

From: Chris Wilson <wilson.c@optusnet.com.au>
Sent: Monday, 24 August 2020 9:32 AM
To: Andy Nixey <Andy.Nixey@planning.nsw.gov.au>
Cc: 'Brian Mariotti' <Brian.Mariotti@architectsajc.com>; 'Natasha Harras' <natasha.harras@outlook.com>; 'Peter William Scott' <peterscott@weehur.com.sg>; 'Aliza Teo Wei Meng' <alizateo@weehur.com.sg>
Subject: HPE CM: Additional Information

Andy,

Apologies for not getting this to you on Friday. The following provides a response to your email of 18 August. Please note that the BASIX certificate is still being prepared and we expect this by 31 August.

Council's comments re: excessive number of screens fronting Margaret Street and trees.

- Screens: An updated elevation has been prepared – see attached plan A3232 Rev 011 that reduces the number of screens to improve passive surveillance of Margaret street but still provides privacy mitigation from the apartments across the street
- Trees: We confirm that it is proposed to underground the powerlines. This would result in a superior outcome to retaining the overhead powerlines and the existing but significantly pruned trees. There is no requirement for 15% canopy coverage that applies to this SSD assessment and this is not an issue that has been raised by the City previously. It has not been applied on other sites under the same controls which envisage complete site coverage. Similarly, the City has always advised that the street trees on Margaret Street and Gibbons Street must comply with the street tree masterplan but have never advised the plan should apply to the TSL until now. Further, given that the City's Street Tree Masterplan for Redfern West does not envisage any plantings along the rear laneways, the proposal therefore results in a superior outcome to that envisaged by the plan. We are happy to accept conditions requiring tree removal supervised by an Arborist prior to demolition and minimum pot sizes for new plantings.

The BASIX Certificate at Appendix G is dated November 2019. Please confirm whether an updated BASIX Certificate is required to ensure consistency with the revised plans.

- A revised BASIX is being prepared and we expect to submit this by 31 August

Confirm that all rooms are proposed to be for single occupants, noting the adaptable unit plans include two beds/double beds.

- Yes – All rooms are proposed to be single occupancy only. Corrected floor plans and adaptable unit plans are attached (DA2002 Rev 011 and DA5100 Rev 03) which show one bed in each room only.

Confirm how many bicycle parking spaces will be reserved for the retail tenancy and office staff?

- 2 spaces will be set aside for the retail tenancy and 2 spaces for office staff.

Clarify how it's envisaged the coffee retail dock would operate?

- This will be a community enterprise space, with students being given the first opportunity to manage and run the facility. Alternatively, this could be run by an external community provider.

Confirm whether ten washing machines and ten dryers are still proposed? Will there be any kind of laundry monitoring system such as proposed at 88 Regent Street?

- Yes ten washing machines and ten dryers are proposed. A monitoring system will be in place - the details are being resolved with the laundry equipment supplier.

Confirm how many stove tops are proposed in the communal kitchens?

- 8 electric and 1 gas top

Regards Chris

CW Strategic Planning Services

wilson.c@optusnet.com.au m: +61402184188

14 Milham Crescent

Forestville NSW 2087

Sydney Australia

