

SCOPING REPORT

90-102 REGENT STREET, REDFERN



24 OCTOBER 2019
P0009731
FINAL



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P9731
Report Number	Scoping Report

TABLE OF CONTENTS

Executive Summary.....	5
1. Proponent Details	9
2. Project Details.....	10
2.1. Description of Project.....	10
2.2. Alternatives Considered.....	11
2.3. Site Details.....	12
2.3.1. Site Description.....	12
2.3.2. Site Context	13
2.4. Baseline Information	14
2.4.1. Site Characteristics	14
2.4.2. Transport.....	14
3. Strategic and Statutory Context.....	15
3.1. Environmental Planning and Assessment Act 1979.....	15
3.2. State Environmental Planning Policy (State and Regional Development) 2011	15
3.3. State Environmental Planning Policy (State Significant Precincts) 2005	15
3.4. State Environmental Planning Policy (Affordable Rental Housing) 2009.....	17
3.5. State Environmental Planning Policy No. 55 – Remediation of Land.....	17
3.6. Draft Urban Design Principles - Redfern Centre	18
3.7. Sydney Local Environmental Plan 2012 (SLEP 2012)	18
3.8. Sydney Development Control Plan 2012 (SDCP 2012)	18
3.9. Other Relevant Policies and Plans	18
4. Matters and Impacts	15
4.1. Design and Built Form	19
4.1.1. Design excellence.....	19
4.2. Heritage	23
4.3. Transport and Parking	23
4.4. Construction and Operational Management.....	23
4.5. Overshadowing.....	23
4.6. Public Domain and Landscaping	23
4.7. Accessibility and BCA.....	23
4.8. Visual Impact	23
4.9. Air and Odour.....	23
4.10. ESD	23
4.11. Stormwater and Civil.....	23
4.12. Waste Management.....	23
4.13. Noise	23
4.14. Safety and Security.....	23
4.15. Consultation	23
5. Community and Stakeholder Engagement.....	23
6. Conclusion	23
Disclaimer	24
Appendix A Preliminary Architectural Plans	
Appendix B Preliminary Traffic and Parking Assessment	
Appendix C Preliminary Heritage Assessment	
Appendix D Architectural Design Statement	

Appendix E	Engagement Advice
Appendix F	Stormwater and Civil Advice
Appendix G	Acoustic Advice
Appendix H	Air and Odour Advice
Appendix I	Geotechnical Advice
Appendix J	Preliminary CIV
Appendix K	Visual Impact Advice
Appendix L	Wind and Reflectivity Advice
Appendix M	CPTED Advice

FIGURES:	
Figure 1 – Location of surrounding tertiary institutions.....	6
Figure 2 – Site location	12
Figure 3 – Current site condition	13
Figure 4 – Transport network	14

EXECUTIVE SUMMARY

This Scoping Report has been prepared on behalf of Wee Hur Capital Pty Ltd to request Secretary Environmental Assessment Requirements (**SEARs**) for the preparation of an Environmental Impact Assessment (**EIS**) to accompany a State Significant Development Application (**SSDA**) for a proposed mixed use development comprising retail premises and student accommodation with ancillary facilities and works at 90-102 Regent Street, Redfern.

Pursuant to Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**):

The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.

A Scoping Meeting was held with the NSW Department of Planning Industry and Environment (**DPIE**) and the proponent on 22 May 2019 to discuss the nature and scale of the proposed development, assessment pathway, engagement approach and key issues to be assessed. Each of the matters discussed have been incorporated within this report.

This report has been prepared in accordance with the DPIE Guideline 'Scoping an Environmental Impact Statement: Draft Environmental Impact Assessment Guidance Series' dated June 2017. It includes:

- Proponent Details
- Project Details
- Description of Project
- Alternatives Considered
- Site Details
- Baseline Information
- Strategic and Statutory Context
- Matters and Impacts
- Community and Stakeholder Engagement

PROJECT DESCRIPTION

The proposed development includes the following components:

- Demolition of the predominantly two storey and four-storey terrace-style buildings retail/commercial and residential buildings.
- Construction of an 18-storey building comprising a total of 9,033m² gross floor area with a mix of land use activities including:
 - Ground level: 139m² of retail floorspace along the Regent Street frontage, 268m² of common space for the student accommodation along the Marian Street frontage and ancillary facilities to service both the retail and student housing components.
 - Upper levels: student accommodation providing a total of 407 beds, including a mix of single and twin occupancy studios and single rooms with ensuite bathrooms.
 - Basement level: bicycle parking, waste management facilities and on-site stormwater detention.
- Hard and soft landscaping on the outdoor communal terrace to provide for active and passive recreation.

The proposed development is outlined in further detail within the Urban Design Report prepared by Allen Jack + Cotter Architects Pty Ltd (**AJC**) and attached to this Scoping Report.

STRATEGIC CONTEXT

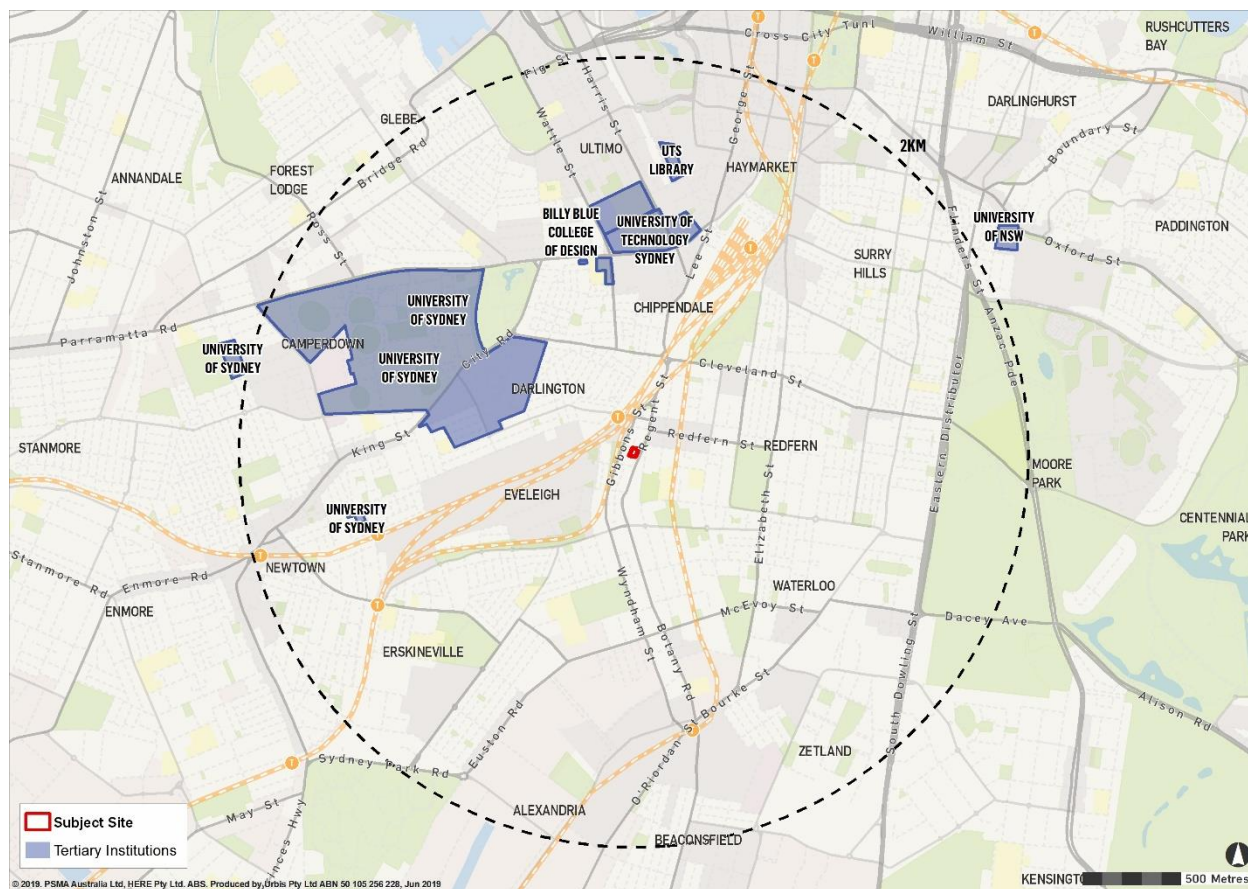
The strategic significance of the Redfern-Eveleigh Urban Renewal Corridor (which includes the development site) is recognised in the *Greater Sydney Region Plan: A Metropolis of Three Cities and Our Greater Sydney: Eastern City District Plan*. The precinct is recognised for its potential to accommodate additional housing and employment opportunities within a location accessible to high-frequency public transport and a diversity of existing land use activities and community services.

The development site is also located within a State Significant Precinct (SSP) under *State Environmental Planning Policy (State Significant Precincts) 2005 (the SSP SEPP)*. The proposal has been designed to respond to the objectives for the SSP including:

- Facilitating the ongoing development of the town centre by providing a high-quality mixed-use building that is compatible and consistent with recent and approved developments to the north and west of the site, including student accommodation and affordable housing.
- Providing employment-generating activities and residential development compatible with the surrounding non-residential uses. The site is ideally located for student accommodation as it is within walking distance of several tertiary institutions including University of Sydney, University of Technology Sydney (UTS), TAFE NSW Ultimo Campus and Notre Dame University Sydney (refer **Figure 1** below).
- The proposed development maximises public transport patronage and encourages walking and cycling. On-site bicycle parking spaces will be provided in lieu of on-site car parking spaces. The site is close to Redfern Railway Station and the active and vibrant centres of Redfern, Surry Hills and Chippendale.

The proposed development has been designed to complement the existing, approved and future development within the surrounding locality and contribute to realising the objectives and desired outcomes outlined within the strategic planning policies relevant to the site and the precinct.

Figure 1 – Location of surrounding tertiary institutions



Source: Urbis

RELEVANT MATTERS, IMPACTS AND MITIGATION MEASURES

The proposed development is permitted with consent in accordance with Part 5 of the SSP SEPP. The site is located within the 'Business Zone – Commercial Core' and the proposed land use activities are not listed as prohibited uses within the zone. Accordingly, the proposed development is permitted with consent, providing the land use activities are consistent with the zone objectives, which include:

- a) *to facilitate the development of a town centre,*
- b) *to encourage employment generating activities by providing a wide range of retail, business, office, community and entertainment facilities,*
- c) *to permit residential development that is compatible with non-residential development,*
- d) *to maximise public transport patronage and encourage walking and cycling,*
- e) *to ensure the vitality and safety of the community and public domain,*
- f) *to ensure buildings achieve design excellence,*
- g) *to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.*

The proposed development complies with the above objectives (as outlined on the previous page) and accordingly, is considered permitted with consent. The appropriateness of the proposal will be further considered in the detailed design and assessment phase, addressing a range of relevant environmental, social and economic matters, including:

- Design and Built Form
- Public Domain and Landscaping
- Safety and Security
- Heritage
- Transport and Parking
- Stormwater and Civil Design
- Noise and Acoustic Management
- Environmentally Sustainable Development
- Construction and Operational Matters
- Waste Management

Specialist consultants have been engaged to undertake a preliminary assessment of the proposal, considering each of the above matters and as outlined within **Section 4** of this report. Further detailed assessment of the potential impacts will be undertaken in response to the SEARs and outlined in detail within the future EIS, including potential mitigation measures to avoid, minimise or manage potential impacts.

PROPOSED ASSESSMENT METHODS

The proposed development is identified as a State Significant Development (**SSD**) under section 4.36(2) of the *Environmental Planning and Assessment Act 1979 (the Act)* and Schedule 6 of the SSP SEPP.

The site is located within the Redfern-Waterloo Authority Sites with a capital investment value of more than \$10 million. Accordingly, the proposal will be assessed by the DPIE and determined by the Minister for Planning or the Independent Planning Commission.

An EIS will be prepared in accordance with the SEARs issued by the DPIE and the relevant guidelines, including '*Preparing an Environmental Impact Statement: Draft Environmental Impact Assessment Guidance Series*' dated June 2017. Supporting technical documents will be prepared in accordance with relevant legislation and guidelines to address the identified impact (eg noise, air, etc).

PROPOSED ENGAGEMENT APPROACH

Elton Consulting has been engaged to undertake community engagement for the proposal. Elton Consulting has extensive knowledge and experience working within the locality, including recent community engagement for the neighbouring property at 13-22 Gibbons Street, Redfern.

Elton has utilised their existing knowledge to provide indicative advice responding to the design and development of the project, including likely impacts and future consultation with relevant stakeholders. Further details regarding the proposed engagement approach is provided in **Section 5**, including proposed methodology and expected outcomes.

1. PROPONENT DETAILS

The proponent details for the proposed development are listed as follows:

Full Name:	Lui Wing Fai
Postal Address:	Unit 7103, 462 Elizabeth Street, Melbourne VIC 3000
ABN:	88603 788 816
Nominated Contact:	Shaun de Smeth (Urbis)
Contact Details:	sdesmeth@urbis.com.au
Name and Qualifications of Person who has Prepared Scoping Report:	Shaun de Smeth Bachelor of City Planning (Hons) University of New South Wales
Site Owner:	<ul style="list-style-type: none">• 90 Regent Street, Redfern Lot 1, Section 2, DP3954 – Council of the City of Sydney• 92 Regent Street, Redfern Lot 2, Section 2, DP3954 – The Trust Company (Australia) Limited• 94 Regent Street, Redfern Lot 3, Section 2, DP3954 – The Trust Company (Australia) Limited• 96 Regent Street, Redfern Lot 1, DP184335 – The Trust Company (Australia) Limited• 98-102 Regent Street, Redfern SP57425 – The Owners of SP57425

2. PROJECT DETAILS

2.1. DESCRIPTION OF PROJECT

Project Title:	Wee Hur Student Housing, Redfern
Project Description:	Demolition of existing buildings and construction of an 18 storey building accommodating ground floor retail premises and 407 bed student housing accommodation with ancillary facilities
Rationale for Project:	<p>The project seeks to deliver high quality housing for tertiary students within a central and accessible location, close to tertiary institutions, retail, commercial and community services and high-frequency public transport.</p> <p>The proposal responds to the objectives of the Redfern-Waterloo Growth Centre by providing a mix of land use activities. The proposed retail premises along Regent Street and communal student spaces along Marian Street will activate the primary street frontages while the student housing will add to the diversity of housing typologies and contribute to the economic growth and development of the precinct.</p>
Expected Capital Investment Value:	\$57,035,000 (GST included)
Relationship to Other Major Projects:	<p>The site is located within an area which is undergoing a transformation from a low-rise traditional main street to a higher density mixed-use area with a variety of land use activities.</p> <p>The proposal has been designed to be compatible with and complement recent major developments and state significant development approvals issued for the immediate surrounding area, including building heights, setbacks, podium heights and the like.</p>
Project Planning and Design:	<p>Architecture: AJ+C Architects</p> <p>Urban Planning: Urbis</p> <p>Heritage and Aboriginal Archaeology: Artefact</p> <p>Community Engagement: Elton Consulting</p> <p>Stormwater and Civil: JHA</p> <p>Acoustic: Northrop Consulting Engineers</p> <p>Air and Odour: Wilkinson Murray Pty Limited</p> <p>Building Services: Arcadis</p> <p>Geotechnical: Douglas Partners Pty Ltd</p>

Traffic and Parking: TTPP

Visual assessment: Richard Lamb & Associates

Wind and Reflectivity: SLR

QR: WT Partnership

2.2. ALTERNATIVES CONSIDERED

Wee Hur identified three project alternatives which were considered in the proposed future use of the site. Each of these options is discussed as follows:

- **Option 1: Do Nothing:** an option to leave the site in its current condition and 'do nothing' was considered and dismissed. This option is inconsistent with the project objectives to deliver high housing for tertiary students. Further, it would result in an underutilisation of the site that is inconsistent with strategic planning policy and the revitalisation of the precinct to support housing and employment growth.
- **Option 2: Proceed with Existing SEARs:** the previous owners obtained SEARs on 30 July 2018 for a mixed-use development with basement parking, 667m² of ground floor retail and 114 residential apartments above. (SSD 18_9454). The SEARs remain valid and an EIS could be prepared seeking development consent for the proposed development. However, it was considered that the alternative option for student housing would better meet the demand for housing within the locality and optimise the use of this highly accessible and well-located site within the Redfern Station precinct.
- **Option 3: Alternative Building Design:** the final siting and design of the proposed mixed-use development was resolved through a comprehensive analysis of the site opportunities and constraints and surrounding developments as detailed within the Urban Design Report prepared by AJC and attached to this Scoping Report. Detailed input was also sought from specialist consultants during the preparation of the preliminary concept plans. The original concept plans were modified following input from the design team and feedback from the DPIE during the Pre-Scoping Meeting regarding the application of the relevant planning controls.

2.3. SITE DETAILS

2.3.1. Site Description

The site is located at 90-102 Regent Street, Redfern and is within the City of Sydney Local Government Area (LGA). The site has three separate street frontages, Regent Street to the east, Marian Street to the north and William Lane to the west, and the topography of the site slopes downwards gradually from the north-east to the south-west. The rectangular shaped site comprises five lots with a total site area of 1317sqm. The site is legally described as follows:

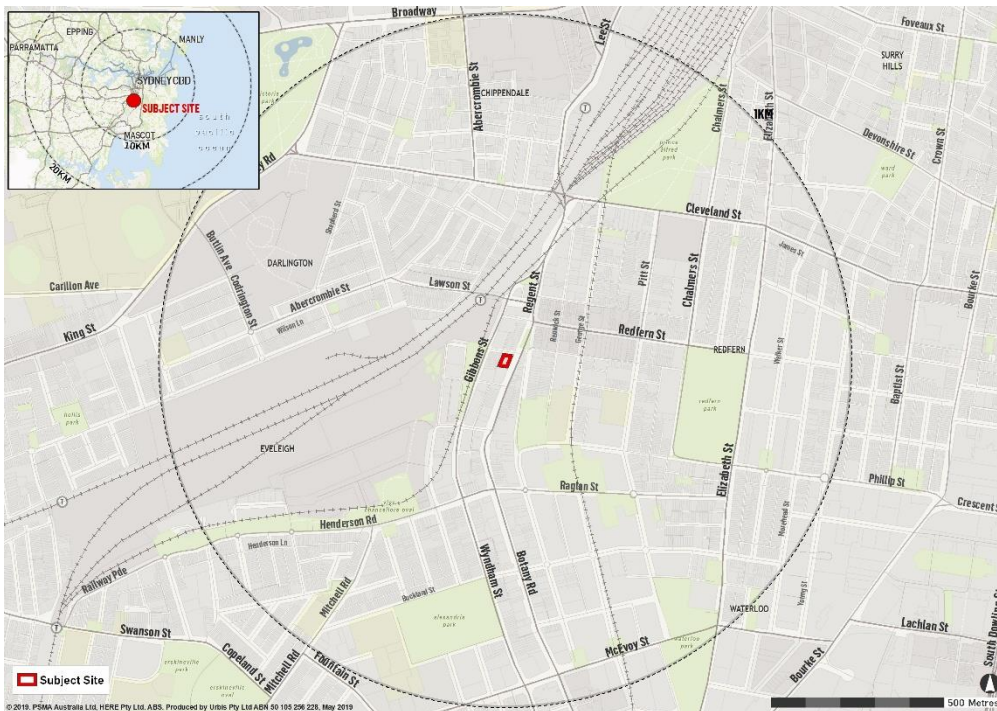
- 90 Regent Street, Redfern Lot 1, Section 2, DP3954
- 92 Regent Street, Redfern Lot 2, Section 2, DP3954
- 94 Regent Street, Redfern Lot 3, Section 2, DP3954
- 96 Regent Street, Redfern Lot 1, DP184335
- 98-102 Regent Street, Redfern SP57425

Each of the lots would be amalgamated to facilitate delivery of the proposed development.

The site is currently occupied by a continuous row of shop-top housing buildings which range in height from two to four storeys. Existing development is built to the street frontage with a pedestrian awning and associated business signage. Primary pedestrian access is provided along Regent Street, with secondary vehicle and service access provided from William Lane. The site is connected to all necessary services including electricity, gas, water, communications, drainage and sewerage.

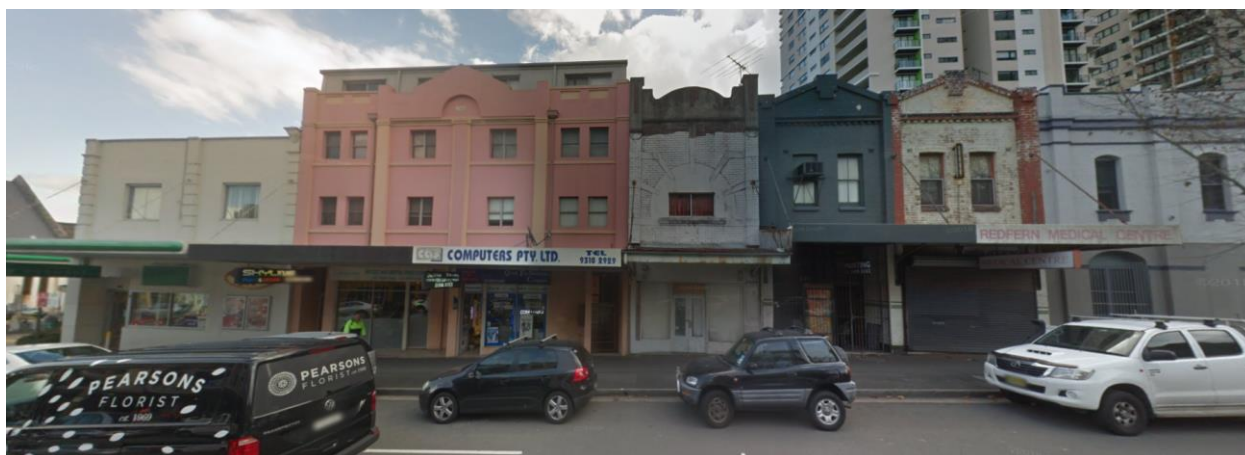
The location of the site is illustrated in **Figure 2**, and an image of the current site condition is provided in **Figure 3**.

Figure 2 – Site location



Source: Urbis

Figure 3 – Current site condition



Source: Google Earth

2.3.2. Site Context

The site is located within Redfern, 3km south of the Sydney CBD. The precinct extends from Redfern train station to the west, Cleveland Street to the north, Moore Park to the east and Phillip Street to the south. The area is currently undergoing significant redevelopment and gentrification, with a mix of land uses, building typologies and housing stock.

The site is located along the primary north-south commercial spine which extends along Regent Street parallel to the adjacent railway line. Surrounding land uses include:

- **North:** several shop top housing terraces are located to the immediate north of the site across Marian Street. These two-storey terraces consist of retail uses along the ground floor with continuous pedestrian awnings. Adjacent to these terraces are several high-rise residential towers in various stages of construction. Once completed, these towers will offer a range of uses including commercial and residential uses, including student accommodation.
- **East:** development to the east of the site primarily consists of attached buildings between two to four storeys in height, with commercial uses on the ground floor. Redfern Fire Station, community oval and community room are located to the east of the site.
- **South:** to the immediate south is a BP petrol station which shares a lot boundary with the site. Further south are two-storey mixed use terraces with commercial uses along the ground floor.
- **West:** the site to the west on the corner of Marian Street and Gibbons Street comprises a light-industrial development with an at-grade open car park and Gibbons Street Reserve, which comprises public open space with landscaping and public furniture.

The site is well-serviced by public transport, due to the proximity to Redfern Station and bus stops located along Regent Street, Gibbons Street and Redfern Street.

2.4. BASELINE INFORMATION

This section identifies the baseline information regarding the site's location, topography, key transport; including public transport and roads.

2.4.1. Site Characteristics

The site is bound by Regent Street to the east, Marian Street to the north and William Lane to the west, creating a narrow and complex development site. The topography of the site is generally flat with a slight slope to the west.

The interface between the site and petrol station to the south will require careful consideration, including the potential for soil contamination. An assessment of potential for cross-site contamination will be undertaken in the preparation of the EIS to confirm the suitability of the site for the proposed development and any required mitigation measures.

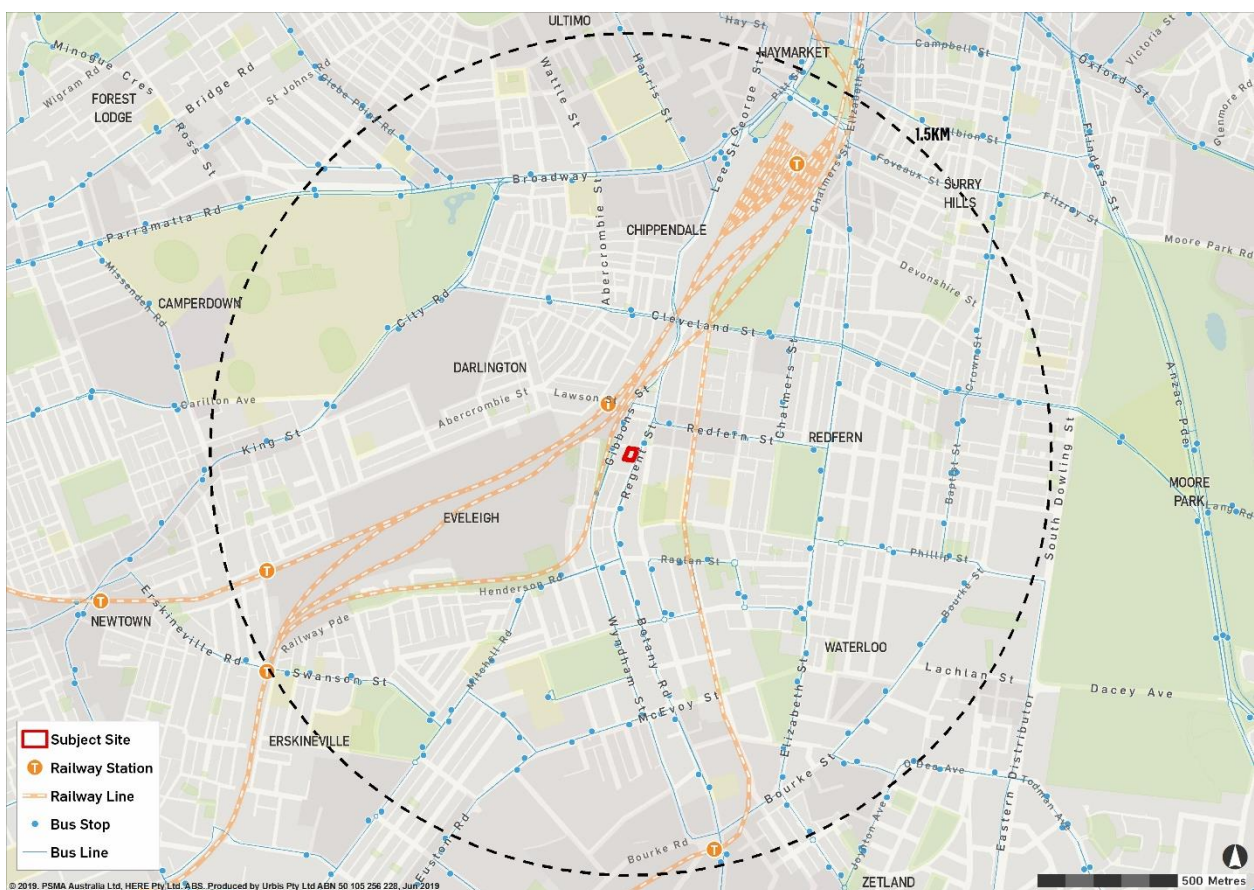
2.4.2. Transport

The site is well-located within close proximity of both heavy rail and bus networks, connecting the site to the major employment centres of Sydney CBD, Parramatta CBD as well as the Greater Sydney Area.

Redfern Station is one of the busiest and major train stations on the Sydney rail network and provides frequent services to most metropolitan and regional train lines. The station is being upgraded to support higher volumes and accessibility as well as improve the public domain surrounding the station, including better cross site links.

Figure 4 below demonstrates the sites proximity various transport nodes.

Figure 4 – Transport network



Source: Urbis

3. STRATEGIC AND STATUTORY CONTEXT

The site is located within the Redfern-Waterloo State Significant Precinct. As such, the relevant Acts, environmental planning instruments and development controls relating to the site and relevant for consideration of the SSDA are as follows:

- *Environmental Planning and Assessment Act 1979.*
- *State Environmental Planning Policy (State and Regional Development) 2011.*
- *State Environmental Planning Policy (State Significant Precincts) 2005.*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009.*
- *State Environmental Planning Policy No 55 – Remediation of Land.*
- *Biodiversity Conservation ACT 2016 No 63.*
- *Draft Urban Design Principles – Redfern Centre.*
- *Sydney Local Environmental Plan 2012 (SLEP 2012).*
- *Sydney Development Control Plan 2012 (SDCP 2012).*

In addition to the above statutory provisions, the following relevant planning, goals and strategic planning objectives will need to be addressed:

- NSW State Priorities
- *State Infrastructure Strategy 2018-2038*
- *Greater Sydney Region Plan: A Metropolis of Three Cities*
- *Our Greater Sydney: Eastern City District Plan*
- *Future Transport 2056 Strategy*

A brief outline of the relevant requirements and the way in which these will be addressed within the EIS is provided in the following sections of this report.

3.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for environmental planning in NSW and includes provisions to ensure that proposals that have the potential to impact the environment are subject to detailed assessment and provide opportunities for public involvement.

This development is a proposal under Part 4 of the Act, Division 4.1 State Significant Development, Section 4.38 and is subject to the Minister's consent.

3.2. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (the **SRD SEPP**) identifies sites that are considered to be State Significant Development sites. The proposed development is located within the Redfern-Waterloo Sites as listed under clause 2(g) and is considered a State Significant Development (**SSD**) under the general provisions of clause 2 which state:

Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map:

The proposed development has a capital investment value in excess of \$10 million and accordingly, the site is considered to be a SSD to which Part 4 of the Act applies.

3.3. STATE ENVIRONMENTAL PLANNING POLICY (STATE SIGNIFICANT PRECINCTS) 2005

The site is located within the area identified as Redfern-Waterloo Sites under the SSP SEPP. The specific controls apply to the precinct (including the subject site) are set out in Schedule 3, Part 5 of the SEPP.

The site is located within 'Zone E – Business – Commercial Core' and the proposed uses are permitted with development consent, providing the proposal is consistent with the objectives of the zone. The proposal has been designed to respond to the objectives for the SSP SEPP as outlined below:

- Facilitating the ongoing development of the town centre by providing a high-quality mixed-use building that is compatible and consistent with recent and approved developments to the north and west of the site, including student accommodation and affordable housing.
- Providing employment-generating activities and residential development compatible with the surrounding non-residential uses. The site is ideally located for student accommodation as it is within walking distance of several tertiary institutions including University of Sydney, University of Technology Sydney (UTS), TAFE NSW Ultimo Campus and Notre Dame University Sydney (refer **Figure 1** below).
- The proposed development maximises public transport patronage and encourages walking and cycling. On-site bicycle parking spaces will be provided in lieu of on-site car parking spaces. The site is close to Redfern Railway Station and the active and vibrant centres of Redfern, Surry Hills and Chippendale.

Clause 21 in Part 5 of Schedule 3 of the SEPP prescribes an overall maximum height of 18 storeys, a maximum podium height of three storeys and a maximum floor space ratio (**FSR**) of 7:1. The proposed development has been designed to comply with the height and FSR controls.

Clause 22 in Part 5 of schedule 3 of the SEPP outlines the requirement for the consent authority to assess whether a proposal display design excellence before consent can be granted. The Scoping report does not require the carrying out of a design competition in accordance with Clause 22. In considering whether a proposed development exhibits design excellence, clause 22 requires the consent authority to have regard to the following matters:

- a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;*
- b) whether the form and external appearance of the building will improve the quality and amenity of the public domain;*
- c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and*
- d) if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.*

Under clause 22(3) of Schedule 3 of the SEPP the consent authority may require a design competition to be undertaken for any building over 12 storeys in height within the Redfern-Waterloo area.

As discussed in **Section 4.1.1**, the proposal is considered to display the design excellence objectives through the sensitive architectural scheme prepared by AJC. The proposed design has been developed using the six objectives of the Government Architect's *Better Places Design*. The proposal acknowledges the existing streetscape, the historical significance of the Redfern area and emerging future character of the Redfern Town Centre. Consideration has been given to respecting newly constructed and soon to be constructed buildings neighbouring the site, whilst providing a positive new addition to the Regent street Streetscape.

A design competition was **not** required in the SEARS previously issued for the site or other recent developments within the locality. The proposed building is generally consistent with the previous built form outlined within the SEARS request and is compatible with the existing and approved buildings.

Accordingly, it is considered a design competition is not warranted and should not be required in this instance.

3.4. STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Purpose-built student accommodation is defined as a 'boarding house' under *State Environmental Planning Policy (Affordable Rental Housing) 2009 (the ARH SEPP)*.

The site is located within 'Zone E - Business – Commercial Core' under the SSP SEPP. It is our view that the land use zone is equivalent to Zone B4 Mixed Use under the *Standard Instrument – Principal Local Environmental Plan (SI-PLEP)* as the land use objectives and permitted uses are similar. Accordingly, the provisions of Part 2 Division 3 apply to the site.

Clause 29 of the ARH SEPP lists the standards that cannot be used to refuse consent, including:

- Density and scale;
- Building height;
- Landscaped area;
- Solar access;
- Private open space;
- Parking; and
- Accommodation size.

Each of the above matters has been addressed within the Urban Design Report and architectural concepts prepared by AJC and lodged with the Scoping Report.

It is noted that Clause 29(1)(c)(ii) provides a 'bonus' 20% FSR for land within a zone in which residential flat buildings are permitted and a base FSR of 2.5 or greater. Accordingly, a maximum FSR of 8.4:1 would apply to the subject site (ie 7:1 under SSP SEPP + 20%). However, the DPIE has indicated that the application of the bonus provision has not been supported within the locality and is not relevant to the site. Accordingly, the development concept has been designed to address the maximum 7:1 FSR.

Clause 30 lists the standards for boarding houses, including communal living areas, room sizes, capacity and facilities, manager facilities and parking. It is anticipated that each of these standards will be met within the proposed development with the exception of the manager's facility and motorcycle parking. A detailed justification will be provided within the EIS in support of the proposed variations.

3.5. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to all development in NSW. Clause 7 (1) requires the consent authority to consider whether land is contaminated prior to granting consent to a development application. An Environmental Site Investigation will be undertaken to confirm the sites suitability from a contamination perspective for the Project, as part of the Environmental Assessment Report prepared in support of the SSDA.

3.6. BIODIVERSITY CONSERVATION ACT 2016 NO 63

Biodiversity Conservation Act 2016 No 23 (BC Act) is not considered to apply to the subject development. It is requested that the requirement to provide a Biodiversity Development Assessment (BDA) be waived.

An Ecologist has been engaged and will undertake an assessment of the site, with a letter to be provided to DPIE prior to lodgement of the EIS requesting the BDA to be waived.

3.7. DRAFT URBAN DESIGN PRINCIPLES - REDFERN CENTRE

The EIS will review and address of the relevant principles and objectives of the Draft Urban Design Principles for the Redfern Centre. This includes built form; setbacks; height and public domain. These will be detailed within the Architectural Design Report.

3.8. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 (SLEP 2012)

The proposed development is considered to be state significant in accordance with the provisions of the SSP SEPP and the SRD SEPP.

The land use zone objectives and environmental standards for the proposed development are listed within the SSP SEPP and the ARH SEPP. However, the LEP requirements will be addressed on a merit basis and fully detailed within the EIS to be lodged with the SSDA.

3.9. SYDNEY DEVELOPMENT CONTROL PLAN 2012 (SDCP 2012)

The provisions of *Sydney Development Control Plan 2012 (the DCP)* do not apply to the site. However, the DCP requirements will be considered within the preparation of the plans and supporting documents to provide a development which is consistent and compatible with development within the surrounding locality. Consideration of the DCP requirements will be addressed within the EIS.

3.10. OTHER RELEVANT POLICIES AND PLANS

In addition to the above statutory provisions, the following relevant planning, goals and strategic planning objectives will be addressed:

- NSW State Priorities
- *State Infrastructure Strategy 2018-2038*
- *Greater Sydney Region Plan: A Metropolis of Three Cities*
- *Our Greater Sydney: Eastern City District Plan*
- *Future Transport 2056 Strategy*

Each of the goals, priorities and actions will be addressed in detail within the EIS, including the specific provisions for the Redfern to Eveleigh urban renewal corridor.

4. MATTERS AND IMPACTS

This section provides a summary of the identified key matters and impacts of the proposal.

4.1. URBAN DESIGN AND BUILT FORM

The proposed development has been designed to complement the emerging urban character within the locality including the completed or approved mixed-use developments and affordable housing developments within the immediately surrounding area.

The proposed mixed-use building will be of a high-quality architectural design that is compatible and consistent with the recent and approved developments within the urban renewal corridor and respects its prominent location on Regent Street and within the broader Redfern precinct.

The Urban Design Report prepared by AJC and submitted with the Scoping Report provides a comprehensive description of the detailed site investigations and design analysis already completed in the preliminary phase of the project. The following sections of the report identify the key design and built form issues which will be addressed further within the EIS and SSDA.

4.1.1. Design Excellence

The proposal demonstrates high design excellence and follows the Government Architect's *Better Places Design Objectives*. This includes the following considerations:

- **Better Fit:** the final design has been informed by a deep understanding of the existing cultural and heritage of the site and surrounding Redfern area. The proposal will include public art inspired by the Aboriginal significance of the area. Material finishes and colours have also been chosen to acknowledge the history of the area.
- **Better Performance:** a green travel plan will be prepared which encourages residents to use walking, cycling and public transport as the primary means of travel. The building design allows an abundance of natural light and natural ventilation to decrease reliance on air conditioning. Landscape elements will be designed to provide an attractive setting and low water demands.
- **Better for the community:** the proposal has been designed to provide an activated streetscape and social interaction through ground floor retail and common areas. Tree planting, gardens and public art will promote a sense of connection with the surrounding locality.
- **Better for People:** the proposed building will be designed to meet CPTED principles and provide for the safety and security of future residents and visitors. Potential amenity issues (eg acoustic, wind, natural ventilation, solar) will be assessed in detail to provide a high-quality development that avoids unacceptable impacts to adjoining and surrounding properties.
- **Better Value:** a range of ESD initiatives will be adopted throughout the building to provide significant cost savings and environmental outcomes. Durable materials will be selected for the external finishes to provide for low maintenance requirements.
- **Better Looks and Feel:** the proposal will include hard and soft landscaping and street furniture to provide an attractive setting and amenity for residents. Materials and colours will be selected to maintain an aesthetic which is complementary to the existing streetscape.

Under Clause 22(3) of Schedule 3 of the SEPP, the consent authority may require a design competition to be undertaken for any building over 12 storeys in height within the Redfern-Waterloo area. However, it is considered a competition is not warranted in this instance due to the consistency of the built form with the previously issued SEARS and compatibility of the development with the surrounding developments. Detailed justification has been provided in **Section 4.1.1** of this report.

4.1.2. Overshadowing

The indicative development concept has been carefully designed in consideration of the potential impacts of the proposed 18 storey building as well as the existing, approved and potential future overshadowing impacts associated with the adjoining and surrounding properties.

Detailed shadow diagrams will be prepared and submitted with the SSDA which demonstrate the level of compliance with the relevant controls, including the ARH SEPP provisions for boarding houses.

4.1.3. Visual Impact

The preliminary design of the proposed development provides for mitigation of visual impacts through high quality design and protection of view corridors.

Richard Lamb & Associates (RLA) have provided indicative advice regarding the proposed development, drawing upon their extensive experience and knowledge of the subject area. RLA stated that any significant cumulative visual impacts would be caused by the construction of a tower form on the subject site. A detailed visual assessment will be submitted with the EIS.

4.2. SAFETY AND SECURITY

A Crime Prevention Through Environmental Design Report (**CPTED**) report will be undertaken by Elton Consulting based on the following methodology:

- Review of relevant State and local policies regarding CPTED and safety.
- Review and assessment of the proposed development, including site review, demographic profile, review of crime data and safety audit.
- Identification of potential crime risks associated with the proposed development and identification of potential mitigation measures.

Elton Consulting has provided preliminary advice regarding the indicative concept plans and will contribute to provide advice as the plans are further progressed in the detailed design phase and preparation of the EIS.

4.3. ACCESSIBILITY AND BCA

An Access Report will accompany and support the EIS which will document the design of the proposal and how it meets the relevant criteria. Where required, performance solutions will be proposed to achieve a satisfactory outcome.

A BCA Report will accompany the EIS and will confirm that the proposal is either compliant or capable of complying with the relevant provisions of the BCA.

4.4. LANDSCAPING

The Urban Design Report prepared by AJC includes indicative concepts for the landscaping of the communal open space on the upper level of the building above the podium.

Detailed landscape plans will be prepared and submitted with the EIS which detail the proposed site landscaping components of the proposal.

4.5. HERITAGE

The subject site is not listed as an item of environmental heritage or located within a heritage conservation area under the environmental planning instruments relevant to the proposal.

Artefact were engaged to undertake a preliminary assessment of the potential impacts of the proposal on surrounding heritage items and potential Aboriginal heritage impacts. This preliminary review identified a range of mitigation measures that could be considered regarding Aboriginal archaeology, Aboriginal cultural heritage, built heritage and non-Aboriginal archaeology matters.

A Heritage Impact Statement and Aboriginal Cultural Assessment Report will be prepared and submitted with the EIS and SSDA which provides a comprehensive assessment and list of recommended mitigation measures.

4.6. TRANSPORT AND PARKING

The proposed development seeks to provide bicycle parking to meet the travel needs of the future residents. Car parking and motorcycle parking spaces are not proposed to be provided.

Transport Planning Partnership (TPPP) has undertaken a preliminary assessment of the proposal, including the appropriateness of excluding parking for motorised forms of transport and the adequacy of the proposed service and loading area, including vehicle manoeuvring.

This preliminary advice has been incorporated into the indicative design concept submitted with the Scoping Report. A detailed traffic and parking assessment will be prepared and submitted with the EIS and SSDA.

4.7. STORMWATER AND CIVIL

JHA Civil Engineers have undertaken a preliminary assessment of the development concept regarding its level of compliance with the City of Sydney flood planning levels.

The preliminary review has indicated that flood inundation and stormwater quantity and quality will need to be addressed in greater detail during the detailed design and preparation of the EIS. Potential mitigation measures have also been identified which will be reviewed in further detail in the impact assessment.

A Stormwater Concept Plan will accompany the EIS, detailing the proposed stormwater drainage design for the project.

4.8. NOISE AND ACOUSTIC MANAGEMENT

The subject site is located within an inner urban area, adjacent to a service station, commercial land use activities and major transport thoroughfares.

Northrop Consulting Engineers has been engaged to provide preliminary advice on the indicative development concepts. This preliminary review has identified elements which may cause acoustic impacts, including mechanical services plants and noise from residents' activities in common outdoor balconies. It is understood that the potential noise impacts will not cause adverse impacts on neighbouring developments and are able to be mitigated through acoustic treatments.

An Acoustic Report will be prepared as part of the EIS. The report will include a noise management plan to identify and where necessary, mitigate noise impacts to provide a satisfactory level of amenity for future residents.

4.9. AIR AND ODOUR IMPACTS

The proposal is located immediately adjacent to a service station and accordingly, it was considered appropriate to undertake a preliminary assessment of the potential for air and odour impacts.

Wilkinson Murray has provided preliminary advice which indicates that the service station is newly developed and appears to have both Stage 1 and 2 vapour recovery systems. The VR1 capture efficiency is approximately 97% and VR2 capture efficiency is approximately 85% of petrol vapour. Further, the fuel bowers and tank filling points are buffered by the convenience store building. Accordingly, air quality and odour impacts are unlikely, however, it is proposed that a qualitative assessment be conducted.

Further detailed assessment will be provided within the EIS to be submitted with the SSDA.

4.10. WIND AND REFLECTIVITY

SLR have undertaken preliminary assessment of the indicative proposal and provided design advice to ensure impacts to the proposed development, public domain and surrounding developments are mitigated.

A detailed Wind and Reflectivity assessment will accompany the lodgement of the EIS.

4.11. ESD

The Urban Design Report submitted with the Scoping Report includes details on the proposed ESD initiatives, including a Green Travel Plan and selection of appropriate materials that reduce the energy consumption of the building.

An ESD Report will accompany the EIS which details the ESD initiatives to be incorporated within the proposed mixed-use building.

4.12. CONSTRUCTION AND OPERATIONAL MANAGEMENT

The site is located within an established urban area which is undergoing significant transformation and development.

A preliminary Construction and Environmental Management Plan will be prepared and lodged with the EIS which details the traffic, transport and road safety impacts during any construction and how these impacts will be mitigated or controlled.

4.13. WASTE MANAGEMENT

A Waste Management Plan will be prepared as part of the EIS. The Plan will identify the collection points and method of collection from the site, including the various waste streams from the different use components. The report will include details of the waste storage and collection arrangements for the retail uses and student accommodation.

5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

Elton Consulting has provided indicative advice regarding the proposed development. Elton has extensive experience and knowledge of the subject area, having undertaken community engagement for the neighbouring development at 13-22 Gibbons Street, which has recently been approved. As such, Elton expects a similar approach and ultimate results from the subject proposal. Elton identified the following key themes:

- **Noise** - concern about potential noise impacts on neighbouring properties once complete and tenanted;
- **Overshadowing**- concern about overshadowing of properties to the south of the site and reduced amenity
- **Security** – concern that future tenants would pose a security risk to surrounding residents

Furthermore, Elton has identified the following potential methodology to ensure a positive outcome. This includes:

- Develop collateral providing detailed information about how the building would be operated, addressing key concerns raised (particularly noise transmission and security); and
- Develop collateral providing detailed information about the proposed construction process, outlining how negative impacts to surrounding areas are to be minimised.

During the assessment of the SSD application, we would expect that the Department of Planning and Environment would consult with the following relevant bodies:

- Roads and Maritime Services
- Sydney Trains
- Sydney Water
- Ausgrid
- City of Sydney Council
- Any relevant community body.

6. CONCLUSION

In accordance with Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**), it is requested that Secretary's Environmental Assessment Requirements (SEARS) be issued for the proposed development at 90-102 Regent Street, Redfern.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A PRELIMINARY ARCHITECTURAL PLANS

APPENDIX B PRELIMINARY TRAFFIC AND PARKING ASSESSMENT

APPENDIX C PRELIMINARY HERITAGE ASSESSMENT

APPENDIX D

ARCHITECTURAL DESIGN STATEMENT

APPENDIX E ENGAGEMENT ADVICE

APPENDIX F STORMWATER AND CIVIL ADVICE

APPENDIX G ACOUSTIC ADVICE

APPENDIX H AIR AND ODOUR ADVICE

APPENDIX I GEOTECHNICAL ADVICE

APPENDIX J PRELIMINARY CIV

APPENDIX K VISUAL IMPACT ADVICE

APPENDIX L WIND AND REFLECTIVITY ADVICE

APPENDIX M CPTED ADVICE

