

Minoshi Weerasinghe
Planner
Department of Planning, Industry and Environment
GPO BOX 404, PARRAMATTA NSW 2124

By email: Minoshi.Weerasinghe@planning.nsw.gov.au

Dear Ms Weerasinghe

**NOTICE OF EXHIBITION OF APPLICATION FOR 104-116 REGENT STREET, REDFERN -
STUDENT ACCOMMODATION (SSD 12618001)**

Thank you for your referral dated 21 January 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development involves:

- Demolition of existing structures on site; and
- Construction of 18 storey mixed-use building for student housing including retail at ground level.

The proposed SSD site does not include the curtilage of any State Heritage Register (SHR) items, nor is the site in the immediate vicinity of any SHR items, although Redfern Railway Station (SHR 01234) and Eveleigh Railway Workshops (SHR 01140) are located in the wider area. The subject site is located to the north of a locally listed heritage item, St Luke's Presbyterian Church (118 Regent Street, Redfern) which is located across Margaret Street.

The HIS notes that the tower will be visible above/behind intervening buildings in the wider setting of the two SHR items (and a local item and conservation area). It also notes that the impact will be acceptable because it will read as being one of a growing cluster of tower blocks of a similar massing, scale and character within the wider setting of these items in line with City of Sydney Council LEP controls, and that the proposal will not block significant view corridors to and from the heritage items. While the additional future development may result in cumulative visual impact, the Council's LEP controls (50m building height) are acknowledged.

Overall, the proposed development is unlikely to result in major impacts upon the heritage significance of the SHR items in the vicinity.

Therefore, the Department does not need to refer subsequent stages of this proposal to the Heritage Council of NSW.

As the site is in the vicinity of a local heritage item, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Veerle Norbury, Senior Heritage Assessment Officer, at Heritage NSW on 9873 8616 or Veerle.Norbury@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini

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Manager, South Assessments

Heritage NSW

Department of Premier & Cabinet

As Delegate of the Heritage Council of NSW

11 February 2022