

Section 96(1A) Modification Application to SSD – 6724 60-78 Regent Street, Redfern

Attachment A

Development control plans (DCPs) do not apply to State Significant Development by virtue of clause 11 of State Environmental Planning Policy (State and Regional Development) 2011.

Notwithstanding the above, the table below provides an assessment of the proposed modification against the provisions of Section 4.4 of the Sydney Development Control Plan 2012 (the DCP) for information purposes. Only those controls that relate to the proposed modification have been addressed, noting that no physical design changes are included in this application.

It is noted that the City of Sydney DCP provisions apply the same requirements and development controls to both private boarding houses and student accommodation, notwithstanding the very different occupancy and amenity requirements of the two occupant profiles.

A full assessment of the of the development (as approved) against the DCP boarding house and student accommodation provisions was included in the original SSD application.

| DCP Control | Assessment | Compliance |
|--|---|------------|
| 4.4.1 Boarding houses and student accommodation | | |
| 4.4.1.2 Bedrooms | The proposed modification relates to the 85 studio rooms only. | |
| Minimum size ¹ : | Gros Floor Area (GFA) calculations for a standard studio room are set out below. Note that the bedroom area references identified within the Environmental Impact Statement (EIS) and on the approved plans represents Net Saleable Area (NSA), being 19.5m ² for standard studios and 25m ² for accessible studios, as opposed to the GFA measurement referenced in the DCP provision. | |
| (a) & (b) base area with second occupant: 16m ² | 16.6m ² | ✓ |
| (c) & (d) en suite with shower: 2.9m ² | 2.7m ² | X |

¹ Clause 29(2)(f) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* states that a consent authority must not refuse consent to development on the grounds of accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of 16 metres where a single boarding room is intended to be occupied by two residents.

| DCP Control | Assessment | Compliance |
|--|---|------------|
| (e) laundry: 1.1m ² | N/A - communal facilities provided | N/A |
| (f) Kitchenette: 2.0m ² | 1.8m ² | X |
| Total: 20.9m² (excluding laundry) | 21.1m ² Whilst the approved standard studio rooms include kitchenettes and en suites that are slightly smaller than the minimum DCP requirements, the overall studio area exceeds the DCP minimum. The kitchenettes and en suites provided are suitable to meet the functional requirements of two occupants with occupants afforded additional area for general living purposes. | ✓ |
| 4.4.1.4 Communal living areas and open space (1) minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres | <p>The approved development contains 359m² of communal indoor space located at Level 1. This equates to 0.97m² per occupant.</p> <p>The proposed increase in occupant capacity will result in 0.79m² of communal indoor space per occupant. It is noted that this represents a worst-case assessment that assumes that every studio is occupied by two students, which is unlikely to be the case.</p> <p>In addition, communal living areas are also provided for each of the cluster rooms which have not been included within the above calculation despite providing ample opportunity for congregation and resident interaction. These areas contain loose furniture and large windows and therefore offer good amenity to occupants.</p> <p>Further to the above, the facility provides significantly more outdoor communal open space (373m²) than is required by the DCP (20m²).</p> | X |