

**Concept Proposal for Mixed-Use Development with in-fill Affordable Housing – 45-53 Macleay Street, Potts Point NSW (SSD-79316759) (“Concept SSDA”)**

Submission of Christopher James Price Keely of 10C Challis Avenue, Potts Point (Strata Plan 9941)

As an owner of three lots at 10C Challis Avenue, I strongly object to the proposed development at 45-53 Macleay Street (The Chimes). This 13-storey project, with retail and residential units, directly neighbours my building and raises significant concerns for me and my fellow residents.

The size of the building proposed will dwarf the buildings in the vicinity and will be significantly detrimental to the beautiful heritage neighborhood.

Firstly, I find the claim of providing 'affordable housing' misleading and contrary to the government's goals. The plan offers bonuses for including 15% affordable units for just 15 years, but this involves demolishing 80 existing affordable studio apartments. This results in a net loss of about 70 affordable homes, replacing them with a building that seems focused on luxury accommodation, not genuinely increasing low-cost housing supply.

The proposal will severely impact the amenity of residents of 10C Challis Avenue. I am concerned about the loss of views from my north-facing windows, an issue the developer's assessment conveniently ignored for our building. Reduced sunlight and overshadowing are also major worries; this will decrease natural light in my apartment, potentially impacting ventilation, increasing energy costs, and negatively affecting my well-being and that of any tenants. The sheer scale of the 13-storey building feels out of step with our neighbourhood and could devalue the property.

Furthermore, the planned third-floor swimming pool is alarming due to potential noise, chemical smells, and privacy issues right next to our homes. The ground-floor retail space also threatens our quiet residential area with increased noise from deliveries and patrons, potential vermin problems, and odours. Finally, the lack of a traffic plan is concerning, given the existing congestion and limited parking; construction and future retail operations will only worsen this.

For these reasons, I believe this development proposal should be rejected.