



W-Two Holdings Pty Ltd  
Mr Sasha Zmisa  
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Our ref: SSD 7080

(via email: [jmcguinness@sjb.com.au](mailto:jmcguinness@sjb.com.au))

Dear Mr Zmisa

**State Significant Development Application for a Mixed Use Development  
80-88 Regent Street, Redfern (SSD 7080)**

The exhibition of the Environmental Impact Statement (EIS) for the abovementioned proposal ended on Friday 11 March 2015. All submissions received by the Department (to date) during the exhibition of the proposal are attached and are also available on the Department's website at the following location:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7080](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7080)

The Department has reviewed the submissions and has considered the application. The Department requires further consideration of the design of the building and additional information in relation to design excellence, proposed height, street activation and amenity impacts. These issues are further outlined in **Schedule 1**.

The Department requests that you review the submissions and provide a written response to each of the issues raised in a Response to Submissions (RTS). To assist in addressing the concerns raised, the Department will facilitate a meeting to discuss and clarify the issues with key stakeholders. It would be appreciated if you could contact the relevant contact officer at your earliest convenience to assist in coordinating a convenient date and time.

Note that under clause 113(7) of the *Environmental Planning and Assessment Regulation 2000*, the days occurring between the date of this letter and the date on which you provide your response to submissions to the Department are not included in the deemed refusal period.

Your contact officer, Michele Nettlefold, can be contacted on 02 9228 6378 or via email at [michele.nettlefold@planning.gov.au](mailto:michele.nettlefold@planning.gov.au).

Yours sincerely

Ben Lusher  
**Director**  
**Key Sites Assessments**

## **SCHEDULE 1 – ISSUES AND ADDITIONAL INFORMATION**

### **Design Options**

1. Further consideration is required of alternate viable design options for the site, with particular regard to the setbacks from the northern and western boundaries, to demonstrate that the preferred building envelope and built form is the best design solution for the site.

### **Design Excellence**

Further information is required with regard to design excellence, including;

2. the amenity and quality of the public domain (see points 5 and 6);
3. consistency with best practice sustainable design principles; and
4. further consideration of the scale, form and height of the podium to ensure that the proposal respects the local character, topography and fabric of Regent Street.

### **Envisaged Activation of Regent Street**

5. Provide further consideration of the ground floor configuration to improve the retail frontage circulation and opportunities for interaction with the public domain.
6. Provide details of any public domain works proposed (landscaping or other treatments).

### **Height and GFA**

7. Detailed plans should be provided to illustrate the proposed height of the building relative to the height of existing and proposed buildings in the area;
8. Further consideration of the number of storeys is required to justify compliance with the height controls for the site; and
9. Clarify the Gross Floor Area (GFA) provided to justify that the proposal can comply with the planning controls for the site.

### **Setbacks, Building Separation and Design Response**

10. Additional justification is required to demonstrate how the proposed built form and setbacks have considered, addressed and minimised impacts on adjacent residential amenity, including, privacy, views, outlook, ventilation and solar access, and specifically, how the proposed built form and setbacks do not increase amenity impacts beyond those envisaged by the planning controls for the site.
11. The proposal provides windows to habitable rooms from Level 14 to the upper mezzanine level. Additional justification is required to demonstrate how privacy will be maintained to the northern boundary (and future Iglu student accommodation development) consistent with the Apartment Design Guide (ADG) requirements.

### **View Impacts**

12. A detailed view impact assessment of the proposal on neighbouring residential buildings should be provided. This assessment should address the Tenacity Planning Principle and include photomontages showing the visual impact from apartments across a number of levels within the 157 Redfern Street and 7-9 Gibbons Street. Should this analysis indicate a significant impact, further consideration should be given to the extent of the proposed built form, particularly at the edges of the western facade to mitigate these impacts.

### **Apartment Design Guide**

13. Update the SEPP 65 Design Verification Statement and ADG Compliance assessment to justify how compliance with design criteria and guidance objectives, including solar access requirements, is achieved.

### **Wind Impact Assessment**

14. A revised wind impact assessment should be provided including wind tunnel testing to ensure the amenity of adjoining apartments at 7-9 Gibbons Street, 157 Redfern Street and the proposed Iglu student accommodation development will be acceptable. Should this analysis indicate a significant impact, further consideration should be given to mitigating these impacts through the proposed built form.

## **Contamination**

15. A detailed contamination report is required in accordance with the recommendations of the preliminary contamination report to confirm the site is able to be developed for the proposed use. Should the detailed assessment reveal any contamination, a Remedial Action Plan would also be required.

## **Other**

16. The Noise and Vibration Impact Assessment requires amendment to address the issues raised in the City of Sydney's submission, specifically the assessment must be provided in accordance with the NSW EPA Industrial Noise Policy requirements and the Department also notes that a section 6.4.2 (noise emissions from the outdoor areas) is referred to but currently omitted from the report.
17. A management and/or operational plan for the childcare centre should be provided to:
  - demonstrate compliance with the requirements in the Sydney DCP 2012;
  - consider noise and vibration requirements and how the required noise management levels can be achieved;
  - the proximity of the centre to the cooling towers; and
  - the operation of the short term space(s) for pick up and set down arrangements.
18. Bicycle parking for visitors and customers should be located in a visible and accessible location.
19. Compliance with the BCA to be further investigated, specifically in relation to the use of the fire stair landings for access and circulation to apartments.
20. Further plans and details are required for the onsite stormwater detention and compliance with the City's Interim Flood Planning Management Policy.
21. Justification is required where construction activities are proposed outside of standard EPA construction hours; and
22. Lot boundaries should be accurately determined in a consolidation plan to avoid any risk of encroachment.