

Modification of Minister's Approval

Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Heather Warton
Director
Industry, Social Projects and Key Sites

Sydney 30 September 2013

SCHEDULE 1

Project Approval:

SSD-4949-2011 granted by the Director General, as delegate for the Minister for Planning and Infrastructure on 16 May 2012.

For the following:

Student Accommodation development, including:

- construction of part 2 / part 5 storey building & partial retention of existing facades to Cleveland & Hart Streets;
- total GFA of 10,080m²;
- 404 bedrooms with capacity for up to 461 students;
- provision of communal facilities including reception/lobby, administration room, meeting room, internet/study area, TV/games room, laundry room and communal kitchen;
- landscaped central courtyard; and
- site identification signs to Cleveland Street and Hudson Street.

Modification:

SSD-4949-2011 MOD 5: Modification includes an amendment to condition E4 relating to green star rating.

SCHEDULE 2

1. Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

A2. Development in Accordance with Plans

The Applicant shall carry out the project generally in accordance with the:

- a) Environmental Impact Statement titled 'Environmental Impact Statement (SSD 4949)' prepared by RPS Australia East Pty Ltd, dated November 2011;
- b) Response to Submissions report titled 'Response to Submissions (SSD 4949)', prepared by RPS Australia East Pty Ltd, dated March 2012;
- c) S96(1A) submission prepared by RPS Australia East Pty Ltd, dated 7 August 2012;
- d) S96(1A) submission prepared by RPS Australia East Pty Ltd, dated 21 November 2012 including Heritage Statement prepared by Wendy Thorp, Heritage Consultant, dated 27 September 2012; and
- e) **S96(1A) submission prepared by RPS Australia East Pty Ltd, dated 22 August 2013;**
- e f) following drawings, except for:
 - (i) any modifications which are Exempt' or Complying Development;
 - (ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
A02.101	29	Key Plan - Ground Floor	23.01.13
A02.102	A	Key Plan - Level 01	02.05.13
A02.103	A	Key Plan - Level 02	02.05.13
A02.104	A	Key Plan - Level 03	02.05.13
A02.105	A	Key Plan - Level 04	02.05.13
A06.011	7	Inner Courtyard Elevations	22.05.13
DA 2.006	4	Roof Plan	14.11.11
DA 2.201	4	Accessible Unit Plan	22.03.12
DA 2.202	3	Accessible & Standard Studio Plans	14.11.11
DA 2.203	3	Standard Bedroom/Kitchen Plan	14.11.11
DA 7.001	4	North & South Elevations	14.11.11
DA 7.002	4	East & West Elevations	14/11/11
		Substation façade to be retained – East elevation	27.11.11
DA 8.001	4	Sections	14.11.11
DA 8.002	3	Sections	14.11.11
SK 004	-	Sections through Apartment 004	26.3.12
Landscape Drawings prepared by Aspect Studios			
Drawing No.	Revision	Name of Plan	Date
11032 Pages 1-4	A	Landscape Plan	Sept 2011
Other			
C4.01, C4.02, C3.01, C1.01	1	Stormwater Drainage Diagrams	21.11.11

20120633.7/2407 A/R1/TA	1	Condition D9 Modification - Extension of Construction Hours	24.7.12
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2. Condition E4 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck-out~~ words/numbers as follows:

E4 Energy Star Ratings

A Green Star Custom tool is to be developed for Urbanest student accommodation developments with the Green Building Council of Australia.

Documentation **A report** is to be provided to the Certifying Authority (with a copy supplied to the Department) by a suitably qualified consultant, indicating that the development achieves a minimum performance standard equivalent to a "Design" 4 Star Green Star rating. **indicating:**

- (a) **that the development has targeted a 4 star Green Star Custom Tool design rating; and**
- (b) **that the constructed development has addressed the targeted Green Star Credits.**

This report is to be prepared by a Green Star Accredited Professional and will comprise a summary of targeted Green Star points; associated environmental initiatives; and their implementation.

~~Documentation that a 4 Star Green Star equivalent rating has been achieved is to be provided to the Certifying Authority prior to the issue of an Occupation Certificate.~~

~~An application for a minimum 4 Star Green Star "As Built" shall be made to the Green Building Council of Australia (GBCA). The submission shall target a 10% point buffer over the required 45 point threshold necessary to achieve a 4 Star rating. Certification of the minimum 4 Star Green Star "As Built" accreditation from the GBCA shall be provided to the Department within 2 years of the issue of the final Occupation Certificate.~~

~~In the event that the development does not achieve the necessary 45 points required by the GBCA to gain "As Built" 4 Star Green Star certification, the applicant shall provide the Green Star Round 2 assessment results issued by the GBCA to the Department, which provides an explanation of why the targeted points were not accepted by the GBCA.~~

End of Modification SSD-4949-2011 MOD 5