

2nd February 2015

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

Dear Sir,

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

Reference is made to the above mentioned development application.

I am the owner of Apartment 14.06 /157-161 Redfern Street, Redfern.

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

1. Over development of the local area. The application proposes accommodation for 370 residents. This figure is based on one occupant per bedroom. The development contains a mix of both 6 person communal suites and double bed studio apartments plus several double accessible units, this total occupancy based on 2 occupants per double room should be 455 not 370.
2. Increased noise & traffic congestion on road surfaces that will place substantial strain to accommodate the increase in population;
3. The development effectively destroys the existing 19th century commercial streetscape of this section of Regent Street. While the facades are to be “retained” – if the development is constructed as outlined in the submission, the shopfronts will appear fake and will be dwarfed below the mass of the proposed development.
4. Negative impact on the value of surrounding properties;
5. Shadow impact of the current height is unacceptable to 157- 161 Redfern Street in particular and to the local area generally;
6. Lack of vehicular access to the proposed development, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 (455 in reality) residents and no allowance for parking, this is a major issue to the area;
8. Loss of privacy and visual amenity to my property and others in the surrounding properties. My apartment faces east and affords views of East Redfern and Moore Park. The eastern sunlight will be completely blocked by the proposed development and the view replaced by a face of apartment windows.

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

Regards,



Timothy Laurence

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