



Mr Stephen O'Connor  
Panel Chair  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
SYDNEY NSW 2000

Dear Mr O'Connor

Thank you for your correspondence to the Department of Planning, Industry and Environment seeking input on the State significant development application at 80-88 Regent Street, Redfern (SSD 9275). The Department's responses to the Applicant's proposed amendments and the Independent Planning Commission's questions are answered below.

#### Amendment to Conditions C4 and C10

The proposed changes to the conditions which would allow the Secretary to reduce the timeframes for the submission of the Community Consultation Strategy and Compliance Monitoring and Reporting Program creates uncertainty as no specific timeframe is proposed.

It would also create an additional administrative process to consider and respond to a reduced timeframe.

It is therefore the Department's preference that if the IPC support reduced timeframes, they are clearly specified. The Department considers in this instance a period of two weeks could be acceptable, subject to the IPC being satisfied the Applicant could prepare and lodge the documentation by the required timeframe.

#### Wind comfort criteria

The Department notes the installation of the awning would result in the pedestrian comfort criteria for standing and walking being achieved.

#### Site integration

While lot consolidation forms part of the proposal, it is noted that development consent for consolidation of the lots is not required. However, the Department raises no concern about the imposition of the proposed conditions.

### Laundry facilities

The Applicant has significant experience in developing and operating student accommodation buildings. The Department raises no concern about the proposed laundry facilities and their ability to cater to student demand.

### Sale of 90-102 Regent Street

The Department considers the details about the sale of 90-102 Regent Street is outside of the scope of the Department's merit assessment of the subject application. The Department suggests that the IPC contact City of Sydney Council directly should it wish to obtain further information about the sale of this property.

### Setbacks from William Lane

The setback of the development fronting William Lane from the site boundary is a minimum of 800 mm. From the William Lane kerb line to the western columns of the building, the total setback ranges from 1.241 m to the south to 1.388 m to the north. From the William Lane kerb line to the glazing/wall line, the total setback ranges from 1.469 m to the south to 1.613 m to the north.

### Bicycle parking

The development guidelines in City of Sydney DCP 2012 do not prescribe any bicycle parking rates for student accommodation.

State Environmental Planning Policy (Affordable Rental Housing) also does not apply to the proposed student accommodation development. However, for boarding houses, it prescribes 1 bicycle space per five rooms (maximum of 2 people per room), which is up to 1 space per 10 people (10%).

The proposed 84 spaces would cater to 32% of the 265 students (185 rooms). This is significantly more than required by State Environmental Planning Policy (Affordable Rental Housing) 2009. It also exceeds current demand at the Applicant's eight existing facilities (2.5-5%). The Applicant has advised this is due to its facilities being within walking distance to tertiary establishments and public transport, and the majority of students being international students.

The Department accepts the proposed bicycle parking can cater to student demand.

### Crown building works certification

Although this is a standard definition, the Department raises no issue with it being removed from the consent.

### Gross Floor Area

The gross floor area of 7,377 sqm cited in Condition B8 is accurate.



Student accommodation

We have been advised that there is currently no policy being developed specifically for student accommodation. However, the Department did recently make changes to BASIX so that student accommodation developments that are designed for accommodating more than 12 people, or with a GFA of more than 300 sqm, can use an alternate assessment process to assess the thermal comfort of their developments.

The Department appreciates the opportunity to provide input into the IPC's consideration of the above issues. If you have any more questions, please contact Mr Cameron Sargent, Team Leader, Key Sites Assessments, at the Department of Planning, Industry and Environment on [REDACTED]

Yours sincerely

A handwritten signature in black ink, appearing to read "DMcN".

**David McNamara**  
**Director**  
**Key Sites Assessments**

29/7/2019