

16 October 2020

Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Amy Watson (Team Leader, Key Sites Assessments)

Dear Amy,

**RE: Request for Secretary's Environmental Assessment Requirements
175 – 177 Cleveland Street, Redfern – Proposed Boarding House Development**

We write to you on behalf of EG Funds Management Pty Ltd (the Proponent) requesting that the Secretary respectively issue requirements for the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for the site located at 175 – 177 Cleveland Street and 1 – 5 Woodburn Street, Redfern.

The site is located within an area identified as Redfern-Waterloo Authority Sites under the *State Environmental Planning Policy (State Significant Precincts) 2005* and the Redfern-Waterloo Sites under the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*.

Under Schedule 2 of the SRD SEPP, development within the Redfern-Waterloo Sites area with a capital investment value (CIV) of more than \$10 million is identified as SSD pursuant to section 4.36(2) of the *Environmental Planning and Assessment Act 1979 (EPAA)*. As the proposed development will have a CIV in excess of \$10 million, the proposal is classified as SSD. The purpose of this letter is therefore to request SEARs for the preparation of an EIS.

The proposal to be supported by an EIS which relates to a mixed use boarding house development with ground floor retail. The application will propose the following:

- Construction of a six (6) storey mixed use boarding house, comprising:
 - Approximately 3,717m² of GFA (FSR of 3.5:1) comprising 150m² of retail and 3,567m² of boarding house GFA;
 - Approximately 115-125 boarding rooms;
 - Ground floor retail uses fronting Cleveland and Eveleigh streets;
 - Communal areas and resident amenities including an (open to the sky) internal courtyard/atrium space;
- Associated landscape works; and
- Extension and augmentation of services and infrastructure as required.

To support the request for the SEARs, this letter is accompanied by a Scoping Report that addresses the following:

- An overview of the site and context;

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- A description of the proposal;
- An overview of the statutory and strategic context; and
- An overview of the likely environmental and planning issues.

This Scoping Report should be read in conjunction with the Preliminary Architectural Plans provided at **Appendix 1** and the Biodiversity Waiver Request at **Appendix 2**.

As noted by the Scoping Report, the site has a long development history having been the subject of two approved SSDs (SSD 6371 and SSD 7064).

The most recent approval relates to SSD 7064 which provides consent for a mixed use hotel, residential fat building and retail development reaching six (6) storeys with an overall FSR of 3.51:1 (approved non-compliance with the maximum 1:1 residential FSR and overall FSR control of 3.5:1).

The proposal intends to change the use to a boarding house to address the need for affordable housing within the locality. With reference to this approval, the proposal has been designed to sit largely within the approved envelope. In consequence, it is anticipated that any environmental impacts associated with the proposal will be commensurate with that already approved for the site.

We trust that the information detailed in the Scoping report is sufficient to enable the Secretary to issue the SEARs for the preparation of an EIS for the site. Should you have any queries about this matter, please do not hesitate to contact me on 8667 8668 or via email at bhendriks@mecone.com.au

Yours sincerely



Ben Hendriks
Managing Director