

27 September 2018

File No: 2018/503484
Our Ref: R/2015/19/E
Your Ref: SSD 7064 MOD 1

James Groundwater
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2000
By email james.groundwater@planning.nsw.gov.au

Dear James,

RE: 175 Cleveland Street, Redfern - SSD 7064 MOD 1

Thank you for your correspondence dated 10 September 2018 which invites the City of Sydney ("the City") to provide comment on the modification proposal. The following comments are made with respect to the application:

1. The City **objects** to an increase in floor space above that approved.
2. Nevertheless, a more rigorous justification should be required to demonstrate why the variation is warranted. The justification that the proposal is infilling unusable redundant space is a simplistic justification and lacking in expertise and imagination. A redesign that reduces building bulk to eliminate redundant space should be investigated to reduce the impact of the already non-compliant development.
3. Any increase of commercial floor space should not come at the expense of the loss of amenity for either the hotel or residential component of the development.
4. Any increase in commercial floor space below the central landscaped area should not compromise the types of plantings that can be accommodated within the area.
5. The new garden seating area may result in noise impacts within the development within a confined area and should be carefully considered.
6. Waste storage, including the storage of bulky items, must not be compromised in any reduction of waste storage areas.

Should you wish to speak with a Council officer about the above, please contact Shannon Rickersey, Senior Planner, on 9265 9333 or at srickersey@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM
Director
City Planning | Development | Transport