

22 December 2016

File No: R/2015/19/C
Our Ref: 2016/688254

Planning Assessment Commission
Level 3, 201 Elizabeth Street,
SYDNEY NSW 2000

Attention: Ms. Jade Hoskins, Senior Planning Officer
email: Jade.Hoskins@pac.nsw.gov.au

Dear Jade,

RE: SSD 15_7064 – 175 Cleveland Street and 1-5 Woodburn Street, Redfern

Following our meeting with you and Commissioners Lynelle Briggs and Ilona Millar on 19 December 2016, we write regarding the proposed mixed use hotel and residential development at 175 Cleveland Street and 1-5 Woodburn Street, Redfern, and provide further information regarding matters raised during the meeting.

The Commission requested further information from the City on the following:

- (1) The status of the existing through site link between Woodburn Street and Eveleigh Street; and
- (2) The City's requirements in terms of the width of access corridors between garbage rooms and collection points.

We respond to each of these matters below.

1. Through site link

The area you enquired about is a private right of way contained mostly within the property at 15 Woodburn Street (Lot 2 DP 737141) and partly within the adjoining property at 13 Woodburn Street (Lot 1 DP 737141). It runs from Eveleigh Street to Woodburn Street, and both of the above properties are burdened by a Right of Carriageway over the site and also have the right to use it.

The property at 13-31 Eveleigh Street has a Right of Way over this parcel of land, and 2-4 Holden Street has a Right of Footway over part of the land.

There are no specific benefits to the site that is the subject of this SSD Development Application. Drawings of the Land Titles Office plans are attached for ease of reference.

2. Garbage corridor widths

The City's requirements are that access doors for garbage rooms, especially where access is provided to the street, must be wide enough for 1,100 litre bins to pass through. This necessitates a clear width of 1.2m, and as a result corridors are generally required to be wider than this.

There is however no specific control relating to this within the Sydney DCP 2012, and this requirement is addressed via a condition of consent requiring the Waste Storage area to be designed in accordance with the City's Waste Management in New Developments Policy 2005. The Policy states that "*Sufficient clearance must be allowed to ensure the safe handling of materials and equipment*".

In our experience, it is common for applicants to object to this requirement on the basis that smaller bins will be utilised. However, we maintain that the 1.2m clearance should be provided in all developments to allow sufficient clearance for manoeuvring bulky waste (household items such as furniture; mattress' and whitegoods etc.) into the waste storage room.

We trust the above information is satisfactory. Should you wish to speak with a Council officer about the above, please contact Christopher Ashworth, Senior Planner, on 9246 7757 or cashworth@cityofsydney.nsw.gov.au.

Yours sincerely,



Christopher Corradi
Area Planning Manager