

NSW Department of Planning and Environment
Attention: Candice Pon
GPO Box 39
Sydney NSW 2000
E-mail: Candice.Pon@planning.nsw.gov.au

30 September 2021

Ref No: SSD 9649/D04356721

Dear Ms Pon,

Randwick City Council response to Mod 4 application to modify the consent for Doncaster Avenue Student Accommodation (SSD 9649).

Dear Candice,

Randwick Council wishes to make the following comments relating to the proposed modifications to the approved development under SSD 9649 Mod 4:

1. Redesign of the five 7 bed clusters into 6 bed clusters.

Council does not object to the rearrangement of 7 bed cluster rooms approved into the proposed 6-bed cluster rooms, reducing the total number of beds by 5 down to 254 student accommodation beds, as it provides for larger living rooms within the cluster rooms arrangement and therefore better amenity for future occupants of these cluster rooms arrangements.

2. Amendment to the Doncaster Terraces heritage item by way of alterations and additions to the rear to provide for upgraded bathrooms at ground and first floor level.

Council's Heritage Planner provides the following comments:

The original proposal was for construction of a student accommodation development comprising a large number of units together with communal areas. The development included demolition of the detached dwelling at 4 Doncaster Avenue, and the semi-detached pair at nos.14 – 16 Doncaster Avenue. The front section of the existing two storey pair, at No's 10 and 12 Doncaster Avenue, was to be retained, but their rear wings were to be demolished. A number of concerns remained in relation to the impact of the proposed development on the heritage significance of the heritage items and the Randwick Racecourse Heritage Conservation Area which were not addressed prior to consent, and the development had a poor relationship to the heritage items on the site and the adjacent heritage conservation area. The development was approved by the IPC with amendments to the development.

Council has been advised of a modification (Modification 4) to the approved SSD-9649 in relation to 4-16 Doncaster Avenue Kensington.

The modification includes changes to several apartments at ground, first and second floor level of the new building and internal and external changes to configuration of the rear bathroom addition to the heritage items at ground and first floor levels.

The proposed modification has been accompanied by a Heritage Impact and Consistency Assessment prepared by artefact. The HICA concludes that:

- The proposed works would result in a **negligible** adverse direct (physical) impact to the heritage item, 10 – 12 Doncaster Avenue
- The proposed works would result in a **neutral** indirect (visual) impact
- The proposed works would not result in any adverse direct (physical) or indirect (visual) impact to the heritage items in the vicinity
- The proposed works have aimed to minimise direct (physical) and indirect (visual) impacts through the use of localised impacts to existing fabric and limit the scale and form of the new structure to the rear of the heritage item.
- The proposed works are consistent with the approved SSD heritage impacts

The HICA includes recommendations for mitigation of the impacts on the heritage item and the streetscape.

There are no heritage objections to the proposed changes to the new building, which will not alter the building envelope. In order to increase the number of apartments and to provide self-contained bathrooms for each, changes are proposed to the heritage item. Externally, it is proposed to marginally increase the width of the bathroom additions, and to increase the height of the bathroom additions by around 1.1m (two bathrooms accessed from upper floor and two bathrooms accessed from stair landing).

The proposed bathroom addition will retain a flat roof, and which will be lower than the eaves height of the heritage item. The proposed bathroom addition will remain secondary to the original heritage fabric and its streetscape visibility will not be increased. Internally, an additional opening will be required at ground floor level and two new openings will be required at first floor level, resulting a loss of original fabric including brickwork and skirtings. The loss of fabric will be minor and affect the rear of the building which has been subject to previous changes, including demolition of the rear wing. The proposed internal changes related to the bathrooms and the creation of two additional apartments will not affect spatial configuration or original detailing of the main rooms.

The mitigative measures provided by artefact should be included as consent conditions:

- The approved materiality for the rear addition should not be amended
- Where possible, salvage any timber skirting boards for reuse within the building; this includes repurposing the timber for the proposed opening architraves
- Where possible, salvage brickwork for reuse with the item, particularly where evidence of external damage is apparent or missing bricks are required for infill
- The removal of the brickwork should be conducted using hand tools to avoid inadvertent direct (physical) impacts
- Protect original timber flooring elements before demolition works using protective sheeting

Yours faithfully



Louis Coorey
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English If you need help to understand this letter, please come to Council’s Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.	Greek Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διαμνημόνων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.	Italian Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua; oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.
Croatian Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dođite u Općinski služni centar za klijente (Council’s Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.	Spanish A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes (Customer Service Centre) de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes [“TIS”], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.	Vietnamese Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council’s Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.
Polish Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.	Indonesian Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.	Turkish Bu mektubu anlamak için yardima ihtiyaciniz varsa, lütfen Belediye’nin Müşteri Hizmetleri Merkezi’ne gelip kendi dilinizde yardım isteyiniz veya 131 450’den Telefonla Tercüme Servisi’ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.
Hungarian Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmács Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.	Czech Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council’s Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. číslo 1300 722 542.	Arabic إذا أردت مُساعدة لفهم هذه الرسالة، نرجوك الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يُمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.
Chinese 如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務 (TIS) 聯係，號碼是 131 450，請他們幫助你打電話給市政會，號碼是 1300 722 542。	Russian Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.	Serbian Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) и замолите их да вам помогну на вашем језику, или можете назвати Телефонску преводилачку службу (TIS) на 131 450 и замолите их да вас повежу са Општином на 1300 722 542.