



From: Michael Brewster <michael_brewster@hotmail.com>
Sent: Wednesday, 25 March 2015 8:53 AM
To: Simon Truong
Cc: cmoore@cityofsydney.nsw.gov.au; office@goward.minister.nsw.gov.au; Heffron@parliament.nsw.gov.au; Omar.Rodriguez@parliament.nsw.gov.au; Amy Watson
Subject: RE: 60-78 Regent Street Redfern Development Application

Hi Simon,

Michael Brewster from 1806/157 Redfern Street Redfern. I would like to follow up with this email in regards to the proposed development at 60-78 Regent Street Redfern.

I am still extremely concerned with the continued lack of public consultation that is happening with the development from the NSW Department of Planning. To this point I have not received any notification that the developer has responded to the objections. I have been told by another property owner that we now have "about" a week to make an informal response? Is this correct? Is there no way to make this process more professional and lawful considering the cost of the development and the impact it is about to have on hundreds of people's lives? The developer has no intention of letting us know what is happening so I request a formal contact and response chain be established rather than being told to "look at the website" to see if there are any changes. Emails are free and easy to send and now your department has our correct contact details after the objection submissions I believe this would be a pro active method to keeping us informed and involved.

Iglu have ignored the set backs that we have brought up with their response. They have also extended the height of the building while not adjusting the setbacks which is another example of their bad design and disregard for the surrounding properties. The diagrams of the view loss are incorrect and miss an entire line of apartments that will loose 100% of their view in the Urba building. Set backs are in place for a reason and combined with misinformation makes this process not very thorough and highly concerning. The rear lane and the loading zone are also another example of build it and then apologise later for the problem sit will cause.

Will there be an opportunity for the Planning Department, the developer and the effected residents to sit down and have a meeting so we can discuss this face to face to avoid the ongoing confusion and misinformation that is being relayed? If the developer really believes it is in contact with the public and are doing everything by the law then they should have no problem in meeting and discussing the concerns of the residents they will be effecting.

At this point I find Iglu are discounting any issues that have been raised by their neighbours and trying to get a development passed by using phrases as "rule of thumb" in measuring set backs. This is very very concerning so I plead with you to take into consideration over one hundred individual complaints that have been raised and then attempted to be discounted in summary form from Iglu. Every one of those complaints came from an individual who be effected and in many cases more than one person will be effected with every complaint.

Please help.

Thank you,
Michael Brewster

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Simon Truong

From: Aaron Lewis <thinkofaclevername@gmail.com>
Sent: Thursday, 26 March 2015 8:59 AM
To: Simon Truong
Subject: 60-78 Regent Street, Redfern Mixed Use Student Housing

Hi Simon,

I'm hoping to understand the manner in which the issues around the development of **60-78 Regent Street, Redfern - Mixed Use Student Housing** (http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6724) are being handled. In my limited understanding it doesn't look like the major issues of **setback**, **shadowing** and **privacy** are addressed adequately in the revised submission from Iglu. Of particular concern is the precedent set by not upholding the setback requirements in the area, opening the door for developers to flagrantly manipulate rules that are in place to protect the community. I'm sure you're across this and there's no reason for concern, just wanted to reach out for my own comfort and provide a voice for the community.

Appreciate your feedback.

Kind regards,
Aaron



Simon Truong

From: Yi Shen <shenyishawn@gmail.com>
Sent: Thursday, 26 March 2015 11:46 AM
To: Simon Truong
Subject: amy.watson@planning.nsw.gov.au; heffron@parliament.nsw.gov.au; omar.rodriguez@parliament.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au; office@goward.minister.nsw.gov.au

Hi Simon,

Am the owner of apartment 606/157 Redfern Street Redfern. I would like to follow up with this email in regards to the proposed development at 60-78 Regent Street Redfern.

I am **extremely concerned** with this project and I have less and less confidence that NSW Department of Planning will give us justice in this case since all we were told is to look at your website (there was minimum engagement up to this point) and now what? Iglu provides a report discounting all our concerns in objections and if we don't agree to their report, then what? Do we have a say in this process from this moment on? There is no communication to us 100 families who sent in objections during holiday season(yes, holiday season when this was all happening, what a coincident or god knows how carefully this is planned!). Now, I can only think of approaching you in an email since I don't know what else i can do before it is too late.

I have read Iglu report responding to our objections (thanks to my neighbour who told me your website have now changed) and sadly to me, this report is not reflecting the truth or at least not targeting the key areas. Iglu have deliberately ignored the **setbacks** that we have brought up many times. Again, Setback is the foundation to build something, isn't it? Without addressing setback issue, what is the point of writing that report? Then i continue to read, the diagrams of the view loss are incorrect; The shadow impact is incorrect. How can the shadow not impact 157 Redfern or my apartment at all, they are trying to build a monster right in front of me and no shadow? Am not talking about view loss, am talking about darkness in my apartment all day long. No sunshine. where is my right for a couple hours of sunshine a day? All basic human needs are taken away... Privacy, again, their solution to put in some blinds, are they joking? If they seroiusly deal with set back, keep the correct distance between the buildings, privacy issue is no longer an issue isn't it? without addressing **set back**, this report is useless.

So I ask again, what happens next? Is there a time line when you will make decision? Can we be part of it? For example, Will Planning Department invite the representative from those who objected and look at the possibilities together, maybe a meeting with the delevop in the same room? how hard would that be. Or, our beloved government is just going to make its own decision based on short term revenue or based on its people and community's voice?

Am sorry if my language is not the best in this email but am too concerned to know what happens next. Also English is not my first language so forgive me if it sounds blunt but am trying to be genuine and tell you how a NSW resident currently think and feel.

We are voting this Saturday for NSW and I will take your response to my consideration on my vote. I have never heard from you so i apologize my first email is not the most polite one so please let me know how you think? how you care about us? Change my impression to NSW Planning. Most of all, please, please help.

Thanks
YI SHEN

Simon Truong

From: alessandra mura <alinamura@hotmail.com>
Sent: Thursday, 26 March 2015 3:10 PM
To: Simon Truong
Subject: 60-78 Regent Street, Redfern Ref: SSD 6724

Dear Simon

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment 706/157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Completely loss of direct sunlight for all the apartments facing East, with the wellness and the quality of life of the people living there affected and massive impact in the properties values.
2. The building is too close to the existing buildings. By law it should be 18 meters away from the other existing buildings and this is not the case having major impact for privacy
3. Over development of the local area;
4. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
5. Negative impact on the value of surrounding properties;
6. Shadow impact of the current height is unacceptable to the surrounding area;
7. Use of the building (student Accommodation) not suitable for the area;
8. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
9. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
10. The design of this structure does not complement the surrounding local area;
11. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

Regards,
Alessandra Mura



From: Greg Paton <gregipaton@yahoo.com.au>
Sent: Friday, 27 March 2015 12:56 AM
To: Simon Truong
Cc: Amy Watson; heffron@parliament.nsw.gov.au;
omar.rodriguez@parliament.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au;
office@goward.minister.nsw.gov.au
Subject: RE: 60-78 Regent Street Redfern Development Application

Hi Simon

i write to express my dismay and complete dissatisfaction at the lack of due course and consultation offered by the Iglu developers and State Planners, in responding to the plethora of objections to their proposal at the above address.

The report has done little if anything to quell my concerns about issues such as set back, lack of privacy for existing residents and obvious impact to amenities, including loss of all natural light and views.

It is simply not good enough, and highly dubious, that a public consultative process be opened, and then for people's valid concerns and objections to be ignored by greedy developers who apparently are prepared to whitewash the facts and offer a non-response.

Will the situation arise where one or more representatives from Iglu may actually step forward and engage in conversation with the people who will be so dramatically affected?

or will the wall of silence, misinformation and rancid unprofessionalism ensue???

At this point I do not wish to be referred to a website for developments in this worrying proposal, myself and MANY others instead hope for a fresh, more inclusive approach; one that does not make a mockery of the planning process.

Yours sincerely,
Greg Paton

Simon Truong

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From: Steven Bensemam <sjb@live.co.uk>
Sent: Friday, 27 March 2015 12:26 PM
To: Simon Truong
Subject: 60 - 78 Regent St

Hi Simon,

I have been reviewing the Response to Submissions regarding the proposed development for 60 - 78 Regent St (SSD 14_6724) and as a owner of a apartment nearby, feel that the changes made to the plans do not adequately address the impact of building a 18 level student accommodation just meters from our existing apartment.

My concerns are in particular;

- Loss of view
- Loss of sunlight
- Loss of privacy

While development is inevitable in the area, I feel that concerns from existing Redfern residents should be given a lot more consideration.

This proposed development is causing us a lot of issues, and as we have no experience in the planning process, I am emailing you to get your advice on what the next steps are? and if there is any other avenues for us to pursue in objecting to the development as planned?

Thanks for you help.

Kind Regards,

Steve.



From: Abel MacDonald <abel.macdonald@tpg.com.au>
Sent: Sunday, 29 March 2015 8:56 PM
To: Simon Truong; Ben Lusher
Subject: Concerns - Development Application for 60-78 Regent Street

Hi Simon and Ben,

I have been given your details as people coordinating feedback for the Department of Planning on the above-mentioned development.

Last year I purchased unit at 1706 at 157 Redfern St, Redfern. It is my understanding that the planned development is to be built right on the adjoining land and is going to be directly outside my balcony and look directly into my apartment.

Ben, Simon, I appreciate Sydney is an ever-expanding city and that more accommodation is critical for the community. I am trying to balance this community need with the personal impact that this is likely to have on me when I move into my place later this year. You could imagine my dismay at finding out, after paying over \$800,000 for a property just last year that has a nice view over to Bondi, that there is now a very strong possibility that instead of a nice view, I'm going to be looking into a building!

So, in balancing the community need with the personal impact that developments have on existing residents, I would like to raise a concern (and objection if that is the right word) on that following points:

1. Does the planned development meet the restrictions for distance that the building must be from an existing residence (I think its term is 'setback')?
2. Has the proposed development application met all its requirements in terms of my privacy? ie. Will residents in the proposed property be looking right into my lounge room? Has the Department of Planning check this before granting the developer an approval?

I understand from speaking with someone else at the property that Fiona Gibson from your office is to inspect some existing units in the 157 Redfern Street Complex to ascertain potential impact. I would respectfully request that consideration be given to whether the above two planning conditions, and any other conditions that impact the amenity of my residence, be considered.

A confirmation from you as to whether these points have been addressed is requested.

Regards Abel 0404 184 778

Abel MacDonald (Home Account)
abel.macdonald@tpg.com.au



Simon Truong

From: Ray <ray-tsu-jui@hotmail.com>
Sent: Monday, 30 March 2015 3:23 PM
To: Simon Truong
Subject: SDD 14_6724 at 60-78 Regent Street, Redfern
Attachments: Lt NSW Planning Environment 30 March 2015.pdf

Dear Simon

I am the owner of an apartment in 157 Redfern Street apartment.

Please find attached a copy of letter to NSW Planning & Environment dated 30 March.

Please kindly review my submissions to the Proponent's response regarding the proposed development at 60-78 Regent Street, Redfern.

Thank you for your time in reviewing my submissions.

Kind regards

Ray Liang

Email: ray-tsu-jui@hotmail.com

NSW Government – Planning & Environment

Attention: Simon Truong

30 March 2015

Re: State Significant Development 6724 – 60-78 Regent Street, Redfern

Dear Simon,

I am writing to you to raise objections against the proponent's response to submissions. The proponent made 3 amendments to the proposed development: (i) laneway and retail tenancies, (ii) additional privacy measures and (iii) building height. I submit that these amendments in the proponent's response did not adequately address a number of outstanding concerns, issues and impacts raised by the City of Sydney Council and the public's submissions. My submissions are as follows:

Applicability of Residential Flat Design Code (RFDC) and State Environment Planning Policy 65 (SEPP 65)

- In relation to **the 2014 Proposed Amendments to SEPP 65 and the RFDC**, NSW Planning & Environment sets out key features of proposed amendments so SEPP 65 will apply to residential flat buildings, shop top housing and mixed use developments that include apartments and other accommodations. SEPP 65 Clause 4 – Application of the Policy to be replaced by a new clause that confirms SEPP 65's application to residential flat buildings, mixed use development with a residential component and shop top housing as defined by the Standard Instrument LEP.
- In the **SEPP 65 Design Quality of Residential Flat Development Review – City of Sydney submission to the SEPP 65 and RFDC Discussion paper**, I submit that it is of City of Sydney Council's view that generally, any development type that is similar to a residential flat building and might reasonably be anticipated to be modified to become a residential flat building in the future should have regard to and comply with the RFDC and SEPP 65 policies. City of Sydney Council acknowledged that there are currently a number of loopholes available to avoid provision of reasonable amenity to housing which may in the future be converted to residential flats. Currently, I submit that there are proposed changes to the SEPP 65 to extend the SEPP 65 and RFDC policies to apply to mixed use development, including student accommodations.

In response to the proponent's submissions to key issues, the following are my submissions:

1. Visual and View Impacts

Principle 7 of SEPP 65: Amenity is not upheld by proposed development. In proponent's response to submissions, I submit that the proposed development did not uphold requirements to optimise amenity to existing developments: access to sunlight, visual and acoustic privacy and visual outlook of the development.

- **1.1 View Loss** - I submit that it is unacceptable for the proposed development to result in extensive loss of views from a number of adjoining dwellings, and the complete loss of views to a number of single-aspect apartments. (**Refer to Figure 1**) According to RFDC, the planning controls and laws establish objectives to minimise the impact of proposed development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. The proposed development should not adversely impact, at the expense of existing residents and community. The Proponent's submission that there is no reasonable expectation for dwellings at 157 Redfern St and 7-9 Gibbons St to enjoy eastern views is unfounded. The fact that existing buildings were developed earlier, in compliance with the planning controls and laws, gives the existing residents access to amenities such as solar access, visual and acoustic privacy, lack of overshadowing and visual and view impacts. Future or proposed development should only be approved after thoroughly assessing the impacts to residential amenities on existing developments. Given the large number of objections from the public on impacts of the proposed development, I propose NSW Planning & Environment to closely consider impacts raised by the public.
- **1.2 Visual Impacts** - The Proponent did not materially change their design specifications to minimise the impacts on the surrounding and existing buildings and residents. As a result, there will have significant visual impact of the proposed building on the outlook of east-facing dwellings in the adjoining residential buildings. The Proponent's response on their efforts in engaging high standard of architecture and high-quality materials and finishes does not address the issue on excessive size, height and bulk of the development and the adverse visual impacts on existing residents. I submit that the proposed development does not meet RFDC's objective in building depth to ensure that the bulk of the development is in scale with the existing or desired future context. As such, it did not minimise the visual impacts on the development. I propose that a reduced scale in terms of width, depth and height of the proposed development is appropriate to comply with SEPP 65 policies and minimise visual impacts.



Figure 1

2. Residential Amenity of Adjoining Properties

Principle 7 of SEPP 65: Amenity is not upheld by proposed development. Though the proponent's response made some minor changes to address impacts on residential amenities, I submit that Principle 7 is not established in optimising amenity, such as access to sunlight, visual and acoustic privacy, to existing adjoining properties. **The RFDC Visual Privacy - Planning Controls** objectives set out the requirement of reasonable levels of visual privacy externally and internally, and to maximise outlook and views from principal rooms and private open space without compromising visual and acoustic privacy.

- **2.1 Privacy** – I submit that the efforts by proponents to direct views from proposed bedrooms with angled window hoods are not satisfactory. (Refer to **Figure 2**) Though attempts are made to direct views away from apartments opposite, there are still opportunities for overlooking. Further, views from windows are directed towards the neighbouring tower in 7-9 Gibbon St which may result in further privacy concerns for existing buildings and residents in close proximity. Given the fact students spend a lot of time in their room and study desk, privacy concerns on overlooking is severe and present a direct visual interference to current resident on the east-facing side of 157 Redfern St. I submit that inadequate steps are taken to address the privacy concerns in the proponent's response to submissions.



Figure 2

- **2.2 Inadequacy of proposed physical setback** – The RFDC Street Setback objectives are to establish desired spatial proportions of the street to assist in achieving visual privacy to apartments from the street and to allow for street landscape character. The proponent's response did not address the increase setback of the tower to 8m from Regent Street, as submitted by the Council and prescribed by the planning controls, to provide a greater buffer to the adjoining heritage conservation area. The minimum separation distances of 13.21m to balcony edge throughout the height of building did not respond to the Council's submission on building separation and not in compliance with RFDC and SEPP 65 planning control. This is unacceptable as the community of Redfern should be entitled to expect improvements to existing buildings fronting 60-78 Regent Street which were refurbished in accordance with best conservation practice, rather than the retention of street facades only.
- **2.3 Minimum Setback Requirements not met** - Further, there have been no attempts to further reduce building setback to Regent or the design of a narrow tower floor plate. I submit that the proposed building separation and setback only complies with the RFDC guidelines for levels lower than 8 storeys. The limited separation of the proposed built form and the adjoining property on 157 Redfern St accentuates the residential amenity impacts in relation to loss of visual and acoustic privacy, loss of outlook, loss of views and loss of sunlight, cause overshadowing of adjacent properties.
- **2.4 Overshadowing and adverse solar access impacts** – I submit that there are reasonable expectations by the existing residents in the area that any development on the proponent's site will not overshadow any existing building in the area. Access to direct sunlight and solar access are key aspects to residential amenity and that any proposed development should not be approved at the expense of existing residents.

3. Building Separation

Principle 3 of State Environment Planning Policy No 65 (SEPP 65): Built Form not upheld by proposed development. I submit that the proponent's proposal did not achieve an appropriate built form for the size and limitation of the site in terms of building alignments, proportions and building type.

- **3.1 Building Separation** - I submit that the proponent did not address the minimum building separation of 24m proposed by the City of Sydney Council to provide visual and acoustic privacy for existing and new residents as set out in SEPP 65 and RFDC planning controls. The proposed development remains at 13m separation from the adjoining 157 Redfern St development where habitable living areas are directly facing each other. I submit there is no adequate coordination of building separation controls with controls for daylight access, visual privacy and acoustic privacy. I submit the intra-block separation provided between existing buildings at 7-9 Gibbons Street/ 157 Redfern Street and 1 Lawson Square is distinguished from the proposed development as the habitable aspects of the existing buildings are not directly facing each other as in the case of the proposed development on the existing apartments.
- **3.2 Excessive, size, height and scale** - The height of the proposed development in such a narrow footprint is significantly out of proportion. I submit that the proposed development by reason of its excessive size, width, height and scale would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact. There are adverse impacts if the new development did not coordinate building separation controls with controls for daylight access visual privacy and acoustic privacy. There is also a significant need to protect the privacy of neighbours whose apartments face each other by designing the building mass with greater building separation. I propose that a reduced width, depth and height for the proposed development would be appropriate.

4. Traffic and Parking

- I submit that the proponent's response to the City of Sydney Council and the public's submissions are not satisfactory in addressing the severe traffic and parking issue. No reasonable efforts have been made by the proponent to address this significant issue. In sufficient parking space will adversely affect the amenity of surrounding properties through roadside parking on this narrow lane.

5. Need for Student Accommodation and Social Issues

Principle 9 of SEPP 65: Social Dimensions and Housing Affordability not upheld by proposed development. I submit that the proposed development did not optimise the provision of housing to suit the social mix and needs in the neighbourhood.

- The needs for student accommodation are a matter for the State and the relevant city council to decide. It is also appropriate for the current existing residents and community of Redfern to state their views on what is a suitable need for the area and the relevant social impacts that flows from any proposed development. The site is located in a predominantly residential area where existing residents could reasonably expect a level of residential amenity concurrent with the proposed development. The proponent's proposed development to use as a mixed-used student accommodation introduces a diverse element to the area that by reason of the use is likely to result in a significant increase in density of the area, noise and activities that may be detrimental to neighbour's residential amenity, given that lifestyles of students are different from that of a typical family who lives in the area and the adjoining apartments.

6. Heritage and Façade Treatment

- Inadequate and unsatisfactory amendments made in the proponent's response to complying with City of Sydney Council's comments regarding setback requirements from Regent Street boundary. The proponent's current proposal did not address the impact on the adjacent heritage conversation area streetscape, which presents diminished integrity of some existing early 20th century buildings and two intrusive late 20th century buildings on Cope Street.

7. Inadequate and ineffective Public consultation

- For such a major development the public turnout was minimal. Given the large number of responses in objection to the proposed development, I believe the community was not effectively engaged and is not reflective of the community's views as a whole. Further, given such a high number of objections, NSW Planning & Environment should closely consider the views of the public and community members.
- I submit that the proposed development by reason of its mass, layout and orientation, both in itself and relation to adjoining buildings, spaces and views, is inappropriate and unsympathetic to the impacts it cause to adjoining properties and the appearance, character of the local area.

8. If proposal is approved, a negative precedent for lack of compliance with SEPP 65 and RFDC

- The proposed development may be used as a precedent for future developments for a lack of compliance with RFDC and may open the floodgates to a lack of compliance for future developments. If the proposed development is approved with current building setback conditions and building separation, this would set a dangerous precedent that RFDC, SEPP 65 planning controls are unimportant and potentially pave the way for future developments breaching RFDC and NSW SEPP 65 planning laws and controls. I submit that new developments should be held to the highest standards, and should not be approved where there are obvious and significant breaches to the RFDC and NSW SEPP 65.

Conclusion

I submit that the proponent's response to the City of Sydney Council and the public's submissions are not satisfactory in mitigating and addressing the significant adverse impacts on the adjoining developments and the community as a whole. I am not adverse to progress and the appropriate redevelopment of the locality, albeit in accordance with the relevant planning controls and compliance with RFDC and NSW SEPP 65, which is a realistic expectation of the community. I would be grateful if the NSW Government Planning & Environment would take my objections and submissions into consideration in making a determination on the SSD 6724 application.

Thank you for your time in reviewing my submission.

Kind regards,

Ray Liang



From: EMILY MCNEILL <emcneill04@gmail.com>
Sent: Tuesday, 31 March 2015 3:38 PM
To: Simon Truong
Cc: Amy Watson; heffron@parliament.nsw.gov.au;
omar.rodriguez@parliament.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au;
office@goward.minister.nsw.gov.au
Subject: Development Proposal 60-78 Regent Street Redfern

Dear Simon,

I am a resident at 157 Redfern Street (Unit 1206) and am writing with regards to the process going forward for the Development Proposal at 60-78 Regent Street Redfern.

We, the public, were required to lodge objections by a certain date yet it doesn't seem that the same sort of deadlines apply to the applicant (Iglu). As per an earlier conversation with yourself, if there was a large number of objections (which there were) then the development proposal would need to be reviewed by an "independent" body and the public consulted at a public forum. Currently per the Department of Planning website, the Development Application is "being assessed by Department of Planning" however there are no details other than that. My questions are:

- What is the process going forward from now?
- Will the development application be reviewed by an independent body?
- Will there be public consultation? While Iglu stated they held a public meeting it was not very well advertised if at all. Residents in 157 Redfern Street must have been missed out on the "Letterbox drop" notifying us of the meeting. I would actually like to know who attended the meeting. Based on the number of objections I can guarantee many more would have attended had they known about it.
- Do the public have the opportunity to comment on the response that Iglu prepared in regards to the objections?

This is not a small development and will affect many people and the area of Redfern as a whole. Iglu are essentially proposing a large "Fraternity House" right in the heart of Redfern. We saw the negative effect of student housing on Broadway, and with the progress that Redfern has made over the last ten years to make it the great community it is, this is going to send it backwards in leaps and bounds. It cannot facilitate 370 students in the proposed area.

I also have a major issue with the response that Iglu prepared. They have started with the worst case scenario and then made some minor changes hoping that this will solve all the issues that the development will cause. Well it hasn't solved them and they have blatantly ignored government regulations, for example with regards to the setbacks. Allowing Iglu to ignore the regulations set out in the Residential Flat Design Code (RFDC) sets a precedent for all further developments to ignore the regulations that are there to protect the community. Also attempting to address the issue of privacy by suggesting angled window hoods and operable window blinds that the students operate is farcical. How can we control the students if they want to leave their blinds open at the expense of our privacy? In addition to this, the diagrams for view loss and overshadowing are incorrect. The proposed development will block all sunlight to the residents already in 157 Redfern Street. How can it be said otherwise. I actually have the Department of Planning coming to look at my unit on 13th April so hopefully they will see first hand the

effect of this development on surrounding properties. If an "independent" department is also required to look at this development I would hope they come and have a look as well.

Basically this lack of communication from the Department of Planning is deeply concerning for a development that is going to have a major negative impact on Redfern as a suburb. I as a community member want to know what is going on rather than always guessing what is around the corner. Can you please address this issue accordingly and update me on the process going forward.

Thanks kindly

Emily McNeill

From: moggy1@gmail.com on behalf of Tyson Donnelly <tysondonnelly@gmail.com>
Sent: Tuesday, 31 March 2015 11:58 PM
To: Simon Truong
Cc: Amy Watson; heffron@parliament.nsw.gov.au;
omar.rodriguez@parliament.nsw.gov.au; cmoore@cityofsydney.nsw.gov.au;
office@goward.minister.nsw.gov.au
Subject: Development Proposal 60-78 Regent Street Redfern
Attachments: Tyson Donnelly - IGLU RESPONSE.pdf

Dear Simon,

Pleased find attached my further submissions in response to Iglu's development proposal. When I spoke to you on the phone I conveyed my concerns about the follow up to the assessment process and our ability to make further submissions - due to their being no formal process and differing information provided to us in the past.

Please inform me once this has been officially posted to the planning website so I can be assured it has been received and will be considered. The document details my many concerns about the proposal in particular the dismissive way in which JBA and Iglu have framed their responses.

I look forward to you reply

Many thanks

Tyson Donnelly
www.tysondonnelly.com
tysondonnelly@gmail.com
0405 147 433

SSD6724 – Mixed Use Student Accommodation Development at 60-78 Regent Street, Redfern

To whom it may concern,

This response prepared by JBA and Iglu overlooks the majority of concerns raised in the 120+ public submissions that were made. The response completely disregards key issues like setbacks from Regent st, privacy and building separations. I find it astounding they are choosing to take such an arrogant stance against valid public and council concerns. There seems to be a large amount of misinformation provided in this responds to submissions. I hope the Department of planning will take the time to vet all the information provided. For example their breakdown of responses is selectively curated to allow them to only respond to the issues they feel they can defeat. As stated above they claim the issue of setbacks from regent st only received 17 submissions as displayed in Table 2. After going through this personally the number is much closer to 33. (submissions mentioning 8m setback 8, 57, 64, 67, 86, 89, 98, 102, 103, 106, 118, 119, 120 and submissions destruction of regent st frontage in reference to the set backs - 4, 5, 6, 9, 17, 32, 36, 40, 43, 45, 47, 58, 68, 70, 72, 80, 82, 92, 93, 94)

The following pages responds to specific points made in their response to submissions. Red indicates extracts from 2015-03-18 Response to Submissions_ Iglu Student Accommodation Redfern.pdf

Step 1 – What are the views that would be affected?

The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

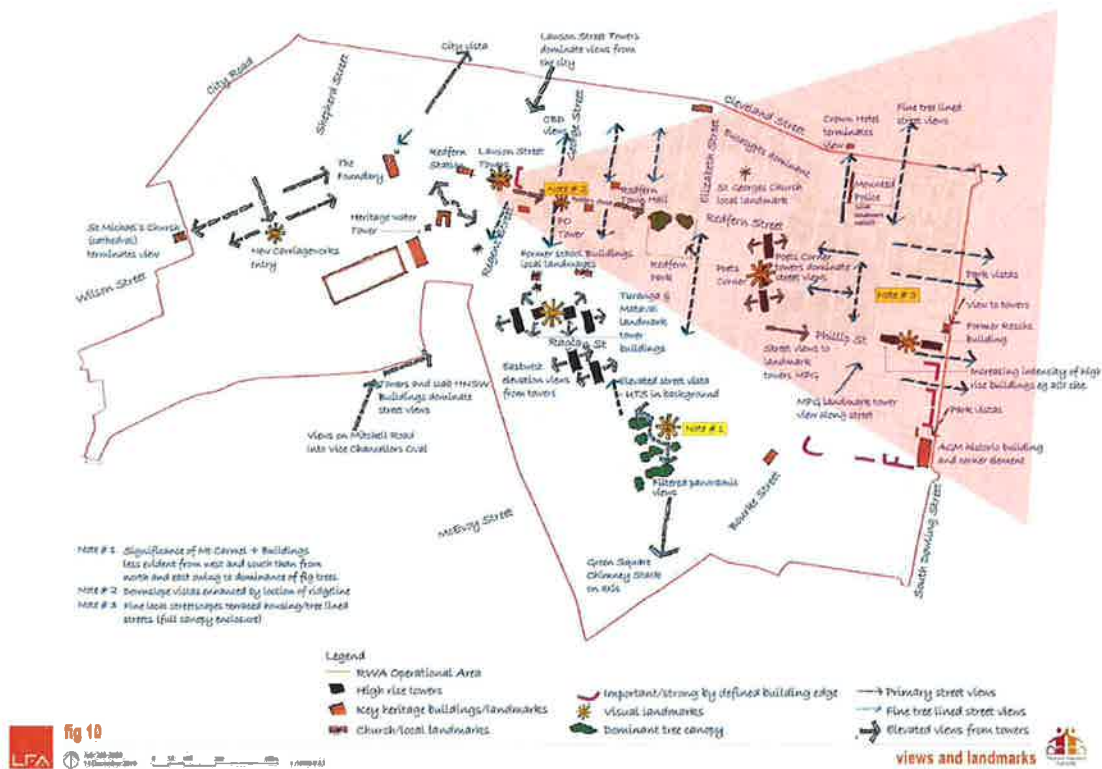
The views to be affected are district views over the Waterloo area. The most prominent features in these views are residential towers in the Waterloo area. These are not iconic views or water views. This is confirmed by the fact that the Draft Urban Design Guidelines mention only northern and southern views as being worthy of protection via view sharing. The extent of views gained from the affected apartments in the Redfern RSL and Gibbons St buildings are also substantially limited by the use of solid balustrades that eliminate up to half of the potential view from these dwellings.

*

This has a few key issues. As was evident in the original submission and throughout these responses, JBA and Iglu show utter contempt for the realities of the 157 Redfern St site. By saying all views are limited by the use of solid balustrades indicates they have not even bothered to accurately assess the building. This attached picture shows that in fact solid balustrades make up less than 30% of all balconies. So I see no basis in the claim that is a major concern.



Secondly, the Redfern-Waterloo authority seems to put much more value in the easterly view aspect than JBA. As you can see by the red overlay, the eastern aspect encompasses many visual landmarks, heritage significant sites and primary street views.

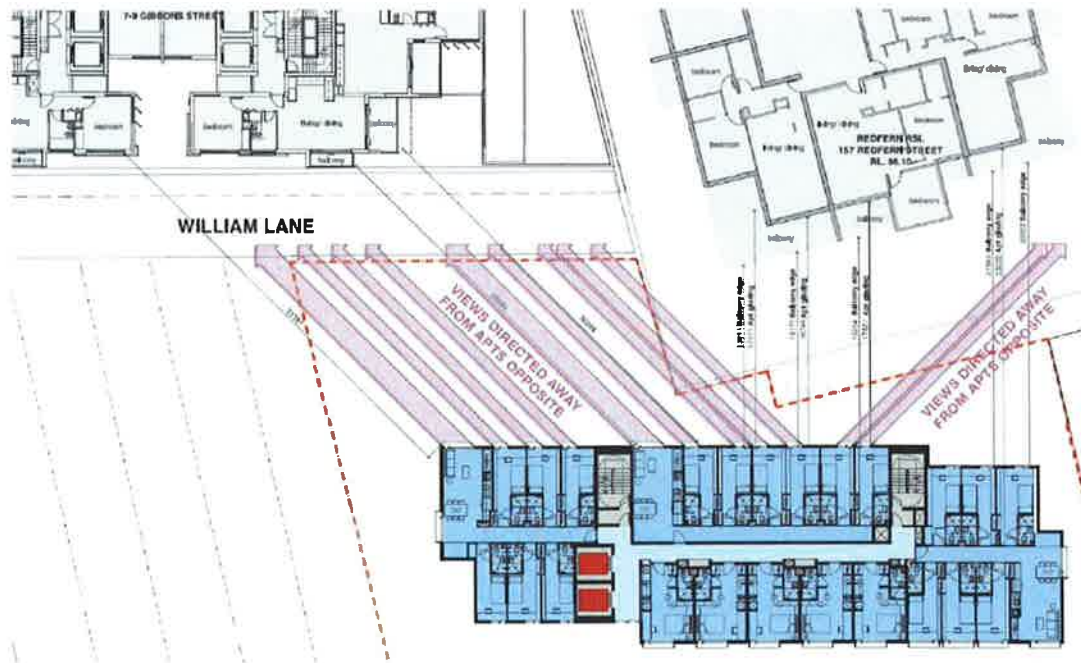


(please see last page for high res attachment)

The proposed 18 storey building form proposed in this SSSA complies with the same planning controls that facilitated the development of the buildings on the Redfern RSL site and at 7-9 Gibbons Street. **There is no reasonable expectation for dwellings at 157 Redfern St and 7-9 Gibbons St to enjoy eastern views across the Iglu site, any more than there could be a reasonable expectation for the proposed Iglu building to enjoy western views across those sites.** The fact that the existing buildings were developed prior to the Iglu site does not give dwellings in these buildings any greater claim to the affected views.

This is probably one of the most concerning aspects of the response. This proposal does not comply with planning controls. It violates the 8m setback, minimum building separations and maximum height restrictions within the 2 story setback area. Of course these existing sites have greater claim to these outlook and basic rights to privacy. If this development was always planned then this statement might hold some truth. Disregarding existing dwellings which relied on planning controls to be upheld in order to protect basic livability. A 4-5 story development could easily be built across the site and cause none of these issues. The department must also consider future proposed development sites. The passing of this application would set an uncomfortable precedent for future sites, allowing both URBA and the 157 Redfern st site to be completely encased by walls of building due to the earmarking of the site to the south for development and the selling off of the terraces currently occupying that area.

Privacy:



The only solution to the most major issue, privacy, is woefully inadequate. Adding a 30cm angled extension to the window will do nothing to lessen the invasion into neighbouring apartments. This above diagram assumes a person would only ever angle themselves at 45 degree to their window, and apparently be unable to look straight ahead.

Adequacy of Proposed Physical Setback

A number of public submissions raised concern that the physical separation between the existing apartments in the 157 Redfern St and 7-9 Gibbons St buildings. In particular, a number of submissions raised concerns that the proposed development does not comply with the upper-level building separation controls for residential flat buildings under the RFDC.

The RFDC does not apply to student accommodation. The RFDC 'rules of thumb' establish building separation distances based on both privacy and urban form design considerations. **The RFDC 'rules of thumb' propose increased separation distances at higher levels, however, it is considered that the intent of this increased separation is for urban design reasons rather than privacy, given that there is no apparent difference between privacy needs of dwellings at lower, middle and upper levels.** At lower levels, the RFDC calls for a physical separation of 12 metres between habitable rooms/balconies, whilst this increases incrementally to a separation distance of 18 metres between 5 and 8 storeys and 24 metres above 9 storeys. The adjoining building provides a consistent boundary setback for all residential levels, with no additional setback for upper levels.

Figure 13 below illustrates the proximity of proposed bedrooms to existing dwellings in the 157 Redfern Street building, which demonstrates that the following minimum separation distances provided throughout the height of the building:

- Apartment 1:
 - Minimum 13.21m to balcony edge
 - Minimum 16.74m to living area

Attempting to Skirt the RFDC guidelines is highly concerning. The above justifications seem to rest on the fact they shouldn't need to give higher stories extra separation. Regardless of their belief either way the consistent setback does not provide what is needed. The claim that apartment 1 is 13.21m from balcony edge and 16.74m from living areas completely overlooks the 8m setback which the development is ignoring. With these upheld this iglu development would place students just 5.21m from the balcony and 8.74 from living areas. It is clear with desperation they are trying to sandwich this oversized building in a plot size inadequate for its needs.

Conclusion:

This is a small sample of the issues with this application and specifically the response to public objections. There have been multiple failures in this application process, the dubious timing in which it was submitted, the complete lack of community consultation and the lack of design options resulting in an eye sore of grey wall and windows. I hope the department

seriously takes into account these many issues and I hope a community meeting will be held to further discuss these issues.

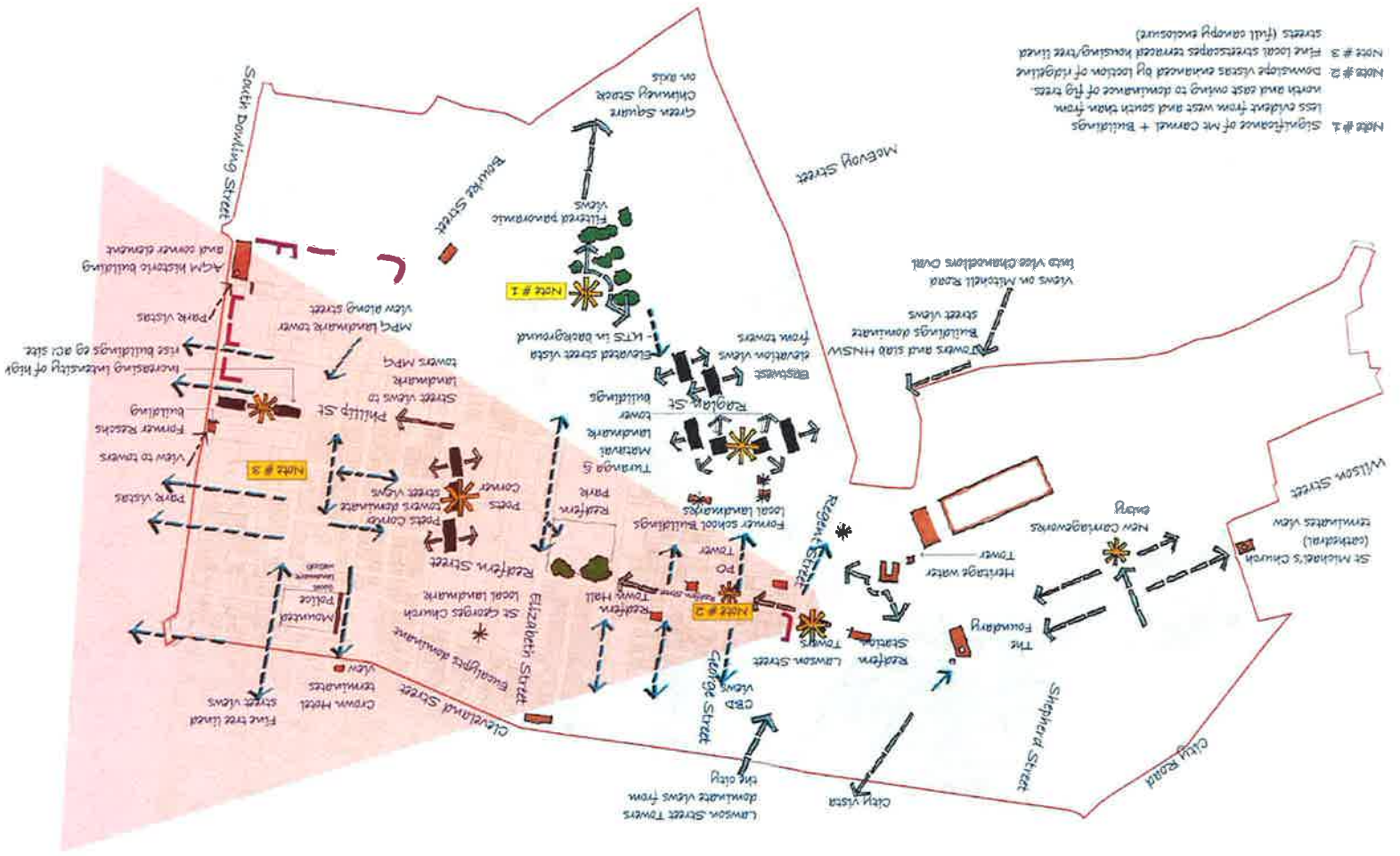


Views and landmarks

- Primary street views
- Fine tree lined street views
- Elevated views from towers

- Important/strong by defined building edge
- ★ Visual landmarks
- ☁ Dominant tree canopy

- Legend**
- RW/Operational Area
 - High rise towers
 - Key heritage buildings/landmarks
 - Church/Local landmarks



Note # 1. Significance of Mt Carnell + Buildings less evident from west and south than from north and east owing to dominance of fig trees.

Note # 2. Downslope vistas enhanced by location of ridge line streets (full canopy enclosure)

Note # 3. Fine local streetscapes terraced housing/tree lined

fig 10



Simon Truong

From: Rodriguez, Rosa <Rosa.Rodriguez@transport.nsw.gov.au>
Sent: Wednesday, 1 April 2015 2:56 PM
To: Simon Truong
Subject: 60-78 Regent Street, Redfern - Mixed Use Student Housing

Dear Simon,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing

Your Ref: SSD 6724

I am the owner of Apartment 1703/157-161 Redfern Street, Redfern.

I am writing to you to object for the proposed development for this site.

I don't want the **over development** in this area because it will lead to **overcrowding**, which means **more waste to be dispose of; more traffic congestions** on roads that have not been improved in width to accommodate the current increase in population; **less room to move in public pathways, access areas, parking and so on;**

I am so against **construction noise** because people work shift works and what happens to people that have to sleep during the day because they work at night? I know there will be large heavy equipment going in and out of the construction site early morning like 3am to avoid interrupting traffic during the day!

This plan has **violation of existing building separations**. There will also be **no parking** in the building, with proposed 370 residents as well as **lack of access in the laneway** for vehicles and possible issues with access and parking to side laneway.

Lastly, the new constructions will have a **negative impact on the value of the surrounding properties** as this will introduction a non-family oriented population. This proposed building (**student Accommodation**) **is not suitable** for this area. I don't want an **increase noise of students drinking and loud music** in this area. There will be **loss of privacy and visual amenity** to the surrounding properties and the **shadow impact** of the current height is unacceptable to the surrounding area.

Based on the above objections the current application should not be approved.

Regards,
Rosa Rodriguez
0450 787 581

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Simon Truong

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From: Habib Zughbi <h.zughbi@unsw.edu.au>
Sent: Thursday, 2 April 2015 10:49 AM
To: Simon Truong
Cc: andrew@netstrata.com.au; szughbi@optusnet.com.au
Subject: Development Application for 60-78 Regent St Redfern

Dear Simon,

I am the owner of apartment 8.04/157 Redfern St Redfern. I want to register my objection to the proposed development application at 60-78 Regent St Redfern - SP86509.

I believe our apartment will be significantly affected in a negative way by the proposed development as our view will be significantly blocked. The value of our apartment will be reduced by a large margin if this development goes ahead.

I also believe there is a negative environmental impact on our apartment in terms of air flow, light intensity, and exposure to direct sun light.

I am happy to arrange a visit to our apartment by you, once we are given a reasonable notice as the apartment is tenanted.

Rgards,

Dr. Habib Zughbi

043 174 62 78