

MODIFICATION REQUEST:

***Blocks 3B, 3C & 10, Central Park
26 Broadway, Chippendale
(former Carlton United Brewery site)***

MP 11_0090 MOD 1

Modifications to approved student accommodation



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

April 2013

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1. BACKGROUND

The purpose of this report is to determine a request to modify the approved Project Application for student accommodation on Blocks 3B, 3C and 10 at Central Park, Chippendale (the former Carlton United Brewery site).

The modification request seeks approval for changes to the approved building envelopes and floor layout, an increase in the number of studio units and a reduction in the number of cluster flats, resulting in the total number of student beds to increase from 267 to 271 (an increase of 4 beds). Changes to the external façade and materials are also proposed as well as changes to reflect conditions of the original approval.

1.1 The Site

The Central Park site (the former Carlton United Breweries) has an area of 5.834ha and is situated in the south western portion of the Sydney Central Business District. The site is within short walking distance of Central Railway Station and Railway Square Bus Terminal.

Blocks 3B, 3C and Block 10, the subject of this modification request, are located towards the eastern part of the site, within the area referred to as the Kensington Precinct, shown in **Figure 1** below.



Figure 1: Central Park Approved Concept Plan site layout & Block locations (Source: Modification Request)

1.2 Previous Approvals

On 8 February 2007, the then Minister for Planning approved a Concept Plan (MP 06_0171) for the redevelopment of the former Carlton United Brewery site for residential, commercial, retail and public open space uses. The Concept Plan approval was subsequently modified on 18 July 2007, 5 February 2009, 16 May 2010, 30 August 2011, 24 July 2012, 31 July 2012 and 17 January 2013.

On 30 November 2012, the Deputy Director-General, Development Assessment & Systems Performance, approved Project Application MP11_0090 for the construction of a new building on Blocks 3B and 3C and major alterations and additions to the existing building on Block 10 to provide student accommodation for 267 students, ground floor retail development and associated public domain works.

1.3 Related Approvals

The majority of the buildings associated with the former brewery use have been demolished (approved under MP 07_0120), with the exception of the retained heritage items. Construction of the basement car parking area under Blocks 2, 5A, 5B & 5C is currently underway (approved under MP 09_0042). Other approvals granted on the site include:

Remediation and transitional works (MP 07_0163);

- Main park and stage 1 infrastructure (MP 08_0210);
- Construction of commercial Blocks 1 and 4 (MP 08_0253);
- Construction of two residential buildings on Blocks 5A and 5B (MP09_0041);
- Construction of residential and commercial Block 2 (MP 09_0078);
- Stage 2 Infrastructure and Civil Works (MP 09_0164);
- Alterations to and adaptive reuse of the Brewery Buildings (MP10_0217);
- Construction of a residential building on Block 5C (MP10_0218);
- Adaptive reuse of existing buildings on Block 3A for hotel, food and drink premises (MP11_0089).

In addition, the Department is currently considering Part 3A Project Applications and State Significant Development Applications for the following:

- Redevelopment of Block 6 for mixed uses, the adaptive reuse of existing terraces and part demolition of buildings on Block 7 for mixed use development (MP11_0091); and
- Construction of new building for student accommodation on Block 4 South (SSD 5700-2012).

2. PROPOSED MODIFICATION

2.1 Modification Description

The proposal seeks approval to modify the approved project as outlined in **Table 1**:

Table 1: Proposed Modifications

Aspect	Description
Project Summary	<ul style="list-style-type: none">• Reduction in total gross floor area of 330m² (from 8,625m² to 8,290.8m²);• Increase in studios and a reduction in the number of cluster flats, resulting in an overall increase in student beds from 267 to 271 (4 beds);• A reduction in approved building heights and footprint;• Increased sizes and modified bedroom layouts;• Changes to the approved floor layouts;• Increased bicycle provision; and• Modified facades and materials.
Blocks 3B and 3C	<ul style="list-style-type: none">• Increase in the provision of student accommodation beds from 211 to 229 (18 beds) as a result of the following design amendments:

Aspect	Description
	<ul style="list-style-type: none"> – Increase in the number of studios from 150 to 205 (55 studios); and – Decrease in the number of cluster beds from 61 to 24 (37 beds). • Reduction in gross floor area of 192.71m² (from 6,253.53m² to 6,446.24m²); • Reduction in the approved building height of Block 3B from 42.88 AHD to 41.8 AHD; • Reduction in the approved building height of Block 3C from 37.00 AHD to 36.30 AHD; • Reduction in the width of the building on Block 3B by 1m and Block 3C of 0.5m; • Increase in standard studio sizes from 17m² to 19.5m²; • Modified room and internal circulation areas; • Amended external façade treatment, materials and window arrangement; • Relocation of laundry facilities in Block 3b to the ground floor level; and • Relocation of approved fire stairs to Block 3c from the east side of the building to the west side.
Block 10	<ul style="list-style-type: none"> • Decrease in the provision of student accommodation beds from 56 to 42 (14 beds): <ul style="list-style-type: none"> – Increase in the number of studios from 13 to 24 (11 studios); and – Decrease in the number of cluster beds from 43 to 18 (25 beds). • Reduction in gross floor area of 256.6m² (from 2,101.24m² to 1,844.55m²); • Reduction in the approved building height from 37.27 AHD to 36.1 AHD; • Increase in standard studio sizes from 17m² to 19.5m²; • Modified room and circulation areas; • Bicycle parking for 90 bicycles in accordance with the original approval; • Deletion of approved laundry room; and • Amended external façade treatment, materials and window arrangement.

The proposal also seeks to amend existing Conditions B2(a) and F2 which require provisions for a 24 hour on-site caretaker/manager for both blocks 3B and 3C and Block 10. The Proponent seeks approval for an alternate arrangement of 5 live-in, paid resident assistants. An amendment is also sought to Condition E9 which stipulates a minimum provision for on-site laundry facilities, consistent with the requirements of the City of Sydney Boarding Houses Development Control Plan 2004.

On 13 March 2013, the Proponent requested that a number of additional modifications to the existing approval also be considered including:

- Conditions E8(ii) and F1(b), to clarify that occasional overnight guests would be permitted in the studios;
- Conditions E8(v) and F1(i) to delete the requirement for student information to be provided in a residents native language;
- Condition E11 to delete the reference to the specific location of public art work to be provided;
- Condition E14 to delete the reference to the collection of waste by Council, as a private contractor is to be engaged; and
- Condition B2(a) to delete the requirement for bicycle storage to comply with the Australian Standard and to be provided by the JOSTA (or equivalent) system which provides an alternate arrangement for secure bicycle parking.

The above proposed modifications have been considered as part of this assessment.

3. STATUTORY CONTEXT

3.1 Continuing Operation of Part 3A to Modify the Project Approval

In accordance with clause 3 of Schedule 6A of the *Environmental Planning & Assessment Act 1979* (the EP&A Act), Section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove the modification of the project under Section 75W of the EP&A Act.

3.2 Modification of the Minister's Approval

The modification of the Minister's Approval by way of Section 75W is appropriate because the proposal is consistent with the original Concept Plan and Project approvals and will have limited environmental consequences.

3.3 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides that the Director-General may notify the Proponent of environmental assessment requirements with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister.

In this instance, following an assessment of the modification request, it was not considered necessary to notify the Proponent of the environmental assessment requirements pursuant to Section 75W(3) with respect to the proposed modification, as sufficient information was provided to the Department to consider the application.

3.4 Determination Under Delegation

The Minister has delegated his functions to determine Section 75W modification requests to the Executive Director, Development Assessment Systems & Approvals, where:

- the council has not made an objection, and
- a political disclosure statement has been made, but only in respect of a previous application, and
- there are less than 10 public submissions objecting to the proposal.

The Department received one (1) public submission. Council has not objected to the proposal. The Proponent has disclosed a reportable political donation in relation to previous project applications. However, there has been no political disclosure statement made for this modification request.

Accordingly the application is able to be determined by the Executive Director, under delegation.

4. CONSULTATION AND SUBMISSIONS

In accordance with Section 75X of the EP&A Act, the original modification request was made available on the Department's website and was referred to the City of Sydney Council and the NSW Heritage Council for comment. The revised plans were also made available to Council and placed on the website. Due to the nature of the proposed modification, the modification request was not exhibited by any other means. One public submission was received.

4.1 Agency Submission

City of Sydney Council

The City of Sydney Council provided comments on the modification. Council was generally supportive of the proposed modification advising that the reduction in overall height of the development will contribute towards the amenity of the public domain. In addition, Council advised that the proposed modifications to the external facades maintain appropriate proportions and contribute towards positive street activation along Kensington Street. Council did, however, raise concerns regarding the following issues:

- The lack of identification of the pedestrian entry stairwell on Carlton Street to Block 3C ('Stair 2');
- The deletion of approved laundry facilities in Block 10 and the reduced provision of clothes washing and drying machines; and
- Conditions requiring provision of a 24 hour on-site manager/caretaker should be retained.

On 15 February 2013, the Proponent responded to Council's comments confirming that the stairs on Carlton Street ('Stair 2') are designed to only be used for emergency access and not to provide direct access for residents to the first floor of the building on Block 3C. This is consistent with the original approval which included a stairwell on the opposite elevation of the building. The development has been designed so that all residents of Blocks 3B and 3C access the site via the main entry and reception via the undercroft entry to Block 3B. The entry to the stairway has therefore intentionally been designed to be recessive and is not required to be clearly identifiable from the public domain. The Department supports this approach and to ensure its implementation, a new condition is recommended confirming that the 'Stair 2' is to be used for emergency access only and not a regular entry point to the development for residents. Council's bullet points 2 and 3 are considered in **Section 5** of this report.

The NSW Heritage Council

The NSW Heritage Council advised that the simplified ground floor façades of the building on Blocks 3B and 3C may enhance the appreciation of surrounding heritage items. The NSW Heritage Council raised no objections to the proposed modification.

4.2 Public Submissions

The Department received one late submission from a member of the public, who raised concerns regarding the cumulative noise impacts of development in the Kensington Precinct, including the subject development and current Major Project Applications for a hotel on Block 3A and retail and commercial uses on Blocks 6 and 7.

The potential impacts on surrounding uses were considered as part of the assessment of the original Project Application. The Department is satisfied that the proposed modifications will not have any detrimental impacts on the amenity of surrounding residents. The Department does acknowledge concerns relating to the potential cumulative impact of development on the Central Park site, however, these potential impacts have been considered by the Department as part of the Concept Plan approval, which included approved land uses. The Concept Plan determined that the approved land uses were acceptable for the site, subject to consideration of further details at Project and Development Application stages.

In conclusion, the impacts of the proposed uses on Blocks 3A, 6 and 7 will be considered as part of the Department's assessment of the relevant Project Applications. In addition, an existing condition on the current approval requires the Proponent to submit a further Development Application to Council for the fit out of the retail premises. Similar conditions would be recommended as part of any Project Approval for commercial or retail spaces within Blocks 3A, 6 and 7.

5. ASSESSMENT

The Department considers the key issues for the proposed modification to be:

- Residential amenity;
- Operation and management of accommodation; and
- Consistency with the approved Concept Plan.

5.1 Residential Amenity

The proposed modification considered standards within the State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and the accompanying Residential Flat Design Code (RFDC), as a best practice guide for residential development. In addition, the Department considered requirements and numerical controls within the State Environmental Planning Policy (Affordable Rental Housing) 2009 and the City of Sydney Boarding House Development Control Plan 2004.

The proposal would result in minor changes to the approved accommodation mix with an overall increase of 4 beds (from 267 to 271). The accommodation mix would be amended by increasing the number of studios in Blocks 3B, 3C and 10 and a reduction in the number of cluster beds. The approved and proposed apartment mix is illustrated in **Table 2**.

Table 2: Proposed Accommodation Mix

	Approved Project			Proposed Modification			Difference
	Studio Beds	Cluster Beds	Total No of Beds	Studio Beds	Cluster Beds	Total No of Beds	
Blocks 3B & 3C	150	61 (24 clusters)	211	205	24	229	+18
Block 10	13	43 (14 clusters)	56	24	18	42	-14
Total	163	104 (38 clusters)	267	229	42	271	+4

The proposed modification would result in the following benefits to residential amenity:

- An increase in the standard studio room size from 17m² to 19.5m²;
- New full height windows to the northern façade of the building on Block 3B providing additional natural light to the communal areas;
- Enlarged resident entry foyer to Block 3B;
- Increased provision of secure bicycle parking from 54 to 90;
- Deletion of approved bedrooms with partial outlook;
- Enlarged bedroom window openings to all buildings providing greater solar access and opportunities for natural ventilation; and
- Additional provision of communal open space to Block 10 from 75.48mm² to 128.6m².

In addition, the Department is satisfied that the proposed modification to the accommodation mix would not negatively impact on the amenity of residents. Furthermore, the development would retain satisfactory amenity to residents in terms of room sizes, solar access, provision of room facilities (furniture, kitchenette, private bathrooms), bicycle parking, private open space and privacy, when compared to the original approval.

The proposed reduction in building heights has been largely achieved through a proposed reduction in approved floor to ceiling heights from 2.7m to 2.68m in bedrooms and living areas, which is slightly below the RFDC recommended floor to ceiling height of 2.7m. Bathroom floor to ceiling heights will remain unchanged at 2.4m. Despite the proposed minor reduction in floor to ceiling heights, the Department is satisfied that the rooms will retain a good level of amenity through the proposed increase in bedroom window sizes to all buildings, an increase of approximately 45% compared to the approved development. The reduction in overall building heights, ranging between 0.83m (Block 3C) and 1.17m (Block 10), would also improve the amenity of surrounding residents through reduced overshadowing to surrounding roads and public domain areas.

The proposal also seeks to amend condition E9 relating to minimum requirements for on-site laundry facilities. Existing Condition E9 requires the provision of washing machines and dryers to be provided for Blocks 3B, 3C and Block 10. The Proponent is seeking approval to modify the condition to reduce the required provision of washing and drying machines from 17 washing machines and 17 dryers to 8 washing machines and 8 dryers (a total of 16 machines). The proposed machines would have a capacity of 7kg, Council's Boarding House Development Control Plan requires machines with a minimum 5kg capacity. In addition, the modification proposed to have only a single laundry room within the lobby of Block 3B. The existing approval includes a requirement for a separate laundry room in Block 10.

Council has advised that laundry facilities should be provided in accordance with existing Condition E9. In response, the Proponent increased the proposed provision from 8 to 11 washers and dryers (e.g. a total of 22 machines) within the single laundry room, all with 7kg capacity.

On 13 March 2013, the Proponent provided additional justification for the proposed laundry facilities provision. This included statements from Iglu, the appointed development operator and a statement from Unilodge, another provider of student accommodation. Both statements advised that existing developments by each provider, provided washing machines and dryers within existing developments at a student/machine ratio of between 1:20- 1:44 (Iglu) and 1:53 (Unilodge). In addition, Unilodge advised that its recommended ratio for developments of less than 500 students was 1:40.

The proposed modification would represent a student/machine ratio of 1:24. Furthermore, the Proponent has advised that the provision of laundry facilities in one location in Block 3B would provide a central space for residents, with TV, wireless internet, vending machines and seating and has been designed to encourage socialisation of students.

On the basis of the additional operational information provided, the Department considers that the proposed 11 washing and 11 drying machines (a total of 22 machines), is acceptable to satisfy the proposed development. However, to ensure that the provision of on-site laundry facilities is secured for future residents of Block 10, a new condition is recommended requiring the provision of washing facilities, in accordance with Council's Boarding House DCP, if the operation of Block 2 is ever separated from Blocks 3B and 3C.

5.2 Operation and Management of Student Accommodation

On-site Manager

Existing Conditions B2 and F2 require the provision of facilities to accommodate a 24 hour on-site manager to be provided for both Blocks 3B, 3C and Block 10. This requirement is consistent with both State Environmental Planning Policy (Affordable Rental Housing) and Council's Boarding Houses Development Control Plan.

The proposed management would consist of a full-time General Manager who would be on-site Monday to Friday, during the day and would be contactable 24 hours per day, 7 days per week. In addition 5 part time Resident Assistants (students residing within the development) would be employed. The Resident Assistants would reside on-site, spread over the three blocks and would work on a rota taking on the role of 'Duty Manager'. The 'Duty Manager' would be required to carry a mobile phone, for which all residents would be provided with the number, and be required to remain on-site during their shift. This management arrangement was also proposed in the original project application.

The Department and Council raised concerns with the proposed arrangement as part of the assessment of the original application. Conditions B2 and F2 were therefore imposed to require the provision of a 24 on-site manager and necessary facilities for them.

On 13 March 2013, the Proponent submitted supplementary information to support the request to modify Conditions B2 and F2.

A review of recent approvals for student accommodation by the City of Sydney has identified a consistent approach to requiring the provision of facilities for a 24 hour on-site manager or for a staff member to be present on site 24 hours a day. This approach has been applied at:

- 15 & 17-25 Regent Street, Chippendale (approved 6 July 2008);
- 81-91 Quay Street, Haymarket (approved 24 Sept 2009);
- 39A Elizabeth Bay Road, Elizabeth Bay (approved 8 February 2010); and
- 1 Regent Street, Chippendale (approved 22 August 2011).

It should be noted that the approved development at 1 Regent Street, is operated by Iglu Pty Ltd, the same operator identified for the subject development.

In addition, a recent approval by the Department of Planning and Infrastructure for student accommodation at 157-163 Cleveland Street, Redfern included the provision of a dedicated 24 hour on-site manager. This was consistent with the operator's (Urbanest) management plan for student accommodation which has also been adopted in its existing accommodation in Haymarket.

The Development will accommodate up to 271 students within a concentrated area. Consistent with its original assessment, the Department does not consider that the reliance on part time student 'Resident Advisors' is adequate to ensure the proper management of the development and up to 271 students, when the General Manager is not on site, in the evenings and on the weekend. It is considered that night times and long periods over the weekends would be the times when the development would experience the highest occupation and residents would be most vulnerable to any potential incidents or accidents.

The Department maintains that the provision of facilities for a 24 hour on-site manager is the preferred option, however, the Department considers that it would be acceptable for a caretaker/manager to be available 24 hours a day, at the reception located in Block 3B. As no reception area is to be provided in Block 10, it is recommended that a restrictive covenant be placed on the title of Block 10, requiring provision of facilities for a 24 on-site manager within the Development, if the operation of the student accommodation on Block 10 is ever made independent from the management of the student accommodation on Blocks 3B and 3C.

Given that the service provider for the student accommodation has now been confirmed, some additional assurance is provided, as to the final management of the student accommodation. However, the Department considers that for the provision of residential accommodation for up to 271 students, a caretaker/manager should be located on-site, 24 hours a day, to ensure the orderly management of the development and that the amenity of neighbouring residences is not negatively impacted upon.

The Department therefore recommends that conditions B2 and F2 be amended to delete the requirement for facilities for an on-site manager, subject to a caretaker/manager being available at reception, 24 hours a day. A new condition is also recommended to require provision for facilities for an on-site caretaker/manager (including designated room, in accordance with Council's Boarding House DCP requirements) within Block 10, should the operation of that accommodation ever become independent from that of Blocks 3B and 3C. Subject to this, the Department is satisfied that the method for the on-going management of the development is acceptable.

5.3 Consistency with the Approved Concept Plan

Building Envelopes & Heights

The proposed modifications would result in an overall reduction in the height of the buildings on all three blocks, as well as minor modifications to the approved building envelopes. The proposed modified building envelopes would result in some breaches of the approved building envelopes, however, the proposed modification would remain compliant with the maximum building heights and building envelopes approved by the Concept Plan (see **Table 3 and Figures 2 & 3**). The proposed modifications are therefore acceptable in this regard.

Table 3: Approved and Proposed Maximum Building Heights

Block	Concept Plan Maximum permitted heights	Approved Building Heights	Proposed Building Heights	Complies
3B	43.20 AHD (plant 45.60 AHD)	42.88 AHD roof level (plant 45.60 AHD)	41.80 AHD roof level (plant 44.20 AHD)	YES
3C	38.00 AHD (plant 39.50 AHD)	37.13 AHD (plant 39.49 AHD)	36.30 AHD (plant 38.30 AHD)	YES
10	38.00 AHD (plant 39.50 AHD)	37.27 AHD (plant 39.10 AHD)	36.10 AHD (plant 38.50 AHD)	YES

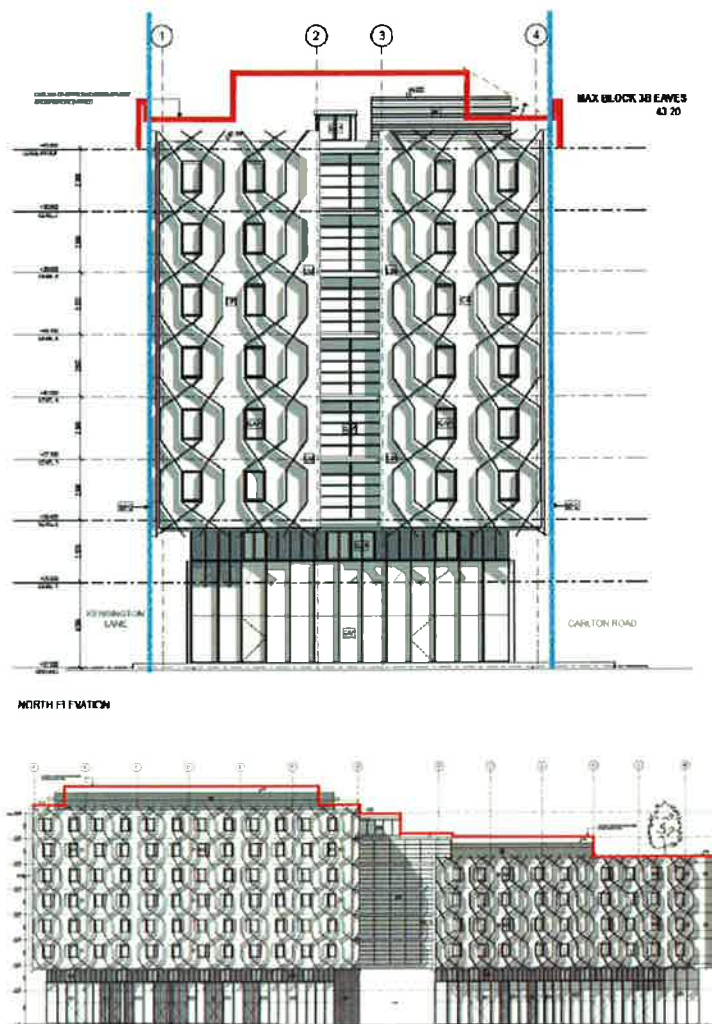


Figure 2: Comparison of Approved and Proposed Building Envelopes on Blocks 3B & 3C (Source: Modification Request) (approved building envelope shown outlined in red)



Figure 3: Comparison of Approved and Proposed Building Envelopes on Block 10 (Source: Modification Request) (approved building envelope shown outlined in red)

Gross Floor Area and Residential Floor Area Provisions

The proposal will result in a small reduction in the total gross floor area for the development from 8,625m² to 8,290.79m² (a reduction of 334.21m²). The modification has resulted from a slight reduction in the residential floor space provided and an increase to the approved retail floor space provision. **Tables 4 and 5** illustrate that the proposed modification will not have any impacts on the development's compliance with maximum gross floor areas permitted by the approved Concept Plan.

Table 4: Total Gross Floor Area - Approved and Proposed

Block	Max Permitted GFA*	Proposed Modified GFA	Total Proposed	Complies with Concept Plan
Block 3 (includes 3A, 3B & 3C)	11,100m ² (or 11,655m ² with 5% variation allowance**)	6,446.2m ² (3B & 3C only)	Dependent on Block 3A proposal	YES
Block 10	2,070m ² (or 2,173.5m ² with 5% variation allowance**)	1,844.5m ²	1,844.5m ²	YES

* as per MP06_0171 MOD7

** approved by Modification A1(F) of the Concept Plan to provide some flexibility for individual blocks.

Table 5: Total Central Park Gross Floor Area, and Residential & Non-residential Gross Floor Area - Approved and Proposed

Land Use	Permitted GFA (max)	Proposed Modified GFA*	Cumulative Total*	Complies with Concept Plan
Residential	Not more than 70% total GFA	7,584.1m ²	109,264.9m ² or 53%	YES
Non-residential	Not less than 30% total GFA	706.6m ²	98,602.7m ² or 47%	YES
TOTAL	255,500m ²	8,290.7m ²	207,867.6m ² or 81% of 255,500m ²	YES

* Includes approved development on Blocks 1 & 4, Blocks 5A & 5B MOD 3, Block 2 MOD 3, Block 5C MOD 1 & Blocks 3B & 3C & Block 10

The approved gross floor area will contribute towards the total residential and non-residential gross floor area across the Central Park site which will continue to be monitored as part of the assessment of future applications.

Overall, the Department is satisfied that, subject to existing and recommended conditions, the proposed modifications are generally consistent with the approved Concept Plan (as modified) and the modification is therefore acceptable in this respect.

5.4 Other Issues

Urban Design

The proposed modification includes some minor amendments to the approved building footprint, relocation of some openings, a modified service access arrangement and modifications to the approved external building wall material, from concrete to lightweight fibre cement cladding.

The City of Sydney Council and the NSW Heritage Branch, both advised that no objections were raised in relation to the proposed changes to the external building facades. Specifically, Council advised that the reduced building heights would contribute to the amenity of the public domain and the changes to the external façade would maintain appropriate proportions and compliment the style of the proposed buildings.

The Department considers that the proposed modifications would result in a positive impact on the streetscape and the urban design of the proposal is therefore supported.

Bicycle Parking

In accordance with the requirements of existing Condition B2(b), the on-site bicycle parking provision has been increased to at least 89 spaces to comply with the minimum requirements of the City of Sydney Boarding House Development Control Plan. The condition also required the provision of these to be proportionally distributed between Blocks 3B and 3C and Block 10. The proposed modification has resulted in an increased provision of 89 secure bicycle parking spaces. The spaces have however, all been provided at the first floor level of Block 10.

Since approval of the original Project Application, the Proponent has secured a student accommodation service provider who will manage all buildings within the development. The bicycle parking space within Block 10 has been designed so that access to the bike parking areas could be provided to residents of Blocks 3B and 3C, while still restricting access to the residential parts of Block 10. This will allow security of Block 10 to be better managed and will ensure that if the operation of the development at Block 10 did separate from operations on Blocks 3B and 3C, access could still be managed. To ensure ongoing access to the bicycle parking area in Block 10 to residents of Block 3B and 3C a condition is recommended requiring a positive covenant to be placed on the title of the building on Block 10, to maintain access to and use of the bicycle parking area for residents of Blocks 3B and 3C.

In addition, the Department accepts that the proposed JOSTA bike parking systems will provide an efficient and secure method of bicycle parking. Consistent with recent approvals for student accommodation, granted by the City of Sydney Council, the Department does not object to the modification of existing Condition B2(a) for bike parking to provided by the JOSTA system and not require strict compliance with the relevant Australian Standard

Additional Proposed Modifications

The Proponent has also requested a number of modifications to existing conditions. The proposed changes would result in the following:

- Clarifying that occasional overnight guests would be permitted in the studio units;
- Deleting the requirement for student information to be provided in a resident's native language;
- Deletion of the reference to the specific location of public art work to be provided; and
- Deletion of the reference of waste collection by Council.

The Department considers that the proposed modifications to existing conditions are generally consistent with the original aims of the conditions and does not have any objections to the proposed modifications subject to the following:

- That rooms remain leased on a single occupant basis;
- That student information is provided in a resident's native language, if requested;
- That public art is provided in accordance with the Public Art Policy for the Central Park site, approved by Council; and
- The Proponent enters into a contact with a suitable private waste collection operator.

Subject to wording to existing conditions, to ensure the above, the Department does not object to any of the proposed modifications.

6. CONCLUSION

The Department is satisfied that the modification request complies with the requirements of the approved Concept Plan (as modified). In addition, subject to amended and existing conditions, the Department is satisfied that the development will provide improved amenity for future residents through the provision of larger windows and larger room sizes, and will not negatively impact upon the amenity of surrounding residents. In addition, the proposed design modifications would result in positive streetscape impacts, with minor reductions to overshadowing of the public domain and sympathetic façade designs.

The Department raises concerns with the proposed amendments to the approved provision of laundry services and on-site management. However, subject to conditions, consistent with the City of Sydney Council's approach to student accommodation, the proposal is considered acceptable.


It is therefore recommended that the modification request be approved subject to the amended and new conditions.

7. RECOMMENDATION

It is recommended that the Executive Director, Development Assessment Systems & Approvals, as delegate for the Minister for Planning and Infrastructure:

- **note** the information provided in this report;
- **approve** the modification request, subject to conditions; and
- **sign** the attached modifying instrument.

Endorsed by:



Karen Jones
Director

Metropolitan & Regional Projects South

Prepared by: Caroline Owen
A/Team Leader, Metropolitan & Regional Projects South

Approved By:



Chris Wilson
Executive Director
Development Assessment Systems
& Approvals

10.4.17

APPENDIX A MODIFICATION REQUEST

See the Department's website at: <http://majorprojects.planning.nsw.gov.au>

APPENDIX B SUBMISSIONS

See the Department's website at: <http://majorprojects.planning.nsw.gov.au>

