



Project Name: Mod-2 - Reduced basement and deletion of on-site car parking
Case ID: SSD-32275057-Mod-2

Applicant Details

Project Owner Info

Title	Mr
First Name	Mark
Last name	Thompson
Role/Position	Senior Development Manager
Phone	0492197075
Email	mark.thompson@thelivingcompany.com.au
Address	L14 275 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Scape JV3 Eveleigh Property Trust
ABN	29962247372

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Ashleigh	Ryan
Phone	Email	Role/Position
0402344023	aryan@beamplanning.com.au	Director Planning

Address

7.01, 60 Carrington Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Mod-2 - Reduced basement and deletion of on-site car parking
Additional Capital Investment Value(excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0

Modification Description

Reduction in basement area and deletion of car parking impacting the location of fire stairs, vehicular access ramps and waste storage areas. Plant and services have been relocated, including the relocation of the electrical substation to the northwest, the hydrant booster to Cleveland Street, and rooftop plant to Eveleigh Street rooftop. Minor revisions to commercial tenancies and room layouts in response to the change in building plant and services locations.

How is the modification substantially the same as the original development?

The development will remain consistent with the land use objectives for the zone, no change in land use is proposed, the maximum height and maximum GFA approved in the original DA will not be exceeded by the proposed modifications, no change is proposed to the total number of co-living rooms, or access arrangements into the site. The development is both substantially the same development based on numeric and objective factors, and subjectively the development will read as substantially the same.

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Site Details

Site Information

Site Name	Cleveland and Woodburn Street, Redfern
Site Address (Street number and name)	175 - 177 Cleveland Street, 1 - 5 and 6 - 8 Woodburn Street, Redfern

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	●

State Significant Development - Identified Site

Is your proposal on an Identified Site?

Yes

Identified Site Name

Redfern-Waterloo Sites

Landowner's Consent

Is the applicant the sole owner of the land?

Yes

Does the modification application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Modification Type

Section 4.55(1A) - involving minimal environmental impact, where the development as originally approved remains substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

Yes

Is the current BASIX certificate consistent with the proposed development?

Yes

Is this modification application accompanied by the current BASIX certificate?

Yes

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the [Environmental Planning and Assessment Act 1979](#), in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report and Attachments

Attachments

File Name	Referenced BASIX Certificate
File Name	Architectural Plans
File Name	Operational Waste Management Plan
File Name	Transport Statement
File Name	Stormwater Management Plans and Letter
File Name	25167 - Modification Application Report
File Name	Engineering Report on Proposed Excavation and Construction
File Name	POA NSW 16 Sept 2014
File Name	BCA Report
File Name	Letter from Department
File Name	Schedule of Amendments
File Name	Landowners Consent - 175 Cleveland St Redfern