

Objection to the new development at 80-88 Regent St Redfern

Reference is made to the above mentioned building application DP-105824.

I am the owner of an Apartment within 7-9 Gibbons St Redfern (URBA).

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

1: The Building Separation between the development, Regent St and the existing 18m storey building URBA (7-9 Gibbons St):

The Development infringes on the 8m Regent St set back. Furthermore the proposed building tower is only 12 m away from the eastern side of the URBA building and infringes the 18 metre separation required to help maintain privacy between the two towers. The 18 m separation which is the “standard” will provide the required privacy to the URBA building and at least provide some southern views dramatically cut off by the proposed development.

2: View loss and Solar amenity:

With the approval of IGLU development (68-70 Regent St) views and solar amenity have already been severely affected. This development would significantly entomb the surrounding apartments on the eastern side, cutting solar access, well below the minimum 2 hours of direct sunlight. More importantly a building that close, combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney’s objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern St will be dramatically reduced:

3: William Lane access and loading dock:

The building is only providing one undersized loading dock along William Ln. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.