

Summary of Public Submissions – Iglu Redfern

Example of Form Letter A = Submission 5, Example of Form Letter B = Submission 7, Example of Form Letter C = Submission 20

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 1 | Not Disclosed | N/A | Objects | Heritage | Bulk of the tower will deface the heritage shopping strip |
| 1 | Not Disclosed | N/A | Objects | Overshadowing | Cumulative impacts of development in the area negatively affecting the quality of life |
| 1 | Not Disclosed | N/A | Objects | Wind Impacts | Corner streams, through-flow and vortex shedding, air quality reduction |
| 1 | Not Disclosed | N/A | Objects | Noise Impacts | Noise pollution |
| 2 | 157-161 Redfern Street | Redfern | Objects | Community Consultation | No notification was received, notification was inadequate, limitations of exhibiting the development over the Christmas period |
| 2 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Over-development of the local area |
| 2 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Claims that there has been procedural unfairness |
| 2 | 157-161 Redfern Street | Redfern | Objects | Privacy | Light overspill from adjacent apartments, general impacts on privacy |
| 2 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Security concerns for the proposed laneway and inadequate investment in community amenities |
| 2 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Cumulative impacts of development in the area affecting quality of life |
| 2 | 157-161 Redfern Street | Redfern | Objects | View Loss | Comments on major view loss |
| 2 | 157-161 Redfern Street | Redfern | Objects | Heritage | Impacts on heritage |
| 2 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on property values |
| 2 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no adequate access for heavy vehicles, |
| 2 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | No other student accommodation in the country is this size, questions the need for the student facilities within the development |
| 2 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Design does not complement the local area |
| 3 | 7-9 Gibbons | Redfern | Objects | General Objection | General objection to the proposal, no specific comments. |
| 4 | 7-9 Gibbons | Redfern | Objects | Community Consultation | Inadequate community consultation |
| 4 | 7-9 Gibbons | Redfern | Objects | Heritage | Destruction of the Regent Street frontage |
| 4 | 7-9 Gibbons | Redfern | Objects | Building Separation | Violation of building separations |
| 4 | 7-9 Gibbons | Redfern | Objects | Privacy | Impact on privacy for adjacent residential flat buildings |
| 4 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 4 | 7-9 Gibbons | Redfern | Objects | Property Value | Impact on value of adjacent dwellings |
| 4 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Issues with parking |
| 4 | 7-9 Gibbons | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 4 | 7-9 Gibbons | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 4 | 7-9 Gibbons | Redfern | Objects | Noise Impacts | Noise pollution |
| 5 | 7-9 Gibbons | Redfern | Objects | Form Letter A | |
| 5 | 7-9 Gibbons | Redfern | Objects | Community Consultation | Inadequate community consultation |
| 5 | 7-9 Gibbons | Redfern | Objects | Heritage | Destruction of the Regent Street frontage |
| 5 | 7-9 Gibbons | Redfern | Objects | Building Separation | Violation of building separations |
| 5 | 7-9 Gibbons | Redfern | Objects | Privacy | Negative impact on privacy for adjacent Residential Flat Buildings (RFBs) |
| 5 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 5 | 7-9 Gibbons | Redfern | Objects | Property Value | Impact on value of adjacent dwellings |
| 5 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Issues with parking |
| 5 | 7-9 Gibbons | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 5 | 7-9 Gibbons | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area and introduction of transient non-family orientated populations |
| 5 | 7-9 Gibbons | Redfern | Objects | Noise Impacts | Noise pollution |
| 6 | private | Sydney | Objects | Form Letter A | |
| 7 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 7 | 7-9 Gibbons | Redfern | Objects | Building Height | Overdevelopment of the local area |
| 7 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided |
| 7 | 7-9 Gibbons | Redfern | Objects | Property Value | Negative impact on property values |
| 7 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Shadows on adjacent dwellings |
| 7 | 7-9 Gibbons | Redfern | Objects | Need for Student Housing | Use of building not suitable for the area |
| 7 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Lack of vehicle access to the development, no parking provided, |
| 7 | 7-9 Gibbons | Redfern | Objects | Design Quality | Does not complement surrounding area |
| 7 | 7-9 Gibbons | Redfern | Objects | Privacy | Negative impact on privacy for adjacent RFBs |
| 8 | 17 Warragamba Crescent | Jamisontown | Objects | Building Separation | Does not meet minimum setbacks |
| 8 | 18 Warragamba Crescent | Jamisontown | Objects | Privacy | Loss of privacy |
| 8 | 19 Warragamba Crescent | Jamisontown | Objects | Overshadowing | Shadow impacts to east facing apartments at 157 Redfern Street |
| 8 | 20 Warragamba Crescent | Jamisontown | Objects | Social Issues | Introduction transient non-family orientated populations |
| 8 | 21 Warragamba Crescent | Jamisontown | Objects | Car Parking & Traffic | No parking provided |
| 9 | 7-9 Gibbons | Redfern | Objects | Form Letter A | |
| 10 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 11 | 157-161 Redfern Street | Redfern | Objects | Building Height | Overdevelopment of the area, do not need two 18 storey developments in close proximity |
| 11 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impacts to east facing apartments at 157 Redfern Street |
| 11 | 157-161 Redfern Street | Redfern | Objects | Building Separation | 13m separation to 157 Redfern Street not acceptable |
| 11 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Lack of access to the building and no parking provided |
| 11 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Does not complement surrounding area. The look of Redfern Street should remain the same as Regent Street |
| 11 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Use of the building not suited to the area |
| 11 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Increased noise |
| 11 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on property values |
| 12 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Parking is already scarce and it is wrong to assume all students will use public transport |
| 13 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Parking is already scarce and existing residents aren't even allowed parking permits because of too much demand |
| 14 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 15 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 16 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 17 | 7-9 Gibbons | Redfern | Objects | Form Letter A | |
| 18 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Location of roof-top common outdoor area will result in adverse noise |
| 18 | 157-161 Redfern Street | Redfern | Objects | Building Height | Overdevelopment of the local area |
| 18 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 18 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on property values |
| 18 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadows on adjacent dwellings |
| 18 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Use of building not suitable for the area |
| 18 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Does not complement surrounding area |
| 18 | 157-161 Redfern Street | Redfern | Objects | Privacy | Impact on privacy for adjacent RFBs |
| 18 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Does not meet minimum setbacks |
| 18 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 18 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impacts to east facing apartments at 157 Redfern Street |
| 18 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Increased crime as a result of the development |
| 19 | 21 Regent Street | Redfern | Objects | Car Parking & Traffic | No car parking provided, intersection is currently overloaded, what are the truck movements during the construction period, the number of expected construction workers on site is more than 20, how will hard demolition be removed from site - swept paths are needed, loading / unloading on the site, how will trucks trying to access the street from Redfern Street be controlled. |
| 20 | 7-9 Gibbons | Redfern | Objects | Form Letter C | |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 20 | 7-9 Gibbons | Redfern | Objects | Building Height | |
| 20 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | |
| 20 | 7-9 Gibbons | Redfern | Objects | Property Value | |
| 20 | 7-9 Gibbons | Redfern | Objects | Privacy | |
| 21 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 22 | 7-9 Gibbons | Redfern | Objects | Building Height | Overdevelopment of the local area |
| 22 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 22 | 7-9 Gibbons | Redfern | Objects | Heritage | No protection of Redfern's historic value |
| 22 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Shadow impact unacceptable to the surrounding area |
| 23 | 157-161 Redfern Street | Redfern | Objects | Building Height | Over development of the local area |
| 23 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Negative impact to acoustic amenity |
| 23 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 23 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 23 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impact unacceptable to the surrounding area, solar access to the apartment will be greatly impacted |
| 23 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Design does not complement the local area |
| 23 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 23 | 157-161 Redfern Street | Redfern | Objects | Wind Impacts | Impact to wind flow in the area |
| 24 | Not Disclosed | Redfern | Objects | Building Height | Over development of the local area |
| 24 | Not Disclosed | Redfern | Objects | Overshadowing | Shadows impact unacceptable to the surrounding area |
| 24 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 24 | Not Disclosed | Redfern | Objects | Privacy | Loss of privacy |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Building Height | Over development of the local area |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Overshadowing | Shadow impact unacceptable to the surrounding area |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Wind Impacts | Sea breezes will be blocked |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Need for Student Housing | Use of the building not suited to the area |
| 25 | 7-9 Gibbons Street | Redfern | Objects | Design Quality | Design does not complement the local area |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 25 | 7-9 Gibbons Street | Redfern | Objects | Privacy | There will be a loss of privacy |
| 26 | 21 Regent Street | Redfern | Comments | Need for Student Housing | Welcomes Iglu to the area |
| 26 | 21 Regent Street | Redfern | Objects | Building Height | Concerns for the combined height and length of the proposed development, number of storeys proposed |
| 26 | 21 Regent Street | Redfern | Objects | Overshadowing | Sun will set behind the building, impacting winter solar access |
| 26 | 21 Regent Street | Redfern | Objects | Miscellaneous | Need to take into consideration the vibrant shopping heart of Redfern |
| 27 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 28 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 29 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 30 | 7-9 Gibbons | Redfern | Objects | Form Letter B | |
| 31 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 32 | 157-161 Redfern Street | Redfern | Objects | Form Letter A | |
| 33 | 157-161 Redfern Street | Redfern | Objects | General Objection | General objection to the proposal, no specific comments. |
| 34 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Concerns for waste disposal |
| 34 | 157-161 Redfern Street | Redfern | Objects | Building Height | Over development of the local area |
| 34 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of vehicle access to the development |
| 34 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 34 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impact unacceptable to the surrounding area |
| 34 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Use of the building not suited to the area |
| 34 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Violation of building separations |
| 34 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 35 | 2/3 Bowman Street | Banksia | Objects | Form Letter B | |
| 36 | 157-161 Redfern Street | Redfern | Objects | Community Consultation | Inadequate community consultation |
| 36 | 157-161 Redfern Street | Redfern | Objects | Heritage | Destruction of regent street frontage |
| 36 | 157-161 Redfern Street | Redfern | Objects | Privacy | Impact to the privacy of adjacent development |
| 36 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 36 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 36 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Parking issues |
| 36 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 36 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Noise pollution |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 37 | 157-161 Redfern Street | Redfern | Objects | Privacy | Apartments on eastern side of 157 Redfern Street are being overlooked by student bedrooms |
| 37 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Insufficient separation |
| 37 | 157-161 Redfern Street | Redfern | Objects | Property Value | Impact value of surrounding properties |
| 37 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Block almost all sunlight to eastern side of 157 Redfern Street |
| 37 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | The proposed building would generate a high amount of noise pollution, specific concerns for the communal terrace and the proximity of the building |
| 38 | Not Disclosed | Redfern | Objects | Form Letter B | |
| 39 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Block sunlight to eastern facing units |
| 39 | 7-9 Gibbons | Redfern | Objects | Privacy | Privacy loss resulting in blinds being partially drawn or completely closed |
| 39 | 7-9 Gibbons | Redfern | Objects | Noise Impacts | Concern for the changed behaviour of acoustics and sound between structures |
| 39 | 7-9 Gibbons | Redfern | Objects | Social Issues | Increase in alcohol related violence |
| 39 | 7-9 Gibbons | Redfern | Objects | Car Parking & Traffic | Influx of vehicles and traffic on strained infrastructure |
| 39 | 7-9 Gibbons | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 40 | 7-9 Gibbons | Redfern | Objects | Noise Impacts | Student accommodation will produce high noise pollution |
| 40 | 7-9 Gibbons | Redfern | Objects | Social Issues | Cleanliness issues relating to alcohol bottles and drinking age students, introduction of transient non -family orientated populations |
| 40 | 7-9 Gibbons | Redfern | Objects | View Loss | Views blocked |
| 40 | 7-9 Gibbons | Redfern | Objects | Overshadowing | Impact on natural light resulting in an increase in electricity consumption and causing odour |
| 40 | 7-9 Gibbons | Redfern | Objects | Heritage | Destruction of regent street frontage |
| 40 | 7-9 Gibbons | Redfern | Objects | Need for Student Housing | Student housing not needed around this area |
| 40 | 7-9 Gibbons | Redfern | Objects | Building Separation | Violation of building separations |
| 40 | 7-9 Gibbons | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 40 | 7-9 Gibbons | Redfern | Objects | Community Consultation | Inadequate community consultation |
| 41 | 1-3 Botany Road | Waterloo | Objects | Building Height | The building is too tall, the suburb will lose its appeal by creating something that dominates the street |
| 42 | Not Disclosed | Redfern | Objects | Building Height | Proposal is too high and large for the size of the land |
| 42 | Not Disclosed | Redfern | Objects | Overshadowing | Blocking sunlight into the centre of Redfern |
| 42 | Not Disclosed | Redfern | Objects | Social Issues | Impact the community atmosphere, not enough surrounding infrastructure to support such a development |
| 42 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | Increased car traffic within the area |
| 42 | Not Disclosed | Redfern | Objects | Need for Student Housing | The proposed structure is a budget hotel that does not fit with the surrounding area |
| 42 | Not Disclosed | Redfern | Objects | Heritage | Detracts from surrounding heritage buildings |
| 43 | 157-161 Redfern Street | Redfern | Objects | Form Letter A | |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 44 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | Parking congestion |
| 44 | Not Disclosed | Redfern | Objects | Social Issues | Detrimental to the suburbs infrastructure |
| 45 | 1-19 Regent Street | Redfern | Objects | Form Letter A | |
| 46 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 47 | 135 Abercrombie Street | Chippendale | Objects | Form Letter A | |
| 48 | 135 Abercrombie Street | Chippendale | Objects | Form Letter B | |
| 49 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 50 | Not Disclosed | Redfern | Objects | Noise Impacts | Increased noise |
| 50 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | Traffic congestion, no parking |
| 50 | Not Disclosed | Redfern | Objects | Need for Student Housing | Use of the building not suited to the area |
| 50 | Not Disclosed | Redfern | Objects | Privacy | Loss of privacy |
| 51 | 93 William Street | Redfern | Objects | Building Separation | Breach of building regulations, ruin the look of Regent Street |
| 52 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Apartment No. 705 living room and bedroom balconies will be blocked by the development |
| 52 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | At no time of the day would our apartment receive direct sunlight (apartment 705) |
| 52 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy requiring drawn blinds |
| 52 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations, concerns for impacts to the stable family units in the surrounding developments |
| 53 | 214 Abercrombie Street | Redfern | Objects | Form Letter B | |
| 54 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Lack of separation between the development and apartment no. 1606 |
| 54 | 157-161 Redfern Street | Redfern | Objects | Privacy | Serious impact on privacy |
| 54 | 157-161 Redfern Street | Redfern | Objects | Property Value | Devaluation of the apartment |
| 54 | 157-161 Redfern Street | Redfern | Objects | View Loss | Lose extensive views |
| 54 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Lack of parking provided |
| 54 | 157-161 Redfern Street | Redfern | Objects | Community Consultation | Inadequate and the timing out over the Christmas break |
| 54 | 157-161 Redfern Street | Redfern | Objects | Laneway | Redfern doesn't need another laneway |
| 55 | Not Disclosed | Redfern | Supports | Community Consultation | There appears to be more than adequate consultation |
| 55 | Not Disclosed | Redfern | Supports | Heritage | The buildings on Regent Street are old and need destruction |
| 55 | Not Disclosed | Redfern | Supports | Building Separation | Seems to be very minor |
| 55 | Not Disclosed | Redfern | Supports | Privacy | There was always the potential for developments of a similar height to these buildings |
| 55 | Not Disclosed | Redfern | Supports | Overshadowing | The objections to overshadowing impacts do not make sense |
| 55 | Not Disclosed | Redfern | Supports | Property Value | These objections seems to be a false assumption that no further development would occur |
| 55 | Not Disclosed | Redfern | Supports | Car Parking & Traffic | Based on a false assumption that students will buy cars |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|--------------------|------------------------|--------------------------|--------------------------|--|
| 55 | Not Disclosed | Redfern | Supports | Need for Student Housing | The housing isn't expensive |
| 55 | Not Disclosed | Redfern | Supports | Social Issues | Seems to be irrelevant as the area is full of people who are here for a period of time, students are more likely to be studying than drinking |
| 55 | Not Disclosed | Redfern | Supports | Noise Impacts | There is so much noise already that this comment makes no sense |
| 56 | 199 Regent Street | Redfern | Objects | Community Consultation | Most people in the meetings were those associated with the project |
| 56 | 199 Regent Street | Redfern | Objects | Building Height | Sheer size of the building on the site involved |
| 56 | 199 Regent Street | Redfern | Objects | Car Parking & Traffic | No parking |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Community Consultation | Inadequate consultation - no notification received, 300 postcards is inadequate, not enough information sessions held |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area with alcohol related crime, transient population |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Property Value | Impact value of surrounding properties |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Overshadowing | Shadows on adjacent dwellings |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Car Parking & Traffic | Burden on roads and car parking, increased traffic congestion, no allowance for vehicle access to the proposed development |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Need for Student Housing | Saturate the student housing market and face high competition, not the best use of the site |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Building Separation | Violate planning laws, 2 non-compliances to setbacks, site is unsuitable for the proposal |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Privacy | Students face into bedrooms and living rooms of apartments |
| 57 | 7-9 Gibbons Street | Redfern | Objects | View Loss | Views of Redfern and Surry Hills removed, people in URBA would have 60% of views blocked |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Heritage | Destruction of heritage facades on Regent street and replace with modern design shop fronts, loss of unique character |
| 57 | 7-9 Gibbons Street | Redfern | Objects | Miscellaneous | Adds minimal commercial facilities to service the dramatic increase in population, indigenous heritage and culture ignored, no housing or facilities provided to assist this community, seeks to violate planning laws |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Need for Student Housing | Saturate the student housing market and face high competition, not the best use of the site |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Miscellaneous | Ignores the indigenous heritage and needs of the area, provides minimal commercial real estate |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Community Consultation | Inadequate community consultation |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Design Quality | Purpose built design that cannot easily be converted if the business fails |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Overshadowing | Significant overshadowing to the surrounding area |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Car Parking & Traffic | Increased traffic congestion, no parking provided |
| 58 | 7-9 Gibbons Street | Redfern | Objects | Heritage | Destruction of the Regent Street frontage |
| 59 | Not Disclosed | Redfern | Objects | Building Separation | Insufficient building separation |
| 59 | Not Disclosed | Redfern | Objects | Privacy | Loss of privacy |
| 59 | Not Disclosed | Redfern | Objects | Overshadowing | No sunlight |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|--|
| 60 | 60-78 Regent Street | Redfern | Objects | Form Letter B | |
| 61 | 60-78 Regent Street | Redfern | Objects | Form Letter B | |
| 62 | 7-9 Gibbons Street | Redfern | Objects | Form Letter B | |
| 63 | 157-161 Redfern Street | Redfern | Objects | Privacy | Impact on privacy concerning the proximity of the development and the placement of windows and desks |
| 63 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | No car parking, concerns with the argument that students wont own cars |
| 63 | 157-161 Redfern Street | Redfern | Objects | Community Consultation | No notification received, additional consultation needed |
| 63 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Breach of planning rules, only 13m between the building is proposed |
| 63 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Lack of natural light able to reach at least 35 properties |
| 63 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations |
| 63 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | This type of student population will provide minimal community benefit to the Redfern surrounds |
| 64 | Not Disclosed | Redfern | Objects | Building Separation | Not enough separation between our building and the new building |
| 64 | Not Disclosed | Redfern | Objects | Overshadowing | Lose solar access |
| 64 | Not Disclosed | Redfern | Objects | Privacy | Loss of privacy |
| 64 | Not Disclosed | Redfern | Objects | Property Value | The value of my apartment will drop |
| 64 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | No parking provided |
| 64 | Not Disclosed | Redfern | Objects | Social Issues | Transient non-family orientated populations |
| 65 | 157-161 Redfern Street | Redfern | Objects | Building Height | Over development of the local area |
| 65 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, not enough capacity on the roads, no parking provided, lack of access to the proposed development |
| 65 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 65 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Use of building not suitable for the area |
| 65 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impacts unacceptable to the surrounding area |
| 65 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Design of the structure does not complement the surrounding area |
| 65 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Building will be metres from the apartment |
| 65 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Contradicts guidelines in the Redfern development plan, the argument that students don't spend much time in their rooms is false |
| 66 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Building Separation | violation of planning regulations |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Overshadowing | Cause a host of overshadowing impacts, cutting sunlight access to over 35 apartments |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Privacy | Privacy impacts and the location of windows and desks in the student accommodation |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Community Consultation | Ineffective consultation with further consultation needed |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Car Parking & Traffic | No parking provided, effects on the surrounding road network |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 67 | 7-9 Gibbons Street | Redfern | Objects | Social Issues | Introduction transient non-family orientated populations, influx of drinking ages students |
| 67 | 7-9 Gibbons Street | Redfern | Objects | Need for Student Housing | Presently a large amount of purpose built student accommodation |
| 68 | 55 Ponyara Road | Beverly Hills | Objects | Form Letter A | |
| 69 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 70 | Not Disclosed | N/A | Objects | Heritage | Destruction of regent street frontage |
| 70 | Not Disclosed | N/A | Objects | Building Separation | Violation of building separations |
| 70 | Not Disclosed | N/A | Objects | Privacy | Loss of privacy |
| 70 | Not Disclosed | N/A | Objects | Overshadowing | Overshadowing the existing buildings |
| 71 | Not Disclosed | Redfern | Objects | View Loss | Block all views to the east and south east |
| 71 | Not Disclosed | Redfern | Objects | Building Separation | Contravenes the separation distance |
| 71 | Not Disclosed | Redfern | Objects | Overshadowing | Sun and daylight reduced, eastern light will be blocked out |
| 71 | Not Disclosed | Redfern | Objects | Miscellaneous | Non-compliant with SEPP 65, air pollution impacts |
| 71 | Not Disclosed | Redfern | Objects | Community Consultation | Inadequate, comments don't reflect the feelings of the community |
| 71 | Not Disclosed | Redfern | Objects | Privacy | Privacy destroyed, views of individual student rooms and vice versa |
| 71 | Not Disclosed | Redfern | Objects | Noise Impacts | Noise pollution during construction and operational periods of the development |
| 71 | Not Disclosed | Redfern | Objects | Design Quality | Little precedent for constructing tower blocks in a triangular plan arrangement |
| 72 | Not Disclosed | Redfern | Objects | Form Letter A | |
| 73 | Not Disclosed | Redfern | Objects | Overshadowing | Block the majority of sunlight to the 10th storey apartment |
| 73 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | No parking, overload those existing car parking spaces |
| 73 | Not Disclosed | Redfern | Objects | View Loss | No longer have any views |
| 74 | 157-161 Redfern Street | Redfern | Objects | View Loss | Completely block views |
| 74 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Loss of a lot of natural sunlight |
| 74 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Overlooking into the apartment |
| 74 | 157-161 Redfern Street | Redfern | Objects | Property Value | Lower the value of the current properties and rental opportunities |
| 74 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Parking is already an issue, which the development will worsen |
| 75 | 12A Cope Street | Redfern | Objects | General Objection | General objection to the proposal |
| 76 | 284 Abercrombie Street | Darlington | Objects | Privacy | The proposed apartments will loom directly into the main bedroom |
| 76 | 284 Abercrombie Street | Darlington | Objects | Property Value | Significantly reduce the value of our property and the amount of stamp duty collected by the government |
| 76 | 284 Abercrombie Street | Darlington | Objects | Social Issues | Students and partying |
| 76 | 284 Abercrombie Street | Darlington | Objects | Car Parking & Traffic | Proximity to Redfern Station is wasted for student accommodation, |
| 76 | 284 Abercrombie Street | Darlington | Objects | Need for Student Housing | No need for student housing, there are vacancies in existing student housing developments |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 76 | 284 Abercrombie Street | Darlington | Objects | Building Separation | Not meeting setbacks ensuring not a suitable site for the development |
| 77 | 113-115 Regent Street | Redfern | Objects | Building Separation | Does not meet the setback requirements |
| 77 | 113-115 Regent Street | Redfern | Objects | Overshadowing | Adjacent buildings will be overshadowed |
| 77 | 113-115 Regent Street | Redfern | Objects | Design Quality | An eyesore to the street |
| 77 | 113-115 Regent Street | Redfern | Objects | Community Consultation | Did not receive notification |
| 78 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Significantly decrease the light access for residents |
| 78 | 157-161 Redfern Street | Redfern | Objects | View Loss | Reduce views for all residents living below the 17th floor |
| 78 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Violation of planning laws |
| 78 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | No sufficient parking in the area |
| 78 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | A large amount of student accommodation coming onto the market, concerns for if the business fails |
| 78 | 157-161 Redfern Street | Redfern | Objects | Building Height | Proposes 8 storeys would be appropriate on the site |
| 79 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Violation of building separations |
| 79 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 79 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 79 | 157-161 Redfern Street | Redfern | Objects | Property Value | Impact value of surrounding properties |
| 79 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | No parking |
| 79 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 79 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations |
| 79 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Noise pollution |
| 80 | 77 Knight Street | Arncliffe | Objects | Privacy | Dramatic impact to privacy |
| 80 | 77 Knight Street | Arncliffe | Objects | Heritage | Destruction of regent street frontage |
| 81 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 82 | 7-9 Gibbons Street | Redfern | Objects | Form Letter A | |
| 83 | Not Disclosed | Redfern | Objects | Building Separation | Lack of separation between the development and existing buildings |
| 83 | Not Disclosed | Redfern | Objects | Design Quality | Effect on the aesthetics of the Regent Street shop frontage |
| 84 | 157-161 Redfern Street | Redfern | Objects | View Loss | Cutting off the south and east views |
| 84 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 84 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Loss of sunlight |
| 85 | 6 Boulder Street | Bentley (WA) | Objects | Form Letter B | |
| 86 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Does not follow setback requirements |
| 86 | 157-161 Redfern Street | Redfern | Objects | Privacy | 188 west facing windows proximity to the building will privacy of adjacent buildings |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 86 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Design will create a cacophony of sound |
| 86 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Significant loss of sunlight to the Redfern and Gibbons Street developments |
| 86 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | No parking is provided, which will create pressure on traffic and street parking |
| 86 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Expensive accommodation rather than low cost student housing |
| 86 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area |
| 86 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area, introduction transient non-family orientated populations |
| 86 | 157-161 Redfern Street | Redfern | Objects | View Loss | Removing the iconic city views, the development will block all views to the east |
| 87 | Not Disclosed | Redfern | Objects | Building Height | Scale of development out of keeping with the area |
| 87 | Not Disclosed | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 87 | Not Disclosed | Redfern | Objects | Wind Impacts | Lane from Redfern Street to the station is already a wind tunnel, creation of a wind tunnel along William Lane |
| 87 | Not Disclosed | Redfern | Objects | Need for Student Housing | Questions the need for student housing, rent would be expensive and out of reach of most students, leading to overcrowding, use of the site is out of keeping with the area |
| 87 | Not Disclosed | Redfern | Objects | Noise Impacts | Noise pollution from students on the street |
| 87 | Not Disclosed | Redfern | Objects | Social Issues | Population will have no ties or commitment to the Redfern area |
| 88 | 65-71 Trafalgar Street | Stanmore | Objects | Community Consultation | Lack of consultation with the community |
| 88 | 65-71 Trafalgar Street | Stanmore | Objects | Social Issues | Influx of drinking age students |
| 88 | 65-71 Trafalgar Street | Stanmore | Objects | Privacy | Breach of privacy for residents |
| 88 | 65-71 Trafalgar Street | Stanmore | Objects | Building Separation | Breaching separation distances |
| 89 | 157-161 Redfern Street | Redfern | Objects | Community Consultation | No community consultation |
| 89 | 157-161 Redfern Street | Redfern | Objects | Building Separation | The development will be well within the minimum separation distances |
| 89 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Sunlight will be cut off for all units of 17 stories, shadow diagrams provided are misleading |
| 89 | 157-161 Redfern Street | Redfern | Objects | Privacy | 50+ windows directly facing the residents living rooms and bed rooms, concerns regarding the position of desks |
| 89 | 157-161 Redfern Street | Redfern | Objects | Wind Impacts | No adequate wind tunnel testing, wind on Redfern Street a major issue |
| 89 | 157-161 Redfern Street | Redfern | Objects | View Loss | Destroy views of Redfern and post office clock tower |
| 89 | 157-161 Redfern Street | Redfern | Objects | Regent Street Setback | Violates the 2 storey set back on Regent Street |
| 89 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Inadequate loading dock facilities |
| 89 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 89 | 157-161 Redfern Street | Redfern | Objects | Social Issues | Introduce transient people to the area ruining the family culture |
| 90 | 157-161 Redfern Street | Redfern | Objects | View Loss | Loss of views to Botany Bay, loss of water views |
| 90 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Blocking sunlight |
| 91 | 157-161 Redfern Street | Redfern | Objects | View Loss | Apartment no. 1407 currently has panoramic views from the eastern suburbs around botany bay |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 91 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | The unit will be lack of natural sunlight |
| 92 | 157-161 Redfern Street | Redfern | Objects | Form Letter A | |
| 93 | 442 Abercrombie Street | Darlington | Objects | Building Height | Over development of the area, there are 455 students capable of living in these units not 370 |
| 93 | 442 Abercrombie Street | Darlington | Objects | Car Parking & Traffic | Substantial strain on road surfaces, no parking provided, lack of vehicle access to the development |
| 93 | 442 Abercrombie Street | Darlington | Objects | Heritage | Destruction of regent street frontage, scale of development would dwarf what is retained making it look fake |
| 93 | 442 Abercrombie Street | Darlington | Objects | Property Value | Negative impact on the value of surrounding properties |
| 93 | 442 Abercrombie Street | Darlington | Objects | View Loss | Apartment (14.06) faces east and affords views of East Redfern and Moore Park |
| 93 | 442 Abercrombie Street | Darlington | Objects | Overshadowing | Eastern sunlight will be completely blocked |
| 94 | 13-17 Cope Street | Redfern | Objects | Community Consultation | No notification received, inadequate consultation, letter box drop not appropriately managed |
| 94 | 13-17 Cope Street | Redfern | Objects | Heritage | Destruction of regent street frontage, not reflective of the heritage of the area |
| 94 | 13-17 Cope Street | Redfern | Objects | Building Separation | Violation of building separations |
| 94 | 13-17 Cope Street | Redfern | Objects | Privacy | Dramatic impact to privacy |
| 94 | 13-17 Cope Street | Redfern | Objects | Overshadowing | Overshadowing the existing buildings |
| 94 | 13-17 Cope Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 94 | 13-17 Cope Street | Redfern | Objects | Car Parking & Traffic | Parking issues |
| 94 | 13-17 Cope Street | Redfern | Objects | Need for Student Housing | Lack of need for this style of expensive student living |
| 94 | 13-17 Cope Street | Redfern | Objects | Social Issues | Influx of drinking age students to the Redfern Area |
| 94 | 13-17 Cope Street | Redfern | Objects | Noise Impacts | Noise pollution |
| 95 | 157-161 Redfern Street | Redfern | Objects | Building Separation | A narrow space to build a monster building |
| 95 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Other student accommodation developments recently constructed |
| 95 | 157-161 Redfern Street | Redfern | Objects | Building Height | Scale of development inappropriate for the area |
| 96 | 157-161 Redfern Street | Redfern | Objects | General Objection | General objection, no specific issues raised |
| 97 | 483 George Street | Sydney | Comments | Need for Student Housing | Recognises the need for student accommodation, questions the need for the development targeted at overseas students rather than affordable housing for local students |
| 97 | 483 George Street | Sydney | Objects | Building Height | Scale of development will act as a blockage between the Darlinghurst and Redfern, the large scale development must be reconsidered |
| 97 | 483 George Street | Sydney | Objects | Social Issues | Does not serve the interests of the community, has not considered surrounding Aboriginal businesses |
| 97 | 483 George Street | Sydney | Objects | Community Consultation | Inadequate, more consultation should be undertaken |
| 97 | 483 George Street | Sydney | Objects | Overshadowing | Shadows on adjacent dwellings and the public domain |
| 98 | Not Disclosed | Redfern | Objects | Building Separation | Insufficient separation to 157-161 Redfern Street, does not comply with the RFDC |
| 98 | Not Disclosed | Redfern | Objects | Overshadowing | Complete loss of sunlight for the east facing residents of the building at 157-161 Redfern Street |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 98 | Not Disclosed | Redfern | Objects | Privacy | Total loss of privacy for all east facing residents |
| 98 | Not Disclosed | Redfern | Objects | Property Value | Significant impact on the value of properties already existing |
| 98 | Not Disclosed | Redfern | Objects | Noise Impacts | Increase in the level of noise pollution |
| 98 | Not Disclosed | Redfern | Objects | Social Issues | Increased people means increased crime |
| 98 | Not Disclosed | Redfern | Objects | Car Parking & Traffic | The proposed access needed for a loading dock is not feasible, does not provide any student parking, traffic congestion |
| 98 | Not Disclosed | Redfern | Objects | Community Consultation | No notification was received, application going on exhibition during the Christmas period is unfair |
| 99 | 456 Kent Street | Sydney | Comments | Need for Student Housing | Supports student housing near public transport |
| 99 | 456 Kent Street | Sydney | Comments | Building Separation | Problems with the separation between existing buildings |
| 99 | 456 Kent Street | Sydney | Comments | Privacy | Privacy concerns of neighbouring residents |
| 99 | 456 Kent Street | Sydney | Comments | Overshadowing | The impact of overshadowing on the neighbouring buildings |
| 99 | 456 Kent Street | Sydney | Comments | Community Consultation | Only one community consultation event held to discuss the proposed development, residents do not feel they have been sufficiently consulted as part of the exhibition process |
| 99 | 456 Kent Street | Sydney | Comments | Miscellaneous | Project should be determined by the local government in-line with community expectations |
| 100 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Does not comply with building separation requirements |
| 100 | 157-161 Redfern Street | Redfern | Objects | Privacy | Significant impact on the privacy of the surrounding buildings |
| 100 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Overshadowing of the existing buildings |
| 100 | 157-161 Redfern Street | Redfern | Objects | Wind Impacts | Wind tunnel effect of existing tall buildings in addition to those recently approved development at 1 Lawson Place will render residents balconies unusable |
| 100 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | No parking, inconceivable that all the tenants will not have cars |
| 101 | 7-9 Gibbons Street | Redfern | Objects | Form Letter B | |
| 102 | 157-161 Redfern Street | Redfern | Objects | Building Height | Scale of development is not appropriate, maximum building controls are not a right, even if it complies it must demonstrate it is not an overdevelopment of the area |
| 102 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Internalise all plant and equipment areas to be within the development envelope |
| 102 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Insufficient separation |
| 102 | 157-161 Redfern Street | Redfern | Objects | View Loss | Maintain existing panoramic and significant views and vistas, whilst not quite iconic warrant retention under Tenacity v Warringah view sharing planning principle |
| 102 | 157-161 Redfern Street | Redfern | Objects | Privacy | Windows in the development have a direct line of site to the primary living room or private open space of this apartment building |
| 102 | 157-161 Redfern Street | Redfern | Objects | Wind Impacts | Design recommendations from the wind report should be conditioned |
| 102 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, the proposals delivery vehicle requirements not appropriately considered, safety concerns for poor sight distances on William Lane, proposes Construction and Traffic Management Plan imposed as a condition of consent |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|------------------------|---|
| 102 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Preparation of a dilapidation report should be conditioned and provided to the adjacent property owners for their records, review of the geotechnical report to ensure the site can accommodate the proposal, stormwater analysis for the construction period should also be conditioned, proposal should include an Asbestos Management Plan, landscape works proposed are outside of the site |
| 102 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Detailed review of all external plant not undertaken, confirmation of what the 12 special events per year will be, excessive hours of operation for the retail component |
| 102 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Don't show the impacts on the eastern elevation of 157-161 Redfern Street |
| 103 | 7-9 Gibbons Street | Redfern | Comments | Community Consultation | Had not settled in when the consultation occurred, no opportunity to discuss the proposal |
| 103 | 7-9 Gibbons Street | Redfern | Objects | Building Separation | Recognises compliance with separation and setback controls would render the development unfeasible, however setbacks insufficient particularly to the south |
| 103 | 7-9 Gibbons Street | Redfern | Objects | Overshadowing | Unit 10.09 concerned about losing sunlight for 2 hours each day |
| 103 | 7-9 Gibbons Street | Redfern | Objects | View Loss | Maintain existing south-easterly district views |
| 103 | 7-9 Gibbons Street | Redfern | Objects | Design Quality | Exceeds tower length creating a wall effect to Redfern Street, needs greater articulation, diversity in materials to reduce visual mass, elongated slim tower form is inappropriate |
| 104 | 12A Cope Street | Redfern | Objects | Design Quality | Eye sore |
| 104 | 12A Cope Street | Redfern | Objects | Building Height | Two existing 18 storey buildings are enough |
| 104 | 12A Cope Street | Redfern | Objects | Social Issues | Transient populations that won't spend money in the local area |
| 104 | 12A Cope Street | Redfern | Objects | Overshadowing | Light is going to be effected |
| 104 | 12A Cope Street | Redfern | Objects | View Loss | View are going to be effected |
| 105 | 92 Cope Street | Waterloo | Objects | View Loss | Obstructing the view from local businesses and adjacent apartment complexes |
| 105 | 92 Cope Street | Waterloo | Objects | Design Quality | Visually displeasing |
| 105 | 92 Cope Street | Waterloo | Objects | Wind Impacts | Wind tunnel through to Redfern Station |
| 105 | 92 Cope Street | Waterloo | Objects | Overshadowing | Cast a shadow over regent street |
| 105 | 92 Cope Street | Waterloo | Objects | Property Value | Possible property market crash in Redfern |
| 106 | Not Disclosed | REDwatch | Objects | Miscellaneous | Doesn't meet the RWA's urban design guidelines |
| 106 | Not Disclosed | REDwatch | Objects | Building Separation | Support the enforcement of the 18m separation at tower level |
| 106 | Not Disclosed | REDwatch | Objects | Building Height | Will visually impact Regent Street, sets a precedent |
| 106 | Not Disclosed | REDwatch | Objects | Wind Impacts | Have a long term impact on the wind effect in this high wind area |
| 106 | Not Disclosed | REDwatch | Objects | Community Consultation | REDwatch was not contacted as part of the consultation, were not aware of the consultation meeting |
| 107 | 7-9 Gibbons Street | Redfern | Objects | Form Letter B | |
| 108 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 109 | 7-9 Gibbons Street | Redfern | Objects | Form Letter B | |
| 110 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|------------------------|------------------------|--------------------------|--------------------------|---|
| 111 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 112 | 39-61 Gibbons Street | Redfern | Objects | Form Letter B | |
| 113 | 157-161 Redfern Street | Redfern | Objects | Property Value | Negative impact on the value of surrounding properties |
| 113 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | Shadow impact of the current height is unacceptable to the surrounding area |
| 113 | 157-161 Redfern Street | Redfern | Objects | Need for Student Housing | Use of the building not suited to the area |
| 113 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Traffic congestion, lack of access to the proposed development for vehicles, no parking in the building |
| 113 | 157-161 Redfern Street | Redfern | Objects | Design Quality | Design of the structure does not complement the surrounding area |
| 113 | 157-161 Redfern Street | Redfern | Objects | Privacy | Loss of privacy |
| 114 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 115 | Not Disclosed | N/A | Objects | Form Letter B | |
| 116 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 117 | 157-161 Redfern Street | Redfern | Objects | Form Letter B | |
| 118 | Not Disclosed | N/A | Objects | Regent Street Setback | Inadequate setbacks. |
| 118 | Not Disclosed | N/A | Objects | Overshadowing | Overshadowing of existing buildings. |
| 118 | Not Disclosed | N/A | Objects | Car Parking & Traffic | Insufficient parking. |
| 118 | Not Disclosed | N/A | Objects | Building Separation | Violation of existing building separation |
| 118 | Not Disclosed | N/A | Objects | Privacy | Privacy impacts on 7-9 Gibbons St |
| 119 | 80-88 Regent Street | Redfern | Objects | Building Separation | Critical of building separation distances proposed and impact of setbacks on compliance with future development of 80-88 Regent Street. |
| 119 | 80-88 Regent Street | Redfern | Objects | Overshadowing | States that variations to setback controls should not compromise compliance with daylight access requirements for future development of 80-88 Regent Street |
| 119 | 80-88 Regent Street | Redfern | Objects | Regent Street Setback | Does not object in principle to reduced street setback, provided that this does not compromise amenity of future development at 80-88 Regent Street. States that variation should be considered in context of overall block. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Building Separation | Notes that proposal does not comply with RFDC building separation distances and that this will result in impacts on privacy of dwellings within 157-161 Redfern St building. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Privacy | As per above. States that the requirement to provide a setback to the southern boundary is illogical and separation from existing building should be given precedence. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Regent Street Setback | Objects to the reduced impact on Regent Street and raises concern that SEPP 1 variation would give rise to precedent. States that 8m setback should be required. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Overshadowing | States that overshadowing has arisen from poor design and that additional overshadowing is unreasonable. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Car Parking & Traffic | Objects to potential bike traffic via William Lane and requests loading dock management plan. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Noise Impacts | Objects to use of southern courtyard for ball games and requests revision of acoustic report to assess impacts. |
| 120 | 157-161 Redfern Street | Redfern | Objects | Miscellaneous | Concerned about potential light spill from outdoor communal areas. Also raises concern that a public laneway is being locked off. Requests design competition for undeveloped land on block to resolve cumulative impacts and potential site isolation. |
| 121 | Not Disclosed | N/A | Objects | Building Separation | States that building separation is inadequate and should reflect RFDC building separation rules of thumb. |
| 121 | Not Disclosed | N/A | | Building Height | Design exhibits excessive height, bulk and scale |

| No. | Street Address | Suburb or Organisation | Support/ Object/ Comment | Issue Tag | Summary of Issue Raised in Submission |
|-----|----------------|------------------------|--------------------------|------------------------|--|
| | Not Disclosed | N/A | | Overshadowing | Proposal will result in unacceptable overshadowing impacts |
| | Not Disclosed | N/A | Objects | Regent Street Setback | States that the proposed building setback to Regent Street will create an imposing building over the street |
| 121 | Not Disclosed | N/A | Objects | Privacy | Building separation will impact upon privacy of adjoining dwellings |
| 121 | Not Disclosed | N/A | Objects | Car Parking & Traffic | The proposed development does not provide vehicular access or parking |
| 121 | Not Disclosed | N/A | Objects | View Loss | Proposal will negatively impact upon views from the adjoining dwellings in 157 Redfern Street and 7-9 Gibbons Street |
| 121 | Not Disclosed | N/A | Objects | Community Consultation | Community consultation process was inadequate for the scale of the proposed development. |