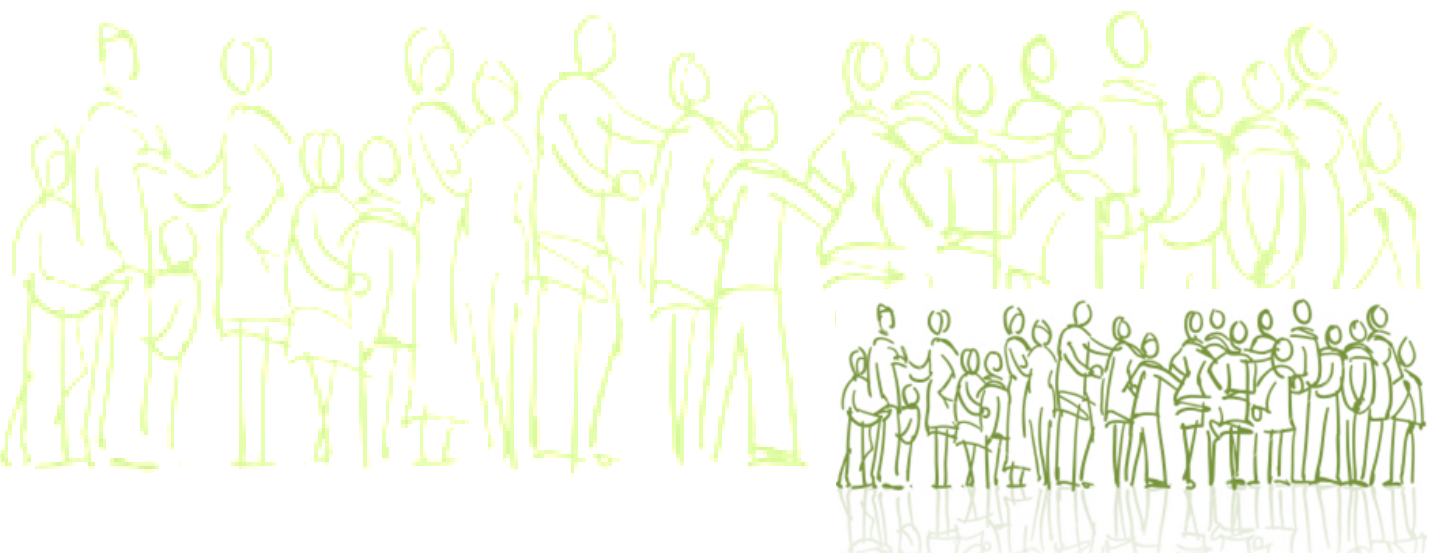


Community Consultation Report Hudson Centre

**Proposed Mixed Use Development
157-163 Cleveland Street
Redfern NSW 2016**

MP 07 0180



Community Consultation Report

Hudson Centre

Proposed Mixed Use Development
157-163 Cleveland Street
Redfern NSW 2016

This consultation and report has been undertaken and prepared by the proponent Hudson Square Pty Limited. The contact person for this report and project is Robert Sargis/ Project Manger. For all enquiries contact **Robert Sargis** on **0451 173 699** or email **community@hudsonsquare.com.au**

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157-163 Cleveland Street Redfern NSW 2016



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Summary of Findings

The Redfern community demonstrated interest in the proposal and in particular encouraged development progress that supports and compliments the Aboriginal Housing Company's (AHC) long term social objectives. The AHC thoroughly supported the proposal and cited it as an opportunity to populate the Eveleigh Precinct with people who can improve the commercial, social and community qualities of the area.

Many community members supported the proposed development as a catalyst for revitalisation of the Eveleigh precinct and believed that further private development is likely to occur after this proposed development was completed. The support is also in light of the fact that three and a half years has passed since the Redfern Waterloo Authority (RWA) released the built environment plan and there has been no indication of private development activity proposed for the Eveleigh Precinct.

Some objections were made about the design aesthetics of the building that resulted in refinement of the appearance and facade design. The proponent is convinced that the building is now more attractive in appearance than the original scheme. Some critics may continue to disagree with the enhancements but there is an obvious improvement in the overall appearance of the building.

Some concern was raised about the lack of clarity with the anticipated usage of the building. The proponent has informed parties that if an education tenant can be procured for the commercial tenancy, then a subsequent application for a change of use would be submitted and they would be duly notified. Otherwise the proposal remains for office/employment purposes and much needed student accommodation.

Many people commented on the nature and level of crime in the area that have necessitated building enhancements designed to mitigate the opportunity for crime to occur around the building perimeter.

The proponent obtained significant feedback from the general community throughout the consultation period. The feedback has resulted in the review and amendment of a variety of building features internally and externally. The proponent believes that the proposal is compatible with the community and that the community will benefit immensely from the outcome of this proposal.

The community consultation is an ongoing process and the proponent believes that continuous dialogue and interaction with many of the members of the Redfern Community including the AHC, Redfern Waterloo Chamber of Commerce, Redwatch and Redfern LAC and the individuals who have taken a direct interest will continue to enhance the proposal and ensure that the finished development is a market and community success.



Part 1 – Process

The objectives of the consultation process

- Inform the general community about the proposed development;
- Educate the general community about the need for development and the beneficial impact of the proposal;
- Provide the community and proponent with an on-going opportunity to communicate directly with each other;
- Encourage the proponent to meet directly with local stakeholders and directly interpret their opinion and input;
- Improve and enhance the proposal in response to the community input;
- Maintain dialogue with the community for the duration of the proposal, development and occupancy especially given that the development has the flexibility to be versatile with broad market uses that may change in the future and may become better positioned within the community; and
- Create development outcomes that integrate community input.

When was consultation undertaken?

Consultation was initially undertaken in 2008 and more thoroughly during December 2009 through to March 2010.

Whilst the DGR's require that the proponent undergo community consultation pursuant to the DOP Guidelines for Major Project Community Consultation October 2007, the proponent considers the subject site to be within a generally sensitive location that requires continuous dialogue and cooperative initiatives to nurture the desired outcomes from the proposed development. This dialogue is expected to occur with the AHC and the RWA and various other interconnected community, government and private entities.

This consultation will continue whilst the proposal is under consideration by the Department of Planning and it is anticipated that many improvements will continue to be made as a more thorough interaction occurs between the various stakeholders and the proponent.



Identified Stakeholders & Community Members

The proponent identified stakeholders and community members that were notified of the development proposal - refer to the table below. The rationale for notification is also summarised.

Organisation	Sub-Category	Rationale
Local Government	Mayor & Councillors	Presiding locally elected politicians who have community interests as a priority
	Area Planners	Locally employed planning experts
	Public Domain	Locally employed city environment experts
NSW State Government	Marrickville Member of Parliament	Presiding locally elected member of parliament who have community interests as a priority
	Heffron Member of Parliament	Presiding locally elected member of parliament who have community interests as a priority
	Sydney Member of Parliament	Presiding locally elected member of parliament who have community interests as a priority
	Department of Planning	The consent authority
	Redfern Waterloo Authority	Advisory to the consent authority
	NSW Police Redfern Local Area Command	Safety and Crime Prevention as a primary concern in the Eveleigh Precinct
	Roads & Traffic Authority	Main Road Exposure
	Minister of Transport	Proximity to Redfern Rail Station and proposed development of basement parking
Community Bodies	Chippendale Residents Action Group	Community Representatives
	East Chippendale Residents Interest Group	Community Representatives
	Redwatch	Community Representatives
	Redfern Waterloo Chamber of Commerce	Community group representing commercial business progress in the Redfern area
	Aboriginal Housing Company	Major land owner of future development
Related Organisations	Aboriginal Metropolitan Land Council	Archaeological consultation and EA pre-requisite of consent authority
	NSW Heritage Council	Site located in a heritage conservation zone
Residents within visual proximity	Cleveland Street visual proximity	Visual proximity
	Abercrombie Street adjacent & visual proximity	Visual proximity
	Eveleigh street visual proximity	Visual proximity
	Hudson Street visual proximity	Visual proximity
Residents beyond visual proximity within the general community	No consideration at this stage	DOP notification should captivate this audience

Table 1: Relevant Stakeholders & Rationale for Notification

How Feedback was collected from the community

The proponent established numerous methods of communication available to recipients to respond to the notification. Feedback was predominantly collected from the community by either email or direct note taking either from telephone discussions or meetings. The emails received were from our dedicated community email. The community was provided with the following portals of access to the proponent, as extracted from the notification.

Contact Channels	
Telephone <u>02 9822 9185</u>	You can leave a return message and you can also use this service to record your opinions and comments. Please remember to leave your return contact details.



Email community@hudsonsquare.com.au	You can email us your comments and opinions.
Web feedback www.hudsonsquare.com.au/contactus	You can webmail us your comments and opinions through the webmail feedback on the contact page.
Post Suite 14, 128 Cleveland Street Chippendale NSW 2008	You can post us or hand deliver it into our office or drop it in our mail box at this location.
Meeting in Person Suite 14, 128 Cleveland Street Chippendale NSW 2008	You can meet with us in person to discuss your opinions and comments by appointment only . You need to ring us on 9822 9185 to arrange a convenient appointment time.
Fax 02 9269 0922	You can fax us your opinions and comments.

Table 2: Communication Methods for Notification Responses

An assessment of how well the objectives were met

The proponent has achieved the following objectives;

- i. Notified residents within visual proximity of the proposal;
- ii. Notified community interest groups based in Chippendale and in Redfern that also internally achieve a greater level of community penetration through their subscribed membership;
- iii. Educated the general community about the development in terms of its response to development controls and the anticipated uses;
- iv. Maintained lines of communication with the community in relation to the proposal, its anticipated uses and the incipient Eveleigh precinct;
- v. Met directly with stakeholders and interpreted their opinion and input;
- vi. Improved and enhanced the proposal in response to the community input; and
- vii. Create a development that integrates community input directly to the proponent and encourages a sense of responsibility to the community to deliver appropriate outcomes.

The above are the objectives of the proponent's community consultation. The proponent has considered this responsibility to be immensely beneficial to the development and its outcome.



Part 2 - Method of Distribution & Communication

The proponent communicated notification through the following way;

- i. Hand delivered to post boxes of surrounding residents and businesses that were in visual proximity to the proposed development (the list of the residents that were recipients of a direct delivery are itemised in Annexure E;
- ii. Telephone contacted organisations and government departments;

Organisation	Communication Recipient	Method of Communication
City of Sydney	Lord Mayor Clover Moore	cmoore@cityofsydney.nsw.gov.au 9265 9929
	Deputy Lord Mayor Phillip Black	pblack@cityofsydney.nsw.gov.au 9265 9706
	Councillor John McNerney	jmcinerney@cityofsydney.nsw.gov.au 9265 9706
	Councillor Marcelle Hoff	mhoff@cityofsydney.nsw.gov.au 9265 9706
	Councillor Di Tornai	dtornai@cityofsydney.nsw.gov.au 9265 9836
	Councillor Robert Kok	rkok@cityofsydney.nsw.gov.au 9265 9706
	Councillor Chris Harris	charris@cityofsydney.nsw.gov.au 9265 9313
	Councillor Irene Doutney	idoutney@cityofsydney.nsw.gov.au 9265 9812
	Councillor The Hon Dr Meredith Burgmann	mburgmann@cityofsydney.nsw.gov.au 9265 9510
	Councillor Shayne Mallard	smallard@cityofsydney.nsw.gov.au 9265 9418
	Area Planners	kannepont@cityofsydney.msw.gov.au 9265 9333
	Public Domain	purquhart@cityofsydney.nsw.gov.au 9265 9557
	Waste Management	Val Debono 9263 9333
NSW State Government	Marrickville Member of Parliament	By Post
	Heffron Member of Parliament	By Post
	Sydney Member of Parliament	By Post
	Department of Planning	Megan Fu/ Cameron Sargeant 9228 6531
	Redfern Waterloo Authority	Joanne McGuinness 9202 9127
	NSW Police Redfern Local Area Command Crime Prevention Officer	Angela Cooke 8303 5127
	Roads & Traffic Authority	-
	Minister of Transport	Secretary to Minister
Community Bodies	Chippendale Residents Action Group	Jeanette Brokman 0412 191 333
	East Chippendale Residents Interest Group	Jeanette Brokman 0412 191 333
	Redwatch	Geoff Turnbull 8004 1490
	Redfern Waterloo Chamber of Commerce	Mary-Lynne Pidcock 0419 657 888
	Aboriginal Housing Company	Michael Mundine 93180177



Related Organisations	Aboriginal Metropolitan Land Council	Rebecca McHugh 8394 9666
	NSW Heritage Council	Siobhan Lavelle 9873 8500
Residents within visual proximity	As illustrated and notated in Annexure E	
Residents beyond the visual proximity of the proposal	No consideration at this stage	

Table 3: Notification Contacts**Content of the Material Distributed**

A copy of the material distributed to notified parties can be found at Annexure B and the website content can be found at Annexure C.



Part 3 – Community Feedback

The following table summarises the feedback obtained from various members of the community and how the proponent has responded. The responses also may include a summary about the amendments to the development proposal.

Community	Matter Raised in Consultation	Proponent Response & Amendments to EA
Redfern LAC Angela Cooke Crime Prevention Officer	High level of building basement vehicle crime.	Installation of double doors to enable occupants to raise an alarm if there is an intruder breach in the ramp into the basement driveway. Maximise lighting in basement areas and around entrance areas. Using light coloured paints. Basement designed to the "NSW Police Carpark Security Assessment" guide.
	Letter box crime is high in Redfern	All letter boxes and postal delivery boxes are inside the perimeter of the building.
	Security personnel	For onsite security staff proponent will consult with Redfern Police in conjunction with Harris Security consultant for advice on security management on and around the site during and after building is completed.
	Isolate lift access	Lift access is restricted to building occupants.
	Basement ventilation grills create a sitting area for offenders	Architect has amended the vent grills to be flush with walls to prevent opportunity for sitting.
	Ensure no opportunities for offenders to hide within recessed areas or behind columns.	Recessed areas that were originally proposed have been minimised and others removed entirely. The external building columns are round and there is insufficient distance between the columns and building facade for offenders to hide behind.
	Area Health Service Needle Bus has been relocated to Hudson Street	Will communicate with surrounding proprietors and make submission to the South Sydney Area Health Service.
	CCTV surveillance units	Installation of CCTV equipment at all entrances and along Hudson and Hart streets. Cleveland street is currently under full time surveillance.
	Suicide Risks from communal areas (i.e. the roof)	Proponent has discussed this with Leon Harris (principal crime prevention consultant). We have considered installing perimeter barriers on the roof space to prevent the opportunity for suicide attempts from the roof. Has not been finalised yet as proponent is considering aesthetic and practical consequences and alternatives.
	Passive Surveillance	The building is designed with a transparent facade from both Hudson and Cleveland Streets. Hart Street comprises CCTV surveillance and has apartments from 165 Cleveland street that currently overlook hart street.
	Provide a bin for needles in all toilets	Proponent will provide needle bins in all toilets within the whole building.
RWA & DOP Meeting Cameron	Removal of recessed areas due to crime opportunity	Recessed areas that were originally proposed have been minimised and others removed entirely. The external building columns are round and there is insufficient distance between



Sargeant/ Megan Fu/ Joanne McGuinness		the columns and building facade for offenders to hide behind.
	Activate street frontages	Proponent inserted access way through Hudson Street. It is impractical for access from hart street since the length of the hart street is part of a tenancy that has primary access through Cleveland Street.
	Delete ground floor open lobby area	Proponent deleted the open ground floor lobby. Building occupants will be encouraged to make use of the roof space for smoking and intermediate breaks.
	Compliance with development controls	Proponent adjusted floor space ratio and accommodation ratio to comply with controls
	Traffic: Specify the need for the proposed parking spaces individually	The parking spaces provided are for tenant directors/ management who demand parking facilities, otherwise employees are encouraged to use public transport or ride a bicycle to the building. There are also some spaces for visitors and disabled people.
	Reduce the size of the roof terrace	The area of the roof terrace has been slightly reduced with the insertion of AC plant areas. The roof terrace is considered to be a valuable amenity for building occupants particularly if the usage converts into a college. Since the deletion of the ground floor open lobby area, there is nowhere else for occupants to congregate for smoking or intermediate breaks.
	More building setback to accommodate pedestrian increase	The ground floor Cleveland street facade is setback from the boundary. There is additional roof for pedestrian access if they need to walk around other pedestrians or other impediments that might typically obstruct footpath flow. A similar setback is visible on Hudson street.
	Locate parking in basement as opposed to level one	Proponent has located all parking on basement level.
	Reduce Parking	Proposed parking was originally around 110 spaces. This was reduced to 70 spaces and subsequently has been reduced again to 35 spaces.
Redwatch Community Group (Geoff Turnbull)	Suggested consultation with Councillor Irene Doutney of City of Sydney LGA	Issued documentation and met personally with Councillor Doutney. Comments from feedback are notated below.
	Movement of Occupants between Redfern station and the site.	The proponent realises that the general community's preferred traversal route for occupants between the site and Redfern station is through Eveleigh Street. Traversal routes are at the discretion of individuals commuting. The proponent recognises that Eveleigh street is the shortest link between site and station at approximately 250meters. The proponent is committed to working closely with the Aboriginal Housing Company (land owners along Eveleigh street) to ultimately encourage pedestrian traversal along Eveleigh Street.
	Recent Redfern Rail Station Plans indicated that the station access may be located away from Lawson street and restricted to the southern end of the station	The positioning of the railway access point is of no major concern to the proposal. It would still be envisaged that building occupants would traverse Eveleigh street to access the Redfern station.
	City of Sydney study into traffic pedestrian movements in the	The proposed development comprises no more than thirty five spaces for standard vehicles. It is not anticipated that the



	Redfern Darlington area – intending to close Sheppard street which may affect vehicular access to and from the subject site	closure of Sheppard street access into the Darlington and Eveleigh precinct would have any adverse affect on the few occupants that will commute via vehicle.
	Needle Bus relocated from vine street into Hudson street. Some discussion about whether the bus will still be required after the opening of the new medical health centre which is a similar distance away from the station as the position of the needle bus.	The needle bus is a sensitive issue for the proponent. The proponent feels that this is a significant impediment towards promoting the Eveleigh Precinct as a desirable place for new residential and commercial development. Prospective tenants who are invited to consider a tenancy on site are naturally concerned and deterred when faced with the prospect of locating their employees and staff and possibly academically enrolled students within few steps to a needle exchange that by their own perception supports the use of drugs in the community. The proponent will consult with the surrounding property owners with the intention of making a submission to the South Sydney Area Health Service to relocate the bus as it is an obvious deterrent to market tenants and hence development activity.
Aboriginal Housing Company (CEO Michael Mundine)	Michael Mundine has supported the proposal in its entirety. He has cited the immensely positive benefits to the community objectives of the AHC. The proposal has the potential as a catalyst to attract significant numbers of commuters and pedestrians through the Eveleigh Precinct.	The proponent understands that AHC's preferred traversal route for occupants between the site and Redfern station is through Eveleigh Street. Traversal routes are at the discretion of individuals commuting. The proponent recognises that Eveleigh Street is the shortest link between site and station at approximately 250meters. The proponent is committed to working closely with the Aboriginal Housing Company (land owners along Eveleigh street) to ultimately encourage pedestrian traversal along Eveleigh Street. The proposal is also consistent with Goal 4 of the AHC Social Plan which is Crime Prevention through Environmental Design.
	Michael Mundine has encouraged regular dialogue between the proponent and the AHC.	The proponent intends to maintain dialogue with the AHC and is taken a keen interest in the progress implementation of the AHC community social plan. The proponent believes that the social outcomes within the aboriginal community are of direct importance and impact to occupants within the area, and thus seeks to remain informed and to potentially contribute where possible.
	Michael Mundine supports the removal of the Needle Distribution Bus entirely from the Eveleigh Precinct.	The proponent supports the removal of this Needle Bus. It is a significant impediment to prospective tenants and will coordinate with the AHC on-going submissions to South Sydney Area Health Service for the relocation of the service to the new area health service building in Redfern.
	The AHC is making progress with its plans and development objectives.	The proponent supports the AHC's development plans. The proponent is aware that the AHC is in discussions with commercial entities to redevelop "the block" site and surrounding proposed community centre, health centre and retail centre and art gallery. The proponent supports all efforts that lead to the realisation of these community assets and believes that future occupants of this proposed building may provide potential patronage to the community centres.
Redfern Waterloo Chamber of Commerce (Mary-Lynne Pidcock)	Mary-Lynne generally supported the proposed uses and was particularly supportive of the direct benefits to the AHC community objectives. Mary-Lynne invited the proponent to become a member or the Redfern Waterloo Chamber of Commerce and to attend events that promote the	The proponent has become a member of the Redfern Waterloo Chamber of Commerce and believes this is a significantly positive action as it will encourage interaction with active commercial members of the Redfern area and it also enables opportunity to contribute towards Redfern as it progresses towards becoming a thriving town centre.



	commercial culture of Redfern.	
	The RWCC is interested in how the Eveleigh progresses particularly as the commercial use related buildings are developed, particularly buildings proposed by the AHC.	The proponent is intent on achieving a pedestrian active and commercially functioning Eveleigh Precinct. The subject proposal should be a catalyst for further development of the privately owned development sites within the Eveleigh Precinct that can activate dense complimentary retail, educational and commercial uses.
CRIG & ECCG (Chippendale Residents Interest Group & East Chippendale Community Group) Jeanette Brokman	Indicated that lodging a DA for office uses without articulating any further details about the nature of the tenancy was not in the interest of the community. <i>"As discussed, we are concerned about a piecemeal approach for the site, ie we consider lodging the DA for only part of the site is inappropriate and believe the DA for the site should be put forward in its entirety, for the purpose of transparency and proper community consultation."</i>	The proponent has divulged to the community that it anticipates tenancy by either office tenants or by education institutions. The accommodation is in obvious need and is preferred to remain whether the tenancies are general office or education uses. The proponent has received interest from the general office market and the tertiary education market however has received no commitments from the either for the occupancy of the proposed office space area. The proponent cannot articulate education uses unless a tenant makes a commitment and specifies the density and layout of the occupancy. The proponent has proposed office space which is compliant with the Mixed-Use zoning. Should a type of occupancy necessitate a subsequent planning application, then the proponent will make a future application for the preferred uses and provide details of its environmental impact.
	Indicated that there is insufficient space for recreation if there is to be education/ accommodation uses proposed	The proponent has proposed that the roof space be used for recreation purposes. The area is approximately 1800sqm and provides space for occupants to enjoy at their leisure. The space can be divided for the exclusivity of the accommodation tenants and same for the office tenants.
	Comments about the accommodation and the general community concerns about students boarding in the area. <i>"Our general consensus is that the reliance on the use of the roof top as the outdoor recreational space for the students rather than the inclusion of proper open space as part of the student accommodation is inappropriate - and nominally does not the guidelines for such accommodation that would typically be required under the relevant controls. The scale of the rooms and absence of proper recreational facilities and dependency a closed in facade to reduce the impact from noise and pollution is inappropriate."</i>	The proponent is aware of the overload conditions of student tenancies through the local government area where dwellings are occupied by numbers of students well in excess that the design allows for. The proponent is aware of the lack of individual, communal and recreational space in many market accommodation lettings. The accommodation on level three has been designed in consideration of all three spatial needs. The Rooms are designed to be fully serviced for an individual person. Rooms are grouped into apartments with a communal living area comprising a kitchen, dining and living room. There are communal laundry facilities on the same level. There is also an onsite manager located within the building to deal with any disturbances, maintenance or non-compliances with the plan of management. In addition, the proponent has made the use of the abundant roof space available for communal tenant recreation. The proponent considers that the tenant occupancy profile, general site conditions and acoustic impacts do not render the site ideal for providing individual private open space for every dwelling.
	Has indicated intention of making further submission after receiving more information.	Proponent has advised that the dialogue with the community will continue despite lodgement of the EA scheduled for Mid March 2010.
Individual Residents	Bruce Lay who attended the Redwatch Meeting is also a member of the South Sydney Heritage Society. Heritage - Without knowing the history the existing building would seem to be Inter-War Art Deco - but similar buildings occurred into the	The proponent will request its heritage consultant to consider the comments made of a heritage context and report back to Bruce Lay. The proponent would be committed to the installation of a plaque that summarises the history of the site and provides a photographic illustration of the existing building.



	<p>1950's. It does not seem to be particularly distinguished in these terms and demolition is unlikely to be a big issue, but I would check out its provenance with the Art Deco and Twentieth Century Society - such people as Jennifer Hill or Roy Lumby. Usually when making a submission on behalf of the South Sydney Heritage Society, I would seek a bit of research on the history and a condition of consent for a plaque telling a brief history etc. The proposed building while big seems compatible with recent development along Cleveland Street. There would seem to be an argument for compensating for poor sun to many of the residential units by a detailed scheme for a green roof that provided both useful recreational space, with planting and shade, which could also be solar collectors and making the whole a demonstration project for sustainable building. Amenity and green issues arise with the deep plan form, and the need for acoustic insulation on the Cleveland Street edge, and a double facade would seem a good idea. Given the likely student body a lot of bike parking, with showers and lockers would be essential, perhaps without assigning them to the basement. Given the southern side of Hudson is likely to go residential, there would also seem to be overshadowing in the morning, to consider</p>	<p>The building has been designed to be compatible with the surrounding built environment. The roof is anticipated to be recreational space for both commercial occupants and also the student accommodation. It is anticipated that the roof area remain open and versatile for a variety of uses. Acoustic advice has been sought about the impacts of arterial road noise penetration in the acoustic report and glazing is anticipated along Cleveland street. The student dwellings are all self contained and have individual showers and storage facilities. The shadow diagrams do illustrate that there will be some shadowing impacts across Hudson Street.</p>
	<p>Byron Fraser of Unit 7/ 136-144 Abercrombie Street has requested advice on the impact of the proposal on the adjacent apartments at 136-144 Abercrombie Street. Also whether the parking will be affected during construction.</p>	<p>The proponent has advised Byron Fraser that the driveway ramp to the parking lot will be affected and that we will enter into discussions with Byron about alternative parking arrangements whilst parking is inaccessible due to the driveway reconstruction. We have also advised that construction hours will be in accordance with the standard hours permitted in the development conditions. We will keep Byron informed as the parking inconvenience draws nearer.</p>
	<p>Ian Richardson nearby resident has no disagreement with the proposed use, has a major objection to the streetscape presented, the external design is the most unsympathetic structure imaginable, referred to the adjacent units at 136-144 Abercrombie as being a past planning disaster and that the proposal lacks sympathy to it. Suggested constructing the facade using sympathetic materials, with an enclave and planting some mature trees, suggested extending the look of the existing art deco factory.</p>	<p>The proponent acknowledges the community response to the original scheme particularly the colours that were illustrated as being aesthetically displeasing. Enclaves are considered to be a crime concern and advice from the Redfern LAC and the RWA was to avoid enclaves and building recesses entirely. The proponent referred the objection to the architect and requested streetscape improvements that would enhance the appearance of the building. The proponent has sought advice from a heritage expert in relation to the facade and has been advised that there are better examples of period architecture that have been restored as specified in their accompanying report. An illustration of the initial scheme and the resulting scheme is in the annexure. This demonstrates the difference in the appearance and the colour scheme of the building.</p>



	<p>Phil Breen included the email above in his objection and further stated that the proposal was a “hell ugly building”</p> <p>Dr. Kathryn Jakes Objects to the proposal. The proposed architecture is not sympathetic to the surrounding late 19th century streetscape. Suggested we look at buildings built on Carillon and Missenden road that are preferred examples of design. Suggested trees and shrubs, a street cafe entrance, Recommended changing the facade. Cited privacy concerns.</p>	<p>The proponents comments above apply to the copied component of Phil Breen’s objection. The proponent advises that the streetscape design has been immensely improved with more sympathetic colours and a brighter facade design.</p> <p>A street cafe entrance is not suitable for the preferred uses of the site. It is likely that within the adjacent site at 136-144 Abercrombie street, the 420sqm retail store may become a cafe lounge as a preferred usage. Buildings on Carillon and Missenden have been visually inspected and the proponent is convinced that the proposed building built to the boundary divided with facade articulation is reflective of the architecture of the surrounding area. Similarly, the proponent has been advised to avoid enclaves for crime prevention purposes.</p>
Councillor Doutney	<p>Consulted with Councillor Doutney about the proposed development, uses, positive impacts. Comments have been raised about the existing building facade and that the proponent should consider retaining the facade.</p> <p>Has encouraged dialogue and cooperation with the AHC</p> <p>Has suggested wider public consultation. Residents within a 100meter radius around the site should be notified</p>	<p>Upon consultation with Paul Rappoport (Heritage architect) advice is that the building is poorly adaptable for purposes outside industrial usage and there is a danger in adaptive re-use for residential or commercial purposes that would reduce the building to a mere façade. There are also more intact and cogent examples of the Inter-War Functionalist style within the local area such as the AGM factory on South Dowling Street. As such, we recommend that the building and its setting be recorded through comprehensive photographic archival recording in accordance with the most recently published guidelines set by the Heritage Branch of the NSW Department of Planning prior to its demolition.</p> <p>The proponent is committed to working with the AHC. The proponent understands the goals and objectives of the AHC and believes that the successful implementation of the AHC social plan and development proposal is a positive outcome for the development of the subject site.</p> <p>The proponent directly delivered notifications to the residents that were in visual proximity to the proposal. An aerial map indicates the location of these residents. The proponent has communicated with a wide community audience and has received feedback on the proposal. The proponent indicated that the Department of Planning notification may captivate more of the immediate residents who weren’t in visual proximity to the proposal.</p>
Councillor McInerny	Has taken interest in the proposal	The proponent is awaiting a meeting and feedback
City of Sydney Area Planner Redfern & Chippendale Kylie-Anne Pont	Kylie-Anne Pont advised that Council’s planning department will not be providing any comments to our public consultation process. They will be waiting for the DOP notification to make their submission about the proposal.	The proponent acknowledged this and obtained details of any other departments within the council that may decide to comment on the proposal during the public consultation programme.
City Of Sydney Public Domain Division Pamela Urqhart Andrew Tam	Pamela Urqart referred the consultation to Andrew Tam. Andrew supplied the proponent with a copy of the public domain manual.	Council will need to notify the Department of Planning of their Public Domain submission during the notification process.



City of Sydney Waste Management Val-Debono	Val provided feedback on the location of the waste rooms both in the basement and on the street.	The location of waste management facilities were amended and improved in response to the advice provided from the Council's Waste Management Department.
Heritage Office Siobahn Lavelle	Suggested we submit our reports once they were complete.	Due to the lack of time available since the proponent had completed the expert heritage reports and the anticipated lodgement, it is more practical for the Heritage office to respond to the DOP notification.

Table 4: Summary of Stakeholder feedback from Community Consultation

Further Consultation

The proponent is committed to undertaking ongoing consultation with the community as noted numerous times in this report. The subject development falls within a sensitive area that requires considerable attention to achieve a successful marketing and community outcome. The proponent has reiterated to all stakeholders and interest groups that they will continue to be available to attend meetings and discussions about the proposal throughout the planning application process.



Annexure A

Original Design & Amended Design



Original Design



Cleveland Street



Hudson Street



Hart Street

Hudson Centre

157-163 Cleveland Street

Preliminary Concept Perspectives

January 2010
(Hudson Square Pty Limited)

Revised Design



Cleveland Street



Hudson Street



Hart Street

Hudson Centre

157-163 Cleveland Street

DA Perspectives

March 2010

(Hudson Square Pty Limited)

Annexure B

Material Content Issued for Notification



January 25, 2010

Recipient
C/- Recipient
Recipient Address
Recipient Address

Dear Resident,

**RE: COMMUNITY CONSULTATION OF PROJECT APPLICATION FOR 157-163 CLEVELAND STREET REDFERN NSW
2016/ MP 07-0180**

We write to inform you of a future development application at the above mentioned location. We are undergoing a community consultation programme designed to offer you an opportunity to provide feedback about any matters that you may consider appropriately related to our proposal.

During August of 2006, the Redfern Waterloo Authority released a Built-Environment Plan primarily designed to stimulate economic and social progress in the Redfern & Waterloo areas. Under the Plan, the subject land was zoned "Business – Mixed Use" to encourage employment growth and residential uses.

The subject property is located within the City of Sydney Local Government area, however since the inception of the Redfern Waterloo Authority, The NSW Department of Planning became the consent authority for all applications exceeding five million dollars in construction value for all land sites within the RWA authority zones.

Our proposal comprises a modern four story commercial office building with basement parking. The building will also comprise a component of accommodation at the upper most level for students academically enrolled within the area.

Included with this letter are the preliminary concept drawings of the proposed development including plans elevations and artist perspectives. They are only indicative preliminary drawings for discussion purposes.

We are now undertaking a community consultation programme. During this programme we invite you to inspect our proposal, consider any matters that you would like to draw to our attention & notify us of any matters that you believe that our proposal should respond to. Your comments are welcome and we have multiple communication channels including telephone, email, web feedback, mail and fax.

Please turn page over.

Contact Channels	
Telephone <u>02 9822 9185</u>	You can leave a return message and you can also use this service to record your opinions and comments. Please remember to leave your return contact details.
Email <u>community@hudsonsquare.com.au</u>	You can email us your comments and opinions.
Web feedback <u>www.hudsonsquare.com.au/contactus</u>	You can webmail us your comments and opinions through the webmail feedback on the contact page.
Post <u>Suite 14, 128 Cleveland Street Chippendale NSW 2008</u>	You can post us or hand deliver it into our office or drop it in our mail box at this location.
Meeting in Person <u>Suite 14, 128 Cleveland Street Chippendale NSW 2008</u>	You can meet with us in person to discuss your opinions and comments by appointment only . You need to ring us on 9822 9185 to arrange a convenient appointment time.
Fax <u>02 9269 0922</u>	You can fax us your opinions and comments.

Please be advised that we need to receive your submission before Wednesday February 10, 2010. Should you wish to meet with our project team to discuss the proposal then you need to notify us by Wednesday February 3, 2010. These notification dates are important as we need adequate time to respond to your submission before the anticipated lodgement date of Friday February 19, 2010.

We look forward to hearing from you.

Yours faithfully


HUDSON SQUARE PTY LIMITED

ROBERT SARGIS

Project Manager

Hudson Centre 157-163 Cleveland Street Redfern



NAME/ ADDRESS/ CONTACT NUMBER

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

FAX REPLY TO 02 9269 0922 or deliver to GROUND FLOOR 128 CLEVELAND STREET CHIPPENDALE

Subject Site Photographs

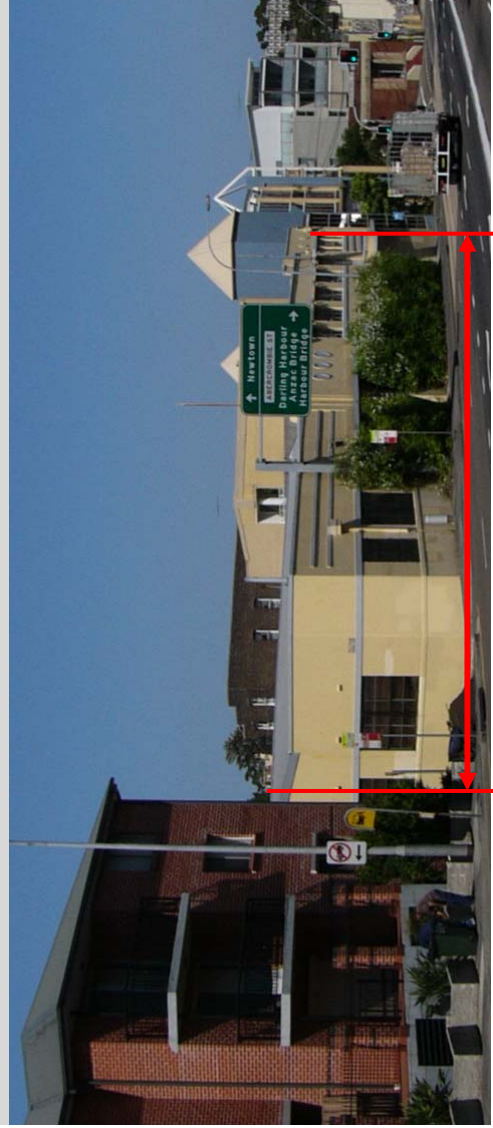
157-163 Cleveland Street Redfern NSW 2008



163 Cleveland Street (also known as 136-144 Abercrombie Street/Cnr Abercrombie & Cleveland)
Existing Apartments + Retail: The Existing building on the corner of Cleveland & Abercrombie will be retained in its existing condition. No construction works are proposed to this building

157-161 Cleveland Street

Warehouse/ Showroom Building to be demolished and construct new four storey building



Subject site

Bounded by Cleveland Abercrombie Hudson & Hart Streets.

PRELIMINARY CONCEPT DRAWINGS -
FOR DISCUSSION ONLY



Cleveland Street



Hudson Street



Hart Street

Hudson Centre

157-161 Cleveland Street

DRAFT

Preliminary Concept Perspectives

January 2010

(Hudson Square Pty Limited)



CLEVELAND STREET

ABERCROMBIE STREET

HUDSON STREET

PRELIMINARY CONCEPT DRAWINGS - FOR
DISCUSSION ONLY

35 SPACES

LOBBY

METERS

LOADING BAY
CAPTASH
DISABLED VISITOR

COMMERCIAL
GARBAGE

RESIDENTIAL
GARBAGE

BICYCLE

STAIR 3

WASTE

RECYCLE

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CLEVELAND STREET

GROUND FLOOR
A: 1,958 m²

RL 16.380

EXIST.
CAR PARK
STAIR

STAIR 1
CONC.

ABERCROMBIE STREET

NEIGHBOURING RETAIL
A: 420 m²

APPROXIMATE LOCATION OF UNDERGROUND SEWER MAIN

3.0m CEILING

RAMP

GARBAGE

EXISTING
LOADING DOCK
2.5m CEILING

WC

EXIST.
RESIDENTIAL
STAIR

RAMP
UP TO EXISTING
RESIDENTIAL CAR PARK

10.9m @ 1.5

10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

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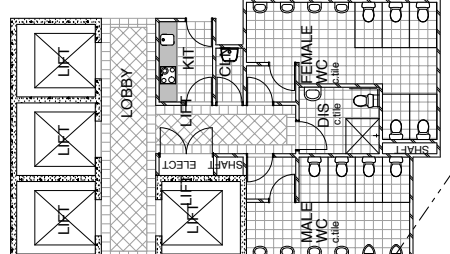
10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

10.9m @ 1.2

PRELIMINARY CONCEPT DRAWINGS - FOR
DISCUSSION ONLY



PLANT

STAIR 4
CONC.

BIN HOLDING
AREA

SUBSTATION
TYPE L KIOSK
13 m²

CONCRETE PAVING

BRICK PAVE EDGING

BITUMINOUS PAVING

TURF

GARAGE DOOR HOLDING AREA

2m @ 1.2

2m @ 1.2

2m @ 1.2

2m @ 1.2

2m @ 1.2

2m @ 1.2

01 GROUND FLOOR PLAN 1:100

DRAFT

C. BASEMENT THEATRE DELETED 2009/10
B. BASEMENT THEATRE DELETED 2009/10
A. ISSUED TO CLIENT 28/10/09

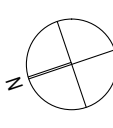
Amendments
1. Revise - Grant
Architecture
17 Macquarie Street, Sydney NSW 2000
P.O. Box 9914, Sydney NSW 1511
www.grantarchitecture.com.au

Project Details
COLLAGE AND STUDENT ACCOMMODATION
157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008

Drawn
JG
Approved
JG
Date
20/01/10
Job Number
0722
Scale
As Shown @ B1

Project Name
GROUND FLOOR PLAN
AND LANDSCAPE
PLAN

Drawing Number
SK-03
Revision
C



35 SEATS

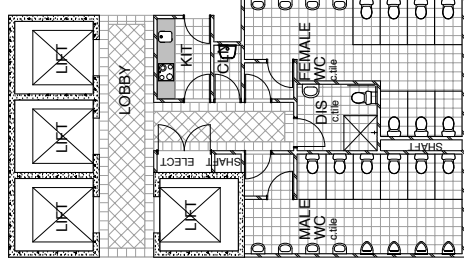
CLEVELAND STREET

SECOND FLOOR AREA
A: 2,088 m²

ABERCROMBIE STREET

HUDSON STREET

PRELIMINARY CONCEPT DRAWINGS - FOR
DISCUSSION ONLY



VOID

BALCONY

SHAFT

STAIR 1
conc

STAIR 3
conc

STAIR 4
conc

EXISTING
UNITS
A: 2,480

DRAFT

01 SECOND FLOOR PLAN 1:100

C BASEMENT THEATRE DELETED 2009/10
A ISSUED TO CLIENT 28/12/09

Amendments

**Foray + Grant
Architecture**
17 Macquarie Street, Sydney, NSW 2000
P: 02 915 4554 Fax: 02 915 4561
info@foraygrant.com.au

Project Details
COLLEGE AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008**

Drawn JG
Approved JG
Date Issued 2009/11/10

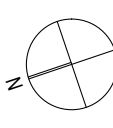
Job Number 0722

Scale As Shown @ B1

Drawing Name

SECOND FLOOR PLAN
Drawing Number
Amendment

SK-05
C



35 SEATS

UNIT 3.02
UNIT 3.02
CLEVELAND STREET

THIRD FLOOR AREA
A: 1,856 m²

ABERCROMBIE STREET

HUDSON STREET

PRELIMINARY CONCEPT DRAWINGS - FOR
DISCUSSION ONLY

01 THIRD FLOOR PLAN 1:100

DRAFT

C BASEMENT THEATRE DELETED 2009/10
A. ISSUED TO CLIENT 28/12/09

Amendments

**Forney & Grant
Architecture**
17 Macquarie Street, Sydney, NSW 2000
t: 02 9215 4554 f: 02 9215 4551
info@forneyandgrant.com.au

Project Details
COLLEGE AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008**

Drawn
JG

Approved
JG

Job Number
0722

Scale
As Shown @ B1

Drawing Name

THIRD FLOOR PLAN

Amendment

Drawing Number

SK-06

C



CLEVELAND STREET

ABERCROMBIE STREET

HUDSON STREET

PRELIMINARY CONCEPT DRAWINGS -
FOR DISCUSSION ONLY

ROOF

VOID

ROOF TERRACE

ROOF TERRACE

SKYLIGHT

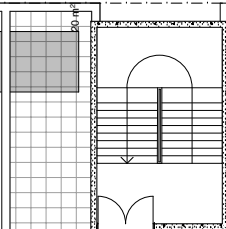
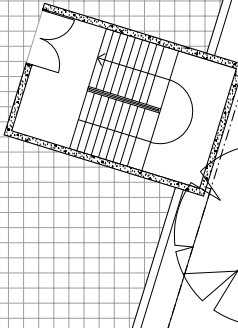
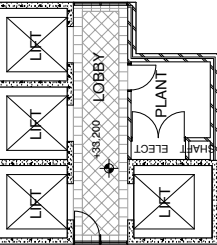
SKYLIGHT

ROOF

SKYLIGHT

VOID

+28.130



01 ROOF PLAN 1:100

DRAFT

C BASEMENT THEATRE DELETED 2009/10
A ISSUED TO CLIENT 28/12/09

Amendments

**Ernst & Young
Architecture**
17 Macquarie Street, Suite 400, 2000
Sydney NSW 2000
t +61 2 915 4554 f +61 2 915 4551
enr@ernstyoung.com.au

Project Details

COLLAPSE AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008**

Drawn JG

Approved JG

Date Issued 2009/11/10

Job Number 0722

Scale As Shown @ B1

Drawing Name

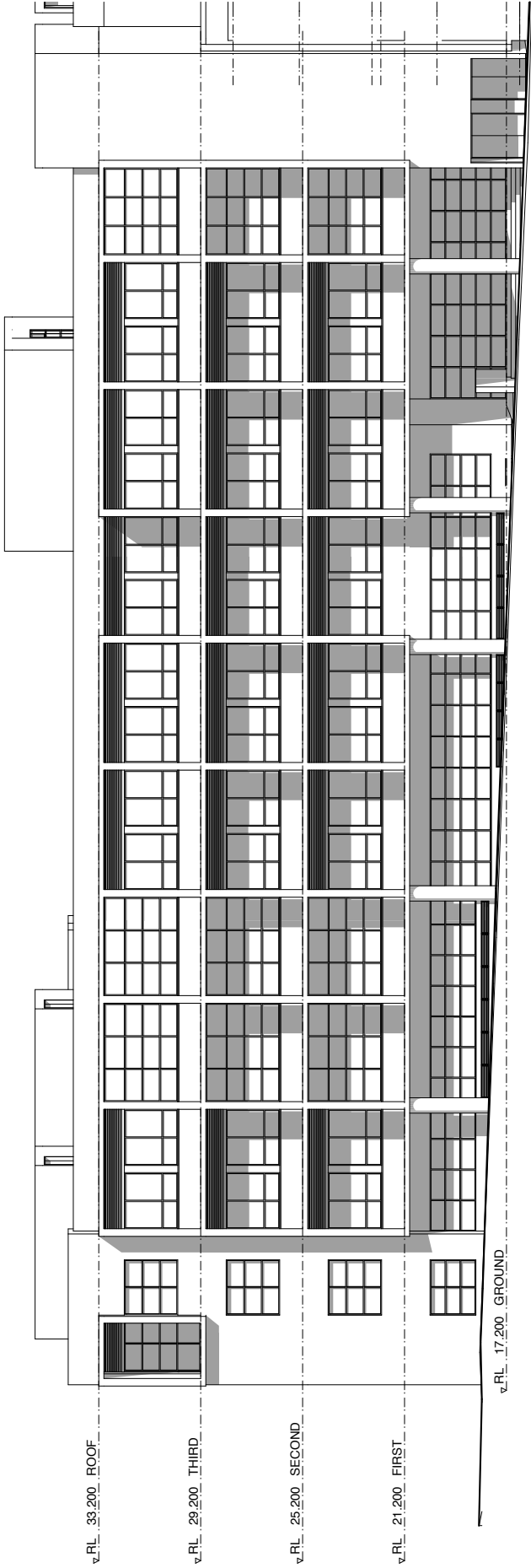
ROOF PLAN

Drawing Number

Amendment

C

SK-07



01 NORTH ELEVATION 1:100

cleveland street
elevation

PRELIMINARY CONCEPT DRAWINGS -
FOR DISCUSSION ONLY



02 SOUTH ELEVATION 1:100

HUDSON STREET
ELEVATION

DRAFT

C BASEMENT THEATRE DELETED 2009/10
A ISSUED TO CLIENT
Amendments 28/12/09



17 Macquarie Street, Sydney NSW 2000
P + 61 2 915 4514 F + 61 2 915 4501
info@peterandgrant.com.au

Project Details

157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008

COLLAPSED AND STUDENT ASSOCIATION

Drawn JG
Approved JG
Date Permitted 2009/11/10

Job Number 0722

Scale As Shown @ B1

Drawing Name

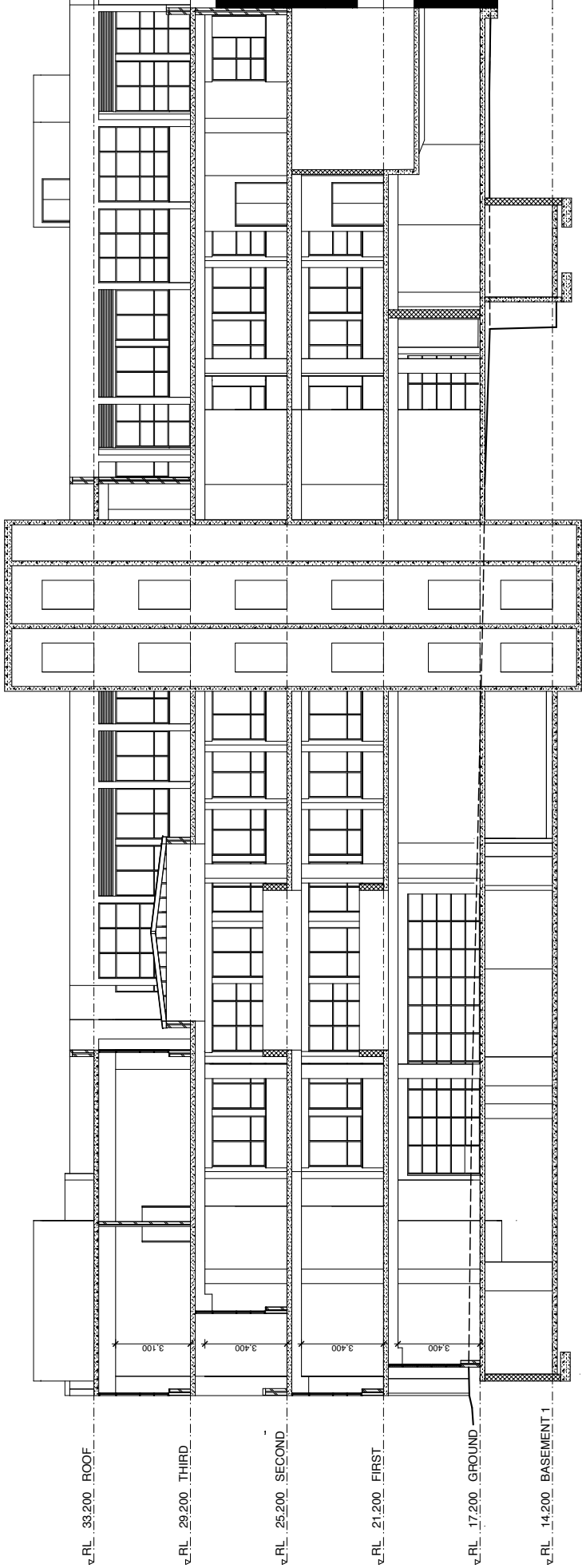
ELEVATIONS

Drawing Number

Amendment

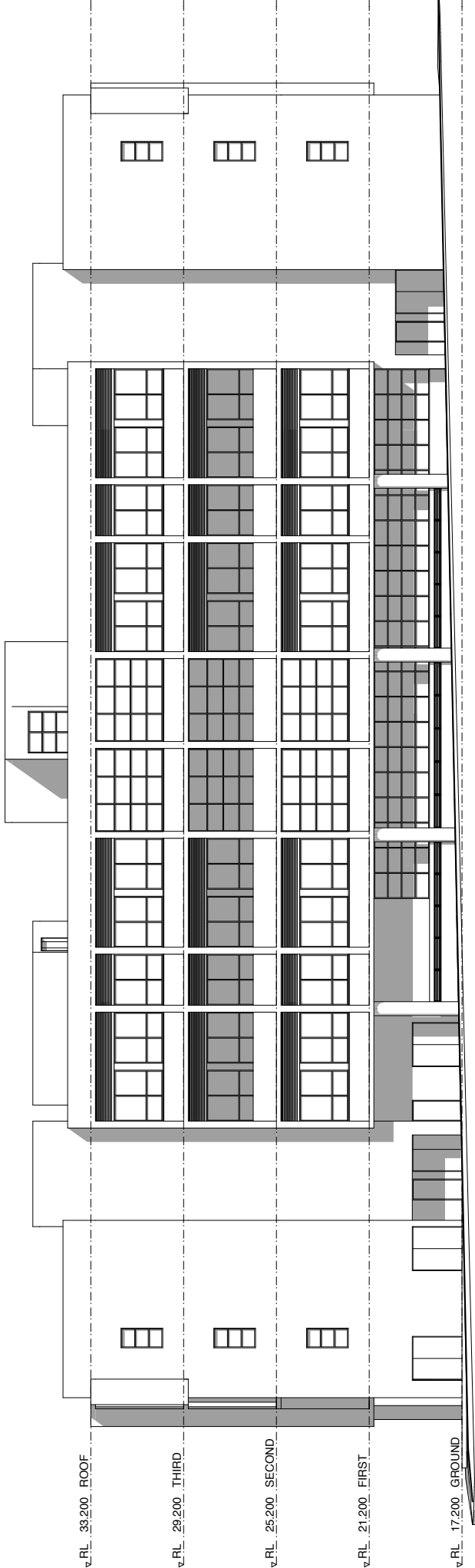
SK-08

C



02 SECTION 1:100

PRELIMINARY CONCEPT DRAWINGS -
FOR DISCUSSION ONLY



01 EAST ELEVATION 1:100
hart street
elevation

DRAFT

C BASEMENT THEATRE DELETED 2009/10
A ISSUED TO CLIENT 28/10/09

Amendments

**Edwin & Grant
Architecture**
17 Macquarie Street, Sydney, NSW 2000
t: 02 915 6554 f: 02 915 6561
info@edwinandgrant.com.au

Project Details
COLLEGE AND STUDENT ACCOMMODATION

**157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008**

Drawn JG Approved JG Date Permitted 2009/11/10

Job Number 0722

Scale As Shown @ B1

Drawing Name

SECTIONS
Drawing Number Amendment

SK-09 **C**

Annexure C

Website Content



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[RWA Precinct](#)

[Project](#)

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WELCOME

Welcome to the Site of Hudson Square - A new mixed use real estate development located at 157 Cleveland Street, Redfern. This website is designed to inform the community about the impacts and benefits of the proposed development. We invite all members of the community to inspect our proposal through the documents available online and offer feedback that may possibly improve and enhance the way the redevelopment of this site responds to the community and environment.

Public Consultation

Our project team are in the process of notifying authorities and the community about our intention to submit a development application for the subject site. Our consultation includes City of Sydney Area Planners & Public Domain Department, Redfern Waterloo Authority, Chippendale Residents Interest Group, East Chippendale Community Group, Redfern Chamber of Commerce, Redfern Police, Redwatch, Aboriginal Housing Company, NSW Heritage Council, Ministry of Transport, NSW Department of Health, Roads & Traffic Authority, NSW State Parliament Members for Marrickville, Sydney & Redfern, NSW Department of Planning and the residents within surrounding proximity of the subject site.

This public consultation process enables to community an opportunity to communicate directly with the proponent. Once the application is submitted to the Department of Planning, the community will be notified again and offered an opportunity to make a submission directly to the planning authority.

Activity Noticeboard

27.01.2010 Notification plans delivered to surrounding properties

25.01.2010 Preliminary concept documents available online

24.01.2010 Website installed online for public access

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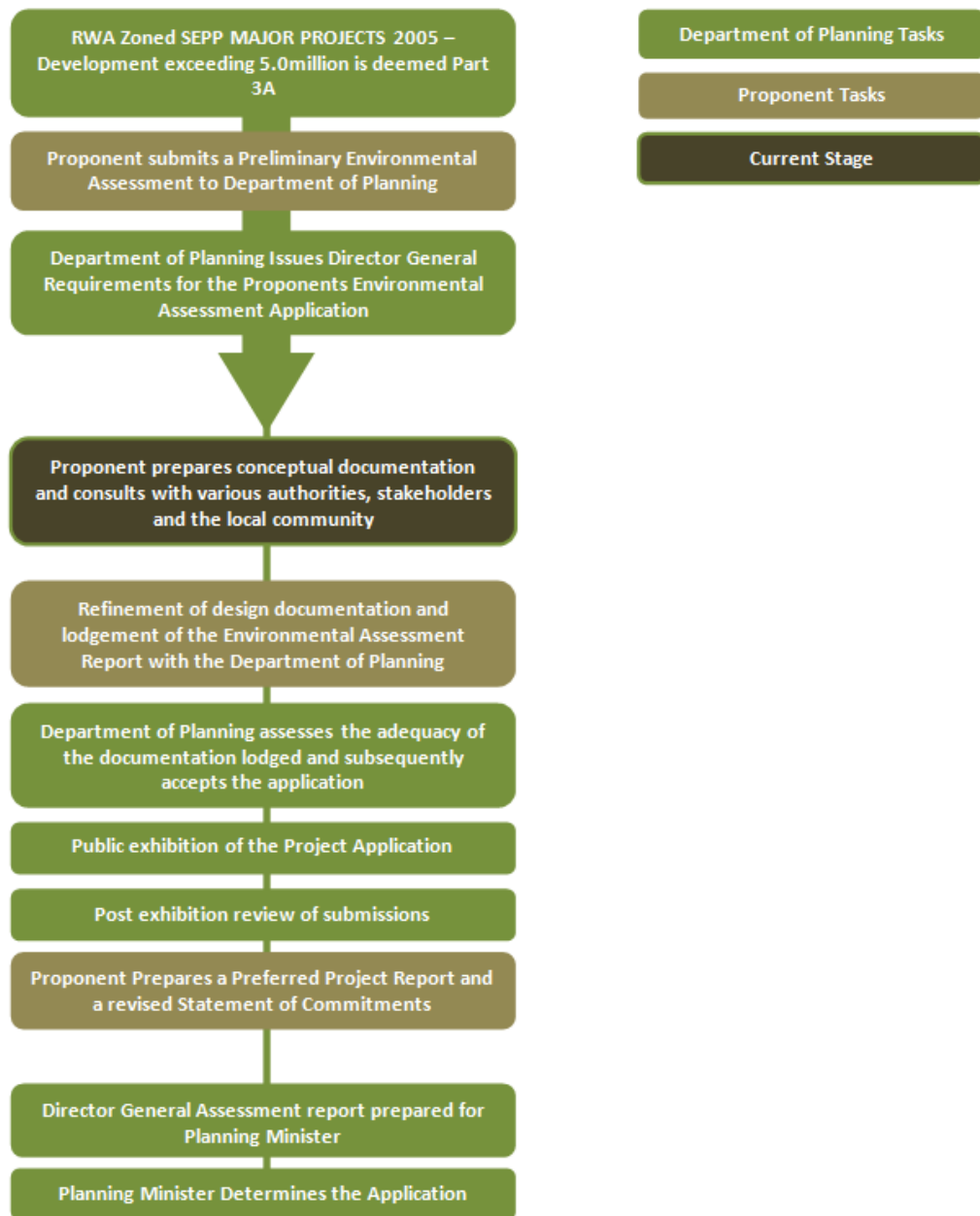
Redfern Waterloo Authority

The Redfern-Waterloo Authority (RWA) was established under the Redfern-Waterloo Act 2004 on 15 December 2004. The Authority has responsibility for revitalising the Redfern-Waterloo area through planning and urban renewal. To learn more about the RWA visit www.redfernwaterloo.nsw.gov.au

During August of 2006, the Redfern Waterloo Authority released a Built-Environment Plan primarily designed to stimulate economic and social progress in the Redfern & Waterloo areas. Under the Plan, the subject land was zoned "Business – Mixed Use" to encourage employment growth and residential uses.

Whilst the RWA is the consent authority for planning matters within the precinct, the NSW Department of Planning is the consent authority for development proposals that exceed 5.0 million in value. The Hudson Square development proposal exceeds this value and will be lodged with the Department of Planning for assessment and determination.

SEPP Major Projects 2005 - Part 3A Development Application Process



Projects 2005 & Part 3A? Planning legislation that enables the Minister to form the opinion whether a project is considered to be of state environmental planning significance. If a project is deemed to be Part 3A, then the Minister becomes the consent authority for the project.

What is the Proponent? The proponent is the applicant, the entity submitting the proposal to the authority to redevelop the subject property.

What is a Preliminary Environmental Assessment (PEA) & A PEA is a document prepared by the Proponent that describes the anticipated development in minor detail. The purpose of this submission is to enable the Department of Planning to identify all necessary considerations that must be addressed by the proponent's team of building and environmental experts. This is issued to the proponent through a document identified as Director General Requirements. The proponent's expert advice will be submitted to the Department of Planning accompanying the Environmental Assessment.

What are Director General Requirement's (DGR's)? A document that the Department of Planning issues to the proponent containing specific requirements that the proponent's expert consultant team needs to address through the detailed development documentation to be submitted with the EA Report.

What is an Environmental Assessment? A document prepared by the proponent's town planning consultant. The document is a detailed report on all the considerations that have been raised by the Director General. These relate to Relevant Policies and Guidelines, Design, Amenity, Traffic, Heritage, Landscaping, Public Domain, Environment, Drainage, Utilities, Contamination and the results of public consultation.

What is a Statement of Commitments? A document that the proponent prepares for submission with the Environmental Assessment. It is a record of the proponent's intention to commit to specific actions that support and improve the outcomes of the proposed development if the Minister's consent is granted.

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Project

The subject site is the whole land bound by Cleveland, Abercrombie, Hudson & Hart Streets and comprises two distinct buildings. A four storey residential flat building with ground floor retail is on approximately 670sqm on the corner of Cleveland & Abercrombie. A part one and two storey industrial building is located on the remainder of the site on approximately 2688sqm. The site enjoys extensive northerly aspect and convenient access to Redfern rail station.

Whilst the whole site is identified as the subject of the development application, it is anticipated that a new building is proposed in place of the existing industrial building. The existing residential flat building will remain in its existing condition. The proposal comprises a four storey commercial building with a single level of basement parking. The uppermost level of the building will comprise student accommodation.



The Subject Site





Indicative Concept – Cleveland Street View

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Document Download

-  [01 MP 07 0180 Redfern - Notification Letter \[PDF 79KB \]](#)
-  [02 MP 07 0180 Redfern - Feedback Form \[PDF 250KB \]](#)
-  [03 MP 07 0180 Redfern - RWA BEP 2006 Site Controls Extract \[PDF 550KB \]](#)
-  [04 MP 07 0180 Redfern - Director General Requirements \[PDF 839KB \]](#)
-  [05 MP 07 0180 Redfern - Concept Perspectives \[PDF 137KB \]](#)
-  [06 MP 07 0180 Redfern - Draft Site Plan \[PDF 150KB \]](#)
-  [07 MP 07 0180 Redfern - Draft Parking \[PDF 599KB \]](#)
-  [08 MP 07 0180 Redfern - Draft Ground Floor Plan \[PDF 163KB \]](#)
-  [09 MP 07 0180 Redfern - Draft Level One Plan \[PDF 141KB \]](#)
-  [10 MP 07 0180 Redfern - Draft Level Two Plan \[PDF 143KB \]](#)
-  [11 MP 07 0180 Redfern - Draft Level Three Plan \[PDF 276KB \]](#)
-  [12 MP 07 0180 Redfern - Draft Roof Plan \[PDF 107KB \]](#)
-  [13 MP 07 0180 Redfern - Draft Elevations \[PDF 105KB \]](#)
-  [14 MP 07 0180 Redfern - Draft Elevation + Section \[PDF 143KB \]](#)

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Robert Sargis - Project Manager



[MP 07 0180 Redfern - Feedback Form \[PDF 250KB \]](#)

Tel 02 9822 9185

Fax 02 9269 0222

Email community@hudsonsquare.com.au

Office S14, 128 Cleveland Street Chippendale NSW 2008 (by appointment)

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Annexure D

Written Submissions from Email



[Print](#) | [Close Window](#)

Subject: 157 - 163 Cleveland St
From: Bruce Lay <lay.heritage@gmail.com>
Date: Tue, Mar 09, 2010 11:33 pm
To: community@hudsonsquare.com.au
Cc: geoff-turnbull@stassen.com.au

Robert .

Given your scheme is quite developed I assume you have done a pre-DA with the City and many of the issues that surface will have been raised by them?

Heritage - Without knowing the history the existing building would seem to be Inter-War Art Deco - but similar buildings occurred into the 1950's. It does not seem to be particularly distinguished in these terms and demolition is unlikely to be a big issue, but I would check out its provenance with the Art Deco and Twentieth Century Society - such people as Jennifer Hill or Roy Lumby. Usually when making a submission on behalf of the South Sydney Heritage Society, I would seek a bit of research on the history and a condition of consent for a plaque telling a brief history etc.

The proposed building while big seems compatible with recent development along Cleveland Street.

Amenity and green issues arise with the deep plan form, and the need for acoustic insulation on the Cleveland Street edge, and a double facade would seem a good idea. There would seem to be an argument for compensating for poor sun to many of the residential units by a detailed scheme for a green roof that provided both useful recreational space, with planting and shade, which could also be solar collectors and making the whole a demonstration project for sustainable building. Given the likely student body a lot of bike parking, with showers and lockers would be essential, perhaps without assigning them to the basement.

Given the southern side of Hudson is likely to go residential, there would also seem to be overshadowing in the morning, to consider.

Best wishes,

Bruce Lay.

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Subject: Re: [FWD: MAJOR DEVELOPMENT - CLEVELAND STREET]
From: Coalition Chippendale Community <communityworkingparty@yahoo.com.au>
Date: Mon, Mar 15, 2010 2:50 am
To: community@hudsonsquare.com.au

Robert

Further to our conversation last Wednesday, do you have the details of the changes to the proposal that you previously sent through?

In particular, you mentioned that the facade has been changed to take on board feedback and we are keen to see the plans. We were also keen to look at the Consultants reports - so these can be taken into consideration in finalising the comments.

As indicated, the key considerations are the quality of the student accommodation and facilities that will be provided as well as the design and height of the facility. Sustainability and good design (ie cross ventilation, open space and sunlight) as well as a quality development are key considerations, particularly the inclusion of the appropriate onsite student facilities. Our general consensus is that the realiance on the use of the roof top as the outdoor recreational space for the students rather than the inclusion of proper open space as part of the student accommodation is inappropriate - and nominally does not the guidelines for such accommodation that would typically be required under the relevant controls. The scale of the rooms and absence of proper recreational facilities and dependency a closed in facade to reduce the impact from noise and pollution is inappropriate. The lack of an appropriate set back from a road system that carries nearly 55,000 cars each day also raises concerns. We are keen to view the Acoustics Report and EIS.

As discussed, we are concerned about a piecemeal approach for the site, ie we consider lodging the DA for only part of the site is inappropriate and believe the DA for the site should be put forward in its entirety, for the purpose of transparency and proper community consultation.

We look forward to receiving the revised plans and the Consultants reports.

Kind regards

Jeanette

This message is circulated by the Coalition Chippendale Community Groups (includes Chippendale Residents Interest Group and East Chippendale Community Group). Like more information or get involved in our Committee, please contact us via this email address. If you no longer want to subscribe to our regular news updates, just send us an email saying "unsubscribe".

--- On Tue, 2/3/10, community@hudsonsquare.com.au <community@hudsonsquare.com.au> wrote:

From: community@hudsonsquare.com.au <community@hudsonsquare.com.au>
Subject: [FWD: MAJOR DEVELOPMENT - CLEVELAND STREET]
To: communityworkingparty@yahoo.com.au
Received: Tuesday, 2 March, 2010, 2:44 PM

Jeanette,

You indicated that you would forward your member submissions accross during the weekend. I haven't received them. Could you confirm that you have sent them, if you have already - could you please resend them back to me.

Thanks
Robert Sargis

----- Original Message -----

Subject: [FWD: MAJOR DEVELOPMENT - CLEVELAND STREET]
From: community@hudsonsquare.com.au
Date: Wed, February 24, 2010 11:31 pm
To: "Coalition Chippendale Community"
<communityworkingparty@yahoo.com.au>

Jeanette,

In reply to the questions below:

In regards to the attached Project Summary & height notations, if students need facilities is the roof accessible, is it an outdoor area? **Yes, the roof space is proposed as an outdoor area. It would be controlled limiting access to suitable hours during the day and evening. we are aiming to insert privacy screening along the hart street interface with the apartments.**

1. Is the main pedestrian access off Cleveland Street? **Yes, there is also additional access being proposed from hudson street. There are no access points from hart street.**
2. Do you need active ground floor? **I'm unclear as the context of this question, could you please elaborate?**
3. Is there a central courtyard for house? **It is preferably non-accessible due to visual privacy issues.**
4. Is there a central courtyard atrium for housing? **no, the accommodation level void in the middle of the building is open to natural elements to maximise natural light and ventilation.**

I'll wait for your reply regarding question 3, i hope the answers are sufficient.

Regards,
Robert Sargis
0451 173 699

----- Original Message -----

Subject: Fwd: MAJOR DEVELOPMENT - CLEVELAND STREET
From: MLS Rosecliffe <office@rosecliffe.com.au>
Date: Wed, February 24, 2010 6:52 pm
To: <community@hudsonsquare.com.au>

----- Original Message -----

Subject: MAJOR DEVELOPMENT - CLEVELAND STREET

Date: Wed, 24 Feb 2010 11:19:12 -0800 (PST)

From: Coalition Chippendale Community

<communityworkingparty@yahoo.com.au>

To: office@rosecliffe.com.au

Hi Robert

We have had considerable feedback.

Under separate cover, we will email these to you over the weekend, after we have had a chance to collate.

Before doing so, it would be worthwhile to know what changes you may be considering after getting feedback from the AHC.

In the interim, one resident has asked for some more information. We felt it best to forward his questions to you, for your comment rather than for us to respond.

If you could respond to the following - we will on pass to him.

Kind regards

Jeanette

In regards to the attached Project Summary & height notations, if students

need facilities is the roof accessible, is it an outdoor area?

1. Is the main pedestrian access off Cleveland Street?
2. Do you need active ground floor?
3. Is there a central courtyard for house?
4. Is there a central courtyard atrium for housing?

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(includes Chippendale Residents Interest Group and East Chippendale

Community Group). Like more information or get involved in our Committee, please contact us via this email address. If you no longer want

to subscribe to our regular news updates, just send us an email saying

"unsubscribe."

--

Regards,
Robert Sargis
0451 173 699

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Subject: 157-163 Cleveland Street, Redfern
From: Byron Fraser <byronfraser@hotmail.com>
Date: Fri, Feb 05, 2010 12:56 am
To: <community@hudsonsquare.com.au>

Hi,

Further to your recent letter regarding the proposed development of 157-163 Cleveland Street, Redfern, I would be grateful if you could confirm that there will be no impact to the units in 136-144 Abercrombie Street?

Furthermore, if works do proceed, could you comment on what distributions are likely to be encountered during the building? Will there be lack of access to Hudson Street, the garage, what time will works be performed during the day, etc?

Thanks and regards,

Byron Fraser
Unit 7/144 Abercrombie Street
0447 609 158

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Subject: 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180
From: "Ian Richardson" <irichardson@cuttingedge.com.au>
Date: Sun, Feb 14, 2010 10:51 pm
To: <community@hudsonsquare.com.au>
Cc: <redfernwaterloo@rwa.nsw.gov.au>, <sydney@parliament.nsw.gov.au>

For the attention of Robert Sargis.

Regarding Project Application for 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180

<http://www.hudsonsquare.com.au/>

Dear Sir

I have received in the mail notification of the abovementioned development.

As a nearby Resident, in full view of the proposed development I would firstly like to say that I have no disagreement with the proposed use of the site as described.

However.

I would like to go on the record as having a *Major* objection to the disgusting Cleveland streetscape presented in the documentation.

The external design is the most unsympathetic structure imaginable, Your Architect may fancy the boxed concrete, grey Beirut factory look but I certainly don't.

Take a look around.

Opposite there is a nice row of terraces nestled behind green trees, next the delightful old Thurles Hotel [now offices...] and then to

some of the most delightful Council flats, again with established greenery and streetscape trees..

The corner of Abercrombie and Cleveland is a past planning disaster but it is at least a marginally interesting building, your design is not even in sympathy with this, supposedly part of the development.

Even the 60's block of units between Hart and Eveleigh St's 'attempts' to fit the heritage feel of the area, with at least a natural brick façade, as does the YWCA further up on Woodburn St.

The development will never attract quality tenants looking like this. In these days of businesses seeking quality locations it is laughable.

It is a folly.

My humble suggestion would be to construct the facade from sympathetic materials i.e. Brick or the like, perhaps with an enclave or three and some mature trees to compliment those across the road.

A sort of boulevard effect if you get my drift, this will provide the tenants with some shade from the north sun, both at street level and for the offices above.

Not to mention my peace of mind and visual sanity when I walk the Dog.

Even extending the deco look of the existing factory could be interesting, but I suspect far beyond the creative scope of your existing Architects, based on what they have come up with so far.

So I have said my bit,

Thank you for your consideration

Regards

Ian Richardson

Cleveland St

Chippendale

NSW 2008

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Subject: Re: 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180
From: Phil Breen <breenphil@yahoo.com.au>
Date: Mon, Feb 15, 2010 1:50 am
To: Ian Richardson <irichardson@cuttingedge.com.au>, community@hudsonsquare.com.au
Cc: redfernwaterloo@rwa.nsw.gov.au, sydney@parliament.nsw.gov.au

I concur Ian, it's a hell ugly building, I take it the architects live in another municipality.

Best regards,

Phil Breen.

From: Ian Richardson <irichardson@cuttingedge.com.au>
To: community@hudsonsquare.com.au
Cc: redfernwaterloo@rwa.nsw.gov.au; sydney@parliament.nsw.gov.au
Sent: Mon, 15 February, 2010 4:51:27 PM
Subject: 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180

For the attention of Robert Sargis.

Regarding Project Application for 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180

<http://www.hudsonsquare.com.au/>

Dear Sir

I have received in the mail notification of the abovementioned development.

As a nearby Resident, in full view of the proposed development I would firstly like to say that I have no disagreement with the proposed use of the site as described.

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So I have said my bit,

Thank you for your consideration

Regards

Ian Richardson

Cleveland St

Chippendale

NSW 2008

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Subject: 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180

From: "Kathryn Jakes" <kathryn.jakes@sydney.edu.au>

Date: Tue, Feb 16, 2010 6:11 pm

To: <community@hudsonsquare.com.au>

Cc: <redfernwaterloo@rwa.nsw.gov.au>, <sydney@parliament.nsw.gov.au>

For the attention of Robert Sargis.

Regarding Project Application for 157-163 Cleveland St Redfern NSW 2016/ MP 07-0180

<http://www.hudsonsquare.com.au/>

Dear Sir

Thank you for informing us about the proposed development at 157-163 Cleveland St., Chippendale. Whilst I am in favour of positive development, and the existing building has not been used (or has been under-utilised) for some time, I feel that some design changes need to be considered. The proposed concrete and glass design (whilst maybe considered trendy and cool for some Sydney suburbs) does not meld even slightly with the existing (late 19th century) inner city streetscape. On one side of the road, we have a row of lovely old terrace houses and flats, with a pub and lots of mature trees (circa 1900). The other side of Cleveland Street already looks dumpy and desolate (apart from one or two semi-interesting structures like the brick flats and the YWCA), and I cannot begin to imagine that the addition of a large concrete box is going to help this notion in any shape or form. If your architects need input or inspiration, they need look no further than the recently finished (and/or almost finished) developments on Carillon Avenue and Missenden Road, both I believe are part of University of Sydney (and/or RPA) building development programs. The College on Carillon Avenue is a tribute to its creators – it looks like it has always been there, and is fantastic (and surely this is the Holy Grail of architecture?). I remain unconvinced that building sympathetically is more expensive than building a nasty concrete box!

If you forge ahead with the existing Cleveland Street plan regardless, I think that there should be some trees and shrubs, a street café entrance or, at the very least, multiple planter boxes to enhance the streetscape and soften such harsh building lines (not to mention cut down the glare, as the Cleveland St side of this structure faces north). Yes, Cleveland Street is a busy road and yes, we did choose to live here, but all of the residents do their utmost to beautify, minimize noise and create community. I have no desire to look out of my bedroom window and see 500 pairs of eyes looking back at me from a box on the other side of the road. I think the existing plan will encourage high density living conditions that will not attract serious clientele – at the very least change the façade, you can still have your 5 bedroom concrete boxes, but at least they will be hidden from the streetscape. Sorry, but I strongly object to this plan in its current form – please let me know if you form a development committee or planning group, I will be happy to invest some time.

Dr Katie Jakes

Concerned Cleveland Street resident and ratepayer.

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Annexure E

Residents Notified By Direct Delivery



Notification of Surrounding Residents within Visual Proximity to Proposal

Recipients of Delivered Notification

Phoenix Court SP61081 165-173 Cleveland Street Redfern NSW 2016		Delivered	
1	165-173 Cleveland Street Redfern NSW 2016	Ok	
2	165-173 Cleveland Street Redfern NSW 2016	Ok	
3	165-173 Cleveland Street Redfern NSW 2016	Ok	
4	165-173 Cleveland Street Redfern NSW 2016	Ok	
5	165-173 Cleveland Street Redfern NSW 2016	Ok	
6	165-173 Cleveland Street Redfern NSW 2016	Ok	
7	165-173 Cleveland Street Redfern NSW 2016	Ok	
8	165-173 Cleveland Street Redfern NSW 2016	Ok	
9	165-173 Cleveland Street Redfern NSW 2016	Ok	
10	165-173 Cleveland Street Redfern NSW 2016	Ok	
11	165-173 Cleveland Street Redfern NSW 2016	Ok	
12	165-173 Cleveland Street Redfern NSW 2016	Ok	
13	165-173 Cleveland Street Redfern NSW 2016	Ok	
14	165-173 Cleveland Street Redfern NSW 2016	Ok	
15	165-173 Cleveland Street Redfern NSW 2016	Ok	
16	165-173 Cleveland Street Redfern NSW 2016	Ok	
17	165-173 Cleveland Street Redfern NSW 2016	Ok	
18	165-173 Cleveland Street Redfern NSW 2016	Ok	
19	165-173 Cleveland Street Redfern NSW 2016	Ok	
20	165-173 Cleveland Street Redfern NSW 2016	Ok	
21	165-173 Cleveland Street Redfern NSW 2016	Ok	
22	165-173 Cleveland Street Redfern NSW 2016	Ok	
23	165-173 Cleveland Street Redfern NSW 2016	Ok	
24	165-173 Cleveland Street Redfern NSW 2016	Ok	
25	165-173 Cleveland Street Redfern NSW 2016	Ok	
26	165-173 Cleveland Street Redfern NSW 2016	Ok	
27	165-173 Cleveland Street Redfern NSW 2016	Ok	
28	165-173 Cleveland Street Redfern NSW 2016	Ok	
29	165-173 Cleveland Street Redfern NSW 2016	Ok	
30	165-173 Cleveland Street Redfern NSW 2016	Ok	
31	165-173 Cleveland Street Redfern NSW 2016	Ok	
32	165-173 Cleveland Street Redfern NSW 2016	Ok	
33	165-173 Cleveland Street Redfern NSW 2016	Ok	
34	165-173 Cleveland Street Redfern NSW 2016	Ok	
35	165-173 Cleveland Street Redfern NSW 2016	Ok	
36	165-173 Cleveland Street Redfern NSW 2016	Ok	
37	165-173 Cleveland Street Redfern NSW 2016	Ok	
BC	165-173 Cleveland Street Redfern NSW 2016	Ok	

SP 72397 135-137 Abercrombie Street Darlington NSW 2008			
1	135-137 Abercrombie Street Darlington NSW 2008	Ok	
2	135-137 Abercrombie Street Darlington NSW 2008	Ok	
3	135-137 Abercrombie Street Darlington NSW 2008	Ok	
4	135-137 Abercrombie Street Darlington NSW 2008	Ok	
5	135-137 Abercrombie Street Darlington NSW 2008	Ok	
6	135-137 Abercrombie Street Darlington NSW 2008	Ok	
7	135-137 Abercrombie Street Darlington NSW 2008	Ok	
8	135-137 Abercrombie Street Darlington NSW 2008	Ok	
9	135-137 Abercrombie Street Darlington NSW 2008	Ok	
BC	135-137 Abercrombie Street Darlington NSW 2008	Ok	

LOT 50 DP 826153 136-144 Abercrombie Street Redfern NSW 2016			
1	136-144 Abercrombie Street Redfern NSW 2016	Ok	
2	136-144 Abercrombie Street Redfern NSW 2016	Ok	
3	136-144 Abercrombie Street Redfern NSW 2016	Ok	
4	136-144 Abercrombie Street Redfern NSW 2016	Ok	
5	136-144 Abercrombie Street Redfern NSW 2016	Ok	
6	136-144 Abercrombie Street Redfern NSW 2016	Ok	
7	136-144 Abercrombie Street Redfern NSW 2016	Ok	
8	136-144 Abercrombie Street Redfern NSW 2016	Ok	

STRATA PLAN 145-155 Abercrombie Street Redfern NSW 2008			
BC	145-155 Abercrombie Street Darlington NSW 2008	Ok	

Various Individual Terrace Lots			
186	Cleveland Street Chippendale NSW 2008	Ok	
188	Cleveland Street Chippendale NSW 2008	Ok	
190	Cleveland Street Chippendale NSW 2008	Ok	
192	Cleveland Street Chippendale NSW 2008	Ok	
194	Cleveland Street Chippendale NSW 2008	Ok	
196	Cleveland Street Chippendale NSW 2008	Ok	
134	Abercrombie Street Chippendale NSW 2008	Ok	
132	Abercrombie Street Chippendale NSW 2008	Ok	
117	Abercrombie Street Chippendale NSW 2008	Ok	
119	Abercrombie Street Chippendale NSW 2008	Ok	
121	Abercrombie Street Chippendale NSW 2008	Ok	
123	Abercrombie Street Chippendale NSW 2008	Ok	
125	Abercrombie Street Chippendale NSW 2008	Ok	
127	Abercrombie Street Chippendale NSW 2008	Ok	
129	Abercrombie Street Chippendale NSW 2008	Ok	
131	Abercrombie Street Chippendale NSW 2008	Ok	
133	Abercrombie Street Chippendale NSW 2008	Ok	
139	Abercrombie Street Darlington NSW 2008	Ok	
141	Abercrombie Street Darlington NSW 2008	Ok	
143	Abercrombie Street Darlington NSW 2008	Ok	
146	Abercrombie Street Redfern NSW 2016	Ok	
148	Abercrombie Street Redfern NSW 2016	Ok	
150	Abercrombie Street Redfern NSW 2016	Ok	
152	Abercrombie Street Redfern NSW 2016	Ok	
154	Abercrombie Street Redfern NSW 2016	Ok	
156	Abercrombie Street Redfern NSW 2016	Ok	
5	Hudson Street Redfern NSW 2016	Ok	
3	Hudson Street Redfern NSW 2016	Ok	
16	Eveleigh Street Redfern NSW 2016	Ok	
31	Eveleigh Street Redfern NSW 2016	Ok	
33	Eveleigh Street Redfern NSW 2016	Ok	

LOT 100 DP 857658 Strickland House Balfour/ Cleveland/ Dale Streets Chippendale NSW 2008			
Shop	206 Cleveland Street NSW 2008	Ok	
Shop	212 Cleveland Street NSW 2008	Ok	
	206A Cleveland Street NSW 2008	Ok	
	210A Cleveland Street NSW 2008	Ok	
	210B Cleveland Street NSW 2008	Ok	
	210C Cleveland Street NSW 2008	Ok	
	210D Cleveland Street NSW 2008	Ok	
	210E Cleveland Street NSW 2008	Ok	
	210F Cleveland Street NSW 2008	Ok	
	210G Cleveland Street NSW 2008	Ok	
	210H Cleveland Street NSW 2008	Ok	
	Waldorf Apartments C/- John Elston 47 Chippen Street Chippendale NSW 2008	Ok	
	Jamesons Strata Management C/- Anthony Coates PO Box 2001 Spit Junction NSW 2088	Ok	

Waldorf Apartments			
	Waldorf Apartments C/- John Elston 47 Chippen Street Chippendale NSW 2008	Ok	
	Jamesons Strata Management C/- Anthony Coates PO Box 2001 Spit Junction NSW 2088	Ok	