

NSW Department of Planning
NSW Planning Portal

306/12 Macleay Street, 'Macleay Regis',
Elizabeth Bay NSW 2011

Re: Proposed Development 45-53 Macleay Street Potts Point SP934

As a local resident of over 40 years who lives across the road from the proposed development in the heritage listed Macleay Regis, I strongly object to this greedy and irresponsible development proposal.

1. **The claim of providing affordable housing in the area is a cynical joke!** This development will replace 80 affordable apartments with just 34 luxury apartments in a building double the size! The 9 apartments proposed as 'affordable housing' will only be available for 15 years, then withdrawn so that the developer can make an even greater profit at community expense! Surely nobody expects the community to believe that the NSW Government could be convinced that this proposal will help maintain affordable housing and diversity in the area. I'm a lifelong Labor voter, but I will not vote for the Minns government if their priority is lining developers pockets at community expense.
2. **The size and bulk of this development is completely unreasonable.** It will dwarf surrounding buildings, block light and views for many, and destroy the beauty and accessibility of the facade of the renowned and heritage listed Macleay Regis, which will be dwarfed and overshadowed by a building of monstrous proportions, that is completely unsympathetic to the heritage streetscape and surrounding buildings.
3. **The very special heritage precinct of Potts Point is currently under attack from developers** whose only interest is in making a quick buck. If we don't protect this very special part of Sydney now, it will be lost or disfigured forever. I count on the NSW Government to put the interests and wellbeing of local residents, and the need to retain affordable housing in the area, before wealthy aggressive developers with no stake in the area's future.
4. **Lack of community consultation and attempts to bypass City of Sydney Council.**
If the developer cares at all about the local community, their wishes and needs, why has there been so little community engagement? Why is the developer attempting to bypass the appropriate planning authority in this matter, the City of Sydney Council? The City of Sydney Council spends a great deal of time and effort trying to represent residents and support a diverse and liveable city.
Of course the answer is that the developer knows how very unpopular this development is, and how angry local residents are! Clearly they have decided the Council won't give them what they want, and so this 'fast track' proposal is an aggressive and cynical attempt to sidestep any community control, with the laughable excuse of 'providing affordable housing'!
5. **Proposed retail outlets including outdoor eating.** This part of Potts Point is a quiet residential area that is home to many people in neighbouring blocks. The last thing we need is glitzy shopping mall style eateries open until late at night creating noise and a sidewalk nuisance.
6. **Other recent developments have been sensitive and sympathetic to the precinct and streetscape. Why can't this one?** Potts Point residents are not anti-development NIMBYS; there have been a number of quality, sympathetic developments in Macleay Street over the years, and everyone agrees they have largely enhanced the area eg Pomeroy, Villard, The Dorchester. Development can be sympathetic if there's an engaged and open attitude from the developer. Unfortunately this doesn't appear to be the case here. The developer isn't even from Sydney!

Regards
Jane Stoddart