

30 April 2026

Application Number

SSD-83867719

Assessment Type

State Significant Development

Development Type

Infill Affordable housing

Local Government Areas

City of Sydney

LODGE OF OBJECTION

Detailed Design for shop-top housing with infill affordable housing
45-53 Macleay St Potts Point NSW 2011

Attention: Ms Michelle Niles

I am a resident in 10-12 Macleay St (Macleay Regis) directly impacted by this development proposal. I object to submission SSD-- 83867719 on the following grounds:

1. BUILDING HEIGHT.

The 30% height increase granted through the infill affordable housing bonus is already disproportionate to the affordable housing component it is intended to justify. It causes detrimental impacts on neighbouring properties and is inconsistent with the heritage character of the area. This submission seeks a further increase above the already approved building envelope, which itself has been consistently opposed in all prior submissions. The proposed height of RL 83.6 (16 storeys) exceeds what the affordable housing bonus can reasonably justify, adversely impacts the sunlight and outlook of neighbouring residents, and is inconsistent with City of Sydney planning controls. I request that this additional height be refused.

2. BASEMENT EXTENT.

The proposed three levels of underground parking already exceeds what is necessary for this development. This submission now seeks an additional level of excavation beyond the approved envelope, presenting unacceptable structural risk to surrounding heritage-listed buildings and generating significant noise and dust impacts during construction. This further excavation is not warranted and should be refused.

3. STREET TREE PROTECTION.

The building envelope continues to encroach on established street trees on Macleay Street, placing their survival at significant risk. The current design documentation does not accurately represent the existing tree heights in the CGI. I request that the approval conditions include robust tree protection measures with meaningful financial penalties for any damage or removal.

4. AFFORDABLE HOUSING.

The reduction of 80 affordable studios to 21 large market-rate apartments, combined with a 15-year reversion clause for new studios, fundamentally undermines the affordable housing rationale driving government strategy. This approach sets a damaging precedent and calls into question the integrity of the SSD process as a mechanism for delivering genuine affordable housing outcomes.

In summary, the proposed height of RL 83.6 (16 storeys) is inappropriate for this location. The 30% height increase already adversely impacts surrounding residents' access to sunlight and outlook and the heritage character of the neighbourhood. The proposed further increase in height and excavation is unnecessary and should be refused.

The time-limited nature of the affordable housing component is short sighted and a concerning precedent for future applications.

The proposed increases in height and excavation will adversely affect residents of 10-12 Macleay Street (Macleay Regis) and the surrounding neighbourhood.

I object to the proposal as it is presented in the submission SSD-- 83867719

Sincerely,

Resident Macleay Regis