

22 September 2025

Application Number

SSD-79316759

Assessment Type

State Significant Development

Development Type

Residential & Commercial (Mixed use)

Local Government Areas

City of Sydney

LODGE OF OBJECTION

Address: 45-53 Macleay St Potts Point NSW 2011

Attention: Mr Justin Keen

I am a resident in 10-12 Macleay St (Macleay Regis) directly impacted by this development proposal.

I object to submission SSD-79316759 on the following grounds:

1. Net Loss of Affordable Housing

The proposal reduces 80 affordable homes to approximately 34 luxury apartments. This impact should be assessed cumulatively with five similar developments currently proposed in surrounding Potts Point and Elizabeth Bay streets.

2. Temporary Affordable Housing Provision

The affordable housing component expires after 15 years, returning to the developer while providing no long-term housing solution. The Applicant is contributing to the housing crisis by creating a net loss of approximately 71 affordable apartments. Yet, the profits for doing so are significant. The developer receives substantial financial benefit from the luxury apartments built within the additional 30% increase in height and the reconfiguring of the affordable apartments into luxury apartments on expiry.

3. Inappropriate Use of Height Bonus

The 30% height increase granted through the 'infill affordable housing bonus' is inappropriate given:

- Detrimental impact on neighbouring properties
- Heritage context of the location
- The bonus significantly exceeds what the affordable housing component justifies

4. Failure to Meet Design Excellence Standards

The proposed bulk and height of the building envelope does not respond sympathetically to its context, particularly regarding heritage-listed buildings like Macleay Regis. The excessive scale visually dominates significant heritage structures, contradicting design excellence principles.

5. Non-Compliance with Setback Controls

The proposal fails to meet required building setback controls, unreasonably blocking outlook and natural light from surrounding buildings including west-facing Macleay Regis apartments. The detail of this significant impact - and the flaws in the Urbis assessment methodology of my Macleay Regis apartment - has been outlined in more detail in an earlier submission.

6. Increased Noise Impact

Ground-level retail/commercial uses will increase servicing activity and noise. Combined with recently approved hotel and hospitality venues at 55 and 61-63 Macleay St, the increased building mass will exacerbate noise canyon effects in this residential area.

7. Heritage Risk from Excavation

Three levels of underground parking present unnecessary structural risks to surrounding heritage-listed buildings.

8. Street Tree Impact

The building envelope continues to encroach on street trees, putting established vegetation at risk.

9. Questionable SSD Status

Luxury apartment development does not meet the threshold of being "important to the State for economic, environmental or social reasons" regardless of project cost or number of community objections. The addition of time limited affordable housing appears designed to access SSD approval pathways despite creating a net loss of affordable housing.

Conclusion

True design excellence requires architectural responses that are sympathetic to social and physical context while complying with development controls. The current proposal makes design excellence impossible due to its excessive scale and non-compliance with setback requirements.

The proposed height of 70+ meters (RL 73.54, 13 stories) is inappropriate for this location. The time limited affordable housing provision does not justify a 30% height increase that detrimentally impacts surrounding residents right to outlook and sunlight and the neighbourhood's heritage character.

The time-limited nature of the affordable housing component undermines both affordable housing objectives and design excellence standards, setting a concerning precedent for future developments.

The proposed development envelope significantly and adversely affects the residents of 10-12 Macleay Street (Macleay Regis) apartments and the neighbourhood in entirety.

I strongly object to the proposal as it is presented in the submission **SSD-79316759**.

Sincerely,

Resident Macleay Regis