



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

Case ID: SSD-83867719

Applicant Details

Project Owner Info

Title	Mr
First Name	Marc
Last name	Yeo
Role/Position	Development Manager
Phone	0414297189
Email	marc.yeo@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
Ms	Annika	Hather
Phone	Email	Role/Position
0284245122	ahather@urbis.com.au	Administrator

Address

Angel Place
Level 8, 123 Pitt Street Sydney
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Detailed Design for shop-top housing with in-fill affordable housing - 45-53 Macleay Street Potts Point
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD95,900,000.00
Indicative Operation Jobs	12
Indicative Construction Jobs	160
Number of Occupants	0
Number of Dwellings	44
Gross Floor Area (GFA) sqm	5,525
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	23

Description of amended development
Construction and operation of a shop-top housing development with affordable housing following concept SSD-79316759

Description of Changes

Briefly describe the proposed changes to the application
Minor refinements to the architectural design

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
SSD-79316759
Concept Proposal Name
Concept Proposal for Mixed Use with Affordable Housing – 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

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Landowners Consent
-----------	--------------------

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposed mixed-use development has an estimated cost of development of more than \$75 million for the residential component, and accordingly it categorised as an SSD pursuant to Section 26A of Schedule 1 of the Planning Systems SEPP.

Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule
Section 26A - In-fill Affordable Housing

Permissibility of Proposal
Permissible with consent

Land Use Zones

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

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes
A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes
A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes
The generation and storage of renewable energy?

Yes
The metering and monitoring of energy consumption?

Yes
The minimisation of the consumption of potable water?

Yes
Other?

No
List the supporting document(s) that consider these provisions.

Appendix R - ESD Report
Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes
Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Behrooz
Last Name	Shojaei
Professional Qualification	Engineer
Registration details	NABERS 2019
Business Name	INTEGRATED GROUP SERVICES PTY LTD
Australian Business Number (ABN)	68163019029

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

where possible, the design team will utilise material with recycled content.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?^{*}

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?^{*}

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?^{*}

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
73066

Accredited Organisation
PIA

REAP Name
Andrew Harvey

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix K - Clause 4.6 Request
File Name	Appendix H - Design Report
File Name	Appendix R - BASIX Report
File Name	Appendix G - Architectural Plans
File Name	Appendix Q - Landscape Plans
File Name	Environmental Impact Statement
File Name	Appendix F - Engagement Report
File Name	Appendix R - ESD Report
File Name	Appendix J - Design Integrity Report
File Name	Appendix E - EDC Report (NOT FOR PUBLIC EXHIBITION)
File Name	Appendix E - EDC Report
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix GG - Aboriginal Cultural Heritage Report
File Name	Appendix Y - Flood Impact Risk Assessment
File Name	Appendix Z - Preliminary Site Investigation
File Name	Appendix U - Noise and Vibration Impact Assessment
File Name	Appendix V - Geotechnical Investigation
File Name	Appendix W - Surface and Groundwater Impact Assessment
File Name	Appendix O - View and Visual Impact Assessment
File Name	Appendix X - Stormwater Management Plan
File Name	Appendix S - Traffic Impact Assessment
File Name	Appendix JJ - Preliminary Public Art Strategy
File Name	Appendix KK - CPTED Report
File Name	Appendix P - Arboricultural Impact Assessment
File Name	Appendix N - Pedestrian Wind Assessment
File Name	Appendix HH - Social Impact Assessment
File Name	Appendix T - BDAR Waiver
File Name	Appendix II - Infrastructure Report
File Name	Appendix M - Survey Plan
File Name	Appendix L - Community Housing Provider Letter
File Name	Appendix I - Design Excellence Strategy
File Name	Appendix EE - Statement of Heritage Impact
File Name	Appendix AA - Detailed Site Investigation
File Name	Appendix BB - Remediation Action Plan
File Name	Appendix CC - Acid Sulfate Soils Management Plan
File Name	Appendix FF - Archaeological Assessment
File Name	Appendix A - SEARs Requirements Table
File Name	Appendix C - Consistency with the Concept Approval
File Name	Appendix DD - Waste Management Plan
File Name	Appendix D - Mitigation Measures
File Name	Embodied Emissions Materials Form
File Name	45-53 Macleay Street - GIS data