

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

A. Watson

Amy Watson
Team Leader
Key Sites Assessments

Sydney

10 March 2022

SCHEDULE 1

Development consent: **SSD 9649** granted by the Independent Planning Commission on 21 May 2020

For the following: Student accommodation development comprising excavation of basement and construction of a 3-storey building and extension and adaptive reuse of 10-12 Doncaster Avenue including:

- 259 student accommodation beds within 201 student units
- student amenities, communal open space and landscaping
- 56 car, 55 motorcycle and 178 bicycle parking spaces
- Realignment of concrete stormwater channel and provision of a substation

Applicant: The Trustee for 4-18 Doncaster Avenue Kensington Unit Trust

Consent Authority: Minister for Planning

The Land: 4-8, 10, 12, 14, 16 and 18 Doncaster Avenue, Kensington

[Lot 2 & 3 Section 30 DP 5549, Lot 1 DP 1094702, Lot 1 DP 974821, Lot 1 DP 981704, Lot 1 1033442, Lots 51 & 53 DP 20905, Lots 52A & 52B DP 400051]

Modification: **SSD 9649 MOD 4:**

- Increase height and width of existing rear addition
- Convert five x 7 -bed cluster rooms to five x 6 bed cluster rooms and two x 6 bed to two x 4 bed cluster rooms (total beds reduced from 259 to 250)
- Increase GFA by 4.4 m² (from 5,860 m² to 5,864.4 m²)
- Amend the development description to correct approved car parking spaces from 56 to 55

SCHEDULE 2

SSD 9649 is modified as follows:

- (a) The development description of Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Student accommodation development comprising excavation of basement and construction of a 3-storey building and extension and adaptive reuse of 10-12 Doncaster Avenue including:

- ~~259~~ **250** student accommodation beds within 201 student units
- student amenities, communal open space and landscaping
- ~~56~~ **55** car, 55 motorcycle and 178 bicycle parking spaces
- realignment of concrete stormwater channel and provision of a substation

- (b) In Part A, Condition A2 of Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Terms of Consent

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent
- (b) in accordance with all written directions of the Planning Secretary
- (c) in accordance with the EIS, RtS, RRFI and SRRFI
- (d) in accordance with the management and mitigation measures
- (e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent)
- (f) generally in accordance with the following modification applications:
 - (i) Section 4.55(1A) modification application (SSD 9649 MOD 1) prepared by Urbis dated 5 November 2020, Additional Information prepared by Urbis dated 9 February 2021 and Additional Information prepared by Hayball dated 25 February 2021 and Botanics Tree Wise People Pty Ltd dated 23 April 2021
 - (ii) Section 4.55(1A) modification application (SSD 9649 MOD 3) prepared by Urbis dated 6 April 2021 November 2020, and additional Information submitted on 1 July 2021 including 'Appendix – Recent Graduate Accommodation Management Plan' dated 29/6/2021
 - (iii) Section 4.55(1A) modification application (SSD 9649 MOD 2) prepared by Urbis dated 12 May 2021, as amended by Response to Submissions prepared by Urbis dated 9 August 2021 and Additional Information submitted on 16 August 2021 and 9 November 2021
 - (iv) **Section 4.55(1A) modification application (SSD 9649 MOD 4) prepared by Urbis dated 30 August 2021, as amended by Additional Information submitted on 7 December 2021, 10 December 2021, 28 January 2022 and 23 February 2022**

Architectural drawings prepared by Hayball

Drawing No.	Rev	Name of drawing	Date
TP01.02	5	PROPOSED SITE PLAN	25/02/2021
TP02.01	12	BASEMENT PLAN	25/02/2021
TP02.02	12 <u>14</u>	GROUND FLOOR PLAN	25/02/2021 <u>02/09/2021</u>
TP02.03	8 <u>10</u>	LEVEL 1 PLAN	25/02/2021 <u>02/09/2021</u>
TP02.04	8 <u>9</u>	LEVEL 2 PLAN	25/02/2021 <u>20/07/2021</u>
TP02.05	7	ROOF PLAN	25/02/2021
TP02.06	5	GROUND – FLOODWATER CHANNEL LOCATIONS	04/10/2019
TP03.01	11	ELEVATIONS	25/02/2021
TP03.02	9 <u>10</u>	PART ELEVATIONS	25/02/2021 <u>20/07/2021</u>
TP03.03	4	FLOODWATER CHANNEL LOCATIONS	04/10/2019
TP04.01	9	SECTION A&C	25/02/2021
TP04.02	9	SECTION B, D, E	25/02/2021
TP05.01	4 <u>5</u>	DEMOLITION FLOOR PLAN-10&12 DONCASTER AVE	04/10/2019 <u>20/07/2021</u>
TP05.02	4 <u>6</u>	DETAIL FLOOR PLANS-10&12 DONCASTER AVE	04/10/2019 <u>02/09/2021</u>
TP05.03	4	WEST ELEVATION-10&12 DONCASTER AVE	04/10/2019
TP05.04	4 <u>5</u>	SOUTH ELEVATION-10&12 DONCASTER AVE	04/10/2019 <u>20/07/2021</u>
TP05.05	4 <u>5</u>	EAST ELEVATION-10&12 DONCASTER AVE	04/10/2019 <u>20/07/2021</u>
TP05.06	4 <u>5</u>	NORTH ELEVATION-10&12 DONCASTER AVE	04/10/2019 <u>20/07/2021</u>
TP06.01	5	AREA PLANS GFA	09/01/2020
TP07.01	3	ROOM TYPES	04/10/2019
TP07.02	3	ROOM TYPES	04/10/2019
TP07.03	3	ROOM TYPES	04/10/2019
TP07.04	3 <u>4</u>	ROOM TYPES	04/10/2019 <u>20/07/2021</u>
TP07.05	3 <u>5</u>	ROOM TYPES	09/01/2020 <u>02/09/2021</u>
TP08.07	1	FAÇADE DESIGN	04/10/2019
Unnumbered	X	Development Summary	09.01.2020
Landscape drawings prepared by 360 Degrees Landscape Architects			
Drawing No.	Rev	Name of drawing	Date
L-0001	H	Cover Page and Drawing List	30.07.21

L-0002	H	Legend and Schedules	30.07.21
L-0003	H	Key Plan	30.07.21
L-0004	H	Tree Protection Plan	30.07.21
L-1001	H	Materials and Finishes Plan	30.07.21
L-1002	H	Materials and Finishes Plan	30.07.21
L-2001	H	Levels Plan	30.07.21
L-2002	H	Levels Plan	30.07.21
L-3001	H	Planting Plan	30.07.21
L-3002	H	Planting Plan	30.07.21
L-8001	E	Sectional Elevation	30.07.21

(c) In Part A, Condition A23 of Schedule 1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Restrictions on Use – Student Accommodation

A23. The maximum number of permissible student beds provided within the student accommodation building is ~~259~~ **250**.

(d) In Part B, Condition B33(a) of Schedule 1 is added by the insertion of the **bold and underlined** words/numbers as follows:

B33A. The schedule of conservation works approved under Condition C33 shall be updated to include the works approved under MOD 4 and demonstrate:
(i) removed brick work and skirting boards shall be salvaged and reused within the building where possible
(ii) the removal of brickwork shall be conducted using hand tools only, to avoid inadvertent physical impacts
(iii) protective sheeting shall be used to protect the original timber flooring during demolition and construction

The updated schedule must be submitted to and approved by Council prior to any works commencing associated with MOD 4.

**End of modification
(SSD 9649 MOD 4)**