

Objection to the construction of an 18 STORY BUILDING “Iglu Student Accommodation” at 60-80 Regent Street Redfern

Our key objections to the proposed building development are summarized as follows:

1. Inadequate prior community consultation
2. Destruction of Regent St frontage
3. Violation of existing building separations
4. Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
5. Over shadowing of existing buildings at 157 Redfern St and 7-9 Gibbons St
6. Negative impact on the value of surrounding properties at 157 Redfern St and 7-9 Gibbons St
7. Dramatic impact to value and aesthetics of current developments. The design of the structure does not complement the surrounding local area
8. Lack of need for this style of expensive Student housing
9. No parking in the building, with proposed 370 residents and no allowance for parking. This would be a major issue for the area.
10. Introduction of transient non-family orientated populations
11. Influx of drinking age students to the Redfern area leading to significant noise pollution and alcohol related crime.

Privacy of existing buildings/Street Setbacks

In order for the proposed development to take place two key planning laws would have to be violated.

- A; The minimum building setbacks from existing buildings
- B; Street setbacks designed to maintain a friendly street level appearance.

The proposed construction of the 18 storey tower on 1427.5m² violates key set backs. Firstly the building encroaches on the 2 storey street side height requirement by 5 metres, or by more than 60% of the allowed 8 metre setback.

Secondly for towers over 8 stories in height there is a minimum 18 metre separation required to help maintain privacy between the two towers. The proposed construction impeaches on this by another 5 meters, a reduction down to 13m.

The below diagram best illustrates the impact of this:



Figure 7 – Diagrams illustrating setbacks required under the Draft Urban Design Guidelines for Redfern
Source: Bates Smart

Solar, Overshadowing and Privacy issues

Such a large building in close proximity to existing dwellings will cause a host of overshadowing issues.

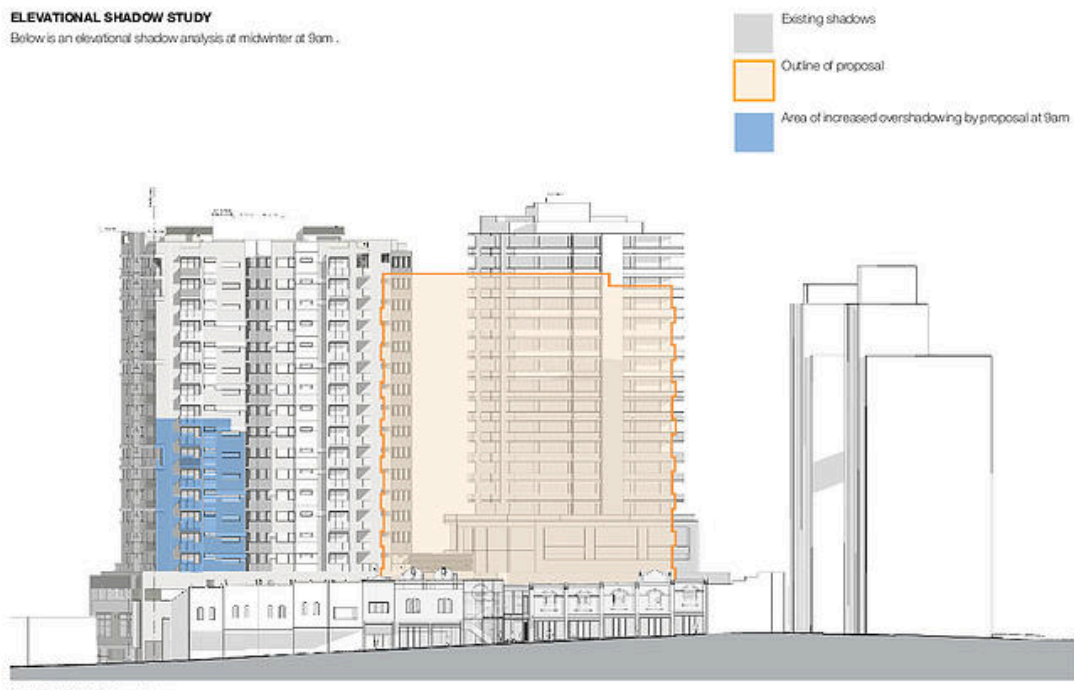
For the 157 Redfern St development, the proposed tower will almost completely block the East side of the building, cutting sunlight access to over 35 apartments. The next door URBA (7-9 Gibbons St) development will also suffer greatly. The shadow maps provided by the EIS seem to form a best case opinion of the towers effects and isn't representative of the full impact of this tower.

Shadow map provided by the EIS :

1.2 SHADOW ANALYSIS - IMPACT ON 7-9 GIBBONS ST DAYLIGHT ACCESS

ELEVATIONAL SHADOW STUDY

Below is an elevational shadow analysis at midwinter at 9am.



The shared student accommodations are designed with a window and desk directly facing the existing buildings. This will result in extended periods of students staring into existing bedrooms and living rooms and of course families of residents in the current towers staring directly into the student quarters. This is illustrated below:



A key requirement of the EIS is prior community consultation. Just one information evening was held at Redfern oval on the 13th November 2014. This was apparently advertised via postcard drop to all surrounding premises (over 300). Of the

300+ potential people, only 8 attended!

For such a controversial development the turnout seems minimal. I believe the community was not effectively engaged and is not reflective of the feelings of the community as a whole.

Car Parking and social impacts.

Instead of building a community with more families, the proposed development will only introduce transient populations of students.

Iglu's commercial intent is "affordable" much needed student accommodation. There are multiple issues with this. There is currently a large amount of purpose built student accommodation currently on the market or coming to market soon. Recent developments such as UrbaNest on Cleveland St, Iglu's own development at Central and the large amount of accommodation being built on site at the University of Sydney are all part of Iglu's current expansion.

According to Iglu's website, the cost of 1 room as part of a 6 person share unit was advertised at commencing at \$382 per week! This sort of pricing attracts one very specific type of student, who is likely to be able to also afford a car. With no onsite parking this will significantly affect the surrounding streets. Furthermore this type of student population will provide minimal community benefit to the Redfern surrounds.

Redfern is already suffering from the overflow of the CBD lockout laws. While the small bars of Redfern are great, such a large influx of student age drinkers will significantly increase the alcohol related issues within the surrounding streets of Redfern.

Summary

First and for most the proposed development violates street and building set back rules. This proposed Iglu development brings very little benefit to Redfern and its surrounds. The need for condensed student housing in the immediate area is low. The impact this building will have on surrounding properties is immense, both in quality of life, value and future prospects. The heritage look and feel of Regent street will be lost with the stark introduction of such a large building right against the street scape. We therefore object to the construction of the Iglu Student accommodation development at 60-80 Regent St Redfern.