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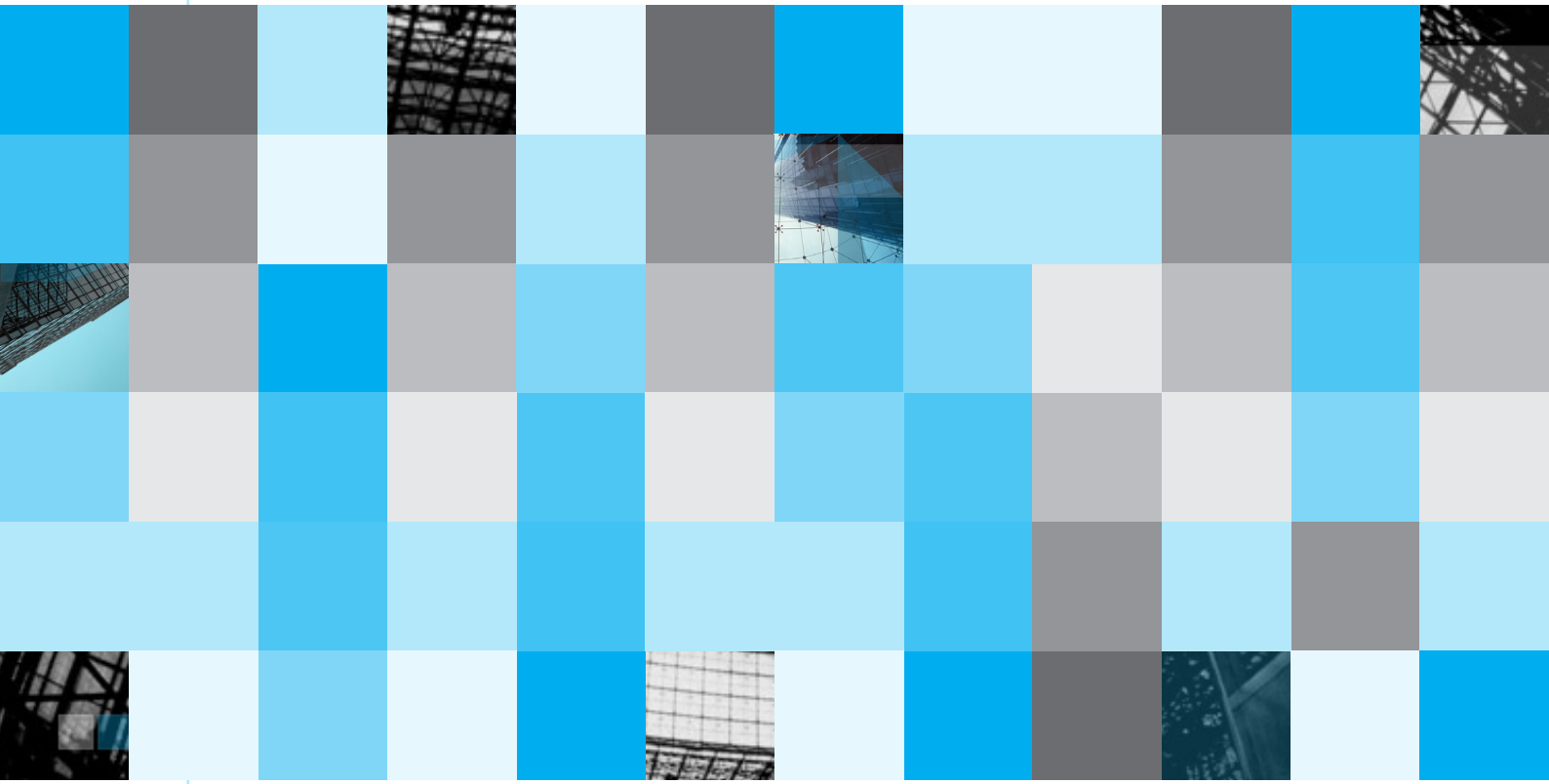

175-177 Cleveland Street and 1-5 Woodburn Street, Redfern

Request for EARs Supporting Document

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

Request for EARs

175-177 CLEVELAND STREET AND 1-5 WOODBURN STREET, REDFERN

Part 5 and Part 6 storey mixed use development with a retail tenancy, hotel accommodation with 78 rooms and a residential flat building containing 29 apartments

May 2015

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1.0 INTRODUCTION

This report relates to a request for Environmental Assessment Requirements (EARs) to guide the redevelopment of 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern for the purposes of a development which involves the demolition of an existing buildings and erection of part 5 and part 6 storey mixed use development above a common basement level with a retail tenancy, hotel accommodation with 78 rooms, and a residential flat building containing 29 apartments.

Pursuant to Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011, the proposed development is considered to be State Significant Development (SSD). This is due to the subject site forming part of the 'Redfern-Waterloo Sites' State Significant Site, within this schedule and the proposed development having an estimated capital investment value greater than $10 million, at $16,229,200.00 (a quantity surveys report is submitted with this application demonstrating the capital investment value).

In accordance with Part 2, Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (adopted 1 October 2011), we hereby seek Environmental Assessment Requirements to inform the preparation of an Environmental Impact Statement (EIS) for the proposed development.

This submission includes the following information:

- An overview of the site and surroundings.
- A background discussion concerning the recent approval on the subject site and similar development in the context of the site.
- A description of the proposed development included design approach.
- An overview of relevant planning framework and permissibility.
- Impact identification and assessment.
- Justification for the proposal.
- An overview of consultation undertaken to date for the proposal with authorities and the public.
- Attached drawings of the proposal prepared by JPR Architects.
- Attached Quantity Surveyors Report.

2.0 SITE DESCRIPTION AND LOCATION

The site comprises 7 allotments and is legally described as Lot 10 in DP 809537, Lot 1 in DP 1093304, Lot 1 in DP 724328, Lot 15 in DP 57107, Lots 3 and 4 in DP 977379 and Lot 5 in DP 68798 and is known as 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern. The site is located on the southern side of Cleveland Street, approximately 330 metres north of the Redfern Train Station. A location plan is included as Figure 1.

The site is irregular in shape and has an area of 1,060 square metres. The northern boundary of the site adjacent to Cleveland Street has a length of 30.68 metres. Each corner of the site is splayed and the site has a frontage of approximately 30 metres to Woodburn Street to the east and 22.39 metres to Eveleigh Street to the west.

A part one and part two storey industrial building occupies the western side of the site, the north-eastern part of the site is occupied by a hardstand car parking area, and the eastern part of the site is occupied by a two storey brick warehouse. The building adjacent to Eveleigh Street was used as for vehicle body repair for some time, before being used for the retail of furniture more recently. The Woodburn Street building has been used for printing purposes. The existing buildings on the site is of limited architectural merit and demolition of the structures on the 175-177 Cleveland Street site has previously been granted by both the City of Sydney Council and the Department.

The site does not contain any heritage items and is not located in a heritage conservation area.

The context of the site contains a variety of buildings and uses. Immediately adjacent to the south is an adaptive re-use of a former industrial building into a 5 storey residential apartment building at 6-8 Woodburn Street. Opposite to the west is a recent part 3 part 4 storey infill residential apartment building at 165 – 173 Cleveland Street. Opposite to the east across Woodburn Street to the east is part 4 part 5 storey building at 179 Cleveland Street used for the purpose of a youth hostel.

Figure 1:

Site (Source: Six Maps, Department of Lands 2013)

Photograph 1:

Existing building as viewed from Cleveland Street

Photograph 2:

View toward Cleveland Street and north along Eveleigh Street. Western boundary of subject site shown.

Photograph 3:

The hard stand car parking area presenting to the corner of Cleveland and Woodburn Streets.

Photograph 4:

View of site (immediate left) and southern adjacent site in Eveleigh Street

Photograph 5:

View of site from Woodburn Street (1-5 Woodburn Street)

Photograph 6:

Southern adjacent site as viewed from Woodburn Street

Photograph 7:

179 Cleveland Street to the east of the site across Woodburn Street

Photograph 8:

Medium density residential apartments fronting Cleveland Street (165-173 Cleveland Street).

Photograph 9:

View of SSD 4949-2011 from Cleveland Street.

3.0 BACKGROUND

3.1. State Significant Development Application 4949-2011

On 16 May 2012, State Significant Development Application 4949-2011 was approved under delegation from the Minster by the Director General of the Department of Planning & Infrastructure for a Student Accommodation development at 157-163 Cleveland Street, Redfern. The approved development comprised partial demolition of existing building and construction a part 2 and part 5 storey building for student accommodation for 461 students. The development provided facilities including reception/lobby, administration room, meeting room, internet/study area, TV/games room, laundry room, communal kitchen, plant and services. The approved development had a FSR of 3:1 with 100% residential use.

That site is governed by the same planning controls as the subject site.

Figure 3:

Photomontage of approved student housing under SSD 4949-2011

3.2. State Significant Development Application 6371

On 28 January 2015, State Significant Development Application 6371 was approved under delegation from the Minster by the Secretary of the Department of Planning & Environment for a Mixed Use Student Accommodation and Residential Development at 175-177 Cleveland Street, Redfern. The proposal the subject of this request for Environmental Assessment Requirements incorporates the site which was the subject of State Significant Development Application 6371.

The approved development comprises the construction of a 5 storey building including student accommodation for 40 students, a residential flat building containing 13 apartments, a single storey basement; and stratum subdivision. The approved development had a FSR of 3:1 with 100% residential use. The split of uses was 43% residential vs 57% non-residential.

3.3. City of Sydney Hotel action plan to support growing tourism market

On 22 January 2015, the City of Sydney issued the following media release in relation to a hotel action plan to support the growing tourism market:

> The City of Sydney has released an action plan encouraging new hotel developments, including more mid-range hotels that are popular with the growing number of Asian visitors.

3.0 BACKGROUND

While the city already leads Australia's accommodation market with more than 23,300 rooms, expert research found it is dominated by five star hotels while demand is increasing for three star options.

The City-commissioned research, carried out by Jones Lang La Salle, predicts 5,800 new hotel rooms will be opened in the next seven years with around half of these already in the development pipeline.

"Sydney is Australia's premier destination with 10.5 million annual visitors. Over the past decade, the annual number of visitors staying in City hotels has increased by nearly 1 million and these numbers are expected to grow," Lord Mayor Clover Moore said.

"Visitors contributed over $5 billion to the economy in 2012, and for every dollar spent on tourism an extra 91 cents is spent in other parts of the economy which is a multiplier effect higher than the mining, agriculture and financial services sectors.

"We need to ensure local and international visitors to our wonderful city have the best range of hotels possible, and that's why we are working closely with accommodation and tourism experts to help provide the rooms the market wants."

NSW director of Tourism Accommodation Australia, Carol Giuseppi, described the Action plan as "an excellent piece of work" that would help encourage development of new hotels.

Support for the Accommodation Action Plan comes as the City is considering a proposal to convert a disused substation in Sussex Street into a 163 room, four star boutique hotel.

The former substation is located next door to the Bristol Arms Hotel in a rapidly growing part of Sydney near Barangaroo and East of King Street wharf.

The City is considering a proposal from developer Alfasi to increase the height limit for the site by up to 11.05 metres to make construction of the hotel viable.

With more and more visitors coming from China, demand for three star hotel rooms is expected to grow significantly and the City has worked closely with tourism groups to prepare the Visitor Accommodation Action Plan to help meet this demand.

As tourism plays a critical part in Sydney's economy, the City has joined with Tourism Accommodation Australia, the Property Council, the Tourism Transport Forum, Tourism Australia, NSW Trade and Investment and Department of Planning and Environment to draft the Action Plan.

"One of the key recommendations of the action plan is that we continue our important work making Sydney a more attractive destination by upgrading our street, parks and laneways, encouraging fine grain development, and maintaining our strong sponsorship program and support for major events," said the Lord Mayor.

"These projects and other major investments we're making like our $220 million to support light rail help make the city a richer, more vibrant place for businesses, residents and visitors."

Under the draft plan approved by councillors, the City will look at reducing development costs to encourage three star hotels in the western and southern parts of the city near infrastructure projects such as Darling Harbour Live and the Light Rail line.

It will review zoning around these projects to encourage appropriate visitor accommodation.

With more than half a million square metres of obsolete commercial floor space expected to become available for redevelopment over the next five years, the plan will also see the City identify whether any of these sites are suitable for new hotels.

The City will help new accommodation projects by developing investment liaison procedures and publishing a development guide to assist investors identify development sites and negotiate the planning system.

4.1. Description

The proposal provides for the erection of a part 5 and part 6 storey mixed use development at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern containing the following:

- one retail tenancy facing Eveleigh Street;
- hotel accommodation with 78 rooms facing Cleveland Street and Eveleigh Street and associated retail shop; and
- a residential flat building containing 29 apartments facing Woodburn Street.

A design approach has been adopted to split the two proposed uses on the site, hotel accommodation and residential apartments, vertically rather than horizontally. This approach provides for the introduction of two differing aesthetics which respond appropriately to the conditions of each street. The proposed development is detailed on the architectural plans prepared by JPR Architects.

4.1.1. Hotel Component

The hotel accommodation component of the development adopts a 5 storey street wall at the highest point of the site, at the corner of Woodburn Street and Cleveland Street, and collects an additional storey along Cleveland Street where the site falls away to the south down the street which allows for the insertion of active spaces including the lobby for the hotel and a retail tenancy. The design of the Cleveland Street facade is such that despite technically becoming 6 storeys at the bottom of the Cleveland Street facade, the development has an architectural expression which still reads as a 5 storey building and critically the parapet height to Cleveland Street of RL 38.6 is 1.7 metres lower when compared to the parapet height in the recently approved development on the site. In relation to the presentation of the hotel component to Eveleigh Street, the top floor is set back from the street behind the 5 storey parapet, which again adopts a lower parapet height in comparison to that which was recently approved for the site. Due to the strongly defined 5 storey street wall, the top hotel floor is not readily perceived in Eveleigh Street such that the development appears as a 5 storey development.

The hotel accommodation element presents to Cleveland Street and Eveleigh Street and has been designed as a robust architectural solution suitable in particular to the more hostile environment of Cleveland Street. The typology of hotel accommodation, with no balconies, has provided an opportunity to achieve visual interest with a single, unifying facade. Prominent local Aboriginal artist Jim Simon was commissioned to assist producing a piece of Aboriginal artwork which has been incorporated into the base of the hotel accommodation component of the building to recognise and celebrate the Aboriginal significance of Redfern.

A large roof top area provides for the open space needs of the hotel guests and is separated from the roof top open space area for the residents with a continuous landscaped perimeter and screen.

Privacy for the residential apartments from the hotel rooms has been achieved with a louvre screen system affixed to the internal facing hotel room windows.

4.1.2. Residential Flat Building

The residential apartment building presents to Woodburn Street and introduces a domestic language which is distinctly different in character to the defensive language of the hotel accommodation

element. The facade adopts a 5 storey street wall height with a parapet height of RL 36.9 with the top floor mezzanine apartments set back from the street. The 5 storey street wall component of the façade has a strong masonry character punctuated by balcony openings and windows, whilst the top floor is setback and adopts a lightweight language.

Due to the adoption of the same street wall parapet heights as the previously approved 5 storey development on the site, and the setback of the top floors behind, the scale of the development and particularly the street wall is generally consistent with the control and compatible with the surrounding context.

The apartments are accessed via a centrally located lobby from Woodburn Street which leads through to a ground level landscaped common open space area and a lift core and open air hallway arrangement at the rear of the apartments. The apartments are all oriented to overlook Woodburn Street and cross ventilation is achieved through the use of fan light windows above the front door. Due to this design there are no privacy or interface issues to the hotel rooms within the development, which contain louvred screens in any event.

A large roof top area provides for the open space needs of the residents in addition to the ground level common open space area. The rooftop common open space area adjacent to Cleveland Street takes advantage of the northerly aspect towards the CBD and ensures this area receives plentiful solar access.

Figure 3:

Photomontage of the proposed Cleveland Street façade facing east

Figure 4:

Photomontage of the proposed Cleveland Street façade facing west

4.2. Numerical Overview

Element	Proposed
Site Area	1,060 square metres
Gross Floor Area	4,150.16 square metres
Floor Space Ratio	3.92:1 (2.38:1/60% hotel and 1.53:1/40% resi)
Storeys	5/6
Apartments	29 (14 x studios, 15 x 1 bed)
Retail	1 tenancy (88.55 square metres)
Hotel Rooms	78
Car Parking	13 residential 15 hotel
Bicycle spaces	34 residential
Common open space	582 square metres (ground 132 sqm, roof 450sqm)
Deep soil	66.89 square metres (7%) above structure
Cross Ventilated	72.4%
Solar Access	100%

4.3. Voluntary Planning Agreement

The proposal has an FSR of 3.92:1 which represents an additional 970.16 square metres of gross floor area above the 3:1 control. It is therefore proposed that the development will include a Voluntary Planning Agreement for a contribution of $344,408.57 which is calculated based on the City of Sydney rate of $275/sqm for bonus non-residential floor area and $475.00/sqm for bonus residential floor space, to the Redfern-Waterloo Fund to contribute to public facilities set out in the Works Schedule in the Redfern-Waterloo Authority Contributions Plan 2006.

The proposal provides 43% residential use and 57% non-residential use which results in the following calculation:

Use	Additional GFA	Contribution
Residential	970.165sqm x 40% = 388.066sqm	388.066sqm x $475 = $184,331.35
Non-Residential	970.165sqm x 60% = 582.099sqm	582.099sqm x $275 = $160,077.22
TOTAL		$344,408.57

This offer was discussed with Jason Perica A/Director Planning and Urban Renewal at Urban Growth NSW on 25 September 2014. Urban Growth NSW indicated general support for the proposed scheme and the proposed Voluntary Planning Agreement as a mechanism for securing public benefits associated with the proposal.

5.0 STATUTORY PLANNING FRAMEWORK

5.1. New South Wales 2021 (The State Plan)

NSW 2021 is a 10 year plan based around five broad strategies to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability and strengthen the State's local environment and communities.

One of the goals in relation to rebuilding the economy is to place downward pressure on the cost of living. The target in relation to this goal is to facilitate the delivery of 25,000 new dwellings in Sydney per year by continuing to set dwelling targets for local councils outlined in subregional strategies and to partner with local councils to ensure that targets for housing and growth are reflected in relevant planning proposals and in local planning instruments.

The proposed development promotes the targets of the State Plan by providing additional residential accommodation in a location which is well served by public transport, recreational facilities, education and employment opportunities.

5.2. A Plan for Growing Sydney

In December 2014, the NSW Government released A Plan for Growing Sydney which replaced the Metropolitan Strategy for Sydney 2036. A Plan for Growing Sydney differs from the previous strategy in that it prioritises housing and jobs growth across Sydney and significantly increases minimum housing and jobs targets.

The Plan identifies that Sydney will need 664,000 homes by 20131. The Plan notes that over the last five years new housing production has grown from around 13,300 dwellings per annum to around 22,800 dwellings per annum the highest level since 2002, however, even with this growth, there is a significant gap between current housing.

The delivery of the target of 664,000 homes is to be through subregional strategies. The Plan for Growing Sydney identifies six subregions which will undergo subregional planning to ensure that the headline goals of the Plan are delivered. Subregional planning will link growth in population and housing to the infrastructure that supports communities, such as schools, health services, transport, electricity and water projects.

The Plan identifies that the fastest growing households in Sydney are single person households. In 2011, only 36.6 per cent of households were couples with children. Households that are couples with children will grow at a slower rate than both couple and single person households over the next 20 years. The proposed provision of studio and 1 bedroom apartments on the subject site will assist in meeting the specific and growing demand for single person households.

The proposed development will fulfil the environmental capacity for the site consistent with the strategic direction of the Plan by increasing housing in a location which is well served by public transport, recreational facilities and employment opportunities.

5.3. State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 was adopted on 1 October 2011 and identifies State Significant Development (SSD). Schedule 2 of the SEPP identifies 'Redfern-Waterloo Sites' as shown on the map as being SSD where the capital investment value is more

than $10 million. The subject site falls just within the boundary of the Redfern-Waterloo Sites map. The project has a capital investment value will be $16,229,200.00 and is therefore SSD.

Development Control Plans do not apply to State Significant Development under Clause 11 of the SEPP.

5.4. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) aims to improve the design quality of residential flat developments, provide sustainable housing in social and environmental terms that is a long-term asset to the community and delivers better built form outcomes. In order to satisfy these aims and improve the design quality of residential flat buildings in the State, the plan sets 10 design principles in relation to context, scale, built form, density, resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

SEPP 65 requires any development application for residential flat development to be assessed against the 10 principles contained in clauses 9-18 of SEPP 65 and the matters contained in the Residential Flat Design Code (RFDC).

The preliminary scheme illustrated in the architectural package demonstrates that the proposal is capable of satisfying the 10 principles of SEPP 65 as well as the matters contained within the Residential Flat Design Code for the following reasons:

- The development is contextually appropriate and capable of absorbing the proposed density because the site is located within close proximity to shops, educational facilities, employment, public transport, and recreational facilities as well as an extensive cycleway network.
- The proposal is consistent with the emerging character of the area and the objectives for the Business Zone - Mixed Uses within which it is located.
- The massing and scale of the proposal responds to and is compatible with the scale and siting of surrounding development and does not result in unreasonable impacts upon the amenity of neighbouring residential uses.
- The proposed development provides a generous, open air, communal open space area located on the roof top which will comprise soft and hard landscape elements. The common open space area will provide a high level of amenity for the residents due to its orientation and outlook.
- A high level of amenity is provided for the occupants of the development with the development providing acceptable apartment sizes and practical room dimensions and shapes, storage space, indoor and outdoor space and access for all age groups and degrees of mobility. The number of units with access to natural light and ventilation has also been maximised with 82.8% receiving cross flow ventilation and 78.13% also receiving over 2 hours of solar access to a portion of the living room window.
- The design of the development ensures a high level of privacy for residents.
- The safety and security of the surrounding public domain will be profoundly enhanced by introducing activity on the site and the casual surveillance of the surrounding streets and lanes from the dwellings.
- The proposed mix of apartments is appropriate in light of population projections which indicate that the lone person household is the type of household expected to experience the greatest percentage increase between 2006 and 2036 (69%).
- The proposed development provides for a contemporary and attractive building which is compatible with the emerging character within the area. The proposed development introduces a variety

of building elements and utilises a visually engaging architectural language with a selection of appropriate materials and finishes.

5.5. State Environmental Planning Policy (Infrastructure) 2007

The subject site is located such that its northern boundary fronts Cleveland Street which is identified as a Classified Road. Part 3, Clause 101 relates to development with frontage to a classified road.

5.5.1. Development with frontage to classified road

Objectives of this clause include the protection of the effective operation and function of classified roads and the reduction or potential impacts of noise and emissions. Clause 101(2) stipulates that the consent authority must not grant consent to proposed development fronting a classified road unless it is satisfied of the following:

(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of: (i) the design of the vehicular access to the land, or (ii) the emission of smoke or dust from the development, or (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The proposed development satisfies the objectives of clause 101(2) in the following ways:

- Vehicle access to the site is not available directly from a classified road (Cleveland Street) and is provided instead from Eveleigh Street.
- The safety and efficiency of Cleveland Street will not be impacted as a result of this development. The proposal for 28 car parking spaces is minor frequency of vehicle movements at the site will not be significantly increased nor will these have a detrimental impact on the safety or efficiency of Cleveland Street.
- The design of the Cleveland Street facade is defensive to shield the residential apartments from the acoustic impacts of the arterial road.

5.5.2. Impact of road noise or vibration on non-road development

Clause 102 of the SEPP relates to the impact of road noise or vibration on residential development, which is located on land adjacent to a road with an annual average daily traffic volume of more than 40,000 vehicles. Cleveland Street has a daily annual average traffic volume of more than 40,000 vehicles and residential accommodation is proposed. Accordingly, the clause applies to the proposed development.

In accordance with clause 102(3) if the development is for the purpose of a residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate

measures will be taken to ensure that the following LAeq levels are not exceeded:

(a) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,

(b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

An Acoustic Report will accompany the development application which will demonstrate that noise mitigation measures can and will be implemented to achieve compliance with the noise levels specified in clause 102(3).

5.6. State Environmental Planning Policy (Major Development) 2005

5.6.1. Zoning and Permissibility

The subject site falls within the Business - Mixed Use Zone under the Major Development SEPP. The SEPP states that any use which is not prohibited in the zone is therefore permitted with consent. The proposed uses for hotel accommodation and residential accommodation are not listed as a prohibited use and are therefore permissible with consent.

5.6.2. Floor Space Ratio

The SEPP suggests a maximum floor space ratio (FSR) for the site of 3:1 with a distribution of 2:1 for commercial and 1:1 for residential development. The proposed FSR is compared to the SEPP FSR control as follows

Control	Permissible	Approved	Proposed
Commercial FSR	2:1 (66%)	1.71:1 (57%)	2.38:1 (60%)
Residential FSR	1:1 (33%)	1.27:1 (43%)	1.53:1 (40%)
TOTAL	3:1	2.98:1	3.92:1

Land Use

The Department of Planning & Environment has consistently supported variation to the land use mix suggested by the FSR control by allowing a greater component of conventional residential use in the area and also by allowing student housing in lieu of conventional commercial uses. Whilst student accommodation is technically a residential use, it also generates employment in a manner which conventional residential use does not and therefore the Department has supported it as an appropriate substitute for conventional commercial use. This is also largely in recognition of the fact that there is currently limited demand for retail and commercial floor space in this location.

The recently approved development on the site provided a mix of 43% conventional residential use and 57% quasi commercial use (student accommodation). The proposed development represents a greater weighting towards commercial use with the hotel accommodation and the retail shop occupying 60% of the floor space and the residential accommodation occupying 40% of the floor space. Whilst this represents a variation to the mix suggested by the FSR control, it provides a closer mix to that envisaged for the site in comparison to the recently approved development on

the site and therefore represents an appropriate and reasonable land use mix for the site.

Total FSR

The proposal has an FSR of 3.92:1 which represents an additional 970.16 square metres of gross floor area above the 3:1 control. It is therefore proposed that the development will include a Voluntary Planning Agreement for a contribution of $344,408.57 to the Redfern-Waterloo Fund to contribute to public facilities set out in the Works Schedule in the Redfern-Waterloo Authority Contributions Plan 2006.

This offer was discussed with Jason Perica A/Director Planning and Urban Renewal at Urban Growth NSW on 25 September 2014. Urban Growth NSW indicated general support for the proposed scheme and the proposed Voluntary Planning Agreement as a mechanism for securing public benefits associated with the proposal.

Strict compliance with the FSR development standard is unnecessary and unreasonable in this instance, and there are sufficient environmental grounds to justify the proposed variation, because:

- The proposal will include a public benefit offer associated with the additional floor space;
- The proposed development has been designed by award winning architectural practice JPRA and represents a high quality development for the site capable of exhibiting design excellence;
- The proposed street wall heights and parapet levels to Cleveland Street and Eveleigh Street are identical to the parapet levels of the recently approved development on the site. Accordingly, the perceived scale of the proposal is essentially the same as that which has been previously approved. The additional storey above the parapets to both Woodburn Street and Eveleigh Street are set back from the street facades such that they are recessive and not readily perceptible from the public domain;
- The proposed apartments are afforded with a high level of amenity consistent with the rules of thumb for residential apartments under the Residential Flat Design Code;
- The availability and capacity of local infrastructure, public transport and recreational opportunities supports the additional floor space proposed in this location;
- The density proposed can be demonstrated not to give rise to any significant impacts on the adjoining properties in terms of overshadowing, loss of privacy or visual impact;
- The proposed density assists in meeting the demand for housing in the local government area in an appropriate location;
- The proposed density assists in meeting the demand for hotel accommodation as recently identified by the City of Sydney; and
- Within the context of the scale of development approved to the south along Eveleigh Street and also around Redfern train station, the proposed density is appropriate.

The characteristics of the subject site and proposed scheme have demonstrated that the site has the environmental capacity to absorb the proposed density whilst achieving a development which is compatible in bulk and scale with the context of the site and exhibits a high level of residential amenity. Accordingly, the proposed variation to the FSR controls can be considered acceptable in this instance.

5.6.3. Building Height

The SEPP provides a maximum height of 5 storeys. The proposed development has an overall height of 6 storeys, however, the proposed variation to the 5 storey height control is considered acceptable in this instance for the following reasons:

- the proposed street wall heights and parapet levels to Cleveland Street and Eveleigh Street are less than the parapet levels of the recently approved 5 storey development on the site. Accordingly, the perceived scale of the proposal is essentially the same or less than that which has been previously approved;
- the additional storey above the parapets to both Woodburn Street and Eveleigh Street are set back from the street facades such that they are recessive and not readily perceptible from the public domain;
- the proposal does not unreasonably overshadow 165-173 Cleveland Street which enjoys a high level of solar access from late morning and through into the late afternoon due to is eastern, northern and western aspect and so it is likely that well over 70% of the apartments in 165-173 Cleveland Street will continue to enjoy more than 2 hours solar access at the winter solstice;
- the proposal does not unreasonably overshadow 6-8 Woodburn Street because those apartments gain their solar access from the windows which face Eveleigh Street and Woodburn Street and the proposed development does not generate any additional overshadowing of the Eveleigh or Woodburn Street facades beyond that which currently exists; and
- the scale of the proposal presents as 5 storeys in accordance with the control and is compatible with the built form within the visual catchment of the site.

Accordingly, as the proposed development has a perceived scale which is essentially the same or slightly less than the approved development on the site and it will remains compatible with the heights of surrounding buildings within the context of the site.

6.0 IMPACT IDENTIFICATION AND ASSESSMENT

The key environmental considerations associated with the proposed development which will form the basis of the Environmental Assessment Requirements are listed below.

- compliance with relevant statutory plans;
- built form and urban design;
- ecologically sustainable development;
- environmental and residential amenity;
- noise and vibration;
- transport and accessibility;
- economic impact assessment;
- european and aboriginal heritage;
- contributions;
- contamination;
- waste management;
- BCA compliance;
- construction impacts;

7.0 JUSTIFICATION

The subject site is in a location where there is high demand for housing and in particular smaller and more affordable housing due to its proximity to a number of education institutions, transport, retail, employment and recreation services. The site is also in a location where there is a growing demand for affordable hotel accommodation.

The proposed land use mix is generally consistent with that which is expressed in the planning controls and has increased the weighting towards commercial use in comparison to the recently approved development of the site. The proposed street wall height is less than that which has recently been approved on the site and the additional storey is setback such that it is not readily perceived from the public domain and can be demonstrated not to result in any additional adverse impact to adjacent and surrounding properties.

The proposal development has an appropriate bulk and scale which is compatible with the context of the site and does not give rise to any unreasonable impacts to adjacent sites and the proposed density assists in meeting the demand for housing in the local government area in an appropriate location. Finally, the proposed variation to the overall FSR for the site will be accompanied by a Voluntary Planning Agreement to secure public benefits

The proposed apartments have been designed to provide a high level of amenity and the proposal will result in increased housing supply and choice which will contribute to easing the costs of housing in the locality.

The proposed building is compatible with the scale and density as well as the land mix envisaged for the site under the relevant planning controls and will deliver a visually engaging response relevant to the heritage of the locality.

8.0 CONSULTATION

To date, the project team has consulted with the following:

- Department of Planning and Environment
- Urban Growth NSW

A meeting was held with Urban Growth NSW on 25 September 2014. Urban Growth NSW indicated general support for the proposed scheme and the proposed Voluntary Planning Agreement as a mechanism for securing public benefits associated with the proposal.

Separate meetings have also held with the Department of Planning and Environment on 25 September 2014 and 12 March 2015 to discuss the proposal and feedback provided at that meetings has been incorporated into the design. In particular, the Aboriginal artwork has been meaningfully incorporated into the architecture of the proposal, and the land use mix has been amended to more closely match the recently approved mix.

9.0 CONCLUSION

This submission provides information to assist in the preparation of EARs for the proposed 6 storey mixed use development above a common basement level at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern with a retail tenancy, hotel accommodation with 78 rooms and 29 apartments.

The issues discussed in this report are considered to represent the key environmental considerations associated with the proposal and adequate to inform the Environmental Assessment Requirements.

The proposal will provide an appropriate response to the context of the site and will assist in the orderly and economic development of the land. The future Development Application will satisfactorily address all relevant issues and all relevant provisions of the applicable planning controls.

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

APPENDIX A

ARCHITECTURAL PLANS A

JPR Architects

ACN 144 979 564 ABN 54 144 979 564

APPENDIX B

QUANTITY SURVEYORS REPORT B

Newton Fisher

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

APPENDIX C

ARTIST COMMISSION C

Jim Simon