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07.08.2018

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03.09.2018

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VERSION NO.2

DATE OF ISSUE:13.09.2018

REVISION BY LF

APPROVED BY: FEE CHEMKE-
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1.0 Executive Summary

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of Iglu Pty Ltd (Iglu) to outline the key issues raised by the local community and key stakeholders during the preparation of the State Significant Development Application (SSDA) for the redevelopment of 80-88 Regent Street, Redfern (the site).

Participants in the consultation process included the NSW Department of Planning and Environment, NSW Government Architect's Office, State Design Review Panel, City of Sydney Council, government agencies, local interest groups, local businesses, residents, property owners and the broader community. The feedback received has been considered during the preparation of the SSDA, which will be lodged with the NSW Department of Planning and Environment.

The purpose of the consultation process was to ensure that all stakeholders were informed about the proposed development and had an opportunity to provide feedback prior to lodgement of the SSDA.

Activities included:

- Establishment of project email address;
- Postcard letterbox drop to 2,200 surrounding residents;
- Letters to all stakeholders and agencies;
- Letters to neighbouring building owners;
- One community information session held on site; and
- Meetings with key stakeholders and agencies.



Figure 1: Information Display Boards presented at the Community Information Session 1.8.18

Consultation outcomes overview:

The majority of stakeholders and community members gave positive feedback about the SSDA. Support for the proposed development including:

- General support for the height of buildings;
- A few local residents expressed concern about the “closeness” of some of the buildings but were overall happier with the proposed plans compared with the previous SSDA 7080 development approval on site.
- Positive feedback regarding the design of the new building, evidenced and reinforced by the completed Iglu building adjacent to the site;
- Support for the inclusion of mixed-use development and student accommodation as opposed to residential uses;
- Support for the facility not including underground parking; and
- Generally supportive of the proposed setbacks and activations of Regent Street and Marian Street.

Further consultation will occur during formal public exhibition of the SSDA.

2.0 Introduction

This consultation outcomes report has been prepared by Ethos Urban on behalf of Iglu Pty Ltd (Iglu) to outline the key issues raised by the local community and key stakeholders during the preparation of the SSDA for student accommodation.

This report includes information on the project context, the stakeholder and community engagement approach undertaken and the consultation findings. The report will be accompany the Environmental Impact Statement which will be lodged to the NSW Department of Planning and Environment.

2.1 Project Context

This State Significant Development Application (SSDA) seeks approval for the development of a new mixed-use student accommodation facility. Specifically, the proposal involves:

- construction and use of an 18 storey building comprising:
 - 265 student accommodation beds within 185 units, arranged as follows:
 - 163 x studio units;
 - 6 x loft units; and
 - 16 x 6-bed cluster units.
 - communal student facilities including study areas, rooftop terrace and laundry facilities;
 - three ground floor retail tenancies;
 - a single commercial tenancy;
- landscaping works including terrace planting; and
- extension and augmentation of services and infrastructure as required.

The site is located at 80-88 Regent Street, Redfern within the City of Sydney Local Government Area. The site is located at the southern fringe of the Sydney CBD and is in proximity to a number of regionally significant facilities and amenities including the Australian Technology Park, University of Sydney, University of Technology Sydney, Sydney Institute of TAFE, Central Park and Prince Alfred Park.

The site is generally square in shape and is comprised of five lots with a total area of 821.7m². The site has three road frontages including Regent Street to the east (26.6m), Marian Street to the south (31.7m) and William Lane to the west (26.6m). The site currently comprises a row of five two-storey attached terraces with ground floor retail tenancies and upper level office and residential uses. The terraces are currently unoccupied and are in poor condition.

The site adjoins an existing Iglu student accommodation facility at 60-78 Regent Street (to the north), which was completed in early 2018 and is now operational. Should development consent be granted for the proposed development it will be an integrated facility with the adjoining Iglu building located to the north for spatial and operational efficiencies as well as communal interaction.

On 22 November 2017, the (then) NSW Planning and Assessment Commission granted development consent SSD 7080 for an 18 storey mixed-use development comprising ground floor retail tenancies and 80 residential apartments located on the subject site. The proposed built form is generally consistent with the SSDA 780 approved development, albeit with a reduction in height and building volume to the north west.

Many members of the local community are already aware that redevelopment of the site is being sought, having been involved in a previous round of community consultation associated with the approved development under SSD 7080.

2.2 Objectives of the Development

The objectives of the student accommodation proposal for 80-88 Regent Street, Redfern are to:

- Provide a building envelope that is materially consistent with the SSD 7080 approved envelope for the site;
- Provide student accommodation in close proximity to major tertiary education establishments;
- Provide student housing in a central location with close access to education facilities by walking, cycling and public transport;
- Ensure that appropriate communal facilities are provided on-site to support future students;
- Achieve a built form outcome for the site that is appropriate for its location and positively responds to surrounding buildings;
- Maintain ground level activation through the renewal of ground level retail facilities; and
- Integrate with the adjoining Iglu facility to facilitate diversified room offerings and communal amenities.

3.0 Consultation

3.1 Consultation Approach

Ethos Urban's approach was based on extensive experience designing and delivering strategic communication and consultation processes for a variety of similar projects across Sydney.

The consultation program was designed to be practical and effective in capturing valuable feedback, mitigating risks, and highlighting key benefits of the project.

The transparent and comprehensive engagement process was:

- *Accessible* – with a consultation session within the adjoining Iglu facility which was a central location to local interested stakeholders;
- *Engaging* – it motivated participation, particularly for time poor people;
- *Respectful, genuine and constructive* – Iglu is committed to contributing positively to the Redfern community and working closely with all stakeholders to ensure the best outcomes for everyone; and
- *Inclusive* – groups were strategically targeted.

3.2 Consultation Overview

The public consultation process commenced on Wednesday 18 July 2018 with the issue of a postcard to the local area and a letter to neighbouring property owners. This was followed by an information session on Wednesday 1 August 2018 to present and gain feedback on the proposed development. Additional contact with local stakeholder and government agencies are also included.



Figure 2: Community members attending the Community Information Session 1.8.18

3.3 Stakeholder and community contact

Letters and emails were sent to the following stakeholders inviting them to provide feedback on the proposed development and/or informing them about the upcoming consultation:

- 2,200 local residents and local businesses in the immediate local area surrounding the site (see **Appendix B** for map of distribution area);
- 135 residential property owners from 7-9 Gibbons Street, Redfern via the building's Strata Manager;
- 89 residential property owners from 6 Redfern Street, Redfern via the building's Strata Manager;
- Emails with agencies including:
 - City of Sydney (6 July 2018);
 - Sydney Trains (20 August 2018);
 - Transport for NSW (23 August 2018);
 - Office of Environment and Heritage (23 August 2018); and
 - Roads and Maritime Services (31 August 2018).



Figure 3: Information Display Boards presented at the Community Information Session 1.8.18

3.4 Distribution to neighbouring landowners, residents and businesses

A postcard was distributed to 2,200 neighbouring landowners, residents and business on Wednesday 18 August 2018. A copy of the postcard can be found in **Appendix A**. A letter was sent to all landowners of the adjoining residential buildings on 27 July and 31 July 2018. These letters can be found in **Appendix B** and **Appendix C**. A map of the entire distribution range can be found in **Appendix D**.

3.5 Consultation Materials

A series of information session display boards were prepared to support the consultation. These can be found in **Appendix E**.

3.6 Feedback mechanisms

Information session attendees were encouraged to complete a feedback form however none were completed. Project consultants took notes of conversations had with attendees to record the issues raised.

An email address was established to provide an avenue for community enquiries throughout the consultation process. At the time of lodgement, no people had registered to be updated on the project, and one local resident had asked for further information about the project.

4.0 Consultation Outcomes

The section below provides a summary of the feedback received at the community information session and from the correspondence between agencies and the project team.

4.1 Community consultation

Issue	No. of comments	Summary of issues raised
Parking & Access	3	Request to have no or limited on-site parking.
	4	Questions around construction access and where it will be.
	2	Concern around access impacts on Marian Street to local residents.
	1	Concern around loss of parking on Regent Street, happy to hear this will not be impacted.
Height & privacy	2	Support for the new, improved and less impactful building envelope with regards to views and loss of privacy on neighbouring apartments.
	4	Concerns around the proposed development blocking views.
	2	Appreciation that the proposed height of the development is reasonable given the building envelope allowances.
	5	Concern around loss of privacy in neighbouring buildings.
Overall design	6	Support for the overall design of the building and podiums based on the standard of 68-70 Regent Street project.
	3	Preference for this 2018 Iglu development application over the previous 2017 residential application.
	6	Support for the current standard of the 68-70 Regent Street development, belief that it was well-built and has little impact on local amenities due to its use (student accommodation).
	1	Would have liked to see more detailed floor plans at the information session for the ground plane.
Building uses	3	Support for proposal to have a mix of food offerings and retail space for the use of surrounding residents.
	1	Reassurance sought around use of the building and preference not to have it used as a youth hostel.
	4	Greater clarity needed around the timing of the construction process and how immediate neighbours will be affected.
	2	Curiosity around how the laneway (Marian Street) will be used and activated in new development.
	5	Support for the addition of retail facilities in the proposed development to enhance the local area.
	7	Comfort that the aesthetic of 68-70 Regent Street development is of a good standard and faith in 80-88 Regent Street if it is consistent.
	2	Support for the 3-metre set-back proposed on Marian Street.
Construction	4	Questions around when the construction works will commence.

4.2 Agency consultation

Key Issue	Response
City of Sydney Council – 6 July 2018	
Email correspondence was sent to the City of Sydney Council on 3 July 2018 seeking a meeting and requesting feedback on the proposal. A response was received on 6 July requesting additional information which was subsequently provided, as summarised below. Council confirmed on 4 September 2018 that no further consultation was required prior to exhibition of the EIS.	
Proposed consistency with the boarding house provisions within the SEPP (Affordable Rental Housing) 2009	The SEARs cover letter dated 10 May 2018 confirms that the provisions of the SEPP (Affordable Rental Housing) 2009 do not apply to the proposed development, as such no further assessment is provided.
Proposed consistency with the boarding house provisions within the Sydney DCP 2012	The provisions of a DCP do not apply to State Significant Development in accordance with Clause 11 of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> . Notwithstanding this, Section 6.1.6 of the EIS sets out a high-level assessment against the key Sydney DCP provisions.
Integrated facilities with the existing Iglu development and provision of communal indoor and outdoor space and laundry facilities	The OMP addresses the proposed procedures to ensure the premise operates in conjunction with the existing Iglu Redfern facility to the north. The proposed facilities to service staff and students are detailed throughout this EIS.
Provide information about the separation distance of your proposed tower to the proposed tower (SSD 9454) at 90-102 Regent Street	The tower setback to the Marian Street site boundary is predominately 3m, consistent with the existing planning approval (SSD 7080) on the site for a residential apartment building. Marian Street has a street width of approximately 12m. Accordingly, there is approximately 15m of separation between the proposed tower and the 90 Regent Street property boundary.
NSW Government Architect's Office & State Design Review Panel - 30 May 2018	
The proposal has been subject to ongoing consultation with the NSW Government Architect's Office and has undergone a design review process in consultation with the State Design Review Panel (SDRP). The Design Review Strategy included a presentation to the SDRP on the 30 May 2018 and the written feedback was received on 6 June 2018. The written feedback and the subsequent design development are detailed below.	
A single-entry point is impacting the permeability of the building	The proposal has been amended to incorporate a secondary entry point to Marian Street which improves pedestrian and bicycle access. An entry to William Lane was explored, however there is potential pedestrian conflict with vehicles accessing the loading bay and the Redfern Police Station basement.
Improve façade activation and respond to the parapet heights of existing terrace shopfronts	As detailed façade strategy has been prepared by Bates Smart at Appendix C and the podium is designed to step down Regent Street whilst maintaining a two-storey scale.

Key Issue	Response
Prepare a wind study to understand the wind impacts from the proposed development	A Wind Impact Assessment has been prepared by Windtech and is provided at Appendix Y of the EIS. Further discussion is provided at Section 6.16 of the EIS.
Prepare detailed solar and wind studies to demonstrate the comfort and amenity of the courtyard and increase the internal volume of the courtyard.	<p>Solar Access Diagrams have been prepared by Bates Smart and are provided within the Design Report at Appendix C of the EIS and a Wind Impact Assessment has been prepared by Windtech and is provided at Appendix Y of the EIS.</p> <p>The proposal comprises a range of communal spaces including the integrated Level One facilities as well as the rooftop communal terrace. The roof terrace has an abundance of solar access and the courtyard complements this space, as an area for events and passive recreation.</p>
Support for the overall design response to the approved building envelope that reduces the height bulk and footprint of the tower to create greater amenity to surrounding development.	Noted.
Consider increasing north facing units, reducing the number of units facing Regent Street and reconfiguring the common lounge area to maximise the available building perimeter for units away from street noise.	Refer to the Architectural Design Report prepared by Bates Smart at Appendix C of the EIS.
Increase modulation of the tower and the variety of materials to break up the tower form.	Refer to the Architectural Design Report prepared by Bates Smart at Appendix C of the EIS.
Provide Analysis of acoustic and ventilation performance of the building.	An Acoustic Impact Assessment has been prepared by Acoustic Logic at Appendix K of the EIS and the rooms are capable of receiving both natural and mechanical ventilation.
Provide further information on the proposed bicycle parking facilities and access to these areas.	Two bicycle parking areas are proposed. The ground level bike parking room contains 37 spaces and the mezzanine level bike parking room contains 47 spaces. As such, 84 spaces are provided across the proposed development.
Provide further information on retail strategy for the building in relation to the adjacent Iglu building	Iglu seeks retailers that will complement the student accommodation use and create an active and vibrant ground plane. Retailers within the existing Iglu site are generally food and drink premises. The fit out and use of the retail and commercial tenancies, including operational management will be subject to future Development Consent.
Demonstrate a response to aboriginal culture and heritage through the design.	Refer to the Heritage Impact Statement prepared by Urbis at Appendix H of the EIS.

Key Issue	Response
Roads and Maritime Services (RMS)	Email correspondence was sent to RMS on 31 August 2018 confirming Iglu's intent to submit the development application and requesting RMS to advise of any issues in relation to the application. No response has been received at the time of lodgement. This consultation is detailed within the Traffic and Parking Impact Assessment prepared by Varga at Appendix F of the EIS.
Sydney Coordination Office within Transport for NSW (TfNSW)	Email correspondence was sent to TfNSW on 31 August 2018 confirming Iglu's intent to submit the development application and requesting TfNSW to advise of any issues in relation to the application. No response has been received at the time of lodgement. This consultation is detailed within the Traffic and Parking Impact Assessment prepared by Varga at Appendix F of the EIS.
The Office of Environment and Heritage (OEH)	A letter has been sent to OEH on 23 August 2018 confirming Iglu's intent to submit the development application and requesting OEH to advise of any issues in relation to the application. No response has been received at the time of lodgement. This consultation is detailed within the Heritage Impact Statement prepared by Urbis at Appendix H of the EIS.
Environment Protection Authority (EPA)	The EPA correspondence dated 26 April confirms that the EPA is generally satisfied that the draft SEARs provides a reliable appraisal of the environmental impacts of the proposal. No further consultation was undertaken and the EIS will be referred to the EIS during the exhibition period.
Sydney Trains	Sydney Trains was contacted via telephone on 20 August confirming Iglu's intent to submit the development application and requesting Sydney Trains to advise of any issues in relation to the application. This consultation is detailed within the Geotechnical Report prepared by Argus at Appendix O of the EIS.

5.0 Next Steps

This Consultation Outcomes Report provides a succinct overview of the communication and stakeholder engagement approach that was undertaken prior to lodgement of the SSDA for the Iglu 80-88 Regent Street, Redfern.

In accordance with the SEAR's requirements for communication and stakeholder engagement, Ethos Urban implemented a strategy that informed local residents, landowners, businesses, key agencies and internal stakeholders about the Development Application.

Iglu is committed to contributing positively to the Redfern community and will continue to engage with stakeholders and community members as the proposal develops to ensure the best outcomes for all involved.



Figure 4: Community members attending the Community Information Session 1.8.18

Postcard

Iglu Redfern

80-88 REGENT STREET

Iglu is all about offering students facilities in fantastic locations conveniently located to major universities and colleges. We offer student accommodation and fresh design with attractive transport, entertainment and lifestyle opportunities.

We are currently preparing a State Significant Development Application (SSDA) for the redevelopment of 80-88 Regent Street, Redfern. The SSDA seeks approval for a student accommodation building and will supersede the previously approved mixed-use development on this site.

Community feedback is vital to the overall success of the project. We would like to hear what opportunities you see for this site and its associated street frontages.



Iglu Redfern

80-88 REGENT STREET



COMMUNITY INFORMATION SESSION

We would like to invite you to attend a community information about this exciting development, whereby you will have the opportunity to talk with the project team, ask any questions about the planning process and express any concerns you may have.

WHERE


66 Regent Street,
Redfern

WHEN

Wednesday 1 August
5:00pm - 7:00pm

TO SPEAK TO A MEMBER OF OUR PROJECT TEAM:

 consultation@ethosurban.com

 1800 743 437

Letter 1

27 July 2018

Neighbour of 80-88 Regent Street

Dear Property Owner,

**STATE SIGNIFICANT DEVELOPMENT APPLICATION
80-88 REGENT STREET, REDFERN**

Iglu Pty Ltd is in the process of preparing a State Significant Development Application (SSDA) for the redevelopment of 80-88 Regent Street, Redfern. The SSDA seeks approval for the development of a new student accommodation building to be owned and operated by Iglu.

Iglu offer tertiary students accommodation and facilities in convenient locations near major universities, colleges, transport and lifestyle opportunities with a fresh design.

This application supersedes the previously approved mixed-use development on site, however will generally retain the approved building envelope.

We are currently in the early stages of the planning process and committed to consulting with the local community about the project. Ethos Urban has been engaged to undertake a consultation process prior to lodgement of the SSDA and invite you to attend the 'drop-in' style community information session where you will have an opportunity to meet the project team and ask any questions you may have about this proposed development.

- Date: Wednesday 1st August
- Time 5-7pm
- Location: 66 Regent Street, Redfern

In the meantime, if you would like to talk to a member of the project team, please contact us at the following details:

- Consultation@ethosurban.com
- 1800 743 437

Yours sincerely,



Fee Chemke-Dreyfus
Associate Director- Engagement



Michael Oliver
Associate Director- Planning

Letter 2

31 July 2018

Neighbour of
80-88 Regent Street,
Redfern, NSW

Dear Property Owner

**INVITATION: Meeting regarding State Significant Development Application (SSDA)
80-88 Regent Street, Redfern**

Further to our letter yesterday inviting all property owners to attend a public information session about the proposed SSDA for 80-88 Regent Street, Redfern, we would like to provide all interested property owners with another opportunity to meet the project team and provide feedback about the proposed student accommodation development which would be owned and operated by Iglu Pty Ltd.

Iglu Pty Ltd offers tertiary students accommodation and facilities in convenient locations near major universities, colleges, transport and lifestyle opportunities with a fresh design. The application for 80-88 Regent Street, Redfern supersedes the previously approved mixed-use development on site, however will generally retain the approved building envelope.

If you are unable to make the public information session which has been scheduled for this **Wednesday 1 August from 5pm – 7pm at 66 Regent Street, Redfern** but would still like to meet with the project team between **Tuesday 31 July and Friday 10 August 2018**, please contact us on:

- consultation@ethosurban.com
- 1800 743 437

We look forward to meeting you on Wednesday 1 August 2018, or at another time that is convenient to you.

Yours sincerely,



Fee Chemke-Dreyfus
Associate Director- Engagement



Michael Oliver
Associate Director- Planning



Distribution range



Information display boards

WELCOME



Welcome to the community information session about the redevelopment of 80-88 Regent Street for Iglu Redfern student accommodation.

The purpose of this event is to provide you with:

- Information about the new State Significant Development Application (SSDA)
- An understanding of the planning process and project timeline
- A chance to provide feedback and ideas prior to lodgement of the SSDA.

Have Your Say



We'd love to hear from you. Please feel welcome to ask our friendly team any questions about the project you may have.

Before you leave, ensure you fill out a feedback form and return it to a team member so we can take your ideas into consideration. You can find these forms at our welcome desk.

PROJECT OVERVIEW

The new project would operate as an integrated facility with the recently completed Iglu student accommodation building at 60-78 Regent Street. New retail and business/office tenancies would be provided at ground level, activating Regent and Marion Streets and complementing the forthcoming retail premises along Regent Street within the existing Iglu building.

The new State Significant Development Application is seeking approval for:

- 18 storey mixed-use student accommodation facility
- Approx. 260 beds (studios and cluster bedrooms)
- Indoor/Outdoor communal spaces including a rooftop terrace
- Street retail activations
- Commercial office space



SITE CONTEXT

Located about 160m from Redfern Station the five existing lots will be amalgamated to make one 838m² site. Next door at 66 Regent Street, the recently completed Iglu designed by Bates Smart is now operational and occupied.



Previous Approval

The previous land owner (Sunny Thirdi) submitted a State Significant Development Application for an 18-storey residential apartment building with retail, commercial office and child care in early-2016. That proposal went through a number of iterations during the planning assessment process, resulting in a revised scheme being approved by the NSW Planning Assessment Commission (PAC) in November 2017.

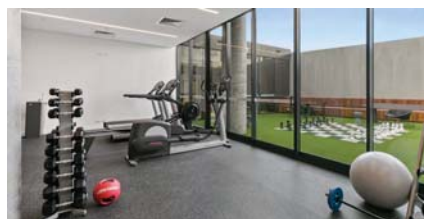
The PAC's assessment carefully considered issues including the building form, height and scale, visual impacts, privacy, solar access, wind impacts, noise and construction impacts. Whilst Sunny Thirdi did not proceed with the project, Iglu and its project team will consider this approval and seek to ensure that the new proposal is generally consistent with the previous version.

ABOUT IGLU

Cool Design.
Warm Hospitality.
Best Locations.

Iglu offers students great services in fantastic locations near major tertiary education facilities. We provide student accommodation that ticks all the boxes:

- **Safe and secure:** with 24/7 security on all entry points and hallways students (and parents) can have peace of mind that they and their belongings are well looked-after.
- **Highly connected:** part of the package when students move in is unlimited internet access for those assignments and streaming demands.
- **A nurtured community:** a program of community events and the support of Resident Leaders ensures the overall wellbeing and social engagement of our residents.
- **Cool design:** Design is our difference. While each Iglu property is unique in character, they are all designed with intentional common goals in mind – to maximise the available space, harness the natural light and elevate traditional student living to a whole new level.



IGLU PRECEDENTS

Iglu Franklin St, Melbourne



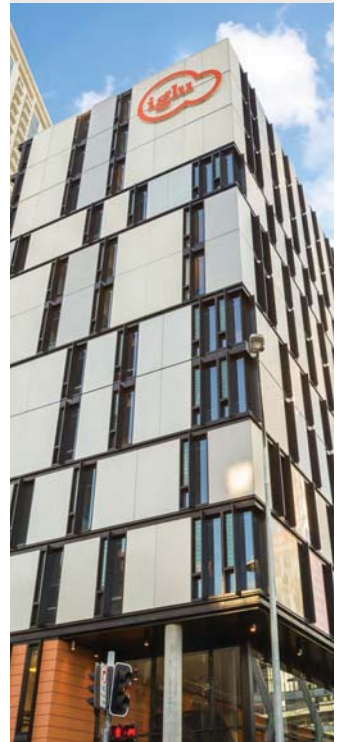
Iglu Mary St, Brisbane



Iglu Regent St, Ultimo



Iglu Albert Ave, Chatswood



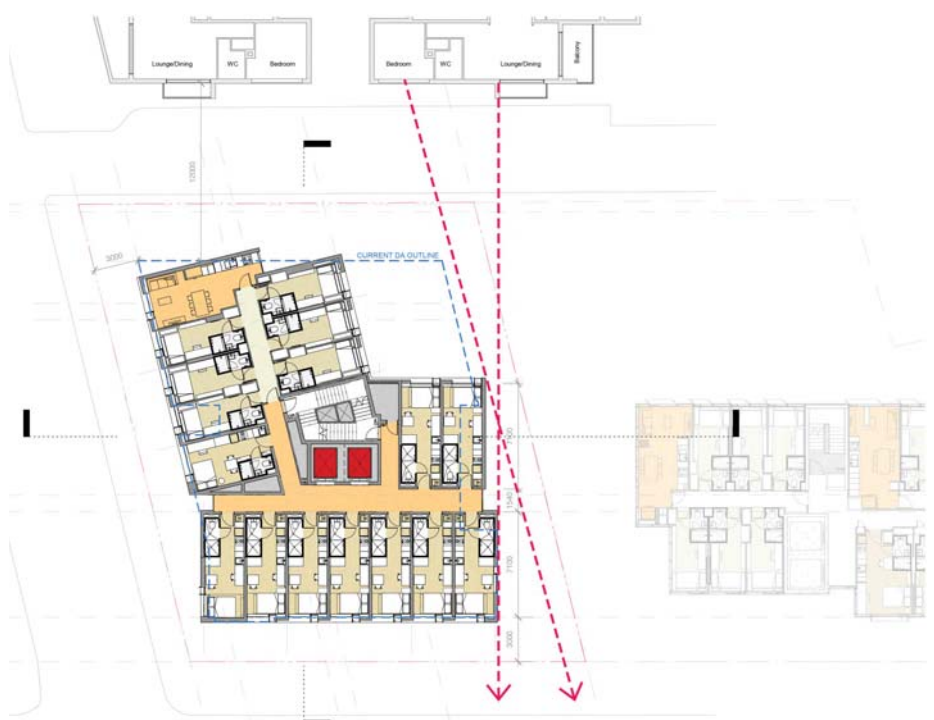
BUILT FORM

The proposed student accommodation building will be generally consistent in scale with the 2017 Approval and will achieve the following:

- Smaller building footprint above the podium levels;
- More efficient use of space in the floor plan due to different constraints of student accommodation;
- Introduction of L-shaped building form protects privacy and maintains sight-lines for neighbouring residents (see diagram);
- Increased separation between buildings and windows;
- A lower height can be achieved due to lower internal floor-to-floor heights; and

Overall, the Iglu proposal would result in a reduction in built form impacts compared to the 2017 Approval.

SIGHT-LINES AND FLOORPLATE FOR LEVELS 3, 7, 12, 13



BUILT FORM

EAST-WEST CROSS-SECTION

