

SITE ADDRESS: 45-53 MACLEAY STREET POTTS POINT

This Submission is written in objection to Concept Proposal for Mixed Use with Affordable Housing – 45-53 Macleay Street, Potts Point.

To Whom It May Concern:

I have lived in the Potts Point/Darlinghurst/Elizabeth Bay area since 2013 and choose to do so due to the interesting and diverse range of characters which call it home. In 2017, I purchased the flat where I currently reside - 12 Macleay St, Potts Point.

My Key Objections to this Proposal:

1) AFFORDABLE HOUSING

The Chimes at 45-53 Macleay Street contains eighty (80) affordable apartments which have housed a diverse community of people for over 50 years. The demolition of these eighty small apartments would create a great reduction in affordable housing in the area. Nine (9) affordable apartments have been added to the new DA (although 80 are being lost) being offset by a ridiculous and unacceptable height increase for the building. Given the significant lack of affordable housing in Sydney and throughout NSW, it would seem prudent and important to preserve and maintain buildings like the Chimes which provide affordable homes for 80 households. Furthermore replacing 80 affordable dwellings with just 34 apartments is not consistent with NSW Government and City of Sydney policies to increase affordable housing. This proposal should not be considered in isolation, but in the context of significant loss of other affordable housing resulting

from recent development approvals in the area, including:

- 11A and 13A Wylde Street, Potts Point
- 51-57 Bayswater Road, Rushcutters Bay

Where will it end?

2) LOSS OF AMENITY – LIGHT AND SUNLIGHT HOURS

The front façade of the Macleay Regis is west facing. My apartment is located on this façade, receiving sun between 11:00am -1:00pm and 3:00 pm - 4:00M. The additional height and bulk that is proposed will further reduce the access to sunlight my apartment and to those apartments that currently enjoy less than the minimum level of amenity, leading to many more apartments suffering worse amenity. This is not tenable and should not be given approval.

3) LOSS OF VIEWS

The current air space between the Chimes building and Yellow House (57-59 Macleay Street) built in 1897 give many apartments in the Macleay Regis (including mine) unencumbered, framed, views towards the city of Sydney skyline. This view from my apartment in Macleay Regis is enjoyed from all west facing windows and my outdoor terrace. The view was one of the reasons I bought the apartment. Replacing this view with the proposed development would create a considerable loss of amenity.

4) COMPROMISES HERITAGE CONSERVATION VALUE OF THE PRECINCT

The Chimes is a significant part of the heritage of the local area and represents one of few buildings constructed in the 1960's. Should this be demolished? The scale and bulk of the proposed building with minimal setbacks will overpower the site and impact on the heritage terraces and interwar apartments which are uniquely found in Potts Point/Elizabeth Bay. The proposed development will not just overpower the intended location but also the streetscape and suburb.

5) EXCESSIVE HEIGHT AND BULK

The proposed development, 13 storeys and 50.05 metres high, is excessive and significantly out of proportion to surrounding buildings, which have an average height of only about 20-30 metres. While this excess will be permanent, the trade-off of providing a mere 9 affordable apartments will only be in place for 15 years, after which they can be sold or rented on the open market, and the residents displaced. It also potentially provides the developer with a massive windfall after 15 years, as well as the right to build a much bigger building than would otherwise be allowed.

(6) PROPOSED RETAIL OUTLETS INCLUDING CAFES AND OUTDOOR EATING AREAS

This part of Macleay Street is a quiet residential area. The Developers Heritage Impact Statement quotes the Sydney Development Council Plan (SDCP) at 6.1.2.2 as follows:

“Macleay Street and Wylde Street – The locality has a unique streetscape.... has a residential and leafy character, characterised by a streetscape quality...”. The nearest cafes and restaurants are one block up the road. The proposal to include ground floor and outdoor eateries is both unnecessary and will generate undue noise from patrons and loud music. There is if anything, an over-supply of cafes, restaurants, and bars in the Potts Point area. This part of the proposal seems to be included only for the purpose bringing the application within the fast-track state significant development process, rather than any bona fide attempt to address a need for such commercial outlets. It is contrary to the policy that

“requires the consent authority to consider the character of the local area or the desired future character for areas under transition.”

6) CONSTRUCTION AND EXCAVATION

This development application process allows insufficient time for non-expert residents to consider fully and comprehend clearly voluminous documentation in support of it but, but there is genuine concern about the potential adverse implications for surrounding buildings and the amenity of neighbours of a design of this scale, which includes excavation to provide for three levels of underground parking.

Once this development is approved there is no way back – the sunlight, affordable housing, the views, the demographic diversity will be taken away never to return – setting the area on a course I don't believe it should take and one I don't believe is in line with the City of Sydney Council's vision for the area nor both the NSW Government and City of Sydney policies to increase affordable housing.

Resident 12 Macleay St