

Modification of Development Consent

Section 4.55(1) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

David McNamara
Director
Key Sites Assessments

Sydney

19 August 2019

SCHEDULE 1

Development consent: **SSD 8135** granted by the Independent Planning Commission on 4 March 2019

For the following: Construction of a student accommodation development within Precinct 3 of the Pemulwuy Precinct, including:

- construction of between 3 and 24 storeys student accommodation building to a maximum height of
- RL 96.57, comprising:
 - o 596 student beds
 - o communal student amenities
 - o communal open space including an internal courtyard and a roof top terrace
- public domain improvements, public open space and hard and soft landscaping.

Applicant: Deicorp Ltd

Consent Authority: Minister for Planning and Public Places

The Land: Pemulwuy Precinct 3, 77-123 (odd) Eveleigh Street, Redfern

Address	Lot	DP
77-79 Eveleigh Street	1	996782
81-83 Eveleigh Street	A & B	326761
85 Eveleigh Street	B	81200
87 Eveleigh Street	1	996783
89 Eveleigh Street	1	741715
91 Eveleigh Street	1	779120
93-95 Eveleigh Street	A & B	439127
97 Eveleigh Street	1	797845
99 Eveleigh Street	1	194785
101-105 Eveleigh Street	1	88846
107 Eveleigh Street	1	708931
109 Eveleigh Street	1	996784
111-119 Eveleigh Street	1 to 5	230305
121 Eveleigh Street	1	995857

123 Eveleigh Street	1	803299
Old accessways	11 & 12	1183218

Modification:

SSD 8135 MOD 1: correct minor errors and misdescriptions to plan references, the maximum number of beds and maximum RL for the 22-storey component.

SCHEDULE 2

The Project Approval is modified as follows:

- (a) In Part A, Condition A2 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Terms of Consent

A2 The development may only be carried out:

- a) in compliance with the conditions of this consent
- b) in accordance with all written directions of the Planning Secretary
- c) in accordance with the EIS and Response to Submissions
- d) generally in accordance with the following drawings:

Architectural Drawings prepared by Turner			
Drawing No.	Revision	Name of Drawing	Date
DA-110-001	U <u>V</u>	GA Plans Roof	19/04/18 <u>28/02/19</u>
DA-110-007	U <u>V</u>	GA Plans Lower Ground	19/04/18 <u>28/02/19</u>
DA-110-008	U <u>V</u>	GA Plans Upper Ground	19/04/18 <u>28/02/19</u>
DA-110-010	U <u>V</u>	GA Plans Level 01	19/04/18 <u>28/02/19</u>
DA-110-020	V	GA Plans Level 02	28/02/19
DA-110-030	U <u>V</u>	GA Plans Level 03	19/04/18 <u>28/02/19</u>
DA-110-040	U <u>V</u>	GA Plans Levels 04, 05	19/04/18 <u>28/02/19</u>
DA-110-050	V	GA Plans Level 06	28/02/19
DA-110-060	U <u>V</u>	GA Plans Level 07	19/04/18 <u>28/02/19</u>
DA-110-070	V	GA Plans Levels 08	28/02/19
DA-110-075	V	GA Plans Levels 09	28/02/19
DA-110-080	U <u>V</u>	GA Plans Level 10	19/04/18 <u>28/02/19</u>
DA-110-090	U <u>V</u>	GA Plans Levels 11-14,16	19/04/18 <u>28/02/19</u>
DA-110-100	V	GA Plans Level 15	28/02/19
DA-110-110	U <u>V</u>	GA Plans Level 17	19/04/18 <u>28/02/19</u>

DA-110-120	V	GA Plans Level 18-20	28/02/19
DA-110-130	U <u>V</u>	GA Plans Level 21	19/04/18 <u>28/02/19</u>
DA-110-140	U <u>V</u>	GA Plans Plant	19/04/18 <u>28/02/19</u>
DA-250-010	U	GA Elevations Eveleigh Street_ North Elevation	19/04/18
DA-250-020	U	GA Elevations Lawson Street_ West Elevation	19/04/18
DA-250-030	U	GA Elevations Railway Line_ South Elevation	19/04/18
DA-250-040	U	GA Elevations Terraces_ East Elevation	19/04/18
DA-350-010	U	GA Sections Section A-A	19/04/18
DA-350-020	U	GA Sections Section B-B	19/04/18
DA-350-030	U	GA Sections Section C-C	19/04/18
DA-350-040	U	GA Sections Section D-D	19/04/18
DA-400-010	U	Room Amenities Room Layouts - Studios	19/04/18
DA-400-020	U	Room Amenities Room Layouts - Studios & Twins	19/04/18
DA-400-030	U	Room Amenities Room Layouts - 5 bed Cluster – Type A & B	19/04/18
DA-400-040	U	Room Amenities Room Layouts - 5 bed Cluster – Type C & D	19/04/18
DA-550-001	A	Subset Façade Details Type 1	13/04/18
DA-550-002	A	Subset Façade Details Type 1	13/04/18
DA-550-003	A	Subset Façade Details Type 1	13/04/18
DA-550-004	A	Subset Façade Details Type 2	13/04/18
DA-550-005	A	Subset Façade Details Type 2	13/04/18
DA-550-006	A	Subset Façade Details Type 3	13/04/18
DA-550-007	A	Subset Façade Details Type 3	13/04/18
DA-950-001	U	Materials and Finishes Eveleigh Street – North	19/04/18
DA-950-002	U	Materials and Finishes Eveleigh Street – Courtyard Entry	19/04/18
DA-950-003	U	Materials and Finishes Eveleigh Street – South	19/04/18
DA-950-004	U	Materials and Finishes Main Entry & Public Domain Interface	19/04/18
DA-950-005	U	Materials and Finishes Eveleigh Street – High Levels	19/04/18
DA-950-006	U	Materials and Finishes Façade to Railway	19/04/18
DA-950-007 <u>DA-960-001</u>	U	Materials and Finishes Sample Board	19/04/18
Architectural Drawings prepared by Turner			
Drawing No.	Revision	Name of Drawing	Date
LD DA100	B	ILLUSTRATIVE LANDSCAPE MASTERPLAN	02.02.2018
LD DA101	B	GROUND FLOOR PUBLIC DOMAIN	02.02.2018

LD DA102	A	GROUND FLOOR PUBLIC DOMAIN	05.06.2017
LD DA130	A	LEVEL 2 ECO ROOF	05.06.2017
LD DA140	A	LEVEL 21 ROOF TERRACE	05.06.2017
LD DA200	A	SECTION AA – PRECINCT 3 FORECOURT	05.06.2017
LD DA201	A	SECTION BB – EVELEIGH SHARED ZONE	05.06.2017
LD DA202	A	SECTION CC – GROUND FLOOR COURTYARD	05.06.2017

- (b) In Part A, Condition A10 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A10. The maximum number of permissible beds and student occupants provided within the student accommodation building is ~~593~~ **596**.

- (c) In Part E, Condition E20 of Schedule 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

GFA and Height Certification

E20. Prior to the issue of an Occupation Certificate, the Applicant shall submit to the Certifying Authority details demonstrating a Registered Surveyor has certified that:

- a) the development does not exceed the approved gross floor area of 26,935 m² GFA
- b) the development does not exceed the approved maximum height of:
 - i) 3 storey component (RL 37.67)
 - ii) 9 storey component (RL 53.67)
 - iii) 17 storey component (RL 82.17)
 - iv) 22 storey component (~~RL 90.48~~) **RL 92.28**
 - v) 23 storey component (RL 94.35)
 - vi) 24 storey component (RL 96.57).

**End of modification
(SSD 8135 MOD 1)**