

175-177 Cleveland Street and 1-5 & 6-8 Woodburn Street, Redfern

Consultation Outcomes Report

State Significant Development Application (SSD – 32275057)

On behalf of
EG Funds Management Pty Ltd
September 2022



Project Director

Tom Cook

Contributors

Harrison Depczynski

Revision	Revision Date	Status	Authorised	
			Name	Signature
1	12 September 2022	Draft 1	HD	TC
2	27 September 2022	Final 1	HD	TC

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

Mecone

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

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1 Introduction

This Consultation Outcomes Report has been prepared by Mecone on behalf of EG Funds Management (the Applicant) to outline the engagement with key stakeholders during the preparation of the State Significant Development Application (SSDA) for the site at 175 – 177 Cleveland Street and 1 – 5 & 6 – 8 Woodburn Street, Redfern.

This Engagement Report has been prepared to address the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) (SSD-32275057) dated 09/12/21 and has been carried out in accordance with DPE's *Undertaking Engagement Guidelines for State Significant Projects* dated November 2021.

This Consultation Outcomes Report describes the consultation process, issues raised during consultation, and how the proposal has addressed those issues.

The engagement process included the following key activities:

- Engagement with stakeholders, surrounding landowners and agencies
- Engagement with Redfern and Waterloo community and Indigenous groups
- Engagement with Consent Authorities including City of Sydney and the Department of Planning and Environment

This Engagement Report should be read in conjunction with the following attachments and EIS:

- First Nations Engagement Report prepared by Cox Inall Ridgeway (September 2021)
- Aboriginal Design Principles prepared by WSP (March 2022)
- Feedback received from agencies and surrounding landowners (**Appendix 1**)

1.1 Site Description

The site is located at 175 – 177 Cleveland Street, 1 – 5 Woodburn Street and 6 – 8 Woodburn Street, Redfern (Figure 1) and is positioned within the City of Sydney Local Government Area (LGA). It is located approximately 400m north-east of Redfern Railway Station, 800m south-west of Central Station and 900m of the future Waterloo Metro Station.

The site is situated on the southern side of Cleveland Street and has an area of 2,016.9m². It has a northern primary frontage to Cleveland Street of approximately ~ 30m, an eastern frontage of ~ 56m to Woodburn Street, a western frontage of ~ 56m to Eveleigh Street, and splayed corners.

Surrounding development comprises of a mixture of terrace housing, medium density residential, commercial and retail. The site abuts a 4-storey residential flat building to the south. To the east across Woodburn Street is a part 5/part 6 hotel (Song Hotel) and to the west across Eveleigh Street is a 4-storey residential flat

building. Further to the west is Urbanest (157-163 Cleveland Street) which is a student housing development approved in 2012.



Figure 1. Subject Site

Source: Mecone Mosaic (amended by Mecone)

1.2 Proposed Development

The proposal is for a privately-operated co-living housing development. The proposal has been designed to offer and support co-working activities for residents as well as the wider community to promote employment and social interaction throughout the development. Specifically, the proposal involves:

- Construction of a mixed use co-living housing development ranging in height from five (5) to seven (7) storeys, comprising:
 - Associated 7,006.4m² of GFA (FSR of 3.47:1) comprising 927.7m² of retail/commercial and 6,078.7m² of residential GFA;
 - Basement containing 19 car parking spaces; 25 motorcycle spaces and 116 bicycle spaces;
 - 216 co-living rooms (67 single and 149 double rooms) for lodgers and a building manager;
 - Ground and first floor co-working and commercial/retail uses fronting Cleveland, Woodburn and Eveleigh Streets;
 - Communal open space areas (1,458.8m²) including an open to the sky internal courtyard and rooftop garden;
 - Communal living areas (549.4m²) comprising resident amenities; and

- Associated landscape works (697.5m² landscaped area) and provision of a through-site link.
- Extension and augmentation of services and infrastructure as required.

1.3 Development Objectives

The objectives of the development for 175 – 177 Cleveland Street and 1 – 5 & 6 – 8 Woodburn Street, Redfern are to:

- Deliver high quality co-living accommodation in an accessible location in proximity to public transport, jobs and educational institutions
- Provide a building envelope that is consistent with existing and approved surrounding development
- Provide a range of high-quality communal facilities
- Replace the outdated building stock contained within the site with a high-quality development
- Deliver a built form outcome for the site that is appropriate for the context and responds to the character of the area
- Deliver diverse and affordable housing in response to local market demand
- Deliver a co-working environment offering to residents as well as the local community
- Integrate Indigenous public art in a meaningful manner
- Provide comprehensive landscaping that improves the visual amenity of the streetscape

2 Requirements for Engagement

2.1 Engagement Guidelines for State Significant Projects

Consultation and engagement for this proposal has been undertaken in accordance with the guidelines published by the NSW Department of Planning and Environment (DPE) entitled *Undertaking Engagement Guidelines for State Significant Projects* dated November 2021 (the guidelines) which apply to all applications for State Significant Development (SSD) and State Significant Infrastructure (SSI).

These guidelines set out the requirements for effective engagement on State Significant projects in NSW, recognising that effective engagement requires everyone involved to do their part, at the appropriate stage in the process. They outline the actions DPE will take, identify opportunities for the community to participate, and set out requirements for proponents.

2.2 SEARs Consultation and Engagement Requirements

Regarding consultation and engagement, the SEARs (SSD-3227505 dated 09/12/2021) requires the submission of an Engagement Report addressing the following:

27. Engagement

Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- *The relevant Department assessment team*
- *Any relevant local councils*
- *Any relevant agencies*
- *The community*
- *If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.*

This Consultation Outcomes Report accompanies the SSD application and satisfies this SEARs requirement.

3 Consultation and Engagement

Consistent with the guidelines and SEARs, the following stakeholders and agencies were engaged as part of the EIS preparation process:

- NSW Department of Planning and Environment (DPE)
- City of Sydney Council (Council)
- State Design Review Panel (SDRP)
- Various local Indigenous groups and elders
- Surrounding Landowners
- Heritage NSW
- NSW Environment Protection Authority (EPA)
- Transport for NSW (TfNSW)
- Sydney Trains
- Sydney Water
- Water NSW
- Ausgrid

3.1 Consultation and Engagement Summary

A summary of the feedback received from the relevant agencies, stakeholders and surrounding landowners is provided in **Table 1** below.

Table 1 – Consultation and Engagement Summary	
NSW Department of Planning and Environment (DPE)	The proponent and Mecone have met with DPE on several occasions during the preparation of the SSDA seeking their feedback. Feedback from DPE has also been provided through the receipt of SEARs.
NSW Environment Protection Authority (EPA)	<p>The EPA advised in their letter dated 02/09/22 they have no comments on the proposal and no further consultation is required.</p> <p>The EPA recommended the proponent consult with City of Sydney Council who will be the appropriate regulatory authority for the proposed development under the POEO Act, if approved.</p>
Heritage NSW	<p>Heritage NSW was consulted in August 2022 including on the requirement to undertake and submit an ACHAR for the proposal given the site was subject to an existing development proposal where an ACHAR was not required and an Aboriginal Archaeology Assessment was carried out.</p> <p>Heritage NSW provided advice on 30/08/22 (Appendix 1) that an ACHAR was not required and rather an addendum to the Aboriginal Archaeological Report would suffice.</p> <p>The EIS is accompanied by a Heritage Impact Assessment; an Aboriginal Archaeology Report and report addendum.</p>

Table 1 – Consultation and Engagement Summary

Sydney Trains	<p>The proponent wrote to Sydney Trains on 11/08/22 seeking feedback on the proposal. Sydney Trains provided preliminary comments on 09/09/22 outlining documentation and guidelines to consider for lodgement. These included:</p> <ul style="list-style-type: none"> • Geotechnical and Structural Report/drawings • Construction Methodology • Cross Sectional Drawings (both architectural and structural) showing ground surface, nearest rail tracks & infrastructure, property boundary and/or easement, sub-soil profile, proposed development, and structural design of sub-ground support (i.e., footings/piles etc.) adjacent to the rail corridor and rail infrastructure. • Detailed Survey Plan showing the relationship of the proposed development with respect to the rail boundary, rail infrastructure, TAHE land and easements • Consider Department of Planning and Environment's <i>Developments near Rail Corridors and Busy Roads – Interim Guideline 2008</i>. <p>The EIS is accompanied by a Geotechnical Report, Structural Report, Architectural Drawings, Structural Drawings which respond directly to the matters raised by Sydney Trains.</p>
City of Sydney Council (Council)	<p>The proponent met with Council on 09/08/22 to discuss the proposal and receive any feedback. Matters discussed in the meeting included:</p> <ul style="list-style-type: none"> • Overshadowing to adjoining terrace houses • Roof terraces and soil depths • Single oriented rooms and need for and location of any mechanical ventilation noting the utilisation of the rooftop for common open space/garden • Noise attenuation measures to Cleveland Street • Public accessibility of through site link and rooftop garden • Design materiality • Ceiling heights • Non-compliance with non-residential FSR (1:1) development standard <p>In many cases these matters were clarified in the meeting, however the proponent has further considered Council's comments on these matters in development of the proposal as detailed in the EIS.</p>
State Design Review Panel (SDRP)	<p>The proponent met with the SDRP on two occasions to discuss the proposal.</p>

Table 1 – Consultation and Engagement Summary

	<p>The first meeting was held on 28/10/21 with written feedback received on 08/11/21. The proponent's responses to the SDRP's written feedback were considered at a second SDRP meeting held on 13/04/22. Design amendments were incorporated to address the feedback received.</p> <p>A comprehensive response to the matters raised by the SDRP are provided in the Design Review Report which accompanies the EIS.</p>
Transport for NSW (TfNSW)	<p>The proponent wrote to TfNSW on 11/08/22 seeking feedback on the proposal. TfNSW provided preliminary comments on 21/09/22 as follows:</p> <ul style="list-style-type: none"> • <i>All construction access for the site should be off Woodburn St (where possible)</i> • <i>A work zone on Cleveland St would not be supported. Short term access from Cleveland St for large deliveries or crane access may be provided via a Road Occupancy Licence that can be gained from the following link - https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html</i> • <i>With relation to final operation of the site, loading should be provided on site with a dedicated loading dock and access should be via Woodburn St.</i> <p>The first two items relating to construction access and work zones can be accommodated during the construction phase and may form part of conditions of consent.</p> <p>As outlined in the Traffic Report, loading/servicing for the café/retail/commercial tenancies is expected to be undertaken by smaller, light commercial vehicles up to the size of a B99 vehicle (e.g. Toyota HiAce, Hyundai iLoad, Ford Transit Custom etc.), which are capable of fitting into a conventional parking space, as is commonplace in the City of Sydney, particularly for commercial uses located on busy thoroughfares.</p> <p>A dedicated loading bay is proposed within the basement parking area, directly opposite the bottom of the entry ramp, adjacent to the proposed bin storage area.</p> <p>Refer to the EIS and Traffic Report for further discussion on loading.</p>
Sydney Water	<p>The proponent wrote to Sydney Water on 11/08/22 seeking feedback on the proposal within 28 days being by 08/09/22. As no response was received, follow-up correspondence was sent to Sydney Water on 13/09/22 seeking their feedback and confirmation if any comments would be provided.</p>

Table 1 – Consultation and Engagement Summary	
	To date, no response has been received from Sydney Water.
Water NSW	<p>The proponent wrote to Water NSW on 11/08/22 seeking feedback on the proposal within 28 days being by 08/09/22. As no response was received, follow-up correspondence was sent to Water NSW on 13/09/22 seeking their feedback and confirmation if any comments would be provided.</p> <p>To date, no response has been received from Water NSW.</p>
Ausgrid	<p>The proponent wrote to Ausgrid on 11/08/22 seeking feedback on the proposal within 28 days being by 08/09/22. As no response was received, follow-up correspondence was sent to Ausgrid on 13/09/22 seeking their feedback and confirmation if any comments would be provided.</p> <p>To date, no response has been received from Ausgrid.</p>
Stakeholder Consultation	<p>Several Indigenous and non-indigenous community stakeholders were engaged during the scoping phase and EIS preparation phase including throughout August 2021 and March 2022. Those engaged included:</p> <ul style="list-style-type: none"> • A Gadigal Elder • 2 local Aboriginal residents (aged 30-45) • The National Centre of Indigenous Excellence (NCIE) • Youth Action • Homelessness NSW • Walk on Country with Aboriginal elders, Uncle Chicka and Allan Madden. • Tribal Warrior and Redfern Youth Connect. <p>Further detailed discussion is provided in Section 3.2.</p>
Surrounding Landowners	<p>Consultation occurred with landowners surrounding the site. No objections or concerns were raised except for an adjoining landowner of the terrace houses at 9-11 Woodburn Street which directly adjoin the site to the south.</p>

3.2 Stakeholder Consultation

3.2.1 Initial Stakeholder Consultation – August 2021

Cox Inall Ridgeway were commissioned to undertake initial community engagement in August 2021. Throughout August 2021, the following stakeholders made themselves available for initial consultation:

- A Gadigal Elder
- 2 local Aboriginal residents (aged 30-45)
- The National Centre of Indigenous Excellence (NCIE)
- Youth Action
- Homelessness NSW (note: 2 separate consults were undertaken throughout August)

The design has adopted a number of initiatives and design elements as informed by the community engagement outcomes initially carried out by Cox Inall Ridgeway. The key themes and outcomes of the initial engagement process included:

- Affordable housing
- Gentrification
- Creating social benefits and outcomes
- Supporting Aboriginal enterprises
- Restoring/healing Country
- Stories of Country, nature and landscape
- Cultural learning and expression
- Culturally safe places
- Celebrating a Gadigal Identity

The abovementioned outcomes were considered by the project team and adopted for the development of the concept design.

3.2.2 Further Stakeholder Consultation – March 2022

Following the initial community engagement and preparation of the concept design, in March 2022 WSP were engaged to undertake further community engagement with local Indigenous groups and provide design input. Consultation was carried out with the following groups:

- Walk on Country with Aboriginal elders, Uncle Chicka and Allan Madden.
- Tribal Warrior and Redfern Youth Connect.

This consultation yielded the following feedback and suggestions:

- It was emphasised how impactful the Cleveland Street environment is and stressed how critical it was to protect the residents and visitors internally.
- There should be a strong emphasis on the role and presence of Indigenous women, particularly around the water elements of the design in the ground floor courtyard.

- Support was shown for the ground floor uses and how these opened to the public domain. Tribal Warrior suggested a part-time use (once or twice a month) of one of the ground floor rooms for Indigenous groups/workshops.
- Suggested that the ground floor rooms be given Gadigal names.
- There would need to be further consultation in relation to the reproduction of existing mural/s.
- There should be diversity in the types of communal living/open space areas.

The applicant is committed to carrying out ongoing engagement with local Indigenous groups and artists/design experts to assist in the interpretation of these outcomes and guide the design development.

3.2.3 Connecting with Country

Through the engagement process outlined in **Sections 3.2.1** and **3.2.2** above, several Indigenous initiative and design themes have been considered and adopted. This includes, but is not limited to:

- Welcoming and Inclusivity
 - Connecting to landscape through the provision of generous landscaping at the ground level and rooftop.
 - Social benefit – providing the ground plane with a sense of openness and inclusiveness, not closed off to the public. This is encouraged through active uses fronts the street, open and spacious entrances and appropriate signage, both wayfinding and educational. This is further facilitated through the co-living/working model adopted which provides opportunity for the public to use and work from the co-working spaces at the ground level.
 - Large spaces and the ground plane and upper levels for gathering and smaller spaces for quiet reflection.
- Healing and Restoring Country
 - Restoring endemic plants to repair natural ecosystems. 'Coastal Heath' rooftop.
 - Sustainability – smart water management and natural ventilation
 - Drawing inspiration from waterways on the ground level, utilising a majority of endemic tree, mid-canopy and wetlands plant spaces to represent a successional landscape interpretation of the (original) locality.
 - Materials that reflect native flora
- Cultural Safety
 - Integration of existing and additional aboriginal artwork. Local indigenous artists/designers to be engaged with to provide further input and direction.
 - First languages signage and acknowledgement of country – providing both wayfinding and educational elements.
- Movement, permeability and activation
 - Accessibility and inclusiveness at the ground level and throughout the building.
 - Permeable connections to landscape and building program.
 - Cultural education – meandering through the site.

The response to the community engagement outcomes and the GANSW Draft Connecting with Country framework is summarised in the Connecting with Country report prepared by WSP which accompanies the EIS.

3.3 Heritage NSW

The SEARs identified the need to provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

This contrasted with the previous SEARs issued for the site for existing SSD-10720865 over the site (currently under assessment by DPE) where Heritage NSW accepted an Aboriginal Archaeology Report and agreed with its findings that no further archaeological investigations were required.

On 30/08/22 advised that an ACHAR was not required and rather an addendum to the Aboriginal Archaeological Report would suffice.

3.4 State Design Review Panel (SDRP)

The proposal has been subject to ongoing consultation with the NSW Government Architect's Office and has undergone a design review process in consultation with the NSW State Design Review Panel (SDRP).

The proponent attended a Design Review Panel meeting on 28/10/21 with SDRP providing written feedback on 08/11/21. Following the receipt of this feedback, the proposal was subject to ongoing design development and a second SDRP meeting was scheduled.

The second SDRP meeting was held on 13/04/22 with written feedback provided on the 27/04/22. The matters raised by the SDRP have been specifically addressed and resulted in a number of design amendments. The comments received and a response to each are included in the Design Review Report which accompanies the EIS.

The written feedback also noted that the matters raised must be addressed and resolved before returning to the SDRP. Following receipt of the SDRP's feedback, discussions with DPE have confirmed that the proposal does not need a further SDRP session prior to lodgement, with the matters raised to be addressed as part of the SSD application.

3.5 Landowners

The applicant engaged with surrounding landowners during the preparation of the EIS seeking any comments or feedback on the proposed design. Consultation with these landowners consisted of letterbox drops and/or correspondence directly via email in July/August 2022. Details on the proposal were provided (including Architectural Plans) to landowners with Mecone being available to accept feedback or recommendations and answer any questions or concerns.

The surrounding landowners, or their representatives, included the following:

- The 'Netstrata' strata manager of the residential flat building to the west at 2-8 Eveleigh Street, Redfern (who forwarded onto respective strata landowners)
- The 'BresicWhitney' strata manager of warehouse building to the south at 13-31 Eveleigh Street, Redfern (who forwarded onto the respective landowner)
- The hotel to the east known as the 'Hacienda Hotel' (owned by Scape) at 179 Cleveland Street, Redfern
- Letterbox drop to the terrace houses adjoining to the south at 9, 10 and 11 Woodburn Street, Redfern.

No objections or immediate concerns were received from landowners of 2-8 Eveleigh Street or 13-31 Eveleigh Street, Redfern. The strata managers also confirmed no representations were separately made to them on the proposal.

No response was received was Scape, the owner of the Hacienda Hotel to the east of the site.

3.5.1 Adjoining Landowner Response – 9 Woodburn Street, Redfern

A response was received from the terrace house owner of 9 Woodburn Street, Redfern which adjoins the subject site to the south (refer **Figure 2** below).

The landowner initially queried whether the proponent would consider acquisition of the terrace houses to incorporate into the development site. This matter is subject to ongoing consultation between the proponent and landowner however, is not a matter for consideration under this development application.



Figure 2. Adjoining Terraces at 9-11 Woodburn St, Redfern
Source: Mecone Mosaic (amended by Mecone)

Further concerns raised in a follow-up submission by the owner of 9 Woodburn Street are summarised in the table below.

Table 2 – 9 Woodburn Street Terrace House – Landowner Concerns	
Matters Raised	Comment
Concern was raised with the structural integrity of the landowner's terrace during construction, with demolition of the 5 storey wall adjacent to the boundary and protection of their property from dust, debris etc; including existing flashings to the boundary wall and the detailed resolution of this.	<p>A Detailed Construction Management Plan containing mitigation measures may be prepared following determination and implemented to ensure the structural integrity of the adjoining properties and mitigate the associated impacts during construction stage.</p> <p>Specifically, the following will be implemented during the construction stage:</p> <ul style="list-style-type: none"> • Implement appropriate dust suppression measures at the construction phase; • Ensure equipment and machinery is maintained and switched off when not in use; • Cover all loads of excavated material when being transported to and from the site; • Monitor all work areas, stockpiles and skip bins for dust; • Minimise soil and vegetation disturbance; and • Cover exposed surfaces to prevent dust emissions. <p>Further, Section 74 of the EP&A Regulation 2021 specifies as a condition of development consent requirements relating to shoring and adequacy of adjoining properties to prevent possible damage from excavation.</p>
Concern was raised with the proposed finishing of the wall adjacent to the boundary, and particularly what is proposed to form the rear boundary 'fence' to their courtyard.	As illustrated in the South Elevation within the Architectural Plans, a brick wall will be erected as the interface with the terraces at 9-11 Woodburn Street. A glass block wall will be provided in the central portion of the southern elevation to enhance the visual interest of the interface with the adjoining properties.
<p>The landowner noted the drawings indicate a fire-engineered to solution to the openable windows along the southern boundary.</p> <p>Concern was raised with openable windows along the southern elevation to the terrace houses and potential acoustic and privacy overlooking concerns.</p>	The Architectural Plans have been updated to provide a glass block wall with no openable windows on the southern elevation to the terrace houses to mitigate the overlooking impacts to the adjoining properties. Further, a brick wall will be provided on the interface with the terrace houses with no openings or windows and hence the proposed development is not anticipated to result in direct overlooking or adverse impacts on privacy or residential amenity.

Table 2 – 9 Woodburn Street Terrace House – Landowner Concerns

Concern was raised with the bulk and scale being located directly adjacent to the terraces.

Concern was raised with the location of the terrace houses to the south and the proposal's overshadowing of the terrace house rear courtyards during the summer solstice given this is the only time of year these spaces receive direct sunlight.

A Shadows Analysis has been undertaken on the winter solstice (21 June), equinox (21 March) and summer solstice (21 December) to demonstrate the shadowing impacts of proposed building throughout the year.

On winter solstice, it is noted that the rear courtyard is already fully overshadowed by the existing development within the site. No additional overshadowing is cast at 9-11 Woodburn Street by the proposed development.

On equinox, minimal additional overshadowing is experienced at 9-11 Woodburn Street as a result of the proposed development, with the majority of the additional shadows casted on the terrace buildings. Despite the additional shadow cast, it should be noted that the majority of the rear courtyard is already overshadowed by the existing development within the site between 9am and 3pm.

On summer solstice, the rear courtyard will continue to receive a minimum of three hours of solar access between 9am and 3pm with minimal additional shadow cast by the proposed development.

It is noted that the proposed development has been designed to minimise overshadowing impacts to the surrounding residential properties.

Notwithstanding, given that the terraces at 9-11 Woodburn Street are located directly south of the proposed development, overshadowing is considered to be unavoidable.

Considering the rear courtyard is currently largely overshadowed on the winter solstice and equinox, the proposed development will only result in minimal additional overshadowing and has been designed to maintain reasonable sunlight access on summer solstice. Therefore, the overshadowing impacts resulting from the proposed development is considered acceptable.

4 Ongoing Consultation and Engagement

The proposed State Significant Development will be placed on public exhibition for 30 days in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*. During the public exhibition period, Council, State agencies, community groups and the public will have the opportunity to comment on the project.

In addition, the proponent is committed to engaging in ongoing consultation with relevant stakeholders. The feedback received from this consultation process will inform any necessary design amendments, heritage interpretation and the development of public art for the site to be finalised prior to the occupation phase.

Specifically, as provided in the Connecting with Country Report and Public Art Strategy provided within, the proponent is committed to ongoing engagement with local Indigenous groups and artists to determine the specific community use arrangements of the ground floor multi-purpose room (dedicated for part-time use by local community groups), as well as the commissioning of local Indigenous artists for internal and external art works.

5 Conclusion

This Consultation Outcomes Report provides a succinct overview of the communication and stakeholder engagement approach that has been undertaken to date and will continue to occur in the post-lodgement phase. This has included consultation with the following parties over the past 12-18 months:

- NSW Department of Planning and Environment (DPE)
- Heritage NSW
- NSW Environment Protection Authority (EPA)
- Transport for NSW (TfNSW)
- Sydney Trains
- Sydney Water
- Water NSW
- Ausgrid
- City of Sydney Council (Council)
- State Design Review Panel (SDRP)
- Various Indigenous and non-indigenous stakeholders
- Surrounding Landowners

The proponent is committed to contributing positively to the community and will continue to engage with the community, agencies and stakeholders as the proposal develops to ensure the most optimal design, planning and community outcome for all.

Harrison Depczynski

From: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>
Sent: Friday, 9 September 2022 4:08 PM
To: Harrison Depczynski
Cc: Tom Cook; DA_sydneytrains
Subject: RE: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Airspace & External Developments -T HR CI 12090 ST.pdf; 2008_Development near Rail Corridors - Interim Guideline.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Harry,

Apologies for the delay getting back to you.

Based on the documents supplied in your email, Sydney Trains can provide the following preliminary comments:

- The proposed development includes excavation and ground penetration in close proximity to the rail corridor, infrastructure and TAHE (Transport Asset Holding Entity) land. The following should be taken into consideration and incorporated into the lodgement of any future SSDA(s):
 - a) Geotechnical and Structural Report/drawings including rail specific potential impacts. The Geotechnical Report must be based on actual borehole testing conducted on the site closest to the rail corridor;
 - b) Construction Methodology, including crane placement, and details pertaining to structural support during excavation. Please be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements;
 - c) Cross Sectional Drawings (both architectural and structural) showing ground surface, nearest rail tracks & infrastructure, property boundary and/or easement, sub-soil profile, proposed development, and structural design of sub-ground support (i.e., footings/piles etc.) adjacent to the rail corridor and rail infrastructure. The measured distance between the proposed development, property boundary and rail asset(s) at the closest point must be shown. All horizontal, RL and vertical measurements are to be verified by a Registered Surveyor;
 - d) Detailed Survey Plan showing the relationship of the proposed development with respect to the rail boundary, rail infrastructure, TAHE land and easements
- All documents should comply with and reference the TfNSW Asset Management Branch Standard '*Airspace and External Developments - T HR CI 12090 ST*' (attached for reference and accessed via <https://www.transport.nsw.gov.au/industry/asset-management-branch>).
- The proposed development will need to take the following guideline into consideration:
 - a) Department of Planning and Environment's *Developments near Rail Corridors and Busy Roads – Interim Guideline 2008*.

Please note that pending full review of the proposal after lodgement, Sydney Trains may also require additional information. The above comments provided by Sydney Trains is to be considered as a guide only to assist the Applicant's preparation of a formal development application; and in no way fetter the discretion of Sydney Trains in

its future assessment of or response to the proposed development in the exercise of its statutory powers and functions following the future lodgement of any development application by the Applicant.

Any queries, please let us know.

Kind Regards,

Maddison Pooley

Town Planning Officer
Property Group - Commercial, Performance & Strategy
Infrastructure and Place
Transport for NSW

T (02) 9595 5220 E Maddison.Pooley@transport.nsw.gov.au

DA_sydneytrains@transport.nsw.gov.au

7 Harvest Street, Macquarie Park NSW 2113
PO Box 459, Burwood NSW 1805



**Transport
for NSW**



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Please consider the environment before printing this email.

From: Harrison Depczynski <hdepczynski@mecone.com.au>

Sent: Tuesday, 16 August 2022 9:06 AM

To: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>

Cc: Tom Cook <tcook@mecone.com.au>

Subject: RE: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

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Hi Maddison,

In response to your queries below:

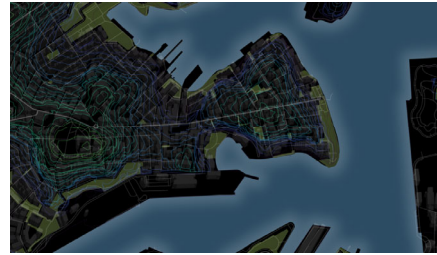
1. This relates to a new SSDA at the site. The separate existing SSDA over part of the site (SSD-10720865) remains under assessment by DPE as a separate application.

2. We would just like any preliminary advice from Sydney Trains on the proposal (such as rail affections, considerations, and types of documentation we will need to see when the SSDA has been lodged with DPE). We understand once lodged the SSD will be subject to further thorough technical assessment.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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From: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>

Sent: Thursday, 11 August 2022 5:51 PM

To: Harrison Depczynski <hdepczynski@mecone.com.au>

Cc: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>

Subject: RE: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

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Hi Harry,

Thank you for your email and request for pre-lodgement consultation for a SSDA at 1-5 Woodburn St, 6-8 Woodburn St & 175-177 Cleveland St, Redfern.

To assist us in preparing the appropriate advice, can you please clarify the following:

1. Whether this relates to a *new* SSDA at the subject site and *not* the 'Cleveland Street Mixed Use Boarding House SSDA' (SSD-10720865). If so, can you please clarify how the SSDA's are related.
2. Whether Mecone are only requesting high-level preliminary advice in relation to the proposed SSD (such as rail affections, considerations, and types of documentation we will need to see when the SSDA has been lodged with DPE).
 - a. Please note that if you would like to undertake any detailed technical assessments, a separate team within Sydney Trains team is responsible for this process.

Any queries on the above, please let me know.

Kind Regards,

Maddison Pooley

Town Planning Officer

Property Group - Commercial, Performance & Strategy



**Transport
for NSW**



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

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From: Harrison Depczynski <hdepczynski@mecone.com.au>

Sent: Thursday, 11 August 2022 12:34 PM

To: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>

Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

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Dear Sydney Trains,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Jon Ackary <jona@songhotels.com.au>
Sent: Tuesday, 13 September 2022 1:09 PM
To: Harrison Depczynski
Cc: Raziuddin Mohammed
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation
Attachments: Surrounding landowners - Consultation Letter - 28.07.22.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Harrison,

Song Hotels have no comment on the proposed development.

Best regards

Jon Ackary (He/Him)
General Manager, SONG Business

M. 0413 885 642

Gadigal Land
5-11 Wentworth Avenue
Sydney NSW 2000

Song Hotels www.songhotels.com.au
Song Kitchen www.songkitchen.com.au



Song Hotel and Kitchen are 'profit for purpose' businesses owned and managed by YWCA Australia.

YWCA Australia wishes to acknowledge the Traditional Owners of the lands on which we work, live and play and pay our respects to Elders present. We recognise First Nations people as the custodians of the lands, seas and skies, with more than 60,000 years of wisdom, connection and relationship in caring for Country.

From: Harrison Depczynski <hdepczynski@mecone.com.au>
Sent: Tuesday, 13 September 2022 10:28 AM
To: Song Hotel Sydney <res.sydney@songhotels.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

Dear Song Hotels,

I refer to my below emails dated 28 July and 31 August 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We have not received a response from Song Hotels and would like to confirm if you will be providing any comments or feedback on the proposal?

Regards,



DOC22/703410-3

2 September 2022

Mr Harrison Depczynski
Senior Planner
Mecone

Via email: hdepczynski@mecone.com.au

Dear Mr Depczynski

**Pre-lodgement Consultation – State Significant Development Application
1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern**

I refer to your invitation to the NSW Environment Protection Authority (EPA) to provide comment on the Proposed Review of Environmental Factors for the above project.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act* (1997) and so, will not require an Environment Protection Licence under this Act,
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* (1997).

The EPA recommends that you consult with City of Sydney Council who will be the appropriate regulatory authority for the proposed development under the POEO Act if approved.

Should you require clarification of any of the above please contact Stuart Gibson on 9995 6193 or email environmentprotection.planning@epa.nsw.gov.au if you wish to discuss this matter.

Yours sincerely

Mitchell Bennett
Unit Head – Statutory Planning

Harrison Depczynski

From: Craig Clark <craig.clark@netstrata.com.au>
Sent: Wednesday, 31 August 2022 4:16 PM
To: Harrison Depczynski
Cc: Tom Cook
Subject: RE: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Harrison,

Thanks for your email. I forwarded it on to all owners which I am sure you were also required to do so but have not had anyone contact me about this project.

Craig Clark
Senior Strata Manager

T 02 8567 6400 **D** 02 8567 6409
E craig.clark@netstrata.com.au

298 Railway Parade,
Carlton NSW 2218

After Hours Emergency:
1300 663 760

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From: Harrison Depczynski <hdepczynski@mecone.com.au>
Sent: Wednesday, 31 August 2022 4:11 PM
To: Craig Clark <craig.clark@netstrata.com.au>
Cc: Tom Cook <tcook@mecone.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

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Hi Craig,

I refer to my below email dated 28 July 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We did not receive a response from you and wanted to confirm if you will be providing any comments on the proposal?

Please let us know if you have any questions.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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From: Harrison Depczynski
Sent: Thursday, 28 July 2022 4:25 PM
To: 'Craig Clark' <craig.clark@netstrata.com.au>
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Dear Craig,

My colleague Tom Cook contacted you last year regarding a DA that EG Funds Management are currently preparing for lodgement with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

As part of the DA preparation, we wanted to reach out to surrounding landowners/operators to discuss the proposal and whether they had any initial feedback.

There will be an opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition, however we are eager to get your initial comments and whether you had any concerns you wanted considered as part of the DA.

Refer to the **attached letter** detailing the proposal and plans in the **dropbox link** below. Please **provide any comments** you may have within 28 days being **by 25 August 2022** to allow us time to duly consider.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

If you need any further information on the project, please let me know.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Monique Bazak <Monique@bresicwhitney.com.au>
Sent: Wednesday, 31 August 2022 4:38 PM
To: Harrison Depczynski
Cc: Tom Cook
Subject: RE: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

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Hi Harrison,

The owner hasn't provided any comment,

Thank you

Monique Bazak
Senior Portfolio Manager

BresicWhitney

Level 2
318 Liverpool Street
Darlinghurst NSW 2010

0405 246 735
(02) 9356 5555
bresicwhitney.com.au



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at bresicwhitney.com.au

From: Harrison Depczynski <hdepczynski@mecone.com.au>
Sent: Wednesday, 31 August 2022 4:22 PM
To: Monique Bazak <Monique@bresicwhitney.com.au>
Cc: Tom Cook <tcook@mecone.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

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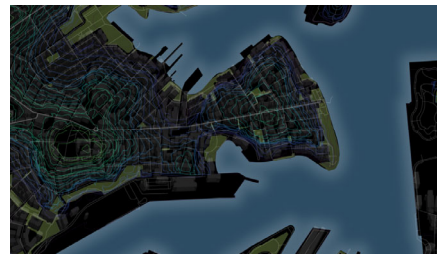
Hi Monique,

I refer to my below email dated 28 July 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

I note you forwarded it onto the owner on 28 July.

We did not receive a response and wanted to confirm if BresicWhitney or the owner will be providing any comments or feedback on the proposal?

Regards,



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From: Monique Bazak <Monique@bresicwhitney.com.au>
Sent: Friday, 29 July 2022 12:17 PM
To: Harrison Depczynski <hdepczynski@mecone.com.au>
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: RE: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

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Hi Harrison,

Thank you.

I have now passed this onto the owner for their reading and comments should they have any.

Thank you
Kind regards

Monique Bazak
Senior Portfolio Manager

BresicWhitney

Level 2
318 Liverpool Street
Darlinghurst NSW 2010

0405 246 735
(02) 9356 5555
bresicwhitney.com.au



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From: Harrison Depczynski <hdepczynski@mecone.com.au>
Sent: Friday, 29 July 2022 12:08 PM
To: Monique Bazak <Monique@bresicwhitney.com.au>
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Dear Monique,

As Asset Manager for 13 Eveleigh St Redfern, I am contacting you regarding a DA that EG Funds Management are currently preparing for lodgement with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

As part of the DA preparation, we wanted to reach out to surrounding landowners/operators to discuss the proposal and whether they had any initial feedback.

There will be an opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition, however we are eager to get your initial comments and whether you had any concerns you wanted considered as part of the DA.

Refer to the **attached letter** detailing the proposal and plans in the **dropbox link** below. Please **provide any comments** you may have **by 25 August 2022** to allow us time to duly consider.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

If you need any further information on the project, please let me know.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Wendy Crane <wendyc@heritage-architects.com.au>
Sent: Thursday, 4 August 2022 11:21 AM
To: Harrison Depczynski
Cc: Tom Cook
Subject: Re: Development at 179 Cleveland Street

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Thanks Harrison, much appreciated.

Kind Regards,

Wendy Crane

wendyc@heritage-architects.com.au



7 Broughton Street, Drummoyne NSW 2047
t +61 2 9818 5941

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On 4 Aug 2022, at 10:59 am, Harrison Depczynski <hdepczynski@mecone.com.au> wrote:

Hi Wendy,

Thanks for your comments below. I've passed these on to the developer to further consider.

See attached electronic copy of the letter.

Regards,

<image001.jpg>

<image003.png> <image004.png> <image005.png> <image006.png>

<image007.png>

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From: Wendy Crane <wendyc@heritage-architects.com.au>
Sent: Thursday, 4 August 2022 9:59 AM
To: Harrison Depczynski <hdepczynski@mecone.com.au>
Cc: Tom Cook <tcCook@mecone.com.au>
Subject: Re: Development at 179 Cleveland Street

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Hi Harrison,

Thanks for the link, much appreciated.

Would you be able to send me an electronic copy of the letter you dropped off at the house as well?

I've done a very preliminary review of the proposal and there are several items that I would object to when the application is formally made.

It would seem to me that your main source of objections will come from the three terrace houses that are most affected by the proposal. My understanding is that the three houses do not have any level of statutory heritage protection (i.e. they are not heritage items or in a heritage conservation area), meaning that they would potentially be able to be demolished and form part of the development site, should the developer want to proceed in this manner. Acquisition of the three terraces would be a strategic move that would remove the risk of the objections, but will also make the entire process much easier for everyone throughout construction.

Of course, one of my biggest concerns relates to the structural integrity of my terrace during construction, with demolition of the 5 storey wall adjacent to the boundary and protection of my property from dust, debris etc. Obviously, there are also existing flashings to the boundary wall and I'm concerned about the detailed resolution of this. I'm also concerned about the proposed finishing of the wall adjacent to the boundary, and particularly what is proposed to form the rear boundary 'fence' to my courtyard.

The drawings indicate a fire-engineered to solution to the openable windows along the southern boundary. Should the development proceed with the current design, I will be objecting to these openable windows due to acoustic and visual privacy concerns. It would seem to me that if you could amalgamate the lot with with terraces, you could proceed without these objections and without the need for a fire-engineered solution.

I would also object on the basis of the bulk and scale being located directly adjacent to the terraces, meaning the impact of the development affects the small terrace houses the most, being located to the south of the proposed development. As you are aware from the shadow diagrams, my courtyard receives very little sun throughout the year. I only really receive a small amount of sun during the summer solstice. Shadow Diagram 2 on drawing SSD9109 shows that the proposed development will overshadow my courtyard during summer solstice. This is the only time I really receive direct solar access to my private open space and as such it is very important to me.

As mentioned previously, I am potentially interested in a mutually beneficial agreement regarding acquisition of the three terraces and I look forward to hearing back from you in due course.

Kind Regards

Wendy Crane

wendyc@heritage-architects.com.au

<image008.png>

On 2 Aug 2022, at 4:32 pm, Harrison Depczynski <hdepczynski@mecone.com.au> wrote:

Hi Wendy,

Please find an electronic copy of the plans at the dropbox link below.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

I've also passed on your enquiry to the developer regarding consideration of acquisition of the three terrace houses. I'll let you know once I hear back.

Regards,

<image001.jpg>

<image003.png> <image004.png> <image005.png> <image006.png>

<image007.png>

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From: Wendy Crane <wendyc@heritage-architects.com.au>

Sent: Friday, 29 July 2022 2:15 PM

To: Harrison Depczynski <hdepczynski@mecone.com.au>

Subject: Development at 179 Cleveland Street

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Hi Harrison,

I'm the neighbour to the proposed development living at 9 Woodburn Street, Redfern and I just received the proposal documents. I was wondering if you would be able to send the proposed drawings through to me as .pdf files?

I was also wondering if it would be mutually beneficial if the developer acquired the three terrace houses (being 9, 10 and 11 Woodburn Street), both in terms of the

proposed FSR and build-ability (i.e. not needing to protect and retain the terrace houses during construction). Could you please advise if this is something the developer would be interested in potentially considering?

You can call me on my mobile to discuss further 0402 850 411.

Kind Regards,

Wendy Crane

wendyc@heritage-architects.com.au

<image008.png>

<Surrounding landowners - Consultation Letter - 28.07.22.pdf>

Harrison Depczynski

From: Harrison Depczynski
Sent: Tuesday, 13 September 2022 10:26 AM
To: development@scape.com.au
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation
Attachments: Surrounding landowners - Consultation Letter - 28.07.22.pdf

Dear Scape,

I refer to my below emails dated 28 July and 31 August 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We did not receive a response from Scape and wanted to confirm if Scape will be providing any comments or feedback on the proposal?

Regards,



Harrison Depczynski
Senior Planner

Level 12, 179 Elizabeth St
Sydney NSW 2000
T:02 8667 8668

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From: Harrison Depczynski
Sent: Wednesday, 31 August 2022 4:16 PM
To: development@scape.com.au
Cc: Tom Cook <tcook@mecone.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

Hi,

I refer to my below email dated 28 July 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We did not receive a response from Scape and wanted to confirm if Scape will be providing any comments or feedback on the proposal?

Regards,



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From: Harrison Depczynski
Sent: Thursday, 28 July 2022 4:34 PM
To: development@scape.com.au
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

We have received a bounce back from Jonathan Combley's email address. Please direct this to the relevant Scape staff member.

It relates to a proposed development in proximity to Scape controlled Urbanest and Song Hotel in Redfern.

From: Harrison Depczynski
Sent: Thursday, 28 July 2022 4:25 PM
To: jonathan.combley@scape.com
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Dear Jonathan,

My colleague Tom Cook contacted you last year regarding a DA that EG Funds Management are currently preparing for lodgement with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

As part of the DA preparation, we wanted to reach out to surrounding landowners/operators to discuss the proposal and whether they had any initial feedback, noting that Scape control the Urbanest and Song Hotel sites in close proximity.

There will be an opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition, however we are eager to get your initial comments and whether you had any concerns you wanted considered as part of the DA.

Refer to the **attached letter** detailing the proposal and plans in the **dropbox link** below. Please **provide any comments** you may have within 28 days being **by 25 August 2022** to allow us time to duly consider.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

If you need any further information on the project, please let me know.

Regards,



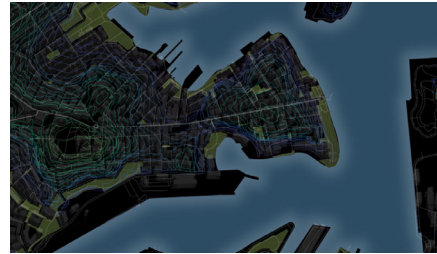
Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



Take our survey [here](#), and tell us what you

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Harrison Depczynski

From: Harrison Depczynski
Sent: Wednesday, 31 August 2022 4:16 PM
To: development@scape.com.au
Cc: Tom Cook
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation
Attachments: Surrounding landowners - Consultation Letter - 28.07.22.pdf

Hi,

I refer to my below email dated 28 July 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We did not receive a response from Scape and wanted to confirm if Scape will be providing any comments or feedback on the proposal?

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



Take our survey [here](#), and tell us what you

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From: Harrison Depczynski
Sent: Thursday, 28 July 2022 4:34 PM
To: development@scape.com.au
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

We have received a bounce back from Jonathan Combley's email address. Please direct this to the relevant Scape staff member.

It relates to a proposed development in proximity to Scape controlled Urbanest and Song Hotel in Redfern.

From: Harrison Depczynski
Sent: Thursday, 28 July 2022 4:25 PM
To: jonathan.combley@scape.com
Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>
Subject: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Dear Jonathan,

My colleague Tom Cook contacted you last year regarding a DA that EG Funds Management are currently preparing for lodgement with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

As part of the DA preparation, we wanted to reach out to surrounding landowners/operators to discuss the proposal and whether they had any initial feedback, noting that Scape control the Urbanest and Song Hotel sites in close proximity.

There will be an opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition, however we are eager to get your initial comments and whether you had any concerns you wanted considered as part of the DA.

Refer to the **attached letter** detailing the proposal and plans in the **dropbox link** below. Please **provide any comments** you may have within 28 days being **by 25 August 2022** to allow us time to duly consider.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

If you need any further information on the project, please let me know.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Tuesday, 13 September 2022 10:13 AM
To: development@ausgrid.com.au
Subject: FW: Pre-lodgement Consultation - SSDA at 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Ausgrid - Consultation Letter.pdf

Dear Ausgrid,

I refer to my previous email below (11/8/22) and the attached, requesting comment on the proposed State significant development for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern.

We have not received a response from Ausgrid on the proposal noting any comments were requested within 28 days, being by 8 September 2022.

As it is a SEARs requirement that the proponent seek consultation with relevant agencies prior to lodgement of the SSD, can you please confirm if Ausgrid will be providing any comments on the proposal?

Regards,



SYDNEY | WESTERN SYDNEY
MELBOURNE | BRISBANE



Harrison Depczynski
Senior Planner

Level 12, 179 Elizabeth St
Sydney NSW 2000
T:02 8667 8668

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From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:20 PM
To: development@ausgrid.com.au
Subject: Pre-lodgement Consultation - SSDA at 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

Dear Ausgrid,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note. There will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



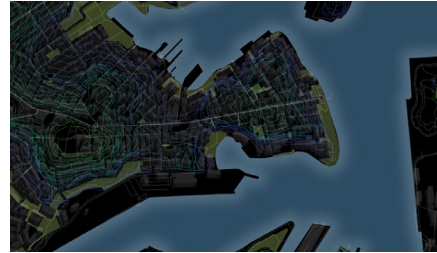
Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Tuesday, 13 September 2022 10:11 AM
To: environmental.assessments@waternsw.com.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Water NSW - Consultation Letter.pdf

Dear Water NSW,

I refer to my previous email below (11/8/22) and the attached, requesting comment on the proposed SSD for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern.

We have not received a response from Water NSW on the proposal noting any comments were requested within 28 days, being by 8 September 2022.

As it is a SEARs requirement that the proponent seek consultation with relevant agencies prior to lodgement of the SSD, can you please confirm if Water NSW will be providing any comments on the proposal?

Regards,



SYDNEY | WESTERN SYDNEY
MELBOURNE | BRISBANE



Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T:02 8667 8668

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From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:42 PM
To: environmental.assessments@waternsw.com.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

Dear Water NSW,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



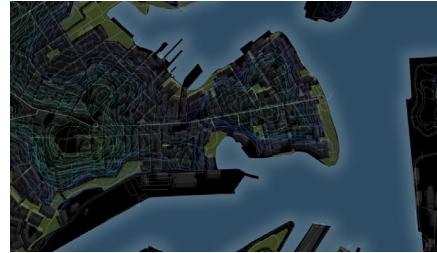
Harrison Depczynski

Senior Planner

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Sydney NSW 2000

T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Tuesday, 13 September 2022 10:09 AM
To: development.sco@transport.nsw.gov.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: TfNSW - Consultation Letter.pdf

Dear Transport for NSW,

I refer to my previous email below (11/8/22) and the attached, requesting comment on the proposed SSD for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern.

We have not received a response from TfNSW on the proposal noting any comments were requested within 28 days, being by 8 September 2022.

It is a SEARs requirement that the proponent seek consultation with relevant agencies prior to lodgement of the SSD.

Can you please confirm if TfNSW (roads) will be providing any comments on the proposal?

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T:02 8667 8668

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From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:37 PM
To: development.sco@transport.nsw.gov.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

Dear Transport for NSW,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



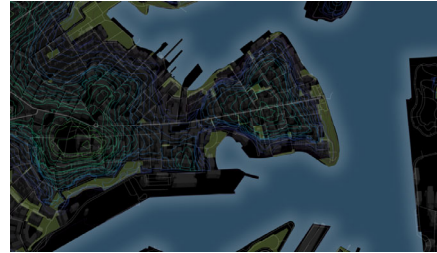
Harrison Depczynski

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Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



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Harrison Depczynski

Senior Planner

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Sydney NSW 2000

T:02 8667 8668

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From: Harrison Depczynski

Sent: Wednesday, 31 August 2022 4:14 PM

To: 'res.sydney@songhotels.com.au' <res.sydney@songhotels.com.au>

Cc: Tom Cook <tcook@mecone.com.au>

Subject: FW: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern - Surrounding Landowner Consultation

Hi Thino,

I refer to my below email dated 28 July 2022 and the **attached** consultation letter regarding a proposed boarding house development at 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern.

We did not receive a response from you and wanted to confirm if Song Hotels will be providing any comments or feedback on the proposal?

Regards,



Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



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From: Harrison Depczynski

Sent: Thursday, 28 July 2022 4:26 PM

To: 'res.sydney@songhotels.com.au' <res.sydney@songhotels.com.au>

Cc: Tom Cook <tcook@mecone.com.au>; James McBride <jmcbride@eg.com.au>

Subject: 175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Dear Thino,

My colleague Tom Cook contacted you last year regarding a DA that EG Funds Management are currently preparing for lodgement with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

As part of the DA preparation, we wanted to reach out to surrounding landowners/operators to discuss the proposal and whether they had any initial feedback, noting that the Song Hotel site is in close proximity.

There will be an opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition, however we are eager to get your initial comments and whether you had any concerns you wanted considered as part of the DA.

Refer to the **attached letter** detailing the proposal and plans in the **dropbox link** below. Please **provide any comments** you may have within 28 days being **by 25 August 2022** to allow us time to duly consider.

https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

If you need any further information on the project, please let me know.

Regards,



Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:42 PM
To: environmental.assessments@waterNSW.com.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Water NSW - Consultation Letter.pdf

Dear Water NSW,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:37 PM
To: development.sco@transport.nsw.gov.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: TfNSW - Consultation Letter.pdf

Dear Transport for NSW,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:34 PM
To: DA_sydneytrains@transport.nsw.gov.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Sydney Trains - Consultation Letter.pdf

Dear Sydney Trains,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:24 PM
To: info@epa.nsw.gov.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: NSW EPA - Consultation Letter.pdf

Dear NSW EPA,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following dropbox link: https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by 8 September 2022.

Regards,



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Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 12:20 PM
To: development@ausgrid.com.au
Subject: Pre-lodgement Consultation - SSDA at 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Ausgrid - Consultation Letter.pdf

Dear Ausgrid,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note. There will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following **dropbox link**:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by **8 September 2022**.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
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Harrison Depczynski

From: Harrison Depczynski
Sent: Thursday, 11 August 2022 11:57 AM
To: 'developerservices@sydneywater.com.au'
Subject: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Sydney Water - Consultation Letter.pdf

Dear Sydney Water,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following dropbox link:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by 8 September 2022.

Regards,



Harrison Depczynski
Senior Planner
Level 12, 179 Elizabeth St
Sydney NSW 2000
T: 02 8667 8668



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Harrison Depczynski

From: Harrison Depczynski
Sent: Tuesday, 13 September 2022 10:13 AM
To: developerservices@sydneywater.com.au
Subject: FW: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern
Attachments: Sydney Water - Consultation Letter.pdf

Dear Sydney Water,

I refer to my previous email below (11/8/22) and the attached, requesting comment on the proposed State significant development for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern.

We have not received a response from Sydney Water on the proposal noting any comments were requested within 28 days, being by 8 September 2022.

As it is a SEARs requirement that the proponent seek consultation with relevant agencies prior to lodgement of the SSD, can you please confirm if Sydney Water will be providing any comments on the proposal?

Regards,



SYDNEY | WESTERN SYDNEY
MELBOURNE | BRISBANE



Harrison Depczynski
Senior Planner

Level 12, 179 Elizabeth St
Sydney NSW 2000
T:02 8667 8668

Please consider the environment before printing this email and the attachments.

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From: Harrison Depczynski
Sent: Thursday, 11 August 2022 11:57 AM
To: 'developerservices@sydneywater.com.au' <developerservices@sydneywater.com.au>
Subject: Pre-lodgement Consultation - SSDA for 1 – 5 Woodburn Street, 6 - 8 Woodburn Street, and 175 – 177 Cleveland Street, Redfern

Dear Sydney Water,

EG Funds Management are currently preparing for lodgement of a State Significant Development Application (SSDA) with the Department of Planning & Environment for a co-living boarding house development at the abovementioned site.

Prior to lodgement of the SSDA, we are reaching out to relevant agencies seeking any initial feedback on the proposal. Note there will also be a formal opportunity for you to review the DA in greater detail and provide comment once it is formally lodged and put on public exhibition.

Please refer to the consultation letter **attached**, and the Architectural Plans at the following dropbox link:
https://www.dropbox.com/sh/u0vzylf313ef5ev/AADCafXDHLWt-aN_9rGoHQwea?dl=0

Please provide any comments within 28 days, being by 8 September 2022.

Regards,



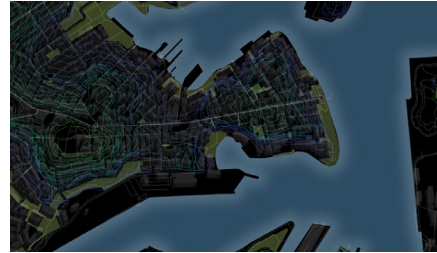
Harrison Depczynski

Senior Planner

Level 12, 179 Elizabeth St

Sydney NSW 2000

T: 02 8667 8668



Take our survey [here](#), and tell us what you

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