

[A new DA for 19 -27 Bay Street, Double Bay](#) in case the Society hasn't yet put in a submission. It's a shocker. Not only will it completely disrupt the local character of this beautiful part of the street, it will add even more traffic to the area - a 78 basement car park is proposed with entrance on the difficult to navigate Gum Tree Lane. I'm not sure if all the developments in the pipeline have been factored into the proposal to pedestrianise Knox Street. At the moment, Cross Street is barely coping with all the traffic, and I shudder to think what the traffic and parking situation will be like when Knox Street is closed to cars.



Source: MHN Design Union
Figure 23: The Proposed Development in the Streetscape

At an induction meeting for Councillors on Wednesday evening, 2 February, the Council staff plan to give the Councillors an update on the new concept designs for the Knox Street pedestrianisation with a view to putting them on public exhibition in the following days. I'm not sure why discussion of the new plans can't wait until a full Council meeting? I'll check if an Extraordinary Council meeting is being convened on the night to discuss the plans. If it is, I imagine the public will have to be notified and you will have a chance to put in Late Correspondence.

I'm beginning to think that the only way we'll be able to save any of the remaining character of Double Bay is to designate as many pockets as possible as Heritage Conservation Areas. My suggestions are below. Just wondering if I could enlist the Society's support?

Cross Street

The four buildings between the Goodman Lane arcade and Knox Lane on the south side of Bay Street, next to the Florida Dry Cleaner site: 2C Cross Street, 4 Cross Street, 6 Cross Street and 8 Cross Street. Collectively, these four buildings (see photo on left below) extend the village-like atmosphere of Transvaal Avenue and offer a precious snapshot of the different architectural styles that have contributed to the unique character and charm of Double Bay over the years. The ambience of this part of Cross Street is also enhanced by a magnificent Ficus tree that I think should also be heritage listed?

Below on the right is a photomontage of the proposed DA for 14 Cross Street. Fortunately, it was knocked back by the WLPP, with the Panel telling the Council staff that "the desired future character requires a consideration of the 6 storey buildings in the vicinity, **1-2 storey buildings adjoining and opposite the site, and the heritage conservation area** as well as a height control of 14.7m and the FSR control of 2.5:1 under WLEP 2014. The location of the site forms an appropriate transition between these higher buildings and surrounding lower scale buildings." ([WLPP minutes](#), 22 April 2021). Nevertheless, the draft Cross Street Planning Strategy proposes that this site be amalgamated with the four sites to the south between Goodman Lane and Knox Lane (the ones I think should be listed as an HCA) to create a new shop top housing development with an approved height of 6 storeys, albeit with a more generous set back from the second level than what is currently being proposed by the developer of 14 Cross Street.

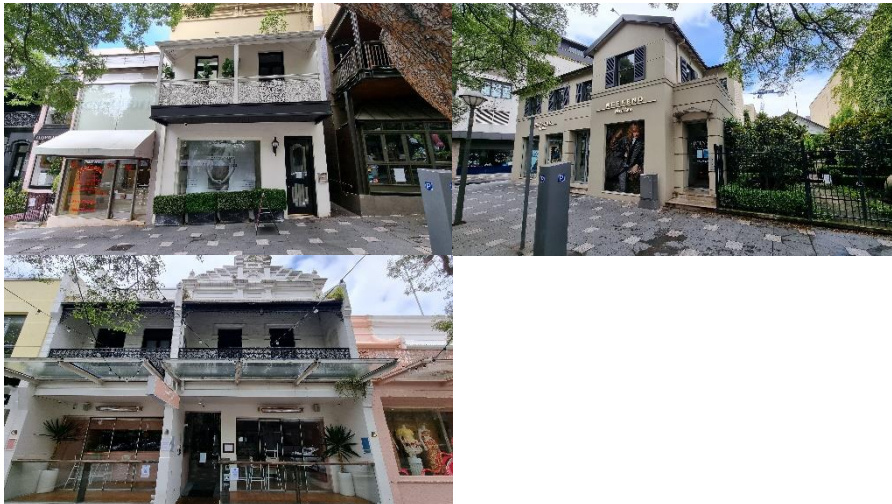


Image 3: Photomontage from Cross Street (Source: Metropoint Group Architects)

I recently listened to an excellent [podcast about the heritage value of the Cross Street Parking Station](#) on the Sydney Livings Museum website. I was thinking that perhaps we could also recommend that this building is heritage listed? I imagine an uproar in Council to such an idea with most of the Liberal Councillors determined to sign off on the redevelopment of this site during this Council term. Heritage listing it, however, would preserve parking, spare the centre from enormous disruption and prevent what I assume will be another proposal for a huge overdevelopment of the site with a cinema complex few people will use?

Bay Street

The buildings on either side of the Fortis DA for 19 -27 Bay Street: 29-33 Bay Street, 39 Bay Street, 37 Bay Street, 39 Bay Street, 41 Bay Street, 43 Bay Street (up to Short Street) and to the south of the site, get. 15, 13, 11, 9 and 7 Bay Street. A few examples below, so you can see what I mean. Also I think the Royal Oak Hotel should be heritage listed?



To be honest, I imagine declaring these parts of Double Bay as HCAs will be met with fierce resistance from developers and probably from the Council. As you are probably aware, the WLPP refusal of [14 Bay Street, Double Bay](#) for a shop top development is currently being appealed. The beautiful Victorian terrace (see below) next to the Carla Zampatti store only has a character listing, which means it can be demolished.



I would welcome an opportunity to meet with you and other members of Society to discuss how we can save what's left of Double Bay. Despite claims during the election campaign that the massive uplift in density proposed for Edgecliff would shield Double Bay and other areas in our municipality from overdevelopment, the draft Cross Street Planning Strategy highlights that Council is still pushing for extensive redevelopment and density uplift in Double Bay.