

ASSESSMENT REPORT

Student Accommodation Development 60-78 Regent Street, Redfern SSD 6724 MOD 2

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD) consent for the construction of an 18 storey student accommodation building with retail and community space at ground level at 60–78 Regent Street, Redfern, in the City of Sydney local government area.

The application has been lodged by Iglu Pty Ltd (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to modify the façade treatment of two shop fronts.

2. SUBJECT SITE

The subject site is known as 60-78 Regent Street, Redfern (**Figure 1**). It is located to the south-west of the Sydney Central Business District, within the Redfern town centre and is 60 metres south-east of Redfern Railway Station.

The site lies within the Redfern Waterloo area as identified in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011, Schedule 3 of State Environmental Planning Policy (State Significant Precincts) 2005, and Redfern Waterloo Built Environment Plan (Stage One) 2006. Construction works are currently underway on the site, in accordance with SSD 6724.



Figure 1: Subject site and surrounding context (Google Maps)



Figure 2: Existing site layout and surrounding developments (Base source: nearmap, approx. early 2016)



Figure 3: View from Regent Street looking north showing subject site and adjoining buildings (Base source: Google maps street view, approx. early 2016)

3. APPROVAL HISTORY

On 25 August 2015, the Planning Assessment Commission (the Commission) granted development consent for an 18 storey mixed use development at 60-78 Regent Street, Redfern, including:

- partial retention of Regent Street facades and demolition of existing buildings within the site
- construction of an 18 storey building, including student accommodation for 370 students
- ground floor retail and commercial tenancies

- associated signage, streetscape improvements and landscaping, and extension of services and infrastructure.

On 23 June 2016, the Director, Modification Assessments, under delegation, approved a modification of the consent (Mod 1), including:

- changes to the ground floor, mezzanine and first floor levels
- changes to the façades, including retail shopfronts and window designs
- deletion of Condition B1 regarding building height.

4. PROPOSED MODIFICATION

On 14 July 2017, the Applicant lodged an application (SSD 6724 MOD 2) seeking to modify the approved façade treatment of two shopfronts along the eastern elevation (Regent Street). Currently, the consent requires the rendered finish on the two shopfronts to be removed to restore the original face brick (Figure 4). However, the modification application seeks to retain the rendered finish and re-paint the façade in neutral tones as removal of the current rendered façade would damage the brickwork (Figure 5).

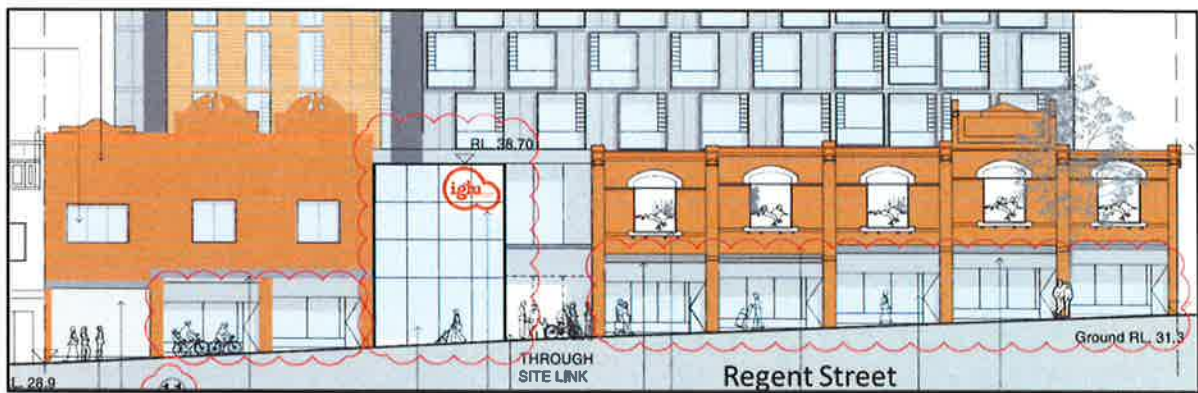


Figure 4: Modification 1 Approval façade treatment (Applicant's modification request).



Figure 5: Proposed façade treatment changes to two shop fronts (outlined in red) (Applicant's modification request).

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted	The proposed modification seeks approval for a minor change in the context of the approved development and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal

was modified (if at all).	would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received no submissions on the proposal.

5.2 Environmental Planning Instruments

The following Environmental Planning Instruments (EPIs) are relevant to the development:

- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and considers the modification does not result in any change to consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Executive Director, Key Sites and Industry Assessments, may determine the application under delegation as:

- the relevant local Council has not made an objection, and
- a political disclosure statement has been made, but only in respect of a previous related application, and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to the City of Sydney Council (Council). Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Council raised no objection to the proposed changes.

No public submissions were received.

7. ASSESSMENT

The proposed modification seeks approval to modify the finishes of two shop front façades. The consent currently requires the restoration of the two shop fronts to reveal the existing face brick. As per the letter prepared by Richard Crookes Constructions (**Appendix B**), it has been identified that the current render and bagging on the façade would cause some damage to the brickwork underneath when removed. Therefore, restoring the face brick would likely result in a low-quality finish.

The Department has considered the potential impacts associated with the proposal and is satisfied it is acceptable as:

- the existing facades do not have any recognised heritage values in that they are not heritage items or within a conservation area
- the proposed paint work finish would result in a higher quality presentation of the façade (rather than a damaged façade)

- the proposed façade treatment would be consistent with the range of façade treatments on surrounding buildings
- no physical change to the façade is proposed
- no adverse impacts are associated with the proposed change in finishes.

The Department's assessment therefore concludes the proposal is acceptable and would not result in any adverse visual or amenity impacts.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that the façade changes are minor and the proposal would not result in any adverse amenity or visual impacts.

Consequently, it is recommended the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is recommended that the Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning:

- **consider** the findings and recommendations of this report;
- **determine** that the application falls within the scope of section 96(1A) of the EP&A Act;
- **approve** the modification application (SSD 6724 MOD 2) subject to conditions; and
- **sign** the attached instrument of modification (**Appendix A**).

Recommended by:



Jane Flanagan
A/Team Leader
Modification Assessments

Recommended by:



Anthony Witherdin
Director
Modification Assessments

DECISION

Approved by:



Anthea Sargeant 27/9/17
Executive Director
Key Sites and Industry Assessments
as delegate of the Minister for Planning.

APPENDIX A: MODIFICATION CONSENT

A copy of the notice of modification can be found on Department of Planning and Environment's website:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8625

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification Application

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8625

2. Supporting Documents

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8625