

Our ref: HMS ID 14368

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Department of Planning, Housing and Infrastructure
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Advice on Environmental Impact Statement – State Significant Development

Proposal: Detailed Design for shop-top housing with in-fill affordable housing - 45-53 Macleay Street Potts Point

Major Project reference: SSD-83867719

Received: 17 April 2026

Dear Ms Niles,

Thank you for your referral dated 17 April 2026 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) proposal.

The following reports were considered in our assessment:

- Relevant sections of *Environmental Impact Statement 45-53 Macleay Street Potts Point*, Urbis, 27 March 2026, including the following appendices.
- Appendix H: *Design Report 45-53 Macleay Street, Potts Point*, KHA, 26/11/2025;
- Appendix O: *45-53 Macleay Street Potts Point Visual Impact & View Sharing Assessment*, Urbis, January 2026;
- Appendix EE: *The Chimes 45-53 Macleay Street, Potts Point, NSW Heritage Impact Statement*, John Oultram Heritage & Design, January 2026; and
- Appendix FF: *Historical Archaeological Assessment*, Urbis, 29 January 2026.

We have also referred to *Historical Archaeological Research Design & Excavation Methodology 45-53 Macleay Street Potts Point NSW*, Urbis, 4 August 2025 (ARDEM).

As delegate of the Heritage Council of NSW, we provide the following advice:

- The proposed SSD seeks additional building height of approximately 5.5 metres above that of the approved concept design (SSD-79316759). We consider that this would increase the prominence of the proposed SSD, but that the impact of the SSD on the significance of State Heritage Register (SHR) listed items in the vicinity would be minor.
- We understand that the proposed impact to archaeological relics is unchanged from the impacts assessed for the concept design (SSD-79316759). Please refer to **Attachment A** for recommended conditions of consent.

As local items are in the vicinity and the SSD site is within a heritage conservation area, advice should be sought from the relevant local council.

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
30 April 2026

Attachment A - Detailed Design for shop-top housing with in-fill affordable housing - 45-53 Macleay Street Potts Point (SSD-83867719)

Should the Department approve the SSD we recommend the following be included as part of any consent conditions.

Historical archaeology

1. All reasonable steps must be taken to avoid harm, modification of or impact to heritage items and relics except as authorised by this approval. No relics of State significance are approved for excavation or impact under this approval.
2. Ensure workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
3. All archaeological works must be undertaken in accordance with the ARDEM dated August 2025. Any substantial amendments to the proposed methodology should be submitted to Heritage NSW for review and approval.