

## Minutes of Extraordinary Meeting

12-16 Challis Avenue

Potts Point

SP 65264

Zoom Meeting @ 4.30 EST Monday 28 April 2025

---

### Present:

Mark Gilbraith – Chairperson – Lot 1

Philip Bartlett – Secretary – Lot 7 & 8

Janet Pennington – Treasurer Lot 6

Jennifer Zanich – Lot 2

R & C, O’Grady – Lot 4

This meeting was held in urgent circumstances.

---

PB introduced the background to the project proposal, including the CoS was contesting a similar submission in the LEC.

MG (Chair) summarised five points where he thought the application had failed:

Solar access and shadows

Sound generation from podium level.

Visual intrusion from podium level

Questioned the “additional affordable housing” beyond the existing 80 units at the site

Loss of streetscape visual access

Building mass and visual intrusion in the vicinity even via the skyline view from from the Art Gallery.

MG said he would incorporate these in his application.

JZ asked was the application seeking to circumvent the CoS, process, and achieve a monster project.

RO expressed her surprise that this was at such short notice, given the statement that the applicant held consultation within the area. MG confirmed he obtained hard copy by way of flyer left on the street near the entry of 12-16 Challis Avenue, on the 2 April.

RO queried, what was the applicant's purpose of involving the NSW Government given it seemed a clear desire to advance the provision of affordable housing.

MG outlined there were 80 affordable housing units in the current building, and to destroy 80 affordable dwellings and replace it with a nominal 9 affordable was bad math.

PB advised that the talk on the street is that departments' statistically collection of affordable housing stock figures ignores the loss is 80 dwellings but adds the gain of say, 9 new units, which is then claimed as a net improvement.

RO questioned if the lack of assessment on 12-16 Challis, was to avoid scrutiny of impacts on 12-16 Challis Avenue.

It was clarified that, contrary to earlier advice PB and JP are not restrained following legal advice regarding comments on the application, whereas Allen Lawyers advised for Lot 6, and as members of the committee.

There was general discussion about making the submissions simple and ensuring they were made through the portal.

All questioned if this application is about the "money" namely the design bonuses. The envelope plan is a poor design for a start. Everyone will be calling the envelope and its outcome a clumsy - chunky hulk of a building as the view analysis demonstrates.

PB and the participants noted that given the way this application has been framed and if it is about, floor space commodification = money, the process, now available through the NSW Department, may fail the critical test of nexus as it's clear, for example that an empty podium level was added to maximise the overall height of the building, with gross adverse impacts on the entire neighborhood.

The meeting closed and resolved that these minutes be lodged.

Secretary