

## Ellen Mannix

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**From:** Michael Soo <MSoo@cityofsydney.nsw.gov.au>  
**Sent:** Friday, 20 July 2018 10:01 AM  
**To:** Ellen Mannix  
**Subject:** HPE CM: Response to SEARs - 90 Regent Street, Redfern - Mixed-use development - SSD 9454 (Council reference R/2018/15)

Dear Ellen,

Thank you for the opportunity to comment. The City has reviewed the draft SEARs and applicant's submitted documentation for the above mentioned mixed-use development. Please consider including the following items within the SEARs:

- Address the requirements of the City of Sydney Waste Minimisation in New Developments 2005, and the Sydney Streets Design Code and Sydney Streets Technical Specification;
- Address public art opportunities in areas visible from the streets or accessible to the public;
- Address any building signage at an early stage as part of the consideration of the built form and urban design of the development;
- Demonstrate compliant levels of overshadowing of the adjoining open space and neighbouring residential properties with shadow information provided showing appropriate context. If non-compliances do occur in this regard, the portions of the building creating the non-compliance need to be clearly identified with justification provided;
- The appropriateness of the proposed tower setbacks should be addressed with respect to wind mitigation;
- Given that the site area is less than the minimum required by the Draft Urban Design Principles, the proponent needs to clearly demonstrate that the proposed setbacks and building height are appropriate in the context of the site and do not result in a disproportionately tall development on a small site;
- Demonstrate adequacy of vehicle turning paths to/from and within the site including how a Council waste collection vehicle, as specified by the Waste Minimisation Policy, can enter and exit the site in a forward direction;
- Present solutions for additional bicycle storage within the apartments and elsewhere within the site. The bicycle storage/parking area is to have a completely separate and self-contained area for the residential component; and
- The subject site is located on Regent Street (RMS classified Road) and within close proximity to a rail corridor. Demonstrate how the development can comply with SEPP (Infrastructure) 2007 and the Acoustic Privacy controls in the ADG and Section 4.2 of the Sydney Development Control Plan 2012.
- A full colours and materials schedule that clearly corresponds to the elevations, as well as a physical samples board.
- Provide a physical and electronic model in accordance with the City of Sydney specifications.

Should you require further information, please contact Maria O'Donnell on [modonnell@cityofsydney.nsw.gov.au](mailto:modonnell@cityofsydney.nsw.gov.au)

Kind regards,

Michael Soo  
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Planning Assessments



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