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The General Manager
City of Sydney
GPO Box 1591
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Attention: Sean Kaufman

**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 Sean,

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 23 May 2018 and the letter from City of Sydney Council dated 30 May 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 Letter, dated 30 May 2018
- Appendix 2 Council Email Correspondence, dated 23 May 2018
- Appendix 3 Overshadowing Impacts Assessment
- Appendix 4 Solar Access Spreadsheet – 2 Botany Road
- Appendix 5 Solar Access Spreadsheet – 10-20 Gardens Street
- Appendix 6 Solar Access Spreadsheet – 31 Cornwallis Street
- Appendix 7 Solar Access Spreadsheet – 37-61 Gibbons 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.

With respect to residential development, 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

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within an 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 8 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 apartments 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 the apartments in question. Therefore, and as further justified through the accompanying appendices, the proposal is considered appropriate with respect to solar amenity.

It is requested that the Planning Proposal is now formally lodged and the 90 day assessment period commenced.

Yours faithfully,



Chris Wilson
Director
Willowtree Planning

OVERSHADOWING IMPACTS ASSESSMENT

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Appendix 1 Council Letter, dated 30 May 2018

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Appendix 2 Council Email Correspondence, dated 23 May 2018

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Appendix 3 Overshadowing Impacts Assessment

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Appendix 4 Solar Access Spreadsheet – 2 Botany Road

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Appendix 5 Solar Access Spreadsheet – 10-20 Gardens Street

OVERSHADOWING IMPACTS ASSESSMENT

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Appendix 6 Solar Access Spreadsheet – 31 Cornwallis 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 7 Solar Access Spreadsheet – 37-61 Gibbons Street

30 May 2018

Our Ref: X018231
File No: 2018/281686

Chris Wilson
Willowtree Planning Pty Ltd
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060

Dear Chris,

Planning Proposal – 44-78 Rosehill Street, Redfern

I refer to your request to amend the planning controls for 44-78 Rosehill Street, Redfern submitted on 9 May 2018.

The site contains a two-storey commercial tenancies with ground level car parking. The request suggests increasing the maximum height control from 18 metres to 99.6 metres and maximum floor space ratio from 2:1 to 10.4:1.

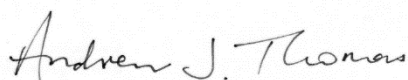
The request and associated documents submitted are generally consistent with the City's Planning Proposal Lodgement Checklist and provides sufficient information to meet the requirements of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *Guide to Preparing Planning Proposals*, with the exception of detailed information in relation to overshadowing impacts (refer to the City's email dated 23 May 2018).

For the purposes of any rezoning review, the 90 day assessment period will commence once the requested information related to overshadowing has been received.

Nothing in this advice implies endorsement to progress the request to change the planning controls or precludes the City from requesting further additional information, clarifications or changes as part of the assessment of the request.

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

Yours sincerely,



Andrew Thomas
Executive Manager
Strategic Planning and Urban Design

Rachel Streeter

From: Jesse McNicoll <jMcNicoll@cityofsydney.nsw.gov.au>
Sent: Wednesday, 23 May 2018 2:32 PM
To: Chris Wilson
Cc: Sean Kaufman; Benjamin Pechey
Subject: Re: 44-78 Rosehill Street
Attachments: Solar Access Spreadsheet.xlsx

Hi Chris

I am contacting you in relation to our conversation yesterday.

We require additional information in relation to overshadowing impacts to assess your planning proposal request.

- For each impacted residential flat building (or mixed use building including flats) we need a full assessment of the existing and proposed solar compliance of each dwelling comprising the entire development. Please use a separate copy of the attached excel spreadsheet for each development.
- For each impacted single dwelling we need existing and proposed areas of sun on habitable room windows at 15 min intervals
- For each impacted public open space we need plan view solar insolation plans to scale generated at 5 min intervals. The key needs to clearly show areas receiving sun at 1 hour intervals.

If your architects require any additional information please contact me on 9265 9098.

Please note that we have only just begun our assessment of your application and may require further information in relation to other issues.

Regards

Jesse McNicoll
Urban Design Coordinator
Strategic Planning & Urban Design



Telephone: +612 9265 9098
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