

Agency/Stakeholder	Submission	Proponent's Response
Office of Environment & Heritage – Greater Sydney Planning Team, South Sydney	The Sydney Planning Team concludes that the matter does not contain biodiversity, natural hazards or Aboriginal cultural issues that require a formal response	Noted
Heritage Council of NSW	The height of the building will have a major adverse visual impact on the setting of the Redfern Railway Station group of buildings which are located within 50m and are listed on the State Heritage Register because it will be: <ul style="list-style-type: none"> conspicuous in views to and from the Lawson Street entry to the Station Booking Office and in views along Lawson Street; and disparate in scale with the single storey Station. 	See the Heritage Response in Attachment 8 and Section 3.1.2 in the Response to Submissions/Preferred Project Report
	The tall blade walls, textured finishes, strong colours, gridded fenestration and curtain glazing will draw attention to the building and make it appear to be nearer to the Station than it actually is.	See the Heritage Response in Attachment 8 and Section 3.1.2 in the Response to Submissions/Preferred Project Report
	The application should not be approved	Noted
NSW Roads & Maritime Services	No objection is raised as the proposal is unlikely to have a significant impact on the classified road network	Noted
Transport for NSW	The rail-related conditions in the prevailing concept plan approval need to be retained and replicated in the State Significant Development consent.	The proposal does not involve any modification to the rail-related conditions in the prevailing concept plan and project approvals and it is expected that those conditions will be repeated in the State Significant Development consent
	A condition should be imposed requiring a Construction Pedestrian and Traffic Management Plan to be prepared in consultation with Transport for NSW to address the impact on traffic and bus operations in the CBD and the safety of pedestrians and cyclists, particularly during commuter peak periods, in light of the proposal and construction of projects, such as the Sydney Metro, that could occur at the same time.	A Construction Pedestrian and Traffic Management Plan is to be prepared in consultation with Transport for NSW prior to the issue of a Construction Certificate for the proposal. See Commitment 5 in the amended Statement of Commitments in Attachment 19 in the Response to Submissions/Preferred Project Report
	The proposed cycle route connecting Lawson and Abercrombie Streets via Eveleigh, Caroline, Louis and Vine Streets should be clearly shown on the public domain plans.	The public domain plans have been amended to shown the cycle route. See Attachment 10 and Section 3.1.6.3 in the Response to Submissions/Preferred Project Report
	Wayfinding strategies and travel access guides should be developed to assist with increasing mode share of walking and cycling for students, staff and visitors.	Strategies and guides are to be prepared by the student housing operator. See Commitment 28 in the amended Statement of Commitments in Attachment 19 in the Response to Submissions/Preferred Project Report
NSW Police Force, Redfern Police Area Command	Currently parking around the site and surrounding streets is extremely difficult and the proposal will affect the already congested streets and parking in the area and strongly suggest that 100 spaces be made available for student parking.	See Section 3.1.6.4 in the Response to Submissions/Preferred Project Report

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NSW Environment Protection Authority	The proposal does not constitute a Schedule Activity under Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and will not require an Environmental Protection Licence.	Noted
	A proactive and preventative approach to noise mitigation measures should be based on quantitative acoustic modelling and data, including feasible and reasonable noise mitigation and management measures to minimise noise and vibration impacts on surrounding residents and receivers, as outlined in the Acoustic Assessment prepared by Koikas Acoustics Pty Ltd	Noted. This matter can be addressed by an appropriate condition of consent.
UrbanGrowth NSW	UrbanGrowth as the administrator of the <i>Redfern-Waterloo Contributions Plan 2006</i> and the <i>Redfern-Waterloo Affordable Housing Contribution Plan 2006</i> indicates that the <i>Plans</i> require the following contributions: <ul style="list-style-type: none"> \$1,956,000 for public domain improvements and traffic management facilities; and \$2,411,946 for affordable housing, and request further details are required to demonstrate the delivery of proposed works-in-kind should exemption be sought.	See: <ul style="list-style-type: none"> Section 3.1.1.3; Commitment 19 in the amended Statement of Commitments in Attachment 19; and the advice from <i>UrbanGrowth</i> in Attachment 16, in the Response to Submissions/Preferred Project Report.
Council of the City of Sydney	Comparison to approved scheme: The proposal represents a significant increase in the height, floor space ratio and extent of student accommodation approved in Precinct P3.	See Sections 3.1.1.2, 3.1.3.1, 3.1.7 and 3.2.1 in the Response to Submissions/Preferred Project Report
	The Urban Context Report has not addressed the relationship of the proposed 3-9 storey building with the 2-storey terraces on 67-75 Eveleigh Street and 1-5 Holden Street.	See Section 3.1.4.6 in the Response to Submissions/Preferred Project Report
	The north and south wing elements of the building will create visual bulk and are prominent in the perspective views, particularly in the Pemulwuy precinct.	See Section 3.1.7 in the Response to Submissions/Preferred Project Report
	Applicant's explanation for the SSD: Funding of the project is not a consideration in terms of planning assessment of the proposal nor should it be considered as justifying increased height and floor space ratio	See Section 3.1.1.1 and 3.1.1.2 in the Response to Submissions/Preferred Project Report
	The proposal should make 20% of the approved rooms as affordable housing at a reduced rate for use of ATSI students and/or other disadvantaged students.	See Section 3.1.1.3 in the Response to Submissions/Preferred Project Report
	Deed of Agreement between City & AHC: A Deed of Agreement between Council and the AHC obligates the AHC to deliver core elements, which include the provision of affordable housing, child care, gallery and public open space.	The modified concept plan includes: <ul style="list-style-type: none"> 62 dwellings to be owned and occupied by the ATSI community in Precinct P1; 100 beds in the student housing available for use by ATSI students in Precinct P3; a 60-place child care centre in Precinct P2; a gallery in the 340m² area approved for retail/commercial use in Precinct P1; and 1,138m² of public open space. Council on 11 December 2017 resolved to extend the Agreement for a further 12 months.
	Gallery space: No concurrent development application has been submitted for the relocation of the gallery from Precinct P3 to P1.	See Section 3.1.3.2 and Commitment No.24 in the Response to Submissions/Preferred Project Report

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Council of the City of Sydney (cont.)	Public domain interface: Clarification of public domain areas and areas to be dedicated to Council	See: <ul style="list-style-type: none">Section 3.1.4.1; andAttachment 9, in the Response to Submissions/Preferred Project Report.						
	The extent of activation in the Eveleigh Street elevation of the building should be increased.	See Section 3.1.4.2 in the Response to Submissions/Preferred Project Report.						
	Wind conditions have not been assessed by wind tunnel testing to quantify impacts.	See Section 3.2.10 and the pedestrian wind environment study in Attachment 11 in the Response to Submissions/Preferred Project Report.						
	The drop-off zone in Eveleigh Street is not supported.	See Section 3.1.6.2 in the Response to Submissions/Preferred Project Report.						
	The capacity of the Eveleigh Street footpath to accommodate pedestrian demand.	See Section 3.1.6.1 in the Response to Submissions/Preferred Project Report.						
	Public art:	See Section 3.1.4.3 in the Response to Submissions/Preferred Project Report.						
	Landscaping: The design of the proposed landscaping in the proposed public open space area	See Section 3.1.4.4 in the Response to Submissions/Preferred Project Report.						
	Consideration should be given to the use of the Level 2 "eco-roof" to provide additional outdoor common areas for student use.	See Section 3.1.5.6 in the Response to Submissions/Preferred Project Report.						
	Internal amenity: While <i>Sydney Development Control Plan 2012</i> does not apply, a comparison of the proposal with the requirements for boarding houses is as follows:	See Section 3.1.5.1 in the Response to Submissions/Preferred Project Report.						
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