

PROPOSED SSDA DEVELOPMENT

AT

THE CHIMES

45-53 MACLEAY STREET, POTTS POINT, NSW

HERITAGE IMPACT STATEMENT



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Prepared for:

T & P Chimes Development Pty Limited

Revised January 2026

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EXECUTIVE SUMMARY

The demolition of the existing building is part of the Concept SSDA.

We consider that:

- The property at 45-53 Macleay Street does not meet any of the NSW Heritage Manual criteria for identification as a place of local significance
- The historic significance of the place largely relates to the earlier buildings on the site that were demolished for the current apartments
- The current ground floor slab is of no heritage significance, and its demolition will have no impact on the significance of the place

We consider that there are no heritage considerations that would have precluded the demolition of the ground level slab.

The proposed development is a well-considered response to the development of a mixed-use site and the current planning controls applying.

The proposed design is well articulated and scaled and uses appropriate materials and details. It provides for an appropriate and high quality treatment to the podium (including to Macleay Street and McDonald) drawing on historical precedents in terms of facade divisions, detail and materials.

The proposal also provides adequate setbacks to the adjoining heritage items and contributory items in Macleay Street and McDonald Street with a well planted garden to the south of the development that is open to, and visible from, Macleay Street.

The proposals follow the ongoing, historic pattern of development in the area and will have a limited and acceptable impact on the setting and significance of the heritage items and contributory items in the vicinity and the Potts Point Heritage Conservation Area.

In heritage terms, we consider that the development should be approved.

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1.0 INTRODUCTION

1.1 THE BRIEF

This Heritage Impact Statement has been prepared by John Oultram Heritage & Design on behalf of T & P Chimes Development Pty Limited (the Applicant) to accompany a Detailed State Significant Development Application (SSDA) for a mixed-use development at 45-53 Macleay Street, Potts Point (the site).

A Concept State Significant Development Application (SSD-79316759) (that included the demolition of the current apartment building on the site) has been submitted to Planning NSW.

1.2 THE STUDY AREA

The study area is CP/SP934 at Potts Point in the City of Sydney, Parish of Alexandria and County of Cumberland (Figure 1.1).

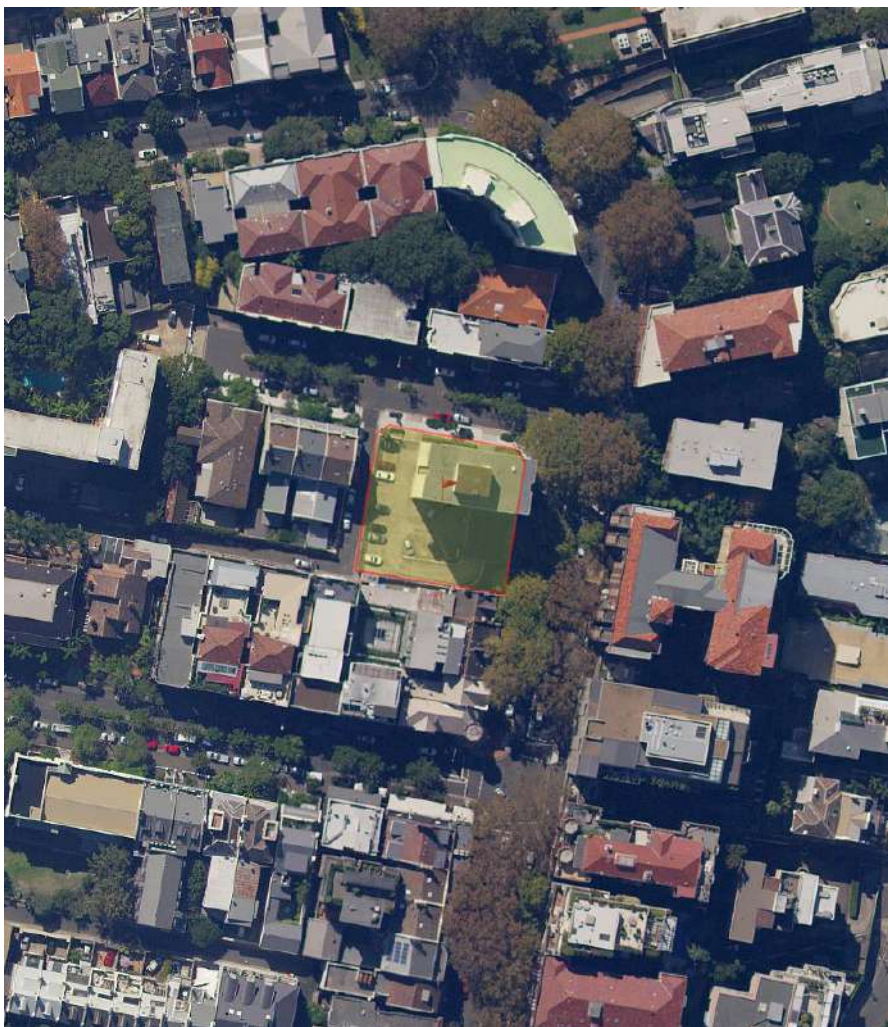


Figure 1.1 The Study Area shaded

Source: Six Maps

1.3 BACKGROUND

The applicant has prepared a State Significant Development application (SSD-79316759) and has received the Planning Secretary's Environmental Assessment Requirements (SEARS). The SEAR'S requirements include:

19. Environmental Heritage

Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.

SEARS p. 5

This report has been prepared to address this condition particularly in regard to the impact on heritage and contributory items in the vicinity of the site and the surrounding Potts Point Heritage Conservation Area.

An archaeological assessment has been prepared by others,

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the City of Sydney Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

The assessment of the significance of the property also addresses the revised thresholds in the *Assessing Heritage Significance* guidelines published in May 2023 by the NSW Department of Planning.

1.6 OTHER REPORTS

A heritage impact statement was prepared for the proposed redevelopment of the site:

Urbis, *Heritage Impact Statement, 45-53 Macleay Street, Potts Point*, dated October 2021 (Urbis HIS).

Urbis also prepared a response to the statement of facts and contentions:

Heritage Response to the Statement of Facts and Contentions 45-53 Macleay Street 9S/2022/960 (LEC2023/115313), dated August 2023

(Urbis Response)

1.7 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson.

2.0 HISTORICAL DEVELOPMENT

2.1 SUMMARY

The Chimes, Nos. 45-53 Macleay Street, was built over 1963/64 for Dalkrist Pty Ltd on behalf of Mrs Daphne Stewart Kool (1932-2014). The architect was Hugo Stossel (1905-2002).

2.2 ADELAIDE COTTAGE

The western side of Potts Point and above Woolloomooloo Bay is historically associated with the 1830s villas of 'Woolloomooloo Hill'. The initial settlement in this part of Sydney was the outcome of the colonial administration and its wish to establish an enclave for the political and military elites. The governor at the time was Sir Ralph Darling (in office 1824-1831) and he ordered in 1828 the subdivision of 'Woolloomooloo Hill' into allotments suitable for the erection of villas with landscaped garden settings. Darling set down conditions for these developments, which conditions stipulated only one residence per allotment, and the design of that residence required approval. The allotments had frontage to the only public road, Macleay Street/Darlinghurst Road, and some had frontage also to the western shore of Woolloomooloo Bay. There were 17 of these villa allotments, the first seven were granted in 1828 and the others granted in 1831.

The land neighbouring Challis Avenue and McDonald Street is located within Henry Gratton Douglass' grant issued in 1828. Douglass (1790-1865) had arrived in the colony in 1821, having been appointed superintendent of the general hospital at Parramatta and held other colonial positions. Douglass returned to England in 1828 but nonetheless continued with the building of a villa, designed by architect and engineer Edward Hallen (1803-1880). Consequently, the grant with house, named Adelaide Cottage, was more associated with the later owners Lieutenant-Colonel Thomas Shadforth and John Henry Challis.

Shadforth (1771?-1862) was a professional soldier who had arrived in Sydney in 1826 with his regiment. He resigned his commission in 1831 and settled in the colony taking up Adelaide Cottage around this time as well as a country property, Ravenswood, at Mulgoa.¹ The merchant John Henry Challis (1806-1880) bought the property in about 1850 and lived there² for a short period prior to returning to England in 1855. Challis died in France in 1880 and left an estate valued for probate at £60,000 in England and £101,000 in New South Wales. He left annuities to friends and relations, and the residue to the University of Sydney subject to provisions for his widow, who died in 1884.³

From at least 1855⁴ Challis let the house to Alexander MacDonald who lived there through to his death in 1888. MacDonald had migrated to Sydney in about 1848 and from the late 1850s was a partner in the Sydney firm of general importers MacDonald, Smith and Co. That firm grew out of Flower, Salting & Co., of which Challis was a partner. MacDonald was also associated with the Union Bank.⁵ After the death of MacDonald in 1888, Adelaide Cottage was sold by Challis' trustees.

¹ 'Shadforth, Thomas (1771-1862)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University

² 'City Council', *Sydney Morning Herald*, 23 April 1850, p2

³ Macmillan, David S, 'Challis, John Henry (1806-1880)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University

⁴ Sydney City Council, Fitzroy Ward Rate Assessment for 1855

⁵ 'News of the Day', *Sydney Morning Herald*, 5 April 1888, p.7

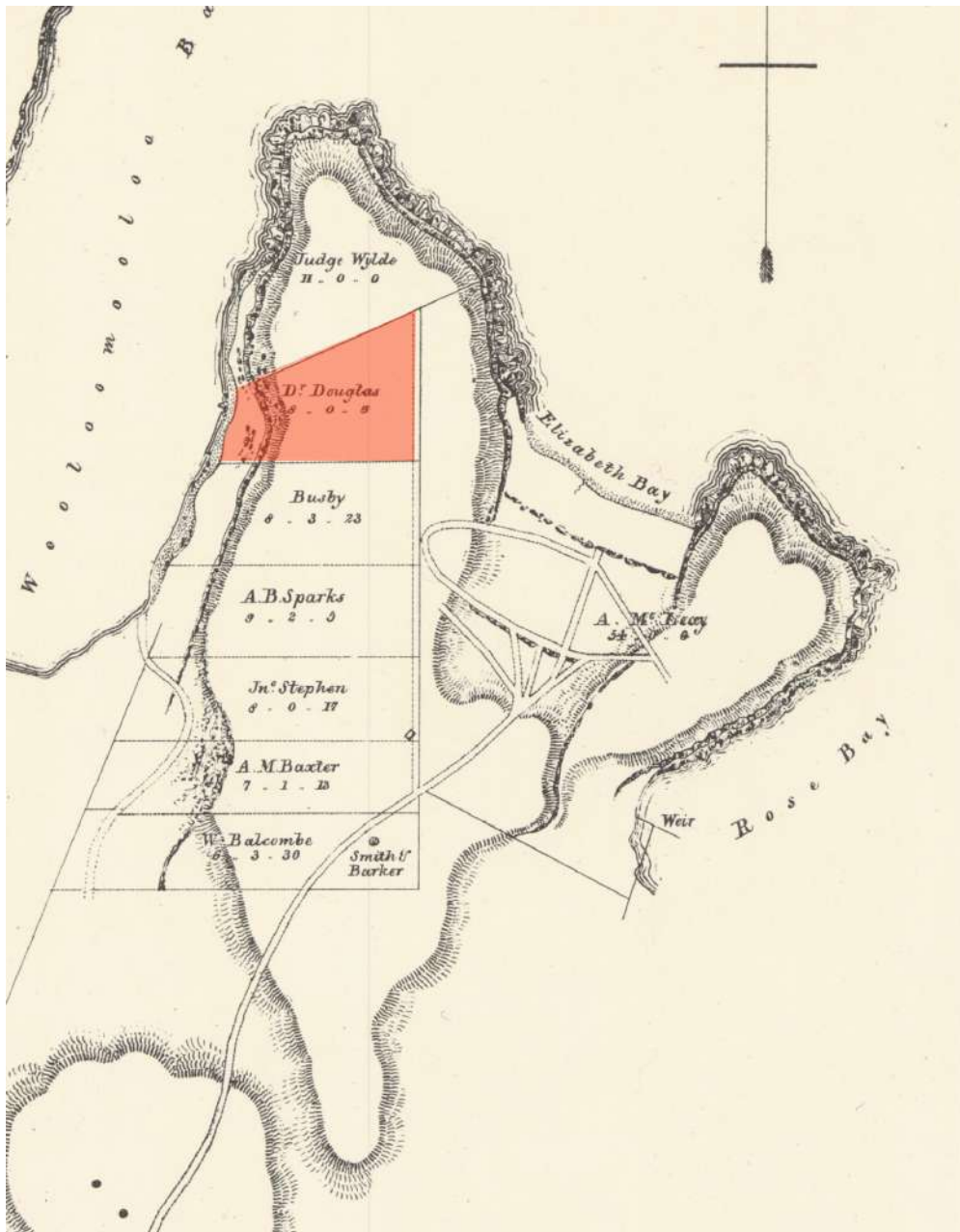


Figure 2.1 A sketch survey prepared in 1831 to put through William Street across Riley's Woolloomooloo Estate. Also recorded was the layout of the grants on 'Woolloomooloo Hill'. The property is located within the grant to Henry Grattan Douglass (shaded)

Source: State Records NSW (Surveyor General's Sketch Book Vol 1 f.94)

2.3 SUBDIVISION

In February 1890 the NSW Government resumed the whole of the eastern side of Woolloomooloo Bay between Duke Street and Bommerah at the end of Wylde Street for wharf improvement. The price paid for Challis' land west of Victoria Street was £45,000.⁶

⁶ 'Woolloomooloo Land Resumptions', *Sydney Morning Herald*, 28 February 1895, p6

The resumption followed the recommendations of a parliamentary committee of enquiry held in 1888,⁷ and in that same year the trustees of Challis' estate sold the balance of Adelaide Cottage, around 6 1/2 acres, to The Australian Mutual Investment and Building Company Ltd.⁸ This land speculation and finance company had been formed in the late 1870s. The company demolished Adelaide Cottage and subdivided the grounds for housing in 1889. Challis Avenue and McDonald Street were formed in this subdivision. There were 45 building blocks, with majority fronting Challis Avenue, which was planted with trees along the pedestrian pavement.

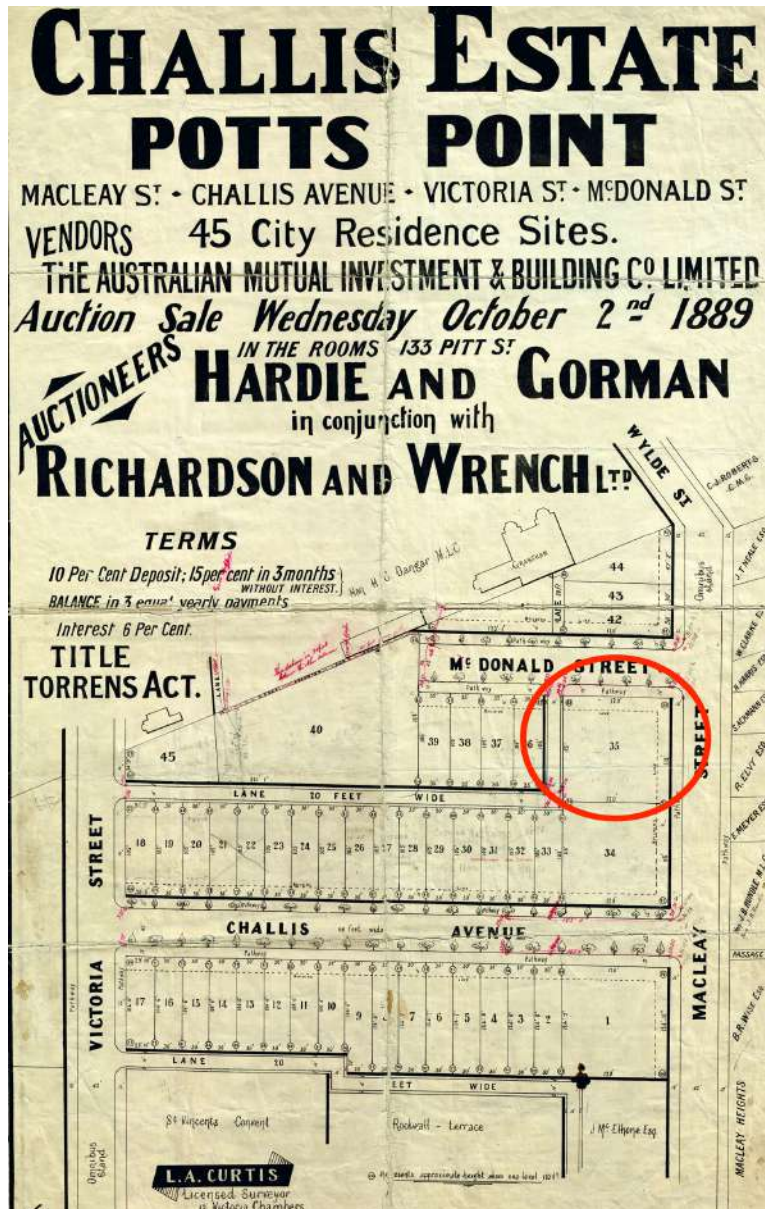


Figure 2.2 Plan of the subdivision of Adelaide Cottage as the Challis Estate land release of 1889. Circled is Lot 35, which are Nos. 45-53 Macleay Street

Source: State Library of NSW (Potts Point Subdivision Plan No. 27)

⁷ Parliamentary Standing Committee on Public Works, 'Wharfage Accommodation at Woolloomooloo Bay'

⁸ Torrens Title Dealing 143865

2.4 THE CHIMES (NOS. 45-53 MACLEAY STREET)

2.4.1 First Development

The property Nos. 45-53 Macleay Street comprises Lot 35 and part of Lot 34 of the Challis Estate (Deposited Plan 2436) land release. These allotments were developed first in about 1896 for Maurice David Benjamin who had purchased the land in 1895.⁹ Benjamin (1846-1904) had inherited wealth in 1893 after the death of his father, David.¹⁰ Benjamin's development of Nos. 45-53 Macleay Street comprised a three storey dwelling at Nos. 45/47, a three storey dwelling at Nos. 49/51, and a three storey dwelling at No. 53. Benjamin also owned the neighbouring land comprising Nos. 55-71 Macleay Street.¹¹ The architect engaged by Benjamin for his Macleay Street developments was Maurice Bernard Halligan (1862-1926).¹²

Initially, Benjamin's houses were let as such, with No. 45 Macleay Street being called San Diego and occupied by Maurice Benjamin (the owner) by 1900, No. 47 was called Vallejo, No. 49 was Petaluma, No. 51 Santa Monica, and No. 53 Nebraska.¹³



Figure 2.3 Sketch of Nos. 45-45 Macleay Street

Source: Building and Engineering News, 18 July 1896

⁹ Torrens Title Dealing 235445

¹⁰ 'Will of the late Mr David Benjamin', *Argus*, 20 September 1893, p6

¹¹ City Council rate valuation of Fitzroy Ward, 1896, entries 3411-3416

¹² Identified as such in City Council letter dated January 1897 (Sydney City Archives 26-289-180)

¹³ *Sands' Directory*, 1900 and 1903



Figure 2.4 Nos. 45-47 Macleay Street in 1926. Designed by architect Maurice Bernard Halligan (1862-1926) in 1896 for Maurice David Benjamin (1846-1904)

Source: Sydney City Archives (001409)



Figure 2.5 Nos. 45-53 Macleay Street in 1926. Designed by architect Maurice Bernard Halligan (1862-1926) in 1896 for Maurice David Benjamin (1846-1904)

Source: Sydney City Archives (001410)



Figure 2.6 Detail of a Milton Kent aerial photograph of Potts Point in the 1930s showing the pre-Second World War townscape of the suburb. Circled are the original houses at Nos. 45-53 Macleay Street demolished in 1963

Source: State Library of NSW (c111070006)

From 1912 to 1960 the property comprising Nos. 45-53 Macleay Street was owned by members of the Boylan family, initially publican John Boylan (1858-1944).¹⁴ In the years prior to this, from 1900, all of Benjamin's properties in Macleay Street had been owned by the widowed Mary Ellen Scanlon (died 1921) of Bendigo.¹⁵ Mrs Scanlon introduced the use of these buildings as a private hotel/guest houses and the Boylans continued this practice: Nos. 45/47 Macleay Street became a private hotel, and the co-joined Nos. 49-53 Macleay Street was a guest house with full board provided.

These premises traded under names that changed over time, and inclusive of The Morrison and later The Coniston for Nos. 45/47 Macleay Street, and The Chimes for Nos. 49/53 Macleay Street from the early 1900s.

2.4.2 Existing development

In 1960 the Boylans conveyed this property to Mrs Daphne Stewart Kool (born Fraser, 1932-2014) wife of builder Cornelis Kool (1927-2017).¹⁶ Mrs Kool, trading as CS Kool Pty Ltd, lodged a development application with Sydney Council in March 1961 for a new 20 storey (56m) private hotel with parking facilities on the lower seven floors. The proposed private hotel use could be considered a continuation of the then existing use. This application was refused in June 1961 and then amended by the applicant to comprise a twelve storey (32.3 m) building comprising basement car parking, ground floor shops and a restaurant, and the upper eleven floors for the private hotel.¹⁷

¹⁴ Torrens Title Dealing 687202

¹⁵ Torrens Title Dealing 303687

¹⁶ Torrens Title Dealing H441898

¹⁷ City Council DA 2484/61 (file)

The architect for both these proposals was Bela (Bill) Emery Sabolch.¹⁸ Little has been reported on Sabolch (died 2020) aside from him being the chief architect for Westfield designing its shopping centres later in the 1960s. The amended application was refused by the Council in May 1962, on the grounds:¹⁹

- 1) The proposed development would be likely to reduce light and air to adjoining properties.
- 2) It would be likely to affect detrimentally views to and from the harbour.
- 3) That it would constitute an undesirable form of development in that it conflicted with Council's code in respect of site coverage (exceeded by 30 per cent), floor area (exceeded twice permissible), and set back from the street.
- 4) It was contrary to the terms of the Residential District Proclamation (District No. 3 proclaimed 17/7/1940).

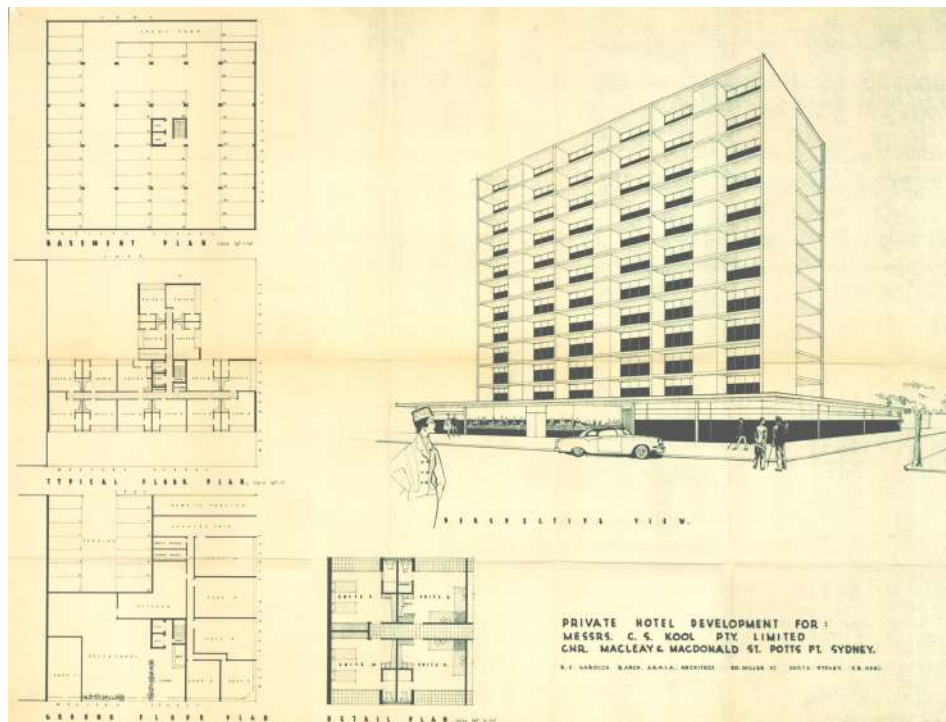


Figure 2.7 The proposed flats designed by Bela (Bill) Emery Sabolch for CS Kool Pty Ltd in the amended development application of June 1961. This application was refused by Sydney Council in May 1962

Source: Sydney City Archives (DA 61/148 file)

¹⁸ City Council DA 148/61

¹⁹ City Council DA 148/61

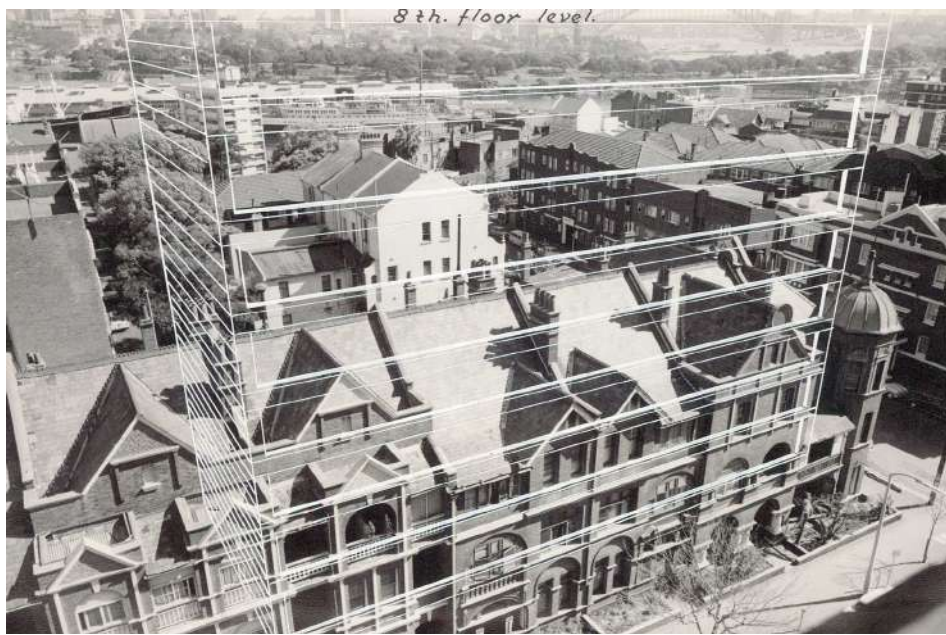


Figure 2.8 A photomontage prepared by the Sydney Council in 1961 to illustrate the potential impact of Sabolch's design on views to the harbour

Source: Sydney City Archives (DA 61/148 file)

Mrs Kool lodged an appeal against the Council's decision, but prior to commencement of the hearing, on 18th March 1963 the Council approved an amended development comprising basement car parking, ground floor shops, and 11 floors above for residential flats. (The implemented design for the ground floor however deleted the ground floor shops.) That development application was lodged by Dalkrist Pty Ltd on behalf of Mrs Kool, with the architect being Hugo Stossel.²⁰ The development approved in March 1963, with the building application drawings being stamped approved in either July or August (it varied) 1963. Dalkrist Pty Ltd implemented this application approval.

The existing block of 80 flats was built over 1963/64. The architect for this development was Hugo Stossel and the builder Theiss Bros. Construction commenced in May 1963 with the demolition of the late Victorian buildings, and in July excavation for foundations was in progress, followed shortly after with the erection of the steel frame. Work was considered completed in August 1964.²¹ Each flat shared a common floorplan comprising a combined bed/living room with kitchen and bathroom enclosures.

²⁰ City Council DA 10/63 (file) and DA 61/2484 (file)

²¹ City Council BA 757/63 Building Inspector's Card

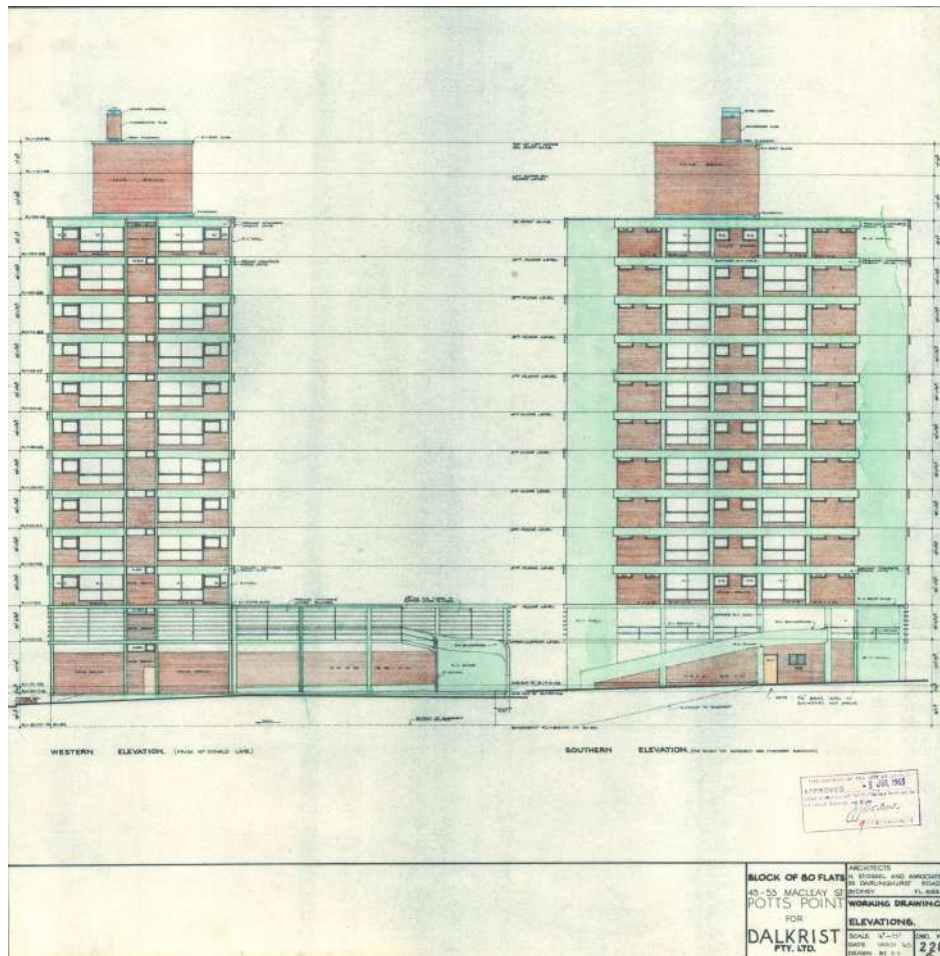


Figure 2.9 Plan of the elevations of the implemented design of March 1963 designed by Hugo Stossel for Dalkrist Pty Ltd

Source: Sydney City Archives (BA 63/757 plans)

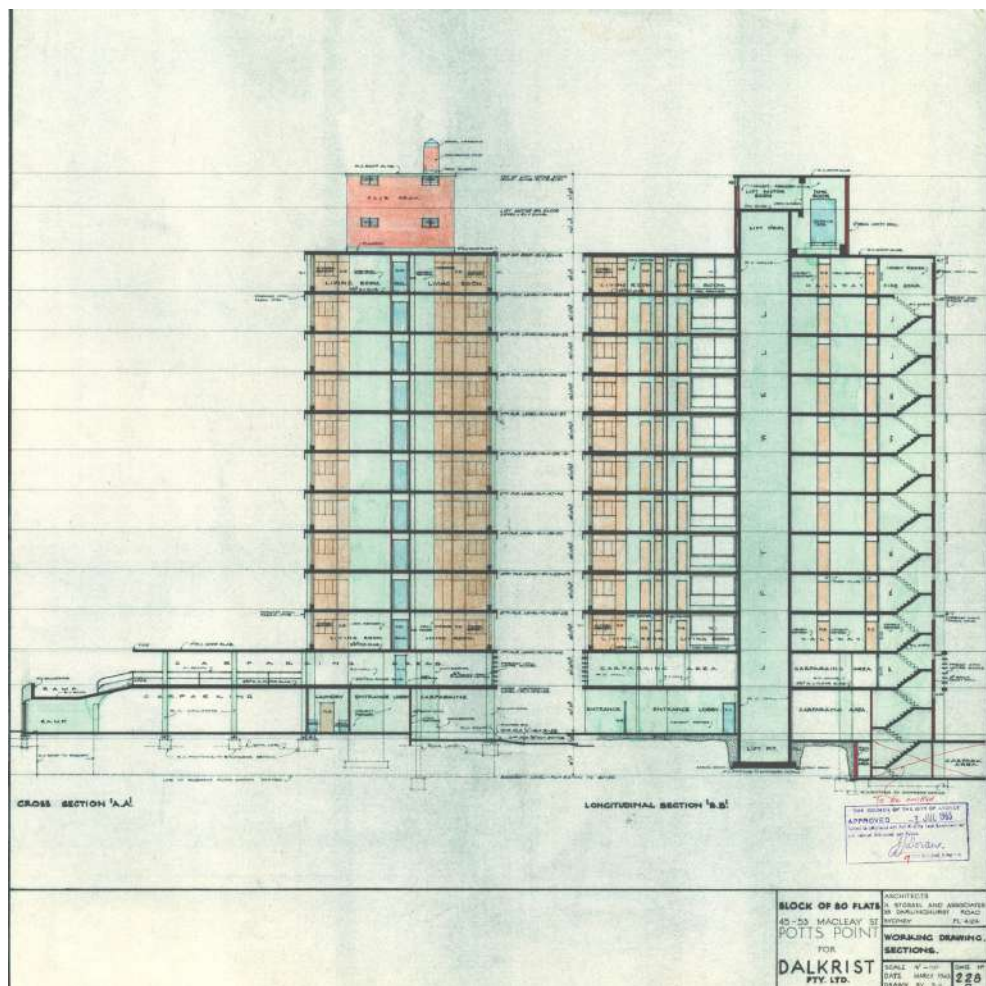


Figure 2.10 Plan of the section of the implemented design of March 1963 designed by Hugo Stossel for Dalkrist Pty Ltd

Source: Sydney City Archives (BA 63/757 plans)

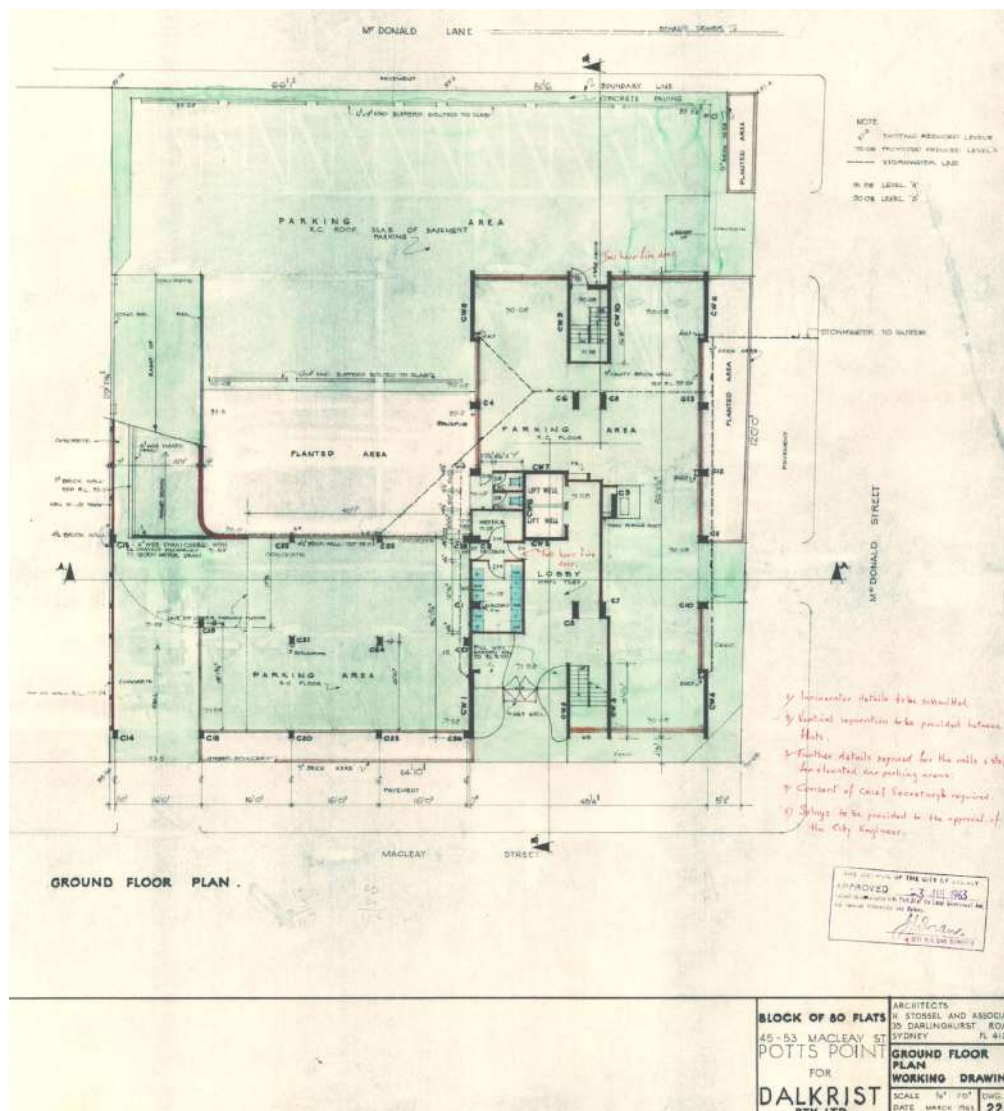


Figure 2.11 Plan of the ground floor of the implemented design of March 1963 designed by Hugo Stossel for Dalkrist Pty Ltd.

Source: Sydney City Archives (BA 63/757 plans)

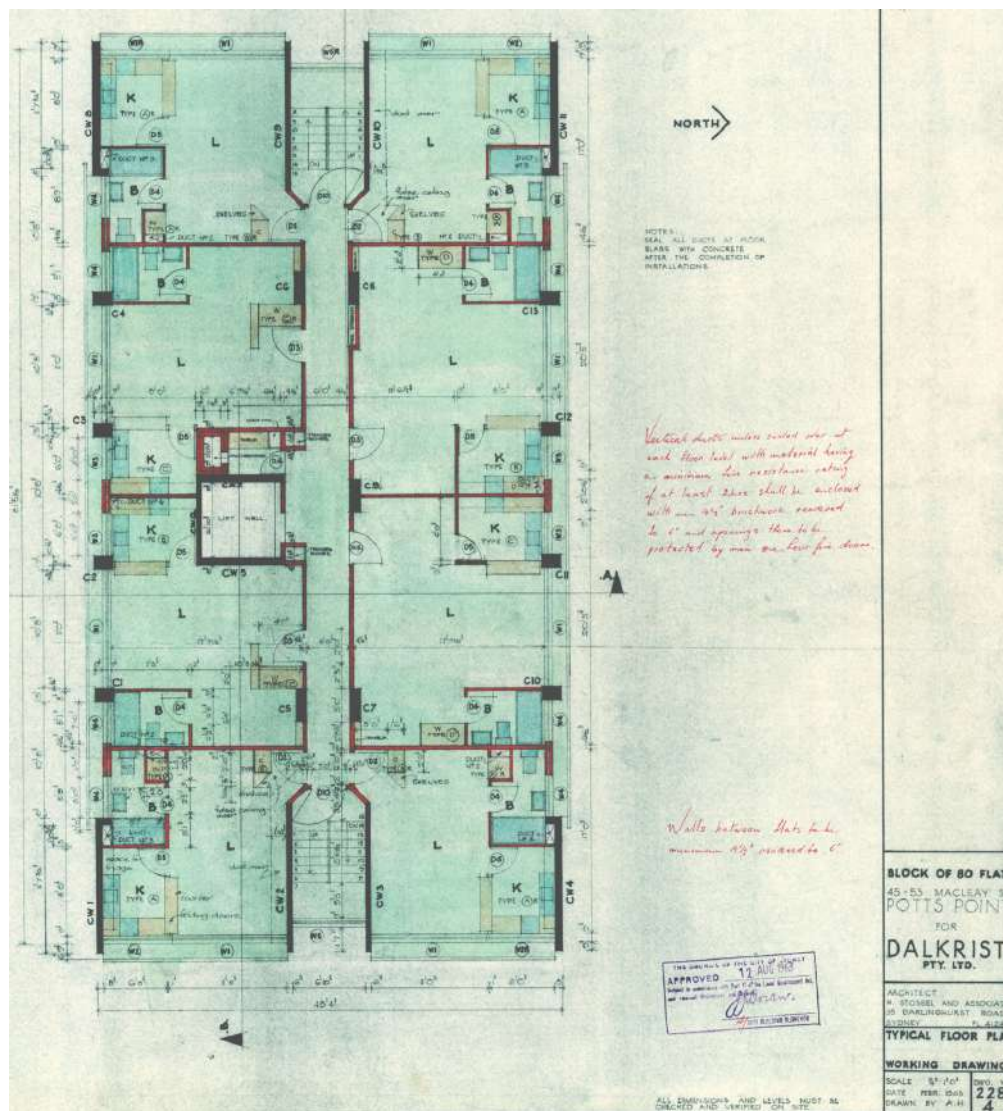


Figure 2.12 Plan of a typical floor layout of residential flats of the implemented design of March 1963 designed by Hugo Stossel for Dalkrist Pty Ltd.

Source: Sydney City Archives (BA 63/757 plans)

2.5 HUGO STOSSEL

Hugo Stossel (1905-2002) was born at Klárafalva, Hungary in 1905 and studied architecture at Vienna, graduating with a diploma from the Technical College in 1932. In the following six years Stossel was employed in eastern European states prior to migrating to Australia 1939 from Bucharest and settling in Sydney.

Stossel became a naturalised Australian in 1945, and he was registered as an architect in NSW in 1948. From the early 1950s he in private practice, with an early example of Stossel's work in this decade is St Ursula, a block of flats in Onslow Avenue, Elizabeth Bay, built in 1951.

At Darling Point for Civil & Civic Stossel designed Broadwaters flats in Sutherland Crescent (1958) and Yarranabbe flats in 1958. The former police headquarters in College Street (now flats oddly enough) (1973) and the former Airport Hilton (1981) are late examples of his work.²²

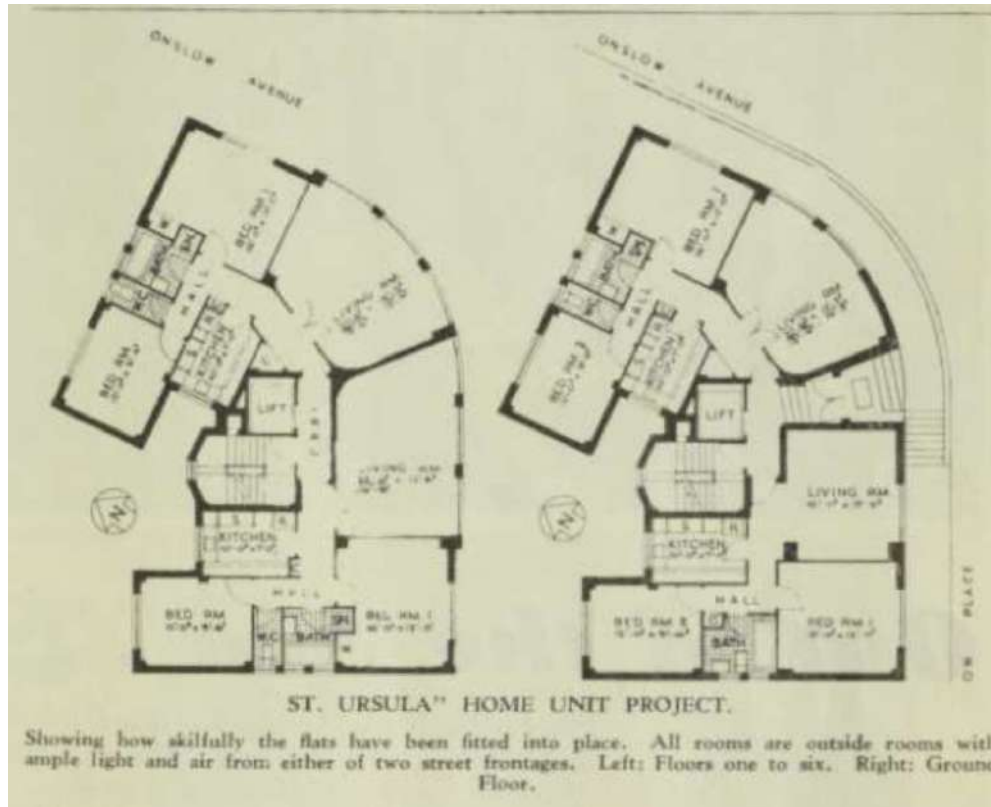


Figure 2.13 Stossel's design of 1951 for the St Ursula flats in Onslow Avenue. These flats comprised two bedrooms, a living room, a hallway, and separate bathroom and kitchen.

Source: *Building*, 5/1951

²² Hawcroft, R, 'Stossel, Hugo', in Goad, P and J Willis (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012



Figure 2.14 Stossel's sketch drawing of the broad entry lobby proposed for Broadwaters flats in Sutherland Crescent, Darling Point

Source: *Cross Section*, November 1958

2.6 INTER WAR APARTMENT DEVELOPMENT

The development was part of the trend for apartments in the Inter War years. There was rapid economic growth in Sydney in the 1920's but this almost came to a halt in the great depression in the 1930's. During this time residential flat building became a popular development option partly as a result of the Fair Rent legislation of 1916 that controlled the rental returns.

There was a marked increase in apartment building in the 1920's which accelerated after the Depression as developers sought to make up lost time. In 1938 for example, 70% of the building applications in Rose Bay and Double Bay were for residential apartments.

The design of the buildings was largely uncontrolled apart from the requirement for separate lavatories and fire stairs and there were often considerable council and local objection.

It was not until 1940 that some limited regulation came into force with the Local Government (Regulation of Flats) Act. This divided flats into four categories depending on site position, site coverage and height.²³

²³ Broomham, Rosemary, *The Urban Garden*, 2002. A study of Inter War development in Rose Bay and Double Bay for Woollahra Library

2.7 GREEN BANS MOVEMENT

'Green bans' and 'builders' labourers' became household terms for Sydneysiders during the 1970s. A remarkable form of environmental activism was initiated by the builders' labourers employed to construct the office-block skyscrapers, shopping precincts and luxury apartments that were rapidly encroaching upon green spaces or replacing older-style, commercial and residential buildings in Sydney.

The builders' labourers refused to work on projects that were environmentally or socially undesirable. This green bans movement, as it became known, was the first of its type in the world.

The green bans were of three main kinds: to defend open spaces from various kinds of development; to protect existing housing stock from demolition intended to make way for freeways or high-rise development; and to preserve older-style buildings from replacement by office-blocks or shopping precinct.

Sydney's builders' labourers were organised in the New South Wales Builders Labourers Federations (NSWBLF). From the mid-1960s, the union had become increasingly concerned with matters of town planning. It persistently criticised the boom in office-block development and predicted an oversupply in office space, long before others became alert to the problem. It pleaded instead for the construction of socially useful projects²⁴.

The opposition to high rise development in Potts Point was also galvanized by Juanita Nielsen (1937-1975) who was born Juanita Joan Smith at New Lambton NSW to Neil Donovan Smith, the heir to the Mark Foy's retail fortune, and Vilma Grace Smith (nee Meares).

In the 1970s she was the publisher of the alternative newspaper NOW in Kings Cross where she lived at 202 Victoria Street. She became actively involved in the campaign opposing development of the area and played a prominent role in mobilizing local residents against the demolition of Victoria Street's historic houses²⁵. She later disappeared and it was conjectured that she was abducted and murdered.

²⁴ Dictionary of Sydney

²⁵ Australian Dictionary of Biography

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in July 2022. Only one apartment was inspected internally (Unit 72).

We would note consent has already been granted for the demolition of the existing building on the site in accordance with the concept approval (SSD-79316759), and the following description is for information and to provide some context to the proposed redevelopment.

45-53 Macleay Street is a twelve storey, late Twentieth Century apartment building in a hybrid of the International/Brutalist styles set to the corner of Macleay Street and McDonald Street. The building is relatively intact to its original design including its layout of eight apartments to each residential floor.

The building has two levels of car parking and service areas at the street with ten levels of apartments above that are arranged off a central lift hall and fire stair. The car parking extends in a two storey form along Macleay Street and there is a vehicle access drive off McDonald Street to a parking area to the west. There is a ramp from the car park to the upper-level, parking area. The main entrance is from Macleay Street with glazed doors to a cranked, lift and stair hall. There is a projecting awning over the entry doors.

The building has a concrete frame with rendered blade walls and expressed columns with face brick and glazed infills with aluminium framed windows. The elevations have expressed, concrete sun hoods that carry over the openings and brick panels. The building has flat roof behind a low parapet.

The lower podium floor is to a similar detail but with high level openings to the ground floor parking and horizontal, concrete and aluminium blades across the first floor. The rear sections of the car park have metal handrails at the first floor.

The entry foyer has been modernised and has no features of note. The apartments are arranged off a central hall and are to a common studio plan of a central space with a small kitchen and bathroom each side of the main, feature window. The owner reported that some apartments have later walls inserted into the bedroom space.

In the inspected apartment, floors are tiled. Walls are in plastered masonry and plasterboard and ceilings in plastered concrete. Doors are flush timber in steel frames and windows are in aluminium. The bathroom appears original, but the kitchen has been modernised. The bedroom area and entry space have fitted joinery.

The building has little landscaping apart from low brick planters to the street frontages.

Macleay is lined with a variety of buildings from the late Victorian period onwards with a number of Post War apartment buildings. To the south, is a pair of three storey Edwardian buildings in painted brick with pitched roofs and heavily decorated facades. To the north, across McDonald Street is a three storey block of Inter War apartments in face brick and to the west, in McDonald Street, a three storey terrace of late Victorian houses.

Figures 3.1 - 3.6



Figure 3.1 45-53 Macleay Street, Potts Point
View from Macleay Street looking northwest



Figure 3.2 45-53 Macleay Street, Potts Point
East elevation



Figure 3.3 45-53 Macleay Street, Potts Point
West elevation



Figure 3.4 45-53 Macleay Street, Potts Point
South and west elevations



Figure 3.5 45-53 Macleay Street, Potts Point
View from McDonald Street looking southwest



Figure 3.6 45-53 Macleay Street, Potts Point
Rear car park

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE ENVIRONMENT AND WATER

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Climate Change, Energy, the Environment and Water, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is the City of Sydney. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Sydney Local Environmental Plan 2012* (SLEP) but is within the Potts Point Heritage Conservation Area (C51).

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I1139	55 Macleay Street	Terrace house <i>Sante Fe</i> including interior	Local
I1140	57-59 Macleay Street	Former artists' studio The Yellow House including interior	Local
I1141	61-63 Macleay Street	Flat building Wirrawa including interior	Local
I591	10-12 Macleay Street	Flat building Macleay Regis including interior	Local

The property is identified as a *Detracting Item* on the Building Contributions Map for the conservation area (see Figure 4.2).

The heritage provisions in the SLEP relating to the development in a conservation area and in the vicinity of a heritage item would apply.

Development at the site would also be the subject of the *Sydney Development Control Plan 2012* (SDCP) that contains detailed objectives and controls for development in conservation areas.

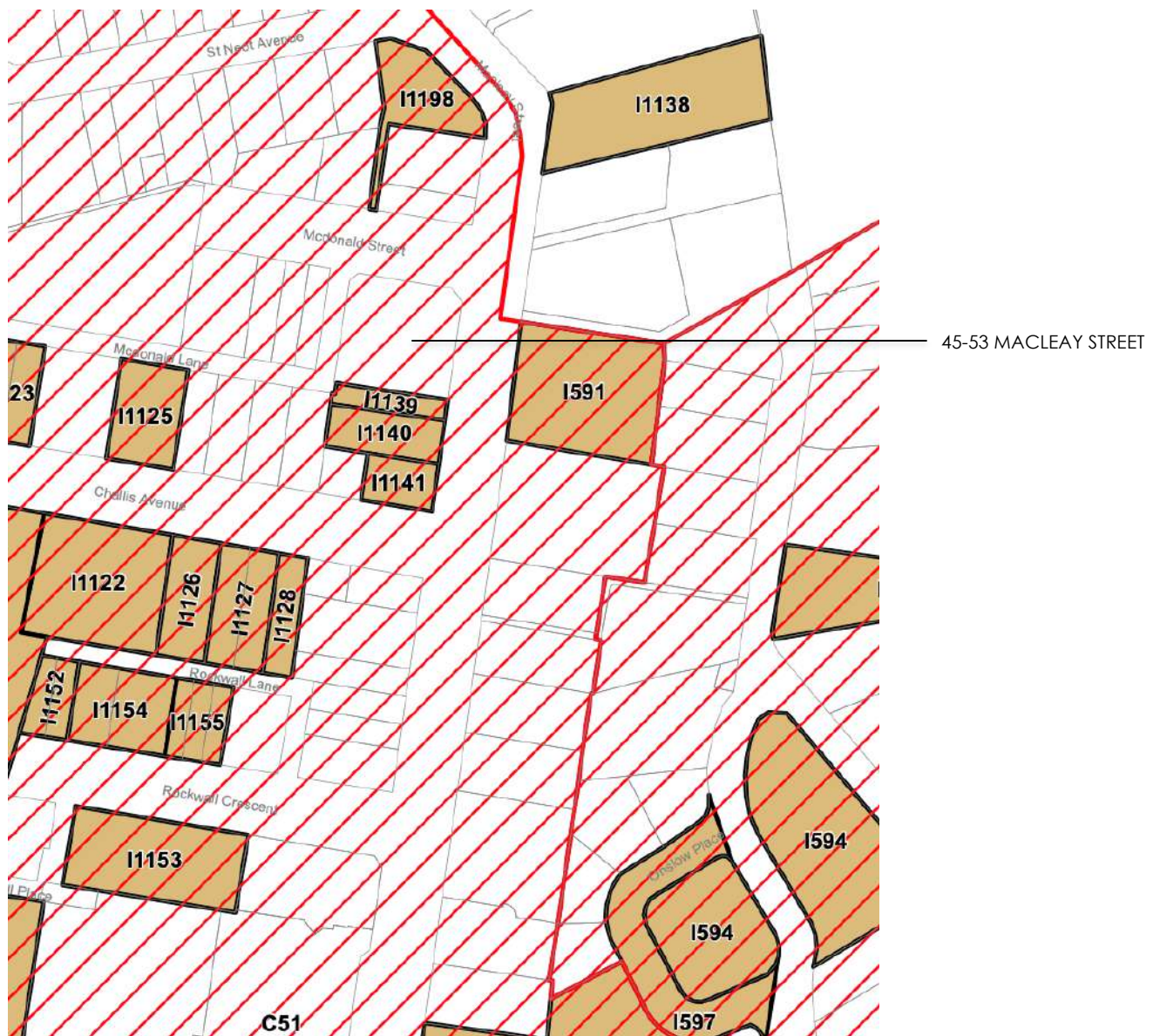


Figure 4.1 Extract from the Sydney Local Environmental Plan 2012 – Heritage Map Sheet HER_021

Source: NSW Planning Portal



Figure 4.2 Sydney Development Control Plan 2012 - Buildings Contribution Map 021

The subject building is noted as Detracting

Source: City of Sydney

5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and was appropriate for application to the subject property.

The significance of the property has been addressed in previous reports including assessment against the revised thresholds in the *Assessing Heritage Significance* guidelines published in May 2023 by the NSW Department of Planning.

A Concept State Significant Development Application (SSD-79316759) (that included the demolition of the current apartment building on the site) has been submitted to Planning NSW.

This report only assesses to the demolition of the ground floor slab of the building to enable excavation and site works.

5.1 SUMMARY OF SIGNIFICANCE

5.1.1 Summary of Significance

We considered that the building would not meet any of the NSW Heritage Manual criteria for identification as a place of local significance. 45-53 Macleay Street is an undistinguished example of a twelve storey, Inter War International/Brutalist style apartment building.

5.1.2 Urbis HIS

The Urbis HIS contains an assessment and statement of significance:

The Chimes, constructed in 1963-64, was designed by post-War émigré architect Hugo Stossel and replaced an earlier Federation Queen Anne residence which originally formed part of an attached row of dwellings along Macleay Street, the remaining 3 of which survive and are now listed heritage items. The building, therefore, does not relate to the key periods of significance for the Potts Point HCA.

As part of the group of post-War émigré architects, Stossel and his contemporaries brought with them modernist and internationalist tastes and sensibilities. The mid-20th century produced some iconic Modernist buildings in Sydney and is rightfully recognised as a highly significant period in the city's architectural history.

However, The Chimes, much like Stossel's other residential flat buildings (of which many remain in the inner eastern suburbs), was designed to be a simply constructed, utilitarian, and high-density residential flat building evoking the Stripped Classical style which does not demonstrate any creative or technical excellence. This is in stark contrast to the residential apartment buildings designed by Stossel's more prominent contemporaries, as illustrated in the comparative analysis, which serve as much better representative examples of the type. A comparison of the subject building with other works by Stossel himself has concluded that The Chimes is not a particularly meritorious or important representative example of his work.

The Chimes, while remaining relatively intact externally, has been heavily modified internally and has, therefore, irreversibly lost its integrity as an example of a mid-20th century residential apartment building.

As such, it has been found that the subject building is unable to fulfil any of the criteria that would warrant its listing as a heritage item. Similarly, in light of the comparative analysis with other similar works by Stossel and his contemporaries, the building is not understood as a particularly fine or important example of its type, and as such does not make a positive contribution to the character and significance of the Potts Point HCA in which it is located, and its identification as a detracting item remains valid.

We concurred with this assessment.

6.0 PROPOSED DEVELOPMENT

6.1 CURRENT PROPOSALS

The current owners would like to redevelop the property for a mixed use development with apartments set over ground floor retail and loading facilities with underground car parking.

The SSDA proposals are shown on the following drawings:

0000 - SITE PLANS

OVERVIEW PAGE	A0000	H
ROOF SITE PLAN	A0010	H
GROUND SITE PLAN	A0011	H

1000 - GENERAL ARRANGEMENT PLANS

BASEMENT 4 FLOOR PLAN	A1001	H
BASEMENT 3 FLOOR PLAN	A1002	H
BASEMENT 2 FLOOR PLAN	A1003	H
BASEMENT 1 FLOOR PLAN	A1004	H
GROUND FLOOR PLAN	A1010	H
LEVEL 1 FLOOR PLAN, STUDIO APARTMENTS, AFFORDABLE HOUSING	A1011	H
LEVEL 2 FLOOR PLAN, STUDIO APARTMENTS, AFFORDABLE HOUSING	A1012	H
LEVEL 3 FLOOR PLAN, TERRACE LEVEL	A1013	H
LEVEL 4 FLOOR PLAN (TYPICAL 5, 7, 9, 11)	A1014	H
LEVEL 6 FLOOR PLAN (TYPICAL 8, 10, 12)	A1016	H
LEVEL 13-14 FLOOR PLAN, SUB-PENTHOUSE	A1023	H
LEVEL 15 FLOOR PLAN, PENTHOUSE	A1025	H
ROOF PLAN	A1026	H
ADAPTABLE APARTMENT PLAN - TOWER APARTMENT(S) TBC	A1040	H
ADAPTABLE STUDIO PLAN TBC	A1041	H

2000 - SECTIONS

SECTION A	A2001	G
SECTION B	A2002	G

3000 - ELEVATIONS

NORTH ELVATION	A3001	G
EAST ELEVATION	A3002	G
SOUTH ELEVATION	A3003	G
WEST ELEVATION	A3004	G

4000 - FACADE

FAÇADE TYPE 1 (TYPICAL TOWER FAÇADE - BEDROOM)	A4201	G
FAÇADE TYPE 2 (TYPICAL TOWER FAÇADE - LIVING ROOM EAST/WEST)	A4202	G
FAÇADE TYPE 3 (TYPICAL TOWER FAÇADE - BALCONY)	A4203	G
FAÇADE TYPE 4 (TYPICAL TOWER FAÇADE - LIVING ROOM NORTH)	A4204	G
FAÇADE TYPE 5 (TYPICAL PODIUM FAÇADE)	A4205	G

4500 - FINISHES

EXTERIOR FINISHES BOARD (DIGITAL ONLY)	A4500	G
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4700 - PERSPECTIVE VIEWS (RENDERS)

PERSPECTIVE VIEWS (RENDERS)	A4700	H
PERSPECTIVE VIEWS (RENDERS)	A4701	H
PERSPECTIVE VIEWS (RENDERS)	A4702	H
PERSPECTIVE VIEWS (RENDERS)	A4703	H

dated October 2025 and prepared by KHA Architects.

The proposal seeks approval for the construction and operation of a 16 storey shop-top housing development comprising:

- 44 apartments, including:
 - 23 affordable apartments on podium level 1 and 2 which will be managed by a community housing provider (CHP) for 15 years
 - 21 market apartments over 12 levels
- Ground floor retail
- Four levels of basement for parking, services and storage
- Vehicular and loading access from McDonald Street
- Landscaping and communal open space.

The project will include 15% affordable housing for a 15-year period to utilise the height and floor space bonuses in the Housing SEPP. The proposal will comply with the maximum height and FSR controls for the site when utilising the bonuses provisioned for under the Housing SEPP for affordable housing provision, and the Sydney LEP 2012 for design excellence.

The proposal include:

- Demolition of the ground level slab
- Excavation for underground car parking, lifts and service rooms
- Ground floor of a retail unit, service rooms, loading dock and access drive, communal open space and pool
- 14 levels of apartments
- One level of communal space (Level L3)

The demolition of the existing building is part of the Concept SSDA.

The building has a retail unit fronting the street corner. The drive to the car park and loading dock is accessed from MacDonald Street. The apartment lobby is off Macleay Street. There is a common area to Level 3 with pools and recreation area set around the central core.

The upper levels of the building over-sails the loading dock to the west at Level 1. The apartments are divided into three section around halls off a lift and stair core to the centre of the building to the south.

The building is set to the street frontages to Macleay Street and McDonald Street but has a setback to the west and a large setback to the south to allow for a large, landscaped garden. The garden is enclosed to the street with a two storey wall continuing the detail to the podium to the main building with double height openings to the garden.

The building is to a cubic form at the lower, podium levels but is articulated above in plan with balconies and communal terraces. The upper levels from Level 4 are heavily articulated in plan with setbacks and angled walls and blades, and the top level has deep balconies and terraced gardens to the north and south with the central core expressed in elevation.

To the main streets, the building has three level podium in brick with expressed, rounded brick piers with insets to the glazing beyond. The brick facade carries to the south along Macleay Street to form an entry wall to the southern garden with double height openings to the street. The three level podium also carries around the western and southern elevations.

The upper elevations are in painted masonry with light coloured terracotta panels to some of the balustrades. The upper balconies have solid and glazed balustrades with glazing set between the expressed floor plates.

7.0 IMPACT OF THE PROPOSED DEVELOPMENT

7.1 GENERALLY

The site within the City of Sydney Local Government Area (LGA). It has an area of 1,289sqm and is legally described as SP 934. The site currently accommodates a 12-storey residential flat building comprising 80 studio apartments, and associated car parking.

The site is in Potts Point, which is well serviced by public amenities such as a supermarket, cafes, destination retail shops and a library. Further afield are the Sydney CBD and the Royal Botanic Gardens to the west, and Elizabeth Bay and Rushcutters Bay to the east.

The site is within convenient walking distance (750m) of Kings Cross Train Station which provides rail connections to Bondi Junction and South Sydney. It also benefits from access to local bus services along Macleay Street which run every 10 minutes.

This type of development can be seen across Sydney and Post War development in Potts Point, Elizabeth Bay and Kings Cross that has seen a considerable increase in scale in areas close to the railway station and along the main commercial strip each side of Macleay Street.

The area also saw considerable change in scale from the Edwardian period onwards and particularly in the Inter War and Post War years. The current building on the site is twelve storeys.



Figure 7.1 Local Context – Apartments designed by Hugo Stossel

	
17 Wylde Street, Potts Point, 1951	Apartment fronting Elizabeth Bay
	
Ercildoune, Elizabeth Bay Road, 1965	The Gazebo, 2 Ward Avenue Elizabeth Bay, 1968/69
	
The Tor, Roslyn Gardens, 1965	Bayview Apartments, Roslyn Gardens
Both buildings were designed by Hugo Stossel	

Figure 7.2 Local and Wider Context

	
The Macleay, 36-38 Macleay Street, Potts Point	40 Macleay Street, Potts Point
	
Brick apartments to the rear	Kingsclere at 1 Greenknowe Avenue, Elizabeth Bay
	
Macleay Regis, 16 Macleay Street	Sledon, 16 Macleay Street

Figure 7.3 Local Context

7.2 DEMOLITION

Based on the above, we consider that the ground level slab current building on the property is of no heritage significance and is not at a level of significance that would preclude its demolition.

7.3 EXCAVATION

The site is to be excavated for services and parking. An archaeology report has been prepared by Urbis Archaeology that outlines mitigation measures should there be any finds or evidence of previous structures.

The excavation is inset from the southern boundary but extends to the eastern, western and northern boundaries. The offset to the southern boundary will limit the impact of the excavation on the heritage listed properties at 55-63 Macleay Street and there is a separating laneway (McDonald Lane) to the late Victorian terraces at 5-9 McDonald Street.



Figure 7.4 McDonald Laneway to the west of the subject site with the Victorian terraces to the right

The excavation to other, street boundaries is largely a matter for the engineer to assess and, provided that the construction is subject to careful consideration and engineering there should be no impact from these works in heritage terms.

7.4 USE

The building will retain a residential use with a retail unit at the ground floor to the corner of Macleay Street and McDonald Street. This will continue the historic uses of the site.

7.5 PROPOSED DEVELOPMENT

The site is close to public transport links and the commercial centres of Potts Point and Kings Cross and is ideal in terms of potential development.

The proposed development is in line with the current planning controls for the site that anticipate an intensification of use and built form. The proposal is also in line with the scale and detail of the many high-rise development close by and in the surrounding suburbs.

The design is contemporary as there are few design cues from the current building or the surrounding, low scale development apart from for the treatment of the podium,

Many aspects of the design, such as site planning, setbacks and heights are driven by concerns such as privacy and solar access that has led to a well-articulated building that is set to the street frontages at lower levels and setback at the upper levels.

The building has a varying treatment to the street base to form a three level podium in brick to give a scalar and material relationship with lower buildings to the north and south and also to some of the period apartments that are in brick (see Figure 7.3). The retail space the corner of Macleay Street and McDonald Street allows for activation to the street. The podium is divided into narrower sections with expressed piers to break down its massing, provide articulation and reflect the smaller scale pattern of buildings in the local streetscape.

The podium extends to the south along Macleay Street in a similar detail to provide a wall to the southern garden that is lower than the main podium to reduce its height in relation to the adjoining heritage items to the south. The detail also provides activation as the large openings to the wall will allow for public views into the garden



Figure 7.5 Proposed podium treatment to Macleay Street

Source: Architects Drawing 4701

The access drive to the basement parking is sensibly set to McDonald Street.

The development has a simple footprint at the lower levels but is very well-articulated above with vertical and horizontal indents, angled elements at the upper levels with the solid spandrels, expressed floor plates and balconies providing a horizontal emphasis to the street facades.

The design is much as could be expected from a modern retail/residential development in this location.

7.6 SYDNEY LOCAL ENVIRONMENT PLAN 2012 (SLEP)

7.6.1 Impact on the Conservation Area

7.6.1.1 Heritage Significance

The site is within the Potts Point Heritage Conservation Area.

The listing sheet for the HCA (SHI 2435711) contains a statement of significance:

The Potts Point Conservation Area provides evidence of the subdivision of the early land grants and the consolidation of development in Potts Point during the nineteenth and twentieth centuries, reflecting the evolution of the locality from a district of substantial nineteenth century villas, to one characterised by terraces of the late nineteenth and early twentieth centuries interspersed with high quality Interwar and Post war apartment housing and several surviving grand houses. Together with adjoining Elizabeth Bay and Rushcutters Bay, nowhere else in Australia were apartments built to this height or level of density. This creates streetscapes of strong urban form and Victorian, Federation and Interwar character. Views (including glimpses) to the city skyline and harbour are integral to the character of the area.

The area provides building types which represents the last 150 years of development that coexist in a harmonious way.

The commercial strip along Darlinghurst Road, together with Fitzroy Gardens and the El Alamein Fountain, provide a continuing civic and visual focus for the area.

From a heritage perspective, the main issues relate to the impact on of the development on the local streetscape, heritage and contributory items nearby and the surrounding conservation area in terms of style, form, height, bulk and scale, setbacks, materials and detail.

7.6.2 Style

The style of the building is contemporary as the lower scale and period buildings in the HCA provide few design cues for a modern, multi-storey building and recent development of this type in the area is contemporary in form, detail and materials.



Figure 7.6 Recent redevelopment at the corner of Darlinghurst Road and Victoria Street that is unashamedly modern

The proposed development will read very much in the character of this later development and will have a similar effect as the high-rise development on other sites that form the backdrop to the subject development.

The development responds to the local context by providing an activated podium to the streets that is divided with vertical piers and horizontal elements to provide a finer grain and detail at the base of the building.



Figure 7.7 Proposed podium to Macleay Street

7.6.3 Form

The building has a robust podium of three levels that responds well to the scale of buildings along Macleay Street. There is a lower wall to the garden to avoid too high an element when seen from the garden and that also provides a lower, transitional scale to the heritage buildings to the south.

Above, the apartments levels are very well articulated in plan and elevation with indents to divide the facades and angled wall planes, expressed floor plates and balconies and setbacks to the upper floors. The proposed building is rather stark contrast to the 'brutality' of the current building that has repetitive floor plates and detail and little in the way of articulation to its form.

7.6.4 Height

The building is 16 storeys that is higher than the current building but, as noted, the area is very mixed in scale and has a large number of high rise buildings.



Figure 7.8 Aerial view to the subject development showing the overall context in relation to Potts Point

Source: Architects Design Report

As noted in the listing sheet for the HCA (see above):

...nowhere else in Australia were apartments built to this height or level of density

The development is very much part of this trend and the increase in height is strongly mitigated by the articulation of the facades and the provision of a podium at the street level that provides the scaler relationship with the lower scale buildings to the south, north and west.

7.6.5 Bulk and Scale

The development will have some impact on the setting of the conservation area being to a larger scale and contemporary style though the proposed development is in line with the general pattern of Post War, high-rise development (that can be seen in Figures 7.2 and 7.3 above) and the current development on the site.

The change in scale is particularly to be expected where the land use changes from residential to commercial or apartments as can be seen throughout the suburb. This change of scale is also the historic pattern of development in the area from the Edwardian period onwards as previous development was replaced with multi-storey apartments.

This is the case for the subject site and the podium element to Macleay Street provides an appropriate scalar and material relationship with the lower buildings to the south, north and east. The apartments above will read as a slenderer element above the robust base, and the increased height of the development will accentuate this.

7.6.6 Setbacks

The building is set to the street frontages to Macleay Street and McDonald Street that is the common pattern for street fronting development in the area. The development has a setback to the west and a large setback to the south to allow for a large, landscaped garden that will be accessed and visible off Macleay Street.

The garden is enclosed to the street with a two storey wall continuing the detail to the podium with double height openings to the garden to allow for access and views. The garden will provide a very generous setback to the heritage buildings to the south that will be visible through the new street wall.

The building is also setback from McDonald Lane to the west to provide separation to the contributory terraces in McDonald Street that is amplified by the lane. The setback also has planting along the lane to soften the edge of the site.

7.6.7 Materials and Detail

The proposal has a material and façade treatment division from the lower to upper floors with a podium element to Macleay Street and McDonald Street. The podium has vertical and horizontal divisions to further articulate the frontage and provide a bay width in keeping with the common pattern of the smaller scale, retail units along the street



Figure 7.9 The small scale retail units in the Macleay Regis opposite the subject site. Note the brick detail

The podium is in brick that is a very well used component in the area and that provides a smaller scale grain to the street level facades.

The upper section has a series of indents and setbacks to lessen the bulk and scale of the upper levels but is in contemporary materials as could be expected of a building of this scale.

Overall, we consider that the proposed development will have a limited and acceptable impact on the conservation area.

7.6.8 Impact on Heritage Item in the Vicinity

There are a number of heritage items in the vicinity of the subject site.

7.6.8.1 55 Macleay Street

The listing sheet for the item (SHI 2420411) contains a description of the building:

Santa Fe is a three storey Federation Queen Anne style terrace which was originally face brickwork with contrasting stucco and rough-cast stucco detailing. The façade has been painted white. Characteristics of the facade include symmetric form with 3 bays above ground floor and a dominant roof and centrally located large gable. The first and second floor front verandas and bay windows have been enclosed. The outer bays have small gables with a stucco finish.



Figure 7.10 55 Macleay Street

The listing sheet also contains a statement of significance:

Santa Fe has local historic and aesthetic significance. It is one of five grand three-storey Federation Queen Anne style terraces at 55-63 Macleay Street, which is the surviving half of a set of 10 terraces, designed by architect Maurice B Halligan, that contribute to the streetscape.

The surviving terraces are of historical evidence for their history of change since 1905 from grand residents, to hotel, boarding house or apartment uses, illustrating the changing nature of Potts Point. The property also has historical associations with the Yellow House cooperative, which established at 57-59 Macleay street, which expanded into 55 Macleay Street from 1971-1973.

7.6.8.2 57-59 Macleay Street



Figure 7.11 57-59 Macleay Street - The Yellow House

The listing sheet for the item (SHI 2420201) contains a statement of significance:

The Yellow House is socially and historically significant because it was a centre of great importance in the artistic and cultural history of Sydney in the late 1960s and early 1970s. A co-operative of artists ran the Yellow House from 1969 until 1972, including George Gittoes, Brett Whitely, Martin Sharp and others. Many of the artists involved are now of national standing. Apart from the association with the artists, significance is also claimed for the dimensions, layout and fabric of the rooms within the Yellow House that formed an integral part of the exhibitions, installations and works produced and shown in the place. The Yellow House is one of a few remaining buildings associated with the artist's quarter and the Bohemian period in Kings Cross and Potts Point between the 1930s and 1970s. The building as part of a terrace at No 55-63 Macleay Street is also a fine and distinctive example of a Federation Queen Anne style terrace, which is a major work by the architect Maurice B. Halligan and contributes to the streetscape.

7.6.8.3 61-63 Macleay Street - Wirrawa



Figure 7.12 61-63 Macleay Street - Wirrawa

The listing sheet for the item (SHI 2420943) contains a statement of significance:

Wirrawa has local historic and aesthetic significance. It comprises two of five grand three-storey Federation Queen Anne style terraces at 55-63 Macleay Street, which is the surviving half of a set of 10 terraces, designed by architect Maurice B Halligan, that contribute to the streetscape.

The surviving terraces are of historical evidence for their history of change since 1905 from grand residents, to hotel, boarding house or apartment uses, illustrating the changing nature of Potts Point.

7.6.8.4 10-12 Macleay Street – Macleay Regis



Figure 7.13 10-12 Macleay Street - The Macleay Regis

The listing sheet for the item (SHI 2420939) contains a statement of significance:

The site provides evidence of the subdivision of Alexander Macleay's 1831 land grant and the consolidation of development in Potts Point during the nineteenth and twentieth centuries, reflecting the evolution of the locality from a district of substantial nineteenth century dwellings to one characterised by inter-war apartment blocks. The history of occupation of the site reflects the social composition of Potts Point from circa 1870 to the present day and provides evidence of changes in systems of tenure during this period of time.

The site has historical associations with two significant individuals: Charles Bickerton Blackburn, eminent physician and Chancellor at the University of Sydney between 1941 and 1964; and Harold Percival Christmas, one of the founders of Woolworth's Ltd. Christmas was responsible for the construction of the building and he and his family occupied its penthouse for a number of years.

Macleay Regis was designed by the architectural practice of Pitt &Phillips, which designed numerous blocks of flats in Elizabeth Bay, Potts Point and the eastern suburbs. Their body of work makes a substantial contribution to the pervasive inter - war character of Elizabeth Bay and Potts Point. Macleay Regis is amongst the most important buildings designed by the practice in terms of its size and architectural quality.

Macleay Regis was the last major apartment block to have been constructed in Potts Point in the period between World War I and World War II, which was a highly important period in the history of the locality.

It is an outstanding example of an inter-war era apartment block in Sydney that demonstrates a high standard of design and finish and some distinctive architectural features not commonly found in contemporary apartment blocks such as its entry porch, apartment servery rooms, wall finishes in common areas, servery rooms serving pairs of apartments and consideration given to cross ventilation in the design of two bedroom apartments. Planning shows evidence of the influence of American precedents on Sydney's architects, because of similarities in plan with the Rockefeller Apartments in New York, designed by architect Wallace Harrison.

The building is a significant component of the streetscape in this section of Potts Point and one of a group of consistently scaled and detailed apartment blocks from the 1930s in Macleay Street.

The building is ten storeys.

7.6.9 Impact on the Items

The curtilages of the items are their own lot boundaries, and the surrounding streets provide their general setting.

The buildings to the south of the subject site are lower scale buildings though the Macleay Regis is a ten storey, Inter War apartment building.

None of the items provide design cues for the subject site, though the development sensibly uses brick to the podium to provide a material relationship with some of the Inter War apartments and other buildings close to.

The proposed development will read as part of the general pattern of higher scale development that is evident in the current building and the proposed building will have a similar effect.

The change of scale also reflects the historic pattern of development in the area from the Edwardian period onwards as previous development was replaced with multi-storey apartments.

There are few elements that can mitigate the change of scale apart from setbacks, the provision of a podium and activation of the street frontages. In this instance, these elements are provided with a high quality treatment to the podium that responds well to the scale and materials of the period buildings close to.

The building is set back from the adjoining buildings to the south in Macleay Street with well planted garden (that will be open and visible to the public) to maintain their setting. There is also a setback to the buildings in McDonald Street to amplify the separation provided by McDonald Lane.

The upper sections of the proposed development are very well articulated that lessens the impact of the change of scale.

The proposals will have no impact on views to the items.

We consider that the proposal will have a limited and acceptable impact on the setting and significance of the items.

7.7 DEPARTMENT OF PLANNING GUIDELINES

The NSW Department of Planning has issued guidelines for the preparation of Statements of Heritage Impact (updated June 2023).

The guidelines provide a template of matters for consideration that are outlined below.

	MATTERS FOR CONSIDERATION	COMMENT
	<i>Fabric and Spatial Arrangements</i>	The current building is to be demolished
	<i>Setting Vistas and Views</i>	The development will not impact on significant views
	<i>Landscape</i>	There are no significant planting or period landscape features on the site
		The proposals provide for a well-landscaped garden to the south of the subject site
	<i>Use</i>	The property will remain largely in residential use that is the historic use of the property
	<i>Demolition</i>	This is discussed above
	<i>Curtilage</i>	There is no change in the current lot boundaries
	<i>Movable Heritage</i>	N/A
	<i>Aboriginal cultural heritage</i>	Outside the scope of this report
	<i>Historical archaeology</i>	Outside the scope of this report
	<i>Natural heritage</i>	Outside the scope of this report
	<i>Conservation Areas</i>	See Section 7.6.1
	<i>Cumulative Impacts</i>	See Section 7.1 to 7.5
	<i>The Conservation Management Plan</i>	None prepared as the current building is to be demolished
	<i>Other heritage items in the vicinity</i>	See Section 7.6.2
	<i>Commonwealth/Natural heritage significance</i>	N/A
	<i>World Heritage Significance</i>	N/A

8.0 SUMMARY & RECOMMENDATIONS

8.1 SUMMARY

8.1.1 Demolition

The demolition of the existing building is part of the Concept SSDA.

We consider that for the current building on the site:

- The property at 45-53 Macleay Street does not meet any of the NSW Heritage Manual criteria for identification as a place of local significance
- The historic significance of the place largely relates to the earlier buildings on the site that were demolished for the current apartments
- The current ground floor slab is of no heritage significance, and its demolition will have no impact on the significance of the place

8.1.2 Proposed development

Overall, we consider that the proposed development is a well-considered response to the development of a mixed-use site and the current planning controls applying.

The proposed design is well articulated and scaled and uses appropriate materials and details. It will follow the ongoing, historic pattern of development in the area and will have a limited and acceptable impact on the setting and significance of the heritage items and contributory items in the vicinity and the Potts Point Heritage Conservation Area.

In heritage terms, we consider that the development should be approved.



JOHN OULTRAM

9.0 APPENDIX A - OWNERS 1895-1960 WITH PREAMBLE

Auto Folio CP/SP934 (Source: NSW Land Registry Services)

Year	Owner
	As to Adelaide Cottage
1831	19th October CROWN GRANT Parish of Alexandria 8 acres 9 perches Henry Grattan Douglas
	Prior titles not searched
1880	18th February John Henry Challis died Thomas Foster Knox and Henry Edward Augustus Allan appointed executors
1888	19th October CERTIFICATE OF TITLE Vol. 898 Fol. 224 8 acres 1 rood 21 1/2 perches Thomas Foster Knox, Sydney, esquire James Clegg Taylor, Sydney, accountant
1888	6th December Dealing 143865 Transfer of part The Australian Mutual Investment and Building Company Ltd
	As to Challis Estate
1889	22nd January CERTIFICATE OF TITLE Vol. 910 Fol. 78 6 acres 2 roods 25 perches The Australian Mutual Investment and Building Company Ltd
1889	Subdivision in Deposited Plan 2436
	As to Nos. 45-71 Macleay Street
1893	29th August CERTIFICATE OF TITLE Vol. 1106 Fol. 45 Lots 34 & 35 and others William Deane, Sydney, gentleman
1895	18th February Dealing 235445 Transfer of Lots 34 & 35 in Deposited Plan 2436 Maurice David Benjamin
1895	4th March CERTIFICATE OF TITLE Vol. 1156 Fol. 35 Lots 34 & 35 in Deposited Plan 2436 2 roods 21 perches Maurice David Benjamin, Sydney, gentleman
1900	14th March Dealing 303687 Transfer Mary Ellen Scanlon, Bendigo, widow
	As to Nos. 45-53 Macleay Street
1912	19th March Dealing 687202 Transfer of part John Boylan

Year	Owner
1912	16th November CERTIFICATE OF TITLE Vol. 2314 Fol. 144 Part of Lots 34 & 35 in Deposited Plan 2436 1 rood 11 perches John Boylan, Sydney, licensed victualler
1923	14th June Dealing G537991 Transfer Mary Boylan, wife of John Boylan
1957	18th January CERTIFICATE OF TITLE Vol. 7234 Fols. 151-155 Part of Lots 34 & 35 in Deposited Plan 2436 1 rood 11 perches William Boylan, Sydney, electrician Eileen Boylan, Sydney, spinster Millie Boylan, Sydney, spinster Margaret Boylan, Brisbane, spinster Dorothy Mary Hughes, wife of Dr Norman William Hughes, Sydney,
1960	3rd March Dealing H441898 Transfer Daphne Stewart Kool
1960	6th July CERTIFICATE OF TITLE Vol. 7939 Fol. 122 Plan in Dealing 687202 Being part of Lots 34 & 35 in Deposited Plan 2436 1 rood 11 perches Daphne Stewart Kool, wife of Cornelis Kool. Mosman, builder
	CERTIFICATE OF TITLE Vol. 9727 Fol. 26 not searched Lot 1 in Deposited Plan 221527
	CERTIFICATE OF TITLE Vol. 9827 Fol. 103 not searched
	Auto Folio CP/SP934 not searched