

Development Application Report No. D46/12



Subject: JRPP Report - 330 Anzac Parade,
Kensington (DA/494/2011/A)

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Introduction

Council is in receipt of a Section 96(2) application which is proposing to modify an approved development within the University of NSW; for the construction of an 8-storey student accommodation development comprising 399 beds, ground floor retail units, basement car parking for 77 vehicles, landscaping and associated works.

The application is referred to the Joint Regional Planning Panel as the original application was determined by the Joint Regional Planning Panel, pursuant to Clause 13B(1)(a) of State Environmental Planning Policy (Major Development) 2005; as the development had a capital investment value in excess of \$10 million.

The subject application was advertised and notified from 15 February 2012 to 29 February 2012, in accordance with Development Control Plan – Public Notification of Development Proposals and Council Plans. No submissions were received at the conclusion of the public consultation process.

Issues

The subject site is zoned Special Uses under Randwick Local Environmental Plan 1998 (Consolidation). The development involves the provision of student accommodation with supporting retail units and car parking, which will be ancillary to the primary educational function of the Kensington Campus. The proposal is considered to be consistent with the zoning objectives.

The UNSW Kensington Campus DCP applies to the proposed development. The amended proposal satisfies the key planning principles and controls in the DCP in terms of increasing on-campus residential accommodation, providing retail and ancillary services, enhancing campus accessibility and legibility, creating communal interaction spaces, retaining significant trees, maximising energy efficiency and encouraging sustainable modes of transport.

The approved development has a maximum height of approximately 26.6m (top of wall) to 28.6m (top of rooftop plant). Although the proposal deviates from the 24m wall height control of the DCP by 2.6m, there is no proposal to increase the approved maximum height.

The original design scheme includes a two-block solution whereby the building mass is divided by podium courtyards to avoid a monolithic appearance and to maximise solar access to the individual units. Proposed changes to the internal courtyard facades and the external facades are supported given that they will maintain articulation and will enhance opportunities for casual surveillance of the courtyard areas. Solar access will not be reduced to the individual units.

The proposed amendments to the basement level will reduce the off-street parking provision on the site by 1 space. This reduction is supported given that there is adequate public transport within close proximity to the site and that there is adequate parking provision for the retailers who will occupy the site; including loading bays externally to the building and within the basement level. The final parking allocation to the residents, retailers and UNSW staff will be subject to future planning decisions by University management.

It was also noted within the original assessment that the approved development would result in a net positive balance of 88 car spaces. It is therefore considered that the proposed amendments to plans will result in a net positive balance of 87 car spaces; and that there will be sufficient car spaces to cater for the needs of the University and no unreasonable impacts on the locality.

It is noted that UNSW have not concurred with the amendments to Condition 1 to include the approved plans. The proposal satisfies the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and is recommended for approval subject to conditions.

Relationship to City Plan

The relationship with the City Plan is as follows:

Outcome 2: A vibrant and diverse community.
Outcome 4: Excellence in urban design and development.
Outcome 4a: Improved design and sustainability across all development.

Conclusion

The proposed development complies with the objectives and performance requirements of relevant State and Local planning controls.

The proposed changes to the approved built form and façade articulations will maintain a satisfactory streetscape outcome for High Street and the internal roads within the campus. The development scheme will not result in unreasonable impacts on the amenity of the surrounding areas in terms of visual bulk and scale, solar access and traffic.

The proposed development density and scale are justified by the site's location within the UNSW Kensington Campus, and its proximity to retail and commercial services in Anzac Parade and public transport. The proposal represents an economic and orderly use of the site and will deliver positive planning benefits.

The proposal is recommended for approval subject to conditions.

Recommendation

That the assessment report from the Joint Regional Planning Panel in relation to DA/494/2011/A (330 Anzac Parade, Kensington - UNSW) be received and noted.

Attachment/s:

1. JRPP Report for 330 Anzac Parade, Kensington (DA/494/2011/A)