

ASSESSMENT REPORT

Student Accommodation Development 60-78 Regent Street, Redfern SSD 6724 MOD 3

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD) consent 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 site) (**Figure 1**), in the City of Sydney local government area.

The application has been lodged by Iglu Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to permit all 85 studio apartments to be occupied by two cohabitating students.

2. SUBJECT SITE

The site is located three kilometres south-west of the Sydney Central Business District. The site is within the Redfern town centre situated 60 metres south-east of Redfern Railway Station. As shown in **Figure 2**, the site is bound to the north by a two-storey hotel and bar at 56-58 Regent Street. The eastern extent of the site fronts Regent Street and, on the adjacent side of the street, Jack Floyd Reserve. The site is bound to the south by a series of four, commercially operating terrace buildings known as 80-88 Regent Street. To the west of the site are two high density mixed use developments known as 157 Redfern Street and 7-9 Gibbons Street. The student accommodation and retail development was recently constructed and opened to students in February 2018 (**Figure 3**). The development comprises 134 units for student accommodation including 80 studio units and 5 accessible studio units.

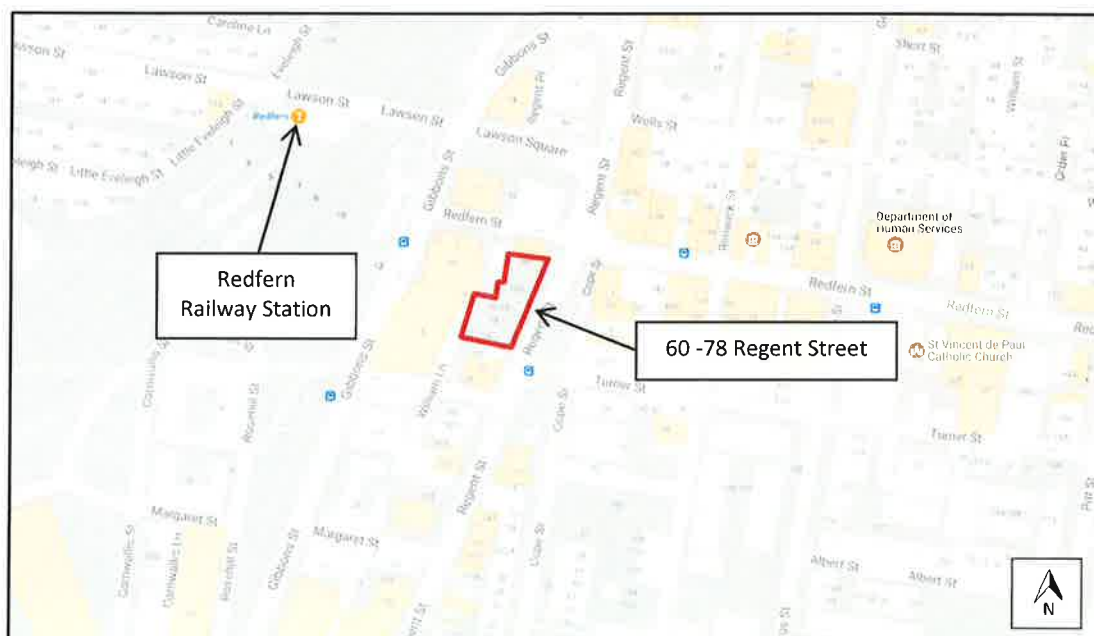


Figure 1: Subject site and surrounding context (source: Google Maps)



Figure 2: Existing site layout and surrounding developments (source: nearmap)



Figure 3: The site (shown in red) as viewed looking north on Regent street (source: Nearmaps)

3. APPROVAL HISTORY

On 25 August 2015, the then Planning Assessment Commission granted development consent to SSD 6725 for an 18-storey mixed use development 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
- associated signage, streetscape improvements and landscaping, and extension of services and infrastructure.

The approved development has been modified on two previous occasions, as outlined in **Table 1** below.

Table 1: Summary of Approved Modifications

MOD	Description of Changes	Date Approved
1	Changes to the layout of the ground floor, mezzanine and first floor and façade changes. Also deleted Condition B1 (building height).	23 June 2016
2	Change of facade material for two retained shopfronts on Regent Street (east elevation) from face brick to paint.	27 September 2017

4. PROPOSED MODIFICATION

On 25 January 2018, the Applicant lodged an application (SSD 6724 MOD 3) seeking approval for the occupation of all 85 studio apartments with two cohabitating students. This would increase the maximum number of students living at the accommodation from 370 to 455.

The modification is requested on the basis that there is currently no residential accommodation offering for co-habiting student couples within the development. The proposed modification would allow students to live together in studio units with both occupants registered on the lease agreement.

No changes or building works are proposed to the studio room configurations which already include one double bed.

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 4.55(1A) of the EP&A Act requires the consent authority to be satisfied the following matters are addressed in respect of all applications that seek modification approvals. See **Table 2**.

Table 2: Section 4.55(1A) matters for consideration

Section 4.55(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	The proposed modification seeks approval to allow studios to be occupied by two students. No physical changes to the approved building are proposed. The proposal would not result in any

consent as originally granted was modified (if at all).	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 a submission from City of Sydney Council dated 6 March 2018. This submission was considered in the RtS provided by the applicant on 13 March 2018 and the Department's assessment at Section 7 .

5.2 Environmental Planning Instruments

The following Environmental Planning Instruments (EPIs) are relevant to the development:

- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- Redfern Waterloo Built Environment Plan (Stage 1) 2006

The Department undertook a comprehensive assessment of the redevelopment against the afore mentioned EPIs in its original assessment. The Department has considered the above EPIs and considers the modification does not result in any change to consistency with the EPIs.

5.3 Approval Authority

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

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

6. CONSULTATION

6.1 Consultation

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

Council does not object to the proposal but it provided the following comments:

- the studio room sizes comply with the City of Sydney Development Control Plan 2012 (SDCP 2012) controls
- communal open space ought to be provided at a rate of 1.25m² per resident
- the laundry provisions should be increased to satisfy SDCP 2012 controls.

No public submissions were received.

6.2 Response to Submissions (RtS)

The Applicant provided a response to Council's submission addressing compliance with SDCP 2012, in particular the communal open space requirements and the provision of laundry facilities.

7. ASSESSMENT

The application seeks approval to allow all 85 studio apartments to accommodate two cohabitating students. This would increase the maximum number of residential students from 370 to 455. The proposed modification would permit cohabitating couples to live together in the studio units with both occupants registered on the lease agreement. The current conditions of approval only permit a second person to stay in the studios overnight on an occasional basis.

Council requested an assessment of the proposal against the SDCP 2012 controls relating to communal indoor space and provision of laundry facilities. The Applicant provided a response on 13 March 2018. The Department has considered these issues below.

Communal Indoor Space

The RtS calculated that, on average, students are provided with 2.55m² of communal open space. The Applicant's calculation includes all Level 1 common areas and the communal open space within the cluster rooms located on Levels 02-17. The Department considers that due to the security card access requirements to enter the cluster rooms, they cannot reasonably be considered to provide communal indoor space for residents of the studio apartments. The Department calculates the communal indoor space available for the proposed additional studio occupants to be 1.03 m² which is 0.22m² less than the minimum communal indoor space area of 1.25 m² prescribed by SDCP 2012.

Notwithstanding this shortfall, the Department considers the proposed communal indoor space provided to the occupants of studio bedrooms is acceptable as:

- the proposed communal indoor space represents a minor non-compliance of 0.22m² (18%)
- the approved development includes 328m² of secure communal outdoor space. This is well in excess of the DCP minimum of 20m²
- the class attendance requirements associated with a typical student lifestyle results in occupants spending considerable time on campus where there is ample communal space for social interaction
- the central location of the development provides excellent access to shops, transport and other services, providing high levels of other sources of amenity.

The Department therefore considers the proposal would provide adequate levels of amenity despite the minor shortfall in communal indoor open space for the studio apartments.

Laundry Facilities

The approved development includes nine combined washer/dryer machines and one extra dryer. This results in a ratio of 1:41 for washers and 1:37 for dryers.

The modification would result in an occupant to washing machine and dryer ratio of 1:50 and 1:46 respectively which would continue to be below the SDCP 2012 requirement of 1:12.

The Department considers the proposed washing machine and dryer provision is acceptable in this instance as the installed machines are of a greater washing capacity (8-9kg) than the SDCP 2012 requires (5kg) and can therefore manage the demand generated from the additional residents.

Also, it is expected that most couples occupying a studio would combine their laundry into a single wash, therefore not significantly increasing the demand for washing and drying services beyond the current approval. The Department is therefore satisfied the existing washer/dryer machines would provide adequate laundry facilities for the additional studio residents.

Other issues

The Department notes, no physical changes to the approved building are proposed and existing conditions of approval would appropriately mitigate and manage potential operational impacts associated with the proposal (including noise, waste management, neighbourhood amenity and safety impacts). The Department is therefore satisfied the proposal would not result in any additional amenity impacts beyond those already assessed and approved.

The Department also notes no additional contributions are required as the proposal would not change the Capital Investment Value or GFA of the approved development.

Overall, the Department considers the proposal is acceptable as it would continue to provide acceptable levels of amenity for students, would not result in any operational or physical changes to the building and it would not result in any adverse amenity impacts.

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 the proposed modification is appropriate on the basis that:

- it would continue to provide acceptable levels of amenity for students
- the proposed changes would not result in any significant environmental impacts beyond those already assessed and approved.

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

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate of the Minister for Planning:

- **consider** the findings and recommendations of this report;
- **determine** that the application falls within the scope of section 4.55(1A) of the EP&A Act;
- **approve** the modification application (SSD 6724 MOD 3) subject to conditions; and
- **sign** the attached instrument of modification (**Appendix A**).

Recommended by:



Timothy Green
Planning Officer
Modification Assessments

DECISION

Approved by:

 29/3/18

Anthony Witherdin
Director
Modification Assessments
as delegate of the Minister for Planning.

APPENDIX A: MODIFICATION CONSENT

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=9075

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 Application

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9075

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9075

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9075