



File: SF16/44676
Job ID: DOC18/294235
Our Ref: SSD 8135

Mr Matthew Rosel
Senior Planner
Key Sites Assessments
GPO Box 39
SYDNEY NSW 2001

Sent by email to: matthew.rosel@planning.nsw.gov.au

Dear Mr Rosel

**RE: STATE SIGNIFICANT DEVELOPMENT 8135
PEMULWAY Student Accommodation Building at 77 – 123 Eveleigh Street, Redfern**

Thank you for your email dated 10 May 2018 inviting review and comments on the above State Significant Development Application/ Response to Submission Preferred Project Report for the current proposal at 77 – 123 Eveleigh Street, Redfern.

The response prepared by NBRS Architecture Heritage, dated 1 February 2018 has been review and the following comments are provided:

- The height of the proposed 24 storey tower, in conjunction with the treatment of the tower with bold materials, textures and colour palette, creates a visual and aesthetic impact that is overwhelming. The proposed building is an intrusive element in the current low scale, single storey and quiet setting of the historic group of buildings at Redfern Station.
- While the applicant's response in section 3.1.2 of the response to Heritage Division comments, states that the mass of the proposed tower is 'broken up' through different heights and materiality, this approach has produced a final design that is excessively detailed, busy and overwhelming. Excessive articulation and the use of coloured glass do not appear to go well with the simplicity of the existing context.
- A simple, homogeneous and monolithic design which could offer an element of aesthetically pleasing contrast - not opposition to - the existing buildings would be the preferable design concept for any new element in this location. The proposed design should take cues from the existing buildings and be an agreeable contemporary addition within the setting. The use of dark or clear glass should be considered instead of coloured glass, with the proportion of glazed areas less than opaque surfaces. The current proposal offers neither an elegant contrast to the existing group of buildings and their setting at Redfern Station, nor does it make an attempt to blend in unobtrusively within the setting. To this effect, it fails to engage appropriately with its context, and impacts negatively upon the integrity of the existing group of station buildings and the setting.

As expressed in our submission dated 7 November 2017, due to the serious adverse impacts of the proposed 24 storey tower on the State Heritage Register item Redfern Railway Station Group's setting Modification 2 should not be approved. Instead, the original six storey concept proposal would be a more sympathetic development.

If you have any questions regarding the above matter, please contact Reena Goyal, Senior Heritage Assessments Officer, Office of Environment and Heritage on 8837 6370 or email Reena.Goyal@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Appel', with a stylized flourish at the end.

Tracy Appel
A/Senior Team Leader
Southern Assessments Team
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW

Date: 29 May 2018