

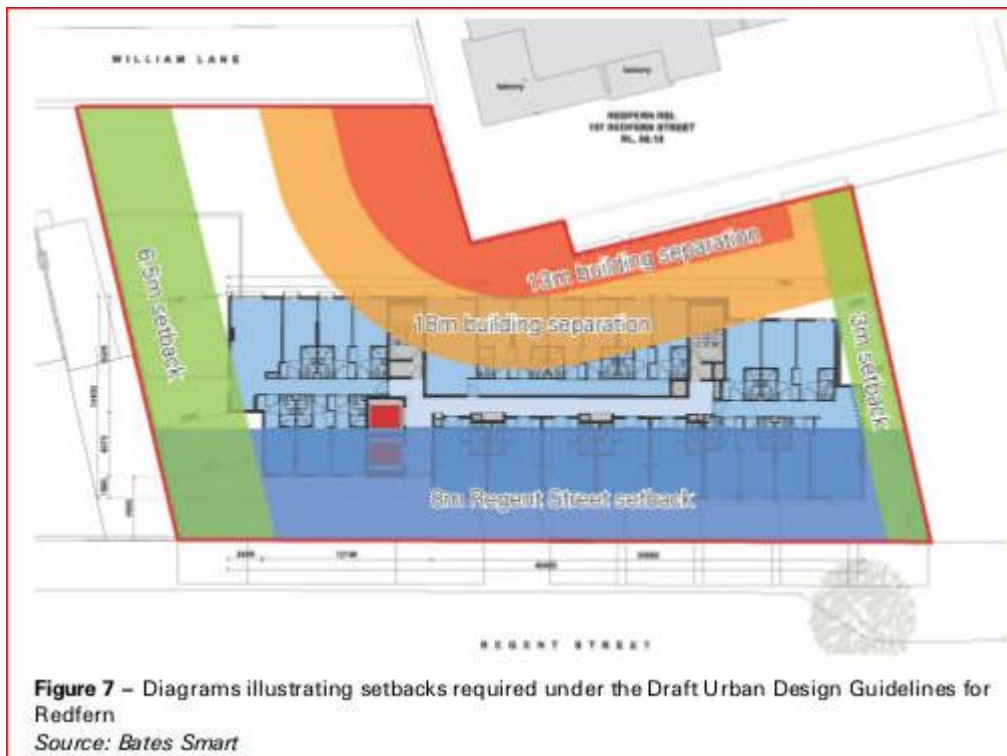
60-78 Regent Street, Redfern

Mixed Use Student Housing

Submission – 1st February, 2015

I oppose this development for the following reasons:-

- 1) **Setback** - The development plan does not follow the requirements for the distance between buildings (18 m for 8+ stories, or road setback (8m) which is appropriate for this application. See diagram below.



- 2) **Privacy** – 188 west-facing windows at close range will affect the Redfern and Gibbons street property owners right to privacy on their balconies and habitable rooms.
- 3) **Noise** – With less than 18m distance between the Regent Street and west properties, the noise of conversations, student parties etc conducted in the new development will be enhanced by the effect of a 'tunnel' between the two buildings – causing effectively a cacophony of sound. This is especially a problem as the single windows in each of the 188 rooms are facing west and may well be open for most of the year.
- 4) **Shadowing** – There would be a significant loss of sunlight to the Redfern and Gibbons Street developments. Such a large building in close proximity to existing dwellings will cause a host of overshadowing issues.
- 5) **Parking** – no parking is provided in this development which will create more pressure on traffic and street parking from 370 students.
- 6) **Student Accommodation** – with bedrooms at just 13 sqm estimated to rent from \$382 per week (e.g. iglu central - <http://www.iglu.com.au/general/rooms-and-rents>) this is expensive accommodation rather than low cost housing for students.
- 7) **Effect of 388 Students on local area** - 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 only increase the alcohol related issues in the surrounding streets of Redfern and the Regent Street area.

Summary

As Deicota and Urba have only recently been built and sold (2012 and 2014 respectively), those of us who did our due diligence prior to purchasing in these blocks felt reassured and positive that any future development applications in the Redfern area would be forced to comply with the setback controls.

The recent determination to approve the GCA towers height increase to 18 stories was a shock to Deicota owners – virtually removing the iconic city views between the 2 towers to all the east facing units in the Deicota building, and in the case of Level 17 and 18 removing the 180 degree iconic city views. The Regent Street development would block out all views to the east as well, with its associated loss of privacy, overshadowing, noise, influx of drinking age students, and parking issues.

I request that you reject the Regent Street Student House development application and adhere to the controls that are in place to protect the community and residents from this development which violates the setback requirements and the EIS as indicated:-

Below are the main EIS points which the development violates:

5. Environmental and Residential Amenity

The EIS shall:

- address the requirements of the SEPP (Affordable Rental Housing) 2009 and Sydney Development Control Plan 2012 for the student accommodation;
- address how the proposal achieves a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, view loss, overshadowing, noise and vibration emanating from Regent Street and nearby train lines, and wind impacts; and
- demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed) and potential future development in accordance with SEPP 65 and the Residential Flat Design Code, draft SEPP 65 (Amendment 3) and the draft Apartment Design Code.

It's an inconvenient truth for Iglu,

Regards,

Eleonore Ellis

1st February, 2015