

Attachment A

**Engagement report - Proposal to heritage list 9
modern apartment buildings**

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Engagement report

September 2026

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Overview

Background

Potts Point, Elizabeth Bay and Rushcutters Bay contain a distinctive collection of apartment buildings constructed during the post-war (modern) period (1945–1975). These buildings reflect significant changes in demographics, construction methods and planning legislation, and demonstrate the emergence of new architectural styles during this era.

In October 2024, City of Sydney Council (the City) engaged Godden Mackay Logan to assess 18 modern residential flat buildings in Potts Point, Elizabeth Bay and Rushcutters Bay to determine their potential for heritage listing. This occurred in 2 stages (Stage 1 and Stage 2).

Stage 1 involved a preliminary heritage assessment of each of the 18 buildings. Through this process, it was decided that only 15 buildings warranted further heritage investigation. Stage 2 of the project involved detailed heritage assessments for 15 buildings.

Through their Stage 2 heritage assessments, GML identified 9 buildings that reached the threshold for local significance under the NSW heritage assessment criteria (2023) and warranted inclusion as individual items on the Sydney Local Environmental Plan 2012 (SLEP 2012):

- *Gateway*, 3 Wylde Street, Potts Point
- *Gemini*, 40–44 Victoria Street, Potts Point
- *St Ursula*, 5 Onslow Avenue, Elizabeth Bay
- *Oceana*, 108 Elizabeth Bay Road, Elizabeth Bay
- *Ithaca Gardens*, 12 Ithaca Road, Elizabeth Bay
- *Bayview*, 41–49 Roslyn Gardens, Elizabeth Bay
- *Aquarius*, 50–58 Roslyn Gardens, Rushcutters Bay
- *Roslyn Gardens*, 74–76 Roslyn Gardens Rushcutters Bay
- 1–5 Clement Street, Rushcutters Bay.

Engagement summary

From 17 November to 15 December, the City invited community feedback on the proposal to include the 9 modern apartment buildings in Potts Point, Elizabeth Bay and Rushcutters Bay on the local heritage list.

This report summarises the feedback received during the consultation period and outlines the engagement activities undertaken to support the community consultation process.

Purpose of engagement

Engagement activities were designed to inform and gather community, stakeholder and property owner feedback about the proposal to heritage list 9 buildings.

What the community told us

A total of 371 pieces of individual feedback included in 124 submissions (some submissions commented on more than one building) were received during the consultation period. These submissions comprised:

- 1 submission by mail
- 30 submissions by email
- 93 submissions submitted via the online feedback form

One late submission was received on 4 February 2026. While the submission is not directly relevant to the current proposal to heritage list 9 modern apartment buildings, it includes a request for the inclusion of **Karingal** in the heritage listing. Karingal, located at 5–7 The Esplanade, Elizabeth Bay, was constructed in 1963 and strata titled in 1964.

Overall sentiment

Of the 371 pieces of individual feedback received, 11 submissions were neutral, 233 expressed support for all, or a selection of, the proposed heritage listings, and 127 opposed the proposal. One submission was not relevant to the proposal.

In addition, we received 4 submissions from state government, community and stakeholder organisations:

- Historic Houses Association of Australia
- Potts Point Preservation Group
- The National Trust of Australia (NSW)
- Heritage NSW

Overall, the majority of the 9 modern apartment buildings received more submissions in support of the proposed heritage listing than in objection. Stronger support was evident for *St Ursula*, *Oceana*, *Ithaca Gardens*, *Bayview*, *1-5 Clement Street* and *Aquarius*, where supportive responses significantly exceeded objections.

In contrast, *Gateway* and *Gemini* recorded a higher number of objections than supportive submissions.

Roslyn Gardens received an almost equal number of supportive and opposing responses.

A detailed breakdown of responses in support or objection for each modern apartment building is provided below:

Apartment	Support	Object
Gateway, 3 Wylde Street, Potts Point	27 (15 x SurveyMonkey; 12 x Email)	33 (4 x SurveyMonkey; 29 x Email, 1 x Mail)
Gemini, 40-44 Victoria Street, Potts Point	25 (12 x SurveyMonkey; 13 x Email)	26 (10 x SurveyMonkey; 16 x Email)
St Ursula, 5 Onslow Avenue, Elizabeth Bay	26 (13 x SurveyMonkey; 13 – Email)	6 (3 x SurveyMonkey; 3 – Email)

Apartment	Support	Object
Oceana, 108 Elizabeth Bay Road, Elizabeth Bay	26 (14 x SurveyMonkey; 12 x Email)	8 (4 x SurveyMonkey; 4 x Email)
Ithaca Gardens, 12 Ithaca Road, Elizabeth Bay	24 (12 x SurveyMonkey; 12 x Email)	6 (4 x SurveyMonkey; 2 x Email)
Bayview, 41- 49 Roslyn Gardens, Elizabeth Bay	28 (13 x SurveyMonkey; 15 x Email)	9 (5 x SurveyMonkey; 4 x Email)
Aquarius, 50-58 Roslyn Gardens, Rushcutters Bay	29 (13 x SurveyMonkey; 16 x Email)	6 (3 x SurveyMonkey; 3 x Email)
Roslyn Gardens, 74-76 Roslyn Gardens, Rushcutters Bay	24 (12 x SurveyMonkey; 12 x Email)	22 (5 x SurveyMonkey; 17 x Email)
1-5 Clement Street, Rushcutters Bay	24 (12 x SurveyMonkey; 12 x Email)	12 (4 x SurveyMonkey; 8 x Email)

Key findings

Submissions made during the public exhibition period related to all 9 buildings, individual buildings and a selection of buildings. Key findings from these submissions are summarised in this section.

Support for all 9 heritage listings

Of the 233 individual pieces of feedback received in support for all, or a selection of, the proposed heritage listings, the following key themes were raised.

Architectural importance

- The buildings have architectural importance including their innovative design, considered interiors and amenity. They demonstrate new structural techniques, progressive façade treatment, dual-aspect layouts, use of balconies and glazing, and natural ventilation as primary design devices.
- They represent fine examples of early high-density residential living in Sydney.

Contribution to the streetscape, social and architectural diversity of the area

- The buildings contribute to the character and social diversity of the area.
- The buildings are significant as distinctive, accessible and culturally valuable examples of Sydney's urban heritage that enrich the local landscape.
- The buildings reflect the diverse history of the area and the construction of buildings containing small sized apartments suitable for a broad range of residents in Sydney's changing social and economic landscape during the post-war period.

Need to recognise 20th century, postwar architecture

- It is important to recognise the innovative postwar design principles that shaped the character of the City and are still used in contemporary architectural design today. Retaining these types of buildings means they can continue to be recognised by future generations for their historical and community significance.
 - Heritage listing each building broadens the recognition of twentieth-century heritage, celebrates a distinctive group of harbour-side apartments, and preserves their contribution to Sydney's cultural and architectural history.
 - Listing these buildings strengthens the message that Sydney's heritage story continues well into the late 20th century.
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Objection to all 9 heritage listings

Of the 127 individual pieces of feedback received in opposition to all, or a selection of, the proposed heritage listings, the following key themes were raised.

Increased building regulations and maintenance costs

- Heritage listing the 9 buildings will increase restrictions on improvement works to buildings in an area that is already in need of building upgrades and further development to increase the number of units required to house Sydney's growing population.
- Heritage listing would restrict future redevelopment opportunities and limit the potential for more aesthetically improved buildings.
- A heritage listing will generate higher maintenance and consultant costs, added complexity for even minor upgrades, financial impacts and potential loss of value, and restrictions on energy, sustainability and accessibility improvements with no meaningful public benefit

Impacts to the housing supply

- There is currently a housing shortage in Sydney. Collections of modern heritage listings are not needed now. Prioritise allowing further and viable growth for the expanding population.
- Heritage listing in general is preventing the construction of new housing supply which is driving up prices in a housing crisis.

Lack of heritage significance

- Support for heritage listing building under exceptional circumstances only, such as the Queen Victoria Building or Opera House.
- Some of the buildings were not considered to positively contribute aesthetically to the area.
- The 9 buildings do not meet any of the 7 NSW heritage assessment criteria because they do not display identifiable historic or associative value, demonstrate architectural or aesthetic merit, are not rare, representative or technically innovative and do not contribute positively to the surrounding character.

The buildings are poor examples of construction and design

- Several of the buildings have poor built form, solar access impacts and low aesthetic quality.

Key findings for Gateway, 3 Wylde Street, Potts Point

A total of 60 submissions referenced Gateway's proposed heritage listing. Of these, 27 supported the listing and 33 objected to it.

Reasons given in support of the proposal:

- Gateway is a highly characterful apartment building that responds innovatively to its unusual site, demonstrating an exemplary mid-20th century design approach that remains relevant to contemporary architecture.
- Designed by notable postwar architect Douglas Forsyth Evans, Gateway's distinctive portal slab construction and architectural character contribute to the neighbourhood's identity and represent an important part of its history.

Reasons given against the proposal:

- The building does not satisfy the NSW heritage significance criteria, is not a rare or outstanding example of mid-century architecture and is identified as a "detracting" building in the Sydney DCP.
- The building has structural issues and water ingress problems.
- The heritage assessment contains inaccuracies and fails to adequately consider the building's poor condition and structural defects.
- A heritage listing would reduce property values, limit owners' ability to sell or finance necessary works, and create significant financial hardship for shareholders, residents, retirees, and rental property owners.
- The entryway sequence represented by an incised mural depicting Aboriginal people by a non-Aboriginal artist, raises concerns regarding cultural appropriateness by contemporary standards.
- While lift-slab is a known early use, it is not unique to this site. The method is now obsolete due to safety concerns and construction limitations. The building holds no additional scientific or technological research potential beyond what is already documented elsewhere.

Key findings for Gemini, 40-44 Victoria Street, Potts Point

A total of 51 submissions referenced *Gemini*'s proposed heritage listing. Of these, 25 supported the listing and 26 objected to it.

Reasons given in support of the proposal:

- *Gemini* is a beautiful and architecturally important building that represents a high-quality exemplar of the best of post-war apartment buildings in the area.
- A heritage listing will provide protection and certainty around appropriate changes to an architecturally important and beautiful building and ensure its value and distinctive quality of the Seidler design are recognised.

Reasons given against the proposal:

- The building's apartment interiors, lifts and rooftop areas have been heavily altered, and it is not unique to the area.
- The heritage listing would impose undue costs and strict restrictions on owners without delivering meaningful public benefit. It would also hinder adaptive reuse, prevent owners from modernising their properties in the future, reduce property values and increase insurance costs and strata fees.
- The building is over 50 years old and deteriorating which has increased maintenance costs.
- The building is in good condition and has been successfully maintained by its owners without heritage controls, and a listing is therefore unnecessary.

Key findings for St Ursula, 5 Onslow Avenue, Elizabeth Bay

A total of 32 submissions referenced *St Ursula*'s proposed heritage listing. Of these, 26 supported the listing and 6 objected to it.

Reasons given in support of the proposal:

- *St Ursula* is as an excellent and largely intact example of Hugo Stossel's modernist architecture. It includes an attractive and dynamic curved facade to Onslow Avenue and surrounding streets and displays a high level of technical skill and planning.
- While apartment interiors are modest in scale, their floor plans afford good spatial utilisation, including excellent cross ventilation, views and storage.
- *St Ursula* contributes to the diversity of Elizabeth Bay's urban environment and contributes to its character. A heritage listing will both acknowledge the significance of, and preserve mid-twentieth century architecture, and also to retain a building that provides comparatively affordable housing.
- *St Ursula* is an important apartment building built in 1951 and transitional from Art Deco to Modernist styling. It has historic and aesthetic significance as the first of 7 apartment buildings in the area designed by the émigré architect Hugo Stossel. At the time of being built in the early 1950s it represented the latest practices in design, planning and construction.
- With its curved floor-to ceiling glass windows *St Ursula* is a distinctive local landmark contributing to the overall aesthetic and heritage value of the Potts Point/ Elizabeth Bay area as the most significant hub of 20th century apartment blocks in Australia.

Reasons given against the proposal:

- A heritage listing will require the need for advance permission from Council than what is currently required and builders will charge higher premiums to work on a heritage building than to work on a non-heritage building.

- A heritage listing will increase maintenance costs and approval requirements.
 - *St Ursula* is already located in a heritage area, and Council approval is already required for major renovations.
 - Apartment interiors have been renovated, bathrooms changed and internal walls removed in many apartments.
 - The rear facade of the building has no heritage significance. If additional protection is required, it should heritage list the front facade only.
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Key findings for Oceana, 108 Elizabeth Bay Road, Elizabeth Bay

A total of 34 submissions referenced *Oceana*'s proposed heritage listing. Of these, 26 supported the listing and 8 objected to it.

Reasons given in support of the proposal:

- *Oceana* has architectural merit and reflects the history of the area, that being the construction of buildings containing small sized apartments. Heritage listing is a good step by Council to protect these buildings and some additional buildings could have been added to the list.
- *Oceana* demonstrates superior design execution, integration of detailing, and longevity.
- *Oceana* is considered rare as an example of the architectural work of Theodore Fry. The building should be heritage listed for its historical, associative, aesthetic, rarity and representative values

Reasons given against the proposal:

- Increased costs, approval delays, reduced apartment values and additional regulatory requirements.
 - Property owners have maintained the building responsibly without a heritage listing.
 - A heritage listing will reduce the building's value.
 - The building is safe from redevelopment without a heritage listing because it is a Company Title building.
 - There is insufficient relevant background information provided in the GML Heritage report to justify the selection of *Oceana* for specific consideration in the heritage study itself.
 - *Oceana* does not meet any of the 7 NSW heritage assessment criteria thresholds for local heritage listing.
 - The draft heritage inventory sheet contains unsubstantiated claims and broad statements to make a case that *Oceana* meets or surpasses the thresholds of the NSW heritage assessment criteria.
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Key findings for Ithaca Gardens, 12 Ithaca Road, Elizabeth Bay

A total of 30 submissions referenced *Ithaca Gardens*' proposed heritage listing. Of these, 24 supported the listing and 6 objected to it.

Reasons given in support of the proposal:

- As a Seidler building and home to many, it is historically and culturally significant.
- *Ithaca Gardens* captures an important chapter in the story of our neighbourhood and helps preserve the character that makes this place unique.

- *Ithaca Gardens* is a landmark apartment block reflecting the early development of modernist architecture in Australia and the work of émigré architect Harry Seidler.
- *Ithaca Gardens* contributes significantly to the architectural character of Elizabeth Bay and to the broader Potts Point heritage precinct, which showcases a diverse and evolving 19th and 20th century architectural narrative.
- Completed in 1960 the building showcases Seidler's interpretation of Bauhaus principles, incorporating elements such as folded concrete canopy, light-filled apartments, and clever space planning with large windows. Reflecting this innovation, Ithaca Gardens won the NSW Architecture and Arts Award in 1960.

Reasons given against the proposal:

- The building does not positively contribute to the aesthetic elements of the area and a heritage listing would restrict the ability for more aesthetically pleasing buildings to be built on the site in future.

Key findings for Bayview, 41-49 Roslyn Gardens, Elizabeth Bay

A total of 37 submissions referenced *Bayview's* proposed heritage listing. Of these, 28 supported the listing and 9 objected to it.

Reasons given in support of the proposal:

- All the buildings, particularly *Bayview* are beautiful mid-century apartment blocks. Recognising this building as a heritage item is important in maintaining the proud history of these suburbs.
- 'I am an owner in *Bayview* and strongly support the proposed heritage listing for this building. The architectural features are truly representative of the period in which it was built and have been predominantly retained'
- 'Bayview is an outstanding and unusually intact example of late-modernist apartment design in Sydney. Its distinctive Y-shaped plan, sculptural expressed-concrete frame, extensive glazing, and orientation to harbour views make it one of the finest works of architect Hugo Stossel. I am proud to live in a building that contributes so positively to the character of Elizabeth Bay.'
- A heritage listing provides sensible 'Guard Rails' for Strata Committees to ensure recourses are directed toward preserving the building's original structure and character.

Reasons given against the proposal:

- A heritage listing would impose significant costs, additional approval requirements and restrictions on upgrades, with no clear benefits for residents or the building.
- A heritage listing would add to existing Council requirements that substantially increased costs for building improvements and prevented works aimed at improving amenity, including upgrades to windows, heating and cooling.
- Consultation has been inadequate with limited engagement with owners, insufficient information provided about the proposed listing, and a lack of clarity about its scope and potential impacts.

Key findings for *Aquarius*, 50-58 Roslyn Gardens, Rushcutters Bay

A total of 35 submissions referenced *Aquarius*' proposed heritage listing. Of these, 29 supported the listing and 6 objected to it.

Reasons given in support of the proposal:

- *Aquarius* is a beautiful building, perfectly sighted and orientated and provides comfortable living in a small space. 'When I purchased this studio I decided that if I could only afford a small space I wanted to live in a well designed space, close to amenities, community and natural beauty, with lots of light and that is what this is. The amenity of parking and the pool and gardens is also very enriching to quality of life.'
- *Aquarius* is an internationally significant building designed by one of Australia's most recognised (on a global scale) architects, the late Harry Seidler. It includes ingenious, elegant design with its characteristic 'opera-box' bedrooms, walkways and soaring façade. The façade is readily appreciated by the general public because of its clever positioning in an uncluttered setting. 'I believe that we owe it to our heirs and future generations generally to ensure that this striking building is conserved appropriately - in perpetuity.'
- The building has been well maintained by the Body Corporate (and its agents) who have spent both time and considerable sums in maintaining and upgrading the building fabric.

Reasons given against the proposal:

- *Aquarius* is a terrible building, is a rabbit warren inside and has structural flaws.

Key findings for *Roslyn Gardens*, 74-76 Roslyn Gardens, Rushcutters Bay

A total of 46 submissions referenced *Roslyn Gardens*' proposed heritage listing. Of these, 24 supported the listing and 22 objected to it.

Reasons given in support of the proposal:

- *Roslyn Gardens* is one of only two apartment buildings designed by Douglas Snelling.
- *Roslyn Gardens* captures an important chapter in the story of our neighbourhood and helps preserve the character that makes this place unique.

Reasons given against the proposal:

- The building is a typical post-war apartment block that has been extensively altered and no longer retains sufficient integrity or significance.
- There are factual inaccuracies in the heritage assessment including that folding door elements have been removed in many units, the building is not intact because its original ponds and garages have been removed, and it does not present a balanced analysis of Douglas Snelling's character.
- A heritage listing will lead to increased maintenance, insurance and compliance costs, reduced affordability, and impacts on owners and tenants.
- A heritage listing will restrict the ability for unit owners to modify their apartments.
- The building's heritage value lies in its contribution to the streetscape rather than as an individually significant heritage item.

Key findings for 1-5 Clement Street, Rushcutters Bay

A total of 36 submissions referenced 1-5 Clement Street's proposed heritage listing. Of these, 4 supported the listing and 12 objected to it.

Reasons given in support of the proposal:

- 1-5 Clement Street captures an important chapter in the story of our neighbourhood and helps preserve the character that makes this place unique. Its heritage listing ensures a complete timeline of our local history and keeps the identity of the area intact for future generations.

Reasons given against the proposal:

- A heritage listing would increase maintenance, repair, insurance and compliance costs for owners, involve specialist consultant and contractor requirements, potentially leading to significant strata levies. It would also lead to longer and more expensive approval processes.
- The building is not sufficiently significant to warrant protection.
- Heritage controls would restrict modernisation, sustainability upgrades and timely repairs, including window and glazing upgrades, energy-efficiency measures, façade repair options, EV charging infrastructure and solar installation, creating an unfair burden on residents.
- The building faces ongoing issues including concrete deterioration, waterproofing failures and ageing services. Restricting the range of permissible remediation methods would expose owners to unnecessary cost and risk and could compromise the long-term safety and performance of the structure.

Submissions table

The following table presents themes or issues raised in submissions for each or all buildings, and the City of Sydney's response.

Themes/issues raised	Building/s	City of Sydney response
It is important to recognise these buildings through a heritage listing because of their architectural importance, innovative design, considered interiors and use of new structural techniques.	All buildings	These submissions are noted. A key aim of the heritage study was to identify buildings that best represent these architectural themes and design innovation to recognise their significance through a heritage listing.
The buildings represent fine examples of early high-density residential living in Sydney and the social and architectural diversity they created in the area during the postwar period and today.	All buildings	These submissions are noted. The heritage study identified these key themes as being an important part of each building's contribution to the diverse social and economic fabric of the area.
Heritage listing each building broadens the recognition of postwar architecture and strengthens the message that Sydney's history continues well into the late 20th century.	All buildings	These submissions are noted. The broader community's appreciation and understanding of the past is constantly changing and evolving. This heritage study and its related heritage listings represent an acknowledgment of that change. It also responds to a broader interest from the community to recognise the significance of this period in Sydney's architectural, urban and social history.
Heritage listing will reduce the ability to increase the housing supply.	All buildings	Removing or limiting development opportunities is not the intention of the heritage study or proposed heritage listings.
Inaccurate or missing information in heritage inventory sheets.	<i>Aquarius</i> , 50–58 Roslyn Gardens, Rushcutters Bay <i>Roslyn Gardens</i> , 74–76 Roslyn Gardens, Rushcutters Bay <i>St Ursula</i> , 5 Onslow Avenue, Elizabeth Bay	Where inaccuracies or missing information have been verified, changes have been made to the revised inventory sheets for relevant buildings.

Themes/issues raised	Building/s	City of Sydney response
A heritage listing will increase development regulations, approval requirements, approval timeframes and costs.	All buildings	All 8 buildings are in a heritage conservation area. Therefore, heritage impact statements or approved heritage exemptions are already required as part of the development application and approval process. Potential increases in development regulations, approval requirements, approval timeframes and costs have been mitigated where possible through detailed management recommendations for each building. These can be read at Attachments D to K. These changes are intended to clarify approval requirements and identify significant and non-significant components of each building. This provides guidance for strata managers, unit owners, professionals and assessment officers when changes are proposed for the buildings such as changes to windows or the installation of EV charging stations.
A heritage listing will limit the ability to modernise or make changes to apartment interiors.	<i>Gateway</i>, 3 Wylde Street, Potts Point <i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Bayview</i>, 41–49 Roslyn Gardens, Elizabeth Bay <i>Aquarius</i>, 50–58 Roslyn Gardens, Rushcutters Bay <i>Roslyn Gardens</i>, 74–76 Roslyn Gardens Rushcutters Bay 1-5 Clement Street, Rushcutters Bay	In response to these submissions, the proposed listing names for all 8 buildings have also been revised to exclude apartment interiors other than Apartment 1001 in <i>Ithaca Gardens</i>. This will limit the need for heritage related approvals prior to apartment renovations, provided those works are not visible from common areas. Additional, non-heritage related assessments, development approvals or certifications may still be required. The interiors of apartment 1001 have been included in <i>Ithaca Gardens</i>' proposed item name to align with the building's recent NSW State Heritage Register (SHR) listing. The SHR listing explicitly includes apartment 1001's interiors, which is a unit owned by the Seidler family that has retained its original fixtures and fittings.

Themes/issues raised	Building/s	City of Sydney response
A heritage listing will limit the ability to modernise or make changes to building exteriors and common areas.	All buildings	The proposed listings do not remove the opportunity to sympathetically maintain, change or modernise the buildings provided the proposed changes respond appropriately to the site's heritage values and other planning requirements. To assist owners manage change and modernisation works to their buildings, building-specific management guidelines have been included in each revised inventory sheets. These can be read at Attachments D to K. Each inventory sheet's management recommendations describe what elements of the buildings (such as building fabric, window treatments, or landscape features) are significant and need to be retained as well as the types of works that can be carried out under an approved heritage exemption or without development approval. These include provisions for sustainable upgrades to buildings including EV charging stations, repainting common areas, installing air conditioning units, and window repairs. Many of these detailed recommendations were developed in response to submissions received during the public exhibition period, or through consultation with Strata Committees and unit owners. Heritage inventory sheets are publicly available on the NSW State Heritage Inventory and available for property owners to access, as well as heritage advisors engaged for future development applications to review.
A heritage listing will increase insurance premiums.	<i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Roslyn Gardens</i>, 74-76 Roslyn Gardens Rushcutters Bay 1-5 Clement Street, Rushcutters Bay	There is little available evidence or research to support this concern. All 8 buildings are relatively modern and were constructed using materials and building techniques that would not require specialised trades, skills or materials to repair or maintain. Property owners can challenge or seek alternative quotes if their insurer raises premiums if their building is heritage listed.

Themes/issues raised	Building/s	City of Sydney response
A heritage listing will lead to decreased property values.	<i>Gateway</i>, 3 Wylde Street, Potts Point <i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Oceana</i>, 108 Elizabeth Bay Road, Elizabeth Bay <i>Roslyn Gardens</i>, 74-76 Roslyn Gardens Rushcutters Bay	There is no available evidence or relevant research to indicate that local heritage listing will reduce property values. The Elizabeth Bay, Potts Point and Rushcutters Bay areas contain many heritage listed apartment buildings of varying construction dates and designs, and continue to show strong and regular sales, high property values and consistent tenancies.
The buildings have undergone internal and external changes that have removed original fabric. Therefore, they have limited integrity or completeness.	<i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Roslyn Gardens</i>, 74-76 Roslyn Gardens Rushcutters Bay	Places that have undergone change can continue to have heritage significance. It is generally expected that residential buildings will have undergone some degree of change and loss of original fabric over time. Depending on the assessed heritage significance of the building, these changes do not always undermine their heritage significance. The level of change or removal of original fabric is acknowledged in the heritage assessments for the 8 buildings and was considered in GML's significance assessment against the NSW heritage criteria. These assessments concluded that the extent of internal and external changes in the 8 buildings did not reduce their overall integrity or their historical, associative, technical, aesthetic or representative values.

Themes/issues raised	Building/s	City of Sydney response
The <i>Gateway</i> building (3 Wylde Street, Potts Point) does not satisfy the NSW heritage significance criteria, has structural issues and water ingress problems, and is not the best example of Douglas Forsyth Evan's architectural designs.	<i>Gateway</i> , 3 Wylde Street, Potts Point	In response to submissions and further refinement of the building's heritage assessment, the City has concluded that <i>Gateway</i> , at 3 Wylde Street, Potts Point does not demonstrate a sufficient level of heritage significance, integrity or rarity to warrant individual listing. This was further supported by a comparison with stronger examples identified through the study. Accordingly, the <i>Gateway</i> building is no longer being proposed as a local heritage item in the planning proposal.
The buildings do not meet the threshold for local significance under <i>any</i> of the 7 NSW heritage assessment criteria.	All buildings	The City's process to propose the buildings for heritage listing was completed under an independent, staged, evidence-based approach directed at identifying the most outstanding and representative examples of postwar apartment buildings in the area. The independent heritage assessments prepared by GML Heritage were developed through a thorough approach including detailed comparative analyses, archival research and building inspections. Their findings were further informed and refined by submissions received during the public exhibition period. All 8 buildings proposed for listing embody the key design principles, technical innovation and lifestyle aspirations that shaped apartment living in Potts Point, Elizabeth Bay and Rushcutters Bay during this period.
The buildings do not meet <i>all</i> 7 NSW heritage criteria. Therefore, they did not meet the threshold for local heritage listing.	1-5 Clement Street, Rushcutters Bay <i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Bayview</i>, 41–49 Roslyn Gardens, Elizabeth Bay <i>Roslyn Gardens</i>, 74-76 Roslyn Gardens Rushcutters Bay	Under the NSW heritage significance assessment criteria (2025), a place or object needs to meet one or more of the 7 criteria to be considered of heritage significance. Not all places or objects will meet all 7 criteria.

Themes/issues raised	Building/s	City of Sydney response
There was insufficient consultation with owners about the proposed heritage listings and their implications.	<i>Bayview</i>, 41–49 Roslyn Gardens, Elizabeth Bay <i>Gemini</i>, 40-44 Victoria Street, Potts Point	The City of Sydney notified each building's respective Strata Managers, Strata Committees and Owners Corporations about the heritage investigation by letter and email in the early stages of the heritage study. Notifications included requests to engage with property owners to discuss the heritage study, heritage listing process and carry out site visits. City of Sydney staff and members of the GML team met with Strata Committee and Owners Corporation representatives from 9 of the 15 buildings between September and November 2024. These meetings took place at the buildings or online. Not all Strata Committee and Owners Corporation representatives chose to meet with us. Further notifications and invitations for owners to meet with City of Sydney staff were made prior to, and during the public exhibition period. These invitations aimed to present information about the heritage listing process and potential implications for owners while also providing owners with an opportunity to provide their feedback on the proposal. These meetings and conversations also aimed to take future works to the building into consideration when developing management recommendations for each item. We met with representatives from 2 buildings during this period. Meetings were held at the buildings and the City of Sydney offices. We also spoke to representatives and unit owners from 5 of the 9 buildings throughout the public exhibition period. These conversations were carried out on the phone and focussed on the implications of a heritage listing on property owners.
Poor condition of some buildings should prevent heritage listing.	<i>Gemini</i>, 40-44 Victoria Street, Potts Point <i>Aquarius</i>, 50–58 Roslyn Gardens, Rushcutters Bay	Buildings identified as having significant maintenance or structural issues were excluded from the heritage assessment during Stage 1 and 2 of the project. There has been no evidence presented to, or observed by, the City of Sydney or GML Heritage to indicate that these buildings are suffering from significant structural or maintenance issues.

Themes/issues raised	Building/s	City of Sydney response
The City should allocate funds towards the conservation and maintenance of these buildings.	<i>Aquarius</i> , 50–58 Roslyn Gardens, Rushcutters Bay <i>St Ursula</i> , 5 Onslow Avenue, Elizabeth Bay	All buildings, whether heritage listed or not, need maintenance. Allocating public funds to private building maintenance is not possible given competing budget priorities and the principle that the primary responsibility for maintenance of privately owned buildings rests on the owner.

Appendices

Appendix A: Engagement activities

- **Sydney Your Say webpage**

A webpage was created and open from 17 November to 15 December 2025. The page included key information about the proposal to amend the Sydney Local Environmental Plan 2012 by including the 9 modern apartment buildings as local heritage items. Information provided on the page comprised of the council report; the targeted heritage study and the draft heritage assessments and inventory sheets for each of the 9 modern apartment buildings proposed for heritage listing.

The web page received 866 page views and 359 document downloads during this period.

- **Online feedback form Survey Monkey**

The community were able to give feedback using an online form. The form was open from 17 November to 15 December 2025. A link to the form was provided on the Sydney Your Say webpage.

- **Notification email via Campaign Monitor**

A notification email was sent on 17 November to 33 stakeholders via Campaign Monitor. An example of the notification email is attached in Appendix B.

- **Notification letter via BING**

A notification letter sent on 19 November via BING to 3,450 owner occupiers; residents and property owners. An example of the notification letter is attached in Appendix C.

Appendix B: Notification email



City of Sydney <sydneystreets@cityofsydney.nsw.gov.au>
To: Patricia Ma

Retention Policy 7 Year retention policy (7 years)

Expires 17/11/2032

You forwarded this message on 18/11/2025 10:06 AM.

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Sydney Your Say



Proposal to heritage list 9 modern apartment buildings

We invite your feedback on our [proposal to list 9 modern apartment buildings](#) as local heritage items:

- Gateway, 3 Wylde Street, Potts Point
- Gemini, 40-44 Victoria Street, Potts Point
- St Ursula, 5 Onslow Avenue, Elizabeth Bay
- St Ursula, 5 Onslow Avenue, Elizabeth Bay
- Oceana, 108 Elizabeth Bay Road, Elizabeth Bay
- Ithaca Gardens, 12 Ithaca Road, Elizabeth Bay
- Bayview, 41-49 Roslyn Gardens, Elizabeth Bay
- Aquarius, 50-58 Roslyn Gardens, Rushcutters Bay
- Roslyn Gardens, 74-76 Roslyn Gardens Rushcutters Bay
- 1-5 Clement Street, Rushcutters Bay.

Why we're doing this

Potts Point, Elizabeth Bay and Rushcutters Bay boast a unique collection of apartment buildings constructed in the post-war period, from 1945 to 1975. These buildings responded to changing demographics, construction techniques and legislation while displaying new architectural styles. The proposal to heritage list 9 modern apartment buildings recognises this important period of residential development.

Have your say

You can provide feedback on the [planning proposal](#), heritage report and draft heritage inventory.

Share your thoughts by **5pm on Monday 15 December 2025**.

For more information or any queries contact our senior specialist heritage planner Adele Zubrzycka at sydneyyoursay@cityofsydney.nsw.gov.au or on 02 9265 9333.

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

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You've received this email because you've been identified as a key stakeholder and your feedback on this planning proposal is important us.

The City of Sydney makes every effort to ensure the content of this newsletter is accurate, but makes no warranty as to its accuracy and does not assume any legal liability. The inclusion of a person, organisation, activity or link to another website in this newsletter in no way implies any form of endorsement by the City of Sydney.

Do not reply to this message. The reply address is not monitored.

Appendix C: Notification letter



City of Sydney
Gadigal Country
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

17 November 2025

Our Ref: X109515.006

Proposal to heritage list 9 modern apartment buildings

We're proposing to list 9 modern apartment buildings as local heritage items and we invite your feedback on the proposal:

- Gateway, 3 Wylde Street, Potts Point
- Gemini, 40–44 Victoria Street, Potts Point
- St Ursula, 5 Onslow Avenue, Elizabeth Bay
- Oceana, 108 Elizabeth Bay Road, Elizabeth Bay
- Ithaca Gardens, 12 Ithaca Road, Elizabeth Bay
- Bayview, 41–49 Roslyn Gardens, Elizabeth Bay
- Aquarius, 50–58 Roslyn Gardens, Rushcutters Bay
- Roslyn Gardens, 74–76 Roslyn Gardens Rushcutters Bay
- 1–5 Clement Street, Rushcutters Bay.

Why we're doing this

Potts Point, Elizabeth Bay and Rushcutters Bay boast a unique collection of apartment buildings constructed in the post war period (1945 to 1975). These buildings responded to changing demographics, construction techniques and legislation while displaying new architectural styles. The proposal to heritage list 9 'modern' apartment buildings recognises this important period of residential development.

How to give feedback

You can view the planning proposal, heritage report and draft heritage inventory sheets at sydneyyoursay.com.au. The proposal is open for comment until **5pm on Monday 15 December 2025**.

Feedback can be made online, by email or post to Project Officer, City Engagement, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000. Feedback should quote 'Reference X109515.006 – Heritage list 9 modern apartment buildings'.

For more information or any queries contact our senior specialist heritage planner Adele Zubrzycka at sydneyyoursay@cityofsydney.nsw.gov.au or on 02 9265 9333.

Yours sincerely

Ben Pechey
Executive Manager, Strategic Planning and Urban Design
City Planning | Development | Transport

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