

## Greg Colbran

---

**From:** Dillon Kombumerri <Dillon.Kombumerri@planning.nsw.gov.au>  
**Sent:** Wednesday, 28 March 2018 4:12 PM  
**To:** Ben Lusher  
**Cc:** Greg Colbran; Kim Crestani; tony@tonycaroarchitecture.com.au; Olivia Hyde  
**Subject:** Pemulwuy - Response to Submissions - Final Feedback.  
**Attachments:** Pemulwuy\_SSD8135-Modification-GANSW-RTS-180328\_FINAL.pdf

Hi Ben,

Please find attached the DRP's final comments to a presentation made by the applicant on 12/3/18 post Response to Submission.

Kind Regards,

G A N S W

**Dillon Kombumerri**  
Principal Architect

**Government Architect NSW**  
L3, 320 Pitt Street, Sydney NSW 2000  
GPO Box 39, Sydney NSW 2001  
T +61 (02) 8217 2007  
M +61 (0)438 014 488  
[dillon.kombumerri@planning.nsw.gov.au](mailto:dillon.kombumerri@planning.nsw.gov.au)  
[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)



[Click here to download Better Placed Policy](#)

128 March 2018

Ben Lusher  
Director  
Key Sites Assessments  
NSW Department of  
Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ben,

**Pemulwuy - Section 75W modification and State Significant  
Application for a student accommodation building.**

**No. 83 – 123 Eveleigh Street, Redfern (MP06\_0101 MOD 2 & SSD 8135)**

On 12/3/18 the proponent met with the Design Review Panel (DRP) to provide an update on Response to Submissions for the Pemulwuy project Section 75W modification. The DRP was represented by Kim Crestani (Chair) and Dillon Kombumerri however, Tony Caro was an apology.

Following the meeting it was confirmed that only 2 items listed in the final DRP report remain to be submitted:

- Physical material sample board
- 1:20 detailed sections of the façade describing all building and material components proposed.

Once received this will complete our requirements for the Response to Submission.

In addition, the DRP supports the NBRS Architecture Heritage Culture and Context report which successfully reasons that the development:

- Does not impact views from the Railway Station along Lawson Street
- Reflects continuing changes to the surrounding neighbourhood and existing high-rise development of similar height east of the rail corridor.
- Responds to intangible heritage through interpretation of the site history and local Aboriginal community. The development continues the advancement of Aboriginal people through self-determination and economic independence.

And Finally, due to the strong community interest in this project, its scale and its prominent location it is recommended that the DRP continue its involvement as a Design Integrity Panel (DIP) following submission of the Development Application up until construction completion.

***Prior to Construction Certificate (CC)***

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

governmentarchitect.nsw.gov.au

To ensure the design excellence quality of the development is retained the following recommendations are made:

- The architectural design team (Turner Studio) is remain on the project throughout and to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, S96 Applications, Construction Certificate and Occupation Certificate stages.
- The architectural design team is to have full access to the site and is to be authorized by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project.
- The DIP is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, including revised 3D photomontages prior to the CC submission. This is to ensure that the design submitted and endorsed at EIS submission is consistent with the design developed for CC.

***Prior to Occupation Certificate (OC):***

The DIP shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. The DIP will recommend any matters be resolved which are not satisfactory or consistent with the CC submission.

Yours sincerely,



Peter Poulet