



01 June 2021

Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street, Parramatta 2050
Level 8, 123 Pitt Street

Attention: Russell Hand

Dear Sir,

Re: Southern Precinct SSD DA (SSD-10437) – Building 3 Student Bicycle Parking Response

This letter has been prepared in response to the comments provided by City of Sydney Council (Council) on 6 May 2021 with regards to student bicycle parking for Building 3. In summary, Council's comments relate to the following:

- Council do not support the proposed changes to Section 3N of the Waterloo Metro Design Quality Guidelines and adoption of the minimum bike parking requirement from the State Environmental Planning Policy (Affordable Rental Housing) 2009,
- Council noted limited context for the survey's undertaken of other similar existing student housing developments and the assertions made, and
- Recommendations to reduce the size of the gym to accommodate the additional bike parking.

We have previously analysed bicycle parking utilisation for eight (8) similar student accommodation facilities which we currently operate in Brisbane, Sydney and Melbourne. All of these facilities have been operational for a minimum 3 years and provide student accommodation ranging from 98 to 770 beds, with ample bicycle parking facilities. In our experience the usage of bicycle parking spaces by students are generally low given the proximity of our facilities to education facilities and/or public transport opportunities (i.e. close walking distance). This is contextually similar to our proposed Waterloo project, whereby, the student accommodation building in the Southern Precinct effectively sits above or adjacent to the future Sydney Metro station.

As illustrated in the enclosed bike parking analysis surveys (refer attached), all of the student accommodation facilities have achieved near 100% occupancy levels, typically comprising +85% international students (pre-Covid). Typically, the bicycle parking requirements or usage equates to approximately 2.5-5% of the total number of students occupying the building (total beds accommodated).



For the Waterloo project, we would anticipate a similar percentage of bicycle parking usage. As such, the proposed 87 bicycle parking spaces for the student accommodation building in the Southern Precinct of the Waterloo Metro Quarter are considered well in excess of that required, equating to approximately 20% of the beds/units proposed.

Yours faithfully

A handwritten signature in black ink, appearing to read "L. Madar", with a long, sweeping horizontal stroke extending to the right.

Lukas Madar
Projects Director

Iglu Pty Limited
Level 4, 68 York Street
Sydney NSW 2000
T: +61 2 9083 6300 ABN 36 146 695 436



Attachment A – Bike Parking Analysis Surveys

Property	Total Beds	Total Bike Storage	Year	Bike Count	Bike Use (as a % Student Population)	Occupancy	
						Total	International
Iglu Central	98	32	2015	2	2.0%		
			2016	3	3.1%		
			2017	5	5.1%		
			2018	2	2.0%	100%	95%
			May 2019	2	2.0%	100%	94%
Iglu Chatswood	395	80	2015	7	1.8%		
			2016	8	2.0%		
			2017	3	0.8%		
			2018	4	1.0%	98%	87%
			May 2019	8	2.0%	94%	82%
Iglu Central Park	770	179	2017	32	4.2%		
			2018	21	2.7%	100%	88%
			May 2019	20	2.6%	100%	92%
Iglu Broadway	271	36	2017	6	2.2%		
			2018	6	2.2%	100%	90%
			May 2019	7	2.6%	100%	94%
Iglu Redfern I	370	154	2018	13	3.5%	99%	95%
			May 2019	9	2.4%	99%	95%
Iglu Brisbane City	414	68	2017	20	4.8%		
			2018	22	5.3%	75%	66%
			May 2019	15	3.6%	95%	75%
Iglu Kelvin Grove	454	80	2017	36	7.9%		
			2018	24	5.3%	89%	61%
			May 2019	23	5.1%	86%	58%
Iglu Melbourne City - Stage I - only	139	88	3/2018	9	2.0%	99%	85%
Iglu Melbourne City - Stage 1 & II	594	231	11/2018	22	4.8%	99%	85%
			May 2019	25	4.2%	96%	87%