



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES

Project: 80 - 88 Regent Street Redfern Student Accommodation (SSD 9275)
Meeting Location: 68 - 70 Regent Street, Redfern NSW 2016
Date: Wednesday, 31 July 2019
Time: 10:00am - 11:30am

ATTENDANCE

Commission Members: Stephen O'Connor
Carol Austin
Dr Peter Williams

Commission Secretariat: Brad James Senior Planning Officer
Callum Firth Student Planner

Applicant: Jonathan Gliksten Iglu
Guy Lake Bates Smart
Luke Feltis Ethos Urban

LOCATIONS & KEY FEATURES

1) Ground Floor Retail and Inner Laneway Linkage

The Panel observed the ground floor activation of the 68 - 70 Regent Street development. The Panel then observed the inner laneway linkage on the other side of the ground floor retail which linked to Redfern Street Laneway which is a thoroughfare to and from Redfern Station. The Applicant noted that there is future potential to extend and connect the inner laneway to William Lane.

2) Level 1 Reception and Outdoor Areas

The Panel observed the 1st floor facilities. The Applicant stated that the Reception will be jointly used by the current development and the proposed Project. The Panel also observed the northern outdoor areas. The Applicant responded to a question from the Panel regarding the proposed rooftop area stating that it would be 70 to 90 square metres with a lattice fence protruding up around the edge for safety purposes.

3) Level 1 Outdoor Courtyard

The Panel viewed the Level 1 outdoor courtyard. The Applicant pointed out the southern wall which is proposed to be removed as part of the Project. The Applicant explained that the courtyard would be further shielded by the proposed building to the south and trees which are intended to be planted as an interlocking evergreen windbreak. The Panel observed the gym and laundry. The Applicant explained that another laundry would be constructed as part of the new Project however both facilities would be open to all students.

4) Studio Bedroom and Cluster Bedroom

The Panel observed an example of a studio bedroom on the 17th floor. The Applicant demonstrated the functioning of the natural ventilation at the window and also confirmed that mechanical air conditioners were available. The Panel then observed the 6-pod cluster bedroom which contained a shared common area.

5) Loading Dock Pathways and Bicycle Storage

The Panel observed the loading dock area. The Applicant explained that the dock functioned as a loading area for the accommodation premises as well as retail premises. The Panel then observed the bicycle storage area. The Panel asked the Applicant if they intended to dedicate the footpaths at William Lane and Marian Street to Council at completion of works. The Applicant took the question on notice and advised that they would provide a response in writing.

6) William Lane

The Panel inspected William Lane and Marian Street and observed the development footprint of the 68 - 70 Regent Street Project.