

Modification of Development Consent

Section 4.55(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
Director
Modification Assessments

Sydney 29 MARCH 2018

SCHEDULE 1

Development Consent:	SSD 6724 granted by the Planning Assessment Commission on 25 August 2015.
For the following:	Mixed Use Student Accommodation and Retail Development: <ul style="list-style-type: none">• 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.
Applicant:	Iglu No. 204 Pty Ltd
Consent Authority:	Minister for Planning.
The Land:	60-78 Regent Street, Redfern.
Modification:	SSD 6724 MOD 3: modification to permit all 85 studio apartments to be occupied by two cohabitating students.

SCHEDULE 2

The consent is modified as follows:

- (a) **Schedule 1** is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Schedule 1

Mixed Use Student Accommodation and Retail Development:

- part retention of Regent street facades and demolition of existing buildings within the site;
- construction of an 18 storey building including a student accommodation for 370 **455** students beds;
- associated signage, streetscape improvements and landscaping, and extension of services and infrastructure

- (b) **Condition E24** is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Schedule 2, Part E – Prior to the issues of occupation certificate / prior to operations

E24. Plan of Management to be Submitted and Approved

A Plan of Management must be prepared to address all operational and management procedures to be employed, to ensure that the premises can operate without disturbance to the surrounding locality. The plan must reflect the whole of the Student Accommodation operations, including Security Management.

The plan must include but is not restricted to; compliance with all other operational conditions of this consent; hours of operation; noise; security management; handling complaints; and be generally in accordance with the preliminary operational plan of management submitted with the EIS.

The plan must be submitted to and approved by Council prior to an Occupation Certificate being issued., The plan must include as a minimum:

Compliance with all other operational conditions of this consent.

Each individual room of the student accommodation section is not to be occupied by more than one person per bed as shown on the approved plans, **except in the case of studios which are not to be occupied by more than two (2) people,** ~~where an additional visitor/guest will be permitted to stay overnight on occasion.~~ Any future change to the number of beds shown on the approved plans must first be approved by Council. Beds may not be replaced by double bunk beds;

- (c) **Condition F1** is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Schedule 2, Part F – During Operations

F1. Capacity

The maximum number of students residing within the premises must not exceed 370 **455** persons, at any time.

- (d) **Condition F8** is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

F8. Restrictions on Student Accommodation

The following restrictions apply to the building hereby approved for student accommodation:

- a) The accommodation portion of the building may only be used for residential accommodation for students as hereinafter defined and not otherwise as residential accommodation, or as serviced apartments, private hotel, boarding house, tourist or backpackers' accommodation or the like;
- b) Each individual room of the student accommodation section is not to be occupied by more than one person per bed, **with the exception of studio units which shall not to be occupied by more than two (2) people,** as shown on the approved plans, ~~where an additional visitor/guest will be permitted to stay overnight on occasion.~~ Any future change to the number of beds shown on the approved plans must first be approved by Council. Beds may not be replaced by double bunk beds;

**End of Modification
(SSD 6724 MOD 3)**