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The General Manager
City of Sydney
GPO Box 1591
Sydney NSW 2001

Attention: Jesse McNicoll

RE: PLANNING PROPOSAL TO AMEND SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 FOR ADDITIONAL BUILDING HEIGHT AND FLOOR SPACE RATIO FOR THE PURPOSE OF A MIXED USE TOWER AT 44-70 ROSEHILL STREET, REDFERN (LOT 1 DP 792628)

Dear Jesse,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of Redfern Rosehill Pty Ltd, and provides additional information to support the Planning Proposal for the amendment of *Sydney Local Environmental Plan 2012* (SLEP2012) to include additional building height and floor space ratio (FSR) on the site. The land subject to the Planning Proposal is described as 44-70 Rosehill Street, Redfern (Lot 1 DP 792628).

Specifically, this letter and its appendices respond to the email correspondence from City of Sydney Council dated 21 June 2018. An assessment of the overshadowing impacts of the concept development (which models the 99.6m building height and 10.4:1 FSR proposed for the site), is provided in the following appendices:

- Appendix 1 Council Email Correspondence, dated 21 June 2018
- Appendix 2 Overshadowing Impacts Assessment
- Appendix 3 Solar Access Spreadsheet – 80 Rosehill Street
- Appendix 4 Solar Access Spreadsheet – 82 Rosehill Street
- Appendix 5 Solar Access Spreadsheet – 84 Rosehill Street
- Appendix 6 Solar Access Spreadsheet – 88 Rosehill Street

The assessment demonstrates that the proposed rezoning for additional building height and FSR to support high density mixed use development on the site, maintains adequate levels of solar access for surrounding public open spaces and residential developments.

In summary, the amount of solar access retained for Gibbons Street Reserve, Daniel Dawson Playground and open spaces at the corner of Cornwallis Street and Locomotive Street, would comply with City of Sydney's solar amenity standard. As clearly demonstrated in the Overshadowing Impacts Assessment (**Appendix 2**), the following proportions of each of the public open spaces currently receive, and would continue to receive, at least four (4) hours solar access:

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Table 1. Overshadowing Impact on Public Open Space

Public Open Space	Existing Proportion of Space Receiving 4h + direct sunlight	Proposed Proportion of Space Receiving 4h + direct sunlight
Gibbons Street Reserve	100%	99.5%
Daniel Dawson Playground	99%	81%
Northern Corner of Cornwallis St and Locomotive St	64%	62%
Southern Corner of Cornwallis St and Locomotive St	100%	100%

With respect to residential development, the Solar Access Diagrams (**Appendix 2**) demonstrate that the usable outdoor spaces and living spaces of the following properties would not be impacted:

- 2 Garden Street
- 3 Wyndham Street
- 5 Wyndham Street
- 7 Wyndham Street
- 9 Wyndham Street
- 11 Wyndham Street
- 199 Regent Street
- 1-3 Botany Street
- 76-78 Cope Street
- 11 Botany Road
- 9 Botany Road
- 86 Cope Street

For those properties that would be impacted, the following paragraphs summarise the nature and extent of the impact:

- For the dwelling at 80 Rosehill Street, currently the windows in the eastern elevation receive 1.5 hours direct sunlight and the western elevation receives no sunlight. Resulting from the proposal, the eastern elevation would receive no direct sunlight. The dwelling's private open space, which currently receives no direct sunlight 9am-3pm, would however benefit from 1.5-2 hours direct sunlight on the Winter solstice, representing a significant increase from the existing situation.
- For the dwelling at 82 Rosehill Street, currently the windows in the eastern elevation receive 2 hours direct sunlight and the private open space receives no sunlight. Resulting from the proposal, the eastern elevation (mainly the lower level) would receive less solar access, however the amount of sunlight received to the western elevation and private open space would increase substantially. Overall, the total amount of direct sunlight received by the dwelling's living room windows would decrease from 2.5 hours to 0.5 hours, whilst the private open space would benefit from receiving 1.5 hours direct sunlight (compared to no sunlight currently).
- For the dwelling at 84 Rosehill Street (noting that the ground level is not a residential use), the amount of direct sunlight to living spaces and private open space would increase by 30-45 minutes (from one (1) hour currently). The proposal would therefore positively increase the solar access of the dwelling.
- For the dwelling at 88 Rosehill Street, the overall amount of direct sunlight to living spaces and private open space would be maintained with the exception of a minor area (1m²) of the private open space.
- A total of six (6) apartments of the 66 apartments at 37-61 Gibbons Street, would be impacted by the proposal. Three (3) (representing 50%) of these impacted apartments are located on the ground floor where there is little evidence of usable floor space benefiting from solar amenity given the traffic dominance of Gibbons Street. In addition, owing to building age and the location of the site within an

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urban renewal precinct, there is reasonable likelihood of site redevelopment in the medium term. The proposal is therefore considered acceptable with respect to solar impact on 37-61 Gibbons Street.

- For residential development at 10-20 Gardens Street, there would be no impact from the proposal on the solar amenity of the usable outdoor spaces or living spaces of the existing building. Only a minor impact for rear-orientated bedrooms would be incurred, equating to approximately one (1) hour of solar access. It is noted that these bedrooms currently use sun blinds to improve sleeping conditions. The proposal is therefore considered appropriate in terms of its solar impact on 10-20 Gardens Street.
- Of 44 apartments at 2 Botany Road, only three (3) would be impacted in a minor capacity by the proposal. This impact would have been avoidable through improved design of the development at 8 Botany Road, but in any case is considered acceptable within an urban renewal context as 1.5 hours of sunlight would continue to be received by the three (3) impacted apartments.
- For 31 Cornwallis Street, no impact on the useable outdoor spaces or living spaces for any apartments would be incurred. Only a minor impact for rear-orientated bedrooms would be incurred, equating to approximately one (1) to two (2) hours of solar access. It is noted that these bedrooms currently use sun blinds to improve sleeping conditions. The proposal is therefore considered appropriate in terms of its solar impact on the existing building at 31 Cornwallis Street.

Overall, those dwellings impacted by the proposal are particularly vulnerable to overshadowing owing to factors such as design and orientation. A development compliant with the current controls (which permit a much lower density of development) would likely result in a similar solar amenity impact for multiple of the dwellings in question. Therefore, and as further justified through the accompanying appendices, the proposal is considered appropriate with respect to solar amenity.

Yours faithfully,



Chris Wilson
Director
Willowtree Planning

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio
for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 1 Council Email Correspondence, dated 21 June 2018

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio
for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 2 Overshadowing Impacts Assessment

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio
for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 3 Solar Access Spreadsheet – 80 Rosehill Street

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio
for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 4 Solar Access Spreadsheet – 82 Rosehill Street

OVERSHADOWING IMPACTS ASSESSMENT

Amendment to Sydney Local Environmental Plan 2012 for Additional Building Height and Floor Space Ratio
for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 5 Solar Access Spreadsheet – 84 Rosehill Street

OVERSHADOWING IMPACTS ASSESSMENT

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for the Purpose of a Mixed Use Tower
44-70 Rosehill Street, Redfern (Lot 1 DP 792628)

Appendix 6 Solar Access Spreadsheet – 88 Rosehill Street

Rachel Streeter

From: Jesse McNicoll <jMcNicoll@cityofsydney.nsw.gov.au>
Sent: Thursday, 21 June 2018 12:31 PM
To: Rachel Streeter
Cc: Chris Wilson; Nick Knezevic
Subject: RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Rachel

I have been reviewing the additional overshadowing information that you have provided

We appear to have what we need to understand the impact on the residential flat buildings although I note that not all of the solar measures have been shown on the glass line (this may not be a problem but we will consider it as we get into the detailed review)

We still require some additional information:

1. In relation to the open spaces – you need to calculate the proportion of each open space that receives 4 or more hours of sun for both existing and proposed situations and show clearly on the plan the boundary between those areas that get 4+ hrs and those that don't – this measure relates specifically to our solar control for open spaces.
2. There are a number of single dwellings to the south of your site – as per my previous request please provide existing and proposed solar analysis for the living room windows and principle private open space for each dwelling

Please call me on 0425 228 582 if you need to discuss

Regards

Jesse McNicoll
Urban Design Coordinator
Strategic Planning & Urban Design



Telephone: +612 9265 9098
cityofsydney.nsw.gov.au

From: Rachel Streeter <rstreeter@willowtp.com.au>
Sent: Wednesday, 13 June 2018 4:36 PM
To: Sean Kaufman <SKaufman@cityofsydney.nsw.gov.au>; Benjamin Pechey <bpechey@cityofsydney.nsw.gov.au>; Jesse McNicoll <jMcNicoll@cityofsydney.nsw.gov.au>
Cc: Chris Wilson <cwilson@willowtp.com.au>
Subject: RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi All,

Further to the previous email, please find below a new link to the documentation. Please disregard the previous version.

[VIEW FILES](#)

As per Chris' email below, we request the opportunity to meet with you in the first week of July to discuss the proposal (particularly the Draft VPA offer).

Chris has requested a place-holder in your diary, and is happy to work in with you to arrange an appropriate time and date.

Kind regards

Rachel Streeter

Senior Town Planner

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From: Chris Wilson

Sent: Wednesday, 13 June 2018 4:31 PM

To: Rachel Streeter <rstreeter@willowtp.com.au>; Sean Kaufman <skaufman@cityofsydney.nsw.gov.au>

Cc: Benjamin Pechey <bpechey@cityofsydney.nsw.gov.au>; Jesse McNicoll <jmcnicoll@cityofsydney.nsw.gov.au>

Subject: Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Apologies "arrange a meeting "

Chris Wilson
Willowtree Planning
Managing Director
0432472282

From: Chris Wilson

Sent: Wednesday, June 13, 2018 4:30:20 PM

To: Rachel Streeter; Sean Kaufman

Cc: Benjamin Pechey; Jesse McNicoll

Subject: Re: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Thanks Rachel,

Hi Ben, the client would like me to Arranged a meeting with you in the first week of July to discuss the proposal (particularly the DRAFT VPA offer).

Would it be possible to obtain a place holder in your diary ? Happy to work in with you.

Many thanks m,

Chris Wilson
Willowtree Planning
Managing Director
0432472282

From: Rachel Streeter
Sent: Wednesday, June 13, 2018 4:27:55 PM
To: Sean Kaufman
Cc: Benjamin Pechey; Jesse McNicoll; Chris Wilson
Subject: RE: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Sean,

I hope you are well.

Further to the request for additional information issued by Council, please find below a link to the Overshadowing Impacts Assessment. The enclosed documents have been prepared in accordance with the requirements stipulated by Council, and demonstrate that an adequate solar amenity outcome would result from the proposal.

[VIEW FILES](#)

It is therefore requested that Council now formally lodge the Planning Proposal and confirm commencement of the 90 day assessment period.

Please do not hesitate to contact myself or Chris if you would like to discuss further. We look forward to receiving feedback on your assessment as it progresses.

Kind regards

Rachel Streeter
Senior Town Planner

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From: Sean Kaufman <SKaufman@cityofsydney.nsw.gov.au>
Sent: Wednesday, 6 June 2018 5:37 PM
To: Chris Wilson <cwilson@willowtp.com.au>
Cc: Rachel Streeter <rstreeter@willowtp.com.au>; Benjamin Pechey <bpechey@cityofsydney.nsw.gov.au>; Jesse McNicoll <jMcNicoll@cityofsydney.nsw.gov.au>
Subject: Planning Proposal Request - 44-78 Rosehill Street, Redfern

Hi Chris,

Please refer to attached letter regarding the 44-78 Rosehill Street, Redfern Planning Proposal request.
Let me know if you have any questions.

Regards,
Sean Kaufman
Specialist Planner
Strategic Planning & Urban Design



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