



80-88 REGENT ST IGLU REDFERN

80-88 REGENT STREET IPC

22 JULY 2019

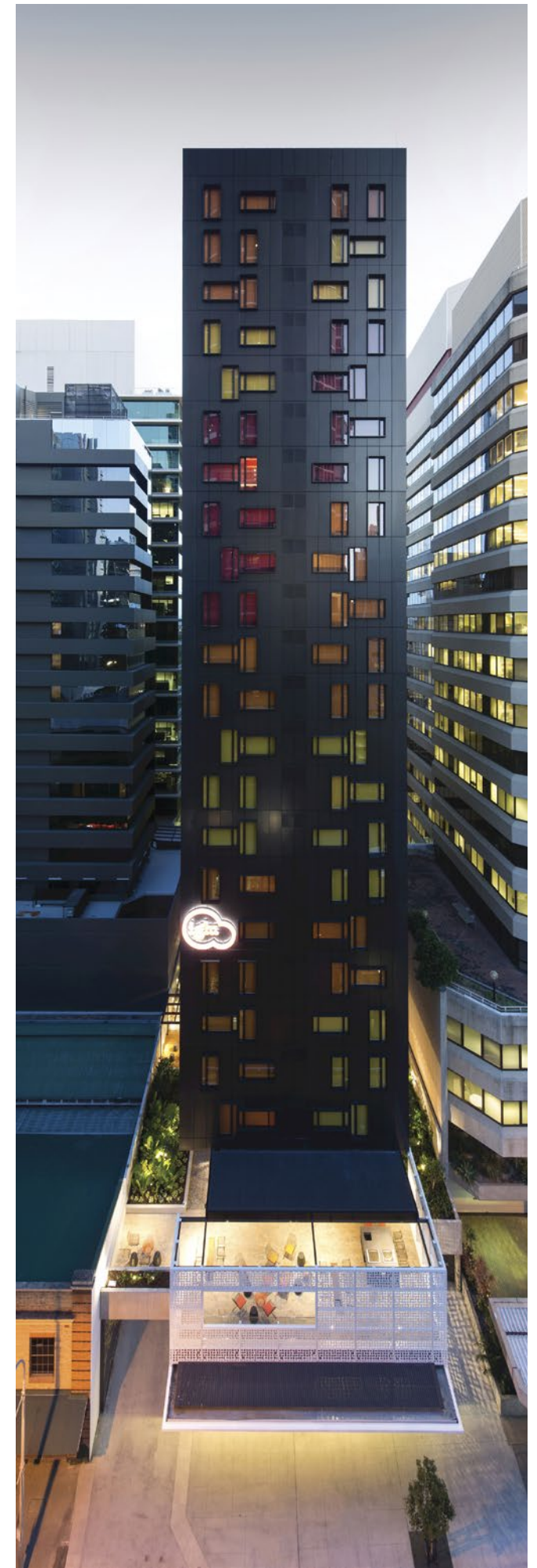
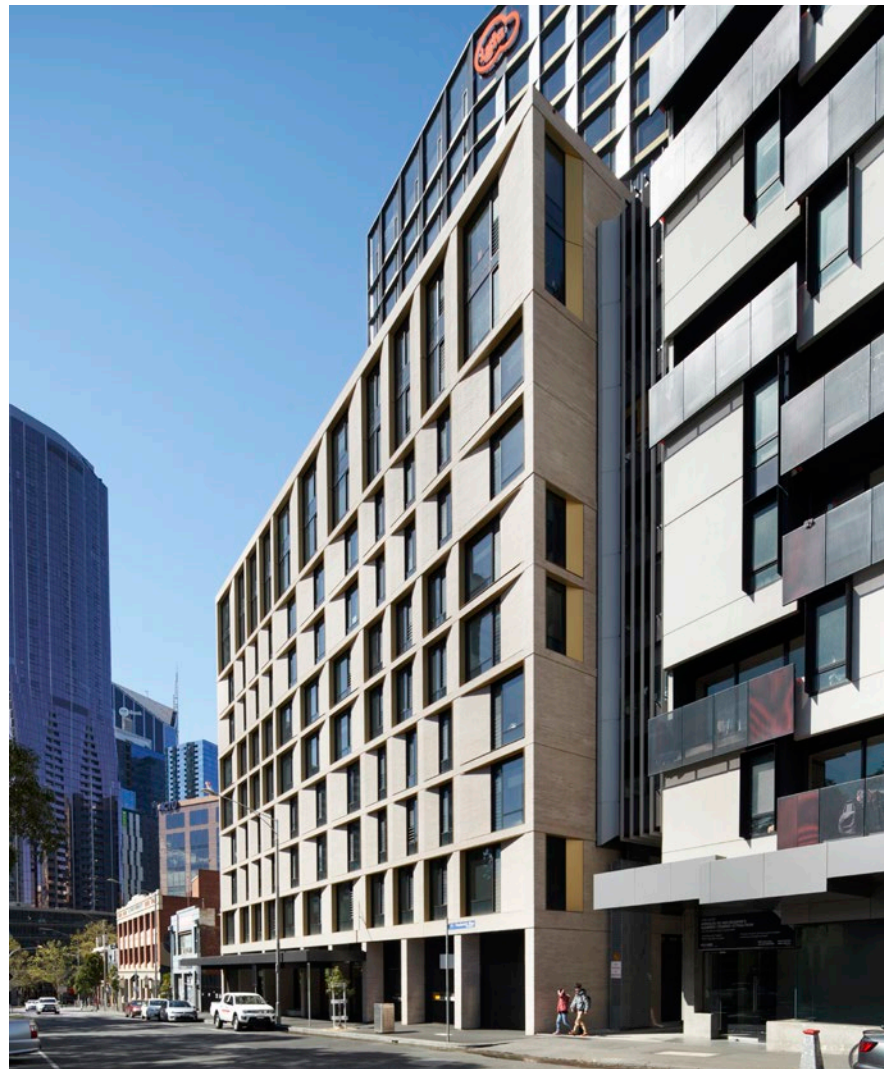


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ETHOS
URBAN



IGLU



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TIMELINE

80-88 Regent Street, Redfern - Student accommodation SSD 18_9275

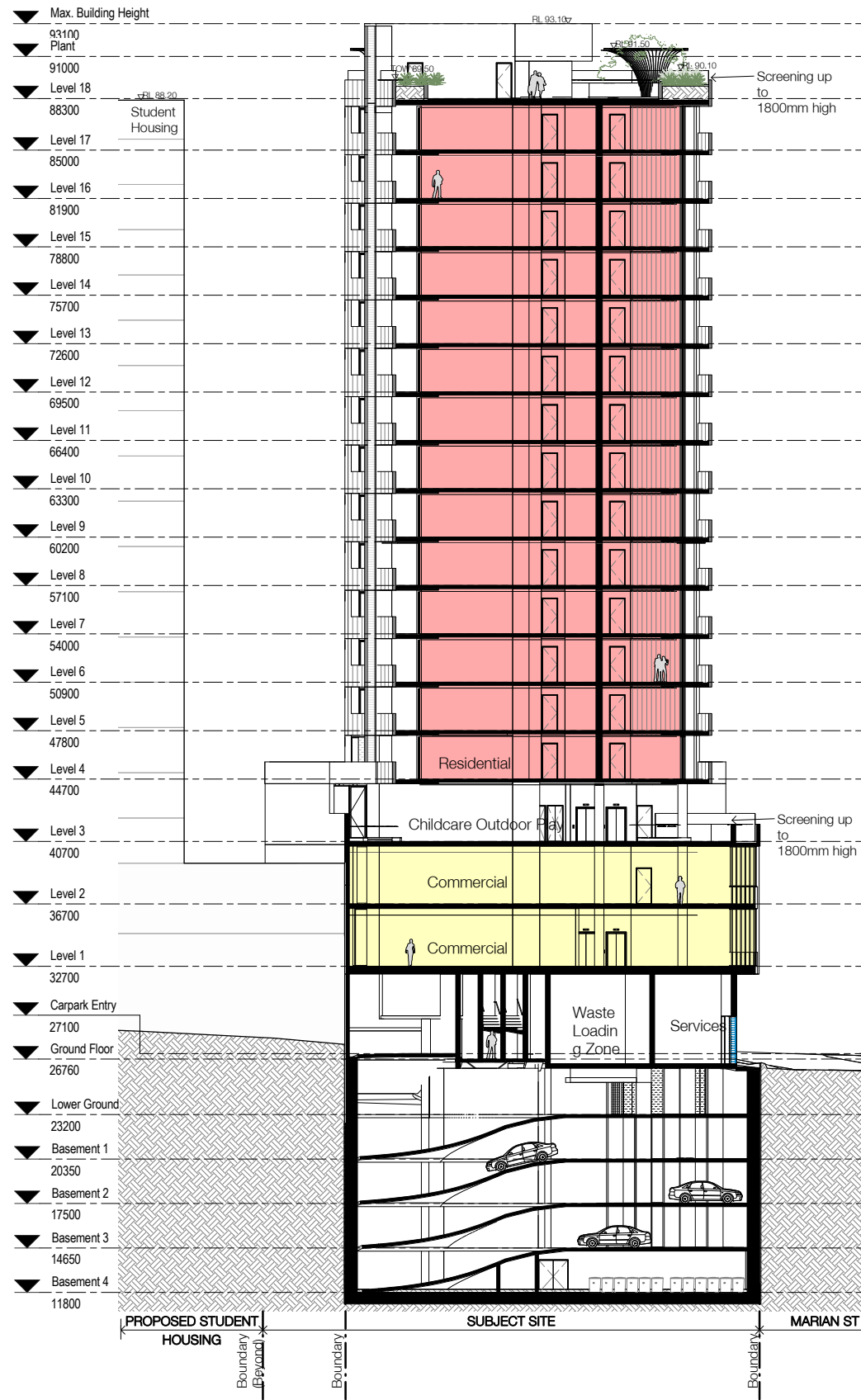
- 1 August 2018 – Community Consultation Information Session
- 14 September 2018 - Environmental Impact Statement (EIS) Test of Adequacy lodgement
- 18 October 2018 – 14 November 2018 - EIS Exhibition
- 23 November 2018 – Request for a Response to Submissions (RtS) received
- 24 January 2019 – RtS lodgement
- 15 March 2019 – Request for RtS addendum received
- 3 April 2019 – RtS addendum lodgement
- 28 May 2019 – Draft conditions received
- 5 June 2019 – Response to draft conditions lodgement
- 10 July 2019 – Independent Planning Commission referral
- 1 August 2019 - Execute D&C Contract with builder and mobilisation period
- 2 September 2019 – Commence construction
- February 2021 - Iglu to commence operations for semester 1 university intake

SITE LOCATION

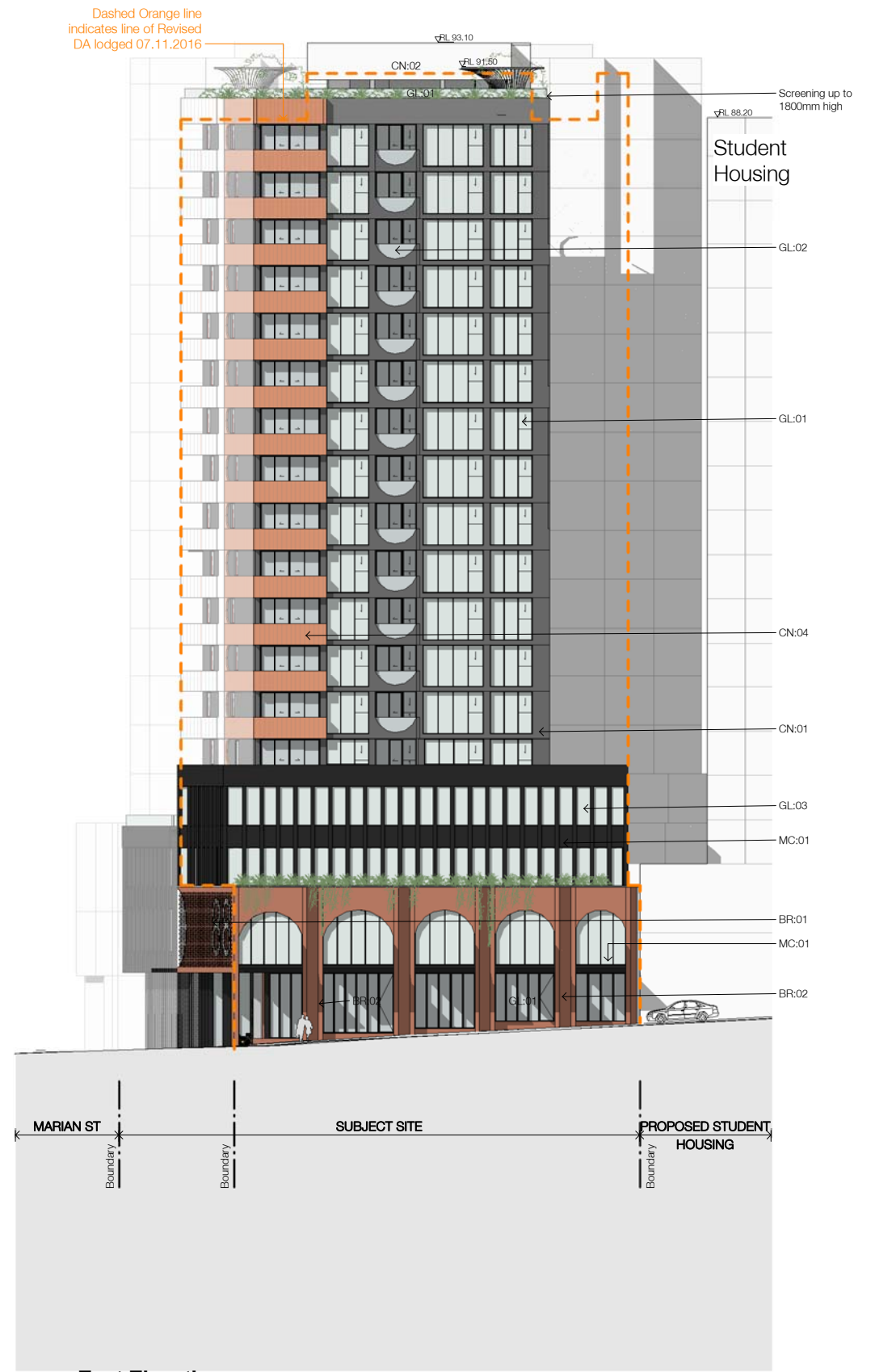


EXISTING APPROVAL



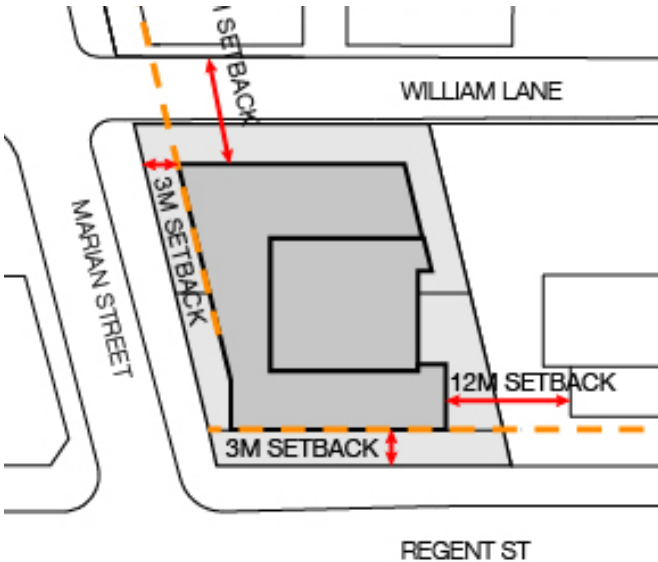


A Section A
1:200@A1

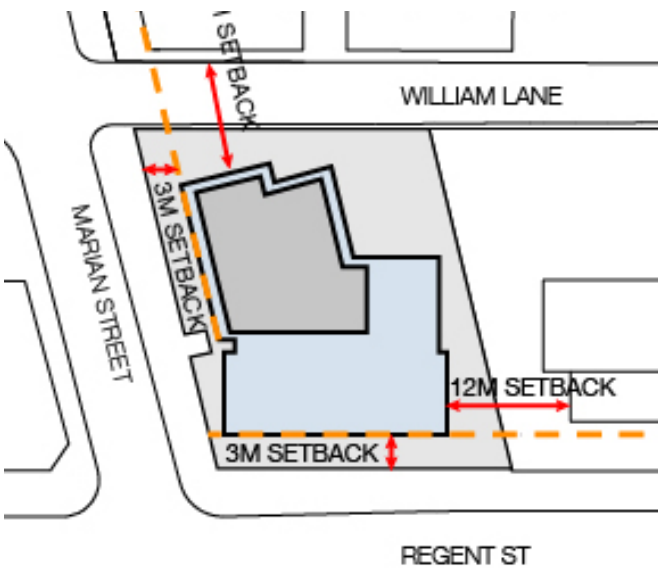


1 East Elevation
1:200@A1

EXISTING APPROVAL



PROPOSED DA



PROPOSED DEVELOPMENT



KEY ISSUES ADDRESSED

- a. Setbacks
- b. Wind mitigation
- c. View loss
- d. Gross floor area/ FSR compliance
- e. Student facilities and amenity - communal open space, laundry, ventilation



Breadfern
Organic Bakery

Organic Bakery
HANDMADE PIES & PASTRIES
GOURMET FERRAGROSSI
THE SUNDAY HANNOVER FEELITY
VEGAN & GLUTEN FREE OPTIONS
Catering Available

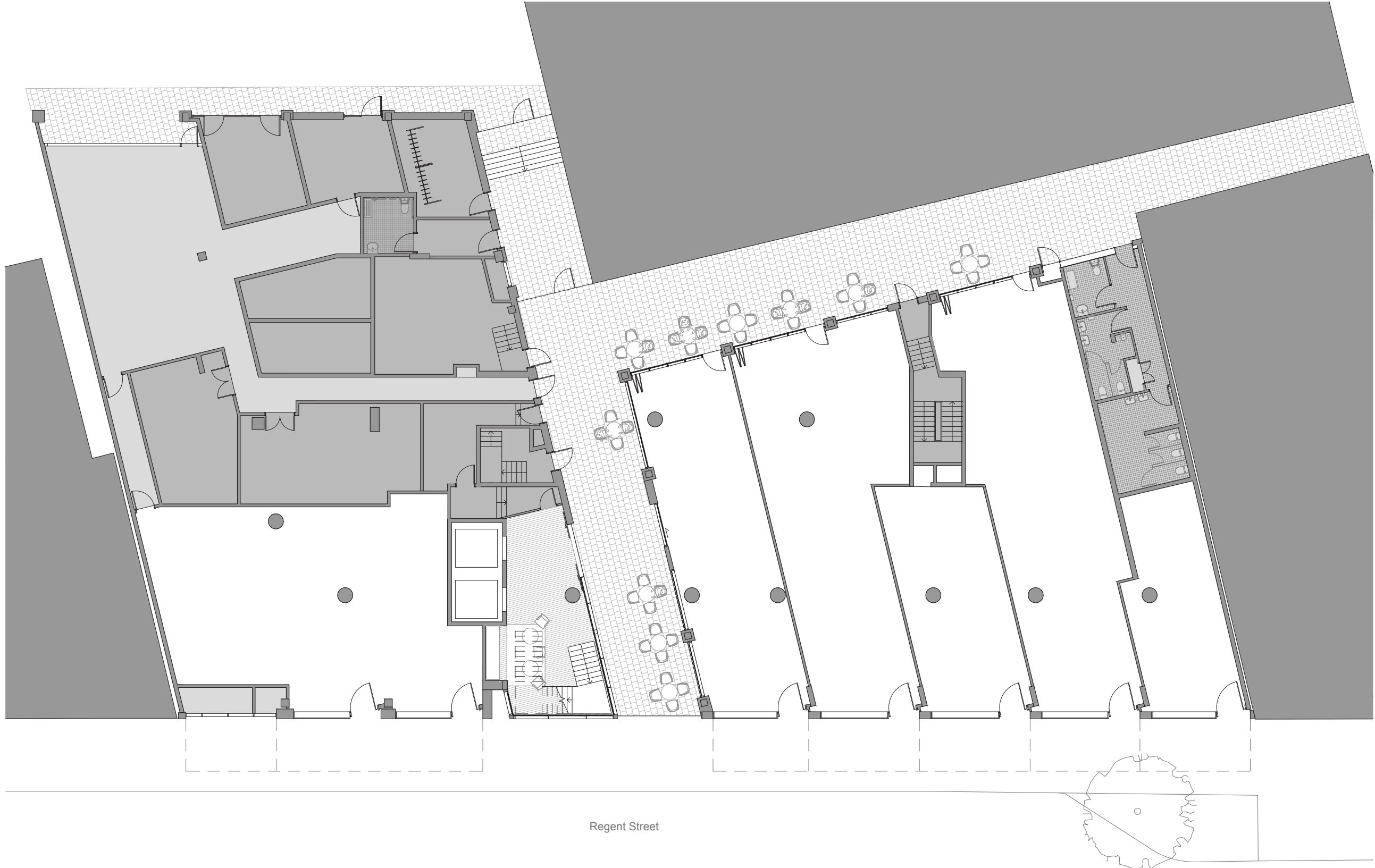
Breadfern
Organic Bakery

DAS JUICE

plumb art
BFR-600



IGLU REDFERN I GROUND FLOOR PLAN



Regent Street



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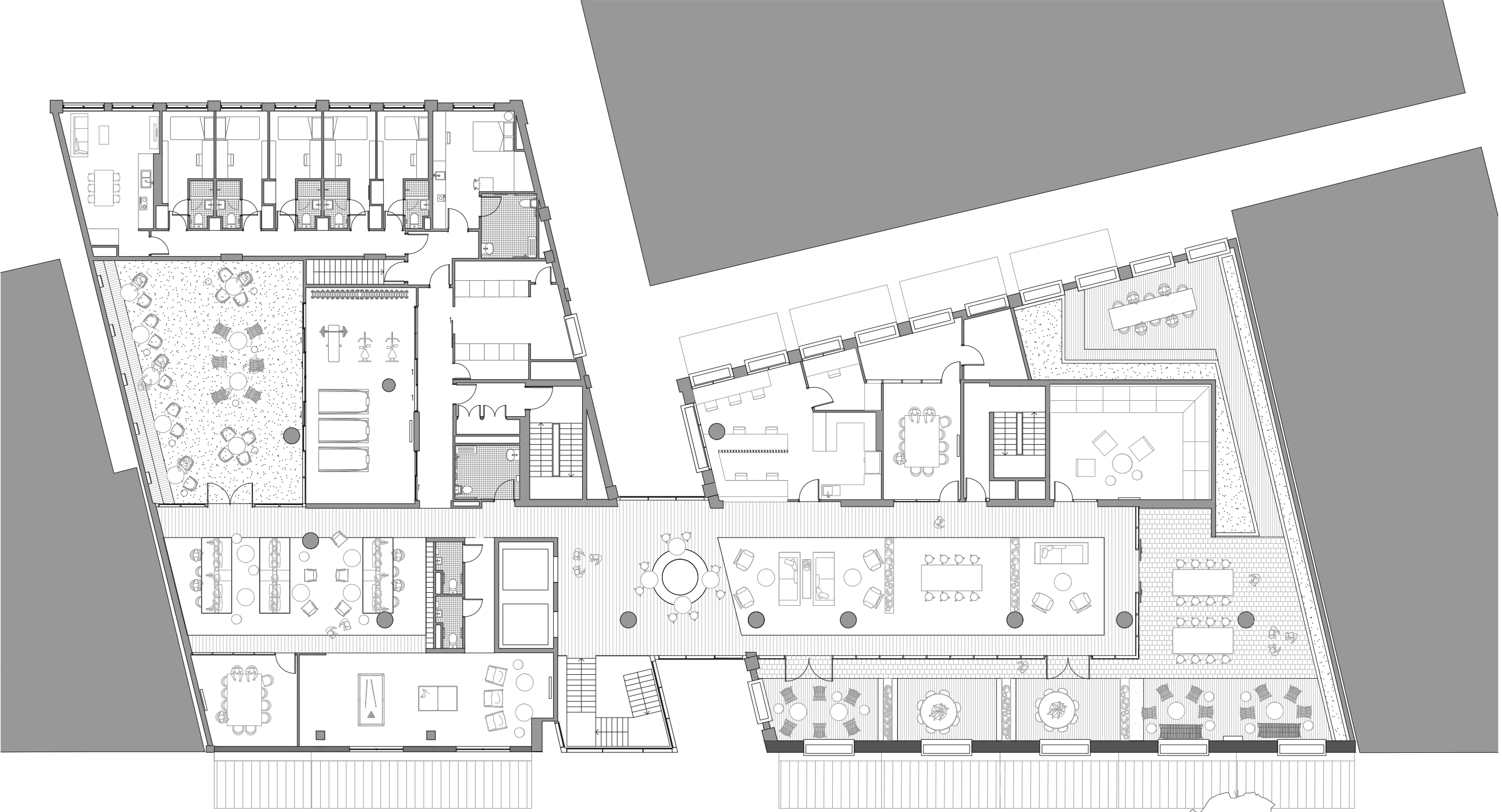


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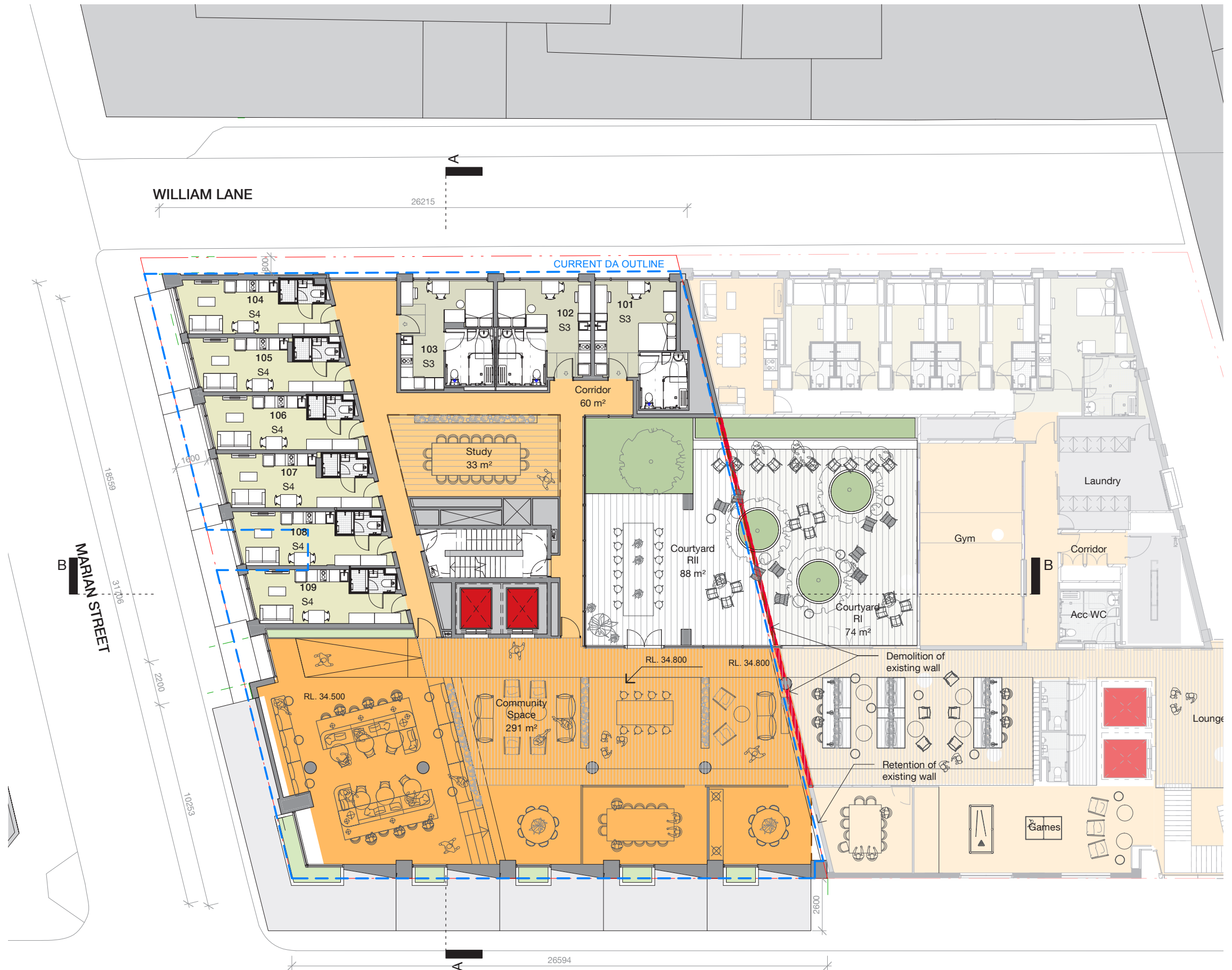
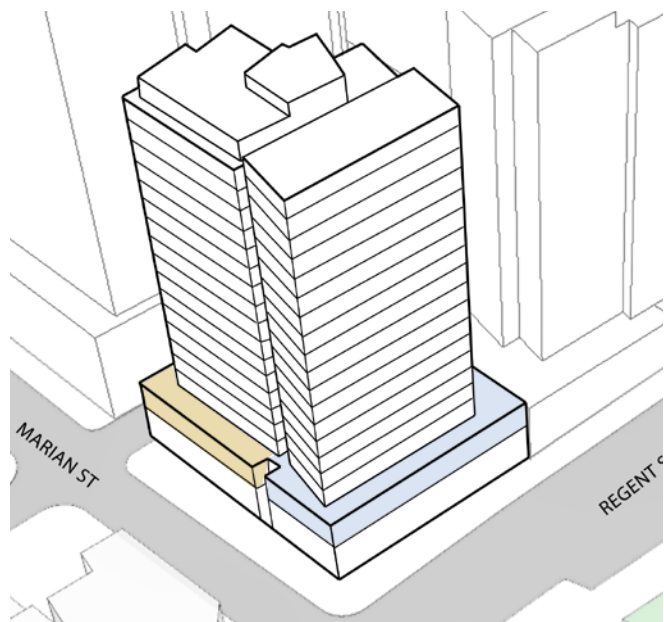




IGLU REDFERN I LEVEL 01 PLAN



PROPOSED LEVEL 01 PLAN



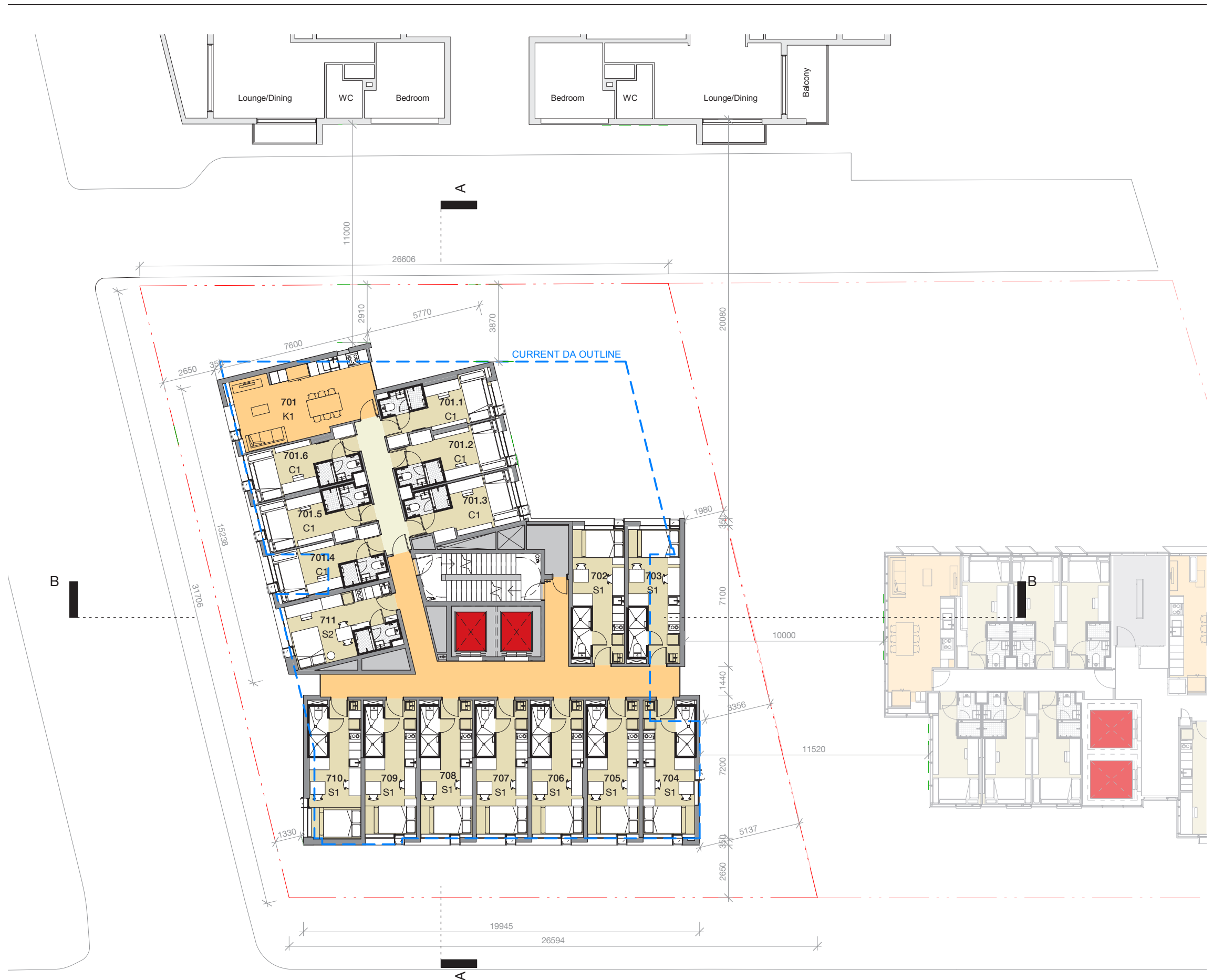
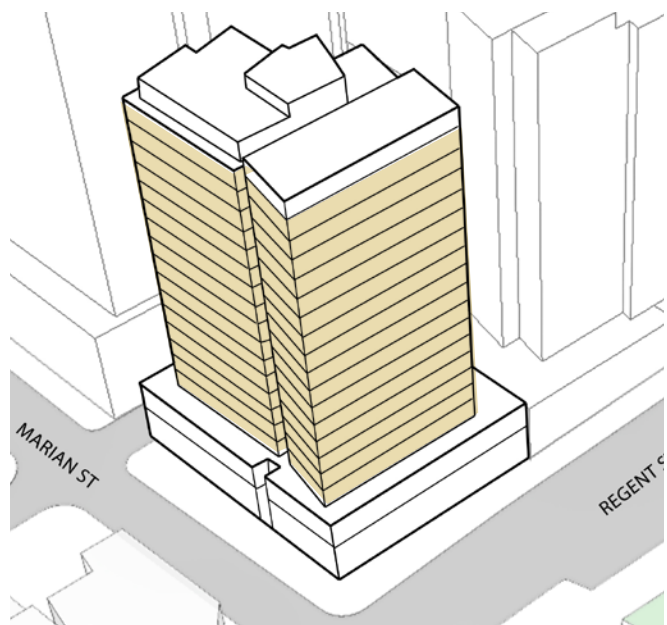
PROPOSED LEVEL 01 COURTYARD





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TYPICAL FLOORS



Typical Floorplate

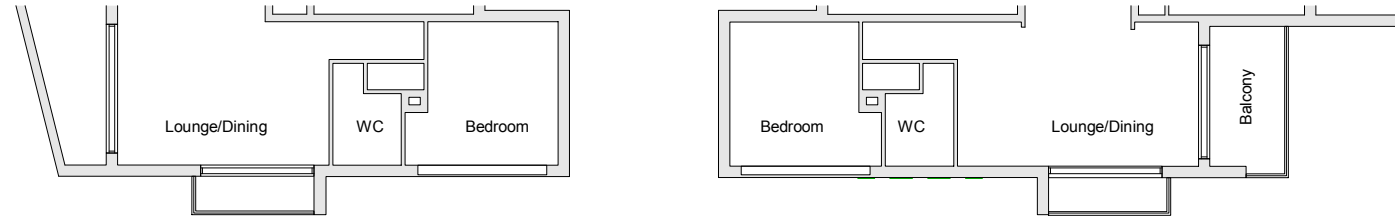
Proposed DA: 354 sqm

Currently approved DA: 285 sqm

- Residential units do not count terraces and balconies, which on the previously approved scheme measures 34 sqm. Iglu 80-88 Regent Street has no balconies.

- The 'open' common corridor, noted as Breezeway on the currently approved typical floor plan is not counted on the previously approved scheme. This measures approx. 30 sqm

- The common corridor has been counted as GFA in Iglu 80-88 Regent Street



Level 3:

The previously approved scheme incorporated a childcare centre on level, occupying 250sqm GFA (childcare services and childcare internal space).

Level 3 of Iglu 80-88 Regent Street has a typical Floorplate on level 3, occupying 354 sqm GFA.

Level 1-2:

The previously approved scheme has two commercial floors of 590 sqm and 660 sqm on level 2 and level 1. The proposed scheme has 354 sqm of student accommodation on level 2 and 589 sqm of communal area on level 1.

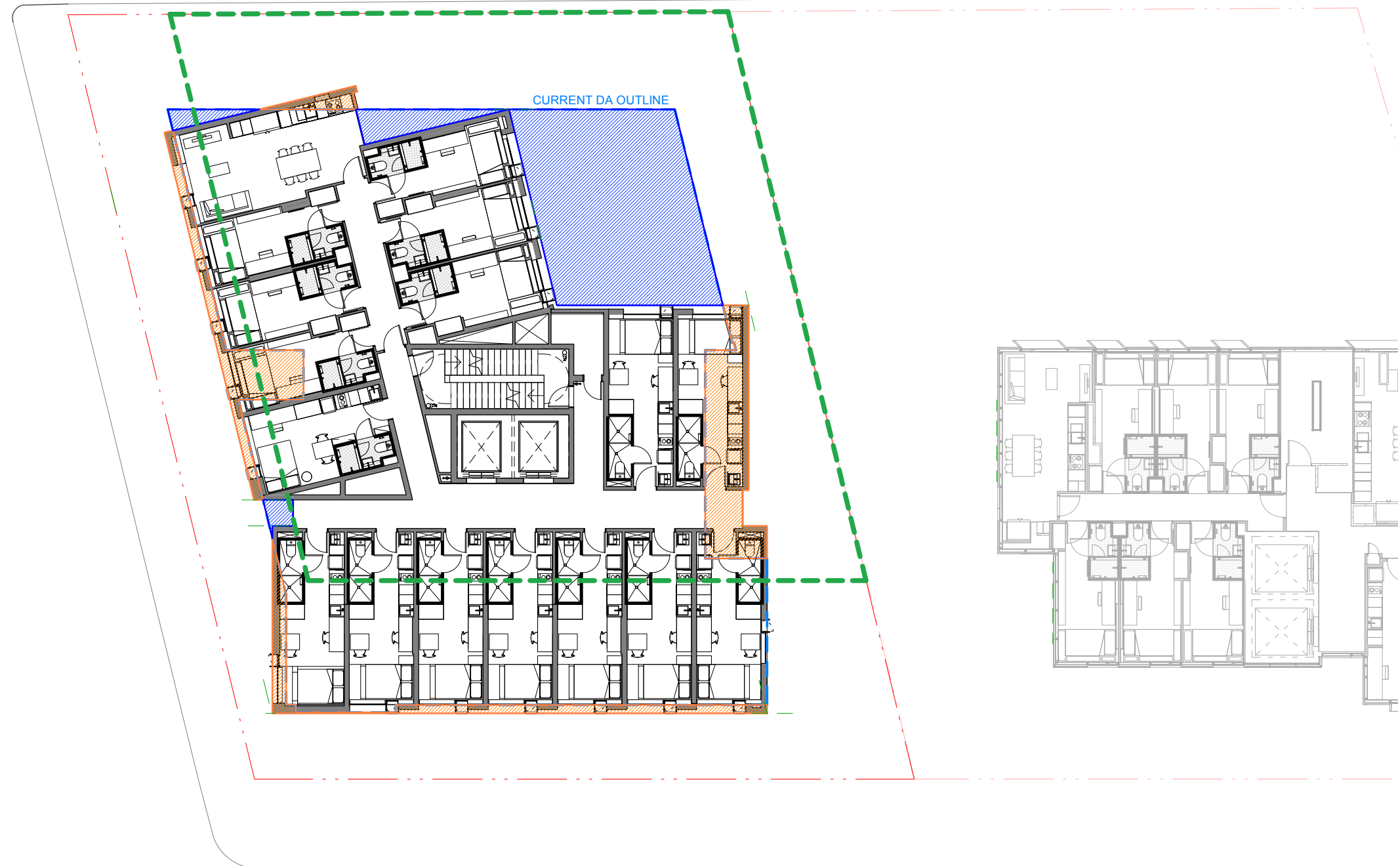
Mezzanine:

The proposed scheme ties together with the existing Iglu Redfern and allows for a mezzanine level, hosting a series of boutique retail and commercial units along Regent and Marian Streets. Additionally, BOH/communal areas on the mezzanine level are included in the GFA calculation.

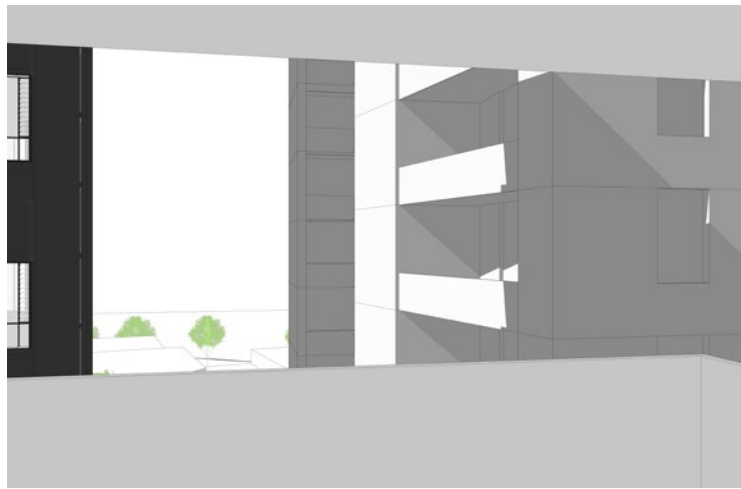
Ground Floor:

- The currently approved DA counts retail units (211sqm), residential (18sqm) and commercial/childcare lobbies (31sqm) on ground.

- The proposed DA makes use of the existing services infrastructure in the existing Iglu Redfern I, thereby increasing the amount of usable space on ground. In addition, BOH areas on ground are included in the GFA calculation.



NEIGHBOURING BUILDINGS



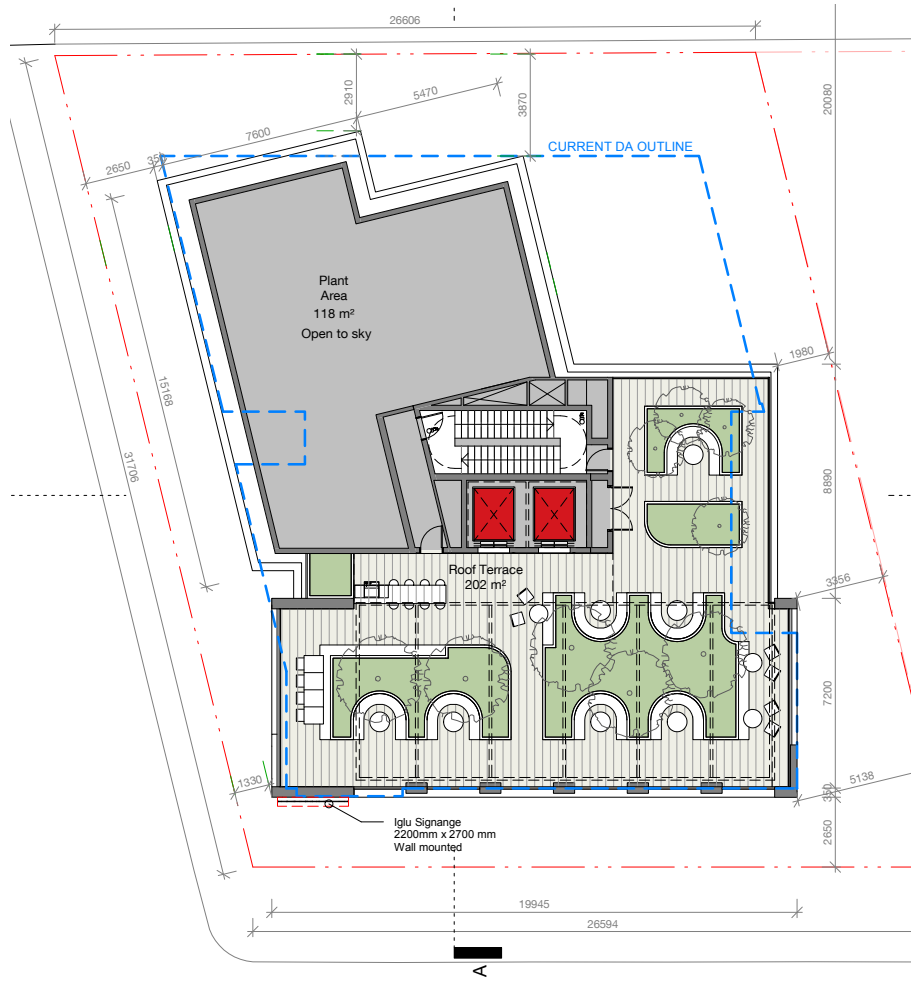
View from 7-9 Gibbons Street Unit H - Level 10
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Level 10
View with proposed DA



ROOFTOP TERRACE



Roof Terrace Plan



360° / Roof Terrace illustration

FACADE & MATERIALS





GENT ST

iglu

SKUR

MeTeo

lark

RONA



SKUR

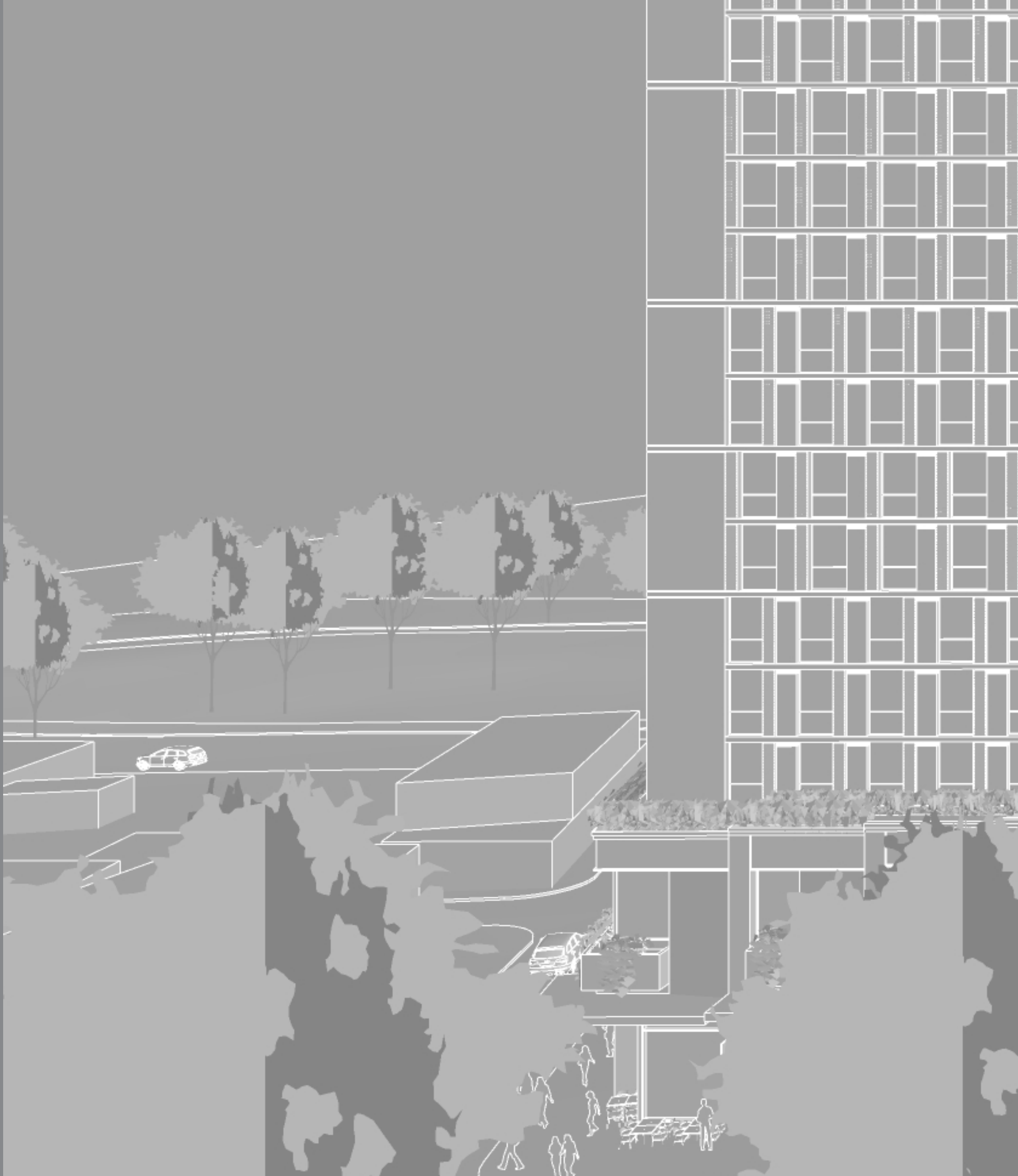
MeTeo

Lark

CO

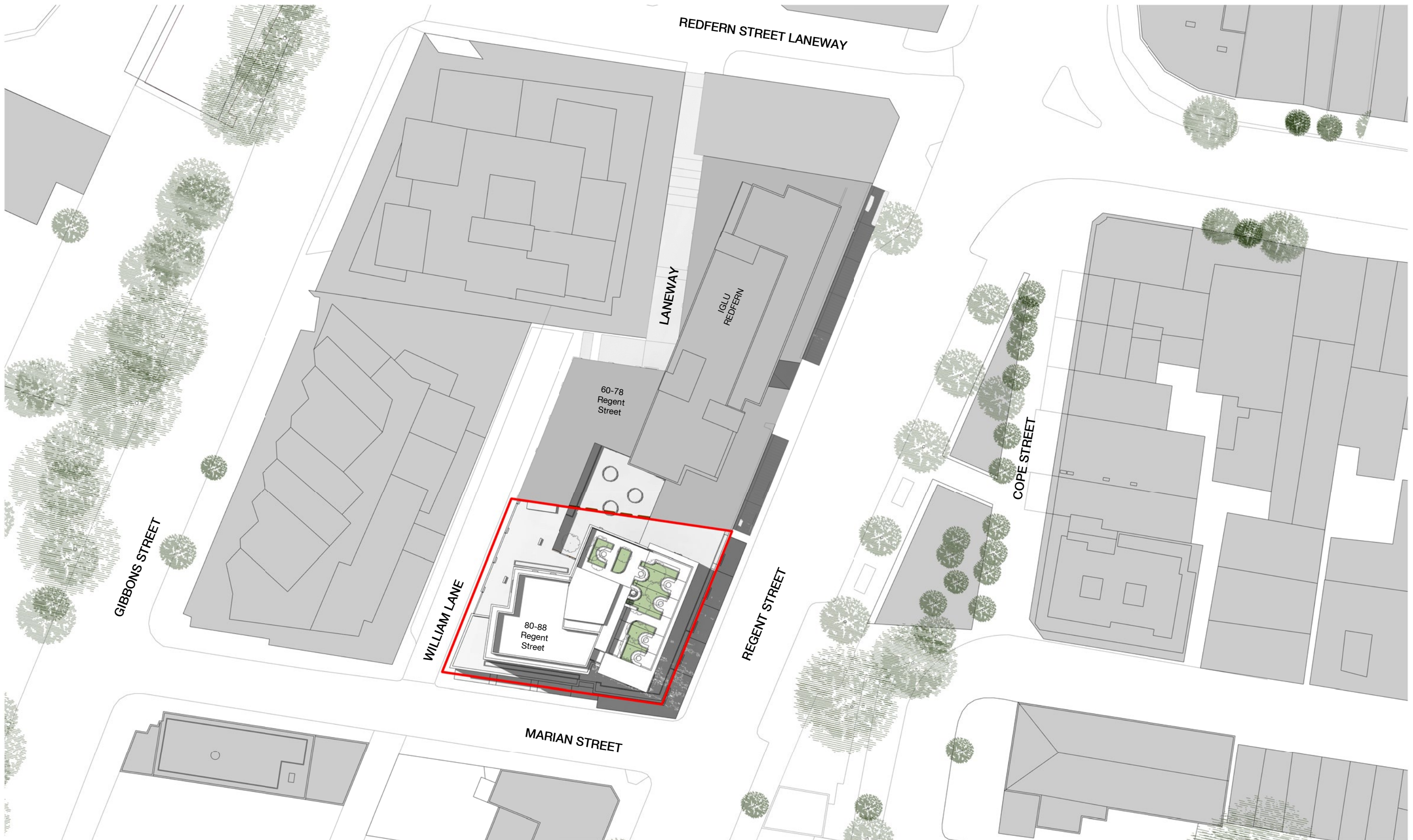


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ARCHITECTURAL DRAWINGS





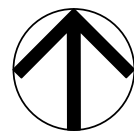
Iglu Regent St

Site Plan

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Project no.	s12174	Status DESIGN DEVELOPMENT
Plot Date	22/03/2019 2:15:00 PM	

Drawing no. **DA-A01.001** Revision C

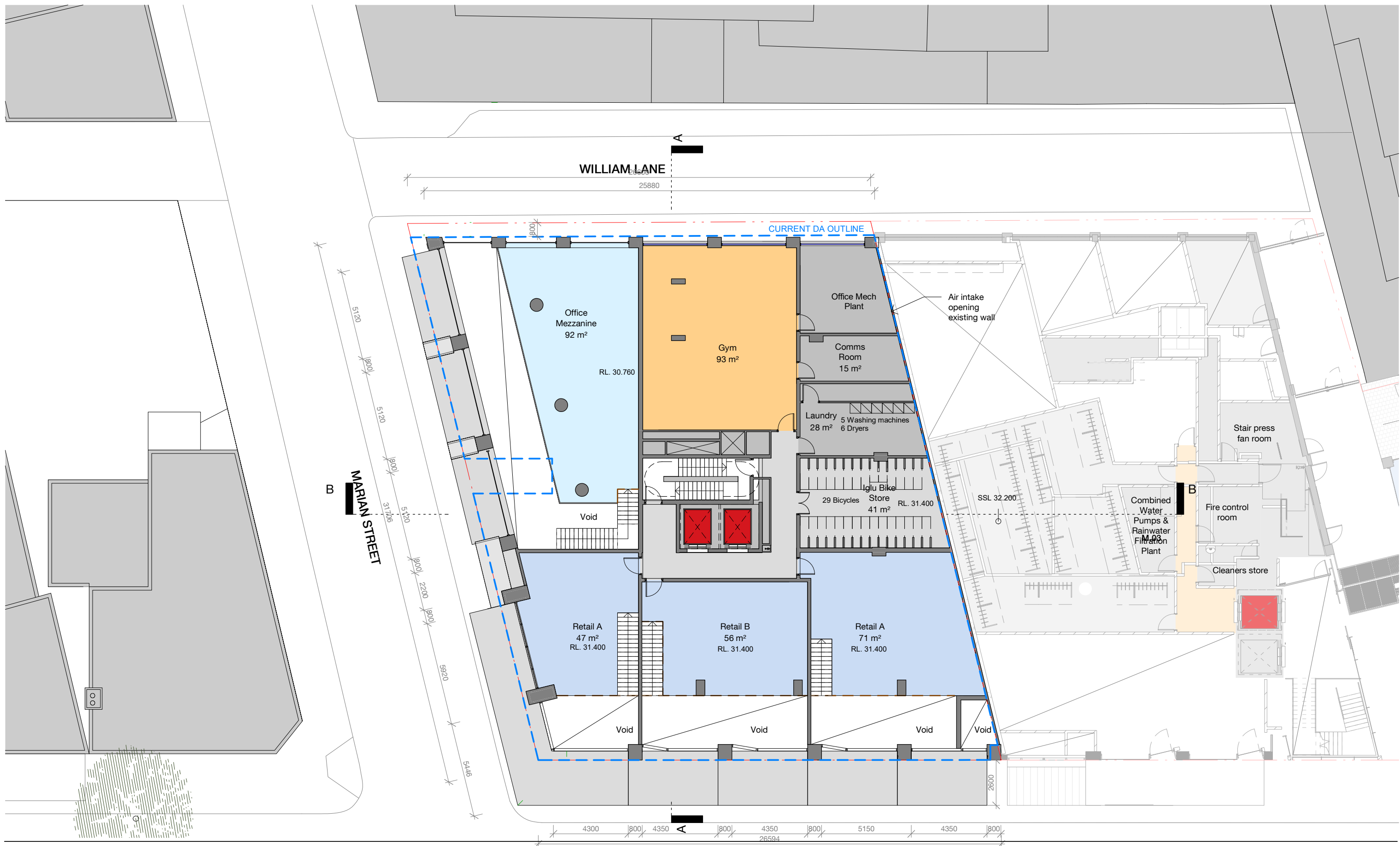
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C	29.03.2019	DA Addendum		
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Iglu Regent St

Level 00 Mezzanine

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Drawing no. **DA-A03.102** Revision **D**

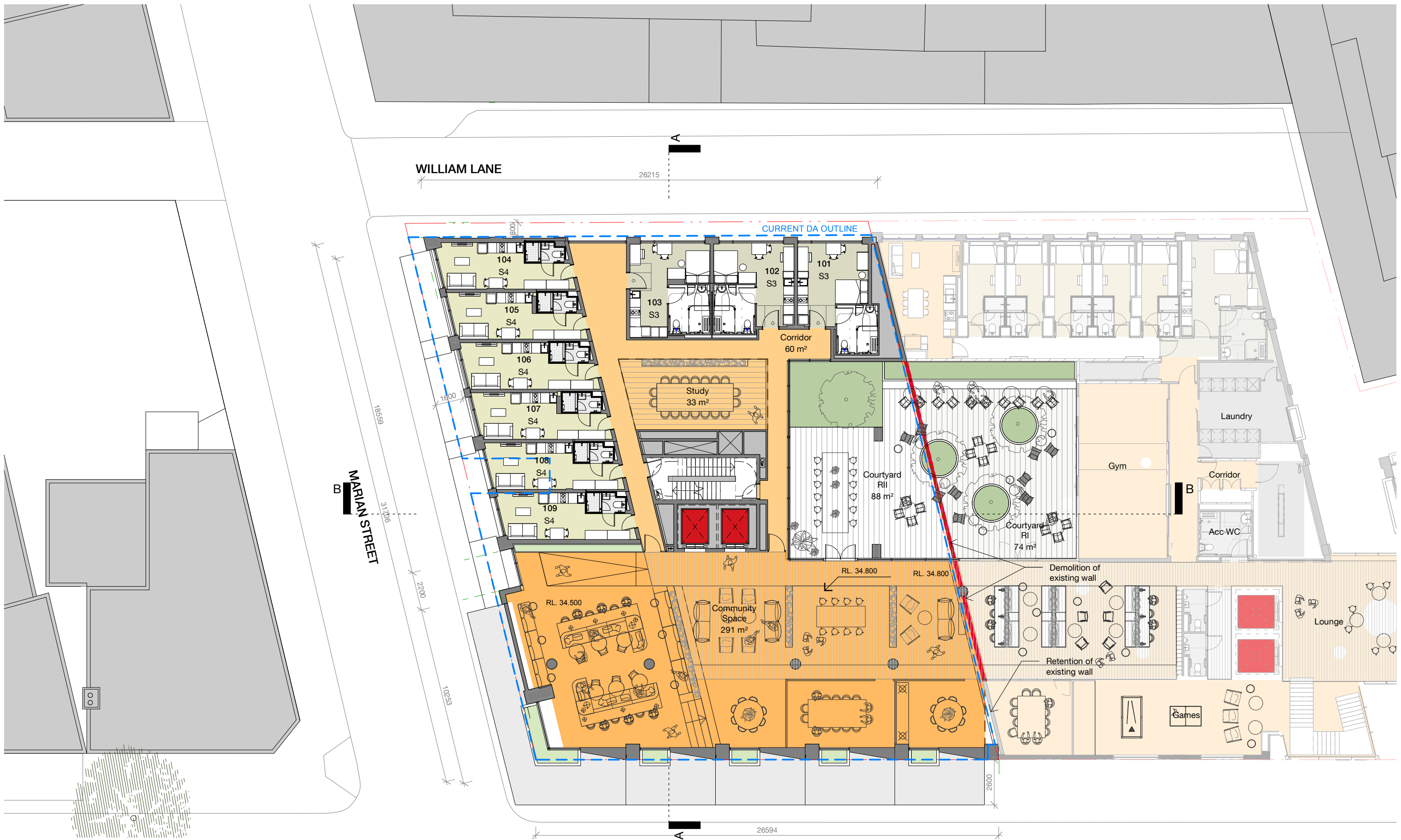
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Iglu Regent St

Level 01

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DA-A03.103

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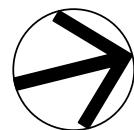
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Level 02

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Plot Date

22/03/2019 5:34:04 PM

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DA-A03.104

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Floorplate Level 03, 07, 12, 13

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Floorplate Level 04, 08, 14

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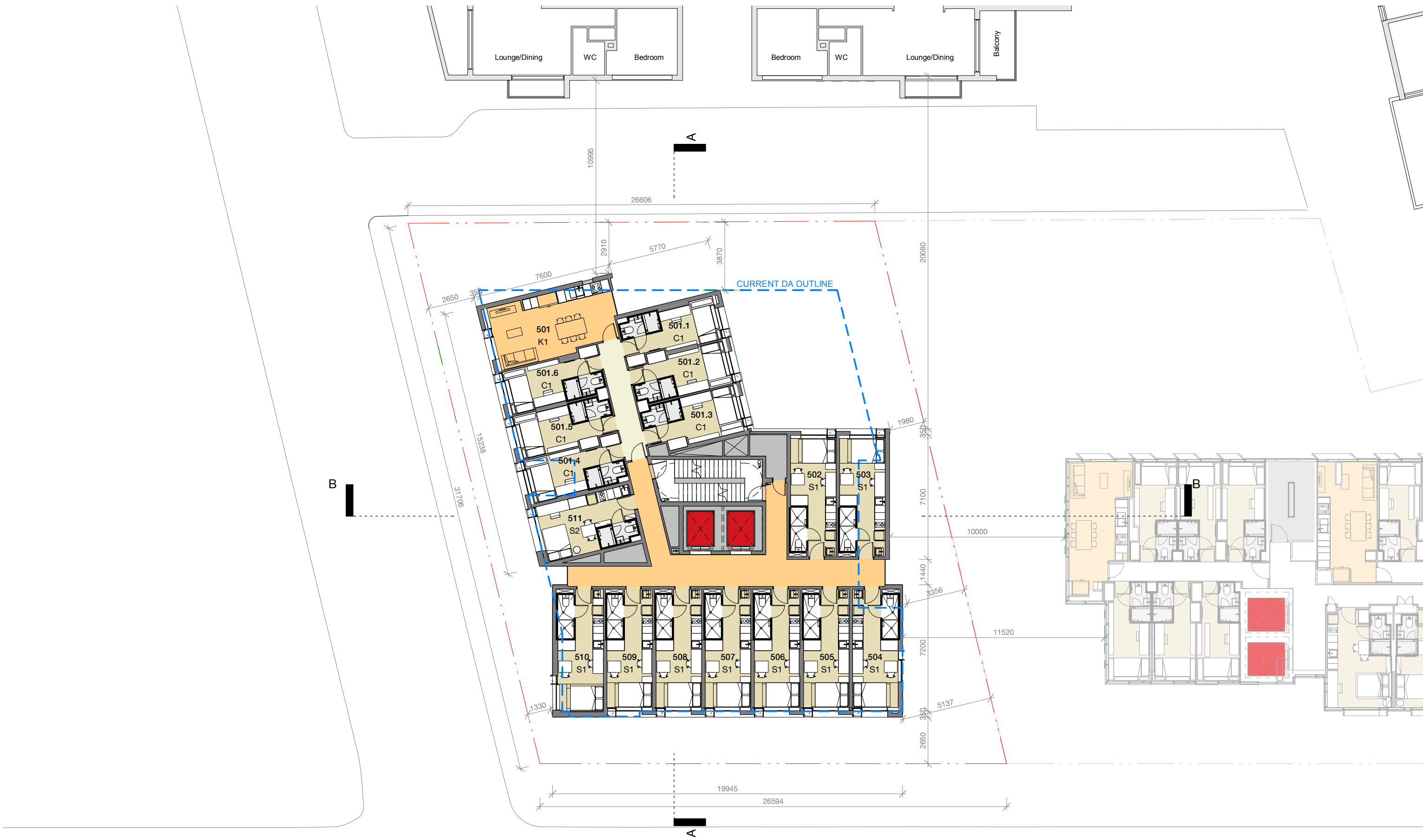
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DA-A03.106

Revision C





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Floorplate Level 05, 09, 10, 15, 16, 17

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Floorplate Level 06, 11

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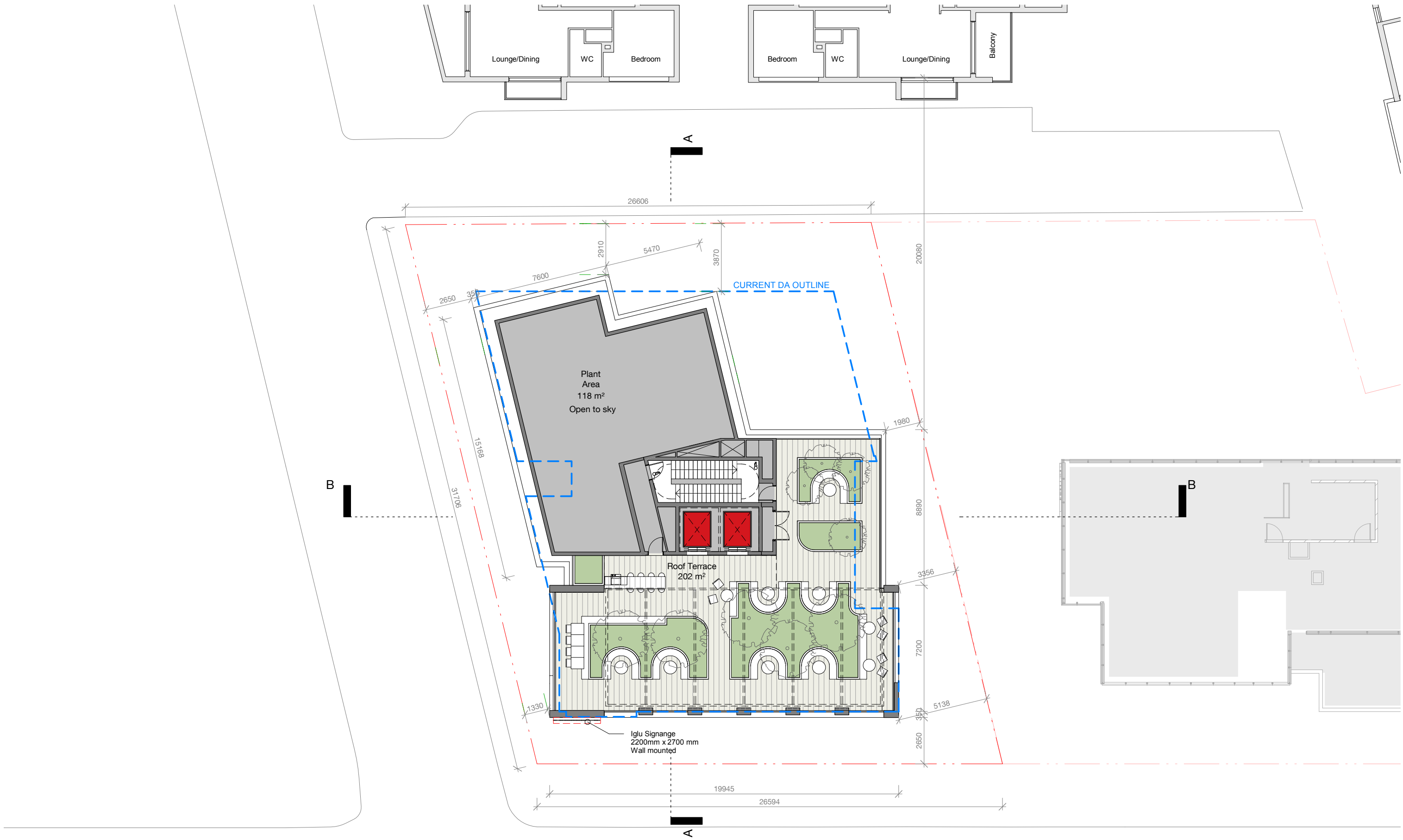
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Iglu Regent St

Roof Terrace level

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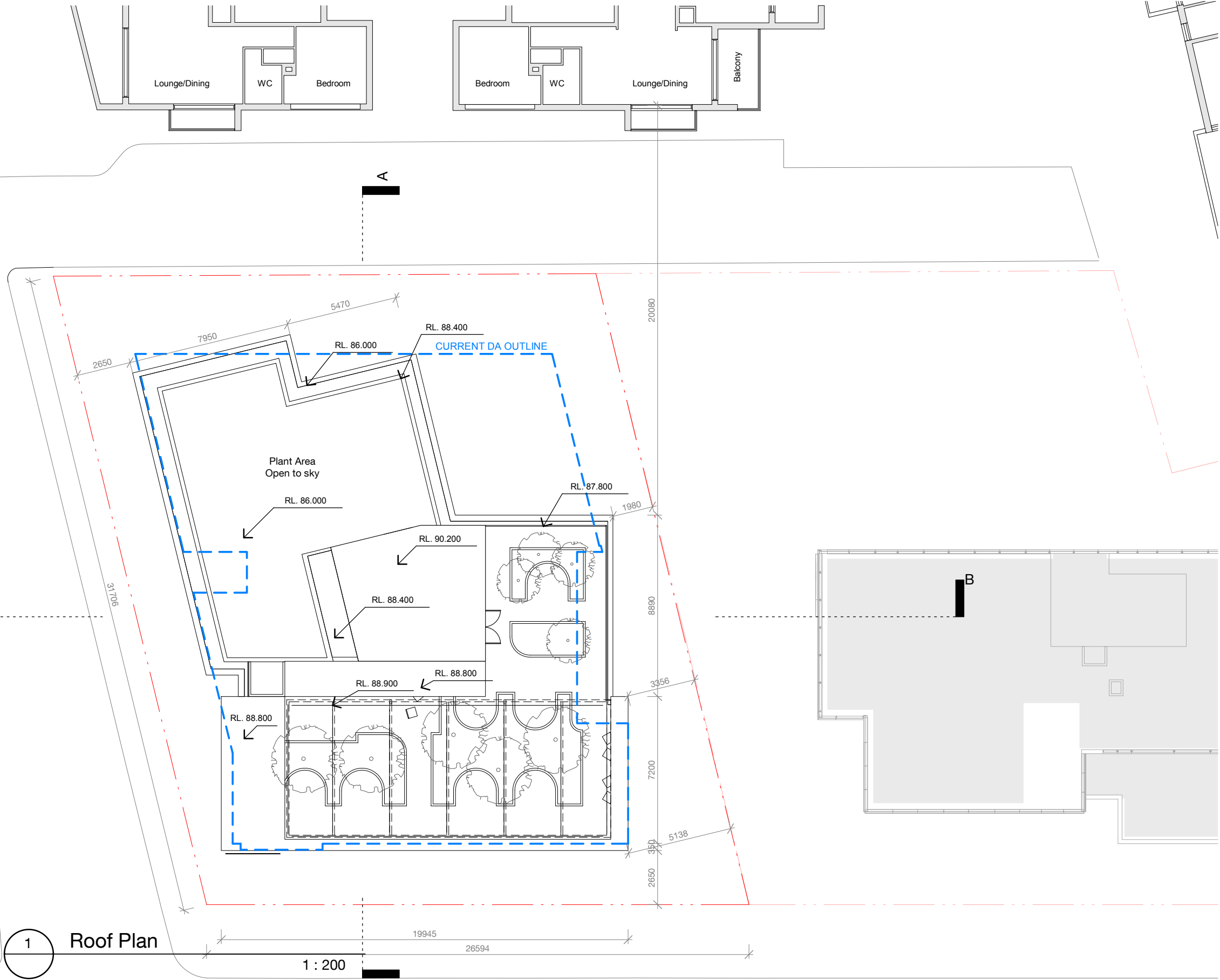
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1 Roof Plan

1 : 200

Iglu Regent St



Roof Plan

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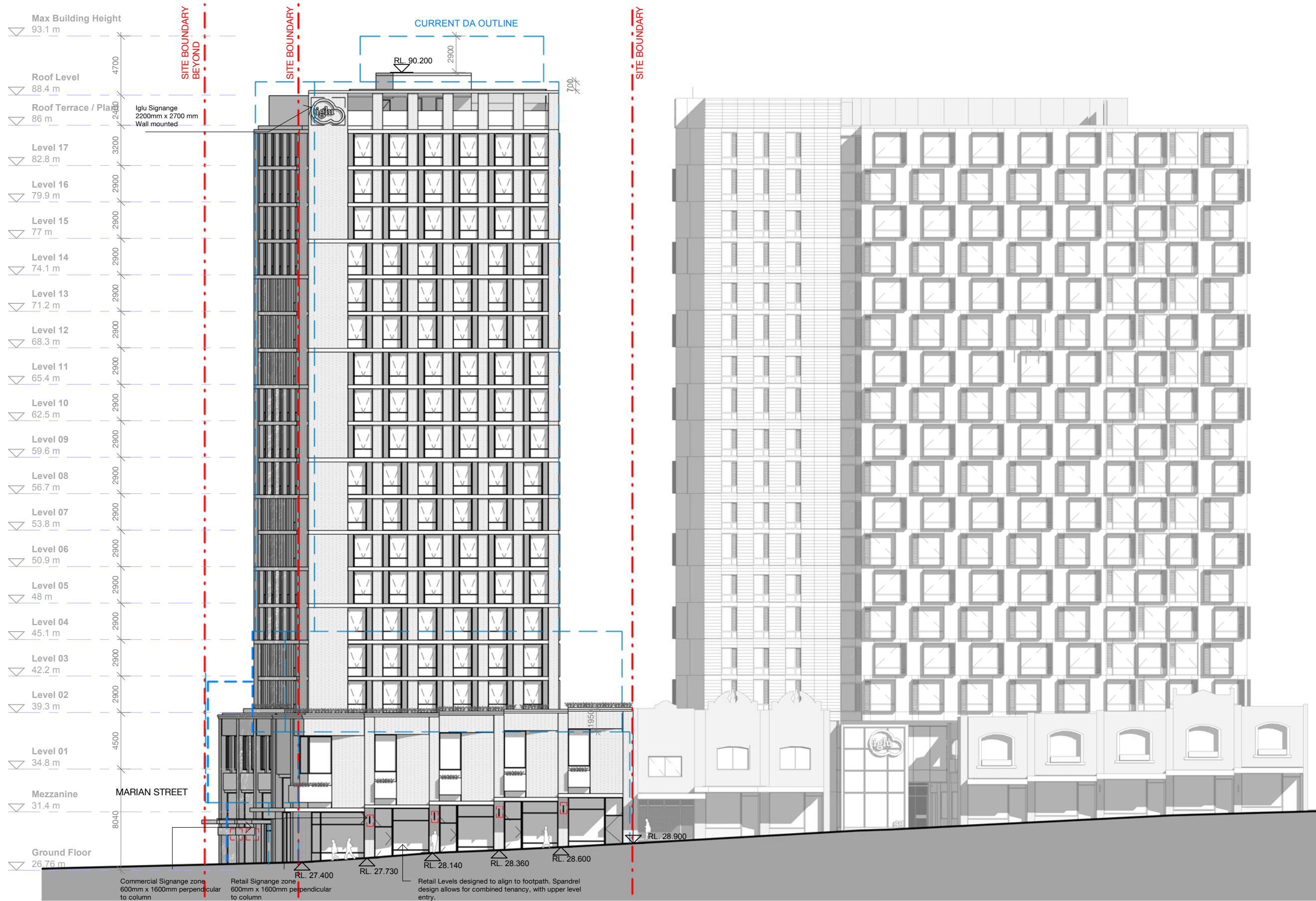
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Drawing no. DA-A03.120 Revision A



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Elevation East

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Scale

1 : 300

@ A3

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Drawing no.

DA-A09.001

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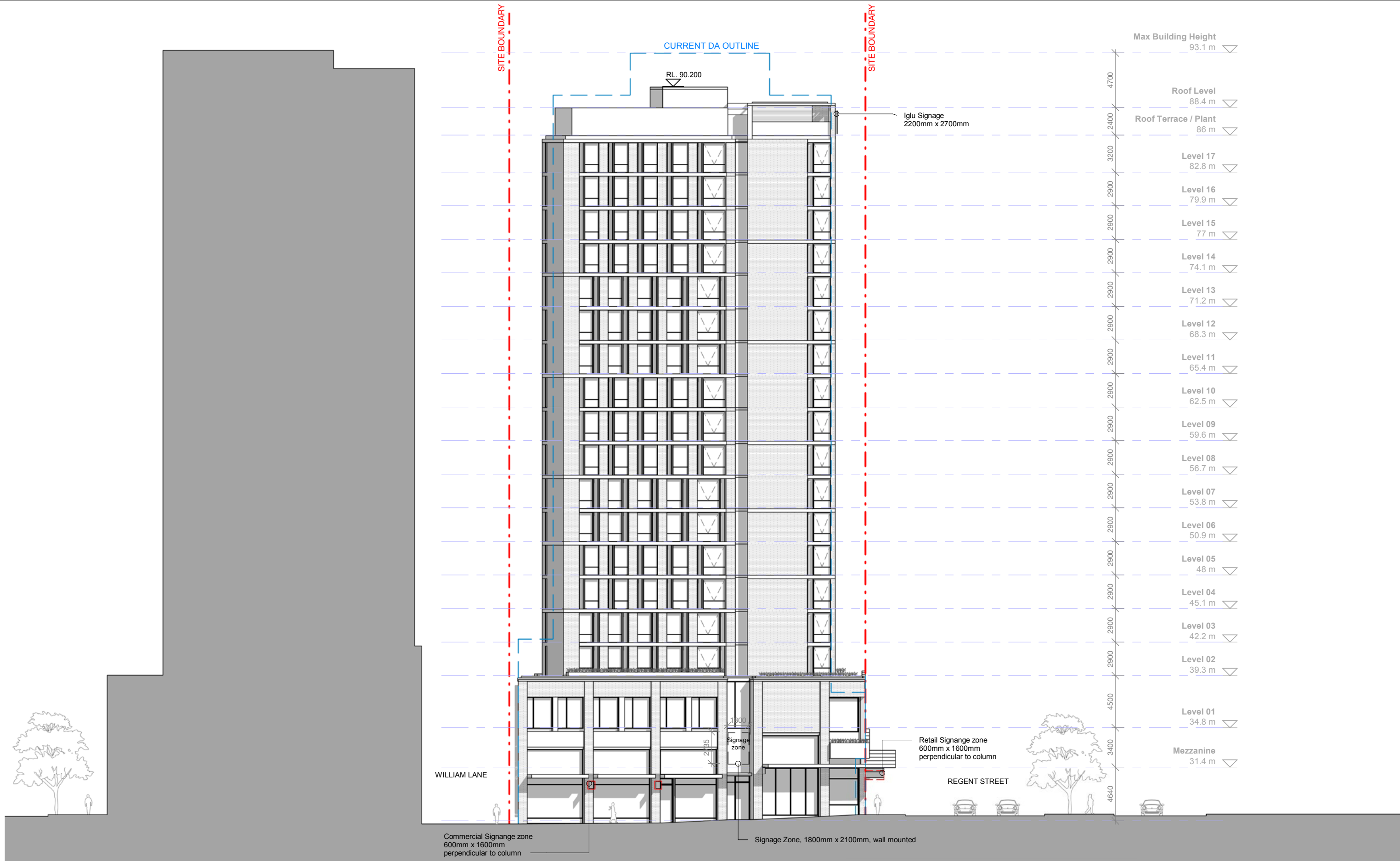
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Elevation South

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Scale

1 : 300

@ A3

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Plot Date

22/03/2019 1:24:12 PM

Drawing no.

DA-A09.002

Revision

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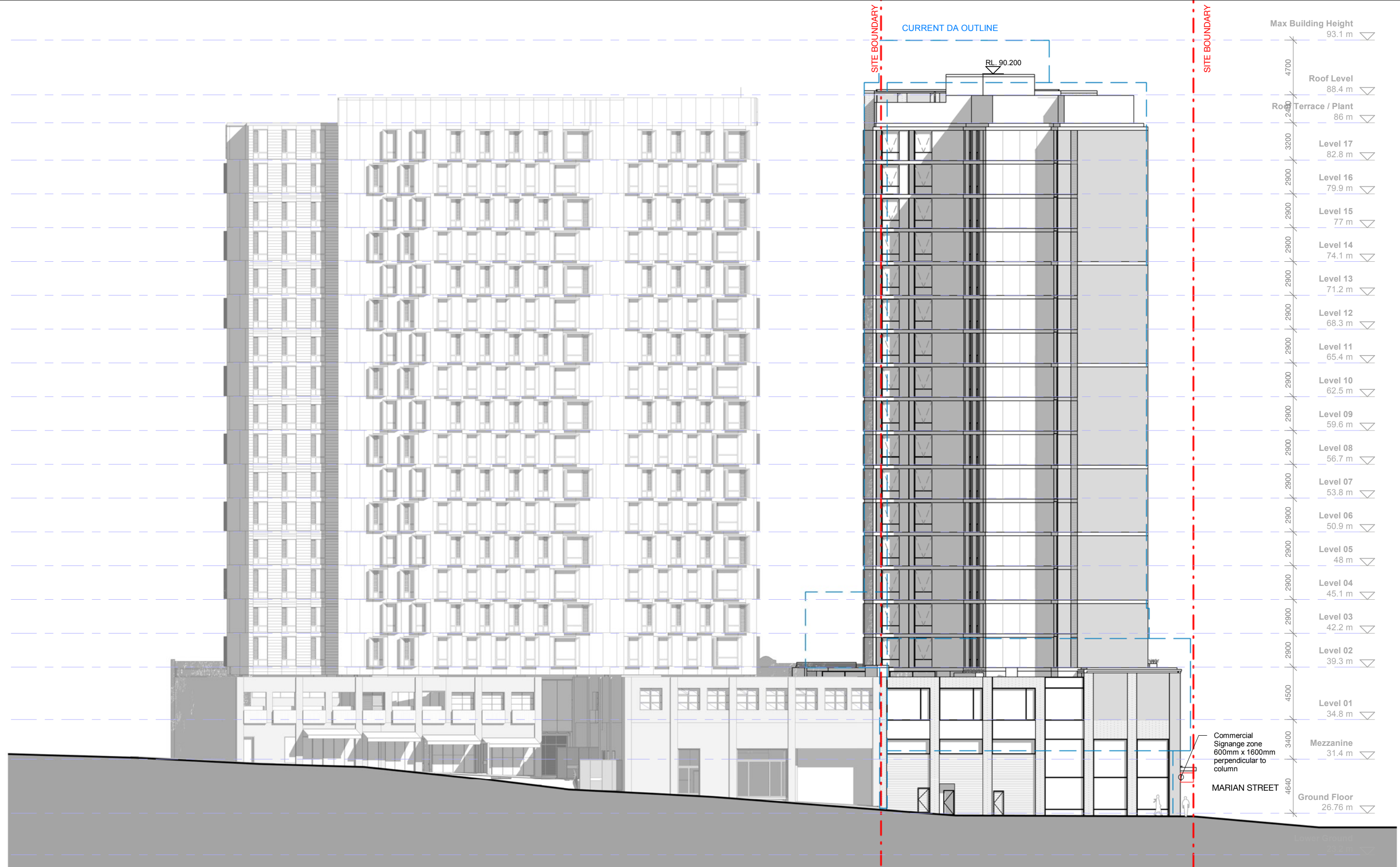
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Elevation West

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Scale

1 : 300

@ A3

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Plot Date

27/03/2019 4:18:08 PM

Drawing no.

DA-A09.003

Revision

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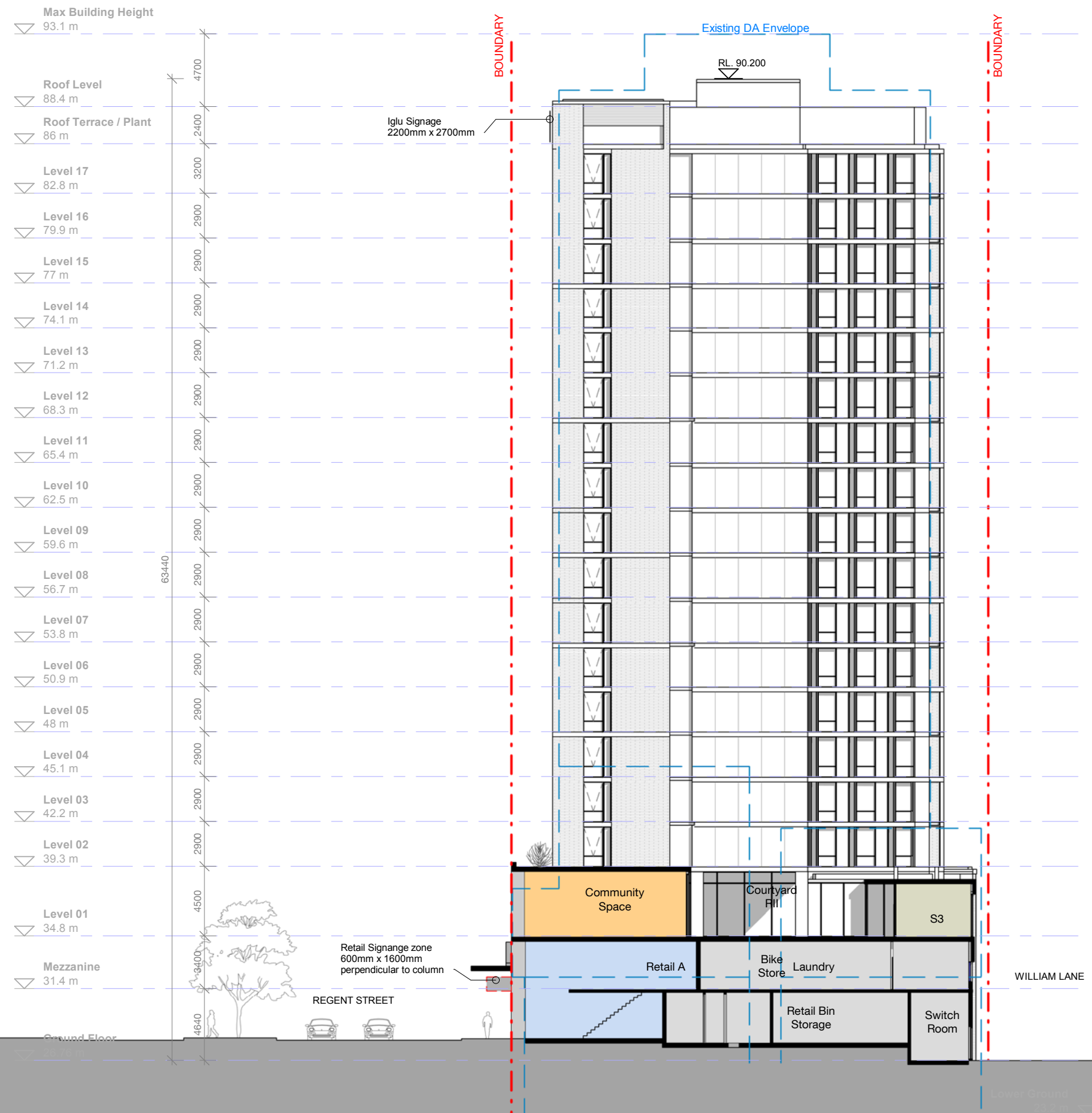
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C	29.03.2019	DA Addendum		
B	20.12.2018	DA Addendum		
A	20.08.2018	Development Application		



Iglu Regent St

Elevation North

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Scale

1 : 300

@ A3

Drawn

JC

Checked

MH

Project no.

s12174

Status

DESIGN DEVELOPMENT

Plot Date

22/03/2019 1:25:55 PM

Drawing no.

DA-A09.004

Revision

C

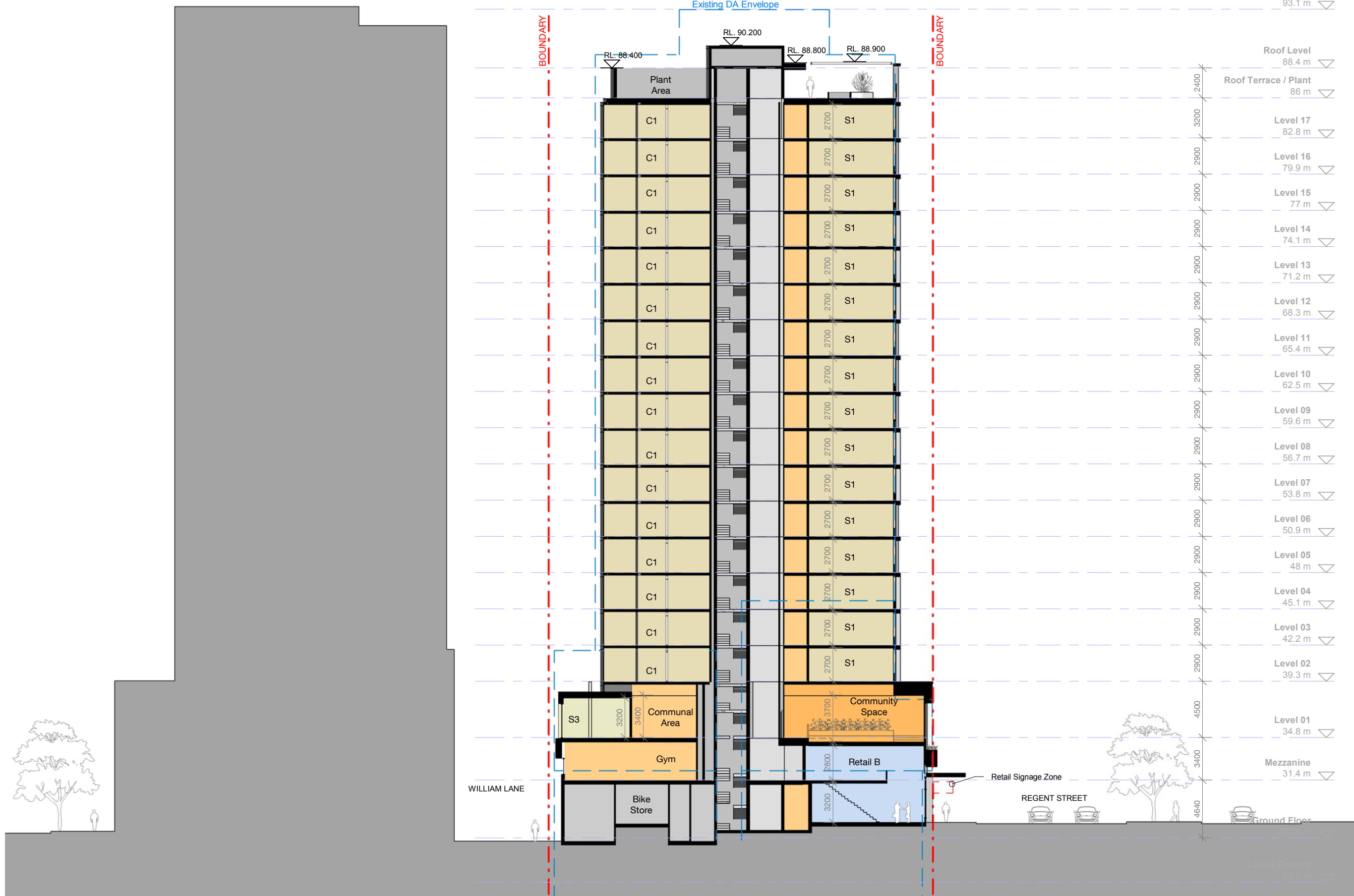
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Max Building Height	93.1 m
Roof Level	88.4 m
Roof Terrace / Plant	86 m
Level 17	82.8 m
Level 16	79.9 m
Level 15	77 m
Level 14	74.1 m
Level 13	71.2 m
Level 12	68.3 m
Level 11	65.4 m
Level 10	62.5 m
Level 09	59.6 m
Level 08	56.7 m
Level 07	53.8 m
Level 06	50.9 m
Level 05	48 m
Level 04	45.1 m
Level 03	42.2 m
Level 02	39.3 m
Level 01	34.8 m
Mezzanine	31.4 m
Ground Floor	0 m

Iglu Regent St

Section A

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Scale	1 : 300	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status DESIGN DEVELOPMENT
Plot Date	22/03/2019 2:09:24 PM	

DA-A10.001

Revision C

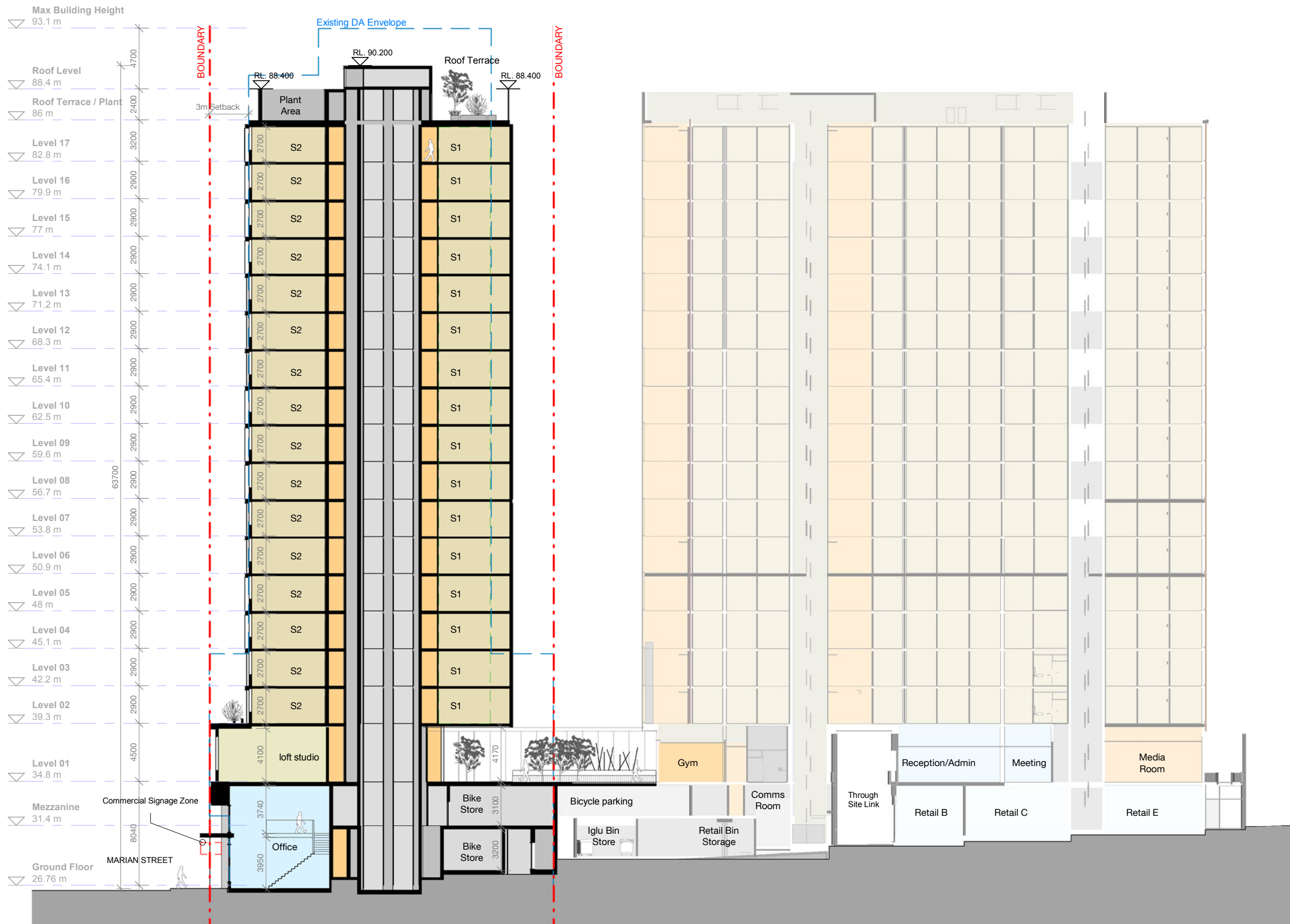
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B	20.12.2018	DA Addendum		
A	20.08.2018	Development Application		



Iglu Regent St

Section B

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Scale	1 : 300	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status DESIGN DEVELOPMENT
Plot Date	22/03/2019 2:09:45 PM	

Drawing no. **DA-A10.002** Revision **C**

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AREA CALCULATIONS

The GFA definition is as follows:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- But excludes:
- (D) any area for common vertical circulation, such as lifts and stairs, and
 - (E) any basement:
 - (l) storage, and
 - (ll) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

The GFA definition is as follows:

The sum of the floor area of each floor of a building measured to external face of exterior walls and excluding balconies and any projections.

Unit Area- GFA unit area measurement of apartment area. Measured to the centreline of party walls and inside face of external

All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

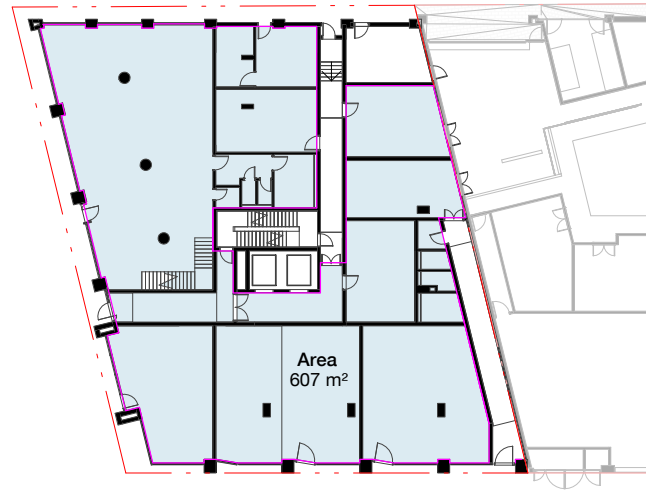
Iglu Redfern Area Calculations

Job No: s12174

Iglu Redfern

Site area 821.7 sqm
Allowable height 18 Storeys

Level	Function	GFA	6 Bed Cluster	Studio	Accessible Studio	Loft Studio	No of Beds
Ground Floor	Retail/Commercial/Services	610	0	0	0	0	0
Mezzanine	Plant/Mezzanine	469	0	0	0	0	0
Level 01	Communal/Student accomodation	589	0	0	3	6	9
Level 01 Mezzanine	Student accomodation	45	-	-	-	-	-
Level 02	Student accomodation	354	1	10	0	0	16
Level 03	Student accomodation	354	1	10	0	0	16
Level 04	Student accomodation	354	1	10	0	0	16
Level 05	Student accomodation	354	1	10	0	0	16
Level 06	Student accomodation	354	1	10	0	0	16
Level 07	Student accomodation	354	1	10	0	0	16
Level 08	Student accomodation	354	1	10	0	0	16
Level 09	Student accomodation	354	1	10	0	0	16
Level 10	Student accomodation	354	1	10	0	0	16
Level 11	Student accomodation	354	1	10	0	0	16
Level 12	Student accomodation	354	1	10	0	0	16
Level 13	Student accomodation	354	1	10	0	0	16
Level 14	Student accomodation	354	1	10	0	0	16
Level 15	Student accomodation	354	1	10	0	0	16
Level 16	Student accomodation	354	1	10	0	0	16
Level 17	Student accomodation	354	1	10	0	0	16
Level 18	Roof Terrace / Plant	0	0	0	0	0	0
Total		7377	16	160	3	6	265



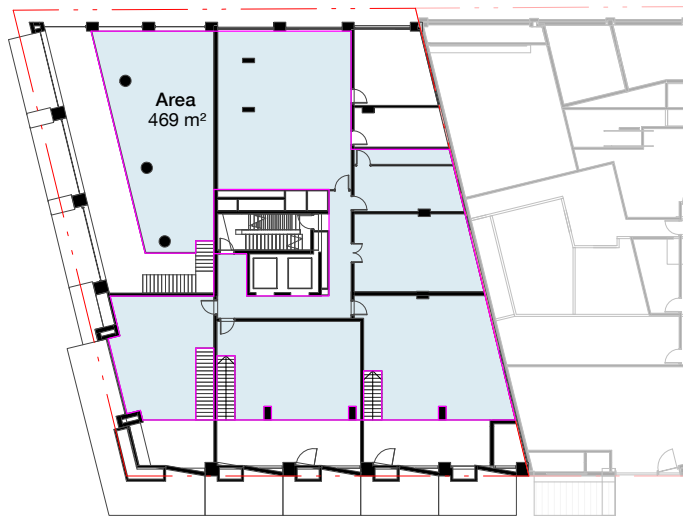
1 Ground Floor 1 : 500



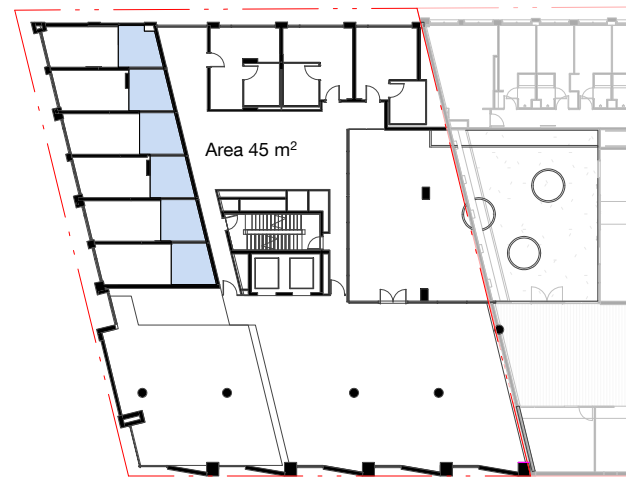
3 Level 01 1 : 500



5 Typical Floor 2-17 1 : 500



2 Mezzanine 1 : 500



4 L01 Loft studio M 1 : 500

Iglu Regent St



GFA plans

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Scale	1 : 500	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status DESIGN DEVELOPMENT
Plot Date	22/03/2019 2:06:13 PM	

Drawing no. DA-A22.001 Revision C

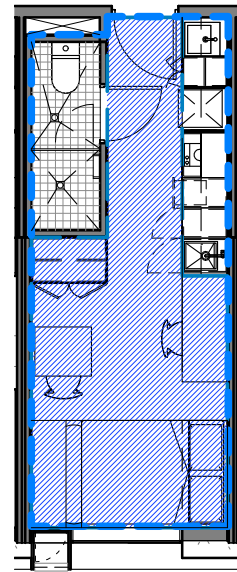
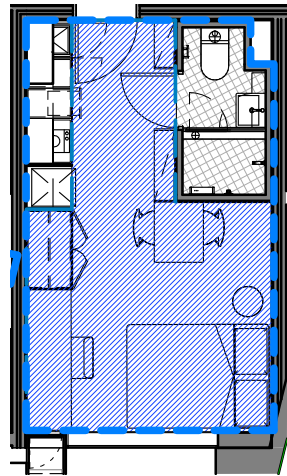
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B	20.12.2018	DA Addendum		
A	20.08.2018	Development Application		

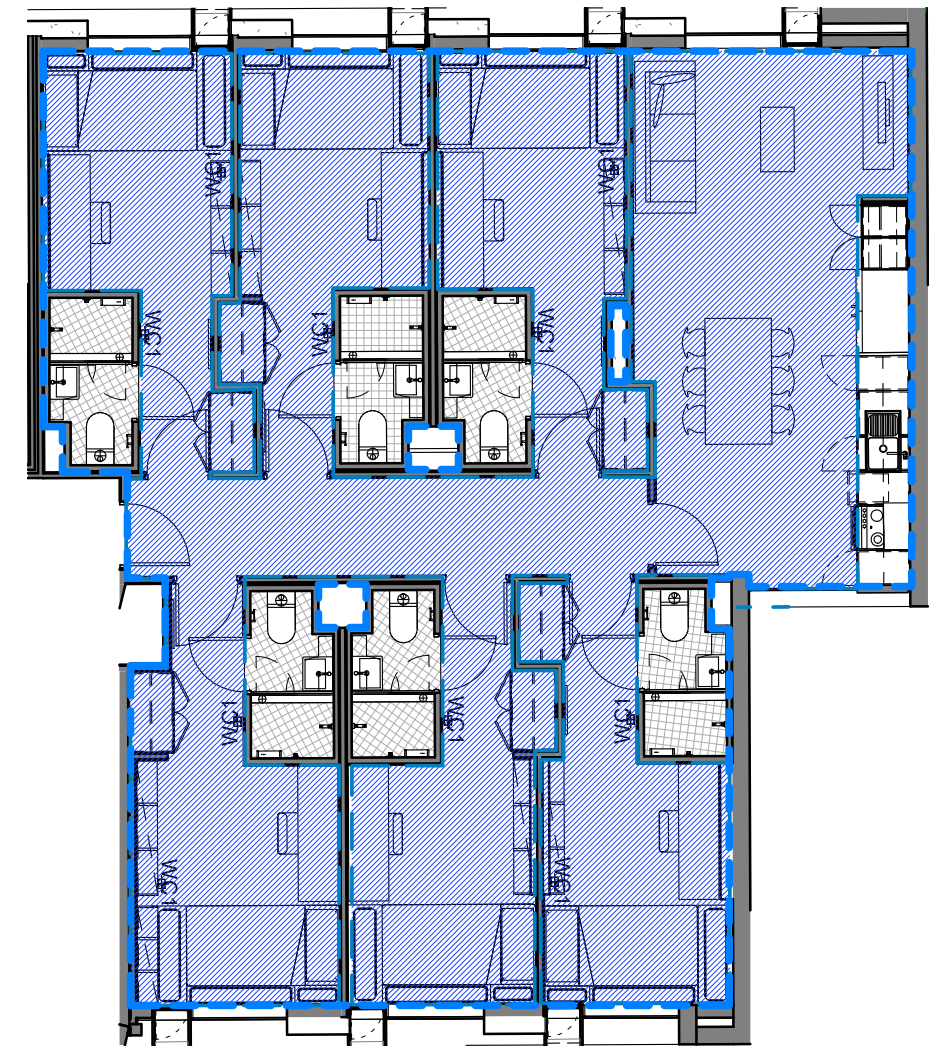


3 Studio_Typical Type 01
1 : 100

GFA OF UNIT 17.6m²
HABITABLE AREA OF UNIT 13m²

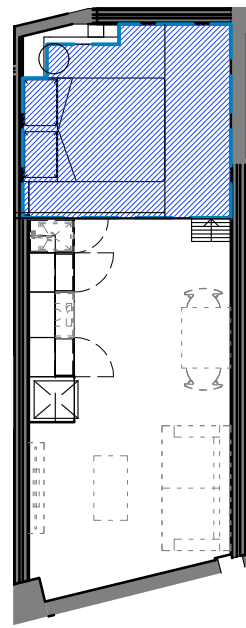
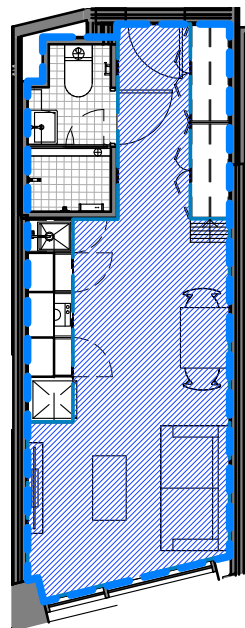
1 Studio_Typical Type 02
1 : 100

GFA OF UNIT 17.3m²
HABITABLE AREA OF UNIT 12.5m²



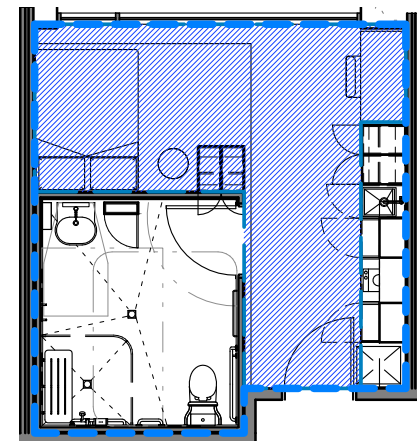
2 Level 08 Copy 2
1 : 100

GFA OF UNIT 121.7m²
HABITABLE AREA OF UNIT 96.8m²



7 Loft Studio_Typical
1 : 100

GFA OF UNIT 25.8m²
HABITABLE AREA OF UNIT 20.1m²



5 Studio_DDA
1 : 100

GFA OF UNIT 25.2m²
HABITABLE AREA OF UNIT 14.3m²

Iglu Regent St

Room Types GFA

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Scale	1 : 100	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status Development Application
Plot Date	16/12/2018 2:33:33 PM	
Drawing no.	A22.010	Revision

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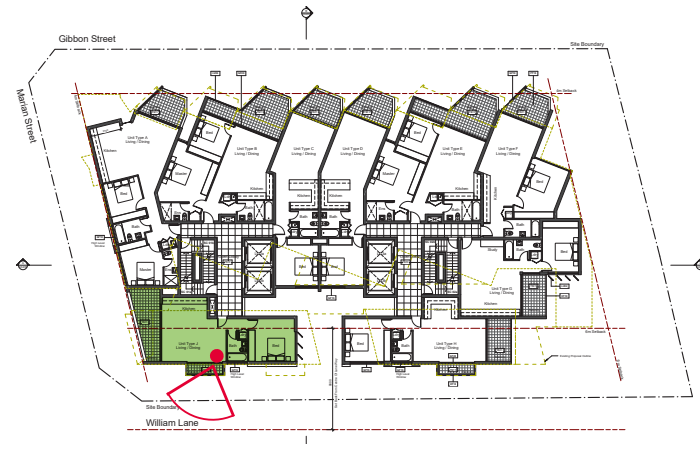
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VISUAL IMPACT



VIEWS FROM 7-9 GIBBONS STREET / UNIT J



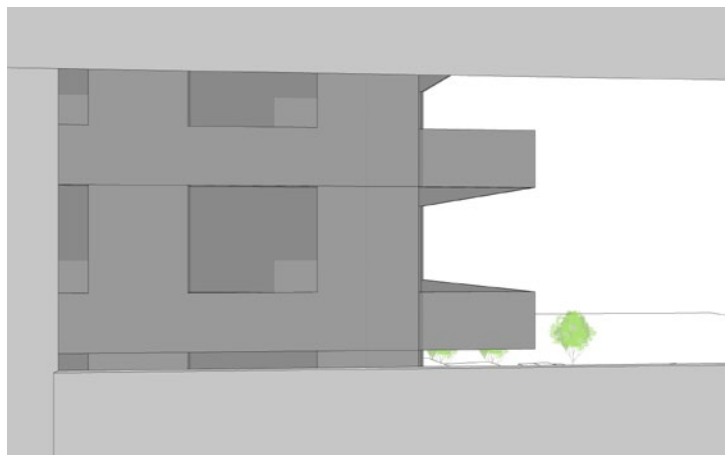
View from 7-9 Gibbons Street Unit J - Level 05
Existing view



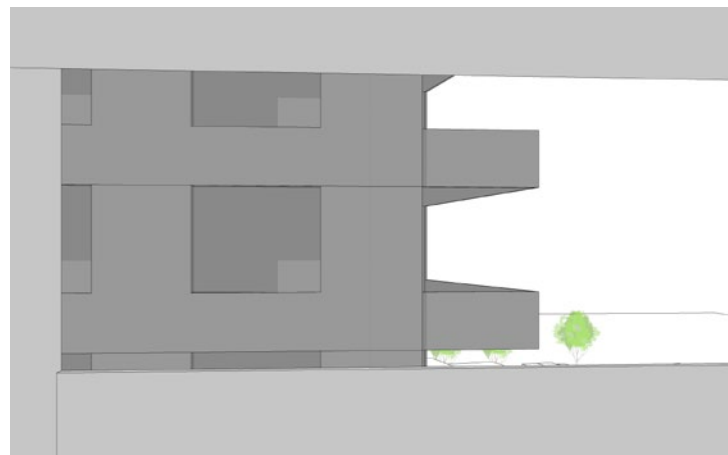
View from 7-9 Gibbons Street Unit J - Level 10
Existing view



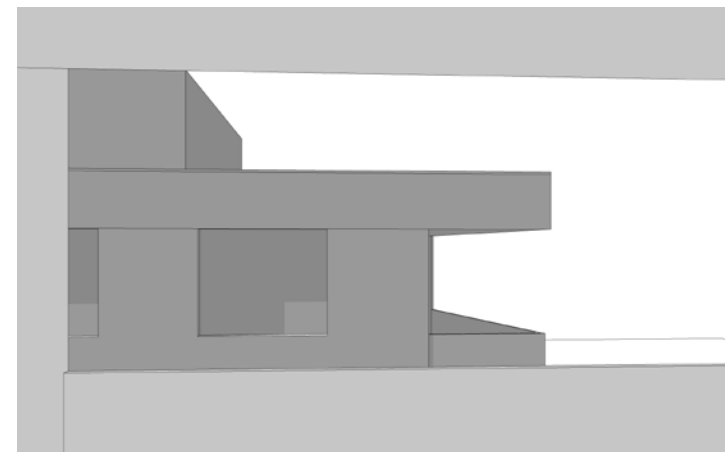
View from 7-9 Gibbons Street Unit J - Level 18
Existing view



View from 7-9 Gibbons Street Unit J - Level 05
View with currently approved DA



View from 7-9 Gibbons Street Unit J - Level 10
View with currently approved DA



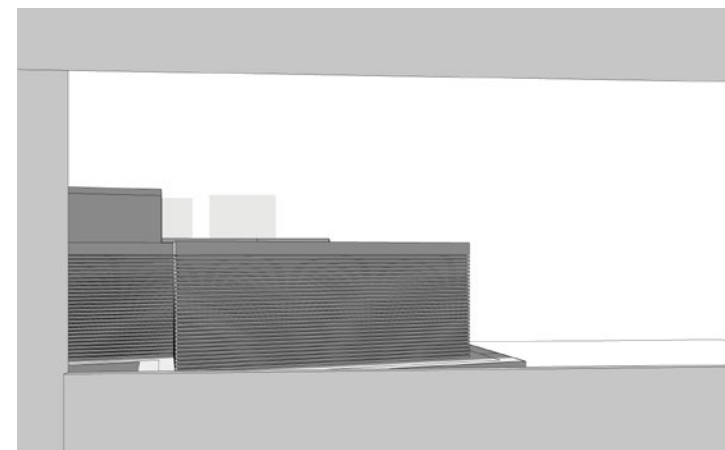
View from 7-9 Gibbons Street Unit J - Level 18
View with currently approved DA



View from 7-9 Gibbons Street Unit J - Level 05
View with proposed DA

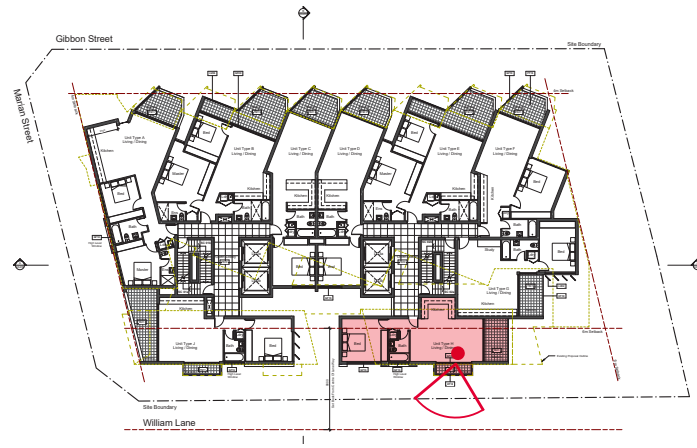


View from 7-9 Gibbons Street Unit J - Level 10
View with proposed DA



View from 7-9 Gibbons Street Unit J - Level 18
View with proposed DA

VIEWS FROM 7-9 GIBBONS STREET / UNIT H



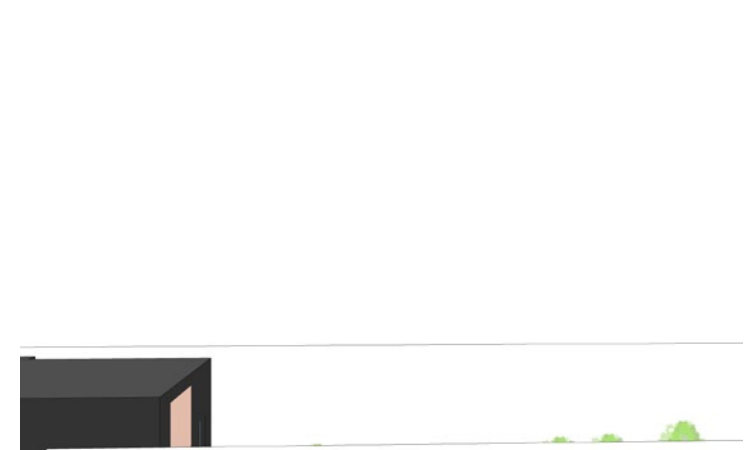
View from 7-9 Gibbons Street Unit H - Level 05
Existing view



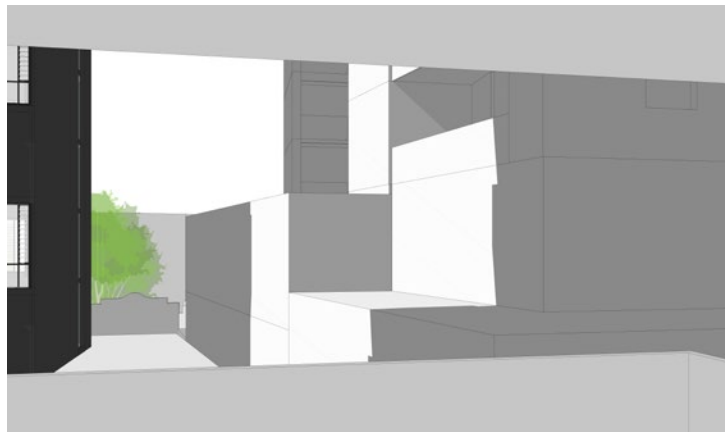
View from 7-9 Gibbons Street Unit H - Level 10
Existing view



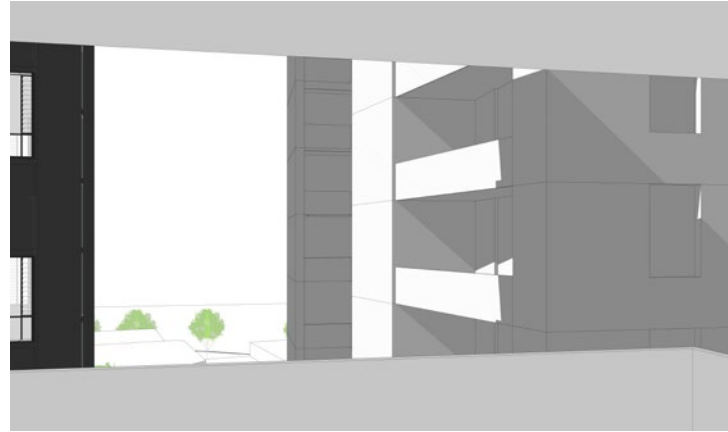
View from 7-9 Gibbons Street Unit H - Level 18
Existing view



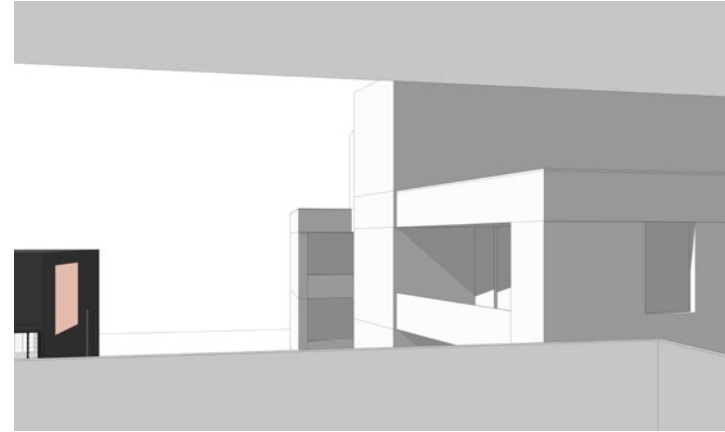
View from 7-9 Gibbons Street Unit H - Roof level
Existing view



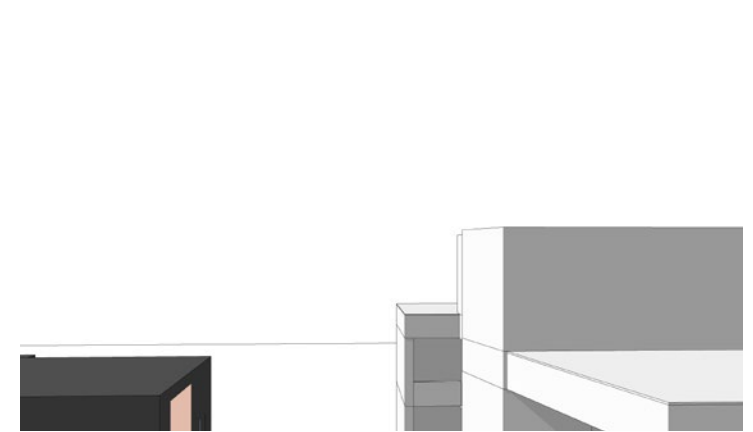
View from 7-9 Gibbons Street Unit H - Level 05
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Level 10
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Level 18
View with currently approved DA



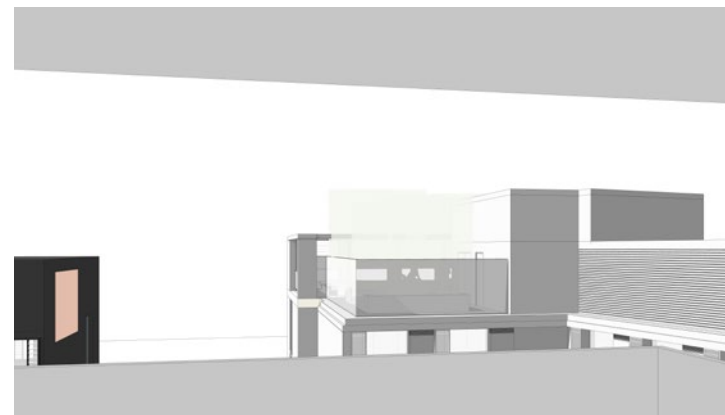
View from 7-9 Gibbons Street Unit H - Roof level
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Level 05
View with proposed DA



View from 7-9 Gibbons Street Unit H - Level 10
View with proposed DA



View from 7-9 Gibbons Street Unit H - Level 18
View with proposed DA



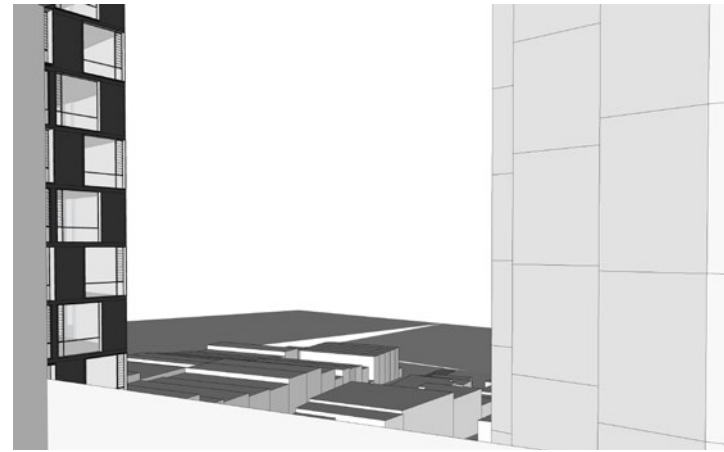
View from 7-9 Gibbons Street Unit H - Roof level
View with proposed DA

VIEWS FROM 157 REDFERN ST BUILDING / UNIT TYPE A

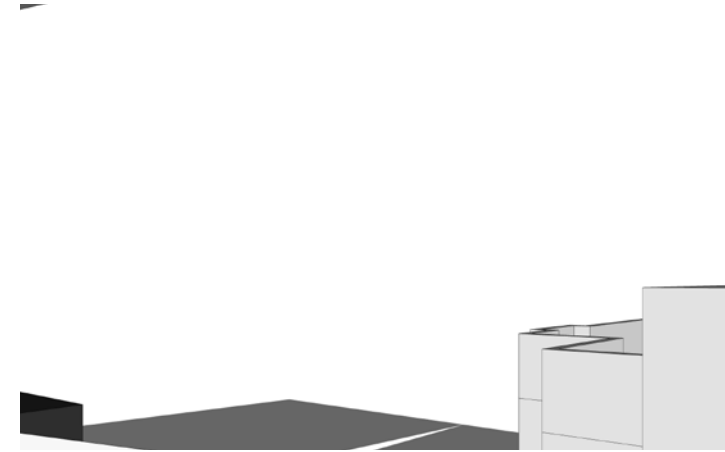
157 Redfern Street -
Typical Floor plan



View from 157 Redfern Street Unit Type A - Level 05
Existing view



View from 157 Redfern Street Unit Type A - Level 10
Existing view



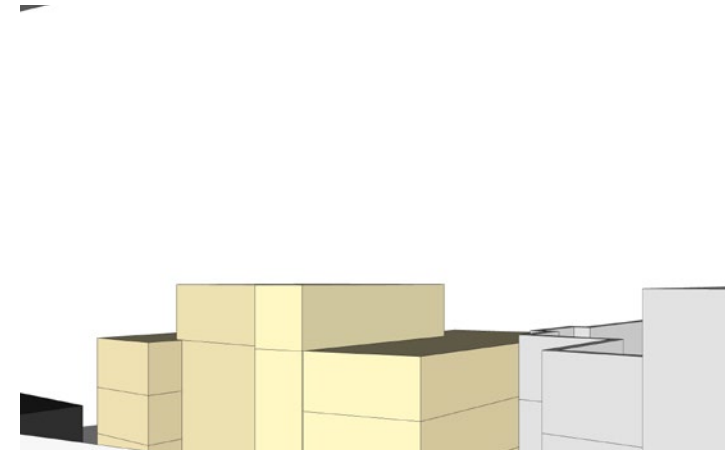
View from 157 Redfern Street Unit Type A- Level 18
Existing view



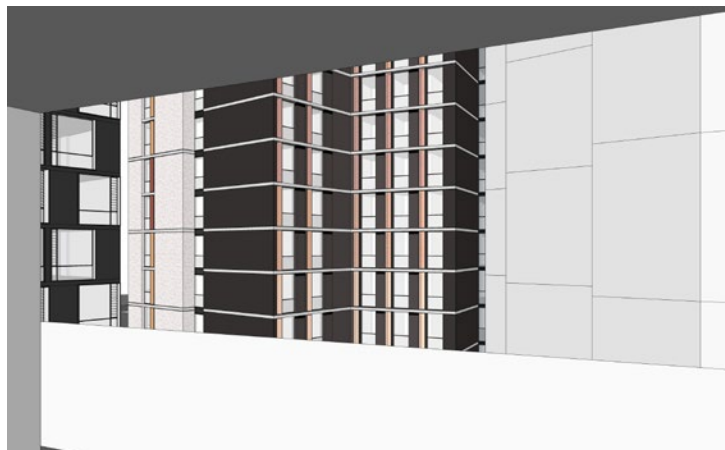
View from 157 Redfern Street Unit Type A- Level 05
View with currently approved DA



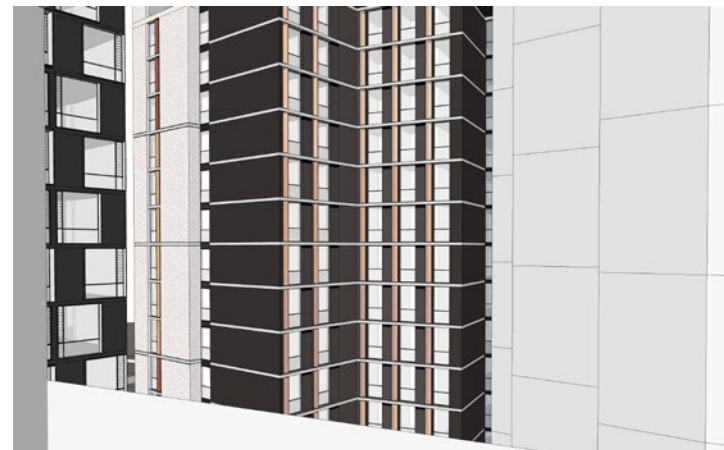
View from 157 Redfern Street Unit Type A - Level 10
View with currently approved DA



View from 157 Redfern Street Unit Type A- Level 18
View with currently approved DA



View from 157 Redfern Street Unit Type A - Level 05
View with proposed DA



View from 157 Redfern Street Unit Type A - Level 10
View with proposed DA



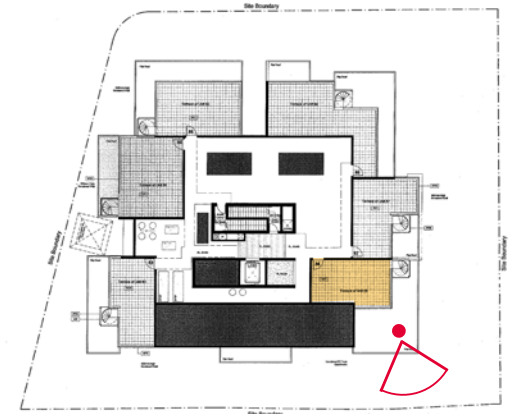
View from 157 Redfern Street Unit Type A- Level 18
View with proposed DA

157 REDFERN ST BUILDING / UNIT TYPE B

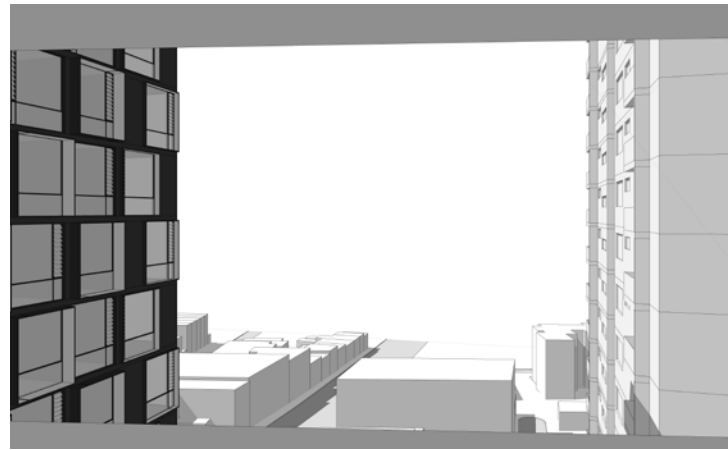
157 Redfern Street - Typical Floor plan



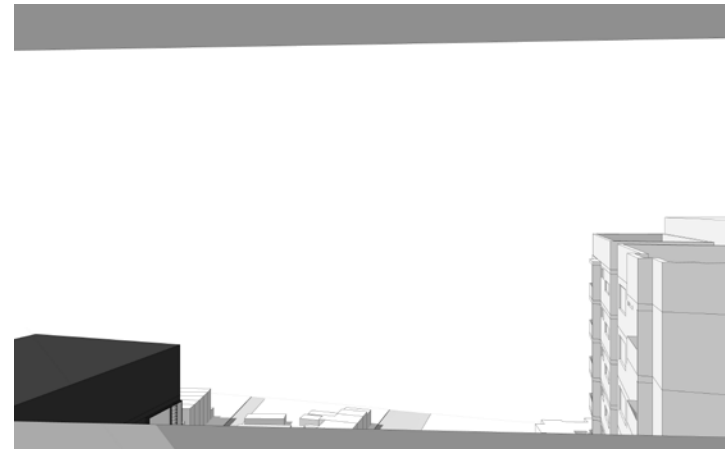
157 Redfern Street - Roof level (Level 19)



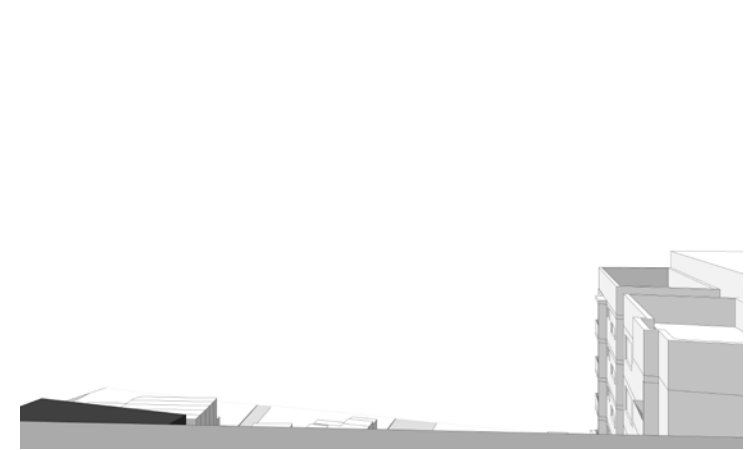
View from 157 Redfern Street Unit Type B - Level 05 Existing view



View from 157 Redfern Street Unit Type B - Level 10 Existing view



View from 157 Redfern Street Unit Type B - Level 18 Existing view



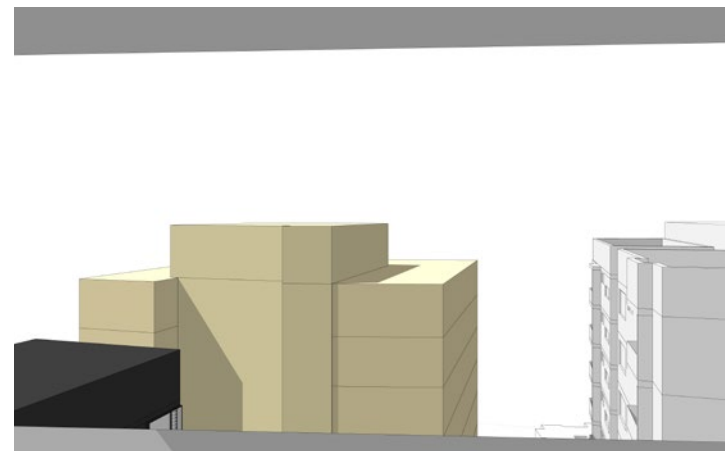
View from 157 Unit Type B south eastern corner - Roof top Existing view



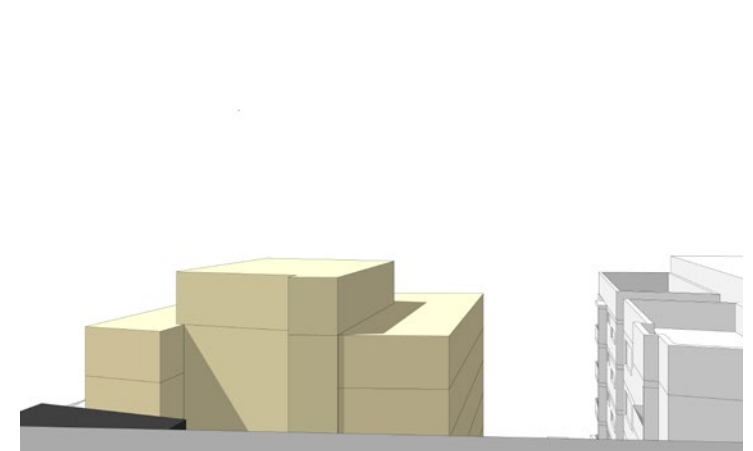
View from 157 Redfern Street Unit Type B - Level 05 View with currently approved DA



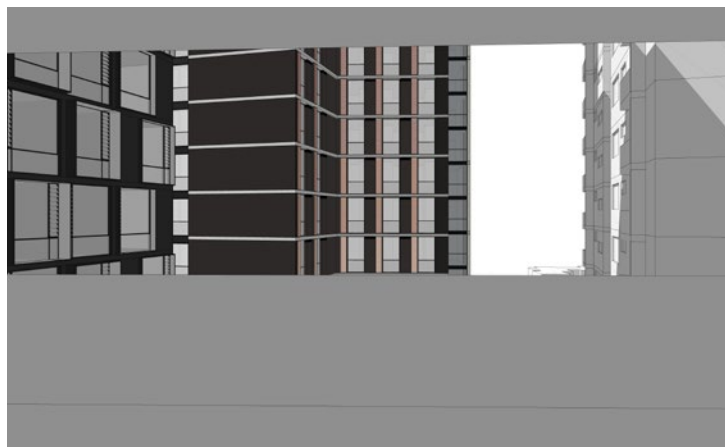
View from 157 Redfern Street Unit Type B - Level 10 View with currently approved DA



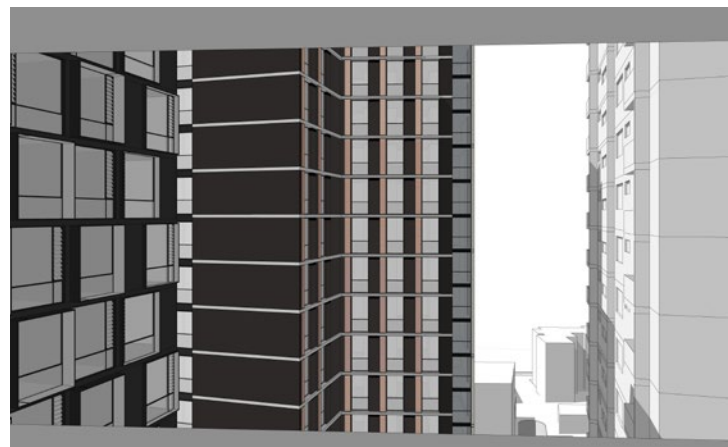
View from 157 Redfern Street Unit Type B - Level 18 View with currently approved DA



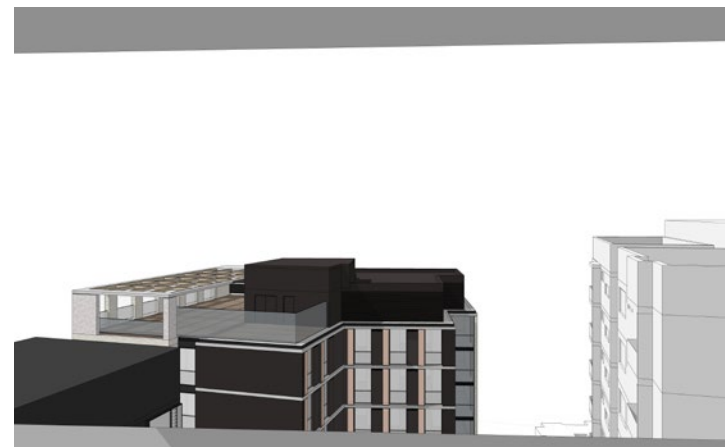
View from 157 Unit Type B south eastern corner- Roof top View with currently approved DA



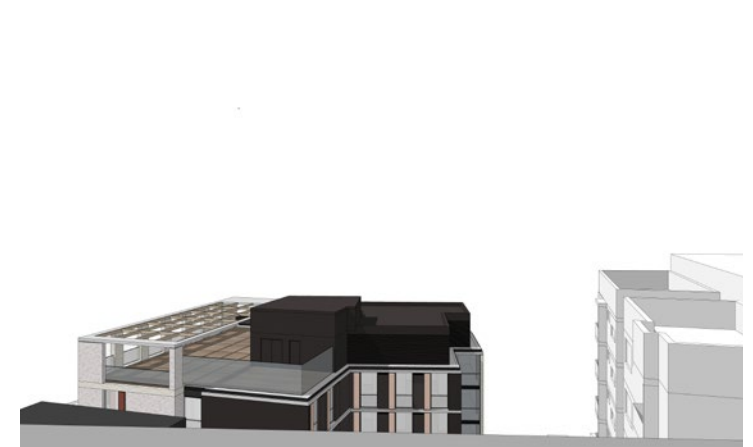
View from 157 Redfern Street Unit Type B - Level 05 View with proposed DA



View from 157 Redfern Street Unit Type B - Level 10 View with proposed DA



View from 157 Redfern Street Unit Type B - Level 18 View with proposed DA



View from 157 Redfern Street Unit Type B - Level 19 View with proposed DA