

Preferred Project Report



Block 3B, 3C and 10 Kensington Street

Student Accommodation and Ground Floor Commercial Use

Submitted to Department of Planning and Infrastructure

On Behalf of Frasers Broadway Pty Ltd

October 2012 ■ 11316

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1.0 Introduction

An Environmental Assessment Report (EAR) for a Project Application for student accommodation and ground floor commercial uses as part of Central Park, Chippendale was publicly exhibited between 4 July 2012 and 17 August 2012.

In total eight (8) submissions were received in response to the public exhibition of the Project Application, including a letter of issues raised by the Department of Planning and Infrastructure (DPI). No submissions were received from the general public with seven (7) submissions from agencies/authorities who did not raise any objection subject to conditions of consent being imposed.

Submissions were received from:

- Department of Planning and Infrastructure
- City of Sydney Council
- Environment Protection Authority
- Heritage Council of NSW
- Roads and Maritime Services
- Sydney Water
- Transgrid
- Transport for NSW

The proponent Frasers Broadway Pty Ltd, and its specialist consultant team have reviewed and considered the Department's comments and the public submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), have responded to the issues raised.

This Preferred Project Report (PPR) sets out the proponent's response to the issues raised, details the final project including a number of revisions to the Project Application and a revised Statement of Commitments for which approval is now sought.

This report should be read in conjunction with the Environmental Assessment Report (EAR) dated June 2012 and forms part of the Project Application.

1.0 Key Issues and Proponent's Response

The following section provides a detailed response to the key issues raised by the Department of Planning and Infrastructure (DPI) following detailed review of the EAR. The issues raised by City of Sydney Council and other agencies have also been addressed in this section.

1.1 Department of Planning and Infrastructure

Response to the key issues raised by the DPI is addressed below. Additional reports and architectural plans are appended.

1.1.1 Residential Amenity

Fixed Louvres

The DPI has identified that the use of internal fixed louvers to the units on the eastern and southern elevations of Block 10 is not supported as it considered to adversely impact on the internal amenity of the student rooms. As such venetian blinds, internal to the window have been proposed as an alternative measure which will allow appropriate amenity and access to natural light for the residents, whilst allowing for privacy between these buildings to be maintained. The existing privacy screens have been removed from the revised architectural plans at **Appendix A**.

Finished Floor Levels

The finished floor to ceiling height of level 1 to Blocks 3B/3C and 10 are not less than 2.4m at any point in response to the request from the DPI. The architectural plans have been revised and are provided at **Appendix A**. Where possible, the proposal also provide finished floor to ceiling height of 2.7m in the living areas.

Location and Size of Windows

The windows to bedrooms and common areas within cluster room 101.01 (on level 1 of Block 10) have been revised to provide greater access to natural light and ventilation. As seen on the elevation (Plan A-410 at **Appendix A**), the windows have been revised on level 1 to be consistent with the window arrangement on level 2 above.

Drying room

The submission from the DPI refers to the access to, and extent of the trafficable drying area on level 2 of Block 10. The architectural plans have been revised (Plan A-212) to identify the access. The revised plans show three openings from the common room and laundry with two sliding doors to the western elevation of the common room and one from the laundry. The drying area has a total area of 76.5m².

Solar Access

The DPI submission requested the number and percentage of bedrooms achieving at least 2 hours of solar access between 9am and 3pm at midwinter in Blocks 3B/3C and 10 be provided. An additional Residential Daylight Study has been prepared by WSP Buildings Pty Ltd (**Appendix B**) that includes the requested information and details provided in **Table 1** and **2** below.

Table 1 – Number of bedrooms which achieve 2 hours or more of daylight

Block	3B/3C	10	Combined
Total	211	56	267
Number which receive ≥ 2 hours of sunlight	11	17	28
Percentage which receive ≥ 2 hours of sunlight	5.2%	30.4%	10.49%

As requested in the additional information a solar access study has been prepared by WSP.

Due to the orientation of the building, the size of neighbouring buildings approved to the west within the Central Park Development, and the layout of the student accommodation, compliance with the solar access rule of thumb is not possible. Furthermore it is not considered likely that any residential development in this location could be designed to meet the rules of thumb of the daylight access requirement of SEPP 65 given these constraints.

The daylight accessibility study prepared for the EAR considered solar access to the communal area of the buildings, which is considered to be a more appropriate application of the principle, given the use of the building as student accommodation. Given the proposed use as student accommodation, it is possible to optimise the design of the building and orientation of common spaces to achieve the best result for daylight access in these locations.

In lieu of the ability to strictly comply with SEPP 65 and RFDC rules of thumb, the proposal has been designed to meet the solar access criteria of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP) and the City of Sydney Boarding Houses Development Control Plan 2006 (BHDGP) which require provision of solar access to the internal and external communal areas of the development for 3 hours (between 9am and 3pm) in mid-winter. Whilst the majority of rooms do not receive 2 hours of daylight between 9am and 3pm, on the eastern façade the rooms achieve no less than 2.5-3 hours of sunlight between the hours of 7am to 3pm.

The EAR followed the intention to comply with the minimum requirement of *State Environmental Planning Policy No 65: Design Quality of Residential Flat Development* (SEPP 65) and the Residential Flat Design Code (RFDC) to achieve the suitable rules of thumb. The design of the building has been carefully considered such that:

- level 2 and 3 communal living area achieves between two and three hours of direct sunlight in mid winter;
- level 4 receives at least three hours of direct sunlight in mid winter;
- the roof top garden receives more than 3 hours of direct sunlight in mid winter; and
- the common area of Block 10 located in the north west corner of Level 2 receives four hours of direct sunlight on the northern elevation between 9am and 3pm in mid-winter.

Operable Windows

All windows within the cluster rooms and studios will be operable. These windows will function using an operable pivot friction stay hopper with restrictor system. The details of these windows are shown on revised plans A-601 at **Appendix A**.

Mechanical Ventilation to Kitchens

Mechanical ventilation is provided to all common rooms and studios within the proposal. The solutions for ventilation will use a hood above the cooking range

with either a recirculating hood with filter or extract hood exhaust to atmosphere. A statement from WSP Building Pty Ltd is provided at **Appendix C**. This is further addressed in the BCA report prepared by City Plan Services (**Appendix D**).

Furnishing

The student accommodation rooms including cluster rooms will include the following furnishings in accordance with the requirements of the City of Sydney Affordable Housing Development Control Plan 2006.

- Bed
- Wardrobe
- Mirror
- Table and chair
- Nightlight
- Waste container/rubbish bin
- Suitable door latching device
- Curtain/blinds
- Phone line/internet connection
- Adequate cupboards and shelves

The studio apartments and communal kitchen areas of the cluster rooms will also include cooking facilities including a stovetop, sink and fridge.

1.1.2 Management

Provision of Caretaker

The DPI has identified a requirement for an on-site caretaker to be provided. The proposed operation model utilizes on-site 'live in' managers of the premises.

The Operational Management Plan (**Appendix G** of the EAR) identifies the appointment of live-in Residential Advisors (RA's) appointed by management. These will consist of senior students as site liaison officers. The RA's will provide the active daily interface between student tenants and the Manager and will assist and constantly monitor that the premises are well maintained, clean and provide a socially pleasant and conducive environment to live and study.

The advantage of this position allows for a number of on-site managers at any given time with "live-in" support and assistance for student in the complex. The RA's will be paid in return for supervision of a rostered system 24 hours a day. The following issues will be undertaken on a daily basis, as set out in the Preliminary Operational Plan of Management (**Appendix G** of the EAR):

- General tenant behaviour.
- Reporting disruptive or socially unacceptable behaviour.
- Reporting accidental or deliberate damage to the building/s.
- Monitor building security.
- Monitor guest's behaviour within the building/s.
- Report any faulty building equipment.
- Monitor proper disposal of garbage by tenants to the bins in the bin store room.
- Monitor proper storage of bicycles by tenants in the bike store room.

- Monitor proper use and enjoyment of the building common areas.
- Monitor general building cleanliness (housekeeping issues – fire & health hazards).
- Monitor that the building is not used by any tenant/s for any illegal activity
- Monitor that no pets are kept onsite.
- Monitor the operation of the communal laundry and ensure that washed laundry is only dried in designated drying areas.
- Monitor that any firefighting equipment provided is not unlawfully tampered with or abused.
- Become familiar with all emergency contact numbers.

The RA's will be selected by the Manager under selection criteria that will consist of senior students who demonstrate traits of responsibility, communication, ability to identify potential problems and risks and are reliable. The selection of these RA's is based on similar criteria to that of a caretaker.

Operations Management Plan

The Preliminary Operations and Management Plan (**Appendix E**) has been revised to clarify that facilities are not to be used as residential accommodation, serviced apartments, private hotel, boarding house, tourist or backpacker accommodation. The reference to short stay/visitors has been revised in the Plan.

Loading and Unloading

Waste collection will be conducted from Carlton Street for Blocks 3B/3C and from Goold Street for Block 10 (refer to Waste Management Report **Appendix Q** of the EAR). Removalist trucks, couriers and retail deliveries are proposed to load and unload from Kensington Lane. The management of these deliveries and loading will be restricted to outside of peak hours and has been incorporated into the Preliminary Operations and Management Plan.

All student accommodation proposed will be fully furnished that will limit the need for student deliveries. It would be expected that the car parking spaces will be utilised by retail staff and operators, and deliveries to these tenancies will be minimal.

1.1.3 Urban Design

Level 1 Link

The DPI has suggested consideration be given to the removal of the link at Level 1 between building 3B and 3C. The revised project application deletes the link between these buildings in accordance with this recommendation. The existing stair to building 3C with access from Kensington Street can be used to access the residential accommodation to level 1 of the Building 3C.

A revised BCA report has been provided outlining the suitability of this access stair and the key egress and access point into these units. The deletion of the link also restricts access to this level for persons with disabilities via lift access. This has been address in the revised BCA report and is considered to be acceptable, given the number of accessible residential rooms throughout the development of the same amenity and design.

The clearance height of the link will therefore be 6.44m at the lowest point and be consistent with the concept plan building envelope.

The DPI has recommended that consideration be given the provision of separate entry for units within Block 3C. For safety and management of Block 3B and 3C,

the Operational Plan of Management establishes that it is important all residents of Block 3B and 3C enter and exit through the entry lobby to the base of Block 3B (where possible).

The floor plate of Block 3B and 3C has also been revised to remove an additional staircase to the centre of the buildings between levels 2 and 6, and reduce the width of the link bridge from level 2 and above.

Ground Floor Facade

The Block 3B and 3C ground floor façades have been revised in their design, considering the comments from the DPI which include the incorporation of solid to void ratios and other elements such as the use of materials and colours reflective of the site's historic context.

The street level facades have been revised to be more compatible with the surrounding heritage terraces (Blocks 6 and 7) and Foster's Administration Building (Block 3A), whilst having regard to the new buildings to the west. The revised scheme utilizes blue/black paving to the ground plan and lift shaft, with clear and white glazing to street level and coloured metal cladding to the upper level and soffit, all encapsulated in clear anodised aluminium framing.

Interest to the ground level facades has been provided through the following measures as shown on the revised architectural plans at **Appendix A**.

- Shop front glazing to Kensington Lane has been articulated by a 200mm deep externally placed aluminium frame, creating a third, stepped element with a compatible scale to the terraces on the opposite side of Kensington Lane (see Plan A-601 and A-602).
- The lift shaft, the only solid form at the base of the building, has been clad in the blue black herring bone masonry to match the proposed ground surface of Kensington Lane, extending the ground plane on to the vertical surface, creating a unique and pleasant surprise to passers-by.
- The ground level shop fronts and solid walls are a mixture of clear and white colour backed (star fire) glass.
- Metal clad soffits tie in with level 1 room window set-out and solid coloured metal wall panels have been introduced to break up the scale of the now vertically proportioned room glazing.
- The extent of vertical metal louvres has been reduced to cover service and access doors only.

Block 3C Southern Façade

The DPI has suggested the design of the southern façade of Block 3C above ground floor be reviewed and further articulation considered. The southern façade of Block 3C has been designed to provide a narrow solid sculptural element to the building and provide contrast to a significantly articulated building. The narrow and south facing nature of this elevation provides little opportunity for any additional amenity or solar access. The form of Block 3C, particularly the southern elevation, has been designed to provide transition between Block 5 to the west, and Block 10 to the east. Photographs taken on the physical model are provided below (**Figures 1 and 2**), which provide perspective and context to the proposal. We also extend an invitation to the assessing officers to view the physical model at any time.

Overall the southern façade is minor to a building that is heavily articulated to the east and western elevations, as well as the façade of Block 10. The pleats to the south eastern corner of the façade create visual interest and link the two elevations.

In the context of the student accommodation buildings and the broader Central Park site, the southern façade to Block 3C is minor, and is considered to be appropriate design envelopment.



Figure 1



Figure 2

Block 3B/3C Links Stairs and Envelope

The proposal also involves the internal reconfiguration of the central link between Block 3B and 3C between levels 2 and 6. The removal of these stairs has been considered in the revised BCA report prepared by City Plan Services (**Appendix D**). The areas previously occupied the stairs has been converted to be used as study areas to each level. The links between levels 2 and 6 has also been further set back from the western boundary.

1.1.4 Green Star and Energy Efficiency

The DPI has requested the proponent demonstrate the ability of the development to achieve a minimum Green Star rating in accordance with the Future Assessment Requirement of B12 of the Approved Concept Plan MP06_0171 (as amended).

In response, a formal online eligibility query process was lodged with the Green Building Council of Australia (GBCA) on 12 September and response received 24 September 2012. Both items are provided at (**Appendix D**). Excerpts of the query and response are provided below.

Table 2 – GBCA Query and Response Summary

Query	<p>Eligibility Criterion 1: Space Use <i>The accommodation portion of these buildings (greater than 80% of the building's GFA) is classified as Class 3, which excludes the buildings from meeting the space use eligibility criterion for any pre-existing Green Star tool.</i></p> <p>Eligibility Criterion 3: Conditional Requirements <i>The project must meet the conditional requirements, such as minimum greenhouse gas emissions reductions (Ene-Con). Class 3 buildings do not need to demonstrate that heating and cooling loads are within the prescribed limits to meet the requirements of Section J of the BCA, i.e. NatHERS is not applicable. Compliance is demonstrated either by meeting the Deemed-to-Satisfy (DTS) provisions of Section J. Therefore, the application of a tool like MURT would unfairly dictate complex energy analyses and CIR processes that would result in additional costs (both known and hidden) to the project, which has the potential to jeopardise the commercial viability of the development.</i></p>
Response	<p>Based on the information provided, the project is ineligible to be rated under the Green Star - Multi-Unit Residential v1 rating tool. Projects eligible under the Multi-Unit Residential v1 are made up of more than 1 unit and have a GFA of at least 80% BCA Class 1a or 2. This project has a BCA Class of 3, therefore does not meet the Space Use Criterion of this rating tool.</p> <p>Despite the proposed project not meeting the Space Use criterion for project eligibility under the Green Star - Multi-Unit Residential v1 rating tool, the project can still be rated using the Green Star - Custom rating tool.</p>

The project is therefore ineligible to be rated under the Green Star - Multi-Unit Residential v1 rating tool and therefore demonstrates consistency with Condition B12 of the Concept Plan (MP 06_0171) as amended. It is noted the custom tool (as suggested by GBCA) is not an obligation under the CUB Concept Plan (as modified).

Blocks 3B, 3C and 10 have been designed in accordance with the principles of the Green Star Multi Unit Residential Design v1 tool, consistent with the intent of condition B12 of MP_06_0171 (as amended) as detailed in **Appendix N** of the EAR.

It is noted that the proposal forms part of the Central Park development site that incorporates a precinct and centralised plant approach to the site thereby improving the efficiency and environmental performance of the proposal

1.1.5 Wind Impact

A revised Wind Impact Statement has been prepared by Cermak Peterka Petersen (CPP) (**Appendix G**) that demonstrates the existing Wind Impact Report prepared (CPP Project 4946, dated April 2009) is applicable and consistent with regard to the current form of the buildings proposed the Block 3B/3C and 10. The changes that have taken place are primarily to façade detailing with the exception of the level 1 link between building 3B and 3C. The design revisions to the proposed buildings are considered by CPP to have minimal impact to the pedestrian wind comfort level from most locations.

1.1.6 Car Parking

A Section 75W submission of the basement is being prepared to be submitted concurrently with this PPR. A Section 75W modification will be made to MP09_0042 to re-allocate the residential car parking spaces originally allocated to Kensington Street as car spaces to residential for Blocks 5A-C. In light of this concurrent modification, the project application is sought to be consistent with the Concept Plan as modified.

1.1.7 Gross Floor Area

The project application is subject to the definitions within the *Standard Instrument (Local Environmental Plans) Order 2006* and Standard Instrument – Principal Local Environment Plan (as set out in the Concept Plan MP 06_0171). The definition of gross floor area (GFA) excludes ‘*storage, and vehicular access, loading areas, garbage and services*’, located within the ‘basement’ from the calculation of GFA. The building services, including the garbage rooms are located on ground floor. Due to the nature of the use as student housing, built form, and a central shared basement within across the CUB site, the design is such that a basement for these proposed buildings was not required.

The definition of GFA also excludes ‘*car parking* to meet any requirements of the consent authority (including access to that car parking)’ from the calculation of gross floor area. Importantly, this definition makes no reference to the location of this parking, be it above, or below ground. The definition is particularly restrictive in this instance, excluding ‘car parking’ rather than as a general term ‘parking’ which would cover the large number of bicycle parking spaces that have been included to the ground floor of Block 3B and 10 in accordance with the controls. Furthermore, the proposal does not include any car parking spaces within the building envelopes that would otherwise be excluded from the calculation of GFA.

Given the strong emphasis of a modal shift away from motor vehicle use and encouragement of bicycle parking and sustainability on the site, the inclusion of bicycle parking and not car parking within the GFA calculation is contrary.

Consequently, the calculation of GFA as shown at **Appendix A** is considered appropriate for the proposed development.

1.2 City of Sydney

The City of Sydney received notification of the proposal and have commented on a number of items of the proposal including the design and a perceived lack of sufficient assessment documentation.

1.2.1 Student Accommodation Use

City of Sydney has requested compliance with the key amenity controls within SEPP 65, AHSEPP and the BH DCP are demonstrated. These details have been prepared and are located under Section 4 of the EAR.

Bicycle Parking

City of Sydney in their submission note that the proposal does not comply with the numeric requirements of the BHDCP. The proposal incorporates a total of 54 bicycle parking spaces, considered to adequately service the demands of the residential, as identified in the EAR Traffic and Parking Report. The proposal also includes a total of 53 motorcycle spaces that will be located within the combined basement of Block 2, 5, and 9.

A review of similar development for student housing within the area has identified that recently approved applications have had lower percentages of bicycles to bedrooms than the current proposal. The proposal provides a rate of 0.33 bicycle spaces per resident. The bicycle parking rate of the similar developments reviewed varies from 0.37, 0.33, 0.29, and 0.13.

The site has excellent access to public transport being well serviced by regular bus services along Broadway and within 150m of Central Station. The Traffic and Transport Report prepared by Halcrow MWT as part of the EAR (**Appendix O** of the EAR) details that the proposed use of student accommodation will encourage modal shift away from the private car and the greater use of public transport.

Furthermore, given the key trip generators such as major tertiary education institutions, services such as shops/supermarket, restaurants, bars and entertainment such as movie theatres are within close proximity of the site and the public transport nodes to access them, it is not considered that these trips will generate high levels of bicycle use. As such the recommendation to incorporate a condition requiring a total of 89 bicycle spaces is not supported.

1.2.2 Urban Design

The council considers the proposal provides a reasonable level of amenity for students. The recommendations for revisions to the building facade and envelope have been addressed above in section 1.1.3. Further details on the relevant issues are further discussed in the section below.

1.2.3 Block 3B Street Frontage (Kent Road)

City of Sydney recommends that the Carlton Street frontage (west) of Block 3B which contains the servicing elements of the building be reconsidered to create a more active street frontage and consider greening/public art ideas.

The siting of the service areas in this location to Block 3B has been proposed to maintain an active street frontage to Kensington Street and efficient use of the building facades. The proposed design also allows for the retail unit 1 to address both Carlton Street and Kensington Street and provide activation to the link between these two streets.

A redesign of the of the facade materials to this elevation restricts the use of powder coated metal louvers to the services doors only, and replaces the remainder of this elevation with translucent glazing (Plan No A-407). Furthermore, activation to Carlton Street is also provided by Block 5A-C to the west, and the majority of the ground floor facade of Block 3C will be glazed to help activate the street.

1.2.4 Signage

Comments from City of Sydney were included to revise the signage design and dimensions. In light of these comments, the perpendicular signage has been removed, allowing the ground level facade (revised) to be clearly read (see revised plans at **Appendix A**).

1.2.5 Building Envelope and Building Separation

The location of the links between Building 3B/3C above level 1 has been determined due to the provision of solar access to these spaces providing dual aspect and high levels of natural light. The links to these areas allows for a more efficient and conducive use of the communal areas as part of the design, providing a greater area of activation to the communal areas.

1.2.6 Setbacks and Privacy (Block 10)

As addressed in Section 1.1.1 above, in response to this issue raised by City of Sydney Council and the DPI, the architectural plans have been revised to remove the fixed privacy screen. Venetian blinds are proposed to be installed, as per the recommendation of the Council. These are shown on the revised architectural plans at **Appendix A**.

1.2.7 Heritage

City of Sydney has identified concern over the high level of glazing proposed to the facade of Block 3B and 3C fronting Kensington Lane and the potential associated heritage impacts. In response to the potential impacts identified by City of Sydney Council the following amendments have been made and comments provided.

As outlined in Section 1.3 above, the ground facade has been revised to include blue/black brickwork paving to the ground plan and lift shaft to be assembled in a herringbone pattern.

The proposed perpendicular signage has been removed from the facade, and shopfront facade redesigned to reduce the level of large glazed areas to Kensington Lane. The colour of the glazing mullions forms part of the overall building design. The simplicity of these facades in them also allows the small terraces to dominate the visual complexity of the street.

Council also raises concern over the areas of glazing being obscured by inferior materials such as signage films, ATMs and use of opaque film to conceal back of house areas. All new signage propose as part of the fitout and use of these tenancies will be required to be consistent with both the Signage and Advertising Structures DCP and the Heritage DCP.

The proposal is consistent with the Heritage Council endorsed Conservation Management Plan, prepared by Noel Bell Ridley Smith and Partners along with Executive Report and Heritage impact Statements prepared by Godden MacKay Logan as part of the Concept Plan. Subsequently, the Heritage Impact Statement prepared by Paul Davies Pty Ltd for this Project Application demonstrates consistency with the endorsed CMP and heritage interpretation of the Blocks.

1.2.8 Draft Conditions of Consent

Plan of Management

The wording of the recommended condition relating to the Plan of Management is proposed to be amended to remove the requirement for approval by City of Sydney Council and amend the requirement to be provided to prior to an Occupation certification. Specifically it is proposed to amend Condition (c) to read:

~~"The plan must be submitted to and approved by Council prior to an Construction~~ Occupation Certificate being issued."

Given the prescriptive nature of the condition and the requirements of the Plan of Management, it is not considered necessary, nor appropriate for the final Plan of Management to be required to be approved by City of Sydney Council.

Restriction on Student Housing

This recommended condition of consent contains certain restrictions on the operation of the student accommodation. We believe that some of the requirements would hinder the effective operation of the building and request that the DPI consider the proposed amendments for the following reasons:

- Condition (b) – the studio units are of a size such that they are capable of accommodating two people/double bed, it is thus proposed to amend the condition such that the bedrooms within the cluster units are restricted to one person and the studio units are to be restricted to two people.
- Condition (f) – this condition requires the eviction of students within four weeks of the expiry of their tertiary course. In some instances a student will complete a course in one academic year and then commence another the

following academic year. In order to avoid instances where students are evicted unnecessarily it is requested that a grace period of 12 weeks be given which would be sufficient to cover the holiday period.

- Condition (h) – this condition defines a student as being a person attending a full time course. In many instances students are enrolled part time so as to be able to work and pay for their living costs. It is this type of student which is self supporting that is in most need of the subject accommodation. It is thus requested that the condition be amended to include both full time and part time students.
- Condition (i) – the requirement to provide a package of information in the native language of each student in the building is onerous. We are advised that students cannot study at an Australian University without first attaining a high level of competency in English (as tested by IELTS) and as such the provision of various versions of the package of information is unnecessary.

Footpath Damage and Bank Guarantee

The details of this condition are already covered as a requirement of the Stage 2 infrastructure works under with under the Infrastructure under MP 09_0164 – MP09_0164 – Stage 2 Infrastructure and Civil Works.

1.3 Other Agency/Authority & Public Submission

1.3.1 Office of Environment and Heritage

The Planning and Aboriginal Heritage section of the Office of Environment and Heritage (OEH) has reviewed the relevant documents and has no comment on the matter. Comments from the OEH's Heritage Branch are provided below.

1.3.2 NSW Heritage Branch

The EAR and Heritage Impact Statement have been reviewed by the NSW Heritage Branch. The recommendations made in both of these reports with regard to the protection of heritage fabric and the development of a Work Methods Statement is supported by the Heritage Branch.

The Heritage Branch has recommended a qualified archaeologist undertake a 'watching brief' during the works, consistent with previous approvals on the CUB site and Heritage Council practice. The existing statement of commitment (No 12) has been revised to include reference to a 'qualified archaeologist and the instigation of an archaeological monitoring program' during construction.

1.3.3 Transgrid

Transgrid does not raise any objection to the proposal and have advised that the subject site Blocks are clear of any existing or proposed TransGrid infrastructure in Abercrombie Street. Transgrid have recommended all precautions be taken to ensure the integrity of an existing infrastructure cable that runs below Abercrombie Street.

1.3.4 Transport for NSW

Transport for NSW has no objection to the proposal. A separate submission has been made by the Roads and Maritime Services (RMS) as addressed in section 1.3.5 below.

1.3.5 Roads and Maritime Services

The Roads and Maritime Services (RMS) raises no objection to the proposed development and has provided comment for the DPI to consider the layout and sightlines of the vehicle car park in assessment of the application. It is noted that the arrangement and layout of the basement does not form part of this application and has been separately assessed and approved under to MP09_0042.

1.3.6 Sydney Water

Sydney Water does not raise any objection to the proposed development and have included advice in their submission on the following:

- The proposed development will require extensions of the existing wastewater connection to at least one metre inside the boundary.
- The point of connection to the 250mm Drinking Water Main is on the southern side of Broadway.
- Water Demands must be based on the Water Supply Code of Australia a (Sydney Water Edition WSA 03-2002).
- Wastewater discharge must be based on the Sewerage Code of Australia (Sydney Water Edition WSA 02-20220).

Further assessment will be undertaken when the proponent applies for a section 73 certificate.

2.0 Preferred Project

In accordance with its commitment to address the concerns of the Department of Planning and Infrastructure, City of Sydney Council, Frasers Broadway Pty Ltd has modified its proposal.

The architectural drawings of the revised development have been prepared by (Tonkin Zulaikha Greer (TZG) and are located at **Attachment A**.

2.1 Description of Development Proposal

The Preferred Project 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 6,476.09m²
 - 382.27m² of retail floor space to the ground floor level within two tenancies (166.24m² to Block 3B and 216.03m² to Block 3C.
 - 174 dwellings (comprising 211 beds) to a total 6,093.82m² 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 2,075.5m²
 - 271.59m² of ground floor retail space
 - 27 dwelling (comprising 56 beds) to a total of 1,803.91m² residential GFA
 - 15 bicycle parking spaces to ground floor
 - Garbage rooms and servicing to ground floor

2.2 Key Changes

The main design amendments include:

- Deletion of level 1 link and amendments to the facade in this location in response to submission from the DPI and City of Sydney Council;
- Amendments to the ground floor building facade of Building 3B and 3C;
- Amendments to Block 10 northern and western elevation to level 1 and 2 including the revision of the architectural plans to include windows and openings to the north and western elevation on level 1 and 2;
- Deletion of the internal privacy screens and replacement with internal venetian blinds;
- Removal of stairs to the central link (Blocks 3B and 3C) between levels 2 and 6; and
- Reduction in the width of link bridges from the western elevation between levels 2 and 6.

2.3 List of Revised Plans

The revised and additional plans for approval are provided at **Appendix A** to the PPR. A list of these plans is provided below in **Table 4**.

Table 3 – Revised Plan list for approval

Drawing Number	Revision	Architect	Date
A-001	A	Tonkin Zulaikha Greer	May 2012
A-202	A	Tonkin Zulaikha Greer	May 2012
A-202	A	Tonkin Zulaikha Greer	May 2012
A-203	A	Tonkin Zulaikha Greer	May 2012
A-204	A	Tonkin Zulaikha Greer	May 2012
A-205	A	Tonkin Zulaikha Greer	May 2012
A-206	A	Tonkin Zulaikha Greer	May 2012
A-207	A	Tonkin Zulaikha Greer	May 2012
A-208	A	Tonkin Zulaikha Greer	May 2012
A-209	A	Tonkin Zulaikha Greer	May 2012
A-211	A	Tonkin Zulaikha Greer	May 2012
A-212	A	Tonkin Zulaikha Greer	May 2012
A-213	A	Tonkin Zulaikha Greer	May 2012
A-301	A	Tonkin Zulaikha Greer	May 2012
A-302	A	Tonkin Zulaikha Greer	May 2012
A-303	A	Tonkin Zulaikha Greer	May 2012
A-401	A	Tonkin Zulaikha Greer	May 2012
A-402	A	Tonkin Zulaikha Greer	May 2012
A-403	A	Tonkin Zulaikha Greer	May 2012
A-404	A	Tonkin Zulaikha Greer	May 2012
A-405	A	Tonkin Zulaikha Greer	May 2012
A-406	A	Tonkin Zulaikha Greer	May 2012
A-407	A	Tonkin Zulaikha Greer	May 2012
A-410	A	Tonkin Zulaikha Greer	May 2012
A-601	A	Tonkin Zulaikha Greer	May 2012
A-602	A	Tonkin Zulaikha Greer	May 2012
A-407	A	Tonkin Zulaikha Greer	May 2012
A-710		Tonkin Zulaikha Greer	September 2012
A-711		Tonkin Zulaikha Greer	September 2012
A-712		Tonkin Zulaikha Greer	September 2012
A-713		Tonkin Zulaikha Greer	September 2012
A-714		Tonkin Zulaikha Greer	September 2012
A-715		Tonkin Zulaikha Greer	September 2012
A-716		Tonkin Zulaikha Greer	September 2012
A-3001	A	Tonkin Zulaikha Greer	May 2012
A-3002	A	Tonkin Zulaikha Greer	May 2012
A-3003	A	Tonkin Zulaikha Greer	May 2012
A-3004	A	Tonkin Zulaikha Greer	May 2012

3.0 Final Statement of Commitments

In accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*, the following are the commitments made by Frasers Broadway Pty Ltd to manage and minimise potential impacts arising from the proposal. These commitments replace the draft commitments included with the EAR.

These commitments replace the draft commitments included with the EAR. Revisions made to commitments aim to address issues raised during the public exhibition period. New or amended Statement of Commitments are underlined.

Table 4 – Draft Statement of Commitments

No.	Issue	Commitment	Timing
1	Design	The proposed development will be constructed in accordance with the plans and documentation submitted with the Project Application.	Ongoing.
2	ESD	The proposed development will be consistent with the recommendation of the ESD report prepared by WSP Built Ecology	Throughout construction works and during the occupation of the building.
3	Construction Management	An updated CEMP will be prepared once a building contractor is appointed.	Prior to commencement of works.
4	Traffic Management	A Construction Traffic Management Plan will be prepared for the project.	Prior to works commencing
5	Accessibility	All publicly accessible areas of the building will be designed to equitable access for the mobility impaired in accordance with the Access Report prepared by Accessibility Solutions (NSW) Pty Ltd. The proposed development will comply with AS1428 and the City of Sydney Access DCP.	Prior to issue of the relevant Construction Certificate.
6	Waste Management	A commercial contractor will be engaged to remove waste and recycling from the building in accordance with the Waste Management Plan, prepared by TZG.	Prior to occupation of the building.
7	Plan of Management	The Preliminary plan of management will be updated once an operator is appointment for the management of the premises.	Prior to occupation of the building.
8	Plan of Management	Mitigation measures outlined in the detailed POM will be implemented so as to minimise impacts on the surrounding community.	Prior to and during occupation
9	Safety and Security	Details and requirements outlined in the Safety Management Plan, prepared by Elton Consulting will be implemented.	During construction and prior to occupation of the building.
10	Noise management	The plant selected for the building will be acoustically treated so as to meet the acoustic goals set in the Noise Assessment prepared by WSP Built Ecology.	Prior to occupation of the building.
11	Noise management	Window and facade treatments to mitigate against acoustic privacy impacts will be adopted in accordance with the recommendations Acoustic Report	Prior to the issue of the relevant construction certificate
12	Heritage	The proposed works will be carried out in accordance with the recommendations of the Heritage Impact Statement	Throughout the duration of the construction works.
13	<u>Heritage/Archaeology</u>	<u>Construction works will be overseen by a qualified historical archaeologist as part of an archaeological monitoring program.</u>	As relevant
14	Public Art	Public Art will be designed in consultation with the City of Sydney Council and the Department of Planning and Infrastructure and installed in accordance with the approved Public Art Strategy.	Prior to the issue of a Final Occupation Certificate.

4.0 Conclusion

During the public exhibition of the Project Application for student accommodation, eight (8) submissions were received. All submissions received were from the DPI, Council and agencies. No submissions were received from any surrounding residents.

Frasers Broadway Pty Ltd have considered the issues raised by the DPI, City of Sydney Council and other State Agencies and has responded to these submission as well as making amendments to the Project application to address these issues. Overall, the Preferred Project will result in an improved outcome.

The Project Application seeks approval for new student accommodation with public domain works and ground level retail and street activation. The Project Application will greatly contribute to the area, and provide public benefit. The proposal will provide supply for student accommodation that will service a current need.

The proposed building will be of a high quality finish and will significantly improve the buildings relationship with the character and context of surrounding the Central Park development. The proposal will contribute to the vision of Kensington Lane to be enlivened, and become an active and integral part of the Central Park Development. This will be achieved through provision of active ground level uses and also the introduction of a new form of accommodation on the Central Park site, thus contributing to a mixed community.

We trust the information that has been included in this Preferred Project Report and documents attached responds to the issues raised in the submission and appropriate establishes the preferred project for new student housing accommodation and retail issues in Kensington Street precinct to enable the Project Application to be approved.