

SSD 18_9275 OBJECTION

I, Martin McMahon object to **SSD 18_9275 (80-88 Regent Street, Redfern - Student accommodation)**. This development will have an significant impact on the surrounding environment. As an owner and resident of a unit of 157 Redfern Street I would like to object to the current plan

The key issues with this development are:

- **WIND IMPACT**
- **BUILT FORM**
- **WILLIAM LANE IMPACT**

Wind Impact:

The revised wind analysis provided is inadequate. The impact on the 'Deicota' Building is likely to be severe. Southerly winds already batter these apartments; the creation of a wind tunnel when both IGLU and this new development are built would create dangerous conditions. I ask that a more in depth study be conducted as the Redfern area is currently suffering major wind issues, especially Redfern St between Gibbons and Regent Sts.

Built form:

Due to the proposed exceedance of the maximum building height control established under the Redfern Waterloo Authority 'Urban Design Principles – Redfern Centre', which would limit development to 12 storeys on the site, and minimal setbacks to the common property boundary, the proposed development has the potential to have significant privacy and visual impacts on the surrounding developments. Under Section 4.2 of the Redfern Waterloo Authority 'Urban Design Principles – Redfern Centre', tower-form buildings above podium level are required to provide a minimum separation distance of 13 metres below 8 storeys and 18 metres above 8 storeys, which this development does not.

William Lane:

William lane is the main access road for the 157 Redfern Street (Deicota) development. It is not clear how student access will be managed to this lane, as well as waste management. This could have potential delays to residents accessing the car park as well as increased danger to pedestrians accessing the proposed site. Already there are students accessing this laneway and, at times, walking in front of cars driving into the car park - this new development will make William Lane more dangerous and far less efficient for the residents of 157 Redfern Street.

Date: 8 November 2018