

25 May 2016

File Number: 2014/6724
Our Ref: R/2014/35/C

Ms Natasha Harras
NSW Department of Planning and Environment
Sydney NSW 2000

Dear Natasha,

RE: SSD 6724 MOD 1 – Modification Application – Student Accommodation Development at 60-78 Regent St, Redfern

Thank you for the opportunity to provide comment on the abovementioned modification. City Staff have reviewed the proposal and the following points are raised by the City for your consideration.

Retail Tenancy Shopfronts – Glazing, framing systems and external finishes

The proposed modifications to the Regent Street retail tenancies are generally supported as the splayed entries exhibit a more traditional form, making a positive contribution to the street.

Relocation of the ‘Community Space’

As approved, the development included a ‘Community Space’ to William Lane with exclusive entries to each of its frontages. This space appeared publicly accessible, providing a potential public benefit to the Redfern Community. As amended, the ‘Community Space’ will be relocated to Level 1 and renamed ‘Iglu Community Space’. Both the relocation and renaming of the room indicate privatisation of the space for the exclusive use by Iglu residents.

The ‘Community Space’ has also been reduced in size but intensified in its function, now accommodating a gym. The ‘active’ nature of the gym/community room will extend into the courtyard, potentially impacting upon the proposed residential building located on 80 Regent Street.

Relocation of the Community Space also compromises upon the northern end of William Lane, creating blank frontages in a previously active space. However, it appears the proposal attempts to offset this by opening the retail shopfronts to the Existing Lane, activating what were originally blank walls. In terms of the activation of the Existing Lane, this is an improvement. But offset from the loss of a truly accessible publicly accessible Community Space. In this regard, it is a less than neutral outcome.

The optimum outcome would involve the activation of the Existing Lane with the new shopfronts and maintaining the Community Room accessible from William and the Existing Lanes.

Minor issues

There is an outdoor space that is only accessible from the meeting room and planter boxes to the Existing Laneway. All of these elements are supportable, however, it does raise the question of maintenance, acknowledging that these areas are likely to be paved rather than 'green' as shown in the drawings

The retail signage area above the shopfront windows is larger than the existing approval. This will need to comply with the General requirements for advertising and signage in the SEPP Exempt and Complying Development Codes.

In the West elevation there are windows that are identified as: 3. *Window system Vision glass, glass louvres & spandrel*. This does not match what has been drawn which are more like an awning window system with no louvres or spandrel.

Should you wish to speak with a Council officer about the above, please contact Michaela Briggs, Planner, on 9265 9333 or at mbriggs1@cityofsydney.nsw.gov.au.

Yours sincerely,

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

CHRISTOPHER CORRADI
Area Planning Manager