

25 August 2015

Determination Report

State Significant Development application for a Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern (SSD 6724)

1. BACKGROUND

1.1 Application

Iglu Pty Ltd (the Applicant) has submitted a proposal for an 18 storey mixed use development at 60-78 Regent Street, Redfern. The application consists primarily of purpose-built student accommodation with retail units at the ground floor.

The site is located within the Redfern Waterloo area, which falls within the City of Sydney local government area. It is 200 metres from Redfern Railway Station, and forms part of the Redfern town centre.

The site comprises ten individual landholdings currently occupied by two-storey terrace commercial/retail buildings fronting Regent Street. It has a combined area of 1,427.5 m².

1.2 Local context

The Redfern town centre is undergoing transition and is characterised by a mix of commercial, residential and retail uses. To the west of the site are two 18 storey mixed use buildings named "Urba" and "Deicota". These buildings have retail/commercial uses at the ground and lower levels and residential apartments above.

Adjacent to the site to the north is a two storey building currently operating as a pub, bottle shop and bistro. Further north is 1 Lawson Square (formerly known as the TNT Towers) which has been granted consent for conversion from commercial use to residential with a commercial/mixed use component, and an increase in height to 19 storeys.

To the south of the site, an amalgamation of existing two storey commercial/mixed use terraces from 80 to 88 Regent Street has been issued with Secretary's Environmental Assessment Requirements (SEARs) by the Department of Planning and Environment (the Department) for a proposed mixed use/residential development comprising a two storey retail podium with a 16 story residential tower above.

The site is within walking distance of the Redfern Railway station and a number of tertiary educational facilities including the University of Sydney, University of Technology Sydney and University of Notre Dame, as well as a diverse range of town centre uses and bus routes.

1.3 Strategic planning context

The Redfern Waterloo area is identified in the *State Environmental Planning Policy (SEPP) (Major Development)* 2005, which aims to facilitate the redevelopment of important urban, coastal and regional sites.

The *Redfern Waterloo Built Environment Plan (Stage One)* 2006 outlines a planning framework for the area with regard to urban design, traffic, public access, public transport, land use, affordable housing and urban renewal.

The *Draft Redfern Town Centre Urban Design Guidelines (2009)* were endorsed by the then Minister for Planning and Infrastructure in 2010 with the aim of achieving high quality design outcomes within this precinct.

2. PROPOSAL

The proposal seeks consent for a mixed use development comprising:

- An 18 storey building including 17 storeys of purpose-built accommodation for 370 students in the following configuration:
 - 5 students in 5 accessible single dorm beds;
 - 80 students in 80 studio single bed dorms;
 - 16 students in 4 x 4 bedroom dorms;
 - 5 students in 1 x 5 bedroom dorm; and
 - 264 students in 44 x 6 bedroom dorms.
- 6 retail tenancies and one community space at the ground floor; and
- A loading dock off William Lane at the rear of the site.

No car parking is provided. 185 bicycle spaces are available, including end of trip facilities for retail/commercial facilities.

2.1 Public exhibition and response to submissions

The Environmental Impact Statement for the project was exhibited by the Department from 10 December 2014 until 2 February 2015. 120 public submissions were received in response to this, as well as 9 submissions from public authorities, including the City of Sydney Council (Council). The key issues raised in submissions were building separation, privacy, overshadowing, car parking and traffic impacts, and view loss.

The Applicant amended its proposal in response to these submissions, changing the western façade design to address privacy impacts, revising the ground floor layout, increasing bicycle parking and increasing floor-to-floor heights. These revised plans were also exhibited, and a further 16 submissions were received in response to them.

3. DELEGATION TO THE COMMISSION

The proposal has been referred to the Planning Assessment Commission for determination under Ministerial delegation dated 14 September 2014, as more than 25 objections were received. The matter was received by the Commission on 17 July 2015.

Ms Lynelle Briggs AO, Chair of the Planning Assessment Commission, appointed Ms Abigail Goldberg (chair), Mr Paul Forward and Dr Maurice Evans to determine the application.

4. MEETINGS AND SITE VISITS

4.1 Meetings

The Commission received a briefing from the Department (28 July 2015), and met with senior Council officers (5 August 2015), and representatives of the Applicant (5 August 2015).

A public meeting was held on Wednesday, 12 August 2015 at the Redfern Town Hall. A total of 6 speakers registered to present to the Commission, as listed in **Appendix A**. All speakers were opposed to the proposal. The majority of issues raised related to amenity impacts on the adjacent residential towers.

Further meetings with the Department, and the Applicant with the Department present, were held subsequent to the public meeting on 12 August 2015.

Records of all meetings are provided in **Appendix A** of this Report.

Council provided additional information to the Commission (6 August 2015) detailing laundry facilities and corridor widths of the existing Iglu development at 1-9 Regent Street, Chippendale.

The Applicant provided additional information to the Commission regarding room sizes, laundry operations, fire and emergency egress, sustainability features, and access on the 11 and 12 August 2015.

Copies of the additional information provided by Council and the Applicant are provided in **Appendix B** of this Report.

4.2 Site Visits

Commission members visited the site and surrounding area on 28 July 2015.

Commission members inspected two existing Iglu premises, in Chatswood and Chippendale, on 6 August 2015, reviewing student rooms, communal areas and facilities including laundries and cycle parking.

5. DEPARTMENT'S ENVIRONMENTAL ASSESSMENT REPORT

The Department's Environmental Assessment Report identified the following key issues:

- Built form, including design quality and view impacts;
- Residential amenity, including overshadowing, building separation, privacy and internal room sizes;
- Parking and access; and
- Public domain.

The Department concluded that the proposal is generally consistent with and would contribute to the renewal of the Redfern town centre. The Department further considered the site to be well located for student accommodation, and the development to be in the public interest. It recommended approval subject to conditions.

6. COMMISSION'S CONSIDERATION

Having carefully considered the information available to it, including issues raised in submissions and at the public meeting, the Commission has identified the following key concerns:

- Built form;
- Laundry facilities;
- Loading dock arrangements; and
- Hours of operation.

6.1 Built form

Concerns were raised in both public submissions and at the public meeting regarding building setbacks and separation, overshadowing, privacy and view impacts. While cognisant of the town centre location of the site and planning provision for an 18 storey building, the Commission considered a number of design ideas for mitigating impacts on the adjoining residential apartments.

Following discussion with the Applicant and the Department, the Commission noted that design measures have already been introduced subsequent to the exhibition process to address privacy concerns. The Commission determined that other impacts on neighbouring buildings could be most effectively lessened by reducing floor-to-floor heights of the building, resulting in a reduction in overall height as well as a reduction in overshadowing and improvement of solar access to upper levels of the existing apartment buildings.

The Commission has accordingly imposed a condition (see below) setting the maximum height at RL 88.2 AHD, thus reducing the overall height of the building by 3.2 metres. This is achieved by reducing floor-to-floor heights to 2.9m as originally designed and exhibited, without affecting the floor-to-ceiling heights of the student accommodation of 2.7m.

B4 Building height

Prior to the issue of a Construction Certificate, plans must be submitted to the certifying authority demonstrating an overall reduction in the building height by 3.2 metres (maximum RL 88.2m AHD). This overall reduction in building height shall be achieved via a reduction in the floor to floor heights to 2.9 metres without affecting the minimum floor to ceiling height of 2.7 metres on Levels 2 to 17.

6.2 Laundry facilities

Concern was raised by Council regarding the quantum of laundry facilities to be provided, which is less than that required by their *Development Control Plan 2012* (DCP). Based on the DCP requirements, the Applicant would be required to provide 31 washing machines and 31 dryers.

The Commission sought clarification of the number and size of washing machines and dryers proposed. The Applicant confirmed that 9 commercial-sized washing machines and 10 equivalent dryers were proposed. The Applicant also detailed its management strategies and technologies for the laundry facilities and outlined current usage of facilities that demonstrated the proposed facilities are sufficient.

The Commission is satisfied that the proposed washing machine and dryer facilities and associated management strategies are acceptable.

6.3 Loading dock arrangements

The Commission sought clarification as to whether the proposed loading bay on William Lane would be available for retail units and the community space as well as the student accommodation. The Applicant confirmed that all retail units, the community space and student accommodation would be able to use the loading bay. As such the Commission has amended condition E7 to reflect this:

E7. Loading Dock Management

Prior to the issue of an Occupation Certificate, a loading dock management plan shall be submitted to the Certifying Authority which includes operating hours and general mitigation measures to prevent amenity impacts to adjoining properties. The loading dock is to be available for retail units and the community space as well as the student accommodation.

6.4 Use of communal outdoor terrace

The Redfern Local Area Command of the NSW Police Force proposed that the communal areas of the student accommodation be open to students from 8am until 8pm only to reduce potential noise related issues and assist in a reduction of anti-social behaviour.

The Commission notes the contribution of the communal outdoor terrace to the operation of the student accommodation and supports the Department's proposed condition restricting its use to residents of the development only between the hours of 7am and 10pm. However in recognition of existing residential accommodation, the Commission has imposed new conditions E27 and E28 as below to make provision for a complaints procedure which will enable rapid recognition and redress of problems should these occur.

E27. Complaints Procedure

The Applicant must ensure the following facilities are publicised to handle community complaints:

- a) A direct telephone number for Iglu, to be answered by an onsite manager at all hours.*
- b) A 24-hour, toll free telephone number on which complaints may be registered.*
- c) A postal address to which complaints may be sent.*
- d) An email address to which electronic complaints may be registered.*
- e) Contact details for the City of Sydney Council where complaints may be sent.*

E28. Complaints Register

The Applicant shall record all details of all complaints received through the means listed under Condition E27 in an up to date Complaints Register. The Register must record, but not necessarily be limited to:

- a) The date and time, where relevant, of the complaint.*
- b) The means by which the complaint was made (telephone, mail or email).*
- c) Any personal details of the complainant that were provided which the complainant agreed to be recorded.*
- d) The nature of the complaint.*
- e) Actions taken by the Iglu in relation to the complaint, including follow-up contact, and*
- f) If no action was taken in relation to the complaint, the reason(s) why no action was taken.*

The Complaints Register must be made available for inspection by the City of Sydney Council, the Department and NSW Police upon request.

6.3 Other issues

Changes to conditions requested by the Applicant

The Applicant requested that the Commission review the following conditions proposed by the Department:

Condition B3 – Timing of Affordable Housing Contribution

The Applicant requested that the condition be amended to be applicable before the issue of an Occupation Certificate as opposed to the Construction Certificate to allow the Applicant more time to negotiate the proposed bursary scheme with the Department and UrbanGrowth.

The Commission accepts this proposed amendment as it would be advantageous to the community if agreement could be reached regarding the bursary scheme.

Condition E2 – Laneway Strategy

The Applicant requested that this condition be amended to remove the requirement to consult with relevant landowners and provide a timeline for the works and installation.

The Commission did not support the Applicant's proposed amendments however following consultation with the Department the condition has been redrafted for greater clarity, as below.

E2 Laneway Strategy

Prior to the issue of an Occupation Certificate:

- a) A laneway strategy shall be prepared and endorsed by the Secretary of the Department of Planning and Environment for the entire service laneway up to Redfern Street Laneway at the rear of the site. The laneway strategy shall:*
 - i) be prepared in consultation with all relevant landowners including the strata body of 157 Redfern Street and landowners of 56-58 Regent Street;*

- ii) *consider options (including wall street art and potential lighting displays) to revitalise the laneway; and*
 - iii) *outline how the works and installations will be delivered at the relevant properties.*
- b) *The works and installations set out by the laneway strategy shall be implemented by the applicant within the site within six months of the issue of an Occupation Certificate.*
- c) *The works and installations set out in the laneway strategy on adjoining sites shall be:*
 - i) *provided with an implementation timeline; and*
 - ii) *endorsed by the relevant landowners prior to implementation.*

Condition B8 – Signage

The Commission supports the Department in rejecting the Applicant's request for illumination of external signage on the northern and southern facades.

7. COMMISSION'S DETERMINATION

The Commission has carefully considered all the information available to it, including the Secretary's Assessment Report, submissions to the Department of Planning and Environment and at the public meeting, information provided at and subsequent to meetings and through site visits. The Commission has considered in detail relevant issues regarding both the external and internal aspects of the development.

The Commission has determined that the proposed mixed use student accommodation and retail development is appropriate for the site and consistent with the strategic vision for the Redfern town centre.

The Commission has approved the proposal subject to conditions, including new conditions reducing the height of the building by 3.2 meters and making provision for a complaints procedure, and amended conditions clarifying the use of the loading dock, timing of the affordable housing contribution and provision for a laneway strategy .



Ms Abigail Goldberg
Commission Member (Chair)



Mr Paul Forward
Commission Member



Dr Maurice Evans
Commission Member

Briefing by the Department of Planning & Environment		
Meeting note taken by Johanna Lee	Date: Tuesday, 28 July 2015	Time: 12:00pm
Project: Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern		
Meeting place: PAC offices		
Attendees: PAC Members: Ms Abigail Goldberg, Mr Paul Forward & Dr Maurice Evans PAC Secretariat: Clay Preshaw and Johanna Lee Department of Planning & Environment (Key Sites): Amy Watson (Team Leader) and Ben Lusher (Director)		
The purpose of the meeting is to receive a briefing on the project with the DP&E assessment team		
<p><u>Overview of the assessment:</u> Main objections were regarding overshadowing, view loss and building separations. Land use is consistent with the surrounding area, recently approved developments, and the objectives of the Redfern Town Centre under the Major Development SEPP.</p> <ul style="list-style-type: none"> • DP&E met with approximately 20 occupants of neighbouring buildings to assess impacts from their properties. • Another residential development proposed for end of the block (south of proposal). • The lesser setback is consistent with the existing 1 Lawson Street. • Strategic context - student accommodation is an important growing market as universities expand (e.g. Sydney University by 10,000 students) and increased number of international students. Current breakdown of student accommodation is approximately 70% international and 30% domestic/regional. <p><u>Questions raised by Commissioners:</u></p> <p>Car Parking</p> <ul style="list-style-type: none"> • Retail space has no car parking – proposed that the units will continue to be serviced from rear laneway. • Response: Retail units currently have no access to loading bay. <p>Rear Laneway</p> <ul style="list-style-type: none"> • Concern raised with the proposed emergency evacuation discharge point into laneway. • Response: Owner is still working out the ownership – deceased estates & BCA assessment will look at fire evacuation in more detail. <p>Lifts</p> <ul style="list-style-type: none"> • Concern raised that only two lifts provided, particularly as bicycles require lift access. • Response: Covered under BCA compliance condition. <p>Laundry</p> <ul style="list-style-type: none"> • Issue raised regarding inadequate number of washers/dryers as provided under the DCP requirement. • Response – Assessed other operators and trusted the advice of the operator as to the facilities their developments require. <p>Room size</p> <ul style="list-style-type: none"> • Dorm room size non-compliant by 1.5 sqm. • Response – Overall sum of area of space for each student if as well as the room size includes all open living area and divide by number of students the available space per person is more generous than the requirements. Small room sizes are generally reflective of more communal/shared approach to student living. <p>Design</p> <ul style="list-style-type: none"> • Average building design with tight internal spaces. • Response – looked at how it relates to heritage, student accommodation identity, slim line, visually interesting. Design competition not considered appropriate given limited number of student accommodation operators. • Need to confirm if windows are operable under current design (for safety reasons). <p>Accessibility</p> <ul style="list-style-type: none"> • Appears that manoeuvrability is limited, in particular wheelchair access through out corridor and into adjoining non accessible rooms. • Response: BCA compliance required. <p>Developer contributions</p> <ul style="list-style-type: none"> • Clarity sought around Urban Growth NSW stance on discounting contributions based on providing affording housing. • Response: Confirmed that the provision of any affordable student housing would need to be covered by a Voluntary Planning Agreement, otherwise Section 94 contributions are payable. <p>Management procedures</p> <ul style="list-style-type: none"> • Concern raised about operating hours of outdoor communal space (note: NSW Police recommended shorter hours) and general management procedures, including enforceability and compliance. 		

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| <ul style="list-style-type: none">• Response: Proposed operating hours of outdoor communal space are OK from an acoustic perspective – Plan of Management required as part of conditions. |
| Documents: Nil |
| Outcomes/Agreed Actions: Agreed if any further questions arise after the public meeting another meeting will be arranged. |
| Meeting closed at 1:00pm |

Meeting with the City of Sydney		
Meeting note taken by Clay Preshaw	Date: Tuesday, 28 July 2015	Time: 1:30pm
Project: Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern		
Meeting place: PAC offices		
Attendees: PAC Members: Ms Abigail Goldberg, Mr Paul Forward & Dr Maurice Evans PAC Secretariat: Clay Preshaw City of Sydney: Natasha Ridler (Senior Planner) and Chris Corradi (Area Planning Manager)		
The purpose of the meeting is to discuss the project with the City of Sydney		
<u>Minimum Room Size</u> <ul style="list-style-type: none"> Undersized by approximately 1.5m². Combined with narrow corridor. <u>Building Separation Distances</u> <ul style="list-style-type: none"> Difficult given site constraints. Recommended alleviating concerns through privacy measures. <u>Laundry</u> <ul style="list-style-type: none"> City of Sydney to provide further information based on existing Iglu premise in Regent street <u>Laneway Issue</u> <ul style="list-style-type: none"> Fire/emergency egress confirmed cannot release people into privately owned area. City of Sydney Laneways Policy should be considered. Should consider bicycle access to rear laneway. <u>Complaints Handling and Management</u> <ul style="list-style-type: none"> Compliance at Council level generally driven by complaints. 		
Documents: Nil		
Outcomes/Agreed Actions: Council to provide further information regarding laundry facilities		
Meeting closed at 2:30pm		

Meeting with the Applicant (Iglu)		
Meeting note taken by Clay Preshaw	Date: Tuesday, 28 July 2015	Time: 2:30pm
Project: Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern		
Meeting place: PAC offices		
Attendees: PAC Members: Ms Abigail Goldberg, Mr Paul Forward & Dr Maurice Evans PAC Secretariat: Clay Preshaw Applicant: Jonathan Gliksten (Director, Iglu); Tim Farrel (Project Director, Iglu); Clare Swan (Director, JBA); Michael Oliver (Senior Planner, JBA); Guy Lake (Director, Bates Smart); and Brad Dorn (Associate Director, Bates Smart)		
The purpose of the meeting is to discuss the project with the Applicant		
<u>Introduction to the project by Iglu</u> <ul style="list-style-type: none"> Iglu was established in 2010. There is a need/demand for student accommodation in Sydney. Sydney University has identified a shortfall of 4,000 rooms. Demand has attracted investors and financiers. Aspire for world leading design. <u>Laneway Issues</u> <ul style="list-style-type: none"> Deceased estate from 1846 now Perpetual trustee. <u>Design Objectives</u> <ul style="list-style-type: none"> Bates Smart has completed two projects already for Iglu at Central in Chatswood. Redfern site allows for the activation of ground level and laneway. Retention of red brick frontage. Tower to reference local red brick through terracotta. Indoor and outdoor spaces have evolved based on previous projects. Located primary shared rooms at greatest separation distance. <u>Conditions</u> <ul style="list-style-type: none"> Affordable housing condition currently tied to Construction Certificate prefer to link it to Occupation Certificate. Laneway Strategy currently requires endorsement of affected landowners and timeline do not consider this appropriate. Signage prefers to retain proposed illumination. PAC requested that JBA provide further detail regarding these condition changes. <u>Emergency/fire Egress</u> <ul style="list-style-type: none"> Iglu explains that the expert report does not assume public laneway. Iglu to provide expert report with performance measure details to the PAC. <u>Bicycles</u> <ul style="list-style-type: none"> Iglu experience is that very few students use bicycles. Central Iglu has 3 of 30 usage and Chatswood has 7 of 120 usage. Redfern initial proposal was 109 but was increased to 185 at the request of Council. <u>Access</u> <ul style="list-style-type: none"> Issues were raised regarding visibility especially around elevators. Iglu explained that the development is compliance with DCP. Iglu to provide further detail on this issue to the PAC. <u>Minimum room sizes and Laundry</u> <ul style="list-style-type: none"> Iglu states that all Iglu and Urbanest rooms are the same size. Bates Smart states that the actual size is not as important as efficient layout and window placement. Use a technology that allows students to know if laundry facilities available. Chatswood's machines are used on average 4.5 hours per day. Iglu to provide further information. <u>Building separation and privacy</u> <ul style="list-style-type: none"> Location of shared areas to minimise impacts. Hoods and blinds will be provided on windows 		
Documents: Nil		
Outcomes/Agreed Actions: Iglu to provide further information as requested by PAC.		
Meeting closed at 3:30pm		

Site Inspection of Existing Iglu Premises		
Meeting note taken by Johanna Lee	Date: Thursday, 6 August 2015	Time: 10:00am
Project: Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern		
Meeting place: Existing Iglu Premises in Chatswood and Chippendale		
Attendees: PAC Members: Ms Abigail Goldberg, Mr Paul Forward & Dr Maurice Evans PAC Secretariat: Johanna Lee and Naomi Cleaves Iglu (Proponent): Jonathan Gilksten (Director)		
The purpose of the meeting to inspect the existing Iglu premises in Sydney		
<u>Chatswood Iglu</u> <ul style="list-style-type: none"> • 395 students, 11 stories • Opened in February 2014 • No car parking. There has been no historical need for parking from student enquires. Students have been directed to look into such operations as Go Get. • Willoughby Council did not have specific student accommodation controls so used City of Sydney's. • The operations use a standard Plan of Management. • Front desk is located on the ground floor. Question was raised would it be possible for the Redfern location to adopt its reception at ground floor as currently on the 1st floor. The reason it's proposed on the 1st floor is so the reception can be located within the communal spaces which have to be on the 1st floor due to retail being based on the ground floor. • The site has an energy monitoring system. Has a TV screen in the common area that shows the energy efficiency of each room. Competitions are run for the most energy efficient apartment. • A number of CTV cameras are located on site. • Laundry: 9 separate washers and 10 separate dryers. • Laundry is in use on average 4 and ½ hours a day. The site has an app that students can use to see if a washer or dryer is free at any given time. • Residential assistants – paid students who run events and connect with the students. There is 3 to 4 on duty at any one time. • Louvers used in windows. • Each room has its own smoke detector in the dorms. There is a kill switch in the hallway that if it is pushed in 30 seconds stops the alarm which will stay stopped if the steam/smoke is cleared in 90 seconds. To assist with prevalence of false alarms <u>Chippendale, Iglu</u> <ul style="list-style-type: none"> • 98 students, 7 stories • Opened in January 2012 • Windows open with a limiter • 5 washers and 6 dryers • 1 lift but students also able to use the stairs 		
Documents: Nil		
Outcomes/Agreed Actions: Further information requested regarding energy efficiency and room size of Chippendale.		
Meeting closed at 11:00am		

Meeting with Applicant and Department		
Meeting note taken by Johanna Lee	Date: Thursday, 20 August 2015	Time: 11:00am
Project: Mixed Use Student Accommodation and Retail Development at 60-78 Regent Street, Redfern		
Meeting place: Existing Iglu Premises in Chatswood and Chippendale		
Attendees: PAC Members: Ms Abigail Goldberg, Mr Paul Forward & Dr Maurice Evans PAC Secretariat: Johanna Lee and Clay Preshaw Department of Planning & Environment (Key Sites): Amy Watson (Team Leader) and Ben Lusher (Director) Applicant: Jonathan Gliksten (Director, Iglu); Tim Farrel (Project Director, Iglu); Clare Swan (Director, JBA); Michael Oliver (Senior Planner, JBA); and Guy Lake (Director, Bates Smart)		
The purpose of the meeting to discuss potential amendments to project		
<u>Built Form</u> <ul style="list-style-type: none"> Discussed opportunity to reduce the setback of the building to zero on Regent Street in order to increase setback at the rear of the building. Applicant demonstrated this would be both a poor outcome from an urban design point of view and cause major construction issues. Discussed bending the building. Result would be to create further amenity issues. <u>Floor Heights</u> <ul style="list-style-type: none"> Discussed opportunity of reducing floor heights from 3.1m to 2.9m No need for 3.1m as will not need balcony access or require services to be held in ceiling void. Reduction will result in lowering of 1 storey in overall height of the building. <u>Minimum Room Sizes</u> <ul style="list-style-type: none"> Applicant identified they had been calculating the rooms sizes incorrectly as had been using net calculation rather than gross floor area. Room sizes at correct measurement are 14.2sqm. Room sizes could be increased, but this would occur at the expense of communal living areas. Communal areas overall exceed requirements. Operator preference was to reduce room sizes and expand shared areas to encourage student interaction. <u>Requested Condition Changes</u> <ul style="list-style-type: none"> Agreed to amend timing of affordable housing to Occupation Certificate as opposed to Construction Certificate. Not accepting illumination of Iglu sign. Laneway issue. Department to redraft condition. 		
Documents: Nil		
Outcomes/Agreed Actions: Department to amended laneway condition.		
Meeting closed at 12:00pm		

Redfern Mixed Use Student Accommodation & Retail Development Project, City of Sydney

Date & Time: **4:00pm, 12th August 2015**

Place: Redfern Town Hall, 73 Pitt Street, Redfern NSW 2016

Meeting Schedule	
4 pm	Opening Statement from the Chair – Abigail Goldberg
Registered Speakers:	1. Ray Liang
	2. Tyson Donnelly
	3. Stephen James Sim
	4. Juliana Jo
	5. Henry Chou
	6. Peter Sievert
	Meeting End

All six speakers spoke in objection to the proposed development. The following matters were raised.

- Impacts on privacy.
- Setbacks should be greater.
- Solar access is impacted for adjoining residents.
- Design of the building is not acceptable.
- Overdevelopment of the site.
- Bring antisocial behaviour to the area.
- Loss of views.
- Impacts on access to rear laneway.
- Lack of consultation.

Appendix B
Additional Submitted Material