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BEIJING
SYDNEY

22 October 2019

TO WHOM IT MAY CONCERN

19026: 90-102 REGENT ST, REDFERN: PRELIMINARY TECHNICAL ADVICE

Regarding, the above we advise as follows:

Visual Privacy:

- a) **Brief identification of potential impacts of proposed development**
Overlooking to adjacent Properties from the new development
- b) **Identification of likely mitigation measures**
Provide Detail regarding the impacts of the development on visual privacy to achieve a high level of environmental amenity.
- c) **Likelihood of community concerns warranting consultation**
Likely to generate community concerns.
- d) **Level of assessment or engagement required (ie reporting)**
Level of assessment and mitigation will form part of architectural report.

Shadowing:

- a) **Brief identification of potential impacts of proposed development**
Overshadowing to adjacent Properties from the new development
- b) **Identification of likely mitigation measures**
The EIS will include shadow diagrams which will show the shadowing impacts of the proposed building. The proposed development is compliant with the applicable development controls for the site. Any overshadowing impact that may arise is likely to be an acceptable impact.

Demonstrate compliant levels of overshadowing of the adjoining open space and neighbouring residential properties with shadow information provided showing appropriate context. If there are

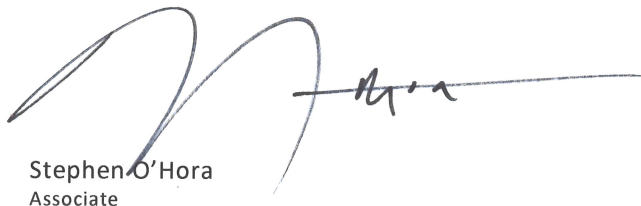
non-compliances, the portions of the building creating the non-compliance need to be clearly identified with justification provided.

- c) **Likelihood of community concerns warranting consultation**
Likely to generate community concerns.
- d) **Level of assessment or engagement required (ie reporting)**
Level of assessment and mitigation will form part of architectural report.

Public domain and Landscaping :

- a) **Brief identification of potential impacts of proposed development**
The scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas.
The development are proposing widening of footpath which is beneficial to the community and local streetscape
- b) **Identification of likely mitigation measures**
- c) **Likelihood of community concerns warranting consultation**
Unlikely to generate community concerns.
- d) **Level of assessment or engagement required (ie reporting)**
A Landscaping Public Domain Plan will be submitted with the SSD DA providing details of publicly accessible areas and finishes, however the finishes will most likely to follow City of Sydney Public Footpath guideline

Yours faithfully
ALLEN JACK+COTTIER



Stephen O'Hora
Associate