

ASSESSMENT REPORT

Student Accommodation Development 60-78 Regent Street Redfern SSD 6724 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD) approval for the construction of an 18 storey student accommodation building with retail and community space at ground level at 60–78 Regent Street, Redfern.

The application has been lodged by Iglu Pty Ltd (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to make minor changes to the basement, community space, ground floor plant and service areas as well as changes to the existing shopfronts.

2. SUBJECT SITE

The subject site is known as 60-78 Regent Street, Redfern (see **Figure 1**). The site is located to the south west of the Sydney Central Business District, within the Redfern town centre and is 60 metres from Redfern Railway Station. The site comprises ten two-storey terrace commercial/retail buildings fronting Regent Street. The existing site layout and structures are illustrated in **Figures 2 and 3**.

The site lies within the Redfern Waterloo area as identified in Schedule 2 of the *State Environmental Planning Policy (Major Development) 2005*, and *Redfern Waterloo Building Environment Plan (Stage One) 2006*. The site is located within the City of Sydney Local Government Area.

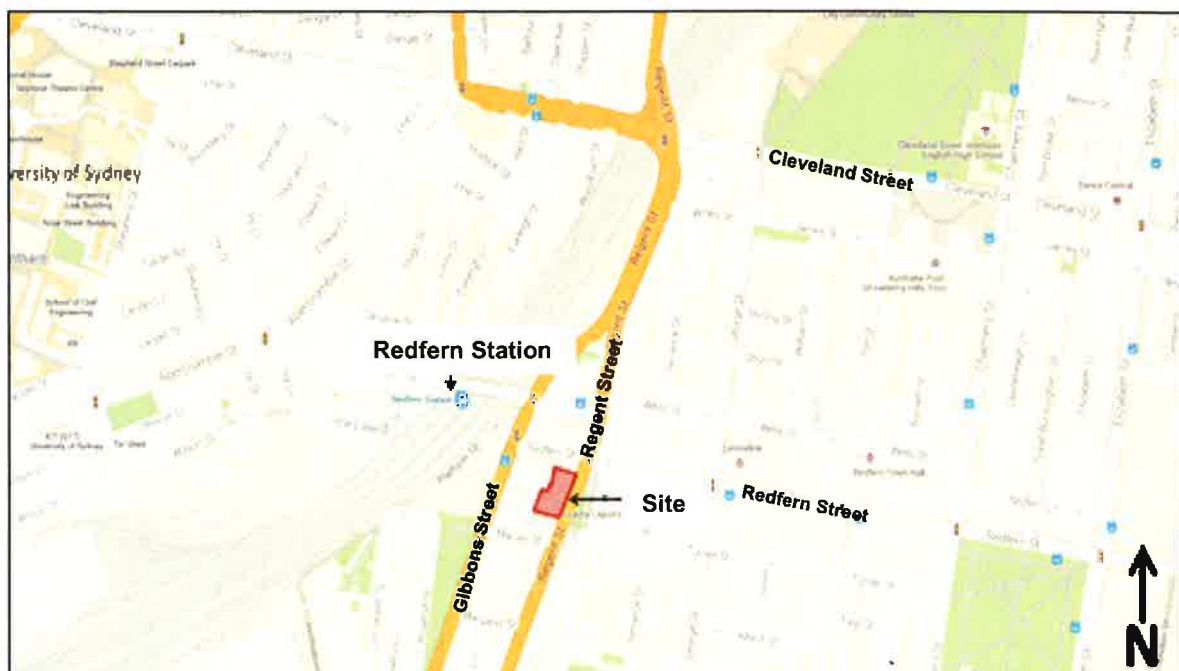


Figure 1: Subject site and surrounding context



Figure 2: Existing site layout and surrounding developments



Figure 3: View from Regent Street showing subject site and adjoining buildings

3. APPROVAL HISTORY

On 25 August 2015, the Planning Assessment Commission (the Commission) granted approval for an 18 storey mixed use development at 60 -78 Regent Street, Redfern, including:

- partial retention of Regent Street facades and demolition of existing buildings within the site;
- construction of an 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.

4. PROPOSED MODIFICATION

On 5 May 2016, the Applicant lodged an application (SSD 6724 MOD 1) seeking to reconfigure the ground floor, mezzanine and first floor levels as well as changes to the façade. The proposal also seeks approval to reduce the height of the building by 3.2 metres to be consistent with Condition B4 of the approval. The proposed modifications are outlined in **Table 1** below:

Table 1: Summary of Proposed Modifications

Proposed Modification	
<i>Ground Floor</i>	<ul style="list-style-type: none"> • Basement level plant to be deleted (except lift overrun) and plant/service areas relocated across the ground and mezzanine levels. • Ground level footprint reduced to provide open air connection to William Lane, with security gates installed to limit access to staff only. • Ground level back-of-house areas re-planned with the community room moved to Level 1. • Front ground level security gate (near Regent St) moved back into laneway and located under Level 1, enabling full height security. • Redesign of Regent Street shopfront doorways. • Changes to retail staff rooms and amenities.
<i>Mezzanine</i>	<ul style="list-style-type: none"> • Required fire egress stair added. • Required stair pressurisation fan room added.
<i>Level 1</i>	<ul style="list-style-type: none"> • Footprint expanded so that reception/office connects to rear façade and windows added to façade. • Community space/gym relocated from ground floor. • Minor replanning of internal rooms. • Required stair pressurisation fan room added to rear of northern stairwell.
<i>Eastern elevation (Regent Street)</i>	<ul style="list-style-type: none"> • Shopfronts changed to single-door design. • Awning in front lobby deleted. • Lobby height reduced. • Cladding to plant / meter room is changed to aluminium louvers for ventilation.
<i>Western elevation (rear laneways)</i>	<ul style="list-style-type: none"> • William Laneway façade updated to include switch room louvered doors. Windows to former community room deleted. • Gate added instead of glazed doors. • Changed configurations of windows on Level 1 to become awning windows. • Windows/louvers added to reflect changes to Level 1 admin and Level 1 stair pressurisation fan room.
<i>Northern elevation</i>	<ul style="list-style-type: none"> • Material changes to the boundary wall (brick to precast concrete).
<i>Southern elevation</i>	<ul style="list-style-type: none"> • Material changes to the boundary wall (brick to precast concrete). • Louvres added to existing windows at Levels 3, 5, 7, 9, 11, 13, 15, 17.



Figure 4: Approved and proposed eastern elevation at Regent Street (changes to façade outlined in red).

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 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.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for a minor change in the context of the approved development and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
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 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received no submissions on the proposal.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the development:

- *State Environmental Planning Policy (State & Regional Development) 2011;*
- *State Environmental Planning Policy (Major Development) 2005;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy (Urban Renewal) 2010;*
- *State Environmental Planning Policy No. 55 – Remediation of Land; and*
- *State Environmental Planning Policy No. 64 – Advertising and Signage.*

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Modification Assessments may determine the application under delegation as:

- the relevant local Council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to Sydney City Council (Council) and adjoining landowners for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Sydney City Council raised no objection to the proposed development.

No public submissions were received.

7. ASSESSMENT

The key assessment issues associated with the proposal are considered below in **Table 2**:

Table 2: Assessment of Issues

Issue	Consideration	Recommendation
<i>Built form</i>	<ul style="list-style-type: none"> • The proposal involves minor changes to the built form of the approved development, which would be visible from the public domain. The key changes visible from the public domain include: <ul style="list-style-type: none"> ○ Regent Street elevation: <ul style="list-style-type: none"> ▪ shopfronts changed from double glazed doors to single glazed doors; ▪ awning over front lobby deleted and lobby height reduced; and ▪ plant room cladding modified to include aluminium louvres for ventilation. ○ Southern elevation: <ul style="list-style-type: none"> ▪ Additional louvres added to some windows. • The proposal also includes some minor changes to the elevation facing the rear laneway including the installation of security gates, replacing windows with aluminium louvres at the ground floor and installation of three new windows at Level 1. • In terms of visual impacts, the proposed changes are minor and do not significantly alter the overall appearance of the approved development. Changes to the front elevation and southern side elevation would barely be discernible in the context of the entire building, and would not materially change the appearance of the site within the streetscape. • Changes to the rear elevations arise due to internal replanning and result in a presentation consistent with back of house servicing requirements, typical of rear laneways in the immediate vicinity of the site. • The Department is therefore satisfied the proposed modifications would not result in any unacceptable built form or visual impacts. 	No additional conditions or amendments necessary.
<i>Public Domain and Security</i>	<ul style="list-style-type: none"> • The relocation of the Community Room from the rear ground floor level to the centre of Level 1, and the deletion of windows facing toward the rear laneway, would potentially reduce the activation and passive surveillance of William Lane. • However, the Department considers the proposal is acceptable as: <ul style="list-style-type: none"> ○ William Lane includes no active frontages and is not typically used by pedestrians. Rather, it is a service lane for vehicular access and servicing and there is no expectation that active frontages would be provided to the laneway; 	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
	<ul style="list-style-type: none"> o a reasonable level of passive surveillance of the laneway would still be achieved from the first floor student accommodation windows which overlook the laneway and the new open air access way to William Lane (which would permit some views through the proposed security gates); and o existing conditions of consent require provision of public domain lighting and CCTV surveillance in consultation with Redfern Police, providing additional security and surveillance of the laneway. • The Department is therefore satisfied that the proposal would provide a reasonable level of surveillance and security to the service laneway, despite the deletion of the Community Room windows. 	
<i>Privacy</i>	<ul style="list-style-type: none"> • The proposal incorporates three additional first floor windows in the rear elevation facing 157 Redfern Street. • The Department has assessed the potential privacy impacts on the adjoining building at 157 Redfern Street and notes that it presents a blank podium wall to the subject site at the height of the proposed windows. • The Department is therefore satisfied that no unreasonable privacy impacts would arise from the proposed additional first floor windows. 	No additional conditions or amendments necessary.
<i>Building Height</i>	<ul style="list-style-type: none"> • The Commission imposed Condition B4 which requires the overall height of the building to be reduced by 3.2 metres to a total height of 88.2 metres AHD. The height reduction would be achieved by reducing the floor to floor height to 2.9 metres while still retaining the minimum floor to ceiling height of 2.7 metres. • The plans submitted with the modification demonstrate that the total building height has been reduced to 88.2 metres AHD in compliance with the requirements of Condition B4. Accordingly, the Department recommends the condition can now be deleted. 	Condition B4 is recommended to be deleted
<i>Contributions</i>	<ul style="list-style-type: none"> • The development is subject to the Redfern-Waterloo Contributions Plan 2006 which requires payment of a Section 94A development levy of 2% of the proposed cost of carrying out the development. The Applicant has confirmed that the capital investment value would not change as a result of the proposed modification. Therefore no additional Section 94A contributions are required. • The development is also subject to the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 which requires a contribution based on the total additional floor space developed on the site. The Department notes that there is a minor reduction of 120 sq.m of floor space. However, the existing condition requires confirmation of the final floor space prior to payment of the contribution as well as flexibility to allow for an alternate arrangement for the provision of affordable housing. As such, the Department is satisfied no amendments to the condition are necessary. 	No additional conditions or amendments necessary.
<i>Internal Amenity</i>	<ul style="list-style-type: none"> • The proposal results in some minor changes to the layout and design of the communal areas of the student accommodation. No changes are proposed to individual room layouts. • The changes to the communal area are minor and the Department is satisfied that the overall level of amenity and functionality of these areas would be retained. 	No additional conditions or amendments necessary.

8. CONCLUSION

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 on the basis that:

- the changes to the façades are minor and in keeping with the appearance of the approved development and would not result in any adverse visual impacts;
- the proposal would not result in any adverse privacy or amenity impacts for neighbouring premises; and
- despite deletion of some windows, an acceptable level of surveillance and security would be retained to the rear lane.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Acting Director Modification Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 (1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).



Natasha Harras
Team Leader
Modification Assessments



Anthony Witherdin
Acting Director
Modification Assessments

APPENDIX A: NOTICE OF MODIFICATION

A copy of the notice of modification can be found on Department of Planning and Environment's website:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7629

APPENDIX B: SUPPORTING INFORMATION

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:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7629

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7629