

SSD 18_9275 OBJECTION

I, Guanzhong Wu, object to **SSD 18_9275 (80-88 Regent Street, Redfern - Student accommodation)**. This development will have an unacceptable impact on the surrounding environment. In particular, to the existing buildings 7-9 Gibbons st ("URBA") and 157 Redfern st ("Deicota").

The key issues with this development are:

- **VIEW LOSS**
- **LOSS OF SOLAR AMENITY**
- **PRIVACY IMPACT**
- **WIND IMPACT**
- **NOISE IMPACT**
- **BUILT FORM**
- **WILLIAM LANE IMPACT**

View loss and Solar amenity:

With the approval of IGLU (66 Regent St), views and solar amenity have already been **severely** affected at both the 157 Redfern St 'Deicota' building and the 7-9 Gibbons St 'URBA' building. This additional development would completely entomb the surrounding apartments, further cutting out solar access well below the minimum 2 hours of direct sunlight to a significant number of apartments.

More importantly a building that close, combined with the approved IGLU development, cuts out any ambient solar amenity that exposure to the open sky provides. This increases the need for artificial lighting and negatively impacts the energy efficiency of the apartments, which is at odds with the City of Sydney's objectives. View loss is severe, most eastern views from URBA would be lost and the remaining southern views from 157 Redfern st will be dramatically reduced.

Privacy:

The new development fails to incorporate any design measures to mitigate visual privacy impacts. I suggest all rooms with sight lines into surrounding apartments have frosted windows to prevent direct sight lines into existing homes and living spaces.

Wind Impact:

The revised wind analysis provided is inadequate. The impact on the 'Deicota' Building is likely to be severe. Southerly winds already batter these apartments; the creation of a wind tunnel when both IGLU and this new development are built would create unlivable and dangerous conditions. I ask that a more in depth study be conducted as the Redfern area is currently suffering major wind issues, especially Redfern St between Gibbons and Regent Sts.

Noise impact:

Inadequate consideration has been made for the noise and privacy impact created by the lower terrace and the level 18 garden terrace. Being a communal area for students, the noise would be a serious impact on surrounding residences.

Built form:

Due to the proposed exceedance of the maximum building height control established under the Redfern Waterloo Authority 'Urban Design Principles – Redfern Centre', which would limit development to 12 storeys on the site, and minimal setbacks to the common property boundary, the proposed development has the potential to have significant privacy and visual impacts on the surrounding developments. Under Section 4.2 of the Redfern Waterloo Authority 'Urban Design Principles – Redfern Centre', tower-form buildings above podium level are required to provide a minimum separation distance of 13 metres below 8 storeys and 18 metres above 8 storeys, which this development does not.

William Lane:

William lane is the main access road for the Deicota development. It is unclear how student access will be managed to this lane, as well as waste management. This could have potential delays to residents accessing the car park as well as increased danger to pedestrians accessing the proposed site.

Date: 8/11/2018

Location: North Sydney NSW