

Director City Planning Report No.



Subject: 330 Anzac Parade, KENSINGTON
(DA/748/2011/B)

Folder No: DA/748/2011/B

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Introduction:

The subject s96(2) application seeks to modify a Crown development consent having a capital investment value of more than \$5 million. Pursuant to Section 23G and Schedule 4A of the Environmental Planning and Assessment Act 1979, the proposal will be referred to the Joint Regional Planning Panel for determination.

The original approval was for the demolition of the Bassett College and Goldstein College buildings and the construction of three buildings (varying between 5 and 8 storeys) for the purpose of student accommodation and associated facilities, and for retail 'cold shell' spaces. The buildings are collectively known as the 'Kensington Colleges'.

A subsequent s96(2) application (DA/748/2011/A) was approved for various modifications to the approved college buildings; including the reconfiguration of stairs at the northern end of the development on High Street, the relocation of a substation within the basement level, the provision of 33 additional parking spaces within the basement level of the development. Balconies were redistributed on the college elevations; primarily in the interests of safety, so that students would be less likely to attempt to jump between the balconies.

The subject application involves various modifications to the approved materials for the student colleges; with the aim of increasing the safety of residents and to address perceived building maintenance issues. Materials are proposed to be amended on the northern and southern elevations from timber to anodised aluminium blades; and are to be reoriented from the horizontal to vertical plane in order to discourage students from using them as climbing frames. Similarly, 'hit and miss' brickwork is to be replaced by revised façade treatments, in order to discourage residents from climbing the brickwork.

To the rooftops it is proposed to increase the area of the plant and equipment and to increase the height of the plant and equipment on the rooftops by 0.9m. Fences are proposed to be increased around the plant and equipment to 2m however these works will not be readily visible from surrounding streetscapes. Balustrades surrounding rooftop courtyards are proposed to be amended to discourage dangerous behaviour.

Issues:

The subject application was notified to surrounding property owners by letter dated 2 October 2013 and the proposal was also advertised in the local newspaper. The notification period ended on 17 October 2013. No submissions were received at the conclusion of the public notification process.

The subject site is zoned SP2 Infrastructure under the Randwick LEP 2012. The development involves the provision of student accommodation with associated car parking and floor space for supporting services, which will be ancillary to the primary

educational function of the Kensington Campus. The proposal is considered to be consistent with the zone objectives.

The amended development will generally be consistent with the objectives and planning controls of the Randwick Comprehensive Development Control Plan. There will be no distinct change in the apparent scale of the approved colleges as viewed from High Street and from within the university. The proposed changes to materials will not detrimentally affect the sense of place which will be provided by the development; and the proposal will not affect the existing fig trees on High Street and the historical buildings within the Old Tote Courtyard. It is also considered that the proposed changes to the approved development will result in a safer environment for the residents of the student colleges.

The proposed modifications do not give rise to unreasonable additional amenity impacts and generally maintain the perceived bulk and scale of the approved development. The proposal is considered to be substantially the same development as was originally approved and satisfies Section 96 of the Act.

The proposal satisfies the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and is recommended for approval.

Relationship to City Plan:

The relationship with the City Plan is as follows:

Outcome 2: A vibrant and diverse community.

Direction 4: Excellence in urban design and development.

Outcome 4a: Improved design and sustainability across all development.

Financial impact statement:

There is no direct financial impact for this matter.

Conclusion:

The development complies with the objectives and performance requirements of relevant State and Local planning controls and it is considered that the proposed changes to the external facades of the approved Kensington Colleges will maintain a satisfactory streetscape outcome for High Street and the internal roads within the campus. The amended development scheme will not result in unreasonable impacts on the amenity of the surrounding areas in terms of visual bulk and scale, solar access, privacy and traffic.

The proposal represents an economic and orderly use of the site and will deliver positive planning benefits.

Therefore, the proposal is recommended for approval subject to conditions.

Recommendation

That the assessment report for the Joint Regional Planning Panel in relation to DA/748/2011/B (330 Anzac Parade, Kensington – UNSW) be received and noted.

Attachment/s:

1. JRPP Report - 330 Anzac Parade, Kensington Included under separate cover

