

Summary of Submissions - Community Submissions - MP09-0039 - 157 Redfern Street, Redfern

Submittor	Submissions	Response
Kevin O'Sullivan 32/13 Margaret St, Redfern	Objects on the basis: - the height of the building and it being out of character with surrounding development; and - the overshadowing of surrounding development, including 13 Margaret Street	See Sections 3.1.1 and 3.1.12 in Preferred Project Report. Solar access diagrams were submitted with the application. The proposal will marginally overshadow 13 Margaret Street between 9.30am and 10.30am at the winter solstice. This overshadowing will be subsumed by shadows cast by existing and proposed building between the site and 13 Margaret Street.
Scott Goddard 39b Turner St, Redfern	Objects on the basis: - the height of the building; - the overshadowing of surrounding development; and - wind tunnel effects	See Sections 3.1.1, 3.1.9 and 3.1.12 in Preferred Project Report. Solar access diagrams were submitted with the application.
Liza-Mare Syron 24/17 Cope St, Redfern	Objects on the basis: - the height of the building; and - the overshadowing of surrounding development	See Sections 3.1.1 and 3.1.12 in Preferred Project Report. Solar access diagrams were submitted with the application.
Matthew Kennedy 24/13 Margaret St, Redfern	Objects on the basis: - the height of the building; - the overshadowing of balcony and bedroom windows; and - loss of property value	See Sections 3.1.1 and 3.1.12 in Preferred Project Report. Solar access diagrams were submitted with the application. The proposal will marginally overshadow 13 Margaret Street between 9.30am and 10.30am at the winter solstice. This overshadowing will be subsumed by shadows cast by existing and proposed building between the site and 13 Margaret Street.

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Peter Cortis-Jones Arkadia Properties	Supports the proposal and indicates that parking is undersupplied	Noted.
Peter Manwaring Voltronics Pty Ltd 70 William Lane, Redfern	Objects on the basis: • William Lane cannot cope with additional traffic; • the use of the Lane to regularly access loading facilities and to exit the garage on 70 Regent Street would be prejudiced; • the Lane is not wide enough to facilitate 2-way traffic; • Sydney City Council is actively promoting the use of laneways and the proposal will destroy one which has been rejuvenated by planting maintained by locals, activated by children playing, local BBQ's and the like; • more commercial office space should be included in the development to meet the RWA's vision for a renewed business district; • there are drafting errors on the submitted plans; and • residential balconies will overlook neighbouring terraces and courtyards	See Section 3.1.13 in Preferred Project Report. The extent of floor space to be devoted to the RSL Club and commercial offices is an appropriate response to the opportunities and constraints offered by the site and its setting. The proposal will not result in any undue or unreasonable overlooking of adjoining properties, which are largely used for retail and commercial purposes.

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Tim Packard 70 William Lane, Redfern	Objects on the basis: • William Lane cannot cope with additional traffic; • the loss of safety for 7 properties using the Lane for access; • the impact of traffic on the use of the Lane by adjoining properties to access parking and loading facilities; • increased noise generated by traffic in the Lane; • impact on the active use of the Lane by occupiers of adjoining properties; and • access should be via Wyndham (i.e. Gibbons) Street	See Section 3.1.13 in Preferred Project Report.
Michelle Ramirez 78 Parsonage Rd, Castle Hill	Objects on the basis of: • increased congestion in Redfern Street and surrounding streets; • there are numerous unoccupied retail and commercial tenancies in Redfern and Regent Streets and Lawson Square; • the visual impact of an 18 storey building; and • there are sites in Alexandria that would be more appropriate for the development	See Section 3.1.1 in Preferred Project Report. The extent of development proposed complies with the maximum development intensity permitted on this land under the <i>Major Projects SEPP</i> and the RWA's <i>Built Environment Plan</i>. The extent of residential development will minimise the traffic generation potential of the development.

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Spiro Dimopoulos Spankie Hotel Group Railz on Regent 56 Regent Street Redfern	Broadly supports the proposal.	Noted.
	Only concerns relate to the effect of the proposal on the structural integrity of the Hotel.	The building can be constructed in accordance with accepted building practice to minimise any construction impacts.
	Request appropriate safeguards be imposed	This matter can be addressed by appropriate conditions of approval.

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