



Department of Planning, Environment, and Industry

Director of Key Sites Assessments
GPO Box 39
Sydney NSW 2001

11th December 2020

Dear Sirs,

Re: SSD 10382 - Demolition of existing buildings and structures; and construction of an 18-storey student accommodation development including 408 beds (comprising of 338 studio rooms, 27 twin studio rooms and 16 single ensuite rooms), communal spaces, on-site bicycle parking, ancillary facilities, and ground floor retail premises.

Premises: 90-102 Regent Street, Redfern

I am writing on behalf of Iglu No. 209 Pty Ltd (**Iglu**), the owner of 80-88 Regent Street, Redfern. Iglu has reviewed the material available on the Department's website and make this submission to raise our concerns regarding the above application.

1. Noise, disturbance, and privacy

The position of the northern and western facing outdoor areas on Level 2, immediately facing our neighbouring property at 80-88 Regent Street is highly intrusive and will result in loss of privacy for our residents as terraces will allow direct viewing into our residents' bedrooms.

The outdoor areas on Level 2 will cause noise and disturbance to all surrounding properties. If an outdoor area is to be provided, a passive recreation area on the rooftop of the building would be more appropriate, with a management regime in place to ensure it is used appropriately in terms of activities, hours of use and maximum number of persons at any one time.

2. Retail and commercial activation on Regent Street.

Formerly a tired inner-city working-class suburb, Redfern has undergone significant urban renewal and gentrification during the recent years. Regent Street, due to its geographic location next to the train station and north-south position is becoming a vibrant and eclectic retail precinct.

The ground floor of the proposed development lacks commercial and retail activation of the building and does not enhance the amenity of the local community. There is opportunity for the building's communal



spaces on the ground floor to be repurposed into small format retails fronting Regent Street and Marian Lane to ensure the existing village character of small shops, cafes and bars is further developed.

3. Traffic Management Plan during construction.

The proposed location of a northern work zone area on Marian Lane as described in the *"Framework Construction Traffic Management Plan"* prepared by The Transport Planning Partnership Pty Ltd will cause foot traffic safety concerns for the local community where construction trucks would cross a high pedestrian area on Regent Street. There is an opportunity to relocate all work zones, loading and unloading activities during construction on the southern end of the site where safety concerns for by-passers would be mitigated.

4. Design of the eastern façade and use of materials

The eastern elevation features a large section of pre-cast concrete panels from level 3 to the top of the building. This elevation is unimaginative in its execution. There is opportunity for this elevation to be greatly improved so that it has a better relationship to other sites and the broader community in terms of its presentation and its built form.

Should you wish to discuss any of these matters, please do not hesitate to contact me at blacker@iglu.com.au

Yours sincerely,

Brice Lacker

A handwritten signature in black ink, appearing to read "Brice Lacker", with a horizontal line underneath.

General Manager, Commerce