

ENGAGEMENT OUTCOMES REPORT

BLUE SKY PRIVATE REAL ESTATE

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FINAL
PREPARED FOR BLUE SKY PRIVATE REAL ESTATE

URBIS

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INTRODUCTION

Urbis Engagement were engaged by Blue Sky Private Real Estate to undertake engagement and communication activities for the proposal of a student housing project on 4-18 Doncaster Avenue, Kensington (the site).

Blue Sky Private Real Estate is proposing to build up to 280 rooms of affordable student housing within the Randwick Council Local Government Area (LGA). The site is located 1.2km from the main campus of the University of NSW (UNSW).

The proposal is classified by the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as a 'State Significant Development' (SSD) because it is on land within the Royal Randwick Racecourse site and will have a capital investment value of more than \$10 million.

In December 2018, Blue Sky Private Real Estate, on behalf of Atira Student Living, will lodge a Development Application (DA) for 'test of adequacy' with the Department of Planning and Environment (DPE). This report accompanies the 'test of adequacy' lodgement.

Figure 1 – Aerial image – subject site



1. THE PROPOSAL

Blue Sky Private Real Estate, on behalf of Atira Student Living, is proposing to build affordable student housing at 4-18 Doncaster Avenue, Kensington. Located 1.2km from the main campus of the University of NSW (UNSW), it is the ideal location for student accommodation which is in short supply in the immediate area. The proposal consists of a variety of affordable accommodation styles for students including self-contained and shared rooms, as well as communal and administration areas.

The proposal includes:

- approximately 280 rooms across three storeys, with an aggregate area of 420sq.m
- a single level of basement parking is designed to accommodate 60 car parking spaces, 59 motorcycle spaces and 59 bicycle spaces
- a change to the Floor Space Ratio (FSR) from 0.9:1 to 1.4:1 (which includes the affordable housing allocation component)
- an increase from current allowable height of the site from 4.3m to 12m
- demolition of existing structures, with the exception of the heritage listed dwellings at 10 and 12 Doncaster Avenue, which are proposed to be repurposed.

The proposal is best characterised as a *boarding house* and will apply for provisions within the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARH SEPP). This legislation facilitates the effective delivery of new affordable rental housing by providing incentives such as expanded zoning permissibility, FSR bonuses and non-discretionary development standards.

The proposed development has been designed to satisfy almost all of the mandatory standards for boarding houses established in ARH SEPP. This includes provision of community living rooms, maximum floor space for boarding rooms, provision for a boarding house manager, and minimum parking spaces for bicycles and motorcycles.

Due to the high accessibility of the site, demographics of the future users of the development, and precedent of other student accommodation operated by the applicant, the proposed development seeks to provide a parking provision departing from ARH SEPP.

The student accommodation is highly accessible to bus and light rail routes and is within walking distance to local services and facilities, including Kensington Town Centre and the UNSW Kensington Campus. Sustainable transport options such as walking and riding, along with the use of existing transportation facilities rather than private vehicle use, will be strongly encouraged for all occupants of the building.

In September 2018, on behalf of Atira Student Living, Blue Sky Private Real Estate requested a Secretary's Environmental Assessment Requirements (SEARS) and in October 2018, the NSW Department of Planning and Environment (DPE) issued the SEARS. In December 2018, community consultation was undertaken with near neighbours and key stakeholders. Blue Sky Private Real Estate will lodge the DA for a 'test of adequacy' with the DPE in December 2018. In January 2019, the DA for this proposal will be formally lodged with the DPE.

Figure 2 – Site and surrounding area



2. ENGAGEMENT PROCESS

2.1. PURPOSE OF ENGAGEMENT

The engagement and communications process for Blue Sky Real Estate aimed to:

- Provide accurate information about the project to stakeholders and near neighbours
- Deliver transparent and accountable consultation process and provide information for people to engage and give feedback
- Document key feedback to inform ongoing design and planning for the project
- Collate feedback to inform the finalisation of the DA in preparation for lodgement of a 'test of adequacy.'

2.2. OVERVIEW OF ENGAGEMENT ACTIVITIES

Engagement and communication activities were undertaken in December 2018. These are outlined below, and feedback is summarised in Section three of this report:

- Door knock with near neighbours:
 - Seven houses along Doncaster Avenue were contacted via the door knock process. Four people were home and provided detailed feedback which is summarised in Section three of this report.
- Fact sheet distribution:
 - 105 houses along Doncaster Avenue Abbotsford St and Carlton St had a fact sheet dropped in their mailbox by members of the Urbis Engagement team.
- Face to face stakeholder briefings:
 - Elected members for Randwick Council and the State Member for Heffron were contacted for a face-to-face briefing.
 - At the time of writing this report, Randwick Council elected officials had declined the request for a face-to-face briefing. The elected members of Randwick Council were provided a fact sheet and an offer for a briefing in early 2019. At the time of writing this report, the State Member for Heffron had also declined a briefing and was provided with a fact sheet, along with an offer for a briefing in early 2109.
- Feedback channel comprising of a dedicated project email and 1800 phone number were established for the project.
 - At the time of writing this report there was no feedback collected through the engagement email or phone line.

2.2.1. Door Knock

Urbis Engagement conducted a door knock of neighbouring residents on Doncaster Avenue on 4 December, 2018 to supply information about the project and plans for lodging a DA. Urbis Engagement informed residents of opportunities to provide feedback. Seven houses along Doncaster Avenue were contacted via the door knock process. Four people were home and provided detailed feedback. The feedback has been collated into Section three of this report. The door knock catchment can be found in Appendix A.

2.2.2. Project Fact Sheet

A project fact sheet was prepared to outline key features of the project, the DA timeline and to invite members of the community to contribute their ideas and thoughts. A copy of the fact sheet and distribution catchment can be found in Appendix B and C respectively.

A fact sheet was distributed to the mailboxes of 105 households across Doncaster Avenue, Abbotsford St, and Carlton St on 4 December, 2018 by members of the Urbis Engagement team.

2.2.3. Stakeholder briefings

In November 2018, a briefing request was sent to Randwick Council elected officials and the State Member for Heffron offering the opportunity to meet with members of the project team and learn more about the proposal.

At the time of writing this report, Council officials had declined the offer of a briefing on behalf of the elected officials. A project fact sheet was emailed to the elected officials in place of a briefing, with the offer of a briefing available in early 2019.

At the time of writing this report, State Member for Heffron, Mr Ron Hoenig declined the opportunity for a briefing. In place of a briefing his office was supplied with a project fact sheet and an offer for a briefing in early 2019.

2.2.4. Engagement email and phone line

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period.

At the time of writing this report, no feedback was received through this channel.

3. ENGAGEMENT FEEDBACK

3.1. KEY THEMES

Overall feedback collected revealed residents are feeling apprehensive about construction along Doncaster Avenue, due to construction already occurring around near neighbours of the site. The Sydney light rail project is being constructed close to Doncaster Avenue, and it was noted by several people that they believe there has been an impact to their properties as a result of work on the Sydney light rail project. Residents were also interested in how the student housing would be managed post construction in regard to the permanent residents, complaints and ongoing concerns.

Key themes which emerged from the feedback included the following:

General Feedback

- Near neighbours were interested in finding out more detailed information about the proposal, including planning and construction timeframes and construction impact mitigation strategies. Residents were also interested in seeing more complete plans outlining shade impact and the design of the finished building.

Construction Impact

- Noise during the construction phase was raised as an issue for near neighbours, along with the timing of the build
- Several community members provided feedback that the residents adjacent to the site have undergone significant stress as a result of the construction for Sydney light rail. Residents noted another construction site close to home may cause further stress on their lives and houses.
- Potential dust and noise impacts were highlighted as areas of interest by residents.
- It was noted that Doncaster Avenue is a busy street with significant traffic and further construction may cause greater congestion in the street.

Impact post construction

- Potential noise impacts from residents living at the facility were highlighted as areas of interest
- There was interest in the number of car spaces outlined in the proposed DA. Residents noted that Randwick Council has plans to install a cycle lane on one side of the road, which will remove a significant amount of existing street parking in Doncaster Avenue.
- Feedback about the importance of privacy, noise, and rubbish management were raised by neighbours.
- Clarification was sought on the shade impact assessment for properties opposite the proposed site.

3.2. DETAILED FEEDBACK AND RESPONSES

Table 1 – Feedback Responses

Themes	Feedback	Response
General feedback	<ul style="list-style-type: none">• Near neighbours were interested in finding out more detailed information about the proposal, including planning and construction timeframes and construction impact mitigation strategies.• Residents were interested in seeing more complete plans outlining shade impact.	<ul style="list-style-type: none">• Blue Sky Real Estate are committed to open and transparent community consultation and are talking to residents early to understand their questions and concerns.• Shade impact studies will be provided in the coming months.• The final design of the building will be provided in the near future. The

Themes	Feedback	Response
	<ul style="list-style-type: none"> The final design of the finished building is an area of query. 	<p>proposed student house will be architecturally designed to fit in and enhance the surrounding landscape. Design will take into consideration the rhythm of the semi-detached houses that surround it.</p>
Construction impact	<ul style="list-style-type: none"> Clarification was sought regarding the level of dust that may be caused from construction and the mitigation strategies to manage this for near neighbours during the construction phase. It was noted that Council are building a cycle lane down Doncaster Avenue and this will cause residents disruption during construction. Residents are interested in knowing correlating timeframes between this project and the student housing development. Residents are feeling apprehensive about further construction taking place close to their properties. 	<ul style="list-style-type: none"> As part of the DA, Blue Sky Private Real Estate will follow industry practice mitigation strategies to reduce the level of dust caused from construction. This may include using strategies such as water cannons and water trucks. Blue Sky Private Real Estate is committed to developing a good working relationship with near neighbours and is consulting early with neighbours to understand their concerns and questions. Blue Sky Real Estate will provide more detailed information to residents about construction timeframes as this information becomes available. Blue Sky Private Real Estate will work with the City of Sydney to understand the timeframes for construction of the cycle lane.
Impact post construction	<ul style="list-style-type: none"> Clarification was sought on the shade impact on properties opposite the proposed site. Feedback about the importance of privacy, noise, and rubbish management were raised by neighbours. Feedback was provided about the number of car parking spaces provided in the proposal. Residents noted the Council is going to install a cycle lane on one side of the road which will remove a significant amount of existing street parking in Doncaster Avenue. 	<ul style="list-style-type: none"> A full shade impact assessment will be undertaken and this information will be made available to residents. Sustainable transport options such as walking and riding, along with the use of existing transportation facilities rather than private vehicle use, will be strongly encouraged for all occupants of the building. Screens and green foliage are likely to be included in the design features to ensure adequate privacy for any near neighbours. The communal open spaces and living rooms are designed to minimise noise and, as such, are located inside or away from the street, facing non-residential

Themes	Feedback	Response
		<p>land to the east.</p> <ul style="list-style-type: none"> • A plan of management will be prepared detailing operational measures in place to reduce potential noise issues, encourage the use of sustainable transport options and minimise any possible impacts for near neighbours. •

DISCLAIMER

This report is dated 12 December 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Blue Sky Private Real Estate (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

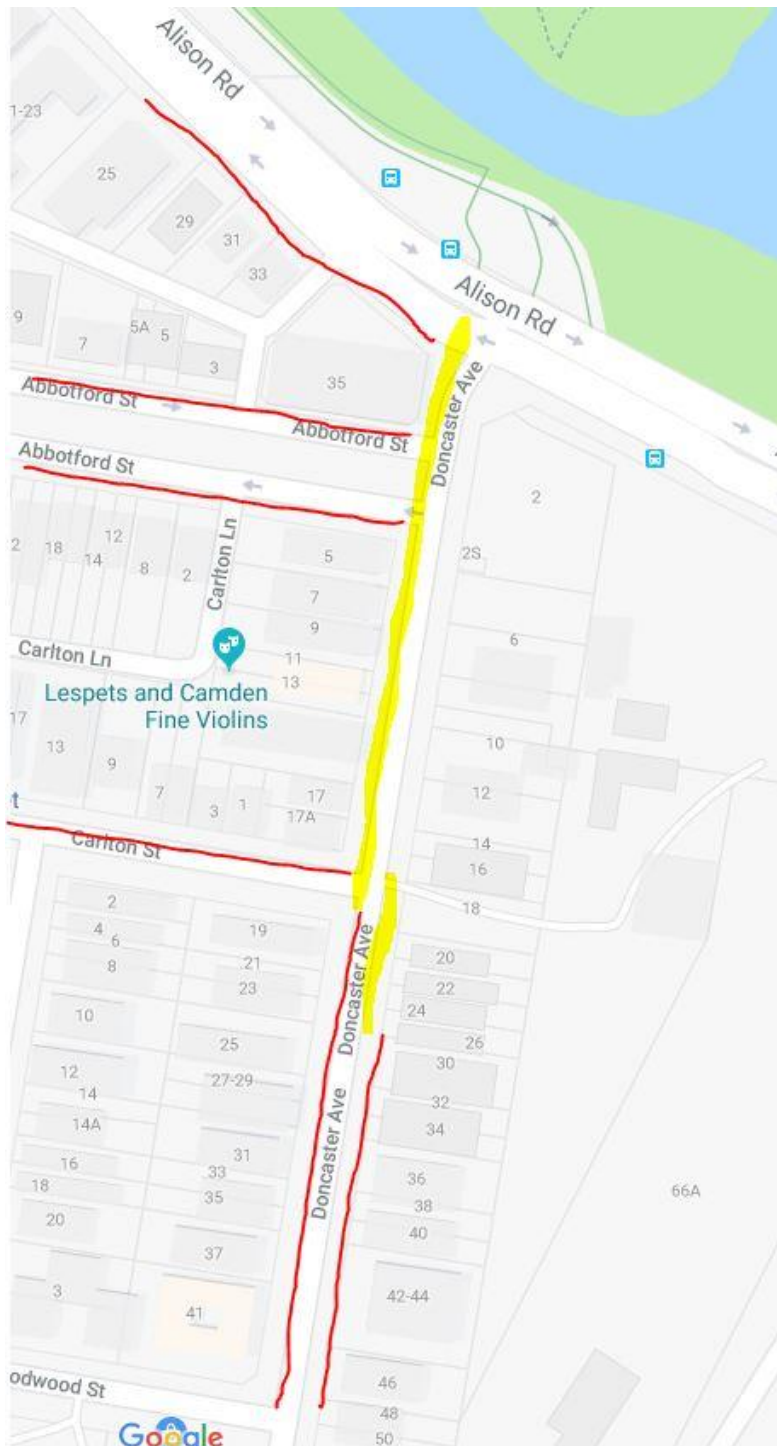
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DOOR KNOCK CATCHMENT



Key:

Door knock

Letter box drop

APPENDIX B FACT SHEET

Atira Student Living is one of Australia's leading student housing providers. They deliver diverse and successful projects that benefit residents, partners and the wider community.

A GREEN TRAVEL PLAN

The student accommodation is highly accessible to bus and light rail routes and is within walking distance to local services and facilities, including Kensington Town Centre and the UNSW Kensington Campus.

Sustainable transport options such as walking and riding, along with the use of existing transportation facilities rather than private vehicle use, will be strongly encouraged for all occupants of the building.

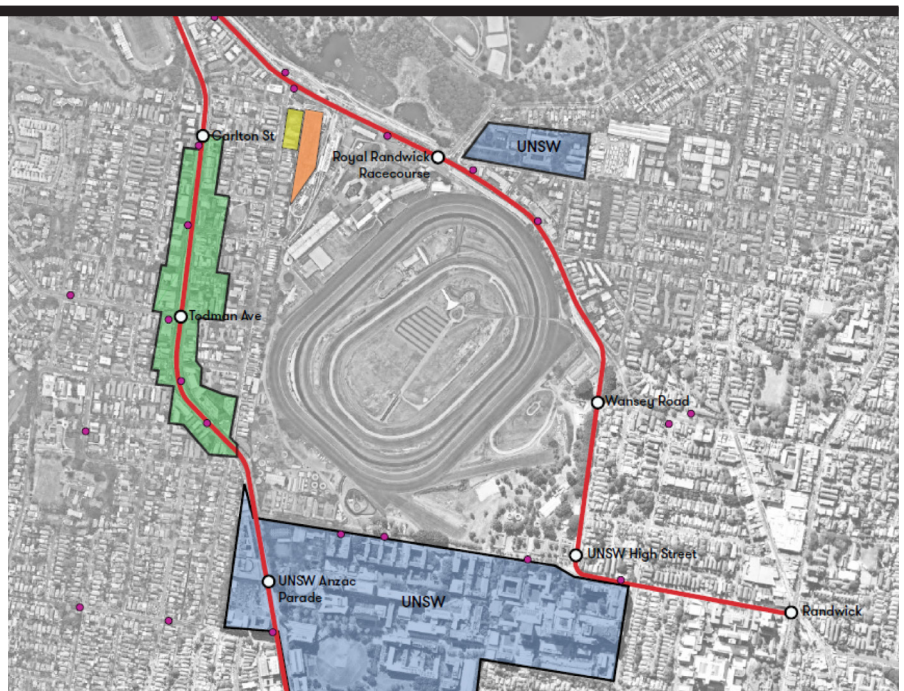
AFFORDABLE STUDENT HOUSING

Atira Student Living is proposing to build affordable student housing at 4-18 Doncaster Avenue, Kensington.

Located 1.2km from the main campus of the University of NSW (UNSW), it is the ideal location for student accommodation, which is in short supply in the immediate area.

This proposed student accommodation will provide approximately 280 rooms across three storeys, including a combination of rooms with private facilities and 'clusters' with communal facilities.

A single level of basement parking is designed to accommodate 60 car parking spaces, 59 motorcycle spaces and 59 bicycle spaces.



- Bus Stop
- Subject Site
- UNSW
- New Holding Yard
- Proposed Kensington Town Centre
- Proposed Light Rail Line

RESPECTING LOCAL NEIGHBOURS

The proposed student housing will be architecturally designed to fit in and enhance the surrounding landscapes.

Design will take into consideration the rhythm of the semi-detached houses that surround it.

Screens and green foliage are likely to be included in the design features to ensure adequate privacy for any near neighbours.

The communal open spaces and living rooms are designed to minimise noise and, as such, are located inside or away from the street, facing non-residential land to the east.

A Plan of Management will be prepared detailing operational measures in place to reduce potential noise issues, encourage the use of sustainable transport options and minimise any possible impacts for near neighbours.

WHAT IS PROPOSED?

- The proposal consists of a variety of affordable accommodation styles for students including self-contained and shared rooms, as well as communal and administration areas.
- The proposal requests a change to the Floor Space Ratio from 0.9:1 to 1.4:1.
- The proposal seeks to increase the current allowable height of the site from 4.3m to 12m (or three storeys).
- This request aligns with the maximum allowable height by Randwick Council and is similar to surrounding buildings.

RESPECTING SITE HISTORY

The heritage identified buildings at 10 and 12 Doncaster Ave will be restored through adaptive reuse of the semi-detached building materials which will form part of the overall development.



**SUSTAINABLE
TRANSPORT OPTIONS
SUCH AS WALKING
AND RIDING WILL BE
STRONGLY ENCOURAGED
FOR ALL OCCUPANTS
OF THE BUILDING.**

PLANNING PATHWAY

SEPTEMBER 2018 – On behalf of Atira Student Living, Blue Sky Private Real Estate request Secretary's Environmental Assessment Requirements (SEARs) for 4-18 Doncaster Avenue, Kensington.

OCTOBER 2018 – As the development is classified as 'State Significant Development', the NSW Department of Planning and Environment (DPE) issued SEARs for the project outlining the technical documents required before formal lodgement of the development application (DA).

NOVEMBER 2018 – Blue Sky Private Real Estate is sharing its proposal with the community before lodging the DA with the DPE.

LATE 2018 – Blue Sky Private Real Estate will lodge the DA for 'test of adequacy' with DPE

JANUARY 2019 – Formal lodgement of the DA will occur with DPE

FEBRUARY 2019 – The DA (including all documentation) will be placed on public exhibition by DPE for at least one month.

MID 2019 – The determining authority will then make a determination on the DA having considered all the relevant matters raised during the public exhibition period, comments made by Government agencies, and their assessment of the proposal.



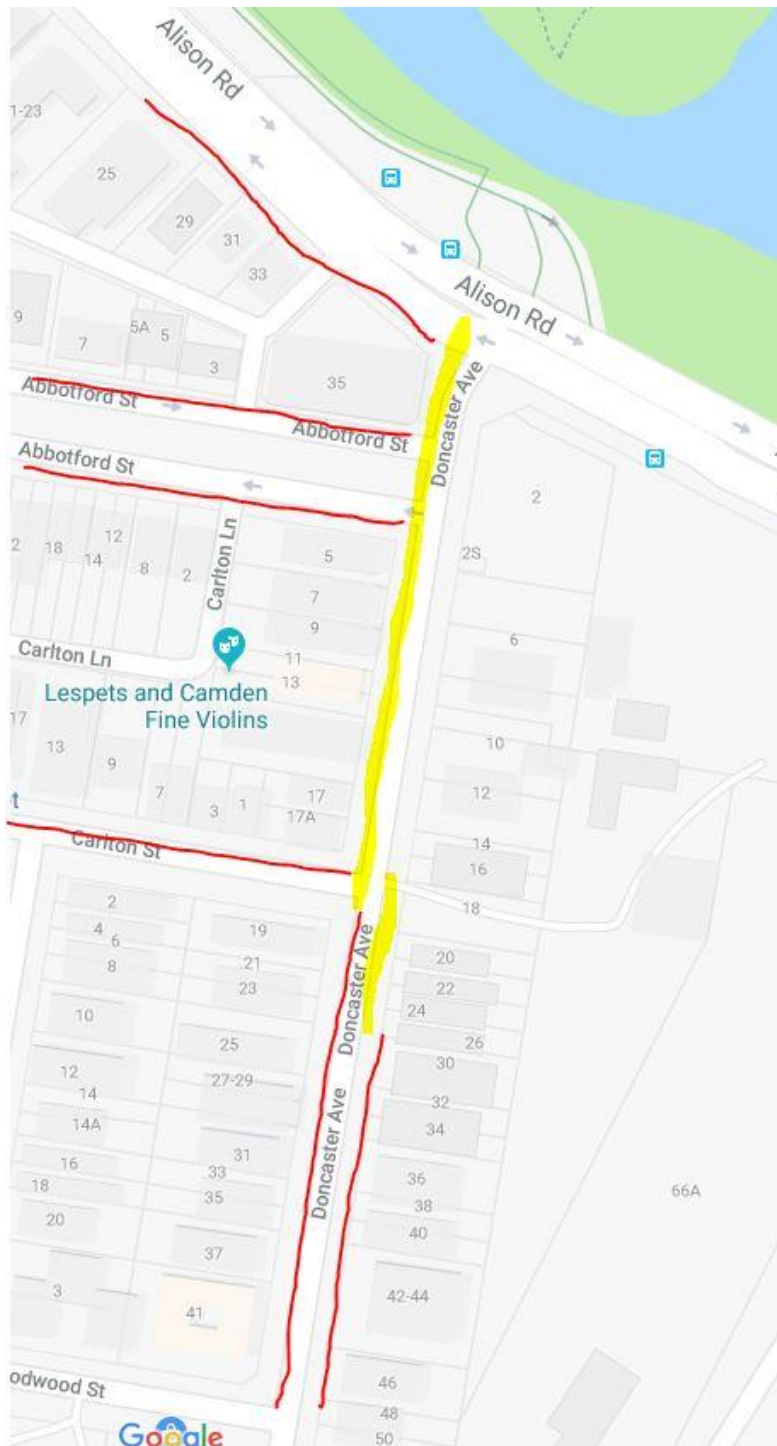
MORE INFORMATION

Atira Student Living are committed to open and transparent community consultation and have commissioned engagement company Urbis to collect feedback.

You can contact the team on **1800 244 863** or email **engagement@urbis.com.au** for further information or to share your ideas.



APPENDIX C FACT SHEET CATCHMENT



Key:

Door knock

Letter box drop



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