



**Office of
Environment
& Heritage**

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SSD 9649

James Groundwater
Senior Planning Officer
Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Email: james.groundwater@planning.nsw.gov.au

Dear Mr Groundwater,

**Response to Submissions – Boarding House (Student Accommodation) at Nos. 4 - 18
Doncaster Avenue, Kensington (SSD 9649)**

Thank you for your e-mail dated 12 June 2019, inviting the Office of Environment and Heritage (OEH) to comment on the Response to Submissions for the State Significant Development Boarding House (Student Accommodation) at Nos. 4 -18 Doncaster Avenue, Kensington.

OEH has reviewed the response to submissions prepared by Urbis dated 11 June 2019 and notes that within Table 3 titled 'Response to Government Agency Comments' Urbis makes the following comments in response to OEH's letter.

Aboriginal Cultural Heritage

It is noted that the proponent accepts that conditions relating to the approved AHIP are to be incorporated into any development consent that may be granted.

Built Form

The proponent has indicated within the response to submissions table with regards to the Urban Built Form that "*There is no requirement for such features to be included in the development*".

It is noted that despite OEH recommending that green walls, green roof and/or cool roofs be incorporated within the development, the proponent has not considered the benefits of having these elements within the design. It is acknowledged that there is no legal requirement for these elements to be incorporated into the development. However, the proponent should be aware that green roofs and cool roofs can have a strong regulating effect on the temperature of roofs and building interiors, reducing energy needed for cooling and the impact of the Urban Heat Island effect. Green walls can reduce heating and air-conditioning requirements.

Flooding

The proponent has indicated within the response to submissions table with regards to flooding the following: *"The design has been updated to ensure that all electrical infrastructure and fire escape doors are above the 1% AEP+ 500 freeboard."*

OEH has no further comment and no recommended conditions.

A separate response may be provided on heritage matters by the Heritage Division of OEH as delegate of the Heritage Council of NSW.

Should you have any queries regarding this matter, please contact Bronwyn Smith Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

YOURS SINCERELY

Handwritten signature of Dana Alderson and the date 14/6/19.

DANA ALDERSON
A/Senior Team Leader Planning
Greater Sydney
Communities and Greater Sydney Division