

MACLEAY REGIS LTD

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29/04/25

SUBMISSION OPPOSING SSD-76116958 – 45-53 MACLEAY STREET POTTS POINT

ATTENTION: Mr Keith Ng

The Board of Macleay Regis (**Board**) is writing on behalf of its shareholders to object to construction of a 13 storey mixed-use development opposite with, what's said to be, in-fill affordable housing comprising 3 levels of basement, ground floor retail and residential above.

It is somewhat astounding that this developer is proposing to use the State Significant Development framework for short term more affordable housing to in fact significantly reduce the current long term and affordable housing stock in Potts Point.

Affordable Housing

Of most concern to many of our residents is the loss of 80 affordable homes, to be replaced by exclusive apartments not just for the wealthy but the very wealthy.

It is a major shortcoming of the existing government and associated departments that so much affordable housing stock in and around Potts Point has been lost, including at 11A and 13A Wylde Street, Potts Point and 51-57 Bayswater Road, Rushcutters Bay.

Since the lockout laws were instituted in 2014, and the area has become safer, developers have been buying apartment blocks and redeveloping sites in and around Potts Point to create luxury housing for a select few.

The existing building currently comprises 80 relatively affordable one bedroom or bedsit apartments, all but 9 of which will be lost if the proposed development is approved. While 9 of the 34 apartments proposed will initially be affordable housing, that status is only guaranteed for 15 years following which the developer is free to redevelop the 9 units into larger and more expensive apartments – a significant windfall for the developer at the expense of already affordable housing on the site.

The Board supports the Chimes remaining in its current format as a home for many single low-income people many of whom work in essential services. The Board also supports the Chimes as an important historical building within the community.

Loss of Views to and from a Heritage item

The Board objects to the threatened loss of views to and from this heritage building by way of the excessive height and bulk proposed, and which impacts will cause significant loss of amenity to our residents.

The Macleay Regis was completed in 1938 and is of heritage significance. It is a listed heritage item, Item number 1591 in Schedule 5 of the Sydney Local Environmental Plan 2012. It is also in the vicinity of other similarly listed heritage items, situated within the Elizabeth Bay Conservation Area.

The name Macleay Regis, or King of Macleay Street was given due to its prime position on the ridge of land that is Macleay Street. The view from the city to Potts Point is already marred by the highly contested Victoria Street development by Frank Thiemann. It is essential that the view to this heritage item be preserved as well as views enjoyed from this building towards iconic views of the city of Sydney be maintained.

The Macleay Regis has 36 apartments that front Macleay Street and residents of a number of these west facing apartments face a significant view loss and access to natural light if this development is approved. Further, the design of the Macleay Regis is such that apartments on the west rely on windows facing the street for natural lighting as the east facing walls are internal. The rooms are deep, and lux levels reduce dramatically within a metre distance from windows. It seems unreasonable to consign our current and successive residents to a lifetime of using artificial light in order to carry out routine tasks with safety.

Proposed Food Outlets

The Board also objects to the inclusion of ground floor and outdoor eateries as part of the retail elements of the proposal in what is currently a quiet residential only part of Macleay Street, as the inevitable and associated noise will reduce amenity for our residents.

Noise from the five nearby restaurants and cafes in Challis Avenue is an ongoing issue, particularly when their patrons are leaving late at night. Garbage removal and service vehicles increase noise levels which in the evening can sit around 54 – 57 decibels. It is not possible to effectively noise proof apartments without considerable expense and installation of air-conditioning. The apartments perform well in terms of sustainability, with current format of street facing windows that provide the only ventilation.

For each of the above reasons the Board requests that the development proposal be refused.

Yours sincerely

The Board of the Macleay Regis Ltd