

10 July 2018

Mr. Mathew Rosel  
Senior Planner, Key Sites Assessments  
Department of Planning & Environment  
320 Pitt Street  
SYDNEY NSW 2000

Dear Matthew,

**Pemulwuy Project, Redfern**

The following provides a response to the matters raised in your emails of 8 and 25 June 2018.

- Item 1 -** A letter is attached from the AHC indicating that the AHC supports the relocation of the gallery from Precinct 3 to Precinct 1 and its size of 340m<sup>2</sup>.
- Item 2 -** The maximum number of people to be permitted on the roof terrace on Level 21 at any one time is to be 50.
- Item 3 -** The public domain works associated with Precinct 3 are limited to the area to be dedicated to Council bounded by the building, Eveleigh Street, Lawson Street and the railway corridor.

As the development is to be constructed as a single development project, all of the public domain works associated with Precincts 1, 2 and 3 are to be carried out at the same time.

MP 11\_0093 is to be modified to require the public domain works currently proposed in *Public Domain & Public Art Strategy* prepared by Scott Carver and Professor Tawa to be carried out in relation to the development in Precincts 1 and 2.

- Item 4 -** I understand that RailCorp has confirmed their requirements in relation to the concept approval modification and the SSD.
- Item 5 -** 28 stacked commercial washing machine/dryers are to be installed in the proposed laundry plus a dryer capable of use by students with a disability, representing 1 washing machine/dryer/21 students for the 596 students to be accommodated in the building.

The proposed laundry is large enough to accommodate more machines, should they be required.

The controls contained in Council's Development Control Plan 2012 require the provision of 50 washing machine/dryers, i.e. 1 washing machine/dryer/12 students.

A similar issue relating to the extent of laundry facilities required for student housing was raised in relation to the student housing development approved by the Planning Assessment Commission at 60-78 Regent Street, Redfern, (SSD 6724), on 25 August 2015.

In that instance, Council's requirement for the 370 students to be housed in the complex was 31 washing machine/dryers.

The Commission was satisfied that the 9 washing machine/dryers plus an additional dryer, i.e. 1 washing machine/dryer/41 students, proposed to be installed and associated management strategies were acceptable.

In these circumstances, the extent of laundry facilities to be provided is adequate, despite Council's requirements.

- Item 6 -** It is agreed that Condition A1 in MP 06\_0101 can be amended to delete the requirement for 3 car spaces in the basement in Precinct 1 to be available for use in connection with the student accommodation.
- Item 7 -** It is agreed that Condition B4 in MP 06\_0101 can be amended to delete the requirement for bicycle parking in Precinct 1 to be available for use in connection with the student accommodation.
- Item 8 & 9 -** Drawing 0DA012H has been amended by Revision I, a copy of which is attached.
- Item 10 -** Drawing 0DA011 has been amended by Revision G, a copy of which is attached.
- Item 11 -** Drawing 0DA070 has been amended and is attached.
- Item 12 -** An amended Operational Management Plan incorporating the complaints handling procedure is attached.
- Item 13 -** As all of the buildings in Precinct 3 have now been demolished in accordance with existing approvals, Drawing DA-100-110 is not required to be part of the drawing list for determination.
- Item 14 -** Drawings DA-550-001 to 007 have been amended and are attached.

In response to City of Sydney council's submission raising two new points on the RtS/PPR dated 15 June 2017.

The issue of affordable housing for ATSI students was addressed in the letter from the AHC, dated 15 February 2018, contained in Attachment 7 of the Response to Submissions/ Preferred Project Report and Commitment 26 in the revised *Statement of Commitments* in Attachment 19 submitted with that report.

The public domain/open space works within Precinct 3 proposed in the *Public Domain & Public Art Strategy, June 2017*, have already been through a comprehensive review by the Design Excellence Design Review Panel and Professor Tawa from Sydney University, as recommended by the Panel.

The *Strategy* nominates that Professor Tawa will consult with Scott Carver throughout the construction phase and be responsible for final design and works sign off.

This and the dedication of public domain open space in Precinct 3 can be addressed by appropriate conditions that require these matters to be complied with prior to the issue of an Occupation Certificate.

As such, a planning agreement is unwarranted and unnecessary.

All of the attachments are provided in hard copy and in PDF format.

Thanks,



**Greg Colbran**