

Wee Hur Student Housing - 104-116 Regent Street, Redfern –GANSW review of the EIS – 22.02.22

Thank you for the opportunity to review the project at EIS, the design remains substantially unchanged from SDRP 4 as such SDRP advice remains applicable. The project continues to demonstrate minor improvements to design quality in its development (refer below), however in regard to Design Excellence criteria from , SEPP clause 22 (2) (a to c) and key public domain recommendations from SDRP, the project does not exhibit a substantial improvement in design excellence qualities.

The following improvements are noted:

1. Increased setbacks - the north and south setbacks have increased, notably those south to Margaret St; this includes the podium generally and the south western corner of the tower; this offers minor amenity and urban design improvements to the site's relationship to streetscape of Margaret St, Regent St, church adjoining site to the north.
2. Tower setbacks to William Lane - reduced setbacks balance the distribution of GFA across the site; in the context of the limited opportunities for high-level amenity to publicly accessible space in this location and the preference for promoting the public domain of Margaret St, this outcome is in-line with SDRP advice.
3. Relocation of lift cores – the relocation and associated corridor circulation provide the following benefits:
 - a. freeing up the ground floor communal space;
 - b. improved visual and physical access to both podium and rooftop landscaped terraces
4. Podium reconfiguration – the revised perimeter shape and entrances provide an improved relationship with the public domain (e.g. entrances that are more legible in the streetscape.
5. Podium setbacks to improve landscape terraces –
 - a. the increased southern tower setback has generated, a more functional arrangement between internal and external spaces, increased opportunity for movement between different external spaces and offers more diverse use of external space for residents relative to conditions (solar access, wind etc)
6. The upper roof terrace - this space has benefited from relocation of plant and a greater diversity of gathering spaces.
7. Relocation of bike storage to the Regent St frontage - improves the safety and CPTED considerations in after-hours scenarios in lieu of William Lane access, however further improvements are recommended (refer below).
8. The increase in consultation with the local aboriginal community is supported, acknowledging that this has assisted in refining the building's expression, its use of materials and planting strategy.

The following advice and recommendations are provided

9. The design development of the non-mechanical ventilation system remains unconvincing since SDRP proposal for a ceiling plenum to attenuate traffic noise. It is unclear from the design report if this is still being considered, barriers to achieving the SDRP proposal from recent precedent in the City of Sydney(CoS) LGA include:
 - a. the proposed 3100mm floor to floor height
 - b. augmentation with vertical plenums; that will significantly impact the spatial planning of individual dwellings.

GANSW recommends that CoS advice in this regard be sought, as they are leading the government expertise in this space. The EIS approach cannot be supported without further evidence of balancing noise with ventilation.

10. Floor plan layouts and spatial planning, advice includes:
 - a. typical tower layouts do not optimise amenity of corridor spaces - for example:

- relocate plant and risers to provide windows immediately adjacent to the lift lobby/waiting areas and
 - take opportunities for corridor windows at upper levels (L16) that are impeded by services cupboards
 - b. It is recommended to provide visual connections between the bike store and the ground floor communal space; noting that shared facilities are often spaces where users may feel '*at risk*'. For example, a visual connections from the service desk/ reception and from the entrance areas of the communal space.
 - c. The long-term flexibility of the ground floor communal space can be improved with greater consideration for the location of services and the accessible ramp.
11. Consider opportunities for shading at rooftop terraces