

1/9/2025

45–53 Macleay Street Potts Point Concept Proposal – Request for Additional Information

DPHI Request

View Loss

3. While the View Impact Assessment (VIA) addresses key viewpoints, further clarification and quantification are required to provide a comprehensive evaluation of view impacts. Accordingly, the Department requests the following additional analysis and information:

a) identify the total number of apartments in each neighbouring building assessed in the VIA

Urbis Response:

- Views were inspected and documented from **19** dwellings across **4** neighbouring residential flat buildings.
- Of these 19 dwellings, **10** were selected for modelling and further analysis via the preparation of photomontages and assessment against the relevant planning principle, *Tenacity*.
- Views were modelled and assessed from:
 - **6** dwellings at the Macleay Regis (10–12 Macleay Street)
 - **2** dwellings at the Pomeroy building (14 Macleay Street)
 - **1** dwelling at Selsdon (16 Macleay Street)
 - **1** dwellings at Yellow House (57–59 Macleay Street)

b) determine how many apartments in each neighbouring building would experience view impacts, considering their orientation and view corridors to iconic and water views (including those already assessed in the VIA)

- No dwellings assessed in the VIA will experience view loss of water.
- Partial loss of iconic features, for example, part of the Sydney Harbour Bridge or Sydney Opera House is limited to **2** dwellings at the Pomeroy building.
- The proposal does not block icons from the Macleay Regis.
- The proposal does not block access to icons from Selsdon or Yellow House.
- Given the height and orientation of more distant residential tower clusters (raised and addressed in previous Response to Submission documentation) view loss of icons is unlikely. The proposal may occupy a minor extent of water in oblique, side boundary views where view loss of any merit is unlikely

c) calculate the percentage of impacted apartments relative to the total number of apartments in each neighbouring building included in the VIA.

The numerical data included below is approximate, based on publicly available information and resources, and observations recorded during view inspections.

Building	No. of Affected Apartment	View Impact Rating
Macleay Regis (10-12 Macleay Street)	Potentially 16 out of 87 dwellings or 18%	Minor or less
Pomeroy (14 Macleay Street)	Potentially 8 out of 34 dwellings or 23% NB. 2 dwellings experience partial loss of icons in one view direction only.	Minor or less
Selsdon (16 Macleay Street)	Potentially 1 out of 52 dwellings or 1.9%	Minor or less
Yellow House (57-59 Macleay Street)	Potentially 1 out of 9 dwellings or 11%	Minor or less

