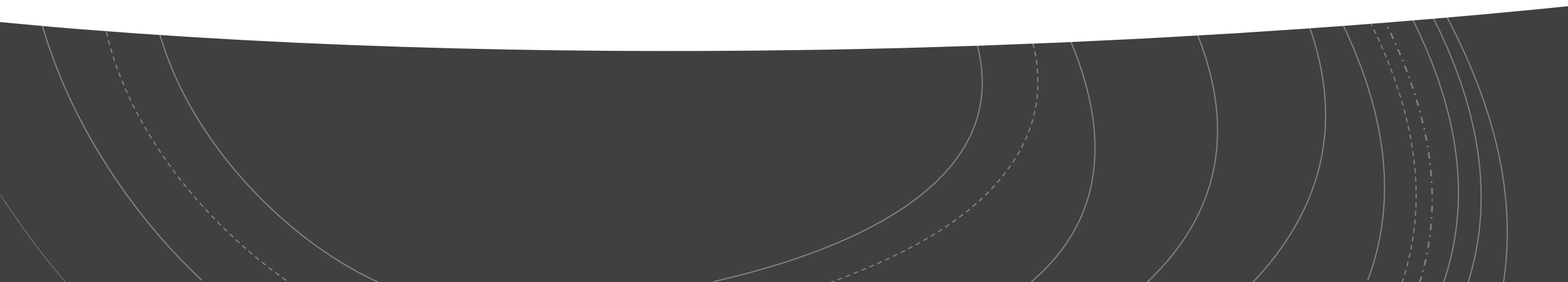


Applicant: Cedar Pacific c/o Urbis Pty Ltd

Address: 177-197 Anzac Parade, Kensington

Proposal: Section 4.56 - Modification to the approved development to allow for the provision of a lift overrun, fire stairs, balustrades, accessible toilet, and mechanical plant to the rooftop of the building.

Background: Development consent for construction of the mixed-use development (DA20/2021) was approved by the Land and Environment Court subject to conditions on 3 December 2021.





9 storey mixed use development comprising commercial ground level and 8 storeys boarding house above comprising 604 rooms, basement parking, accessible rooftop common garden, under awning signage, landscaping and associated works

Site Details

- Located at 177-197 Anzac Parade, Kensington.
- Predominantly rectangular in shape with an 82-metre frontage to Anzac Parade and a site area of approximately 3,541sqm.
- A laneway to the south separates the site from the Masonic Hall building, a local Heritage Item. Land directly to the southwest of the site is zoned R3 Medium Density Residential.



- Direct access to the Sydney Light Rail and bus services along Anzac Parade.
- Less than 400 metres walking distance to the University of New South Wales.
- Currently vacant land. All buildings have been recently demolished, and the site has been cleared of vegetation.
- Located within the Kensington to Kingsford corridor.





Local Context



Proposed Modification

+0.40 metres (top of roof parapet)

+0.90 metres (top of balustrade)

+2.7 metres (top of lift overrun)

Application proposes to modify DA/20/2021 to allow for a several design amendments to the roof level of the approved development.

Most of the changes are limited to the roof level of the approved building and include the following:

- provision the provision of a lift overrun and fire stairs to ensure that equable access for all residents of the site is provided to the roof top;
- of a 1.5-metre perimeter balustrade to the rooftop;
- addition of pergolas and shade structures for the rooftop BBQ area, outdoor gym and seating;
- provision of accessible bathroom to the rooftop; and
- provision of mechanical plant and services to the rooftop.

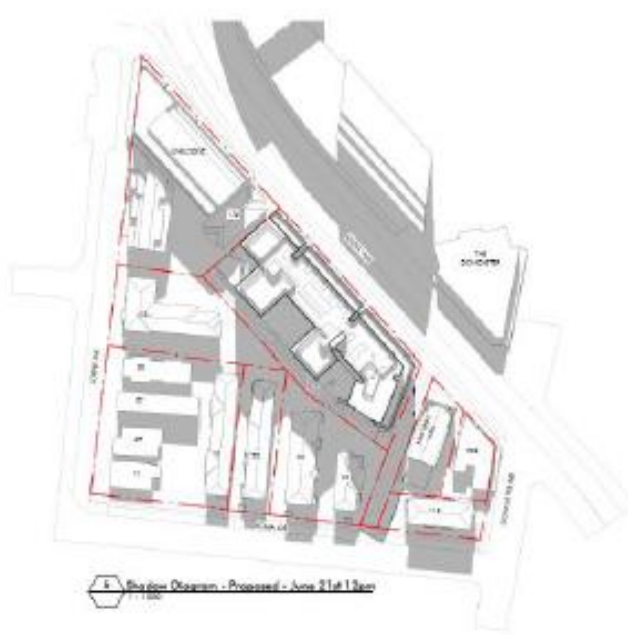
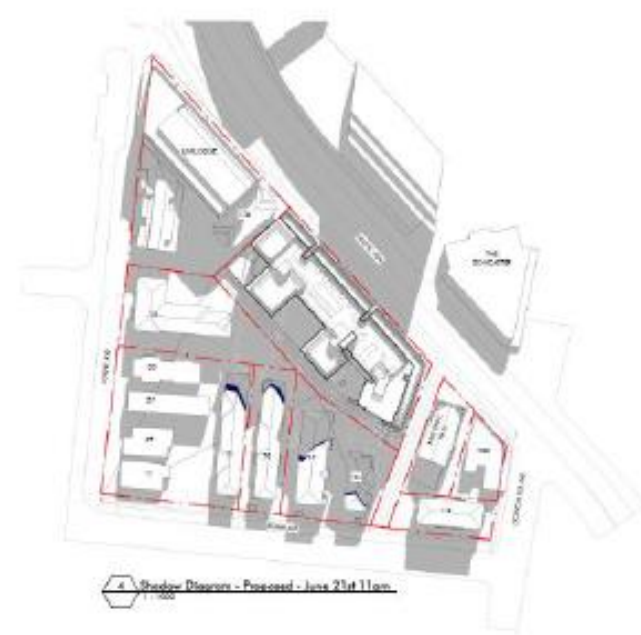
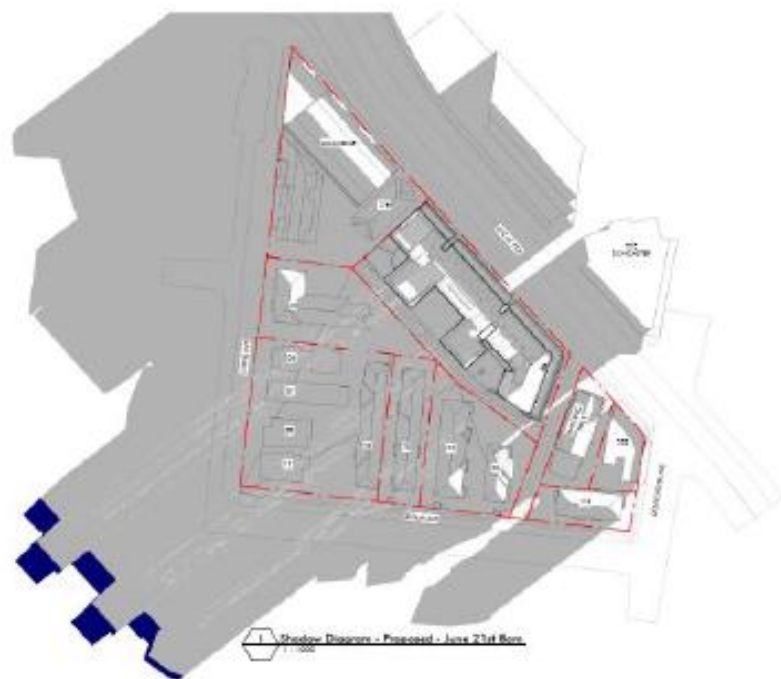


1 Perspective View From Anzac Parade - South-East - Approved



2 Perspective View From Anzac Parade - South-East - Proposed





Specialist reports and investigations

- Statement of Environmental Effects
- Amended Architectural Plans
- Amended Landscape Plans
- DDA Statement

Community consultation and exhibition

Application has been publicly notified

Application has been considered at Council's Design
Excellence Advisory Panel (DEAP)

Proponent has received DEAP comments which primarily
relate to ensuring amenity to communal rooftop terrace is
provided