



[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

(Name withheld) , of Sydney NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

With recent approval of Iglu development on Regent street, this inclusion of yet another major project for an 18 storey mixed use site means that we the residents of both Deicota and Urba have to suffer detrimental impact to our way of life. It isn't just about sacrificing a decent unobstructed view but much more serious issues such as lack of direct sunlight to all east facing apartments, no privacy due to encroachment. Other potential problems are traffic and parking issues with substantial population growth in the area and change of historical urban landscape in Redfern.



[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

(Name withheld) , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Supports this project

Thank you for the opportunity to comment on the submission. I generally support the proposal as it complies with the intent of the Redfern Town centre as set out in SEPP Major Projects 2005.

However, the proposal should be amended to include retention of the existing 2 storey retail facades along Regent street. The adjoining SSD approved development at 60-78 Regent Street has retained all except one of the existing facades along this vital and active local shopping/restaurant strip. The removal of the facades would detract from the whole regent street/botany road retail strip. This is the intent of the 2 storey podium in the SEPP and should be retained. The 18 storey tower complies and is in character with other recent and approved developments in the area.



[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

(Name withheld) , of PENSHURST NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

I am the owner of a unit in 7-9 Gibbons Street. The new development will block almost 100% of the view and solar amenity to my apartment. Privacy will also be impaired because there will be little separation between the new development and the URBA building.

(4)

[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

(Name withheld) , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

William Lane access and loading dock:
The building is only providing one undersized loading dock along William Ln that relies on being managed by the building manager. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to car turning into William Ln and no traffic management solutions have been outlined

(5)

[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

(Name withheld) , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

I have a few concerns about this development. Firstly in document 7241C_11.2_Request SEARS_Final_150522.pdf in Section 2.3 Description of Surrounding Development.

The incorrect details are given for the buildings to the East of this proposed development. It says there is a mixed use 6 storey building and various two storey commercial terraces.

I believe they are referring to 13-17 Cope street as the mixed use building, which is in fact completely residential with a storage unit on the ground floor.

The other terraces on Cope street are commercial and the terraces along Turner street are also residential.

I am concerned about the solar access for all these residential properties. I don't see anything showing the reduction in solar access for these residential properties.

My other concern is the noise that could come from the rooftop terrace that is proposed. I believe there should be restrictions concerning playing music and late night noise.

Also it would be nice if someone could actually enforce the building time restrictions during the development of this property.



[New South Wales Government](#)

[Department of Planning](#)

[Skip to content](#)

[Home](#) > [Development Assessments](#) > [Major Project Assessments](#)

**(Name withheld) , of 7-9 Gibbons St, Redfern NSW,
made the following submission on the project:**

Mixed Use Residential and Retail Development



Objects to this project

Objection to the new development at 80-88 Regent St Redfern

Reference is made to the above mentioned building application DP-105824.

I am the owner of an Apartment within 7-9 Gibbons St Redfern (URBA).

I am writing to you in objection for the proposed development for this side. My reasons for this are:

1: The Building Separation between the development, Regent St and the existing 18m storey building URBA (7-9 Gibbons St):

The Development infringes on the 8m Regent St set back. Furthermore the proposed building tower is only 12 m away from the eastern side of the URBA building and infringes the 18 metre separation required to help maintain privacy between the two towers. The 18 m separation which is the "standard" will provide the required privacy to the URBA building and at least provide some southern views dramatically cut off by the proposed development.

2: View loss and Solar amenity:

With the approval of IGLU development (68-70 Regent St) views and solar amenity have already been severely affected. This development would significantly entomb the surrounding apartments on the eastern side, cutting solar access, well below the minimum 2 hours of direct sunlight. More importantly a building that close, combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney's objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern St will be dramatically reduced:

3: William Lane access and loading dock:

The building is only providing one undersized loading dock along William Ln. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.

(6)

Objection to the new development at 80-88 Regent St Redfern

Reference is made to the above mentioned building application DP-105824.

I am the owner of an Apartment within 7-9 Gibbons St Redfern (URBA).

I am writing to you in objection for the proposed development for this side. My reasons for this are:

1: The Building Separation between the development, Regent St and the existing 18m storey building URBA (7-9 Gibbons St):

The Development infringes on the 8m Regent St set back. Furthermore the proposed building tower is only 12 m away from the eastern side of the URBA building and infringes the 18 metre separation required to help maintain privacy between the two towers. The 18 m separation which is the "standard" will provide the required privacy to the URBA building and at least provide some southern views dramatically cut off by the proposed development.

2: View loss and Solar amenity:

With the approval of IGLU development (68-70 Regent St) views and solar amenity have already been severely affected. This development would significantly entomb the surrounding apartments on the eastern side, cutting solar access, well below the minimum 2 hours of direct sunlight. More importantly a building that close, combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney's objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern St will be dramatically reduced:

3: William Lane access and loading dock:

The building is only providing one undersized loading dock along William Ln. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.