

Modification of Development Consent

Section 1A 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.

AWatson

Amy Watson
Team Leader
Key Site Assessments

Sydney

13 August 2021

SCHEDULE 1

Development consent:	SSD 9649 granted by the Independent Planning Commission on 21 May 2020
For the following:	Student accommodation development comprising excavation of basement and construction of a 3-storey building and extension and adaptive reuse of 10-12 Doncaster Avenue including: <ul style="list-style-type: none">• 259 student accommodation beds within 201 student units• student amenities, communal open space and landscaping• 56 car, 55 motorcycle and 178 bicycle parking spaces• Realignment of concrete stormwater channel and provision of a substation
Applicant:	Next Constructions Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	4-8, 10, 12, 14, 16 and 18 Doncaster Avenue, Kensington [Lot 2 & 3 Section 30 DP 5549, Lot 1 DP 1094702, Lot 1 DP 974821, Lot 1 DP 981704, Lot 1 1033442, Lots 51 & 53 DP 20905, Lots 52A & 52B DP 400051]
Modification:	SSD 9649 MOD 3: temporary accommodation changes to allow recent graduates to live in the approved student housing

SCHEDULE 2

The above approval is modified as follows:

- (a) In Part A, Condition A2 of Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and 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, RtS, RRFI and SRRFI
- (d) in accordance with the management and mitigation measures
- (e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent)
- (f) generally in accordance with the following modification applications:
 - (i) Section 4.55(1A) modification application (SSD 9649 MOD 1) prepared by Urbis dated 5 November 2020, Additional Information prepared by Urbis dated 9 February 2021 and Additional Information prepared by Hayball dated 25 February 2021 and Botanics Tree Wise People Pty Ltd dated 23 April 2021
 - (ii) **Section 4.55(1A) modification application (SSD 9649 MOD 3) prepared by Urbis dated 6 April 2021 November 2020, and additional Information submitted on 1 July 2021 including 'Appendix – Recent Graduate Accommodation Management Plan' dated 29/6/2021**

Architectural drawings prepared by Hayball			
Drawing No.	Rev	Name of drawing	Date
TP01.02	4	PROPOSED SITE PLAN	04/10/2019
TP02.01	12	BASEMENT PLAN	25/02/2021
TP02.02	7	GROUND FLOOR PLAN	04/10/2019
TP02.03	6	LEVEL 1 PLAN	04/10/2019
TP02.04	6	LEVEL 2 PLAN	04/10/2019
TP02.05	6	ROOF PLAN	04/10/2019
TP02.06	5	GROUND – FLOODWATER CHANNEL LOCATIONS	04/10/2019
TP03.01	5	ELEVATIONS	04/10/2019
TP03.02	5	PART ELEVATIONS	04/10/2019
TP03.03	4	FLOODWATER CHANNEL LOCATIONS	04/10/2019
TP04.01	5	SECTION A&C	04/10/2019
TP04.02	5	SECTION B, D, E	04/10/2019
TP05.01	4	DEMOLITION FLOOR PLAN-10&12 DONCASTER AVE	04/10/2019
TP05.02	4	DETAIL FLOOR PLANS-10&12 DONCASTER AVE	04/10/2019
TP05.03	4	WEST ELEVATION-10&12 DONCASTER AVE	04/10/2019
TP05.04	4	SOUTH ELEVATION-10&12 DONCASTER AVE	04/10/2019

TP05.05	4	EAST ELEVATION-10&12 DONCASTER AVE	04/10/2019
TP05.06	4	NORTH ELEVATION-10&12 DONCASTER AVE	04/10/2019
TP06.01	5	AREA PLANS GFA	09/01/2020
TP07.01	3	ROOM TYPES	04/10/2019
TP07.02	3	ROOM TYPES	04/10/2019
TP07.03	3	ROOM TYPES	04/10/2019
TP07.04	3	ROOM TYPES	04/10/2019
TP07.05	3	ROOM TYPES	09/01/2020
TP08.07	1	FAÇADE DESIGN	04/10/2019
Unnumbered	X	Development Summary	09.01.2020
Landscape drawings prepared by 360 Degrees Landscape Architects			
Drawing No.	Rev	Name of drawing	Date
L-DA-01	G	Cover Page	04.10.19
L-DA-02	G	Introduction	04.10.19
L-DA-03	G	Existing Trees	04.10.19
L-DA-04	G	Landscape Plan	04.10.19
L-DA-05	G	Landscape Sectional Elevations	04.10.19
L-DA-06	C	Planting	04.10.19
L-DA-07	C	Planting	04.10.19

- (b) In Part E, E52 is added by the insertion of the **bold and underlined** words/numbers as follows:

Recent Graduate Accommodation Management Plan

E52. The 'Appendix – Recent Graduate Accommodation Management Plan' dated 29/6/2021 and submitted with the RTS with MOD 3, must be modified to remove the provisions in relation to 'Additional Occupant' on page 16. A copy of the updated Management Plan must be provided to the Certifier and the Department.

- (c) In Part F, Condition F1 of Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Operation Management

- F1 The Operational Plan of Management (**OPM**) submitted with the RRFI (Appendix C), as amended by the operational conditions of this consent, must be fully implemented at all times during use of the premises.

In addition, the 'Appendix – Recent Graduate Accommodation Management Plan' as modified by Condition E52 is to serve as an appendix to the OPM until December 21 2024 and applies to the management of any recent graduates occupying the premises as permitted by condition F27.

- (d) In Part F, Condition F27 is added by the insertion of the **bold and underlined** words/numbers as follows:

Occupation of Rooms by Recent Graduates

F27. Despite the requirements of conditions A21 and A22, for the period from the issue of an occupation certificate until 31 December 2024, 'recent graduates' may also occupy rooms within the development, subject to the following requirements:

- (a) **All occupants under this condition must be subject to a tenancy agreement for a minimum period of 3 months and with an end date no later than 31 December 2024**
- (b) **Prior to any tenancy agreement being made, the operator of the premises must be satisfied any occupants under this condition meet the following definition of a 'recent graduate':**
- A 'recent graduate' is defined as someone who finished full-time higher or tertiary education (including postgraduate study) within five years of that person occupying the building.***
- (c) **A maximum of 52 recent graduates may reside at the premises at any one time**

End of modification
(SSD 9649 MOD 3)