

4 November 2014

File No: R/2012/19/A  
Your Ref: SSD 5708

Amy Watson  
Team Leader, Key Sites and Special Projects  
NSW Planning and Environment  
22-23 Bridge Street  
Sydney NSW 2000

Attention: Fiona Gibson  
Email: [fiona.gibson@planning.nsw.gov.au](mailto:fiona.gibson@planning.nsw.gov.au)

Dear Fiona,

**RE: SSD 5708 MOD 1, North Eveleigh Affordable Housing Project, Wilson Street, Redfern**

I refer to your correspondence, dated 14 October 2014, advising of the exhibition of the modifications to the approved affordable housing development on the North Eveleigh rail yards site. The modifications include the following:

- Replace bike lockers with bicycle racks in the basement;
- Modify entry lobby and stairs;
- Replace external timber materials with an alternative 'timber-finish aluminium' louvered screening;
- Amend the curved roof to have an angular form and replace zinc cladding with metal cladding;
- Revised fire hydrant and fire booster locations;
- Revised external levels to balconies and courtyards;
- Modifications to the western entry area ;
- Minor realignment of southern façade and balconies at western end of building;
- Enlargement of some windows;
- New 'hit and miss' brickwork design;
- Modify Conditions B15, C10, D12 and E1 to E22 to facilitate a staged Occupation Certificate;
- Modify Condition A2 to approve amended plans;
- Modify Condition D1 to allow for additional hours of construction.

The City has reviewed the information provided as part of the public exhibition and offers the following comments.

**Bicycle racks and storage**

In the City's submission for the original SSD application, a condition was recommended that Class 1 facilities be provided for residential bicycle spaces. The applicant seeks to provide all resident bicycle parking as Class 2 wall or floor

mounted racks in a secure, caged bicycle parking area. The applicant maintains that the provision of Class 1 facilities is not required as the basement area is secured and additional security is provided by the storage cage.

The City contends the approved number of Class 1 facilities should be retained as this better reflects the requirements of the Sydney DCP 2012. However, it is acknowledged that the provision of Class 1 facilities may require further design amendments to the basement level to accommodate these facilities.

### **Rooftop plant**

The application seeks to introduce a new rooftop access, mechanical exhaust and plant areas to the roof level, resulting in the approved height being raised by 1.07m for these plant structures.

The city prefers that rooftop structures such as plant rooms, air conditioning and ventilation systems are incorporated into the design of the building by concealing them within the roof form, or located within a well-designed, integrated roof top element. It is noted that these plant features are setback from the edge of the building and are unlikely to cause a visual impact from the public domain. However these plant structures will likely be viewed from above, including from upper levels of adjoining buildings. As such, it is recommended that screening be provided to these plant structures to better integrate with the roof form.

### **Façade changes and modifications to materials**

A number of design changes are proposed, including changes to the curved roof form, enlargements to windows and changes to the 'hit and miss' brick pattern. A number of material changes are also proposed including the replacement of external timber materials with an alternative 'timber-finish aluminium' above the ground floor, replacement of Boral Blue brick with Gertrudis Brown to a portion of the ground floor southern elevation, replacement of timber screening with reclaimed timber screening on the ground floor western elevation, and replacement of zinc cladding with metal cladding on the roof.

The above building modifications and material changes are generally considered to have minimal impact on the architectural character of the buildings and are acceptable. It is noted that the modification to the roof form resulted from difficulty in achieving the curved roof in zinc or metal cladding. However as the curved roof is to be modified, retention of the originally proposed zinc cladding is encouraged.

### **Modifications to ground floor lobby**

Modifications to the ground floor lobby area are supported. The external relocation of ramping and stairs, as well as the addition of glazing will improve passive surveillance. Photomontage 1 which depicts the new lobby area shows timber screening to the fire booster adjacent to the stairs, however this screening is not shown on the East Elevation. Screening to the fire booster that does not impede access is supported in this location.

### **Revised external levels to balconies and courtyards**

The Section 96 Assessment Report prepared by Architectus states that changes are proposed to external levels of balconies and courtyards. Following a review of the plans and accompanying documentation, it is unclear what changes are proposed to

balcony and courtyard levels. Please provide additional information/clarification on this proposed modification.

### **Hours of construction**

The application seeks to extend construction hours to allow for internal construction works between the hours of 6am and 12 midnight and external soft landscaping works between 6am and 8pm.

The City requests that the Department give consideration to the appropriateness of the proposed hours considering the close proximity of the site to residential dwellings.

In the event that the Department is supportive of any modification of Condition D1, it is requested that the assessment consider the following matters and that the Department satisfy themselves of the adequacy of the proposal and conditions imposed. The City recommends the following:

- That the proposed works will not result in adverse noise transmission to nearby residences and that all works and machinery can operate within the acoustic criteria conditions imposed on the original consent;
- That the Statement of Commitments and conditions of consent be updated to stipulate and limit all works that are permissible within these extended construction hours to allow adequate enforcement;
- The establishment of a community complaint hotline to receive and address complaints received. Any hotline should be operational during the extended construction hours (i.e. 7.00am and midnight, Monday to Friday) and is to be managed by a suitable member of the construction team and all contacts and complaints are to be recorded;
- An appropriate notification area should be established and all properties, commercial and residential, should be notified in writing of the commencement of any approved extended construction hours. Details of the aforementioned complaint hotline should be included in the notification letter. A copy of the notification letter should be submitted to Council prior to the commencement of work during the extended construction hours.
- Works within these extended construction hours should be restricted to:
  - Internal fit-out works within the constructed and completed façade of the building, with the exception of soft landscaping which should only be carried out between 7.00am and 8.00pm;
  - No works on the façade of the building;
  - No heavy vehicle movement to be permitted within or on/off the site;
  - Deliveries are not permitted outside of standard construction hours;
  - No use of cranes; and
  - No use of floodlights or additional lighting over and above current lighting levels required for safety and access.

- Consideration should be given to the imposition of a trial period on extended construction hours or alternatively a mechanism whereby complaints are substantiated, that the extended construction hours must cease and then revert to the standard (and existing) construction hours.

The City thanks you for the opportunity to provide input at this stage of the proposal. It would appreciate that in the event that any amendments are made to this proposal prior to the determination by the Department, that the City be provided with a further opportunity to comment.

Should you wish to speak with a Council officer about the above, please contact Natasha Ridler, Senior Planner, on 9246 7720 or [nridler@citofsydney.nsw.gov.au](mailto:nridler@citofsydney.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a stylized flourish at the end.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport