

Department of Planning, Housing and Infrastructure
Application No SSD-79316759
T&P Chimes Development Pty Ltd
45-53 Macleay Street Potts Point 2011

29 April 2025

To whom it may concern,

I would like to lodge an objection to the concept development application lodged by T&P Chimes Development Pty Ltd on the following grounds. I do NOT support this proposal and outline my key objections below.

AFFORDABLE HOUSING

The proposal to replace approximately 80 small 'affordable' apartments with 9 affordable apartments which are only required to be affordable for a 15 year period which is entirely non-sensical. The excess bulk and loss of character and amenity to current and future residents will be permanent.

Australia is currently in a 'housing crisis' and yet 80 apartments are proposed to be replaced with 34 apartments (9 affordable). This is creating a deficit in dwelling total numbers. It is also significantly decreasing the number of affordable homes available for young people to rent or buy. Buildings such as The Chimes provide low cost accommodation options for singles, older people and local essential workers including staff for St Vincent's Hospital.

Most of the proposed apartments are to be large 3 bedroom luxury apartments adding to the erosion of access to affordable housing in inner Sydney.

EXCESSIVE BULK & HEIGHT

The proposed development is 13 storeys and 50 metres in height which is excessive and significantly out of proportion with surrounding apartment buildings that have an average height of only 20-30 metres.

LOSS OF AMENITY – ACCESS

The excessive bulk and height of the proposed development will significantly overshadow Macleay Street and detrimentally affect the access to natural light into adjacent apartments, particularly 4, 6 and 12 Macleay Street.

Many of the apartments that face the proposed development only have west facing windows meaning there is no alternative access to the amenity of natural light.

LOSS OF LOCAL CHARACTER

The proposal has no regard for surrounding buildings or local context and 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.”

The village atmosphere of this part of Potts Point should be preserved for a diverse community and for the cultural and historical value and should not be destroyed for the short-term gain of developers over desired residential outcomes.

A high rise building of this scale will have a negative impact on the Potts Point Heritage Conservation Area and in particular this unique area which is quiet and surrounded by heritage listed and art deco buildings.

The proposal is more suited to development with massing such as Kings Cross train station where existing low grade buildings and the streetscape would benefit greatly from refurbishment.