

22 February 2023

Lucinda Craig  
Planning Officer  
Department of Planning and Environment

**Our reference:** R/2023/7

**Your reference:** SSD 51432710

**Subject:** The Regent Redfern - SSD 51432710 - Advice on SEARs

Thank you for your correspondence dated 7 February 2023 inviting the City of Sydney Council (the City) to comment on the above.

The City has reviewed the submitted documentation and notes that in the absence of a scoping report, it is unclear as to what the proposal is for. The City cannot determine if the application is for concept approval or a detailed design application.

The City does not support the significant departures from key building height and floor space ratio controls outlined in the planning controls State Environmental Planning Policy (Precincts-Eastern Harbour City) 2021 (SEPP) in the absence of any detailed assessment in the form of a concept approval or planning proposal to amend the SEPP. The City is also concerned that the small site will not be able to successfully sustain the proposed non-compliant tower development with an acceptable level of amenity.

Either a concept consent or amended SEPP controls would require the preparation of a detailed urban design report and analysis of wind and daylight impacts at minimum to provide justification for significant departures from planning controls prior against indicative plans and a concept envelope, rather than detailed drawings.

Following such a process, the development must undertake a design competition, in accordance with Section 22(3) of the SEPP, prior to the lodgement of any detailed application. The current Design Excellence Strategy is not acceptable and, in the absence of any guidelines of policies applicable to the site, a Design Excellence Strategy must be prepared in accordance with the City of Sydney

Competitive Design Policy 2020 with any future concept application or planning proposal.

Please contact Marie Burge on 02 9288 5850 or by email at [mburge@cityofsydney.nsw.gov.au](mailto:mburge@cityofsydney.nsw.gov.au) if you need to discuss your request.

A handwritten signature in black ink, appearing to read 'C. Corradi', with a stylized flourish at the end.

Christopher Corradi  
Area Planning Manager