

Summary of Submissions - Department of Planning - MP09-0039 - 157 Redfern Street, Redfern

Submissions	Response
An assessment of the proposal against the provisions of the <i>Residential Flat Design Code</i> has not been submitted	An assessment of the proposal against the relevant provisions of the <i>Residential Flat Design Code</i> is contained in Appendix 10 .
The relationship of the building to the building proposed on 7-9 Gibbons Street	See Section 3.1.2 in Preferred Project Report.
A BCA report has not been provided	A BCA report was included in Appendix 24 of the Environmental Assessment. A more detailed supplementary assessment is contained in Appendix 11 .
There are inconsistencies in the setback shown on the plans	The identified inconsistencies have been rectified on the preferred project plans contained in Appendix 1 .
The proposed number of car spaces is to be justified	This matter was addressed in the traffic impact assessment contained in Appendix 11 of the Environmental Statement. See Section 3.1.7 in Preferred Project Report and Appendix 7 .
A breakdown of car parking relating to residential units, the RSL Club and retail and commercial tenancies is to be given	See Section 3.1.7 in Preferred Project Report.
The number and location of bicycle spaces is to be shown on the plans	See Section 3.1.7 in Preferred Project Report. The spaces have been shown on the preferred project plans contained in Appendix 1 .
The Redfern Street elevation at Levels 1 to 4 is largely an unarticulated glazed façade	See Section 3.1.3 in Preferred Project Report and Appendix 6 .
Surveillance of Redfern Street from the Club should be increased by providing additional openings and articulation to the façade	See Section 3.1.3 and 3.1.6 in Preferred Project Report. Preliminary layouts for the Club are shown on the preferred project plans contained in Appendix 1 .
Details of how the Club entry is to be secured during non-trading periods are to be provided	See Section 3.1.6 in Preferred Project Report. The detailing of the entry on the preferred project plans contained in Appendix 1 .

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The resident entry to the apartments should be located at the Gibbons Street building line with security access	See Section 3.1.6 in Preferred Project Report. The detailing of the residential entry is shown on the preferred project plans contained in Appendix 1 .
Entry details to the retail tenancies on Level 1 should be indicated on the plans	See Section 3.1.11 in Preferred Project Report. The detailing of the retail entries is shown on the preferred project plans contained in Appendix 1 .
Courtyards or communal landscaped areas for the offices should be considered	See Section 3.1.4 in Preferred Project Report. The detailing of the access from the offices to the landscape area and the landscape treatment proposed on Level 3 are shown on the preferred project plans contained in Appendix 1 .
Clarification of the purpose of the Level 3 "plant enclosure" are requested	See Section 3.1.3 in Preferred Project Report.
Details of the proposed strata subdivision are requested	See draft strata plan contained in Appendix 12 .
Public domain works are to be carried out in accordance with Sydney City Council's requirements	See Section 3.1.8 in Preferred Project Report. Public domain works are to be carried out in accordance with Sydney City Council's requirements This can be addressed by an appropriate condition of approval.
Consideration of the RWA's wind assessment recommendations	See Section 3.1.9 in Preferred Project Report.
A quantity surveyor's certificate of cost to verify the capital investment value of the project is to be submitted	A quantity surveyor's certificate of cost to verify the capital investment value of the project has been submitted.