

innovative solutions international pty ltd

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thinking beyond

PRELIMINARY ENVIRONMENTAL ASSESSMENT

TO ACCOMPANY APPLICATION FOR COMMERCIAL BUILDING AT 90 REGENT STREET REDFERN

9 WILLIAMS LANE REDFERN NSW 2016

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1. INTRODUCTION

This assessment has been provided in support of an application for the demolition of an existing building and the construction of an 11 storey commercial building at 90 Regent Street Redfern.

The proposal will act as a major catalyst for redevelopment/regeneration of this Strategic Site in the Redfern Waterloo area. It is envisaged that the 11 storey commercial building will lend itself for much needed educational facilities in the area (such a use being subject a separate development application) and provide an increase in supply of well designed commercial floor space that is in close proximity to the Australian Technology Park and Redfern Railway Station.

The 10 storey building will complement the visual marker of the existing TNT towers and begin to define this strategic site as the commercial core of Redfern.

The site is within the Redfern Waterloo Authority (RWA) area identified under Schedule 3 of the Major Projects State Environmental Planning Policy (SEPP). This listing provides that development within the area identified by the map in Schedule 3 with a Capital Investment Value of more than \$5 million is declared to be a Major Project within the context of Part 3A of the Environmental Planning and Assessment Act (EP&A Act) 1979.

The estimated cost of work is more than \$5 million and therefore this Preliminary Environmental Assessment has been prepared to identify key issues for the assistance in the preparation of Director-General Requirements in accordance with Part 3A of the EP&A Act.

2. THE SITE

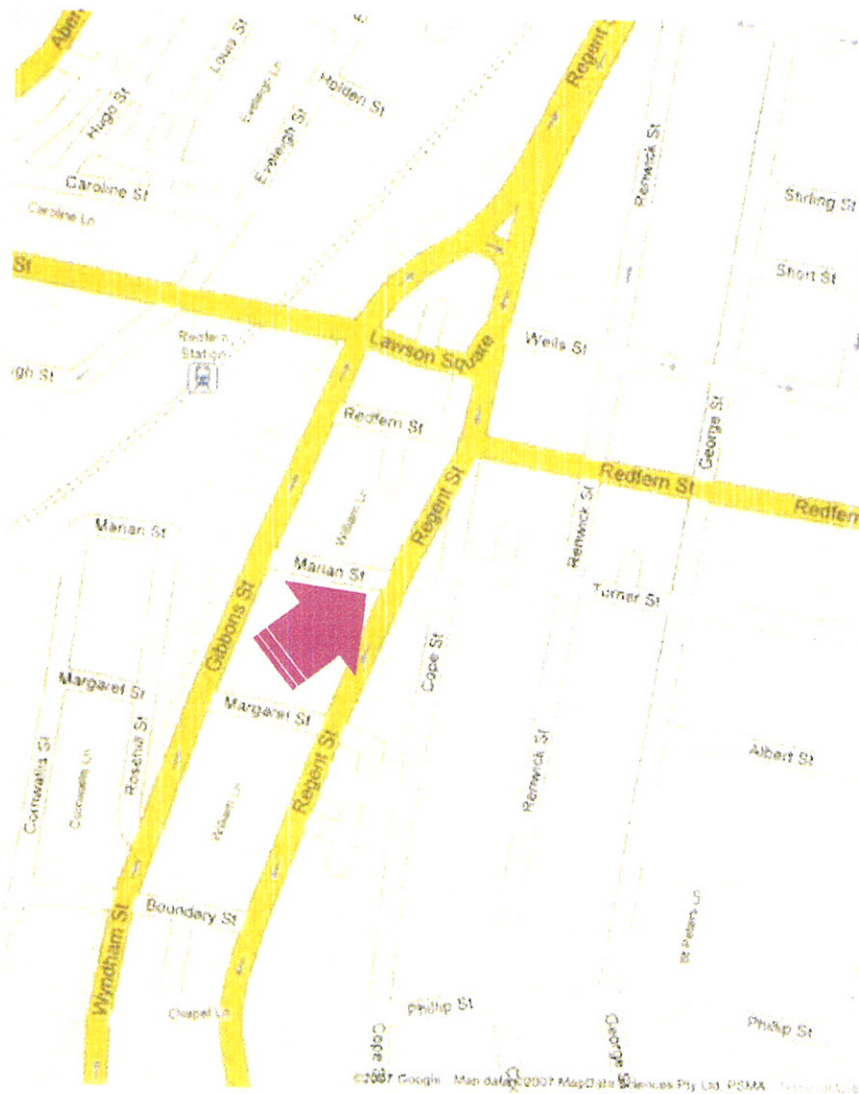
The site, known as 90 Regent Street Redfern (Lot 1 DP 3954) is located on the western side of Regent Street on the corner of Marian Street and William Lane.

The site is rectangular in shape and slopes gently down to the west. The site has an approximate 12.5m frontage to Regent Street and a 31.5m frontage to Marian Lane with an overall site area of 392sqm.

The existing building on the site is situated on the eastern portion of the site and is a two storey Victorian style building (not listed as an item of heritage or within a heritage conservation area). The building occupies approximately 46% of the site with the remainder of the site comprised of a hard stand open air car park. There is no vegetation on the site.

3. THE SURROUNDING ENVIRONMENT

The subject site is located within an area containing a mix of uses. The building forms part of a row of various retail and commercial uses on the ground floor with residential dwellings above. To the west of the site is a City of Sydney Council depot and to the northwest a multi level carpark used by tenants within the former TNT towers. A multi storey residential flat building is located to the south west and adjoining this building immediately to the east (directly south of the subject site is a service station).



4. THE PROPOSAL

The proposal involves the demolition of the existing building on the site and construction of a 10 storey commercial building with 1 level of basement car parking containing 8 car spaces and service room.

The ground floor comprises 140sqm café / retail space, main lobby for commercial space above on the upper floors. Loading dock and entry / exit to the basement carpark is located along the William Lane frontage. The main lift core and fire stairs are located adjacent to the southern property boundary equidistant from the eastern and western boundaries.

The first and second floors are proposed to be large open plan commercial floor plates completing the podium level of the building.

The third floor is proposed to be office and service areas, large outdoor deck facing Regent Street featuring a swimming pool.

The remaining 6 floors are proposed to be accommodation for short term and student living . This part of the building is set in 5-8 metres from Regent Street and up to 4 metres from William Lane.

The total floor space is 2,598sqm. The plans at Appendix A indicate the areas including the Floor Space Area (FSA) calculations.

5. ZONING

The subject site is within the Business Zone - Commercial Core under State Environmental Planning Policy (Major Projects) 2005. The proposal comprises a mixed use development (being a café, commercial premises) which is a permitted use in this zone.

6. ENVIRONMENTAL ASSESSMENT: KEY ISSUES

6.1 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (SEPP) (Major Projects) 2005 provides the statutory basis to guide future development on the Redfern Waterloo Authorities Strategic Sites. The site is part of the 'Redfern Railway Station, Gibbons and Regent Streets' Strategic Site. This SEPP replaces existing statutory plans and policies that existed under the former South Sydney Council. Accompanying this SEPP is the Redfern Waterloo Authority's Built Environment Plan (Stage 1).

6.2 Zone Objectives

In accordance with Clause 9 of SEPP (Major Project) 2005, the site is within the Business Zone – Commercial Core. The development will be consistent with the objectives of the zone as:

- the proposed educational space, commercial offices and ground floor café will be compatible with each other;

- the increased intensity of uses on the site during both night and day will facilitate the development of the town centre;
- the café and commercial space will provide employment generating activities;
- the mixed use building will maximise public transport patronage and encourage walking and cycling as the proposal has very limited off-street car parking and is in close proximity to public transport, shops, university and CBD;
- contribute to the vitality and safety of the community and public domain as the ground floor café activates the two main street frontages; and
- provide a building that achieves design excellence;

6.3 Floor Space Ratio & Height Controls

In accordance with Clause 21 of SEPP (Major Projects) 2005, the site has an 18 storey limit and a floor space ratio (FSR) of 7:1.

The proposal has a height of 10 storeys and an FSR of 6.6:1 which is compliant.

6.4 Design Excellence

In accordance with Clause 22 of SEPP (Major Projects) 2005, the proposed development exhibits design excellence. A high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved. The form and external appearance of the building will improve the quality and amenity of the public domain.

The building follows the Redfern Waterloo Authority's Built Environment Plan. The building has been divided into two main components, namely the 3 storey podium which is built to each street frontage and the 6 storey tower that is setback from each street to minimise perceived bulk and scale.

The materials vary between a rendered podium façade punctuated with vertical window openings and a tower form clad in lightweight material punctuated with horizontal cantilevered balconies. The roof is curved to provide an architecturally interesting skyline.

6.5 Sustainable Design Principles

The building meets sustainable design principles in terms of:

(i) Sunlight:

The building's lift core is located adjacent to the southern boundary. This maximises sunlight to penetrate each the floor from the eastern, northern and western facades. Should the southern adjoining properties (No's 92, 94 and 96 Regent Street) consolidate and redevelop for commercial purposes, the subject site's centralised lift core would be able to be combined, thereby allowing an opportunity to provide an open plan office space similar to that proposed, with adequate sunlight penetrating its eastern and western facades.

In terms of overshadowing cast by the proposed building, all surrounding properties to the southeast, south and southwest will receive a minimum of 2 hours of sunlight. It should be noted that the immediately southern adjoining properties are used for non residential purposes.

(ii) Natural ventilation

Each floor will have operable windows and doors leading onto balconies.

(iii) Wind

As the proposed building is lower than 45 metres in height, no wind analysis is required. Notwithstanding, the building is unlikely to cause detrimental impact upon the amenity of the area by way of wind disturbance as the highest part of the building is setback from all street frontages.

(iv) Reflectivity

The building has a high degree of solid to void ratio with little or no expanses of glazing. Hence reflectivity impacts upon the surrounding area will be minimal.

(v) Visual and acoustic privacy

As the proposed building is intended to be used for non-residential purposes, and the upper floor are likely to be used during normal business hours, visual acoustic privacy impacts will likely be very low. The main upper level outdoor deck space is adjacent to and will overlook Regent Street which in the context of the surrounding buildings is the most appropriate location.

(vi) Safety and security

The ground floor café fronts onto both Regent Street and Marian Street and therefore will activate the public domain. The entry and exit point into the basement carpark will appropriately front onto the rear service lane and the

floors above will have various windows and balconies overlooking the public domain.

(vii) **Resource, energy and water efficiency**

The proposal will be efficient in terms of energy and water efficiency. Solar panels will be included on the roof of the building to provide supplementary power. Stormwater collection in the basement will be pumped to the roof to allow for gravity feed use throughout the building.

In accordance with Clause 22(3), the consent authority does not require a design competition for this development as it is not over 12 storeys and is consistent with guidelines issued by the Redfern-Waterloo Authority and approved by the Minister.

6.6 State Environmental Planning Policy No. 55 – Remediation of Land

A Preliminary Environmental Assessment report was done in November 2004. The report concludes that the site is considered suitable for the proposed commercial development given that the site has no history of any potentially land contaminating activities.

6.7 State Environmental Planning Policy No. 11 – Traffic Generating Developments

SEPP 11 aims to ensure that the Roads and Traffic Authority (RTA) is given the opportunity to comment on certain developments, listed in Schedules 1 and 2 of the SEPP, that are likely to have a significant impact on the road network.

As the proposal involves the erection of a building for the commercial purposes exceeding 1000 square meters, the provisions of SEPP No. 11 apply. As such it is understood that this application will be referred to the RTA.

It is envisaged that the majority of people associated with the future use of the building will use public transport. The site is in very close proximity to a major railway station and numerous bus services (both approximately 50 metres away). Combined with this on-street parking during the weekday is time limited and in limited supply which will deter most people coming to the site via private motor vehicle.

The proposal makes provision for only 8 off-street car spaces accessed via William Lane which is not considered to generate a high level of vehicle movements.

7. CONCLUSION

The proposal will act as a major catalyst for redevelopment/regeneration of this Strategic Site in the Redfern Waterloo area and is worthy of support for the following reasons:

- The proposal will provide a building of high quality with minimal impacts on surrounding development and provides a high level of amenity to its future occupants.
- The provision of off-street car parking has been intentionally limited to encourage people to use public transport and the building will incorporate environmental sustainable features including solar panels on the roof and the re-use of stormwater on site.
- The proposal complies with all relevant planning controls including allowable land use, maximum height and floor space ratio.
- The development potential of surrounding commercial properties that immediately adjoin the site will not be compromised.

BUILDING AREAS

BUILDING AREA	=	3548.100 m ²
CAR PARKING	=	7
SITE AREA	=	392.268 m ²
NET FLOOR AREA		
Basement	=	359.904 m ²
ground floor	=	237.255 m ²
level 1	=	352.332 m ²
level 2	=	352.332 m ²
level 3	=	182.945 m ²
terraces	=	159.488 m ²
balcony	=	17.504 m ²
level 4 - 9	=	245.577 m ²
balcony	=	15.487 m ²
balcony	=	17.504 m ²
balcony	=	8.560 m ²

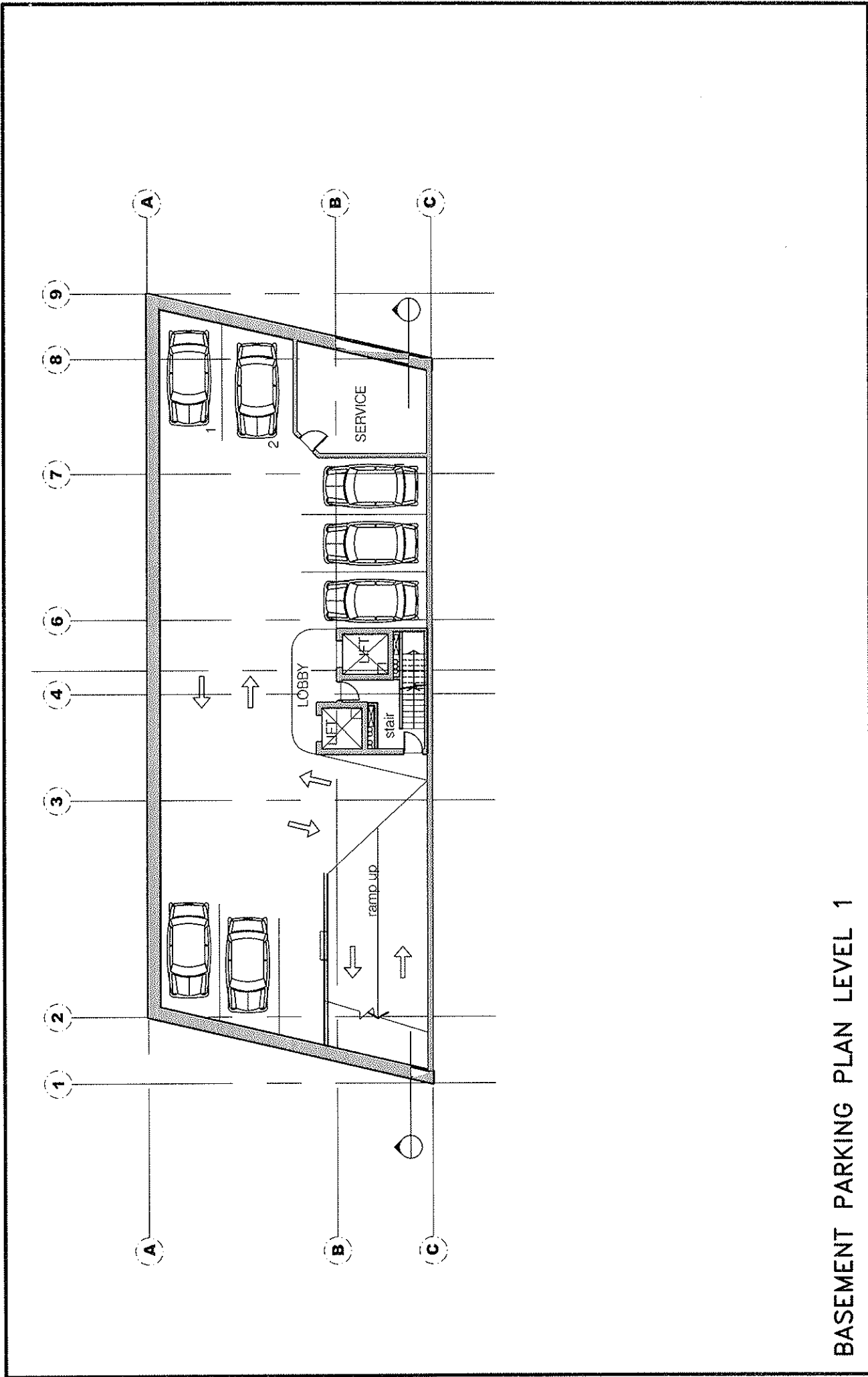


90 REGENT STREET REDFERN

redfern group
proposed site development 90

sizes may vary slightly within the building

scale 1:200

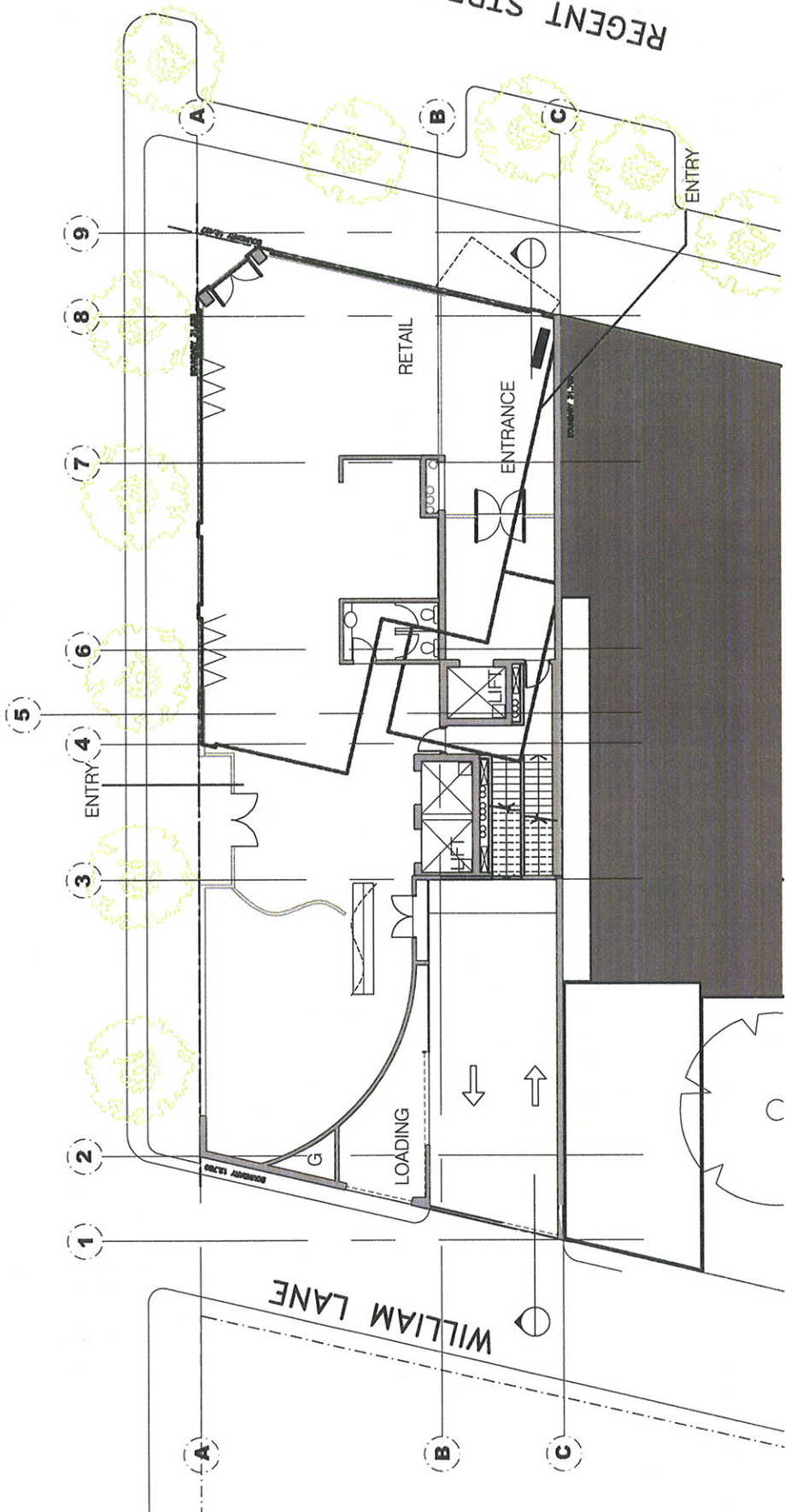


BASEMENT PARKING PLAN LEVEL 1

PROJECT 90 ROBERT STREET REDFERN	DRAWING REFERENCE 07FRE06	DRAWING NUMBER 002
	SCALE 1:100	DATE 29.07.2017
DRAWING TITLE BASEMENT PLAN LEVEL 1		
CONSULTANT innovative solutions international Pty Ltd		
suite 1 125-13 ryea street Redfern NSW 2017 Telephone (02) 9686 3553 email info@isi.com.au	website www.isi.com.au	PROJECT NO. 2017
PROJECT NO. 2017	PROJECT NO. 2017	PROJECT NO. 2017
PROJECT NO. 2017	PROJECT NO. 2017	PROJECT NO. 2017
PROJECT NO. 2017	PROJECT NO. 2017	PROJECT NO. 2017

MARIAN STREET

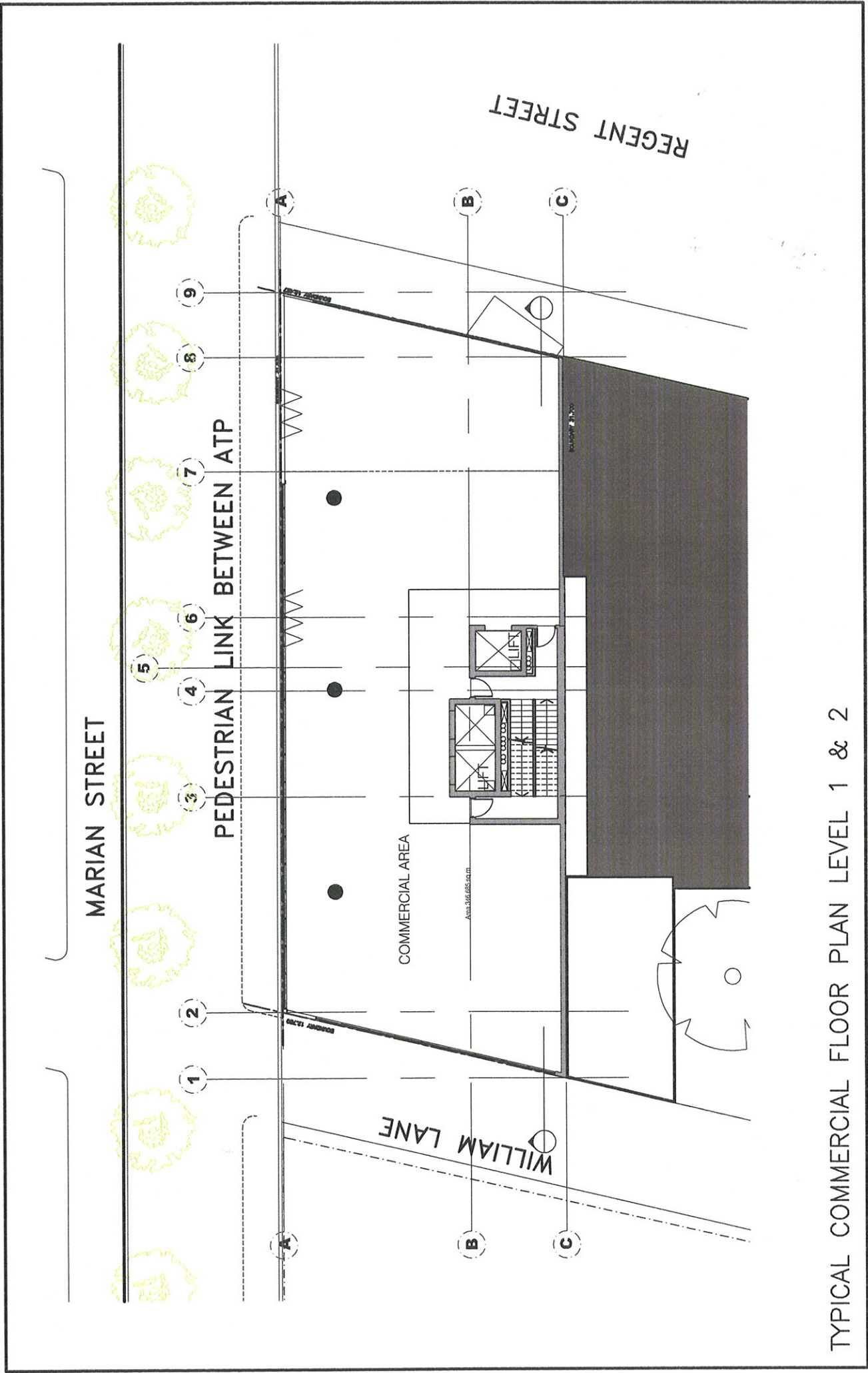
RECENT STREET



GROUND FLOOR PLAN

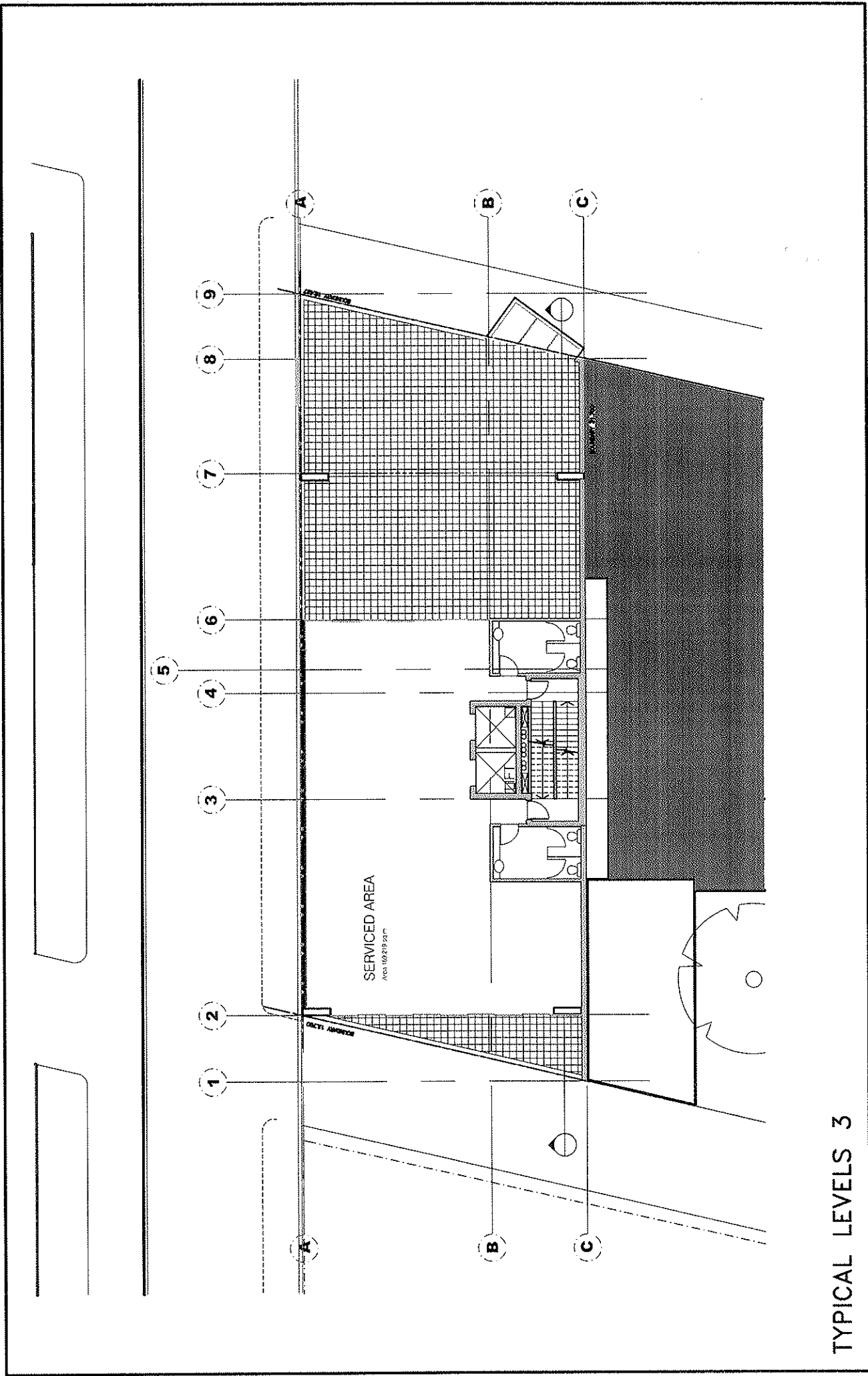
PROJECT 90 RECENT STREET REDYFERN	DRAWING REFERENCE 07RE006	DRAWING NUMBER 003
	SCALE 1:100	DATE 15 MAR 2017
PROJECT innovative solutions international pty ltd	PROJECT GROUND FLOOR PLAN	
site 1 120-131 Regent Street Perth WA 6000 2200 contact: info@isint.com.au P.O. Box 1125 St. Helens WA 6107	architect 2017	DATE 15 MAR 2017
	Telephone: (08) 9469 3588 Fax: (08) 9469 2200 Email: info@isint.com.au	PROJECT REDYFERN

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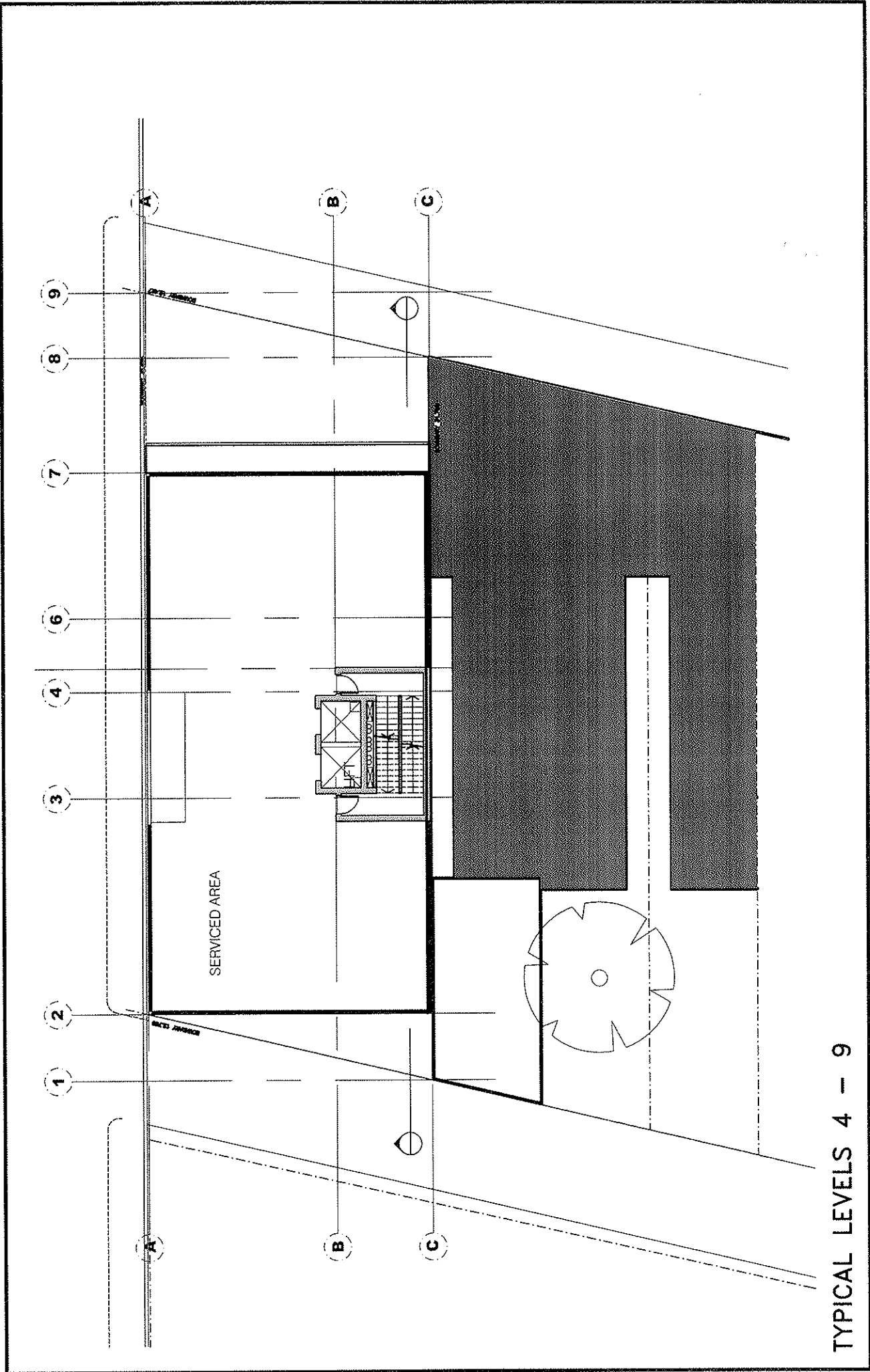
TYPICAL COMMERCIAL FLOOR PLAN LEVEL 1 & 2

PROJECT 90 REGENT STREET REDFERN	DRAWING REFERENCE 07RE006	DRAWING NUMBER 004
	SCALE 1:100	DATE 16 MAY 2017
DRAWING GROUND FLOOR PLAN	PROJECT 90 REGENT STREET REDFERN	
CLIENT innovative solutions intermodal ply ltd	ARCHITECT 125-131 Regent Street Edinburgh (01) 5699 3658 email: info@ply.co.uk	DATE 2017
PROJECT NO. 1125 de redferno nse 2017	PROJECT NO. 001 007 150	PROJECT NO. 001 007 150



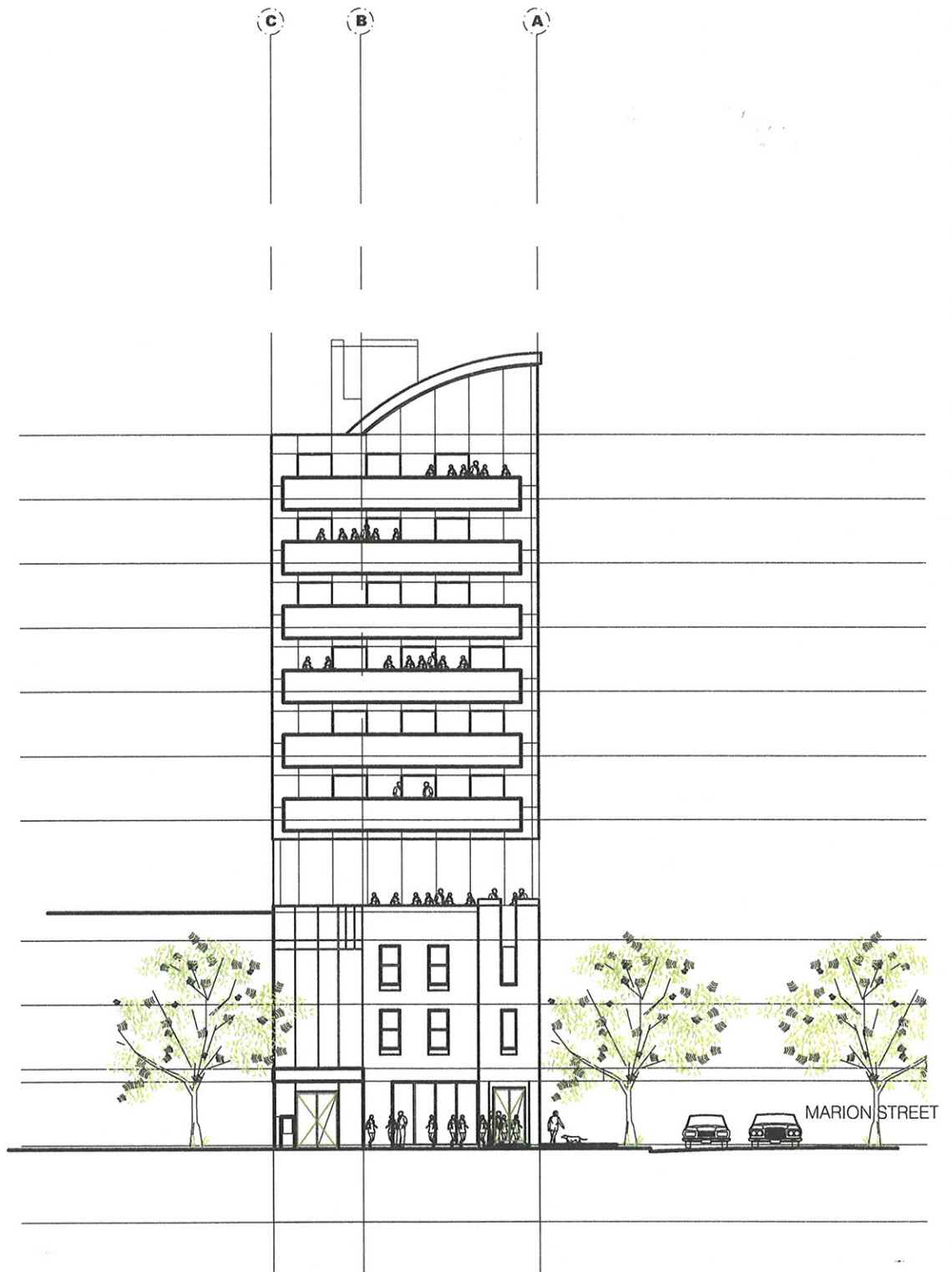
TYPICAL LEVELS 3

PROJECT 90 REGENT STREET REDFERN		DRAWING NUMBER 07RE006		DRAWING SCALE 1:200		DRAWING DATE 12 MAR 07	
CLIENT innovative solutions international pty ltd				DESIGNER 2017		DATE 12 MAR 07	
ADDRESS Suite 1 120-124 Regent Street Redfern NSW 1545				PROJECT NO. 07RE006		PROJECT NAME LEVEL 3 FLOOR PLAN	
CONTACT Tel: (02) 9669 2265 Fax: (02) 9669 2266 Email: info@isil.com.au				PROJECT NO. 2017		PROJECT NAME LEVEL 3 FLOOR PLAN	
DESIGNER innovative solutions international pty ltd				DATE 12 MAR 07		PROJECT NAME LEVEL 3 FLOOR PLAN	



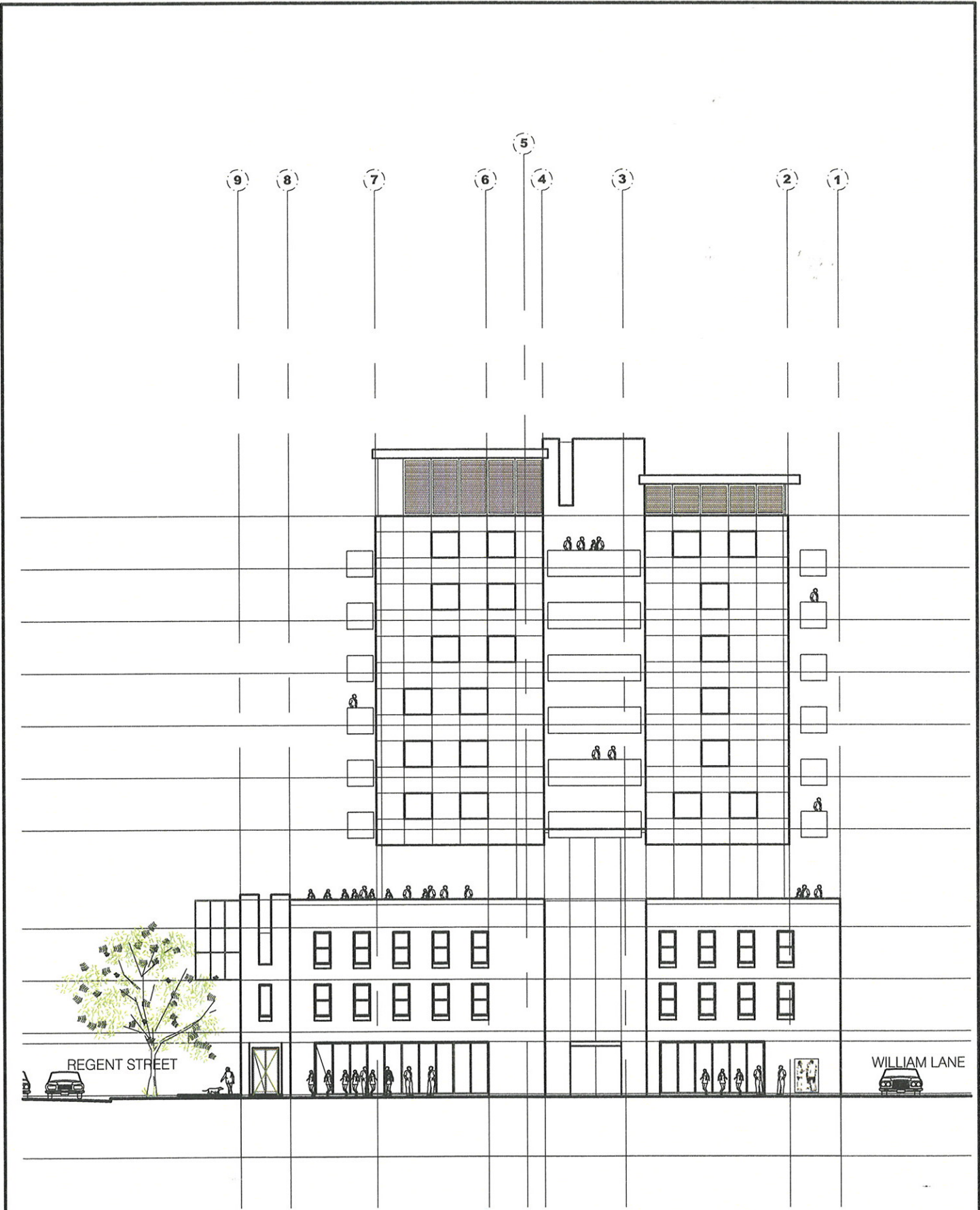
TYPICAL LEVELS 4 - 9

PROJECT 80 RECENT STREET REZONING		EXISTING REFERENCE JOB NUMBER 07RE006		EXISTING NUMBER 006	
DRAWING LEVEL 4-9 FLOOR PLAN		SCALE 1/8" = 1'-0"		DATE 10.27.2007	
innovative solutions international pty ltd		ADDRESS 125-25 Maple Street Melbourne VIC 3048		PHONE (03) 9699 3658 FAX (03) 9699 2286	
PROJECT NO. 2017		DRAWING NO. 01/07/13		DATE 10.27.2007	
DRAWN BY 1105		CHECKED BY 1105		DATE 10.27.2007	



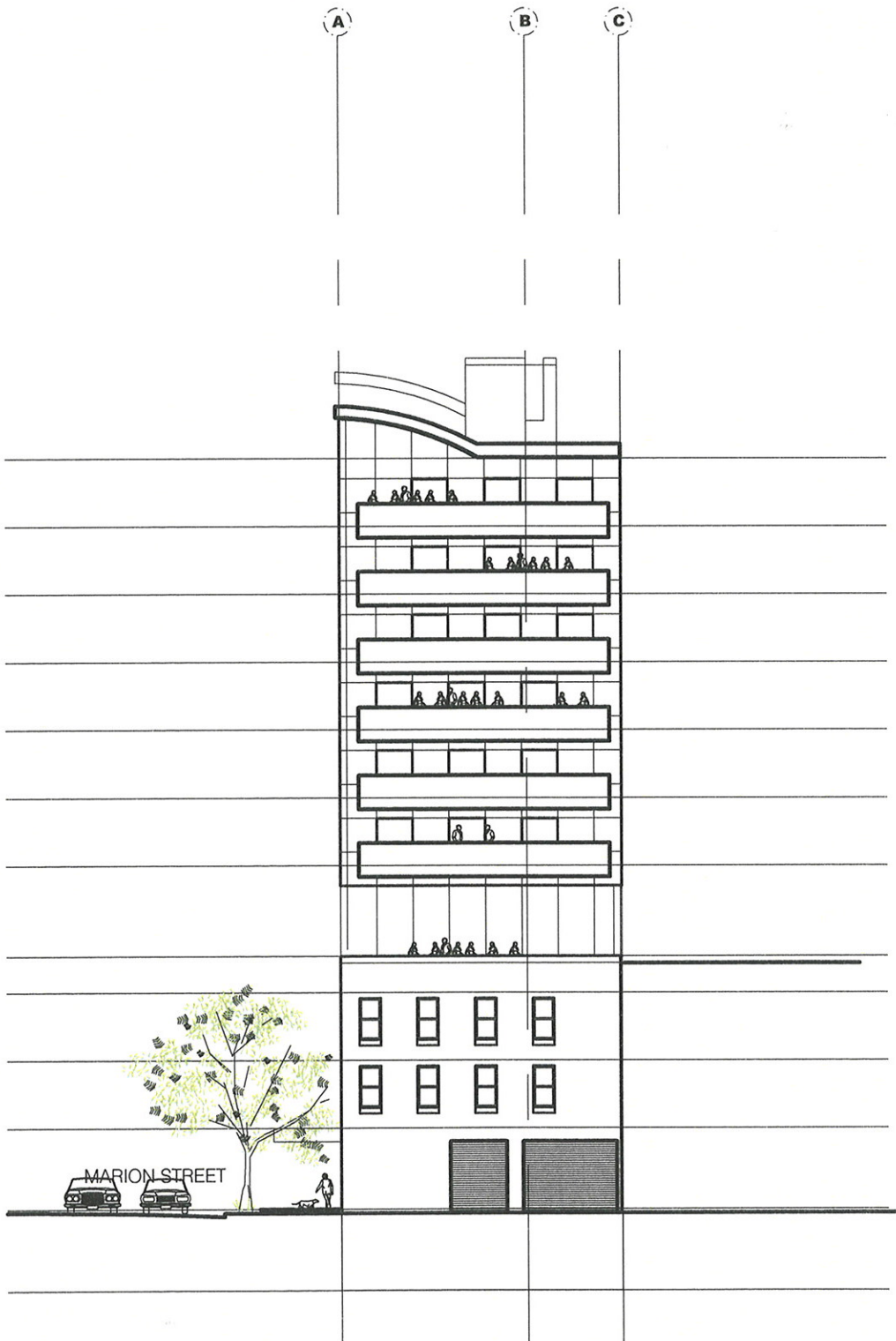
REGENT STREET ELEVATION

NOTES Copyright Innovative Solutions International Pty Ltd	innovative solutions international pty ltd suite 1 129-131 regent street waterloo nsw 2017 Telephone: (02) 9699 3663 email: newsy@ingobuend.au can 081 087 158	PROJECT 90 Regent Street REDFERN DRAWING Regent Street Elevation	DRAWING REFERENCE JOB NUMBER DRAWING NUMBER 07RE006 007 SCALE DATE as shown 30 Apr 07 ISSUED
	CHANGED DATE		



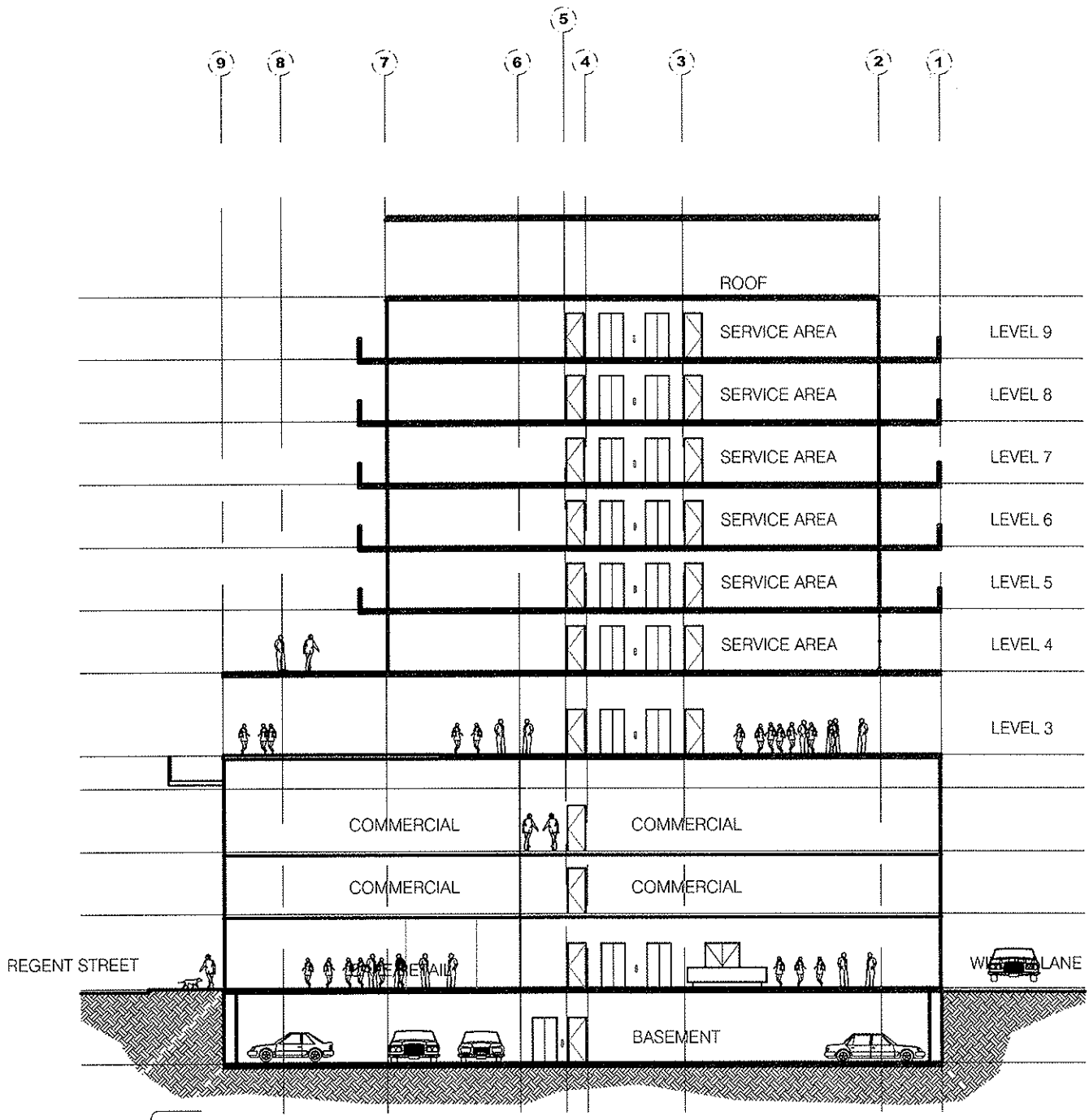
MARION STREET ELEVATION

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JOB NUMBER 07RE006	DRAWING NUMBER 008										
SCALE <i>as shown</i>	DATE <i>30 Apr 07</i>										
SHEET											



WILLIAM LANE ELEVATION

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			<small>SCALE</small> <i>as shown</i>	<small>DATE</small> 30 Apr 07
<small>CHECKED</small> <small>DATE</small>			<small>ISSUED</small>	



SECTION AA

<p>NOVA</p> <p>Copyright Innovative Solutions International Pty Ltd</p> <p>CHECKED: _____ DATE: _____</p>	<p>innovative solutions international pty ltd</p> <p>site 1 123-131 regent street melbourne vic 3017 Telephone: (02) 9699 9699 (222) 69699 3668 email: reservations@isintl.com.au or 081 007 158</p>	<p>PROJECT 90 Regent Street REDFERN</p> <p>DRAWING Elevations and Sections</p>	<p>DRAWING REFERENCE JOB NUMBER: 07RE006 DRAWING NUMBER: 010</p> <p>SCALE: _____ DATE: 30 Apr 07</p> <p>DRAWN BY: _____</p>
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