

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

2nd February 2015

Please find below the reasoning for my objection to the proposed development of Mixed Use Student Housing at 60-78 Regent Street, Redfern (Ref: SSD 6724):

SETBACK & SEPARATION OF BUILDINGS

Under the Residential Flat Design Code, which the Iglu Design Report relies on, a separation of 25 metres is required between habitable rooms. The proposal, with a 3m setback along Regent Street, provides a 13.1m minimum building separation from the external balconies of 157 Redfern Street. This does not comply with the Residential Flat Design Code. Should they then locate the tower on the site with an 8m Regent Street setback (which is against council regulations) this would reduce the building separation to 8.75m which would most certainly not comply with the Residential Flat Design Code.

SUNLIGHT

As the Iglu Design Report shows (Item 3.3 Environmental Considerations), the tower would cause complete loss of sunlight for the east facing residents of the building at 157 Redfern Street.

PRIVACY

As a result of the tower being erected, there would be a total loss of privacy for all east facing residents of the building at 157 Redfern Street. Fronting the current residential tower at 157 Redfern Street would be 188 bedroom windows and 44 lounge room windows.

PROPERTY DEVALUATION

There will also be a significant impact on the value of properties already existing in the area. Zoning has continually been changed to facilitate these developments at the expense of the residents who have created the community of Redfern.

REAR LANE ACCESS

Currently the rear lane access to the residential building at 157 Redfern Street is a one way street with limited access. The proposed access needed for a loading dock under the Iglu tower is not feasible as it would greatly inhibit surrounding properties and their access.

OVERCROWDING AND INCREASED NOISE POLLUTION

There are a number of current and proposed student housing projects already planned for the Redfern area, for example in Eveleigh Street. Development of the proposed Iglu tower would lead to an overcrowding of the Redfern area. In addition to the overcrowding there would be a huge increase in the level of noise pollution as a result of the additional facilities they are intending to build.

INCREASED CRIME

Redfern, over the past number of years, has been developing into an area that has promoted the City of Sydney. Overdeveloping an area with unnecessary developments will slow the progression and clean-up of Redfern as a community. Increased people means increased crime which Redfern certainly doesn't need.

LACK OF PARKING

The proposed Iglu tower does not provide for any student parking. Students most definitely will have motor vehicles so this cannot be ignored. Redfern currently cannot handle the parking requirements of current residents so a tower with a proposed 370 residents would greatly congest the area.

LACK OF COMMUNITY CONSULTATION

Iglu currently owns 8 out of the proposed 10 properties (with options held over the last two) which they intend to develop. Obviously Iglu feel confident about this development despite the fact that there has not been proper consultation with the wider community. Like every development proposal, they need to go through the proper channels with a respect for the community they are intending to affect.

A large number of residents at 157 Redfern Street have been asked about the supposed postcard drop that Iglu stated they did to approximately 300 shops and residences within the immediate vicinity of the site. No one recalls getting any postcard, which would probably explain why only 8 people turned up to the community drop-in session. All however do recall getting the letter from the NSW Government Planning and Environment regarding the development proposal. While Iglu apparently has no obligation to do a postcard drop they should not be making a point in their "State Significant Development Application" that only 8 people turned up with a general positive attitude towards the proposal. Had more people known about the community drop-in session, more would most certainly have turned up but not with the positive attitude that Iglu think the people of Redfern have toward the development. In addition to this, the development proposal has obviously been in the pipeline for a long time based on the Design Report that Iglu has compiled. Sending out notification just before the Christmas period knowing that most people are away or pre-occupied with other activities that time of year is underhanded and unprofessional. Another community session needs to be held with proper notification to get a clear understanding of how much the Redfern residents are against this proposed development.