

Community and stakeholder engagement report

Proposed student housing: 104-116 Regent
Street, Redfern

Client: The Trust Company (Australia) Limited ATF WH
Redfern Trust

Date: 02 December 2021

Contact:

Aparna Casimir
Aparna.Casimir@wsp.com
(02) 9272 5660

**SYDNEY
02 9387 2600**

Level 27, 680 George Street
Sydney NSW 2000

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Elton Consulting is now part of the WSP Group.

Prepared by	Elton Consulting
Reviewed by	The Trust Company (Australia) Limited ATF WH Redfern Trust
Date	2 December 2021
Version	3

Contents

1	BACKGROUND	3
2	ENGAGEMENT OVERVIEW	4
2.1	Stakeholders	4
3	WHAT WE HEARD	6
3.1	Key themes	6
3.2	Detailed feedback	6
4	CONCLUSION	18
5	APPENDICES	19

TABLES

Table 1	Stakeholders	4
Table 2	Webinar 1 feedback and responses	6
Table 3	Webinar 2 feedback and responses	8
Table 4	Feedback from owners of 118 Regent Street, Redfern, and responses (meeting 1: 27 July 2021)	9
Table 5	Feedback from owners of 118 Regent Street, Redfern, and responses (meeting 2: 3 November 2021)	11
Table 6	SGCH feedback and responses	13
Table 7	Telephone and email feedback and responses	16

1 Background

The Trust Company (Australia) Limited ATF WH Redfern Trust (the Proponent) is proposing to deliver a new student accommodation building at 104-116 Regent Street, Redfern (see map to the right). The proposal comprises the redevelopment of the site as summarised below:

- » Construction of an 18-storey building comprising a total of 9,562 sqm gross floor area with a mix of land use activities including:
 - > Level 1: 72 sqm of retail floorspace, 490 sqm of communal area for the student accommodation, 102 bicycle parking spaces, loading and waste management facilities and ancillary services and facilities.
 - > Upper levels: student accommodation providing a total of 411 beds, including ensuite rooms, studios and two-bedroom configurations, with indoor and outdoor communal spaces on Levels 2, 4 and 16 and additional indoor communal areas on Levels 2 and 4.
- » Hard and soft landscaping within the outdoor communal terraces on the roof-top of the podium level and Levels 4 and 16.
- » Public domain improvements including provision of a landscaped through-site link connecting William Lane to Margaret Street and associated improvements to the Regent Street and Margaret Street frontages, including awnings and footpath upgrades.



Location of the proposal (map from Google)

The proposal is located on a former BP service station site. Remedial works to the site have been completed under City of Sydney DA D/2020/1095 in accordance with the Contaminated Land Management Act 1997.

The currently zoning of the site is 'Business Zone – Commercial Core' which permits student accommodation use. The Proponent is seeking Development Approval from the Department of Planning, Industry and Environment (DPIE).

Subject to planning approval, construction of the new building is expected to start in 2023 and finish in late 2023. The building would be operated under the 'Y Suites' brand, which is owned by the developer, under the following operational routine:

- » The front desk would be staffed between 9am and 5.30pm, Monday to Friday.
- » A security patrol would be utilised for after-hours protection.
- » Outdoor communal spaces would be available for use between 7am and 10pm.

Elton Consulting was engaged by the Proponent to design and deliver a community and stakeholder engagement program to support preparation of the State Significant Development Application (SSDA). Initial engagement was undertaken between 8 and 23 July 2021, and additional meetings with stakeholders following this. Due to changing social distancing requirements, the engagement activities initially planned were modified to ensure they did not require face-to-face contact. Engagement aimed to:

- » Comply with regulatory requirements associated with the planning process and assist in facilitating the planning approvals processes
- » Inform the community and stakeholders about the proposal and gather their feedback to inform the design development and planning phases
- » Establish a 'no surprises' approach to ensure the community and stakeholders knew what to expect during future planning approvals phases.

2 Engagement overview

This section details the consultation and engagement activities undertaken between 8 August and 3 November 2021. As noted earlier in this report, a number of planned activities were adapted to comply with social distancing requirements during the engagement period.

2.1 Stakeholders

Table 1 below outlines the key stakeholder groups identified and how they were engaged.

Table 1 Stakeholders

Stakeholder	Engagement channel	Timing
<ul style="list-style-type: none"> » Owner of 7-9 Gibbons Street, Redfern » Commercial and residential property manager of 157 – 161 Redfern Street, Redfern » Iglu student accommodation: <ul style="list-style-type: none"> > 66 Regent Street, Redfern > 80-88 Regent Street, Redfern » Owners of 118 Regent Street, Redfern » Strata management of 1 Margaret Street ('Katia') complex » St George Community Housing (developing 11 Gibbons Street along with City of Sydney Council) » REDWatch community group » North Eveleigh Info community group 	<ul style="list-style-type: none"> » Initial telephone calls to: <ul style="list-style-type: none"> > Confirm contact details > Provide a verbal overview of the proposal and an initial opportunity to ask questions and give feedback > Offer an online meeting. » Email to: <ul style="list-style-type: none"> > Provide proposal information, including an information flyer > Confirm offer of an online meeting > Provide contact details for further information, to ask questions or provide feedback, including webinar details > Ask strata managers and owners to distribute proposal information to residents and tenants. » Meetings with those who took up the offer. » Follow up telephone calls and emails to those from whom no response had been received. 	9 July 2021 – 20 August 2021
<ul style="list-style-type: none"> » Residents of 1 Margaret Street ('Katia') complex » Businesses and residential landowners and tenants of properties on Regent Street and Gibbons Street, between Lawson Square and Boundary Street 	<ul style="list-style-type: none"> » Information flyer (see <i>Appendix A</i>) letterboxed to 984 properties: <ul style="list-style-type: none"> > The flyer outlined the proposal and included information about timing, potential impacts and how to provide feedback, including an invitation to attend two webinars. <p>The Elton Consulting team initially planned to hand deliver these to enable a conversation about the proposal to be had with recipients. Due to COVID-19-related social distancing requirements, this was amended to a letterbox drop.</p> 	8 July 2021
<ul style="list-style-type: none"> » All stakeholders 	<ul style="list-style-type: none"> » Project email address and contact number: <ul style="list-style-type: none"> > Calls from stakeholders were received by an Elton Consulting staff member whose mobile number was provided on all engagement materials, and again during the webinars. 	8 July – 3 November 2021

There has also been engagement with the following stakeholders, undertaken by the Proponent, Antoniades Architects and Urbis:

- » First Nations stakeholders
- » Government Architect NSW (through the State Design Review Process)
- » Sydney Coordination Office within Transport for NSW
- » Sydney Metro
- » Environment, Energy and Science Group within Department of Planning, Industry and Environment (former Office of Environment and Heritage)
- » Heritage Division of Department of Premier and Cabinet (former Heritage Division of OEH)
- » Environment Protection Authority
- » Sydney Water
- » Sydney Airport
- » City of Sydney Council
- » Site manager and site developer of 11 Gibbons Street, Redfern (St George Community Housing).

3 What we heard

3.1 Key themes

The engagement process identified the following key themes:

- » Impacts of COVID-19 on occupancy of the proposal and whether the proposal would have an alternative/interim use in the event of low take-up rates.
- » Concern about potential overshadowing impacts on adjacent properties.
- » Concerns the proposal was not consistent with the existing streetscape.
- » Concerns about an over-supply of student accommodation in the area.
- » Vehicle access to the proposal (i.e. for deliveries, loading and rubbish removal) given there is no residential parking.

3.2 Detailed feedback

Webinars

Two webinars were held on 15 July 2021, at 3pm and 6pm. Representatives from the Proponent and Elton Consulting presented information about the proposal (see *Appendix B*). Attendees were then invited to provide feedback and ask questions.

All stakeholders detailed in Table 1 were invited to the webinars via the letterboxed information flyer and stakeholder telephone calls and emails. The webinars were attended by 12 people altogether.

Webinar 1

Held Thursday 15 July 2021, 3pm and attended by five people.

Table 2 Webinar 1 feedback and responses

Stakeholder feedback/query	Proponent's response
What is the timing for architectural drafts?	These are still being developed and the Proponent is working with the State Design Review Panel. They will be publicly exhibited as part of the planning process.
Request for additional information in relation to the architectural drafts and overall project size and setbacks, including overshadowing impacts to the church, that were not available at the time the webinars were held	All attendees were provided the project's contact number and email address once again and encouraged to make contact via one of these channels with details of the information they would like.
How would the project remain viable at its proposed size given COVID-19 and the economic slowdown?	COVID-19 has had an impact. The Proponent would work with government to implement any necessary requirements to isolate occupants, if necessary. The development would not be operational before 2024, at which time there is an expectation that the current situation would have improved.
What is the forecast occupancy for the first two years?	Forecast occupancy is more than 80%. This may potentially be impacted by COVID-19 but that impact is hard to predict.

Stakeholder feedback/query	Proponent's response
Will the project be branded differently to the 11-13 Gibbons St site?	The building will have the same 'Y Suites' branding.
The building is at the point where street level plummets by about 16 storeys down to the traditional streetscape height. The proposed structure does not step down at this point to create a sensible transition to street level at the traditional shopping strip height of two storeys.	The height complies with currently permissible height and zoning; and is actually slightly smaller than what is permissible.
It appears the proposal would be particularly jarring in comparison to the nearest streetscape building the former church.	The Proponent and its heritage consultants are working to increase setbacks to make sure views to the church are minimally impacted. This is one of the key issues the Proponent is also working to resolve with the State Design Review Panel.
Setbacks appear to be only minimal when viewed against the line of development.	Setbacks are within guidelines set by planning regulations. The setbacks are not necessarily as far back as originally intended but they are aligned with buildings along Regent Street.
Is there any shadow and shading information and mapping available in relation to the church at 118 Regent St? It is a building designed pre-electricity with its design dependent on natural light.	The Proponent is aware of the potential impacts given that the former church is to the south-east of the site. It will continue to work through the potential impacts.
Are there any licensed venues planned for the site?	No.
Is there any chance the accommodation would ever be used for the general public in the future given the forecast numbers for local higher education in Sydney following COVID-19, and given that the Proponent is currently developing almost 1000-1200 suites themselves on this particular block?	The proposal is intended for student occupation only. It has been designed so that it is a good building for student accommodation; it would be hard to stack up against serviced apartments and hotels for general public use.
How does the height drop compare with the actual drop of the land?	There is an 800mm discrepancy from the highest to the lowest point. The building is currently under 65 metres in height. The project team is still finalising what services will be on the roof and how this may impact the height.
The representative for 118 Regent St indicated they would confer with other owners of 118 Regent Street, Redfern, and may provide further comment.	The comment was noted.

Webinar 2

Held Thursday 15 July 2021, 6pm and attended by seven people

Table 3 Webinar 2 feedback and responses

Stakeholder feedback/query	Proponent's response
<p>No-one envisaged the concentration of student accommodation use in the area. It is an excessive use for the area.</p> <p>There is an understanding that student accommodation is a permissible use. In reference to the Environmental Impact Statement for the 90-102 Regent St development proposal, there were 18 public responses and 17 of these raised the issue of such concentration. The response to the submissions report did not mention this.</p> <p>The proposal doesn't fit in with longer-term planning, doesn't improve the community and is not culturally attuned.</p> <p>There will be short-term, six-month occupation and high student turnover.</p>	<p>The Proponent committed to speaking to its town planners about incorporating those points into the SSDA for the proposal.</p> <p>Town planner's response: the scale, bulk and size of the proposed development is consistent with the relevant planning controls for the site, including the State Significant Precincts SEPP and the Redfern Urban Design Principles.</p> <p>Flow of students within the Redfern community offers increased consumer traffic for local businesses and active nightlife. Based on prior experience with such developments, student occupants are typically hard working and responsible, offering positivity to the local community.</p> <p>The proposal is in proximity to Redfern train station and bus stops. This, along with no parking being provided on site, will limit the impact on traffic.</p>
<p>The Proponent is delivering three projects in the area. Will the 90-102 Regent Street proposal be delivered before the current proposal?</p>	<p>Yes.</p>
<p>Three concurrent construction projects sites is a lot of activity in one block.</p> <p>The sooner the work finishes, the better.</p>	<p>There would not be much construction overlap between the 13 Gibbons Street proposal and the current proposal for 104-116 Regent St.</p> <p>Any construction impacts will be managed by a Construction Management Plan prepared and managed by the construction contractor.</p>
<p>Allowing 18-storey accommodation buildings is a major failing of the planning process.</p> <p>It was acknowledged Sydney needed to increase density.</p>	<p>Information about DPIE's land zoning can be found on their website.</p> <p>The proposed mixed-use development, including retail and student accommodation, is consistent with the land use zoning and other development within the locality. The ground level uses will activate the street frontages and provide passive surveillance of public domain.</p> <p>An Operations Management Plan has been prepared which outlines the proposed management of the student accommodation to avoid detrimental impacts to the amenity of the surrounding landowners, tenants and residents.</p> <p>The proposed increase in the local student population will contribute to increased spending and economic growth within the locality and offer employment opportunities during its construction and operation.</p>
<p>How will shadowing affect 39-61 Gibbons Street, in particular the northern-most section?</p>	<p>Potential overshadowing impacts will be identified and assessed during the preparation of the SSDA package.</p>

Stakeholder feedback/query	Proponent's response
A stakeholder who owned an apartment opposite the 13 Gibbons St construction site queried the nature of the construction work.	The stakeholder was encouraged to email the project team so that contact information for the construction contractor for 13 Gibbons Street could be provided.
Would tradespeople park in the basement of the proposed development? Council has removed car parking spots in the area.	There would only be a couple of loading zones in the building for this reason.
Does the Proponent have plans to develop south of Margaret Street?	No, and planning controls would prevent use for student accommodation.

Stakeholder meetings

Online meetings were offered to:

- » The owner of 7-9 Gibbons Street, Redfern
- » The commercial and residential property managers of 157 – 161 Redfern Street, Redfern
- » Iglu student accommodation:
 - > 66 Regent Street, Redfern
 - > 80-88 Regent Street, Redfern
- » The owners of 118 Regent Street, Redfern
- » Strata management for the 1 Margaret Street ('Katia') complex
- » St George Community Housing (owner of 11 Gibbons Street, Redfern)
- » REDWatch community group
- » North Eveleigh Info community

The offer of a meeting was accepted by the owners of 118 Regent Street and St George Community Housing. At each meeting, stakeholders were provided an overview of the proposal and given an opportunity to provide their feedback and ask questions.

Meetings with owners of 118 Regent Street, Redfern

Two meetings were held with the owners of 118 Regent Street, Redfern (a former church). The first meeting was held on Tuesday 27 July 2021 at 3pm to provide an overview of the proposal. A subsequent meeting was held on 3 November 2021 to present an updated proposed design.

Two people representing the owners of 118 Regent St attended each of these meetings. In between these meetings, the stakeholder provided email feedback (discussed below with other email feedback received).

Table 4 Feedback from owners of 118 Regent Street, Redfern, and responses (meeting 1: 27 July 2021)

Stakeholder feedback/query	Proponent's response
The stakeholder objected to two previous proposals put forward by the Proponent (on Gibbons Street and Regent Street). Their historical concerns have related to: <ul style="list-style-type: none"> » Overshadowing of the former church » The use of student accommodation and concern about over-saturation, particularly given the Proponent now has three Proponent 	The comments were noted.

Stakeholder feedback/query	Proponent's response
<p>developments/proposals and there is also an Iglu development</p> <ul style="list-style-type: none"> » The potential impact to streetscape » Whether the developments were compatible/sympathetic to the Church usage. 	
<p>Would it be possible to work within the shadow of the other buildings proposed or under construction on the block opposite 118 Regent St?</p>	<p>The State Design Review Panel has also raised this and there is a desire to keep overshadowing to a minimum.</p> <p>Overshadowing studies will be prepared by the project architects (Antoniades Architects) to assess potential overshadowing impacts.</p>
<p>The former church building at 118 Regent St is a pre-electricity building. The windows facing Margaret Street were designed to operate with natural light. There is a preference to pay some homage to the original design intent.</p> <p>The church faces Regent Street, but is not designed to take light in from Regent Street, the functional windows are on the Margaret Street side – this is a particular concern.</p>	<p>The Proponent will try to set the proposal back as much as possible.</p> <p>Overshadowing studies will be prepared by the project architects (Antoniades Architects) to assess potential overshadowing impacts.</p>
<p>The historical context of the proposal site is it has been flat land and buildings of a low height (stabling and a garage occupied 104-116 Regent St before a BP service station was constructed there). The church property has enjoyed the sun previously.</p>	<p>The comment was noted.</p>
<p>Does the Proponent intend to show preliminary plans before they are lodged with the planning authority? Or is the next opportunity to provide feedback within the planning process?</p>	<p>The exhibition period for the SSDA is 28 days.</p>
<p>The more set back the development could be, the better it would preserve the historic streetscape for Regent Street.</p> <p>An increased set back on Regent Street is preferred over a setback from Gibbons Street.</p>	<p>Wee Hur is seeking to increase the set back from what is permissible to allow the church spire to be visible as traffic comes down Regent Street.</p> <p>The set back is tighter towards Gibbons Street.</p>
<p>The stakeholder acknowledged that the compliant envelope was 18 storeys, but indicated that, ideally, the proposed building mass would be minimised to allow streetscape and minimise overshadowing. A step-down profile less than the 18-storey height control would minimise impact and feel less abrupt.</p> <p>The stakeholder indicated a preference for a more gradual drop, rather than a cliff-like drop to the design. Gradation of scale would be beneficial to the locality.</p>	<p>The comments were noted.</p>
<p>Is it envisioned that the proposal would go up to the compliant envelope and planning controls, or are there concessions for the purpose of the development being sympathetic to the church building?</p>	<p>The Proponent has worked with the State Design Review Panel on this issue. The church is a prominent site, and the Panel wants to ensure it is a prominent corner. There are a lot of controls to work with and still get a good outcome for the area.</p>

Stakeholder feedback/query	Proponent's response
Are there aspects of non-compliance?	There are some still moving components, for example whether the building is set back to Regent Street or the laneway.
The proposal to extend William Lane is a positive to the area.	The comment was noted
Anything to reduce the impact to the Regent Street side would benefit the area.	The comment was noted.
What will the three-storey podium be used for?	It is a two-storey podium (with the tower to be stepped back from that) which will mostly be communal space for students. Retail space facing Regent Street is proposed.
Will street level be retail from Regent Street with the Margaret Street entrance relating more to students?	The ground floor would be 30-50% retail space facing Regent Street, with a reception and games area. The Margaret Street entrance would be transparent.
There is concern that students would loiter in the lane and around the church building and cause potential property damage (e.g. graffiti). The heritage church building may attract students. It would be better to have retail activation with casual surveillance and less intensive retail uses along Margaret Street.	The proposal would have a ground floor staffed reception facing the church, and CCTV at all entrances. Loitering does not tend to happen as students in such developments are usually quite studious (based on prior experience with such developments).
How will the reception area work?	Reception would operate the same way as reception for a residential apartment. Each building would have its own reception area and be managed separately.
Will there be a cinema and food for the students? The stakeholder's preference would be for retail along Regent Street.	The retail space will be offered, but the proposal is not designed around that. Retail along Regent Street is a requirement by Council. It is too early to say what will be placed there.
We have outlined our concerns. Thanks for the opportunity to provide feedback prior to the lodgement of plans.	The comments were noted.

Table 5 Feedback from owners of 118 Regent Street, Redfern, and responses (meeting 2: 3 November 2021)

Stakeholder feedback/query	Proponent's response
The stakeholder noted the updated information provided	The main changes to the proposed design were outlined, including: <ul style="list-style-type: none"> » Reduction of height on the tower next to the church » Increased setbacks These changes would increase solar access to the church.
Can the updated designs be emailed?	The designs are not yet finalised. The final proposed designs will be publicly exhibited in November/December 2021.

Stakeholder feedback/query	Proponent's response
What is the setback between Margaret Street and the proposal's podium level and upper levels?	The set back is now 4 metres between the boundary and the podium levels; and 8 metres between the boundary and upper levels; a total of 12 metres from the church.
The stakeholder noted they could see there is less massing at the side closer to the church.	The Proponent has done a lot of work with the State Design Review Panel to achieve this outcome.
What will be facing the church in the laneway?	From the rear of the church, there will be a view up the laneway to the existing William Lane; towards the front there is a view looking towards the podium.
Are there any other design changes?	The changes are mainly about: <ul style="list-style-type: none"> » Reducing bulk and scale of the building » Moving the building to the north » Getting the design as tight and efficient as possible.
Is there any other movement on the podium component on the Regent Street frontage, which is the tightest point with regards to distance from the church?	One of the biggest points of feedback from the State Design Review Panel is for the podium to stay on the boundary to create a typical street wall that you would see in Redfern.
Is there a footpath?	There is now a substantial footpath. The footpath on the church side is narrow.
The front and rear view images presented seem to show different distances between the church and proposal, with less distance shown on the front view image. Will the images be clearer once the design is finalised?	The images will be clearer, and more details will be provided in the SSDA that is lodged. The rear view image is more correct in terms of space between the proposal and church.
What is facing Margaret Street on the podium level? Will there be retail? Is this the main entrance now or is that on Regent Street?	The main building entrance is on Margaret Street. Retail is proposed on Regent Street, to the opposite end of the church.
What is the interaction between the building and the side of the church on Margaret Street? In terms of activation, what fills up the facade?	The main lobby and reception of the building are on Margaret Street so there will be people flowing through across the day. The exact design of spaces on the ground floor of the Regent Street and Margaret Street sides of the building are still being worked through. They could potentially be offices or study spaces.
Are there any openings or balconies on the top of the podium level? What is the intended use?	There is no slab on top of the podium, so there would be an outdoor room with a full height wall. The top of the podium wall would go well above the outdoor space floor. The podium would be outdoor communal space, with a lot of landscaping and outdoor seating.
Is there anything else happening to the rear of the building?	Similar outdoor terraces – the section of the podium overlooking the rear lane will most likely have a barbeque area and landscaping.

Stakeholder feedback/query	Proponent's response
What is the extent of the retail activation on the ground floor?	There would be a small section on Regent Street, at the opposite end of the building to the church. The rest of the space is all related to accommodation and tenant common areas.
Is there any interest to activate Margaret Street?	No. There has also been a clear directive from the State Design Review Panel that Margaret Street is not to be activated.
What will be to the rear of the building?	Services and a communal area on the ground floor. The lane behind the building will be activated once uses down there are resolved.
Will there be any services on the podium level near the church?	There might be some air conditioning equipment towards William Street where the substation already is; however, most of the building's services will be on the roof. There won't be any towards to the church.
How many rooms and shops will be allowed?	Approximately 400 rooms and one retail space, which will have three openings on Regent Street.
What is the sqm of the retail space?	80 or 90 sqm.
What is the distance between the footpath and boundary on Margaret Street, and the rear of the building?	A 4 metre footpath to the boundary, all the way through Margaret Street frontage. The path to the rear of the building will become William Lane.

Meeting with St George Community Housing: Wednesday 28 July 2021, 3pm

St George Community Housing (SGCH) is the owner of 11 Gibbons Street, Redfern. Three representatives from SGCH attended an online meeting about the proposal. Following the meeting, a copy of the community information flyer was emailed to SGCH.

Table 6 SGCH feedback and responses

Stakeholder feedback/query	Proponent's response
It was noted that the Proponent has properties or proposals in an L-shape around the SGCH site.	The Proponent has received approval for its 90-102 Regent Street site and is negotiating with Richard Crookes for construction for two properties.
What are the total number of beds anticipated to be operated by the Proponent upon completion of all three of its projects in the area?	Between 1230 and 1240.
What is the prospect for return to close to normal operations post-COVID-19?	The Proponent is looking for more assets. It is intended that the proposal will open for Semester 1 2023, but timing would be determined by COVID-19. Universities are doing a tremendous amount of work to bring students in, however COVID-19 is a massive unknown.
What is the timing for completion of the Proponent's 13 Gibbons Street development and approved 90-102 Regent Street development?	13 Gibbons Street is due to be completed at the end of 2022; and 90-102 Regent Street in 2023.

Stakeholder feedback/query	Proponent's response
Comment: all three of the Proponent's sites (including this proposal) are a precinct.	The comment was noted.
During construction, will vehicles be loading off on Regent Street, Gibbons Street or Margaret St?	Margaret Street is narrow and using it may also block access to 1 Margaret Street residents. The Proponent intends to use the site at 104-116 Regent St to enable construction on the other two sites. Should the proposal be approved, construction offloading would be from Regent Street. The Gibbons Street side should also have a loading zone.
Will there be rubbish removal with bollards?	There will be removable bollards.
Will there be entries off Gibbons Street also?	Yes, William Lane is the rear entry, not a service entrance, as the proposal is trying to activate the laneway. The ground floor of the proposal would activate the ground level with study areas, etc.
Can you provide more information about bicycle storage?	As the State Design Review Panel wanted more activation along William Lane, the bike storage is proposed towards the centre of the building.
Will the study area include collaborative space?	There will be study rooms, a TV on a wall, a desk for students, some open-area desks.
What is the separation between buildings along William Lane?	18 metres from the towers, 12 metres from the podium.
How much of the area is dedicated?	The entire proposed site is private. However, Council will want a public right-of-way easement over it. The Proponent would manage maintenance of the easement.
What will the proposal area be like at night-time once operational? Will there be light poles? There should be lighting. There was an assault there recently.	This is yet to be resolved, there will be a lot of light under the awning of the Gibbons Street development, and the proposal will probably have a similar amount of lighting.
Will there be dilapidation surveys, including of 11 Gibbons Street (which is one month old and has no cracks)? SGCH can arrange access for dilapidation surveys. Dilapidation surveys are scheduled for the week commencing 2 August for the Proponent's Gibbons Street site. As occupancy of SGCH's site is increasing, this is the ideal time to undertake dilapidation surveys.	The Proponent would undertake dilapidation surveys including of 11 Gibbons Street. While the Proponent hopes the upcoming dilapidation surveys can cover all its developments, a contractor is yet to be appointed for the proposal at 104-116 Regent St; and, as such, additional surveys would need to be undertaken for the proposal. The Proponent would work with SGCH to ensure surveys are undertaken at an appropriate time.
Are there any loading implications?	There would be a small retail space in the 13 Gibbons Street development and at 104-116 Regent St, but no significant access required, aside from a café. However the café won't have a loading dock.
Is there a basement?	No. There is a small basement in the 90-102 Regent Street development.

Stakeholder feedback/query	Proponent's response
	The proposal would have a loading dock with a turntable. Rubbish would be loaded from 104-116 Regent Street through 90-102 Regent Street.
Will the proposal have balconies?	The proponent is working through this with the State Design Review Panel.
Will construction involve air rights or utilise a luffing crane?	The Proponent would use a luffing crane over the site.
Will there be any shared facilities to bind the Proponent's three properties in the area together, or are they independent?	All three developments are independent and each would have their own facilities. The properties will have different owners within The Trust Company (Australia) Limited ATF WH Redfern Trust. Students would only be able to access the building/facilities of which they are a tenant.
What are the staffed hours?	Staff will be onsite from 9am to 8pm, and a Resident Advisor (RA) during other hours. It is common to employ residents in the building to fulfil the RA role.
Will there be alternate or interim uses if uncertainty related to COVID-19 continues? Would it be turned into a COVID-19 hotel [i.e. a quarantine facility]?	The Proponent has not looked into alternate/interim uses. It may be considered in the future, but not now. There has been no thought to make it a COVID-19 hotel.
Will local students fill the spaces?	The Proponent has found there is generally little local demand, as local students are more likely to rent an apartment/share-house or stay with parents. However, the proposal will not exclude anyone.
Does the Proponent have confirmed piling methodologies? Will piles be screwed or poured?	Piles will be poured.
When is the Proponent planning to lodge the DA for the proposal?	The Proponent hopes to lodge at the end of August 2022. The proposal must first go through the State Design Review Panel.
Is there an excellence in design process?	Yes.

Telephone and email feedback

One email was received on 11 July 2021. Phone calls received by the engagement team were in response to outgoing calls initiated by team members – there were no calls received as a response to distributed collateral.

Table 7 Telephone and email feedback and responses

Stakeholder feedback/query	Proponent's response
Telephone feedback, 9 July 2021	
<p>With regards to 1 Margaret Street:</p> <ul style="list-style-type: none"> » Some of the owners within the Katia complex had made submissions to prior proposals and felt it had been a waste of time. » There was concern there are/would be too many student accommodation buildings concentrated within the area, and further concern that students may never come back to the area due to COVID-19 and, as such, the dedicated student housing will become low-rent accommodation. » There were concerns regarding impacts to parking concerns with visitors and tradespeople, and the increase in people in the area with the new development. 	<p>The stakeholder was encouraged have their say on issues of concern; and let the project team know if they would like their own webinar.</p> <p>(Note: the stakeholder advised the project team on 15 July 2021 that only a few owners within 1 Margaret St were interested in a webinar, so they would attend the publicly advertised sessions).</p>
Email feedback	
<p>Email received 11 July 2021:</p> <ul style="list-style-type: none"> » There was opposition to the development/ construction of the proposal based on a university/education industry currently future proofing, streamlining and decreasing dependency on on-campus attendance. » It was suggested that all further development/ construction should be frozen to avert risk of creating a pathway to an oversaturation of cheap non-student/hotel/apartment accommodation blocks. 	<p>An email was sent acknowledging receipt of the feedback.</p>
<p>Email received from owners of 118 Regent Street on 4 August 2021:</p> <ul style="list-style-type: none"> » There was a request for more information about the proposal/more detailed designs, including: <ul style="list-style-type: none"> > Preliminary shadow studies and current overshadowing expectations/detail > Draft architectural plans showing envisaged podium and tower setbacks > Draft architectural floor plans showing floor plates and the layout of podium and tower levels, including setbacks from the podium level > Information on why the proposed development is a student accommodation development as opposed to a mixed-use development. » Concern was expressed regarding the size, bulk and scale of the development in consideration of 	<p>An email was sent acknowledging receipt.</p> <p>Additional meetings with the stakeholders were organised.</p>

Stakeholder feedback/query	Proponent's response
<p>Redfern Centre – Urban Design Principles (RC-UDP) and SEPP (Major Projects) 2005</p> <p>» Concern was expressed regarding oversaturation of student accommodation developments in the precinct, and whether proposed student accommodation projects conflicted with or is detrimental to many objectives of 'Zone E – Business – Commercial Core'</p>	

4 Conclusion

A lengthy engagement period was delivered to ensure design of the proposal could adequately respond to stakeholder feedback received. Further, a variety of channels were used so that interested stakeholders were able to provide feedback despite changing social distancing requirements.

Details about the project were provided to all stakeholders to ensure they could give informed feedback. The engagement approach included opportunities for stakeholders to ask questions of and provide feedback to the project team directly, as well as submit feedback via phone and email.

Many key concerns raised by stakeholders during the consultation period have already been considered in the design of the proposed building and the management measures that will be implemented once operational. This includes refining the bulk and scale of the building, such as:

- » Reducing the southern side of the proposal by two levels to reduce potential overshadowing
- » Moving the footprint of the building 4 metres back from the Margaret Street boundary.

Ongoing engagement with site neighbours should continue throughout the planning process. This should include:

- » Publicising future opportunities to provide feedback
- » Ensuring stakeholders are provided with clear details about the proposal so that they can provide informed feedback. This includes opportunities to ask questions of the project team
- » Providing regular updates about the proposal and planning process
- » A range of engagement channels so that all interested stakeholders can participate in a manner that suits them.

5 Appendices

Appendix 1 – Letterbox flyer distributed 8/7/21

Information on a proposed student accommodation project: 104-116 Regent Street, Redfern

We take this opportunity to introduce you to a new project proposed in your suburb.

Developer Wee Hur proposes to deliver a new student accommodation building at 104-116 Regent Street, Redfern (the former BP Service Station site, on the corner of Regent Street and Margaret Street).

A Development Application and Environmental Impact Statement for the proposal is currently being prepared for submission to the Department of Planning, Industry and Environment.

We are speaking to the community while these documents are being prepared to ensure the proposed design and delivery of the building has considered community feedback.

The final Development Application and Environmental Impact Statement are expected to be publicly exhibited in **September 2021** for further community feedback. Urbis is coordinating the preparation of assessment reports during the Development Application phase of the project.

Subject to planning approval, construction of the new building is expected to start in mid-2022 and finish in late 2023.



Location of the proposal

About the proposal

Key features of the proposal include:

- » An 18-storey building providing around 400 student beds, indoor and outdoor communal spaces, ground-floor retail and bicycle parking. The building would have entrances on Regent Street and William Lane.
- » Improvements to William Lane, including widening it for safe pedestrian access and extending it with a pedestrian connection to Margaret Street, with extensive landscaping and public domain works.
- » A total site area of 1366sqm, currently zoned 'Business Zone – Commercial Core' which permits student accommodation use.

Design and overshadowing

The building's design will address the relevant building controls and urban design principles established for the precinct. The building's design will use Crime Prevention Through Environmental Design techniques to ensure visibility and safe access for occupants and community members.

All materials, including external finishes, will comply with the latest safety standards. While care has been taken to allow as much solar access as possible to adjacent sites, some properties immediately to the south of the site will be affected, particularly in the afternoon and evening.

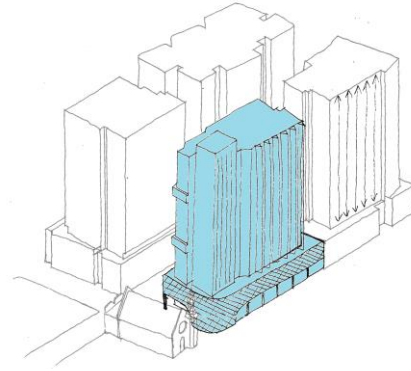


Artist's impression showing the Regent Street streetscape, with the proposed building (indicated with a red arrow)

Information on a proposed student accommodation project: 104-116 Regent Street, Redfern



Artists' impressions of the building's exterior



Exterior render showing building envelope

Delivery timetable

Remedial works to the former BP service station, including testing and removal of contaminated material, have already begun in accordance with guidance from City of Sydney Council. Testing on the site would continue until clearance is granted by the NSW Environment Protection Authority.

Subject to planning approval, construction of the new building is expected to start in mid-2022 and finish in late 2023.

Vehicle and pedestrian access to all properties and bus stops adjacent to the site would be maintained at all times during the construction phase. However, temporary diversions may be required at times to ensure the safety of pedestrians, cyclists, motorists and workers.

Construction times and proposed management measures will be detailed in the Development Application and Environmental Impact Statement, and will conform to industry standards.

Next steps

The Development Application and Environmental Impact Statement will outline the proposed design of the project as well as the potential impacts during construction and operation and how they will be managed. The Development Application and Environmental Impact Statement will be publicly exhibited in September 2021 (dependent upon date of lodgement), with community feedback invited during the exhibition period.

More information and feedback

To ensure safety during the latest COVID lockdown we will be holding two information webinars, instead of face-to-face contact, to explain the project and receive feedback from the community. To attend a webinar, please register by scanning the QR code underneath the session you want to attend. If you are unable to scan, enter the weblink below the QR code into a website browser:

3pm, Thursday 15/7/21



<https://cutt.ly/VmpPCiQ>

6pm, Thursday 15/7/21



<https://cutt.ly/YmpAPG2>

Can't attend a webinar? You can leave feedback via email - 104RegentStreet@wsp.com - or call 0431 900 712.

Appendix 2 – PowerPoint presentation used in webinars and meetings with stakeholders

104-116 Regent Street

Student housing proposal



WEE HUR CAPITAL PTE LTD
(Wholly Owned Subsidiary of Wee Hur Holdings Ltd)

ANTONIADES ARCHITECTS

elton
consulting

About the proposal

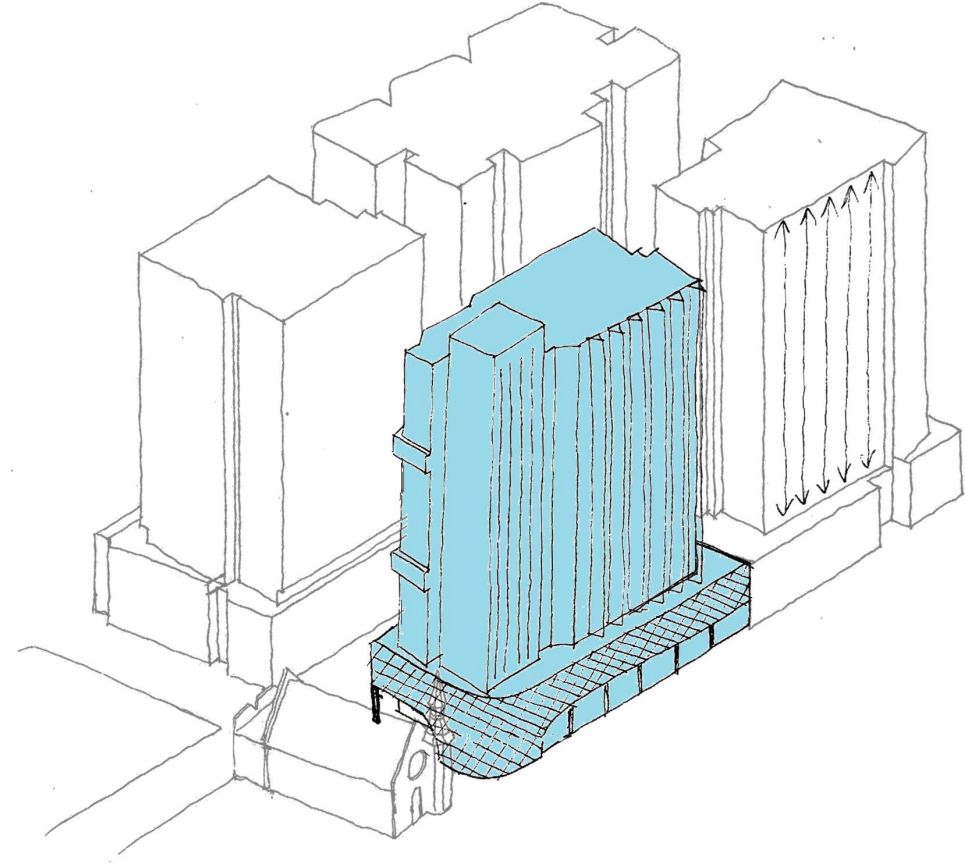


Image from Google Maps

- Maximum 18 storeys, approximately 65m tall
- Approximately 400 beds
- Entrances to Regent Street and William Lane
- Improvements to William Lane
- Close to major educational institutions and public transport

Key design considerations

- Design development is continuing
- Design excellence provisions including multiple reviews by State Design Review Panel
- Crime Prevention Through Environmental Design techniques
- Indigenous and non-Indigenous heritage consultations
- Community consultation



Building design



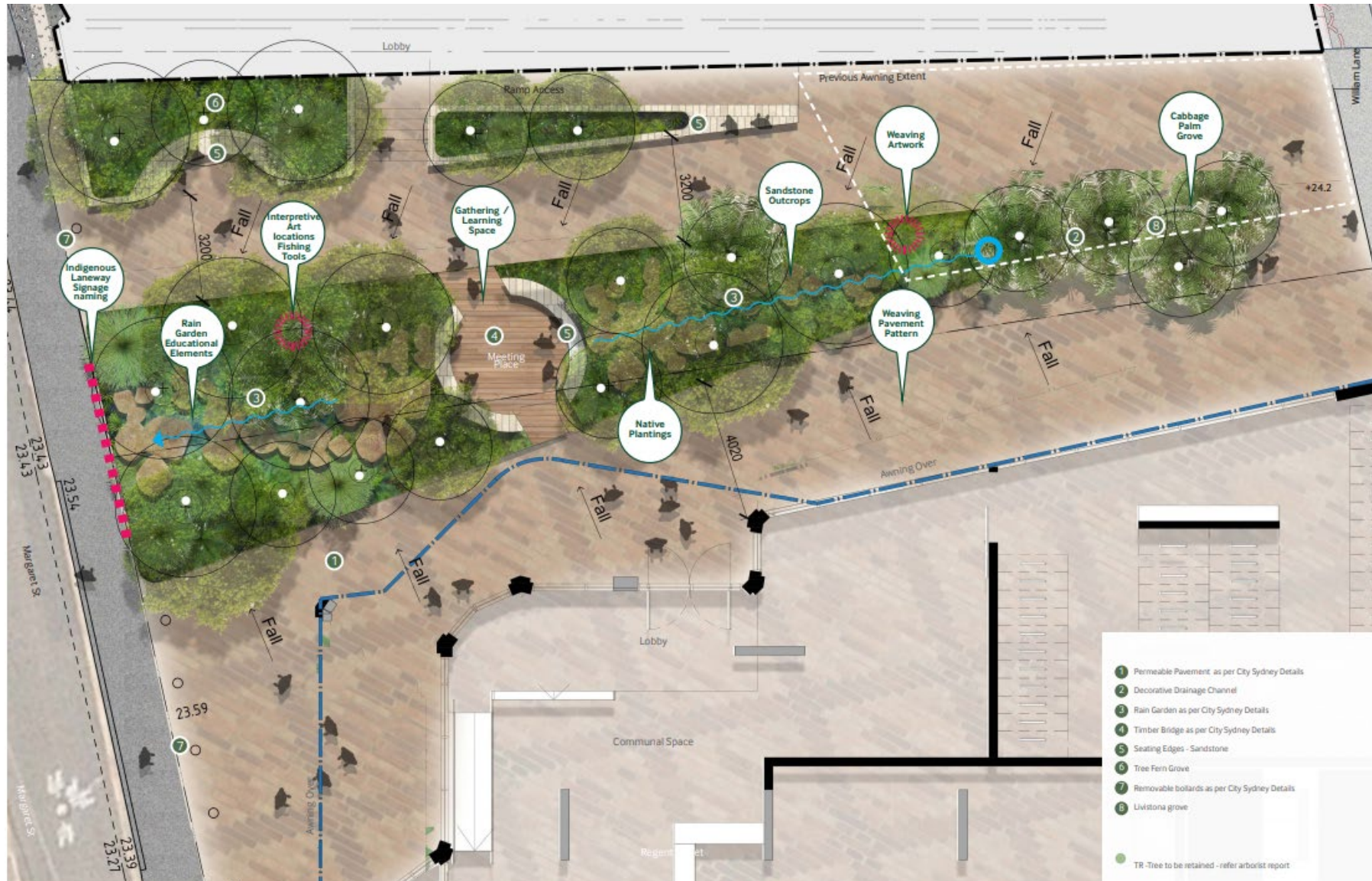
Regent Street streetscape

Building design



Margaret Street streetscape

William Lane extension



William Lane extension



Construction

- City of Sydney standard construction hours.
- Measures to manage noise, impacts to traffic, parking and access.
- Nearby residents will be notified about construction works and hours.
- Access for residents, vehicles, pedestrians and cyclists will be maintained.
- Construction workers encouraged to use public transport (to minimise local parking impacts).

Building management

- Operational management plan and green travel plan – meet City of Sydney requirements and included in the Development Application.
- Residents to sign a standard lease agreement with rules of occupation.
- Operated under the Y Suites brand.
- On-site General Manager, supported by trained, full-time property management staff.
- After hours security guards and/or mobile patrols

Status and next steps

We are
here

Prepare preliminary design.
Early consultation

Prepare Environmental
Impact Statement

Prepare Development
Assessment

September 2021

Public exhibition of Environmental Impact
Statement and Development Assessment.
Further feedback invited.

**HOLDING POINT – Department of Planning, Infrastructure and
Environment and City of Sydney assess Development Application**

Mid-2022

Construction

Late 2023

Residents move in

Questions and comments ?

Leave feedback:

- Email: 104RegentStreet@wsp.com
- Phone: 0431 900 712

