



13-23 Gibbons Street, Student Accommodation Modification 4

Internal and external changes
State Significant Development Modification Assessment
(SSD 9194 MOD 4)

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Glossary

Abbreviation	Definition
Applicant	The Trustee for the WH Gibbons Trust
BCA	Building Code of Australia
Council	City of Sydney
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
FSR	Floor Space Ratio
GFA	Gross Floor Area
LEP	Local Environmental Plan
Minister	Minister for Planning
RtS	Response to Submissions
RRtS	Revised Response to Submissions
SDCP	City of Sydney Development Control Plan
SEARs	Planning Secretary's Environmental Assessment Requirements
Planning Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development

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1 Introduction

This report provides the NSW Department of Planning and Environment's (the Department's) assessment of an application to modify the State significant development (**SSD**) consent for an 18-storey student accommodation development at 13-23 Gibbons Street, Redfern.

The application has been lodged on by CW Strategic Planning Services on behalf of The Trustee for WH Gibbons Trust (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

The modification application seeks approval for internal and external changes to the building and a minor increase in GFA.

1.1 Background

The site (Error! Reference source not found.) is located at 13-23 Gibbons Street, Redfern and is legally described as SP 60485. The site is bounded by Gibbons Street to the west, and Margaret Street to the south.

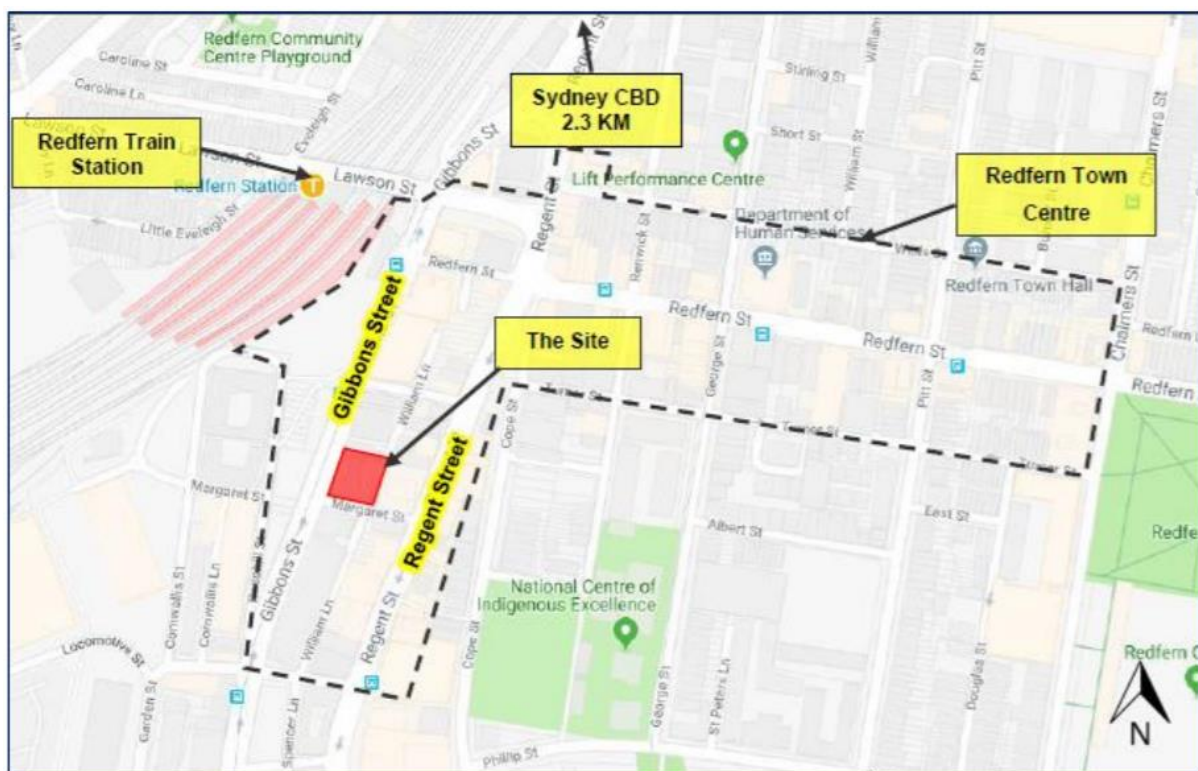


Figure 1 | Site location (as shown in red) (Base source: Nearmap)

The site is located within the Redfern Town Centre and is approximately 2.3 km to the south-west of the Sydney Central Business District and 150 m to the east of the Redfern Train Station.

The Redfern Town Centre is characterised by a mix of uses, including commercial, residential and public use buildings ranging from two to 18 storeys in height. Gibbons Street and Regent Street are

four-lane, one-way State classified roads which run northbound and southbound respectively through the Town Centre.

The Redfern Town Centre is undergoing significant urban renewal and therefore has a mixed character transitioning from the traditional lower density mixed use, retail and residential developments of two to four storeys in height to buildings up to 18-storeys in accordance with the current planning controls for the area.

Immediate and proposed development within the vicinity of the site (Error! Reference source not found.) includes:

- 1 Lawson Square: 18-storey mixed use development (under construction)
- 56-58 Regent Street: 21-storey hotel (SEARs issued)
- 157-159 Redfern Street (known as the Deicota building): 19-storey mixed use development (completed)
- 60-78 Regent Street: 18-storey student housing development (completed)
- 80-88 Regent Street: 18-storey student housing development (under construction)
- 7-9 Gibbons Street (known as the Urba building): 18-storey mixed-use development comprising a three-storey podium for retail/commercial uses and 15-storey residential tower above (completed)
- 11 Gibbons Street: 18-storey social and affordable housing development with ground floor retail/commercial uses (under construction)
- 90-102 Regent Street: proposed 18-storey student housing development (SEARs issued)
- 104-116 Regent Street: proposed 18-storey student housing development (determined).



Figure 2 | Site Location and Context (Base source: NearMap)

1.2 Approval history

On 6 October 2020, the Executive Director, Regions, Industry and Key Sites, as delegate of the Minister for Planning and Public Spaces, granted development consent (SSD 9194) for an 18-storey mixed use student accommodation building comprising:

- 419 student accommodation beds
- communal student facilities, including lounge areas, games room, gymnasium and external terraces on levels 2, 3 and 4
- one ground floor retail tenancy
- new through-site link, public domain and landscaping works.

The development consent has been modified on three occasions (**Table 1**).

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendments to Condition B32 and C32	Director, Key Sites Assessments	4.55(1A)	9 December 2020
MOD 2	Relocation of ground level substation	Director, Key Sites Assessments	4.55(1A)	14 April 2021
MOD 3	Internal and external changes to the building	Director, Key Sites Assessments	4.55(1A)	29 June 2021

2 Proposed modification

The Applicant lodged a modification application (SSD 9194 MOD 4) seeking approval, under section 4.55(1A) of the EP&A Act, for internal and external modifications and a minor increase in GFA. The proposed modifications are summarised below:

Table 2 | Proposed Changes

Aspect	Proposed Changes
GFA/FSR	Increase in GFA from 10,455 m² to 10,601 m² and FSR from 7.66:1 to 7.77:1
Single to twin share rooms	- Maximum occupancy to increase from 419 to 472 beds (residents). Room changes as follows: 30 queen dorm rooms to twin share rooms 15 queen studio rooms convert to twin share studios 6 adaptable rooms converted to twin share (and converted back to accessible rooms on a needs basis).
Internal communal open space	- Increase in total communal open space from 705 m² to 870 m². - Basement communal open space increasing from 63 m² to 172 m² (Figures 3 and 4) - Ground floor (level 1) communal open space increasing from 361 m² to 381 m² (Figures 5 and 6) - Level 4 communal open space increasing from 108 m² to 144 m² (Figures 7 and 8).
Ceiling heights	- The modification proposes to reduce floor to ceiling heights (Figure 9) <u>Common areas:</u> - Level 1: 3.3 m (reduced from 4.35 m) - Level 2: 2.8 m (reduced from 2.95 m) - Level 3: 2.7 m (reduced from 2.95 m) - Level 4: 3.0 m (reduced from 3.2 m) <u>Resident rooms:</u> - Level 2: 2.88 m (reduced from 2.95 m) - Level 3: 2.7 to 2.83 m (reduced from 2.95 m) - Level 4: 3.13 m (reduced from 3.2 m) - Levels 5 to 18: 2.63 m (reduced from 2.7 m)
Louvres	Louvres to the ground level openings on the southern elevation above the awning level (Figure 10).

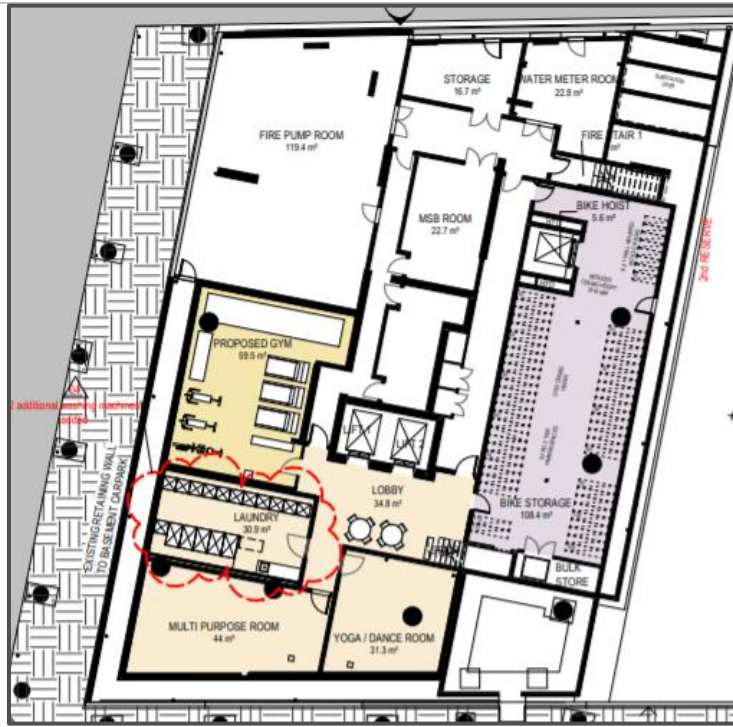


Figure 3 | Proposed basement plan. Additional laundry facilities are shown in red cloud. (Source: Submitted architectural plans)

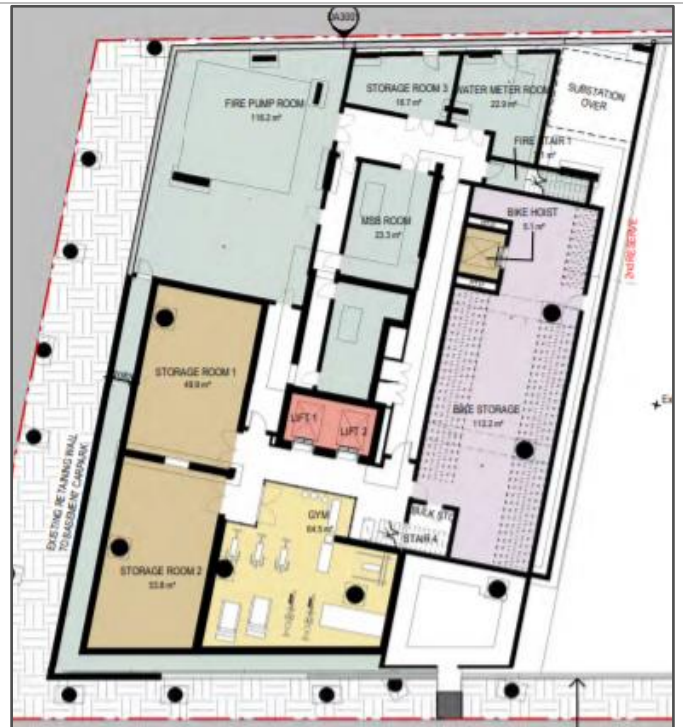


Figure 4 | Approved basement plan under SSD 9194 MOD 3. (Source: approved architectural plans).



Figure 5 | Proposed ground floor plan. Minor amendments to the size of rooms are shown. (Source: Submitted architectural plans)



Figure 6 | Approved ground floor plan under SSD 914 MOD 3. (Source: approved architectural plans).



Figure 7 | Proposed Level 4 plan. (Source: Submitted architectural plans).



Figure 8 | Approved Level 4 floor plan under MOD 3. (Source: approved architectural plans).

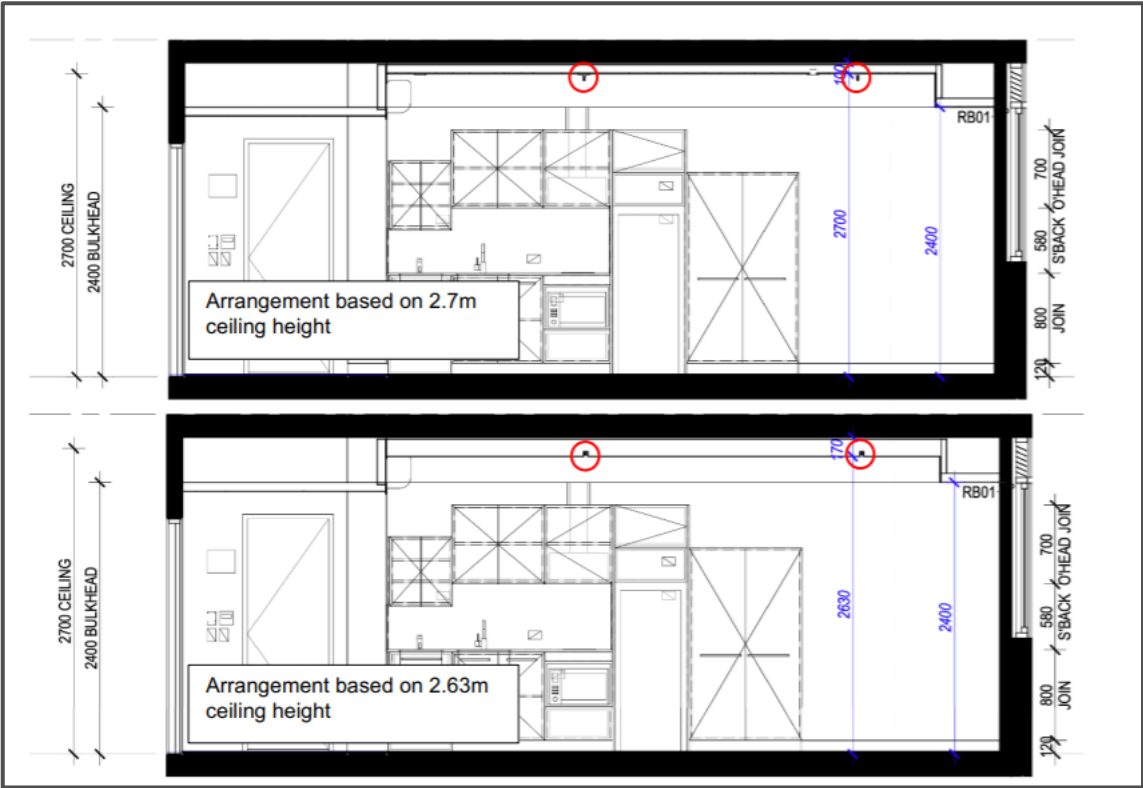


Figure 9 | Section through typical tower room for approved (top) and proposed (below). Sprinklers are circled in red. (Source: Applicant's RRTS).

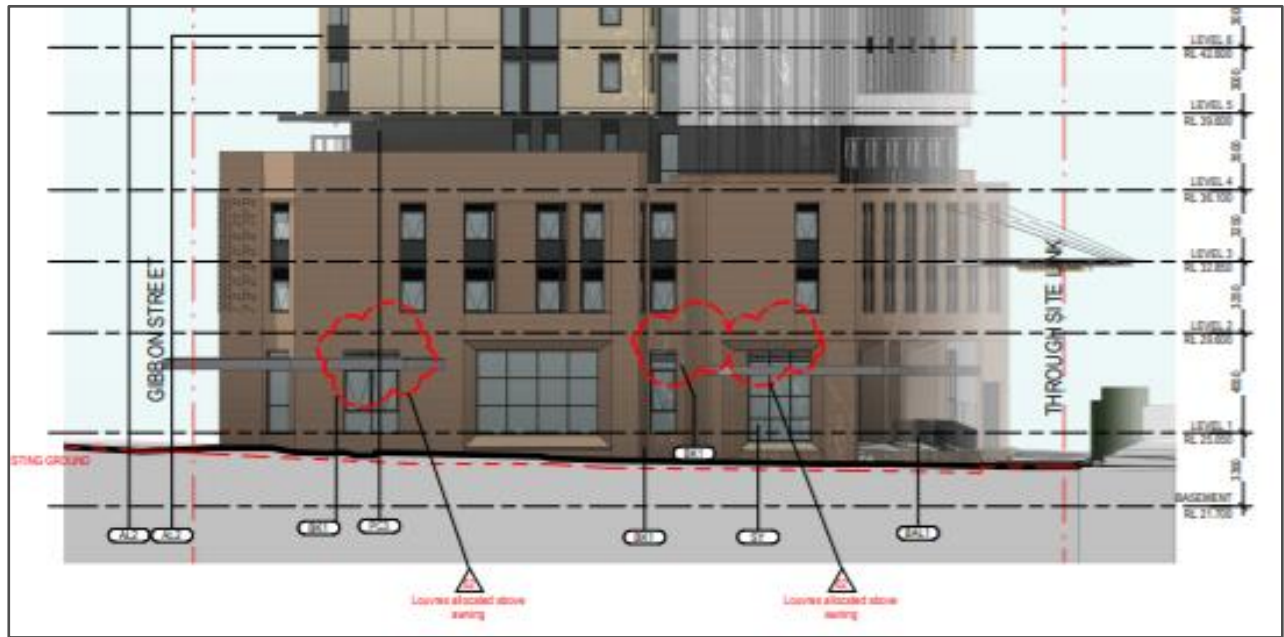


Figure 10 | South elevation plan (external louvres proposed are shown in red clouds on ground floor). (Source: submitted architectural plans).

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not increase the environmental impacts of the project as approved
- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act. However, the Team Leader, Key Sites Assessments, may determine the application as:

- a political disclosure statement has not been made
- there are no public submissions (other than a Council) in the nature of objections
- Council had not made a submission by a way of objection

3.3 Mandatory matters for consideration

The following are relevant mandatory matters for consideration:

- Section 4.55(1A) of the EP&A Act, including environmental planning instruments or proposed instruments
- EP&A regulation
- likely impacts of the modification application, including environmental impacts on both the natural and built environments, and social and economic impacts
- suitability of the site
- any submissions
- the public interest
- the reasons for granting approval for the original application.

The Department has considered all of these matters in its assessment of the proposal. The Department has also given consideration to the relevant matters in **Section 5** and **Appendix B**.

4 Engagement

4.1 Department's engagement

The Department made the modification available on its website and referred it to the City of Sydney Council.

4.2 Summary of submissions

Council raised no objection to the proposed modifications; however, noted the following:

- an increase of 61 beds on the site is to be achieved by converting the larger rooms (including adaptable rooms) into twin share
- an increase in communal space of 165 sqm seems incommensurate with the increased intensity of the development
 - 109 sqm of the additional communal space is located in the basement Sydney Development Control Plan 2012 (SDCP 2012).
- ceiling heights are reduced to 2.63 m on Levels 5-18, which is a marginal decrease from the 2.7 m required by the Apartment Design Guide and is within the requirements of the BCA
- SDCP 2012 requires room sizes of 16 sqm for twin share. The 34 twin share dorm rooms on levels 2 and 3 have room sizes of 14.8sqm – 15.9sqm which impacts overall amenity
- SDCP 2012 controls relating to sinks, stove top cookers, fridge space, freezer space storage space, and number of laundry facilities proposed are complied with.

A link to the submission is provided in **Appendix A**.

No public submissions were received

4.3 Response to submissions

On 17 November 2021, the Applicant submitted a Response to Submissions (RTS) to the matters raised by Council by way of providing further justification for why amendments to the proposal were not required. No amendments to the plans were provided.

The Applicant's RTS was made publicly available on the Department's website and was referred back to Council for comment. Council stated it would not comment further on the modification application.

The Department reviewed the RtS and requested the Applicant address the following matters:

- twin-size rooms with a variation of up to 1.2 m² (to the 16 m² control) require further design resolution
- alternative options are to be further investigated for communal open space, maximising solar access and ventilation for residents
- further justification for the proposed floor to ceiling heights
- additional laundry facilities.

4.4 Revised response to submissions (RRtS)

On 8 December 2021, the Applicant submitted a Revised Response to Submissions (RRtS) which made the following modifications to the proposal:

- conversion of 53 rooms to twin share (61 rooms initially), including:
 - including 30 queen dorm rooms converted to twin share dorms (reduced from 38 initially), and
 - total number of beds reduced to 472 from 480
- communal living space per resident increased from 1.81 m² to 1.84 m²
- laundry facilities ratios increased to one washing machine per 39 residents (from one per 48), and dryers increased to one per 47 residents (from one per 48).

The RRtS also provided the following additional information:

- revisions to Architectural Plans, demonstrating modifications to room sizes and changes, changes to communal open space areas
- detailed sections of proposed ceiling height amendments
- advice from laundry equipment supplier regarding the number of facilities to be provided on site.

5 Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents
- the Environmental Assessment and conditions of approval for the original application
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act and Regulation
- submission from Council.

The Department has assessed the potential impacts associated with the proposal in **Table 3** below.

Table 3 | Assessment of proposed changes

Issue	Findings	Recommendations
GFA/FSR	• The Department notes MOD 2 reduced the approved GFA from 10,513 m² to 10,455 m² and FSR from 7.7:1 to 7.66:1. • The modification application seeks to increase the approved GFA on site by 146 m² (+1.39%) from 10,455 m² to 10,601 m² and the FSR by 0.11 from 7:66 to 7.77:1 (Appendix D). • The site has a maximum FSR of 7:1 under SEPP (State Significant Precincts) 2005. • The Applicant states that the additional floorspace is provided entirely within the approved building envelope and arises from the conversion of service and storage areas (predominantly areas within the basement and some services at Levels 2 and 3). • The Department accepts the increased GFA and FSR is attributed to converting service and storage areas into additional internal communal open space for the benefit of residential amenity. • The Department considers the increases in GFA and FSR are wholly internal, relatively minor and do not alter the building height, footprint or bulk and scale of the building. • The Department therefore considers the increase in GFA and FSR is acceptable.	The Department recommends Condition A2 is updated to reflect the revised design drawings, and Condition B7 and Condition E2 is updated to reflect the additional GFA.
Twin rooms	• The modification initially proposed to convert 61 of the 419 rooms from single occupancy to twin share, thereby increasing the total number of beds on site to 480. • The Department and Council raised concerns about the amenity and size of the rooms. • In the RRTS, the Applicant reduced the number of twin rooms to 53, which reduced the number of beds from	

	480 to 472. The room types proposed to be converted to twin rooms are outlined in Appendix D. • The RRTS also removed the proposed twin rooms with a room size of 14.8m² (i.e. 1.2 m² shortfall to the control) and 15.0m² (i.e.1 m² shortfall). This has reduced the number of rooms with a variation to the control from 34 to 24 rooms, including 8 rooms converted back to single occupancy rooms. • The Department notes 27 of the 51 rooms (53%) proposed for twin share exceed the 16 m² control, however 24 of the 51 rooms (47%) propose a variation to the control (Appendix D). • The Department notes that these rooms vary in range from 0.1 m² to 0.8 m² below the SDCP 2012 which is considered marginal and would still provide a sufficient level of amenity. • The Department therefore considers the conversion of single rooms to twin rooms acceptable as the proposal would allow for the provision of affordable student accommodation with an appropriate level of amenity.
Indoor communal open space	• The modification seeks to increase internal communal open space by 165 m² from 705 m² to 870 m² which represents an increase from 1.68 m² to 1.84 m² per resident. The increase in communal open space relates to three separate areas of the building: ○ Basement - increasing from 63 m² to 172 m² (Figures 3 and 4). This has been achieved by converting storage and services at the basement level to provide communal spaces such as a new yoga room, multi-purpose room and small open lounge. ○ Ground floor (level 1) - increasing from 361 m² to 381 m² (Figures 5 and 6). There is also a small correction to the calculation of ground level GFA. ○ Level 4 - increasing from 108 m² to 144 m² (Figures 7 and 8). This has been achieved by relocating the Level 4 laundry to the basement and replacing it with additional meeting rooms / study area (with access to sunlight). • The Department notes there is no change to the 173 m² of communal open space on Levels 2 and 3. • Concern was raised by the Department and Council that communal spaces were located in the basement (i.e. gym, yoga room, multi-purpose space). • As part of the RRTS, the Applicant revised the amount of communal living space per resident from <u>1.81 m² to 1.84 m²</u> to improve the general on-site amenity. • The Applicant states these basement spaces account for less than 20% of the overall communal open space The Department recommends Condition A2 is updated to reflect the revised design drawings.

provided and allow for other communal spaces to maximise natural light and ventilation (i.e. common lounges, balconies). These spaces can be ventilated in accordance with the BCA and are therefore suitably located.

- The Applicant states that while SDCP and the ARH SEPP are not directly applicable, there is merit in attaining compliance with the requirements for boarding house developments, which has been used to assess the original and subsequent modifications. Under the requirements of the ARH SEPP only one living space is required (for boarding house developments). The Applicant advises the modification exceeds this requirement by providing multiple, different use spaces on several floors.
- The Department notes the controls recommend a total of 646.4 m² communal kitchen and living space be provided and recommends 50% of the windows receive 2 hours of solar access at mid-winter. The proposal includes 870 m² of communal space, of which 698 m² would be provided above ground level with north-facing solar access.
- The Department considers the proposal therefore would exceed the SDCP and ARH SEPP requirements for communal space.
- The Department considers the proposed change acceptable as:
 - the modification results in an improvement to communal living space provision compared to the development as approved from 1.68 m² to 1.84 m² per resident
 - the proposal exceeds the requirements of the ARH SEPP and SDCP
 - the reconfiguration of living areas and communal facilities optimises solar access which enhances residential amenity.

Reduced ceiling heights

- The proposal seeks to reduce floor to ceiling heights by constructing sprinkler heads flush (or concealed) within the ceilings (**Table 1**).
- For Levels 1-4 this reduced overall ceiling heights from 2.95 m to 2.8 - 2.88 m. For levels 5-18, this reduces overall ceiling heights by 7cm from the original approval.
- There are no proposed changes to the basement ceiling height of 2.85 m.
- The Department considers the proposed change acceptable as the ceiling heights comply with (and exceed) the minimum requirement of 2.4 m under the BCA and concealed sprinklers provide an acceptable amenity outcome by improving safety for residents.

The Department recommends Condition A2 is updated to reflect the revised design drawings.

	<u>Washing machines</u> • The proposal seeks to increase the number of washing machines on site from 10 to 12. This results in a ratio of 1 machine per 39 residents from 1 machine per 42 residents. • The Applicant states that residents can monitor the availability of washing machines digitally, thereby decreasing waiting times between uses and ensure efficient operation. • The required rate under the SDCP 2012 provides for one washer / dryer per 12 students. • The Department notes the original development (SSD 9194) supported a ratio of 1 washer/dryer per 42 residents and was considered acceptable based on the Applicant's experience with laundry demands from students within previous student accommodation developments. • The Department supports the number of machines increasing which would provide an improved ratio, albeit a minor one.	
Laundry facilities	<u>Dryers</u> • Additional dryers have not been proposed, retaining 10 dryers as approved. This results in a ratio of 1 machine per 47 students. • The approved number of dryers in the original development (SSD 9194) provided 1 machine per 48 students. • The Applicant notes that there is less demand for dryers which are used approximately 25% less often as the washing machines. • The Applicant has stated that during an academic term it is approximated that the needs of the residents can be serviced by 4 daily loads per machine for a total running time of 2 hours. Residents can monitor the availability of the machines digitally (through smart-phone application), reducing the downtime of machines. • The Department considers the variation acceptable as it is a marginal service improvement from the approved number of dryers under SSD 9194 and is therefore supported.	
External louvres	• The proposal seeks to include external louvres to the ground level openings on the southern elevation, above the awning level.	The Department recommends Condition A2 is updated to reflect

	- The Applicant states that the minor change is to allow for the provision of mechanical ventilation to the new basement common areas and laundry. - The Department considers the proposed louvres acceptable they would provide ventilation to the basement and would be well integrated with the external facade of the building.	the revised design drawings.
Accessibility	- The proposal seeks to convert 6 approved adaptable rooms to 6 twin-share rooms (rooms 2.01, 3.01, 2.14, 3.14, 2.25 & 3.25). - The Applicant Building Code of Australia (BCA) requirements for accessible rooms is based off the number of rooms and not the number of beds, and thus by adding additional beds into existing rooms this does not require any change to the number of accessible rooms. - The Department notes the building has 12 approved accessible rooms (including 6 adaptable rooms). - The Applicant has provided an accessibility statement in support of the proposed modification stating that the conversion of adaptable rooms is acceptable on a needs-only basis as long as a management plan is in place to be able to relocate the original occupants. - The Applicant subsequently provided further information which stated that the modification would still maintain 6 accessible and 6 adaptable rooms despite the conversion of 6 adaptable rooms to twin share. - The Department considers the proposed changes acceptable, subject to the recommended conditions, including that 6 accessible and 6 adaptable rooms are provided.	The Department recommends Conditions B45A and Condition E39 be included to ensure that the proposal provides a minimum 6 accessible and 6 adaptable sole occupancy units prior to the issue of Construction Certificate and Occupation Certificate, respectively. Condition E5 to be updated to reflect these access changes to the Operational Plan of Management.
Bicycle parking	- Despite an increase to the number of residents on site (from 419 to 472), the modification does not seek to increase the 130 bicycle spaces on site. - The ARH SEPP states that 1 bicycle space is to be provided for every 5 boarding rooms. - What the Applicant states that bicycle parking requirements of the ARH SEPP are based on the number of private rooms (not occupants), thus the proposed change from single to twin share rooms does not result in any increased parking. - The Department notes that 130 bicycle spaces would be provided complying with the ARH SEPP and SDCP 2012 (1 space per 3.2 rooms). - The Department considers this acceptable as the proposal will still exceed the required number of bicycle parking spaces.	No conditions recommended.

6 Evaluation

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 that the proposed modification is appropriate as it:

- would maintain the core elements of the approved development
- increasing the quantity and diversity of accommodation provided
- would continue to provide good amenity for future residents in the form of communal open space and facilities, and solar access
- would not increase the impacts of the development with regards to building height
- while the FSR exceeds the State Significant Precinct SEPP controls, it is relatively minor, and the proposal would remain compliant with other relevant statutory provisions in EPIs and the strategic planning context
- it is substantially the same development as the approved development and would not result in any adverse environmental impacts.

Consequently, the Department concludes the modification application is in the public interest and should be approved, subject to the recommended modified conditions of consent.

7 Recommendation

It is recommended that the Team Leader, Key Sites Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD 9194 MOD 4 falls within the scope of section 4.55(1A)
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modify** the consent SSD 9194 MOD 4
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:

A handwritten signature in dark ink, appearing to read 'Lara Fusco', is positioned above the printed name.

Lara Fusco
Planning Officer
Key Sites Assessments

8 Determination

The recommendation is **Adopted** by:



24.12.2021

Cameron Sargent

Team Leader

Key Sites Assessments

as delegate of the Minister for Planning

Appendices

Appendix A – List of referenced documents

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:

Modification Application and Response to Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/42976>

Appendix B – Statutory considerations

A consent authority may modify the consent if it is satisfied the proposed modification application meets the requirements of section 4.55(1A) of the EP&A Act. An assessment of the proposed modification application against the requirements of section 4.55(1A) of the EP&A Act is included in **Table 1**.

Table 1 | Consideration of Section 4.55(1A) of the EP&A Act

Section 4.55(1A)	Department's Consideration
a) The proposed modification is of minimal environmental impact	Section 5 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.
b) The development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified.	The development, as proposed to be modified, is substantially the same development as that originally approved in that: - the proposed use of the site remains the same - the proposed modification to the approval will not alter the built form or scale of the building - it would not result in any additional environmental impacts.
c) 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 4 of this report.
d) Any submission made concerning the proposed modification has been considered.	The Department has considered submissions made, as addressed in Section 4 and Section 5 of this report.

Under section 4.55(3) of the EP&A Act, the consent authority must consider the matters referred to in section 4.15(1) of relevance to the development. **Table 2** identifies the matters for consideration under section 4.15(1) of the EP&A Act that apply to the proposed modification.

Table 2 | Consideration of the matters listed under Section 4.15(1) of the EP&A Act

Section 4.15(1) Matter for Consideration	Department's Consideration
a) the provisions of—	The modified proposal remains consistent with relevant environmental planning instruments, except FSR which is considered in Section 5 .
i. any environmental planning instrument	
ii. any proposed instrument	The modified proposal remains consistent with relevant proposed instruments.
iii. any development control plan	Under clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to SSD.
iiia. any planning agreement	Not applicable.
iv. the regulations	The application satisfactorily meets the relevant requirements of the Environmental Planning and Assessment Regulation 2000, including the procedures relating to applications (Part 6), the requirements for notification (Part 6, Division 6) and fees (Part 15, Division 1AA) (refer to Section 4).
b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The Department considers the proposed changes to be minor and would not result in any adverse environmental impacts as addressed in Section 5 .
c) the suitability of the site for the development	The site remains suitable for the development.
d) any submissions	The Department has considered submissions made, as addressed in Section 4 and Section 5 of this report.
e) the public interest	The Department considers the modified proposal to be in the public interest as it would result in improved operational and amenity outcomes.

Appendix C – Modification instrument

The modification instrument can be found on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/42976>

Appendix D – GFA, FSR and Twin Rooms' Summary

Table 1 | Comparative summary of changes to GFA and FSR

	Approved GFA SSD 9194	Approved GFA MOD 3	Proposed GFA MOD 4
Basement	76m ²	80m ²	201m ²
Level 1	732m ²	673m ²	689m ²
Level 2	810m ²	814m ²	823m ²
Level 3	802m ²	813m ²	822m ²
Level 4	491m ²	499m ²	495m ²
Levels 5-6	543m ²	542m ²	541m ²
Levels 7 -18	543m ²	541m ²	540m ²
TOTAL	10,513m ²	10,455m ²	10,601m ²
FSR	7.7:1	7.66:1	7.77:1

Table 2 | Proposed twin room summary

Room numbers	Revised room size (m ²)	Variation (to 16m ² control)	Room type	Adaptable
2.01 & 3.01	26.7m ²	+10.7	Twin Share Studio	Yes
2.03 & 3.03	15.2m ²	-0.8	Twin share dorm	No
2.04 & 3.04	15.6m ²	-0.4	Twin share dorm	No
2.05 & 3.06	15.3m ²	-0.7	Twin share dorm	No
2.07 & 3.07	15.3m ²	-0.7	Twin share dorm	No
2.08 & 3.08	15.6m ²	-0.4	Twin share dorm	No
2.09 & 3.09	15.2m ²	-0.8	Twin share dorm	No
2.10 & 3.10	15.2m ²	-0.8	Twin share dorm	No
2.11 & 3.11	15.6m ²	-0.4	Twin share dorm	No
2.12 & 3.12	15.3m ²	-0.7	Twin share dorm	No
2.13 & 3.13	22.6m ²	+6.6	Twin share dorm	No
2.14 & 3.14	21.7m ²	+5.7	Twin Share Studio	Yes
2.15 & 3.15	24.4m ²	+8.4	Twin share studio	No

2.17 & 3.17	25.2m ²	+9.2	Twin share dorm	No
2.18 & 3.18	15.0m ²	N/A	Converted to a single occupancy studio	No
2.19 & 3.19	15.5m ²	- 0.5	Twin share dorm	No
2.20 & 3.20	15.3m ²	- 0.7	Twin share dorm	No
2.21 & 3.21	15.0m ²	N/A	Converted to a single occupancy studio	No
2.22 & 3.22	15.9m ²	- 0.1	Twin share dorm	No
2.23 & 3.23	15.0m ²	N/A	Converted to a single occupancy studio	No
2.24 & 3.24	15.0m ²	N/A	Converted to a single occupancy studio	No
2.25 & 3.25	21.8m ²	+5.8	Twin Share Studio	Yes
2.27 & 3.27	19.1m ²	+3.1	Twin Share Studio	No
4.13	28.3m ²	+12.3	Twin share studio	No
7.25 – 18.25	16.2m ²	+0.2	Twin share studio	No