



Pre-Development Application

Date Submitted: 12/05/2025

Project Name: 45-53 Macleay Street Potts Point
Case ID: PDA-83803206

Proponent Details

Project Owner Info

Title	Mr
First Name	Justyn
Last name	Ng
Role/Position	Senior Development Manager
Phone	0402036378
Email	justyn.ng@timeplace.com.au
Address	264 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	T&P CHIMES DEVELOPMENT PTY LTD
ABN	83647909073

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Vijay	Prabhu
Phone	Email	Role/Position
0497094516	vprabhu@urbis.com.au	Associate Director

Address

123
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	45-53 Macleay Street Potts Point
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD91,550,000.00
Indicative Operation Jobs	13
Indicative Construction Jobs	160
Number of Occupants	91
Number of Dwellings	34
Gross Floor Area (GFA) sqm	5,529
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	9

Description of the Development/Infrastructure
Construction and operation of a shop-top housing development which reflects the outcomes of the Design Competition winning scheme.
Provision of 15% of the residential GFA on the site for affordable housing.
Three basement levels for parking, services and storage

?Vehicular and loading access from McDonald Street.

Concept Development

Are you intending to submit a concept or staged application?
Yes

Would this be for the initial concept application?
No

Concept Proposal ID
PDA-78366514
Concept Proposal Name
45-53 Macleay Street, Potts Point

Site Details

Site Information

Site Name	The Chimes
Site Address (Street number and name)	45-53 Macleay Street, Potts Point
Site Co-ordinates - Latitude	-33.868430
Site Co-ordinates - Longitude	151.225

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP
SP 934

Site Area

What is the total site area for your development?
Site Area sqm
1,289

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Development for the purpose of shop top housing is permitted with consent in the MU1 zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
Environmental Planning and Assessment Act 1979 (EP&A Act)
? Biodiversity Conservation Act 2016 (BC Act)

- ? State Environmental Planning Policy (Planning Systems) 2021
- ? State Environmental Planning Policy (Housing) 2021
- ? State Environmental Planning Policy (Resilience and Hazards) 2021
- ? State Environmental Planning Policy (Sustainable Building) 2022
- ? Sydney Local Environment Plan 2012.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Concept proposal -SSD-79316759

Would the project vary any development standard?

Unsure

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	45-53 Macleay St Scoping Report
File Name	Site Map