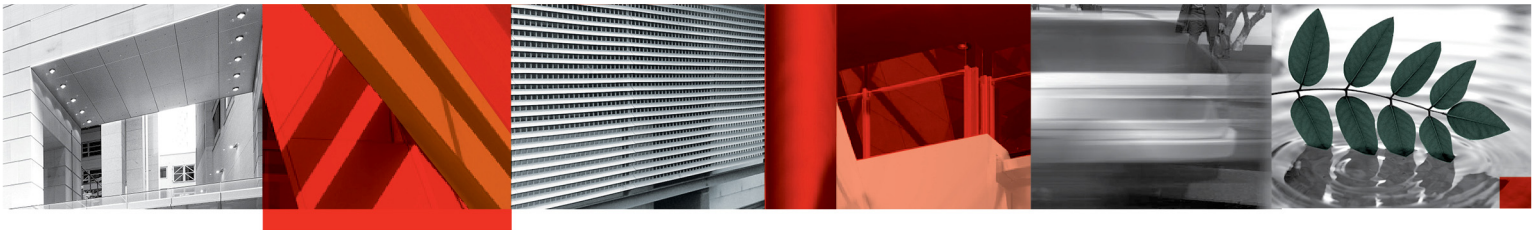


# Section 75W Modification Application Environmental Assessment Report



## Block 3B/3C and 10 Central Park

Modification to Student Accommodation (MP 11\_0090)

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

December 2012 ■ 11316

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This report has been prepared by: Stephen Gouge

Signature  Date 20/12/12

This report has been reviewed by: Gordon Kirkby

Signature  Date 20/12/12

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# Statement of Validity

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

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**Environmental Assessment prepared by**

Name	Gordon Kirkby
Qualifications	BPlan (Hons) MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Block 6 and 7 Central Park – Project Application

---

**Concept Plan**

Applicant name	Frasers Broadway Pty Ltd
Applicant address	Lvl 12, 101 Bathurst Street, Sydney NSW 2000
Land to be developed	26 Broadway, Chippendale
Proposed development	Commercial and retail adaptive reuse

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**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

Date

December 2012



## 1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Department of Planning in support of an amendment to Project Approval MP11\_0090 pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). MP11\_0090 permits the construction of three buildings (Block 3B, 3C and 10) for student accommodation with ancillary retail uses, on the Central Park site.

This EAR has been prepared by JBA for Frasers Broadway Pty Ltd. It describes the site, its environs, the proposed development in the context of the approved Concept Plan, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements issued under Part 3A of the EP&A Act.

The EAR of this modification is based on the Architectural Drawings provided by Tonkin Zalukia Greer (TZG) (found at **Appendix A**), and other supporting technical information appended to the report (see Table of Contents).

### 1.1 Frasers Broadway Concept Plan

MP06\_0171, as modified in February 2009, is a Concept Plan approval applying to the Frasers Broadway (now Central Park) site which permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m<sup>2</sup> of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1,4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and Re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

### 1.2 MP 11\_0090 – Student Accommodation

A request for Director General Requirements for Blocks 3B/3C and 10 was made to the Department of Planning in June 2011 and amended DGRs issued on 16 November 2011.

On 30 November 2012, the Department of Planning and Infrastructure (DPI) approved the proposal for Construction of three buildings (3B, 3C and 10) for student accommodation with ancillary retail uses comprising:

- 7,944.72m<sup>2</sup> of student accommodation floor space comprising 267 bedrooms;
- 680.05m<sup>2</sup> retail floor space;
- Construction of the surrounding public domain;
- Public Art; and
- Bicycle parking.

A copy of the original approval instrument for this application is included at **Appendix B**.

## 2.0 Proposed Modifications

The proposal seeks internal and external modifications to the approved student accommodation buildings, accommodation mix and bicycle parking. Specifically the modifications include:

- Reduction in overall building envelopes, upper level footprints, height, and floor to floor heights;
- Reduction in Gross Floor Area of approximately 330m<sup>2</sup>;
- Amended mix of accommodation rooms to include a greater proportion of studios relative to cluster units, resulting an overall increase of four beds (4);
- Increase in standard studio unit size from 17m<sup>2</sup> to 19.5m<sup>2</sup> and increase in window sizes by approximately 45%;
- Reduction of the internal void spaces and addition of a full height window to the northern facade for increased light and ventilation;
- Alterations and relocation of internal communal space within the buildings for improved amenity and uses at the ground floor level;
- Relocation of fire stairs to Block 3C to the west on Carlton Street to increase activation on Kensington Lane;
- Increases bicycle storage facilities to be consistent with the relevant DCP requirements and relocation of storage area to level 1 in Block 10 allowing for improved ground floor use;
- Relocation of laundry facilities to the ground floor centrally located area within Block 3B.
- Amendment of the existing condition relating to building caretakers and provision of Residents Assistants (RA's);
- Simplify the ground level facade, particularly to Kensington Lane, whilst maintaining the concept of scale transition and response to adjacent heritage items; and
- Changes to the external wall material from concrete to lightweight fibre cement cladding with a significantly reduced embedded carbon footprint and reduction in supporting structure required.

The above modifications are shown on the architectural plans at **Appendix A** prepared by TZG (which replace all plans approved in the original application) and are described in detailed urban design principles (Section 2.1 below) and the following sections of this EAR. The changes proposed arise in response to the requirements of a nominated operator, unit mix, and subsequent amendments.

## 2.1 Urban Design Principles

The primary revision involves an amended mix of accommodation types to include a greater proportion of studios relative to cluster units. Four additional accommodation beds have been added (a total of 271 beds are proposed) due to the more compact planning possible using the modules of the revised mix.

The following statement has been prepared by TZG in outlining the proposed amendments and rationale behind their approach.

1. *Proposes an overall reduction in width of Block 3B of 1,000mm and Block C by 500mm. The external face of the Kensington Lane facade screen is now proposed to be located 100mm within the site boundary. The current approval allows the screen to overhang the boundary by 400mm.*



2. *Reduces the overall bulk of the building through a reduction in residential floor to floor height from 3040mm to 2900mm resulting in overall reductions in parapet height of 980mm to Block 3B , 700mm to block 3C and 420mm to Block 10. The reduced floor to floor height achieves a 2680mm floor to ceiling height in bedroom and living spaces. The significant reduction in both height and width will improve solar access to the narrow Streets.*
3. *Represents a total reduction in GFA of approximately 330 sqm*
4. *Provides natural light, ventilation, and outlook to the Block 3B central circulation void space through the introduction of a full height north facing window. This also vertically articulates the northern facade.*
5. *Increases typical window sizes by approximately 45%, providing more light and increased ventilation commensurate with the larger typical room size.*
6. *Relocates air conditioners, previously located at the facade in each room, to the roof.*
7. *Improves amenity of the level 2 Block 10 communal terrace by shifting it to the north.*
8. *Removes the Block 10 level 1 cluster, with its compromised outlook, allowing a larger more flexible retail tenancy volume addressing Kensington Lane.*
9. *Changes the external wall material from concrete to lightweight CSR "barestone" fibre cement cladding with a significantly reduced embedded carbon footprint in both wall material and reduction in supporting structure required.*
10. *Increases bicycle storage facilities, as requested in the PA approval, and relocates the storage area to level 1 in Block 10 where the increased area required has the minimum negative impact on activation of the ground plane.*
11. *Increases the amenity of the communal spaces at ground level.*
12. *Relocates the Block 3C fire stair onto Carlton Street allowing improved activation of the proposed future pedestrian precinct of Kensington Lane.*
13. *Places laundry facilities at ground level where supervision and maintenance can be better monitored by staff members.*
14. *Simplifies the ground level facade treatment whilst retaining the core concept of scale transition between the heritage significant terraces on Kensington lane and the larger retail floor plan of the proposal. Please refer to updated views.*

*The proposal represents a significant improvement upon the current approval*

## 2.2 Numerical Overview

**Table 1** below provides a numerical overview of the modified development.

**Table 1** – Key numerical information

Component	Approved	Proposed
Site area	<b>1886m<sup>2</sup></b>	<b>1886m<sup>2</sup></b>
– Block 3B	813.5m <sup>2</sup>	813.5m <sup>2</sup>
– Block 3C	552.2 m <sup>2</sup>	552.2 m <sup>2</sup>
– Block 10	520.3 m <sup>2</sup>	520.3 m <sup>2</sup>
GFA (Total)	<b>8,625 m<sup>2</sup></b>	<b>8,290.79 m<sup>2</sup></b>
– Block 3B and 3C		6,446.24m <sup>2</sup>
– Block 10		1844.55 m <sup>2</sup>
Residential GFA (Total)	7,944.72 m <sup>2</sup>	<b>7,584.13m<sup>2</sup></b>
Retail GFA (Total)	<b>680.05 m<sup>2</sup></b>	<b>706.7m<sup>2</sup></b>
Height		
Block 3B		
– RL	RL 45.60 ( Block 3B top of plant)	RL 44.2 ( Block 3B top of plant)
Block 3C		
– RL	RL 39.48 (3C top of plant)	RL 38.3 (3C top of plant)
Block 10		
– RL	RL39.10 (10 top of plant)	RL38.5 (10 top of plant)
No. of dwellings(single/cluster)	201	237
No. of Beds	267	271
Communal Open Space		
Block 3B/3C	360 m <sup>2</sup>	582 m <sup>2</sup>
Block 10	115.37m <sup>2</sup>	33.98m <sup>2</sup>
Total no. of car spaces	15 (within combined basement under Blocks 2 and 5)	15 (within combined basement under Blocks 2 and 5)
Motorcycle Parking	53 (within combined basement under Blocks 2 and 5)	53 (within combined basement under Blocks 2 and 5)
Bicycle Parking	<b>54</b>	90 (Block 10)

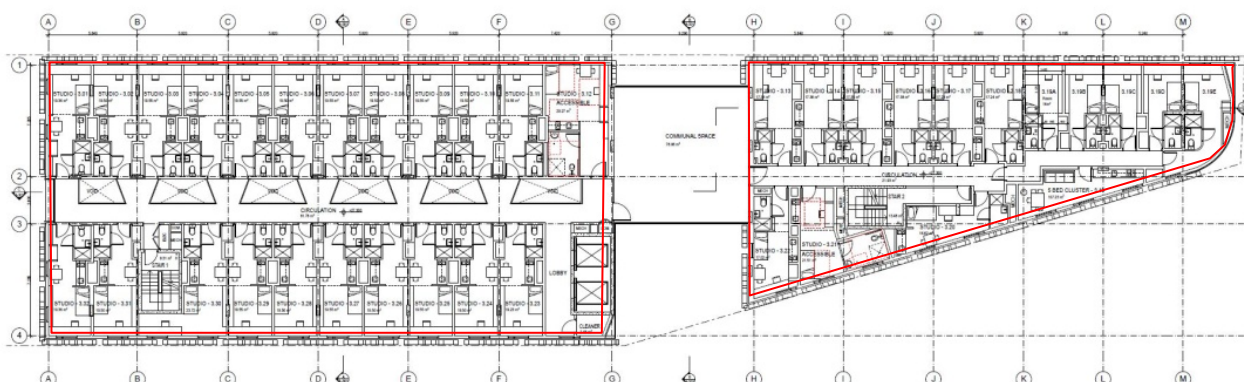
## 2.3 Building Envelope

The proposed modification is generally consistent with the approved building envelope. Where there are variations, they are minor and generally result in a reduction and smaller building mass.

The proposal includes an overall reduction in width from the approved building from of Block 3B/3C by 500mm on the eastern and western boundary, as such a 1000mm overall reduction. The external face of the metal screens that previously protruded over the property boundary by 400mm) will now sit wholly within the site (by 100mm).

The proposed modification also involve a further reduction in overall bulk by lowering the parapet in height from the approved form by 980mm for Block 3B, 700mm for Block 3C and 420mm for Block 10. This allows for a floor to floor height of 2680mm to be achieved within the bedroom and living spaces of the units.

The reduction in both height and width of the building envelope will improve solar access and views to the sky from the surrounding public areas including Kensington Lane and Carlton Street. **Figure 1** below illustrates the reduction in floor plate/footprint as part of the proposal. The reduction in the building envelope is also marked on the Architectural Plans at **Appendix A**



**Figure 1** – Reduced building floor plates by 1,000mm (identified by the red outline)

## 2.4 Accommodation Mix and Size

### Accommodation Mix

The proposal involves a modification to the apartment mix and the average size of the individual student accommodation rooms. The proposal includes a shift to a high proportion of studio units and fewer cluster rooms. As a result of the amendments and internal layout, there is a total increase in student beds by four (4) from 267 to 271. **Table 2** below outlines the existing and proposed unit mix.

**Table 2** – Existing and proposed unit mix

	Existing		Proposed		Variation	
	Dwellings	Beds	Dwellings	Beds	Dwellings	Beds
Studios	163	163	229	229		
Cluster Rooms	38	104	8	42		
TOTAL	201	267	237	271	+36	+4

### Rooms Sizes

As a result of the amendments, the studio rooms (level 2 – 7) will be increased in size by 2.5m to an average of 19.5m<sup>2</sup>. This provides additional space within the living segment of the unit, and allows for increased bathrooms sizing. Along with the increase in the proportional window size and removal of the in-room air conditioning systems that were previously located on the floor of the studios (as addressed in separate sections of this report) the amenity of each of the studios will be significantly improved by way of additional light and natural ventilation opportunities.

**Figure 2** below illustrates the existing and proposed standard studio unit sizes. Whilst some of the internal configuration has been amended to allow for centralised mechanical services, the rooms will provide more space for occupants.



Figure 2 – Existing and proposed standard studio rooms

### Cluster rooms

The proposed modification maintains a small number of cluster rooms within Building 3B/3C and 10.

Cluster rooms maintained within 3B/3C are located across level 1 to 7. A four bed cluster is located on level 1, with a 5 bed cluster to the southern elevation of each floor between level 2 and 5 of Block 3C. The remainder of the cluster rooms have been removed and replaced with studio units.

Within Block 10, the cluster rooms located on level 1 has been removed, to allow for a double height retail space below. The modified mix to Block 10 includes 3 x 6 bedroom cluster rooms between levels 3 and 5.

### Window Openings

The windows to the external facade of the building are proposed to be increased in size, with an additional panel added to one side of the existing window (which proportions are slightly amended). The increase in the form of an additional panel to the facade (0.43m<sup>2</sup>)

A not to scale comparison is provided below in **Figure 3** with the additional window shown. Section and further detail of these windows and openings are provided on the Architectural Plans at **Appendix A**.

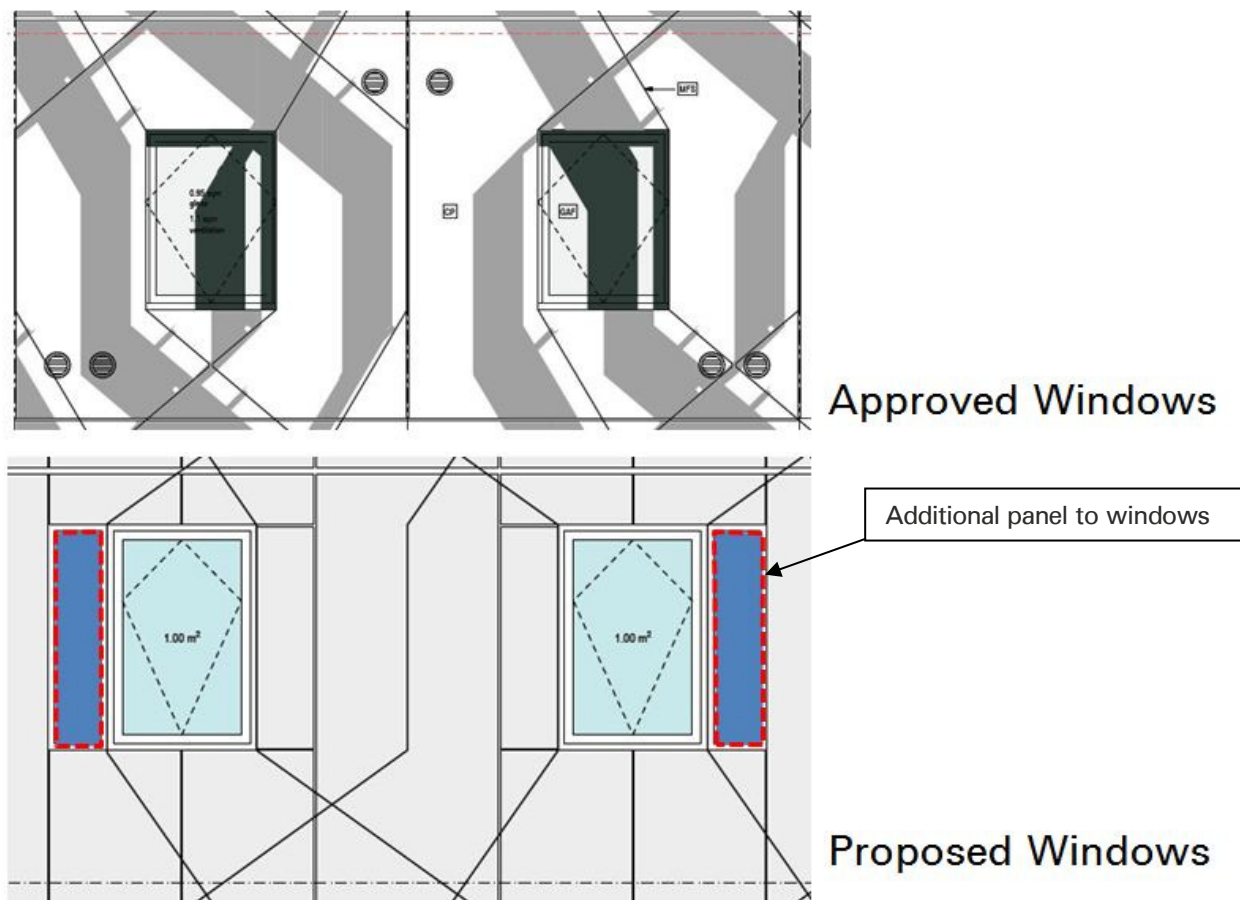


Figure 3 – Existing and proposed facade and window openings

## 2.5 Ground Floor amendments

The revised proposal incorporates a reconfiguration of the ground floor including a number of revisions to improve activations, student amenity, passive surveillance and legibility.

### Block 3B/3C

To Block 3B/3C the following changes are proposed:

- Laundry from the upper levels of Block 3B/3C and 10 are relocated to the ground floor of Block 3B fronting Kensington Lane;
- The entry lobby is expanded with a large area of communal open space provided to the ground floor adjacent the administration desk;
- The retail spaces of Block 3B and 3C have been modified and rationalised ;
- The removal of bicycle parking from the ground floor of Block 3B;
- Alterations to the location and size of the residential and retail garbage storage areas, as well as the creation of an additional retail garbage storage area fronting Carlton Street; and
- Relocation of the fire access stair to Block 3C from Kensington Lane to Carlton Street.

### Block 10

- Removal of the cluster room to level 1 and creation of a double height retail space;

- Internal reconfiguration and inclusion of the bicycle storage to level 1; and
- Redesign of the entry lobby to improve safety and visibility.

## 2.6 Internal amendments

### Internal Void/Atrium to Block 3B

The existing atrium within Block 3B has been revised to consist of a number of voids through each level. These voids will still allow for the movement of light and air through the building, and direct paths of travel. To the northern elevation of Block 3B, full height windows are proposed which introduce additional light and airflow to each level.

### Stairs to Block 3C

The revised plans show a relocation of the Block 3C fire access stair has been relocated from Kensington Lane to Carlton Street. This allows a greater level of activation and improved floor layout for student accommodation to the levels above.

## 2.7 Communal Areas

The proposal includes areas of internal and external communal space throughout all three buildings. The revised proposal relocates some of the communal open space within the three buildings by increasing the amount located on the ground floor of 3B/3C and increasing the amount of communal open space within Block 10.

### 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 existing building link between Blocks 3B and 3C. A range of formal and informal spaces are proposed so that students can relax or study in a quiet area. A total of 360m<sup>2</sup> GFA is dedicated to internal communal area within the building.

The roof terrace area of Block 3C provides an outdoor communal area of 122.39m<sup>2</sup>. 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 and BBQ 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 33.98m<sup>2</sup> including the study area with additional communal space provided within the 3 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.



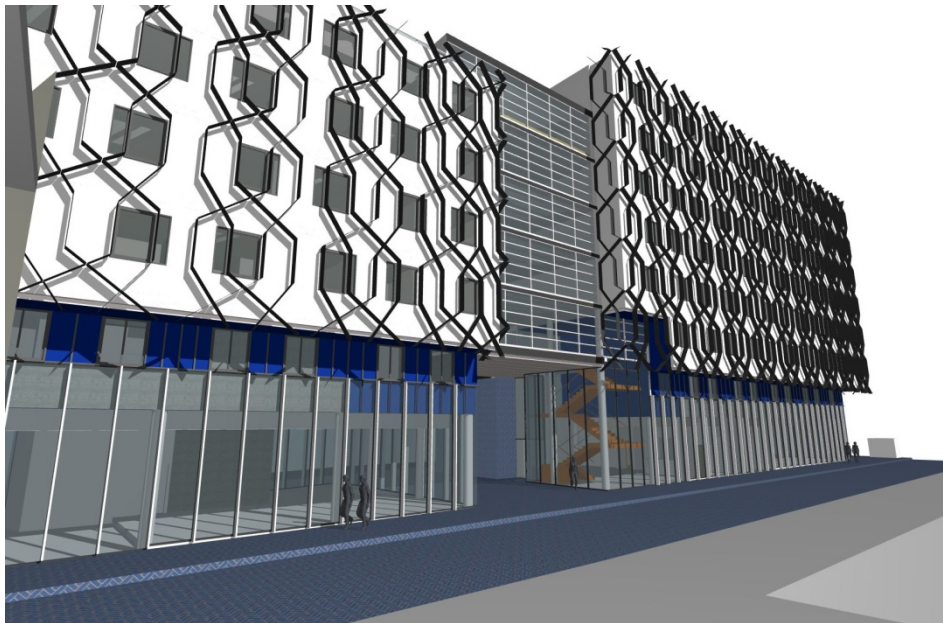
## 2.8 External Materials and Facades

### Building Facade Material

The proposal includes a modification to the external wall material from concrete to lightweight CSR "barestone" fibre cement cladding with a significantly reduced embedded carbon footprint in both wall material and reduction in supporting structure required. This material will appear very similar to concrete, and will be in grey colours (as shown in the views at **Appendix A**).

### Ground Floor Facade

The approved development incorporated comments from City of Sydney and the Department of Planning and Infrastructure regarding the articulation of the ground floor facade to Kensington Lane, and Carlton Street, particularly to the upper portion of the ground floor glazing. The design of this part of the facade (between levels 1 and 2) and the interface has been rationalised. This design simplifies the ground level facade treatment whilst retaining the core concept of scale transition between the heritage significant terraces on Kensington Lane and the larger retail floor plan of the proposal (See **Figure 4**). Colouring is used to provide articulation to the facade. The detail of this modification can be seen on the revised views at **Appendix A**.



**Figure 4** – Proposed treatment of the ground floor facade to Kensington Lane

### Carlton Street Frontage

The Carlton Street ground floor elevation has been redesigned to minimise the expanses of service treatment such as metal louvers and break up the facade with translucent glazing. The vertical proportions of these are have also been expended between the ground level and spandrel. An excerpt of the architectural plans is provided below in **Figure 5** which illustrates how this will be seen from Carlton Street.

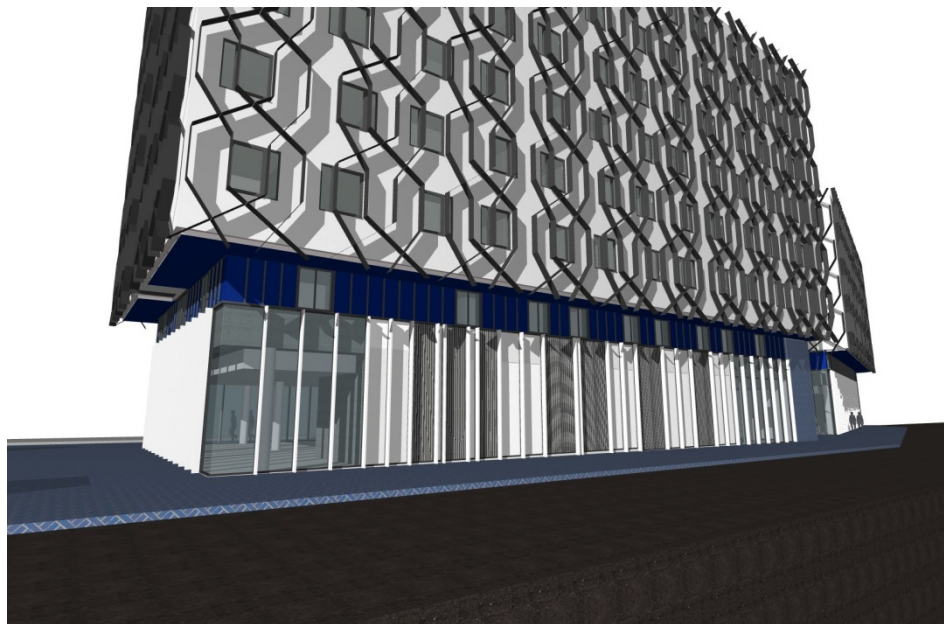


Figure 5 – Proposed treatment of the ground floor facade to Carlton Street

## 2.9 Access and Parking

The revised plans include the provisions of a total of 90 bicycle parking spaces within Block 10. Details of the parking system that is proposed to be utilised is provided in **Appendix C**. The motorcycle and car parking spaces will be provided within the basement of Blocks 2 and 5 of the Central Park development (MP\_09\_0042) (see assessment at **Section 4.4**) as per the approved application.

The revised bicycle parking on level 1 in a centralised location within Block 10, that are accessible via lift access from the lobby (see **Appendix A**).

## 2.10 Building Services

The proposed modification includes amendments to some of the mechanical services within the buildings. The mechanical services and fire safety service measures are addressed in a memo (**Appendix D**) to the original report for the application prepared in April 2012.

### Mechanical Services

- The method of cooling the student accommodation units is proposed to be changed from local mounted elements (placed on the floor of the units and penetrating the facade) which were directly ducted to outside through the perimeter wall.
- Within the revised scheme, each of the rooms will be provided with a wall mounted VRV fan coil units connected to roof mounted air cooled condensers. Students will be able to control the temperature and operation from within each of the rooms.
- The student accommodation units shall now be provided with central kitchen exhaust reticulated to the roof. The previous system has these elements articulated into the facade and resulted in a number of openings to the facade (when combined with the air conditioning units).
- Bathroom and Kitchen extraction to the roof.
- Mechanical corridor smoke extract is included in Block 3C and Block 10 to facilitate the fire safety engineering alternative solution



## 2.11 Site Management

As part of the planning and approval process an operator has been established, who will operate and manage the use as student accommodation during operation.

A new Operations Plan has been prepared by Iglu (**Appendix E**), the future operator, which outlines in further detail the management procedures to be implemented as part of the future use.

Iglu is a specialist student accommodation developer and operator. Iglu provides tertiary education students with a high quality, all inclusive accommodation service offering located within close proximity to universities, local amenities and public transport. Iglu's aim is to provide a hospitality platform that enables and enhances students' academic and social experience.

As part of this modification, it is sought to modify the existing conditions relating to an onsite caretaker. As addressed in the Operations Plan and discussed in further detail at **Section 3.8**, the operator will employ five (5) students as live-in Residential Assistants (RAs), who actively manage the operations of the use. The RAs are employed in addition, and do not replace the General Manager, who will be available 24 hours a day, 7 days a week and four professional staff on site during business hours.

## 2.12 Amendments to Conditions

The above changes to the proposed development necessitate the following modifications to the conditions of consent. Deletions are shown in ~~**bold strikethrough**~~ and insertions are shown in ***bold italics***.

### SCHEDULE 1 – PART A – Administrative Conditions

#### A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

- Construction of three buildings (3B, 3C and 10) for student accommodation with ancillary retail uses comprising:
  - ~~7,944.72m<sup>2</sup>~~ ***7584.13m<sup>2</sup>*** of student accommodation floor space comprising ~~267~~ ***271*** bedrooms;
  - ~~680.05m<sup>2</sup>~~ ***706.7m<sup>2</sup>*** retail floor space;
  - Construction of the surrounding public domain;
  - Public Art; and
  - Bicycle parking.

#### A2 – Terms of Approval

The Applicant shall carry out the project in accordance with the following documentation:

- a) Environmental Assessment and supporting documents prepared by JBA Planning dated June 2012;
- b) Preferred Project Report and supporting documents prepared by JBA Planning dated October 2012; and

***Except as amended by the Section 75W prepared by JBA Planning dated December 2012***

- c) following drawings, except for:
  - a) any modifications which are Exempt' or Complying Development;

- b) otherwise provided by the conditions of this approval

**Architectural (or Design) Drawings prepared by Tonkin Zulaikha Greer**

Drawing No	Revision	Name of Plan	Date
<i>(All plans as provided at Appendix A)</i>			

**SCHEDULE 2 – PART C – Prior to Issue of Construction Certificate**

**B2. Design Modification**

In order to provide acceptable management of the proposed student accommodation, the design of the buildings shall be amended as follows:

- d) provision shall be made for ~~a 24 hour on-site caretaker/manager in both Blocks 3B & 3C and Block 10, including the designated of a room/area of at least 8m<sup>2</sup> with a minimum dimension of 2.5 metres; In addition to the Hospitality management staff and General Manager (contactable 24/7) a minimum of 5, live-in and paid Residents Assistants are to be employed at any given time on the site, and located within Blocks 3B/3C and 10.~~

*(Note: the Residents Assistants will work to compliment the Hospitality Management Staff and General Manager and not as a replacement to these staff)*

- e) ~~provision of secure, on-site bicycle parking for a minimum of 89 bicycles proportionally shared between Blocks 3B, 3C and 10.~~

The layout, design and security of bicycle facilities either on-street or off-street ~~must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities; and shall be provided at a rate consistent with the stipulated Boarding House DCP and installed in accordance with the specification of the JOSTA system or equivalent; and~~

- f) a physical barrier, such as a timber or masonry wall return, must be provided between the kitchenette areas within the studio rooms and the immediately adjoining study desk. The barrier must be provided up to ceiling height.

g)

Details of the above shall be submitted to and approved by the Director General or his nominee prior to the issue of a Construction Certificate.

**E2. Accommodation – Registration and Caretaker**

Prior to the issuing of an Occupation Certificate, Council's Health and Building Unit must be advised in writing of the business name, address, owner or company name, 24 hour contact details for the ~~on-site manager~~ **General Manager**, and the number of occupants approved for the premises. ~~An on-site manager~~ **The General Manager and/or Residents Assistant(s)** must be contactable 24 hours a day for each separate student accommodation use.

**E9. Laundry Facilities**

- a) ~~A minimum of (10) 7-10 kg commercial washing machines and (10) 7-10kg commercial dryers are to be provided for the occupants of Blocks 3B/3C and installed prior to the issue of an Occupation Certificate~~

- b) ~~A minimum of (7) 7-10 kg commercial washing machines and (7) 7-10kg commercial dryers are to be provided for the occupants of Blocks 3B/3C and installed prior to the issue of an Occupation Certificate~~

**A Total of 7 washing machines and 7 dryers (minimum 7kg) must be provided within the Laundry Facility located on the Ground floor of Block 3B for the occupants of Block 3B/3C and 10 and installed prior to the issue of an Occupation Certificate.**

## F2 Caretaker/Manager Availability

- a) ~~An on-site caretaker or~~ **An employed Residents Assistant or** a member of staff is to be available on the premises of buildings on Blocks 3B & 3C, 24 hours per day, 7 days per week. ~~The on-site caretaker~~ **An employed Residents Advisor** and/or manager of staff on the premises must be contactable for any emergencies 24 hours per day.
- b) ~~An on-site caretaker or~~ **An employed Residents Assistant or** a member of staff is to be available on the premises of the building on Block 10, 24 hours per day, 7 days per week. ~~The on-site caretaker~~ **An employed Residents Advisor** and/or manager of staff on the premises must be contactable for any emergencies 24 hours per day.

Separate ~~on-site caretakers or~~ members of staff must be utilised for Blocks 3B & 3C, and Block 10.

## 3.0 Environmental Assessment

This Section of the report provides an assessment of the key environmental issues which relate to the proposed amendments.

### 3.1 Frasers Broadway Concept Plan

The proposed development is consistent with the concept plan:

- The overall GFA of the revised proposal is consistent with the maximum permitted under the concept plan for Blocks 3B/3C and 10.
- The proposed building continues to exhibit design excellence;
- The revised ground floor plans increase the level of activation and contribution to public surveillance uses activate the surrounding streets;
- The proposed development is consistent with the concept plan envelope and will reduce the level of overshadowing to surrounding building from the approved built form overshadowing of the main park;
- Publicly accessible through site links are retained within the building; and
- It will provide ESD measures over and above that required by BASIX.

The proposed amendments are consistent with the assessment and determination of the original approval.

#### 3.1.1 Gross Floor Area

The proposed modification result in a reduction of GFA across the site by approximate 330sqm. **Table 3** outlines the existing and proposed GFA. Confirmation of the GFA has been provided by Denny Linker and Associates (**Appendix F**).

**Table 3** – Approved and Proposed GFA

Use	Approved	Proposed	Variation
Residential	7,944.72 m <sup>2</sup>	7,584.13m <sup>2</sup>	-361m <sup>2</sup>
Non-residential	680.05 m <sup>2</sup>	706.7m <sup>2</sup>	+27m <sup>2</sup>
<b>TOTAL</b>	<b>8,625 m<sup>2</sup></b>	<b>8,290.07m<sup>2</sup></b>	<b>-334 m<sup>2</sup></b>

Bicycle parking within the proposed modification has been excluded from the overall GFA consistent with the assessment in the original proposal.

#### 3.1.2 Design Excellence Commitments

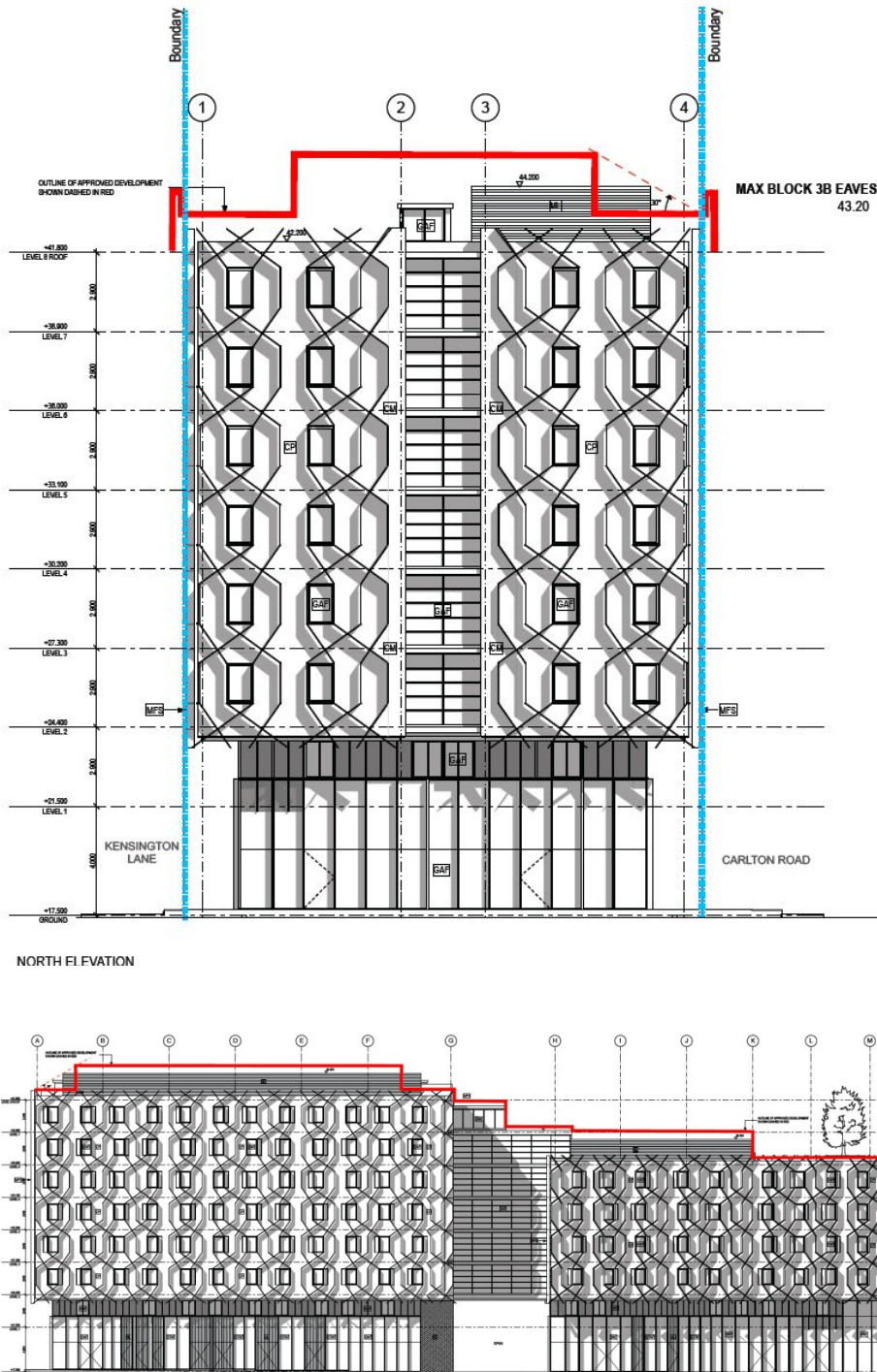
In accordance with Concept Plan Commitment Number 2 - Tonkin Zulaika Greer (TZG) has been appointed as the project architects for the Kensington Street Precinct. TZG have also prepared the revised plans as part of this proposal, consistent with this commitment.

### 3.2 Consistency with Approval

The internal redesign and minor changes to the external elements of the building will result in an improvement of residential amenity and will not generate and adverse environmental impacts to the surrounding land uses. The revised layout also results in increased activity to the ground floor facade and compliance with the require bicycle parking provisions.

### 3.2.1 Block 3B/C Building Envelope

The approved building envelopes and proposed modifications are shown at Blocks 3B and 3C are shown in **Figure 6** below. The plans identify the line of the existing approved envelope, and demonstrate a reduction in the height and floor plate of the blocks.



**Figure 6** – Proposed building envelope reduction (existing approval shown in red)

Overall, the proposal is consistent with the approved envelope in that it reduces the bulk and mass, and no longer results in a boundary encroachment, and is therefore considered to be consistent with the Concept Plan.

### 3.3 Compliance with Basement Project Approval

Under Project Approval 09\_0042 (as amended) the Kensington Precinct is allocated 106 (previously 108) parking spaces. This was based on the following uses being provided within the Kensington Precinct:

- 65 residential apartments
- 72 hotel rooms
- 3,265m<sup>2</sup> commercial floorspace
- 2,855m<sup>2</sup> retail floorspace

However, since the Concept Plan and combined basement approvals were issued the actual land use to be provided within the Kensington Precinct has been revised to reflect the following:

- 271 student accommodation beds
- 60 hotel rooms
- 5,000m<sup>2</sup> commercial/retail floorspace

As student accommodation has a much lower car parking provision rate than that required for standard residential accommodation there is a much lower level of on-site parking required for the Kensington Precinct than that originally envisaged.

At this stage it is proposed that the following parking will be provided for the Kensington Precinct, commensurate with the demand generated by the various uses:

- 15 parking spaces Blocks 3B, 3C and 10 (5 to be provided as standard car parking spaces and 10 to be converted to motorcycle parking spaces)
- 10 parking spaces for the hotel use on Block 3A
- 10 spaces for the commercial/retail space on Block 6 + 7
- Total Kensington Street spaces – 35 spaces

As 35 spaces are required there is an excess of 73 spaces provided on basement level 5. A Section 75W modification application to MP09\_0042 has been submitted and is currently under assessment by the DPI so as to allocate these surplus car spaces to residential units within Blocks 5B and 5C. Access from these surplus car spaces to the residential units in Blocks 5B and 5C will be via the passenger lifts in Block 5B and 5C.

### 3.4 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, DCP 2012 and SEPP 65/RFDC guiding principles.

The revised building and layout design will continue to meet the objectives of the SEPP and the Residential Flat Design Code but cannot, because of fundamental design differences, achieve full compliance with all of the rules of thumb, as noted in the original approval.

These assess the modified proposal's consistency with the relevant planning controls including bedroom sizes, kitchen area, communal area and other facilities. Compliance with these provisions and guidelines are summarised below.



## Internal Room Amenity

The amended proposal increases the minimum room dimensions of approved development consistent with the AHSEPP, Boarding House DCP and DCP 2012. The accommodation mix is significantly rationalised as part of revised proposal to increase the number of studios. The following standard room configurations are proposed as part of the modified scheme:

- (Level 1) Studio combined area (single occupancy) : 17.06m<sup>2</sup>
- (Level 2-7) Studio combined area (single occupancy) : 19.5m<sup>2</sup>
- Typical cluster bedroom: 14m<sup>2</sup>

Compared to the existing approved studios, the average size of the rooms increases by approximately 2.5m and is also provided with an increase in window proportion by approximately an addition of 45%.

The revised arrangement and room dimensions results in a significant improvement to the amenity provided student occupants, consistent with principles of SEPP 65 and the RFDC rules of thumb.

## Cluster rooms

The internal configuration of the cluster rooms have been redesigned (as seen in **Appendix A**). The internal layout of these units have been design in accordance with the current interpretation of the BCA with regard to sole occupancy units, and required paths of egress.

## Internal Communal Open Space

Whilst the proposal involves a reconfiguration of the mix, the number of beds within the development remains generally consistent, increasing by four (4). As such, the increased requirement for internal communal open space is negligible from the approved application.

A total of 616m<sup>2</sup> (Block 3B/3C - 582sqm, Block 10 - 33.98sqm) communal open space is provided within the revised proposal. The central passive recreation/communal areas are maintained between Block 3B/3C and 10 adjacent to the lift lobby are maintained, centrally within Building 3B/3C providing access to all studios and cluster rooms. The modified ground floor plate also includes a large area of open lobby with communal space adjacent to the reception and close to the common laundry facilities. Within Block 10, communal space is maintained on level 2 and external space expanded. The setting back of the internal communal space in this area allows for greater solar access and improved passive ventilation.

The communal areas provide recreational space with TV facilities, dining areas, couches for socialising and relaxing and study rooms. It is considered that the proposal provides high quality communal space to provide a high level of amenity and variety for the students.

## External areas

The primary communal open space to the roof of Block 3C is maintained, and reduced to 95m<sup>2</sup>, although exceeds the minimum 20m<sup>2</sup> requirements of the Boarding House DCP and DCP 2012.

An additional communal terrace has been provided to the northern elevation of Block 10, adjacent to the internal communal area of level 1. This space has been incorporated into the proposed modification due to changes in the layout of the floor below, and a narrowing of the built form to level. As shown in **Figure 7** below, the building line of level 2 has been setback further from the northern elevation, and level 1 modified to be a double height commercial space to the

ground floor below. This results in the creation of a usable communal courtyard, afforded greater access to natural light and solar access.

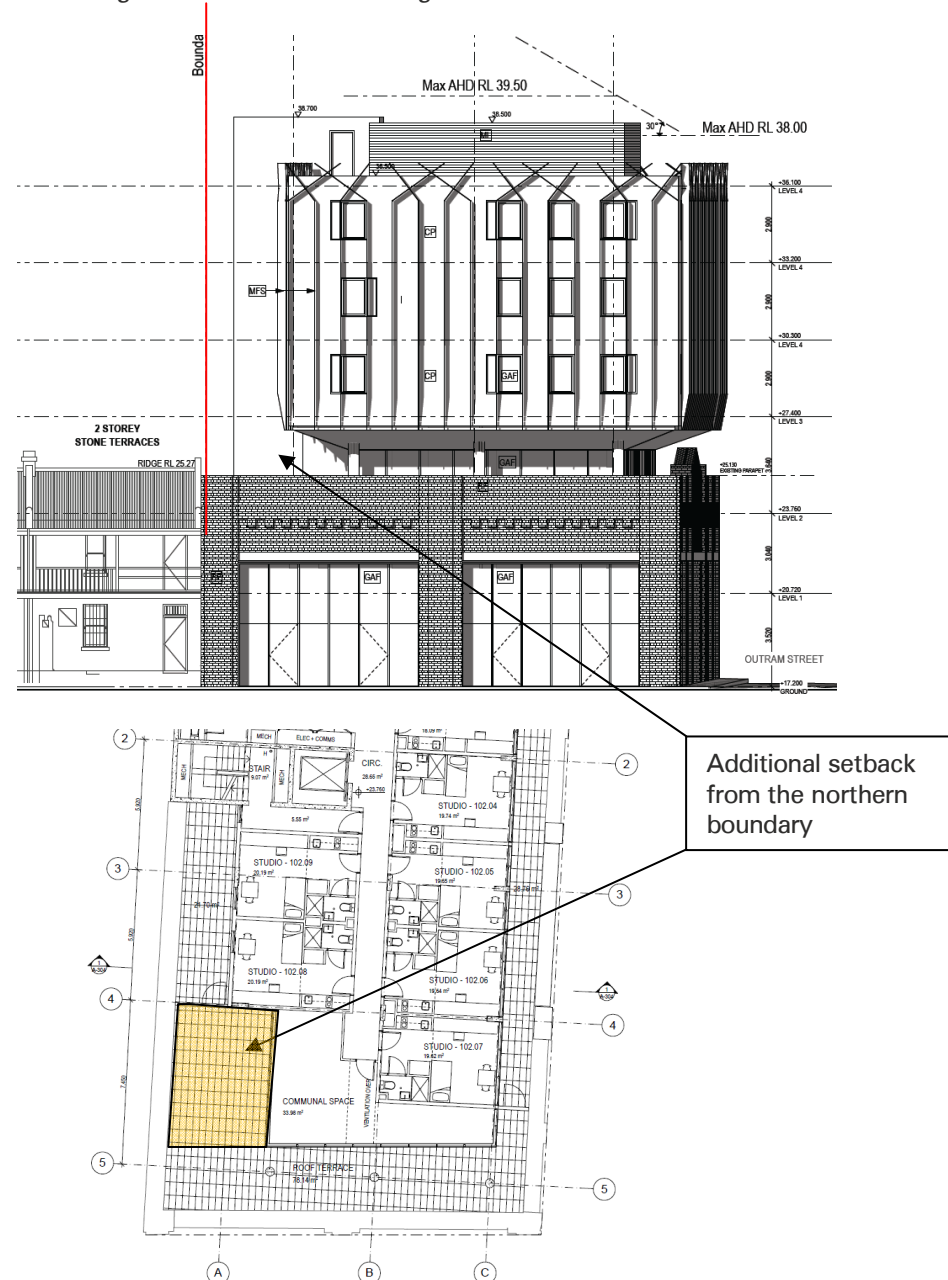


Figure 7 – Setback to level 1 on Block 10 (left) and additional external area (right)

### Solar Access

Analysis undertaken by WSP Built Ecology demonstrates the following levels of solar access in mid winter (21 June) for Blocks 3B and 3C. A further study was carried out as part of the Preferred Project Report for the original proposal which outlines that.

These studies have been revised to consider the proposed modification to the internal layout in the ESD report at **Appendix G** and are summarised below:

- The common areas of Blocks 3B and 3C are found in the link portion of the building. A daylight availability study found that these common areas receive at least three hours of direct sunlight on the eastern elevation between 9am and 3pm in mid-winter



- The common area of Block 10 is located in the north-west corner of Level 2. A daylight availability study found that this common area receives four hours of direct sunlight on the northern elevation between 9am and 3pm in mid-winter
- The number of south facing apartments has been increased to 8% of the total apartments provided across 3B, 3C and 10; however; this is still below the 10% threshold recommended by the RFDC.

As discussed in **Section 3.2** the revised design setbacks the building a further 500mm from each boundary, improving daylight access, and views to the sky from Kensington Lane and Carlton Street.

The proposal will provide significant areas of communal open space, both internal and external that are provided access to light and direct sun during the winter months, consistent with the principles of SEPP 65 and provision of suitable amenity for future residents

### Natural Ventilation

Natural ventilation and compliance with SEPP 65 and the RFDC rules of thumb have been considered in the revised ESD report prepared by WSP Built Ecology.

The revised design of Block 3B introduces multiple voids within the common corridor to represent atrium-type functionality, similar to the central atrium arrangement included in the approved design. The revised design will take advantage of single sided ventilation for the studio apartments, as natural cross flow ventilation is no longer available within the common voids/atriums. Importantly, natural cross ventilation is still available to the cluster bedroom apartments.

When the bathroom exhaust fan is in use, the ventilation will be assisted through the window openings. Compliance with the objectives of the RFDC with regard to natural ventilation have been addressed in **Appendix G** and summarised below.

- A thermal model was created to demonstrate adequate fresh air to habitable rooms. In order to demonstrate the single aspect ventilation strategy improves the thermal comfort performance to the habitable rooms, the thermal model was analysed to demonstrate the internal temperatures experienced in the space compared to the ambient conditions.
- A single sided ventilation strategy is capable of providing adequate fresh air to the studio apartments and facilitates improved thermal comfort for the occupants.
- The external window configuration in a typical studio is capable of providing sufficient fresh air to the space such that all areas of the studio (incl. kitchen) and its en-suite are adequately ventilated.

### Building Separation

The separation of Blocks 3B/3C and 10 will increase as a result of the proposal due to the shift in the building 500mm from the approved location on the boundary. This result in the building (including the external screen) being within the site boundaries. The increased building separation is an improvement to the amenity afforded to the future occupants. Acoustic privacy between these building and surrounding residential buildings is not proposed to be amended.

### Laundry Facilities

The proposal incorporates a centralised laundry room to the ground floor of Block 3B adjacent the entry lobby, administration design and communal space. There are a total of 7 commercial washing machines and 7 commercial dryers proposed

within the common laundry. It is noted that this is a variation to the approved consent, and as such recommended wording of the condition is proposed.

The machines that will be installed are commercial grade, and of a size (7kg) greater than required by the Boarding House DCP requirement. In discussion with the future operator, Iglu, and comparison to similar operations and site, the provision of 7 washing machines and 7 dryers has been determined as suitable and capable of meeting the demand for the proposed number of students.

### 3.5 Overshadowing

The proposal involves a reduction in building height and width and therefore results in a reduction in the extent of overshadowing to surrounding buildings and areas of open space. The modification will not result in any additional or adverse impacts.

### 3.6 Crime and Safety

A revised Crime and Public Safety Report has been prepared by Elton Consulting and is provided at **Appendix H**.

The revised ground floor layout of Block 3B and the central lobby area is considered to provide improved passive surveillance to the lobby areas/entry as well as garbage room, laundry and through site link between Block 3B and 3C. The Block 10 lobby has also been simplified to remove potential 'hiding' areas and improve public safety.

The proposed Block 3B, 3C and 10 amendments maintain the CPTED aims and objectives, and are considered acceptable from a CPTED perspective. The amended plans continue to achieve the general principles of CPTED; territoriality, natural surveillance, access control, maintenance and activity control.

### 3.7 Traffic Access and Parking

A revised Traffic and Parking Review has been prepared by GTA consultants (**Appendix C**) that takes into account

- The reduction in student accommodation floorspace by 361m<sup>2</sup>
- Minor increase in retail floor space by approximately 27m<sup>2</sup>
- Increase in the number of student beds by 4 from 267 to 271
- Increase bicycle provision (90) and relocation to Block 10.

The proposal will not result in any amendments to the approved car parking or motorcycle parking figures.

#### Traffic Effects

As the car parking provision is consistent with the original approval (no change) the modification are not considered to alter the potential traffic generation of the development, and therefore no additional traffic effects.

#### Bicycle Parking Assessment

The proposed modification involve the relocation and significant increase in bicycle parking numbers from 54 to 90, which exceeds the number included in condition B2 of the approval instrument (requiring 89). The proposal seeks to utilise a bicycle parking rack system known as JOSTA, which can generally meet the relevant Australian Standard for Class 3 bicycle parking space (details included in **Appendix C**). The use of this system requires condition B2 to be revised and

reference made to proposed scheme. The proposed wording of this condition is included in **Section 2.2**.

The proposed bicycle parking meets the quantum required to match the demand of the increased student numbers, consistent with the AH SEPP, Boarding House DCP and the recently gazetted Sydney DCP 2012 (with regard to boarding house parking requirements).

### Bicycle Parking Location

The proposed bicycle parking provision is located in an accessible location within the site with secure access via a lift adjacent the entry lobby utilised by all occupants. The uses within the Kensington Precinct, particularly to Block 6 and 7 will encourage a lively and active streetscape with increase passive surveillance. The lift and lobby used to access the bicycle storage is also utilised by a total of 54 occupants within the building, being highly trafficked.

The proposed revision to the bicycle parking is compliant with the relevant controls. Access to the bike storage room will be managed so that only students with a key card can enter the lift and access level 1. Consistent with all lobby areas across the site, CCTV cameras will be installed in these locations and monitored by staff.

The Block 10 lobby is proposed to be reconfigured so that there is a more direct and straight connection between the building entrance and lift. The revised CPTED report has considered that the revised design results in fewer areas in the lobby for offenders to hide, which improves safety for students accessing the lift, bicycle storage and accommodation above.

The proposed bicycle parking number and location are consistent with the recommendations contained within the *Planning Guidelines for Walking and Cycling*, specifically:

- Accessible and secure location;
- located within 50m of the destination it is intended to serve being on-site;
- spaces are protected from the elements (rain/sun); and
- Adequately distanced, maintaining adequate distance between the spaces and motor vehicle traffic lane.

The relocation of the bicycle parking to Level 10 allows for a significant improvement to the ground floor and activation of Block 3B/3C and 10, providing for increased communal and retail spaces, consistent with the desired future character of Kensington Lane and the Precinct. Where the increased area required has the minimum negative impact on activation of the ground plane.

Overall, the proposed modification will result in a development that meets the demand for bicycle parking in a secure and central location, whilst maximising the ground floor of the buildings for active retail uses and communal open space which will contribute to the character of the Kensington Precinct.

## 3.8 Operational Management

The proposed amendments to the approval have largely been as a result of the selection of a future student accommodation operator. The layout and unit mix have been designed in collaboration with the future operator, in light of the future management procedures and practices.

As part of this collaboration process and revised design, Iglu have prepared an Operations Plan (**Appendix E**) which details the property, customer, and staff

procedures of the use. The Operations Plan replaces the existing plan submitted with the original application and outlines the model for live-in, paid management (Residents Assistants) in addition to a General Manager and professional staff on site during office hours. The model and structure of employment of Residents Assistants replaces the need for a single on-site caretaker, ensuring that more than one member of staff is on site at all times /(often more than one t any given time within all three buildings)

An excerpt from the Operations Plan is provided below which outlines how the Residents Assistants operate:

*Iglu's General Manager will be responsible for the running of Iglu Central Park and will be supported by 8-10 Iglu hospitality management staff. The staff profile will include full-time staff (hospitality and facilities management) and Resident Assistants (student employees), who will be responsible for the organisation of property events and activities to encourage interaction and participation amongst students. These activities will range from academic study support and cultural awareness evenings through to BBQ's and games nights. The General Manager will be contactable 24 hours per day, 7 days per week with 4 professional staff members and 5 Resident Assistants also available at various times during business hours. and out of business hours. The*

*Resident Assistants will reside within the Iglu Central Park development and will be spread throughout Blocks 3B, 3C and 10. The role of Residents Assistant's is be an important part of the management strategy for the property. The position is a "live-in" role that provides a range of information, support and assistance to the students living in the property. The Residents Assistant's provide the active daily interface between student residents and the Manager. They 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 model of Residents Assistants has been utilised by Iglu on an adjacent site at 1 Regent Street, Chippendale. This application was assessed by City of Sydney against the Boarding House DCP and a suitable condition imposed that required contact details of the General Manager to be provided. A similar condition has been recommended in Section 2.3, which will ensure employed management, will be on site, and can be contactable 24 hours, 7 days.

### 3.9 Environmentally Sustainable Development

The established ESD initiatives that will be implemented for the Kensington Precinct and specifically block 3B/3C and 10 will remain consistent with the original approval, including :

- Connection to the Central Thermal Plant (CTP);
- Connection to the Recycled Water Treatment Plant (RWTP);
- Consistency with the principles and "rules of thumb" of the RFDC with regard to solar access, ventilation and amenity for residents;
- Meeting the DTS provision of Section J of the BCA 2011; and
- Demonstrating the projects conformity with the principles of a 5 star Green Star rating using a "principle led pathway" to support the application of ESD initiatives across various environmental categories.

The proposed modifications have been reviewed by WSP Built ecology, who have provided a memo with additional information to the report prepared in April 2012. Importantly, the proposed scheme will continue to be consistent with the specified conditions of the site Consent Plan and the existing instrument of approval (Condition B21).

## BASIX and NatHERS

BASIX certificates were provided with the previous Project Application for Blocks 3B, 3C and 10. These certificates demonstrated the blocks met the BASIX benchmarks for thermal comfort, and water and energy efficiency.

The Department of Planning and Infrastructure (DPI) has provided a clarification that NatHERS software does not apply to Class 3 buildings and the BASIX software is not tailored to assess this type of building design and the BASIX and NatHERS software tools can be used for guidance or advice only. Therefore, the BASIX certificates for Blocks 3B, 3C and 10 have not been re-issued. The performance commitments and guidelines will be maintained as part of this modification,

## Green Star

The modified proposal is consistent with the 5 star Green Star “principle led” pathway in accordance the Green Star Multi Unit Residential v1 tool. The proposal is therefore consistent with the existing condition B21 of the existing Instrument of Approval and the Concept Plan.

## 3.10 Waste Management

A revised waste management plan has been prepared by TZG which considers the waste generation requirements, reconfiguration of the ground floor plan, and modifications to the unit mix and layout (**Appendix I**). The key changes include

- The location of the waste rooms to Block 3B/C and 10;
- Creation of an additional retail waste storage room to the Carlton Street frontage of Block 3C; and
- Reduction in the number of binds required in response to a change in the non residential GFA, and utilisation of large (1,000L) bins.

### Garbage Rooms

Separate residential and retail garbage rooms are located at ground level of each building (3B/3C and 10) where waste will be deposited, and stored. The residential and the retail garbage rooms have been rationalised and reduced through the use of large bins (from 240L to 1,000L for residential) and in response to the reduction in the retail floor space on the site. An additional waste storage room has been added to the ground floor of Block 3C to Carlton Street, to ensure that all loading and servicing is maintained on Carlton Street and not impact the activation of Kensington Lane.

All garbage equipment and rooms will continue to be managed by the building Manager as per the revised Waste Management Plan. It will be the Managers duty to prepare the bins for collection, and transfer them via the service corridor to Carlton Street, and Goold Street where they will be collected by Council.

A part of the revised proposal, the following waste storage bins are provided for the estimated residential waste generation:

- **Blocks 3B and 3C** - Waste and recycling bins: 4 x 1,000L Mobile Bins and 10 x 240 litre bins (recycling)
- **Block 10** - Waste and recycling bins: 2 x 1,000L Mobile Bins and 3 x 240 litre bins (recycling)

The following waste storage bins are provided for the estimated retail waste generation:

- **Blocks 3B and 3C** - Waste and recycling bins: 14 (240 litre bins), 5 to Block 3B and 9 to Block 3C.

- **Block 10** - Waste and recycling bins: 7 (240 litre bins)

The space for the bin areas have been incorporated on the ground floor as shown on the Architectural Plans (**Appendix A**).

#### Collection

As shown on the revised plans, the Mobile Garbage Bins (MGB) are to be stored in the centralised waste storage areas and have been designed to accommodate waste generated by the development based on collection occurring by a private contractor twice a week.

### 3.11 Building Code of Australia and Fire Safety

A revised BCA has been prepared by City Plan Services that considers the proposed amendments to the approval (provided at **Appendix J**).

Specific consideration has been given to the internal layout of the cluster rooms and compliance with the BCA in terms of egress and fire safety. An alternative fire engineered solution will be established as part of a construction certification to meet the required performance requirements.

The BCA report concludes that the proposed building works as part of the modification are capable of complying with the provisions of the Building Code of Australia 2012.

### 3.12 Access

A revised Access Assessment Report has been prepared by Accessibility Solutions and is located at **Appendix K**. A total of 12 Accessible single studios have been provided, compliant with the quantity required by the BCA. The report concludes that the proposed modification and revised layout will provide appropriate access for people with disabilities and can comply with the BCA and DDA Premises Standards.

### 3.13 Structural Certification

The revised design, including internal layout, void design, and increased openings to the windows have been considered by Mott MacDonald (**Appendix L**) and are capable of complying with the relevant provisions of the BCA as outlined in the Structural Certification.

## 4.0 Revised Statement of Commitments

The existing statement of commitment regarding are proposed to be revised reflect the new Operations Plan. Words proposed to be deleted are shown in ~~bold strike through~~ and works to be interested are shown in ***bold italics***.

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	<del>The Preliminary plan of management will be updated once an operator is appointment for the management of the premises.</del> <b><i>The proposal is to operate in accordance with the details a Operations Plan prepared by Iglu, dated December 2012.</i></b>	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	Heritage/Archaeology	Construction works will be overseen by a qualified historical archaeologist as part of an archaeological monitoring program.	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.



## 5.0 Conclusion

This application seeks the following amendments to the approved student accommodation and ground floor retail uses application (Major Project 11\_0090), specifically;

- Reduction in overall building envelopes, upper level footprints, height, and floor to floor heights;
- Reduction in Gross Floor Area of approximately 330m<sup>2</sup>;
- Amended mix of accommodation rooms to include a greater proportion of studios relative to cluster units, resulting an overall increase of four beds (4);
- Increase in standard studio unit size from 17m<sup>2</sup> to 19.5m<sup>2</sup> and increase in window sizes by approximately 45%;
- Reduction of the internal void spaces and addition of a full height window to the northern facade for increased light and ventilation;
- Alterations and relocation of internal communal space within the buildings for improved amenity and uses at the ground floor level;
- Relocation of fire stairs to Block 3C to the west on Carlton Street to increase activation on Kensington Lane;
- Increases bicycle storage facilities to be consistent with the relevant DCP requirements and relocation of storage area to level 1 in Block 10 allowing for improved ground floor use;
- Relocation of laundry facilities to the ground floor centrally located area within Block 3B.
- Amendment of the existing condition relating to building caretakers and provision of Residents Assistants (RA's) and updated Operations Plan with input from the future operator, Iglu;
- Simplify the ground level facade, particularly to Kensington Lane, whilst maintaining the concept of scale transition and response to adjacent heritage items; and
- Changes to the external wall material from concrete to lightweight fibre cement cladding with a significantly reduced embedded carbon footprint and reduction in supporting structure required.

This environmental assessment report has demonstrated that the amended design remains consistent with the approved Concept Plan applying to the site and addresses design modification and additional information that was required by condition of the approval.

The modification have been primarily proposed response to the appointment of a student accommodation provided and will not result in any adverse environmental impacts, particularly with respect to the appreciation of the heritage gate, and the landscape presence on the facades.

In light of the above benefits and in the absence of the any negative environmental impacts, the application is recommended for approval.