

29 April 2025

SSD-79316759 – 45-53 Macleay Street, Potts Point

Thank you for the opportunity to provide feedback on the Concept Proposal for 45-53 Macleay Street, Potts Point SSD-79316759.

My name is Janet Pennington. I reside in **Apartment 6, 12-16 Challis Avenue Potts Point**, NSW 2011 and I write to express my objection to the Concept Plan as it relates to 12-16 Challis building and particularly my apartment.

1. No Modelling Undertaken re Visual Impact for 12-16 Challis Avenue

I consider it a major omission that 12-16 Challis Avenue has not been included in the Visual Impact Assessment, despite it being in direct line of sight of the proposal and in close proximity. The footprint for the proposal is both significantly closer and wider than the existing building and will dominate the visual outlook from apartments in 12-16 Challis, yet no analysis has been undertaken by the proponent.

2. Solar Access and Over Shadowing – No Analysis of Intersection of Buildings

The living areas of the apartments in 12-16 Challis Avenue face over the one-storey rear of the Yellow House, (57 – 59 Macleay Street), with that outlook bordered on the east by the Yellow House and on the west, by 10C Challis Avenue. The intersection between these buildings has not been considered in the proponent's analysis. This area provides reflected light to apartments bordering the three-sided intersection and allows access to airflow. To then propose a large-scale building envelope that essentially 'encloses' the rectangular intersection on the northern side would seriously impact the amenity of apartments in 12-16 Challis Avenue.

The proponent's own Design Report shows significant reduction in sunlight for all 12-16 Challis Avenue apartments. (See the summary table attached as extracted from *CoS Solar Access Data Tables*) but is dismissed by the proponent as not being significant.

My apartment 6 (L.6 & part L.7) will lose all it's morning sun which results in a reduction of sunlight of close to 40%.

Add to this the flaw mentioned above, and the negative impact is underestimated.

Even the 'Envelope Without Bonus Height' has a significant adverse impact on sunlight particularly to apartments on lower levels – indicating that the footprint size is a major contributor to the reduction.

3. Noise and Privacy

The proximity of the concept plan communal facilities, including a swimming pool, will adversely impact the quiet enjoyment and privacy of all 12-16 Challis Avenue

apartments. The configuration of the surrounding buildings (as mentioned above) combined with the bulk and proximity of the concept building will lead to a 'echo chamber' effect.

The proposed open plan Level 3 communal facilities and outdoor gym will exacerbate this problem. Indeed, I do not understand the need for these facilities at this level. Is it motivated by achieving an additional level in valuable height if this open area is not calculated in floor space?

4. Fallacious Argument regarding Entitlement to Bonus Floor Space For Provision of Affordable Housing

The existing building accommodates 80 studio apartments, one of the largest suppliers of affordable housing in the area. The proposal is to demolish the existing building and within the new development incorporate a small number of affordable apartments. The argument that this concept plan is therefore entitled to bonus floor space is disingenuous and contradicts NSW State and City of Sydney policies to increase affordable housing.

In conclusion, the bulk and scale of the concept plan has significant negative impact on the residents of 12 -16 Challis Avenue in terms of:

- Visual outlook
- Solar access
- Over-shadowing
- Noise; and
- Privacy

and I object to the concept plan on that basis.

I also take exception to the use of the NSW State planning process to seek bonus floor space for providing affordable housing when the fact is that the proposal represents the removal of a significant number of affordable housing dwellings.

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12-16 Challis Avenue, Potts Point**Extract from 'CoS Solar Access Data Tables' - P.60, 61 and 62 - Design Report**

Unit	Existing	Envelope without Bonus	Proposed SSDA	% Decline in Sunlight
1	1.75	1.50	1.50	14%
	1.25	1.00	1.00	20%
2	3.00	2.25	2.25	25%
	2.25	2.00	2.00	11%
3	2.25	1.75	1.75	22%
	2.25	1.75	1.75	22%
4	3.00	2.25	2.25	25%
	3.00	2.25	2.25	25%
5	5.00	3.25	3.00	40%
	4.00	3.00	2.75	31%
6	5.25	4.25	3.75	29%
	5.25	4.25	3.75	29%
7	6.00	5.25	3.75	38%
	6.00	5.25	3.75	38%