

31 July 2018

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Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
320 Pitt Street  
Sydney NSW 2000

**Request for Secretary's Environmental Assessment Requirements for a Proposed Hotel Development at 56-58 Regent Street, Redfern**

On behalf of TP HOLDINGS PTY LTD I request that the Secretary of the Department of Environment and Planning (DEP) issue Secretary's Environmental Assessment Requirements (SEARs) for the purpose of preparing an Environmental Impact Statement (EIS) to accompany a State Significant Development Application of a proposed Hotel development at 56-58 Regent Street, Redfern (subject site).

## **1. Introduction**

The subject site is identified as a State Significant Development Site being a 'Specified Site' within Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), as it falls within the Redfern-Waterloo sites area of SRD SEPP and has a capital investment value (CIV) of approximately \$30 Million. Therefore, the subject site is considered to be State Significant Development (SSD) pursuant to Part 4, Division 4.7, section 4.36(2) of the Environmental Planning and Assessment Act 1979, as amended (EP&A Act).

The purpose of this correspondence is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an EIS for the proposed development. To support this request for SEARs and in accordance with the DEP's 'Introduction & notes' found on the on-line application form for SEAR's, the following is provided:

1. Site details, surrounding development and location of key infrastructure and environmental features
2. Development description.
3. Permissibility and Strategic Planning by identifying strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Impact identification and assessment, which touches on the expected environmental impacts associated with the development and briefly outline any strategies to address the impacts identified.
5. Justification of choosing the subject site for the proposal and outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
7. Provides an estimate of the Capital Investment Value from WT Partnerships.

This request for SEAR's provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal. This request is also accompanied by a set of Indicative Architectural Drawings prepared by Arqus (**Attachment A**) and a Capital Investment Value Estimate prepared by WT Partnership (**Attachment B**).

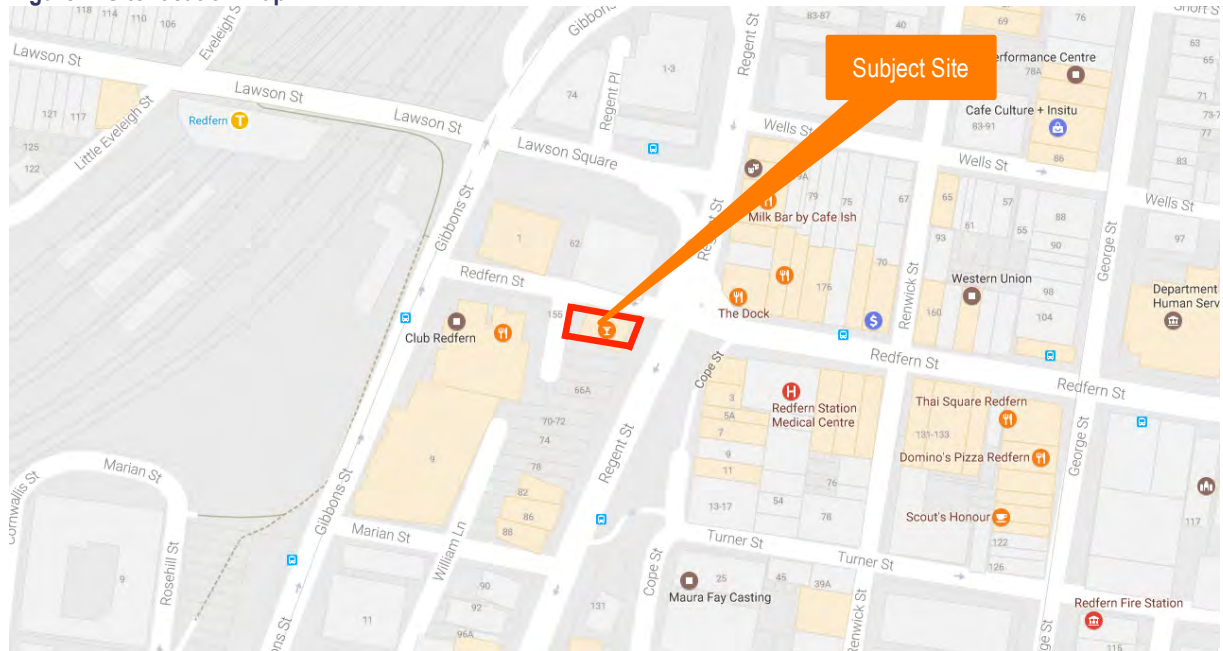
## 2. The Site

The site is located at 56-58 Regent Street (Lot 1 DP 658995), Redfern and is situated on the corner of Regent and Redfern Street which is approximately 60m to the east of Redfern Train Station.

The site has an area of 323sqm with an approximate depth of 28m (eastern boundary to western boundary) and an approximate width of 11.6m (northern to southern boundary).

The site falls approximately 1m along Regent Street from North to South. The Redfern Street frontage also falls approximately 1m from west to east.

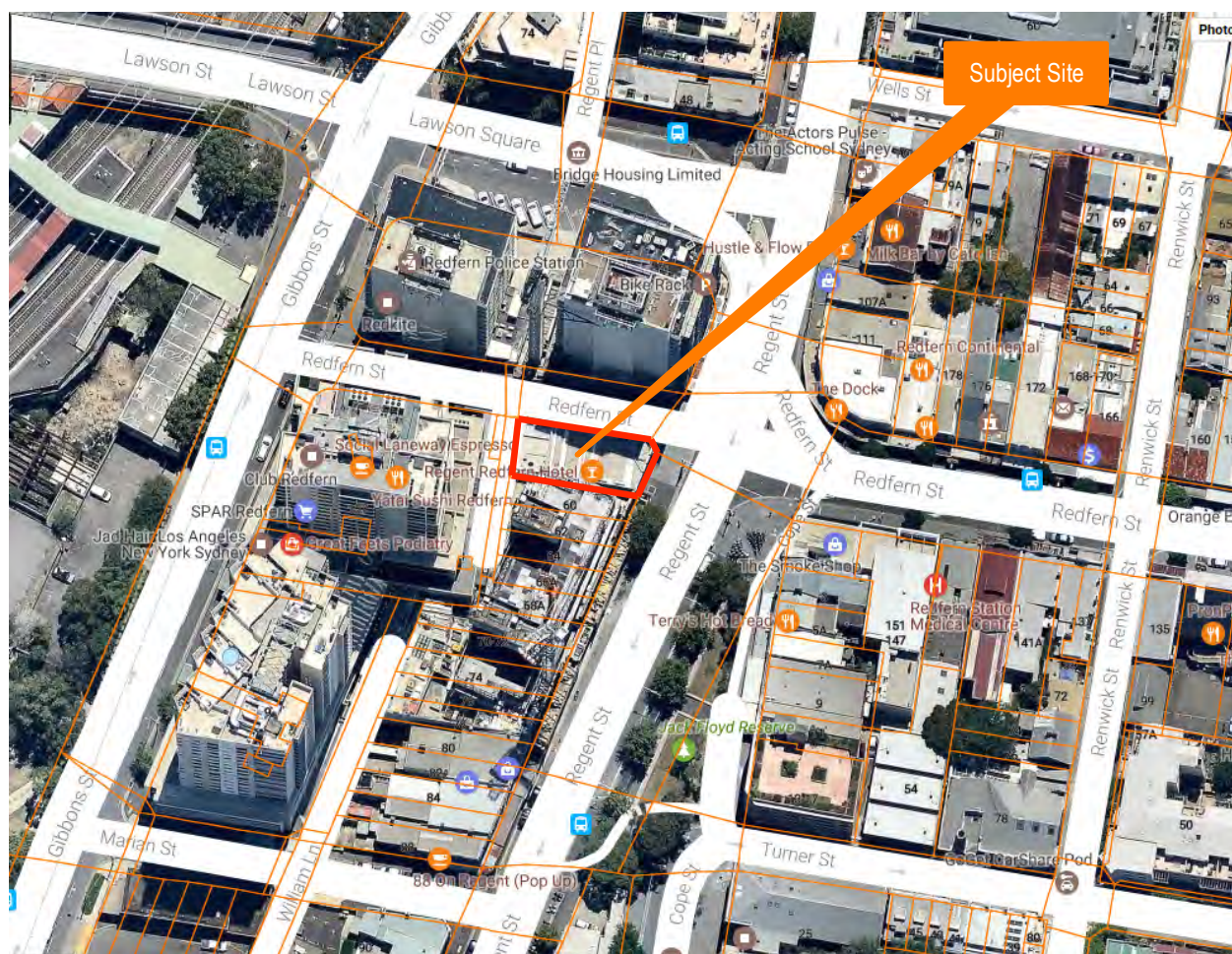
**Figure 1 Site location map**



Source: Google maps

Currently on the site there is a two storey Hotel (food and drinks premises) with accompanying liquor and poker machine licenses. The property is located within a commercial area featuring some older office buildings complexes, new residential high rise developments and the traditional retail strip shops typical of Redfern. The location of the site is also illustrated in the aerial photograph at Figure 2 below.

**Figure 2 Aerial photo of the site**



Source: Near maps

A summary of the key factors of the subject site are provided in the **Table 1** below.

**Table 1 Factors of the site**

Description	Summary
Site Address	56-58 Regent Street, Redfern
Legal Description	Lot 1 DP 658995
Area	323sqm
Depth	28m
Width	11.6m
Existing Development	Hotel - 2 storey food and drink premises with accompanying liquor and poker machine licenses

Description	Summary
Existing Height	Approximately 9m to top of facade
Existing FSR	2:1
Heritage	Not listed on State Heritage Register, State Environmental Planning Policy (State Significant Precincts) or the Local Environmental Plan
Easements	The site has a cross easement affecting the party wall with 60 Regent Street.

### 3. Surrounding Development

Redfern Street runs along the northern boundary of the subject site with Redfern Train Station approximately 60m to the west of the site. The subject site is also approximately 530m north of the proposed Waterloo Metro Station.

The block on which the site is located is bounded by Regent, Redfern, Gibbons and Marian Street and is currently undergoing a transformation with high density mixed-use development. Immediately adjacent, to the south at 60-78 Regent Street, is an 18 storey mixed use development, that includes student accommodation. In addition, recent mixed-use developments of the Redfern RSL and 7-9 Gibbons Street have increased the height of surrounding buildings to 18 storeys.

Presently there is a full refurbishment and height extension occurring to the 'TNT Apartments' building located immediately north of the subject site and bounded by Redfern Lane and Lawson Square, and includes a height increase to 18 storeys.

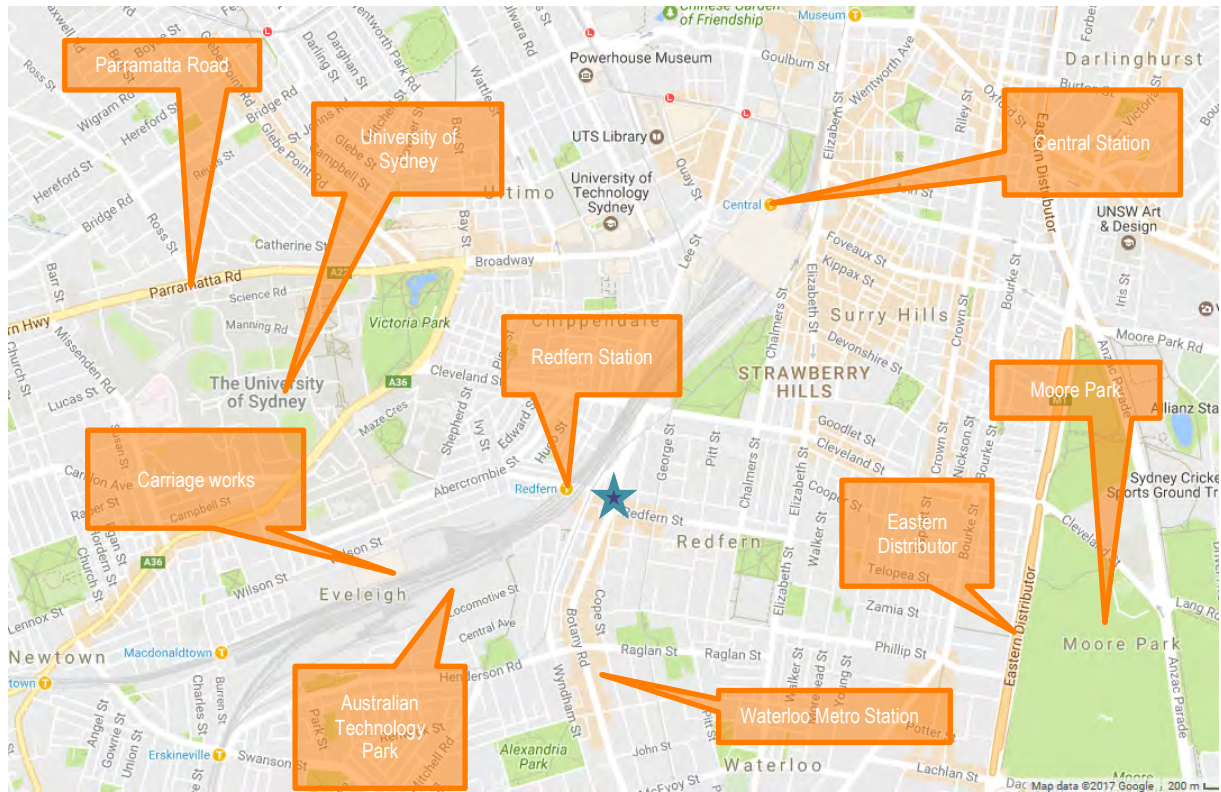
Redfern Police Station is situated approximately 50m to the west of the site, opposite Redfern Train Station and adjacent to the 'TNT Apartments'.

Opposite and east of the subject site is 'Jack Floyd Reserve' and a variety of one and two storey retail and residential buildings.

Figure 3 below shows the location of key infrastructure facilities near the site.



**Figure 3 Surrounding development**

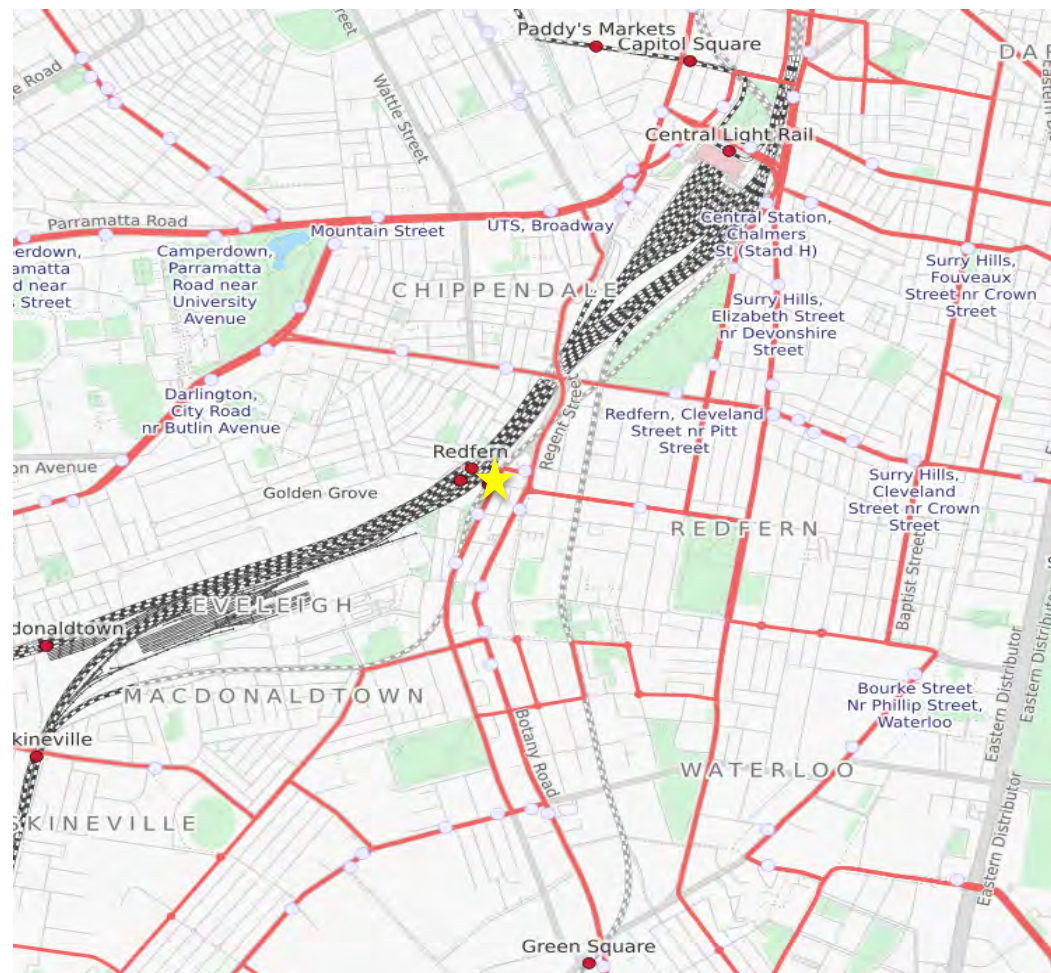


Source: Google maps

Not only is the subject site close to Redfern railway station and the proposed Waterloo Metro Station, it is also in near proximity to key bus routes which run along Regent, Wyndham and Redfern Street. The site is also in close proximity to the Eastern Distributor, Southern Cross Drive, ANZAC Parade and the Princess Highway linking the site to the wider Sydney road network.

Figure 4 below gives an indication of transport accessibility relative to the subject site.

Figure 4 Transport Map



Source: Open Street Map, – Transport Map

## 4. Development Description

The proposed development will seek to obtain approval for the redevelopment of the subject site to build a 21 storey Hotel. With reference to the design concept located at **Attachment A**, the development will incorporate the following:

- **Demolition and Excavation** - of the existing structure on site.
- **Basement** - Two levels of basement for cold and dry storage.
- **Podium:**
  - Ground Floor - Hotel entry; Bar; Gaming Room; Bottle Shop; Back-of-House; Cold Store; Sprinkler Room; Refuse Room; and Service Cupboards
  - Level 1 – Lounge Bar and Back-of-House.

- Mezzanine - Amenities
- **Transition:**
  - Level 2 – Hotel Lobby – Terrace; Bar; Reception; Administration, Bag room; and Staff area
  - Mezzanine - Kitchen and Store
- **Tower:**
  - Hotel floors -16 levels from Level 3 to Level 18
  - 112 Hotel Suites
- **Modulation:**
  - Level 19 to 20 - Two Residences
- **Rooftop:**
  - Level 21 - Rooftop Breakfast Bar and Sunset Lounge

Total Gross Floor Area is 4,649.07m<sup>2</sup>

The building design incorporates articulation of the elevation to Redfern and Regent streets, in particular, there are cantilevered elements fronting Redfern Street. The proposed design will provide a high level of design that will complement surrounding developments, contribute to the vitality and rejuvenation of the area and overall lift and enhance building design quality in the locality.

## 5. Town Planning Context

An overview of the planning framework applicable to the site provides the context for the proposed development. The main planning documents applicable to the subject site are: -

- Environmental Planning and Assessment Act
- Greater Sydney Commission – Eastern City District Plan
- Central to Eveleigh Urban Transformation Strategy
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005 – Redfern-Waterloo Authority Sites
- Redfern – Waterloo Built Environment Plan Stage 1
- Draft Urban Design Principles Redfern Centre

### 5.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Pursuant to Section 4.5 of the Act the Minister for Planning or the Independent Planning Commission (PAC) is the consent authority for SSD. Section 4.39 requires that an Environmental Impact Statement (EIS), in the form prescribed by the Regulations, must accompany a development application for SSD.

### 5.2 Eastern City District Plan

*This Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning*

*priorities and actions for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.*

*The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. It guides the decisions of State agencies informs the private sector and the wider community of approaches to manage growth and change. Community engagement on the District Plan has contributed to a plan for growth that reflects local values and aspirations, in a way that balances regional and local considerations. (Eastern City District Plan, p. 14 2018)*

The Eastern District Plan includes the local government areas of Bayside, Burwood, Canada Bay, Inner West, Randwick, Strathfield, The City of Sydney, Waverley and Woollahra. Strategic Centres are planned for Sydney City, Randwick Education and Health, Green Square and Mascot, Sydney Airport, Rhodes and Port Botany, with district centres at Burwood, Eastgardens and Maroubra Junction.

The Eastern City District Plan is expected to have 325,000 more people by 2036. To support total population growth, the district has a housing target of an additional 157,500 dwellings and a jobs increase of 37% or 904,500 new jobs.

Sydney City is a major area of focus within the Eastern City District Plan and includes the traditional Sydney CBD centre as well as the nearby precincts of Barangaroo, Darling Harbour, The Bays Precincts, Pyrmont-Ultimo, Broadway, Camperdown, Surry Hills, City East and Central to Eveleigh.

The subject site falls within the Eastern District Plan, in which the proposed development will be able to contribute toward the Eastern City Districts accommodation targets, jobs targets and capitalise on the infrastructure investment that will occur with revitalisation of the Central to Eveleigh corridor.

### **5.3 Central to Eveleigh Urban Transformation Strategy**

The Central to Eveleigh Urban Transformation Strategy was released in 2016 and covers approximately 80 hectares of government owned land in and around a three kilometre rail corridor between Central and Erskineville stations. It includes a new Sydney Metro station at Waterloo, plans to upgrade Central Station, renewal of Redfern Station, Erskineville and MacDonaltdown stations, the Goulburn Street Car Park in the CBD, Australian Technology Park, Eveleigh Rail Yards and the airspace above the railway lines.

The strategy identifies 10 key “moves” that have been developed with stakeholders and the community. These moves are viewed as being vital to the future success of the area. These key moves provide high level guidance which are as follows:

1. Renew Redfern station
2. Create a green network
3. Create walking and cycling connections across the railway corridor
4. Connect the city with surrounding places
5. Deliver a new metro station at Waterloo
6. Create centres of activity around stations
7. Create a centre for Sydney's growing economies
8. Strengthen arts, culture and heritage
9. Integrate new high-density mixed use buildings with existing neighbourhoods and places
10. Deliver a diversity of housing choice, tenure and price points

The strategy identifies five precincts of government owned land from Central to Eveleigh, including:

- Central Station
- Redfern to Eveleigh: Redfern station, North and South Eveleigh precincts



- Waterloo Estate

Key aspects of the Redfern precinct is identified in table 2 below.

Precinct	Summary	Implications for the Site
Redfern to Eveleigh	<p>Includes Redfern Station, South Eveleigh and North Eveleigh. The precinct is expected to deliver a substantial increase in residential dwelling and commercial space.</p> <p>The following public benefits are expected to occur:</p> <ul style="list-style-type: none"> <li>• Potential Redfern Station upgrade including consideration of a new southern concourse</li> <li>• Adaptive re-use of historic buildings the Clothing Store and the Chief Mechanical Engineer's Office as future centres of community activity</li> <li>• Potential new crossing over rail between Australian Technology Park and Carriage works and urban design that enables future crossings between North and South Eveleigh</li> <li>• A new park at North Eveleigh</li> </ul>	Precinct planning for Redfern Station has not been finalised.

#### 5.4 State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development, which is declared to be State Significant. Schedule 2 of the SRD SEPP states that development within the Redfern-Waterloo Sites with a Capital Investment Value (CIV) of more than \$10 million is SSD.

#### 5.5 State Environmental Planning Policy (State Significant Precincts) 2005 – Redfern-Waterloo Authority Sites

The site is located in City of Sydney Local Government Area. However, the principal planning instrument applying to the site is *State Environmental Planning Policy (State Significant Precincts) 2005 - Redfern-Waterloo Authority Sites* (SEPP). The specific controls applying to this area are set out in Schedule 3 – Part 5 of the State Significant Precincts SEPP. The key planning controls that apply to the subject site are outlined below.

##### 5.5.1 Permissibility

The Subject site is zoned, **Zone E - Business Zone – Core Commercial** under the SEPP. The objective of the zone supports commercial uses and states as follows:

**Business Zone—Commercial Core**

(1) *The objectives of the Business Zone—Commercial Core are as follows:*

- (a) to facilitate the development of a town centre,*
- (b) to encourage employment generating activities by providing a wide range of retail, business, office, community and entertainment facilities,*
- (c) to permit residential development that is compatible with non-residential development,*
- (d) to maximise public transport patronage and encourage walking and cycling,*
- (e) to ensure the vitality and safety of the community and public domain,*
- (f) to ensure buildings achieve design excellence,*
- (g) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.*

The proposed Hotel use is consistent with objectives of the Business Zone—Commercial Core.

**Supported Land Uses**

The SEPP identifies those uses permitted on the subject site which are listed as follows:

(2) *Development for any of the following purposes is **prohibited** on land within the Business Zone—Commercial Core:*

*bulky goods premises; depots; dual occupancies; dwelling houses; hazardous industries; hazardous storage establishments; heavy industries; home occupations (sex services); industries; light industries; offensive industries; offensive storage establishments; restricted premises; sex services premises; transport depots; truck depots; vehicle body repair workshops; warehouses or distribution centres.*

(3) *Except as otherwise provided by this Policy, **development is permitted with consent on land within the Business Zone—Commercial Core unless it is prohibited by subclause (2).***

The proposed Hotel is not prohibited in sub-clause 2 and as such is a permitted land use.

**5.5.2 Development Standards**

There are a number of development standards nominated in the SEPP, in particular Clause 21 relates to height, floor space ratio and gross floor area restrictions. In this regard, height limits of 18 storeys and a FSR of 7:1 apply to the subject site.

As noted above in the Development Description and in the Design (**Attachment A**), it is proposed to build a 21 storey Hotel on a lot size of 323m<sup>2</sup>, which creates a Floor Space Ratio of approximately 14.4:1. In addition, the proposed podium will duplicate the setbacks to Regent Street of the adjacent and recently constructed building at 60-78 Regent Street. Therefore, the proposal exceeds the height, FSR and setback requirements, and as such, a Development Application will require a variation request (SEPP 1 Objection) to these development standards.

Detail will be provided at the Application stage to identify that a contravention of the height, setbacks and FSR standard is necessary in the design to ensure high visual and amenity outcomes that is in keeping with existing and proposed development in the locality and compliance with the Objectives of the SEPP.

Because of the visual presence the site holds, particularly with primary view corridors directly east and west along Redfern street, it was important to provide a design that meets the concept of design excellence identified in the SEPP. It is believed that the concept demonstrates a high level of architectural design that creates a distinct landmark quality, and presents a well articulated, visually interesting slender high rise building of high quality that positively contributes to the Redfern town skyline.

### **5.5.3 Design Excellence**

Clause 22 of the Redfern-Waterloo planning provisions under the State Significant Precincts SEPP requires that all proposed development exhibits design excellence, and states that a design competition may be required for any building over 12 storeys in height.

A number of development applications have been determined in the Redfern Waterloo area without the DEP requiring a design competition, and includes the developments at 80-88 Regent Street, 157 Redfern Street, Redfern RSL, 7-9 Gibbons Street and 1 Lawson Square, Redfern.

It is believed in this instance a competitive design process is not warranted, as Arqus has demonstrated commitment to design excellence in the attached design and having delivered many successful developments.

It is understood that the project will be subject to the pilot program of the NSW Government Architect's State Design Review Panel, which applies to SSD projects.

### **5.5.4 Redfern-Waterloo Built Environment Plan Stage 1**

The Redfern Waterloo Built Environment Plan (Stage One) 2006 [BEP1] sets out to encourage future economic growth, housing and jobs creation throughout the Redfern Waterloo area. Aims include a new Town Centre and improvements to pedestrian zones, and public transport access.

The BEP1 identifies 8 Redfern-Waterloo Strategic Sites within its operational area. The subject site is located within Area E – Redfern Railway Station, Gibbons and Regents Streets within the centre of the operational area. Strategically the site is also identified as an area to encourage predominantly business activities on the Land Use Strategy for RWA's Strategic Sites Map.

The land use strategy within BEP1 proposes to:

- provide for flexibility to encourage investment,
- generate jobs, and
- provide housing to facilitate the revitalisation and renewal of Redfern-Waterloo.

Strategies for revitalising Redfern Waterloo include the facilitation of economic and employment growth, facilitate the creation of a town centre with improved linkages, facilitation of housing provision, choice and affordability and encourage community and cultural development.

The proposed Hotel development embraces the BEP1 in many ways such as contributing to the business hub, providing good design, supporting local employment, and utilising improved linkage to Redfern Station and connectivity within the centre.

### **5.5.5 Urban Design Principles – Redfern Centre**

The Draft Urban Design Principles for the Redfern Centre were developed by the RWA in 2009 to provide additional detail regarding the expectations for design excellence within the Redfern-Waterloo State Significant Sites under clause 22 of Part 5 of Schedule 3 of the Major Development SEPP. The principles were publicly exhibited in 2010 and were subsequently endorsed by the Minister for Planning and Infrastructure.

### **5.5.6 Other Planning Documents**

In addition to the above, the consideration of the following planning policies will be part of the SSD application:

- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55)
- State Environmental Planning Policy No 64 - Advertising and Signage
- State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- City of Sydney Development Control Plan
- Key infrastructure programs including the Sydney Metro – Stage 2.

## **5.6 Overview of Potential environmental impacts associated with the development**

### **5.6.1 Built Form and Urban Design**

The EIS will include an assessment of the proposed building design and will outline how the proposed building achieves design excellence (in accordance with the requirements of the relevant SEPP and NSW Government Architects 'Better Placed – An Integrated Design Policy for the Built Environment of NSW.').

An architectural design statement and a Design Review Panel report will be prepared by Arqus which will document the design review process with the Government Architect and explain the design principles of the building, the design responses to surrounding development and the streetscape.

### **5.6.2 Amenity**

The EIS will include an assessment of the proposed building design and will outline how amenity will be achieved with regard with the specific Hotel use. This will include solar access, visual and acoustic impacts and privacy.

### **5.6.3 Overshadowing**

The erection of a 21 storey tower on the subject site will generate some overshadowing impacts to buildings immediately to the south west and is illustrated in the Design package located at **Attachment A**.

The DEP have consistently adopted the position that the extent of increased overshadowing arising from the scale and form of development anticipated by the planning controls are an inevitable consequence of tall buildings in the locality.

### **5.6.4 Views**

The erection of an 21 storey tower on the subject site may generate some view loss to the towers already constructed to the north of the site. However, the DEP have consistently adopted the position that provided a development is consistent with the planning controls, the reasonableness of the proposal is such that any view loss is to be expected and is therefore not unreasonable. The EIS will include an assessment in relation to view impact.

### **5.6.5 Public Domain and Landscaping**

A Landscaping Plan will be submitted with the SSD DA providing details of publicly accessible areas and finishes, include indicative public domain upgrades adjacent to the Site.



#### **5.6.6 Traffic, Access and Parking**

A Traffic and Parking Statement will accompany the application which that will detail the accessibility of the site, and the suitability of servicing facilities are available for the proposed development.

#### **5.6.7 Waste Management**

A Waste Management Plan will be prepared as part of the EIS. The plan will indicate the collection points and method of removal from the site including the various waste streams that form the different uses proposed. The report will include details of the waste storage and collection arrangements for the proposed Hotel and residential accommodation.

#### **5.6.8 Noise**

A Noise Management Plan will be prepared as part of the EIS. The potential noise impacts created by the proposed development will also be considered in the EIS, in particular the management of outdoor areas.

#### **5.6.9 Accessibility**

The proposed development will be designed to provide universal access to all publicly accessible areas and will provide accessible accommodation in accordance with the City of Sydney Access DCP. An access statement prepared by a qualified accessibility consultant will accompany the EIS.

#### **5.6.10 Ecological Sustainable Development (ESD)**

An ESD report will accompany the application. This report as well as the EIS will consider the relevant ESD principles, as well as to meet any applicable standards or codes.

#### **5.6.11 Safety and Security**

A Crime Prevention Through Environmental Design (CPTED) report will accompany the application addressing the issue of crime prevention and safety. NSW Police Service will also be consulted prior to finalising this document.

#### **5.6.12 Plan of Management**

A Plan of Management (PoM) will be completed for the operation of the Hotel. This indicative PoM will form part of the EIS and will provide details in relation to maximum occupancy, on-site management, use of communal areas and facilities. NSW Police Service will also be consulted prior to finalising this document.

#### **5.6.13 Services Plan and Details**

Information on the proposed site services will be provided which will confirm that the existing site services can be suitably augmented to accommodate the proposed development.

#### **5.6.14 BCA Report**

The EIS will include a BCA Report, confirming that the proposal can or is capable of complying with the relevant provisions of the BCA.

#### **5.6.15 Construction Management**

A preliminary Construction and Environmental Management Plan will be submitted with the application outlining the key management measures to be implemented during construction of the proposed development.

#### **5.6.16 Community and Stakeholder Consultation**

The EIS will document consultation undertaken during the preparation of the application, including with neighbouring residents and key stakeholder organisations.

### **6. Capital Investment Value**

A Capital Investment Value Estimate prepared by WT Partnership at **Attachment B** amounts to \$29,975,000.

### **7. Conclusion**

This request provides information to assist in the preparation of SEARs for the proposed Hotel development at 56-58 Regent Street, Redfern.

The issues discussed in this request represents the key potential considerations associated with the Hotel development and informs the preparation of the SEARs.

I trust that the above information will be satisfactory to allow the Secretary to issue the SEARs for the preparation of an EIS. However, please do not hesitate to contact me on 0408 068 056 if you require any further information

Yours sincerely

**alcorn**  
planning + property



**Scott Alcorn**

## **Attachment A – Design Concept**



# THE REGENT REDFERN HOTEL

## CONCEPT DESIGN

PRE - LODGEMENT PACKAGE - ISSUE A

22 JUNE 2018  
JOB: 17-0046

LVL 2, 15 MALT STREET  
FORTITUDE VALLEY QLD  
07 3358 0888  
[www.arqudesign.com.au](http://www.arqudesign.com.au)



These design drawings, prepared by Arqus Design, are intended to demonstrate one possible approach for future development of the nominated site. Further investigations and enquiry is required by interested parties (including land owner and/or prospective purchaser) to verify site conditions, planning and building code compliance and development feasibility. The copyright and intellectual property remains exclusively with Arqus Design.





## SITE PLAN AND CONTEXT

# THE REGENT REDFERN HOTEL

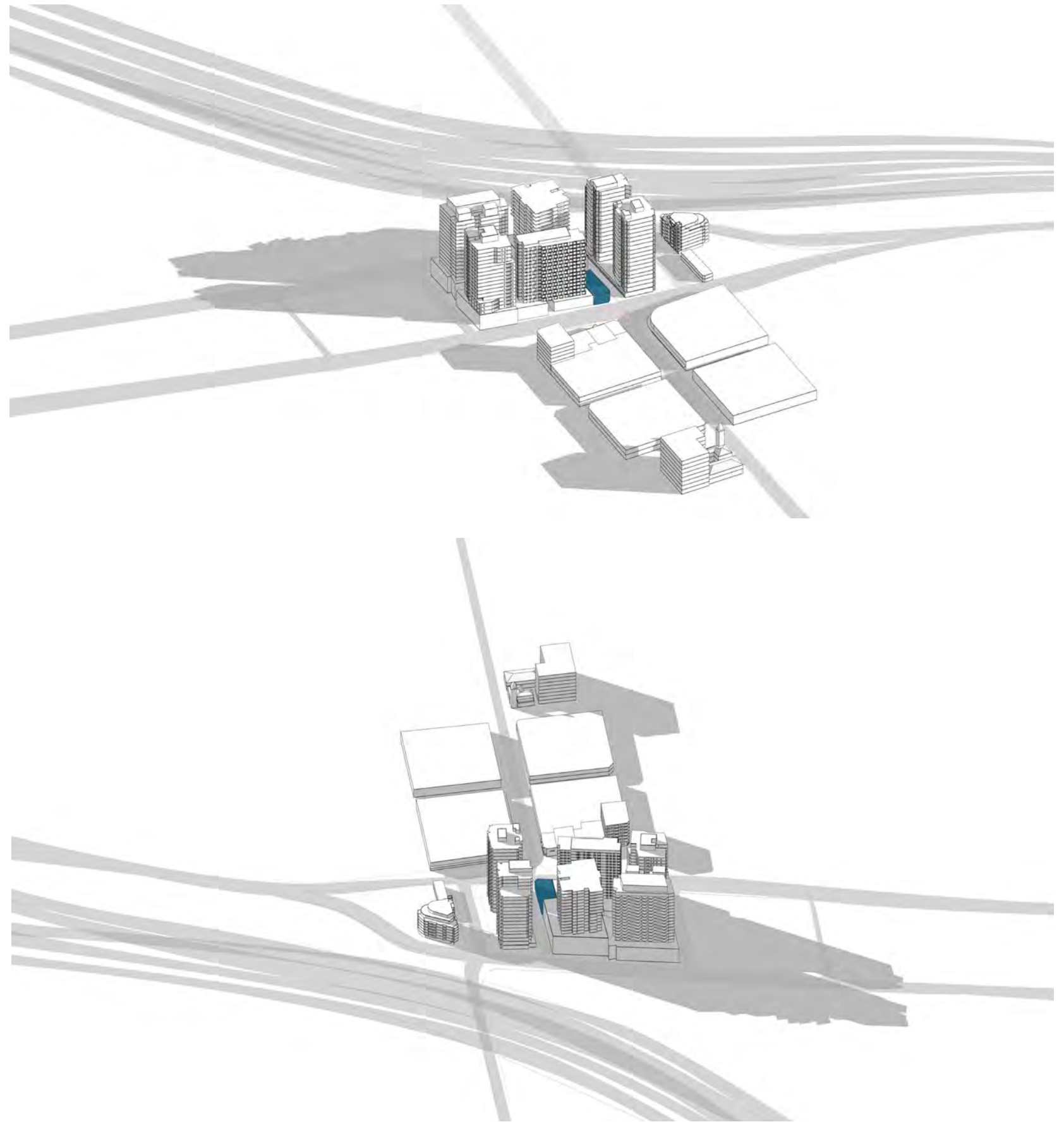
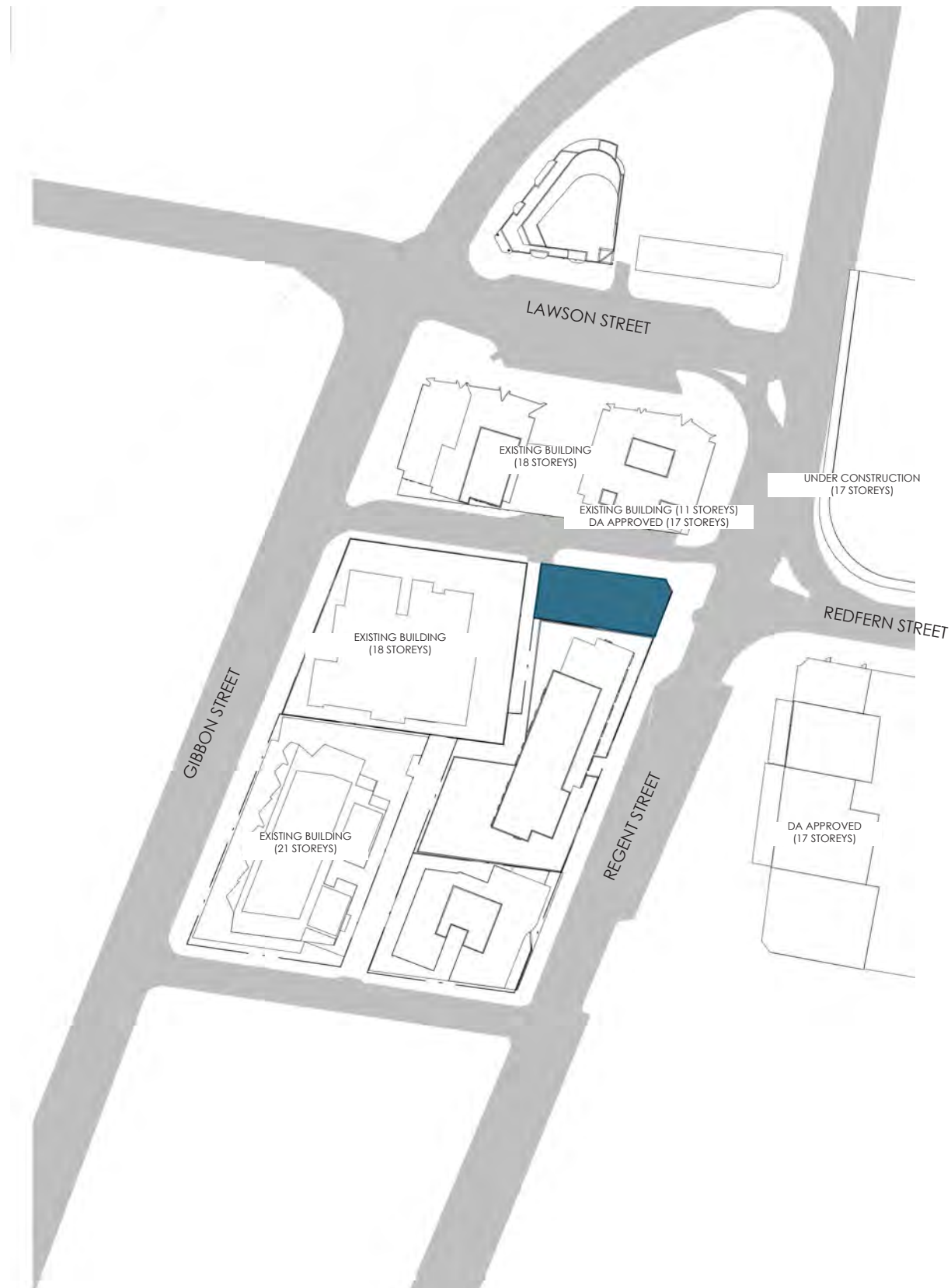
PRE - LODGEMENT PACKAGE - ISSUE A

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# THE REGENT REDFERN HOTEL

## SITE PLAN AND CONTEXT

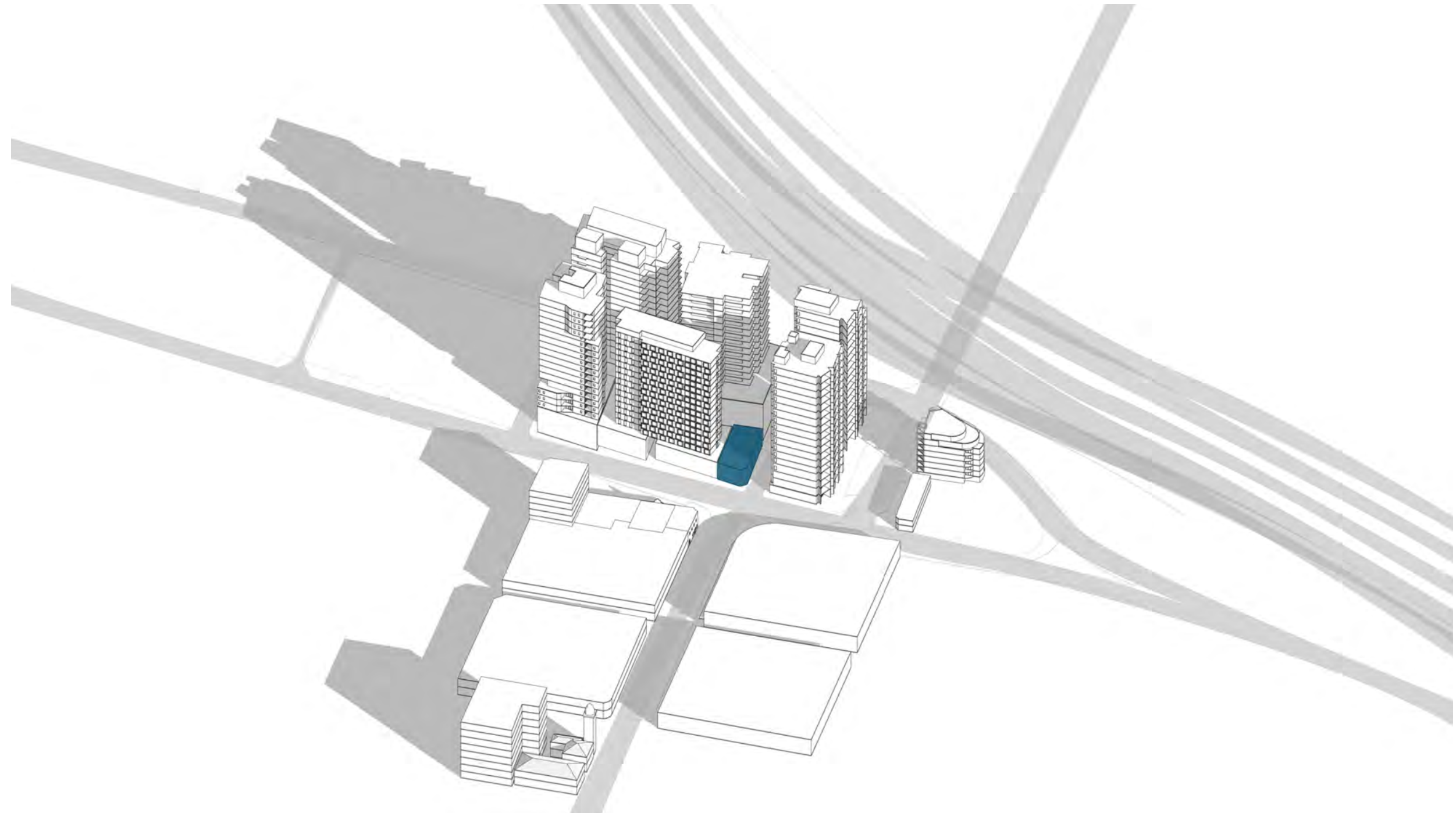
PRE - LODGEMENT PACKAGE - ISSUE A

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1:1250  
04 APRIL 2018  
JOB: 17-0046

LVL 2, 15 MALT STREET  
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# THE REGENT REDFERN HOTEL

## SITE PLAN AND CONTEXT

PRE - LODGEMENT PACKAGE - ISSUE A

SK02 - A

22 JUNE 2018  
JOB: 17-0046

LVL 2, 15 MALT STREET  
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URBAN ANALYSIS

KEY VIEW ANALYSIS

SETBACKS

## THE REGENT REDFERN HOTEL

PRE - LODGEMENT PACKAGE - ISSUE A

22 JUNE 2018  
JOB: 17-0046

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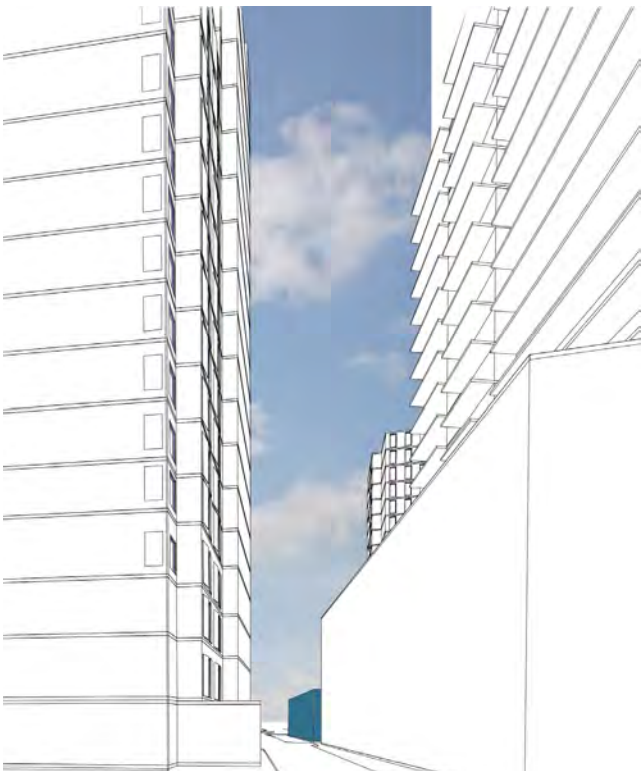
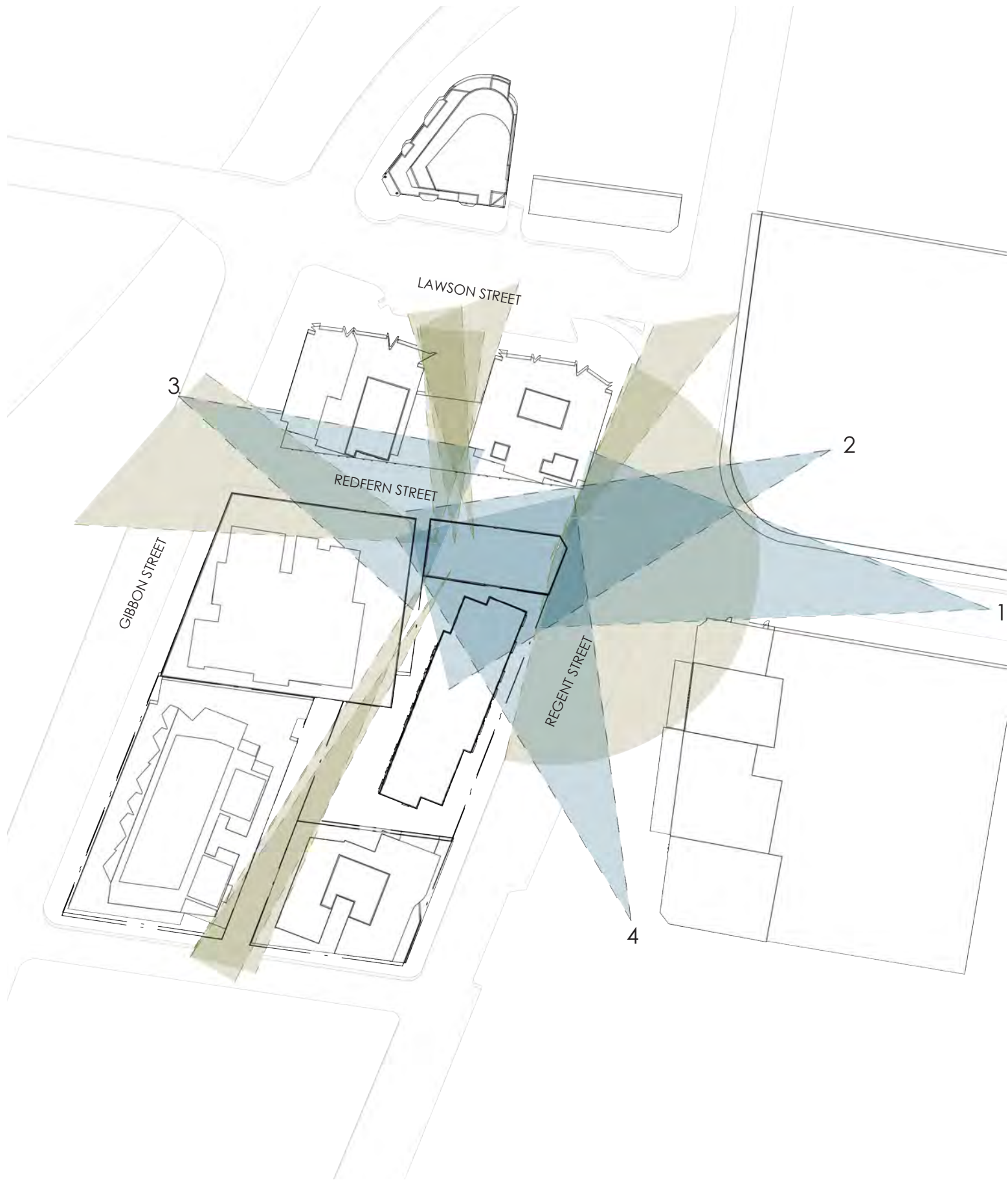




1. VIEW WEST ALONG REDFERN



2. VIEW SOUTHWEST ALONG REGENT



3. VIEW EAST ALONG GIBBON ST.



4. VIEW NORTHWEST ALONG REGENT

# THE REGENT REDFERN HOTEL

## URBAN ANALYSIS

### KEY VIEW ANALYSIS

PRE - LODGEMENT PACKAGE - ISSUE A

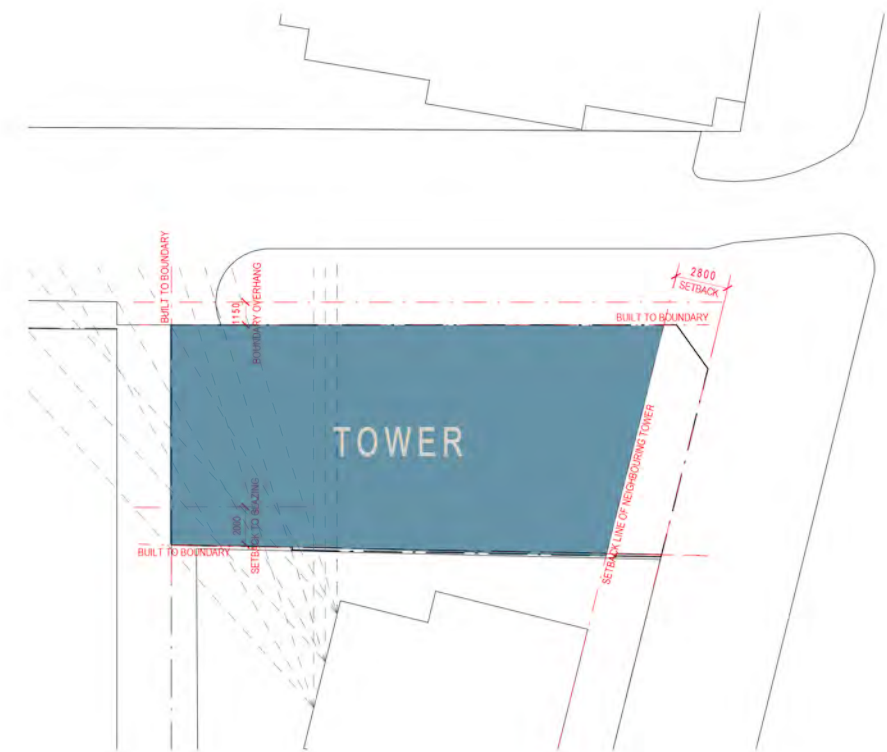
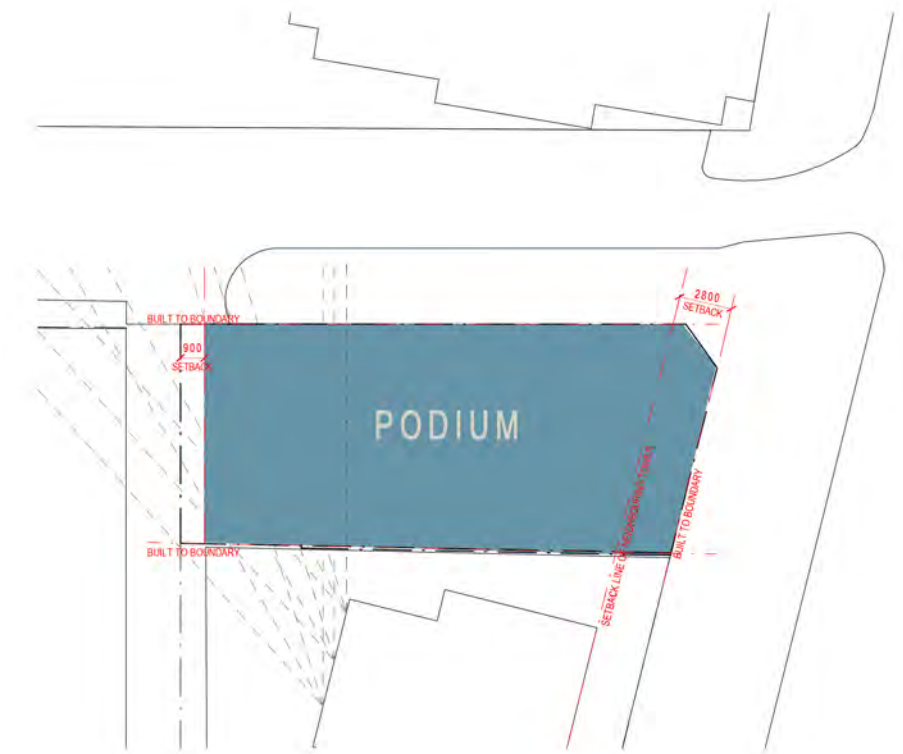
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# THE REGENT REDFERN HOTEL

## URBAN ANALYSIS

### SETBACKS

PRE - LODGEMENT PACKAGE - ISSUE B

SK04-A  
1:1000 & 1:400  
23 JULY 2018  
JOB: 17-0046

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The background of the slide features several architectural sketches. At the top, there are stepped lines representing a site boundary or topography. In the center, a complex sketch shows a building's floor plan with numerous internal walls, rooms, and corridors, overlaid with a grid of lines. To the left, another sketch shows a series of connected rectangular blocks, possibly representing a building's elevation or a site layout. Various lines, arrows, and circles are scattered throughout, indicating a design process or conceptual study.

DESIGN APPROACH

FLOOR PLANS

FORM STUDY

EFFECT OF OVERSHADOWING

ELEVATIONS AND SECTIONS

PERSPECTIVE VIEWS

## THE REGENT REDFERN HOTEL

PRE - LODGEMENT PACKAGE - ISSUE A

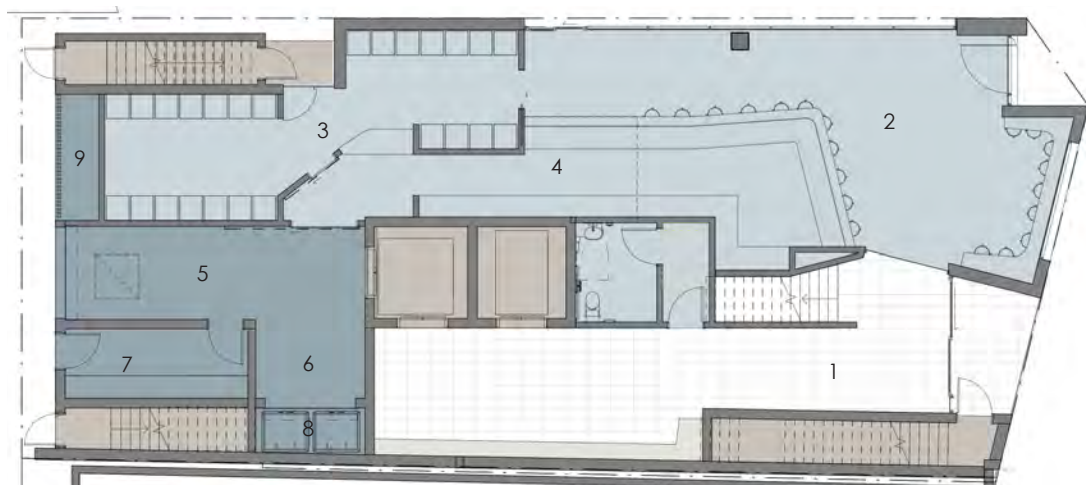
1:200  
22 JUNE 2018  
JOB: 17-0046

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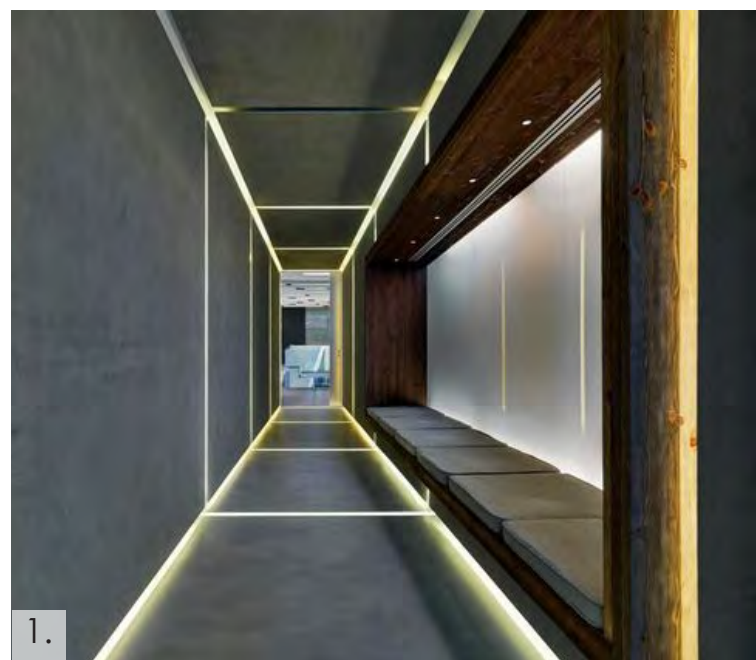


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- 1. HOTEL ENTRY
- 2. BAR
- 3. GAMING ROOM
- 4. BOTTLE SHOP
- 5. BACK OF HOUSE
- 6. LINEN CART PARKING
- 7. SPRINKLER ROOM
- 8. REFUSE ROOM
- 9. SERVICE CUPBOARDS



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### GROUND FLOOR PLAN

PRE - LODGEMENT PACKAGE - ISSUE A

SK05 - A  
1:200  
22 JUNE 2018  
JOB: 17-0046

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1. LOUNGE
2. BAR
3. BACK OF HOUSE



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### PODIUM LEVEL 1 FLOOR PLAN

PRE - LODGEMENT PACKAGE - ISSUE A

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SK06 - A  
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- 1. TERRACE
- 2. BAR
- 3. RECEPTION
- 4. ADMINISTRATION
- 5. BAG STORE
- 6. STAFF AREA



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### PODIUM LEVEL 2 FLOOR PLAN

PRE - LODGEMENT PACKAGE - ISSUE A

SK07 - A  
1:200  
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- 1. HOTEL SUITE
- 2. ENSUITE
- 3. DUAL-KEY SUITE



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### TYPICAL HOTEL LEVEL FLOOR PLAN

PRE - LODGEMENT PACKAGE - ISSUE A

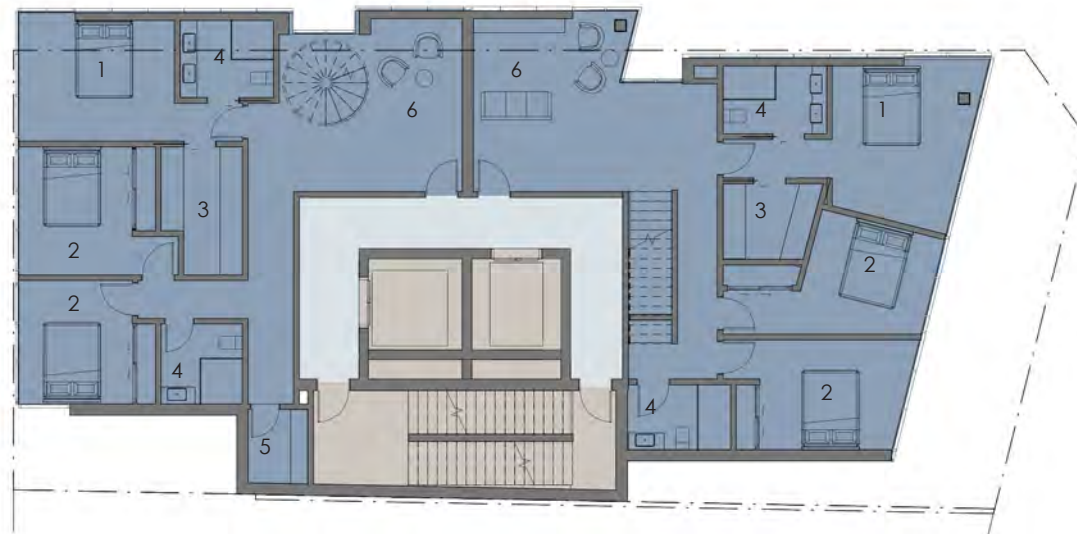
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22 JUNE 2018  
JOB: 17-0046

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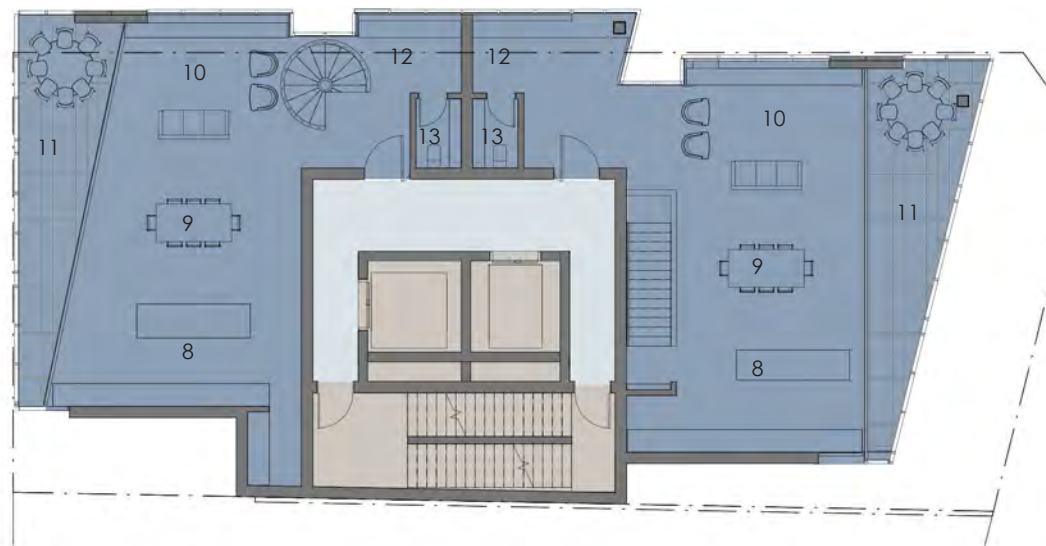
These design drawings, prepared by Arqus Design, are intended to demonstrate one possible approach for future development of the nominated site. Further investigations and enquiry is required by interested parties (including land owner and/or prospective purchaser) to verify site conditions, planning and building code compliance and development feasibility. The copyright and intellectual property remains exclusively with Arqus Design.





- 1. MASTER SUITE
- 2. BEDROOM
- 3. WIR

- 4. BATHROOM
- 5. LAUNDRY
- 6. MPR



- 8. KITCHEN
- 9. DINING
- 10. LIVING

- 11. TERRACE
- 12. STUDY
- 13. POWDER ROOM



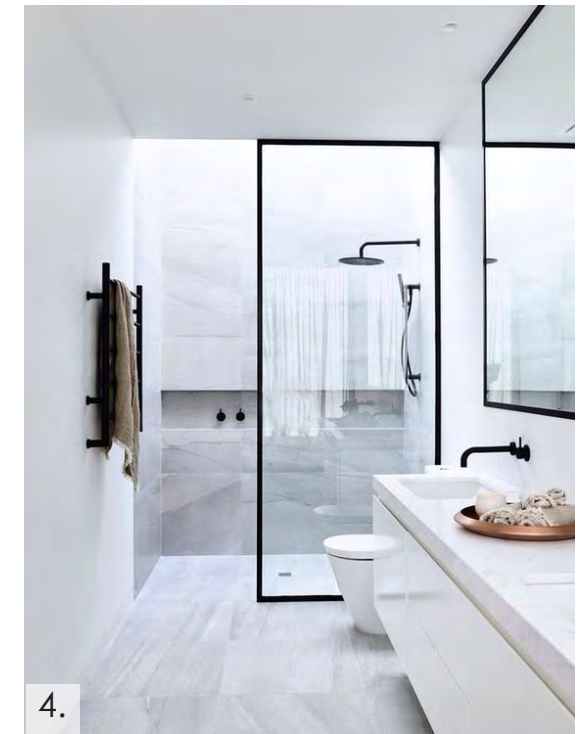
3.



8/11.



8.



4.



1.

# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### RESIDENTIAL UNITS

PRE - LODGEMENT PACKAGE - ISSUE A

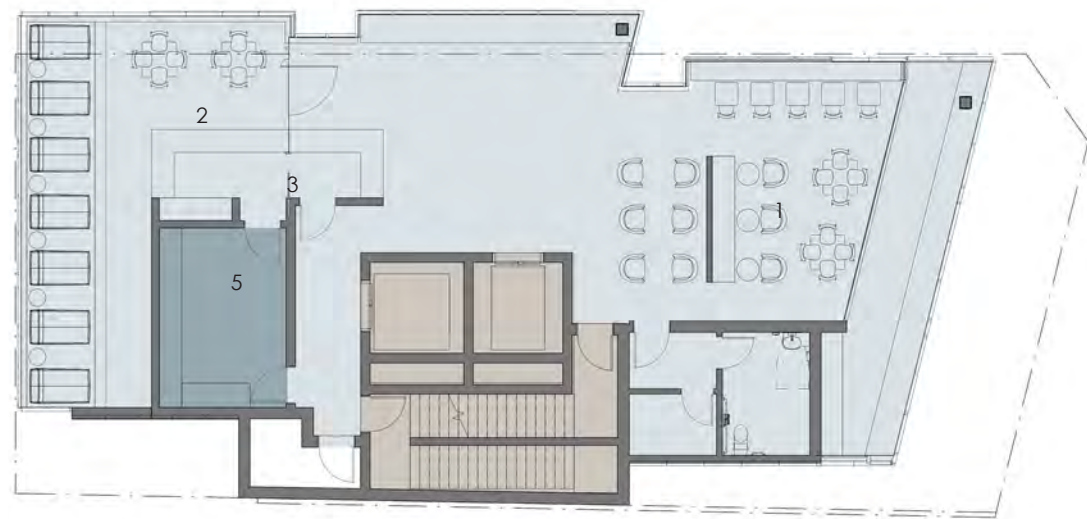
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22 JUNE 2018  
JOB: 17-0046

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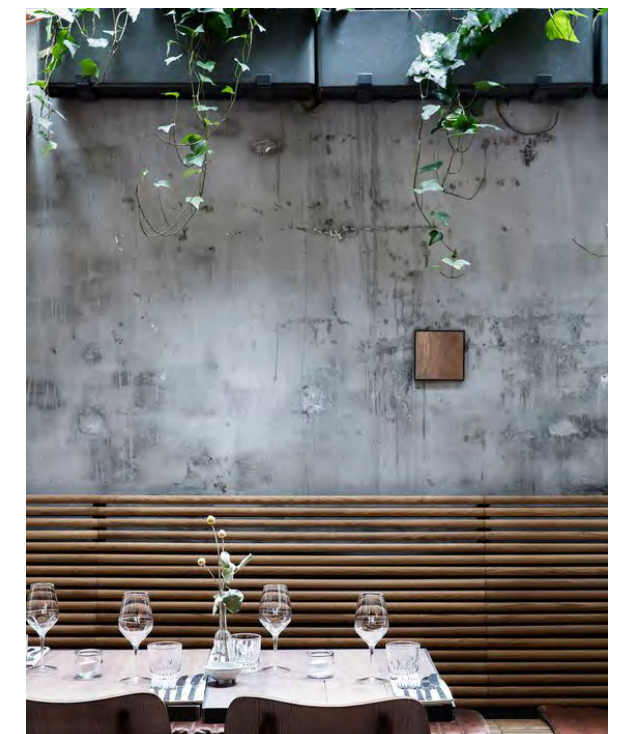
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- 1. BREAKFAST BAR
- 2. SUNSET TERRACE
- 3. BAR

- 4. KITCHEN



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### ROOFTOP TERRACE FLOOR PLAN

PRE - LODGEMENT PACKAGE - ISSUE A

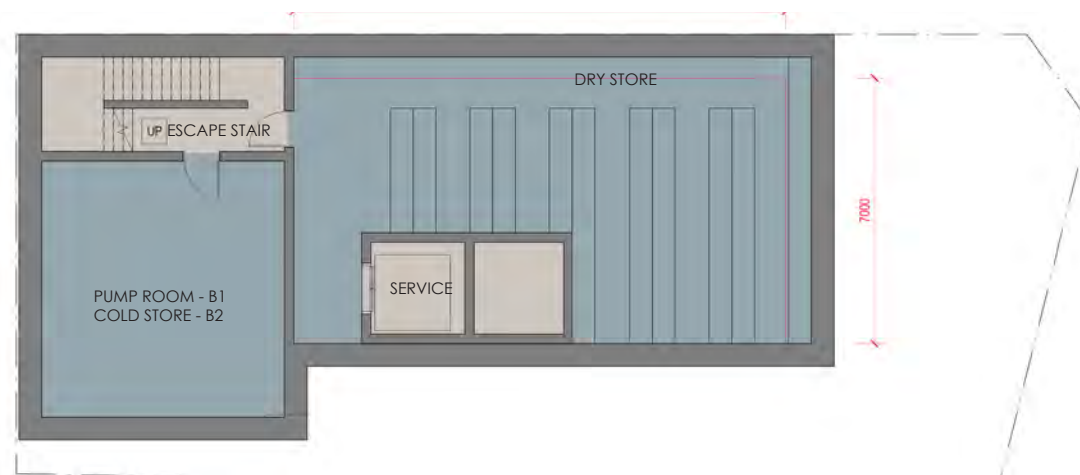
SK10-A  
1:200  
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JOB: 17-0046

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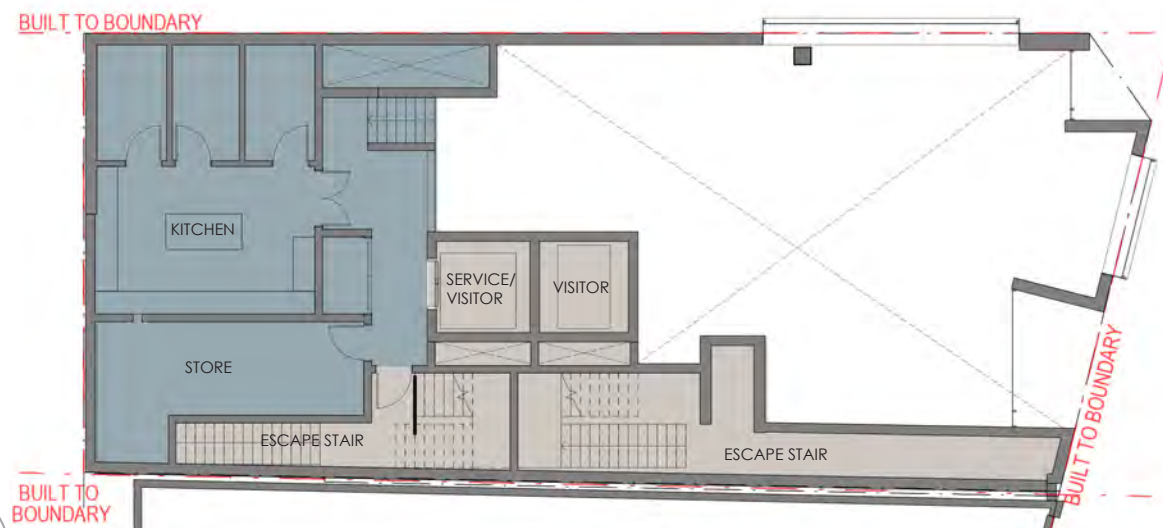
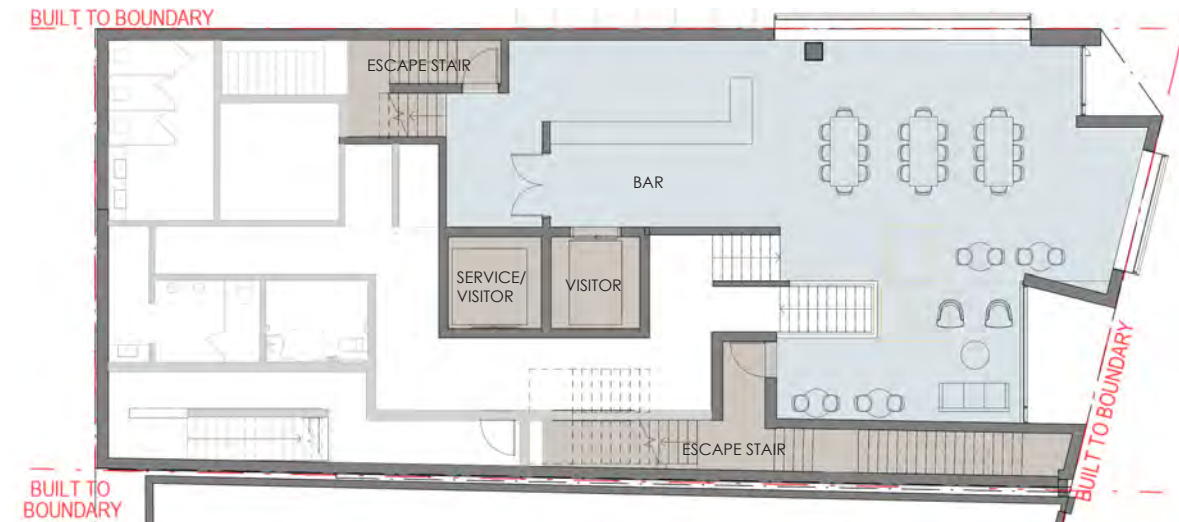
BASEMENT LEVELS (B1 and B2)



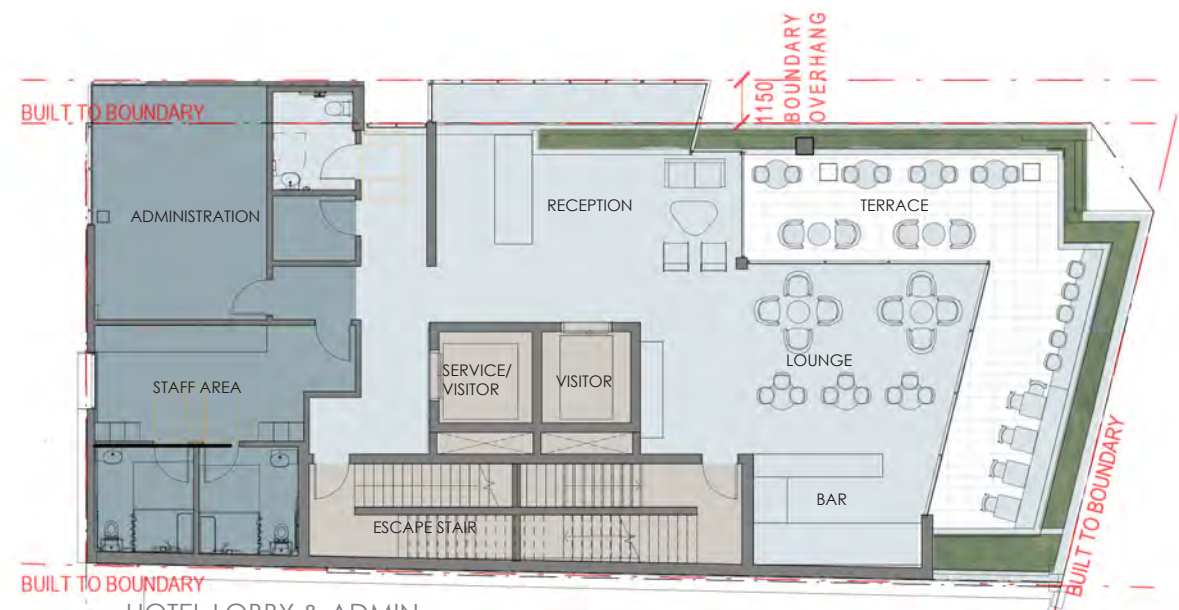
LEVEL 1 LOUNGE



MEZZANINE 1 - AMENITIES



MEZZANINE 2 - KITCHEN & STORE



HOTEL LOBBY & ADMIN



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### FLOOR PLANS

PRE - LODGEMENT PACKAGE - ISSUE B

SK11-A  
1:200  
23 JULY 2018  
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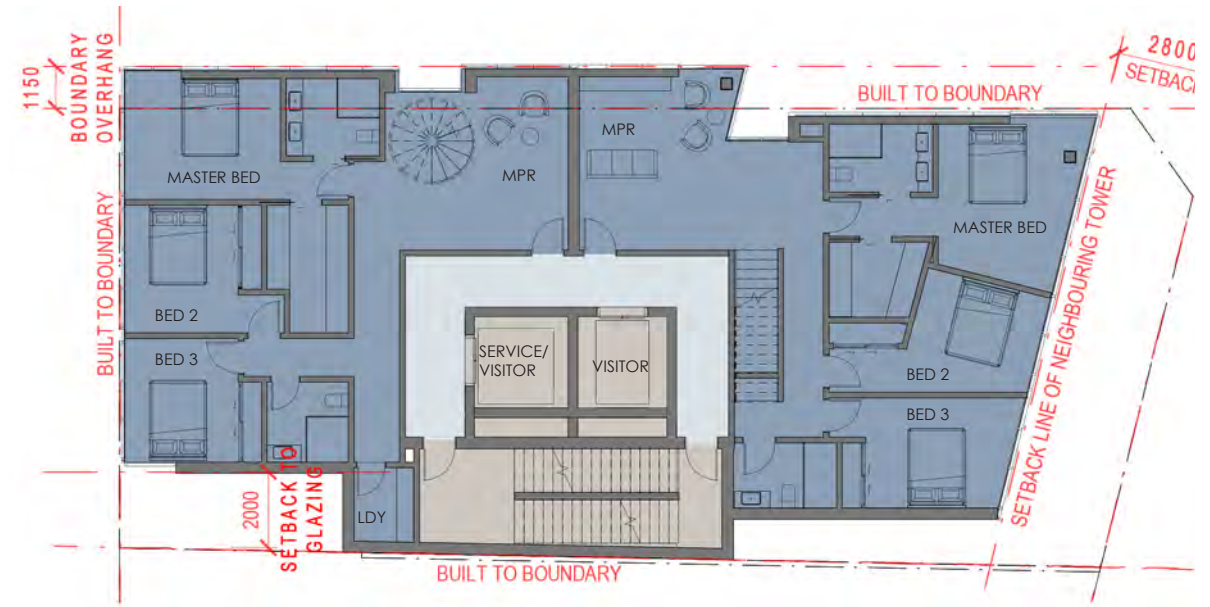


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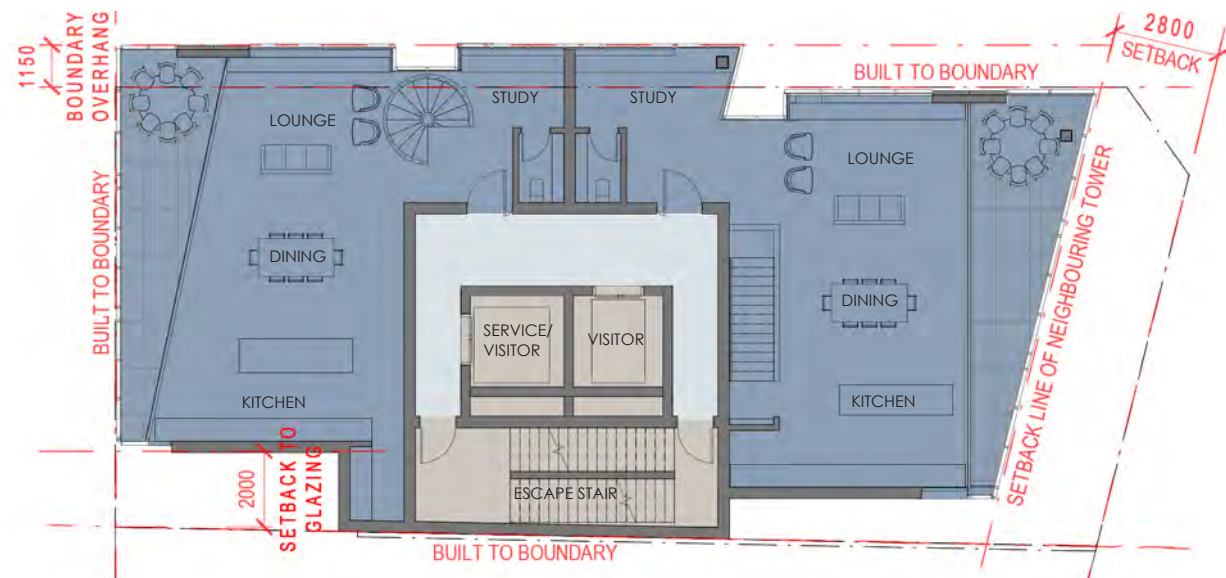




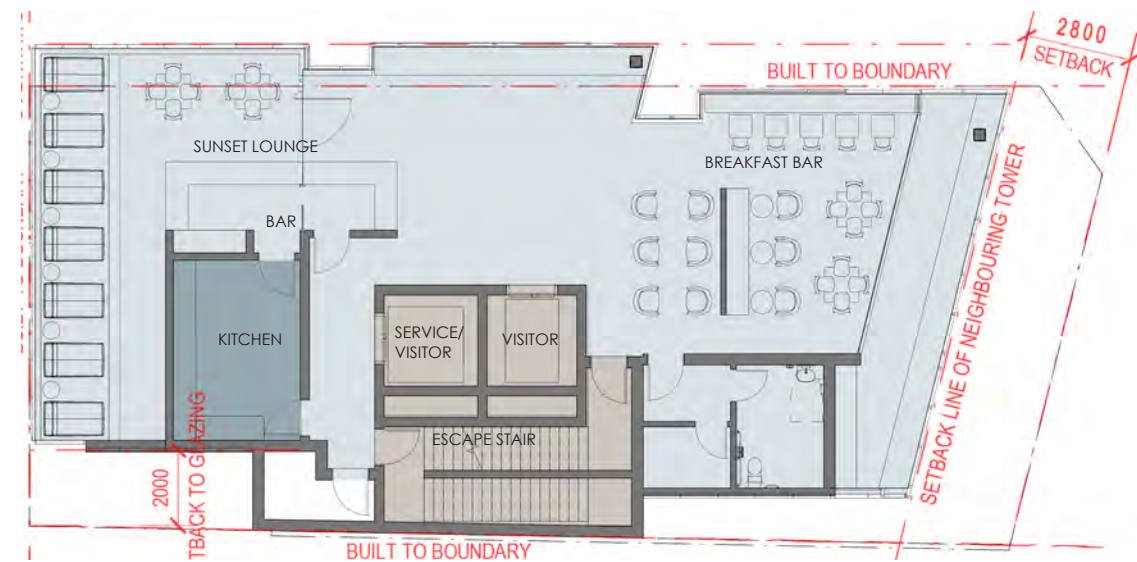
TYPICAL HOTEL FLOOR



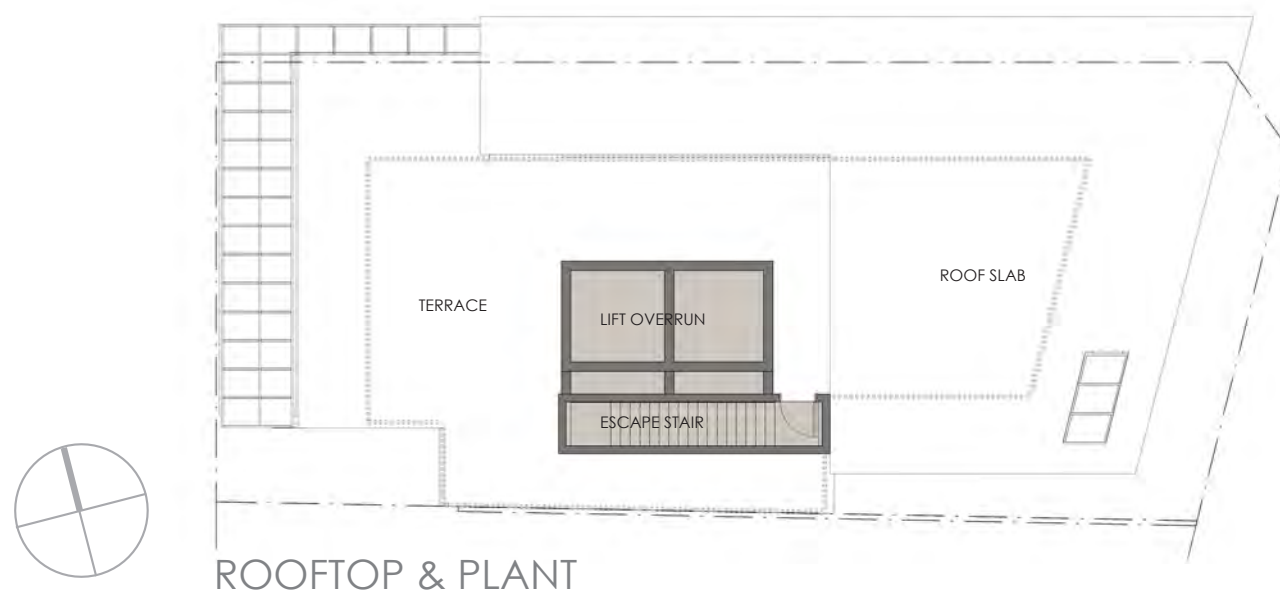
RESIDENTIAL LEVEL - BEDROOMS



RESIDENTIAL LEVEL - KITCHEN, DINING & LIVING



ROOFTOP BREAKFAST BAR AND SUNSET LOUNGE



ROOFTOP & PLANT

# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### FLOOR PLANS

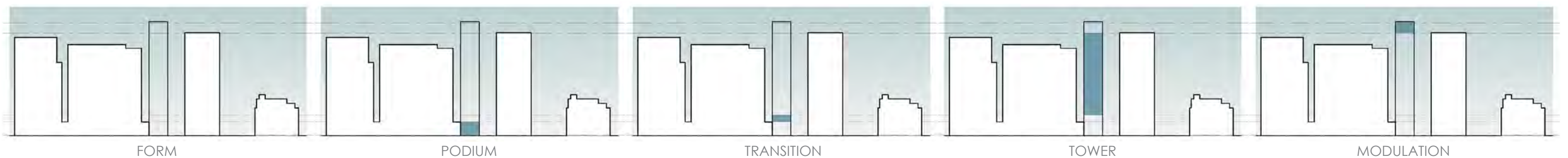
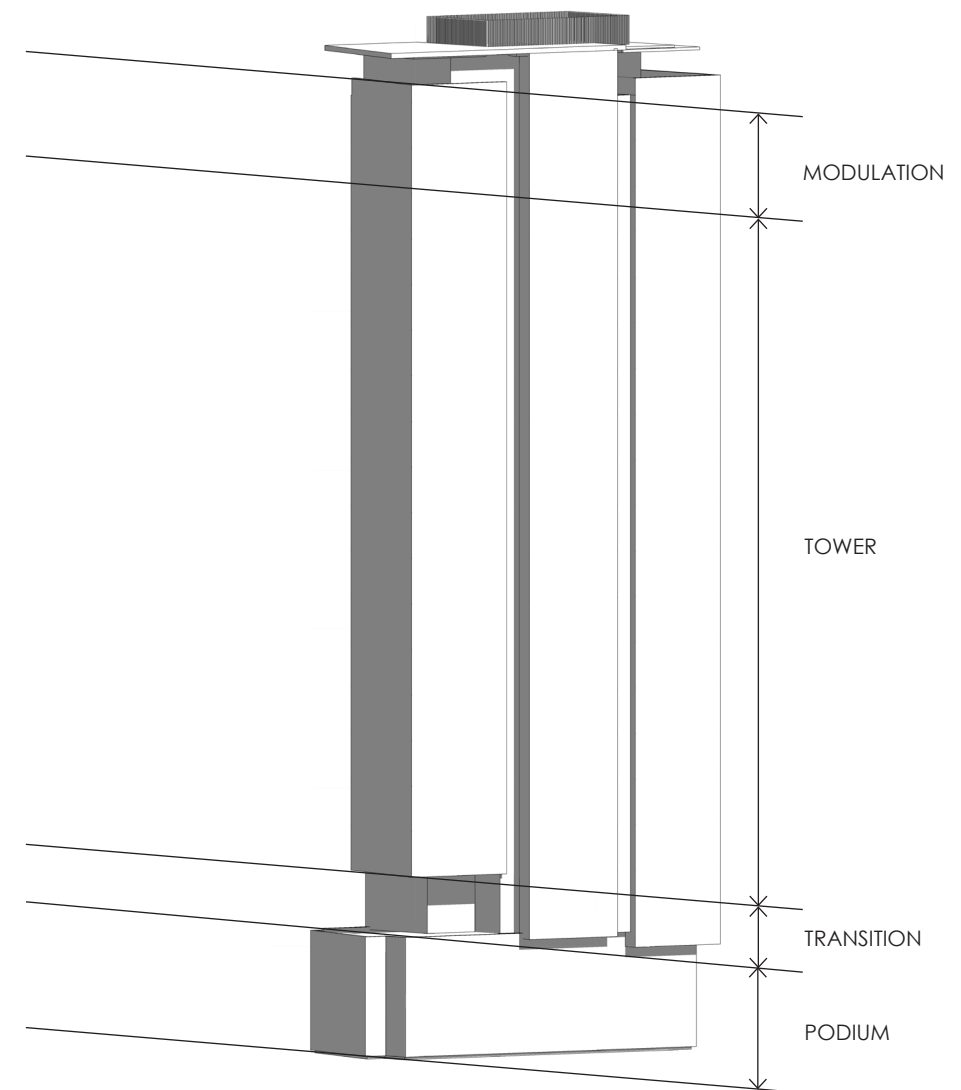
PRE - LODGEMENT PACKAGE - ISSUE B

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22 JUNE 2018  
JOB: 17-0046

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# THE REGENT REDFERN HOTEL FORM STUDY

PRE - LODGEMENT PACKAGE - ISSUE A

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11AM

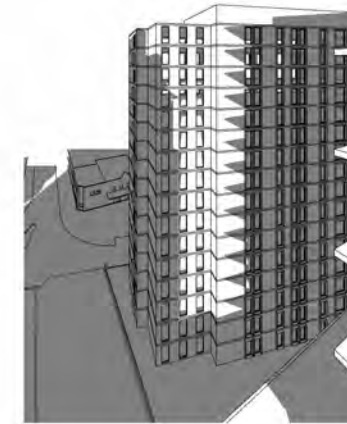
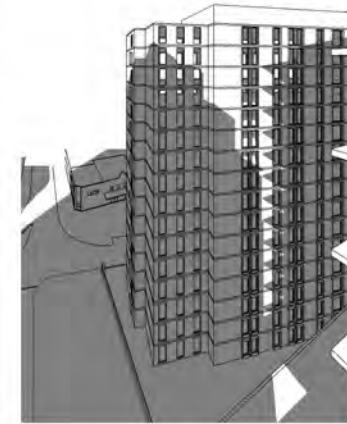
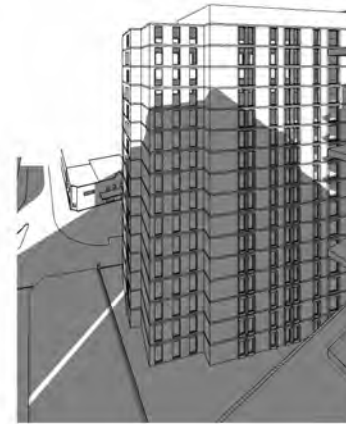
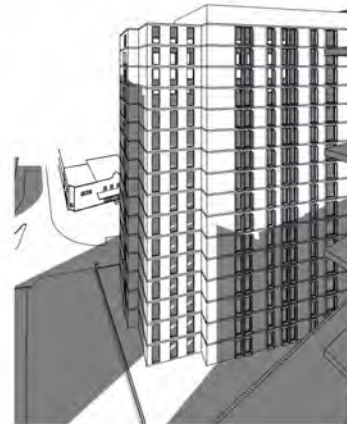
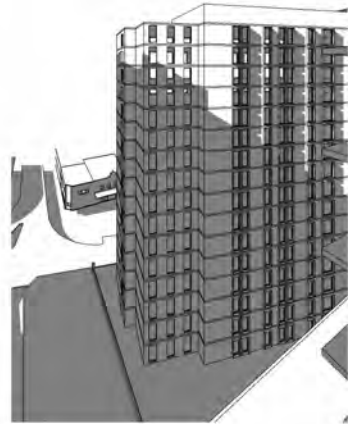
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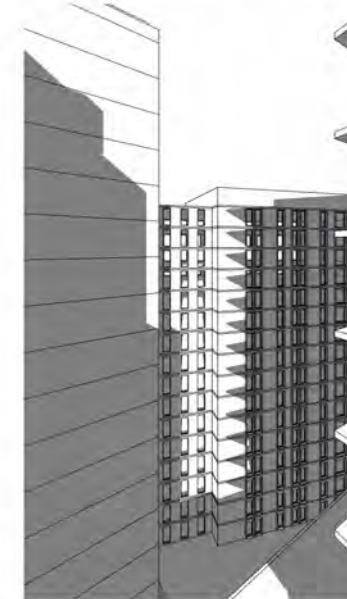
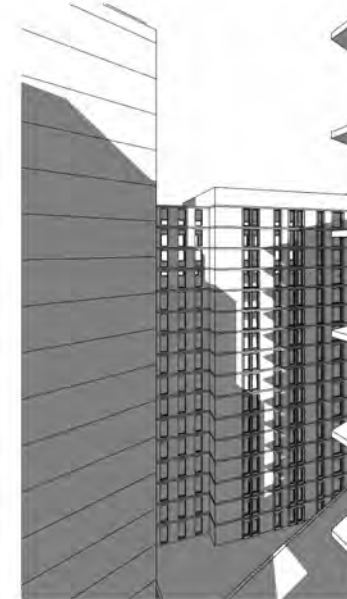
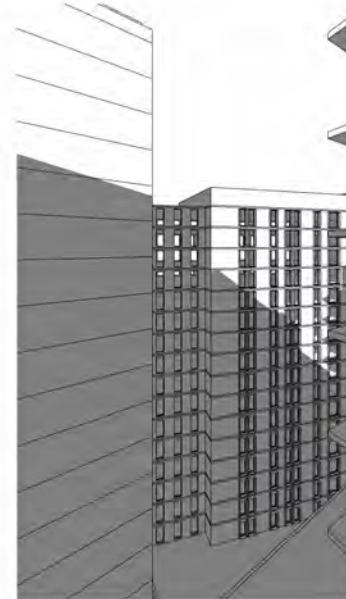
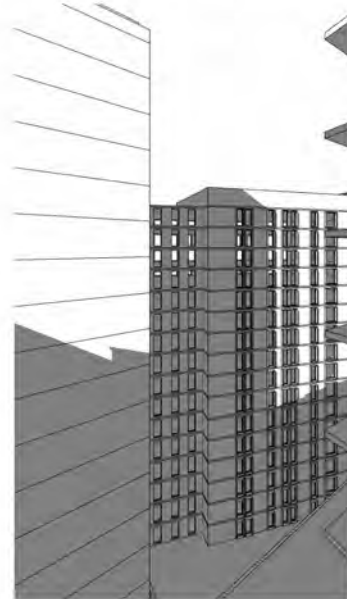
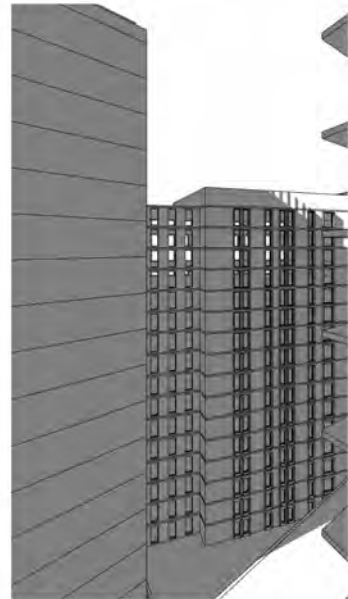
2PM

3PM

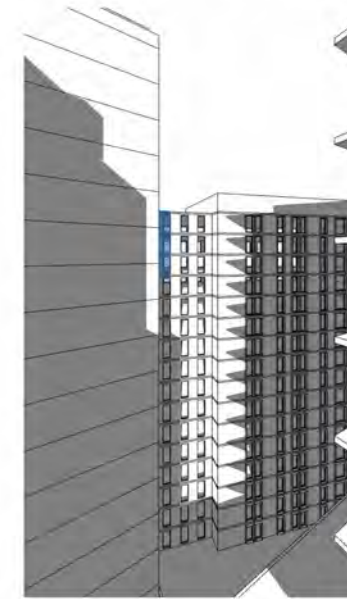
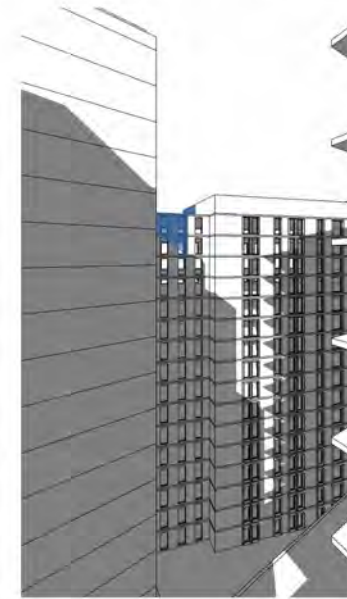
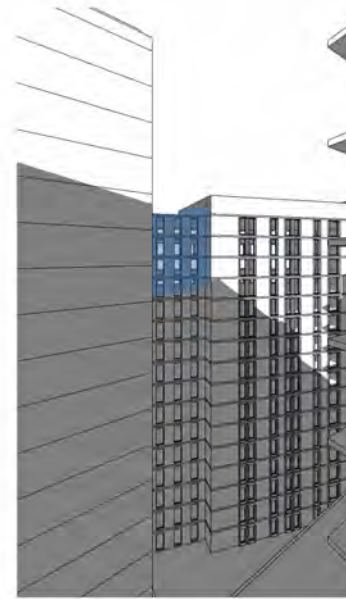
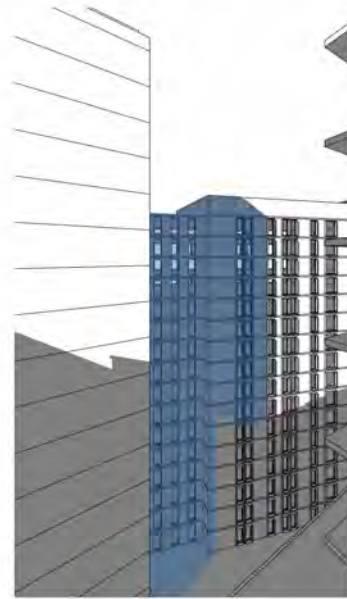
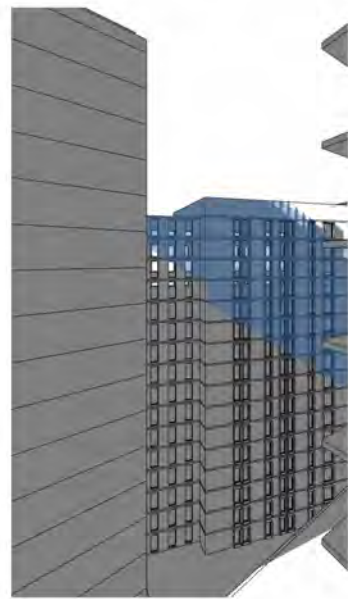
EXISTING



PROPOSED



PROPOSED IMPACT



# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### IMPACT ON OVERSHADOWING

PRE - LODGEMENT PACKAGE - ISSUE A

SK14-A

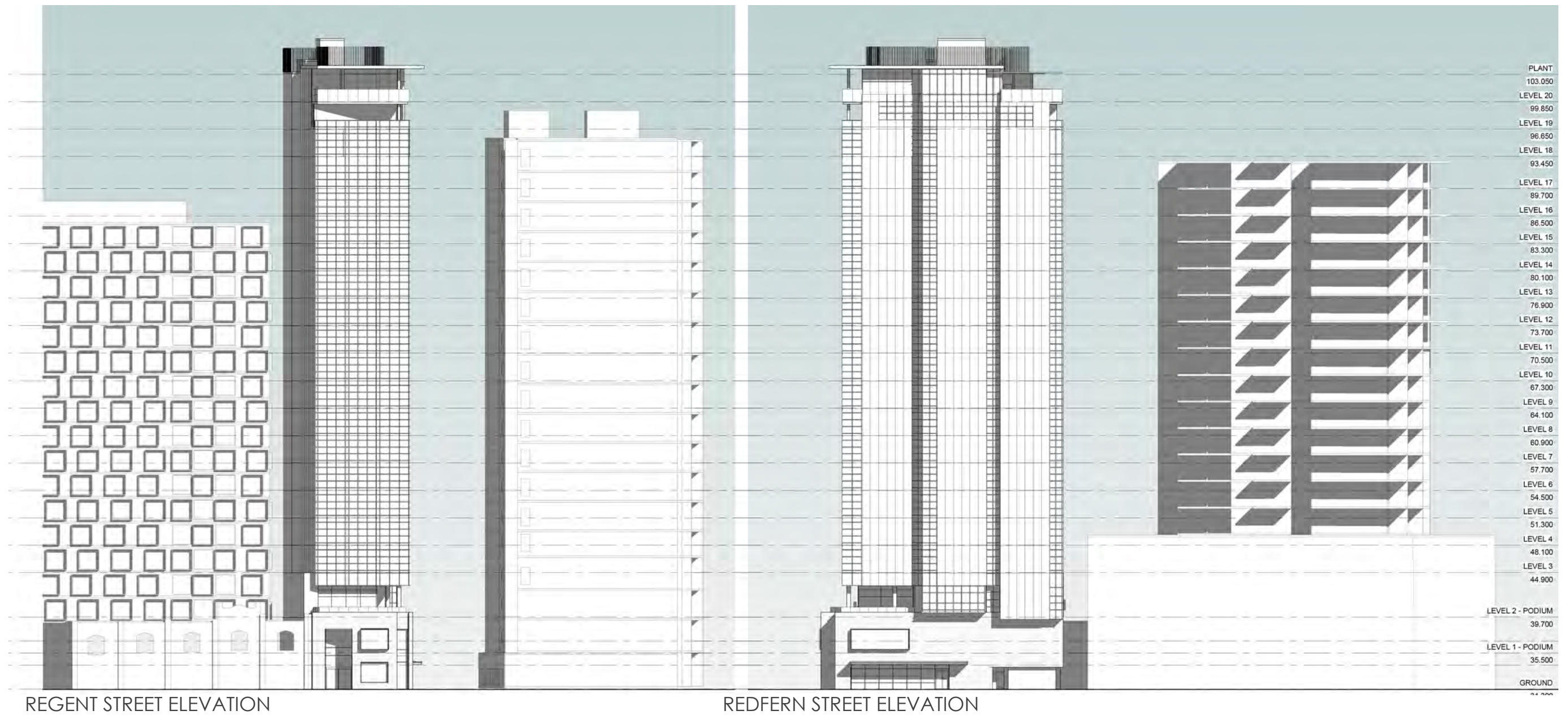
22 JUNE 2018  
JOB: 17-0046

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# THE REGENT REDFERN HOTEL

## DESIGN APPROACH BUILDING ELEVATIONS

PRE - LODGEMENT PACKAGE - ISSUE A

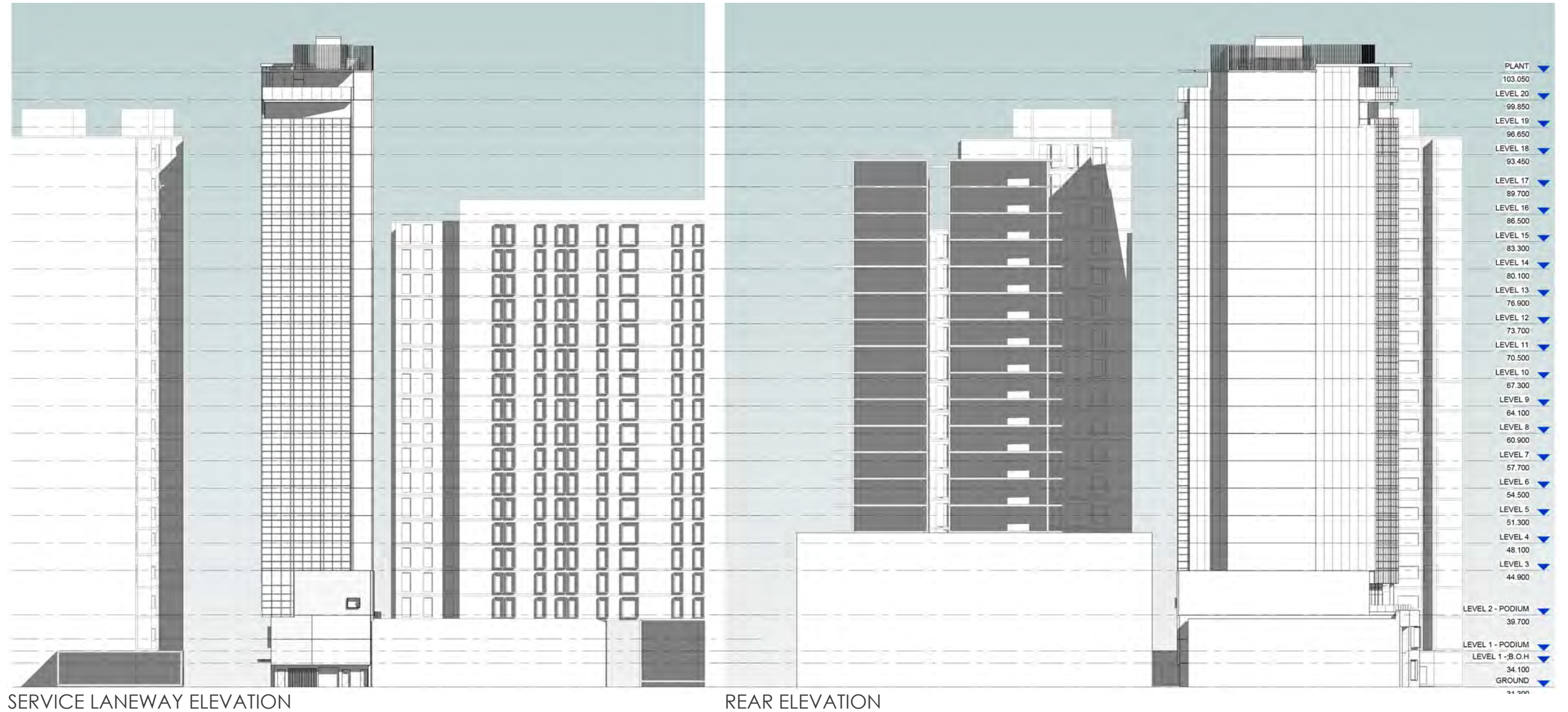
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# THE REGENT REDFERN HOTEL

## DESIGN APPROACH BUILDING ELEVATIONS

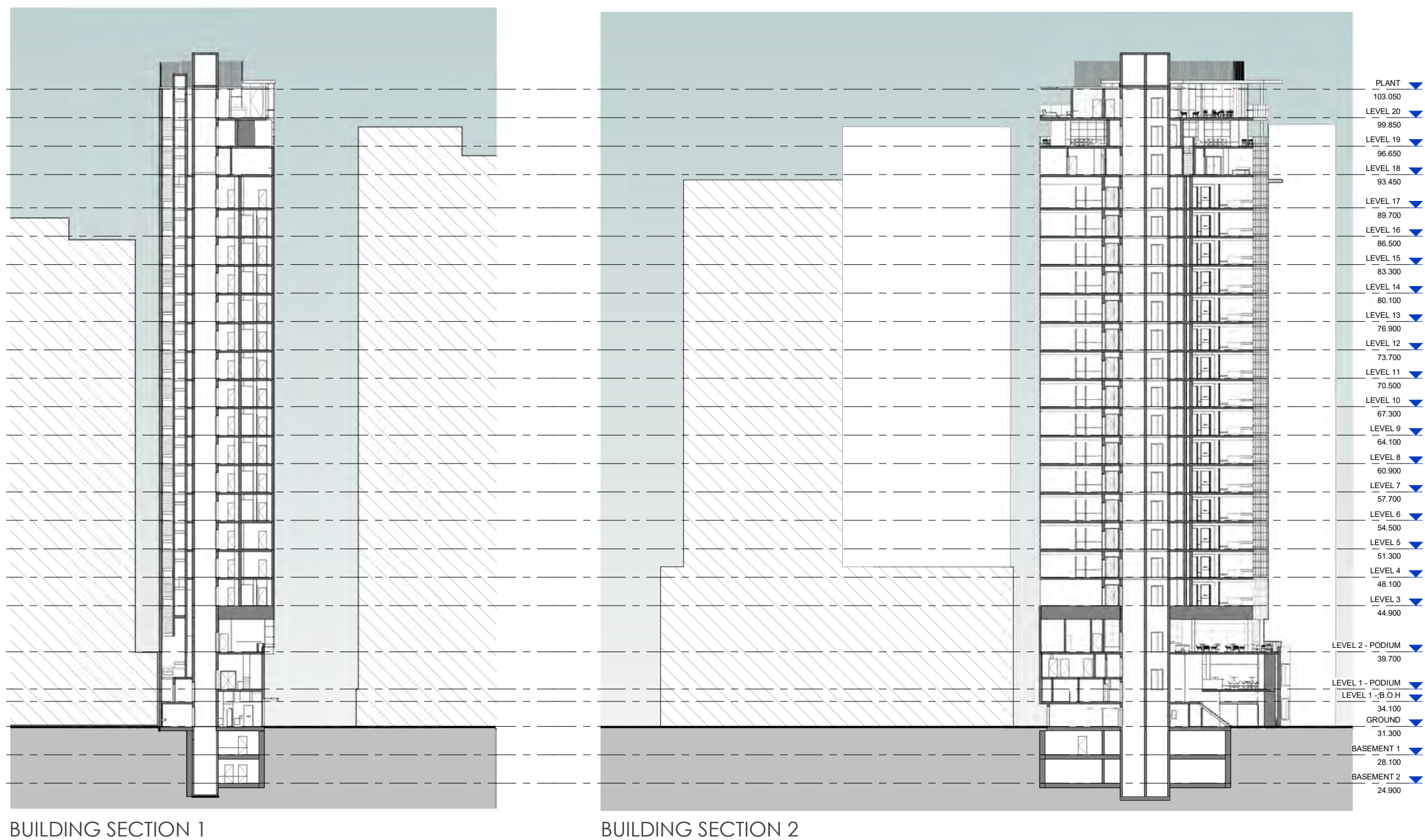
PRE - LODGEMENT PACKAGE - ISSUE A

SK16-A  
1:500  
22 JUNE 2018  
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# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### BUILDING SECTIONS

PRE - LODGEMENT PACKAGE - ISSUE A

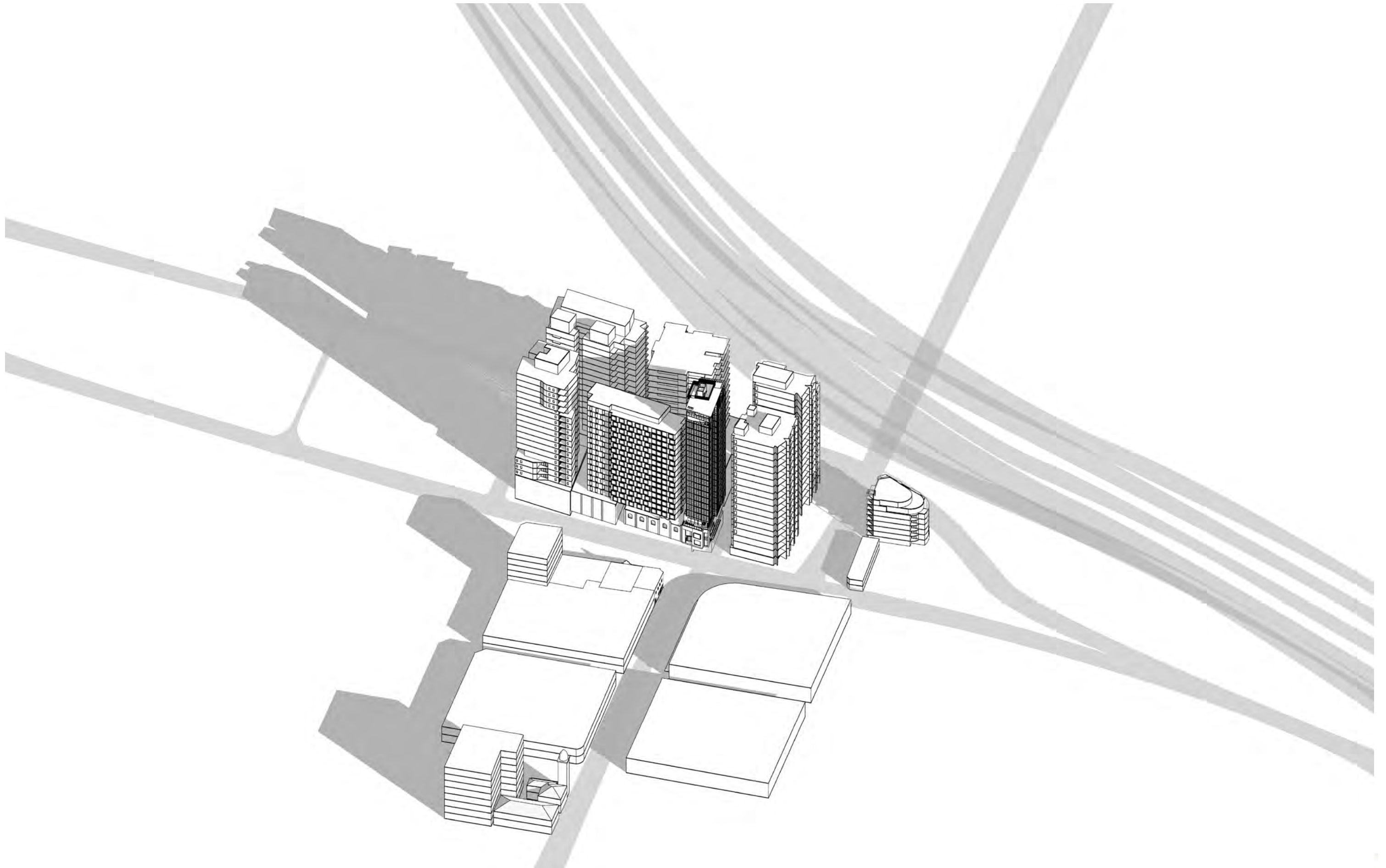
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22 JUNE 2018  
JOB: 17-0046

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**THE REGENT REDFERN HOTEL**  
DESIGN APPROACH  
AERIAL PERSPECTIVE VIEW - EAST  
PRE - LODGEMENT PACKAGE - ISSUE A

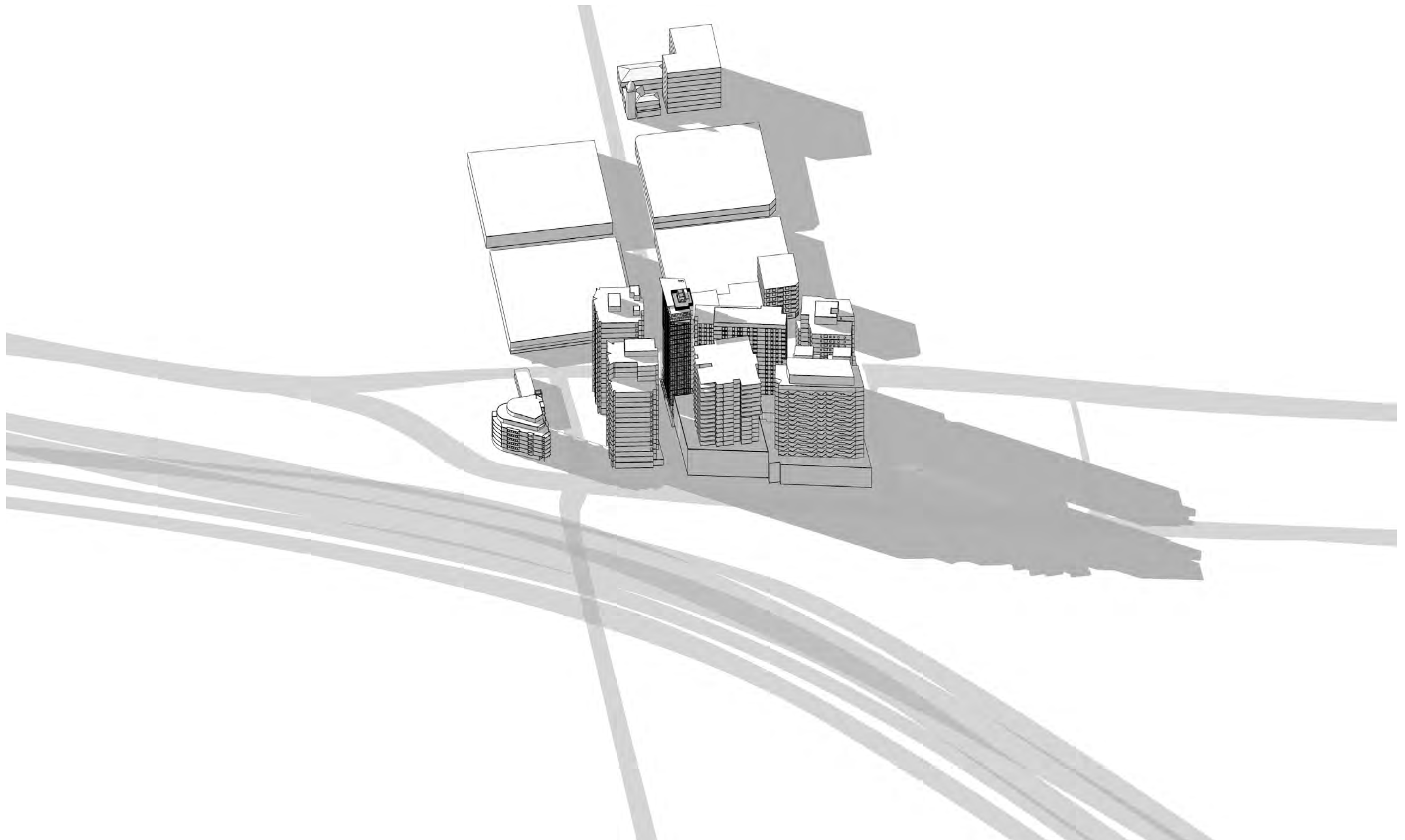
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22 JUNE 2018  
JOB: 17-0046

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**THE REGENT REDFERN HOTEL**  
DESIGN APPROACH  
AERIAL PERSPECTIVE VIEW - WEST  
PRE - LODGEMENT PACKAGE - ISSUE A

SK - 19 - A

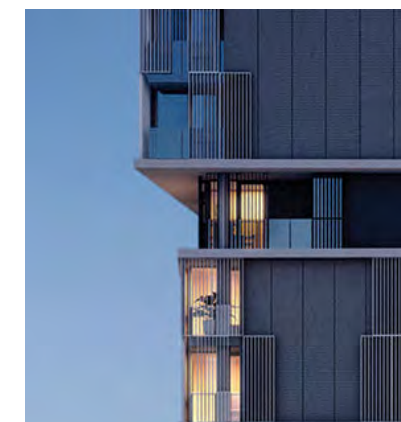
22 JUNE 2018  
JOB: 17-0046

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# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### PERSPECTIVE VIEWS

PRE - LODGEMENT PACKAGE - ISSUE A

SK20-A

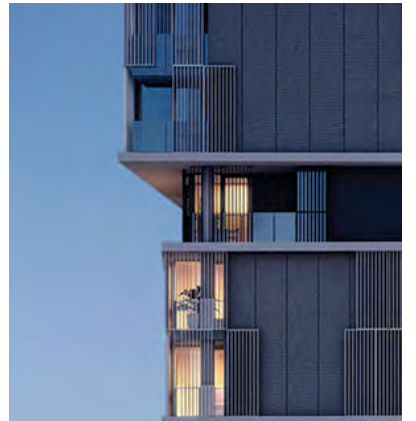
22 JUNE 2018  
JOB: 17-0046

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# THE REGENT REDFERN HOTEL

## DESIGN APPROACH

### PERSPECTIVE VIEWS

PRE - LODGEMENT PACKAGE - ISSUE A

SK21 - A

22 JUNE 2018  
JOB: 17-0046

LVL 2, 15 MALT STREET  
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## **Attachment B – Capital Investment Value**

TP Property Holdings  
The Regent Redfern Hotel  
56-58 Regent Street  
Redfern NSW 2016

Attn: Mr Michael Todd  
Email: mbhholdings@gmail.com

18<sup>th</sup> July 2018

Dear Sir,

**56-58 REGENT STREET, REDFERN  
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE  
QUANTITY SURVEYOR REPORT**

In support of your State Significant Development Application for the above-mentioned project please find attached our report identifying the Capital Investment Value (CIV) for the development.

This estimate has been based on the documents listed in the attached Schedule of Information Used (Appendix B).

We confirm that we have prepared an estimate of the CIV for this development application and we advise you that the estimated cost at time of lodgement is \$29,975,000 (excluding GST) and provide the detail which supports this estimate in appendix A.

We have prepared the estimated CIV based on the Planning Circular – PS 10-008 issued 10 May 2010 ‘New Definition of Capital Investment Value’ prepared by NSW Government Department of Planning.

The above estimate is based on conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements.

Should you require any further information or wish to discuss any aspects of the attached, please do not hesitate to contact us.

Yours faithfully  
**WT PARTNERSHIP**



**MATHEW OSTAPENKO (MAIQS 5633)  
Associate Director**



## 1 SUMMARY OF ESTIMATED CONSTRUCTION COSTS

Demolition/Site Preparatory Works	\$125,000
Basement 01 & 02	\$740,000
Ground Floor	\$551,000
Level 01	\$494,000
Level 02	\$886,000
Tower	\$19,140,000
External/Infrastructure Works	\$701,000
<b>SUB-TOTAL</b>	<b>\$22,637,000</b>
Preliminaries	\$4,075,000
Profit and Overheads	\$1,336,000
Long Service Leave Levy	\$98,000
<b>SUB-TOTAL</b>	<b>\$28,146,000</b>
Professional Fees	\$1,829,000
<b>TOTAL</b>	<b>\$29,975,000</b>

## 2 SCHEDULE OF INFORMATION USED

- 180622\_Pre Lodge Package\_Plans Elevations and Sections
- A1-200\_GENERAL ARRANGMENT PLANS - PRIMARY SCHEME\_A
- A1-201\_GENERAL ARRANGEMENT PLANS\_A
- A1-202\_GENERAL ARRANGEMENT PLANS - PENTHOUSE\_A
- A2-100\_EXTERNAL ELEVATIONS\_A
- A2-101\_EXTERNAL ELEVATIONS\_A
- A3-101\_BUILDING SECTIONS\_A

### 3 SCHEDULE OF EXCLUSIONS

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1. Escalation in costs beyond the date of this budget estimate (July 2018)
2. Land costs, site acquisition costs, holding costs and interest charges
3. Legal and Agent's fees
4. Finance Costs
5. Council contributions, special fees and payments (Section 94)
6. Development Application and Construction Certificates fees and charges
7. Statutory Authority Fees and charges (Telstra, Energy Australia, Water and Agility)
8. Public artwork / sculptures
9. Loose furniture and equipment
10. Asbestos reports, monitoring and removal above allowance made in estimate
11. Incoming services amplifications
12. Upgrade of utility infrastructure (potable water, gas reticulation, sewer reticulation, comms and power etc)
13. Removal of contaminated special waste asbestos or restricted GSW, in excess of allowance made in estimate
14. Unknown site conditions
15. BMU and Standby generators
16. Sales, leasing and Marketing Agent fees and costs
17. Works to surrounding roads in excess of allowances made
18. Specialty Shop fitout including finishes, ceilings, internal shopfronts and incentives, etc
19. Client Representative Fees, clerk of works costs
20. Construction/Developers/Financiers contingency
21. Prolongation and time extension costs
22. GST (10%)



# APPENDIX A

CIV ESTIMATE

FUNCTION/ ELEMENT	G.B.A. m2	Quantity	UNIT	RATE/m2 \$	EXTENSION \$	SUB-TOTAL \$		SUB-TOTAL \$
# DEMOLITION / SITE PREPARATORY/ SERVICES DISCONNECTIONS, RELOCATIONS & AMPLIFICATIONS Allow to demolish existing buildings on site Extra over for services relocations Allow for disconnection of existing incoming services/infrastructure Allow for underpinning adjoining structures			Item		100,000			
			Item		Excl			
			Item		25,000			
			Item		Excl	125,000		125,000
# BASEMENT 01 & 02 - DEPTH OF 6.4M Excavation for basement E.O. for excavation in rock (excl) E.O. for dewatering Allow for underpinning adjoining buildings Allow for disposal of GSW (assumes 900m of GSW Asbestos) Validation, consultants reports Perimeter shoring - 600 dia soldier piles with shotcrete @ 1.8m centres with rock anchors Allow for footings (assume piles to bedrock at 29 metres) Basement 02 slab on ground (incl lift pits) Basement 01 suspended slab Fitout of Basement 02 & 01 (columns, services, internal walls, fittings etc)		1,306	m3	55	71,808			
			Item		Excl			
			Item		Excl			
			Item		Excl			
			Item		66,096			
			Item		10,000			
		416	m2	800	332,800			
		204	m2	280	57,120			
	204		m2	120	24,480			
	204		m2	270	55,080			
		408	m2	300	122,400			
	G.B.A. (m2)	408				739,784		740,000
# GROUND FLOOR Lobby E.O for Lobby Façade Bar/Bottle Shop (assumed cold shell) Gaming Room (assumed cold shell) Linen store rooms Amenities Core areas/risers BOH areas	65	15	m2	2,500	162,500			
			m2	1,200	18,396			
	94		m2	2,000	188,000			
	39		m2	1,500	58,500			
	31		m2	1,000	31,000			
	11		m2	3,000	33,000			
	48		m2	1,000	48,000			
	15		m2	750	11,250			
	G.B.A. (m2)	303				550,646		551,000
# LEVEL 01 Bar (assumed cold shell) BOH areas Amenities Store Room Core areas/risers	126		m2	2,000	252,000			
	52		m2	750	39,000			
	36		m2	3,000	108,000			
	11		m2	1,000	11,000			
	84		m2	1,000	84,000			
	G.B.A. (m2)	309				494,000		494,000
# LEVEL 02 Bar (assumed cold shell) Bar's Outdoor Terrace (assumed cold shell) Administration Amenities Bag Room BOH areas Core areas/risers Commercial Kitchen E.O for exhaust system to commercial kitchen Staff Room Store Room	129		m2	2,000	258,000			
	48		m2	1,500	72,000			
	30		m2	1,000	30,000			
	26		m2	3,000	78,000			
	5		m2	1,000	5,000			
	27		m2	750	20,250			
	57		m2	1,000	57,000			
	48		m2	1,500	72,000			
		1	Item	250,000	250,000			
	22		m2	1,000	22,000			
	22		m2	1,000	22,000			
	G.B.A. (m2)	414				886,250		886,000
# TOWER Level 03 to Level 17 - incl hotel rooms, circulation and BOH areas (105 hotel rooms) Level 18 to Level 19 - incl residential penthouses, circulation and BOH areas (2 apartments) Level 20 - incl rooftop bar, outdoor terrace, amenities, circulation and BOH areas Roof (incl structure, waterproofing, drainage, insulation) Allowance for glazed awning over rooftop bar Allowance for screens to rooftop plants Lifts (B02 to Level 20 - 23 Stops)	4,275		m2	3,585	15,325,875			
	565		m2	2,680	1,514,200			
	285		m2	3,000	855,000			
		288	m2	425	122,400			
		26	m2	2,000	52,000			
		162	m2	500	81,000			
		2	No.	595,000	1,190,000			
	G.B.A. (m2)	5,125				19,140,475	\$	19,140,000
# EXTERNAL / INFRASTRUCTURE WORKS (INCL AMPLIFICATIONS) Allow for incoming services connections Allow for Upgrade/New shareway on Redfern Street Allow for Upgrade/New footpath on Regent Street Allow for Upgrade/New laneway off Redfern Street Allow for awning over ground floor entry Allow for 1 substation kiosk (1,000kva transformers) Allow for onsite detention Allow for signage to pylon and high level building signage Allow for solar panels to roof (assume 50kW system) NOTE: External Works apportioned base on Value		318	Item		100,000			
		153	m2	400	127,200			
		30	m2	300	45,900			
		22	m2	300	9,000			
			m2	2,000	44,000			
			Item		150,000			
			Item		75,000			
			Item		100,000			
			Item		50,000			
						701,100	\$	701,000
	Total G.B.A	6,559				sub-total	22,637,255	\$ 22,637,000
# PRELIMINARIES AND PROFIT Preliminaries (18%) Profit and overheads ( 5% )			Item			4,074,706		4,075,000
			Item			1,335,598		1,336,000
# STATUTORY / COUNCIL FEES & CHARGES: DA / Building Construction Certificate Long Service Leave Levy ( 0.35% )						sub-total	28,047,559	\$ 28,048,000
			Item			Excl		
# SPECIAL PROVISIONS (assumed seperate DA) Fitout of Retail Fitout of Commercial			Item			98,166		98,000
			Item			sub-total	28,145,725	\$ 28,146,000
# PROFESSIONAL FEES, DEVELOPMENT FEES AND DEVELOPMENT COSTS (6.5%)						Excl		
						Excl		
						sub-total	28,145,725	\$ 28,146,000
						Total ( Excl Professional Fees & GST )		28,146,000
			Item				1,829,490	1,829,000
						TOTAL ( Excl GST )		29,975,000

NOTES:-	\$/m2 Analysis (overall inclusive of all of the above)	\$	4,570
	Basement \$/m2 (excl Design Fees, Contingency and GST)	\$	2,247
	Tower \$/m2 (excl Ext Works, Site Prep, Podium, Contingency, Design Fees and GST)	\$	4,627
	Tower \$/hotel room (excl Ext Works, Site Prep, Podium, Contingency, Design Fees and GST)	\$	225,852
	Tower + FOH + BOH \$/ hotel room (excl Demo, Car Park, Ext Works, Site Prep, Podium, Contingency, Design Fees and GST)	\$	248,638
	Tower + FOH + BOH \$/m2 (excl Demo, Car Park, Ext Works, Site Prep, Podium, Contingency, Design Fees and GST)	\$	4,244



## SERVICES

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