

20 December 2017

Our Ref: S113124.015  
File No: 2017/642884

Chris Wilson  
Willowtree Planning Pty Ltd  
Suite 7, Level 7, 100 Walker Street  
North Sydney NSW 2060

Via email: [REDACTED]

Dear Chris,

**Request to Prepare a Planning Proposal –  
44-78 Rosehill Street, Redfern**

I refer to your letter dated 7 December 2017 about a potential request to amend the planning controls for the site at 44-78 Rosehill Street, Redfern.

The site contains a two-storey commercial tenancies with ground level car parking. The strategic positioning paper and preliminary urban design report you presented indicate options to amend the maximum height and floor space ratio controls in Sydney Local Environmental Plan 2012. The options suggest increasing the maximum height control for the site from 18 metres to approximately 74 to 92 metres (24-30 storeys) and the maximum floor space ratio from 2:1 to 7.3 to 8.9:1.

The City will assess a formally lodged request to prepare a planning proposal and report the outcomes of the assessment and any planning proposal to the Council and the Central Sydney Planning Committee for their consideration.

The request must include adequate supporting studies, as described in the attached checklist, justifying any proposed changes to planning controls. Without limiting the issues to be addressed, the following issues need to be resolved in any planning proposal request:

- Solar access to existing residential development, including to apartments on Gibbons Street
- Overshadowing of public open space, such as Gibbons Street Reserve, Daniel Dawson Reserve, and other public spaces, including at ATP along Locomotive Street
- Building separations consistent with the Apartment Design Guide
- An acceptable wind environment for the desired use of footpaths and public space
- Communal open space with solar access and deep soil planting consistent with the Apartment Design Guide
- Provision of affordable housing and non-residential floor space

The City's assessment may identify further issues that need to be addressed or require changes to the proposal. Nothing in this advice implies endorsement of any request to progress a planning proposal or precludes the City from requesting additional information or requiring changes as part of any assessment.

### **Lodgement**

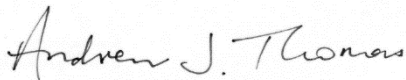
To lodge the request please complete the attached form and prepare the supporting documentation identified in the attached checklist. The form, supporting studies and fee can be lodged at the One Stop Shop on level two of Town Hall House, 456 Kent Street Sydney by appointment with the relevant planning officer.

The Major Application fee needs to be paid at lodgement. The fees are described in Council's Fees and Charges available on the City's website at [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au) under Council>>Our responsibilities>>Fees and charges.

Further information for lodgement can be found on the lodgement form.

If you would like to speak with a council officer about the request to change the planning controls or to arrange a lodgement appointment please contact Sean Kaufman, Specialist Planner on [REDACTED] or at [REDACTED]

Yours sincerely,



**Andrew Thomas**  
**A/Director**  
City Planning, Development and Transport

Encl.  
Lodgement Form  
Planning Proposal Lodgement Checklist

## Rachel Streeter

---

**From:** Jesse McNicoll [REDACTED]  
**Sent:** Wednesday, 23 May 2018 2:32 PM  
**To:** Chris Wilson  
**Cc:** Sean Kaufman; Benjamin Pechey  
**Subject:** Re: 44-78 Rosehill Street  
**Attachments:** Solar Access Spreadsheet.xlsx

Hi Chris

I am contacting you in relation to our conversation yesterday.

We require additional information in relation to overshadowing impacts to assess your planning proposal request.

- For each impacted residential flat building (or mixed use building including flats) we need a full assessment of the existing and proposed solar compliance of each dwelling comprising the entire development. Please use a separate copy of the attached excel spreadsheet for each development.
- For each impacted single dwelling we need existing and proposed areas of sun on habitable room windows at 15 min intervals
- For each impacted public open space we need plan view solar insolation plans to scale generated at 5 min intervals. The key needs to clearly show areas receiving sun at 1 hour intervals.

If your architects require any additional information please contact me on [REDACTED].

Please note that we have only just begun our assessment of your application and may require further information in relation to other issues.

Regards

Jesse McNicoll  
Urban Design Coordinator  
Strategic Planning & Urban Design



---

Telephone: +612 9265 9098  
[cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)

**City of Sydney**  
**Town Hall House**  
**456 Kent Street**  
**Sydney NSW 2000**

Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au

30 May 2018

Our Ref: X018231  
File No: 2018/281686

Chris Wilson  
Willowtree Planning Pty Ltd  
[REDACTED]  
North Sydney NSW 2060

Dear Chris,

### **Planning Proposal – 44-78 Rosehill Street, Redfern**

I refer to your request to amend the planning controls for 44-78 Rosehill Street, Redfern submitted on 9 May 2018.

The site contains a two-storey commercial tenancies with ground level car parking. The request suggests increasing the maximum height control from 18 metres to 99.6 metres and maximum floor space ratio from 2:1 to 10.4:1.

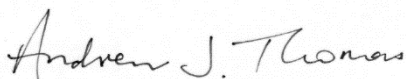
The request and associated documents submitted are generally consistent with the City's Planning Proposal Lodgement Checklist and provides sufficient information to meet the requirements of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *Guide to Preparing Planning Proposals*, with the exception of detailed information in relation to overshadowing impacts (refer to the City's email dated 23 May 2018).

For the purposes of any rezoning review, the 90 day assessment period will commence once the requested information related to overshadowing has been received.

Nothing in this advice implies endorsement to progress the request to change the planning controls or precludes the City from requesting further additional information, clarifications or changes as part of the assessment of the request.

If you would like to speak with a council officer about this request to change the planning controls, please contact Sean Kaufman, Specialist Planner on [REDACTED] or at [REDACTED]

Yours sincerely,



**Andrew Thomas**  
**Executive Manager**  
Strategic Planning and Urban Design

*city of villages*



## Rachel Streeter

---

**From:** Rachel Streeter  
**Sent:** Wednesday, 13 June 2018 4:36 PM  
**To:** Sean Kaufman; Benjamin Pechey; Jesse McNicoll  
**Cc:** Chris Wilson  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi All,

Further to the previous email, please find below a new link to the documentation. Please disregard the previous version.

[VIEW FILES](#)

As per Chris' email below, we request the opportunity to meet with you in the first week of July to discuss the proposal (particularly the Draft VPA offer).

Chris has requested a place-holder in your diary, and is happy to work in with you to arrange an appropriate time and date.

Kind regards

Rachel Streeter

Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

W [www.willowtreepanning.com.au](http://www.willowtreepanning.com.au)



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Hamilton NSW 2303

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---

**From:** Chris Wilson  
**Sent:** Wednesday, 13 June 2018 4:31 PM  
**To:** Rachel Streeter [REDACTED]; Sean Kaufman [REDACTED]  
**Cc:** Benjamin Pechey [REDACTED]; Jesse McNicoll [REDACTED]  
**Subject:** Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Apologies "arrange a meeting "

Chris Wilson  
Willowtree Planning  
Managing Director  
[REDACTED]

---

**From:** Chris Wilson  
**Sent:** Wednesday, June 13, 2018 4:30:20 PM

**To:** Rachel Streeter; Sean Kaufman  
**Cc:** Benjamin Pechey; Jesse McNicoll  
**Subject:** Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Thanks Rachel,

Hi Ben, the client would like me to Armageddon a meeting with you in the first week of July to discuss the proposal (particularly the DRAFT VPA offer).

Would it be possible to obtain a place holder in your diary ? Happy to work in with you.

Many thanks m,

Chris Wilson  
Willowtree Planning  
Managing Director  
[REDACTED]

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**From:** Rachel Streeter  
**Sent:** Wednesday, June 13, 2018 4:27:55 PM  
**To:** Sean Kaufman  
**Cc:** Benjamin Pechey; Jesse McNicoll; Chris Wilson  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Sean,

I hope you are well.

Further to the request for additional information issued by Council, please find below a link to the Overshadowing Impacts Assessment. The enclosed documents have been prepared in accordance with the requirements stipulated by Council, and demonstrate that an adequate solar amenity outcome would result from the proposal.

[VIEW FILES](#)

It is therefore requested that Council now formally lodge the Planning Proposal and confirm commencement of the 90 day assessment period.

Please do not hesitate to contact myself or Chris if you would like to discuss further. We look forward to receiving feedback on your assessment as it progresses.

**Kind regards**

**Rachel Streeter**  
Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

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---

**From:** Sean Kaufman [REDACTED]  
**Sent:** Wednesday, 6 June 2018 5:37 PM  
**To:** Chris Wilson [REDACTED]  
**Cc:** Rachel Streeter [REDACTED]; Benjamin Pechey [REDACTED]; Jesse McNicoll [REDACTED]  
**Subject:** Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Chris,

Please refer to attached letter regarding the 44-78 Rosehill Street, Redfern Planning Proposal request.  
Let me know if you have any questions.

Regards,  
Sean Kaufman  
Specialist Planner  
Strategic Planning & Urban Design



---

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---

## Rachel Streeter

---

**From:** Jesse McNicoll [REDACTED]  
**Sent:** Thursday, 21 June 2018 12:31 PM  
**To:** Rachel Streeter  
**Cc:** Chris Wilson; Nick Knezevic  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Rachel

I have been reviewing the additional overshadowing information that you have provided

We appear to have what we need to understand the impact on the residential flat buildings although I note that not all of the solar measures have been shown on the glass line (this may not be a problem but we will consider it as we get into the detailed review)

We still require some additional information:

1. In relation to the open spaces – you need to calculate the proportion of each open space that receives 4 or more hours of sun for both existing and proposed situations and show clearly on the plan the boundary between those areas that get 4+ hrs and those that don't – this measure relates specifically to our solar control for open spaces.
2. There are a number of single dwellings to the south of your site – as per my previous request please provide existing and proposed solar analysis for the living room windows and principle private open space for each dwelling

Please call me on 0425 228 582 if you need to discuss

Regards

Jesse McNicoll  
Urban Design Coordinator  
Strategic Planning & Urban Design



---

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Jesse McNicoll [REDACTED]  
**Cc:** Chris Wilson [REDACTED]  
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Chris has requested a place-holder in your diary, and is happy to work in with you to arrange an appropriate time and date.

Kind regards

Rachel Streeter

Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

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**From:** Chris Wilson

**Sent:** Wednesday, 13 June 2018 4:31 PM

**To:** Rachel Streeter [REDACTED]; Sean Kaufman [REDACTED]

**Cc:** Benjamin Pechey [REDACTED]; Jesse McNicoll [REDACTED]

**Subject:** Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Apologies "arrange a meeting "

Chris Wilson  
Willowtree Planning  
Managing Director  
[REDACTED]

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Many thanks m,

Chris Wilson  
Willowtree Planning  
Managing Director  
[REDACTED]

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**Kind regards**

**Rachel Streeter**  
Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

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**To:** Chris Wilson [REDACTED]  
**Cc:** Rachel Streeter [REDACTED]; Benjamin Pechey [REDACTED]; Jesse McNicoll [REDACTED]  
**Subject:** Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Chris,

Please refer to attached letter regarding the 44-78 Rosehill Street, Redfern Planning Proposal request.  
Let me know if you have any questions.

Regards,  
Sean Kaufman  
Specialist Planner  
Strategic Planning & Urban Design



---

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---

## Rachel Streeter

---

**From:** Rachel Streeter  
**Sent:** Friday, 29 June 2018 2:36 PM  
**To:** Jesse McNicoll  
**Cc:** Nick Knezevic; Stephen Moore; [REDACTED] 'Antonio Pozzi'; Chris Wilson  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Jesse,

Further to previous correspondence and your discussion with Antonio, please find below a link to the additional information relating to solar access.

[VIEW FILES](#)

We trust this provides all the information required to support your assessment.

Kind regards

Rachel Streeter

Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

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---

**From:** Antonio Pozzi [REDACTED]  
**Sent:** Friday, 22 June 2018 3:00 PM  
**To:** Jesse McNicoll [REDACTED]; Chris Wilson [REDACTED] Rachel Streeter [REDACTED] >  
**Cc:** Nick Knezevic [REDACTED]; Stephen Moore [REDACTED] >; [REDACTED]  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Jesse,

Thanks for meeting me today.

As we discuss I will put together an extra documentation showing:

- Solar analysis before and after of the all the single dwelling in adjoin sites. (Rosehill st n. 80-82-84-86-88 and potential more single dwellings )
- Solar analysis of the facades of all the adjoin building affected from the proposal. (30-minute interval up to 2 hours)
- For the dwelling not achieving the 2 hours minimum of direct sun, show a detailed impact analysis of before and after.

I will put together this extra documentation to be submitted next week.

Regards

**Antonio Pozzi**

senior urban & architectural designer

m [REDACTED]

**RobertsDay**

*planning•design•place*

level four

17 randle street surry hills

nsw australia 2010

t [REDACTED]

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---

**From:** Jesse McNicoll [REDACTED]

**Sent:** Thursday, 21 June 2018 2:57 PM

**To:** Chris Wilson [REDACTED]; Rachel Streeter [REDACTED]

**Cc:** Nick Knezevic [REDACTED]; Stephen Moore [REDACTED];

Antonio Pozzi [REDACTED]; [REDACTED]

**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Chris

I have a meeting from 3 but have a slot from 2-3 if that can work for Antonio

Regards

Jesse

---

**From:** Chris Wilson [REDACTED]

**Sent:** Thursday, 21 June 2018 2:54 PM

**To:** Jesse McNicoll [REDACTED]; Rachel Streeter [REDACTED]

**Cc:** Nick Knezevic [REDACTED]; [REDACTED] Antonio Pozzi

[REDACTED]; [REDACTED]

**Subject:** Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Thanks Jesse,

Rather than dealing with this by email, can Stephens be Antonio come in tomorrow to discuss this in person ?

We'd like to provide you with all that you require.

How is 3pm ?

Chris Wilson  
Willowtree Planning  
Managing Director  
[REDACTED]

---

**From:** Jesse McNicoll [REDACTED]  
**Sent:** Thursday, June 21, 2018 12:30:44 PM  
**To:** Rachel Streeter  
**Cc:** Chris Wilson; Nick Knezevic  
**Subject:** RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

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Regards

Jesse McNicoll  
Urban Design Coordinator  
Strategic Planning & Urban Design



---

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**From:** Rachel Streeter [REDACTED]  
**Sent:** Wednesday, 13 June 2018 4:36 PM  
**To:** Sean Kaufman [REDACTED]; Benjamin Pechey [REDACTED];  
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**Cc:** Chris Wilson [REDACTED]  
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**Rachel Streeter**  
Senior Town Planner

T [REDACTED] | M [REDACTED] | E [REDACTED]

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Apologies "arrange a meeting "

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Willowtree Planning  
Managing Director  
[REDACTED]

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Willowtree Planning  
Managing Director

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**Kind regards**

**Rachel Streeter**  
Senior Town Planner

T ██████████ | M ██████████ | E ██████████

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Sean Kaufman  
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