



14395  
2 October 2014

Carolyn McNally  
Secretary  
NSW Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Ms McNally,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS  
60-78 REGENT STREET, REDFERN**

We write to you on behalf of the proponent, Iglu Pty Ltd requesting that the Secretary issue requirements for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD DA) for the proposed development of the site for the purposes of student accommodation with ground floor retail and community uses.

Under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) development identified within the Redfern Waterloo area with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of 60-78 Regent Street, Redfern will have a CIV of approximately \$39 million, the proposal is classified as SSD.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter 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 letter is accompanied by a Capital Investment Value Estimate prepared by WT Partnership (**Attachment A**) and a set of Indicative Architectural Drawings prepared by Bates Smart (**Attachment B**).

**1.0 THE SITE**

The site is located close to Redfern Station on the southern periphery of Sydney CBD, at 60-78 Regent Street, Redfern. The site is located on the western side of Regent Street near the corner of Regent Street, and Redfern Street. The site is located approximately 150m from the Redfern Railway Station and is located opposite Jack Floyd Reserve which is situated on the eastern side of Regent Street. The site has frontage to Regent Street, with rear access available from William Lane, and laneway access from Redfern Street (as shown in **Figure 2**).

The site is irregular in shape and has a total area of 1427.5m<sup>2</sup>.

The site is surrounded by high rise residential/mixed use buildings to the north and west and predominately two storey building south and east that has recently been constructed or are under construction, and two of which are currently being assessed by the Department of Planning and Environment (DPE) at 1 Lawson Square.

Directly north of the site is 56-58 Regent Street is a two storey brick rendered building that is used as a pub (Railz pub). Further north of the site, on the opposite side of Redfern Street Laneway is 1

Lawson Square (previously known as the TNT towers). A SSD has been submitted (SSD 5429-2012) for an 18 storey mixed use/residential development, which is currently under assessment by the DPE.

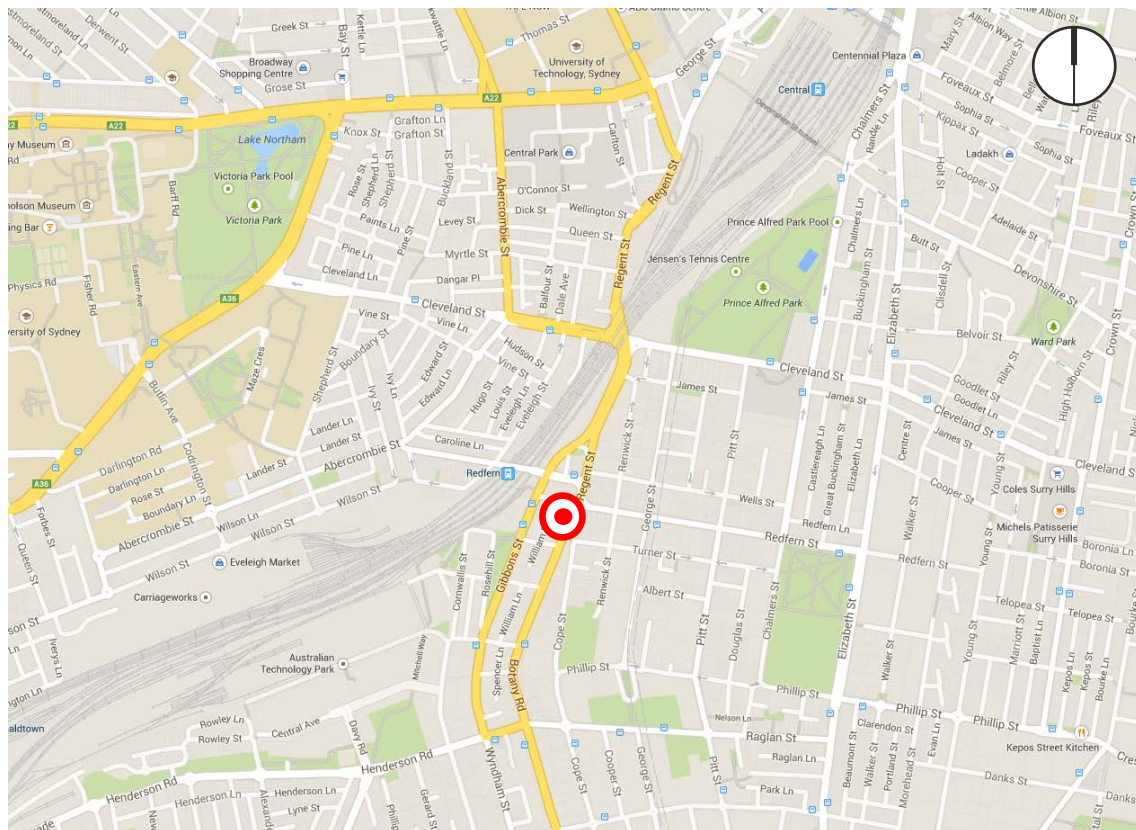
To the west of the site is the Redfern RSL site, which has a street address as 157 Redfern Street and shares frontage to Redfern Street laneway and Gibbons Street. This site also has rear access from William Lane. This site has recently been redeveloped as a residential/mixed use development which included upgrades to the RSL.

South west of the subject site is 7-9 Gibbons Street, an 18 storey residential/mixed use development, currently in the final stages of construction. This building was approved by the Department of Planning and Environment (MP 08\_0112).

The buildings located to the west of the site locate residential access and vehicle entry from William Lane. Access to these sites is also available from Gibbons Street.

The site is in close proximity to several universities including Sydney University, UTS and Notre Dame, as well as closely located to Redfern Railway Station allowing access to other educational institutions by public transport.

The location of the site is shown below in **Figure 1**. And aerial photograph of the site is provided below in **Figure 2**.



○ The Site

**Figure 1 – Location Plan**



 The Site

**Figure 2** – Aerial Photograph of the subject site

## 2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the redevelopment of the site as student accommodation with ground floor non-residential uses. Specifically the proposal includes the following (as shown on the Architectural Drawings at **Attachment B** and selected plans at **Figure 4** and **5**):

- A total of 134 units and 370 beds including:
  - 44 x 6 bed clusters units;
  - 1 x 5 bed cluster unit;
  - 4 x 4 bed cluster units; and
  - 85 x single occupancy studios.
- A height of 18 storeys with an effective building height of 61m, consisting of two podium levels and 16 storey tower above. The podium will consist of active and non-residential uses on the ground floor, and communal/administration spaces on the on the first floor.
- Total GFA of approximately 10,680m<sup>2</sup> including
  - 10,025m<sup>2</sup> of student accommodation GFA; and
  - 655m<sup>2</sup> of non-residential space including retail tenancies and non-residential space, currently identified as a dance studio.
- Expansion and activation William Lane and the access laneway from Redfern Street (behind nos 60-78 Regent Street) as well as the creation of a through-link to from William Lane to Regent Street.
- Loading and service bay with access from William Street as well as bicycle storage.

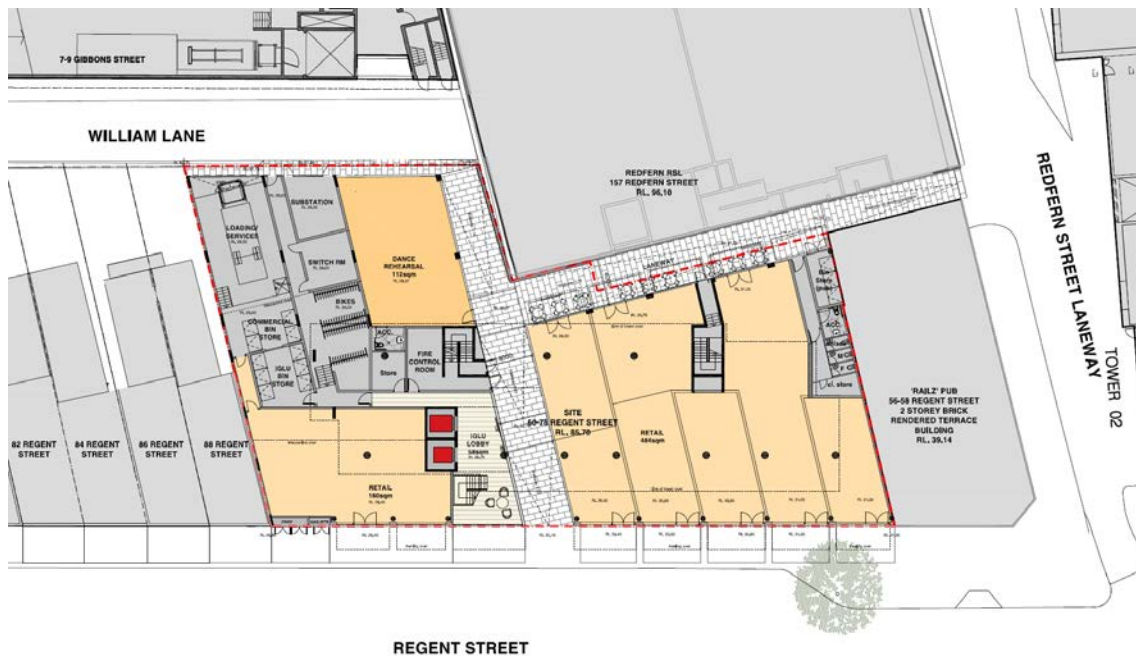
The ground floor plan shown in **Figure 1** has been designed to provide high levels of activation to the site's frontage, and generate activity to the laneway through widening, opening and orientation of retail tenancies to this space. As shown in **Figure 1**, a single terrace and existing façade will be removed at the centre of the site that will mark the entry from Regent Street. This new building element will provide pedestrian access through to William Lane and connecting lane access through the Redfern Street. The arrangement of retail tenancies allows for some tenancies to cross through from the laneway to Regent Street, as well as opportunities for small laneway tenancies.

The primary pedestrian entry for residents will be from Regent Street, via access into the Iglu lobby and stairs/lift core to level 1. The front of house facilities (reception and meeting rooms/offices) will be provided on this level, along with communal residential areas including lounge areas, media room, games room, study space and laundry. At the northern and southern ends of this floor, generous outdoor communal terraces and courtyards are provided.

The upper residential levels are serviced by a single lift core consisting of two lifts, providing access to the units located on the eastern and western side of a naturally ventilated corridor (as shown in **Figure 2**). Typically there are 8 apartments and 23 beds provided on each floor.

The proposed design seeks to retain substantial portion of the existing brick façade to Regent Street. Whilst these elements are not identified as being items of heritage significance, they have been acknowledged by the architects as being important to the locality and scale of Regent Street, and as such are proposed to be retained. The materials present in the existing terraces, are also intended to be incorporated into the tower elements above.

The proposal does not include on-site car parking giving its location and proximity to various transport options, but provides space for loading and waste collection at the rear for the site, accessed from William Lane. Bicycle parking will also be provided on the ground floor, accessible from William Lane or through the Iglu Lobby.



**Figure 3** – Proposed ground floor plan  
Source: Bates Smart



**Figure 4** – Propose tower footprint (from level 2 and above)  
 Source: Bates Smart

### 3.0 PLANNING CONTEXT

#### 3.1 Relevant Planning Issues to Guide the SEARs

The environmental planning issues that are proposed to be addressed in the EIS are outlined below to assist the Department and Secretary in identifying the Environmental Assessment Requirements for the project.

The key environmental planning considerations associated with the proposed development are as follows:

- Compliance with relevant Environmental Planning Instruments;
- Urban Design, Built Form and Streetscape;
- Residential Amenity;
- Overshadowing;
- Traffic, Access and Parking;
- Public Domain and Landscaping;
- Acoustic Impacts;
- Accessibility;
- Environmental Sustainability;
- Safety and Security
- Operational Management;
- Services Plan and Details;
- Building Code of Australia and Fire Safety;
- Construction Management;
- Waste Management; and

- Community Consultation.

These are discussed in more detail in the following sections.

## 4.0 STATUTORY REQUIREMENTS

### 4.1 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 on the Redfern-Waterloo Sites with a Capital Investment Value (CIV) of more than \$10 million is considered as State Significant Development (SSD). As the proposed development will have a CIV value of approximately \$39 million, the proposal will be classified as SSD.

### 4.2 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD. Under Section 89D of the Act the Minister for Planning is the consent authority for SSD. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

### 4.3 State Environmental Planning Policy (Major Development) 2005

The site is located within the area identified as Redfern-Waterloo Sites under the Major Development SEPP. The specific controls applying to this area (including the site) are set out in Schedule 3 – Part 5 of the Major Development SEPP.

The site is zoned – Zone E - Business – Commercial Core, which permits residential development including student accommodation and retail uses with development consent. The proposed use is consistent with objectives of the Business Zone—Commercial Core to facilitate the development of a town centre, to encourage employment generating activities by providing a wide range of retail, business, office, community and entertainment facilities; and to permit residential development that is compatible with non-residential development.

In accordance with Clause 21 of Part 5 of Schedule 3 of the Major Development SEPP, the site has a maximum permissible height of 18 Storeys and an FSR of 7:1. As shown on the attached Drawings (**Attachment ##**), the proposal is consistent with these clauses. The site is not located adjacent to or in the vicinity of any nominated heritage items.

#### ***Design Excellence***

Clause 22 of Part 5 of Schedule 3, relates to Design Excellence. This clause requires that the consent authority has considered whether the proposed development exhibits design excellence.. In considering whether a proposed development exhibits design excellence, the consent authority must have regard to the following matters:

- a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,*
- c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*

All of the relevant criteria above will be addressed in detail as part of the SSD submission.

Clause 22(3) Part 5 of Schedule 3 states:

*(3 The consent authority may require a design competition for any development over 12 storeys consistent with guidelines issued by the Redfern–Waterloo Authority and approved by the Minister.*

A number of other applications have been determined in the Redfern Waterloo area without the need for a design competition, including 157 Redfern Street, Redfern – Redfern RSL (MP 09\_0039), and 7-9 Gibbons Street, Redfern – Residential/Mixed Use Building (MP 08\_0112). The application at 1 Lawson Square, Redfern – previously known as the TNT towers (SSD 5249-2012) is currently under assessment, but it is noted a design competition was not required by the relevant Director General's Requirements.

We note that the calibre of the architectural team (Bates Smart) and the Iglu brand is an important contribution to achieving design excellence, without the need for a design competition. It is apparent from the example designs by Bates Smart, that the approach to the Iglu brand is not to replicate the same building in different locations, but it is to design a distinctive building which responds to context in each location. This is demonstrated in the Iglu Central Building at Chippendale winning the AIA NSW Awards, Residential Architecture Awards, Multiple Housing 2013 – IGLU Central – Chippendale NSW (Awarded to Bates Smart) and the AIA NSW Awards, Colourbond Award for Steel in Architecture 2013 – IGLU Central – Chippendale NSW (Awarded to Bates Smart). The quality of design is also demonstrated in the Iglu Chatswood development, located on Albert Street Chatswood. Images of both are provided in **Figures 5** and **6**.



**Figure 5** – Iglu Central – Regent Street, Ultimo  
Source: Bates Smart



**Figure 6** – Iglu Chatswood – Albert Avenue, Chatswood  
*Source: Bates Smart*

The timing to undertake a competition would also have an adverse impact on the timing of delivery of the development, which is due to start construction in 2015. This would therefore impact on the ability to bring forward and provide affordable accommodation in a locality which is well located to services, transport, and education facilities.

The SSD submission will be accompanied by a detailed architectural design statement, as well as a context and massing study to demonstrate the rationale and suitability of the proposed scheme. Furthermore, this report will also detail the proposed materials and façade articulation. The SSD scheme will also demonstrate the proposal's achievement of amenity, including sunlight, natural ventilation – including naturally ventilated corridors, reflectivity, and safety and security, and privacy. Finally, in the consideration of design excellence, consideration will be given to the relevant design excellence provisions of the Sydney Local Environmental Plan 2012. The SSD application will demonstrate how the proposed scheme meets the objectives of these controls to achieve design excellence.



#### **4.4 Sydney Local Environmental Plan 2012 (LEP 2012)**

The provisions of the Sydney LEP 2012 do not apply to the site.

#### **4.5 Sydney Development Control Plan 2012 (DCP 2012)**

The provisions of the Sydney DCP 2012 do not apply to the site. However, the relevant provisions within the DCP will be considered as a guide when preparing the SSD application.

#### **4.6 Draft Urban Design Principles – Redfern Centre**

The SSD will consider all relevant provision and objectives of the Draft Urban Design Principles for the Redfern Centre, including built form, setbacks, modulation, height and public domain. These will be detailed within the Architectural Design Report and the EIS.

The proposal has considered relevant setbacks under the plan and has explored a variation to the front setback requirement. By pushing the building towards Regent Street, this allows improved separation to be provided to the RSL redevelopment, and new residential tower to the west. It is noted that due to the dimensions of the site and required setbacks, a full adherence to the front setback and rear separation controls would render the development unfeasible. As it stands, a student accommodation floor plate is already slimmer than a residential floor plate and it is considered that site's context can accommodate the reduced setback through treatments and materiality that defines the podium and tower.

It is also noted that the surrounding form, including development to the north under assessment (1 Lawson Street) does not incorporate a setback at all. The proposal therefore effectively balances the setback and separation requirements, responds to the surrounding built form and is able to effectively treat and demarcate the two components of the building. Further justification and rationale for the proposed built form will be fully assessed in the architectural design statement and report to be submitted with the EIS.

#### **4.7 Other Planning Policies**

In addition to the above, the following policies apply to the site and will need to be considered as part of the SDD application:

- Objectives of the Environmental Planning and Assessment Act 1979;
- Draft Metropolitan Strategy for Sydney 2031;
- Metropolitan Transport Plan 2010;
- Draft Sydney City Subregional Strategy;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy 64 – Advertising and Signage;
- State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and Residential Flat Design Code (Planning NSW) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- Development Near Rail Corridors and Busy Roads – Interim Guideline; Planning Guidelines for Walking and Cycling; and.
- Redfern-Waterloo Authority Development Contribution Plan.

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed where appropriate

## **5.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES**

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future DA.

### **5.1 Urban Design, Built Form and Streetscape**

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 Major Development SEPP as well as Sydney LEP 2012). An architectural design statement prepared by the architects will also be submitted explaining the design principles of the building, the design responses to surrounding development and the Regent Street streetscape.

### **5.2 Residential Amenity**

The EIS will demonstrate the proposal's achievement of residential amenity. Consideration of the amenity principles established in SEPP 65 will also be included. We note that compliance with the key Residential Flat Design Code 'rules of thumb' will not be assessed due to the nature of accommodation proposed. This is consistent with the approach supported elsewhere in other student housing developments in the Sydney LGA.

### **5.3 Overshadowing**

The EIS will include shadow diagrams which show the shadowing impacts of the proposed building.

### **5.4 Public Domain and Landscaping**

A Public Domain Plan will be submitted with the SSD DA providing details of publicly accessible areas and finishes, include the proposed works to the rear laneway.

### **5.5 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 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, include the various waste streams form the different uses proposed. The report will include details of the waste storage and collection arrangements for the retail uses and student accommodation.

### **5.7 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 communal areas.

### **5.8 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.

### **5.9 ESD**

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

### **5.10 Safety and Security**

A Crime Prevention Through Environmental Design (CPTED) report will accompany the application addressing the issue of crime prevention and safety.

### **5.11 Plans of Management**

An indicative Operational Plan of Management (POM) will be completed for the operation of the student accommodation. 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, facilities and the like.

### **5.12 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.

### **5.13 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.

### **5.14 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.

### **5.15 Community and Stakeholder Consultation**

The EIS will document consultation undertaken during the preparation of the application. Iglu have engaged a consultation consultant to assist with this aspect of the proposal.

## **6.0 CONCLUSION**

The purpose of this letter is to request the SEARs for the preparation of an EIS for the proposed student accommodation building with ground floor retail at 60-78 Regent Street, Redfern. It includes a description of the proposed development and an outline of what are considered to be the key issues for the assessment of the State Significant Development Application.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [sgouge@jbaurban.com.au](mailto:sgouge@jbaurban.com.au).

Yours faithfully



Stephen Gouge  
*Senior Planner*



Clare Swan  
*Director*

Enc.

**Attachment A** – Capital Investment Value Estimate prepared by WT Partnership

**Attachment B** – Indicative Architectural Drawings prepared by Bates Smart