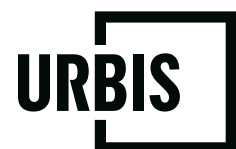




CLAUSE 16A VARIATION REQUEST - BUILDING HEIGHT

90-102 Regent Street
(SSD-10382)

Prepared for
THE TRUST COMPANY (AUSTRALIA) LIMITED ATF
WEE HUR REGENT TRUST
4 November 2020



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CONTENTS

1.	Introduction	1
2.	Site Context	2
3.	Proposed Development	4
4.	Variation of Building Height Standard	7
4.1.	Development Standard	7
4.2.	Proposed Variation to the Development Standard	8
4.3.	Relevant Assessment Framework	10
5.	Assessment of Variation Request	12
5.1.	Is the planning control a development standard that can be varied? – Clause 16A(2)	12
5.2.	Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case? – Clause 16A(3)(a)	12
5.2.1.	Objectives of the standard	13
5.2.2.	Underlying object or purpose would be undermined	15
5.3.	Are there sufficient environmental planning grounds to justify contravening the development standard? – Clause 16A(3)(B)	18
5.4.	Has the written request adequately addressed the matters in sub-clause (3)? – Clause 16A(4)(A)(I)	18
5.5.	Is the proposed development in the public interest? – Clause 16A(4)(B)(II)	18
5.6.	Has the concurrence of the planning secretary been obtained? – Clause 16A(4)(B) and Clause 16A(5)	20
6.	Conclusion	21
	Disclaimer	22

FIGURES

Figure 1 Site Location Map (Source: Urbis, 2020)	2
Figure 2 Existing and Approved Development	3
Figure 3 Ground Floor Plan	5
Figure 4 Level 1 Floor Plan	5
Figure 5 Level 3 Plan	6
Figure 6 Typical Floor Plan Level 4-11	6
Figure 7 Extract of Height of Buildings Map (SSP SEPP)	7
Figure 8 Variation to 8 metre setback from Regent Street	8
Figure 9 Variation to 4 metre setback from Marian Street	9
Figure 10 Variable setback line along Regent Street and established setback line along Marion Street	9
Figure 11 Regent Street streetscape	15
Figure 12 Comparison of control and proposed building envelopes	15

TABLES

Table 1 Site Description	2
Table 2 Assessment of consistency with assumed objectives	14
Table 3 Assessment of compliance with land use zone objectives	19

1. INTRODUCTION

This report has been prepared on behalf of The Trust Company (Australia) Limited ATF Wee Hur Regent Trust (**Wee Hur**) to request a variation to the maximum height development standard in clause 21 of Appendix 4 of *State Environmental Planning Policy (State Significant Precincts) 2005 (the SSP SEPP)*. The request has been prepared in accordance with clause 16A of Appendix 4 the SSP SEPP.

The Request accompanies a State Significant Development Application (**SSDA**) for a mixed use development comprising retail premises and student accommodation with ancillary facilities and works at 90-102 Regent Street, Redfern. It should be read in conjunction with the Environmental Impact Statement (**EIS**) prepared by Urbis Pty Ltd and dated 4 November 2020.

The following sections of the report include:

- **Section 2:** description of the site and its local and regional context, including key features relevant to the proposed variation.
- **Section 3:** brief overview of the proposed development as outlined in further detail within the EIS and accompanying drawings.
- **Section 4:** identification of the development standard which is proposed to be varied, including the extent of the contravention and the relevant assessment framework for the variation.
- **Section 5:** detailed assessment and justification of the proposed variation in accordance with the relevant guidelines and relevant planning principles and judgements issued by the Land and Environment Court.
- **Section 6:** summary and conclusion.

2. SITE CONTEXT

The street address is 90-102 Regent Street, Redfern. The legal description of the site is summarised in the table below. A site location map is provided as **Figure 1**.

Table 1 Site Description

Street Address	Legal Description
90 Regent Street, Redfern	Lot 1, Section 2, DP3954
92 Regent Street, Redfern	Lot 2, Section 2, DP3954
94 Regent Street, Redfern	Lot 3, Section 2, DP3954
96 Regent Street, Redfern	Lot 1, DP184335
96-102 Regent Street, Redfern	SP57425

Figure 1 Site Location Map (Source: Urbis, 2020)



The site currently comprises a former pub building on the corner of Regent Street and Margaret Street, with a row of commercial premises with shop-top housing and a residential flat building immediately to the south. The existing buildings are built to the primary street frontage along Regent Street and range in height from two to four storeys. Secondary vehicle and service access is provided from William Lane to the rear. The site is connected to all necessary services including electricity, gas, water, communications, drainage and sewerage.

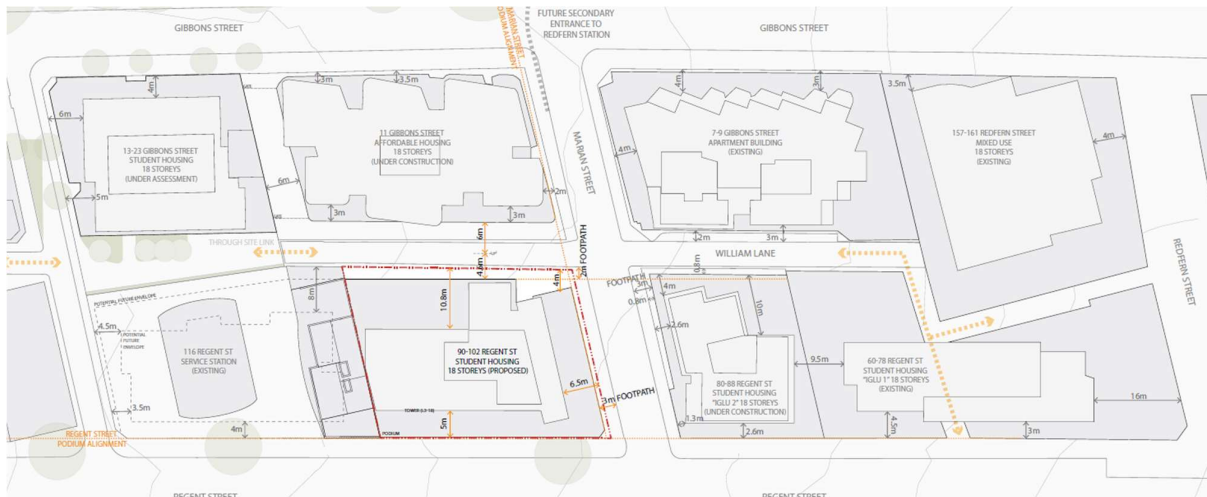
The site is located within Redfern, approximately three kilometres south of the Sydney CBD. The immediate locality is undergoing significant redevelopment and gentrification, with a mixture of land uses, building typologies and housing stock. The plan extract at **Figure 2** shows the existing and approved development within the immediate locality (refer to page 18 of Design Report attached as Appendix H to the EIS).

The site is located along the primary north-south commercial spine which extends along Regent Street parallel to the adjacent railway line. Surrounding land uses include:

- **North:** the land immediately to the north of Marian Street along Regent Street comprises recently completed and approved mixed-use buildings, similar to this proposal, with active retail and commercial uses on the ground floor with student housing above. Redfern railway station is located to the north-east along Gibbons Street.
- **East:** development to the east primarily consists of attached buildings between two to four storeys in height, with commercial uses on the ground floor. Redfern Fire Station, community oval and community room are located further east of the site.
- **South:** to the immediate south is a vacant BP petrol station which shares a lot boundary with the site. Further south of Margaret Street comprises a heritage-listed church and two-storey mixed use terraces with commercial uses along the ground floor.
- **West:** the site to the west on the corner of Marian Street and Gibbons Street is an affordable rental housing development currently under construction. The site on the corner of Margaret Street and Gibbons Street is also owned by Wee Hur and currently accommodates a residential apartment building. Approval has recently been issued for its redevelopment as an 18 storey mixed-use building with retail and student accommodation. Gibbons Street Reserve is located further west and comprises public open space with landscaping and public furniture.

The site is well-served by public transport, due to the proximity to Redfern Station, the future Sydney Metro station at Waterloo and multiple bus stops located along Regent Street, Gibbons Street and Redfern Street.

Figure 2 Existing and Approved Development



Source: AJC Design Report, page 18

3. PROPOSED DEVELOPMENT

This Variation Request has been prepared to accompany a SSDA for a mixed use development comprising retail premises and student accommodation with ancillary facilities and works.

A detailed description of the proposed development is provided in the EIS prepared by Urbis Pty Ltd and dated 4 November 2020. The proposal is also detailed within the architectural, engineering and accompanying design statement that form part of the documentation lodged with the SSDA.

A summary of the key features of the proposed development is provided below:

- Demolition of the predominantly two storey and four-storey retail/commercial and residential buildings and ancillary structures.
- Construction of an 18-storey building comprising a total of 9,015m² gross floor area with a mix of land use activities including:
 - Basement levels: 90 bicycle parking spaces, loading and waste management facilities, on-site stormwater detention and ancillary services and facilities.
 - Ground (Level 1): 67m² of retail floorspace along the Regent Street frontage, 294m² of common space for the student accommodation along the Marian Street frontage and ancillary facilities to service both the retail and student housing components, including 44 bicycle spaces.
 - Upper levels: student accommodation providing a total of 408 beds, including a mix of single and twin occupancy studios and single rooms with en-suite bathrooms, with indoor and outdoor communal spaces on Level 2 and common rooms on Levels 9 and 15.
- Hard and soft landscaping within the outdoor communal terraces on the roof-top of the podium level including outdoor cinema, BBQ facilities, seating areas and landscaped planter beds.
- Public domain improvements including dedicated pedestrian access with associated paving and edge seating along William Lane and street trees along Regent Street, Marian Street and William Lane.
- The proposed hours of operation for the retail premises are 7:00am to 10:00pm. The student housing component will operate 24 hours per day, seven days per week, with restricted hours for the outdoor terraces.

An extract of the ground floor plan (referred to as Level 1), Levels 2 and 3 floor plans and a typical tower floor plan (for Levels 4-11) is provided as **Figures 2-5** on the following pages.

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Figure 4 Level 1 Floor Plan

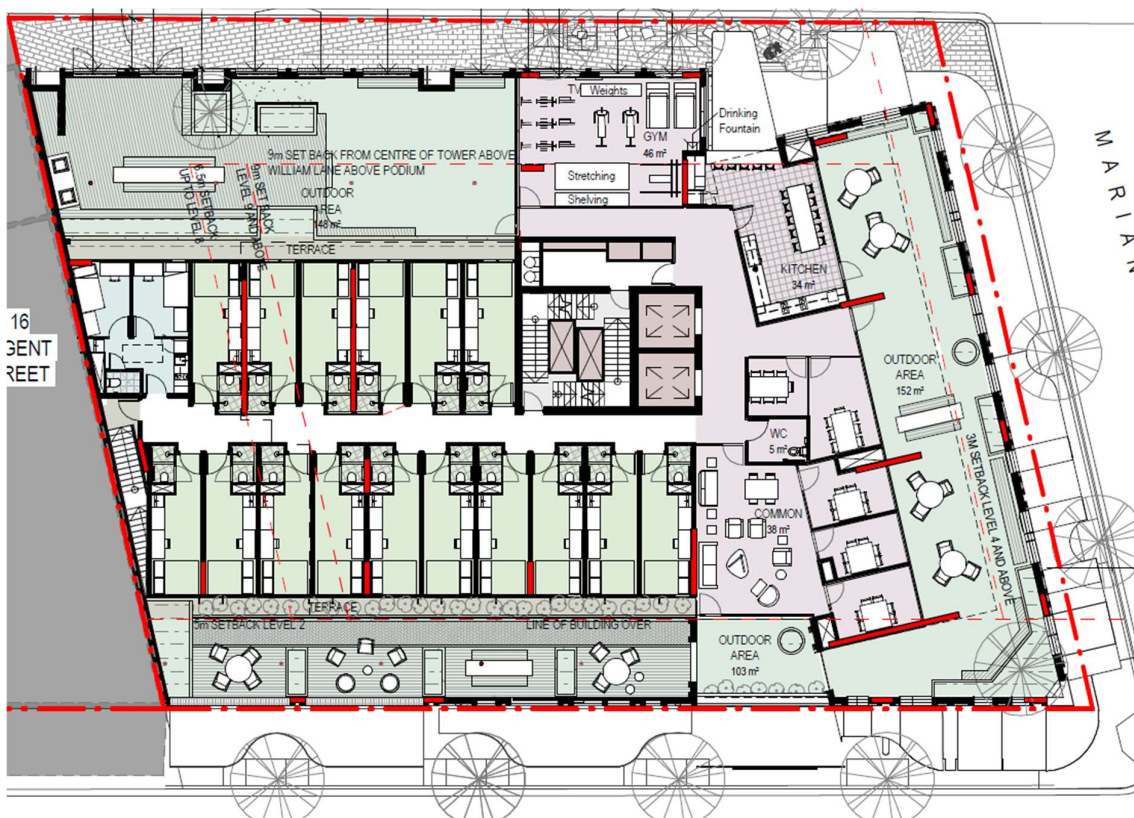


Figure 5 Level 3 Plan



Figure 6 Typical Floor Plan Level 4-11



Source: AJ+C Architects

4. VARIATION OF BUILDING HEIGHT STANDARD

This section of the report identifies the development standard proposed to be varied, including the extent of the contravention and the relevant assessment framework. A detailed justification for the proposed variation is provided in **Section 5** of the report.

4.1. DEVELOPMENT STANDARD

Clause 21(1) in Appendix 4 of the SSP SEPP prescribes the maximum building height for the site in accordance with the Height of Buildings Map:

- 21 *Height, floor space ratio and gross floor area restrictions*
- (1) *The height of a building on any land that is the subject of the Height of Buildings Map is not to exceed the maximum height shown for the land on that map.*

An extract of the Height of Buildings Map is provided as **Figure 4** below. The maximum building height controls for the site are as follows:

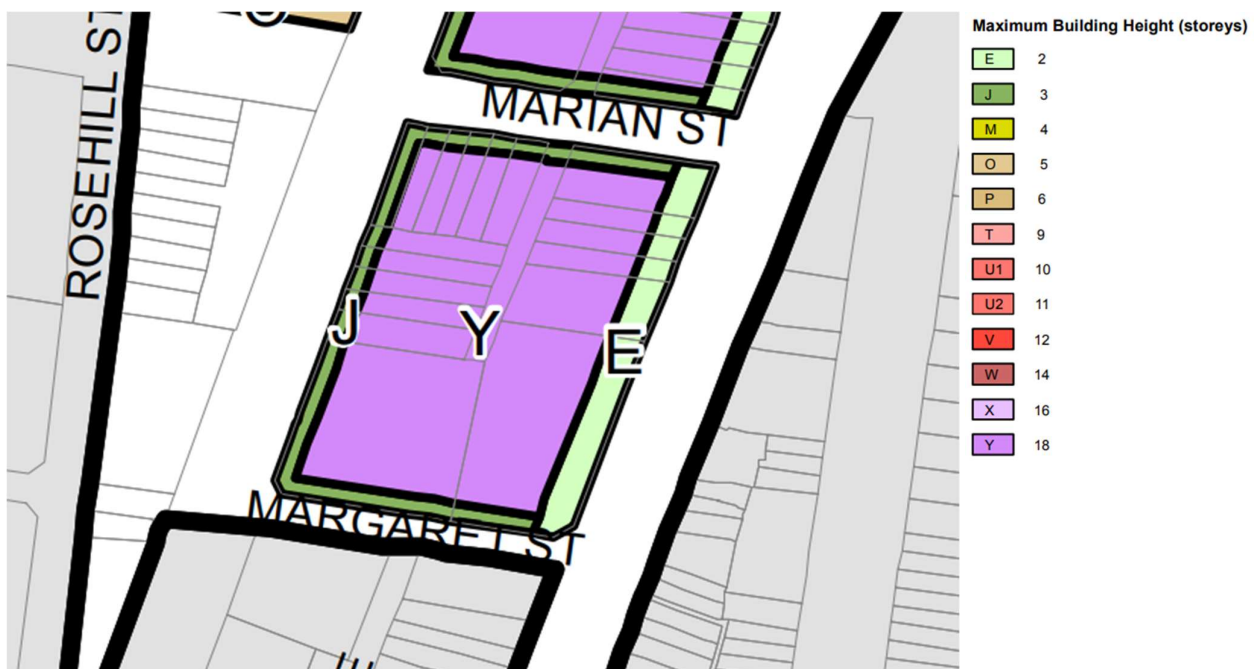
- Maximum two storeys along Regent Street from the property boundary to a depth of 8 metres.
- Maximum three storeys along Marian Street from the property boundary to a depth of 4 metres.
- Maximum 18 storeys across the balance of the site.

A 'storey' is defined in *Standard Instrument - Principal Local Environmental Plan* as follows:

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include—

- (a) *a space that contains only a lift shaft, stairway or meter room, or*
- (b) *a mezzanine, or*
- (c) *an attic.*

Figure 7 Extract of Height of Buildings Map (SSP SEPP)



Source: NSW Legislation, downloaded 4 November 2020

4.2. PROPOSED VARIATION TO THE DEVELOPMENT STANDARD

The variation to the maximum building height development standard is shown in the plan extracts, including:

- Elevation view from Marian Street looking south which shows the variation to the 8 metre setback from Regent Street (**Figure 8**).
- Site plan which shows the variation to the 4 metre setback from Marian Street (**Figure 9**)
- Variable setback line along Regent Street and established setback line along Marion Street (**Figure 10**)

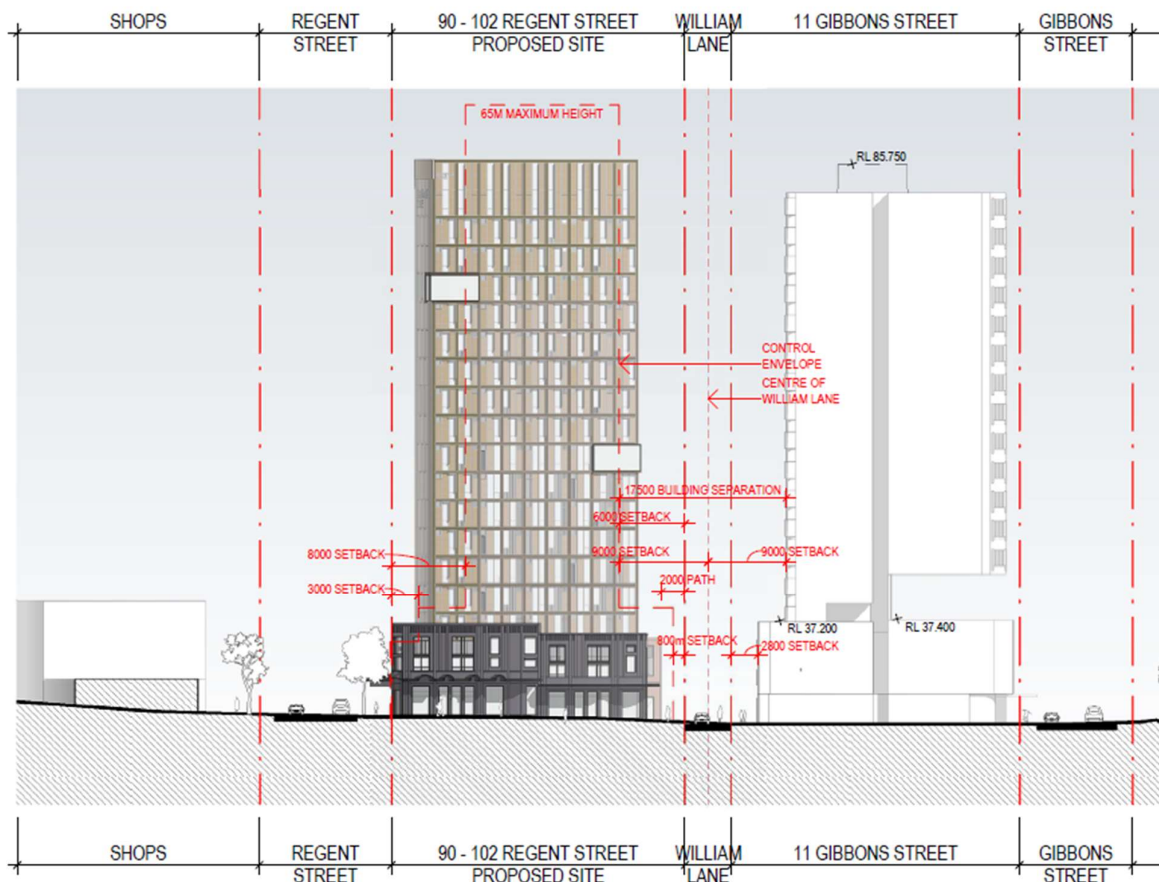
The proposed variations are described below.

- **Regent Street:** the proposed building is two storeys to a depth of 4 metres along Regent Street except for a point encroachment near the corner of Regent Street and Marian Street which has a minimum setback of 2.5 metres. The proposed variation generally equates to 4 metres along the Regent Street boundary with a maximum point encroachment of 5.5 metres.
- **Marian Street:** the proposed building is two storeys to a depth of 3 metres along Marian Street, which equates to a 1 metre variation along the Marian Street boundary.

The proposed setbacks are detailed in the Architectural Drawings attached as Appendix G and the Design Report attached as Appendix H to the EIS and lodged with the SSDA. Detailed consideration is given to the emerging urban context within the Design Report and the EIS, including the recent approvals issued for 80-88 Regent Street to the north and 11 Gibbons Street to the west. These approvals have informed the 'general street alignments' shown along Regent Street and Marian Street in **Figure 5** and **Figure 6**.

The proposed variations to the maximum building heights within the context of the existing, approved and likely future locality are assessed in detail within **Section 5** of this report.

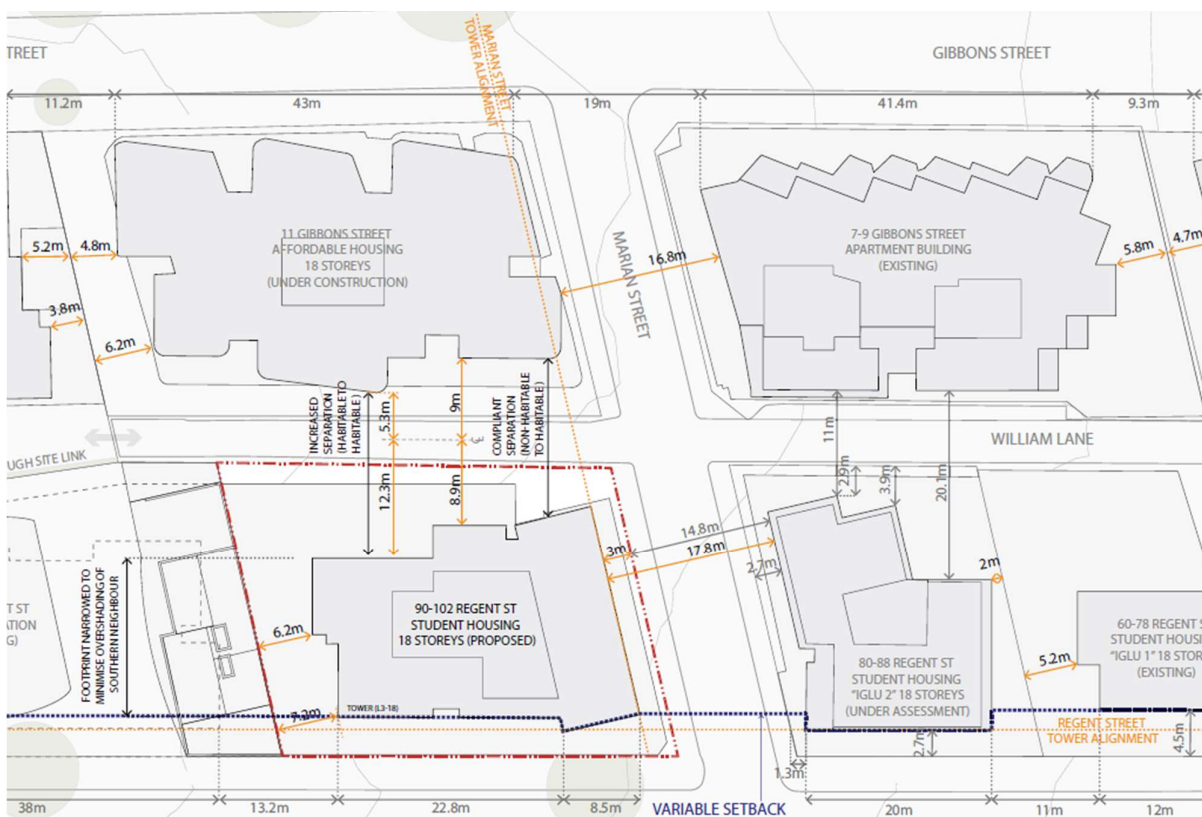
Figure 8 Variation to 8 metre setback from Regent Street



Source: AJC Design Report, page 20

[illegible]

Figure 10 Variable setback line along Regent Street and established setback line along Marion Street



URBIS
SEPP 1 OBJECTION - 90-102 REGENT STREET - TOA

4.3. RELEVANT ASSESSMENT FRAMEWORK

This request for an exception to the maximum building height development standard has been prepared in accordance with Clause 16A in Appendix 4 of the SSP SEPP which states:

- 16A *Exceptions to development standards*
- (1) *The objectives of this clause are as follows -*
- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless—*
- (a) *the consent authority is satisfied that—*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Planning Secretary has been obtained.*
- (5) *In deciding whether to grant concurrence, the Planning Secretary must consider—*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.*
- (6) *After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*

- (7) *This clause does not allow development consent to be granted for development that would contravene any of the following—*
- (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated.*

The above clause is generally consistent with the provisions of Clause 4.6 in *Standard Instrument - Principal Local Environmental Plan* and replaces the former assessment framework under the repealed *State Environmental Planning Policy No 1 – Development Standards*.

5. ASSESSMENT OF VARIATION REQUEST

The following sections of the report provide a comprehensive assessment of the request to vary the development standards relating to the maximum building height control as prescribed by clause 21 in Appendix 4 of the SSP SEPP.

Detailed consideration has been given to the following matters within this assessment:

- *Varying development standards: A Guide*, prepared by the Department of Planning and Infrastructure dated August 2011.
- Relevant planning principles and judgements issued by the Land and Environment Court.

The following sections of the report provides detailed responses to the key questions required to be addressed within the above documents and clause 16A of the SSP SEPP.

5.1. IS THE PLANNING CONTROL A DEVELOPMENT STANDARD THAT CAN BE VARIED? – CLAUSE 16A(2)

Development standards are defined within the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The definition includes (our emphasis in bold):

development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of -

- (c) *the character, location, siting, bulk, scale, shape, size, **height**, density, design or external appearance of a building or work,*

Based on the above, the maximum building height prescribed by clause 21 in Appendix 4 of the SSP SEPP is a development standard capable of being varied under clause 16A(2) of the SSP SEPP.

The proposed variation is not excluded from the operation of clause 16A as it does not comprise any of the matters listed within clause 16A(7) of the SSP SEPP.

5.2. IS COMPLIANCE WITH THE DEVELOPMENT STANDARD UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THE CASE? – CLAUSE 16A(3)(A)

Historically, the most common way to establish a development standard was unreasonable or unnecessary was by satisfying the first method set out in *Wehbe v Pittwater Council* [2007] NSWLEC 827. This method requires the objectives of the standard are achieved despite the non-compliance with the standard.

This was re-affirmed by the Chief Judge in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 at [16]-[17]. Similarly, in *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 at [34] the Chief Judge held that “*establishing that the development would not cause environmental harm and is consistent with the objectives of the development standards is an established means of demonstrating that compliance with the development standard is unreasonable or unnecessary*”.

This Request addresses the first method outlined in *Wehbe v Pittwater Council* [2007] NSWLEC 827. This method alone is sufficient to satisfy the ‘unreasonable and unnecessary’ requirement.

The Request also addresses the third method, that the underlying objective or purpose of the development standard would be undermined, defeated or thwarted if compliance was required with the consequence that compliance is unreasonable (*Initial Action* at [19] and *Linfield Developments Pty Ltd v Cumberland Council* [2019] NSWLEC 131 at [24]). Again, this method alone is sufficient to satisfy the ‘unreasonable and unnecessary’ requirement.

5.2.1. Objectives of the standard

The SSP SEPP does not list any specific objectives for the maximum building height control in clause 21.

However, the *Redfern-Waterloo Built Environment Plan (BEP)* dated August 2006 and *Urban Design Principles: Redfern Centre (UDP)* dated May 2011 provide the background to the relevant controls, including the objectives for the height controls.

The BEP includes background information regarding the development of the site specific and contextual analysis of the urban structure, existing building form and massing and the character of places and buildings on the strategic sites. It outlines the land use and design concepts including the underlying principles for the Redfern Railway Station, Gibbons and Regent Streets precinct, including:

- *Creating a consistent block edge along all streets to a height of five storeys and tower development towards the centre of the blocks*
- *Retaining the two storey height of existing shopfronts along the length of Regent Street*
- *Ensuring all new development is built to the street boundary and in alignment with the street*
- *Creating a scale and architectural proportions that are consistent with existing shopfronts*

The UDP provides a further detailed understanding of the built form controls, including the podium design principles for new high-rise development above six storeys:

Character

- *New development is to respond to the fine grain traditional lot pattern and shopfront width in the design of the building form, particularly the podium base through the expression of structure, fenestration and shopfronts.*
- *The massing of new development is to create a consistent street edge and scale to existing streets, laneways, links and to new civic spaces.*
- *The architectural character of the buildings should respond to their use and function.*

Continuity

The podiums of new buildings (within the maximum heights allowed) should:

- *Create a perimeter block development form with abutting street walls creating a continuous street wall.*
- *This requirement may be varied to allow the occasional grounding of towers at strategic locations such as termination of view axis/corridors to provide a dramatic or a gateway effect.*
- *Respond to the parapets / RLs of existing buildings to create symmetry/consistency across streets and laneways.*

Based on the above, the objectives of the maximum building heights are summarised as follows:

- Create a consistent block edge and scale to existing streets by building to the street boundary.
- Provide podiums that create a perimeter block development form and a continuous street wall with tower development towards the centre of the blocks.
- Retain the existing height along Regent Street and create a scale and architectural proportions consistent with existing shopfronts.
- Respond to the existing built form to create symmetry/consistency across streets and laneways.

The way in which these objectives have been addressed within the proposed development is outlined in **Table 2**.

Table 2 Assessment of consistency with assumed objectives

Assumed Objectives	Assessment
Create a consistent block edge and scale to existing streets by building to the street boundary.	The proposed development is built to the edge of the Regent Street boundary and along the revised Marian Street and William Lane boundaries, allowing for the widening of the existing footpath. The resultant built form is consistent with the existing and approved developments within the locality which are also built to the street boundary.
Provide podiums that create a perimeter block development form and a continuous street wall with tower development towards the centre of the blocks	The proposed development will create a two storey perimeter block form and a continuous street wall with activated uses along the primary frontages of Regent Street, Marian Street and the northern edge of William Lane. The proposed setbacks to the upper levels within the 18 storey tower element are generally aligned with the approved setbacks for the developments to the north and west, including: ▪ Regent Street: the 4 metre setback proposed for the majority of the Regent Street frontage (excluding the point encroachment) is generally consistent and compatible with the approved 3 metre setback for 80-88 Regent Street ▪ Marian Street: the 3 metre setback to the realigned property boundary is generally consistent and compatible with the varied setback for 11 Gibbons Street which ranges from 400mm to 2.4 metres The two-storey podium and tower elements will provide for a continuous street wall along Regent Street and Marian Street and a consistent built form with the surrounding developments.
Retain the existing height along Regent Street and create a scale and architectural proportions consistent with existing shopfronts.	The proposed development responds to the existing building height along the Regent Street frontage, including the former pub building on the northern corner and the traditional shopfronts along the southern part of the site. The architectural design responds to the existing and emerging streetscape, including the approved podium heights to the north at 80-88 Regent Street. The fine-grain architecture is consistent with the existing and approved shopfronts along Regent Street (refer Figure 11).
Respond to the existing built form to create symmetry/consistency across streets and laneways.	The proposed building envelope has been specifically designed to respond to the approved developments for 80-88 Regent Street to the north and 11 Gibbons Street to the west. The proposed podium heights and tower setbacks are consistent with the general street alignment established via these approvals, including the variations for the setbacks to Regent Street and Marian Street frontages approved under the former SEPP 1.

Figure 11 Regent Street streetscape



Source: AJC Design Report, page 58

The objectives of the development standard are achieved, notwithstanding the non-compliance with the standard in the circumstances described in this variation report.

5.2.2. Underlying object or purpose would be undermined

Detailed consideration was given to the appropriateness of the proposed setbacks from the property boundaries to the tower component during the preparation and refinement of the architectural drawings.

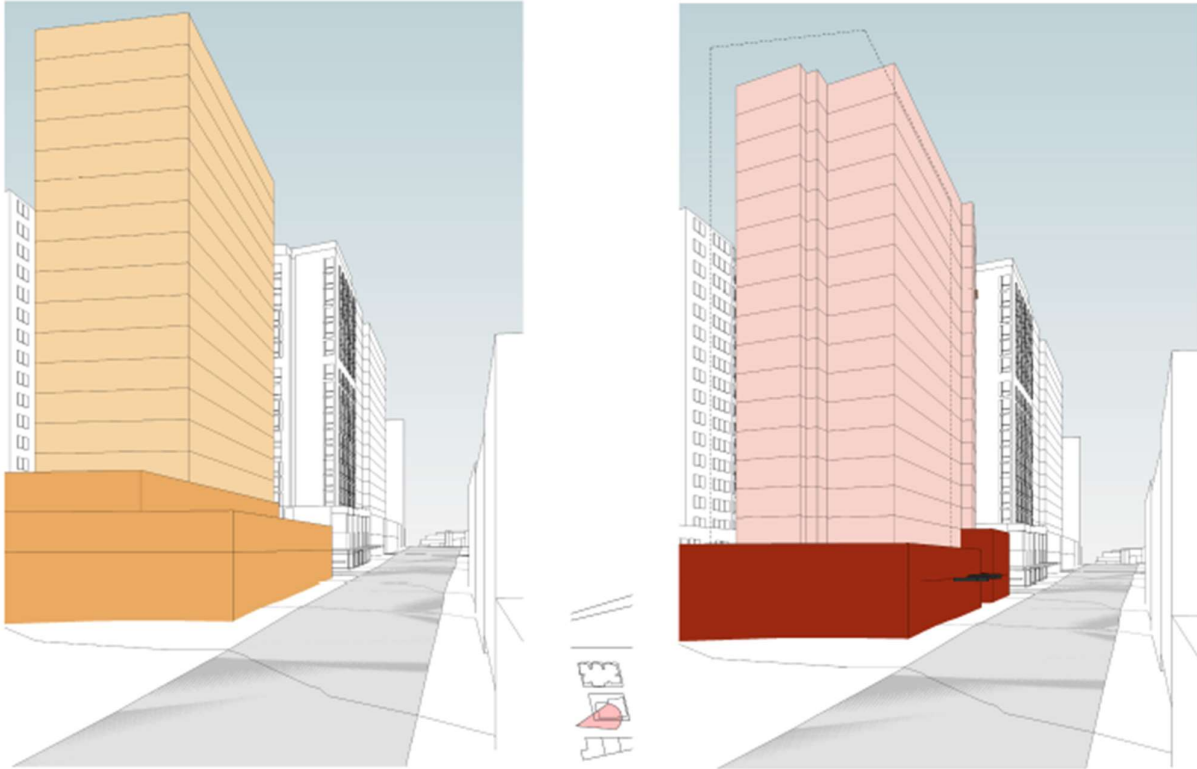
This included a comprehensive comparison assessment of the proposed building envelope against a 'control envelope' which complied with the SSP SEPP. This assessment reviewed the potential visual impacts of the proposal and its consistency with the approved development along Regent Street (refer **Figure 12**). It also included an amenity assessment considering the potential impacts of the proposal regarding solar access/overshadowing and wind tunnel effects.

The visual impact assessment concluded the proposed variation to the building heights within the Regent Street and Marian Street setbacks was acceptable. The proposed built form would be consistent and compatible with the approved development along these frontages. The envelope provides an appropriate transition between the approved development at 80-88 Regent Street to the north and the potential future development of the former service station land to the south. The podium height and tower setbacks provide for a human-scale along the Regent Street frontage. It is also aligned with the podium height and setbacks for the approved development to the west at 11 Gibbons Street.

Figure 12 Comparison of control and proposed building envelopes



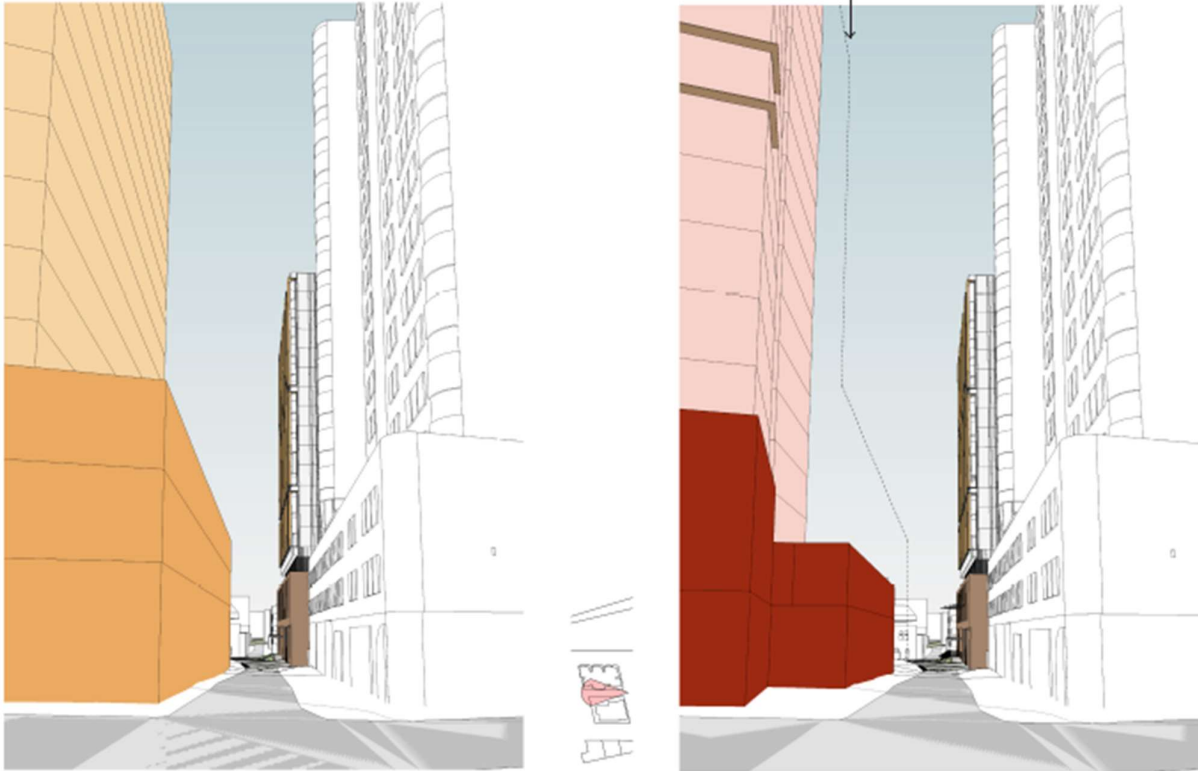
Regent Street from South (below)



Marian Street from west (below)



William Lane from north (below)



Source: AJC Design Report, pages 22, 25, 27 and 28

Compliance with the relevant building heights within the prescribed setbacks could have a negative visual impact as the development would appear incongruous with the approved development to the north and west.

The solar access and overshadowing impacts of the proposed envelope and the control envelope were examined in detail, including a review of the potential impacts on the future development of the former service station site at 104-116 Regent Street. The assessment found the potential overshadowing associated with the proposed development has been minimised by the narrow building footprint. Further, the proposal would have similar overshadowing impacts compared to the alternative scheme which complied with the setbacks in the SSP SEPP.

The reduced setbacks to the Regent Street frontage enable increased separation between the proposed development and 11 Gibbons Street. The shadow diagrams show the eastern elevation of the adjoining development will be affected by existing shadow impacts at 9:00am during mid-winter, however, the proposed development will not result in any additional impacts. The building will achieve solar access at 10:00am with shadow impacts then cast by the buildings to the north, rather than the proposed development. Further, the potential visual privacy impacts have been minimised, providing for a nine metre setback to the centre of William Lane, with increased setbacks of 13.2 metres to the rear of the tower component, where the adjoining building at 11 Gibbons Street has reduced setbacks.

The wind impact assessment undertaken by SLR Consulting (attached as Appendix CC to the EIS) demonstrated the reduced setbacks on the Regent Street and Marian Street frontages would not have any additional wind impacts compared to a scheme which complied with the SSP SEPP.

Strict compliance with the building heights within the prescribed setbacks along Regent Street and Marian Street is considered unreasonable and unnecessary based on the unique circumstances of the case as outlined above. It is considered that strict compliance with the relevant standards would compromise the potential building envelope and the delivery of the permitted floorspace in accordance with the SSP SEPP. This would impact on the compliance of the proposal with the relevant objects of the *Environmental Planning and Assessment Act 1979* including 'to promote the orderly and economic use and development of the land'.

5.3. ARE THERE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE DEVELOPMENT STANDARD? – CLAUSE 16A(3)(B)

There is an absence of environmental harm arising from the contravention and positive planning benefits arising from the proposed development as outlined in detail in **Section 5.2** above. These include:

- The proposed built form is compatible and consistent with the approved development to the north along Regent Street and to the west along Marian Street. The two-storey podium component provides a fine-grain architectural outcome and a human-scale pedestrian environment. The proposed setbacks to the tower component will provide an attractive streetscape with an appropriate rhythm and a continuous built form along Regent Street and Marian Street.
- The reduced setback along the Regent Street frontage allows for increased separation distances to be provided between the proposed development and the approved development to the west at 11 Regent Street. This will have a positive effect regarding the potential overshadowing and visual privacy impacts.
- The solar access/overshadowing and wind impact assessments have demonstrated there will be adverse effects for the surrounding properties or the public domain. The likely future development on the former service station to the south will achieve satisfactory solar access to comply with the provisions of the Apartment Design Guide. There will be no additional wind impacts compared to a proposal which complied with the building heights along the road frontages.

Further, the proposed setbacks are consistent with numerous variations to the relevant building height standards. The approval for 80-88 Regent Street (SSD-9275) further established a 3 metre setback along Regent Street which had previously been achieved on the developments to the north including 60-78 Regent Street (SSD-6724). The approval for 11 Gibbons Street (SSD-7749) established a reduced setback along the southern side of Gibbons Street.

Based on the above, it has been demonstrated that there are sufficient environmental planning grounds to justify the proposed building height variation in this instance.

5.4. HAS THE WRITTEN REQUEST ADEQUATELY ADDRESSED THE MATTERS IN SUB-CLAUSE (3)? – CLAUSE 16A(4)(A)(I)

Clause 16A(4)(a)(i) states that development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3).

Each of the sub-clause (3) matters are comprehensively addressed in this written request, including detailed consideration of whether compliance with a development standard is unreasonable or unnecessary in the circumstances of the case. The written request also provides sufficient environmental planning grounds, including matters specific to the proposal and the site, to justify the proposed variation to the development standard.

5.5. IS THE PROPOSED DEVELOPMENT IN THE PUBLIC INTEREST? – CLAUSE 16A(4)(B)(II)

Clause 16A(4)(a)(ii) states development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the proposal will be in the public interest because it is consistent with the objectives of the development standard and the objectives for the zone.

The consistency of the development with the objectives of the development standard was previously demonstrated in **Table 2**. The proposal is also consistent with the land use objectives that apply to the site under the SSP SEPP. The site is located within the Business Zone – Commercial Core zone. The proposed development is consistent with the relevant land use zone objectives as outlined in **Table 3** below.

Table 3 Assessment of compliance with land use zone objectives

Objective	Assessment
<i>(a) to support the development of sustainable communities with a mix of employment, educational, cultural and residential opportunities</i>	The proposal will facilitate the ongoing development of the town centre by providing a high-quality mixed-use building that is compatible and consistent with existing, approved and likely future developments and provides active frontages and public domain improvements that will contribute to the revitalisation and vibrancy of the locality.
<i>(b) to encourage employment generating activities by providing a range of office, business, educational, cultural and community activities in the Zone</i>	Employment opportunities will be generated within both the retail and student housing components.
<i>(c) to permit residential development that is compatible with non-residential development,</i>	The proposal is compatible with the surrounding non-residential development and will add to the vitality and vibrancy of the main street.
<i>(d) to maximise public transport patronage and encourage walking and cycling,</i>	The proposed development maximises public transport patronage and encourages walking and cycling. On-site bicycle parking spaces will be provided in lieu of on-site car parking. The site is close to Redfern railway station and the active and vibrant centres of Redfern, Surry Hills and Chippendale.
<i>(e) to ensure the vitality and safety of the community and public domain,</i>	The public domain improvements will enhance the appearance and functionality of the public domain, including new street planting, paving and seating. The active ground floor uses will complement the public domain and improve natural surveillance of the surrounding local road network.
<i>(f) to ensure buildings achieve design excellence,</i>	A series of design briefings were held with the State Design Review Panel with the feedback incorporated into the final design to achieve design excellence. This included a comprehensive assessment of the proposed variations including detailed comparison of the 'control envelope' with the proposed development from a visual and amenity perspective.
<i>(g) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.</i>	The proposed on-site and public domain landscaping will improve the streetscape and the amenity of the public and private spaces. The landscaped treatment of the terraces above the podiums will

Table 2 and **Table 3** demonstrate the proposed development will be in the public interest notwithstanding the proposed variation to the maximum building height control as it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

5.6. HAS THE CONCURRENCE OF THE PLANNING SECRETARY BEEN OBTAINED? – CLAUSE 16A(4)(B) AND CLAUSE 16A(5)

The Secretary can be assumed to have concurred to the variation under Department of Planning Circular PS 20-002 '*Variations to development standards*', dated 5 May 2020. Consent authorities for State significant development (SSD) may assume the Secretary's concurrence where development standards will be contravened. Any matters arising from contravening development standards will be dealt with in Departmental assessment reports.

The matters for consideration under clause 16A(5) are considered below.

- **Clause 16A(5)(a) – does contravention of the development standard raise any matter of significance for State or regional environmental planning?**

The proposed non-compliance with the maximum building height control will not raise any matter of significance for State or regional environmental planning. It has been demonstrated that the proposed variation is appropriate based on the specific circumstances of the case. Further, the development standard has been abandoned by the approvals which have been issued within the immediate vicinity for building heights within the front setbacks similar to the current proposal.

- **Clause 16A(5)(b) - is there a public benefit of maintaining the planning control standard?**

The proposed development achieves the underlying objectives of the maximum building height control and the land use zone objectives despite the technical non-compliance. The environmental planning benefits associated with the proposed variation includes the delivery of a consistent streetscape outcome along Regent Street and Marian Street. The reduced setback to Regent Street enables increased separation distances between the proposed development and 11 Gibbons Street, while delivering floorspace as envisaged within the SSP SEPP. There is no material impact or benefit associated with strict adherence to the development standard and there is no compelling reason or public benefit derived from maintenance of the standard.

- **Clause 16A(5)(c) – are there any other matters required to be taken into consideration by the Secretary before granting concurrence?**

Concurrence can be assumed, however, there are no known additional matters that need to be considered within the assessment of the clause 16A variation request prior to granting concurrence, should it be required.

6. CONCLUSION

For the reasons set out in this written request, strict compliance with the maximum building height control contained within clause 21 of the SSP SEPP is unreasonable and unnecessary in the circumstances of the case. Further, there are sufficient environmental planning grounds to justify the proposed variation and it is in the public interest to do so.

It is reasonable and appropriate to vary the maximum building height to the extent proposed for the reasons detailed within this submission and as summarised below:

- The objectives of the maximum building height control are achieved, including:
 - A consistent block edge and scale with a two-storey height along Regent Street with a tower element towards the centre of the block.
 - Symmetry and consistency with the existing built form across the street and laneway.
- A detailed comparison with the 'control envelope' has demonstrated the proposed development will provide a more consistent and compatible development with the existing and approved built form, including the approved setbacks on the adjoining sites which vary from the development standards.
- The proposed variation will deliver positive amenity impacts, including increased solar access and visual privacy for the existing and likely future developments on the surrounding land.
- There will be no additional wind impacts associated with the reduced setbacks to the tower element of the building.
- The proposal is in the public interest as it complies with the underlying objectives for the maximum height control and will deliver a development that complies with the relevant land-use objectives.

For the reasons outlined above, the clause 16A request is well-founded. The development standard is unnecessary and unreasonable in the circumstances, and there are sufficient environmental planning grounds that warrant contravention of the standard. In the circumstances of this case, flexibility in the application of the maximum building height control should be applied.

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