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**TRANSCRIPT OF PROCEEDINGS**

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TRANSCRIPT IN CONFIDENCE

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O/N H-1051576

**INDEPENDENT PLANNING COMMISSION**

**MEETING WITH APPLICANT**

**RE: 80 TO 88 REGENT STREET REDFERN STUDENT ACCOMMODATION**

**PANEL:**

**STEVE O'CONNOR  
CAROL AUSTIN  
DR PETER WILLIAMS**

**ASSISTING PANEL:**

**MATTHEW TODD-JONES**

**APPLICANT:**

**JONATHAN GLIKSTEN  
LUKAS MADAR  
GUY LAKE  
MARIUS HATLETVEIT  
MICHAEL OLIVER  
LUKE FELTIS**

**LOCATION:**

**IPC OFFICES  
LEVEL 3, 201 ELIZABETH STREET  
SYDNEY, NEW SOUTH WALES**

**DATE:**

**12.01 PM, MONDAY, 22 JULY 2019**

MR S. O'CONNOR: Okay. Before we begin, I would like to acknowledge the traditional owners of the land on which we meet. I would also like to pay my respects to their elders, past and present, and to the elders from other communities who may be here today. Welcome to the meeting today on the proposal seeking  
5 approval for the construction of an 18-storey student accommodation development at 80 to 88 Regent Street at Redfern. My name is Steven O'Connor. I am the chair of the IPC Panel. Joining me are my fellow commissioners Carol Austin on my right and Dr Peter Williams on my left.

10 Matthew Todd-Jones is attending from the Commission Secretariat and he's just organising the visuals. In the interests of openness and transparency and ensure the full capture of information, today's meeting is being recorded and a full transcript will be produced and made available on the Commission's website. This meeting is one part of the Commission's decision-making process. It is taking place at the  
15 preliminary stage of this process and will form one of several sources of information upon which the Commission will base its decision.

It's important for the commissioners to ask questions of attendees and to clarify issues whenever we consider it appropriate. If you are asked a question and are not  
20 in a position to answer, please feel free to take the question on notice and provide additional information in writing which we will make sure it goes on our website. I request that all members here today introduce themselves before speaking for the first time and for all members to ensure that they do not speak over the top of each other, again, for accuracy of the transcript. So with those formalities out of the way,  
25 we can begin. As I said earlier, we're in your hands. So who would like to commence?

MR M. OLIVER: Yes. So thanks for the opportunity to – I'm Michael Oliver from Ethos Urban. We might run through and do some introductions down the table  
30 before we start with the short presentation. So I'm Michael Oliver from Ethos Urban.

MR L. FELTIS: Luke Feltis from Ethos Urban.

35 MR O'CONNOR: Guy.

MR G. LAKE: Guy Lakes from Bates Smart.

MR J. GLIKSTEN: Jonathan Gliksten, managing director of Iglu.  
40

MR L. MADAR: Lukas Madar, project manager at Iglu.

MR M. HATLETVEIT: Marius Hatletveit, Bate Smart.

45 MR OLIVER: So we have a short presentation for the Commission to run through some of the – to provide a brief overview of the background and a bit more detail of

the project and some of the history. We would like to state just up front that we support the department's assessment and recommendation. We have two conditions that we would like to discuss, just in relation to timing and program and we will come back to them at the end.

5

MR O'CONNOR: We may have one or two more we want to discuss so - - -

MR OLIVER: Okay. Perfect.

10 MR O'CONNOR: - - - that's fine. We will make sure we have time for conditions. We did have the department in talking to us earlier this morning and they were followed by council, so we've heard from both the department and council.

MR OLIVER: Both. Okay. I will hand over to Guy who has a short presentation  
15 ..... or Jonathan, sorry, for Jonathan to run through a bit about Iglu and then Guy about the project

MR GLIKSTEN: We thought it would be helpful just to give you about Iglu and our vision for this site. Iglu was founded in 2010. We have an existing portfolio of  
20 three and a half thousand rooms across eight properties, five of which are in Sydney, and another two and a half thousand rooms under development. We are an integrated developer, operator and long-term owner of student accommodation and our principal shareholder is one of the world's leading financial institutions.

25 The relevance of that is that it does give us the advantage of having a very strong capital resource and long-term focus and it allows us to be generous in the design of our buildings and how we relate to the surrounding neighbourhood because of that long-term interest. We hope today that you will see it also affects our attitude to the materiality of our buildings in – and that is also reflective of our, sort of, internal  
30 ambition to really strive, uh, to be world-best when it comes to, um, best practice for student accommodation.

Um, to this end, uh, we've engaged Bates Smart across the development of all our existing collection of properties and the six pipeline properties that we have in the  
35 future. It's been – we're very, sort of, happy that it has been reflected in some great, sort of, outcomes across the existing portfolio and recently we were delighted when, ah, adjoining – building adjoining this subject property was awarded the Australian Institute of Architect's award for multiple residential. So I will hand over to Guy now to take you through the detail of our proposal.

40

MR LAKE: Thanks, Jonathan. Um, so, look, you're – you're, obviously, very familiar by now where the site is.

MR O'CONNOR: Yeah.

45

MR LAKE: But it essentially has three frontages. It has got Regent Street, um, Marian Street, and then it has William Lane as a frontage as well, and the site adjoins

the – um, the existing, um, facility, um, which is to the north. And then making up the block is a pub on the corner and two, um, residential flat buildings that are also 18 storeys, and they – they all vary a little bit in height and that's to do with the – with the uses down on the lower levels. Um, there's a supermarket, for instance, in  
5 that one, which makes it taller.

MR O'CONNOR: Can I just ask how many, ah, students are accommodated in the existing - - -

10 MR GLIKSTEN: 371.

MR O'CONNOR: Okay.

MR LAKE: Um, and those – those images show you, um, the, um, recently  
15 completed building in the foreground and the site beyond, and then this looks at the corner of Marian and Regent Street, where you see the site in the foreground. Um, there is an existing approval – there was an existing approval on the site. Um, I guess it still stands. Um, it has a – it – it, basically, is for a mixed use residential building that is also 18 storeys.

20 Um, it accommodated 56 apartments, ah, a childcare, ah, commercial and car parking, um, so the car – we – we actually don't have any cars in our – in – in the student accommodation project, so there is no basement, but this had, um, commercial and childcare in the podium and then the apartments on the upper level,  
25 and those are, ah, drawings of that approved scheme.

Um, it had a – a floor plate that was set back, um, three metres from all of the street – sorry, ah, three metres from two of the three street frontages and four metres from the lane, and then about three metres from that adjoining boundary, and I'll talk a little  
30 bit about setbacks as we go through because they are relevant. Um, one thing to note is that the way this was designed, the, um, corridor running through the middle was not counted in the FSR.

Um, we've – we could have, I say – I don't want to call it a game, but we could have  
35 played that game in a way and we – we didn't. We've actually got a naturally ventilated corridor with – with operable louvres, but we are – we are counting it in floor space because there's been some questions around why our floor space is – is higher.

40 The two key areas are, um – our mass is actually less but we don't have balconies, um, and we don't – ah, we – we have counted circulation in our FSR. So that is the massing of the previous approval, and, um, that is the massing of our proposed DA, and what we, essentially, did was, um, the envelope has been – the tower envelope has been reduced slightly and the podium height has been brought down to be, in our  
45 view, more consistent with its context and to strongly reinforce the two-scaled, um, terrace, ah, character of that street.

MR O'CONNOR: Can you flip back to the previous one again for me.

MR LAKE: Yes. So this – this acknowledged that, but because – I think because of the uses and the – and we sort of know a bit about the evolution of this scheme, but  
5 as the – as it became harder to accommodate residential on that site and introduce other uses, there was a need to, um, get sort of larger floor plates on that lower level. That's my interpretation.

MR O'CONNOR: Right.

10 MR LAKE: But I think – I think everyone would agree that a two-storey scale is the most appropriate contextual response. Um, so this is the – the proposal, which is 18 storeys. So it's got a two-storey podium and then 16, um, tower storeys. It has an FSR of 8.72 to 1, and it accommodates 265, ah, beds. Um, and this is the section,  
15 and the – and the way the levels work on the lower levels is strongly driven by one relationship with the street and – and a stepping down, the – the Regent Street slopes down to the south, but it's also about tying the building into, um, its northern neighbour, because essentially what we're trying to do is create a pretty seamless, um – well, public experience at ground level with the retail, but then we're – we've – our  
20 upper levels basically are – are connected and – and the idea is for it to feel like one continuous, ah, communal ground plain.

Um, so as I just talk quite quickly through this – this overview, um, I am going to try and address and point out some of the areas where we made amendments to setbacks,  
25 we – we considered wind mitigation, ah, we – there were discussions around view loss, um, FSR, and then also some of – amenity questions, and, look, this – this has been through, um, the government, um, design review panel, and that was a – I would say a very – a very good, very thorough process, and – and I think some improvements were made during that process.

30 Um, so this is the – this is the – this is the building to the north, and what we did was we retained a number of the terraces and, um, retail has been introduced, and, um, we – there's some really, um, good tenants down there now, and I think it's fair to say that this has become fairly transformative in the way, um, that, um, block reads and  
35 the – and the sort of way people are now getting access to those lower levels.

MR O'CONNOR: Sorry, can you just point out on that slide where the site is.

MR LAKE: So our site sits beyond, ah, and this is right up at the northern end of  
40 the site.

MR O'CONNOR: Right.

MR LAKE: But of relevance here is that is actually the – the Iglu entry which is  
45 being treated as a single entry to both towers. So that's a – that's quite a key issue and I will talk a bit more about that.

MR O'CONNOR: Good.

MR LAKE: And then as you come through, this is the midblock link, ah, which sort of reads as an arcade and it takes you through into this rear laneway which was, um,  
5 there was a disused service lane at the end and basically what we wanted to do was try and create a very permeable ground plane and get sort of laneway retail working. And this photograph was taken very soon after completion but if you go there today you're starting to see far more activation taking place on the lower levels. So that's the ground level. These are – this is all retail. These are these new lanes and arcades  
10 that are being created. This is the central, um, entry.

So we've – we've, essentially, minimised the footprint of the student accommodation on ground floor to thereby maximise the – the retail activation. And these are service areas and the relevance of pointing those out is that we've actually tried to share as  
15 many of them as possible in the new scheme which just means we don't have to build two loading docks and things which helps the ground plane because it means we can free areas up for retail and activation.

MR O'CONNOR: Can you just point out where that loading dock is.  
20

MR LAKE: That's the loading dock in that location. And so the site - - -

MR O'CONNOR: So it comes off William Lane, does it?

25 MR LAKE: It comes off William Lane which is sort of the obvious service – service location.

MR O'CONNOR: Yes.

30 MR LAKE: And now as you move across, that's that loading dock and this is our proposed ground plane where you can see, yes, we still have bin areas. We still have bike stores. We still have, um, ah, amenities for the, um, for the retail facilities, but we're able to, um, avoid duplication and introduce some shared facilities that - - -

35 MR O'CONNOR: And can you point out where that combined entry to the student accommodation - - -

MR LAKE: So the combined entry to the student accommodation is over here, and it's virtually midway along the block. Um, and then we have a second entry which is  
40 going to be mainly used for – for, um, bikes, I guess, for people – people arriving and parking their bikes in here. And that can out of the design review panel where they wanted to see a bit of flexibility sort of long term of making sure this building still had an address.

45 MR O'CONNOR: So you think the majority of students will enter in the communal area.

MR LAKE: Correct.

5 MR O'CONNOR: But there will be the option of entering via Marian Street entrance, parking your bike and jumping in a lift and going up to where you want to go.

10 MR LAKE: That's absolutely correct. Yes. And, look, the reason for the shared entry is it's very much this – these – Iglu are really passionate about trying to – about building community and that's what these – I think has been the success of a lot of the other Iglu buildings.

MR O'CONNOR: Mmm.

15 MR LAKE: And so, um, you actually, like, even the lift down there, we – it's for people who need a lift to use it but they actually encourage all the students to walk up the stairs and so it – it – it – it creates interaction, and then they will go from there to their – their respect towers, and so we – we sort of think about that second floor as a – as a ground plane, really, for the student accommodation. So maximising commercial and – and retail uses on this – on this level. So you've got retail  
20 tenancies, um, along Regent Street, and what we see as a, um, a two-storey office tenancy on this – on this corner over here. There's no reason why it can't be retail, but Marian Street isn't – isn't a particularly, um, strong retail street. Um - - -

25 MS C. AUSTIN: So - - -

DR P. WILLIAMS: Sorry. Just on that point.

MR LAKE: Yep.

30 DR WILLIAMS: Have you got proposals to consolidate the two lots.

MR LAKE: Um, do you want to talk to that, Jonathan?

35 MR GLIKSTEN: Um, I think it – it will be sort of consolidated at the end of construction. It's important for us to keep the – the two projects separate, um, during construction. It will either be formally consolidated or dealt with by way of 88B.

DR WILLIAMS: 88B. Okay.

40 MR GLIKSTEN: Yes.

MR MADAR: Yes, we – we look at it as a united building under the BCA .....

45 MR GLIKSTEN: Yes.

MS AUSTIN: Could you just go back to the entry.

MR LAKE: Certainly.

MS AUSTIN: So when students arrived they've got suitcases and the like.

5 MR LAKE: Yes.

MS AUSTIN: There is flat movement, so they wheel their suitcases to the lift - - -

10 MR LAKE: Yes.

MS AUSTIN: - - - or have you got steps up and down?

MR LAKE: Ah - - -

15 MS AUSTIN: So it is going to be a seamless integration or are you going to be lugging the suitcases up and down?

MR LAKE: Completely flat. So, um, this is – this is the – the arcade.

20 MS AUSTIN: Yep.

MR LAKE: And this – these are the operable – the operable slider, and you walk straight in and there is – the lift shaft is – is over there.

25 MS AUSTIN: But that's existing one, but for the new one?

30 MR LAKE: Yes. Same – same – same occurs. If you look – if you look over here, this is on grade. There's a very gentle – this is like a one in 20 ramp, so it doesn't require handrails or anything, and you arrive and you go straight into the – into the lifts.

MS AUSTIN: Okay.

35 MR LAKE: But on day 1, operationally, if you were arriving with your suitcase, I would envisage you arriving at the main entry.

MR O'CONNOR: Yeah, go to the main entrance.

40 MS AUSTIN: Yes.

MR LAKE: You would check in at the concierge. You would be inducted, taken to your room, and you would go from there.

45 MR O'CONNOR: Sure.

MS AUSTIN: And – but you would be wheeling your suitcase across there, flat ground to the lift.



MR LAKE: No. No. You will show - - -

MR O'CONNOR: No. No.

5 MR LAKE: The upper level is where all of that would – would happen. So, yes –  
so level 1 is effectively treated like a – um, I – we actually refer to it as a street, but  
it's an internal space. It has got a series of communal facilities offered and that's  
kind of the ground plane of the student accommodation. I will – I will talk to that in  
a sec. So one of – there were some setback issues that we sort of went backwards  
10 and forwards on, and they were related to the control that required a three metre  
average footpath width. We've made amendments to our plan to – to reflect that, and  
similarly along William Lane there were requirements around achievement a setback  
there which again have now been addressed and complied with.

15 MR O'CONNOR: Just, um, on that point of William Lane, can you tell us what  
width that footpath is on William Lane.

MR LAKE: That footpath width is eight – 800 millimetres.

20 MR FELTIS: It's 800 mils set back the property ..... then there's a small curb at the  
edge as well.

MR LAKE: So it's about 1200 in total.

25 MR O'CONNOR: By the time you add on what's in the road reserve.

MR LAKE: By the time you add up the bit beyond the – beyond the – you can just  
say that the curb is beyond our boundary.

30 MR O'CONNOR: I can, yes.

MR LAKE: William Lane is a dead end and we, ah, it – it's – it's – we actually  
wanted to activate it in the first scheme but the New South Wales Police, actually,  
their squad cards come out of here and so there's a – we're not trying to encourage –  
35 to be clear, we're not trying to encourage pedestrian, um, activation on that and that  
has been specifically requested, um, by the police.

MR O'CONNOR: So just to finish on that footpath width, the 800 mils on your  
land, are you seeing that land then being dedicated to council so it's all part of the  
40 public domain or is that something you're going to continue to own and maintain?

MR OLIVER: It hasn't – it hasn't been – it hasn't been requested or provided by  
the department, um.

45 MR O'CONNOR: So at the moment you're just proposing - - -

MR OLIVER: At the moment it is proposed to be retained and maintained by Iglu.

MR O'CONNOR: Right. So people would be walking down a 1.2 metre wide footpath. They won't realise they're on council's side or your side.

MR OLIVER: No, that's correct. Yes. Yes.

5

MR LAKE: Yes. And then the – the – architecturally the intent of the podium is to very much tie in with the – with the kind of fine grain terrace character – retail terrace character, but to do it in a way which is clearly contemporary. We're not trying to imitate the past but we're trying to use these individual terraces to step  
10 down the street, and some of the planters and elements, there's a commonality between them and some of the new insertions that happen in the – in the streetscape on the first scheme.

And that is a – that is an image of the corner, um, where again we've got retail on the  
15 lower level and then we've got, um, the communal – student communal space – spaces on the level above. This is the stair that the students use to arrive in. So once you've – once you've come through those sliding doors, you come up the stair. It's a pretty, um – you know, it's a pretty fantastic stair. It has got great natural light and it's certainly a very inviting space to – to move through.

20

And you arrive on the upper level. This is the concierge and, I guess, reception area, um, but when you arrive you can actually look down into the arcade and so you're always connected, um, with the street, and looking through, that's what we refer to as the street where there's this – this kind of timber ceiling that runs all the way through  
25 as a spine. And off that spine there are a series of uses.

So looking at the plan, that's where we were standing in those photographs, and off that are a series of different uses. There's outdoor, garden and terrace areas with barbecue facilities. There's, um – there's meeting rooms or study rooms. There's a  
30 – there's media cinema rooms. There's games facilities. There's a gym. There's, ah, laundry facilities. There's a whole range of – of activities which are designed to provide amenity but also to encourage community and interaction.

DR WILLIAMS: And – sorry – Guy, there's two lifts. Is that in the middle there?  
35

MR LAKE: Those – those are the lifts that service the tower in the – in the currently operational Iglu and they're the lifts that you can use if you had a suitcase or if you were disabled or something and you needed to come up those stairs. There is a courtyard that exists at the moment. The site we're talking about is over here and our  
40 proposal is to effectively extend that courtyard and create a much larger space and to extend the communal facilities through here and not with a view to necessarily just replicating things but to really understand what – what is being provided in the first stage and to supplement that and to create a – kind of a richer, more diverse communal experience in there. Um, and so we've got a series of, ah, these are  
45 lounge and study areas and study rooms. Again, there's no – we've found from experience on other projects providing high quality study – spaces for group study

with good ..... and stuff is what students are looking for. And then there are a series of double height studio apartments that are located along Marian and along the lane.

MR O'CONNOR: So this is effectively the third level, is it, that - - -

5

MR LAKE: It's - - -

MR O'CONNOR: You've got the two - - -

10 MR LAKE: There's a mezzanine level, um, below. So there's the retail - - -

MR O'CONNOR: Yeah.

15 MR LAKE: - - - and then there's a mezzanine to the retail and there's a laundry and things that sit on a mezzanine bel – below that. So it's – it's – it's the second to third level, depending on – um, the ground levels change, which is hence why - - -

MR O'CONNOR: Sure.

20 MR LAKE: - - - you've got the mezzanine. Um, that courtyard was the subject of some discussion arou – around wind mitigation, um, and there was – ah, there was some design changes made, um, specifically to do with the selection of tree species and their placement within that courtyard to try and improve the – the wind conditions, um, and that's been, um, reviewed and that – that kind of requirement has  
25 been, um, fulfilled. Um, I'm coming back to look at the – this is looking at, then, how that building sits within the streetscape, a very strong kind of two-storey scale, and also really thinking about the – the – I guess the side facades and being – being aware of what you're seeing and making sure everything is kind of well-articulated and that there's kind of an outlook from all those facades.

30

This is the typical floor plate, and on that floor plate, we have, um, 10 studio apartments and one, um, six-bed cluster apartment. So a cluster apartment has a shared, um, living dining space. It has been very – um, the decision to position it here was very careful. Um, we're getting some north – we get a northerly aspect  
35 from this side, and we get a street outlook from the other side. So we've actually got windows on both sides, but, at the same time, we have no windows on this facade to ensure that there are no – there's no overlooking with the adjoining building. If you look at the previous approval, it actually had apartments that faced, um, the – the residential flat building.

40

So we've been as sympathetic as – as possible to our neighbours, um, and you will also note the dotted line over there shows the extent of the existing DA. Because student accommodation is inherently – it's a bit like a hotel. The rooms are – the – the building footprints tend to be a lot shallower. So we're about 14 metres deep,  
45 whereas, if you took – take a residential flat building, they typically sort of sit around 18 to 24 and so we've been able to sort of erode that corner and have a – have a kind

of a – a more slender building. And that really shows, in a great amount of detail, the sort of adds and omits to – to the footprint.

5 So there's a – there's actually a reasonably significant reduction in the footprint, which creates – it doesn't – it doesn't – in terms of view, it doesn't actually change the view dramatically, but in the foreground, it reduces the bulk of the building to the neighbouring residential, and there is a view study – um, a view impact study which is part of this, and I guess the summary is we don't – we don't create any, um, additional – the view – the view is absolutely affected, but it's no different to the –  
10 um, the previous scheme, and up at the upper levels of the building, there is an improvement, because our building is a bit lower.

On the roof is a – is a roof terrace, which is, again, about providing great amenity, good solar access and it has barbeque facilities and things for students. Um, and one  
15 thing we were very careful – if you look back at all the Iglu projects, each of the buildings have a – whilst the – some of the – the accommodation type is relatively consistent, we sort of evolve it as we go along, the – um, the buildings are unique. We didn't want a kind of a cookie cutter situation where you had two towers. So whilst they sit on a common podium, um, the character of the building is quite  
20 different. This building – the first building was in an aluminium and terracotta-clad building. Um, this is actually a brick and concrete building with a glass infill, so very distinctly different in character, um, and that is a view of the – of that sort of brick tower sitting above.

25 Um, what you will see there are these – um, ah, these projecting, ah, kind of bay window elements, and they came out of, um, having worked through the first project and understood some of the acoustic challenges that we had to deal with on the street. We developed a – um, a double-layered window system which has a – ah, has a louvre on the outside and a – um, like a sash – a jock – a – a casement window on  
30 the inside, and what it allows students to do is, at night, you can close both of them and you get absolutely fantastic acoustic protection, but during the day, you can have the wind – the louvres cracked open and the jockey sash open.

So it gives you a lot of control, um, over your environment, and, obviously, um, from  
35 an energy utilisation point of view, we want to encourage natural ventilation to the greatest, um, point possible, um, and so that – that element becomes quite a strong defining feature of that – um, of that tower architecture, and that's a close-up view of – um, of that facade, um, which you can see, like the first building, has a lot of – um, has a lot of depth to it. It has – the slab edge forms horizontal shading and so you get  
40 that kind of – um, you get not only texture, but you get a lot of light and shadow on that facade.

MS AUSTIN: Sorry. If you could just go back to that. So where are the louvres?

45 MR LAKE: Ah, the louvres – the louvres are over there. They're – they're full height. They're – they're a glass louvre which we use - - -

MS AUSTIN: And they move that way?

MR LAKE: No, they – they just - - -

5 MS AUSTIN: .....

MR LAKE: They operate – they just – they are a louvre that does this.

MS AUSTIN: Okay.

10 MR LAKE: And behind - - -

MS AUSTIN: So it's a ventilation louvre. It's not for, um, light?

15 MR LAKE: It's a vent – it's a ventilation louvre - - -

MS AUSTIN: Okay.

MR LAKE: And then there are large bay windows - - -

20 MS AUSTIN: Right.

MR LAKE: - - - which provide natural light to the rooms and – and I think one – one of the things that was offered is, um, the opportunity to visit the facility. If – if

25 that's possible, I'd really encourage you to do it, because I think – um, I think the quality of those rooms and the quality of the lights and the ventilation and things is something that, you know, has been quite carefully thought about and developed over a number of projects.

30 MR O'CONNOR: I think we'd like to take that up.

MS AUSTIN: Absolutely.

MR LAKE: So we would – we would welcome that if you were prepared to do it.

35 And I think that's probably where I'll – where I'll end off. Obviously, we can answer a number of questions, but - - -

MR O'CONNOR: Do you mind flicking back a few slides. You had a – yeah, that one there.

40 MR LAKE: Yep.

MR O'CONNOR: So it doesn't seem to me that the podium level is activated at all. Is that incorrect?

45 MR LAKE: Um, no, the roof – so the rooftop has some – there are some planters on that roof top - - -

MR O'CONNOR: But there's no access.

MR LAKE: There's no access.

5 MR O'CONNOR: Right.

MR LAKE: Um, we – we want to provide the best possible outdoor space, but we need to provide it in a way that is absolutely safe.

10 MR O'CONNOR: Yeah.

MR LAKE: And so one of the reasons why, um, we don't provide balconies, for instance, is there's just a – the – the issues around safety are significant - - -

15 MR O'CONNOR: I can understand that, yeah.

MR LAKE: - - - and so, for instance - - -

MR O'CONNOR: So the same reason applies for the podium, does it?  
20

MR LAKE: Correct. So in our podium, we've got an internal courtyard, which, again, is positioned to get reasonable solar access, and the combination of that and these other outdoor spaces, which are accessible to all, plus the roof terrace, gives people access to lots of outdoor space, but it's all very well protected. So it has got  
25 very high level screens and so there's no risk of any, um, safety issues.

MR O'CONNOR: So the existing building, at roof level, does it have dust - - -

MR LAKE: No. So this is a new, um - - -  
30

MR O'CONNOR: Innovation?

MR LAKE: Yeah. I guess, again – and my comment earlier about saying we don't – we don't want to, um, just replicate – this is – we would – one of the advantage –  
35 great advantages of having these two buildings together is we can actually provide, ah, um functions and uses which you perhaps wouldn't get to provide in a single building because of other cost pressures or the fact that there's just too much other program to fit in. So we've really tied to diversify our offer.

40 MS AUSTIN: So the level 1 outdoor space is – so that – that – it looks like the roof – sorry, if we go back to the one we were just looking at then.

MR LAKE: The image?

45 MS AUSTIN: The next one.

MR LAKE: The one of the roofscape? Sorry, I – that - - -

MS AUSTIN: Yes.

MR LAKE: That one.

5 MS AUSTIN: Yes. So if we go back to that one before – no, the one before. Sorry, the one after, then. I’m - - -

MR LAKE: That one?

10 MS AUSTIN: No, next one.

MR LAKE: The aerial - - -

MS AUSTIN: Sorry, I want to have a look at - - -  
15

MR LAKE: Sorry. Sorry. Okay. I think I’m - - -

MS AUSTIN: The building one.

20 MR LAKE: Yeah.

MS AUSTIN: That one.

MR LAKE: Yeah.  
25

MS AUSTIN: So this is level 2, is it, what we’re looking at here?

MR LAKE: Yes.

30 MS AUSTIN: So the urban space is below that? I’m trying to - - -

MR LAKE: No – sorry. Sorry. Sorry. So this is level – we – level 1, it’s the second floor of the building, and the open space is on the other side. It’s over - - -

35 MS AUSTIN: So it’s around here?

MR LAKE: It’s around there.

MS AUSTIN: Right.  
40

MR LAKE: Yep.

MS AUSTIN: So it’s around here?

45 MR LAKE: Correct.

MR O’CONNOR: At what level?

MR LAKE: At – at le - - -

MS AUSTIN: At that level?

5 MR LAKE: The architectural drawing is level 1. It's the second or third.  
Depending on whether you - - -

MR O'CONNOR: Where you are.

10 MR LAKE: - - - count the mezzanine - - -

MR O'CONNOR: Yep.

MR LAKE: - - - it's the second or third floor of the building.  
15

MS AUSTIN: Okay.

MR LAKE: And it's on the same level as the – as the outdoor space - - -

20 MR O'CONNOR: Yep.

MR LAKE: - - - that occurs through there. So that – once you go up those stairs,  
you're on a completely level, um, floor that extends the full length of the block, and  
there's basically a series of courtyards and, um, facilities that are all communal on  
25 that level that are accessible to residents of both towers.

MR O'CONNOR: And that'll help when we visit the site.

MS AUSTIN: Yes.  
30

MR LAKE: I think it'll become very clear, yeah.

MR O'CONNOR: Okay. Um, thanks for that presentation. Are there other  
presentations or – okay. All right. So Carol, have you any questions you'd like to  
35 pose?

MS AUSTIN: The size of the rooms, could you explain how they compare (1) with  
a hotel room and (2) with the student accommodation that universities would provide  
in halls of residence, etcetera. So just to get an idea of – of how they're positioned.  
40

MR LAKE: Sure. So our rooms within a cluster apartment are 14 square metres.

MS AUSTIN: Mmhmm.

45 MR LAKE: Um, that historically comes from – well, it comes from international  
precedent, but it also comes from the City of Sydney's boarding house code, which is  
quite prescriptive around the size of the room and the bathroom and also the – um,



the common space. So the common space is 24 square metres. This is the shared, um, living and dining space.

MS AUSTIN: Mmhmm.

5

MR LAKE: And that is, um – so we do a lot of – we’ve done quite a lot of, ah, work for the universities as well. Um, university rooms tend to be smaller. So they tend to be, um, about 10 square metres, but they don’t have en suites. So, in this case, the en suite’s about 2.4 square metres of the 14. Um, university halls tend to spend their – I – I’ll use the word “spend” – their space in the corridors because their model is – ah, they tend to organise them around, say, 20 or 25 rooms, and it – it’s around their model of care where they have a resident adviser on the floor.

10

MS AUSTIN: Mmhmm.

15

MR LAKE: But, as a result, they have a lot more circulation space in their corridors. So if you compare them, the overall development and how many square metres you’ve allocated per bed or per room, they – to be honest, they’re very similar. They just spend their space in slightly different ways. Iglu’s rooms are, um – are a little bit bigger – so 14, say, instead of – if I put an en suite into a university one, it’d be about 12.5, um, and they have less circulation on the floor plate because if I go to – if I show you, um, that, you can see that this corridor’s very efficient. There’s not a lot of extra circulation, whereas in a university model that would all be – all of those rooms would be serviced by a communal corridor.

20

25

MS AUSTIN: Mmhmm.

MR LAKE: Um, so that’s probably the key, um, differentiator, um, and they tend to have – Iglu always does en suites, whereas universities still have a – I think they’re moving – well, we’re finding them moving away and moving to en suites, but they tend to have shared, um - - -

30

MR O’CONNOR: Facilities.

MR LAKE: - - - facilities. And that’s a lot to do with their maintenance regime rather than actually what they acknowledge is probably a good – I think they acknowledge that they’d prefer en suites, but their maintenance regime doesn’t allow for it.

35

MS AUSTIN: And the laundry facilities. Um, it seems quite low, the number of, um, washing machines allocated for that number of students. I know that hygiene’s probably not the top priority for young students, but the calculations that, um, were included assume that they’re used for a large percentage of the day. Have you surveyed students in any of your facilities to say, “How are you finding the laundry facilities?”

45

MR OLIVER: Yes. We have, and we've provided a lot of information from Iglu's existing operations. Um, Jonathan, maybe – I don't know if you would like to talk to it a bit more.

5 MR GLIKSTEN: Yeah. I mean, the – firstly, the machines are much larger than domestic-scale machines.

MS AUSTIN: Mmhmm.

10 MR GLIKSTEN: Um, and we – I think they're 10-kilo machines, aren't they?

UNIDENTIFIED MALE: Yeah.

15 MR GLIKSTEN: 10-kilo machines. Um, we don't get any sort of, um, objections to the number of machines that we provide. Um, obviously, the students have access to them for – you know, I'm not saying 24/7 but, you know, sort of, um, 18 hours a day. Ah, they run quite frequently.

20 MS AUSTIN: But they - - -

MR GLIKSTEN: But they - - -

25 MS AUSTIN: They're here to study, so that – they're, presumably, at university for most of the day - - -

MR GLIKSTEN: Yeah.

30 MS AUSTIN: - - - and back, um, for – and most people would be at university for similar times. So yes, um, the – there are a large number of hours that could be accessed, but students aren't spending 24 hours a day at the accommodation. They're spending most of their time, I would have thought, at - - -

35 MR GLIKSTEN: Well, they – they're actually – they're sort of probably only getting about 15 hours of contact time, um, on campus. So they do spend a lot of time in our buildings. The washing machines have got, um, software so that it will tell the student when the machine is – has finished, and they can come and collect the – ah, the completed laundry. So it works pretty efficiently, and we haven't had any sort of concerns about the number of machines that we provide. Ah, they're provided in accordance with the City of Sydney's code as well, in terms of, you  
40 know, the boarding house requirements.

45 MS AUSTIN: So the broader question of – do you have, um, surveys of students more generally about their satisfaction with the accommodation, and is there – there's, like, a student, um, consultation group with the - - -

MR GLIKSTEN: Yeah. So - - -

MS AUSTIN: The owners of the facilities?

MR GLIKSTEN: So, yeah, we have a, um – a survey which we conduct, um, twice a year, um, at the end of each semester with the students to get their sort of opinions  
5 on how things are running. Um, we also have a management model so that on each floor we have a dedicated what we call resident leader, who's a senior student that, um, sort of activates – helps us activate the community but is also always there to take feedback from students as to how things are working or not working. Um, but this is a model that has been developed over, you know, um, a long period of time  
10 and plenty of sort of practice both within ourselves and other student accommodation groups, and it seems to be working well.

MR O'CONNOR: Can – just on the washing question, Carol - - -

15 MS AUSTIN: Yep.

MR O'CONNOR: - - - if I can butt in - - -

MR GLIKSTEN: Yeah.  
20

MR O'CONNOR: - - - and ask – so the way the two buildings will be integrated I take it if the washing facilities were maxed out in this building, then - - -

UNIDENTIFIED MALE: .....  
25

MR O'CONNOR: - - - could a student walk down the corridor and use the washing facilities in Iglu1 building?

MR GLIKSTEN: Yeah. I mean that – exactly right. I mean, that is one of the  
30 advantages of having a larger community. Obviously, we then start to get more diversity - - -

MR O'CONNOR: Yep.

35 MR GLIKSTEN: - - - of resources and facilities that we can - - -

MR LAKE: We're not suggesting it would be the - - -

MR O'CONNOR: So there's no bar or anything to that happening?  
40

MR LAKE: No, no. I mean, I think we - - -

MR GLIKSTEN: Yeah.

45 MR LAKE: At every step, our position is to try and make sure there is no, um, sense of ownership between buildings on the ground floor.

MR GLIKSTEN: Yeah.

MR OLIVER: Just that we've been provided a series of detailed information about – Iglu conducted surveys over a period of about six months of their students. Um,  
5 we provided that information in the response submissions which we can assume the Commission has a copy of. But, essentially, what it – over that six months the peak number of washes per resident was 0.8 per week. Um, based on that and then based on the number of washers and dryers we're providing, um, the ..... only predicts a usage of 43 per cent of the capacity of those washers and dryers so - - -

10 MS AUSTIN: But that – that assumes that everyone – you would have peak loads with students being at university - - -

MR OLIVER: This - - -  
15

MR LAKE: Yeah.

MS AUSTIN: So there will be period where they weren't used because students were - - -  
20

MR LAKE: So these surveys included – included that.

MS AUSTIN: Okay.

25 MR LAKE: Yep.

MS AUSTIN: Okay. So one separate question is there has been a huge increase in the amount of purpose built student accommodation, um, in New South Wales and in Victoria, um, predicated on the continued growth of the university sector for foreign  
30 students. The question mark is if those numbers – student numbers decline, what flexibility is there to repurpose these buildings for non-student use?

MR GLIKSTEN: Well, they – I mean, we obviously don't expect that to be - - -

35 MS AUSTIN: No.

MR GLIKSTEN: - - - necessary otherwise we wouldn't be investing, um, in this new one. The buildings are flexible, um, insofar as they – internally, the sort of, um – the walls are lightweight and could be reconfigured for other accommodation  
40 typologies, such as hotels and boarding houses. Um, but to – to the earlier point, we – you know, we – we see student accommodation as being very much needed, you know, through the immediate to long-term future and, um – and the market is showing itself to be much more segmented than people ever used to think insofar as students aren't this sort of homogenous group, um, that all have the same needs.

45 So, um, the new accommodation that has been done by others is pitching to different niches to – to what we pitch. In our own case, we, um – we find, say, for instance,

that Redfern – our first Redfern project, 39 per cent of those students are post graduate students who have, you know, previously found it quite hard to get accommodation to meet their specific needs. When we look at our competitors, they're often more orientated to first year students so it's – the market is sort of properly responding to the different types of needs and I think it's important to look at it as this quite diverse market.

MR OLIVER: From a planning perspective, I suppose the Greater Sydney Region Plan and the Eastern City District Plan both talk about growing student – the student sector and the education sector even beyond what it currently is at, and particularly focusing on places around Haymarket and – and Redfern, where the University of Sydney and UTS are based. And there's a whole series of other State Government and Federal Government policies that talk about growing ..... education sector.

The other thing I would probably point out is that because it is student accommodation, it – it won't be subdivided like something like serviced apartments or – or residential might. So as a whole site in terms of thinking about that long term uses, it's not just about the repurposing of the building but also the site remains, um, unfractured and so there's plenty ..... site over the longer – much longer term to be consolidated again, particularly now that it is joined with the Iglu1 building, to be reused for other purposes again in the longer term as well.

MR O'CONNOR: Thanks, Carol. Peter, any questions?

DR WILLIAMS: Yes. Thanks, Steve. Could you just tell me a bit about the type of mechanical ventilation that's being provided in the building.

MR LAKE: Sure. So obviously the – well, the rooms are all air-conditioned, as are the common spaces, but we are – we're also very, um, keen to try and encourage students to use – to be aware of their energy usage and to – to kind of minimise mechanical ventilation where possible, so for example, those louvres are designed to be full height so we get the best possible ventilation. But each room has a – has basically an independent unit. If you open those windows, the unit will turn off and the energy is also monitored and able to be – you can actually see and compare yourself to any other room in terms of what your energy utilisation is. But it's a mechanically ventilated – it has the ability to air-condition everywhere.

DR WILLIAMS: Okay. Thanks. One of the issues that council particularly was concerned about was wind impacts and I noted that you've tried to treat that with, um, trees and replacement trees down - - -

MR LAKE: Yep.

DR WILLIAMS: Evergreen trees down – is there anything else you – you have done and also what might be the impacts in terms of how much shade that – that area receives - - -

MR LAKE: Sure.

DR WILLIAMS: - - - in the daytime in terms of the trees being able to grow.

5 MR LAKE: Sure. There were two key areas of concern with wind. One was on the – on the street front itself and so there were some design changes made to, um – to get a continuous, um, awning running around the side. Just bear with me, sorry. So – so this is a continuous awning. There's actually a – there's glass in there.

10 DR WILLIAMS: Yeah.

MR LAKE: And so it was a balance between trying to – the reason why we didn't just simply just run this through at a straight level is we were trying to subtly express this as – almost like a separate building as the commercial tenancy. Um, but in doing  
15 that, we've also achieved the wind, um – the wind protection by having a continuous awning on the street. So that's – and that's a very – the – an awning – a continuous awning is very conventional well-tested way of dealing with wind on a – on a street. So I would suggest I don't think there is much else you can do to – to mitigate wind in that way. Um, and then the more – I guess, more complex or more unusual one is  
20 the – is the courtyard, where we went through a process – now, I guess you could say, well, why didn't you just put a roof on it.

Um, we have a very generous amount of internal space so the external space is – is what it is. It's external space. You also have a roof terrace and you have other  
25 external spaces so firstly I would make the point that you can choose to be out there or not, um, but the advice from the wind consultant was that if we used – if we positioned the trees and they literally went through and positioned them for us and we used an evergreen tree, there would be a – there would be a reduction to a level that was regarded as being comfortable in that courtyard, whilst also not losing the  
30 benefit of being able to be outside.

MS AUSTIN: In terms of the standard of being comfortable, is that the standard for walking or the standard for sitting and sitting for a period of time - - -

35 MR LAKE: I - - -

MS AUSTIN: - - - from a wind impact point of view?

MR LAKE: It's both. It's both sitting and – and standing.  
40

MS AUSTIN: So that is after mitigation or before the – so before the mitigation, no one - - -

MR LAKE: Well, before the mitigation, it was on the – it was – it was just above,  
45 um, and after the mitigation, the advice is that it is – is below.

MS AUSTIN: Right.

MR LAKE: Now, having said that, I guess I also make the point that if it's – if it is windy, you could choose to sit in any number of other locations and – and be comfortable so we're not – we're not – whilst we've found – once – whilst we've solved the problem in terms of the wind consultant and met the standard required,  
5 and that was also – the Government Architects Design Review Panel were very involved in that and in the solution – we – we're not solely dependent – this is not the only space in the building where you can go and sit outside.

MS AUSTIN: And how much of the time during the year is it likely to be  
10 challenging from a wind point of view? Is it seasonal, um, or is it simply that it's bouncing off the buildings and so the - - -

MR LAKE: Um, I don't recall – and someone else jump in if they – if you know the answer but I don't recall there being a stand out seasonal difference. I recall it being  
15 at – when there was high wind at different times of the year and I think both the prevailing winds in winter and summer have an impact - - -

MS AUSTIN: Sydney has periods where it gets very windy.

20 MR LAKE: Yeah.

MS AUSTIN: It has periods where it's quite benign so - - -

MR LAKE: Yeah. But I don't recall there being a strong – like, being able to break  
25 it down into saying it's way better in winter or summer.

MR OLIVER: So we provided a detailed wind tunnel test report with the EIS and then, also, once we received the City of Sydney's submission, we also had Windtech go back and review their model and work with Guy, and – and Bates Smart and –  
30 and it was also discussed with the State Design Review Panel, but how that was, um, mitigated, um, and – and a letter was provided from Windtech confirming that they're satisfied that those criteria were achieved with the mitigation now shown in the – in the, ah, final drawings.

35 MR O'CONNOR: So was there actually wind tunnel testing a second time when – when those mitigation measures - - -

MR OLIVER: I believe – I believe there was.

40 MR O'CONNOR: Because I think that was the point council was making.

MS AUSTIN: Mmm.

MR O'CONNOR: They – they knew the wind tunnel testing was done initially.  
45 They raised concerns. Some adjustments were proposed.

MR OLIVER: Yeah.

MR O'CONNOR: And there was just a covering letter from Windtech saying that should be fine.

MR OLIVER: I'd – I'd need to - - -

MR O'CONNOR: Rather than wind testing.

MR OLIVER: No. So they didn't wind test again because the – the – the details of that, um, mitigation were so minute.

MS AUSTIN: Mmhmm.

MR OLIVER: Um, ah, they were comfortable based on their extensive ..... because they're a very experienced wind consultant in – in Sydney, but, um, based on the wind tunnel modelling that they'd undertaken and their design, ah, mitigation that they'd recommended, um, they were comfortable to advise that they – they believed the criteria could be met.

MS AUSTIN: Mmhmm.

MR O'CONNOR: Okay. Peter, any other questions?

DR WILLIAMS: Yes. So I just – just on that. So both the, um, New South Wales Government Architect and the State Design Review Panel were happy with the – the wind solutions in the end?

MR OLIVER: Yes.

MR LAKE: Yes. Correct. Yes. Yes.

DR WILLIAMS: Okay.

MR LAKE: And we went to them, I think – we – we – I mean, it was a very rigorous process. We went back three times.

MR OLIVER: Yep.

MR LAKE: Yeah.

DR WILLIAMS: Okay. Okay. Thank you.

MS AUSTIN: So the two areas that the council seem concerned about, the wind impact, um, it's that outdoor area but also the entrance on the ground level. Um, the addition of the awning, um, was that raised with them? And, um, has that addressed the - - -

MR LAKE: So – so we – I mean, we – City of Sydney are a referral.



MS AUSTIN: Is that in - - -

MR LAKE: So we don't communicate directly with them, but, um, the awning - - -

5 MS AUSTIN: So they were concerned about wind - - -

MR LAKE: So – so that's the entry in that location over there.

MS AUSTIN: Mmm.

10

MR LAKE: And we have a continuous awning now running all the way around the building. So I think – um, I guess I make the point that that's a very – it's a very, um, conventional, ah, like, well-tested solution to solving that problem.

15 MS AUSTIN: Okay. So two – two things. One is that, um, for, ah, flow traffic, um, the wind is not considered an issue, but they believe that the entrance would be an area where people would congregate. They'd wait there for a taxi, ah, etcetera, and as a consequence, that particular location required the second standard of wind testing, rather than, ah, the first one, which is less, um, demanding, which is for  
20 walking traffic. So in terms of that spot there, if people were – ah, I was going to say "loitering" – people were, um - - -

MR LAKE: Mmm.

25 MS AUSTIN: - - - congregating for, say, a period of half an hour waiting for – being picked up or a taxi, the second standard, which is the equivalent of sitting or remaining in a place, would apply, which is a higher, um, threshold. Has that area there been tested for standing for periods of time, as distinct from the pedestrian traffic, which is what was the case along the - - -

30

MR GLIKSTEN: Um, well, so just as a sort of general answer to that, um, as we've sort of slightly tried to explain, the primary entrance to the building we always see the – as being the existing - - -

35 MR O'CONNOR: Mmm.

MS AUSTIN: Mmm. Okay.

40 MR GLIKSTEN: And so much as – what we've done with the first building, we don't intend to encourage students to exit or enter that building unless just for the bikes.

MR O'CONNOR: It would mainly be for the bike usage, I understood.

45 MS AUSTIN: Okay. Okay.

MR O'CONNOR: Yeah.

MR LAKE: Yes, that's our intent. Yeah.

MR GLIKSTEN: And we would control that, or – um, by issue of, um, access –  
electronic access cards.

5

MS AUSTIN: Okay.

MR GLIKSTEN: Um, so we haven't really gone into that sort of extra testing to see  
whether that would, ah, be effective.

10

MR O'CONNOR: Yeah.

MS AUSTIN: Mmm. So the pick-up and drop-off area would be the main entrance  
next door, not there.

15

MR GLIKSTEN: Yeah. Yeah. Yeah.

MR OLIVER: So in that scenario that you're referring to, there's also lounges in  
that lower ground at the ground plain that are within the internal, so people can sit in  
that space and wait in that space, but still have the full glazing to look out onto the  
street if they're waiting for someone to pick them up.

20

MS AUSTIN: Mhmm. Okay.

MR LAKE: Yeah. Look, I guess, the – the Windtech – um, both – both Windtech  
and the – and the Design Review Panel accepted the solution. I guess, the – I – if I  
was – the – the question back would be what else could you – if you built a canopy  
continuously along the footpath, what else could you possibly do at ground level that  
would improve wind, given that you can't go and build screens or whatever on  
council – or public land.

30

MS AUSTIN: Mmm.

MR LAKE: So I don't think that the second testing would result in any – I'm fairly  
confident it couldn't result in any other solution other than what we have, because  
that's kind of the full extent of what you could possibly do in this instance.

35

MS AUSTIN: So the testing was done with the – with the canopy as now proposed,  
or was prior to - - -

40

MR LAKE: It – it was a recommendation of, ah – so – so it was a recommendation  
of the, um, wind consultant.

MS AUSTIN: Mhmm.

45

MR LAKE: Which we, um, adopted and integrated into the solution.

MS AUSTIN: Okay. So the wind – sorry. Let me be clear. The wind tunnel testing they did was prior to that.

MR O’CONNOR: Yes.

5

MS AUSTIN: They - - -

MR O’CONNOR: Correct.

10 MS AUSTIN: - - - identified a deficiency, they maintained that this amendment would address that deficiency, and they would address it at level 1 or level 2?

MR LAKE: At – this – so this issue was related to the ground level.

15 MS AUSTIN: Yes.

MR LAKE: Ah, there – there were two issues. One would - - -

MS AUSTIN: Sorry. A – I meant a wind - - -

20

MR LAKE: Yeah.

MS AUSTIN: So the - - -

25 MR LAKE: Sorry; the – yeah.

MS AUSTIN: Pedestrian, ah, traffic, as distinct from standing traffic.

MR LAKE: Correct.

30

MS AUSTIN: So did they indicate that with this remediation it would improve it to the level of it being now comfortable for pedestrian traffic and for standing there for a period, or did they simply seek to address it for level 1, or what I’m calling level 1?

35 MR LAKE: Well, um, I – I – I – to answer that, my – my recollection is that they – well, they certainly, um, met a – the standard required. It was – it was acceptable, and I can’t – I can’t go - - -

MS AUSTIN: That’s okay.

40

MR OLIVER: We – we can take – we can take that on notice and respond on that specific issue.

MS AUSTIN: Thank you. Yeah. Okay.

45

MR O’CONNOR: Peter. Sorry, are you finished with questions?

DR WILLIAMS: That's all I have. Thanks. Thanks.

MR O'CONNOR: Thank you. Okay. Um, I've just got a couple of questions.  
Peter raised the issue of the consolidation of the site, and, ah, you talked about the  
5 timing being crucial for that, which we understand.

MR LAKE: Yeah. Yep.

MR O'CONNOR: When we put to the Department, um, we couldn't find anything  
10 in the conditions that they actually made that a mandatory requirement, because – I  
can't speak for the others, but I think the integration of the building is a great idea.

MR LAKE: Yep. Yep.

MR O'CONNOR: And ..... quite supportive of that. Um, they said that they would  
15 like to know what your feedback was about what an appropriate condition might be.

MR OLIVER: Yeah. It's been proposed that the lots would be consolidated prior to  
the issue of an OC. Um, that's the option that we've put on the table, but we've  
20 explored a series of other options, and – and I think we came to a different, um –  
Lucas maybe .....

MR O'CONNOR: So I think the – the Department, and probably ourselves, are  
looking for you to come back and say what might be an acceptable condition that  
25 deals with that consolidation.

MR OLIVER: Okay.

MR LAKE: Yeah.  
30

MR O'CONNOR: So there's no doubt that – if the land wasn't consolidated, and in  
future it fell into different ownerships, and you've got the loading bay servicing both  
sides and - - -

MR OLIVER: Yes. It's – it's certainly the intention.  
35

MR O'CONNOR: That it doesn't become an issue.

MR OLIVER: Yeah. So it's certainly the intention. We were looking a number of  
40 mechanisms and we will come back to you with a proposed condition.

MR O'CONNOR: That's good.

MR OLIVER: But the intention is – is certainly that they operate as a single building  
45 - - -

MR O'CONNOR: Yep.

MR OLIVER: - - - whether that's on separate lots or with appropriate easement and restrictions with the ..... um, we will clarify for you.

5 MR O'CONNOR: Thank you. I noticed there's a condition about heritage interpretation. Have you given that any thought about what – as a result of that study, what might be the recommendations? What sort of things might you incorporate to take onboard the, you know, Aboriginal cultural heritage issues in – in the area?

10 MR LAKE: I talked to the consultant you've appointed.

MR MADAR: Yeah. So we've appointed – sorry, Lukas – appointed Artefacts who helped us through the – the SSD submission. We've actually just – we only appointed them recently so we're going through a series of workshops with  
15 landscape architect, Bates Smart and obviously an operations team from Iglu, and just to have a look, explore, basically what you're asking – asking for is the – where we see value and opportunities.

MR LAKE: I think - - -  
20

MR O'CONNOR: So is the local Aboriginal Land Council going to be involved in those discussions?

MR MADAR: So I think there's a series – there's 13 or a number of, um, parties  
25 that we have to consult with, and that's all included in that strategy with Artefacts to get .....

MR LAKE: And I think our view on that is we – we don't – we're not – don't want to pre-empt what the answer is.  
30

MR O'CONNOR: Sure.

MR LAKE: We've got a work – literally a workshop is being set up with the parties to literally talk about how you much approach this and we will now out of that where  
35 we want to head.

MR O'CONNOR: Okay. Now, you mention earlier, Michael, about a copy of conditions you wanted to talk to us about.

40 MR OLIVER: Yeah, there were. Um - - -

MR O'CONNOR: Do you want to take us to those.

MR OLIVER: Yeah, so there's two conditions and they both relate simply to the  
45 timing of some of the post-compliance and notice periods. For some context, I suppose, Iglu is targeting a – an opening date of February 2021, being roughly 18 – 18 months from now. So they're on a fairly – and the reason for that February

twenty – '21 opening date is that the – they can be operational and able to lease for the start of the academic calendar. Not meeting that date is fairly significant for them because otherwise students will find accommodation elsewhere it effectively can delay the project for 12 months.

5

MR O'CONNOR: Sure. Yep.

MR OLIVER: So to do that they need to appoint a contractor in early August. So what we've proposed, um, we've already started work on an – on satisfying a number of these, um, compliance and reporting requirements, and so the two conditions that we would just like to, um, have considered and condition C4, um, which relates to the compliance reporting post-approval requirements, um, and condition C7. In both of those cases there's times established when information needs to be – or notice needs to be provided to the department, um, or to the Planning Secretary.

15

In both of those cases we're happy for the time to stay but we would like a flexibility in the condition that allows the secretary to agree to a reduced period. Um, so, for example, in condition C4 it requires the compliance monitoring and reporting program to be submitted, ah, six weeks prior to the commencement of construction. We would simply like to add, um, or a reduced period if agreed by the Planning Secretary. Um, and similarly for the commencement of construction date which requires one week notice, um, we would like - - -

20

25 MR O'CONNOR: And what was that condition?

MR OLIVER: Condition C7. So we will – we will – we will provide a letter to you that details these - - -

30 MR O'CONNOR: Great. Yes.

MR OLIVER: - - - along with responses to your other questions. But, again, um, we're not seeking to actually vary the time and the condition as it's written.

35 MR O'CONNOR: I understand.

MR OLIVER: Just to simply say that the secretary can vary it, um, if they agree.

MR O'CONNOR: Sure. Okay. That sounds really straightforward. So you will follow up and provide us with that in writing, which is good. Matthew, have you any questions or comments you would like to raise?

40

MR M. TODD-JONES: No, no just that if you could send anything through to me. I will send an email just with my details because I believe you might have been dealing with ..... before.

45

MR OLIVER: Yeah, that's fine.

MR TODD-JONES: Unfortunately she's not here for ..... so come through me. Um, in terms of the site inspection, visiting the existing facility, we had – we discussed a date next week. Would we be able to lock in – lock that in?

5 MR OLIVER: Yes.

MR GLIKSTEN: Which day would you like to come?

10 MR TODD-JONES: So we went for Wednesday at around 10 am.

MR O'CONNOR: Wednesday morning. We can be a bit flexible with that if there's a problem.

15 MR TODD-JONES: So the 31<sup>st</sup>.

MS AUSTIN: I've got one other question, too.

MR O'CONNOR: Sure.

20 MS AUSTIN: Related to – it's a very difficult site for access, um, particularly for construction vehicles. Um, we would normally condition some of the approvals to reflect the impact of the construction phase on the local community. Um, could you just run us through how you're planning to manage. It's a very busy site, ah, and you've got very limited access. Ah, you've got construction vehicles, a lot of  
25 workers. Ah, how are you going to manage to minimise the impact on the local community of the development phase?

MR MADAR: So if I could talk to that. Yeah, condition C10, that's more about how we communicate with the local environment. So we've ..... Ethos with, um,  
30 preparing that strategy at the moment, you know, points of contact and how they escalate matters to our attention. So that's very much focusing on – on that contact piece. We're – we're looking to appoint a contractor early next month and that's a contractor who assisted us to build the first asset. And they – they know the area well. They've got a – quite a strong standing in that – with that history, so most of  
35 the team who are being appointed to the contractor are the same team from the – the previous project. But most of the site will be built from Marian Street so that's where the majority of the loading will – will occur. We don't see too much activity coming off the busier street, being Regent Street, and obviously we have to keep, um, the lane – William Lane free - - -  
40

MS AUSTIN: Yes.

MR MADAR: - - - for the duration, so most of it will be serviced off – off Marian Street.  
45

MR OLIVER: Just to add to that, draft condition C17 talks about the preparation of a construction pedestrian traffic management plan - - -

MS AUSTIN: Yes.

MR OLIVER: - - - which is obviously required to be approved by Transport for New South Wales prior to the commencement of works as well.

5

MS AUSTIN: Mmhmm.

MR OLIVER: And that deals with things like the impacts on local access, pedestrians, and – and measures to ensure that construction traffic isn't disturbing and then there's also non-car travel modes for workers to arrive at the site. Particularly next to Redfern Station there's a range of public transport options as well.

MS AUSTIN: And in – in respect of that, with – with other sites that, um, some of the tradies have lots of ..... that they require, you provide on-site storage so that they can use public transport rather than have to - - -

MR OLIVER: That would be part of our construction traffic management plan.

MS AUSTIN: Yep.

MR OLIVER: Yeah.

MR O'CONNOR: And just a question around the bicycle parking, I notice 84 park – bike parking spaces are proposed. Can you tell us how that number was derived? Was it from your experience with student accommodation elsewhere? Was it just the amount of space you had leftover and that was the amount of bikes you could fit in there, or how – how does that work?

MR GLIKSTEN: Um, yes, so there is a sort of requirement, um, prescribed sort of provision level that is put out by the City of Sydney.

MR O'CONNOR: Yep.

MR GLIKSTEN: We – I have to say, it's pretty aspirational because what we normally find is bike stalls are sort of probably only, um, about – probably about 10 per cent are taken up. Um, so in the first project I think there was probably about 200 bike stalls.

MR O'CONNOR: Yes.

MR GLIKSTEN: And there's – if you went – well, we can show you. There's probably about 20 bikes in there. So, um, yeah. It's – it's massively over – oversupplied relative to take up of bike stalls by the students.

45

MR LAKE: But we've designed it to meet the standard - - -



MR GLIKSTEN: Yeah.

MR LAKE: - - - even though we – in our experience .....

5 MR O'CONNOR: Well, it seems to be in excess of the standard from what I could recall reading.

MR OLIVER: So there's no – there's no Sydney DCP provision but we ..... it off the previous approval which was made in reference to residential buildings, um, so  
10 we've – we're consistent with the Iglu1 building which is, as Jonathan said, well in excess of the actual usage - - -

MR O'CONNOR: Yes.

15 MR OLIVER: - - - um, both from Iglu1 but also there are other facilities and other locations as well.

MR O'CONNOR: And have Iglu ever investigated a share scheme for bicycle use, etcetera, or given that level of usage, you haven't seen much interest?

20 MR GLIKSTEN: We haven't. I mean, obviously a lot of, you know, sort of public available share schemes.

MR O'CONNOR: Mmm.  
25

MR GLIKSTEN: We locate our buildings next to public transport thinking that's going to be the most obvious method of transport for students. Here, obviously, we're very close to Sydney Uni. So if we off the statistics we got for our first building, 70 per cent of the students staying here will go to Sydney Uni and then the  
30 remainder will either go to UNSW or some of the other sort of colleges and universities in – in the city.

DR WILLIAMS: But the bicycle is also being able to be used by the ..... of the – of the retail and commercial as well, so

35 MR GLIKSTEN: Yep. Yep.

DR WILLIAMS: Okay.

40 MR O'CONNOR: All right. Unless there's any other questions, we might wrap it up then, unless there's any final comments or questions you have of us? Okay. Thanks very much.

MR LAKE: Thank you for your time.  
45

MR O'CONNOR: Thank you for making the time and effort to come in and thanks for the visuals.

**RECORDING CONCLUDED**

**[1.05 pm]**