

SSD-32275057 REDFERN MIXED USE CO-LIVING HOUSING OBJECTION

NSW 2016 |

7th August 2024

Independent Planning Commission NSW
Suite 15.02 Level 15
135 King Street
SYDNEY NSW 2000

Dear Commissioners:

I write to reiterate my objection to SSD-32275057 Redfern Mixed Use Co-living Housing. My objection letter dated 29th November 2022 sets out the primary objections in detail, however I would like to emphasise the following

The core of the objection is that the proposed development contravenes three development standards under Clause 21 of the Eastern Harbour City SEPP, being:

- Total maximum floor space ratio (FSR)
- Maximum residential accommodation FSR
- Height of Buildings

The submitted Clause 16A Variation Request does not demonstrate to the consent authority that the following three matters are satisfied:

- That compliance with the development standard is unreasonable or unnecessary in the circumstance of the case,
- That there are sufficient environmental planning grounds to justify contravening the development standard, and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Given that the Clause 16A Variation Request does not satisfy or demonstrate the above, the **proposal is not approvable.**

The City of Sydney has also objected to the development citing the following concerns:

1. Suitability of the site and non-compliance with key development standards
2. Design excellence and urban design
3. Residential amenity
4. Public domain
5. Public art
6. Ecologically sustainable development
7. Landscaping
8. Car, motorcycle and bicycle parking
9. Servicing, waste and access

The City of Sydney clearly states in bold in their objection: **“The City does not agree that the variation request provides adequate justification of the departures from the key development controls.”**

The contravention of the planning controls has significant impacts on the amenity of the neighbouring properties and the wider neighbourhood. The Clause 16A Variation Request is not acceptable, supportable or approvable and the proposed development should only proceed if limited to a compliant maximum height in storeys of 5.

If the site is capable and suitable for increased height and FSR controls without affecting existing amenity, then a planning proposal amendment process should occur. A non-compliant scheme with such severe impacts on the amenity of the neighbourhood is un-approvable under the current planning controls that apply to the site. These planning controls must be applied equally, fairly and transparently to all sites otherwise the controls specified by our planning system are meaningless.

I would request that the commissioners and the members of the Independent Planning Commission take my original objection letter dated 29th November 2022 and the objection from City of Sydney into consideration when making a decision relating to this development proposal.

Thank you for your time and consideration of the issues.

Kind Regards,

Wendy Crane


B. Des (Arch) USYD, M. Arch USYD

SSD-32275057

Redfern Mixed Use Co-living Housing Objection



Wendy Crane

NSW 2016

Phone:

E:

29th November 2022

Director
Key Sites Assessments
NSW Department of Planning and Environment
Locked Bay 5022
PARRAMATTA NSW 2124

c/o Renah Givney

E:

Dear Renah:

I am the owner and occupant of [REDACTED] located directly adjacent to and south of the proposed development located at 175-177 Cleveland Street, 1-5 and 6-8 Woodburn Street. My property is part of a row of three, two storey residential terrace houses built in 1888.

I would like to object to the proposed development on several planning grounds and set out responses to some of the key documents submitted as part of the development application. The documentation provided with the application is extensive and this submission does not attempt to address all issues, rather, I have focussed on key matters that have a direct and significant impact and effect on my property. This is set out in sections below:

CLAUSE 16A VARIATION REQUEST

Firstly I will address the the CLAUSE 16A Variation Request prepared by Mecone on behalf of EG Funds Management:

The submitted Clause 16A Variation Request is required to demonstrate to the consent authority that the following three matters are satisfied before the consent authority can grant consent to a development that contravenes a development standard:

- That compliance with the development standard is unreasonable or unnecessary in the circumstance of the case,

- That there are sufficient environmental planning grounds to justify contravening the development standard, and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

I note that the submitted Clause 16A Variation Request is not just for the contravention of one development standard. It is for the contravention of three development standards under Clause 21 of the Eastern Harbour City SEPP; being:

- Total maximum floor space ration (FSR)
- Maximum residential accommodation FSR
- Height of Buildings

These three contraventions are arguably the three non-compliances with the planning controls that will have the most detrimental impacts on the amenity of the surrounding properties and occupants and are the very reason that such planning controls apply to all sites. That is, planning controls exist in order to ensure that proposed development is of a reasonable scale, bulk, height and character so as to be contextally compatible with the surrounding area and not to have detrimental affects on the amenity of surrounding properties and the neighbourhood.

The following table from the Mecone Clause 16A Variation Request shows the extent of the non-compliances with the Eastern Harbour City SEPP:

Table 1 Eastern Harbour City SEPP Clause 21 Variation Summary		
Development Standard	Proposed	Proposed variation
Maximum <u>total FSR</u> of 3.3:1 (inclusive of 10% bonus under Housing SEPP)	3.47:1 (6,955.9m ²)	Variation of 0.17:1, representing a 5.15% variation.
Maximum <u>residential FSR</u> of 1.3:1 (inclusive of 10% bonus under Housing SEPP)	3.01:1 (6,078.7m ²)	Variation of 1.71:1, representing a 131.5% variation.
Maximum height of five storeys	Five to seven storeys	Variation of up to two storeys, representing a 40% variation.

Figure 1: Excerpt from the Clause 16A Variation Request prepared by Mecone.

The Mecone Clause 16A Variation Request states on page 2:

"It is important to note that notwithstanding the proposed variations to the FSR and building height development standards, the development has been designed to present predominately as being five storeys when viewed from the public domain. In this respect, while the proposal does not strictly comply with these developments, the variations sought do not adversely contribute to the bulk and scale of the building and thus, remains compatible with the prevailing character of the area."

Response: This is an incorrect statement as the public domain does not only occur in Cleveland Street. The public domain includes both Woodburn Street and Eveleigh Street and the proposed building will have a significant level of impact to all three street frontages. To only take into consideration the elevation facing Cleveland Street is a one dimensional understanding of how a building impacts a neighbourhood. The proposed height, bulk and scale of seven storeys is located directly adjacent to a group of three original two storey residential terrace houses that were constructed in 1888. The amenity of these three terraces is already very compromised by later surrounding development and the proposed height, bulk and scale of seven storeys on the northern boundary further impacts their amenity. The statement that *“the variations sought do not adversely contribute to the bulk and scale of the building and thus, remain compatible with the prevailing character of the area”* is also incorrect. The character of the area is made of a combination of early terrace house forms, larger industrial warehouses (with maximum 3-4 storey heights and more commonly 1-2 storey heights, and modern student housing (namely Scape Cleveland Street, which has a maximum height of 5 storeys and Hudson Street studios which has a street front height of 4 storeys. None of these approved buildings have exceeded the height limit of 5 storeys and therefore any proposed building that is greater than 5 storeys is not compatible with the prevailing character of the area – which is predominately 1, 2 and 3 storeys.

The Mecone Clause 16A Variation Request states on page 3:

“It is also important to note that the proposed variation to the total FSR is largely contributed to by the desire to deliver meaningful amenity for residents through communal internal living areas on the upper levels.”

Response: It is not justifiable or supportable to seek variations to several planning controls citing that *“the proposed variation to the total FSR is largely contributed to by the desire to deliver meaningful amenity for residents through communal internal living areas on the upper levels”*. Some of the reasons for this are:

1. The allowable FSR and height controls are intended to provide for the total requirements of the development. This includes providing suitable amenity for future residents. The FSR is not based on using the planning control allowance for one part of the development and then adding the amenity requirements as an after thought. If additional space is required to achieve amenity for the development is it very clear the proposal is over-development. The Clause 16A Variation Request appears somewhat disingenuous in how it presents these arguments.
2. Variations to planning controls do take place and there are sometimes good reasons for a variation. However, when the variations are significant, as set out in this application, and increase both floor space and height well beyond the available bonuses, the project is over-development.
3. The meaningful amenity for the residents (being the proposed residents of the proposed development) is at the cost of actual amenity to the existing residents, particularly the existing residents of the three residential terraces located to the south of the proposed development and directly adjacent to the non-compliant height of seven storeys.
4. The development is capable of providing meaningful amenity for the new residents and still complying with the 5 storey height control.
5. Other student accommodation developments have successfully been built in the immediate vicinity and have complied with the five storey height limit.

Section 1.2 of the Clause 16A Variation Request cites previous approvals to a portion of the proposed site (being 175-177 Cleveland Street and 1-5 Woodburn Street):

SSD 6371 was granted approval on 28 January 2015 for a mixed use development with student and residential accommodation for 175-177 Cleveland Street for a residential FSR of 1.27:1 and a total FSR of 1.71:1.

Response: I was notified about this scheme and I did not object to the application.

SSD 7064 received a refusal from the Independent Planning and Assessment Commission (IPC) on the 20th February 2017. The scheme was later approved by the LEC on the 22nd March 2018. This SSD was approved with a residential FSR of 1.2:1 and total FSR of 3.25:1.

Response: I was notified about this scheme and I thought it was a very high quality and well considered scheme – I did not object to the application. I note that FSR and height non-compliance of this scheme was not directly adjacent to the row of three two storey terraces and this development would not have had any significant impacts on our amenity. Section 3.3.2 on page 45 of the Clause 16A Variation Request notes that there is only a proposed increase of .3m above the approved RL of 43.6 of SSD7064 – however the height of this bulk and scale was in a very different location and would not have impacted the terraces at No. 9, 10 and 11 Woodburn Street at all. I was supportive of SSD7064 as it was a good architectural design that would have enhanced the area and did not adversely affect the amenity of No. 9, 10 or 11 Woodburn Street

The Clause 16A Variation refers to several student accommodation developments being:

- Scape Student Accommodation (SSD 4949-2011) - Located to the direct west (40m) at 142 Abercrombie Street, Redfern at the intersection of Cleveland and Abercrombie Streets.
- Iglu Student Accommodation (SSD 6724) – Located to the south (550m) at 60
– 78 Regent Street, Redfern.
- Iglu Student Accommodation (SSD 9275) – Located to the south (600m) at 70
– 88 Regent Street.
- Scape Student Accommodation (Pemulwuy Precinct) (SSD 8135) – Located to the south (263m) at 77-123 Eveleigh Street, Redfern at the corner of Eveleigh and Lawson Streets.

The only student accommodation scheme listed above that directly relates to the neighbourhood of the proposed development is Scape Student Accommodation at 142 Abercrombie Street, Redfern.

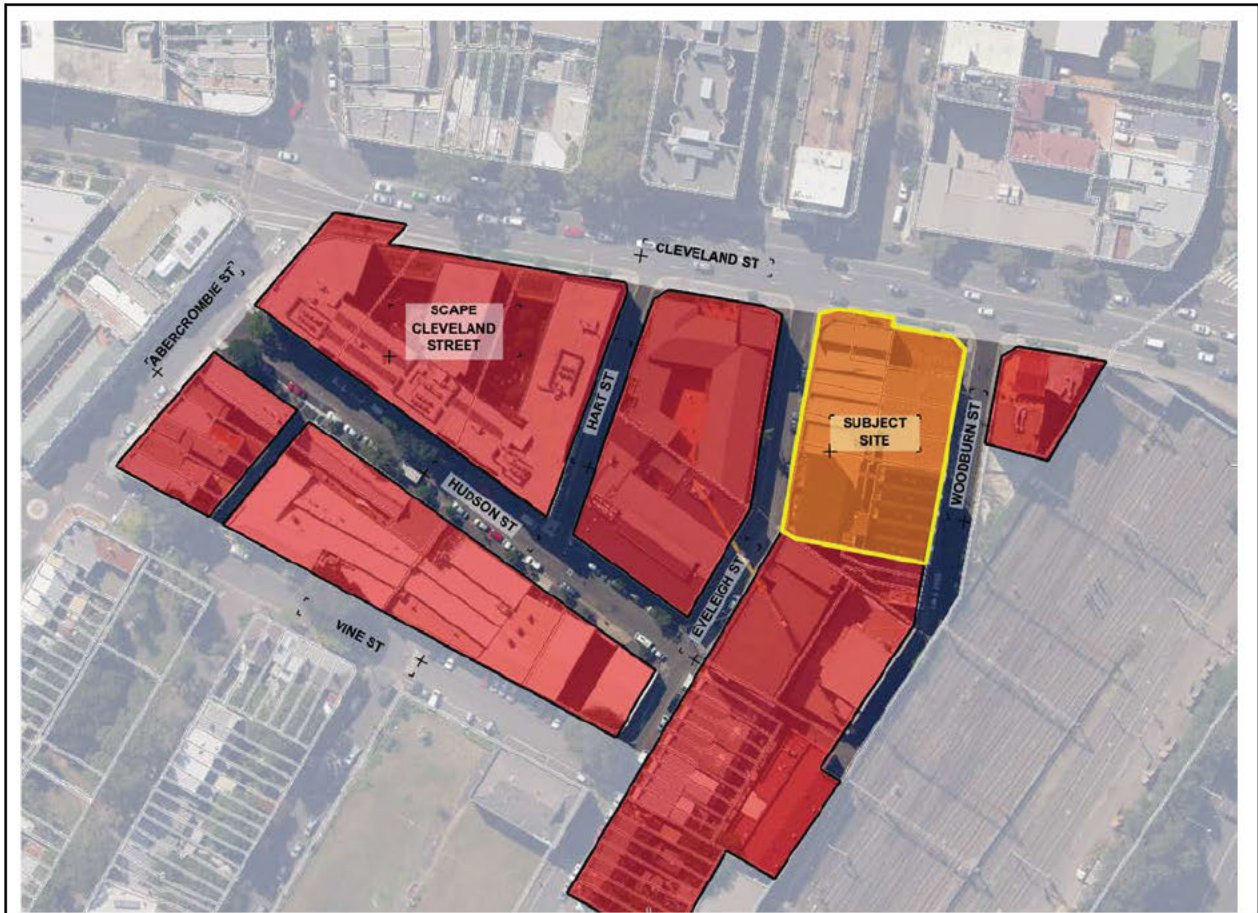


Figure 2: Map showing the neighbourhood context of the subject site and identifying the location of Scape Cleveland Street (corner of Cleveland Street and Abercrombie Street). Areas shown shaded red correlate with the areas that have a planning control of a total maximum FSR of 3:1 and form the neighbourhood context for the development.

The other examples presented for consideration by Mecone are located in vastly different contexts and should not be taken into account as meaningful precedents for this site and the proposed development of this site.

Iglu Redfern Student Accommodation at 78 Regent Street, Redfern is located on the south-eastern side of Redfern station and is part of cluster of 10 x 18 storey towers (either constructed or under construction), nestled behind the former TNT towers. The context and neighbourhood character is completely different to that of this proposed development. This development is not directly adjacent to two storey residential terrace housing.



Figure 3: Iglu Redfern is located within a cluster of 18 storey towers on the south-eastern side of Redfern Station and there are no two-storey terrace houses located directly adjacent to the site.

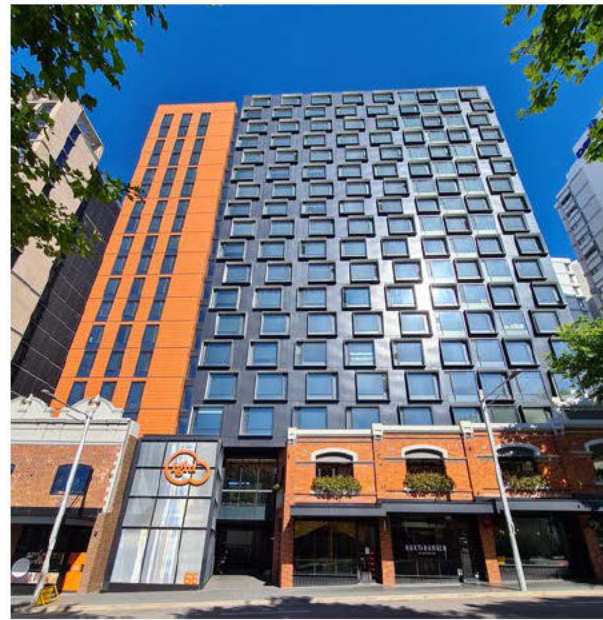


Figure 4: Iglu Redfern located within a cluster of 18 storey towers and even this 18 storey development presents a transition scale of two storey forms to the street frontage. The proposed development adjacent to our two storey terrace house forms presents at five storeys to the street frontage and seven storeys above.



Figure 5: Iglu Redfern located within a cluster of 18 storey towers and even this 18 storey development presents a transition scale of two storey forms to the street frontage. The proposed development adjacent to our two storey terrace house forms presents at five storeys to the street frontage and seven storeys above.

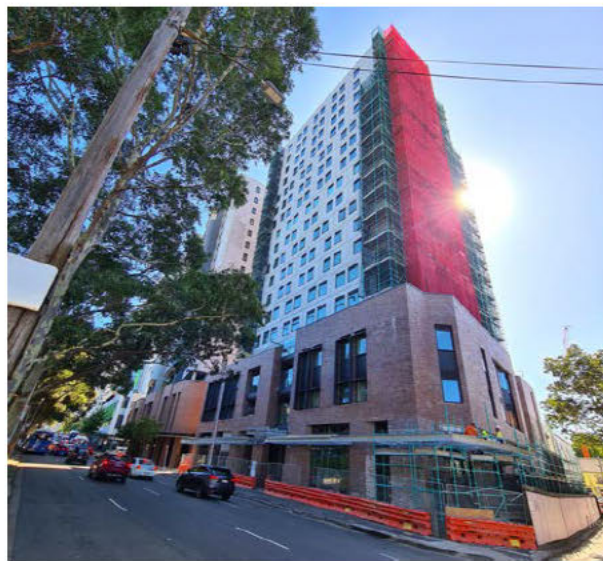


Figure 6: All the new towers in this cluster (even those currently under construction) present a face brick podium of 2 – 3 storeys to the street frontage, with the tower form behind – none of them present a 5 storey street frontage.

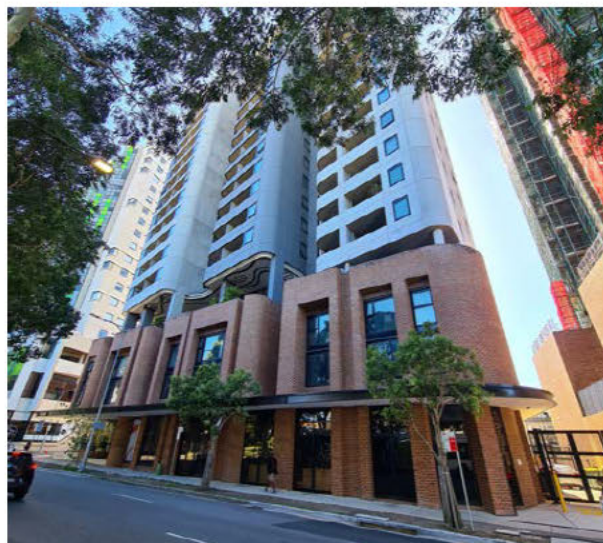


Figure 7: All the new towers in this cluster (even those currently under construction) present a face brick podium of 2 – 3 storeys to the street frontage, with the tower form behind – none of them present a 5 storey street frontage.

Iglu Central Student Accommodation at 88 Regent Street, again is in a completely different suburb, adjacent to central, with a completely different context and character, the character being one that is characterised by the towers of UTS and Central Park. The development is surrounded by commercial buildings and does not have two storey residential terrace housing directly adjacent.

Scape Student Accommodation (Pemulway Precinct) is built in what was and is a politically fraught development that received an enormous amount of objections from the community, there is absolutely no realistic argument that the bulk and scale of this development is appropriate for the neighbourhood. However, I do note that the majority of the overshadowing caused by the Pemulway Precinct development is over the rail corridor and there is not a row of 2 storey terraces located directly to the south as is the case in with this proposed development.

Even Scape (Pemulway Precinct) uses transitional height and scale adjacent the existing two storey houses in Eveleigh Street. Note Scape Pemulway Precinct is located to the south of these terraces and does not overshadow them and the development still provided an appropriate transition between the bulk of the development and the small scale two storey terraces.

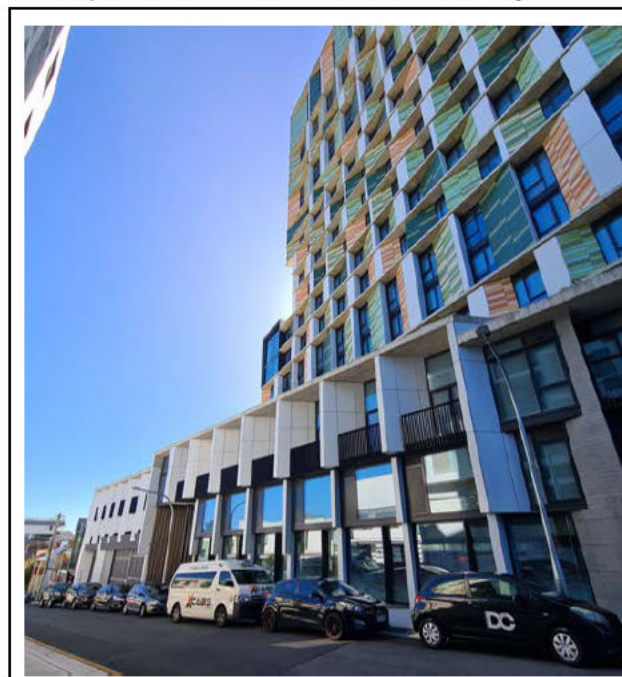


Figure 8: Transitional three storey scale between the two storey terraces on Eveleigh Street and the 24 storey tower located to the south, towards Redfern Station.



Figure 9: Transitional three storey scale between the two storey terraces on Eveleigh Street and the 24 storey tower located to the south, towards Redfern Station.



Figure 10: The transitional three storey scale (indicated with a green arrow) then steps down further to a two-storey scale with attic dormer form (indicated with a yellow arrow) directly adjacent to the existing two storey terraces in order to fit better within the existing context. The proposed development adjacent to the three terraces in Woodburn Street does that exact opposite of this – the proposed development locates the highest part of the development directly adjacent to the three two storey terraces and does not respond to the height, bulk, or scale of the context at all.

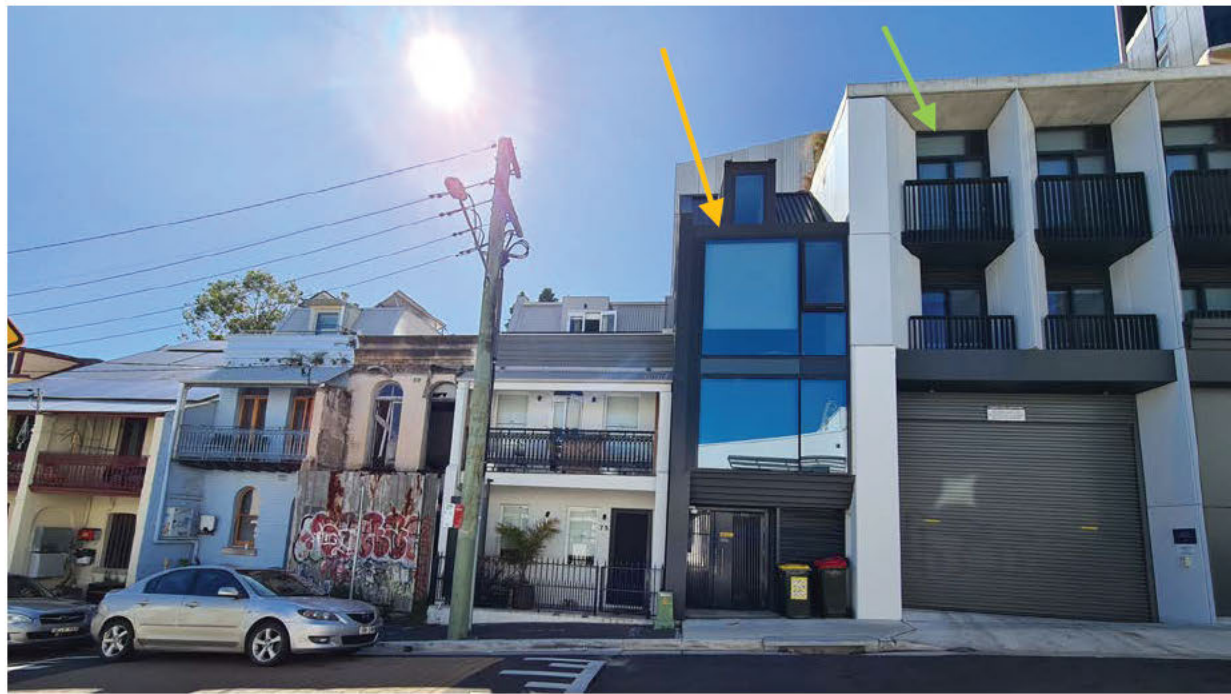


Figure 11: The transitional three storey scale (indicated with a green arrow) then steps down further to a two-storey scale with attic dormer form (indicated with a yellow arrow) directly adjacent to the existing two storey terraces in order to fit better within the existing context. The proposed development adjacent to the three terraces in Woodburn Street does that exact opposite of this – the proposed development locates the highest part of the development directly adjacent to the three two storey terraces and does not respond to the height, bulk, or scale of the context at all.

The sites labelled 'V' on the FSR map below form the extent of the neighbourhood context.

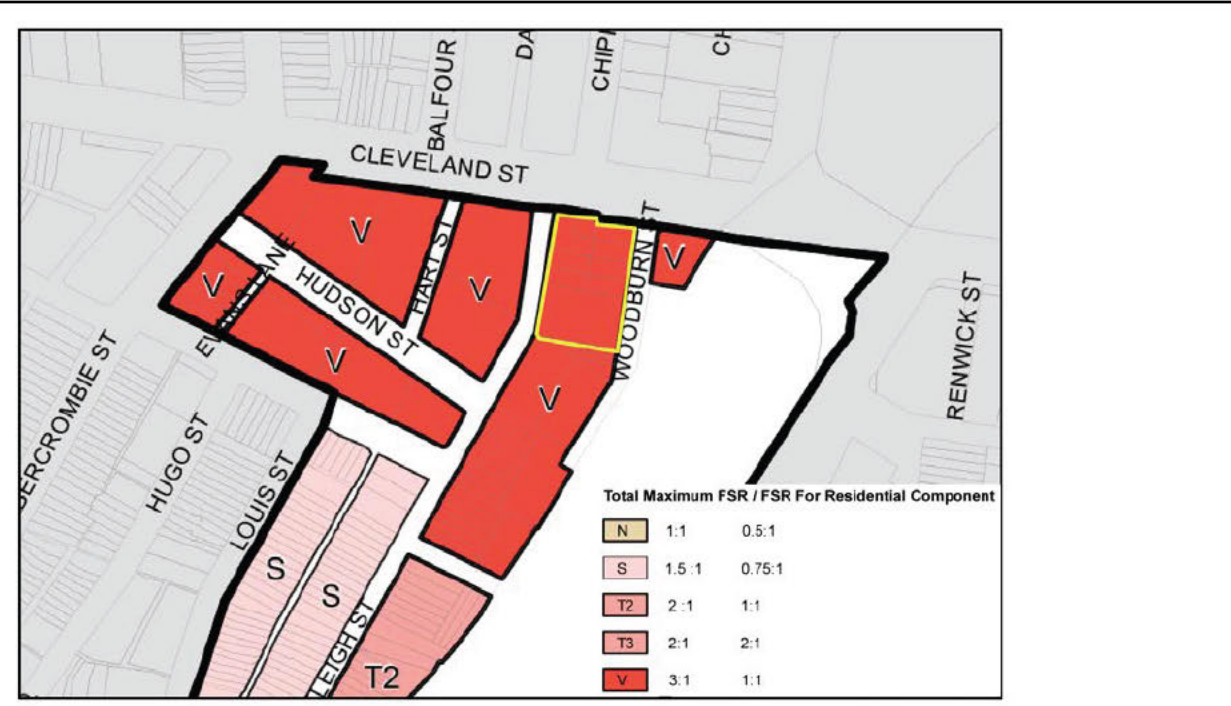


Figure 12: Site Location and Applicable Maximum Total and Residential FSR. Source: NSW Legislation

Note the areas marked "V" and coloured red on the map form the neighbourhood context for the proposed development.

There are 4 recent development that are located within this neighbourhood context being:

- Scape Cleveland Street, at 142 Abercrombie Street, Redfern, being a very comparable development occupying the whole block bound by Cleveland Street, Abercrombie Street, Hudson Street and Hart Street.
- Hudson Street Studios, directly opposite Scape Cleveland Street.
- Development of 17 Eveleigh Street – Adaptive Re-use of an existing warehouse (formerly empty and dilapidated) with additional storeys – mixed use, commercial and residential.
- Development of 16 Eveleigh Street – Adaptive re-use of existing warehouse – no additional storeys – commercial use.

The other projects listed in the Clause 16A Variation are irrelevant to this planning assessment as they are not in comparable contexts and as such should be disregarded.

Exceeding the total allowable Residential FSR (even allowing for the 10% bonus FSR allowable under the Housing SEPP for co-living housing) by 131.5% results in an unsupportable scheme. If the department of planning deems this gross variation to the existing planning controls for the area as acceptable, a planning scheme ammendment should be sought to review and update the planning controls accordingly so that there is equity and transparency for all in the planning process.

As the Eastern Harbour City SEPP does not detail objectives for the FSR development standards it is impossible for the applicant to state that the objectives of the standard are achieved given that there is a significant non-compliance with the standard (section 2.4.1 of the Clause 16A Variation). The applicant has instead used the following objectives from the *Redfern-Waterloo Built Environment Plan (Stage One)*(August 2006):

- *Ensure development responds to the scale, form and design of surrounding development;*
- *To provide sufficient floor space to meet anticipated development for the foreseeable future;*
- *To regulate the density of development, built form and land use intensity and to control the generation of vehicle and pedestrian traffic;*
- *To provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure;*
- *To ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality; and*
- *To promote a balance between commercial and residential development in the Redfern precinct and to limit residential development in areas of limited amenity.*

Response: The proposed development does not respond to the scale, form and design of surrounding development. It would appear that the proposal does not satisfy any of the six objectives set out. The surrounding development is a mix of one, two, three, four and maximum five storeys.

The Housing SEPP requires the provision of 44 off street car parking spaces. The proposal only provides 19 off street car parking spaces, less than half what is required under the SEPP. In an area that already has insufficient street parking, this will exacerbate an already overloaded system. If the scheme presented were compliant with the height and FSR controls the deficiency of the parking failing to comply with the control would be lessened.

Woodburn Street, where my property is located, is a narrow, effectively one way street that actually relies on a right of way (i.e. not a council or state owned road) between Eveleigh Street and Woodburn Street to function. I object to the intensification of traffic and the increased demands on parking that this development will clearly have as it is inconceivable that 365 additional lodgers will not have an impact on the parking and traffic in the area.

On page 19, in response to the implied objective *"Ensuring development responds to the scale, form and design of surrounding development"*, Mecone states *"The proposed distribution of mass has sought to respond to the scale of the surrounding development as detailed in this request"*.

Response: This statement is incorrect, the proposal has completely ignored the scale, form and design of the three two storey terrace houses located directly to the south of the non-compliant bulk and scale of the seven storeys.

On page 20, the following statement is made: *"There are instances of 5+ storey developments in the area that exist in harmony with lower scale development in the locality."*

Response: This statement is incorrect. There are no 5+ storey developments in the neighbourhood context. The highest building in the neighbourhood context is Scape Cleveland Street and it complies with the 5 storey height control and is not adjacent to any two storey terraces.

Section 2.5 states that there are no resultant amenity impacts.

Response: This is clearly false and the Clause 16A Variation Request fails to consider the context, including the three two storey terraces when considering potential impacts. The following points address some of the more obvious amenity impacts that should have been considered in the variation request:

1. Any increase in height, bulk and scale adjacent and to the north of the three residential terraces at 9, 10 and 11 Woodburn Street will have amenity impacts, primarily by increasing overshadowing to our private open space which are already severely compromised.
2. There is also the visual impact of increasing height bulk and scale directly adjacent to the two storey terrace house forms. This relates to both the properties and the scale of development in relation to the terraces.

At 5 storeys, which is the maximum height approvable under the planning controls, the building form has an appropriate height, bulk and scale which will not result in a loss of amenity for neighbouring buildings. The additional 2 storeys are located so as to have maximum impact on the three 2 storey terrace houses located directly to the south of the proposed height contravention.

While the proposed communal living areas and outdoor common areas located on the roof will receive a minimum of 3 hours direct sunlight between 9am and 3pm during mid-winter, the construction of these roof top communal living areas and outdoor common areas will further overshadow our private open space which doesn't even receive 3 hours of direct sunlight in mid summer!

The proposed amenity for the proposed residential occupants of the development is at the direct and real loss of amenity for the existing residents located in the three two storey terraces located directly adjacent and to the south of the proposed seven storey section.

Page 26 of the Clause 16A Variation Request outlines how the proposal exceeds the Housing SEPP requirements for minimum communal open space and communal living areas. It states that the proposal provides a total of 549.4m² of communal living areas, which is in excess of the requirement of at least 450m² of communal living areas.

Response: If these communal living areas were reduced, the proposed bulk, scale and height adjacent to No. 9, 10 and 11 Woodburn Street could be reduced or set back to a point where it would not have as great an affect on our amenity. If there were less rooms there would also be less of a requirement for communal areas and the proposal could satisfy the current site controls. If the applicant wishes to provide enhanced community spaces that is admirable but it must be provided within the overall FSR and height controls.

On Page 27 of the Clause 16A Variation Request, in spite of earlier stating that there are *"no resultant amenity impacts"* the report goes on to state that the proposal will have *"minor and acceptable shadow impacts"*.

Response: It is easy for a person sitting in an office, who is not directly affected by the overshadowing to state that the overshadowing is *"acceptable"* or minor. The level to which No. 9, 10 and 11 Woodburn Street are already overshadowed means that any additional overshadowing has enormous impacts on our health and amenity. It is possible to design a successful, approvable scheme that complies with the 5 storey height control and does not produce any additional overshadowing to the two storey residential terraces located directly to the south at 9, 10 and 11 Woodburn Street.

On Page 30 of the Clause 16A Variation Request the following statement is made: *"The proposed development has been designed to optimise solar access for the adjacent properties by limiting the extent of additional shadow cast."*

Response: This is incorrect. The proposed seven storey bulk located directly north of 9, 10 and 11 Woodburn Street will increase overshadowing and decrease the amount of daylight received to the private open space. Any scheme that increases overshadowing and decreases amenity cannot claim to *"optimise solar access for the adjacent properites"*. This is not simply a matter of overshadowing, the height, particularly to the north of our properties, of the development also removes skyview and further encloses the rear private open spaces of the terraces. It may be difficult for the developer to engage with the interface between the small terraces and their desire for an overscaled building, but the contextual and amenity controls require that design consideration, and a resolution that at least does not make the interface worse than it presently is.

PRIVACY

The statement on page 30 of the Clause 16A Variation that *"the only residential use in immediate proximity to the site relates to the residential flat building to the direct west and the existing terraces and the residential units to the south"* – the word *"only"* is misleading and a mis-representation. The the adjacent sites are all residential in use. 9, 10, and 11 Woodburn Street are residential, 13-31 Eveleigh Street is residential to the top 2 floors and 2-8 Eveleigh Street is residential. The only building that is not residential is the hotel on the corner of Cleveland and Woodburn Street and privacy still needs to be considered for hotel guests.

On page 32 the following statement is made: *"The non-residential development in the surrounds largely consists of shop top housing that provides retail uses at street level and residential above"*.

Response: This statement is completely incorrect. Most of the non-residential development surrounding the site is commercial, and is predominately office space. There is a very small section of shop top housing on Abercrombie Street on the block between Hudson Street and Vine Street.

Mecone conclude the following on Clause 16A(3)(b) on page 34 of their report:

"The proposed residential and total floor space associated with the proposed co-living housing use does not result in additional visual or amenity impacts"

Response: This statement is fundamentally incorrect and this objection has been written to provide evidence to the contrary, that the contravention of the planning controls does in fact have significant additional visual and amenity impacts for the neighbouring properties and the neighbourhood and as such the Clause 16A(3)(b) Variation Request is not acceptable, supportable or approvable and the proposed development should only proceed if limited to a compliant maximum height in storeys of 5.

Mecone proceed to conclude that:

"The additional floor space is largely contributed to by additional communal living areas and amenities for residents"

Response: This is not correct or sufficient grounds to contravene the planning controls as a contextually suitable scheme is still capable of providing meaningful amenity for the residents whilst complying with the 5 storey height control. Other student accommodation developments have successfully been built in the neighbourhood and have complied with the five storey height limit.

Mecone also conclude:

"The existing approvals demonstrate a strong precedent for varying the residential FSR in the instance the development relates to a co-living housing."

Response: Only one of the examples cited is located within the neighbourhood context of the proposed development site and although this example (Scape Cleveland Street) was approved at a floor space of 3.0:1, the whole of the development complies with the height control of 5 storeys, and retains the 2 storey former warehouse frontage along Cleveland Street.

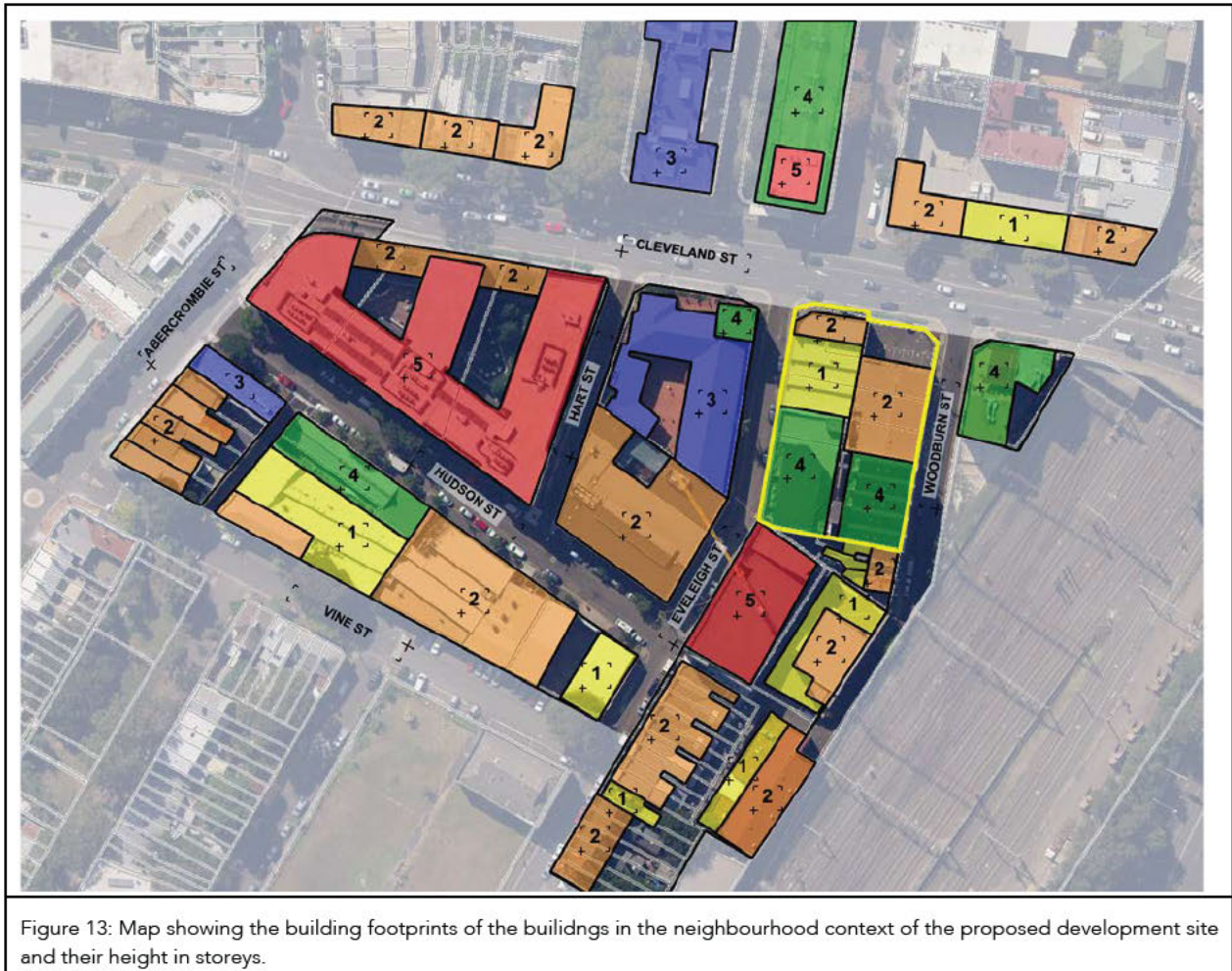
I am not objecting to the development of the site, or the use of the site, I am objecting to the contravention of the planning controls, namely height, bulk and scale, which will directly affect the amenity of the residents in the area, and particularly affect the three two storey terraces at No. 9, 10 and 11 Woodburn Street.

BUILDING HEIGHT

The Implied Objectives listed under Section 3 Building Height on pages 41-42 of the Clause 16A Variation Request are as follows:

Objective 1: *Ensure that development is of a similar size and scale to existing development so that it is compatible with the streetscape; and*

Objective 2: *To promote the sharing of views.*



The map above shows that the height in storeys of much of the surrounding development is one and two storeys.

The proposed built form of the sixth and seventh stories have been located where they have the most contrasting and incompatible visual impact, being located directly adjacent to the small forms of the three two-storey terraces.

The current maximum height under the planning control of 5 storeys is the correct height to ensure that development is compatible with the streetscape and the character of the neighbourhood.

Increased height and floor space ratio along the railway corridor is fine, as long as it does not create adverse impacts for neighbouring properties, and in this case the location of the increased height and does have severe impacts for the neighbouring residential properties to the south on Woodburn Street.

The public domain and visual assessment provided is very one dimensional, only focusing on views of the site from Cleveland Street, no assessment or regard has been provided for the public domain of Eveleigh Street or Woodburn Street.

Section 3.3.2 presents an argument that the development standard has been *“virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard”*.

Response: The argument presented under Section 3.3.2 is flawed as IPC rejected the SSD application SSD 7064 and it had to proceed through LEC in order to gain approval. The 5 storey development standard has certainly not been *“virtually abandoned or destroyed by the Council’s own actions in granting consents departing from the standard”* as no developments above 5 storeys have been approved in the neighbourhood context except via LEC, and SSD7064 did not create the same amenity impacts as the current proposal. The other co-living developments that have been approved in the neighbourhood context have a maximum of 5 storeys.

The non compliant sixth and seventh storey are only set back 850mm from Woodburn Street. This is a marginal and largely meaningless setback.

Under Section 3.4 Mecone has to justify the contravention of development standard and not simply promote the benefits of carrying out the development as a whole. The following grounds are given:

Ground 1: Responds to the character of the streetscape:

Response: The only streetscape that is given consideration by Mecone is the streetscape of Cleveland Street. Eveleigh Street and Woodburn Street are not addressed in the justification therefore the justification is incomplete.

Ground 2: Provides acceptable amenity impacts.

Response: Again Mecone aim to justify the contravention of the development standard by stating *“the positioning of the non-compliant storeys are restricted to selected portions of the site and are largely to accommodate communal facilities, contributing to the amenity for residents”* The Mecone justification does not address the affect of the contravention to the amenity of the residents of No. 9, 10 and 11 Woodburn Street, or the affect on residents of 13-31 Eveligh or 2-8 Eveleigh. The focus is on Cleveland Street, which is a major and busy road located to the North of the site – the proposed development does not affect the amenity of Cleveland Street, but does affect the amenity of all the surrounding properities.

Ground 3: Overshadowing:

Response: See previous comments regarding solar access and overshadowing.

Clause 16(A)(5)(b) page 48: The public benefit of maining the development standard.

Mecone state *“there is no public benefit in maintaining the storey height development standard in this instance”*

Response: I completely disagree with this statement. There is great public benefit in planning controls being maintained so that there is perceived and actual equality and transparency in the planning system. As mentioned previously, if the sites zoned under this scheme are capable of more height and a greater FSR without affecting existing amenity, than a planning proposal amendment process should occur.

Although Mecone state in their conculsion that their assessment *“demonstrates that compliance with the maximum storey height development standard contained in Clause 21(1) of the Eastern Harbour City SEPP is unreasonable and unnecessary in the circumstances of the case”*, they have not adequately demonstrated why the standard is unreasonable or unnecessary. Other planning approvals in the neighbourhood context have clearly demonstrated that the maximum 5 storey height limit is in fact the ideal maximum height for this locale and allows an appropriate level of development, growth and opportunity, whilst still protecting

the amenity of the existing residents in the area. The 5 storey height limit is compatible with the existing and future character of the area and should be maintained.

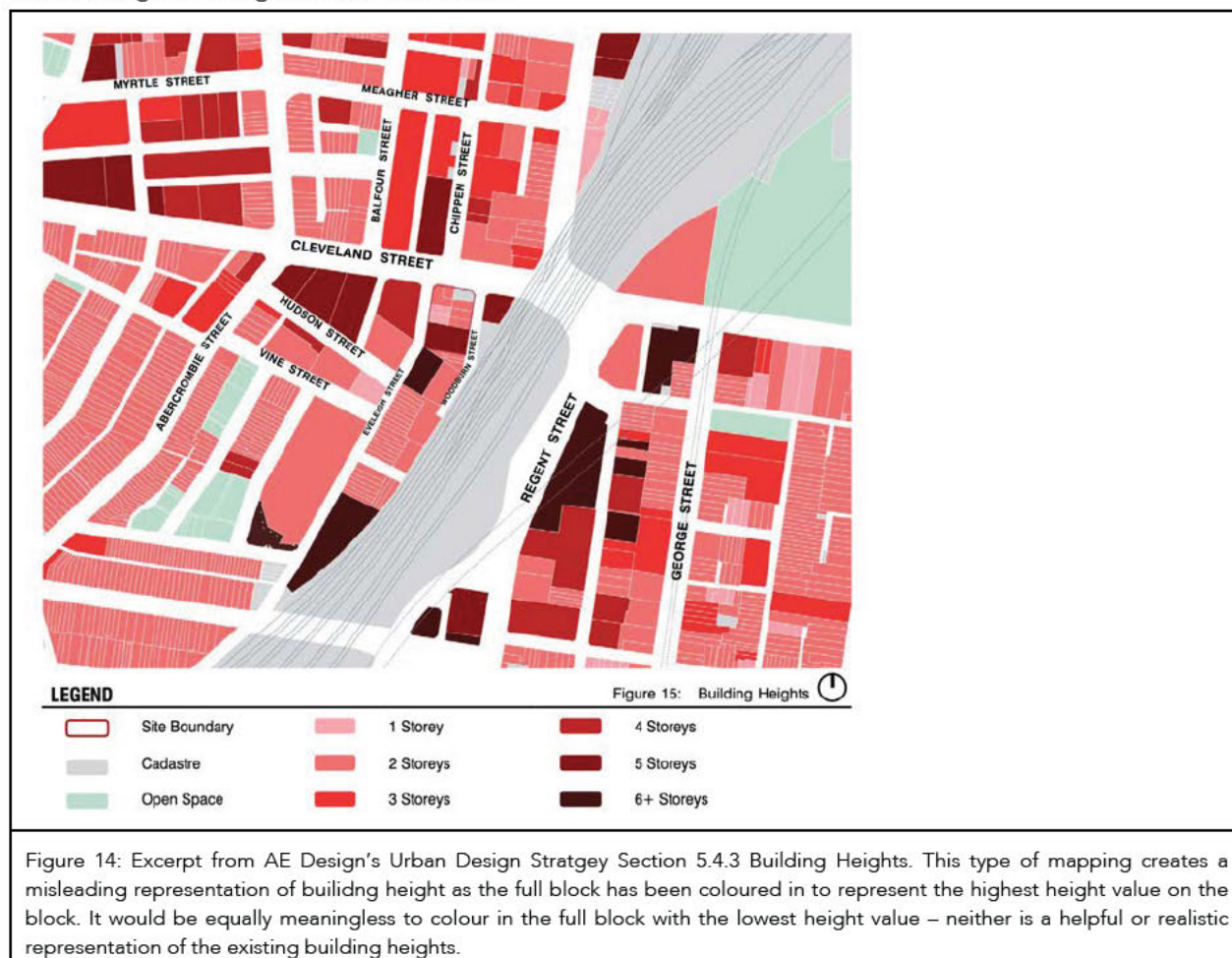
RESPONSES TO THE AE URBAN DESIGN STRATEGY:

In Section 4.2 Redfern – Waterloo Built Environment Plan (Stage One) 2006 AE states that

“The site is established under ‘Area D – Eveleigh Street’ and lists the area as supporting both housing and employment uses consisting of mixed-use development. A 5-storey height limit has been employed to support the transition between the rail line and lower density development, supporting employment generating uses and allowing for additional residential housing.”

Response: Redfern - Waterloo Built Environment Plan correctly sets a 5-storey height limit in this area. Other co-living housing developments have been successfully built in the area whilst complying with the 5 storey height limit, which supports the transition between the rail line and lower density development. As mentioned elsewhere in this objection, a compliant 5 storey development adjacent to the three two storey terrace houses would not further impact on the amenity of these residences and would create an appropriate transitional scale.

In Section 5.4.3 Building Heights AE Design has provided mapping of existing building heights in area. This form of mapping where an entire block is coloured completely with the colour associated with the highest number of storeys on the block is a very misleading representation of height as it falsely depicts areas of the buildings at a height that is not correct.



A far more accurate and representative way of mapping building heights is to map the building footprints and show that actual height in storeys of each portion of the building. I have completed a more accurate mapping of the area in the immediate neighbourhood context of the site. I have also mapped the building heights on the northern side of Cleveland Street to show that even along Cleveland Street, the majority of the existing buildings are 1-2 storeys in height and none of them exceed 5 storeys.



Figure 15: Map showing building footprints and building heights in storeys within the neighbourhood context of the site. This clearly shows that most of the existing properties in the immediate neighbourhood context are 1-2 storeys. Even the 5 storey development 'Scape Cleveland Street' adaptively re-uses the front section of former warehouse building facing Cleveland Street and presents sections of 2 storey built form to Cleveland Street.

The AE Urban Design Strategy Report states that "Cleveland Road predominantly comprises 4 to 5 storey buildings".

Response: This statement is clearly incorrect when you view the building height map above.

The AE Urban Design Strategy Report states that "The recent development at 36-102 Eveleigh Street is a 6-storey development with a 5 to 6-storey street wall height"

Response: This is completely incorrect, only a small section at the south of the development closest to Redfern Station is 5-6 storeys the majority of this development presents as 2 storeys to the street and is set well back from the street (the units have 'front terrace courtyards' to the street).



Figure 16: The majority of the development at 36-102 Eveleigh Street is two storey and set back from the street frontage.

The AE Urban Design Strategy Report states that *"There is no dominant street wall height along Woodburn Street. The buildings located along the trainline corridor vary from 2 to 22 storeys with no additional setbacks for upper levels."*

Response: This is absolutely incorrect. There are 1 storey buildings in Woodburn Street (the building currently occupied by Fresh Catering) and there are certainly no 22 storey buildings in Woodburn Street. Woodburn Street consists of 1-2 storey warehouse buildings, three 2 storey terrace houses, a 4 storey apartment building and a 4 storey hotel building.

17-31 Eveleigh Street – has been incorrectly identified as a 6 storey building in the Urban Design Strategy document by AE Design. The building is 5 storeys. The reason that it is taller than most 5 storey buildings is because it is an adaptive reuse project of an existing face brick warehouse building that had been dilapidated and empty for many years. The project adaptively re-uses the original three warehouse floors that have a much taller floor to ceiling height than modern buildings and then there is a two storey residential extension above. This project complies with the 5 storey height limit and is a much more suitable project for the neighbourhood and context as it maintains and gives new life to a character filled historic warehouse building whilst providing a high quality modern mixed use, commercial and residential development that is in keeping with the local character. The warehouse form, character and materiality have been successfully adapted in a successful and sensitive design that respects and enhances the locality. There is a merit argument for allowing the height in this circumstance as there are significant positive heritage outcomes from adaptive re-use projects.

The proposed development site contains several warehouses that are over 50 years old and as such a more sensitive and contextually compatible approach would have been for the developer to explore adaptive re-use options. The proposed building form is neither good, nor bad, that is to say, it doesn't make a particularly positive contribution to the character of the area, as the dominant building style in the immediate vicinity is the warehouse form, and in fact the proposal relies on demolition of two character filled warehouses that are currently used as creative and commercial spaces. The replacement of these critical creative spaces with the homogenous co-living student housing formula does the opposite of creating a

diverse and mixed community and rather fosters transient living (not community driven living) which ultimately is not the best outcome for the neighbourhood.



Figure 17: The dominant building type in the area is warehouses greater than 50 years old and Victorian era terrace housing. The existing warehouse at No. 175-177 Cleveland Street is proposed to be demolished, and is a building that contributes to the warehouse character of the neighbourhood.

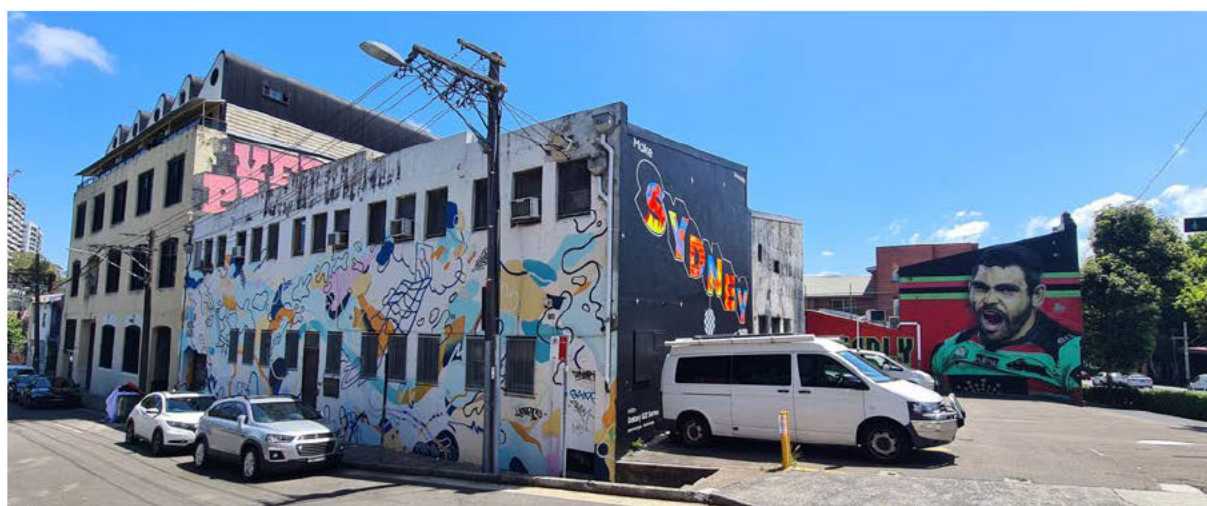


Figure 18: The dominant building type in the area is warehouses greater than 50 years old and Victorian era terrace housing. 1-5 Woodburn Street, proposed to be demolished, is a building that contributes to the warehouse character of the neighbourhood.

A development that contains a mixed of one, two and three bedroom apartments would provide far more housing diversity than the homogenous formulaic co-living model which relies on not having to comply with the apartment design guide SEPP and the concept that because students are young and transient that they don't require the amenity of 'normal' people because they will be living in this situation short term.

The AE Urban Design Strategy Report has so many inconsistencies, errors, inaccurate misleading statements and misleading representation of data in it that it cannot be relied upon as a sound Urban Design Strategy Report.

I have the following objections, comments and questions regarding the architectural plans:

Drawing SSD2000 Demolition Plan Rev A

I have concerns about the methodology for demolition of the 4 storey brick wall directly adjacent to my 1888 rendered brick terrace house and I would like to know what mitigation measures will be employed to prevent damage to our three terraces during demolition. I am also concerned about excessive noise and vibration. I am concerned about the integrity of my boundary wall during demolition and construction. Currently my roofs are flashed into the boundary brick wall of No. 6-8 Woodburn Street and I would like to know what measures, both temporary (during construction) and permanent (upon completion) are proposed to ensure water-tightness for my terrace. For a flashing to work, it needs to be cut into the brickwork and as such I would like it conditioned that the developer is to rectify and cut in all required flashings for the existing roofs at No. 9 Woodburn Street at no cost to the owner of No. 9 Woodburn Street. Note using pressure seals instead of cutting in flashings does not work long term is not a viable solution.

A further concern I have is that dust generated by the demoltion and construction will affect our stormwater drains and that they may become clogged and dysfunctional.

Drawing SSD2001 Basement Plan Rev A

I have concerns about the proposed basement demolition adjacent to my 1880's former outhouse (currently back shed) which is located directly adjacent to the proposed residential chute waste room 1. I am concerned about the zone of influence of the proposed excavation and that proposed excavation and vibration will lead to the collapse of this former brick outhouse/shed.

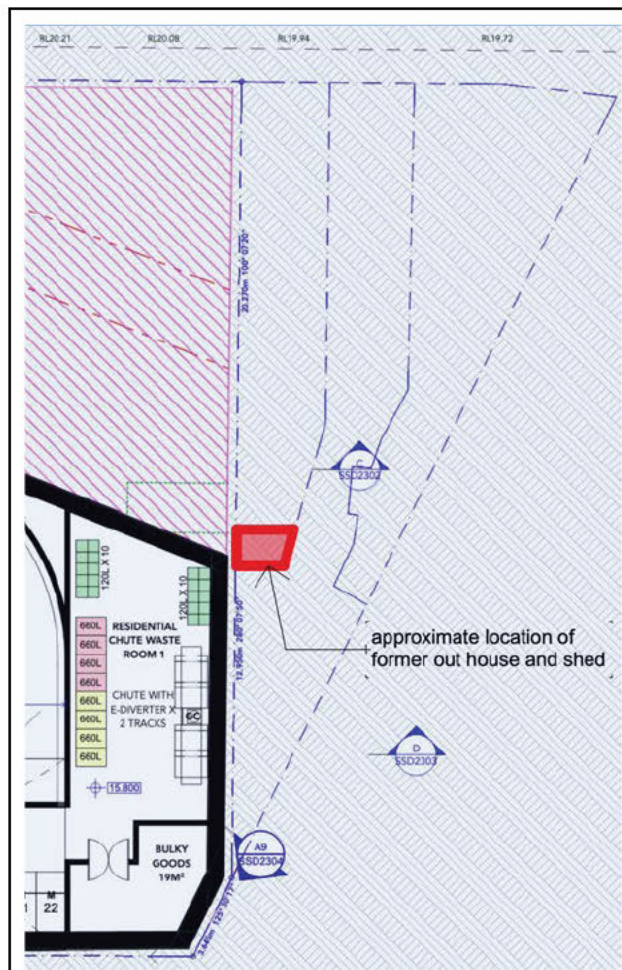


Figure 19: Excerpt of SSD2001 Proposed Basement Plan, showing approximate location of 1880's brick outhouse (now shed) to No. 9 Woodburn Street.

Drawing SSD2002 Ground Floor Plan Rev A

It is unclear from the drawings what the proposed height and material is for the wall adjacent to the boundary with No. 9 and No. 10 Woodburn Street to the new commercial/retail space.

Currently there is a painted brick wall from the former warehouse at No. 6-8 Woodburn Street and this forms a historic feature wall to my rear courtyard, No. 9 Woodburn Street, and the courtyard to No. 10 Woodburn Street. My preference is for this wall to be retained in-situ as is and for the new construction to incorporate it to the ground floor commercial/retail space along the boundary. Retaining the wall to the shared boundary with our properties would assist with providing more privacy for our properties during construction and create less disruption to our existing private open space. If it is not possible to retain this wall, I request that the new wall be the same quality face brick as used elsewhere in the development.

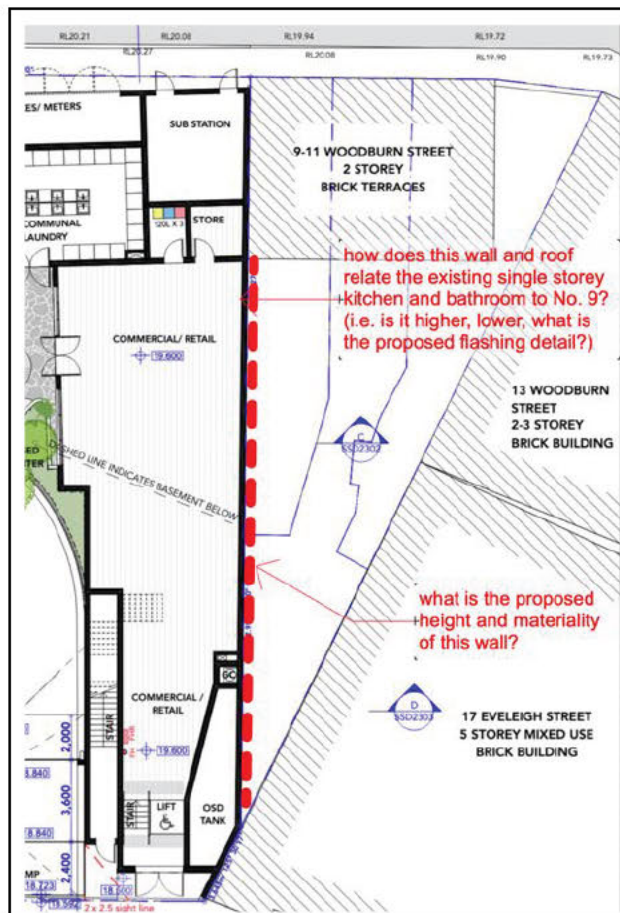


Figure 20: Excerpt of SSD2002 Proposed Ground Floor Plan – what is the proposed height and materiality of this wall (indicated with a red dotted line)? How does this wall (and its roof) relate to the single storey kitchen and bathroom to No. 9? (i.e. is it higher, lower, what is the proposed flashing detail?)



Figure 21: Photograph of the existing southern wall along the boundary between No. 6-8 Woodburn Street and No. 9 Woodburn Street. I request that this wall be retained to the boundary in this location and incorporated into the new construction of the proposed ground floor commercial space. If it is not possible to retain this wall, I request that the new wall be the same quality face brick as used elsewhere in the development.



Figure 22: Photograph of the existing southern wall along the boundary between No. 6-8 Woodburn Street and No. 9 Woodburn Street. I request that this wall be retained to the boundary in this location and incorporated into the new construction of the proposed ground floor commercial space. If it is not possible to retain this wall, I request that the new wall be the same quality face brick as used elsewhere in the development.

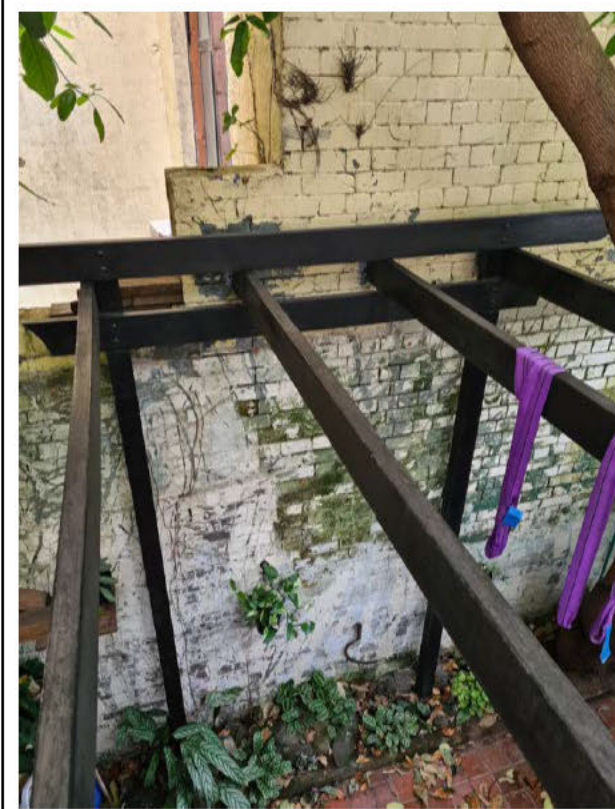


Figure 23: Photograph of the existing southern wall along the boundary between No. 6-8 Woodburn Street and No. 9 Woodburn Street. I request that this wall be retained to the boundary in this location and incorporated into the new construction of the proposed ground floor commercial space. If it is not possible to retain this wall, I request that the new wall be the same quality face brick as used elsewhere in the development.

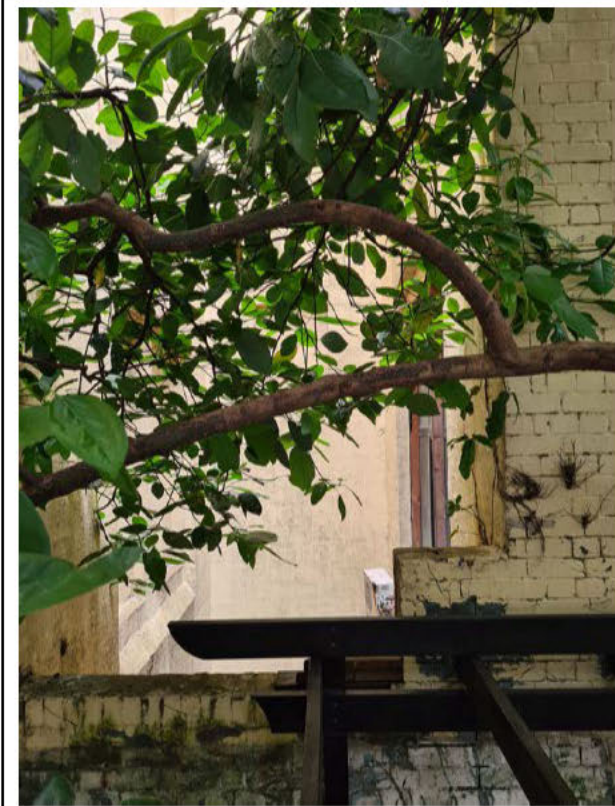


Figure 24: Photograph of the existing lightwell to No 6-8 Woodburn Street to the southern boundary shared with No. 9 Woodburn Street.

There is a large existing tree to my rear courtyard that has not been shown on any of the survey drawings or architectural plans. I am concerned that the proposed demolition, excavation and new construction will likely kill the tree or cause considerable distress for the tree. A tree root protection zone should be established by a qualified arborist and tree protection measures put in place by a qualified arborist should be followed during construction.

Drawing SSD2003 Level 1 Plan Rev A, SSD2004 Level 2 Plan Rev A, SSD2205 Level 3 Plan Rev A, SSD2006 Level 4 Plan Rev A

The proposed setback to the level 1 corridor along the shared boundary to No. 9 and No. 10 Woodburn Street is not dimensioned on the plans. I would like to know what the proposed setback is. I am in favour of the proposed setback of levels 1-4 from the adjoining southern boundary with No. 9 and No. 10 Woodburn Street.

I would also like to know what height the proposed roof is (section shaded red in the excerpt below), how this roof drains, and how this roof will relate to the single storey kitchen and bathroom of No. 9. It would be very helpful if a detailed section could be provided as part of the assessment in order to show how these items are proposed to be resolved. My preference is for the new wall to be slightly higher than my kitchen roof so that I can appropriately flash over the new wall. My desired outcome is for a detail that is as waterproof for both properties as possible.

I would also like to know what the proposed materiality is for the wall adjacent to No. 10 Woodburn Street as this is not shown on the elevations.

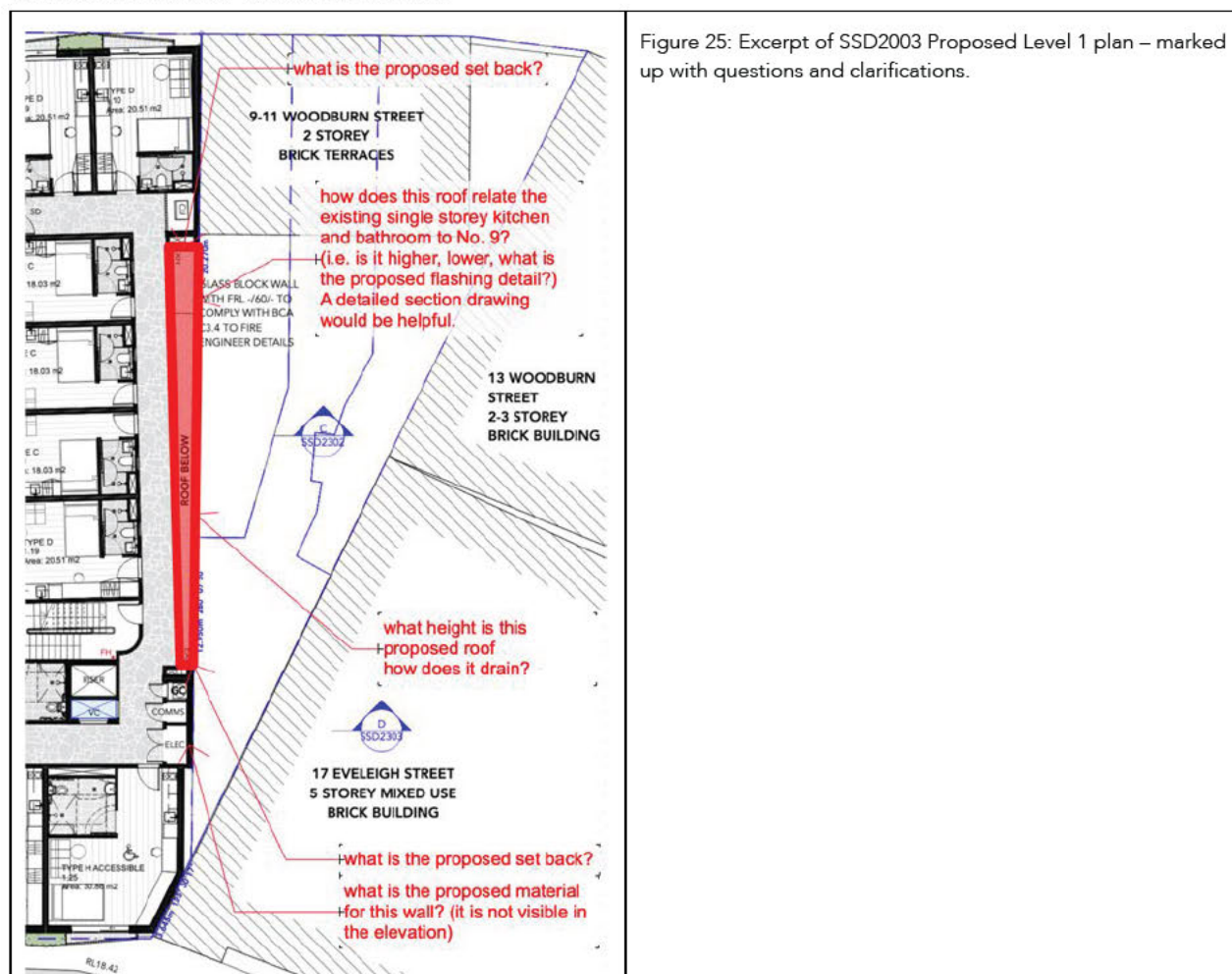




Figure 26: It is unclear from the proposed plans and elevations what height the proposed ground floor wall to the boundary is proposed to be. I would request that the height of the wall be sufficient to finish above my existing single storey kitchen and bathroom roof (as pictured above) in order to avoid a potential water ingress and maintenance issue of having a weird small section of lower roof between the two buildings along the boundary.

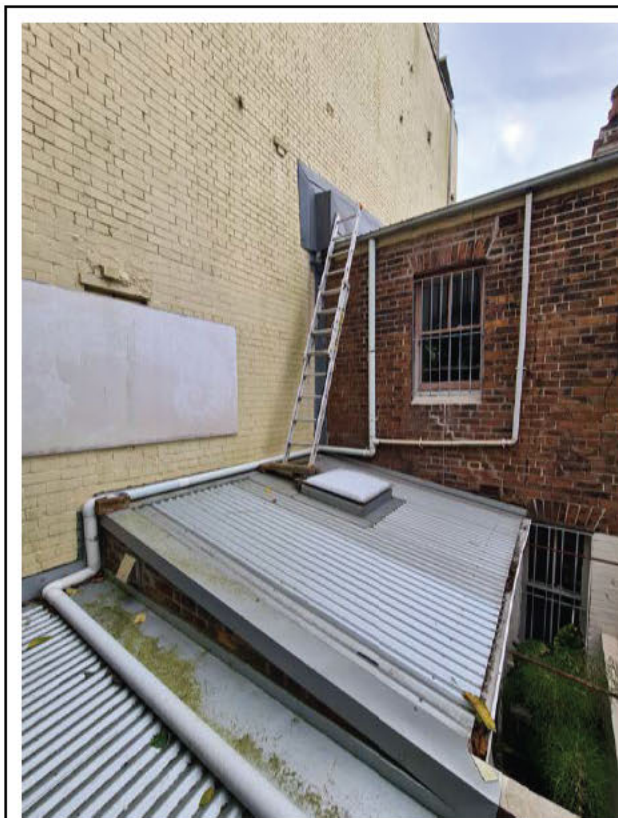


Figure 27: It is unclear from the proposed plans and elevations what height the proposed ground floor wall to the boundary is proposed to be. I would request that the height of the wall be sufficient to finish above my existing single storey kitchen and bathroom roof in order to avoid a potential water ingress and maintenance issue of having a weird small section of lower roof between the two buildings along the boundary.

Drawing SSD2007 Level 5 Plan Rev A and Drawing SSD2008 Level 6 Plan Rev A

I am concerned about the small section of garden and seating proposed to the south eastern corner of the development adjacent to the front of No. 9 Woodburn Street. I am in favour of the proposed garden, however I am concerned about the potential for occupants to throw objects over the roof and on to my property. Occupants of No. 6-8 Woodburn Street have previously thrown rubbish and various items off the rooftop into my rear courtyard. I have no objection to recreational roof top space provided that the amenity of surrounding properties is protected from noise, overlooking and the potential to throw rubbish or objects into private open space.

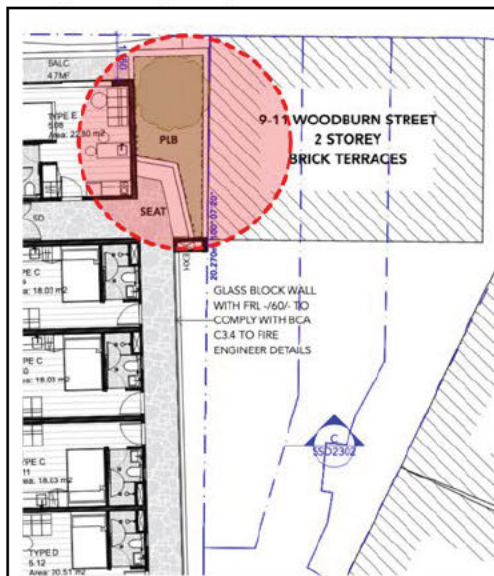


Figure 28: Excerpt of SSD2007 Proposed Level 5 plan – the area circled in red is the area of small garden and seating that I am concerned about.

I object to the height of Level 5 and 6 as stated elsewhere in this objection. However should the planning department decide that contravention of the planning controls is acceptable in this case, I would request that level 5 and 6 be set further back from the southern boundary adjacent to No. 9, 10 and 11 Woodburn Street. The appropriate set-back would be one that has no additional impact to the amenity of the occupants of No 9, 10, and 11 Woodburn Street. The 5 storey height is appropriate for the site, any contravention of this development control should not have any additional impacts on the surrounding properties. I request that the proposed setback for Levels 5 and 6 from the Southern boundary be sufficient to ensure that no additional overshadowing occurs throughout the year as solar access and amenity to these properties is already so severely compromised as evidenced by the architectural shadow diagrams.

Drawing SSD2400 West Elevation (Eveleigh Street) Rev A

This elevation shows that existing brick parapet height of No. 17 Eveleigh Street is RL 35.800, the proposed street frontage height to Eveleigh Street should match this height at the southern end in order to form a coherent streetscape. The top roof of No. 17 Eveleigh Street is RL 39.170, and the bulk of the proposed Level 6 has an RL of 43.600 – that is 4,430mm higher than that approved on the site adjacent (which is an adaptive re-use project containing three original warehouse floor to ceiling heights which are considerably taller than modern residential floor to ceiling heights). There is absolutely no reason that a successful development cannot be proposed on this site that complies with the height limit of 5 storeys. The proposed 5th and 6th storey is excessive and unnecessary.



Figure 29: Excerpt of SSD2400 West Elevation (Eveleigh Street) – the proposed street parapet should match the existing parapet height at No. 17 Eveleigh Street.

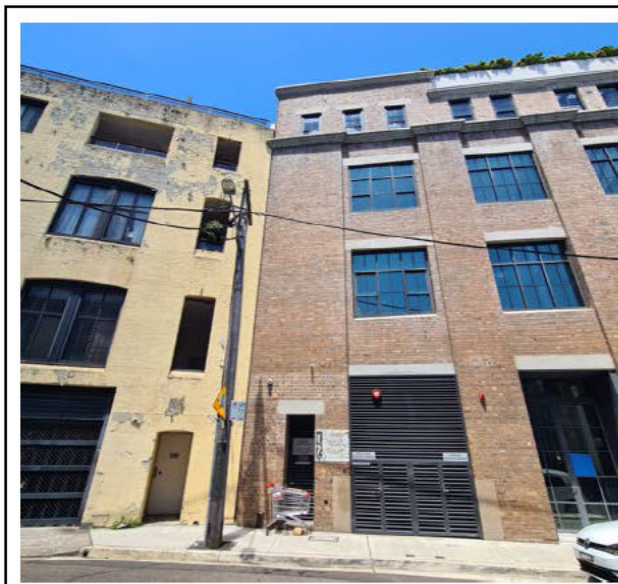


Figure 30: Photo showing the existing parapet height on No. 17 Eveleigh Street. The proposed parapet should match the existing parapet at No. 17 Eveleigh Street.

Drawing SSD2401 East Elevation (Woodburn Street) Rev A

This elevation shows the full impact of the proposed height, bulk and scale on the three two-storey terraces located to the south of the proposed development. The outline of the existing shows that should the development proceed with a compliant 5 storey height that additional impacts of the development on the three terrace houses would be negligible. The proposed Levels 5 and 6 add a height of 6 metres above the proposed 5 storey street front parapet height of RL 37.400. This 6 metre non-compliance affects the amenity of No. 9, 10 and 11 Woodburn Street in the following ways:

- Overshadowing – the three terraces already have very limited solar amenity throughout the year, and only receive a small amount of direct solar access in summer. The shadow diagrams show that the proposed contravention of the height control will create additional overshadowing on December 21st in excess of the existing overshadowing. The private open space of our properties already do not receive direct solar access in mid winter and equinox, that small bit of sun we receive in summer is the only sun we receive all year. Approval of this scheme, in this form, will remove the small amount of sunlight that we do receive.
- Daylight – even though the private open spaces to No. 9, 10 and 11 Woodburn Street do not receive much direct solar access throughout the year, our rear private open spaces receive daylight. The proposed non-compliant 5th and 6th storeys will affect the amount daylight received into our private open space.
- Bulk – the bulk of the proposed form being directly adjacent to the three two storey terraces is excessive and incompatible with the character of the neighbourhood.

I would request that if the NSW Planning Department decides that contravention of the planning controls is acceptable in this case, I would request that the height, bulk and scale of level 5 and 6 be more centrally located to the development, and set well back from the boundary with No. 9, 10 and 11 Woodburn Street for the following reasons:

- To ensure no additional impacts on the amenity of the occupants, namely being solar and daylight access.

- It is common practice for new buildings in existing and historic contexts to architecturally use a setback with a transitional scale more appropriate to the adjacent height, bulk and scale of existing and adjacent buildings before stepping up to a higher scale. A transitional section directly adjacent to the terraces would allow create a more harmonious streetscape and largely remove the amenity issues.



Figure 31: Excerpt of SSD2401 East Elevation (Woodburn Street) showing different options for a transitional scale that would be more appropriate to the adjacent height, bulk and scale, creating a more harmonious streetscape and would largely remove the amenity issues.



Figure 32: Excerpt of SSD2401 East Elevation (Woodburn Street) showing different options for a transitional scale that would be more appropriate to the adjacent height, bulk and scale, creating a more harmonious streetscape and would largely remove the amenity issues.

Drawing SSD2403 South Elevation Rev A

It is unclear from the drawings what the proposed height and material is for the wall adjacent to the boundary with No. 9 and No. 10 Woodburn Street to the new commercial/retail space.

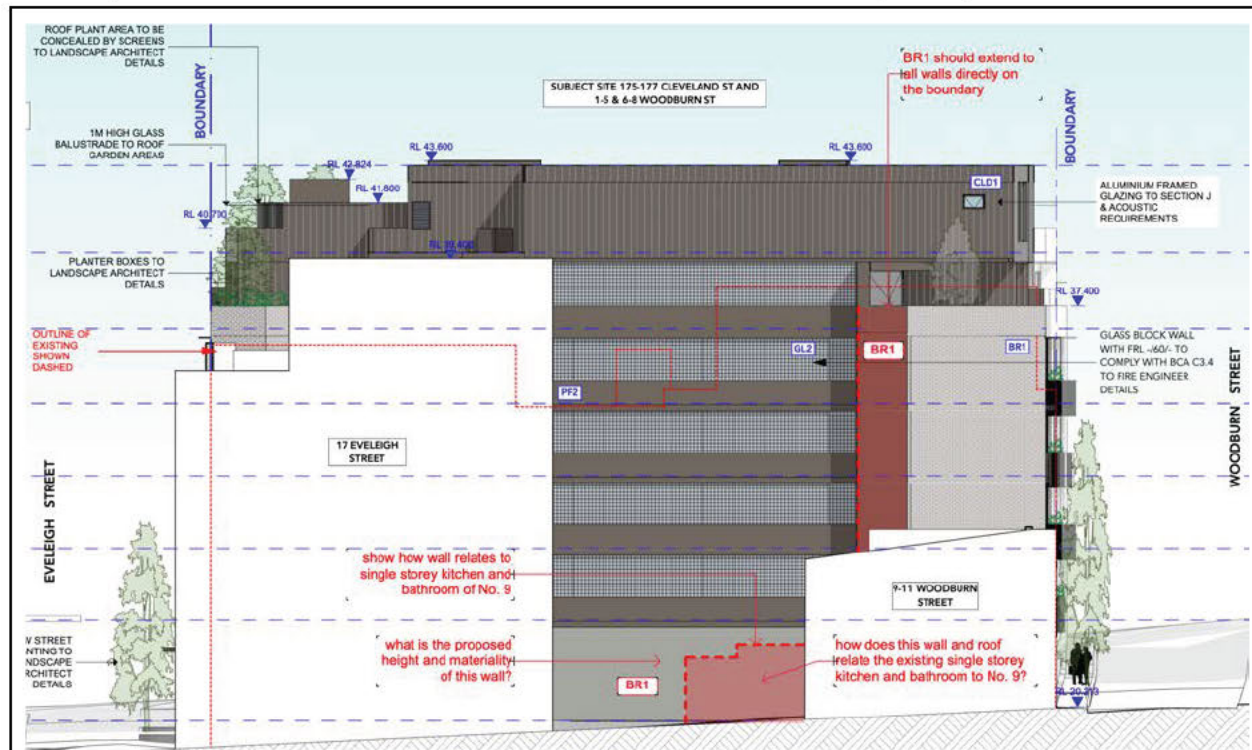


Figure 33: Excerpt of SSD 2403 South Elevation marked up with questions and clarifications.

The drawing shows a grey rectangle and is not labelled with the proposed materiality.

Currently there is a painted brick wall from the former warehouse at No. 6-8 Woodburn Street and this forms a historic feature wall to my rear courtyard, No. 9 Woodburn Street, and the courtyard to No. 10 Woodburn Street. My preference is for this wall to be retained in-situ as is and for the new construction to incorporate it to the ground floor commercial/retail space along the boundary. Retaining the wall to the shared boundary with our properties would assist with providing more privacy for our properties during construction and create less disruption to our existing private open space. If it is not possible to retain this wall, I request that the new wall be the same quality face brick as used elsewhere in the development.

The material for the bands of building between the proposed glass bricks labelled "PF2", being paint finish 2. From experience, paint finishes do not last and require maintenance and re-painting – I am concerned that the wall to the southern boundary is very difficult to access and will not be maintained (as is the current situation). I object to a paint finish being used to this elevation and request that a higher-quality material requiring less maintenance and up-keep be used for this elevation. I suggest that BR1 be used for the whole southern elevation as it is proposed for the remainder of the building and will require less maintenance and will have greater longevity than a paint finish.

Should a paint finish be approved to the southern elevation, I request that a lighter colour be specified (not white). It would be appreciated if the colour was chosen in consultation with the owners of 9, 10 and 11 Woodburn Street as the wall to the Southern boundary is significant in scale and we look at this large wall everyday. I would request that due to the limited solar and daylight access, that all reflected light of the

surrounding walls is essential and we need to maximise reflected, ambient light to our private open spaces. The proposed dark bronze paint colour to the southern wall is too dark and will affect the amount of ambient light we receive. I also request that section labelled BR1 to the section of wall adjacent to the front of the terraces should be the material used to all walls directly on the boundary – this is for visual reasons, maintenance reasons and also to allow for an appropriate water-tight flashing to be cut into the brick work.



Figure 34: Photo showing the extent of the already imposing brick wall to the southern boundary of No. 6-8 Woodburn Street. I object to the proposed paint finish and colour to this wall due to concerns about quality of the building materials and the likely hood that finishes to this façade will not receive maintenance over time (as is evidenced in the existing situation where maintenance to this façade is not carried out because of difficulties with access). I request that the material used for the walls of the façade match the rest of the development, being a high-quality face brick.

Should the planning department assess the paint finish as being acceptable, I would request that a lighter colour (not white) that the 'dark bronze' proposed be used so as to a maximise reflected, ambient light into the already dark and overshadowed private open spaces of No. 9, 10 and 11 Woodburn Street.

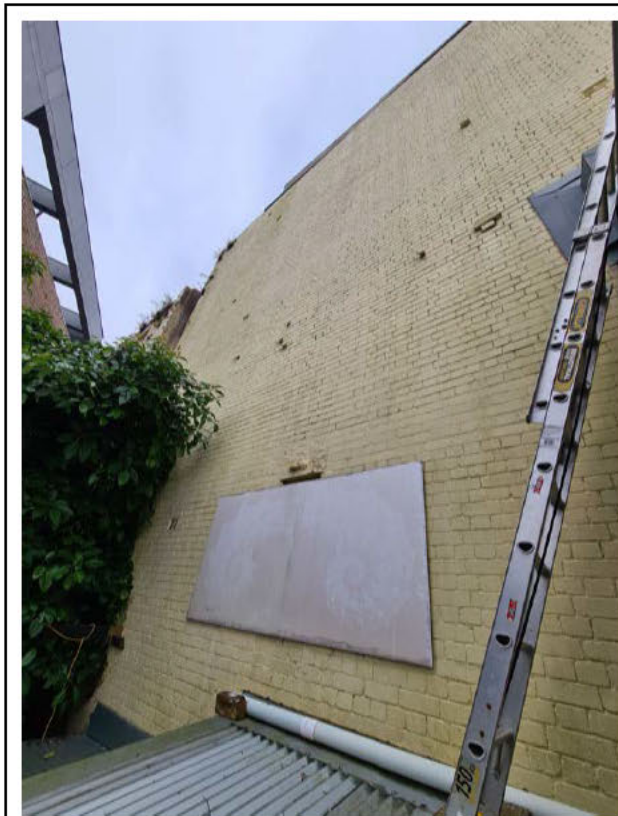


Figure 35: Photo showing the extent of the already imposing brick wall to the southern boundary of No. 6-8 Woodburn Street. I object to the proposed paint finish and colour to this wall due to concerns about quality of the building materials and the likely hood that finishes to this façade will not receive maintenance over time (as is evidenced in the existing situation where maintenance to this façade is not carried out because of difficulties with access). I request that the material used for the walls of the façade match the rest of the development, being a high-quality face brick.

Should the planning department assess the paint finish as being acceptable, I would request that a lighter colour (not white) that the 'dark bronze' proposed be used so as to a maximise reflected, ambient light into the already dark and overshadowed private open spaces of No. 9, 10 and 11 Woodburn Street.

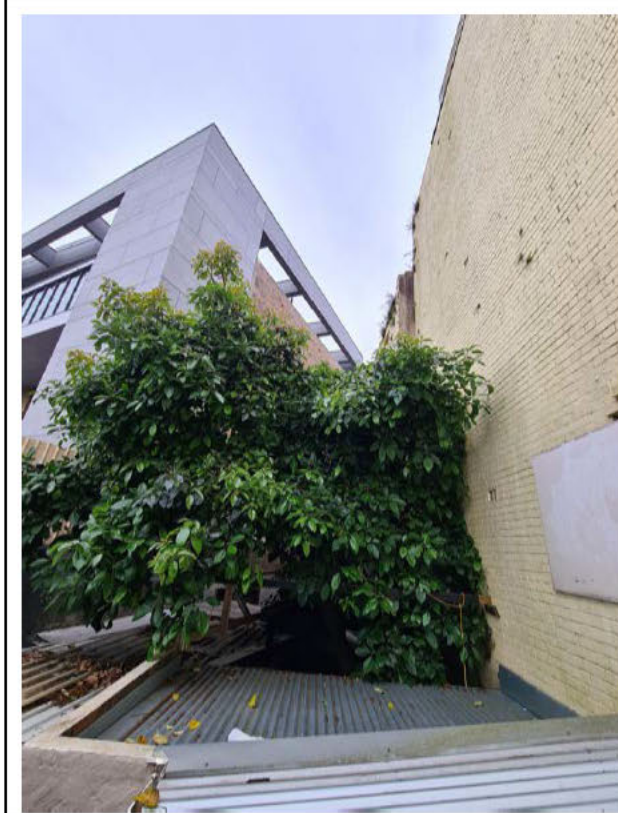


Figure 36: View of the existing tree to No. 9 Woodburn Street.

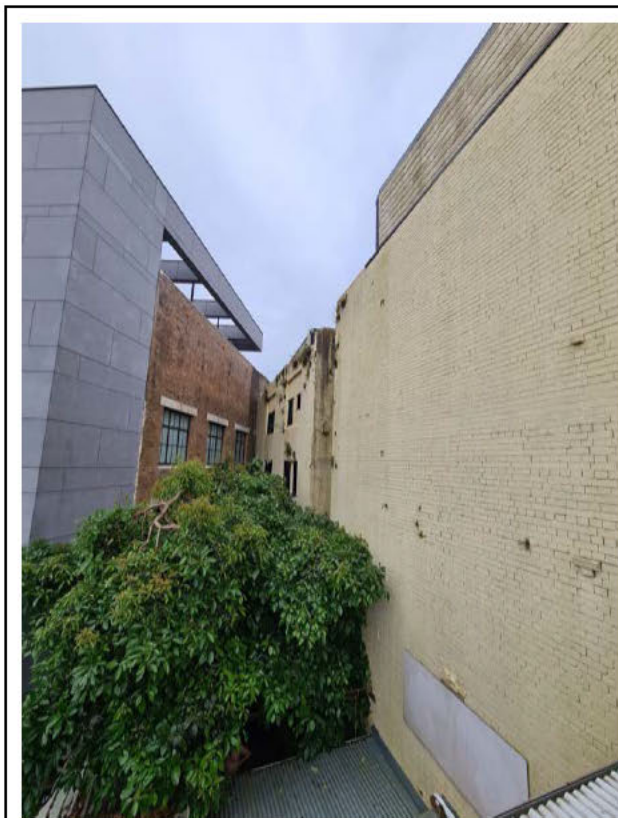


Figure 37: Photo showing the extent of the already imposing brick wall to the southern boundary of No. 6-8 Woodburn Street. I object to the proposed paint finish and colour to this wall due to concerns about quality of the building materials and the likely hood that finishes to this façade will not receive maintenance over time (as is evidenced in the existing situation where maintenance to this façade is not carried out because of difficulties with access). I request that the material used for the walls of the façade match the rest of the development, being a high-quality face brick.

Should the planning department assess the paint finish as being acceptable, I would request that a lighter colour (not white) that the 'dark bronze' proposed be used so as to a maximise reflected, ambient light into the already dark and overshadowed private open spaces of No. 9, 10 and 11 Woodburn Street.

I request that an additional drawing of the South elevation be produced and exhibited to the neighbours showing the full extent of the development and proposed materials along the southern boundary. Although it is useful to see the development in relation to the existing form at No 17 Eveleigh Street, inclusion of No. 17 Eveleigh means that the full proposed elevation to the southern boundary is not visible. I have several questions about what is proposed to this elevation that we look at everyday.

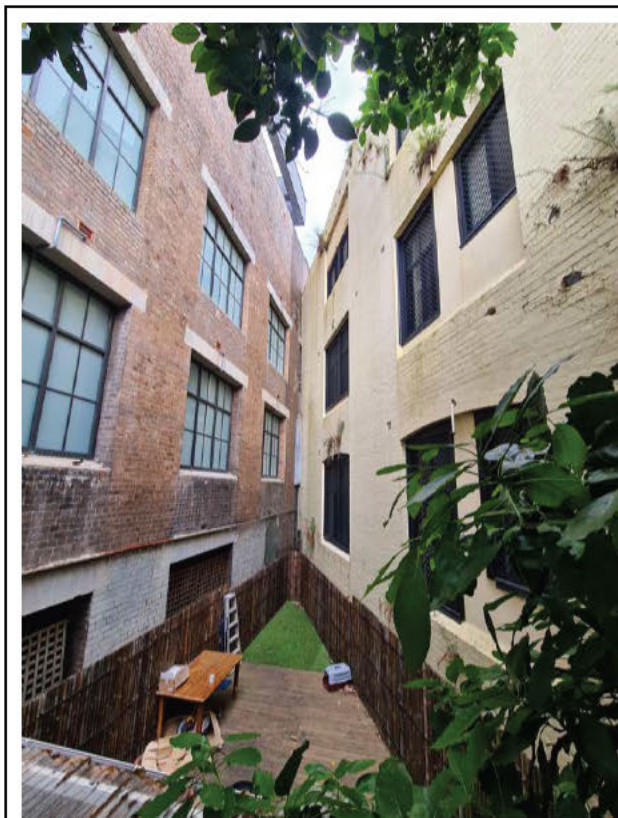


Figure 38: View of the rear section of No. 6-8 Woodburn Steet (image right) and No. 17 Eveleigh Street (image left).

SSD2404 Street Context Elevations Rev A

These drawings show how excessive the height, bulk and scale of the proposed development is, particularly with the proposed non-compliant height of levels 5 and 6 directly adjacent to the three two storey terraces house on Woodburn Street. There is no successful argument that can be mounted to prove that the height, bulk and scale are compatible with the streetscape in this instance.



Figure 39: Excerpt of SSD 2404 Street Context Elevations – The height, bulk and scale of development, even at the compliant 5 storeys is still incongruous with the existing Woodburn Street streetscape – the additional non-compliant two storeys in completely incompatible and unsupportable.



Figure 40: Photo of the existing relationship between the three terraces and No. 6-8 Woodburn Street, even at the compliant 5 storeys is still incongruous with the existing Woodburn Street streetscape – the additional non-compliant two storeys in completely incompatible and unsupportable.

SSD2405 Materials Finishes – Eveleigh Street

I would like to confirm that the proposed finishes shown on this drawing apply to the whole of the development, including Cleveland Street, Woodburn Street, the southern elevation, and the internal courtyard walls of the proposed development.

BR-1 is specified as Face Brick – ‘Bowral’ San Selmo ‘Smoked’ face brick or similar. The image shown on the drawing is the ‘Opaque Slate’ selection, however this is not noted on the drawing. The ‘Opaque Slate’ looks like the nicest colouring of the San Selmo ‘Smoked’ range, however I request that the colour ‘Opaque Slate’ be specifically conditioned. I would request that the wording ‘or similar’ be removed from the wording of the consent so as to ensure the quality of the finishes actually used during construction. I am concerned that the high quality brick that is specified may potentially be substituted for a lower quality cheaper brick. If the brick specified is not available at time of construction or the developer wishes to change the material it should be subject to a \$4.55 and re-advertised so that the community has the opportunity to provide feedback on the replacement material.

PF-2 Again, I reiterate that the proposed paint colour to the southern elevation being “Dark Bronze” is too dark and will not reflect sufficient ambient light to our already dark and light deprived private open spaces. I request that the owners of No. 9, 10 and 11 Woodburn Street be consulted regarding the colour of the large wall to our private open space.

Drawing SSD9104 Equinox Shadows Diagrams 9am – 10am Rev A

Drawing SSD9105 and SSD 9106, SSD9107, SSD9108, SSD9109, SSD9110, SSD9111

The text “9-11 Woodburn Street 2 storey terrace houses rendered building” obscures the shadow diagrams over the properties. I request that the text on the shadow diagrams be made transparent so that we can see the extent of the additional overshadowing to No. 9, 10 and 11 Woodburn Street and that the neighbours be re-notified with the new drawings to allow sufficient time to respond.

SSD9109 Summer Solstice Plan Shadow Diagrams 11am-12pm

These shadow diagrams show that the additional non-compliant Level 5 and 6 of the proposed development overshadows my private open space at the only time of the year that my courtyard actually receives direct sunlight, particularly at 12 noon. My private open space does not even receive 3 hours of direct sunlight to more than 50% of the area even at summer solstice. If the proposed building complied with the height control of 5 storeys there will be no additional overshadowing to my private open space.



I also request that elevational shadow diagrams be produced to show that there will be no additional overshadowing to living room windows of No. 9 and No. 10 Woodburn Street.

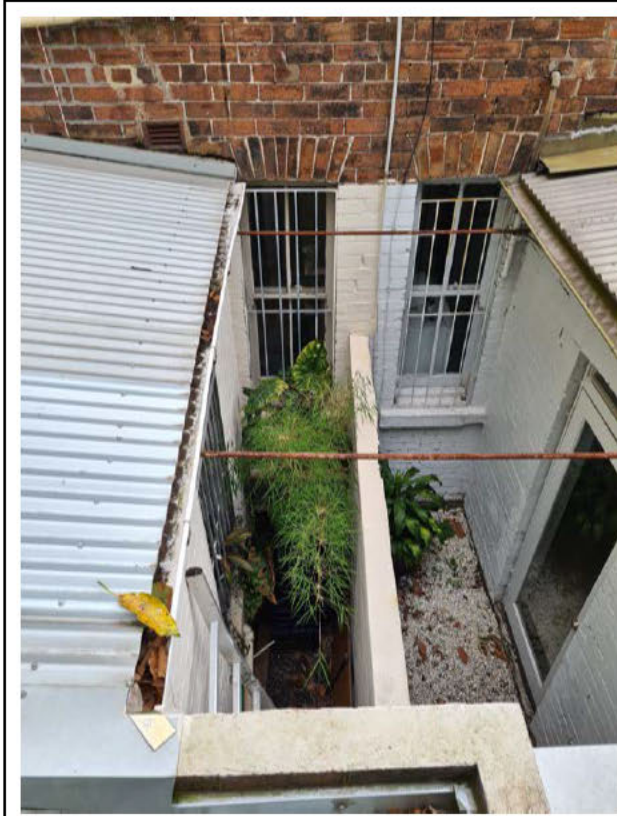


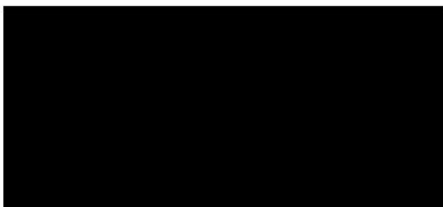
Figure 42: Photo of the two existing dining room windows to No. 9 and No. 10 Woodburn Street. I request that elevational shadow diagrams be provided to show that the proposed non-compliant level 5 and 6 do not provide any additional overshadowing of these living room windows in the light-wells to No. 9 and No. 10 Woodburn Street.

Due to the extensive documentation that has been submitted as part of the development application, I have been unable to review all of the documents, but have rather focused on the key documents and issues mentioned in this letter.

Should anyone from the Planning Department wish to gain access to my property in order to fully assess the impacts of the proposed development, you are more than welcome to arrange a suitable date and time to conduct an inspection. My contact details are listed on the first page of this letter.

Please do feel free to contact me if any of the above objections or questions require further clarification.

Yours sincerely,



Wendy Crane
B. Des (Arch) USYD, M. Arch USYD