

20 December 2017

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

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

Via email: cwilson@willowtreeplanning.com.au

Dear Chris,

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

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

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

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

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

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

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

Lodgement

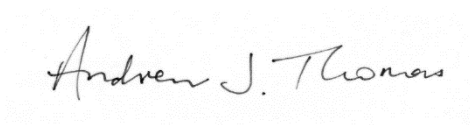
To lodge the request please complete the attached form and prepare the supporting documentation identified in the attached checklist. The form, supporting studies and fee can be lodged at the One Stop Shop on level two of Town Hall House, 456 Kent Street Sydney by appointment with the relevant planning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

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

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

If you would like to speak with a council officer about the request to change the planning controls or to arrange a lodgement appointment please contact Sean Kaufman, Specialist Planner on 9265 9296 or at skaufman@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink that reads "Andrew J. Thomas". The signature is written in a cursive style with a large 'A' and 'T'.

Andrew Thomas
A/Director
City Planning, Development and Transport

Encl.
Lodgement Form
Planning Proposal Lodgement Checklist