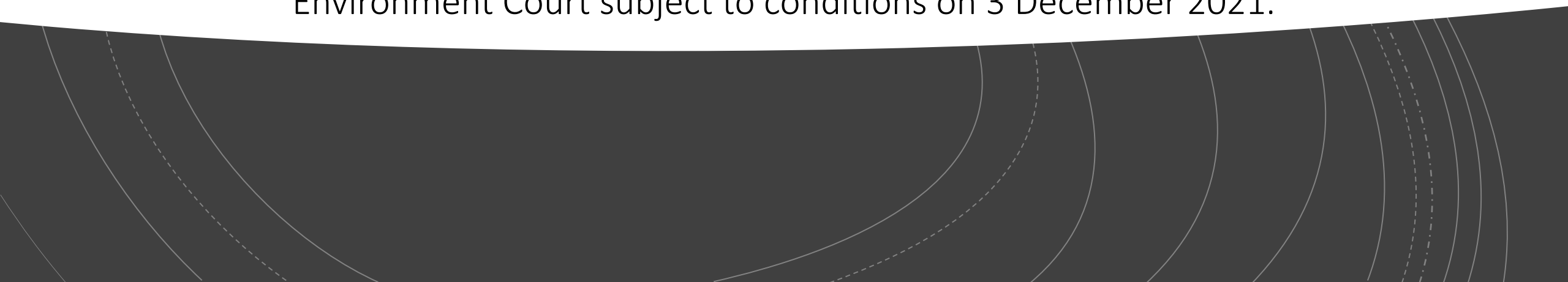


**Applicant:** Cedar Pacific c/o Urbis Pty Ltd

**Address:** 177-197 Anzac Parade, Kensington

**Proposal:** Section 4.56 - Modification to the approved development by deleting Condition 15A of the consent which requires the installation of skylights to the roof of the building. The proposed deletion of Condition 15A will result in a change to a design outcome of the approved development as it will modify the rooftop arrangement for the mixed-use development.

**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

This application proposes to modify DA/20/2021 to delete Condition 15A of the consent to remove the requirement to provide skylights to the roof structure of the mixed-use development.

The removal of the skylights will ensure that a more user friendly communal open space can be provided to the rooftop terrace whilst also addressing safety concerns relating to the proximity of the skylights adjacent to these communal areas.

Overall, the removal of skylights from the rooftop design will result in only a marginal reduction to the provision of direct solar access to the bedrooms (-5%) for the student accommodation component of the development.

This is considered acceptable given the proposal provides various additional communal areas which take advantage of the site's northerly orientation including the rooftop terrace, and the building orientation and narrow form ensures natural daylighting to most bedrooms.

# Specialist reports and investigations

- Statement of Environmental Effects
- Amended Solar Access Diagrams
- Amended Solar Study Diagrams

## Community consultation and exhibition

Application has been publicly notified