

SJB Planning



Request for Secretary's  
Environmental Assessment  
Requirements

80-88 Regent Street,  
Redfern

May 2015



# Table of Contents



1.0	Introduction	6
1.1	Overview	6
<hr/>		
2.0	The Site and Its Context	7
2.1	Site Context	7
2.2	Site Description	7
2.3	Description of Surrounding Development	8
<hr/>		
3.0	Proposed Development	10
3.1	Overview	10
3.2	Description of Proposed Development	10
3.3	Development Statistics	11
3.4	Land Uses	12
3.5	Parking and Access	12
3.6	Landscaping	12
3.7	Open Space	12
<hr/>		
4.0	Planning Context	13
4.1	Overview	13
4.2	State Environmental Planning Policy (Major Development) 2005	13
4.2.1	Permissibility	13
4.2.2	Development Standards	14
4.2.3	Heritage	16
4.2.4	Design Excellence	16
4.3	State Environmental Planning Policy (State and Regional Development) 2011	16
4.4	State Environmental Planning Policy (Infrastructure) 2007	17
4.5	State Environmental Planning Policy No 55 – Remediation of Land	17
4.6	State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development	17
4.6.1	Building Separation	17
4.6.2	Solar Access	17
4.7	Sydney Local Environmental Plan 2012	18
4.8	Sydney Development Control Plan 2012	18
4.9	Draft Urban Design Principles – Redfern Centre	18
<hr/>		
5.0	Preliminary Section 79C Assessment	19
5.1	Overview	19
5.2	Streetscape, bulk and scale and height	19
5.3	Heritage and conservation	19

# Table of Contents

5.4	Residential Amenity	19
5.5	Solar Access	20
5.6	Safety and Security	20
5.7	Traffic and Access	20
5.8	Acoustic and Vibration	20
5.9	Social and Economic	20
5.10	Sustainability	20
5.11	Waste Management	21
5.12	BCA compliance	21
5.13	Services Plans and Details	21
5.14	Soil Stability and Contamination	21
5.15	Demolition and Construction	21
5.16	Suitability of the Site for the Development	21
5.17	The Public Interest	21
5.18	Community and Stakeholder Engagement	21
<hr/>		
6.0	Conclusion	22

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## List of Figures

Figure 1: Location Plan (Source: SIX Maps)

Figure 2: Aerial view of site and locality (Source: SIX Maps)

Figure 3: Existing terraces at No. 80-88 Regent Street

Figure 4: Perspectives of the proposed concept design

Figure 5: SEPP (Major Projects) 2005 Zoning Map Extract

Figure 6: SEPP (Major Projects) 2005 Height of Buildings Map Extract

Figure 7: SEPP (Major Projects) 2005 FSR Map Extract

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## List of Tables

Table 1: Development Statistics

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## List of Attachments

Attachment 1: Architectural Options Analysis, prepared by SJB Architects

Attachment 2: Architectural Design Package, prepared by SJB Architects

# 1.0 Introduction

## 1.1 Overview

This request for the Secretary's Environmental Assessment Requirements (SEARs) has been prepared by SJB Planning under section 78A (8A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* in support of a mixed use development at 80-88 Regent Street, Redfern (the site).

Under Schedule 2 clause 2 of the State Environmental Planning Policy (State and Regional Development) 2011, development within the Redfern-Waterloo area with a capital investment value of more than \$10 million are identified as State Significant Development. As the proposed development will have a capital investment value in excess of \$10 million it is defined as State Significant Development, in accordance with the provisions of the State and Regional Development SEPP.

The report reviews the relevant environmental planning instruments and guidelines, including the Redfern Centre, within which the site is located. The preliminary design has considered the key development standards and guidelines as they apply to the site and the proposed built form. A preliminary assessment of the potential effects of the proposal with reference to the heads of consideration listed under section 79C of the *EP&A Act 1979* has also been undertaken. This report is set out as follows:

- Section 1 provides an introduction;
- Section 2 describes the site and local context;
- Section 3 outlines the background of the proposal and details the proposed development;
- Section 4 outlines the statutory and policy controls applicable to the site and whether compliance with these controls has been achieved with supporting comments where relevant;
- Section 5 provides an overview of likely environmental and planning issues; and
- Section 6 presents the conclusions of the assessment.

The proposal is supported by the following information which is attached:

- Attachment 1: Architectural Options Analysis, prepared by SJB Architects; and
- Attachment 2: Architectural Design Package, prepared by SJB Architects.

## 2.0 The Site and Its Context

### 2.1 Site Context

The site is located at 80-88 Regent Street, Redfern at the southern periphery of the Sydney CBD, within the City of Sydney Local Government Area (LGA). The site is situated on the western side of Regent Street at the junction of Regent Street and Marian Street. The site is located approximately 150m to the south-east of Redfern Railway Station (refer to Figure 1).

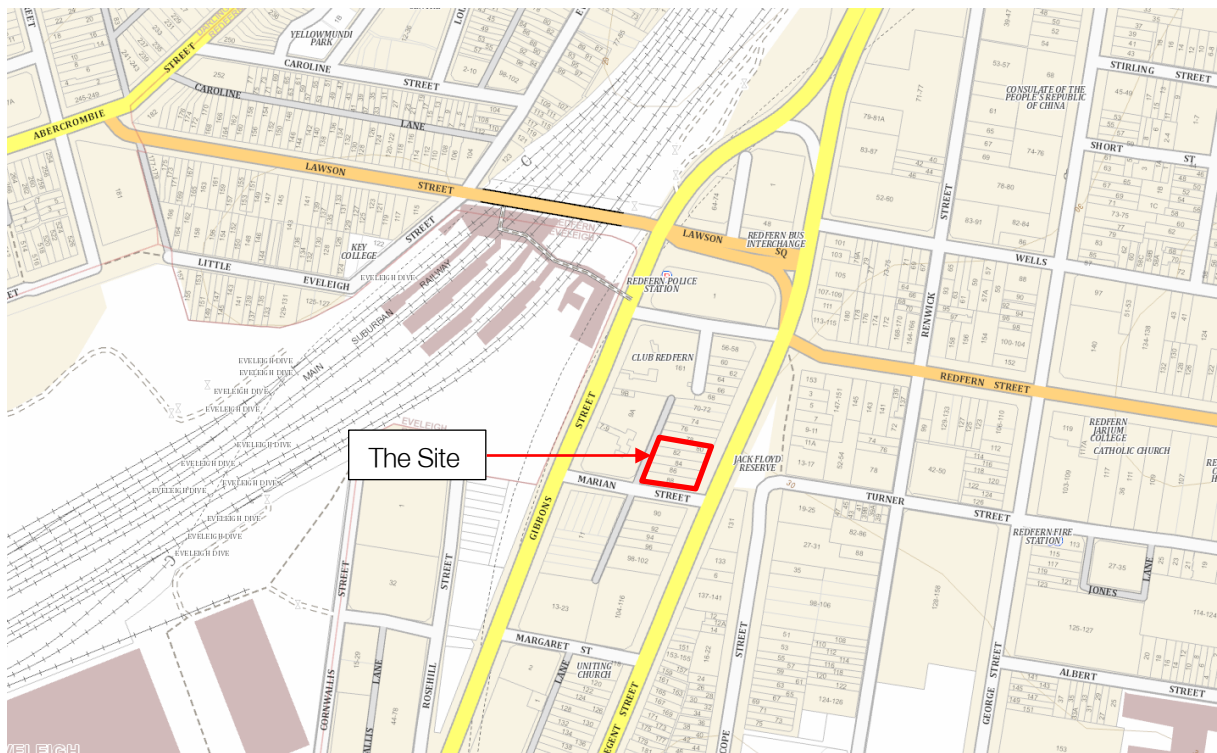


Figure 1: Location Plan (Source: SIX Maps)

### 2.2 Site Description

The site is known as 80-88 Regent Street, Redfern and is legally identified as Lot A, B, C, D and E in DP 105824 (refer to Figure 2).

The site is irregular in shape, and has an area of approximately 869m<sup>2</sup> with three (3) frontages Regent Street; Marian Street and William Lane. The site currently accommodates a row of two storey attached terrace retail shops with shop top housing and commercial premises (refer to Figure 3).

The topography of the site falls from north to south.

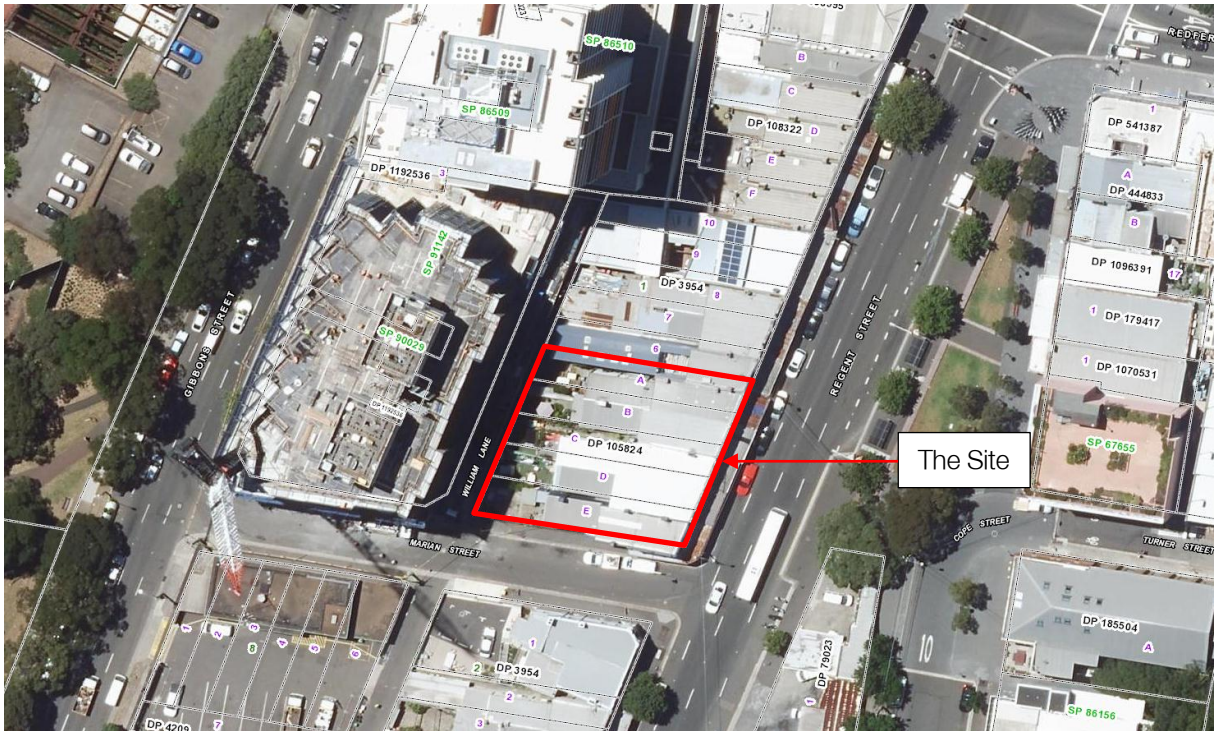


Figure 2: Aerial view of site and locality (Source: SIX Maps)



Figure 3: Existing terraces at No. 80-88 Regent Street

### 2.3 Description of Surrounding Development

The character of the immediate locality is mixed, and includes residential, commercial and public use buildings. A description of the urban environment immediately surrounding the site is outlined overleaf.

### ***North***

To the north the site adjoins No. 60-78 Regent Street, which currently contains a row of two storey attached terrace shops with shop top housing and office premises at first floor level. It is noted that a State Significant Development (SSD) has been submitted to the Department of Planning and Environment for this site (SSD 6724) for an 18 storey student housing development, catering for up to 370 students. This application is currently under assessment by the Department of Planning and Environment.

Further north of the site is 1 Lawson Place, previously known as the TNT Towers. SSD application No. 5429-2012) was recently approved by the Department of Planning and Environment for an 18 storey mixed used development.

To the north-west is 157 Redfern Street which fronts onto Redfern Street and Gibbons Street. This site has recently been redeveloped as an 18 storey mixed use development.

### ***East***

To the east, on the opposite side of Regent Street is a landscaped public open space area and a vehicle repair station at No. 131 Regent Street. Behind this landscaped area is a mixed use six (6) storey building and various two (2) storey commercial terraces.

### ***West***

To the west the site fronts onto William Lane, which currently provides access to the rear of the existing properties at the site.

On the opposite side of William Lane is a recently constructed 18 storey mixed use development at 7-9 Gibbons Street. This building was approved by the Department of Planning and Environment under MP 08\_0112 and was the subject of several modifications.

### ***South***

To the south of the site on the opposite side of Marian Street is a range of range of two (2) to three (3) storey terraces.

## 3.0 Proposed Development

### 3.1 Overview

The proposed concept development comprises an 18 storey mixed use development at 80-88 Regent Street, Redfern. Commercial/retail uses are provided at ground with residential uses above podium level.

The applicant and representatives of SJB Architects and SJB Planning attended a pre-application meeting with the Department of Planning and Environment on 16 April 2015.

### 3.2 Description of Proposed Development

The proposed SSD application will seek consent for the redevelopment of the site for a mixed use development at 80-88 Regent Street, Redfern. Specifically, the proposal includes the following:

- Demolition of existing structures with the exception of the existing shopfront facades which will be retained and integrated into the new building;
- Three (3) levels of basement parking, providing 40 car park spaces, storage, plant rooms and associated services. Vehicle access to the basement is via Marian Street;
- 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 comprise of the following:
  - 274m<sup>2</sup> (approx.) of commercial/retail space and 57 (approx.) bicycle spaces are provided at ground level;
  - 78 (approx.) residential units; and
- A roof top garden area.

As illustrated within the ground floor plan, the proposal has been designed to provide high levels of activation to both the Regent Street and Marian Street frontages, through the provision of commercial/retail uses. The proposed ground floor level will have a high floor to ceiling height of approximately 8.2m, facilitating flexible floor configuration, including the opportunity for a mezzanine level.

The design retains the existing façade of the two (2) storey shopfronts along Regent Street (refer to Figure 4). These structures are not identified as being items of heritage significance, however their retention maintains the built form and character of a traditional shopping strip. Furthermore, the SSD application adjoining the site to the north (SSD 6724) also proposes the retention of the shop fronts facades, which combined with our site will retain the continuity of the existing built form of the shopping strip for this block.

The primary pedestrian entry for residents will be from Marian Street, via access to the lobby and stairs/lift core. The residential tower is serviced by a single lift core consisting of two (2) lifts. The floor to floor heights of the residential tower are 3.3m.

The design and architectural treatment of the tower element has been pursued in recognition of the prominence of the building in the urban skyline and its high visual prominence. The façade treatment proposed provides high amenity for future occupants of the building and proposes a high quality visual presentation. The indicative materials and finishes are both sensitive to and reflective of the character of the surrounding area have been incorporated into the design.

Details of the proposal are provided in the Architectural Drawings prepared by SJB Architects and included at Attachment 2.

The following sections provide a detailed description of the proposed works as illustrated within the Architectural Drawings at Attachment 2.



Figure 4: Perspectives of the proposed concept design

**3.3 Development Statistics**

A summary of the development particulars is provided in Tables 1 below:

Development Particulars	Proposal
Site area	869m <sup>2</sup>
Gross Floor Area	6,080m <sup>2</sup> – total 274m <sup>2</sup> – commercial

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Development Particulars	Proposal
	5,806m <sup>2</sup> – residential
FSR	7:1
Building Height	18 storeys – total One (1) storey – commercial 17 storeys – residential
Dwellings	78 (approx.) residential units
Floor to Floor Heights	9.2m (commercial – existing shopfront) 3.3m (residential tower)
Vehicle Parking Provision	40 residential spaces
Bicycle Parking Provision	57 (approx.)
Apartment Mix - Indicative	10 x studio – 12.8% 38 x one (1) bed – 48.7% 30 x two (2) bed – 38.5%

Table 1: Development Statistics

### 3.4 Land Uses

Commercial/retail uses are located at ground floor level fronting onto Regent Street and Marian Street. All levels above podium level are proposed to be used for residential purposes.

### 3.5 Parking and Access

The proposal will provide 40 residential parking spaces within the three (3) levels of basement. Vehicle access is proposed to be from Marian Street via a two-way access ramp.

On-site parking for a total of 57 bicycles is provided at ground floor level.

### 3.6 Landscaping

The proposed concept development occupies the entire site area and accordingly no deep soil landscaping is provided on the site. Landscaping opportunities have been introduced into the building with the provision of landscape pockets on various levels of the tower and at roof top level. The landscaping pockets are a feature of the architectural design, which provide a 'greening' to the facades.

### 3.7 Open Space

As illustrated within the Architectural Drawing Package each residential unit is provided with private open space in the form of balconies.

Communal open space is provided on the roof top garden and in the form of breakout spaces within the landscape pockets at levels 2 to 7, 10, 13 and 16. It is considered that these areas will significantly enhance the amenity of the development.

## 4.0 Planning Context

### 4.1 Overview

Land zoning and development standards for Redfern-Waterloo are found in the State Environmental Planning Policy (Major Development) 2005. This SEPP states that no other environmental planning instruments (except other SEPPs) apply to Redfern-Waterloo. Therefore, there are no applicable Local Environmental Plans relevant to this proposal. The consideration of Development Control Plans is not necessary for State Significant Development as specified by clause 11 of State Environmental Planning Policy (State and Regional Development) 2011. It is anticipated, however, that the relevant provisions of the Sydney Development Control Plan 2012 will be utilised as a guide for the assessment of the proposal.

The relevant statutory controls applicable to the subject site and proposed development include:

- State Environmental Planning Policy No 55 – Remediation of Land;
- State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development and Residential Flat Design Code (2002);
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (State and Regional Development) 2011;
- Draft Redfern Centre Urban Design Guidelines; and
- Section 79C of the *Environmental Planning and Assessment Act 1979*.

The assessment of the proposal is outlined below and addresses matters listed above as required under the *EP&A Act 1979*.

### 4.2 State Environmental Planning Policy (Major Development) 2005

The site is located within the area identified as 'Redfern-Waterloo Authority Sites' under the Major Development SEPP. The specific controls applying to this area (including the site) are set out in Schedule 3 – Part 5 of the Major Development SEPP.

#### 4.2.1 Permissibility

The subject site falls within the 'Business Zone E – Commercial Core' under the Major Development SEPP (refer to Figure 5). The SEPP states that any use not prohibited in the zone is permitted with consent. Commercial/retail premises and shop top housing are not listed as prohibited uses within 'Business Zone E – Commercial Core' and are therefore permitted with consent.

The proposal is considered to be consistent with objectives of the Business Zone—Commercial Core as it will facilitate the development of a town centre, encourage employment generating activities by providing commercial/retail premises; and will provide residential development that is compatible with non-residential development.

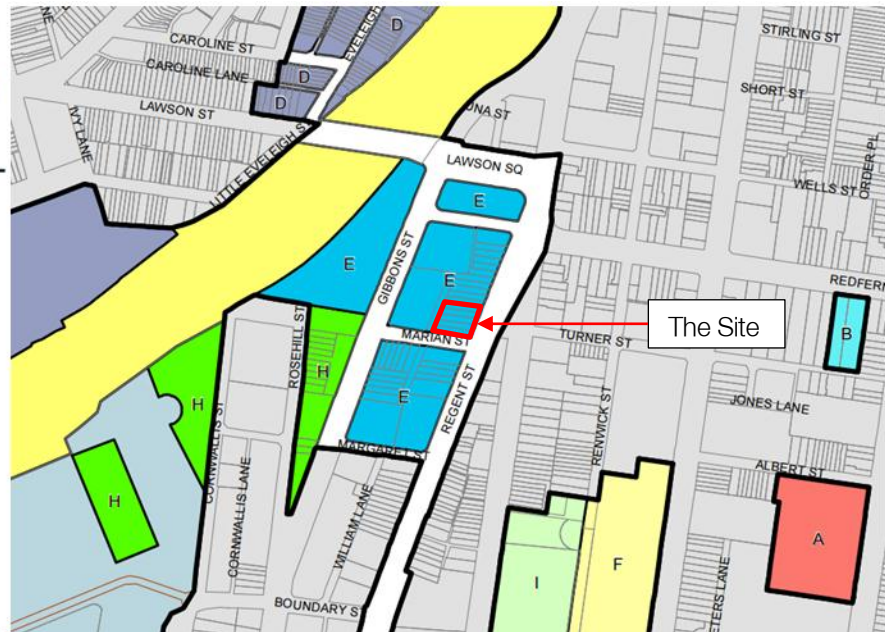


Figure 5: SEPP (Major Projects) 2005 Zoning Map Extract

#### 4.2.2 Development Standards

The applicable development standards are contained within Schedule 3 of the Major Development SEPP and include height of building and Floor Space Ratio (FSR) controls.

##### *Height of Buildings*

The Major Development SEPP establishes three (3) height controls for the site including:

- A maximum building height of 18 storeys;
- A two (2) storey height limit running along the Regent Street frontage; and
- A three (3) storey height limit running along the Marian Street frontage (refer to Figure 6).

The proposed tower complies with the maximum overall 18 storey height limit and the two (2) and three (3) storey height limits applying to Regent and Marian Street. The setback controls to the 18 storey tower is 8m from Regent Street and 4m from Marian Street. The proposed tower element complies with the 4m setback to Marian Street. However, it is noted that the tower element encroaches into the two (2) storey building height zone by 4m, providing a setback of 4m to Regent Street.

During the design process for the concept proposal, an options analysis was undertaken by SJB Architects (refer to Attachment 1). This process identified that locating the tower element closer to Regent Street improves the separation distance with the new residential tower at 7-9 Gibbons Street, which does not comply with separation distances. In addition, full compliance with the front setback to Regent Street would unreasonably compromise the building footprint.

It is noted that development to the north including 1 Lawson Street does not incorporate a building setback to Regent Street, while SSD 6723 for 60-78 Regent Street, which is currently under assessment, provides a varying front setback of 3m to 4m. The proposed setback will align with the 4m tower setback proposed under SSD 6723, positively contributing to the streetscape by providing a contiguous street front height and form. Therefore, the proposal effectively balances the setback and separation requirements and appropriately responds to the surrounding built form.

Given the proposed variation to the height standard in the Major Development SEPP, a variation to the standard will be prepared to accompany the Environmental Impact Statement (EIS), in accordance with SEPP 1 – Development Standards.

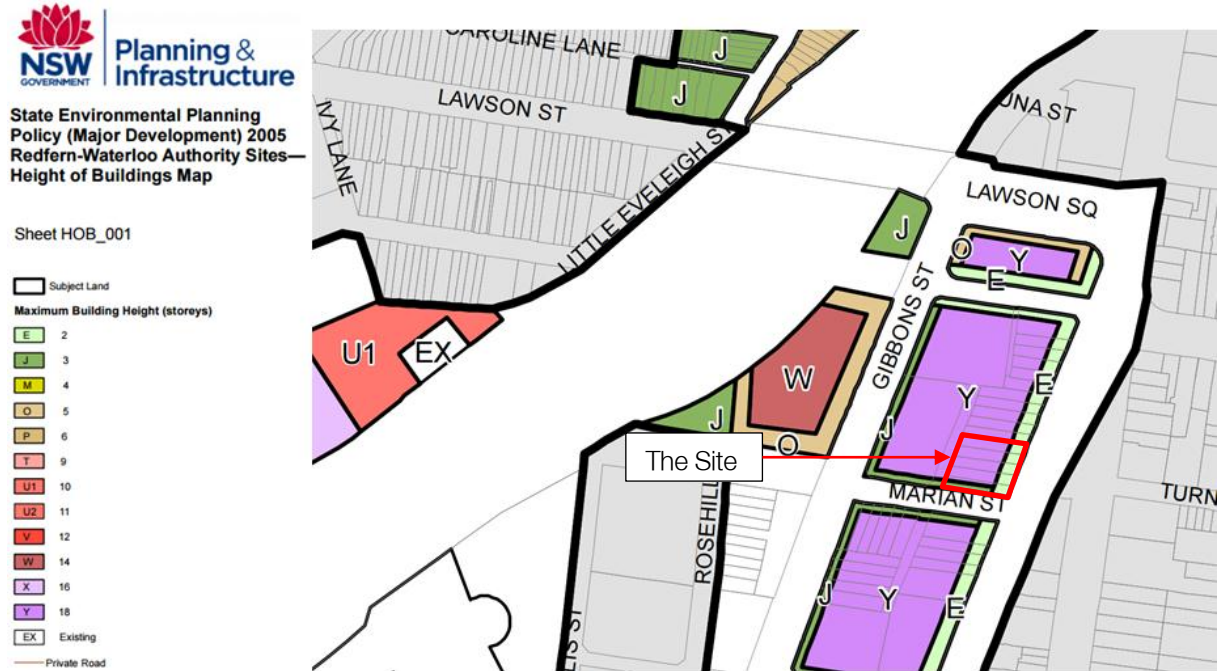


Figure 6: SEPP (Major Projects) 2005 Height of Buildings Map Extract

**Floor Space Ratio**

The site is subject to a maximum FSR of 7:1 under the Major Development SEPP (Figure 7). As illustrated in the 'Areas Schedule' included within the architectural drawings, the proposal achieves an FSR of 7:1.

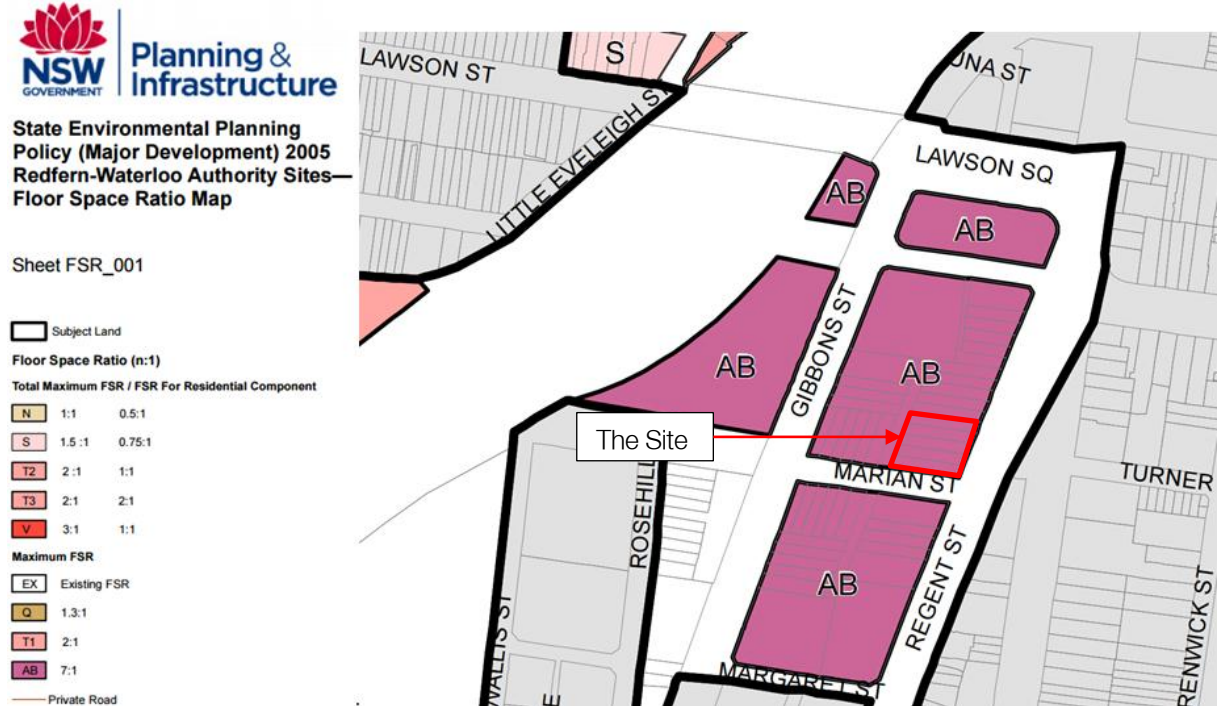


Figure 7: SEPP (Major Projects) 2005 FSR Map Extract

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### 4.2.3 Heritage

The site does not contain any heritage items and is not located within the vicinity of any heritage items or within a conservation area. The proposed concept design seeks to retain the existing façade of the two (2) storey terraces fronting onto Regent Street. While these structures are not identified as being items of heritage significance, they are considered important to the locality and scale of Regent Street, and as such are proposed to be retained.

It is noted that on the opposite side of Regent Street is the Redfern Estate Heritage Conservation Area under the Sydney Local Environmental Plan 2012. Given the existing backdrop to the proposed development when viewed from the Redfern Estate Heritage Conservation Area is the residential flat buildings on Gibbons Street and Lawson Square (which are of a similar height with greater bulk than the proposed building) the visual impacts of the proposed development are considered to be minor. In this regard, the proposal will not adversely impact on the heritage significance of the heritage conservation area.

It is therefore considered that the proposal will not have any adverse heritage impacts on the surrounding locality.

### 4.2.4 Design Excellence

Schedule 3, Part 5 of the SEPP at clause 22 addresses design excellence.

Clause 22 requires that development must exhibit design excellence including:

- High standard architectural design;
- The form and appearance is to improve the amenity and quality of the public domain; and
- Sustainable design principles are to be met.

The concept prepared for the site is considered capable of achieving these outcomes and this can be further demonstrated in the future EIS. This request for SEARs is accompanied by an architectural design package, prepared by SJB Architects, which illustrates the context, form, massing and scale of the proposed development. It is considered that the current concept design is of high architectural merit and will positively contribute to the quality of the surrounding built environment.

In regard to Clause 22(3) Part 5 of Schedule 3 a design competition may be required for development over 12 storeys. It is considered a design competition is not required in this instance given the high architectural quality of the proposal. In addition, a number of recent applications have been determined in the Redfern-Waterloo area without the need for a design competition, including 1 Lawson Square, Redfern – previously known as the TNT towers (SSD 5249-2012). In addition, the SSD application for 60-78 Regent Street (SSD 6724), which is currently under assessment, did not require a design competition under the Secretary's Environmental Assessment Requirements.

## 4.3 State Environmental Planning Policy (State and Regional Development) 2011

Under Schedule 2 clause 2 of the State and Regional Development SEPP, development within the Redfern-Waterloo area, with a capital investment value of more than \$10 million is identified as State Significant Development. As the proposed development will have a capital investment value in excess of \$10 million, it is defined as State Significant Development, in accordance with the provisions of the State and Regional Development SEPP.

#### **4.4 State Environmental Planning Policy (Infrastructure) 2007**

The subject site is located adjacent to a Classified Road (Regent Street) and is within 150m of Redfern Rail Station and the future CBD Rail Link (Zone B - Tunnel). As a result, the provisions of the State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) will apply to the proposal.

Clause 101 of the SEPP Infrastructure details considerations for development with a frontage to a classified road. These have been considered in the design of the development and will be addressed in detail within the EIS. In particular, it is noted that vehicular access to the site is from Marian Street in order to minimise potential conflict with vehicle entries into the site and adjacent road network.

Given the site's location within 150m of Redfern Rail Station and the future CBD Rail Link (Zone B - Tunnel) Clause 86 – Excavation in, above or adjacent to rail corridors, Clause 87 – Impact of rail noise or vibration on non-rail development and Clause 88 Development within or adjacent to interim rail corridor of the SEPP Infrastructure will apply to the proposal. Therefore the EIS will have to be referred to Transport for NSW as the relevant rail authority.

#### **4.5 State Environmental Planning Policy No 55 – Remediation of Land**

This policy introduces State-wide planning controls for the remediation of contaminated land. It states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. Detailed investigations will be included in the submission accompanying the Environmental Impact Statement. However, given the existing use of the site it is not expected that the site would be precluded for mixed commercial/residential use.

#### **4.6 State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development**

The concept proposal has considered SEPP 65 Design Principles and full assessment of SEPP 65 will be provided in the EIS.

##### **4.6.1 Building Separation**

In regard to separation distances stipulated in the Residential Flat Design Code (RFDC), it is noted that a minimum separation of 12m is provided between the proposed tower element and residential tower of No. 7-9 Gibbons Street, which is less than the 18m specified in the RFDC. The proposed variation is considered acceptable given that:

- Only a 5m setback is provided by the tower element of No. 7-9 Gibbons Street to the western half of William Lane;
- The concept tower provides a 7m setback to the eastern half of William Lane;
- Strict compliance with the building separations under SEPP 65 and the Draft UDP would result in a non-developable floor plate; and
- Adequate privacy and tower separation will be achieved with the proposal.

##### **4.6.2 Solar Access**

In regards to solar access, the RFDC establishes that a minimum of two (2) hours of solar access is to be provided to the living rooms and private open space between the hours of 9 - 3pm on 22 June to for at least 70% of residential units. Given the scale of the surrounding built environment to the north and west, the shadows cast and the site orientation, the ability to achieve compliance with this control is constrained. As illustrated within the Architectural Drawing Package, the eastern façade and upper levels of the northern and western facades will receive good solar access levels between 9 - 3pm on 22 June. However, it is noted that in order to achieve (2) hours of solar access to 70% of the residential units, it will be necessary to extend the hours by an additional one (1) hour from 8am to 3pm. This is considered acceptable given the context of the

site. It is noted that opportunities to maximise the amenity of the residential component will be incorporated into the design.

Further justification and rational for the proposed built form will be fully assessed in the EIS and Architectural Design Report.

#### **4.7 Sydney Local Environmental Plan 2012**

The provisions of the Sydney Local Environmental Plan 2012 do not apply to the site.

#### **4.8 Sydney Development Control Plan 2012**

The provisions of the Sydney Development Control Plan 2012 do not apply to the site. However, relevant provisions within the DCP will be considered as a guide when preparing the EIS.

#### **4.9 Draft Urban Design Principles – Redfern Centre**

The SSD will consider all relevant provisions and objectives of the Draft Urban Design Principles for the Redfern Centre (Draft UDP), including built form, setbacks, modulation, height and public domain. These will be detailed within both the EIS and the Architectural Design Report. Many of the provisions are consistent with SEPP 65.

The proposal has considered the relevant setbacks established for the site under the Draft UDP and proposed a variation to the front setback to Regent Street, which are consistent with those in SEPPMD as discussed in 4.2.2 above.

The Draft UDP established that a site area of 1,400m<sup>2</sup> is required for high rise development (13-18 storeys). The concept illustrates that an 18 storey building can be successfully accommodated on the site, which has an area of 869m<sup>2</sup>.

## 5.0 Preliminary Section 79C Assessment

### 5.1 Overview

This assessment and documentation have been prepared to assist in the preparation of the Secretary's Environmental Assessment Requirements to guide the preparation of the EIS for the development of 80-88 Regent Street, Redfern. The primary environmental considerations associated with the development of the site are provided below.

### 5.2 Streetscape, bulk and scale and height

As identified at 4.2.2 of this statement, the building height control varies across the site. The proposed height is consistent with the 18 storey maximum height and street front height development standards. Variations to the setback/location of the 18 storey height limit are proposed in order to facilitate an improved separation distance with the new residential tower at 7-9 Gibbons Street and to achieve a feasible floor plate size. It is considered that the proposed variation will not adversely impact upon the streetscape of Regent Street, given that the proposed podium and tower setback will align with the proposed SSD at No.60-78 Regent Street and the existing shopfront's facades will be retained to reinforce the two (2) storey street character.

A FSR of 7:1 is proposed in accordance with the maximum FSR controls applying to the site. The proposed bulk and scale of the development is considered to be consistent with the site context and can be accommodated without adverse impacts.

The impact of the design of the building will be considered and addressed within the Environmental Impact Statement with regard to streetscape, heritage, context and visual impact.

### 5.3 Heritage and conservation

The site does not contain any heritage items and is not located within the vicinity of any heritage items or within a conservation area. The proposed design seeks to retain the existing façade of the two (2) storey terraces fronting onto Regent Street. While these structures are not identified as being items of heritage significance, they are considered important to the locality and scale of Regent Street, and as such are proposed to be retained.

It is noted that on the opposite side of Regent Street is the Redfern Estate Heritage Conservation Area under the Sydney Local Environmental Plan 2012. When viewed from the Redfern Estate Heritage Conservation Area, the existing backdrop to the proposed development are the residential flat buildings on Gibbons Street and Lawson Square (which are of a similar height with greater bulk than the proposed building). In this regard, the visual impacts of the proposed development are considered to be minor, and the proposal will not adversely impact on the heritage significance of the heritage conservation area.

It is therefore considered that the proposal will not have any adverse heritage impacts on the surrounding locality.

### 5.4 Residential Amenity

The EIS will demonstrate the proposal's achievement of residential amenity. Consideration of the proposal against the relevant provisions of SEPP 65 and the Residential Flat Design Code 'rules of thumb' will also be included.

## **5.5 Solar Access**

The proposal will cast additional shadows over the surrounding properties due to the increased height from an existing two (2) storey building and built form proposed. Solar access impacts will be considered throughout the detailed design of the proposal and will be addressed in greater detail within the EIS. Indicative shadow analysis indicates that the proposal will not have unreasonable shadow impacts.

## **5.6 Safety and Security**

Local safety is a consideration for the redevelopment of the site. The proposed use will further enhance local safety through passive surveillance and increased activity alongside appropriate security systems. A Crime Prevention Through Environmental Design (CPTED) report will accompany the EIS.

## **5.7 Traffic and Access**

A traffic report will accompany the EIS and will assess the generated traffic, car and bicycle parking, and vehicular access and circulation requirements of the proposal. It is noted that the site has excellent access to public transport and active transport routes to the Sydney CBD providing an opportunity to maximise the use of sustainable modes of transport including public transport, walking and cycling.

## **5.8 Acoustic and Vibration**

Given that the site adjoins a classified road (Regent Street) and is located in close proximity to the Redfern Railway Station, an acoustic and vibration assessment will be included within the EIS.

## **5.9 Social and Economic**

The proposed residential apartments provide additional housing opportunities in close proximity to employment and public transport nodes. The proposal will provide a variety of apartment sizes, types and layouts that will positively contribute to provide an appropriate social mix for the locality, contributing to housing affordability and diversity.

The inclusion of commercial/retail at ground floor fronting Regent Street and Marian Street will provide additional employment opportunities in close proximity to dwellings and major public transport nodes and routes, positively contributing to the development of the Redfern-Waterloo Area. It will also maximise street activation.

The proposal will provide a positive social impact to the redevelopment of the area and the surrounding locality.

The proposal will provide short term construction employment opportunities and will contribute to the long term viability of local businesses.

The proposal will provide a positive economic impact to the redevelopment of the area and the surrounding locality.

## **5.10 Sustainability**

The proposed building is to be designed to achieve high levels of sustainability. BASIX Certification will accompany the Environmental Impact Statement indicating the performance of the building.

### **5.11 Waste Management**

The proposed development will generate a wide variety of waste. Waste management for the demolition, construction and ongoing use of the building will be incorporated into the proposal and will therefore be included within the Environmental Impact Statement.

### **5.12 BCA compliance**

The proposed development is required to achieve compliance with the relevant provisions of the Building Code of Australia. A Building Code of Australia compliance report will form part of the Environmental Impact Statement.

### **5.13 Services Plans and Details**

Information on the proposed site services will be provided in the EIS which will confirm that the existing site services can be suitably augmented to accommodate the proposed development.

### **5.14 Soil Stability and Contamination**

A preliminary site investigation will be included with the Environmental Impact Statement. Given the existing use of the site it is not expected that the site would be precluded for mixed commercial/residential use.

### **5.15 Demolition and Construction**

Demolition and construction impacts associated with the proposal will be addressed within a Preliminary Demolition and Construction Management Plan that will be prepared for inclusion in the Development Application. It will address how the existing buildings will be demolished (in part) and the construction of the new building is carried out with minimal impact upon the locality.

### **5.16 Suitability of the Site for the Development**

The preceding sections of this statement demonstrate that the site is suitable for the proposal. The redevelopment of the site for mixed use purposes is consistent with the objectives of the current zone, the aims and objectives of SEPP SRD and SEPP MD, and is compatible with the existing and permissible land uses within the locality.

There are no significant natural or environmental constraints that would hinder the proposal and accordingly the site is considered suitable for the proposal.

### **5.17 The Public Interest**

The development of the site for residential purposes concurrently with commercial/retail uses is considered consistent with the zone objectives and the aims and objectives of SEPP SRD and SEPP MD, and provides additional housing opportunities within close proximity to employment opportunities and public transport nodes. The proposal will provide appropriate amenity for the intended occupants. The proposal is in the public interest.

### **5.18 Community and Stakeholder Engagement**

The EIS will document consultation undertaken during the preparation of the application.

## 6.0 Conclusion

This submission provides information to assist in the preparation of SEARs for a mixed use development at 80-88 Regent Street, Redfern. The issues discussed in this report are considered to represent the key environmental considerations associated with the proposal and are adequate to inform the declaration that the proposal is State Significant Development and for the Secretary's Environmental Assessment Requirements to be issued.

It is requested that the proposal be accepted and that SEARs be issued to allow for the preparation and submission of the EIS for the assessment and consideration of the proposal.



Attachments

# Attachment 1: Architectural Options Analysis, prepared by SJB Architects

7241C\_11.2\_Request SEARs\_Final\_150522

## Attachment 2: Architectural Design Package, prepared by SJB Architects

7241C\_11.2\_Request SEARs\_Final\_150522