



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

23 February 2022

Amy Watson  
Team Leader, Key Sites Assessments  
Department of Planning, Industry and Environment  
Level 16, 4 Parramatta Square  
Parramatta NSW 2124

Attn: David Glasgow

Dear David,

## **DONCASTER AVE STUDENT ACCOMODATION - SSD-9649-MOD-4 - DRAFT CONDITIONS**

This letter has been prepared on behalf of Next Constructions and The Trust Company (Australia) Limited as Trustee of the TGA PBSA Asset Trust 4 confirming acceptance of the draft conditions for SSD-9649-MOD-4 in relation to 4-18 Doncaster Avenue, Kensington.

The draft conditions note the need to confirm the approved and proposed total GFA for the project. The current approved GFA on site is 5,860sqm with an additional 4.4sqm proposed which results in a total GFA of 5,864sqm on site. As noted in the Modification Report dated 28 January 2022, the proposed modification results in a total FSR of 1.37:1 which is considered acceptable as it retains the existing FSR of the approved development.

We also note that the current description of the approved development identifies **56 car spaces**. It is noted that updates to the basement design were approved in SSD-9649-MOD-1 which reallocated one car parking space into a dedicated servicing / refuse collection vehicle parking bay to meet the original conditions of consent. As such, the description of the approved development should be updated to reflect the stamped plans.

If you require any further information on this matter, please do not hesitate to contact me to discuss.

Yours sincerely,

A handwritten signature in black ink that reads "Brigitte Bradley".

Brigitte Bradley  
Senior Consultant  
(02) 8424 5146  
bbradley@urbis.com.au