



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

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9 February 2020

Amy Watson
Team Leader, Key Sites Assessments
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 2 December 2020. DPIE requested additional information including:

- Clarification, justification and assessment of any impacts for all proposed amendments to the basement.
- An updated basement plan clearly identifying all changes, e.g. clouded.

Additional information was requested by DPIE in January 2021 including clarification of the following:

- If the approved rain water tank and OSD are being relocated
- If there are any proposed amendments to the existing Sydney Blue Gum within the front setback
- Confirmation that the BASIX Certificate has been updated to reflect latest plans

Additional information was also requested by Randwick Council on 1 February 2021 to ensure there are no cumulative impacts on the Sydney Blue Gum:

- All plans to show measurements (in millimetres), showing the 10m distance that will be provided between the centre of its trunk and this new 5m x 4m OSD tank;
- Update the Arboricultural Report to document the system that will be used for shoring up the exposed soil profile.
- Ensure that all of the other Tree Management Recommendations that are listed at Section 7 of the Arboricultural Report are incorporated as conditions into any consent.

Doncaster Ave RFI



To meet DPIE's and Randwick Council's requests, the following documentation is appended to the letter:

- A plan of the internal basement with all changes clouded and additional comments prepared by Hayball for reference purposes (**Appendix A**)
- An amended basement plan with only the amended OSD clouded and additional dimensions for inclusion in the amended plan set (**Appendix B**)
- Swept path analysis prepared by Traffix (**Appendix C**)
- Access Design Statement prepared by Morris Goding Access Consulting (**Appendix D**)
- BASIX Report and email advice confirming the BASIX certificate has been updated prepared by Stantec (**Appendix E**)
- Engineering advice on the relationship between the OSD Tank and rainwater tank (**Appendix F**)
- Confirmation of Green Star Rating prepared by Nathan Lawry (**Appendix G**)
- Amended Arboricultural Assessment and Management Plan (**Appendix H**)

1. PROPOSED SCOPE

The following changes have occurred during design development to ensure compliance with the conditions of consent and relevant construction standards and safety requirements:

- Revision of approved basement column layout
- Relocation of one (1) DDA space and waiting bay
- One (1) car space has been replaced by a refuse collection bay to comply with consent condition B1(d) of the approved conditions of consent
- Lift shaft size has been revised to suit the specific lift proposed as part of development with additional bollards surrounding the lift
- Ramp gradient and splay has been revised to accommodate the new waiting bay at car park entry on ground floor to comply with consent condition B1(c) of the approved conditions of consent
- Sydney Water stormwater easement has been revised to reflect agreed stormwater deviation route
- The OSD tank remains in the same location as originally proposed for this modification
- The rainwater tank has been removed from the site

2. IMPACTS

Including the scope of changes identified in Section 1, revised swept path analysis and a Design Access Statement have been prepared to ensure that the proposed modifications have no impact on the overall function of the basement. A BASIX Report has also been prepared which confirms that a rainwater tank is no longer required on site and the site still meets the relevant Green Star requirements.



Parking

The parking numbers in the basement remain the same, excluding one car space replaced with the refuse collection bay to meet Condition B1. Accessible parking space has been redesigned to improve accessibility and provide additional access to bin room to comply with fire safety requirements.

The proposed relocation of the dedicated accessible car parking space is in accordance with the relevant Australian Standards, as identified in the Design Access Statement prepared by Morris Goding Access Consulting.

Waste Management

Swept path analysis has been prepared by Traffix for a 6.4 metre waste vehicle. The swept path confirms that the waste vehicle can enter and exit the site in a forward direction. While additional bollards have been located next to the lift, these do not impact the ability for vehicles to safely enter and exit the basement.

Sydney Blue Gum

The amended basement plan has no impact on the APZ and ongoing management of the Sydney Blue Gum (identified as Tree 42) within the front setback of the site. Additional measurements have been incorporated into the basement plan to ensure there is adequate separation between the tree and proposed OSD tank. The installation of a temporary aluminium trench box is also proposed prior to any excavation works is also proposed to mitigate any risks during construction.

3. CONCLUSION

Following the above clarification and justification of changes proposed to the basement, the proposed modification is suitable for the site and warrants approval by the NSW DPIE under delegation from the NSW Minister for Planning.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Ryan".

Ashleigh Ryan
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