

Our Ref : EN – N18\_Iglu Redfern\_DPE Issues Letter [Rev 1.0]  
Contact: Vince Nigro

20<sup>th</sup> December 2018

Iglu Pty Ltd  
Level 4, 68 York Street  
SYDNEY NSW 2000

Attention: Mr Timothy Farrell

Dear Timothy,

### **SERVICES CONSOLIDATION OF 60-78 REGENT STREET & 80-88 REGENT STREET, REDFERN SITES**

This letter is in response to the DPE Issues Letter and in particular the highlighted text in Item 4, DPE-7 as follows:

***“Further consideration is required for the ground floor layout, including the following; demonstrate how the level change from the footpath to the retail spaces will be managed demonstrate the location of any required sprinkler and hydrant pump room, tanks, substation, fire control room and/or fan room. It is noted that the development at 60-78 Regent Street resulted in the loss of community room for these services.***

*Further consideration is required regarding the provision of end-of-trip facilities for the ground floor commercial and retail uses.”*

In general, the new proposed development at 80-88 Regent Street, Redfern (herein referred to as the new development) is proposed to be consolidated with the existing adjacent Iglu development at 60-78 Regent Street, Redfern (herein referred to as the existing development). As such a number of services will be extended from the existing services provisions rather than provided as completely “new” and independent connections.

#### Electrical

The existing surface chamber substation and main switchboard within the existing development has sufficient capacity to service the new consolidated development. As such a new substation is not required.

A new main distribution board will be required , fed from the existing main switchboard and this will be housed within a new switchroom located on ground floor.

#### Communications

The existing Building Distributor within the existing development can cater for the consolidated development as only a single incoming lead-in path is required. There is sufficient capacity to extend services to the new development and as such a new Building Distributor is not required.

New communications rooms have been allowed for to cater for the new development and these have been shown on the associated plans.

## Hydraulics

As the site on which the existing development is situated is to be consolidated into one lot with the site of the new Iglu development, subject to formal application to Sydney Water, and the two buildings are to be interconnected, the fire protection systems can be extended from the existing building to the new development.

No additional major equipment, such as fire brigade booster assemblies, pumpsets and mandatory water storage are required, as fire hazard classification and compartmentalisation in the combined development will be within same parameters as the existing Iglu development.

Should you have any questions about the above, please do not hesitate to contact me on 02 8488 4600 or 0431 251 037 or email [vince.nigro@igs.com.au](mailto:vince.nigro@igs.com.au)

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'V. Nigro'.

Vince Nigro  
For IGS  
**Director**