

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Amy Watson
A/Director
Key Sites Assessments

Sydney

19 April 2023

SCHEDULE 1

Development consent:	SSD 9194 granted by the Executive Director, Regions, Industry and Key Sites on 6 October 2020
For the following:	Demolition of existing structures and construction of an 18-storey student accommodation building comprising: <ul style="list-style-type: none">• 419 student accommodation beds• communal student facilities, including lounge areas, games room, gymnasium and external terraces on levels 2, 3 and 4• one ground floor retail tenancy• new through-site link, public domain and landscaping works.
Applicant:	Wee Hur Capital Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	13-23 Gibbons Street, Redfern (SP 60485)
Modification:	SSD 9194 MOD 6: Extension of construction hours and external design changes

SCHEDULE 2

1. Schedule 2, Part A – Administrative Conditions is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

TERMS OF CONSENT

- A2. The Development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RTS and RRTS. If the EIS, RTS and RRTS are inconsistent with the conditions of consent, the conditions shall prevail;
 - (d) in accordance with the approved plans in the table below. If the approved plans are inconsistent with the conditions of consent, the conditions of consent shall prevail;
 - (e) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 12 November 2020 and appendices;
 - (f) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 10 March 2021 and appendices;
 - (g) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 14 May 2021 and appendices, as amended by Response to Request for Further Information prepared by CW Strategic Planning Services dated 9 June 2021 and appendices;
 - (h) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 7 October 2021 and additional documents, as amended by Response to Request for Further Information prepared by CW Strategic Planning Services dated 8 December 2021 and appendices; ~~and~~
 - (i) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 12 September 2022 and additional documents, as amended by Response to Request for Further Information prepared by CW Strategic Planning Services dated 10 November 2022 and appendices; and**
 - (j) the Section 4.55(1A) application prepared by CW Strategic Planning Services dated 15 December 2022 and additional documents, as amended by Response to Request for Further Information prepared by CW Strategic Planning Services dated 8 March 2023 and appendices**

Architectural Drawings prepared AJ&C Architects			
Drawing No.	Revision	Name of Plan	Date
DA1001	4	Site Plan	15/07/2020
DA1004	1	Demolition Plan	10/01/2019
DA2001	05	Basement and Level 1	19/08/2022
DA2002	05	Level 2 and 3	19/08/2022
DA2003	03	Level 4	16/09/2021
DA2004	03	Level 5-6 and Typical Tower Plan	16/09/2021
DA2005	8	Plant and Roof Plan	03/04/2020

DA3001	04	Elevation North and East	19/08/2022
DA3002	03 04	Elevation South and West	19/08/2022 18/11/2022
DA3003	2	Material Board	25/09/2019
DA3104	9	Sections	15/07/2020
DA5100	3	Adaptable Unit Plans	21/08/2020
DA5103	03	GFA Diagrams	16/09/2021
DA5106	6	Signage Detail	14/07/2020
Landscape Drawings prepared by Turf Design Studio			
Drawing No.	Revision	Name of Plan	Date
L-DA-11	D	Tree Management Plan	06/07/20
L-DA-12	D	Landscape Plan – Ground Floor Structure Plan	06/07/20
L-DA-13	D	Landscape Plan – Ground Floor Tree Planting Overlay	06/07/20
L-DA-14	D	Landscape Plan – Level 4 Communal Terrace	06/07/20
L-DA-15	D	Hardscape – Material Palette	06/07/20
L-DA-16	D	Softscape - Ground	06/07/20
L-DA-17	D	Softscape – Level 4 Communal Terrace	06/07/20
Landscape Drawings for Through Site Link prepared by Turf Design Studio			
Drawing No.	Revision	Name of Plan	Date
L-DA-4	H	Landscape Plan – Ground Floor	31/10/2022
L-DA-5	H	Hardscape – Material Palette	31/10/2022
L-DA-6	H	Softscape – Ground Floor	31/10/2022
L-DA-7	H	Render – Through Site Link	31/10/2022
L-DA-8	H	Render – Building Entry Surrounds	31/10/2022
L-DA-9	H	Render – Seating Opportunities	31/10/2022
L-DA-10	H	Render – Timber Board Walks	31/10/2022
L-DA-11	H	Render – Ramp and Surrounds	31/10/2022

2. Schedule 2, – Part D During Construction conditions is amended by the insertion of **bold and underlined** words as follows:

CONSTRUCTION HOURS

D2A. Notwithstanding Condition D2, internal construction work, as defined in the Construction Noise Management Plan: Extended Hours Assessment' prepared by Acoustic Logic and dated 06/03/2023, may be undertaken from 7:00 am to 10:00 pm Monday to Saturday inclusive in accordance with the following requirements:

- (a) construction works are only permitted internally behind a closed façade as specified; and**
- (b) no delivery of materials to and from the site are permitted; and**
- (c) prior to commencement of the internal works permitted under this condition, hoardings must be installed over any windows facing residential premises where privacy screens are shown on the plans approved by Condition A2 but have not yet been installed; and**
- (d) construction works must comply with the established Noise Management Levels; and**
- (e) construction works must be carried out in accordance with the Construction Noise Management Plan: Extended Hours Assessment' prepared by Acoustic Logic and dated 06/03/2023, except where modified by this condition; and**
- (f) in the event of a complaint, immediate action is taken to investigate and take remedial action where required, including but not limited to reactive noise and/or vibration monitoring at the complaint location, stop works procedure in the event of construction noise and vibration criteria exceedances; and**
- (g) any directions by the Planning Secretary.**

End of modification
(SSD 9194 MOD 6)