

Our ref: Redfern Mixed Use Co-living Development-Mod-2 (SSD-32275057-Mod-2)

Mr Mark Thompson  
Senior Development Manager  
The Trustee for Scape JV3 Eveleigh Property Trust  
Level 14 275 George Street  
Sydney, NSW 2000

DATEWILLBEINSERTEDHERE

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Subject: Response to Submissions

Dear Mr Thompson,

The exhibition of the modification report for the Redfern Mixed Use Co-living Development-Mod-2 (SSD-32275057-Mod-2) ended on 16 Mar 2026.

We have placed all submissions on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-2-reduced-basement-and-deletion-site-car-parking>

We now require a written response to issues raised in the submissions. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development / Infrastructure Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

The Department also requests additional information as listed in Attachment A.

You are requested to provide the additional information in a revised submissions report, or notification that the information will not be provided, to the department by Wednesday 25 March 2025 via the NSW Planning Portal.

If you have any questions, please contact Abigail Bautista, on 92746525 or via email at [abigail.bautista@dpie.nsw.gov.au](mailto:abigail.bautista@dpie.nsw.gov.au).

Yours sincerely,

APPROVERSIGNATUREANDDETAILSWILLBEINSERTEDHERE

as delegate for the Planning Secretary

## Attachment A

1. Reconsider the proposed modifications to the community multi-purpose room, noting the significant public benefit of a dedicated multipurpose/community space for Indigenous cultural activities, practices and public art opportunities.
2. Review the proposed ground floor changes to improve street activation, accessibility and safety, in particular:
  - a. the reduction of glazing along the Cleveland Street and Woodburn Street frontages
  - b. the reduction in the width of the public through-site link on the Eveleigh Street frontage
  - c. the split-level commercial tenancies along Eveleigh Street and whether equitable access to the accessible toilets is maintained
  - d. the relocation of stairs outside the security gate on the Eveleigh Street frontage
3. Provide additional information regarding the proposed changes to the co-living rooms, having regard to their performance against the co-living standards contained in the State Environmental Planning Policy (Housing) 2021 and maintaining acceptable levels of amenity, in particular:
  - a. minimum rooms sizes
  - b. internal building separation
  - c. visual privacy treatments required by Condition B3 – Design Modifications – Privacy Treatments
4. Consider opportunities to accommodate Council standard waste collection as a result of the proposed changes to the basement layout, including the provision of a dedicated / marked loading bay for service vehicles.
5. Provide further clarification of the proposed the changes to the approved materials and finishes schedule.