From:	Michael Oliver
To:	Simon Truong
Subject:	FW: Iglu, Regent Street
Date:	Monday, 11 May 2015 2:21:55 PM
Attachments:	image002.png image003.png image004.png image005.png Iglu Signage Plan.pdf Addendum Architectural Drawings and Diagrams - 11 May 2015.pdf A02.000(D).pdf A02.M01(D).pdf

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Apologies Simon, this was sent to the wrong Simon. Give me a call if you'd like to discuss.

Michael Oliver Senior Planner
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From: Michael Oliver
Sent: Monday, 11 May 2015 12:17 PM
To: Simon Lefort (simon@pov.com.au)
Cc: Amy Watson (Amy.Watson@planning.nsw.gov.au); Clare Swan
Subject: RE: Iglu, Regent Street [Filed 11 May 2015 12:16]

Hi Simon,

Please find attached and below additional information as requested by the Department and updates on the status of outstanding information.

Design

Please find attached additional plans and diagrams prepared by Bates Smart in response to your request for additional information. These should cover off all of the additional design information requested.

Also attached are two amended drawings for the Ground Floor and Mezzanine levels that increase the bicycle parking provision up to 185 spaces and include a change facility for retail staff, as requested by the City of Sydney. The additional parking is primarily achieved by the expansion of the proposed mezzanine bike parking area into the adjacent storage rooms.

Bates Smart have reviewed the City of Sydney's submission on the RtS, and also wish to advise that the additional of natural lighting to northern end of internal corridors is not required for the following reasons:

- The project creates natural light & ventilation to the corridors via a large floor to ceiling window adjacent to the lift lobby located on the east facade. This window includes an operable window for natural ventilation throughout the corridor. This window location

allows for excellent district views from the lobby without impacting on privacy for adjacent property, in particular the multi-residential buildings to the east.

- The internal corridors will be cross-flow ventilated with fresh air brought into the building via an exhaust to an airflow riser at the northern ends of the corridors.
- Introduction of a second window at the northern end of the corridor would significantly reduce the total number of bedrooms achievable in the facility. A second window to the northern end of the corridor would most likely be located on the western facade of the building. Windows in this location would result in additional overlooking of the apartments at 157 Regent Street.
- Provision of natural light on the building's east facade in close proximity to the lifts achieves a degree of activation within the building as viewed from Regent Street; excellent way-finding principles from individual apartment doors that clearly demarcate the main point of exit on the corridor; improve amenity for occupants by creating views from the lift lobby with natural ventilation; improve energy consumption through reduced reliance on artificial lighting and mechanical ventilation requirements for this space.

Regarding the location of the services to Regent Street, Iglu would be happy to accept a condition of consent requiring that this section of the elevation be treated with appropriate architectural finishes or screening to the satisfaction of the Department prior to the issue of a CC.

We trust that the above provides a satisfactory response to the key outstanding issues raised in the City's further submission.

Wind

Windtech completed the wind tunnel testing required to inform their assessment of the adjoining balcony areas on Friday, and we expect to have their addendum report to you in the next couple of days.

Contamination

Following on from the emails last week, DLA Environmental have been engaged to prepare a preliminary RAP for the site. I am touching base with them again today, and I should be able to provide some guidance on the timing of their report to you after that.

Signage

Regarding the signage, I have been liaising with the project signage consultant and can confirm the following:

> Based on an assessment of the location, size and type of signage proposed, illumination levels will not exceed 5.5 lux at the nearest façade of any adjoining residential or office building and will comply with Australian Standard AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting . All signs will be manufactured with dimmable LEDs that will allow for illumination levels to be adjusted as required following installation.

We are happy to incorporate the above into the list of mitigation measures outlined in the EIS if this assists in your assessment. In our previous email to Ben, we also offered to include an additional mitigation statement regarding the CCTV and laneway lighting – please let me know if

these are required and I will update accordingly.

I trust that based on the above, the only outstanding information is now the Windtech report and the preliminary RAP. Please give me a call on 9409 4961 if you require any further information or clarification regarding the above.

Kind regards,
Michael

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Thursday, 23 April 2015 5:06 PM
To: Clare Swan
Cc: Amy Watson; Michael Oliver; Jonathan Gliksten <jgliksten@iglu.com.au> (jgliksten@iglu.com.au); Tim Farrell (tfarrell@iglu.com.au); Charmian Wong (cwong@iglu.com.au); Ben Lusher
Subject: RE: Iglu, Regent Street

Hi Claire,

As advised, the amended wind impact assessment is required to clearly address the potential wind impacts of the development on the amenity of adjoining apartments at 157 Redfern Street and 7-9 Gibbons Street. This should also include clear measures to mitigate any potential impacts.

The adequacy of any amended report (including a desktop study) will need to be reviewed as part of the Department's assessment.

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment
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✉:**simon.truong@planning.nsw.gov.au**

From: Clare Swan [mailto:CSwan@jbaurban.com.au]
Sent: Thursday, 23 April 2015 4:23 PM
To: Simon Truong
Cc: Amy Watson; Michael Oliver; Jonathan Gliksten <jgliksten@iglu.com.au> (jgliksten@iglu.com.au); Tim Farrell (tfarrell@iglu.com.au); Charmian Wong (cwong@iglu.com.au); Ben Lusher

Subject: RE: Iglu, Regent Street

Thanks Simon

Can you please confirm that the first bullet point can still be desktop but obviously needing to make reference in this instance to adjoining properties?

Thanks in advance

Regards

Clare

Clare Swan **Director**

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Thursday, 23 April 2015 4:15 PM
To: Clare Swan
Cc: Amy Watson; Michael Oliver; Jonathan Gliksten <jgliksten@iglu.com.au> (jgliksten@iglu.com.au); Tim Farrell (tfarrell@iglu.com.au); Charmian Wong (cwong@iglu.com.au); Ben Lusher
Subject: RE: Iglu, Regent Street

Hi Claire,

As discussed, the Department has reviewed your response and notes the proposed responses with regards to Wind Impact Assessment and preliminary Remedial Action Plan (RAP) require further consideration. Specifically:

- an amended wind impact assessment is required to be submitted considering the potential wind impacts on the amenity of adjoining apartments at 157 Redfern Street and 7-9 Gibbons Street including any potential mitigation measures; and
- a preliminary RAP to support the site audit interim advice is required to be submitted. The preliminary RAP should identify potential contaminants and provide details of potential remediation action and techniques.

The remaining proposed responses are acceptable.

Please do not hesitate to contact me should you wish to discuss further.

Regards

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✉:**simon.truong@planning.nsw.gov.au**

From: Clare Swan [mailto:CSwan@jbaurban.com.au]
Sent: Friday, 17 April 2015 5:48 PM
To: Ben Lusher
Cc: Simon Truong; Amy Watson; Michael Oliver; Jonathan Gliksten <jgliksten@iglu.com.au> (jgliksten@iglu.com.au); Tim Farrell (tfarrell@iglu.com.au); Charmian Wong (cwong@iglu.com.au)
Subject: Iglu, Regent Street

Dear Ben

Thank you for your discussions regarding the Iglu, Regent Street Redfern major project application.

As discussed, we are keen to tie up any remaining issues with the Department to allow the application to proceed to PAC. We also appreciate that the PAC often requires additional detail on a range of often unexpected levels of detail. However, saying that there are some items of concern to us and we consider a number of these items could readily be conditioned or placed on our mitigation measures. We would appreciate your consideration of our responses below. We would also be pleased to meet if that's easier to nut out a final response before the PAC report.

We note that that there will be somewhat of a delay before the item makes the PAC simply due to the administrative processes that must be gone through to make a PAC. As discussed, Iglu's construction programme is pegged to a timely approval (soon) to allow them to be open in time for the 2017 education year. We therefore, propose responses to Simon's email as follows:

Department Request	**Proposed Response**
An amended wind impact assessment is required and should include wind tunnel testing at all levels of the development to ensure the amenity of adjoining apartments at 157 Redfern Street and 7-9 Gibbons Street will be acceptable. Should this analysis indicate a significant impact, further consideration should be given to mitigating these impacts through the proposed built form.	Our preference would be for this to be a condition prior to CC as per 7-9 Gibbons Street consent. However, if required we can undertake these works but they would take 3-4 weeks to complete. We would therefore look for your support that the assessment and reporting to the PAC continues to proceed and we fill in the wind results as soon as received.
a preliminary Remedial Action Plan to support the interim site audit statement is required;	The site is currently built out and still occupied by retail and residential tenants. As such, only a Phase I was provided with the initial application. The City of Sydney's submission requested that either a Phase II assessment be carried out or an Interim Site Audit Statement be provided. Given the intrusive nature of investigations required for a Phase II (e.g. core holding through internal

	building slabs), James Davis (EPA Accredited Site Auditor) from Enviroview has provided an Interim Site Audit Statement that was included in the Response to Submissions. If remediation is required following detailed site investigations, these are Category 2 works that can be carried out without development consent under SEPP 55. Section 4.3 of the SEPP 55 Planning Guidelines state that the imposition of further conditions on the development consent (i.e. further detailed investigations and, if required, remediation) is an appropriate response at the DA stage, and do not require the applicant to prepare a remediation proposal (i.e. a RAP or preliminary RAP). We understand that in response to the Rts, the City of Sydney is satisfied with our response.
further details are required in relation to the proposed CCTV location (including potential surveillance coverage to ensure safety of users of the laneway at all hours) and preliminary lighting design in the laneway and William Lane to ensure safety and security after hours.	The design of CCTV and lighting for the laneway (which is a private, internal laneway) can be required as a condition of consent and is not a standard requirement at the DA stage. A condition requiring Iglu to work with NSW Police in the preparation of CCTV and outdoor lighting systems can be imposed to ensure satisfactory safety measures. JBA would be happy to update our list of proposed mitigation measures to include such a commitment.
a detailed elevational overshadowing study is required quantifying the solar impact to adjoining properties at 157 Redfern Street (during summer and equinox) and for the mixed use residential flat building at 135-141 Regent Street (during winter).	Bates Smart currently preparing
a plan clarifying the building separation distance between 7-9 Gibbon Street and 157 Redfern Street at various points	Bates Smart currently preparing
a plan showing the separation distance of the development from the lowest level of the residential apartments at 157 Redfern Street	Bates Smart currently preparing
plans are required demonstrating the dimensions of proposed signage and the illumination level.	Dimensions have already been provided in the RtS, and Department has asked that the illumination details (which we already have) be provided as part of a consolidated package responding to the Department email rather than as a stand-along response. JBA

	can do this.
a preliminary loading dock management plan should be provided.	This issue could readily be addressed via condition and would more standardly be required prior to issue of a CC. JBA would be happy to update our list of proposed mitigation measures to include such a commitment.
amended elevation and section plans showing the proposed basement works and levels.	This was provided as part of the overall sections submitted with RtS, however, the Department wants more detailed sections specifically of this area. Bates Smart currently preparing.
plans detailing the proposed screening to outdoor communal areas (including height of screens and materials).	As above, Bates Smart preparing.

Thanks for your consideration. If these remaining matters are easier to resolve in person we would be pleased to meet at your earliest convenience.

Kind Regards

Clare

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