



2011 Residents' Association Inc.

ABN 78 862 101 665

Unit 35, 117 Victoria Street

Potts Point NSW 2011

*Advocating for the residents of Potts Point, Kings Cross, Elizabeth Bay,
Rushcutters Bay, and Woolloomooloo*

Proposed development D/2022/960

Re: 45-53 Macleay Street Potts Point

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1760137>

The 2011 Residents Association **OBJECTS** to the above-mentioned Development Application for the reasons that we set out below.

Size and scale of the building

The massive scale of this building, as proposed, will raise the entire site to a height of 35 metres. Given its sensitive location at the harbour end of Macleay Street, the new development would be inappropriate in its bulk, scale and design, and offer minimal setback from site boundaries.

Loss of light and views

Currently there is a gap providing air space between the Chimes Building and the Yellow House and this ensures that apartments in Macleay Regis have access to natural daylight. The proposed building blocks the daylight reaching all the west facing apartments of Macleay Regis. In addition, it will block the unencumbered view of the city from that building.

Loss of privacy and of peace and quiet

The proposed building will be less than 19 metres from Macleay Regis and its construction will result in much less privacy for Macleay Regis's residents in their apartments or on their balconies. It will also lead to an increase in noise.

Wind tunnel effects

The proposed filling-in of the void above the Chimes car park will increase the wind tunnel effect which already exists along Macleay Street. Stronger winds will blow through the southern section of the street, resulting in unpleasant windy conditions for residents and for outdoor diners in the restaurants and cafes at ground level.

Noise tunnel effects

Noise from buses and cars - including their loud amplified sound systems - reflects off solid structures. Presently the void between The Chimes and The Yellow House terrace block acts as a

conduit to funnel noise out of Macleay St away from residential buildings. If that void is filled in, the result will be a tunnel that captures and reflects noise, rather than dispersing it away from the street and homes.

Loss of heritage

The scale and bulk of the proposed building - 35 metres with minimal setbacks - will visually overwhelm the site and massively detract from the rare and valuable heritage values of the many terraces and interwar apartments in this Potts Point precinct. If this development is permitted to proceed it will set a truly negative precedent by announcing that attacks on heritage are permitted.

Loss of affordable housing and lessened demographic mix

The 80 studios in the Chimes building provide affordable accommodation for people from diverse backgrounds. In the proposed development these will be replaced by 28 luxury apartments.

Loss of amenity during construction

Residents, shop owners and visitors will all suffer over a lengthy period during the demolition and construction in the proposed development.

We ask you to reject this Development Application.

Regards,

Carole Ferrier
Convenor
2011 Residents' Association

<https://2011residentsassociation.org.au/>

25 November 2022

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