to reduce their impact.

Thank you for considering my submission. I may be contacted anytime on [REDACTED]

Yours sincerely,

Mun and Sonia Lum

From: 2011 Residents Association Inc [REDACTED] on behalf of 2011 Residents Association Inc
[REDACTED] <2011 Residents Association Inc [REDACTED]>

Sent on: Friday, March 24, 2023 10:51:11 AM

To: dasubmissions

Subject: Submission re D/2023/71 - 28-30, 32 and 36 Bayswater Rd., Potts Point

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions,

The 2011 Residents Association wishes to object to D/2023/71 - 28-30, 32 and 36 Bayswater Rd., Potts Point.
<https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1903416>

This DA is described as:

"Alterations and additions to existing buildings including the heritage listed terrace group at 28-30 Bayswater Road, demolition of various buildings and structures, and construction of a mixed-use development comprising commercial, retail and residential uses, and new off-street parking."

We are concerned regarding the levels of noise, dirt and dust which would be caused for local residents in this densely packed area by the proposed development and in addition the increased traffic, parking and out of hours deliveries problems which will no doubt result.

If Council is serious about celebrating the history and heritage of this neighbourhood, there needs to be close Planning Department oversight and scrutiny of this development to ensure that none of the fragile heritage elements in the site are damaged, or worse, demolished "accidentally" as occurred directly across the road during the Hensley Hall development on the corner of Bayswater Road and Ward Avenue, where the protected and historic facade of the original building was demolished "accidentally", and the developers only required to pay a small token fine as compensation -- more than one hundred years of history turned to rubble in less than a day,

Regards,

Carole Ferrier
Convenor
2011 Residents Association

From: Mikhail Altman [REDACTED] on behalf of Mikhail Altman

[REDACTED] <Mikhail Altman [REDACTED]>

Sent on: Sunday, April 2, 2023 9:57:07 PM

To: dasubmissions

Subject: Re: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organization. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Rebecca,

I would like to provide some feedback on the above-mentioned proposal. While the overall spirit of proposed modifications does not seem to deviate too far from the general feel of the area, I would like to bring your attention to the windows that are suggested as replacement on the first floor. They are not consistent with the overall architectural style of the old building and bring aesthetic dissonance.

Please see attached photos of the existing windows



and those that are proposed.



As saying goes the devil is in the details and I urge you to use your authority to guide developers towards more consistent use of materials/ornaments in projects involving buildings in the areas where heritage protection is crucial. Replicating existing windows would not seem impossible and should be firmly mandated. I thank you for assistance in these matters.

With kind regards,

MA

From: sharyn minahan [REDACTED] on behalf of sharyn minahan

[REDACTED] <sharyn minahan [REDACTED]>

Sent on: Sunday, March 26, 2023 11:09:49 AM

To: dasubmissions

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

With reference to the above DA, I object to the proposed height of the building planned for 36 38 Bayswater Road.

To enhance the harmony of the streetscape along Bayswater Road and along Ward Avenue, the top floor of that part of the building should be eliminated.

I would also like to see that building designed to be more visually in harmony with the buildings at 20 26 and the other buildings covered by this application.

If these two amendments were made, the development would be a harmonious whole that would add to the heritage appearance of the street, rather than a disjointed over development in which potential profit to the developer took priority over the visual amenity of all neighbours.

Sharyn Minahan.

From: Andrew Woodhouse [redacted] on behalf of Andrew Woodhouse

[redacted] <Andrew.Woodhouse@cityofsydney.nsw.gov.au>

Sent on: Wednesday, March 15, 2023 1:07:40 PM

To: Sydneycouncil

Subject: Attention Ms Rebecca Gordon Senior Town Planner DA 2023/71: 28-38 Bayswater Rd, Potts Point: \$20 million DA for mixed uses & residential apartments

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DA 2023/71

28-38 Bayswater Road Potts Point

For photos and documents see [https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?](https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1903416)

[tpklapapl=1903416](https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1903416)

Objections due 5th April 2023

Attention Ms Rebecca Gordon Senior Town Planner

City of Sydney Council

15.3.23

Please record our comments as follows:

1 This complex DA involves four adjacent sites.

I refer to the proponent's Environmental Impact Statement [EIS] online edition

see [https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053041.PDF?](https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053041.PDF?ga=2.69419408.1687641315.1678831629_1219904163.1678831629)

[ga=2.69419408.1687641315.1678831629_1219904163.1678831629](https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053041.PDF?ga=2.69419408.1687641315.1678831629_1219904163.1678831629)

2 Car parking spaces = 15 spaces EIS page 5/36

3 One site is listed by council as an individual heritage item. All sites are within a Heritage Conservation Area see table 3 EIS page 8/36

4 The site at 32-34 "retains some evidence of original layout and finishes" EIS 10/36

5 Sites "have historic and aesthetic significance" EIS 10/36

6 There will be zinc sheeting EIS 19/36

7 Tree 7 and tree 8, mature London Plane trees, are threatened by activities to 27% of their Tree Protection Zones based on a "remove and replace" basis EIS 18/36

8 Site Height breaches

Permitted 15m

Proposed 19.4m

EIS 25/36

9 28-34 Bayswater Rd make an important contribution to HCA ex: Heritage Impact Statement 68/78

10 Floor plan DA 098A shows a sub-ground bar

Floor plan DA 099A shows lower ground restaurant but not the retail shop whose entrance is at ground level

see plans [https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053065.PDF?](https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053065.PDF?ga=2.91311770.1687641315.1678831629_1219904163.1678831629)

[ga=2.91311770.1687641315.1678831629_1219904163.1678831629](https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416_16053065.PDF?ga=2.91311770.1687641315.1678831629_1219904163.1678831629)

11 Generally, the DA is misconceived and reduces the significance of the heritage conservation area.

12 It threatens two mature trees and adds six over-large dormer windows to the Bayswater Road facade.

13 It exceeds height limits by 30% and is a form of facadism.

14 It adds 15 new car spaces increasing traffic congestion.

15 Proposes use of industrial zinc sheeting, not an appropriate material.

16 Overall, it does not enhance the area or streetscape; it exploits it.

17 The proposed subterranean bar and restaurant may appeal to customers. European-style caverns for a restaurant and bar on two levels will create intimate ambiences. Some customers may need a torch!

18 the DA is dollar-driven and is contrary to heritage planning controls. There will be losses of heritage material and major demolition costing \$20 million {\$19.74 m}

19 The DA is not in the public interest

20 Council should reject the DA and/or request amended plans.

Thank you

Andrew Woodhouse

Potts Point & Kings Cross Heritage Society

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From: Andrew Woodhouse [redacted] on behalf of Andrew Woodhouse
[redacted] <Andrew.Woodhouse@[redacted]>

Sent on: Wednesday, March 15, 2023 1:31:01 PM

To: City of Sydney

Subject: Attention Ms Rebecca Gordon Senior Town Planner DA 2023/71: 28-38 Bayswater Rd, Potts Point: \$20 million DA for mixed uses & residential apartments

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Amendments in bold red text thank you

Andrew Woodhouse

Ph mob: [redacted]

Email [redacted]

From: Andrew Woodhouse [redacted]

Sent: Wednesday, 15 March 2023 1:07 PM

To: Sydneycouncil

Subject: Attention Ms Rebecca Gordon Senior Town Planner DA 2023/71: 28-38 Bayswater Rd, Potts Point: \$20 million DA for mixed uses & residential apartments
DA 2023/71

28-38 Bayswater Road Potts Point

For photos and documents see <https://online2.cityofsydney.nsw.gov.au/DA/IndividualApplication?tpklapapl=1903416>

Objections due 5th April 2023

Attention Ms Rebecca Gordon Senior Town Planner

City of Sydney Council

15.3.23

Please record our comments as follows:

1 This complex DA involves four adjacent sites.

I refer to the proponent's Environmental Impact Statement [EIS] online edition

see [https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416-16053041.PDF?](https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416-16053041.PDF?_ga=2.69419408.1687641315.1678831629-1219904163.1678831629)

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2 Car parking spaces = 15 spaces EIS page 5/36

3 One site is listed by council as an individual heritage item. All sites are within a Heritage Conservation Area see table 3 EIS page 8/36

4 The site at 32-34 "retains some evidence of original layout and finishes" EIS 10/36

5 Sites "have historic and aesthetic significance" EIS 10/36

6 There will be zinc sheeting EIS 19/36

7 Tree 7 and tree 8, mature London Plane trees, are threatened by activities to 27% of their Tree Protection Zones based on a "remove and replace" basis EIS 18/36

8 Site Height breaches

Permitted 15m

Proposed 19.4m

EIS 25/36

8A There will eight new over-sized dormer windows - see page 3 of 7

https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416-16053073.PDF?_ga=2.154584816.974018803.1678847115-122855390.1678847115

9 28-34 Bayswater Rd make an important contribution to HCA ex: Heritage Impact Statement 68/78

10 Floor plan DA-098A shows a sub-ground bar

Floor plan DA-099A shows lower ground restaurant but not the retail shop whose entrance is at ground level see plans https://cdn.online.cityofsydney.nsw.gov.au/dasearch/onexhibition/1903416-16053065.PDF?_ga=2.91311770.1687641315.1678831629-1219904163.1678831629

11 Generally, the DA is misconceived and reduces the significance of the heritage conservation area.

12 It threatens two mature trees and adds **eight** over-large dormer windows to the Bayswater Road facade.

13 It exceeds height limits by 30% and is a form of facadism.

14 It adds 15 new car spaces increasing traffic congestion.

15 Proposes use of industrial zinc sheeting, not an appropriate material.

16 Overall, it does not enhance the area or streetscape; it exploits it.

17 The proposed subterranean bar and restaurant may appeal to customers. European-style caverns for a restaurant and bar on two levels will create intimate ambiances. Some customers may need a torch!

18 the DA is dollar-driven and is contrary to heritage planning controls. There will be losses of heritage material and major demolition costing \$20 million {\$19.74 m}

19 The DA is not in the public interest

20 Council should reject the DA and/or request amended plans.

Thank you

Andrew Woodhouse

Potts Point & Kings Cross Heritage Society

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From: Shae Courtney [REDACTED] on behalf of Shae Courtney

[REDACTED] <Shae.Courtney@[REDACTED]>

Sent on: Saturday, March 11, 2023 4:42:34 PM

To: dasubmissions

Subject: Submission - D/2023/71 - 28-30 Bayswater Road POTTS POINT NSW 2011 - Attention Rebecca Gordon

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Rebecca,

I write in reference to D/2023/71.

I strongly support the application as proposed and believe this will make a significant and important contribution to the local amenity of the area, and make the following points to be considered as part of the review process:

- > The existing lean-tos and various outbuildings at the rear of the development contain non-compliant additions that have been made over many decades. The proposed development addresses these adequately;
- > The application considers internal bin storage for residential and commercial uses adequately - this will address current issues with public nuisance and rodents;
- > There should be greater consideration of the heritage style of windows and doors, to ensure they are commensurate with the area and of original building material (wood);
- > The existing trees on Bayswater Road and Ward Avenue must be retained as part of the necessary work for this application;
- > Excavation work to provide subground car park and other service areas must be carried out in a way not to affect neighbouring buildings on Kellett Street, Mansion Lane and Bayswater Road;
- > There should be consideration of an ultra-quiet garage door to avoid late night noise from entry/exit of vehicles;
- > There should be consideration of the light pollution from the premises to nearby residential properties on Mansion Lane.

Thank you for taking the time to consider the above points as part of this important development.

Kind regards,

Shae Courtney

Shae Courtney

t: 61 [REDACTED]

e: [REDACTED]

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