

Modification of Development Consent

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

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Modification Assessments

Sydney 23 JUNE

2016

SCHEDULE 1

Development Consent:

SSD 6724 granted by the Planning Assessment Commission on 25 August 2015

Applicant:

Iglu Pty Limited

Consent Authority

Minister for Planning

Land:

60 – 78 Regent Street, Redfern

Development:

Eighteen (18) storey mixed-use development including:

- Partial retention of Regent Street facades and demolition of existing buildings within the site;
- Construction of an eighteen (18) storey building including student accommodation for 370 students;
- Ground floor retail and commercial tenancies; and
- Associated signage, streetscape improvements and landscaping, and extension of services and infrastructure.

Modification No:

SSD 6724 MOD 1

Modification:

Modifications to the approval including:

- Changes to the ground floor, mezzanine and first floor levels;
- Changes to the facades including retail shopfronts and window designs; and
- Deletion of Condition B1 regarding building height.

SCHEDULE 2 CONDITIONS

The above consent is modified as follows

- (a) Schedule 2 Part A – 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, prepared by JBA Urban Planning Consultants, dated December 2014
- b) Response to Submissions prepared by JBA Urban Planning Consultants, dated March 2014;
- c) Additional supporting information submitted for the proposal including:
 - Pedestrian Wind Environmental Study prepared by Windtech and dated 11 May 2015;
 - Provisional Remediation Action Plan prepared by DLA Environment dated May 2015;
 - Response to Submissions – Additional Information prepared by Bates Smart dated 5 May 2015;
- d) **Section 96(1A) Modification Application prepared by JBA Urban Planning Consultants dated 14 April 2016;** and
- e) Following drawings, except for;
 - any modifications which are Exempt or Complying Development; and
 - otherwise provided by the conditions of this consent.

A2. The development will be undertaken in accordance with the following drawings and documents:

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
A02.000	D <u>F</u>	Ground Floor Plan	28.04.15 <u>24.03.16</u>
A02.M01	D <u>E</u>	Mezzanine Plan	28.04.15 <u>24.03.16</u>
A02.001	B <u>D</u>	Podium Plan	24.02.15 <u>01.04.16</u>
A02.002	B	Typical Plan (accessible) Levels 02-05	24.02.15
A02.008	B	Typical Plan Levels 06-17	24.02.15
A02.019	A	Roof Terrace Plan	26.11.14
A02.B01	A <u>C</u>	Basement Plan	26.11.14 <u>24.03.16</u>
A07.001	B <u>D</u>	East Elevation	26.02.15 <u>28.08.15</u>
A07.002	B <u>D</u>	West Elevation	26.02.15 <u>01.04.16</u>
A07.003	B <u>E</u>	North Elevation	26.02.15 <u>01.04.16</u>
A07.004	B <u>E</u>	South Elevation	26.02.15 <u>01.04.16</u>
A07.005	C	Signage Drawings	20.03.15
A08.003	B <u>D</u>	Section CC	26.02.15 <u>28.08.15</u>
<u>A11.001</u>	<u>A</u>	<u>Cluster Bedroom – Plan and Section</u>	<u>07.06.16</u>

Landscape Drawings prepared by Aspect Studios and DA Landscape Statement			
Drawing No.	Revision	Name of Plan	Date
14082_DA00	A	Context Plan and Contents	27.11.14
14082_DA01	A	Landscape Plan _ Ground Floor	27.11.14
14082_DA0	A	(FG) Site Section and Precedent Images	27.11.14
14082_DA03	A	Landscape Plan _ Level 1	27.11.14
14082_DA04	A	(L1) Site Sections and Precedent Images	27.11.14
14082_DA05		Planting Schedule and Images	27.11.14
Landscape Drawings prepared by Aspect Studios and DA Landscape Statement			
Drawing No.	Revision	Name of Plan	Date
C01	P2	Notes & Legend Sheet	19.11.14
C02	P2	Stormwater Siteworks Plan	19.11.14
C03	P2	Erosion & Sediment Control Plan	19.11.14
C04	P2	Detail Sheet 1 of 2	19.11.14
C05	P2	Detail Sheet 2 of 2	19.11.14

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- (b) Schedule 2 Part B – Condition B4 is amended by the deletion of the struck out words/numbers as follows:

B1. Building height

~~Prior to the issue of a construction certificate, plans must be submitted to the certifying authority demonstrating an overall reduction in the building height by 3.2 metres (maximum RL 88.2m AHD). This overall reduction in building height shall be achieved via a reduction in the floor to floor heights to 2.9 metres without affecting the minimum floor to ceiling height of 2.7 metres on Levels 2 to 17.~~

End of Modification - SSD 6724 MOD 1