

Date: 23/12/2014

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

To whom it may concern,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

I am the owner of Apartment 601/157-161 Redfern Street, Redfern.

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

1. Over development of the local area; This area do not need two 18 storage buildings sitting next to each other back to back on such a small piece of land, this is not Hong Kong (yet). We do not need this level of density in this area, there are still other places in Redfern that are under development that accommodates more residence.
2. Loss of sunlight and privacy. Shadow impact of the current height is unacceptable to the surrounding area, especially for 157 Redfern street apartments facing East, the gap is only 13 meters so there will be no sunlight (or very little) and no privacy for those apartments. This is catastrophe level of bad development for people living in those apartments.
3. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
4. Negative impact on the value of surrounding properties in both short term and long term.
5. Use of the building (student Accommodation) not suitable for the area, we need more residential (owner occupied) to make this area more family oriented and reduce crime in this area. Redfern is changing for good, esp for families who lives around this area, please keep this in mind.
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway; No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
7. The design of this structure does not complement the surrounding local area; we should keep the look on Regent street more like Redfern street.

Based on the above STRONG objections outlined, this current application should not be approved.

Regards,
BAISEN LIU