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04 October 2019

Mr James Groundwater  
Senior Planner  
NSW DPIE  
320 Pitt Street, Sydney NSW 2000

Dear James,

## RESPONSE TO REQUEST FOR INFORMATION | SSD 9649

We write following the receipt of comments from the Department of Planning, Industry, and Environment (**DPIE**) and a request for more information regarding the proposed development at 4-18 Doncaster Avenue, Kensington. In responding to the comments made on the proposed development and request for additional information, the applicant proposed to modify the application in the following ways:

1. Revise the proposed site layout to reduce massing along the Doncaster Road streetscape and to increase building and basement setbacks to 20 Doncaster Avenue.
2. Revise the basement and ground floor plan to provide additional bicycle parking and facilities to support active travel means on the site.
3. Revise the overall boarding room composition and provide increases to the internal areas of standard studio rooms. We understand that the DPIE has expressed the view that the studio rooms (for single occupants) should aim to meet 12sqm gross floor area, excluding bathroom and kitchens, as referenced in clause 29(2)(f)(a) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

This letter should be read in conjunction with the updated Architectural Plans at **Appendix A**, and updated technical reports provided at **Appendix B – Appendix G**.

### 1. AMENDED DEVELOPMENT

The above modifications to the proposed development are illustrated within the consolidated revised architectural plans provided at **Appendix A**. The proposed development, as sought to be amended by this package, is outlined within **Table 1** below.

Table 1 – Numeric overview of the proposed development, as amended

Item	Proposal
Site area	4,276sqm
Gross floor area	<del>5,978sqm</del> <b>5,860sqm</b>
Floor space ratio	<del>4.4:1</del> <b>1.37:1</b>
Maximum building height	12m

Item	Proposal
Number of beds	<del>276</del> 259
Student capacity	Anticipated to be <del>276</del> -259. Couples may make special application to board within studio apartments together.
Minimum Setbacks	<del>4.15</del> 6.05m to southern boundary (ground level) <del>5.33</del> 6.05m to southern boundary (levels 1 and 2) <del>4.49</del> 3.89m to eastern boundary 4.03m to northern boundary <del>4m</del> -5.02m-6.29m to Doncaster Avenue
<b>Room type</b>	
Studios	<del>127</del> 176
Twin Studios	<del>11</del> 18
Bed Clusters	<del>27</del> -7
<b>Parking</b>	
Car parking	56 (including 5 car share spaces)
Motorcycle parking	<del>54</del> 55
Bicycle parking	<del>60</del> -178

## 2. REVISED PLANNING ASSESSMENT

The revised development is generally consistent with the proposed development the subject of the EIS and the Response to Submissions Report. The revised development results in fewer students on the site and a reduced building scale as viewed from the public domain. A planning assessment of the revised changes is provided at **Table 2** below.

Table 2 – Planning assessment of changes to proposed development

Change	Issue	Description of Change	Outcomes of Environmental Assessment
1	Heritage impact and streetscape presentation	Southern portion of building further repositioned away from street boundary and side boundary	A reduced level of impact to the retained heritage items as a result of greater building separation and view corridors from the public domain. Reduced building footprint and therefore fewer beds proposed on site.

Change	Issue	Description of Change	Outcomes of Environmental Assessment
2	Additional bicycle facilities	Significantly increased provision of bicycle parking facilities and ground floor maintenance facility	Additional emphasis on active forms of transport for future residents of the facility, promoting less reliance on private vehicle ownership and use.
3	Studio room size	Increase in the average studio room size to 12sqm GFA (excluding spaced used exclusively for kitchen and bathrooms)	Additional internal amenity for future residents of the facility.
3	Reduction in student beds	17 fewer student accommodation beds will be delivered by the development as a result of the proposed changes to the building footprint	Marginally less demand for facilities of the development, fewer potential traffic and parking demand and demand on local services.

Should you have any further comments or requests for additional information relating to SSD 9649, please do not hesitate to contact the undersigned at (02) 8233 9900.

Yours sincerely,



Ashleigh Ryan  
Associate Director

**Appendix A** – Revised Architectural Plans

**Appendix B** – Revised Landscape Plans

**Appendix C** – Revised Operational Management Plan

**Appendix D** – Revised Flood Risk Assessment

**Appendix E** – Revised Waste Management Plan

**Appendix F** – Revised Traffic and Parking Assessment

**Appendix G** – Revised Hydrogeological Report

**Appendix H** – Revised Clause 4.6 Variation Request FSR

**Appendix I** – Clause 4.6 Variation Request Boarding Room Size