

## **Independent Planning Commission – 2 August 2024**

### **Redfern Mixed Use Co-Living Housing Development (SSD 32275057)**

City of Sydney’s Recommended Condition Changes (if IPC approve the proposal)

*Note: New condition/ changes to conditions are in **red**.*

#### ***B -- DESIGN MODIFICATIONS – PRIVACY TREATMENTS AND GLAZING***

***The design of the building must be modified to incorporate the following:***

- (a) Operable external privacy treatments for courtyard facing rooms (ideally vertically operable to enable simultaneous user control of visual privacy and daylight/solar access).***
- (b) Operable external privacy for lowest level rooms facing Cleveland / Eveleigh / Woodburn Streets (in our previous advice we raised this as an issue also).***
- (c) Clear glazing.***

***The modifications are to be submitted to and approved by Council’s Area Planning Manager prior to the issue of a Construction Certificate.***

#### ***B -- DESIGN MODIFICATIONS – WASTE LOADING***

***The design of the building must be modified to incorporate the following:***

- (a) The provision of waste loading as per the requirements of the Sydney Development Control Plan 2012.***
- (b) If the above cannot be achieved, the provision of waste loading is to provide a minimum clearance as per the Australian Standards AS2890.2 and accommodate a 7.5 m length vehicle size.***

***The modifications are to be submitted to and approved by Council’s Area Planning Manager prior to the issue of a Construction Certificate.***

#### **B11 PUBLIC DOMAIN CONCEPT PLAN**

Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to and approved by the Council’s Public Domain Unit a public domain concept plan, showing all the site frontages and extending a minimum of 5m past the boundary and to the road centreline, must be prepared in accordance with the City’s

Public Domain Manual and Sydney Streets Code. *The future public domain upgrade works surrounding the site should be shown on the plan (as consulted with and confirmed by City of Sydney's Public Domain Unit) and are to include, but not be limited to, a contraflow cycleway, Continuous Footpath Treatments (CFT), and kerb realignment on Eveleigh Street.*

## **B14 LANDSCAPING**

*a) A detailed landscape design including plans and details drawn to scale, and technical specification, by a registered landscape architect, must be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate. These documents must include:*

- i. Location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots.*
- ii. Location and details of structures on the site including, but not limited to, paving finishes, services, walls, balustrades, furniture, screen fences, water features, and shade structures, fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.*
- iii. Deletion of inaccessible planters against the new breakout rooms on Levels 1 to 4. Facades where planters are to be deleted are to be of high quality finish.*
- iv. All furniture and umbrellas are to be fixed to the Level 5 slab, submit fixing details.*
- v. Identify storage locations for removable elements like demountable umbrellas when not in use.*
- vi. Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.*
- vii. Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity. New Banksia, Davidsonia and Angophora trees are to be minimum 75L pot size at installation.*
- viii. Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer.*

***ix. Landscape maintenance plan. This plan is to be complied with during occupation of the property and must include any relevant maintenance methodology for safe working at height such as access requirements, location of any anchor points, gates, and transport of materials and green waste.***

***x. All landscaping in the approved plan is to be complete prior to any Occupation Certificate being issued.***

## **B17 WASTE MANAGEMENT**

Prior to the issue of the first Construction Certificate, the Applicant must submit to the ***City of Sydney (delete Certifier)*** a Report prepared by a suitability qualified professional demonstrating that adequate provisions will be made within the premises for the storage, collection and disposal of waste and recyclable materials.

## **B23 PUBLIC ART STRATEGY**

Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a detailed Public Art Strategy prepared in consultation with local Indigenous artists and in consultation with Council. ***The detailed Public Art Strategy should only include external, 24/7 publicly accessible locations.***

## **E29 OPERATIONAL WASTE MANAGEMENT PLAN**

Prior to the occupation or commencement of use, whichever is earlier, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the ***City of Sydney (delete Certifier)*** which must:

- a) set out adequate provisions within the premises for the storage, collection and disposal of waste and recyclable materials ***that allows for twice a week waste collection and once a week recycling;***
- b) confirm the location of waste collection and establish appropriate routes to the collection point;
- c) provide confirmation of the engagement of a qualified private waste collection contractor;
- d) detail the type and quantity of waste to be generated during operation of the development;

- e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (EPA);
- f) detail the materials to be reused or recycled, either on or off site; and
- g) include the management and mitigation measures included in the EIS.

***E-- COMPLIANCE REPORTING***

***Prior to any Occupation Certificate being issued the Principal Certifier must obtain Council's approval of the waste and recycling management facilities provided in the development to ensure arrangements are in place for domestic waste Collection by Council.***