

## SSD 18\_9275 OBJECTION - Tyson Donnelly - 13/11/18

This revised SSD application is another in a long line of for profit developments which cost the surrounding community greatly with very little positive impact. I therefore 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**
- **LACK OF DESIGN CONSIDERATION**

Most of these issues have been prevalent in past applications. In particular the original IGLU building adjacent to this development. And as past developments are used as precedent to circumvent planning law. It should be noted that the previous privacy mitigations, most notably the "angled shutters", have done nothing to stop the impact of international students staring directly into the main bedrooms of the Deicota development. These previous failings should be taken into account and stronger action should be taken this time. I hope that you will take the following objections seriously and enact practical amendmendments to ensure the amenity of the area is maintained.

### **View loss and Solar amenity:**

With the approval of IGLU (66 Regent St), views and solar amenity have already been **severely** affected to 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. I note on the provided visual impact analysis the misleading nature of 'maintained view areas'.

**Privacy:**

The new development fails to incorporate any design measures to mitigate visual privacy impacts. As has been demonstrated with the existing IGLU (66 Regent St) development with has view directly into the surrounding developments master bedrooms and only inadequate angled shutter. 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.

**Noise impact:**

Inadequate consideration has been made for the noise and privacy impact of the lower terrace and the lvl 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', which were adopted by the Minister for Planning in 2010, 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. Each development site is required to provide a minimum of 50% of this separation distance within their site boundary.

**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 new site.

**LACK OF DESIGN CONSIDERATION**

The justification of previous constructions is not enough to grant design excellent. The building should be subject to a design competition. No consideration has been made for street amenity.

