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19 June 2015

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Our Ref: 2015/251481

Simon Truong
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Simon Truong
Email: Simon.Truong@planning.nsw.gov.au

Dear Simon,

RE: Request for SEARs for construction of 18 storey mixed use development consisting of commercial/retail uses at ground floor level and 17 storey residential tower above (SSD 7080) at 80-88 Regent Street, Redfern

I refer to your correspondence received on 28 May 2015, inviting Council to provide input on the draft SEARs for the proposed State Significant Development (SSD) at the above address. The proposal is for the construction of an 18 storey mixed use development consisting of commercial/retail uses at ground floor level and a 17 storey residential tower above podium level. The proposal will retain the existing facades of the two storey shopfront terraces along Regent Street and will include approximately 274sqm of commercial/retail space, 57 bicycle spaces at ground level and 78 residential units above.

The City has reviewed the request prepared by SJB dated May 2015 and concept drawings prepared by SJB Architects. The draft SEARs appear to satisfactorily cover most requirements for a future application. However, additional items are recommended for inclusion in the document. The further key issues are contained in Attachment A.

Should you wish to speak with a Council officer about the above, please contact Vanessa Aziz, Senior Planner on 9265 9333 or vaziz@cityofsydney.nsw.gov.au

Yours sincerely

Graham Jahn AM
Director
City Planning | Development | Transport

city of villages

ATTACHMENT A**DRAFT Secretary's Environmental Assessment Requirements*****Recommended inclusions*****1. Environmental Planning Instruments, Policies and Guidelines**

- City of Sydney Waste Minimisation in New Developments 2005.
- Sydney Streets Design Code and Sydney Streets Technical Specification.

2. Environmental and Residential Amenity

- Demonstrate that the residential apartments are capable of achieving minimum apartment sizes, floor to ceiling heights of 2.7 metres, appropriate unit mix (studio 5-50%, 1 bed 10-30%, 2 bed 40-75%, 3 bed 10-100%), building separation between hotel and residential uses and adequate storage under SEPP 65 and SDCP 2012.
- Residential flat buildings and serviced apartments greater than 3 storeys are to provide a waste chute on every level.
- Waste handling, storage and collection systems for residential and commercial waste are to be completely separate and self-contained.
- The applicant must demonstrate how a Council waste collection vehicle, as specified by the Waste Minimisation Policy can enter and exit the site in a forward direction. The City does not support service vehicle access to the site whereby reverse entry is required.
- The subject site is located on Regent Street (RMS classified Road) and within close proximity to a rail corridor. Demonstrate how the development can comply with SEPP (Infrastructure) 2007 and the Acoustic Privacy controls in Section 4.2 of the Sydney Development Control Plan 2012.
- The bicycle storage/parking area is to have a completely separate and self-contained area for the residential component.

3. European and Aboriginal Heritage

- Heritage Impact Assessment is to be submitted.
- Photographic recording — a copy of photographic recording of the existing building, including both interior and exterior and in line with NSW Heritage Office Guideline *Photographic Recording of Heritage Items using Film or Digital Capture*, is to be submitted to City of Sydney Council Archives.