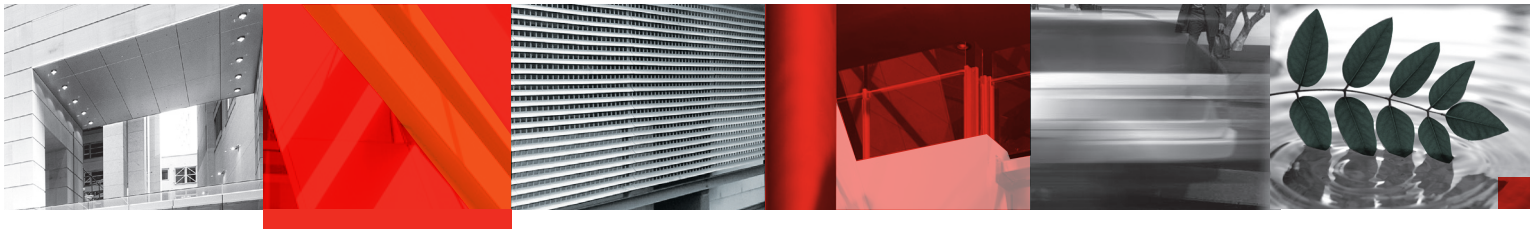


Project Application MP 11_0090 Environmental Assessment Report



Block 3B / 3C and 10 Central Park Student Accommodation and Ground Floor Commercial Use

Submitted to Department of Planning & Infrastructure
On Behalf of Frasers Broadway Pty Ltd

June 2012 ■ 11316

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Signature  Date 26/06/12

This report has been reviewed by: Jennie Buchanan

Signature  Date 26/06/12

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- B** Concept Plan Modification Approval
Department of Planning and Infrastructure
- C** Survey Plan
Degotardi Smith and Partners
- D** Geotechnical Report
Jeffery and Katauskas Pty Ltd
- E** Engineering Services Report
WSP Built Ecology
- F** Landscape and Public Domain Plan
Jeppe Aagaard Andersen + Turf Design Studio
- G** Preliminary Operational Plan of Management
Frasers Broadway Pty Ltd
- H** Safety Management Strategy/ CPTED Report
Elton Consulting
- I** Compliance Tables
JBA Planning
- J** BASIX Certificate and Plans and NatHERS Certificate
WSP Built Ecology
- K** SEPP 65 Design Statement and Certificate
Tonkin Zulaikha Greer Architects
- L** Access Report
Accessibility Solutions (NSW) Pty Ltd
- M** Heritage Impact Statement
Paul Davies Pty Ltd
- N** ESD Report and Daylight Access Study
WSP Built Ecology
- O** Traffic and Transport Report
Halcrow MWT
- P** Stormwater and Drainage Plans
Mott MacDonald Hughes Trueman
- Q** Waste Management Report
Tonkin Zulaikha Greer Architects
- R** Acoustic Report
WSP Built Ecology

- S** Building Code of Australia Report
City Plan Services Pty Ltd
- T** Structural Design Certificate
Mott MacDonald Australia
- U** Community Consultation Outcomes Report
Elton Consulting
- V** Construction Environmental Management Plan
Frasers Broadway Pty Ltd
- W** Construction Traffic Management Plan
Halcrow MWT

Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended)

Environmental Assessment prepared by

Name	Jennie Buchanan
Qualifications	BPlan (Hons) MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Block 3B and 3C Central Park - Project Application

Concept Plan

Applicant name	Frasers Broadway Pty Ltd
Applicant address	488 Kent Street, Sydney NSW 2000
Land to be developed	26 Broadway, Chippendale
Proposed development	Student accommodation and ground floor commercial use

Environmental Assessment

An Environmental Assessment (EA) is attached.

Certificate

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.



Signature

Name

Jennie Buchanan

Date

26/06/2012

Executive Summary

Purpose of this Report

This Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and State Environmental Planning Policy (Major Development) 2005.

JBA Planning made a written request for the Proponent, Frasers Broadway Pty Ltd for Director General's Requirements (DGRs) in June 2011 in relation to a mixed use student accommodation and ground floor commercial use to Blocks 3B/C and 10. The DGRs for the project were issued by the Minister August 2011, and revised on 16 November 2011.

Overview of Project

The PA will seek approval for the redevelopment of Blocks 3B/3C and 10 as student accommodation and ground floor commercial use. The scheme has been designed by Tonkin Zulaikha Greer Architects (TZG) and incorporates an elevated link between the Blocks 3B and 3C.

The overall GFA of the combined Blocks 3B/C and 10 is proposed to be 8573.8m².

The ground floor of the proposed development will be used for retail uses that activate the street frontages of Kensington Lane and Carlton Street. The use of the upper levels will be student housing.

The Kensington Lane student accommodation proposals received 200 allocations under round 4 of the National Rental Affordability Scheme (NRAS) programme. The design of the student accommodation has been considered in accordance with the NRAS regulations and will deliver on much needed affordable accommodation for this area. A condition of the NRAS scheme is that the accommodation must be delivered by the start of the school term in 2014.

A concurrent Section 75W amendment is submitted to the Concept Plan (MP 06_0171 (Mod 3)) to modify the allocation of residential and overall GFA between the Kensington Precinct blocks. Importantly, the proposal does not alter the overall approved GFA for the Kensington Street Precinct, or the Central Park Site, and only involves a reallocation of floor space (including residential and non-residential mix) between the blocks in the Kensington Precinct. Furthermore the increase in GFA has generally been contained within the existing building envelope as approved under the Concept Plan.

The Site

Block 3B/3C are located to the east of the Central Park Site and are bounded by Kensington Lane to the east, the proposed Carlton Street to the West and Block 3A to the north. Block 3B/3C are located on the northern side of the intersection between Outram Street, Carlton Street, Kensington Lane, and O'Connor Street.

Block 10 is located on the north eastern corner of the intersection of Kensington Lane and Outram Street. Block 10 has street frontages to Kensington Lane to the west, Outram Street to the south and Goold Street to the east.

Environmental Impact Assessment

This EAR provides an assessment of the environmental impacts of the project in accordance with the Director-General's Environmental Assessment Requirements and includes a draft Statement of Commitments (see Chapter 5) which sets out the undertakings made by Frasers Broadway Pty Ltd to manage and minimise potential impacts arising from the development.

Built Form

The proposal involves the construction of a part five and part seven storey student housing development to Blocks 3B/3C and five storey student housing developments to Block 10, with ground floor commercial uses. The building envelope of the proposal is generally consistent with the approved Concept Plan envelope as established in (MP 06_0171 (Mod 3))

Block 3B and 3C

The overall building height of Block 3B is to be a maximum of RL 45.60 (28.1m) and RL39.48 (21.98m) to Block 3C. The built form of Block 3B/C is separated by an elevated link between the two buildings, providing pedestrian access between the blocks at ground level, and providing internal communal areas within the building above. Blocks 3B/C is setback from the Street frontage at ground and mezzanine by 2m, and built to the boundary above.

Block 10

The overall building height is to be a maximum of RL 39.10 (21.9m). The existing building envelope of Block 10 will be maintained which is built to the property boundaries (nil setback). The built form includes a recess in the facade to the street frontages of between 2.78m and 4m on level 2 that provide for external drying areas and articulation in built form. Above level 2, the proposal will be built to the boundary on all three street elevations, with the exception of the northern elevation.

Dwelling Mix

The proposal includes a total of 201 dwellings (163 single rooms / 38 clusters) with a total of 267 beds. All of the proposed dwellings will be provided with an ensuite and kitchen area (either within the studio or as part of a shared facility in a cluster room). Each bedroom is large enough to also accommodate circulation space, a bed, a desk and a storage cupboard for clothes, and is consistent with the minimum size requirements of the relevant planning controls.

The accommodation mix within Blocks 3B and 3C includes a total of 174 rooms and 211 beds and has a total GFA of 6,502.4m². The accommodation mix within this Block 10 includes a total of 27 room and 56 beds with a total GFA of 2071.4 m².

The National Rental Affordability Scheme (NRAS).

The NRAS programme is a long term commitment by the Australian Government in partnership with the states and territories, to invest and facilitate the delivery of affordable rental housing in areas of need. The Governments (Federal and State) commitment is to stimulate the construction of 50,000 high quality dwellings.

The proposed development, with a grant for 200 dwellings and a total provision of 267 beds will provide affordable housing in a highly accessible area, well serviced by everyday needs and facilities consistent with the aims and targets of the State Plan and the Metropolitan Plan for Sydney 2036.

Residential Amenity

The proposal has been designed to be consistent with the provisions relating to student housing within the SEPP (Affordable Rental Housing), City of Sydney Boarding House DCP, and has adopted SEPP 65/RFDC as guiding principles. Whilst the application does not seek bonus floor space under the SEPP (Affordable Rental Housing), the provisions, controls, and objectives have been considered in the building design.

Internal and External Communal Areas

A total of 360m² is dedicated to internal communal area within Block 3B/3C including communal areas on each level above level 1 and roof terrace communal area. Internal communal areas are provided within Block 10 at level 2 total 115.37m². The primary external communal space for students is located on the roof of Block 3C and has an area of 122.39m².

Solar Access / Ventilation

The built form, location of communal areas, and building setbacks have been carefully considered to provide generous solar access given the site orientation and surrounding buildings. The internal communal living areas will all receive a minimum of 2 hours solar access.

By utilising an atrium in the building design with roof top ventilation, and locating the cluster rooms to the corners of the building, natural cross ventilation is provided to 78% of the proposed dwellings.

Commercial Uses

The retail uses to the ground floor of Block 3B/3C and 10 will contribute to the activation, passive surveillance, and vibrancy of the Kensington Street Precinct and demonstrate consistency with condition A5 the Concept Plan MP 06_0171 (Mod 3)). The retail tenancies total an area of 649.6m² and will service the direct student housing population and will contribute to the social and economic activity of the Central Park site and residential building to the west.

Public Domain

Jeppe Aagaard Anderson and Turf Design Studio (JAA + TDS) have prepared a public domain strategy for the proposal so as to ensure that it is consistent with the landscape and public domain treatments throughout Central Park site. The design is also intended to respond to the streetscape character of Kensington Lane, heritage significance, and neighbouring suburb of Chippendale.

Overshadowing

Shadow Diagrams have been prepared that illustrate the shadow cast by existing surrounding building and the proposed development on 21 June (solstice). The proposal is consistent with the relevant controls of the SEPP (Affordable Rental Housing) and Boarding House DCP as it does not result in any significant additional adverse overshadowing to surrounding developments or public open space.

Vehicular Access, Parking and Loading

The proposal will provide five staff car parking spaces and 53 motorcycle spaces that will be located within the combined basement of Block 2, 5, and 9. The proposal will also included 54 Bicycle parking spaces within the buildings, 39 within the ground floor of Building 3B and 3C and 15 within the ground floor of Block 10.

A reduced parking provision rate is considered appropriate in this instance given the proximity to public transport, services, education facilities, and typically low car ownership, the variation to the maximum car parking is considered appropriate. A significant number of car share spaces will be provided on the Central Park site (44) and will be available for student use.

Access

Accessibility Solutions have reviewed the proposed design for compliance with AS 1428, the BCA and the City of Sydney Access DCP. Accessibility Solutions is of the opinion that equitable access will be provided to all public areas of the development.

Heritage Impacts and Interpretation

Paul Davies Pty Ltd has reviewed the proposal in terms of heritage impacts and is supportive of the proposal subject to the following recommendations being implemented:

- protection of the Block 10 facades during demolition works
- Implementation of Work methods where structures abut or join heritage buildings such as 48 Kensington Lane, to ensure that there is no damage to significant elements.
- Excavation methods across the site are to protect below ground material of significance.

Geotechnical

A geotechnical study has been undertaken of the site and makes and recommendations of the proposal with regards to:

- excavations conditions and geotechnical issues;
- likely required excavation support;
- foundation design;
- vibration management; and
- slab on grade constructions.

Contamination

The remediation works required to remediate the entire Frasers Broadway site were approved under Major Project MP 07_0163 in August 2008. As such consent has been granted for the works required to remediate Blocks 3B/3C and 10 to make them suitable for the proposed residential and commercial uses.

Drainage and Flooding

Mott MacDonald Hughes Trueman was commissioned by Frasers Broadway Pty Ltd to prepare the detailed design of the roads and stormwater for the entire Frasers Broadway Precinct. The site stormwater system has been designed to accept the 20 year and 100 year design flows (piped and overland respectively) and will be detained in a stormwater detention tanks prior to being discharged to Sydney Water's stormwater mains.

Acoustic Impacts

An acoustic report has been prepared for the proposal which recommends mitigation measures for internal amenity and to ensure the plant associated with the development does not generate adverse noise.

Management measures are also proposed in the Preliminary Operational Plan of Management (POM) which will ensure that the use of the external roof top terrace area will not result in any adverse noise impacts.

Ecologically Sustainable Development (ESD)

The proposed development will aim to achieve a high level of sustainability. However, as the proposed usage does not meet the eligibility criteria of the GBCA's Multi Unit Residential Retail or Office Tools the proposed development is unable to obtain an official Green Star rating. Notwithstanding this, the proposal has been designed to be generally consistent with 5 Star Green Star principles (set out within the Multi Unit Residential Tool), so as to follow the performance and environmental initiatives. BASIX and NatHERS certificates have also been proposed that demonstrate the proposal's energy efficiency.

BCA/Fire Safety

The proposal has been designed to comply with the relevant Australian Standards and Building Code, as detailed in the BCA report prepared by City Plan Services. Whilst the proposal does involve some areas of non-compliance with the deemed-to-satisfy provisions of the BCA, these will be resolved by way of alternative design solutions which meet the performance requirements of the BCA.

Construction Impacts and Staging

A preliminary Construction Management Plan (CMP) has been prepared by Frasers Broadway Pty Ltd so as to minimise construction impacts. Once appointed and prior to works commencing, the appointed building contractor will prepare a detailed CMP.

Crime Prevention through Environmental Design

Elton Consulting have prepared a Safety Management Strategy (SMS) and Safety Management Plan (SMP) for the proposed development. The proposed design is considered to comply with the design principles of Crime Prevention Through Environmental Design (CPTED).

The recommendation of the Safety Management Plan includes the use of appropriate lighting, maintaining sight lines, ensure building entrances are highly visible, signage, communication, to meet the CPTED Principles. A commitment to implement the recommendations of the Safety Management Plan has been made at the Statement of Commitments at Section 5 of this report.

Waste Management

A Waste Management Plan has been prepared by TZG that outlines the location, operation and ongoing management of waste on site. Separate residential and retail garbage rooms are located at ground level of each building (3B/3C and 10). Waste storage areas are based on collection occurring by a private contractor twice a week.

Public Art

The detailed design of the public art is yet to be developed. In light of this a commitment has been made that requires the detailed design to be developed in consultation with City of Sydney Council and the Department of Planning and Infrastructure and installed prior to the issue of a final occupation certificate.

Public Consultation

Since purchasing the site in June 2007 Frasers Broadway Pty Ltd have undertaken a significant amount of consultation with the local community and interested stakeholders in relation to the redevelopment of the Frasers Broadway site.

In accordance with the DGRs and best practice, a community information session (CIS) was held for the local community on Saturday 31 March 2012 between 12pm and 3pm at the Central Park Display Pavilion, 80 Broadway, Chippendale.

The CIS provided an opportunity for the public to receive a progress update on the project and meet senior project team members. Over 130 people attended the day, including key stakeholders, local residents and current or potential property purchasers.

Conclusion

The proposal is permissible under the planning controls for the site in accordance with the relevant planning controls. The matters for which approval are sought are also consistent with the approved Concept Plan and Concept Plan Statement of Commitments.

The Draft Statement of Commitments has been prepared to inform the detailed design of the development and manage construction and on-going environmental impacts. The environmental assessment addresses the Director General's Requirements and demonstrates the impacts of the proposal can be satisfactorily managed. With this in mind the application is recommended for approval.

1.0 Introduction

This Project Application and Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Project Application (PA) seeks approval for redevelopment of the site for use as student accommodation, with non-residential and retail uses on the ground floor. The PA specifically seeks approval for:

- Construction of a part five and part seven storey student housing development to Blocks 3B/3C of the Kensington Street Precinct including:
 - Block 3B (ground + 7 habitable floors), and Block 3C (ground + 5 habitable floors)
 - Total GFA of 6,502.4m²
 - 378.01m² of retail floor space to the ground floor level within two tenancies (163.77m² to Block 3B and 214.24m² to Block 3C).
 - 174 dwellings (comprising 211 beds) to a total 6,124.29m² residential GFA
 - Ground floor lobby and administration area (to service Block 3B/C & 10)
 - 39 bicycle parking spaces to the ground floor
 - Below ground substation
 - Garbage room and services
- Construction of a five storey student housing development on Block 10 of the Kensington Street Precinct including:
 - Block 10 (ground + 5 habitable floors)
 - Total GFA of 2,071.4m²
 - 271.59m² of ground floor retail space
 - 27 dwelling (comprising 56 beds) to a total of 1,799.81m² residential GFA
 - 15 bicycle parking spaces to ground floor
 - Garbage rooms and servicing to ground floor

The report has been prepared by JBA Urban Planning Consultants Pty Ltd, for the proponent, Frasers Broadway Pty Ltd and is based on information provided by Tonkin Zulaikha Greer Architects (**Appendix A**) and the supporting technical documents provided by the expert consultant team (see Table of Contents).

This EAR describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Requirements (DGRs) under Part 3A of the EP&A Act. It should be read in conjunction with the information contained within and appended to this report.

1.1 Planning History

There have been various applications approved on the Central Park site. Those relevant to the Kensington Precinct are discussed below.

Concept Plan Modification Application

In July 2008, Frasers Broadway Pty Ltd submitted an application to the Minister proposing the following modifications to the approved concept plan:

- reconfiguration of the development blocks on the site;
- an increase in the amount of public domain on the site;
- alterations to the building massing across the site;
- a 20,500m² increase in floor space across the site;
- a change in the mix of uses on the site (increase in commercial floor space and decrease in residential floor space);
- installation of sustainable infrastructure including a tri-generation plant and a black water treatment plant; and
- combined basements.

The modification application was approved by the Minister in February 2009 (see **Appendix B**).

The application is generally consistent with the building envelopes established in the Concept Plan approval however a reallocation of Gross Floor Area (GFA) and land use mix within the Kensington Precinct is proposed. Consequently a concurrent section 75W Concept Plan amendment has been lodged so as to formalise the proposed amendments to the GFA and land use mix.

We note that the above modifications do not seek to increase the overall GFA approved on the site, nor do they seek to amend the overall land use mix of the site being a minimum of 30% non-residential land use and a maximum of 70% residential land use.

Combined Basement Project Application

In May 2010, the Department of Planning approved Project Application (MP09_0042) for the construction of a combined basement under Blocks 2, 5, and 9. Approval was granted for the following:

- Bulk excavation;
- Construction of a combined basement under Blocks 2, 5 and 9 containing 1,201 parking spaces; and
- Establishment of a shell for a black water treatment plant within the basement under Block 5.

A subsequent modification application was approved in December 2010, which resulted in minor changes to the approved combined basement.

The above approval includes a maximum of 108 spaces for the Kensington Precinct such that no basement is required under the buildings within that precinct.

Blocks 5A and 5B

The Project Application MP09_0041 for Blocks 5A and 5B was approved in November 2010 and amended in September 2011. Approval was granted for:

- Two residential buildings comprising 26,883m² of residential floor space and 393 residential apartments;
- Ancillary retail uses comprising 1,436m²;
- Construction of the surrounding public domain; and
- Stratum subdivision of the development.

Block 5B is located on the western side of Carlton Street and thus has a direct bearing on the design of the proposed student accommodation development.

Block 5C

The residential building on Block 5C is also located opposite Block 3C and thus has a direct relationship with the proposed development. The 27 storey building was approved under MP10_0218 in February 2012 and accommodates 413 residential units (26,644.3m² GFA).

2.0 Site Analysis

2.1 Site Location and Context

The Central Park site is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1**, the site is in close proximity to Central Station, Broadway Shopping Centre and the University of Technology, Sydney.

The Kensington Street Precinct is located on the eastern edge of the site and comprises a mixture of building types including the former administration offices of the Carlton United Brewery and terraces on Kensington Lane.

Originally the Frasers Broadway site was occupied by several buildings associated with the site's former use as a Brewery. Demolition works have now been completed and construction works are under way on Blocks 2 and 5 as well as the Main Park. The 33 heritage items identified in the Concept Plan area have been retained and protected.



Figure 1 – Locality Plan

2.2 Site Description

Block 3B/3C and 10 are located within the Kensington Precinct. Blocks 3B/C are bounded by Kensington Lane to the east, the proposed Carlton Street to the West and Blocks 3A and 7 to the north.

Block 10 is located to the north west of the intersection of between Kensington Lane and Outram Street. The Site is bounded by Kensington Lane to the west, Outram Street to the south, and Goold Street to the east.

Block 3B/3C and 10 are located on the northern side of the intersection between Outram Street, Carlton Street, Kensington Lane, and O'Connor Street.

The location of Blocks 3B/C and 10 within the Central Park Site is shown in **Figure 2**. All three blocks are owned by Frasers Broadway Pty Ltd.

A survey plan of the site has been prepared by Degotardi, Smith and Partners (**Appendix C**).

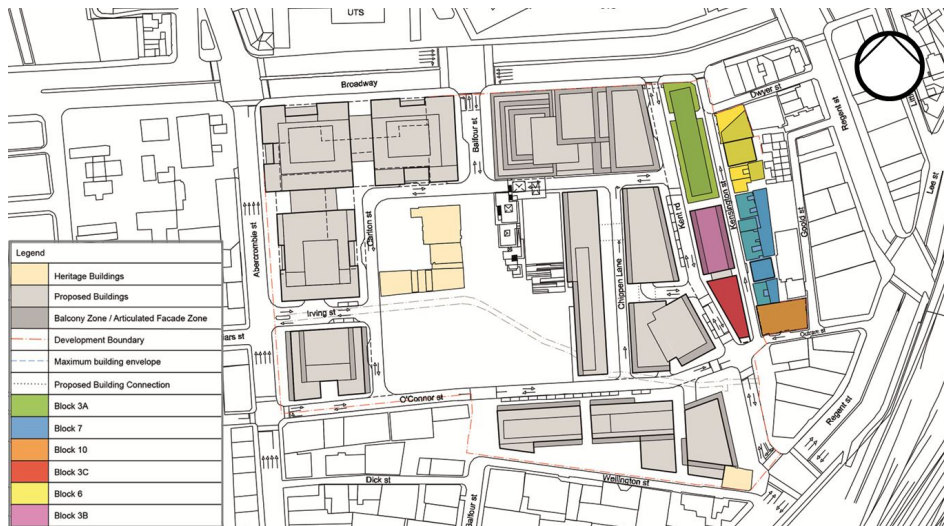


Figure 2 – Development blocks within the Kensington Precinct

Existing Development

Block 3B and 3C

These two blocks are currently vacant following the demolition of the former Brewery Buildings under MP07_0120. The blocks thus comprise concrete slabs below ground level and are currently being used for storage during construction works on Blocks 2, 5A and B.

Block 10

Block 10 is located south of Block 7 and is currently occupied by a single storey brick commercial building which was previously used as a garage and is currently being used as an art and design workshop by The University of Technology (UTS).

Block 10 is occupied by a simple, interwar brick industrial garage/warehouse (non-heritage listed) which has been retained on the site for adaptive re-use. A photo of the existing building is provided in **Figure 3**.



Figure 3 – Existing Building on Block 10

2.3 Surrounding Development

To the North

Directly to the north of the Site is Broadway, an 8 Lane roadway with designated bus lanes and pedestrian footpaths on either side. To the north of Broadway is the University of Technology Sydney (UTS) and courtyard area.

To the South

To the south of the site is a mixture of residential and commercial uses in the block bounded by Regent Street, Outram Street and Carlton Street. The buildings located immediately opposite Block 10 in the southern part of the Kensington Precinct used for commercial purposes (see **Figure 4**).



Figure 4 – Commercial buildings immediately south of Block 10

To the East

Directly east of Block 10 is a residential building located on the opposite side of Goold Street. As shown in **Figure 5** windows and balconies are located on the western facade of the building.



Figure 5 – Residential building on the corner of Goold St and Outram St

To the West

Immediately west of Blocks 3B/3C are Buildings 5B and 5C. As noted in Section 1 of this report both buildings have project approval for residential use.

3.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development.

3.1 Overview

This application seeks approval for the following development:

- Construction of a part five and part seven storey student housing development to Blocks 3B/3C of the Kensington Street Precinct including:
 - Block 3B (ground + 7 habitable floors), and Block 3C (ground + 5 habitable floors)
 - Total GFA of 6,502.4m²
 - 378.01m² of retail floor space to the ground floor level within two tenancies (163.77m² to Block 3B and 214.24m² to Block 3C.
 - 174 dwellings (comprising 211 beds) to a total 6,124.29m² residential GFA
 - Ground floor lobby and administration area (to service Block 3B/C & 10)
 - 39 bicycle parking spaces to the ground floor
 - Below ground substation
 - Garbage room and services
- Construction of a five storey student housing development on Block 10 of the Kensington Street Precinct including:
 - Block 10 (ground + 5 habitable floors)
 - Total GFA of 2,071.4m²
 - 271.59m² of ground floor retail space
 - 27 dwelling (comprising 56 beds) to a total of 1,799.81m² residential GFA
 - 15 bicycle parking spaces to ground floor
 - Garbage rooms and servicing to ground floor

Architectural drawings of the proposed development prepared by TZG are located at **Appendix A**. Photomontages of the proposed buildings are provided in **Figures 6 and 7**.



Figure 6 – Proposal as viewed looking North East from Carlton St



Figure 7 – View of the from the corner of Carlton St and O'Connor St

3.2 Development / Urban Design Principles

TZG Architects has advised that the following planning and design principles were adopted for the proposed development:

Design Process

The scheme was developed using animation, which allowed the design to be analysed from the view point of a pedestrian walking along surrounding streets. The majority of the views of the proposed building are oblique, as there is no opportunity for long views due to the tight urban context of the site.

Facade Composition and Urban Context

A series of steel screens project perpendicularly to the facade on Blocks 3B and 3C, giving the appearance of a unified building when viewed obliquely down the street or from below.

The interwoven nature of the screen blades creates a 'net' in one holistic composition. The net operates at an urban scale, whilst the clearly articulated elements of the net link the composition to a more individual human scale.

The screen pattern is angled in elevation, changing the intensity of light along the length of the blades - and therefore their colour.

This strategy, combining scales and varying tone, allows the new building to sit comfortably with both the small scale terraces to the east (Kensington St) and the large scale apartment buildings to the west (Kent Road).

The two southern walls of each block are clad in a sheet material to match the screens. The side cladding is pleated at the building's corners to match the angle of the screen. This detail stitches wall and screen together, forming an iconic triangular relief pattern and ensuring that the southern ends of the building are given an architectural expression of their own. In so doing, the southern end is given status and presence as viewed by passing traffic at the southern corner of Block 3C.

Block 10 has been developed as a simpler version of Blocks 3B and 3C as it is sited above the existing brick garage. A recessed floor marks out the new building from the old.

Building Organisation

The ground level is predominantly retail. Student accommodation, in the form of single Studios or Cluster Apartments, is located above in Blocks 3B and 3C. Communal student uses are located in the glazed link between the two blocks. The link building offers direct access to the rooftop garden on Block 3C.

Block 3B has an atrium at its centre to allow natural light and ventilation through its height, and to offer views up and down through the void, strengthening the sense of a unified community. In addition, small communal meeting platforms are suspended in the atrium for social interaction and visual interest.

3.3 Numerical Overview

Table 1 below provides a numerical overview of the proposed development.

Table 1 – Key numerical information

Component	Proposal
Site area	1886m²
– Block 3B	813.5m ²
– Block 3C	552.2 m ²
– Block 10	520.3 m ²
GFA (Total)	8573.8 m²
– Block 3B and 3C	6502.4 m ²
– Block 10	2071.4 m ²
Residential GFA (Total)	7924.11m
– Block 3B and 3C	6124.29m ²
– Block 10	1799.81m ²
Retail GFA (Total)	649.6m²
– Block 3B	163.77 m ²
– Block 3C	214.24 m ²
– Block 10	271.59 m ²
Height	
Block 3B	
– RL	RL 45.60 (Block 3B top of plant)
– metres	28.1m (3B – top of Plant)
– storeys	8 (ground + 7 habitable floors)
Block 3C	
– RL	RL 39.48 (3C top of plant)
– metres	22.28m (3C - top of plant)
– storeys	6 (ground + 5 habitable floors)
Block 10	
– RL	RL39.10 (10 top of plant)
– metres	21.98m (10 top of plant)
– storeys	7 (including plant)
No. of rooms (single/cluster)	201 (163 single rooms / 38 clusters)
No. of Beds	267
Communal Open Space	
Block 3B/3C	360m
Block 10	115.37m
Total no. of car spaces	5 (within combined basement under Blocks 2 and 5)
Motorcycle Parking	53 (within combined basement under Blocks 2 and 5)
Bicycle Parking	39 (Block 3B/3C) 15 (Block 10) 54 (Total)

3.4 Demolition and Site Preparation

The existing building located on Blocks 3B and 3C was substantially demolished in accordance with MP 09_0120. This part of the Site is currently vacant and is being utilised for storage during construction of the other areas of the Concept Plan site.

Excavation to Block 3B/3C will take place in accordance with the remediation approval MP 07_0163 and the Geotechnical Report (**Appendix D**).

Block 10 will be partially demolished to accommodate the proposed development. The proposed demolitions works include:

- demolition of ground slab;
- demolition of roof and roof structure and removal of asbestos roofing material;
- removal of services and existing doors and windows; and
- Remediation as per original PA (MP 07_0163).

Asbestos will be removed in accordance with the relevant legislation by a qualified occupational hygienist.

3.5 Infrastructure and Services

The site is already serviced with potable water, electricity, sewer, gas and telecommunications. These will be augmented as necessary to accommodate the proposed development including the installation of a new electrical substation below Block 3B.

An Engineering Services Report has been prepared by WSP Built Ecology (**Appendix E**) that describes the precinct and centralised Central Park facilities, as well as the following infrastructure and service details:

- Mechanical Services
- Electrical Services
- Communications Services
- Hydraulic Services
- Vertical Transportation Services
- Fire Services
- Fire Safety Engineering

The proposal incorporates a substation below ground to the northern boundary of Block 3B to service the proposed development plus the remainder of the Kensington Precinct. The substation and associated exhaust and supply air ducts will be constructed below ground between blocks 3A and 3B with service access via an entry at ground level from Carlton Street, with vehicle access available, as required. A secondary means of escape will be provided by way of an access hatch in the pavement along Kensington Lane.

All of the above services will be designed in accordance with the relevant standards and authority requirements.

3.6 Block 3B and 3C

Land Use & Floor Space by Level

Table 2 describes the land use and GFA of Blocks 3B/3C on a floor-by-floor basis.

Table 2 – GFA allocation - Block 3B/3C

Level	Use	GFA
Ground	Retail/Common Entry/Services	544.2m ²
Level 1	Student Accommodation/glazed walkway	662.1m ²
Level 2	Student Accommodation/lounge	992.4m ²
Level 3	Student Accommodation/lounge	1006.3m ²
Level 4	Student Accommodation/lounge	1006.3m ²
Level 5	Student Accommodation/lounge	1006.3m ²
Level 6	Student Accommodation/ Laundry/Roof Terrace/ Roof Landscaping	685.4m ²
Level 7	Student Accommodation/Landscaped room	599.4m ²
Level 8	Plant	nil
	Total	6,502.4m²

Building Height

Block 3B

The overall building height (3B) is to be a maximum of RL 45.60 (28.1m) to the top of plant, and RL43.20 (25.7m) to the building eaves. The floor to ceiling height of the ground floor retail tenancy is 3.8m, and residential floor to ceiling height (above level 1) is between 2.4m (in the kitchen area) and 2.84m in the bedroom and living areas.

Block 3C

This building will have an overall height to RL39.48 (21.98m) to the top of plant, and RL37.13 (19.63m) to the building eaves. The floor to ceiling height of the ground floor retail tenancy is 3.8m, and residential floor to ceiling height (above level 1) is between 2.4m (in the kitchen area) and 2.84m in the rooms.

3A/3B Through-Site Link

A through site link is provided between Block 3A and 3B of the Kensington Street Precinct in accordance with the approved Concept Plan building envelope. This area will not be enclosed by any built structures above and is approximately 6m wide and 20m long (between Carlton Street and Kensington Lane).

3B/3C Through-Site Link

The through site link has a minimum clearance height of 3.75m and a maximum clearance height of 6.44m. The link has a maximum width of 8.9m and has an average length of 10.66m from Kensington Lane through to Carlton Street.

Accommodation Mix

The accommodation mix within this building (Blocks 3B/3C) includes a total of 174 rooms and 211 beds. The mix is:

- Single Bedroom rooms – 150 (150 beds)
- 2 bed cluster rooms – 19 (38 beds)
- 3 bed cluster rooms – 1 (3 beds)
- 5 bed cluster rooms – 4 (20 beds)

Building Setbacks

At the ground and first floor level the proposal incorporates a 2m setback from the property boundary to the retail and service facade to provide a wider public footpath to Kensington Lane and Carlton Street. From level 2 and above the building will be built to the block boundary. The central link is setback 2.1m from the boundary/facade of Kensington Lane and between 4m-6m to Carlton Street from levels 2 – 6 and 7.5 - 9m to Kensington Lane and 4.5 – 8.1m from the boundary to Carlton Street at level 1.

3.7 Block 10

Land Use & Floor Space by Level

Table 3 describes the land use and GFA of Blocks 3B/3C on a floor-by-floor basis.

Table 3 – GFA allocation - Block 10

Level	Use	GFA
Ground	Retail/Services/Store	330.0m ²
Level 1	Accommodation	254.7m ²
Level 2	Accommodation	272.9m ²
Level 3	Accommodation	404.6m ²
Level 4	Accommodation	404.6m ²
Level 5	Accommodation	404.6
Level 6	Plant	nil
	Total	2071.4 m²

Building Height

The overall building height is to be a maximum of RL 39.10 (21.9m) to the top of plant, and RL37.27 (20.07m) to the building eaves, excluding the parapet. The existing parapet of building currently located on Block 10 is to be maintained to a height of RL25.13 (7.9m). The floor to ceiling height of the ground floor retail tenancy is predominantly 3.020m with a void above a portion of the floorplate to a height of 5.36m, and residential floor to ceiling heights (above level 1) will be between 2.4m (in the kitchen areas) and 2.84m in the rooms.

Accommodation Mix

The accommodation mix within this building includes a total of 27 room and 56 beds. The mix is:

- Single Bedroom rooms – 13 (13)
- 2 bed cluster rooms – 9 (18)
- 3 bed cluster rooms – 1 (3)
- 4 bed cluster rooms – 1 (4)
- 6 bed cluster rooms – 3 (18)

Building Setbacks

The existing building envelope of Block 10 will be maintained which is built to the property boundaries (nil setback). Level 2 will be setback between 4m from Kensington Lane, 3m from Outram Street and 2m from Goold Street. A setback of 2.78m will be provided from the northern boundary to levels 1 to 5.

Above level 2, the proposal will be built to the boundary on all three street elevations, with the exception of the northern elevation and the plant level that is setback from the building facade.

3.8 Minor Boundary Encroachment

The proposed steel fin screen to the building facades overhang the property boundary to Block 3B/3C and 10 (above 6.2m) by between 300mm – 400mm.

3.9 Communal Areas

The proposal includes areas of internal and external communal space throughout all three buildings.

Block 3B/3C

A range of internal communal areas are provided within Blocks 3B and 3C. The majority of internal communal space is provided in the building link. A range of formal and informal spaces are proposed so that students can relax or study in a quiet area. A total of 360m² GFA is dedicated to internal communal area within the building.

The roof terrace area of Block 3C provides an outdoor communal area of 122.39m². Access to this area will be available to all the residents within Blocks 3B/3C and 10. The outdoor communal area includes outdoor seating facilities, BBQ facilities and clothes drying facilities. It is surrounded by a 1.8m high glass balustrade which will provide acoustic protection to neighbouring buildings.

Block 10

Internal communal areas are provided within Block 10 at level 2 total 115.37m² including the study area with additional communal space provided within the 14 cluster rooms. An external communal area is provided to Level 2, adjoining the dwellings, however residents are free to use the communal areas located within Block 3B/3C.

3.10 Retail Uses

The proposed lobby and retail uses to the ground floor demonstrate consistency with condition A5 the Concept Plan MP 06_0171 (Mod 3)) in that they will generate activity to the ground floor level of these two buildings and will contribute to the activation, passive surveillance, and vibrancy of the Kensington Street Precinct.

Block 3B incorporates a retail tenancy to the northern section of the ground floor with active frontages to the northern and eastern elevations. The entire ground floor of Block 3C is occupied by one large retail tenancy with active street frontages to the east, west and southern facade. Block 10 has a retail space at the ground floor level with frontage to Kensington Lane and Outram Street.

The retail tenancies will service the direct student housing population and will contribute to the social and economic activity of the Central Park site and residential building to the west.

The fit out and use of these retail tenancies including signage will be subject to a separate Development Application to be submitted to the City of Sydney Council.