



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

25 June 2021

David Glasgow
Principal Planner
Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street, Parramatta 2150

Attn: Candice Pon

Dear Candice,

REQUEST FOR FURTHER INFORMATION - DONCASTER AVE MODIFICATION - SSD-9649-MOD-1

This letter has been prepared by Urbis on behalf of Next Constructions Pty Ltd (the Applicant) regarding the proposed modification to State Significant Development (SSD) Development Application for student accommodation located at 4-18 Doncaster Avenue, Kensington (SSD-9649-Mod-1).

This letter provides a detailed response to issues identified by the NSW Department of Planning, Industry and Environment (NSW DPIE) regarding the application in a letter dated 16 May 2021. DPIE requested *'amended landscape plans which demonstrate how the landscaping is compatible with the revised OSD talk location and maintains a high-quality landscape design and streetscape setting for the building.'*

To ensure that landscaping can meet DPIE's requirements the following amendments have been proposed to the approved landscape plans:

- The approved sunken lawn and associated ramp has been levelled out, to allow for more space for activities and shared space for students. Synthetic turf has been proposed to guarantee ongoing maintenance and amenity of the site.
- Seating area has been redesigned and re-levelled to provide space for outdoor individual or group exercise.

To meet DPIE's request the following documentation is appended to this letter:

- An amended landscape plan prepared by 360 Degrees Landscape Architects
- A letter from the landscape architect confirming that the proposed trees (2 x *Tristaniopsis* 'Luscious') and screen planting (*Syzygium* 'Cascade') will have sufficient soil volume for their root system and will not be affected by the proposed OSD system provided their roots will have access to surrounding deep soil zones.
- Email correspondence from Randwick Council confirming they have no further comments on the amended landscaping or OSD tank.

AMENDED CONDITIONS OF CONSENT

To reflect the proposed changes to the landscape plans, the following amendments are proposed to the current conditions of consent. The proposed modifications to the conditions of the consent are shown by a strike through the deleted text and red text for new text.

Terms of Consent

A2. The development may only be carried out:

...

Landscape drawings prepared by 360 Degrees Landscape Architects			
Drawing No.	Rev	Name of Drawing	Date
L-DA-01	G	Cover Page	04.10.19
L-DA-02	G	Introduction	04.10.19
L-DA-03	G	Existing Trees	04.10.19
L-DA-04	G	Landscape Plan	04.10.19
L-DA-05	G	Landscape Sectional Elevations	04.10.19
L-DA-06	C	Planting	04.10.19
L-DA-07	C	Planting	04.10.19

Except where amended in relation to the On-Site Detention Tank:

Drawing No.	Rev	Name of Drawing	Date
L-1001	E	Materials and Finishes Plan	27.05.21

If you have any further questions, please do not hesitate to contact myself or Ashleigh Ryan.

Yours sincerely,



Brigitte Bradley
Consultant
(02) 8424 5146
bbradley@urbis.com.au