

Contact: Amy Booth
Phone: 1300 662 077
Email: amy.booth@waternsw.com.au

Randwick City Council

Our ref: IDAS1163760
Your ref: DA/591/2025

William.joannnides@randwick.nsw.gov.au

5 November 2025

Dear Applicant,

**RE: Integrated Development Referral – General Terms of Approval
Proposed Development DA/591/2025
Lot A DP314174, SP16502, SP61481, 4 DP310758, 5 DP437124 & SP21936
ADDRESS : 399, 399A , A 401-405 Anzac Parade, 2 & 4 Sturt Street & 21 Bunnerong Road,
KINGSFORD NSW 2032**

I refer to your recent request regarding an integrated Development Application (DA) proposed for the above location. Please find attached the WaterNSW General Terms of Approval (GTA) for part of the proposed development requiring a Water Supply Work approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, WaterNSW requests these GTA be included (in their entirety) in Council's development consent. Please also note WaterNSW requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities that relate to any excavation which interferes with an aquifer. WaterNSW will ascertain from the notification if the amended plans require review of the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.
- if Council receives an application under s4.55 of the EP&A Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

Dewatering activity cannot commence before the applicant applies for and obtains an approval, WaterNSW recommends the following condition be included in the development consent:

The attached GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for a Water Supply Work approval **after consent** has been issued by Council **and before** the commencement of any dewatering activity.

A completed application form must be submitted to WaterNSW together with any required plans, documents, application fee, and proof of Council's development consent.

Application forms are available from the WaterNSW website which can be found [here](#).

WaterNSW requests that Council provides a copy of this letter to the development consent holder.

WaterNSW also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) of the EP&A Act.

Information to the proponent:

- An extraction limit will be determined by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) following a further hydrogeological assessment and included on the conditions applied to the approval authorisation for the dewatering activity.
- Detailed information required to permit the hydrogeological assessment to be carried out is to be provided by the applicant otherwise the issue of the authorisation will be subject to delay. The [Minimum requirements for building site groundwater investigations and reporting](#) (DPE Oct 2022) identify what data needs to be collected and supplied.
- The authorisation will be issued for the purpose of temporary construction dewatering only and it does not constitute any form of approval for ongoing pumping of groundwater from basement levels after the building is issued an occupation certificate.

Yours sincerely

A handwritten signature in black ink that reads "Amy Booth".

Amy Booth
Water Regulation Specialist
WaterNSW

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1163760

Issue date of GTA: 05 November 2025

Type of Approval: Water Supply Work

Description: 80mm submersible pump

Location of work/activity: 399, 399A, 1 401-405 Anzac Parade, 2 & 4 Sturt Street & 21 Bunnerong Road, KINGSFORD NSW 2032

DA Number: DA/591/2025

LGA: Randwick City Council

Water Sharing Plan Area: Greater Metropolitan Region Groundwater Sources 2023

The GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
	Dewatering
GT0115-00001	Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.
GT0119-00001	All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.
GT0120-00001	The design and construction of the building must prevent: (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c) any elevated water table from rising to within 1.0 m below the natural ground surface.
GT0122-00001	Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS1163760
Issue date of GTA:	05 November 2025
Type of Approval:	Water Supply Work
Description:	80mm submersible pump
Location of work/activity:	399, 399A, 1 401-405 Anzac Parade, 2 & 4 Sturt Street & 21 Bunnerong Road, KINGSFORD NSW 2032
DA Number:	DA/591/2025
LGA:	Randwick City Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources 2023
	Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)
GT0123-00001	(a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW. (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.watarnsw.com.au/customer-service/water-licensing/dewatering
GT0150-00001	The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual
GT0151-00001	Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.
GT0152-00001	This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.
GT0155-00001	The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS1163760
Issue date of GTA:	05 November 2025
Type of Approval:	Water Supply Work
Description:	80mm submersible pump
Location of work/activity:	399, 399A, 1 401-405 Anzac Parade, 2 & 4 Sturt Street & 21 Bunnerong Road, KINGSFORD NSW 2032
DA Number:	DA/591/2025
LGA:	Randwick City Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources 2023
	Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report
GT0174-00001	Construction phase monitoring bore requirements GTA: a) Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supply work approval b) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. c) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supply work approval. d) The monitoring bores should be used to develop a water table map for the site and its near environs. e) The monitoring bores must be protected from construction damage. Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.
GT0279-00001	A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity. Advisory Note: An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.
GT0281-00001	A water access licence, for the relevant water source, must be obtained prior to extracting groundwater, unless an exemption applies. Advisory Note: See Schedule 4 of the Water Management (General) Regulation 2025.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA/591/2025 as provided by Council:

- Preliminary Hydrogeological Assessment, prepared by JK Geotechnics, dated 3 November 2025.
- Structural Report, prepared by Northrop Consulting Engineers Pty Ltd, dated 4 November 2025.
- Geotechnical Investigation, prepared by JK Geotechnics, dated 3 November 2025.



Reg No.: 25/0467

Monday, 15 September 2025

To: STRATEGIC AIRSPACE

Notification to Proponent Controlled Activity Referred to Secretary

Dear Sir / Madam,

Application for approval of a controlled activity pursuant to:

s.183 Airports Act - Notice to Proponent under Reg 11(3)(b) of Referral to the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development under Reg 11(2) of the Airports (Protection of Airspace) Regulations 1996

Location: 399-405 ANZAC PARADE KINGSFORD

Sydney Airport received an application for approval of a controlled activity by the Secretary of the Department of Infrastructure dated 19/06/2025 from you.

Attached is a copy of a letter from Sydney Airport to the Secretary dated 11/07/2025 with your application and other prescribed material, being submissions from certain regulatory entities as prescribed by the Regulation 10(2). The Secretary is required by Regulation 15 (1) to give written notice of his decision to you within 28 days of the date of Sydney Airport's letter to the Secretary.

Where submissions have not been received from any one of the prescribed entities, this has been stated. The Secretary may contact such entities, the proponent or Sydney Airport for further information under Regulation 15(1) in which case the time for giving notice of the Secretary's decision is extended to 28 days from when the Secretary receives such information.

The Secretary will give written notice of his determination of your application and the reasons for his decision having regard to the matters set out in Regulation 13. The Secretary must approve a proposal unless carrying out the controlled activity would interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of Sydney Airport. The Secretary may approve a proposal subject to conditions.

If you wish to contact the Department they may be reached through Flysafes@infrastructure.gov.au

Sydney Airport

Sydney Airport Corporation Limited ACN 082 578 809 — The Nigel Love Building, 10 Arrivals Court, Locked Bag 5000
Sydney International Airport NSW 2020 Australia — Telephone +61 2 9667 9111 — sydneyairport.com.au

SYD Classification: Confidential

Note:

1. a person who conducts a controlled activity otherwise than with an approval commits an offence against the Act.
 - s. 183 and s. 185 Airports Act 1996.
 - Penalty: 250 penalty units.
2. if a structure is not authorised, the Federal Court may order a person to carry out remedial works, mark or light, or reduce the height of or demolish, dismantle or remove a structure.

The Secretary must not approve a proposal if CASA believes that it would have an unacceptable effect on the safety of existing or future air transport operations into or out of Sydney Airport.

Sincerely,

A handwritten signature in dark ink, appearing to read 'PBleasdale', with a stylized, cursive script.

Peter Bleasdale
Manager, Airfield Infrastructure Technical Planning



Australian Government

Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts

File reference: EC25-003093

TO	CC	FROM
Cathy Pak Poy Strategic Airspace Cathy.pakpoy@strategicairspace.com on behalf of James Paver Avenor Pty Ltd James.paver@avenor.com.au	Robert King Sydney Airport airspaceprotection@syd.com.au Civil Aviation Safety Authority airspace.protection@casa.gov.au Airservices Australia airport.developments@airservicesaustralia.com ifp@airservicesaustralia.com Randwick City Council council@randwick.nsw.gov.au South West ACT and NSW Airports Southwestactandnswairports@infrastructure.gov.au	Flysafe Airspace Protection flysafe@infrastructure.gov.au

DECISION UNDER THE AIRPORTS (PROTECTION OF AIRSPACE) REGULATIONS 1996

Proposed Activity: Construction of a building – Property Development

Location: 399-405 Anzac Parade, Kingsford NSW

Coordinates: E 336268.46; N 6244693.74 (MGA 94)

Proponent: Avenor Pty Ltd

I refer to the application from Strategic Airspace on behalf of Avenor Pty Ltd (the Proponent), received by the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (the Department) on 10 October 2025 from Sydney Airport Corporation Limited (SACL). This application (25/0467a) sought approval under the Airports (Protection of Airspace) Regulations 1996 (the Regulations) for the intrusion of a building at 399-405 Anzac Parade, Kingsford NSW (the site) into airspace which, under the Regulations, is prescribed airspace for Sydney Airport.

The proposed development was previously approved by the Department on 1 September 2025 for a maximum height of 72.57 metres above the Australian Height Datum (AHD). This application seeks to vary the approval to increase the height of the building to **73 metres AHD**.

Under regulation 6(1), ‘prescribed airspace’ includes ‘the airspace above any part of either an Obstacle Limitation Surface (OLS) or Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) surface for the airport’.

The Inner Horizontal Surface of the OLS above this site is at a height of 51 metres AHD and hence prescribed airspace above the site commences at 51 metres AHD. At a maximum height of 73 metres AHD, the building will penetrate the OLS by 22 metres AHD.

Accordingly, the construction of the building constitutes a ‘controlled activity’ under Section 182 of the *Airports Act 1996* (the Act). Section 183 of the Act specifies that controlled activities cannot be carried out without approval. Details of the penetration of prescribed airspace are provided in Table 1.

Table 1: Height and location of the proposed activity that will intrude into prescribed airspace for Sydney Airport.

Activity	Coordinates (MGA 94)	Maximum height (AHD)	Penetration of prescribed airspace
Building	E 336268.46; N 6244693.74	73 metres	22 metres

Regulation 14 provides that a proposal to carry out a controlled activity must be approved unless carrying out the controlled activity would interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of the airport concerned. Regulation 14(1)(b) provides that an approval may be granted subject to conditions.

Under the Regulations, the Secretary of the Department is empowered to make decisions in relation to the approval of controlled activities, and impose conditions on the approval. I am the Secretary’s Delegate for the purposes of the Regulations.

Decision

In accordance with regulation 14, **I approve** the controlled activity for the intrusion of a building at 399-405 Anzac Parade, Kingsford NSW into prescribed airspace for Sydney Airport to a **maximum height of 73 metres AHD**.

In making my decision, I have taken into consideration the opinions of the Proponent, the Civil Aviation Safety Authority (F25/7490-53), Airservices Australia (advice number YSSY-CA-1036), airlines and SACL.

Under Regulation 12(1) The Secretary may ask the proponent of the controlled activity concerned, in writing, to give him or her any other information necessary to consider the application and need not make a decision about the application until the proponent does so.

In this instance the Secretary would require the Proponent provide the construction methodology to ensure the development could be constructed without infringing critical surfaces and PANS-OPS and not interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of the airport concerned.

It is noted the Proponents representative, Strategic Airspace, provided an Aeronautical Impact Assessment (AIA) to support the development application. Section 5.2 of the AIA discusses a future crane application with a proposed crane that would infringe the PANS-OPS surface. However, the fall-back option would be the tower crane operating at a maximum height which **would not exceed the PANS-OPS surface height** – as per the preliminary plans shown, which have already undergone analysis to demonstrate construction feasibility and take into account in the projects preliminary Construction Management Plan.

In accordance with regulation 14(1)(b), I impose the following conditions on my approval:

1. The building **must not exceed** a maximum height of **73 metres AHD, including all** lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.
2. The Proponent **must advise** Airservices Australia at least three business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSSY-CA-1036.
3. Separate approval **must** be sought under the Regulations for any equipment (e.g. cranes, concrete pumps) required to construct the building. Construction cranes or concrete pumps may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (e.g. cranes, concrete pumps) be obtained prior to any commitment to construct.
4. The Proponent has provided evidence that the development can be constructed without the need for the hammerhead tower crane to infringe PANS-OPS, therefore this option **must** be employed in the Construction Management Plan.
5. On completion of construction of the building, the Proponent **must provide** SACL with a written report from a certified surveyor on the finished height of the building
6. A separate assessment and approval under the Regulations will be required for any further addition to the height of the building (including the installation of antennas) as it will increase the penetration of the OLS.

Breaches of approval conditions are subject to significant penalties under Sections 185 and 187 of the Act.

In accordance with regulation 16, I revoke the original approval of 1 September 2025 as it is superseded by this approval.

Yours sincerely



Grace Ryan
A/g Director
Airspace Protection & Airport Safeguarding
Domestic Aviation & Reform

26 November 2025

Mr William Joannides
Development Assessment Officer
Randwick City Council
30 Frances Street
Randwick NSW 2031

Dear Mr Joannides

**Development Application for 399-405 Anzac Parade, Kingsford (DA/591/2025)
Concurrence Letter**

Thank you for your correspondence via the ePlanning portal (ref: CNR-83796) on 2 July 2025, requesting Transport for NSW (TfNSW) to provide concurrence, pursuant to the provisions of the State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&ISEPP).

This letter provides a response in relation to concurrence requirements under the rail related provisions of the T&ISEPP (clauses 2.98 and 2.99). A separate response will be submitted to provide a response under section 138 of the Roads Act 1993 and clause 2.122 of the T&ISEPP.

Protection of Sydney Light Rail (SLR) Corridor

The proposed development is located within 25m of the Sydney Light Rail corridor and includes ground penetration deeper than 2m, which requires concurrence from TfNSW in accordance with Clause 2.99 of the T&ISEPP. Clause 2.99 of the T&ISEPP requires TfNSW to take into consideration:

- (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - i. the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - ii. the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

TfNSW has undertaken an assessment of the information provided in accordance with the provisions outlined in the T&ISEPP and has decided to grant concurrence to the development proposed in development application DA/591/2025. This concurrence is subject to Council imposing the conditions provided in **TAB A**.

Should Council choose not to impose the conditions provided in **TAB A** (as written), then concurrence from TfNSW has not been granted to the proposed development.

In the event that this development proposal is the subject of a Land and Environment Court appeal, Council's attention is drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979, which requires Council to give notice of that appeal to a concurrence authority. TfNSW therefore requests that Council comply with this requirement should such an event occur.

Design of Outdoor Terraces, Balconies and External Windows

Comment

The applicant is required to comply with the section 5.4 of the ASA standard T HR CI 12090 ST Airspace and External Developments version 1.0. The information provided in the development application does not specify whether the outdoor terrace area, balconies and external windows facing Anzac Parade have openings that face the light rail corridor. Measures are needed to prevent objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (e.g., roof terraces and external fire escapes) that are within 20 metres of, and face, the light rail corridor, as set out in the Standard.

If the applicant is unable to satisfy the above requirement, for balconies and terraces, the applicant shall undertake a risk assessment to determine any delineation protection requirements in consultation with and to the satisfaction of TfNSW and the Sydney Light Operator, as set out in Technical Direction TD 00015:2023 amending the LR Standard T LR CI 12530 ST. The applicant needs to provide a copy of the Risk Assessment Report to the Principal Certifying Authority. The Risk Assessment Report needs to include the details of consultation with TfNSW and the Sydney Light Rail Operator, including that the applicant facilitated a Safety in Design (SiD) workshop, the process undertaken, and the outcome of the risk assessment and the proposed measures.

Recommendation

The applicant must design outdoor terraces, balconies, external windows and other external features that face onto the light rail corridor and Anzac Parade in accordance with Section 5.4 of the ASA standard T HR CI 12090 ST Airspace and External Developments version 1.0. This would potentially avoid any modification application associated with compliance of condition in relation to Outdoor Terraces, Balconies and External Windows included in this letter.

Thank you again for the opportunity of providing advice for the above development application. If you require further clarification regarding this matter, please don't hesitate to contact Mark Ozinga on 0439 489 298.

Yours sincerely



17/7/2025

Mark Ozinga

A/Director Corridor and Network Protection
Planning, Integration and Passenger Division

Objective Reference CD25/02803

TAB A – Required Conditions of Consent – Protection of TfNSW Infrastructure and Light Rail Operations

General

- The applicant must comply with all Altrac Light Rail Partnership (Altrac) or any subsequent operator of Sydney Light Rail (Sydney Light Rail Operator) policies, rules and procedures when working in and about the Sydney Light Rail corridor;
- The applicant must comply with the requirements of ASA standards T HR CI 12090 ST Airspace and External Developments version 1.0 and Development Near Rail Corridors and Busy Roads- Interim Guidelines;
- Activities of the applicant must not affect and/or restrict Sydney Light Rail operations without prior written agreement between the applicant, Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator, and it is a condition precedent that such written agreement must be obtained no later than two (2) months prior to the activity. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Sydney Light Rail Operator;
- The applicant must apply to Altrac and the Sydney Light Rail Operator for any required network shutdowns four (4) months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Sydney Light Rail Operator. The Sydney Light Rail Operator may grant or refuse a request for network shutdown at its discretion;
- The applicant shall provide safe and unimpeded access for Sydney Light Rail patrons traversing to and from the Sydney Light Rail stops at all times;
- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought; and
- All TfNSW, Altrac and Sydney Light Rail Operator's costs associated with review of plans, designs and legal must be borne by the applicant.

Prior to the Issue of the Construction Certificate

Process of Endorsement of Conditions

Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever occurs first, the applicant shall:

- Consult with TfNSW, Altrac and the Sydney Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm the timing of each construction certificate and associated documentation and activities prior to preparation of requested documentation;
- Sign Interface Assess Deed Poll, Safety Interface Agreement / Works Deed with TfNSW and/or the Sydney Light Rail Operator;
- Confirm in writing with TfNSW what each Construction Certificate stage will involve; and
- Submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement for each construction stage. A summary report for each construction stage shall also be provided to TfNSW to demonstrate the following:
 - No adverse impacts to the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and
 - Submitted documentation has satisfied the relevant conditions.

The Principal Certifying Authority (PCA) is not to issue the relevant Construction Certificate until they have received written confirmation from TfNSW that the relevant conditions have been complied with for each Construction Certificate.

Review and Endorsement of Documents

- Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever occurs first, the following documentation shall be provided for the review and endorsement of TfNSW:
 - Details of craneage including Craneage Swing (Radius) Plans and Craneage Collapse Plans;
 - Demolition plans;
 - Final geo-technical and structural report / drawings. Geotechnical reports should include any potential impact on the light rail corridor located adjacent to the subject development site, easement and substratum;
 - Final construction methodology with construction details pertaining to structural support during excavation or ground penetration. Any temporary components, for example, shoring systems, formwork and falsework, that are located such that their failure has the potential to affect rail infrastructure facilities or operations shall have a minimum service life of 10 years;
 - Details of the vibration and movement monitoring system that will be in place before excavation commences;
 - Final cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor; and
 - Detailed survey plan with location of services.

Pre-construction Work Dilapidation Report

A pre-construction work Dilapidation Report of the Sydney Light Rail and its assets shall be prepared by a qualified structural engineer. The dilapidation survey shall be undertaken via a joint site inspection by the representatives of the Sydney Light Rail Operator, TfNSW and the applicant. These dilapidation surveys will establish the extent of existing damage and enable any deterioration during construction to be observed.

Acoustic Assessment

Prior to the issue of the relevant Construction Certificate, the final acoustic assessment is to be submitted to the PCA demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads-Interim Guidelines". All recommendations of the acoustic assessment are to be incorporated in the construction documentation.

Electrolysis Analysis

Prior to the issue of the relevant Construction Certificate, the applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents. The applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the PCA with the application for the relevant Construction Certificate.

Reflectivity Report

Prior to the issue of the relevant Construction Certificate, the applicant shall design lighting, signs and surfaces with reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor limiting glare and reflectivity to the satisfaction of Altrac, TfNSW and the Sydney Light Rail Operator.

Outdoor Terraces, Balconies and External Windows

Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of TfNSW (eg awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor or as otherwise agreed by TfNSW as per Technical Direction TD 00015:2023. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from TfNSW confirming that this condition has been satisfied.

Consultation Regime

Prior to the issue of the relevant Construction Certificate, a detailed regime is to be prepared for consultation with and approval by TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.

Insurance Requirements

Prior to the issue of the relevant Construction Certificate, the applicant must hold current public liability insurance cover for a sum acceptable to TfNSW. TfNSW's standard public liability insurance requirement for this type of development adjacent to a rail corridor is minimum of \$250M. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The applicant is to contact TfNSW to obtain the level of insurance required for this particular proposal. Prior to issuing the relevant Construction Certificate the PCA must witness written proof of this insurance in conjunction with TfNSW's written advice to the applicant on the level of insurance required.

Works Deed / Agreements

Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever occurs first, if required by TfNSW, Works Deed (s) between the applicant, TfNSW and/or Altrac and the Sydney Light Rail Operator must be agreed and executed by the parties. These agreements may deal with matters including, but not limited to, the following:

- Sydney Light Rail Operational requirements;
- Sydney Light Rail access requirements;
- Altrac and Sydney Light Rail Operator policies, rules and procedures compliance requirements;
- Indemnities and releases;
- Security of costs;
- Insurance requirements and conditions;
- TfNSW, Altrac and the Sydney Light Rail Operator's recovery of costs from the applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes;
- Interface coordination between the Sydney Light Rail Operator and the subject development construction works, including safety interface;
 - Interface Assess Deed Poll and Safety Interface Agreement between the applicant and the Sydney Light Rail Operator must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following:
 - Pre and post construction dilapidation reports;
 - The need for track possessions;
 - Review of the machinery to be used during excavation/ground penetration / construction works;
 - The need for track monitoring;
 - Design and installation of lights, signs and reflective material;
 - Endorsement of Risk Assessment/Management Plan and Safe Work Method Statements (SWMS);
 - Endorsement of plans regarding proposed craneage and other aerial operations;
 - Erection of scaffolding/hoarding;
 - Light Rail Operator's rules and procedures; and
 - Alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the applicant.
- Altrac and the Sydney Light Rail Operator's reviews and impact assessment of the applicant's proposal, engineering design and construction works methodology on Sydney Light Rail Operations and assets;
- Attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the Sydney Light Rail Corridor;

- Arrangements for shutdowns and Sydney Light Rail restricted operations related costs attributed to the applicant; and
- Sydney Light Rail site works access approval and access permit to work.

During Construction

- Construction vehicles shall not be stopped or parked adjacent to the site on Anzac Parade at any time without prior approval of TfNSW;
- All piling and excavation works are to be supervised by a geotechnical engineer experienced with such excavation projects;
- No rock anchors/bolts (temporary or permanent) are to be installed into the light rail corridor without approval from TfNSW;
- No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation;
- During all stages of the development extreme care shall be taken to prevent any form of pollution entering the light rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the applicant;
- The applicant must mitigate all noise and vibration to the extent possible and provide vibration monitoring equipment and provide the results to the Sydney Light Rail Operator at intervals required by TfNSW and the Sydney Light Rail Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits;
- Rainwater from the roof must not be projected and/or falling into the rail corridor/assets and must be piped down the face of the building which faces the rail corridor. Given the site's location next to the rail property, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the Sydney Light Rail Operator (or the delegated authority); and
- No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from the Sydney Light Rail Operator and TfNSW and a physical barrier such as a hoarding or structure provides separation. To obtain approval the applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.

Prior to the Issue of the Occupation Certificate

Post - construction Dilapidation Report

Prior to the Issue of the Occupation Certificate, a post-construction dilapidation survey shall be undertaken via a joint inspection with representatives from TfNSW, Altrac, the Sydney Light Rail Operator and the applicant. The dilapidation survey will be undertaken on the rail infrastructure and property in the vicinity of the project. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report to TfNSW and the Sydney Light Rail Operator will be required unless otherwise notified by TfNSW. The applicant needs to undertake rectification of any damage to the satisfaction of TfNSW and the Sydney Light Rail Operator and if applicable the local council.

Reflectivity Report

Prior to the Issue of the Occupation Certificate, the applicant shall demonstrate that lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor were installed limiting glare and reflectivity to the satisfaction of TfNSW, Altrac and the Sydney Light Rail Operator.

29 July 2025

TfNSW Reference: SYD25-00783/01
Council Reference: DA/591/2025 (CNR-83796)



Mr Ray Brownlee
General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Attention: William Joannides

**PROPOSED MIXED USE DEVELOPMENT
399 - 405 ANZAC PARADE & 2-4 STURT STREET & 21 BUNNERONG ROAD, KINGSFORD**

Dear Mr Brownlee,

Reference is made to Council's referral regarding the abovementioned Development Application (DA) which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the *Roads Act 1993* and comment under Section 2.122 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*.

Please note that this submission should be read in conjunction with the separate submission dated 17 July 2025 provided by TfNSW in relation to the referral under Section 2.98 and 2.99 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the submitted application and would provide concurrence to the proposed civil works on Anzac Parade and Bunnerong Road under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in any consent issued by Council:

1. All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are to be wholly within the freehold property unlimited in height or depth along the Anzac Parade and Bunnerong Road boundary. Any proposed awning shall be setback a minimum of 0.6 metres from the face of kerb on Anzac Parade and Bunnerong Road to protect against the overhang of large vehicles.
2. The redundant driveways on the Anzac Parade and Bunnerong Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter and associated works on Anzac Parade and Bunnerong Road shall be in accordance with TfNSW requirements. Detailed design plans are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.
3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Anzac Parade and Bunnerong Road are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.
4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation prior to the issue of a Construction Certificate and at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

OFFICIAL

6. A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on Anzac Parade and Bunnerong Road during construction activities. An ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Further to the above, TfNSW provides the following advisory comment for Council's consideration in the determination of the DA:

1. There is a planned cycleway ([Kingsford to Centennial Park Walking & Cycling](#)) that will run along the southern side of Sturt Street between Bunnerong Road and Anzac Parade. The vehicle swept paths for entry/exit movements to the development from Sturt Street should consider the planned changes on Sturt Street in the design.

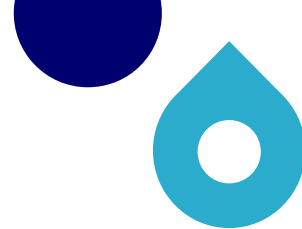
Should you have any further inquiries in relation to this matter, please contact Shengxi Lin, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Rachel Davis
Senior Land Use Planner
Land Use Assessment Eastern
Transport Planning | Planning, Integration and Passenger

OFFICIAL



29 July 2025

Our reference: 225711, 224693

William Joannides

Randwick Council

william.joannides@randwick.nsw.gov.au

RE: Development Application DA/591/2025 at 399-405 Anzac Parade, Kingsford

Thank you for notifying Sydney Water of DA/591/2025 at 399-405 Anzac Parade, Kingsford which proposes the demolition of existing structures and the construction of a part 9 storey and part 14 storey mixed use development comprising two (2) ground floor commercial uses, community facilities, a place of worship and co-living housing for student accommodation, comprising 532 rooms, 674 beds and communal areas. The proposal seeks a total GFA of 17,572m². Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions to the 225mm wastewater main and the 100mm potable water main may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form.

Next steps

- Should Council decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan ApprovalFurther details of the conditions can be found in Attachment 1.
- Council is advised to forward the enclosed Sydney Water Development Application Information Sheet (for proponent) to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Please note that the available capacity may change over time depending on the rate of development and increased demand elsewhere in the potable water and wastewater catchments. Sydney Water does not reserve capacity pre-development and it is advised that the proponent applies directly to Sydney Water for a Section 73 Compliance Certificate as soon as feasible.

Council can read further advice on requirements for this proposal in Attachments 1 and 2. Should Council require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

Growth and Development, Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form

Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 **Media (24/7)** 8849 5151 sydneywater.com.au



Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent's information)

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 **Media (24/7)** 8849 5151 [sydneywater.com.au](https://www.sydneywater.com.au)



Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 **Media (24/7)** 8849 5151 sydneywater.com.au





TELEPHONE: 13 13 65
EMAIL: development@ausgrid.com.au

24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 13 13 65
ausgrid.com.au

This letter is Ausgrid's response under section 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Ausgrid consents to the development subject to the following conditions: -

The applicant/developer should note the following comments below regarding any proposal within the proximity of existing electrical network assets.

Ausgrid Underground Cables are in the vicinity of the development.

Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA)

In addition to BYDA the proponent should refer to the following documents to support safety in design and construction:

SafeWork Australia – Excavation Code of Practice.

Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables.

The following points should also be taken into consideration.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Ausgrid Overhead Powerlines are in the vicinity of the development.

The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.

New Driveways - Proximity to Existing Poles

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

New or modified connection

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website:
www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Should you require further information please contact Ausgrid via email to Development@ausgrid.com.au

Regards,
Ausgrid Development Team

Randwick Design Excellence Advisory Panel

Final Endorsed Comments



DA INFORMATION	
Application Number	DA/591/2025
Address	399-405 Anzac Parade, 2-4 Sturt Street, 19 & 21 Bunnerong Road Kingsford
Meeting Date	25 August 2025
Panel Members	Russell Olsson (Chair), Brian Meyerson and Alex Koll
Report Date	2 September 2025

INTRODUCTION

This document provides a summary of advice and recommendations arising from the Design Excellence Advisory Panel (DEAP) meeting held in relation to the above application.

The DEAP comments are intended to assist Council in their design consideration of an application, including assessment against Chapter 4 of the Housing SEPP and the design principles for residential apartment development (as applicable).

The DEAP is appointed by Randwick City Council as an advisory group, not a decision-making body. The written and verbal comments are the professional opinions of the Panel members and constitute expert design quality advice. The Panel members are suitably qualified persons with expertise in architecture, planning, urban design, heritage, and/or landscape architecture.

To address the DEAP comments, the Applicant may be requested to submit amended plans. Prior to preparing any amended plans, the Applicant must discuss the DEAP comments (and any other matter(s) that may require amendment) with the relevant Council assessing officer. Any amended plans submitted to Council must be accompanied by a written response that details how each of the DEAP comments have been satisfactorily addressed.

PANEL COMMENTS

1. Context and Neighbourhood Character

The subject site is located in the centre of an urban block at the southern end of the Kingsford Town Centre. The urban block is located at the confluence of major roads, including Anzac Parade, Bunnerong Road and Gardeners Road. While these major roads provide vehicular connectivity, heavy traffic also creates environmental impacts on developments in this urban block.

The site is located opposite the Juniors Kingsford light rail station, which provides excellent access to the University of NSW, NIDA and other destinations along Anzac Parade. The proposed use of student housing is appropriate to this site. The adjoining site to the north-west is 17 storeys of student accommodation and an approved DA on the adjoining site to the south-east is a boarding house with multiple small dwelling units. The cumulative effect of these multiple small dwelling units on the 3 sites is an opportunity to tailor a distinctive character for this urban block, based on active transport, reduced

vehicular movements, a highly active ground plane both inside and outside the developments and a high amenity pedestrian environment.

The proposal includes the relocation of the Kingsford Church of Christ from the existing north-western lot to the ground floor of the proposed development on Bunnerong Road, with associated community rooms adjacent to the Church. These activities will add to the potential for a thriving ground plane which would benefit from maximising the extent of active frontages to the 2 through site links on either side of the subject site, Anzac Parade and Bunnerong Road. These 2 through site links will also provide pedestrian access between the residential area of Daceyville Gardens and the Juniors Kingsford light rail station.

2. Built Form and Scale

The Council K2K DCP contains building envelopes for the subject site. The north-western lot, which is currently occupied by the Kingsford Church of Christ, has a potential height of 17 storeys on a relatively narrow lot. The DCP contains a height of 9 storeys on a south-eastern building envelope. A central courtyard is included in the DCP envelopes. The proposed built form widens the north-western lot and reduces its height to 14 storeys. This has the effect of creating a consistent height transition between the 17 storey Scape tower to the north-west, to 14 storeys and 9 storeys. The 9 storey south-eastern building relates in height to the existing 9 storey approval to the south-west of the site.

The applicant's Design Excellence Report demonstrates that the proposed built form complies with the DCP street setbacks on Anzac Parade, Bunnerong Road and Sturt Street.

The above approach to building heights and street setbacks is acceptable as the building height transitions are consistent with the overall DCP objective of creating a height transition from the north-west to the south-east. The built form of street setbacks creates cohesive street frontages in the urban block.

Ground floor setbacks and uses are unresolved and do not generally create a high amenity pedestrian environment. The south-eastern retail sleeve is approximately 1.5 metres wide, which is insufficient for a range of uses, and therefore needs to be made wider. The size of the internal space does not seem to be commensurate with the size of the external seating area. The Health and Wellbeing Facility is comparatively very large and some of its floor area could be transferred to the retail area.

The Waste Hold Zone in the south-western corner is very large and occupies an important corner of the ground floor addressing the through site link. As this is almost a duplication of the basement waste rooms it indicates that an excessive amount of floor area is devoted to waste. In addition to the above, the internal turning area for the truck at ground level adds to the overall servicing areas.

The basement is only one level due to the very low parking numbers required for this development, and the ramp is shown as having a 1: 6.5 gradient. The Panel recommends that the ramp be extended to accommodate Council's waste truck and all waste collection occur in the basement. This would free up the ground floor for a range of uses, including bicycle storage, bicycle workshop and / or landscape. Greater indoor/outdoor activity at ground level would reinforce the student-based activity and active transport character within the block and enhance pedestrian amenity and visual interest along the through site link. Council's waste servicing team is also encouraged to work with the Applicant to ensure that the urban outcome for the laneway is not compromised by excessive waste collection and storage areas.

The proposed ground level interface with the Scape through site link is disjointed and does not offer a coherent pathway from Bunnerong Road to Anzac Parade. Greater cohesion with the Scape through site link is recommended. The wall at the southern side of the Scape link creates an undesirable barrier between the properties and the Panel recommends that negotiations with Scape should be undertaken by the Applicant and / or the Council to demolish this wall. The proposed continuous landscape separates the two sites and discourages pedestrians from using the subject through site link. The

proposed 1.4m high stairs at a mid-point between Bunnerong Road and Anzac Parade create a visual barrier, discouraging pedestrians from traversing the length of the through site link. The Panel recommends that the proposed ground floor and external through site link levels be raised and any stepping, if necessary, be made progressively along the link. A consistent setback, and clear sight lines, from the side boundary and alignment of ground floor windows and doors, from Anzac Parade to Bunnerong Road, would create a more distinctive character to the pedestrian link. The provision of landscape, if considered desirable, should be in intermittent pockets that do not separate one side of the link from the other.

The entry foyer of the Church is too close to the external planting to allow for and encourage through site pedestrian use. It is recommended that the entry foyer be set back further and the geometries of the Church, the truck turning area and possibly the ramp be re-configured to create a better Church entry internally and externally and a better pedestrian through site link.

3. Density

This is a high density urban block containing a large number of small dwelling units. The population of this block is high in comparison to similar blocks containing residential apartments, as an average 80 m² 2 bedroom apartment typically contains fewer than 3 occupants (more than 27 m² per occupant) and the proposed one bedroom units range between 12m² (12m² per occupant) and 18 m² (18 m² per occupant). While the proposed communal areas in this proposal increase the floor area per occupant, the population density is nevertheless greater in student accommodation than in residential apartments. For this reason, the design quality of common areas inside the development, the extent of active uses at ground level and the design quality of pedestrian areas in and around the development are paramount in providing good amenity and design excellence. This is the basis, among others, for the Panel recommending design changes to enhance amenity and design quality.

In addition to the above, the total proposed communal area appears to be incorrectly measured, and includes a number of outdoor spaces, service/bin/storage spaces, lift lobbies, and a DDA WC. The Applicant should amend the communal space calculation in consultation with Council planners.

The proposed GFA is incorrectly measured, on the advice of Council planners. The applicant should discuss this technical compliance issue with Council planners.

4. Sustainability

The Panel is concerned with heat load on the building and the accompanying high energy consumption to cool it. The proposal contains acoustically treated rooms in response to road noise. The plans state that openable windows are not provided as they cannot be relied upon for fresh air. Refer to comments under Amenity below with regard to this matter. While mechanical ventilation and trickle ventilation are provided, these will not reduce the heat load that impacts on unscreened windows.

Two locations are particularly impacted by lack of external screening : the north-eastern facades facing Anzac Parade and the western facades facing Bunnerong Road. The tower windows facing Anzac Parade lack sunscreening which, if provided, would reduce heat load and visually articulate the facades. The Bunnerong Road facades are impacted by sun for more than 4 hours after 2pm in summer. The student rooms on these elevations are relatively narrow and deep with only one window wall which is not openable. Some shading would be obtained from the currently proposed vertical pilasters however this is insufficient to effectively screen from afternoon sun.

5. Landscape

The landscape design is reasonably detailed at this development application stage. It is recommended that Council's landscape design team assess the landscape design in detail.

Notwithstanding the above, many of the previous panels comments with regards to Landscaping still apply eg:

- Generally, much of the planning at ground level is shown in very narrow areas which are unlikely to be effective and will have little impact
- The sections show tree planting in very narrow zones close to the boundary along the edges of the site.
- The stepped interface between the church and street is unrelieved and whilst the Panel understands the need to deal with change in level and to facilitate access, a more sophisticated solution should be developed.
- The proposed green roofs are supported. The applicant should ensure that these are suitably provided for in terms of loading, irrigation, maintenance etc and that these are not value engineered out.
- A robust planting strategy should be developed that responds to the local environmental microclimate.

6. Amenity

The proposal contains acoustically treated rooms in response to road noise. The plans state that openable windows are not provided as they cannot be relied upon for fresh air. The Panel is concerned that the inability to open windows would have long lasting impacts on comfort, air quality, sustainability and resources use for the lifetime of the development. Occupants should be given the choice of opening windows, particularly at times of the day or night with little road noise. Trickle ventilation provides little ventilation and does not contribute to the occupant's perception of ventilation. It is recommended that the proposed form of air conditioning or mechanical ventilation be designed to allow for the provision of openable windows and natural ventilation.

The northern tower is 14 storeys in height and is separated from the 17 storey Scape residential tower by 18 metres in the central section and 15 metres at the north-eastern end. In addition, the northern tower is separated by only 15.6m from the 9 storey southern tower, across the central courtyard. The separation distance of 18 metres to the north, and 15.6m to the south do not comply with the ADG separation for towers of these heights where habitable rooms interface with each other. It is recognised that small scale angled fixed screening is proposed, however this will restrict to some extent views out from the rooms. It is noted that the south-eastern elevation of the southern tower successfully resolves the interface with the adjoining 9 storey building by orientating windows at 45 degrees to the side boundary. A similar approach in the central section of the northern building would resolve the interface issue and provide greater façade articulation.

As noted in Aesthetics below, the tower elevations to Anzac Parade are primarily solid and lacking in articulation, particularly in comparison with the side elevations of the towers which contain student rooms with larger windows and vertical pilasters. It is recommended that the 4 north-eastern rooms in both towers be rotated 90 degrees to address Anzac Parade. This would also assist in resolving the 15m wide interface with the Scape building where angled blades are currently proposed. A range of treatments could be employed to the side walls of the re-orientated rooms, including windows and blades or primarily solid walls.

Cluster rooms at the SW end of the southern tower block access to natural light and create long dark corridors. The layout of circulation on Level 01 for the southern tower means that the corridor will be very dark, with little to no natural light access for over 37m.

The Proposal does not appear to comply with the SEPP Housing requirement for 3 hours sunlight to a communal living area.

- The views from the sun provided as part of the proposal do not show 3 hours of sunlight access during 9 – 3 on the winter solstice to a communal living area.
- The context model used for the views from the sun have not shown height envelopes on the opposite side of Anzac Parade as outlined in the K2K key sites plan. (which range between 31m – 51m)
- Drawing DA-6004 nominates the edge of an outdoor balcony as the point that receives 3 hours of sunlight, which appears to be inconsistent with the SEPP requirement for a communal living area.

The proposed room types include Type 3A, a 2-person, 18.14 m² room. This room has poor amenity, as the 2.65 metre wide room is shared by 2 people with single beds against the wall and insufficient space for circulation between the kitchen, dining table and robe and insufficient robe space. It is recommended that this room type be deleted on the basis of poor amenity.

The 6A cluster rooms are served by a windowless kitchen and TV lounge area. As the kitchen / lounge area is on an external wall, it should be provided with a window.

Type 2A is extensively used throughout the development, however it contains a windowless kitchen. It is recommended that a high-level window onto the common corridor be explored, to relieve the sense of enclosure in the kitchen.

Types 4A + 4B are approximately 2070mm wide at their widest point, and less than 1600mm wide for the majority of the room. These rooms are very narrow, deep, and single orientation facing west. These room types are not supported by the Panel.

7. Safety

Safety is important in a development as large as this, with a range of uses and public access across the site at ground level. A Crime Prevention Through Environmental Design study is recommended as part of the development application.

The Panel supports removing obstructions along the laneways, maintaining clear visual sight lines from end to end along the laneways, and removing stepped facades at ground floor that create blind corners as shown on the current proposal.

8. Housing Diversity and Social Interaction

A diverse range of apartment types is recommended. Common areas for students are to be well designed and sufficient in area to meet the students' recreational and social needs.

10. Aesthetics

The tower elevations to Anzac Parade are primarily solid and lacking in articulation, particularly in comparison with the side elevations of the towers, which contain student rooms with larger windows and vertical pilasters. The visually closed tower elevations to Anzac Parade are secondary elevations in comparison to the side elevations and do not adequately address or celebrate the public road and public transport hub. It is recommended that the 4 north-eastern rooms in both towers be rotated 90 degrees to address Anzac Parade. Access corridors should be orientated north-west to south-east to serve the rooms, with windows to provide light into the corridors.

The 4 storey podium to Anzac Parade is eroded in the centre, with a one storey step down, the façade colour change above the student entry, one storey of student rooms on Level 2 and the open balcony on Level 1 creating ambiguity in a podium which is neither continuous for the length of Anzac Parade nor separated in relation to the two towers above. A further re-working of this podium is recommended, which should include the removal of the Level 2 rooms. The introduction of a brise-soleil on multiple levels would visually separate the two tower podiums and unite the two sides with a relatively open elevation.

SUMMARY

The Panel recommends that design changes be made in accordance with the recommendations above and that the revised design be presented at a future DEAP meeting.

The Panel further recommends that given the scale and complexity of this development additional time should be afforded for review, and discussion both internally within The Panel itself, and with the Applicant.