



2011 Residents' Association Inc.

ABN 78 862 101 665

Unit 35, 117 Victoria Street

Potts Point NSW 2011

12 December 2023

Dear Lord Mayor and Councillors,

SUBJECT:

Amendment to Sydney LEP to allow hotels and motels in residential streets

Recently Council released the following planning proposal to amend the Sydney Local Environment Plan 2012 (Sydney LEP) in order to facilitate a proposed development of 90 and 100-104 Brougham Street, Potts Point and adjoining properties:

The properties are currently zoned R1 General Residential, which prohibits the use of the land for hotel and motel accommodation. The purpose of this planning proposal is to insert hotel and motel accommodation into Schedule 1 of the Sydney Local Environmental Plan 2012 (Sydney LEP) as an additional permitted use for the sites. In doing so this would allow for the consolidation of the site and adjoining properties at 92-98 Brougham Street and 171-173 Victoria Street, that together comprise a concept proposal for a hotel development called the 'Piccadilly Hotel'.

<https://www.cityofsydney.nsw.gov.au/-/media/corporate/files/projects/policy-planning-changes/proposed-changes-planning-controls-90-100-104-brougham-street-potts-point/planning-proposal---90-and-100-104-brougham-street-potts-point.pdf?download=true>

If approved, this planning proposal -- to allow hotels and motels in an R1 General Residential zone -- would also come with, by necessity, approval for underground parking, multi in/out vehicle access, commercial-scale garbage storage and collection, commercial operating hours, etc., etc. - because Brougham and Victoria Streets will now be commercial/business streets under the new R1 code.

However, it would be much more than that: if permitted in Brougham and Victoria Streets, will be bad news indeed for residents throughout all the areas designated R1 General Residential throughout the whole of the City of Sydney council area.

Have we misunderstood the wording, intention and effect of the proposed addition to the R1 schedule as stated in the quote from Council Media release? If so, can you clarify this change for us?

However, if our reading is correct, this is a major change in the zoning laws which will adversely affect the lives of local residents as it will mean more noise, crowds, garbage and pollution at very close quarters to where they live.

At a recent Council Round Table meeting of Community Groups at Town Hall (1 November 2023), one of our members specifically asked if this amendment to the R1 schedule was correct, or if we were misreading it. A senior Council official replied along the lines of 'we need more hotels as Sydney is a major tourist precinct...' etc. There was no attempt to clarify or deny the proposed change.

This claim by the Council officer -- that tourism and the hospitality sector is a major business for this Council's suburbs and therefore the easing of regulations is required to maximise income and employment -- is a furphy.

The opposite is in fact true.

More tourism means more crowds, noise and pollution, and zoning laws must be strictly maintained so the activities of the tourism and hospitality industries do not affect the residents who have the right to quiet enjoyment of their premises, a good night's sleep every night (before they go to work the next day) and a quiet and pleasant life in the daylight hours too.

The operation of tourism, hospitality and other economic activities must not affect the residents. Residential areas are for residents, and the intrusion of entertainment zones and their inevitable impact on residential amenity must be kept separate and away from residents living in the residential zones.

Residents do not want hotels or motels next door to them or down their street. They do not want this change in the R1 General Residential zone.

Regards,

Carole Ferrier

Convenor

2011 Residents' Association

<https://2011residentsassociation.org.au/>