

1 April 2019  
218001

Ms Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2000

Dear Ms McNally,

**Attention:** Ellen Manix, Senior Planning Officer

**RE. SSD 9275 - Response to Submissions Addendum  
80-88 Regent Street, Redfern**

We write on behalf of Iglu No. 209 Pty Limited (the Applicant) in relation to SSD 9275 at 80-88 Regent Street, Redfern. An Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for the site at 80-88 Regent Street, Redfern, was publicly exhibited for a period of 28 days weeks between 18 October 2018 and 14 November 2018. The Applicant's Response to Submissions was submitted on the 24 January 2019 and on the 15 March 2019, the Department advised further information was required to progress the assessment.

This letter sets out the Applicant's response to the issues raised, details the final project including a number of minor revisions to the SSDA. This report should be read in conjunction with the Environmental Impact Statement dated 5 December 2014 and the Response to Submissions documentation submitted on the 24 January 2019 as well as following supporting documentation:

- Amended Architectural Drawings prepared by Bates Smart (**Attachment A**);
- Supplementary Design Report prepared by Bates Smart (**Attachment B**);
- Detailed Response to Submissions prepared by Ethos Urban (**Attachment C**);
- Wind Impact Cover Letter prepared by Windtech (**Attachment D**);
- Visual Impact Assessment prepared by Ethos Urban (**Attachment E**);
- Landscape Drawings and Cover Letter prepared by 360 (**Attachment F**);
- Acoustic Impact Statement prepared by Acoustic Logic (**Attachment G**);
- Aboriginal Cultural Heritage Assessment Report prepared by Artefact (**Attachment H**);
- Amended SEPP 1 Objection – Floor Space Ratio prepared by Ethos Urban (**Attachment I**);
- Site Amalgamation Plan prepared by Veris (**Attachment J**); and
- Site Investigation Cover Letter prepared by EI Australia (**Attachment K**).

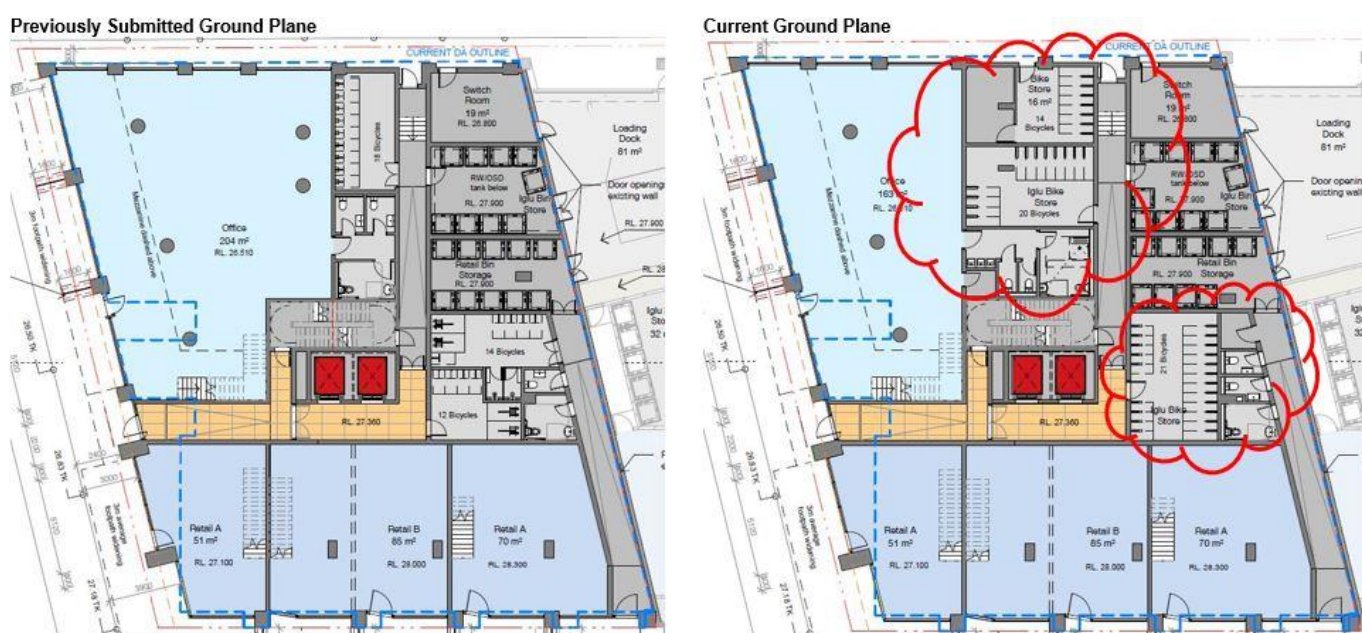
## 1.0 Design Modifications

A number of minor design changes have been made in response to submissions received from government agencies and as a result of further project planning. Accordingly, amended Architectural Drawings prepared by Bates Smart are provided at **Attachment A**. The scope of proposed changes is listed below and the changes that require further discussion are detailed within the subsections that follow. Changes include:

- Minor internal replanning of the student accommodation and retail/commercial tenant bike storage areas at Ground Level;
- Minor internal replanning of Level 1 including provision of a student accommodation gym, reduction in commercial office floor space (from 368m<sup>2</sup> to 255m<sup>2</sup>) and minor reconfiguration of the building services;
- Increase of 16 student bike parking spaces, including 11 spaces at Ground Level and 5 spaces at Level 1; and
- New tree species for planting within the Level 1 communal terrace.

### 1.1 Ground Floor Replanning

The ground floor has undergone minor internal replanning resulting in a modified bike storage arrangement as well as a reduction in ground floor office space. Two ground floor bike storage areas containing a combined total of 41 bike parking spaces have been dedicated to the student accommodation use and one storage area to the retail/commercial tenants containing 14 bike parking spaces. All ground floor bike storage areas can be accessed on-grade via the Marian Street entrance, however, in response to the GANSW's recommendation the retail/commercial bike storage area now has direct on-grade access to William Lane. The proposed changes are illustrated at **Figure 1** below.

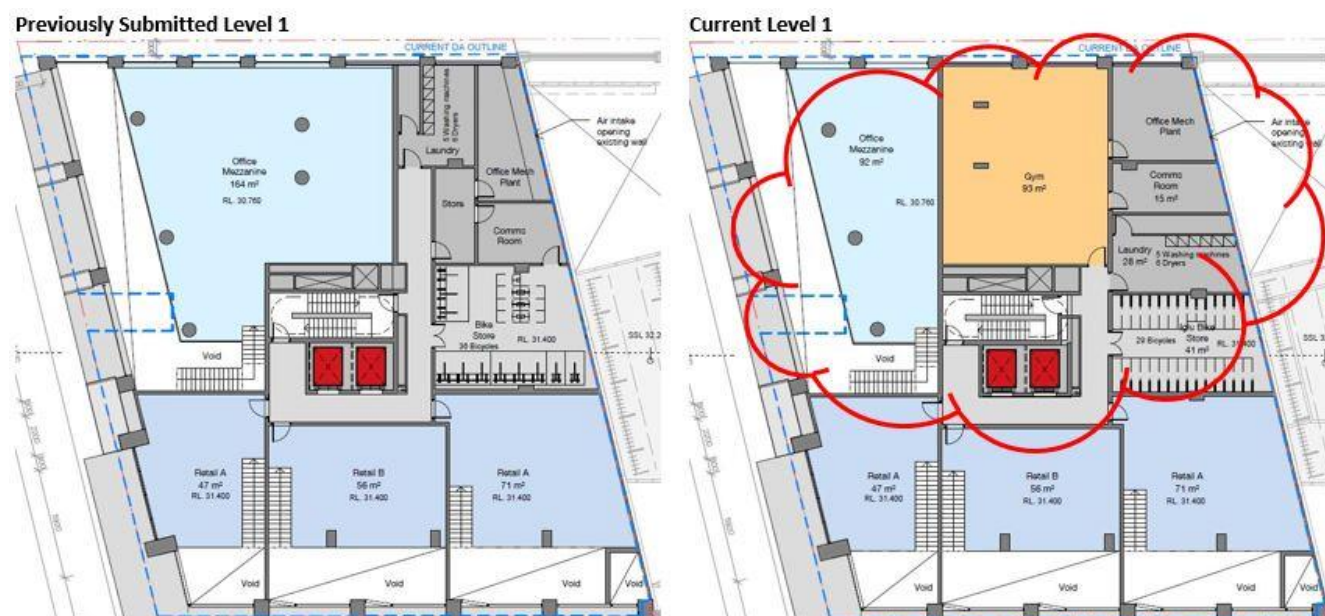


**Figure 1: Ground floor plan comparison**

Source: Bates Smart

## 1.2 Level 1 Replanning

Level 1 has undergone minor internal replanning to facilitate a gym to be exclusively allocated to the student accommodation use. This is a conscious design decision by Iglu to maximise student wellbeing and reduces the area of commercial office floor space at this level. The proposed changes are illustrated at **Figure 2** below.



**Figure 2: Level 1 plan comparison**

Source: Bates Smart

## 2.0 Conclusion

Following on from the feedback received from Council, GANSW and the Department, Iglu have responded to the issues raised and have made minor design amendments to the proposed development. The proposed development will provide student accommodation necessary to support Sydney's position and growth as a world-leading education provider, and ensure that students from regional NSW, interstate and overseas are able to access Sydney's leading tertiary education providers.

This report supplements the Environmental Impact Statement prepared by Ethos Urban dated 13 September 2018 and the Response to Submissions package submitted on the 24 January 2019. We trust that the Department now has sufficient information to complete its assessment of this application. Given the justification for the proposal, its fulfilment of strategic and design excellence objectives and the satisfactory resolution of potential environmental impacts, we have no hesitation in recommending the application for approval.

Yours sincerely,

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