

Dear Sir,

I write in relation to Development application SSD-79316759 T&P Chimes Development at 45-53 Macleay Street to lodge my objections. They centre around a number of factors.

#### **THE WRONG BUILDING FOR THE SUBJECT SITE**

The current suggested footprint and building for The Chimes proposes a sub-optimal result for this particular site. The proposed development is too high and will dominate not only the site but also loom over nearby buildings of heritage significance. The adverse effects from the current proposal would be minimised by using the existing footprint of the present building to avoid view loss across the site. Any allowed low development across the southerly part of the site should be reduced to adjacent low level building heights to read intelligently and sensitively with the current terraces that adjoin that part of the site.

This would be better urban design.

#### **VIEW LOSS FROM APARTMENTS, QUALITATIVE AND QUANTITATIVE**

Vertical view loss. The proposed building will interrupt the vertical quality of my view from # 901/12 Macleay Street and numerous others on the westerly side of the building. The current leafy foreground view would have a solid wall behind it if this proposal is approved. This will effect adversely the quality of the dappled light on the western side of buildings opposite the development.

The proposal imposes quantitative view loss from my apartment and others.

Currently I enjoy an iconic Sydney skyline view.

Firstly, the foreground is made up of a mixture of classic facades in a heritage precinct including Victorian, Art Deco and 1950's and 1960's architectural forms. Secondly, the middle ground views include the Finger Wharf and SANNA designed Sydney Modern section of the AGNSW. It also includes the AGNSW in its totality.

Horizontal Iconic views. Running along the ridge line of Macquarie Street views to the city skyline will be lost including those of numerous buildings of note, both architecturally and historically. Several, to name a few, include The Deutscher Bank building by Sir Norman Foster, 155 Macquarie Street designed by Renzo Piano, the State Library of NSW, the historic Wyoming Building at 175 Macquarie Street and Astor Apartments at 123 to 125 Macquarie Street.

Further, the immediacy of the proposed building will have a considerable qualitative impact. It is large, looming and to put it in colloquial terms, 'in your face' for all apartments on the western side of The Macleay Regis and also adjacent buildings to the north and south.



Mid afternoon view looking west from sitting room #901/ 12 Macleay Street



Late afternoon view looking west from #901/12 Macleay Street



Morning view looking north west from 901/12 Macleay Regis



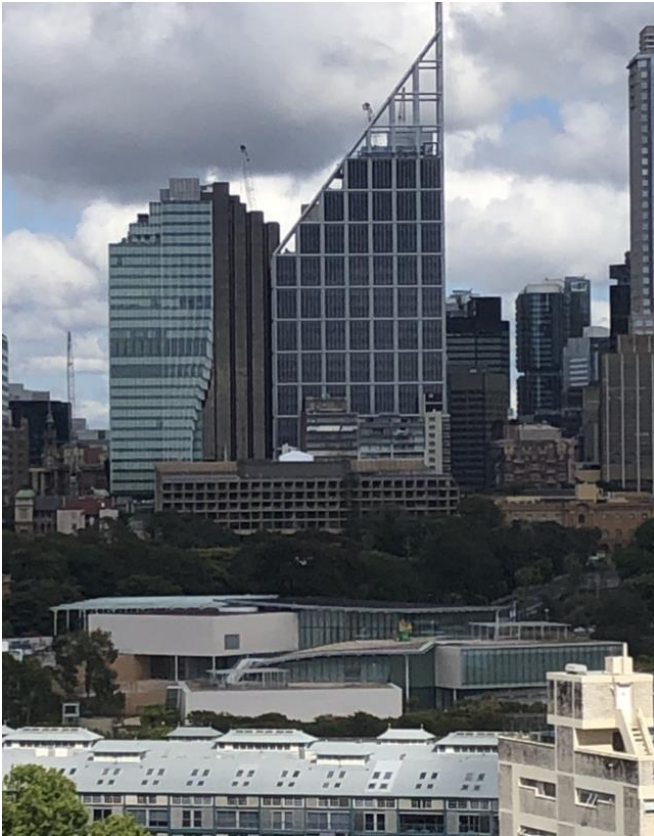
#### VIEW LOSS TO HISTORIC BUILDING AND PRECINCT 'THE MACLEAY REGIS', A BUILDING TO BE SEEN FROM AFAR

The Macleay Regis is arguably the most impressive and grandest late 1930's apartment block to have been built in metropolitan Sydney. The buildings facade was designed to be seen from afar as a prominent form on the ridge of Macleay Street. It was at the time one of the most expensive buildings to have been erected costing in excess of 100,000 pounds ( source 'Luxury Flats', Sydney Morning herald, 28th February 1939 p 6)

The editor of the architectural journal 'Building' commented in 1939 about the size and visibility of the building from all around. 'The name "Macleay Regis" has been given to one of the largest-if not the largest-block of flats in Sydney that has recently risen to dominate the land of flats.The title-virtually "King of Macleay Street"- is certainly appropriate because this building towers head and shoulders above its surrounding neighbours and is visible from all sides' ( source 'Building' magazine,24th April 1939 p17). To take away this visibility is destructive.



Views toward numerous landmark buildings in Macquarie Street from #901/12 Macleay Street



Views would be lost from the Finger Wharf, the SANNA designed Sydney Modern viewing terraces visited by 100,000 of thousands of visitors annually, NSW State Parliament House and other important buildings.

The view from the city toward the Macleay Regis would be blocked by a vast, curtain wall like building. Views would be greatly impacted from well populated viewing sites such as the public terraces of the Art Gallery of NSW, the SAANA designed Sydney Modern buildings and their public terraces, the Centerpoint Tower, the lower Domain sporting fields, the Finger Wharf and dozens of buildings on Macquarie Street. These public viewing vantage points will disappear under the current proposal for The Chimes. They should be preserved for future generations.

Looking up from Macleay Street is only one view and to be able to view the Macleay Regis from multiple angles, both near and far, is vitally important for the preservation of this historic item of concern. Therefore the proposal for The Chimes site detracts significantly from the heritage character of the building and heritage character of the area.

#### HERITAGE CONTEXT

Heritage loss will be significant both from within and without for The Macleay Regis under the current proposal. The Macleay Regis is one of the most celebrated historic buildings in Potts Point and the City of Sydney area. The Macleay Regis is designed to have a particular outlook. The curtilage is vital - it is not only proportional, and this is an important consideration - but it is also the borrowed landscape one enjoys from the Macleay Regis that forms part of its heritage. When designed by Eric Clark Pitt (1896-1938) from the architectural firm Pitt and Phillips, its purpose was to look outwards. To take away its views is surely to take away from the heritage, character and the amenity of the building. The area of Kings Cross, Elizabeth Bay and Potts Point is famous for its early, purpose built blocks of apartments and these draw many thousands of people to the area annually to view their unique architectural forms.



Figure 12: The exterior of Macleay Regis is remarkably unchanged from when these photographs were taken at completion (Source: Mitchell Library, Sam Hood photographs, Home and Away – 9841 and 9832).

The Macleay Regis c1940



Figure 11: This aerial photograph taken by noted photographer Frank Hurley around 1952

Frank Hurley photograph c 1952. Arrow indicating the position of Macleay Regis



The site of Chimes Building prior to demolition

#### THE 'KINGSLERE' CASE

Another important Potts Point 'skyscraper' named 'Kingsclere' was designed by the architectural firm Halliday and Winton and completed in 1912. It is located at the corner of Macleay Street and Greenknowe Avenue. When a taller and larger 'Post' building was originally proposed over a decade ago to sit opposite this site, the original plans from the developer were scaled back and lowered significantly to allow 'Kingsclere' to remain the dominant historic building in the vicinity. In this manner its architectural distinction was preserved to be enjoyed by viewers from around and across the site. This also preserved views to the building and from the building.



'Kingsclere', Potts Point and the more recent, lower scaled 'Post' building sitting opposite

A similar principal should apply in the current case as it is vital to note that the Macleay Regis was the largest and finest building of its type at the time it was constructed in the immediate vicinity. Recognising this fact and also the buildings fine state of preservation in 1986 the National Trust of Australia listed the Macleay Regis for its outstanding heritage qualities. These must be preserved.

The Macleay Regis sits in an important heritage conservation area.

As one moves around an urban heritage conservation area the brain constructs a dynamic appreciation of that area. To block views of a building such as The Macleay Regis, which is an exceptionally significant component of the streetscape, diminishes the entire conservation area.

#### **INTERRELATIONSHIPS BETWEEN BUILT FORMS**

In addition to views, it is the interrelationship between buildings that matters. The vast scale of the development proposed for the site of The Chimes greatly changes the components of the interrelationship between buildings. Leading architect Glenn Murcutt has spoken frequently of 'harmony' between built forms. One can have disparate things architecturally, but they should be in pleasing arrangements. The current proposal with its bulky, overbearing and over shadowing form creates no harmony between itself and surrounding buildings.

#### **OVER SHADOWING AND LOSS OF LIGHT**

Night light. Not unlike a classic Hong Kong or New York City skyline, the evening illumination of the city is very charming and a critically important aspect of numerous views from the Macleay Regis building.



Evening views from 901/12 Macleay Regis

Lower apartments on the western side will be completely overshadowed by the proposed development. The loss of sunlight into small apartments with only westerly aspects will be enormously impactful.



Late afternoon light early summer onto the lower floors of the Macleay Regis

#### **DEMOGRAPHIC MIX AND AFFORDABLE HOUSING**

The proposal significantly changes the demographic mix of the area. Potts Point has for decades been not only home to but also a meeting ground for a variety of types of people. 'The Yellow House', two doors along from the Chimes site, was once a vibrant artistic community in the 70s and 80s and housed artists such as Brett Whitely, Peter Kingston and Martin Sharp. It is now a fine dining restaurant. The Chimes building has some 80 studios providing affordable homes to a highly diverse community of individuals. A proposal to replace this with a smaller number of apartments will further add to a decline in the diversity currently enjoyed in this historic precinct.

Skilful designs for a new development must look for opportunities in the massing of form to minimise impact, especially views across the site. The proposal for The Chimes is, quite simply, the wrong building for the site and location.

sincerely,

Justin Miller

Justin Miller AM  
901/12 Macleay Street  
Potts Point 2011  
NSW  
Australia