

## **ATTACHMENT B: INTERNAL REFERRALS**

### **1. Development Engineer**

The application was referred to Council's Development Engineer Coordinator who provided the following comments:

*A Section 4.56 application has been received which seeks to modify the approved development by amending the basement design to protect Council's stormwater culvert.*

*Original Consent: 9 Storey mixed use development comprising a boarding house for student accommodation and ground floor retail tenancies.*

*This report is based on the following plans and documentation:*

- Statement of Environmental Effects stamped by Council 8<sup>th</sup> August 2018*
- Plan stamped by Council 8<sup>th</sup> August 2018*

#### **General Comments**

*There are no objections to the S4.56 proposal subject to the comments and conditions provided in this report.*

#### **Motorbike Parking Comments**

*The approved development comprised of 8 storey boarding house containing 597 rooms with 2 ground floor commercial tenancies and basement parking for 5 vehicles. Under Clause 30 (h) of the AHSEPP the development also required a total of 119 motorbike and 119 bicycle spaces. The applicant sought and was granted a Clause 4.6 application to reduce the motorbike parking to 104 places.*

*The proposed reconfiguration of the basement will result in a further reduction of motorbike parking from 104 to 94 spaces. This is still acceptable to Development Engineering given the highly accessible nature of the site including the close proximity to the University of NSW and Kensington Town Centre, thereby making it more likely that students will walk to the university and local shops.*

#### **Service and Delivery Parking Comments**

*The S4.56 plans include 2 new short term service spaces adjacent to the loading bay however concerns were raised on the southern space as it would restrict manoeuvring into the accessible space when occupied. The applicant proposes to address this by measures in a "management plan" which is a little vague. Development Engineering suggests a condition which prohibits the use of the southern short term service space when the disability space is occupied. An appropriate condition has been included in this report,*

#### **Stormwater Culvert Comments**

##### **Council Drainage Culvert**

*Council's GIS system indicates a 1.05m wide Council drainage culvert that crosses the South-East corner of the site. A drainage easement has not been created over the culvert leading to the impact on the culvert being overlooked. In accordance with Sec 3.4 Part B8 of the DCP Council will not permit any construction over its stormwater assets and as the proposed basement conflicted with the Council stormwater culvert, an amendment to the basement design was necessary. In addition, although it may be possible to relocate*

*or divert the stormwater culvert this is not supported by Development Engineering when considering aspects such as the hydraulic performance of the relocated line as well as the potential conflict with other pipe infrastructure in the locality.*

*Condition 45 in the consent already adequately covers the close proximity of the development to the Council drainage pipe however a condition requiring the creation of new drainage easement was overlooked in the original consent. This should now be added to this Section 4.56 approval to ensure the Council Asset is protected into the future.*

*Opportunity is also taken to amend drainage condition 47b to allow discharge into the Council's underground drainage system located within the adjoining Council drainage reserve. This was sought by the applicant and is indicated on the submitted drainage plans but the drainage conditions do not currently permit it. No objections are raised to the variation.*

## **2. Heritage Planner**

The application was referred to Council's Heritage Planner who provided the following comments:

### ***The Site***

*The site is occupied by a diverse group of single storey, two storey and three storey buildings. Immediately to the south east of the site, at no.199 – 201 Anzac Parade, is the Masonic Temple, listed as a heritage item under Randwick. To the east of the site, on the corner of Anzac Parade and Doncaster Avenue, the Doncaster Hotel is also listed as a heritage item.*

### ***Background***

*The original application proposed construction of a 10 storey building over a basement comprising carparking and common facilities; ground level retail, communal and residential floor space; level 1 communal and residential floor space; and levels 2 – 9 residential floor space. The building comprised a 4 storey podium, with the top 6 levels setback from the Anzac Parade frontage.*

*Heritage comments suggested that further information be sought in relation to the detailing and materials of façade elements to assist in understanding the overlay and interplay of various elements.*

### ***Proposal***

*Amended plans have now been received which propose a change to the basement layout in order to accommodate an existing Council stormwater line.*

### ***Submission***

*The original application was accompanied by a submission prepared by Urbis which provides the following comments in relation to Heritage:*

*The design changes to the basement layout will not affect the visual appearance of the building. This will ensure the modified proposal does not detract from the heritage value and setting of this heritage item. The scale of the modified development will remain consistent with the desired future character of the area and there will be negligible impacts on the significance of nearby heritage items.*

### ***Controls***

*Clause 5.10(1) of Randwick Local Environmental Plan 2012 includes and Objective of*

*conserving the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.*

***Randwick LEP 2012 Amendment No.8 (gazetted on 14 August 2020)***

*The LEP amendment for the Kensington and Kingsford town centres (clauses 6.17 to 6.21) includes floor space ratios and building heights, as well as provisions in relation to community infrastructure, affordable housing, non-residential floor space, active street frontages and design excellence. In relation to design excellence, Council is required to have regard to how the development addresses heritage issues and streetscape constraints.*

***Development Control Plan- Kensington and Kingsford Town Centres  
Part E6 (adopted 17 November 2020)***

*The Development Control Plan- Kensington and Kingsford Town Centres provides detailed Objectives and Controls, including sections addressing Urban Design and Place-Making and Heritage Conservation, and includes Block Controls for Strategic Node sites and other sites. The site is part of the Block 27 within the Kensington Town Centre. Part 9 of the draft DCP- Heritage Conservation, includes Objectives and Controls for development involving Heritage Items and Contributory Buildings.*

***Comments***

*At basement level, changes are proposed to the layout in order to accommodate an existing Council stormwater line, including changes to configuration of carparking and motor bike parking, as well as loading docks and stormwater infrastructure. At ground floor level, minor changes to RLs are proposed, also required to accommodate the stormwater line. There are no heritage objections to the proposed amendments which will not result in any change to the approved building envelope.*

***Recommendation***

*No additional consent conditions are required.*