

**22 MAY 2017**  
**SSD 15\_7080 - OBJECTION**

The latest response to submissions does nothing to appease the various concerns with this development as have been pointed out previously.

Fundamentally this development is an abuse of the SSD process. The SSD framework should be utilised for major infrastructure that services the community - not used by for-profit apartment buildings that further distract from the Redfern Skyline. Due to the misguided approval of the IGLU building when combined with this new development it has created a combined unacceptable impact to the remaining buildings.

This development completely disregards SEPP 65 in respect to building separation, overshadowing and solar amenity. The East facing apartments at 157 Redfern St and 7-9 Gibbons St now has no access to sunlight. Solar access is well below the minimum allowed and now the final remaining ambient solar amenity will be taken away by the 80-88 Regent st development.

Finally compounding this is the total view loss. The response to submissions is a completely misleading representation of the view out look showing one of the few top level apartments that will retain some view: I have attached a much truer representation of the current view impacts taking into account the new iglu development from all remaining levels



157 Redfern Street

The view impacts from the 14 type 'A' apartments on Levels 5 to 18 will be negligible to minor and is limited to a reduction in views from their bedrooms. The living rooms and balconies of these apartments are oriented to the west and these views will not be impacted by the proposal.

The proposal will have a severe impact on the outlook and district views towards the south from the balcony and living room of the 14 type 'B' apartments on Levels 5 to 18. The view analysis shows the view impact from the uppermost apartment on Level 18 from the balcony (refer to Figure 18). It can be expected that the impacts will be greater from the lower levels of the building, as Level 18 will retain glimpses of views over the proposal and adjoining Iglu development. It is expected that part of the outlook to the south from the 14 type 'B' apartments will be retained down the view corridor created by William Lane. This is not illustrated in the view analysis as it has relied on photographs of views sourced from real estate agent sites.

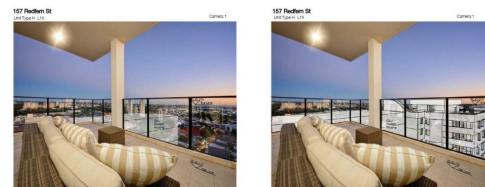


Figure 18: View impacts from Level 18 – 157 Redfern Street

**LEFT: True representation RIGHT: Misleading representation**

In summary this is another thoughtless development taking advantage of the built environment while contributing nothing to the redfern community. The inclusion of a childcare facility does not adequately mitigate the significant impact this development will have on the quality of life of the surrounding residents.

I strongly object to these further amendments and this development.