

Summary of Public Submissions – Iglu Redfern

Example of Form Letter A = Submission 5, Example of Form Letter B = Submission 7, Example of Form Letter C = Submission 20

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
1	Not Disclosed	N/A	Objects	Heritage	Bulk of the tower will deface the heritage shopping strip
1	Not Disclosed	N/A	Objects	Overshadowing	Cumulative impacts of development in the area negatively affecting the quality of life
1	Not Disclosed	N/A	Objects	Wind Impacts	Corner streams, through-flow and vortex shedding, air quality reduction
1	Not Disclosed	N/A	Objects	Noise Impacts	Noise pollution
2	157-161 Redfern Street	Redfern	Objects	Community Consultation	No notification was received, notification was inadequate, limitations of exhibiting the development over the Christmas period
2	157-161 Redfern Street	Redfern	Objects	Building Separation	Over-development of the local area
2	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Claims that there has been procedural unfairness
2	157-161 Redfern Street	Redfern	Objects	Privacy	Light overspill from adjacent apartments, general impacts on privacy
2	157-161 Redfern Street	Redfern	Objects	Social Issues	Security concerns for the proposed laneway and inadequate investment in community amenities
2	157-161 Redfern Street	Redfern	Objects	Overshadowing	Cumulative impacts of development in the area affecting quality of life
2	157-161 Redfern Street	Redfern	Objects	View Loss	Comments on major view loss
2	157-161 Redfern Street	Redfern	Objects	Heritage	Impacts on heritage
2	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on property values
2	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no adequate access for heavy vehicles,
2	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	No other student accommodation in the country is this size, questions the need for the student facilities within the development
2	157-161 Redfern Street	Redfern	Objects	Design Quality	Design does not complement the local area
3	7-9 Gibbons	Redfern	Objects	General Objection	General objection to the proposal, no specific comments.
4	7-9 Gibbons	Redfern	Objects	Community Consultation	Inadequate community consultation
4	7-9 Gibbons	Redfern	Objects	Heritage	Destruction of the Regent Street frontage
4	7-9 Gibbons	Redfern	Objects	Building Separation	Violation of building separations
4	7-9 Gibbons	Redfern	Objects	Privacy	Impact on privacy for adjacent residential flat buildings
4	7-9 Gibbons	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
4	7-9 Gibbons	Redfern	Objects	Property Value	Impact on value of adjacent dwellings
4	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Issues with parking
4	7-9 Gibbons	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
4	7-9 Gibbons	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area

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4	7-9 Gibbons	Redfern	Objects	Noise Impacts	Noise pollution
5	7-9 Gibbons	Redfern	Objects	Form Letter A	
5	7-9 Gibbons	Redfern	Objects	Community Consultation	Inadequate community consultation
5	7-9 Gibbons	Redfern	Objects	Heritage	Destruction of the Regent Street frontage
5	7-9 Gibbons	Redfern	Objects	Building Separation	Violation of building separations
5	7-9 Gibbons	Redfern	Objects	Privacy	Negative impact on privacy for adjacent Residential Flat Buildings (RFBs)
5	7-9 Gibbons	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
5	7-9 Gibbons	Redfern	Objects	Property Value	Impact on value of adjacent dwellings
5	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Issues with parking
5	7-9 Gibbons	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
5	7-9 Gibbons	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area and introduction of transient non-family orientated populations
5	7-9 Gibbons	Redfern	Objects	Noise Impacts	Noise pollution
6	private	Sydney	Objects	Form Letter A	
7	7-9 Gibbons	Redfern	Objects	Form Letter B	
7	7-9 Gibbons	Redfern	Objects	Building Height	Overdevelopment of the local area
7	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided
7	7-9 Gibbons	Redfern	Objects	Property Value	Negative impact on property values
7	7-9 Gibbons	Redfern	Objects	Overshadowing	Shadows on adjacent dwellings
7	7-9 Gibbons	Redfern	Objects	Need for Student Housing	Use of building not suitable for the area
7	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Lack of vehicle access to the development, no parking provided,
7	7-9 Gibbons	Redfern	Objects	Design Quality	Does not complement surrounding area
7	7-9 Gibbons	Redfern	Objects	Privacy	Negative impact on privacy for adjacent RFBs
8	17 Warragamba Crescent	Jamisontown	Objects	Building Separation	Does not meet minimum setbacks
8	18 Warragamba Crescent	Jamisontown	Objects	Privacy	Loss of privacy
8	19 Warragamba Crescent	Jamisontown	Objects	Overshadowing	Shadow impacts to east facing apartments at 157 Redfern Street
8	20 Warragamba Crescent	Jamisontown	Objects	Social Issues	Introduction transient non-family orientated populations
8	21 Warragamba Crescent	Jamisontown	Objects	Car Parking & Traffic	No parking provided
9	7-9 Gibbons	Redfern	Objects	Form Letter A	
10	157-161 Redfern Street	Redfern	Objects	Form Letter B	

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
11	157-161 Redfern Street	Redfern	Objects	Building Height	Overdevelopment of the area, do not need two 18 storey developments in close proximity
11	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impacts to east facing apartments at 157 Redfern Street
11	157-161 Redfern Street	Redfern	Objects	Building Separation	13m separation to 157 Redfern Street not acceptable
11	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Lack of access to the building and no parking provided
11	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Does not complement surrounding area. The look of Redfern Street should remain the same as Regent Street
11	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Use of the building not suited to the area
11	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Increased noise
11	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on property values
12	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Parking is already scarce and it is wrong to assume all students will use public transport
13	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Parking is already scarce and existing residents aren't even allowed parking permits because of too much demand
14	7-9 Gibbons	Redfern	Objects	Form Letter B	
15	7-9 Gibbons	Redfern	Objects	Form Letter B	
16	7-9 Gibbons	Redfern	Objects	Form Letter B	
17	7-9 Gibbons	Redfern	Objects	Form Letter A	
18	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Location of roof-top common outdoor area will result in adverse noise
18	157-161 Redfern Street	Redfern	Objects	Building Height	Overdevelopment of the local area
18	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
18	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on property values
18	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadows on adjacent dwellings
18	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Use of building not suitable for the area
18	157-161 Redfern Street	Redfern	Objects	Design Quality	Does not complement surrounding area
18	157-161 Redfern Street	Redfern	Objects	Privacy	Impact on privacy for adjacent RFBs
18	157-161 Redfern Street	Redfern	Objects	Building Separation	Does not meet minimum setbacks
18	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
18	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impacts to east facing apartments at 157 Redfern Street
18	157-161 Redfern Street	Redfern	Objects	Social Issues	Increased crime as a result of the development
19	21 Regent Street	Redfern	Objects	Car Parking & Traffic	No car parking provided, intersection is currently overloaded, what are the truck movements during the construction period, the number of expected construction workers on site is more than 20, how will hard demolition be removed from site - swept paths are needed, loading / unloading on the site, how will trucks trying to access the street from Redfern Street be controlled.
20	7-9 Gibbons	Redfern	Objects	Form Letter C	

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
20	7-9 Gibbons	Redfern	Objects	Building Height	
20	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	
20	7-9 Gibbons	Redfern	Objects	Property Value	
20	7-9 Gibbons	Redfern	Objects	Privacy	
21	7-9 Gibbons	Redfern	Objects	Form Letter B	
22	7-9 Gibbons	Redfern	Objects	Building Height	Overdevelopment of the local area
22	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
22	7-9 Gibbons	Redfern	Objects	Heritage	No protection of Redfern's historic value
22	7-9 Gibbons	Redfern	Objects	Overshadowing	Shadow impact unacceptable to the surrounding area
23	157-161 Redfern Street	Redfern	Objects	Building Height	Over development of the local area
23	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Negative impact to acoustic amenity
23	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
23	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
23	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impact unacceptable to the surrounding area, solar access to the apartment will be greatly impacted
23	157-161 Redfern Street	Redfern	Objects	Design Quality	Design does not complement the local area
23	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
23	157-161 Redfern Street	Redfern	Objects	Wind Impacts	Impact to wind flow in the area
24	Not Disclosed	Redfern	Objects	Building Height	Over development of the local area
24	Not Disclosed	Redfern	Objects	Overshadowing	Shadows impact unacceptable to the surrounding area
24	Not Disclosed	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
24	Not Disclosed	Redfern	Objects	Privacy	Loss of privacy
25	7-9 Gibbons Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
25	7-9 Gibbons Street	Redfern	Objects	Building Height	Over development of the local area
25	7-9 Gibbons Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
25	7-9 Gibbons Street	Redfern	Objects	Overshadowing	Shadow impact unacceptable to the surrounding area
25	7-9 Gibbons Street	Redfern	Objects	Wind Impacts	Sea breezes will be blocked
25	7-9 Gibbons Street	Redfern	Objects	Need for Student Housing	Use of the building not suited to the area
25	7-9 Gibbons Street	Redfern	Objects	Design Quality	Design does not complement the local area

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
25	7-9 Gibbons Street	Redfern	Objects	Privacy	There will be a loss of privacy
26	21 Regent Street	Redfern	Comments	Need for Student Housing	Welcomes Iglu to the area
26	21 Regent Street	Redfern	Objects	Building Height	Concerns for the combined height and length of the proposed development, number of storeys proposed
26	21 Regent Street	Redfern	Objects	Overshadowing	Sun will set behind the building, impacting winter solar access
26	21 Regent Street	Redfern	Objects	Miscellaneous	Need to take into consideration the vibrant shopping heart of Redfern
27	157-161 Redfern Street	Redfern	Objects	Form Letter B	
28	7-9 Gibbons	Redfern	Objects	Form Letter B	
29	7-9 Gibbons	Redfern	Objects	Form Letter B	
30	7-9 Gibbons	Redfern	Objects	Form Letter B	
31	157-161 Redfern Street	Redfern	Objects	Form Letter B	
32	157-161 Redfern Street	Redfern	Objects	Form Letter A	
33	157-161 Redfern Street	Redfern	Objects	General Objection	General objection to the proposal, no specific comments.
34	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Concerns for waste disposal
34	157-161 Redfern Street	Redfern	Objects	Building Height	Over development of the local area
34	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development
34	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
34	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impact unacceptable to the surrounding area
34	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Use of the building not suited to the area
34	157-161 Redfern Street	Redfern	Objects	Building Separation	Violation of building separations
34	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
35	2/3 Bowman Street	Banksia	Objects	Form Letter B	
36	157-161 Redfern Street	Redfern	Objects	Community Consultation	Inadequate community consultation
36	157-161 Redfern Street	Redfern	Objects	Heritage	Destruction of regent street frontage
36	157-161 Redfern Street	Redfern	Objects	Privacy	Impact to the privacy of adjacent development
36	157-161 Redfern Street	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
36	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
36	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Parking issues
36	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
36	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Noise pollution

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37	157-161 Redfern Street	Redfern	Objects	Privacy	Apartments on eastern side of 157 Redfern Street are being overlooked by student bedrooms
37	157-161 Redfern Street	Redfern	Objects	Building Separation	Insufficient separation
37	157-161 Redfern Street	Redfern	Objects	Property Value	Impact value of surrounding properties
37	157-161 Redfern Street	Redfern	Objects	Overshadowing	Block almost all sunlight to eastern side of 157 Redfern Street
37	157-161 Redfern Street	Redfern	Objects	Noise Impacts	The proposed building would generate a high amount of noise pollution, specific concerns for the communal terrace and the proximity of the building
38	Not Disclosed	Redfern	Objects	Form Letter B	
39	7-9 Gibbons	Redfern	Objects	Overshadowing	Block sunlight to eastern facing units
39	7-9 Gibbons	Redfern	Objects	Privacy	Privacy loss resulting in blinds being partially drawn or completely closed
39	7-9 Gibbons	Redfern	Objects	Noise Impacts	Concern for the changed behaviour of acoustics and sound between structures
39	7-9 Gibbons	Redfern	Objects	Social Issues	Increase in alcohol related violence
39	7-9 Gibbons	Redfern	Objects	Car Parking & Traffic	Influx of vehicles and traffic on strained infrastructure
39	7-9 Gibbons	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
40	7-9 Gibbons	Redfern	Objects	Noise Impacts	Student accommodation will produce high noise pollution
40	7-9 Gibbons	Redfern	Objects	Social Issues	Cleanliness issues relating to alcohol bottles and drinking age students, introduction of transient non -family orientated populations
40	7-9 Gibbons	Redfern	Objects	View Loss	Views blocked
40	7-9 Gibbons	Redfern	Objects	Overshadowing	Impact on natural light resulting in an increase in electricity consumption and causing odour
40	7-9 Gibbons	Redfern	Objects	Heritage	Destruction of regent street frontage
40	7-9 Gibbons	Redfern	Objects	Need for Student Housing	Student housing not needed around this area
40	7-9 Gibbons	Redfern	Objects	Building Separation	Violation of building separations
40	7-9 Gibbons	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
40	7-9 Gibbons	Redfern	Objects	Community Consultation	Inadequate community consultation
41	1-3 Botany Road	Waterloo	Objects	Building Height	The building is too tall, the suburb will lose its appeal by creating something that dominates the street
42	Not Disclosed	Redfern	Objects	Building Height	Proposal is too high and large for the size of the land
42	Not Disclosed	Redfern	Objects	Overshadowing	Blocking sunlight into the centre of Redfern
42	Not Disclosed	Redfern	Objects	Social Issues	Impact the community atmosphere, not enough surrounding infrastructure to support such a development
42	Not Disclosed	Redfern	Objects	Car Parking & Traffic	Increased car traffic within the area
42	Not Disclosed	Redfern	Objects	Need for Student Housing	The proposed structure is a budget hotel that does not fit with the surrounding area
42	Not Disclosed	Redfern	Objects	Heritage	Detracts from surrounding heritage buildings
43	157-161 Redfern Street	Redfern	Objects	Form Letter A	

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
44	Not Disclosed	Redfern	Objects	Car Parking & Traffic	Parking congestion
44	Not Disclosed	Redfern	Objects	Social Issues	Detrimental to the suburbs infrastructure
45	1-19 Regent Street	Redfern	Objects	Form Letter A	
46	157-161 Redfern Street	Redfern	Objects	Form Letter B	
47	135 Abercrombie Street	Chippendale	Objects	Form Letter A	
48	135 Abercrombie Street	Chippendale	Objects	Form Letter B	
49	157-161 Redfern Street	Redfern	Objects	Form Letter B	
50	Not Disclosed	Redfern	Objects	Noise Impacts	Increased noise
50	Not Disclosed	Redfern	Objects	Car Parking & Traffic	Traffic congestion, no parking
50	Not Disclosed	Redfern	Objects	Need for Student Housing	Use of the building not suited to the area
50	Not Disclosed	Redfern	Objects	Privacy	Loss of privacy
51	93 William Street	Redfern	Objects	Building Separation	Breach of building regulations, ruin the look of Regent Street
52	157-161 Redfern Street	Redfern	Objects	Building Separation	Apartment No. 705 living room and bedroom balconies will be blocked by the development
52	157-161 Redfern Street	Redfern	Objects	Overshadowing	At no time of the day would our apartment receive direct sunlight (apartment 705)
52	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy requiring drawn blinds
52	157-161 Redfern Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations, concerns for impacts to the stable family units in the surrounding developments
53	214 Abercrombie Street	Redfern	Objects	Form Letter B	
54	157-161 Redfern Street	Redfern	Objects	Building Separation	Lack of separation between the development and apartment no. 1606
54	157-161 Redfern Street	Redfern	Objects	Privacy	Serious impact on privacy
54	157-161 Redfern Street	Redfern	Objects	Property Value	Devaluation of the apartment
54	157-161 Redfern Street	Redfern	Objects	View Loss	Lose extensive views
54	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Lack of parking provided
54	157-161 Redfern Street	Redfern	Objects	Community Consultation	Inadequate and the timing out over the Christmas break
54	157-161 Redfern Street	Redfern	Objects	Laneway	Redfern doesn't need another laneway
55	Not Disclosed	Redfern	Supports	Community Consultation	There appears to be more than adequate consultation
55	Not Disclosed	Redfern	Supports	Heritage	The buildings on Regent Street are old and need destruction
55	Not Disclosed	Redfern	Supports	Building Separation	Seems to be very minor
55	Not Disclosed	Redfern	Supports	Privacy	There was always the potential for developments of a similar height to these buildings
55	Not Disclosed	Redfern	Supports	Overshadowing	The objections to overshadowing impacts do not make sense
55	Not Disclosed	Redfern	Supports	Property Value	These objections seems to be a false assumption that no further development would occur
55	Not Disclosed	Redfern	Supports	Car Parking & Traffic	Based on a false assumption that students will buy cars

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55	Not Disclosed	Redfern	Supports	Need for Student Housing	The housing isn't expensive
55	Not Disclosed	Redfern	Supports	Social Issues	Seems to be irrelevant as the area is full of people who are here for a period of time, students are more likely to be studying than drinking
55	Not Disclosed	Redfern	Supports	Noise Impacts	There is so much noise already that this comment makes no sense
56	199 Regent Street	Redfern	Objects	Community Consultation	Most people in the meetings were those associated with the project
56	199 Regent Street	Redfern	Objects	Building Height	Sheer size of the building on the site involved
56	199 Regent Street	Redfern	Objects	Car Parking & Traffic	No parking
57	7-9 Gibbons Street	Redfern	Objects	Community Consultation	Inadequate consultation - no notification received, 300 postcards is inadequate, not enough information sessions held
57	7-9 Gibbons Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area with alcohol related crime, transient population
57	7-9 Gibbons Street	Redfern	Objects	Property Value	Impact value of surrounding properties
57	7-9 Gibbons Street	Redfern	Objects	Overshadowing	Shadows on adjacent dwellings
57	7-9 Gibbons Street	Redfern	Objects	Car Parking & Traffic	Burden on roads and car parking, increased traffic congestion, no allowance for vehicle access to the proposed development
57	7-9 Gibbons Street	Redfern	Objects	Need for Student Housing	Saturate the student housing market and face high competition, not the best use of the site
57	7-9 Gibbons Street	Redfern	Objects	Building Separation	Violate planning laws, 2 non-compliances to setbacks, site is unsuitable for the proposal
57	7-9 Gibbons Street	Redfern	Objects	Privacy	Students face into bedrooms and living rooms of apartments
57	7-9 Gibbons Street	Redfern	Objects	View Loss	Views of Redfern and Surry Hills removed, people in URBA would have 60% of views blocked
57	7-9 Gibbons Street	Redfern	Objects	Heritage	Destruction of heritage facades on Regent street and replace with modern design shop fronts, loss of unique character
57	7-9 Gibbons Street	Redfern	Objects	Miscellaneous	Adds minimal commercial facilities to service the dramatic increase in population, indigenous heritage and culture ignored, no housing or facilities provided to assist this community, seeks to violate planning laws
58	7-9 Gibbons Street	Redfern	Objects	Need for Student Housing	Saturate the student housing market and face high competition, not the best use of the site
58	7-9 Gibbons Street	Redfern	Objects	Miscellaneous	Ignores the indigenous heritage and needs of the area, provides minimal commercial real estate
58	7-9 Gibbons Street	Redfern	Objects	Community Consultation	Inadequate community consultation
58	7-9 Gibbons Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
58	7-9 Gibbons Street	Redfern	Objects	Design Quality	Purpose built design that cannot easily be converted if the business fails
58	7-9 Gibbons Street	Redfern	Objects	Overshadowing	Significant overshadowing to the surrounding area
58	7-9 Gibbons Street	Redfern	Objects	Car Parking & Traffic	Increased traffic congestion, no parking provided
58	7-9 Gibbons Street	Redfern	Objects	Heritage	Destruction of the Regent Street frontage
59	Not Disclosed	Redfern	Objects	Building Separation	Insufficient building separation
59	Not Disclosed	Redfern	Objects	Privacy	Loss of privacy
59	Not Disclosed	Redfern	Objects	Overshadowing	No sunlight

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60	60-78 Regent Street	Redfern	Objects	Form Letter B	
61	60-78 Regent Street	Redfern	Objects	Form Letter B	
62	7-9 Gibbons Street	Redfern	Objects	Form Letter B	
63	157-161 Redfern Street	Redfern	Objects	Privacy	Impact on privacy concerning the proximity of the development and the placement of windows and desks
63	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	No car parking, concerns with the argument that students wont own cars
63	157-161 Redfern Street	Redfern	Objects	Community Consultation	No notification received, additional consultation needed
63	157-161 Redfern Street	Redfern	Objects	Building Separation	Breach of planning rules, only 13m between the building is proposed
63	157-161 Redfern Street	Redfern	Objects	Overshadowing	Lack of natural light able to reach at least 35 properties
63	157-161 Redfern Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations
63	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	This type of student population will provide minimal community benefit to the Redfern surrounds
64	Not Disclosed	Redfern	Objects	Building Separation	Not enough separation between our building and the new building
64	Not Disclosed	Redfern	Objects	Overshadowing	Lose solar access
64	Not Disclosed	Redfern	Objects	Privacy	Loss of privacy
64	Not Disclosed	Redfern	Objects	Property Value	The value of my apartment will drop
64	Not Disclosed	Redfern	Objects	Car Parking & Traffic	No parking provided
64	Not Disclosed	Redfern	Objects	Social Issues	Transient non-family orientated populations
65	157-161 Redfern Street	Redfern	Objects	Building Height	Over development of the local area
65	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, not enough capacity on the roads, no parking provided, lack of access to the proposed development
65	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
65	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Use of building not suitable for the area
65	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impacts unacceptable to the surrounding area
65	157-161 Redfern Street	Redfern	Objects	Design Quality	Design of the structure does not complement the surrounding area
65	157-161 Redfern Street	Redfern	Objects	Building Separation	Building will be metres from the apartment
65	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Contradicts guidelines in the Redfern development plan, the argument that students don't spend much time in their rooms is false
66	157-161 Redfern Street	Redfern	Objects	Form Letter B	
67	7-9 Gibbons Street	Redfern	Objects	Building Separation	violation of planning regulations
67	7-9 Gibbons Street	Redfern	Objects	Overshadowing	Cause a host of overshadowing impacts, cutting sunlight access to over 35 apartments
67	7-9 Gibbons Street	Redfern	Objects	Privacy	Privacy impacts and the location of windows and desks in the student accommodation
67	7-9 Gibbons Street	Redfern	Objects	Community Consultation	Ineffective consultation with further consultation needed
67	7-9 Gibbons Street	Redfern	Objects	Car Parking & Traffic	No parking provided, effects on the surrounding road network

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67	7-9 Gibbons Street	Redfern	Objects	Social Issues	Introduction transient non-family orientated populations, influx of drinking ages students
67	7-9 Gibbons Street	Redfern	Objects	Need for Student Housing	Presently a large amount of purpose built student accommodation
68	55 Ponyara Road	Beverly Hills	Objects	Form Letter A	
69	157-161 Redfern Street	Redfern	Objects	Form Letter B	
70	Not Disclosed	N/A	Objects	Heritage	Destruction of regent street frontage
70	Not Disclosed	N/A	Objects	Building Separation	Violation of building separations
70	Not Disclosed	N/A	Objects	Privacy	Loss of privacy
70	Not Disclosed	N/A	Objects	Overshadowing	Overshadowing the existing buildings
71	Not Disclosed	Redfern	Objects	View Loss	Block all views to the east and south east
71	Not Disclosed	Redfern	Objects	Building Separation	Contravenes the separation distance
71	Not Disclosed	Redfern	Objects	Overshadowing	Sun and daylight reduced, eastern light will be blocked out
71	Not Disclosed	Redfern	Objects	Miscellaneous	Non-compliant with SEPP 65, air pollution impacts
71	Not Disclosed	Redfern	Objects	Community Consultation	Inadequate, comments don't reflect the feelings of the community
71	Not Disclosed	Redfern	Objects	Privacy	Privacy destroyed, views of individual student rooms and vice versa
71	Not Disclosed	Redfern	Objects	Noise Impacts	Noise pollution during construction and operational periods of the development
71	Not Disclosed	Redfern	Objects	Design Quality	Little precedent for constructing tower blocks in a triangular plan arrangement
72	Not Disclosed	Redfern	Objects	Form Letter A	
73	Not Disclosed	Redfern	Objects	Overshadowing	Block the majority of sunlight to the 10th storey apartment
73	Not Disclosed	Redfern	Objects	Car Parking & Traffic	No parking, overload those existing car parking spaces
73	Not Disclosed	Redfern	Objects	View Loss	No longer have any views
74	157-161 Redfern Street	Redfern	Objects	View Loss	Completely block views
74	157-161 Redfern Street	Redfern	Objects	Overshadowing	Loss of a lot of natural sunlight
74	157-161 Redfern Street	Redfern	Objects	Building Separation	Overlooking into the apartment
74	157-161 Redfern Street	Redfern	Objects	Property Value	Lower the value of the current properties and rental opportunities
74	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Parking is already an issue, which the development will worsen
75	12A Cope Street	Redfern	Objects	General Objection	General objection to the proposal
76	284 Abercrombie Street	Darlington	Objects	Privacy	The proposed apartments will loom directly into the main bedroom
76	284 Abercrombie Street	Darlington	Objects	Property Value	Significantly reduce the value of our property and the amount of stamp duty collected by the government
76	284 Abercrombie Street	Darlington	Objects	Social Issues	Students and partying
76	284 Abercrombie Street	Darlington	Objects	Car Parking & Traffic	Proximity to Redfern Station is wasted for student accommodation,
76	284 Abercrombie Street	Darlington	Objects	Need for Student Housing	No need for student housing, there are vacancies in existing student housing developments

No.	Street Address	Suburb or Organisation	Support/ Object/ Comment	Issue Tag	Summary of Issue Raised in Submission
76	284 Abercrombie Street	Darlington	Objects	Building Separation	Not meeting setbacks ensuring not a suitable site for the development
77	113-115 Regent Street	Redfern	Objects	Building Separation	Does not meet the setback requirements
77	113-115 Regent Street	Redfern	Objects	Overshadowing	Adjacent buildings will be overshadowed
77	113-115 Regent Street	Redfern	Objects	Design Quality	An eyesore to the street
77	113-115 Regent Street	Redfern	Objects	Community Consultation	Did not receive notification
78	157-161 Redfern Street	Redfern	Objects	Overshadowing	Significantly decrease the light access for residents
78	157-161 Redfern Street	Redfern	Objects	View Loss	Reduce views for all residents living below the 17th floor
78	157-161 Redfern Street	Redfern	Objects	Building Separation	Violation of planning laws
78	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	No sufficient parking in the area
78	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	A large amount of student accommodation coming onto the market, concerns for if the business fails
78	157-161 Redfern Street	Redfern	Objects	Building Height	Proposes 8 storeys would be appropriate on the site
79	157-161 Redfern Street	Redfern	Objects	Building Separation	Violation of building separations
79	157-161 Redfern Street	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
79	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
79	157-161 Redfern Street	Redfern	Objects	Property Value	Impact value of surrounding properties
79	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	No parking
79	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
79	157-161 Redfern Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations
79	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Noise pollution
80	77 Knight Street	Arncliffe	Objects	Privacy	Dramatic impact to privacy
80	77 Knight Street	Arncliffe	Objects	Heritage	Destruction of regent street frontage
81	157-161 Redfern Street	Redfern	Objects	Form Letter B	
82	7-9 Gibbons Street	Redfern	Objects	Form Letter A	
83	Not Disclosed	Redfern	Objects	Building Separation	Lack of separation between the development and existing buildings
83	Not Disclosed	Redfern	Objects	Design Quality	Effect on the aesthetics of the Regent Street shop frontage
84	157-161 Redfern Street	Redfern	Objects	View Loss	Cutting off the south and east views
84	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
84	157-161 Redfern Street	Redfern	Objects	Overshadowing	Loss of sunlight
85	6 Boulder Street	Bentley (WA)	Objects	Form Letter B	
86	157-161 Redfern Street	Redfern	Objects	Building Separation	Does not follow setback requirements
86	157-161 Redfern Street	Redfern	Objects	Privacy	188 west facing windows proximity to the building will privacy of adjacent buildings

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86	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Design will create a cacophony of sound
86	157-161 Redfern Street	Redfern	Objects	Overshadowing	Significant loss of sunlight to the Redfern and Gibbons Street developments
86	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	No parking is provided, which will create pressure on traffic and street parking
86	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Expensive accommodation rather than low cost student housing
86	157-161 Redfern Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area
86	157-161 Redfern Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations
86	157-161 Redfern Street	Redfern	Objects	View Loss	Removing the iconic city views, the development will block all views to the east
87	Not Disclosed	Redfern	Objects	Building Height	Scale of development out of keeping with the area
87	Not Disclosed	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
87	Not Disclosed	Redfern	Objects	Wind Impacts	Lane from Redfern Street to the station is already a wind tunnel, creation of a wind tunnel along William Lane
87	Not Disclosed	Redfern	Objects	Need for Student Housing	Questions the need for student housing, rent would be expensive and out of reach of most students, leading to overcrowding, use of the site is out of keeping with the area
87	Not Disclosed	Redfern	Objects	Noise Impacts	Noise pollution from students on the street
87	Not Disclosed	Redfern	Objects	Social Issues	Population will have no ties or commitment to the Redfern area
88	65-71 Trafalgar Street	Stanmore	Objects	Community Consultation	Lack of consultation with the community
88	65-71 Trafalgar Street	Stanmore	Objects	Social Issues	Influx of drinking age students
88	65-71 Trafalgar Street	Stanmore	Objects	Privacy	Breach of privacy for residents
88	65-71 Trafalgar Street	Stanmore	Objects	Building Separation	Breaching separation distances
89	157-161 Redfern Street	Redfern	Objects	Community Consultation	No community consultation
89	157-161 Redfern Street	Redfern	Objects	Building Separation	The development will be well within the minimum separation distances
89	157-161 Redfern Street	Redfern	Objects	Overshadowing	Sunlight will be cut off for all units of 17 stories, shadow diagrams provided are misleading
89	157-161 Redfern Street	Redfern	Objects	Privacy	50+ windows directly facing the residents living rooms and bed rooms, concerns regarding the position of desks
89	157-161 Redfern Street	Redfern	Objects	Wind Impacts	No adequate wind tunnel testing, wind on Redfern Street a major issue
89	157-161 Redfern Street	Redfern	Objects	View Loss	Destroy views of Redfern and post office clock tower
89	157-161 Redfern Street	Redfern	Objects	Regent Street Setback	Violates the 2 storey set back on Regent Street
89	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Inadequate loading dock facilities
89	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
89	157-161 Redfern Street	Redfern	Objects	Social Issues	Introduce transient people to the area ruining the family culture
90	157-161 Redfern Street	Redfern	Objects	View Loss	Loss of views to Botany Bay, loss of water views
90	157-161 Redfern Street	Redfern	Objects	Overshadowing	Blocking sunlight
91	157-161 Redfern Street	Redfern	Objects	View Loss	Apartment no. 1407 currently has panoramic views from the eastern suburbs around botany bay

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91	157-161 Redfern Street	Redfern	Objects	Overshadowing	The unit will be lack of natural sunlight
92	157-161 Redfern Street	Redfern	Objects	Form Letter A	
93	442 Abercrombie Street	Darlington	Objects	Building Height	Over development of the area, there are 455 students capable of living in these units not 370
93	442 Abercrombie Street	Darlington	Objects	Car Parking & Traffic	Substantial strain on road surfaces, no parking provided, lack of vehicle access to the development
93	442 Abercrombie Street	Darlington	Objects	Heritage	Destruction of regent street frontage, scale of development would dwarf what is retained making it look fake
93	442 Abercrombie Street	Darlington	Objects	Property Value	Negative impact on the value of surrounding properties
93	442 Abercrombie Street	Darlington	Objects	View Loss	Apartment (14.06) faces east and affords views of East Redfern and Moore Park
93	442 Abercrombie Street	Darlington	Objects	Overshadowing	Eastern sunlight will be completely blocked
94	13-17 Cope Street	Redfern	Objects	Community Consultation	No notification received, inadequate consultation, letter box drop not appropriately managed
94	13-17 Cope Street	Redfern	Objects	Heritage	Destruction of regent street frontage, not reflective of the heritage of the area
94	13-17 Cope Street	Redfern	Objects	Building Separation	Violation of building separations
94	13-17 Cope Street	Redfern	Objects	Privacy	Dramatic impact to privacy
94	13-17 Cope Street	Redfern	Objects	Overshadowing	Overshadowing the existing buildings
94	13-17 Cope Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
94	13-17 Cope Street	Redfern	Objects	Car Parking & Traffic	Parking issues
94	13-17 Cope Street	Redfern	Objects	Need for Student Housing	Lack of need for this style of expensive student living
94	13-17 Cope Street	Redfern	Objects	Social Issues	Influx of drinking age students to the Redfern Area
94	13-17 Cope Street	Redfern	Objects	Noise Impacts	Noise pollution
95	157-161 Redfern Street	Redfern	Objects	Building Separation	A narrow space to build a monster building
95	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Other student accommodation developments recently constructed
95	157-161 Redfern Street	Redfern	Objects	Building Height	Scale of development inappropriate for the area
96	157-161 Redfern Street	Redfern	Objects	General Objection	General objection, no specific issues raised
97	483 George Street	Sydney	Comments	Need for Student Housing	Recognises the need for student accommodation, questions the need for the development targeted at overseas students rather than affordable housing for local students
97	483 George Street	Sydney	Objects	Building Height	Scale of development will act as a blockage between the Darlinghurst and Redfern, the large scale development must be reconsidered
97	483 George Street	Sydney	Objects	Social Issues	Does not serve the interests of the community, has not considered surrounding Aboriginal businesses
97	483 George Street	Sydney	Objects	Community Consultation	Inadequate, more consultation should be undertaken
97	483 George Street	Sydney	Objects	Overshadowing	Shadows on adjacent dwellings and the public domain
98	Not Disclosed	Redfern	Objects	Building Separation	Insufficient separation to 157-161 Redfern Street, does not comply with the RFDC
98	Not Disclosed	Redfern	Objects	Overshadowing	Complete loss of sunlight for the east facing residents of the building at 157-161 Redfern Street

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98	Not Disclosed	Redfern	Objects	Privacy	Total loss of privacy for all east facing residents
98	Not Disclosed	Redfern	Objects	Property Value	Significant impact on the value of properties already existing
98	Not Disclosed	Redfern	Objects	Noise Impacts	Increase in the level of noise pollution
98	Not Disclosed	Redfern	Objects	Social Issues	Increased people means increased crime
98	Not Disclosed	Redfern	Objects	Car Parking & Traffic	The proposed access needed for a loading dock is not feasible, does not provide any student parking, traffic congestion
98	Not Disclosed	Redfern	Objects	Community Consultation	No notification was received, application going on exhibition during the Christmas period is unfair
99	456 Kent Street	Sydney	Comments	Need for Student Housing	Supports student housing near public transport
99	456 Kent Street	Sydney	Comments	Building Separation	Problems with the separation between existing buildings
99	456 Kent Street	Sydney	Comments	Privacy	Privacy concerns of neighbouring residents
99	456 Kent Street	Sydney	Comments	Overshadowing	The impact of overshadowing on the neighbouring buildings
99	456 Kent Street	Sydney	Comments	Community Consultation	Only one community consultation event held to discuss the proposed development, residents do not feel they have been sufficiently consulted as part of the exhibition process
99	456 Kent Street	Sydney	Comments	Miscellaneous	Project should be determined by the local government in-line with community expectations
100	157-161 Redfern Street	Redfern	Objects	Building Separation	Does not comply with building separation requirements
100	157-161 Redfern Street	Redfern	Objects	Privacy	Significant impact on the privacy of the surrounding buildings
100	157-161 Redfern Street	Redfern	Objects	Overshadowing	Overshadowing of the existing buildings
100	157-161 Redfern Street	Redfern	Objects	Wind Impacts	Wind tunnel effect of existing tall buildings in addition to those recently approved development at 1 Lawson Place will render residents balconies unusable
100	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	No parking, inconceivable that all the tenants will not have cars
101	7-9 Gibbons Street	Redfern	Objects	Form Letter B	
102	157-161 Redfern Street	Redfern	Objects	Building Height	Scale of development is not appropriate, maximum building controls are not a right, even if it complies it must demonstrate it is not an overdevelopment of the area
102	157-161 Redfern Street	Redfern	Objects	Design Quality	Internalise all plant and equipment areas to be within the development envelope
102	157-161 Redfern Street	Redfern	Objects	Building Separation	Insufficient separation
102	157-161 Redfern Street	Redfern	Objects	View Loss	Maintain existing panoramic and significant views and vistas, whilst not quite iconic warrant retention under Tenacity v Warringah view sharing planning principle
102	157-161 Redfern Street	Redfern	Objects	Privacy	Windows in the development have a direct line of site to the primary living room or private open space of this apartment building
102	157-161 Redfern Street	Redfern	Objects	Wind Impacts	Design recommendations from the wind report should be conditioned
102	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, the proposals delivery vehicle requirements not appropriately considered, safety concerns for poor sight distances on William Lane, proposes Construction and Traffic Management Plan imposed as a condition of consent

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102	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Preparation of a dilapidation report should be conditioned and provided to the adjacent property owners for their records, review of the geotechnical report to ensure the site can accommodate the proposal, stormwater analysis for the construction period should also be conditioned, proposal should include an Asbestos Management Plan, landscape works proposed are outside of the site
102	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Detailed review of all external plant not undertaken, confirmation of what the 12 special events per year will be, excessive hours of operation for the retail component
102	157-161 Redfern Street	Redfern	Objects	Overshadowing	Don't show the impacts on the eastern elevation of 157-161 Redfern Street
103	7-9 Gibbons Street	Redfern	Comments	Community Consultation	Had not settled in when the consultation occurred, no opportunity to discuss the proposal
103	7-9 Gibbons Street	Redfern	Objects	Building Separation	Recognises compliance with separation and setback controls would render the development unfeasible, however setbacks insufficient particularly to the south
103	7-9 Gibbons Street	Redfern	Objects	Overshadowing	Unit 10.09 concerned about losing sunlight for 2 hours each day
103	7-9 Gibbons Street	Redfern	Objects	View Loss	Maintain existing south-easterly district views
103	7-9 Gibbons Street	Redfern	Objects	Design Quality	Exceeds tower length creating a wall effect to Redfern Street, needs greater articulation, diversity in materials to reduce visual mass, elongated slim tower form is inappropriate
104	12A Cope Street	Redfern	Objects	Design Quality	Eye sore
104	12A Cope Street	Redfern	Objects	Building Height	Two existing 18 storey buildings are enough
104	12A Cope Street	Redfern	Objects	Social Issues	Transient populations that won't spend money in the local area
104	12A Cope Street	Redfern	Objects	Overshadowing	Light is going to be effected
104	12A Cope Street	Redfern	Objects	View Loss	View are going to be effected
105	92 Cope Street	Waterloo	Objects	View Loss	Obstructing the view from local businesses and adjacent apartment complexes
105	92 Cope Street	Waterloo	Objects	Design Quality	Visually displeasing
105	92 Cope Street	Waterloo	Objects	Wind Impacts	Wind tunnel through to Redfern Station
105	92 Cope Street	Waterloo	Objects	Overshadowing	Cast a shadow over regent street
105	92 Cope Street	Waterloo	Objects	Property Value	Possible property market crash in Redfern
106	Not Disclosed	REDwatch	Objects	Miscellaneous	Doesn't meet the RWA's urban design guidelines
106	Not Disclosed	REDwatch	Objects	Building Separation	Support the enforcement of the 18m separation at tower level
106	Not Disclosed	REDwatch	Objects	Building Height	Will visually impact Regent Street, sets a precedent
106	Not Disclosed	REDwatch	Objects	Wind Impacts	Have a long term impact on the wind effect in this high wind area
106	Not Disclosed	REDwatch	Objects	Community Consultation	REDwatch was not contacted as part of the consultation, were not aware of the consultation meeting
107	7-9 Gibbons Street	Redfern	Objects	Form Letter B	
108	157-161 Redfern Street	Redfern	Objects	Form Letter B	
109	7-9 Gibbons Street	Redfern	Objects	Form Letter B	
110	157-161 Redfern Street	Redfern	Objects	Form Letter B	

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111	157-161 Redfern Street	Redfern	Objects	Form Letter B	
112	39-61 Gibbons Street	Redfern	Objects	Form Letter B	
113	157-161 Redfern Street	Redfern	Objects	Property Value	Negative impact on the value of surrounding properties
113	157-161 Redfern Street	Redfern	Objects	Overshadowing	Shadow impact of the current height is unacceptable to the surrounding area
113	157-161 Redfern Street	Redfern	Objects	Need for Student Housing	Use of the building not suited to the area
113	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Traffic congestion, lack of access to the proposed development for vehicles, no parking in the building
113	157-161 Redfern Street	Redfern	Objects	Design Quality	Design of the structure does not complement the surrounding area
113	157-161 Redfern Street	Redfern	Objects	Privacy	Loss of privacy
114	157-161 Redfern Street	Redfern	Objects	Form Letter B	
115	Not Disclosed	N/A	Objects	Form Letter B	
116	157-161 Redfern Street	Redfern	Objects	Form Letter B	
117	157-161 Redfern Street	Redfern	Objects	Form Letter B	
118	Not Disclosed	N/A	Objects	Regent Street Setback	Inadequate setbacks.
118	Not Disclosed	N/A	Objects	Overshadowing	Overshadowing of existing buildings.
118	Not Disclosed	N/A	Objects	Car Parking & Traffic	Insufficient parking.
118	Not Disclosed	N/A	Objects	Building Separation	Violation of existing building separation
118	Not Disclosed	N/A	Objects	Privacy	Privacy impacts on 7-9 Gibbons St
119	80-88 Regent Street	Redfern	Objects	Building Separation	Critical of building separation distances proposed and impact of setbacks on compliance with future development of 80-88 Regent Street.
119	80-88 Regent Street	Redfern	Objects	Overshadowing	States that variations to setback controls should not compromise compliance with daylight access requirements for future development of 80-88 Regent Street
119	80-88 Regent Street	Redfern	Objects	Regent Street Setback	Does not object in principle to reduced street setback, provided that this does not compromise amenity of future development at 80-88 Regent Street. States that variation should be considered in context of overall block.
120	157-161 Redfern Street	Redfern	Objects	Building Separation	Notes that proposal does not comply with RFDC building separation distances and that this will result in impacts on privacy of dwellings within 157-161 Redfern St building.
120	157-161 Redfern Street	Redfern	Objects	Privacy	As per above. States that the requirement to provide a setback to the southern boundary is illogical and separation from existing building should be given precedence.
120	157-161 Redfern Street	Redfern	Objects	Regent Street Setback	Objects to the reduced impact on Regent Street and raises concern that SEPP 1 variation would give rise to precedent. States that 8m setback should be required.
120	157-161 Redfern Street	Redfern	Objects	Overshadowing	States that overshadowing has arisen from poor design and that additional overshadowing is unreasonable.
120	157-161 Redfern Street	Redfern	Objects	Car Parking & Traffic	Objects to potential bike traffic via William Lane and requests loading dock management plan.
120	157-161 Redfern Street	Redfern	Objects	Noise Impacts	Objects to use of southern courtyard for ball games and requests revision of acoustic report to assess impacts.
120	157-161 Redfern Street	Redfern	Objects	Miscellaneous	Concerned about potential light spill from outdoor communal areas. Also raises concern that a public laneway is being locked off. Requests design competition for undeveloped land on block to resolve cumulative impacts and potential site isolation.
121	Not Disclosed	N/A	Objects	Building Separation	States that building separation is inadequate and should reflect RFDC building separation rules of thumb.
121	Not Disclosed	N/A		Building Height	Design exhibits excessive height, bulk and scale

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	Not Disclosed	N/A		Overshadowing	Proposal will result in unacceptable overshadowing impacts
	Not Disclosed	N/A	Objects	Regent Street Setback	States that the proposed building setback to Regent Street will create an imposing building over the street
121	Not Disclosed	N/A	Objects	Privacy	Building separation will impact upon privacy of adjoining dwellings
121	Not Disclosed	N/A	Objects	Car Parking & Traffic	The proposed development does not provide vehicular access or parking
121	Not Disclosed	N/A	Objects	View Loss	Proposal will negatively impact upon views from the adjoining dwellings in 157 Redfern Street and 7-9 Gibbons Street
121	Not Disclosed	N/A	Objects	Community Consultation	Community consultation process was inadequate for the scale of the proposed development.