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Carolyn Murray , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

Submission attached

- Attachment: [Objection to Mixed Use Residential and retail Development SSD 7080 .pdf](#)

To Whom it may concern,

Objection to Mixed Use Residential and retail Development (SSD 7080)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7080

I would like to make an objection to the above development based on the following points.

1. Building too high, 18 storeys is excessive for Redfern, regardless of what has already been allowed. The development will add up to 4 , 18 storey building in one block.
2. Height at 18 storeys will block sun to our yard in the afternoon. The building will also be visible from our yard.
3. Roof top will produce noise.
4. Needs more green and softening around streetscape, while it is set back the street scape is harsh, lots of flat surfaces and unattractive,
5. Request that NO neon signage on building or on top of building be written into approval as this skyline is already lettered with DEICORP signs, which can be seen from our back yard. These were allowed through even though they had been originally erected illegally. They are an eyesore and light pollution at night.
6. More carparks required as you cannot rely on people not having cars in the inner city.
7. Residents should not be granted CoS parking stickers if they do not have/purchase a car park with their apartment.
8. Streetscape and pavement on Regent st needs work to soften façade, reduce noise and improve the area, and should be included as part of this development
9. No green space included , Redfern already as the lowest rate of green space/parks to residents. Given the NSW Government proposed removal of the housing commission and green space in Phillip St, Redfern and extra towers of apartments built. Where are all these people meant to undertake outside and recreational and leisure activities.
10. Redfern Station already requires you to line up on the road access the station in Gibbons st in the mornings. When will the state government start charging these developers for the impact of these developments on public services, like transport to improve this access for everyone?.
11. Crane noise- the last 2 – 18 story building built on Gibbons St/Redfern&Gibbons St (by DEICORP) utilised the noisiest crane in Sydney (quoted by NSW Planning officer).
Neighbours of mine moved they were so sick so being awoken by it. Can you ensure that an electric crane is used and that the sound is reduced.

Carolyn Murray and Nicola Bath

122 Renwick St, Redfern.

0414920561



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Irene Doutney , of Sydney NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

This proposal, along with the recently approved 60-78 Regent Street, is contributing significantly to the sweeping changes that are impacting on the area of Redfern. Towering over the main activity Street of Redfern, this development and others along Regent Street are encroaching into a community that has a historical, cultural and integral connection with this part of the city: our Aboriginal community. Considering this, this development is not appropriate in its current condition and nor does it give the appropriate considerations to its impacts on the Aboriginal community, and its social impacts at large.

Norma Ingram, a long-time indigenous resident of Redfern has observed the change of the area, stating:

"The society wants to grow out now and the Aboriginal community is in their way, so they send us all out again to the outskirts of Sydney and they again want us to be fringe dwellers" (<http://www.sbs.com.au/news/article/2014/02/03/redfern-community-divided-over-benefits-gentrification>)

Developments, such as this one, are directly contributing to this 'push out' of our vulnerable Aboriginal community. You have a social responsibility to ensure that your development does not contribute to this social malaise.

I urge you to reconsider several factors around your development, to ensure that the social impact it has does not further price out vulnerable people who have built the cultural richness of the area.

Developing a town centre:

The development of 80-88 Regent Street has a number of non-compliances in terms of the general height and setback. It is argued however that these are acceptable considering the zoning objectives that it achieves, one of which is outlined as:

'To facilitate the development of a town centre'

However a town centre is not facilitated by excluding the marginalised people of an existing community. An effective town centre commits to the broader Australian principles of multiculturalism and acceptance of all socio-economic classes, and facilitates a space for socially and culturally diverse and rich area. This building in its current form, does not facilitate this. It mirrors the buildings surrounding it, and with a combined impact, act as a white-wash of Redfern. I urge you to implement policies that encourage a true town centre that celebrates its past and seeks to enrich its original inhabitants, rather than replacing them.

Child care centre:

This proposal argues that it promotes the retail and community benefits of the area by providing a child care centre. However, it is unclear as to whether this child care centre will be affordable for many residents of Redfern. If this proposal is going to argue of its benefits, it must ensure that a certain amount of spots are saved for those in a lower socio-economic bracket. This will ensure that the child care centre is not contributing to the push-out of Redfern's current residents.

Affordable housing:

Redfern, along with the rest of Sydney, has experienced huge increases in property prices over the last few years. This development can address the disadvantages for many of the exorbitant price jumps, in recognising that it is part of the problem as a private developer.

The City of Sydney Council, in which this development is proposed, has a goal of reaching 15% affordable housing. The proposal has stated only that it will grant the minimum 2% contribution to the Redfern-Waterloo Authority, which, as stated will contribute \$754,778.92 to the Redfern-Waterloo community. This barely covers the cost of one family home, which is an inadequate amount, despite fulfilling the stated levy. The rate for the Affordable Housing Contributions Plan 2006 asks only for \$76.83 per square metre of gross floor land. I ask that, considering the impacts that this development will have on this community that you increase this contribution significantly to ensure that the community will not be disadvantaged nor pushed out.

Public transport contribution:

Considering that this proposal will add an additional 80 residential apartments to the area, there has not been enough of a contribution to the public transport, including the Redfern train station. This is a heavily used station that is already at capacity, and only further stressed by the over-development of the area. The facilitation of 65 car spaces is not a satisfactory answer as this does not improve the amenity for residents. This will only further impact the already congested traffic and increase air particulates from cars. The location alone, as is suggested in the Environment Impact Statement, is not a sufficient response to maximising public transport patronage. The site's proximity to public transport may encourage patronage, however without any financial contribution to improving public transport, Redfern train station will fast be overburdened. This will decrease amenity significantly, and place undue stress on an already insufficient public transport serviced area.

Non-compliances:

As previously stated, this proposal is asking to be approved with numerous non-compliances or partial non-compliances in building height and setback. It argues that this should be allowed considering all of the benefits that this development will bring the community. I urge you to consider the points I have raised above, which if enacted, will go much further to provide the community benefit that the report suggest it will bring.

I urge you to consider the above factors and to use your development to better serve the community.

- Attachment: [80-88 regent st redfern submission.pdf](#)

80-88 Regent Street Redfern submission

This proposal, along with the recently approved 60-78 Regent Street, is contributing significantly to the sweeping changes that are impacting on the area of Redfern. Towering over the main activity Street of Redfern, this development and others along Regent Street are encroaching into a community that has a historical, cultural and integral connection with this part of the city: our Aboriginal community. Considering this, this development is not appropriate in its current condition and nor does it give the appropriate considerations to its impacts on the Aboriginal community, and its social impacts at large.

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I urge you to consider the above factors and to use your development to better serve the community.



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Melissa Shannon , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

1. The Building Separation between the development and URBA. The Development infringes on the 8m Regent St set back yet makes no effort to increase the building separation from URBA meaning it will be as little as 11m away less than half the separation it should be at the higher levels (SEPP 65)

2.View loss and solar amenity.

With the approval of IGLU views and solar amenity have already been severely affected. This

development would completely entomb the surrounding apartments, cutting out solar access

well below the minimum 2 hours of direct sunlight. More importantly a building that close,

combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney's objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern st will be dramatically reduced

3. Childcare centre drop off/parking:

While their plans to add a childcare centre to the area are commendable, they have provided almost no drop off parking, proposing only 2 spots instead of the required 8 for a centre of this size. This will create a major hazard of a morning and afternoon blocking Marion St/William Ln

and potentially parking access to 157 Redfern St. The development needs to provide a better parking plan and more temporary drop off locations.

4. William Lane access and loading dock:

The building is only providing one undersized loading dock along William Ln that relies on being managed by the building manager. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.

5. Marion St garbage collection:

The new development is providing garbage collection off Marion St. This will mean the loss of a number of short stay, off street parks along Marion St which act as defacto visitor parking for the surrounding buildings. Also the entering and leaving of large collection trucks having to turn out

of the restricted space will create further hazards on an already crowded Marion St which services two large developments currently and shortly a 370 person student accommodation with it's own host of retail loading dock issues. A better solution needs

to be proposed

6. Construction Hours:

The current proposal has provided a preliminary construction plan. It states a weekday and Saturday start time of 7am. This is at odds with restrictions set out for the approved IGLU development. They should conform to required 7:30am start time and 9am start time for high

noise equipment. As this building has a large basement area there will be a large amount of excavation noise

7. Restrictions applied to the IGLU development:

Proposed development hours of operation are outside those those for the IGLU development

8. The use of high noise plant and equipment and that impact placed on residents would be unbearable and the amenity impeached



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Minnie Shao , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development

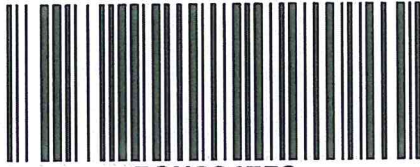


Objects to this project

Submission attached

- Attachment: [Objection SSD 7080 .pdf](#)

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Director

Key Sites Assessments

P O Box 39

Sydney NSW 2001



Dear Sir/Madam,

I am(Minnie H Shao) of owner of 608/7-9 Gibbons Street Redfern to respond of your planning & environment department's letter date 09/02/16

RE: Proposed Mixed Use Residential and Retail Development at 80-88 Regent Street Redfern (SSD7080)

I am objected to this development – please find attachment

Kind Regards

Minnie H Shao

608/7-9 Gibbons Street

Redfern NSW 2016

Email address: minishao28@hotmail.com

0433 080 966

Object to the 80-88 Regent St Development

Website link - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7080



Another major development has been proposed that will sit next to the already approved IGLU development (www.stopiglu.com for more information). Submissions close **THIS FRIDAY 11th MARCH**. If the development receives more than 25 objections it ensures it goes to the planning assessment commission for a fair and independent review. Please visit the planning website above and make a submission. It can be as long or as short as you like, but please be specific about why you object. I have outlined some key issues below as I know how complicated the excessive amounts of planning documentation can be, however I encourage you to research these statements and form your own opinions. Please email stopiglu@gmail.com if you have questions.

KEY ISSUES SUMMARY:

- The Building Separation between the development and URBA
- View loss and solar amenity
- Childcare centre drop off/parking:
- William Lane access and loading dock
- Marion St garbage collection
- Construction Hours

KEY ISSUES EXPLAINED:

The Building Separation between the development and URBA:

The Development infringes on the 8m Regent St set back yet makes no effort to increase the building separation from URBA meaning it will be as little as 11m away - less than half the separation it should be at the higher levels (SEPP 65). An increased separation would provide

the required privacy to the URBA building, and help to maintain southern views dramatically cut off by this development.

View loss and Solar amenity:

With the approval of IGLU views and solar amenity have already been severely affected. This development would completely entomb the surrounding apartments, cutting out solar access well below the minimum 2 hours of direct sunlight. More importantly a building that close, combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney's objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern st will be dramatically reduced:

1.4 View and Visual Impact Analysis

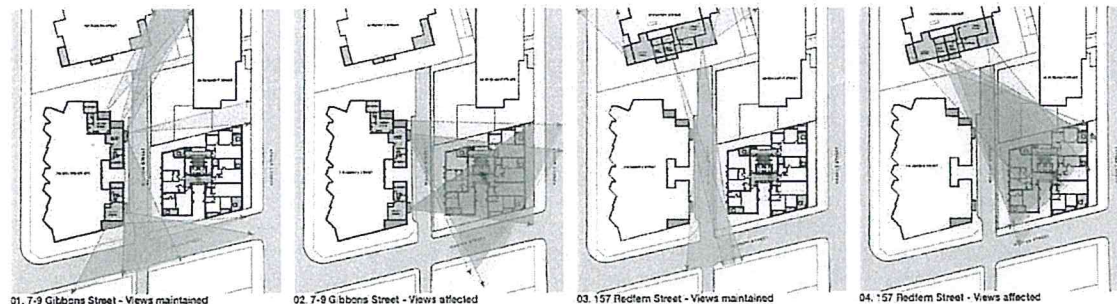
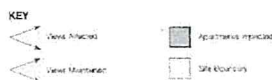
In accordance with the SEARs, an analysis of the impacts on the views from 7-9 Gibbons Street and 157 Redfern Street has been undertaken and is illustrated in figure 00 and figure 02.

The proposed development of 80-88 Regent Street is consistent with the 18 storey scale of development that is envisaged for the Redfern-Yarribo Area sites under SEPP (Major Development) and Built Environment Plan 2005 (BEP). However as the site is currently occupied by a two storey building, the proposal will inevitably impact on views from the neighbouring building at 7-9 Gibbons Street and 157 Redfern Street.

The views that will be impacted are southerly views from 157 Redfern Street as well as easterly and some southerly views from 7-9 Gibbons Street. While an inspection of the available views from apartments within these buildings has not been

undertaken, based on the analysis of the site context it is articulated that they are principally strict views to the eastern suburbs and to the south.

Although apartments at 7-9 Gibbons Street, and 157 Redfern Street are bound to be affected by the proposed development they benefit from greater separation distances, and as a result experience minimal privacy impacts. Moreover the proposal provides a critical mass of density to activate and encourage the development of a vibrant, culturally diverse, multi-use precinct.



Childcare centre drop off/parking:

While their plans to add a childcare centre to the area are commendable, they have provided almost no drop off parking, proposing only 2 spots instead of the required 8 for a centre of this size. This will create a major hazard of a morning and afternoon blocking Marion St/William Ln and potentially parking access to 157 Redfern St. The development needs to provide a better parking plan and more temporary drop off locations.

William Lane access and loading dock:

The building is only providing one undersized loading dock along William Ln that relies on being managed by the building manager. This could create chaos on William Ln and again block access to 157 Redfern St. The opening to William Ln is also quite small as it effectively operates

as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.

Marion St garbage collection:

The new development is providing garbage collection off Marion St. This will mean the loss of a number of short stay, off-street parks along Marion St which act as defacto visitor parking for the surrounding buildings. Also the entering and leaving of large collection trucks having to turn out of the restricted space will create further hazards on an already crowded Marion St which services two large developments currently and shortly a 370 person student accommodation with it's own host of retail loading dock issues. A better solution needs to be proposed.

Construction Hours:

The current proposal has provided a preliminary construction plan. It states a weekday and Saturday start time of 7am. This is at odds with restrictions set out for the approved IGLU development. They should conform to required 7:30am start time and 9am start time for high noise equipment. As this building has a large basement area there will be a large amount of excavation noise.

Restrictions applied to the IGLU development:

D1. Hours of Work and Noise

The hours of construction and work on the development must be as follows:

- a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays; with safety inspections being permitted at 7.00am on work days, and no work must be carried out on Sundays or public holidays.
- b) All work, including demolition, excavation and building work must comply with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436 - 1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

Note: The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 96 of the *Environmental Planning and Assessment Act 1979*.

D2. Use of High Noise Emission Appliances/Plant

- a) The operation of high noise emission appliances, plant and/or machinery such as pile – drivers, rock breakers and hydraulic hammers and those which are not listed in Groups B, C, D, E or F of Schedule 1 of the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites* is restricted to the hours of:
 - 9.00am to 12.00pm and 1.00pm to 4.30pm, Mondays to Fridays
 - 9.00am to 1.00pm, Saturdays
 - No work is permitted on Sundays or Public Holidays
- b) All reasonable and feasible steps must be undertaken to ensure that the work, including demolition, excavation and building complies with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436- 2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

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Pang Kwong Woo , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

There are already 2 high rise building in the same block. We embrace personal space and lifestyle in our community. Having another high rise building will block our view, exposure to sunlight and ventilation of our building.

The proposed new building is too close and too tall to our building. There will be noise problems as well.

I totally vote against it.

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Peter Hudson , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

I am the owner of 1409, 7-9 Gibbons Street, Redfern.

The proposed Iglu development brings very little benefit to Redfern and its surrounds. The need for condensed student housing in the immediate area is low. The impact this building will have on surrounding properties is immense, both in quality of life, value and future prospects. The heritage look and feel of Regent street will be lost with the stark introduction of such a large building right against the street scape.



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Peter Sievert , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

i object to this development for the following reasons

impact on our ever diminishing views to the south

Marion Street will be continually obstructed as will the entrance to our building

The set back laws have again been overlooked.

council have laws in place but these seem to be overlooked if it doesn't suit the development



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Ryan Lee , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

1. Too close to URBA
2. Too many complex in a very small area
3. Not enough public facilities to accommodate so many residence.

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Sam Shannon , of Redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

1. The Building Separation between the development and URBA. The Development infringes on the 8m Regent Street set back yet makes no effort to increase the building separation from URBA meaning it will be as little as 11m away less than half the separation it should be at the higher levels (SEPP 65)
2. View loss and solar amenity. With the approval of IGLU views and solar amenity have already been severely affected. This development would completely entomb the surrounding apartments, cutting out solar access well below the minimum 2 hours of direct sunlight. More importantly a building that close, combined with the approved IGLU development cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the city of Sydney's objectives. All eastern views from URBA would be lost and the remaining southern views from 157 Redfern Street will be dramatically reduced
3. Childcare centre drop off/parking:
While their plans to add a childcare centre to the area are commendable, they have provided almost no drop off parking, proposing only 2 spots instead of the required 8 for a centre of this size. This will create a major hazard of a morning and afternoon blocking Marion St/William Lane and potentially parking access to 157 Redfern Street. The development needs to provide a better parking plan and more temporary drop off locations.
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The building is only providing one undersized loading dock along William Ln that relies on being managed by the building manager. This could create chaos on William Ln and again block access to 157 Redfern Street. The opening to William Ln is also quite small as it effectively operates as a one way entry into 157 Redfern Street. The dramatic increase in traffic will create a hazard to cars turning into William Lane and no traffic management solutions have been outlined.
5. Marion St garbage collection:
The new development is providing garbage collection off Marion St. This will mean the loss of a number of short stay, off street parks along Marion St which act as defacto visitor parking for the surrounding buildings. Also the entering and leaving of large collection trucks having to turn out of the restricted space will create further hazards on an already crowded Marion St which services two large developments currently and shortly a 370 person student accommodation with it's own host of retail loading dock issues. A better solution needs to be proposed
6. Construction Hours:
The current proposal has provided a preliminary construction plan. It states a weekday and Saturday start time of 7am. This is at odds with restrictions set out for the

approved IGLU development. They should conform to required 7:30am start time and 9am start time for high noise equipment. As this building has a large basement area there will be a large amount of excavation noise

7. Restrictions applied to the IGLU development: Proposed development hours of operation are outside those for the IGLU development

- Attachment: [Lodge Objection 80-88RegentSt.pdf](#)

as a one way entry into 157 Redfern St. The dramatic increase in traffic will create a hazard to cars turning into William Ln and no traffic management solutions have been outlined.

Marion St garbage collection:

The new development is providing garbage collection off Marion St. This will mean the loss of a number of short stay, off-street parks along Marion St which act as defacto visitor parking for the surrounding buildings. Also the entering and leaving of large collection trucks having to turn out of the restricted space will create further hazards on an already crowded Marion St which services two large developments currently and shortly a 370 person student accommodation with it's own host of retail loading dock issues. A better solution needs to be proposed.

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 - 9.00am to 1.00pm, Saturdays
 - No work is permitted on Sundays or Public Holidays
- b) All reasonable and feasible steps must be undertaken to ensure that the work, including demolition, excavation and building complies with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436- 2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.



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YI SHEN , of redfern NSW, made the following submission on the project:

Mixed Use Residential and Retail Development



Objects to this project

The Development infringes on the 8m Regent St set back yet makes no effort to increase the building separation from URBA meaning it will be as little as 11m away - less than half the separation it should be at the higher levels (SEPP 65). An increased separation would provide the required privacy to the URBA building, and help to maintain southern views dramatically cut off by this development.

Construction Hours:

The current proposal has provided a preliminary construction plan. It states a weekday and Saturday start time of 7am. This is at odds with restrictions set out for the approved IGLU development. They should conform to required 7:30am start time and 9am start time for high noise equipment.