

The State Government has released its LOW & MID-RISE HOUSING POLICY. <https://www.planning.nsw.gov.au/policy-and-legislation/housing/low-and-mid-rise-housing-policy>

with an associated map

https://spatialportal.dpie.nsw.gov.au/portal/apps/experiencebuilder/experience/?_gl=1%2A1ewfpyd%2A_ga%2AMTk1MTI0MDQ2OS4xNzM5OTQ0ODE1%2A_ga_EM0GYT3QMX%2AMTc0MDUyMzM4OS42LjAuMTc0MDUyMzM5M5y41Ni4wLjA.&id=c53d5767b677454c8a26d6790a296bc2

Low rise housing is generally 1–2 storeys and includes dual occupancies (2 dwellings on the same lot), terraces, townhouses, and low rise apartment buildings. Mid-rise housing is generally 3–6 storey apartment buildings.

Kings Cross Station & Town Centre has been designated as an LMR centre

(See figure 1) taken from Low- and Mid-Rise Housing Policy Indicative Map.

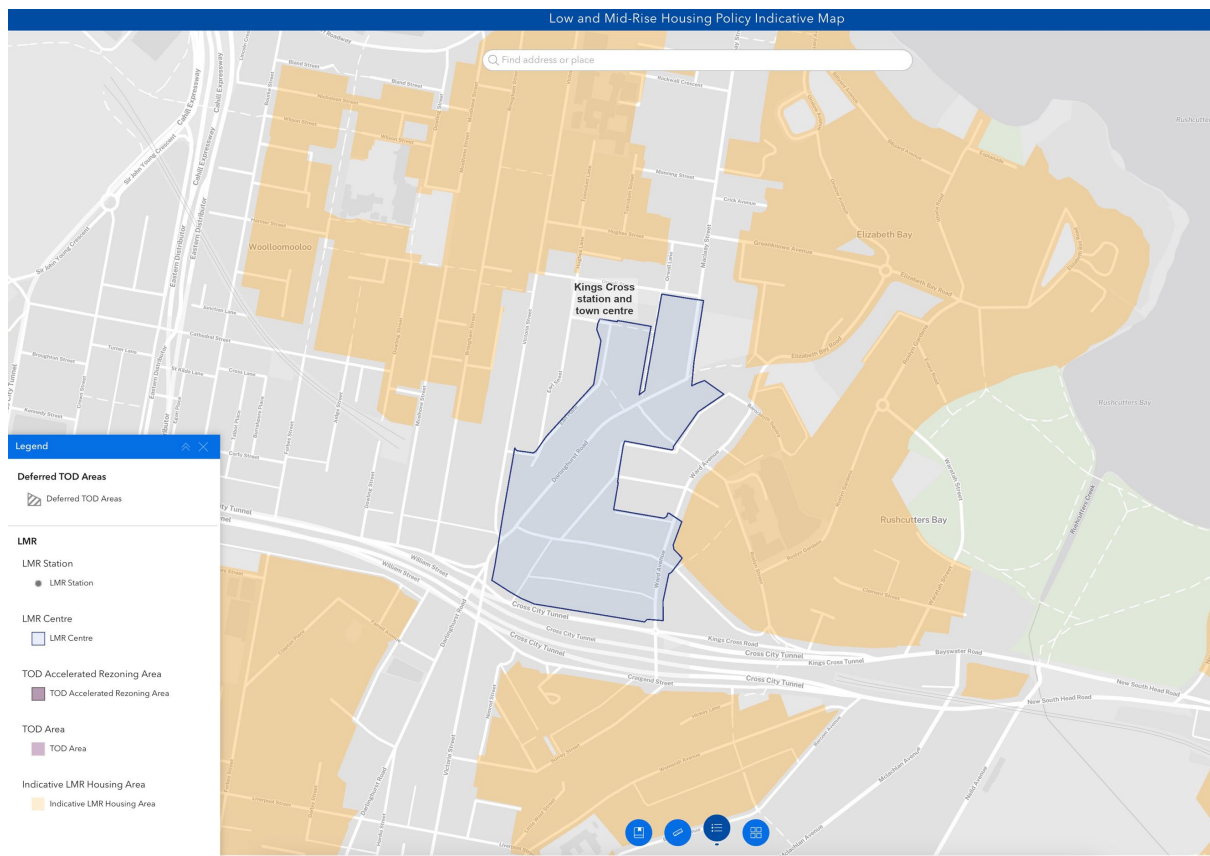


Fig 1

The PPPG has always indicated that rejuvenation of Kings Cross should retain the ground floor and street front commercial focus but floors above be medium to high rise apartment blocks with affordable housing.

The major part of Potts Point, Elizabeth Bay and Rushcutters Bay has been designated an LMR Housing Area which one might assume will be left alone as it already has a high density of low to medium rise apartment blocks with the highest proportion of studios and one-bedroom apartments in Sydney.

Of some concern is the extent of the LMR area (see figure 2) which includes

1. Macleay Street to Orwell Street including important 20th century apartment buildings Franconia, Cahors and Gowrie Gate which have no real heritage protection
2. Springfield Avenue which includes early 20th century apartment blocks Carisbrooke, Carinthia, Springfield, Marden Hall, Kentwood Court and Sandringham again with little protection
3. The grand Victorian Terraces in Bayswater Road
4. The area around Lankelly Place which if redeveloped could radically change this rare entertainment and food laneway

There is little heritage protection for 20th century buildings at State level and almost no appreciation of the collective importance of the 20th century apartment buildings in the locality. It is important that they are recognised as fulfilling the LMR policy already and should not be a target for redevelopment by virtue of these planning changes.

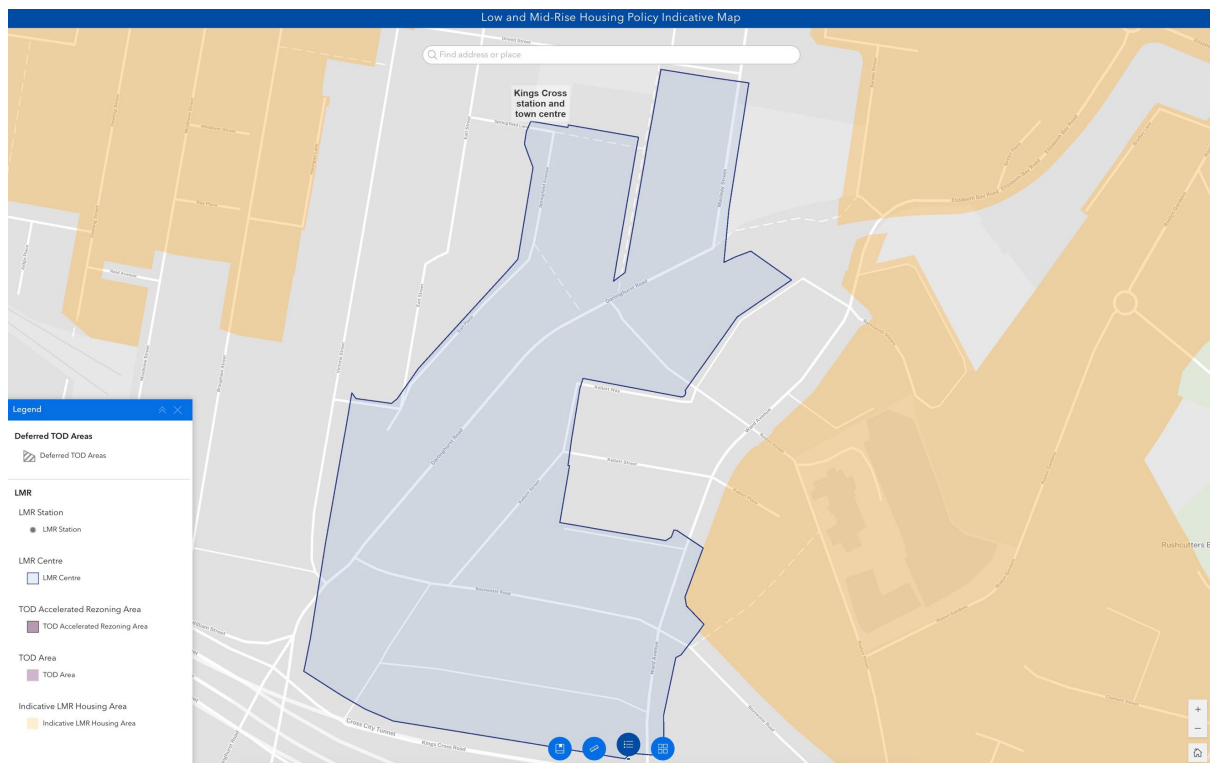


Fig 2. Detail. Low- and Mid-Rise Housing Policy Indicative Map.

Nothing in the area appears to be designated TOD areas or TOD Accelerated Rezoning Area

We await further assessment of the planning proposal and more detail.

Dr Peter Sheridan AM

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