

SSD-79316759
45-53 Macleay St, Potts Point
Exhibition “Have your say”

After reviewing the submission, as an owner/occupier in neighbouring building, 12-16 Challis Avenue, I have the following 5 points of feedback:

1) The concept architectural drawing provides an “Open Common Area” on level 3 with outdoor gym, outdoor pool, social tables, etc, open on all sides of the building to surrounding residential buildings. This open common area, at it’s proposed height, and the use thereof, severely impacts upon surrounding resident’s privacy and will echo noise day and night. Individuals and groups will be able to easily peer into all surrounding residential building’s levels 1, 2, 3, and 4.

A counter-proposal is to move all amenities from this open common area to ground floor or basement. If the argument is that moving it would not provide enough sunlight, well, this entire proposed building will take away direct and indirect sunlight from all surrounding residents.

2) The submission is asking for expanded height and density on the basis of providing “**additional affordable housing**”. Considering the existing building houses 80 studio apartments at affordable rates to essential, front line and shift workers, the submission design and construct would need to provide **in excess of 80 affordable** apartments. Current concept drawings provide only 4 one-bedroom units. This would be a scandalous loss of affordable, high-density, multi-floor housing.

SSD-79316759

45-53 Macleay St, Potts Point

Exhibition “Have your say”

3) My understanding is that there needs to be public “line of sight” from McDonald Street to the back of the Yellow House “artwork screens”. Looking at the drawings, it doesn’t appear that this has been provided. In the concept designs, while ground floor and 1st floor appear to have a reduced southwest corner footprint, a 107 s/m apartment is added to the floorplate of the southwest corner on level 2. This apartment should be removed from plans to properly provide line of sight to the artwork. Likewise, consistent with point number 1), level 3 amenities should be moved to ground floor or the basement.

4) I believe the existing building is fine example of mid-century modernist architecture. It has clean lines externally and an extremely efficient floorplate providing 8 studio apartments per floor for affordable needs. While not heritage listed, I fear the enormous scale and density of the proposed building, regardless of “design excellence”, will be less of a fit with the neighbourhood than the existing building. The proposed building is clumsily chunky.

5) Shadow lines on the drawings are inaccurate for the existing building –if so, then the conceptual shadow lines for both the expanded and SSDA design are certainly inaccurate. Further, sunlight hours are reduced between 20% to 40% for all units in the building.

See two examples on the following pages.

SSD-79316759
45-53 Macleay St, Potts Point
Exhibition “Have your say”

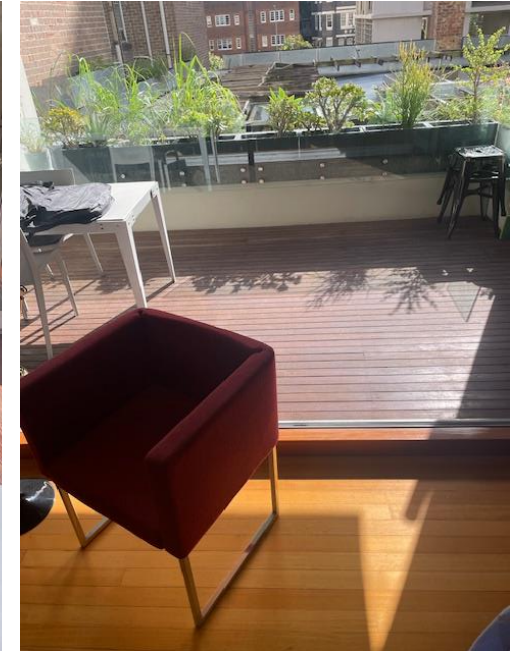
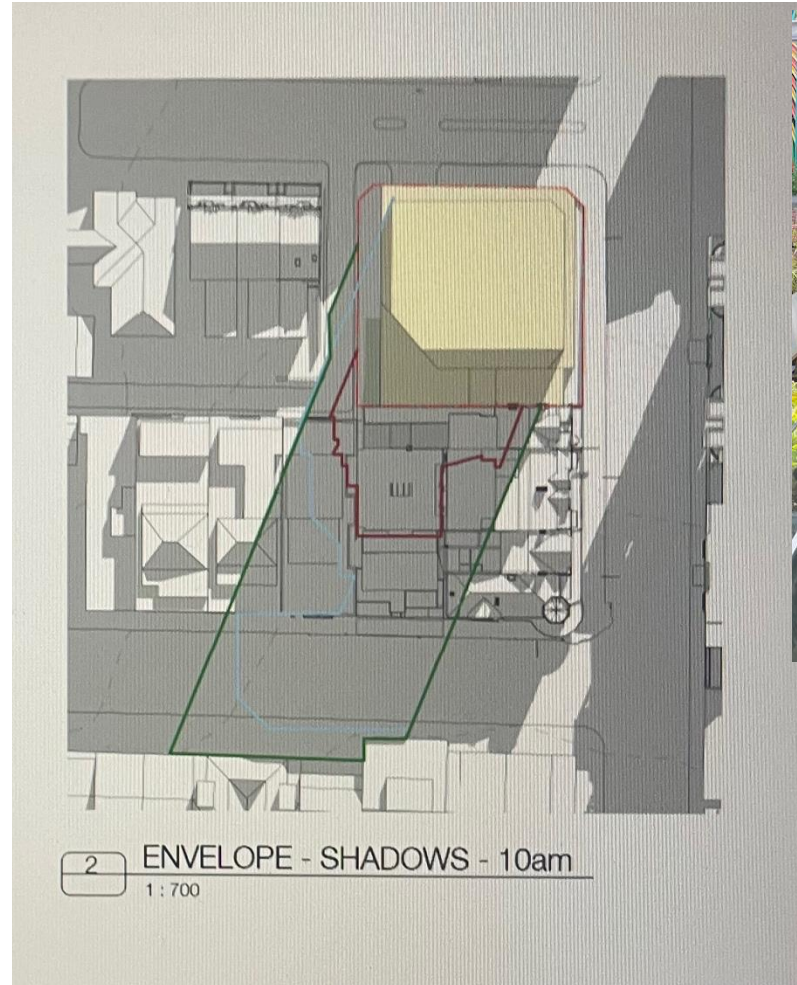
10am actual

The submission does not make note of what season for sun angle the shadows are sketched.

5) cont'd.

Red lines drawn for **10am** shadow from the existing building show the shadow exceeding the back wall of 12-16 Challis Avenue. **The same situation is proven at 9am.**

When actual pictures taken at right prove that the shadow lines drawn are inaccurate.



Drawing at left suggests shade at **10am** right to edge of 12-16 Challis. However, actual shadow is far from shading the residence

SSD-79316759
45-53 Macleay St, Potts Point
Exhibition “Have your say”

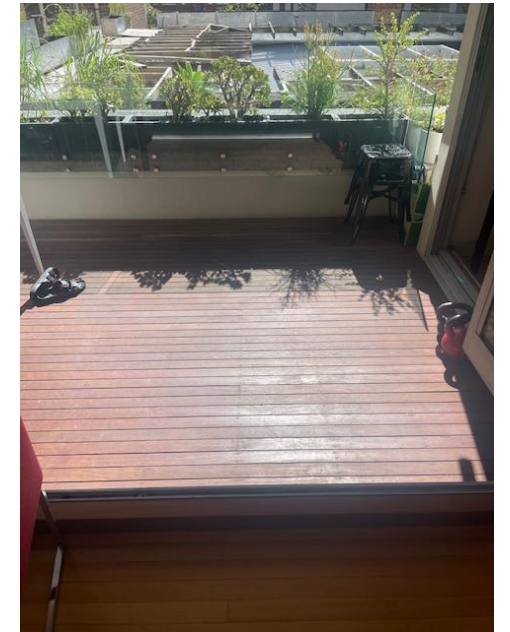
11am actual

The submission does not make note of what season for sun angle the shadows are sketched.

5) cont'd.

Red lines drawn for **11am** shadow from the existing building show the shadow exceeding the back wall of 12-16 Challis Avenue.

When actual pictures taken at right prove that the shadow lines drawn are inaccurate.



Drawing at left suggests shade at **11am** right to edge of 12-16 Challis. However, actual shadow is far from shading the residence

SSD-79316759
45-53 Macleay St, Potts Point
Exhibition “Have your say”

Please accept this as my submission of feedback for “Have your say” on the SSD.