

**Table 1 Authority comments and Elton Consulting's responses**

Authority comments	AJ+C response	Elton response
<b>NSW Police – South Sydney Police Area Command</b>		
Mailbox area to be internal of building, with swipe access only and CCTV positioned covering this area.	Lockers and mailboxes are located inside building, within secured administration pod at ground floor.	Lockers are will have locks, students will have their own keys to the lockers. The administration will have back up key for emergence that will be stored securely.
Information placed in foyer entrance area, covering delivery of packages policy for students.	Students receive (insert information) regarding access to mailboxes.	Students receive packages from the office/ reception where parcels will be stored the package room, the parcel room is to be locked at all times. Students will have their own mailbox and key to access the mailboxes.
CCTV should be installed and operational at entry / exit points to entrance of accommodation building / retail shops and internal mail room. Further CCTV should be positioned in lift and or stairs leading to accommodation, Internal common areas and corridors.	Operational Management Plan has been developed to incorporate CCTV in all entry / exit points	Refer to section 4.4 and 8.1.2 in the CPTED all CCTV will be maintained and operational
CCTV should be installed and operational covering bicycle parking area.	Operational Management Plan includes CCTV over bicycle parking area, at ground and basement.	Refer to section 4.4 and 8.1.2 in the CPTED all CCTV will be maintained and operational

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Adequate lighting should be positioned covering premise and surrounding areas of building to create visibility at night and to reduce opportunity for hidden areas.	Response	All access to the property will be well light, along Williams lane should be illuminated for the length of the building. Lighting in common areas should be on movement sense. Stairways should be lit at all time.
Clear signage of Building number and building name be clearly displayed, with light shining on signs at night to allow clear visibility for Police.	Response	Signage of the building address and number will be located on the exterior of the building next to the main entrance on Regent Street.
Warning signs "CCTV in use at all times, trespassers will be prosecuted" to be clearly displayed.	Response	Signage will be placed at all entries to the premise
<b>Name Withheld, Redfern</b>		
View and visual privacy impacts on SGCH development.	Western facade is set back 18m, compliant with ADG guidelines. At Level 2 western terrace, openings incorporate privacy louvres, redirecting any views towards SGCH development. Inside the gym, colour backed glass obscures view into SGCH units.	The proposed development is compliant with controls and every effort has been taken to mitigate effects to views and visual privacy.
Potential safety issues associated with laneways.	Laneway is proposed to become a through site link with spaces designed to activate the street. Bike store and entrance at William Lane will keep this area frequently populated. At 13-23 Gibbons Street development, coffee point and bike store serve similar activation purposes. Laneway is proposed to incorporate artwork, landscaping elements and will continue into Margaret street.	CCTV and lighting will be placed at the entry/exist to the building, including along William Lane, to deter any anti-social behaviour.

Authority comments	AJ+C response	Elton response
Density of student housing and potential impacts on locality.	Influx of students within the Redfern community offers increased consumer traffic for local businesses and active nightlife. Students are typically hard working and responsible, offering positivity to the local community.	The premises is in proximity to Redfern train station and bus stops, along with no parking being provided on site will limit the impact on traffic.
<b>Name Withheld, Redfern</b>		
Density of student and affordable housing and potential impacts on locality.	Influx of students within the Redfern community offers increased consumer traffic for local businesses and active nightlife. Students are typically hard working and responsible, offering positivity to the local community.	The premise is in proximity to Redfern train station and bus stops, along with no parking being provided on site will limit the impact on traffic.
Potential social and noise impacts associated with student population	Student gentrification has positive impacts on communities, bringing increased demand for local businesses. Operational Management Plan has set times of the day and evening for amenity spaces to be used, moderating potential for noise impacts on neighbours.	Out of scope - Operational Management Plan