

23 - 25 Lachlan Avenue Student Boarding House

Social Planning Review of Development Application

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1 Introduction

In April 2021, the City of Ryde (Council) received a development application (DA) by proponent Barcam Mac Park Pty Ltd (Barcam) to demolish the existing residential flat buildings at 23-25 Lachlan Avenue, Macquarie Park and construct an off-campus Purpose Built Student Accommodation (PBSA) facility.

The proposed development will be a 15-storey PBSA facility containing 387 rooms and an occupancy of 509 beds. The majority of rooms (332) will be single-occupancy with an en suite and kitchenette and access to communal lounge and kitchen areas. The design also includes twenty-four (24) double rooms, 13 accessible rooms, 2 x five-bedroom cluster and 15 x 6-bedroom cluster rooms. A three-bedroom manager's apartment is also proposed. The facility will also include an office on the ground floor, as well as communal facilities including a laundry, study areas, gym and a games room.

Following a request for information (RFI) from Council, the proponent amended the DA and provided additional supporting documentation, including a comparative analysis of the proposed facility with other PBSA developments.

Elton Consulting, now part of WSP, has been engaged by Council to:

- review the revised plan of management (POM) submitted to support the amended DA
- review the DA, including the comparative analysis, from a social impact perspective
- provide independent advice in relation to best practice in PBSA planning, design, and management from a social planning perspective.

Study scope

The scope of this review includes the following:

- Identifying relevant potential social issues that may arise due to the construction and operation of the proposal and recommending suitable management and mitigation measures associated with each significant issue
- Considering the density of the proposal, including the impact on adjoining properties from operation of the proposal with recommendations for mitigation or avoidance
- Reviewing the design of the proposed accommodation and suggesting amenity improvements for the occupants
- Considering the plan of management and providing guidance on the operation of the proposed development with respect to best practice.

Study limitations

The following documents are outside of the scope of this review:

- The CPTED report submitted as part of the DA, prepared by Elton Consulting
- The Housing SEPP, which will be reviewed separately by Council.

It is to be noted that the student accommodation facilities included in the comparative analysis review (section 3.3) were selected by the proponent.

2 Project context

2.1 Project description

The proposed development subject to analysis comprises demolition of the site and construction of a 15-storey boarding house for student accommodation and associated facilities served by a basement accessed from Lachlan Avenue.

The building is constructed over two levels of basement with 10,880 sqm of gross floor area and is utilised for:

- 509 student beds (including the manager’s apartment) in 387 single, double, and multi-bedrooms;
- Ground floor student study areas and rooms, dining and kitchen facilities, recreation areas including lounge areas, and varied meeting spaces which extend onto adjoining communal open space;
- Lower ground laundry and games lounge with gym and cinema with direct access to communal open space which includes a potential drying area;
- Interconnected communal rooms on each floor above ground level containing additional kitchen, study, and social opportunities;
- Basement levels for waste, services, deliveries, and parking including:
 - 7 parking spaces for staff and 7 spaces for visitors;
 - 7 car share spaces for students and the general public;
 - 1 maintenance parking space;
 - 11 motorbike / scooter spaces;
 - 78 student and 8 visitor bicycle spaces;
 - parcel lockers, luggage and general storage rooms; and
 - garbage loading and general delivery area and 1 maintenance car space;served with internal lifts and a separate bicycle and car share lift available to students and the public.
- External communal open space at ground level with a variety of study and recreational areas and including landscape and large tree plantings;
- Widening of the existing public pathway from Lachlan Avenue to Elouera Reserve;
- An on-site public art installation; and
- General public domain improvements of the Lachlan Avenue verge.

The proposed development subject to analysis has been detailed in architectural plans submitted in support of the DA. The plans for the proposed development have been informed by technical studies including those for geotechnical and contamination potential, arborist, traffic and parking, BCA, wind and the like. A comparative analysis of these plans against like development is provided at **Appendix A**.

2.2 Trends in student accommodation

Student accommodation is a specialised form of rental housing – it is generally high density, it brings together many people living away from home for the first time, and most of the residents arrive at the same time with little inherited sense of community. The purpose of student accommodation is to provide a safe and secure environment for student residents to study and make friends.

Learning how to live with others, how to cope with being away from family and friends, and how to undertake independent study are all part of the student experience in PBSA. This is especially true for international students, who often have no existing support networks and are adapting to a new way of life and making new friends alongside their studies or research.

PBSA providers play an important role in supporting learning and social outcomes of residents. Due to increasing concern over student mental health and wellbeing, attention has turned to creating environments and communities which enable students to flourish.

Current guidance from the UK recommends that providers of student accommodation consider how a community can be nurtured, using both **design factors**, such as social spaces, and **community building programs** as common good practice. Suggestions on design and programming from the literature are provided below. Further analysis is provided in **Section 3.1 – Social issues and recommended mitigations**. Recommendations based on this research are provided in **Section 4 – Conclusions and recommendations**.

Supporting student wellbeing through design

Recent focus group research conducted with students in two universities in North West England made the following design-based findings:¹

- Students highly value the importance of social and communal spaces within buildings, with natural light, plants, comfortable seating, kitchens that facilitate communal dining, and bright colours identified as important design features
- Students value areas where they can bump into each other and have informal daily conversations, rather than having to seek them out, on each floor to enable students to meet and socialise with their neighbours - ideally kitchen areas
- Arranging rooms in clusters was seen as positive in encouraging social interactions
- Living with a large number of students caused some students distress, and often they wished that they lived with a smaller, 'family sized' number of students (e.g., 4-bedroom flats rather than 8)
- Some students reported feeling too scared to use communal kitchens, or felt that the design of kitchens prevented them from wanting to socialise in those spaces
- Students value having their private space to retreat to, and having a space to reflect their individual identities
- Outdoor facilities such as football nets or basketball hoops encourage students to socialise together in outdoor spaces.

Other student survey research from the UK promotes "wellbeing through design" in student accommodation. Suggestions include the provision of social space at many levels within a residence, including kitchens and large and small spaces at ground-floor level that are designed to foster community-building. The same research promotes a shift away from 'studio' accommodation to accommodation that supports social inclusion and interaction, such as catered accommodation and accommodation with large communal areas.²

Supporting student wellbeing through community building

Housing affordability is a key issue for students.³ Students tend to not work during their studies, or to work lower-paid jobs. The lack of availability of lower-cost accommodation risks excluding students from a proper university and residential experience. There has been a trend in student accommodation away from rooms with shared facilities towards studio accommodation, which are generally more expensive than shared options. Research by Unipol Student Homes found that international students generally have a preference for single sex, quiet, alcohol-free accommodation.

The British Property Federation suggests that student accommodation facility staff should receive training in a range of areas to support student wellbeing, including mental health first aid, recognising the signs of mental distress, and managing their own wellbeing.⁴

¹ Worsley, J.D., Harrison, P. & Corcoran, R. [The role of accommodation environments in student mental health and wellbeing](#). *BMC Public Health* **21**, 573 (2021)

² Unipol Student Homes, 2018: [Accommodation Costs Survey](#)

³ Ibid.

⁴ British Property Federation, 2019: [Student Wellbeing in Purpose-Built Student Accommodation](#)

Recent focus group research conducted with students in two universities in North West England found:

- Loneliness and social isolation were felt by many in the first few months
- Accommodation-based welfare/pastoral staff, such as residential advisers living alongside students, was valued by students as a source of support
- Living with incompatible others and experiencing difficulties within flats can have a negative impact on students' mental health and wellbeing
- Formal activities in the social and communal areas arranged by accommodation provider could support the creation of a sense of community
- Community-building groups that support social cohesion are valued, such as creative writing groups, arts-based workshops, shared reading groups, music groups or film-making groups
- When students apply for accommodation, they could be given the option to provide information about their personality in order to organise flats according to personality dimensions (e.g., a flat for conscientious students) or those undertaking the same course (e.g. a flat for arts-based students).

3 Review of development application

3.1 Social issues and recommended mitigations

The following section provides a review of the development, considering the Department of Planning, Industry and Environment's (DPIE) (2021) Social Impact Assessment Guideline for State Significant Projects eight impact categories as best practice for social impact assessment in NSW. The impact categories are:

- **way of life:** how people live, how they get around, how they work, how they play, and how they interact each day
- **community:** composition, cohesion, character, how the community functions and people's sense of place
- **culture:** both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places, and buildings
- **accessibility:** how people access and use infrastructure, services, and facilities, whether provided by a public, private, or not-for-profit organisation
- **health and wellbeing:** physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
- **surroundings:** ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
- **livelihoods:** people's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits; and
- **decision making systems:** particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy, and grievance mechanisms.

Existing population

The following data has been sourced from the Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing accessed via the online QuickStats portal.⁵

The population in the suburb of Macquarie Park in 2016 was 8,144 people and a 2020 estimated resident population of 10,532 people⁶. The suburb has a higher proportion of females (52%) to males (48%) and a median age of 29 compared to 38 in NSW due to large proportions of persons aged 20 – 34 (48.3%), likely due to most residents being university students at Macquarie University. There is a significantly low proportion of Aboriginal and/or Torres Strait Islander persons in the suburb (0.4%) compared to NSW (2.9%). The greatest proportion of persons in the suburb have Chinese ancestry (20.8%) and only 31.8% of people are born in Australia compared to 65.5% in NSW. This suggests that there is a high proportion overseas born people in the suburb, likely many international students.

The population in Macquarie Park are much less car dependent than the average in NSW, with 34.1% travelling to work by car compared to 64.6% in NSW. Public transport use is much more common in the suburb (36.4%) compared to NSW (16.0%). Additionally, a significantly greater proportion of persons in the suburb only walk to work (16.8%) compared to NSW (3.9%).

A significant proportion of dwellings in Macquarie Park are rented (66.7%) which is consistent with a highly transient student population for the university. Housing stress in the suburb is much more prominent with 27.6% of renters paying greater than or equal to 30% of income for weekly rent compared to 12.9% in NSW. The average number of people per household (1.6) is lower than NSW (3.1) which is consistent with the student population in the suburb.

⁵ ABS, 2016. [2016 Census QuickStats: Macquarie Park](#)

⁶ profile.id, 2021. [Macquarie Park: about the profile areas](#)

3.1.1 Way of life

Amenity impacts related to construction

Amenity impacts can occur in many forms, with one of the most noticeable being noise and vibration. If not managed, noise can cause stress and annoyance, interfere with daily activities (including talking, hearing, and studying) and disturb sleep.⁷ Noise sources during construction have not been assessed as part of the Acoustic Assessment undertaken by Stantec in April 2021, though construction noise and vibration criteria are noted.

Local amenity for neighbours would be negatively impacted by noise and vibration during the project's construction phase. Construction noise and vibration may negatively affect nearby neighbours' ability to work or study or impact their ability to rest and relax. The proportion of people who work from home is likely to have increased to as much as 40% due to long-term changes to worker behaviour resulting from Covid-19,⁸ which may exacerbate the impact.

Recommendations:

- Undertake assessment for the levels of noise and vibration expected during construction and inform the surrounding neighbours of construction timeframes and any potential disturbances to their amenity
- Develop and implement Construction Management Plans to mitigate impacts on surrounding neighbours.

Impacts for neighbours during operation

Neighbouring buildings will likely experience some overshadowing throughout different times of the day due to the height of the project. The Revised Architectural Plans by Rothe Lowman (2021) indicate that neighbours on the same side of the street as the project will experience shadowing from 9am to 11am, and those on the opposite side will experience shadowing from 12pm to 3pm. It is unclear whether neighbours will be concerned by this impact as no consultation activities have been undertaken.

The project is unlikely to cause any other significant impacts for neighbours during operation. As the existing population section above discusses, there is already a young demographic in the local area, suggesting that an influx of university aged students into the suburb as a result of the project will not likely change the age demographic of the area. The amended Traffic Impact Assessment (TIA) by The Transport Planning Partnership has determined that the site will generate negligible vehicle movements suggesting that neighbours will not be impacted by traffic generation on Lachlan Avenue. Noise within and on the grounds of the project will be managed via house rules set out in the legally binding tenancy agreements and complaint and management procedures set out in the Operational Plan of Management, ensuring that neighbours and other residents are not impacted by noise and other potential anti-social behaviours.

Recommendations:

- Engage and consult surrounding neighbours to provide information on potential impacts and grievance mechanisms for any issues that may arise during operation.

3.1.2 Community

Changes in community cohesion relating to large influx of new residents

The influx of students into the local area may have impacts on local community cohesion as "...large concentration of students living in an area has a potential to cause disruption to existing local patterns of social practice".⁹

⁷ NSW EPA, 2020. [Draft construction noise guideline](#).

⁸ ABS, 2021. [A year of COVID-19 and Australians work from home more](#)

⁹ MacIntyre 2003 in Small, KA, 2008. [Community impacts of new student housing development: the UNSW University Village](#)

The suburb of Macquarie Park had an estimated resident population of 10,532 people in 2020¹⁰ and the development will contain 510 beds, which is approximately 5% of the current population in the suburb assuming full occupancy during university semesters. This is a sizeable increase to the population all at once.

Student accommodation sites can result in negative social and community impacts with “...student presence [leading] to an erosion of stability, cohesiveness and confidence within the community” with the transient nature of students resulting in high turnover and long periods throughout the year where properties are vacant while students are on holidays.¹¹ People living in an area temporarily during university semesters may struggle to integrate into a community when they are not planning on being present in it for a long period of time.

At the time of the ABS Census in 2016 the median age of the suburb of Macquarie Park is 29 years due to large proportions of persons aged 20 – 24 (17.6%), 25 – 29 (15.3%), and 30 – 34 (15.4%) residing in the suburb, greater than double the proportions of these age groups in NSW. There are also numerous other student accommodation developments in the surrounding streets. As such, it is reasonable to assume that Macquarie Park already has a large population of tertiary students and experiences changes in community stability throughout the year as students come and go from other student accommodation sites in the suburb.

Recommendations:

- Ensure tenancy agreements include behavioural clauses to reduce risks of antisocial behaviours impacting on surrounding neighbours
- Events in the adjoining park to bring the future residents and the broader community together and encourage cohesion.

Socialisation opportunities through communal spaces

Connecting with others and making friends can be difficult for adults, especially if living in a new city or completely different country. Having communal spaces that bring together large numbers of people on a daily basis can give students the opportunity to connect with other people and form friendships outside of formal classroom settings. The development proposes a mix of lounge areas on odd numbered levels and kitchen and dining on even numbered levels which will encourage residents from different levels to come together and interact with people outside of their immediate living areas.

The Operational Plan of Management (OPOM) discusses the intention to have Residential Customer Advisors (RCAs) plan and deliver events socialisation opportunities for residents throughout the year

Recommendations:

- Hold a range of large and small events to ensure a variety of opportunities for people with different socialisation requirements and levels of comfortability in large groups the chance for social interactions with their peers in the building.

3.1.3 Accessibility

Traffic in the local area during construction

The development may result in an increase in traffic in the local area particularly on Lachlan Avenue during the construction phase with workers and material deliveries and removals using the road to access the site. A demolition traffic management plan (DTMP) has been developed to outline the measures required during the construction phase to minimise impacts for surrounding neighbours. Measures include:

- No impact on neighbouring residential driveways and access points
- Minimum 14-day notification of upcoming temporary traffic control measures
- Maintaining existing cyclist and pedestrians access along Lachlan Avenue
- Traffic controller when construction vehicles require access to and from site

¹⁰ profile.id, 2021. [Macquarie Park: about the profile areas](#)

¹¹ Kenyon 1997 in Small, KA, 2008. [Community impacts of new student housing development: the UNSW University Village](#)

- Right of way for pedestrians, cyclists, and motorists at all time
- Access for emergency services along Second Avenue will be maintained at all times with priority given to emergency vehicles as per normal procedure
- All demolition and construction workers will park in designated off-street area or be encouraged to use public transport when travelling to and from the site, workers will not be permitted to park on the public road which will reduce traffic impacts on surrounding neighbours
- Entries to the site will be staggered to minimise queueing on the local road
- All drivers will be made aware of approved routes to and from the site as part of site induction.

These measures will ensure minimal impacts relating to travel around the site will be experienced by surrounding neighbours during the demolition and construction phases of the development.

Recommendations:

- Provide information to surrounding neighbours on grievance mechanisms for any issues that may arise during the demolition and construction phase and ensure all grievance are managed in a timely and appropriate way.

Provision of private car sharing scheme for future residents

The development proposes to include five car share spaces in the car parking provision, equivalent to 40 standard car spaces according to Council's recommendations. The car share spaces will be located in the basement with the standard car spaces and would be for the exclusive use of the residents. Residents in the building would have access to the five on-site car share vehicles when in need of a private vehicle, without the large costs of private vehicle ownership that is often unaffordable for university students living in student accommodation.

Recommendations:

- Potential provision of shared motorcycles or scooters for lower environmental impact or bicycle sharing programs to encourage active travel and greatly lower environmental impact.

Access to amenities across floors

The development is planned to provide 509 beds (including the manager's rooms) for future students at Macquarie University and other institutions. The architectural report notes that each floor from level one will have 38 beds, besides level 13 with 50 and the ground floor with three beds for accommodation managers. Each accommodation floor will include roughly 45 m² of communal space including a communal lounge on odd numbered levels, communal kitchen and dining on even numbered levels, and communal lounge, kitchen, and dining on level 13. Each single-occupancy and double room has its own bathroom with a shower, toilet, and sink; a kitchenette with a sink, bench space, and microwave; DDA rooms have larger bathrooms and shared kitchenette; and cluster rooms contain six small bedrooms, three shared bathrooms (two showers), a kitchen area, and a lounge area.

The basement mezzanine and ground floor will have 299 m² and 527 m² respectively of communal area including a foyer/waiting area, cinema, games lounge, gym, laundry, amenities, quiet study and pods, casual study and media, kitchen, dining, mail room, and two lounge areas. All residents will have access to the communal areas in the basement mezzanine and on the ground floor.

The mix of lounge and kitchen areas shared between two floors could potentially result in isolation for students, with those more introverted and anxious of social interaction likely to remain in their own bedroom space rather than using amenities shared by all people on the two floors besides those in cluster rooms. The provision of two stove tops, two fridges, and two pantry spaces in the kitchens may also be insufficient for such large numbers of people sharing the space.

Access to people with disabilities will be provided in the following areas:

- | | |
|--|--|
| – Main entrance/reception. | – To the front door of all cluster units |
| – All common areas on an accessible path of travel | – Communal sanitary facilities |
| – Lifts | – Parking drop off zones |

Access is to be provided to all levels of the buildings and all facilities and services operating from them so that it does not impose an unjustifiable hardship for a person with disability or which poses a health and safety risk for the students with

disabilities. Provision of accommodation is provided for students with mobility issues while also providing units for users with vision, hearing, and intellectual disabilities. The provision of types of rooms available for the three key identified disability groups, which like the general population have varying disabilities, as follows:

- Mobility impairment and for people with multiple disabilities
- For people with hearing and speech impairment
- For people with vision impairment

Recommendations:

- Consider increasing the number of shared amenities by either making the communal kitchen larger with more stoves, sinks, and pantries, having a kitchen on every floor, or preferably by designing the floor space with more than one cluster of 6 rooms per floor so that more than six students have the option to share a small communal kitchen and lounge area with smaller number of peers to accommodate for those with potential social anxieties in large crowds.

Access to public open space

The development is located directly beside Elouera Reserve, providing opportunities for active recreation for future residents. It is also within 800 m of ELS Hall Park and under 1 km of Dunbar Park and Lane Cove National Park. The ease of access to green public open space will be of great benefit to future residents at the site.

Physical activity and time spent in nature are well researched. Regular physical activity have profound impacts on depression and anxiety and is known to relieve stress, boost overall moods, improve sleep, and improve memory, along with the physical health benefits of staying fit and healthy.¹² The benefits of spending time in nature include reducing blood pressure, muscle tension, heart rate, production of stress hormones, and contributing to overall physical and mental wellbeing¹³.

Recommendations:

- Potential partnership between Council and accommodation provider to encourage student usage of the nearby open space e.g., social events, sports days, sporting competitions etc.

Access to support services for all future residents

University can be a very stressful time for students with “...examinations and assignment deadlines, work, problems with friendships and relationships, financial problems, perfectionism and balancing studying and life... [as well as] positive events such as a new relationship and starting a new university year...”.¹⁴ The OPOM prepared by WRAP (Barcam) notes “student accommodation is widely recognised as playing a significant role in health and wellbeing of students. Students who are unhappy with their accommodation display higher levels of depression and anxiety and housing difficulties are a known trigger of mental distress”. It is important that the future student residents of the development have access to adequate and appropriate means of seeking help for any issues they may be encountering in the housing, university, or personal lives.

The OPOM outlines the following commitments from WRAP to promote student wellbeing in the development:

- 1. Improve health literacy using apps and online resources as well as face to face
- 2. Collaborate with universities to deliver cross functional services
- 3. To support positive communities and cultures that promote wellbeing
- 4. Normalise mental health and wellbeing issues to provide easy access to support and referrals
- 5. Develop a stronger focus on protective factors and promoting social and community networks particular for at risk groups
- 6. Ensure that a range of accommodation is available at different price points to reduce financial stress, while ensuring that there is provision of the community approach throughout
- 7. Eliminate discriminatory behaviour
- 8. Design environments to promote healthier lifestyles including access to local amenities and green space

¹² Robinson, L et al., 2021. [The mental health benefits of exercise](#)

¹³ Delagran, L, 2016. [How does nature impact our wellbeing?](#)

¹⁴ UNSW, 2020. [Coping with stress](#)

- 9. Communal spaces are particularly important especially smaller ones that support social interaction such as cooking and eating together
- 10. Implement outreach and support to groups less likely to actively engage with services or seek support
- 11. Use behavioural and attitudinal as well as socio-economic data to promote better understanding of student diversity; and
- 12. Make existing services easier to engage with students with physical, logistical, cultural, and linguistic barriers.

The management team in the development will also be supported with daily management and student welfare and behaviour by a minimum of four paid RCAs (generally full-time senior students living at the accommodation).

It is clear that the student accommodations management team will have a strong focus on the mental wellbeing of future residents, providing residents with access to appropriate services when necessary, normalising seeking help for mental health, and making access easy for students.

Recommendations:

- One or two RCAs on each residential floor to ensure students have a personal connection with their advisor and feel comfortable to approach them with any grievances or needs for support
- Information regarding mechanisms for seeking help to be discussed and understood by all new tenants open moving in and reiterated regularly throughout semesters
- Consider an increased number of shared cooking, lounge and dining facilities to accommodate the number of residents needing to use them on each floor, to minimise the likelihood of residents avoiding these areas due to crowding or line-ups and isolating themselves in their rooms.

3.1.4 Health and wellbeing

Active travel for future residents at the site

The limited provision of parking at the site will mean that future residents of the development will be required to utilise other forms of non-motorised travel including walking, cycling, scootering, skateboarding, or public transport to meet their needs including travel to the university, shopping, medical care, and any other requirements that can't be met on site.

"The physical activity generated by active travel reduces the risk of premature illness and death and also reduces the related health costs"¹⁵. Cycling in particular has been found to reduce all-cause mortality, improve physical performance, benefit body fat markers and body mass gain, reduce the risk of certain cancers and improve survival rates, and is associated with reducing overweight/obesity¹⁶.

The development site is located in close proximity to public transport with several bus stops and Macquarie Shopping Centre within 200 m from the site and Macquarie University within 800 m. The amended TIA by The Transport Planning Partnership notes that limiting car parking provision at the student accommodation site will discourage car travel to and from the site, particularly as the site is surrounded by well-established pedestrian and cycle infrastructure, public transport services run at high frequency, and Macquarie University (the reason for the student accommodation) is within walking/cycling distance. The discouraging of car travel and encouragement of active travels aligns with Council's aim to maximise active travel and public transport usage to reduce cars on the road network in the LGA.

The TIA discusses recommendations from Council in July 2021 for provision of 98 car parking spaces including 77 resident spaces, 19 visitor spaces, and two staff spaces. The amended TIA also notes that Council stated that one car share space could replace 8 standard spaces and therefore the development is proposing 64 car spaces (equivalent to 99 spaces) with a mix of 40 resident spaces, five car share spaces (equivalent to 40 standard spaces), 17 visitor spaces, and two staff spaces. This proposed provision of parking exceeds Council's recommendation by one space, and it is noted that student accommodation is typically targeted at students without cars attending nearby tertiary education campuses. The TIA also notes six other student accommodation sites all of which provide no parking spaces. The development also proposes to include 21 motorcycle spaces, 92 resident bicycle spaces, and 8 visitor bicycle spaces. This bicycle parking allocation will

¹⁵ ATAP Steering Committee, 2016. [Australian Transport Assessment and Planning Guidelines: M4 Active Travel](#) p.5.

¹⁶ Ibid.

mean that each space will be shared by approximately 5 – 6 residents, or only one in every five residents will be able to access bicycle parking. The proposed provision is greater than requirements of the SEPP 2009 and Council's Development Control Plan suggestions for boarding houses requiring one bicycle and one motorcycle parking space for every five rooms which would equate to 77 motorcycle and 77 bicycle parking spaces for the development.

Recommendations:

- While the provision of bicycle parking is greater than Council and State requirements for boarding houses it is recommended that a greater number of spaces are provided to encourage residents to use active travel as their primary mode of travel
- Alternatively, the development could incorporate a bicycle sharing program in the design to reduce the cost of owning a bicycle for students while allowing them access to active travel more efficient than walking.

Health impacts relating to small single-occupancy rooms and cluster rooms

A cluster room is defined as "shared accommodation, in which people have their own private bedroom, or other single person accommodation units, but they share communal facilities such as kitchens, bathrooms, and so on"¹⁷. Suggesting that all rooms in the development would be considered clusters as they all share kitchens and lounge areas. The development proposes 387 rooms, 332 of which will be single occupancy. The single occupancy rooms are configured in a mix of long hallways with single rooms of roughly 12.5 m² with kitchenettes and their own bathrooms, and cluster rooms where six smaller rooms of roughly 6/7 m² are clustered around a shared lounge, kitchen, and shared bathroom amenities.

Research suggests that studio accommodation where students are housed in single occupancy, studio-type units can cause difficulties for the students in finding support and increase the risk of isolation and associated mental health issues¹⁸. A managing director of student accommodation in the United Kingdom suggests that students prefer larger clusters of 10 rooms to six as "...there is always someone who is in that area to have debates and discussion"¹⁹. Less clustered room configurations seem to have higher risk of causing social isolation for students, with studio type apartments being particularly detrimental;

First time renters, first time in a new city, might really like the idea of studio accommodation, but actually when you are living in a brand new city and when you are under this academic and financial pressure, living on your own in a really small box, eating your food in your room, is not good for your mental health²⁰.

The benefit of the proposed development in this regard is that the single rooms configured along hallways have shared kitchen, dining, and lounge facilities rather than having cooking facilities in their rooms, meaning that students will be able to socialise in these areas with others while preparing food. However, it is possible that some students will choose to use the kitchen facilities and return to their rooms with food or bring food from offsite to their rooms. As such, the accommodation provider and management should endeavour to provide events or other forms of encouragement for students to congregate in communal areas in order to make connections with others.

In regard to physical health impacts of small spaces, students will be able to open windows in their rooms to allow fresh air into their space for ventilation. Improved bedroom air quality has been shown to improve sleep quality, improve how residents feel the next day (less sleepy and more able to concentrate), and improve performance on test of logical thinking, all factors that are important to learning minds of university students²¹.

Recommendations:

- Potential reconfiguration of floors to include more small cluster rooms with 6-10 rooms sharing amenities, or grouping single-occupancy rooms around shared facilities, as opposed to the whole floor sharing amenities with the floor above or below to reduce potential social anxiety problems in such large, shared spaces
- Organisation of social events in communal areas throughout semester will be important to foster a sense of community in the development and to ensure students aren't isolating themselves in their rooms

¹⁷ Designing Buildings, 2020. [Core and cluster accommodation](#)

¹⁸ Scott Brownrigg and Galliford Try, 2019. [Impact of accommodation environments on student mental health and wellbeing](#)

¹⁹ Ibid. p.14

²⁰ Ibid. p.14

²¹ Strom-Tejsen, Wargocki, and Wyon, 2015. [The effects of bedroom air quality on sleep and next-day performance](#)

- Strong partnerships with University mental health programs will be important to ensure students have access to any help they may require
- Student wellbeing should be monitored through surveys at least twice during semesters to identify any issues with the development and ensure students are receiving adequate support

3.1.5 Culture

Cultural appropriateness of accommodation

Macquarie university is in the top 10 universities with the most international students in Australia with 21.1% of students in 2019 coming from overseas²². This suggests that a significant proportion of the future residents in the student accommodation will be international students, likely from Asian countries including China, India, Vietnam, Malaysia, Nepal, and Korea, or Brazil²³. Given the likely mix of cultures in the development, it will be important to ensure all students feel welcome and safe in their living environment.

Recommendations: The accommodation provider needs to ensure the accommodation is culturally appropriate for all persons. Recommendations for cultural appropriateness could include:

- Mandatory cultural awareness training for management and RCAs to ensure international students and diverse domestic students feel safe, welcome, and comfortable approaching management with potential issues
- Provision of culturally appropriate food by understanding food requirements prior to students arriving
- Culturally appropriate mental health awareness and access to support mechanisms
- Provision of prayer rooms or multi-purpose spaces where students can go for religious/spiritual practices
- Consideration of the need for men and women to be accommodated in separate areas in some cultures, potentially having some floors with all male and some with all females
- Tenancy agreements and code of conduct for all students, including good neighbour policies requiring all tenants to be respectful of other cultures' customs, values, beliefs, etc.

3.1.6 Surroundings

Safety of students travelling to and from the site

Safety of students, particularly young women, travelling between the university, shops, or other activities and the building at night-time has not been considered. The CPTED report for the site undertaken by Elton Consulting in 2021 has highlighted higher than average density of recorded criminal incidents for non-domestic assault, malicious damage to property, theft from person, and fraud in the immediate area surrounding the site suggesting there is risk of assault and theft for persons travelling through the area, particularly at night-time when natural surveillance is lessened.

Recommendations:

- Implementing a program for safe travel home for students travelling at night-time i.e., shuttle bus service, buddy systems, safety hotlines with building security, etc.

Public safety during demolition and construction

Safety risks on construction sites for members of the public can include falling materials (especially during demolition), trips and falls with uneven surfaces and debris, dangers of mobile plant and equipment if left unattended and accessible to the public, fire dangers, asbestos, noise and vibration, and chemical leaks. Children and teenagers in particular face a high risk of injury with the curiosity of construction sites often leading them to take risks and enter prohibited areas. The Demolition Management Plan has highlighted that the site will be fenced off to ensure members of the public won't have access to the site to minimise the risk of any incidents. A Construction Management Plan has not been included in the DA.

²² Study in Australia n.d., [International students in Australia statistics](#)
²³ Ibid.

Recommendations:

- The development will require a Construction Management Plan to be developed and implemented to ensure the public are safe during the construction phases.

Resident safety during operation

Residents at the site will be students attending Macquarie University, approximately a 15 minute walk or 12 minutes with public transport. It is possible that these students may be making this journey during early morning or night-time hours at risk to their own safety, particularly for young people.

Recommendations

- The accommodation provider should ensure that upon induction at the site, residents are informed and aware of harm prevention and external support services measures available if they feel unsafe travelling home or to the university. Safety measures could include:
 - 24/7 access to building security with security phone number, and phone number for the university's on campus emergency service, provided on something residents can keep with them i.e., key chain, laminated card, etc.
 - Potential preventative tools such as rape whistles/personal alarms should be provided to residents to kept on their person when travelling to and from the site
 - The accommodation provider could provide self-defence classes to residents to increase their chances should they be in an unsafe situation when travelling
 - Potential partnership with Macquarie University to provide the above.

3.1.7 Livelihoods

Livelihoods and affordability of living for students

Affordability of living for students is of great concern in today's climate with the 2017 Universities Australia Student Finances Survey finding that financial difficulties faced by some groups of students are staggering with "one in seven domestic students [saying] they regularly go without food or other necessities because they can't afford them. And three in five domestic students say their finances are a source of worry... [and] around 50 per cent of international undergraduate students are worried about their financial situation)".²⁴

The development appears to provide a variety of options to suit different levels of affordability, however it is not clear what rental costs associated with the range of unit types will be.

The development will provide opportunities for employment as RCAs for senior students living in the development. This would be of great benefit for those able to secure these positions as they would not have to travel from the building for employment, likely allowing them extra time to focus on their studies. It is unclear how many hours these jobs would provide and at what rate of pay.

Recommendations:

- Provide more than four opportunities for employment of RCAs in the building, ideally each floor should have one or two RCAs to provide an appropriate level of support to the students
- Potential employment of students in the reception area of the building or in the maintenance teams to allow students an opportunity to work without travel, allowing more time to focus on studies
- Employment services for students i.e., a notice board or notifications by management team and RCAs of jobs in the nearby area, assistance with resume writing and job applications for students, etc.
- Range of affordable housing options for students struggling financially, including those unable to work or on financial hardship scholarships

²⁴ Universities Australia, 2018. [2017 Universities Australia Student Finances Survey](#)

- Provide more affordable shared habitation spaces such as the 6-bed cluster rooms for those not able to pay for a studio style single-occupancy apartment
- Potential to charge lower than full market value for apartments to ensure affordability for students with varying financial situations.

3.1.8 Decision making systems

Student involvement in accommodation management systems

Students living in student accommodation may have concerns or issues that arise and need to raise these with management but not feel comfortable doing so for a number of reasons including anxiety, stigma around speaking out, perceptions of power imbalances, or other reasons. Having RCAs act as representatives could be beneficial for the students to feel like they have a say in how their accommodation is run by providing a safe and potentially less intimidating option for raising concerns that the RCAs can then pass on to upper management.

Recommendations:

- The development should implement mechanisms for future residents to be involved in how the student accommodation is run and be afforded grievance mechanisms. RCAs could play a democratic role in the process by being the representative for the residents to raise any issues or concerns with how the accommodation is operating or any needs that aren't being met.

Tenancy agreements

The OPOM indicates that future residents of the development will have “formal tenancy agreements” which will outline operational hours for mitigation of noise impacts. The OPOM does not specify the type of tenancy agreement the students will be required to complete. The *Residential Tenancies Act 2010* does not apply to short-term accommodation however the *Boarding House Act 2012* sets out requirements for Occupancy Agreements that would be appropriate for this development.

The Standard Occupancy Agreement for general boarding houses under the *Boarding Houses Act 2012* provides tenants with “...certainty about [their] legal rights and responsibilities and also contains notice periods for rent increases and eviction notices”.²⁵

Recommendations:

- It is recommended that the tenancy agreements for the development should be Standard Occupancy Agreement for general boarding houses under the *Boarding Houses Act 2012*.

3.1.9 Cumulative impact of the development

Potential benefits of the development include:

- Provision of accessible and potentially affordable accommodation for future students at Macquarie University
- Socialisation opportunities for future residents in communal areas and community building
- Access to car sharing service within the building for future residents
- Increased active travel for residents with reduced number of car spaces and most amenities within walking distance
- Accessible housing and amenities for people with disabilities
- Access to public open space and active recreation opportunities for future residents
- Job opportunities for some future residents

Potential negative impacts arising from the development may include:

²⁵ Fair Trading NSW n.d., [Living in a boarding house](#)

- Amenity impacts for surrounding neighbours during construction
- Increased traffic on local roads during construction
- Changes in community cohesion with large influx of new residents entering the area
- Potential anxiety and other mental health issues for future residents from sharing amenities among large numbers and possible social isolation
- Potential safety risks for students travelling at night

Overall, the impact of the student accommodation development will be a benefit to future Macquarie University students by providing housing within walking distance to the campus and many other amenities, and greater benefit to some by providing employment opportunities. The development may result in some negative impacts for surrounding neighbours of the development and future residents. Impacts on neighbours may occur during demolition, construction, and operation and can likely be mitigated by implementing successful management plans and providing the community with plenty of information leading up to each stage of the development. Impacts on students including potential mental health impacts will require a combination of recommendations outlined in the above sections including provision of access to mental health services and potential reconfiguration of bedroom layout and provision of communal amenities.

3.2 Design and Plan of Management review

3.2.1 Planning context

Strategic context

The subject site is located within the *Herring Road and North Ryde Station Priority Precincts*, which envisions:

‘Macquarie Park will mature into a premium location for globally competitive businesses with strong links to the university and research institutions and an enhances sense of identity.

The corridor will be characterised by a high-quality, well-designed, safe and liveable environment that reflects the natural setting, with three accessible and vibrant railway station areas providing focal points.

Residential and business areas will be better integrated and an improved lifestyle will be forged for all those who live, work and study in the area.’

The immediate context of the site sits within a variety of settings of Macquarie University, Shopping Centre, Macquarie University Metro Station and a mixture of walk-up flats adjoining the site. The wider characteristic of the locality embraces a variety of office, institutional, retail and residential building typologies generally of a larger scale than the existing residential developments immediately adjoining the site.

Design concept, massing and configuration

Development Application No. LDA2021/01438 seeks Council approval for demolition of the existing structures and construction of a 15-storey boarding house with 2 levels of basement for student accommodation and associated facilities.

The Urban Design Report, prepared by Rothelowman, dated April 2021 submitted with the Development Application No. LDA2021/01438 to the City of Ryde Council notes:

“The proposed development will encompass all the facilities expected of a contemporary student college. The ground plane of the development is fully activated with student study rooms, dining and kitchen facilities, recreation areas including cinema, gaming rooms, lounges, and a gym along with varied quieter meeting spaces spread across the social floor.”

Following the lodgement of the Development Application No. LDA2021/01438, the Urban Design Review Panel reviewed the proposed development and the generally supported the proposed design concept and massing, noting the following:

“The amended design improves the amenity and functionality of the basement uses by reconfiguring common areas to open to the communal open spaces at the rear and at the side facing the park and is supported.

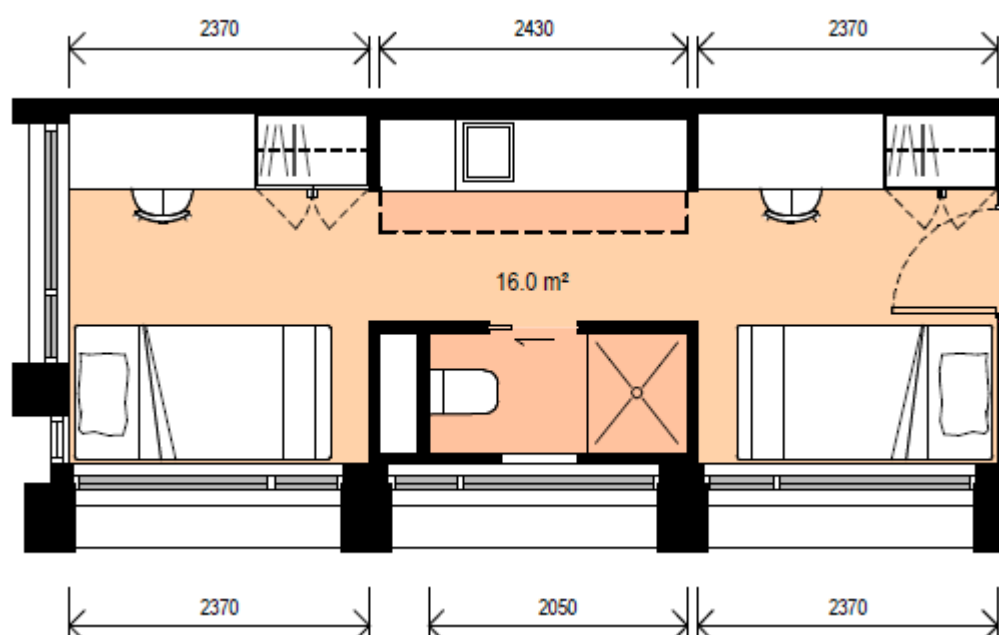
The Panel is supportive of the proposed building modulation and skyline profile and the intent of the façade design represented in the 3D visualisations and the detailed sections. The facade design intent and detail provided by the proponent is supported by the Panel.

The landscape design offers the potential for a positive contribution to the character of the neighbourhood and the park setting.”

Notwithstanding, question remains to the configuration of the proposed double rooms located on the south-western and south-eastern corners on Levels 1, 3, 5, 7, 9 and 11. The applicant in the Response to Further Information Letter, dated 24 August 2021 contends that the proposed double rooms comply with the minimum 16m² requirement excluding bathrooms and kitchens (see **Figure 1** below).

However, the overall configuration lacks consideration of the student’s bed closer to the entrance and will not result in appropriate level of amenity. Internal reconfiguration is recommended.

Figure 1 Double room floor plan



3.2.2 Plan of Management

The OPOM prepared by Barcam, dated August 2021 was submitted with the Development Application No. LDA2021/01438 to the City of Ryde Council. Following the review of the Operational Management Plan, WSP provides the following comments:

As noted in *Renaldo Plus 3 Pty Limited v Hurstville City Council* [2005] NSWLEC 315 at 53-55 (Renaldo) the Land and Environment Court (LEC) confirmed that a Plan of Management can be relied on to provide some certainty in its operations and consequently provide a reasonable level of amenity for adjoining residents provided it is incorporated as a condition of consent *Amazonia Hotels Pty Ltd v Council of City of Sydney* [2014] NSWLEC 1247 (Amazonia).

In considering whether a Plan of Management is appropriate for a particular use and situation, the judgement in Renaldo set out a number of questions against which the Plan of Management should be considered, as outlined in **Table 3.1** below:

Table 3.1 Requirements for a Plan of Management

Question	Addressed by Plan of Management
1. Do the requirement in the Management Plan relate to the proposed use and complement any conditions of approval?	The OPOM submitted with the DA relates the proposed use and is capable of complementing with relevant conditions of approval.
2. Do the requirements in the Management Plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?	No, the provisions of OPOM require normal orderly behaviour and typical usage of spaces and assets. The behaviour of users would not be unusual or unreasonable.
3. Can the source of any breaches of the Management Plan be readily identified to allow for any enforcement action?	Section 10.8 of the OPOM notes: "WRAP publishes a comprehensive statement on resident rules and responsibilities 'house rules' and will work with students to create a social environment
4. Do the requirements in the Management Plan require absolute compliance to achieve an acceptable outcome?	Certain aspects of the OPOM require strict compliance, for example of hours of use for external recreational areas. However, if, for example, a position on the Manager is temporarily vacant, this would not preclude all the objectives of the OPOM being met.
5. Can the people the subject of the Management Plan require absolute compliance to achieve an acceptable outcome?	Yes. The implementation of the induction system for all users, education of the OPOM for all staff, clear, concise information posters in prominent locations and availability of information on website, will ensure a comprehensive knowledge of the OPOM requirements.
6. Is the Management Plan incorporated in the conditions of consent, and to be reinforced as a condition of consent?	The requirements of the OPOM can be included as conditions of consent and can be enforced as part of the consent.
7. Does the Management Plan contain compliant management procedures?	Yes, a complaint management process has been developed and included for the OPOM.
8. Is there a procedure for updating and changing the Management Plan, including the advertising of any changes?	Changes to the OPOM will require the approval of Council. Notification of changes will be in accordance with Council requirements.

The submitted OPOM is generally capable of satisfying the considerations set out in the judgement in Renaldo. The withstanding, attention is drawn to the following additional matters for consideration.

On-Site Supervision

Operational Management Plan v2 outlines the on-site management measures, including the team, management structure, experience, roles and responsibilities and hours of operation. Specifically, Section 6.2 of the OPOM states that a minimum of four RCAs will be actively employed and assume duties at any given time, and this can be reviewed and increased by management staff to ensure that the appropriate levels of support is required based upon the occupancy level of the property.

However, there is no specified number of staff for Community Manager, Customer Service Coordinator, Maintenance Manager, Night Wardens and Admin within the Operational Management Plan to ensure appropriate staff to student ratio is maintained at any given time.

Recommendation: Further details relating to the number/ratio of students to staff that will be employed and active on premise at any given time be provided within the Operational Management Plan.

Reason: To ensure appropriate level of supervision can be maintained.

Code of Conduct

The OPOM submitted with the Development Application acknowledges the importance of health and wellbeing of students. Section 10.11 Tenancy House Rules set out a list of rules and tenant obligations, including:

“14. Not keep or use drugs, the possession or use of which is prohibited by statute.

15. Not to keep or use any firearms, knives (other than domestic kitchen knives), or any weapons of any kind in the Room, Apartment or Building.

16. Not to harass, threaten or assault any other tenants of the Building or their guests or any personnel of the Landlord or any other person.”

Whilst it is noted that a full set of Building Rules will be prepared by the operational team and issued to each student occupant upon acceptance of the tenancy and explained in full as part of the induction, the following areas of consideration is strongly recommended to be further outlined within the OPOM:

- Sexual harassment.
- Smoking.
- Consumption of alcohol.

The abovementioned areas require further development within the Operational Management Plan to ensure the health and wellbeing of students are maintained and relevant procedures are in place in the event of any breach to the code of conduct.

Recommendation: Detailed Code of Conduct Management procedure be developed relating to sexual harassment, smoking and consumption of alcohol within the Building.

Reason: To provide greater level of protection for the students.

Pastoral Care

Section 8.1 of the OPOM acknowledges the importance of Pastoral Care for the students and outlines the aims to promote student’s wellbeing experience. However, details relevant to how it will deliver the aims to promote student’s wellbeing experience will need to be further developed. Examples could include:

- How staff will focus on delivering a comprehensive calendar of social, interactive community building and learning activities for students and ensuring high level of accessibility to these activities.
- How the OPOM will encourage eliminating discriminatory behaviour and implement outreach and support to groups less likely to actively engage with services or seek support.

Recommendation: An Action Plan be prepared and outline how the aims outlined in Section 8.1 of the OPOM will be delivered.

Reason: To ensure pastoral and welfare issues of the students are identified early and relevant supported are provided.

Visitors

Relevant sections within the OPOM outlines provisions for visitors. For example, Section 10.11 of the OPOM outlines the following:

“16. Not to harass, threaten or assault any other tenants of the Building or their guests or any personnel of the Landlord or any other person; and

27. All guests of the Tenant must respect the Room, the Apartment, the Building Common Parts, the Flat Common Part, the Building and existing Tenants. The guest must not interrupt or disturb the Tenants in any way possible.”

Notwithstanding, the OPOM does not set out the maximum number of guests/visitors permissible at any one time. Should the majority of the students seek to invite visitors at certain times (e.g. holidays, weekends), there are no provisions in place to ensure appropriate level of amenity for the residing and the visiting students will be maintained.

Recommendation: Council impose a condition of consent and limit the maximum number of guests permissible per student and for the building at any given time. All visitors are to confirm their entry via a QR code to ensure people entering and existing the premise can be monitored.

Reason: To maintain acceptable level of amenity for the existing users and ensure all students and visitors can evacuate in timely manner in any circumstances.

3.3 Comparative analysis review

The following findings are informed by a review of the comparative analysis provided in support of the proposed development. The complete review of the comparative analysis is located at **Appendix A**.

Surrounding Locality

The surrounding locality component of the comparative analysis found that the proposed development subject to assessment on Lachlan Avenue had similarity with the student accommodation developments included in the comparative analysis. Of the included boarding houses, the largest proportion being 29% (or 12) were located in the B4 Mixed Use Zone, as is the proposed development. Other zones in which student accommodation developments were more frequently found included the B2 Local Centre and Redfern-Waterloo Authority Sites specific zoning. This indicates that the Lachlan Avenue proposed development is found in a zone which allows the objectives of the zone to be achieved, supported through previous development and precedent.

The surrounding locality and interface of the site supports the reasonable comparison of the proposed Lachlan Avenue development to other similar student accommodation developments included in the comparative analysis. The developments included in the comparative analysis commonly had zoning interfaces with SP2 Special Infrastructure, B4 Mixed Use and RE1 Public Recreation; the latter being the zone which the Lachlan Avenue proposed development interfaces with.

Communal Space

The comparative analysis demonstrates that the Lachlan Avenue proposed development provides greater communal area per student (or bed), being 2.8 sqm per student, than the median provided through the development subject to the comparative analysis, being 2.5sqm. In addition, the comparative analysis demonstrates that the Lachlan Avenue proposed development provides similar amenities and details as the student accommodation developments included in the comparative analysis, including spaces such as games lounge, gym and study area.

A large limitation to this component of the comparative analysis was limited access to complete plans and application documentation, including details such as dimensioning of each communal space. In addition, there is some limitation to understanding what details and amenities are present in the completed developments. These limitations must be considered as the findings of the comparative analysis do not fully reflect the statistics of all the developments subject to the comparative analysis. For those developments where specific information could not be accessed, they are excluded from the final comparison.

Cluster Room

The cluster room component of the comparative analysis demonstrates that the Lachlan Avenue proposed development provides less apartment space per student (or bed) than other apartment types provided by developments included in the comparative analysis. The amount of area provided per student in the proposed development is more than 5 sqm lower than the median area per student of the other developments. It is interesting to note, that as more beds are included in a cluster apartment, it appears that the area per student decreases. This is a trend which is partially reflected in the statistics of the Lachlan Avenue proposed development.

As with the communal space comparative analysis, a large limitation to this component of the comparative analysis was limited access to complete plans and application documentation, including details such as dimensioning of each room/space in the cluster room types. These limitations must be considered as the findings of the comparative analysis do not fully reflect the statistics of all the developments subject to the comparative analysis. For those developments where specific information could not be accessed, they are excluded from the final comparison.

Recommendation:

Consideration should be given to conversion of the double rooms to single rooms to increase the amount of area per student and address amenity impacts for the bed closest to the door.

4 Conclusions and recommendations

This review of the DA documents makes the following recommendations for consideration by council:

Suggested social impact mitigations

- Assessment of amenity impacts during construction including noise and vibration for surrounding neighbours and development a Construction Management Plan to mitigate any impacts
- Provide information to surrounding neighbours on grievance mechanisms for any issues that may arise during the demolition and construction phase and operation and ensure all grievance are managed in a timely and appropriate manner
- The tenancy agreements for the development should be Standard Occupancy Agreement for general boarding houses under the *Boarding Houses Act 2012*
- Regular social and recreation events in the communal areas and neighbouring park throughout the semester to encourage community building within the building and in the surrounding community
- Increase the number of cluster rooms with shared amenities and/or decrease the number of people using the larger communal spaces by providing a kitchen and lounge area on each floor, or clustering single-occupancy rooms around more shared facilities
- Potential provision of shared motorcycles or bicycle sharing programs to lower environmental impact and encourage active travel
- Provision of more bicycle spaces to allow for more than one in five residents to safely store owned bicycles, or provision of shared bicycles to reduce the need and costs for students to own a bicycle
- Greater allocation of RCA roles in the development; one or two RCAs on each residential floor to ensure students have a personal connection with their advisor and feel comfortable to approach them with any grievances or needs for support
- Mandatory cultural awareness training for management and RCAs to ensure international students and diverse domestic students feel safe, welcome, and comfortable approaching management with potential issues
- Strong partnerships with University mental health programs will be important to ensure students have access to any help they may require
- Student wellbeing should be monitored, potentially through surveys at least twice during semesters to identify any issues with the accommodation and ensure students are receiving adequate support
- Information regarding mechanisms for seeking help to be discussed and understood by all new tenants open moving in and reiterated regularly throughout semesters to ensure residents are aware of supports in place
- Implementing a program for safe travel home for students travelling at night-time i.e., shuttle bus service, buddy systems, safety hotlines with building security, etc.
- Potential employment of students in the reception area of the building or in the maintenance teams to allow students an opportunity to work without travel, allowing more time to focus on studies
- Employment services for students i.e., a notice board or notifications by management team and RCAs of jobs in the nearby area, assistance with resume writing and job applications for students, etc.
- Ensure a range of affordable housing options for students struggling financially, including those unable to work or on financial hardship scholarships – explore potential to charge lower than market rent to students experiencing financial hardship
- Mechanisms for future residents to be involved in how the student accommodation is run including grievance mechanism RCAs as representatives for the residents to raise any issues or concerns with how the accommodation is operating or any needs that aren't being met

- The accommodation provider needs to ensure the accommodation is culturally appropriate for all persons. Recommendations for cultural appropriateness could include:
 - Provision of culturally appropriate food by understanding food requirements prior to students arriving
 - Culturally appropriate mental health awareness and access to support mechanisms
 - Provision of prayer rooms or multi-purpose spaces where students can go for religious/spiritual practices
 - Consideration of the need for men and women to be accommodated in separate areas in some cultures, potentially having some floors with all male and some with all females.
- The accommodation provider should ensure that upon induction at the site, residents are educated on risks and internal/external support services available if they feel unsafe travelling home or to the university. Potential safety measures could include:
 - 24/7 access to building security with security phone number, and phone number for the university's on-campus emergency service, provided on something residents can keep with them i.e., key chain, laminated card, etc.
 - Potential preventative tools such as rape whistles/personal alarms should be provided to residents to kept on their person when travelling to and from the site
 - The accommodation provider could provide self-defence classes to residents to increase their chances should they be in an unsafe situation when travelling
 - Potential partnership with Macquarie University to provide the above.

Suggested POM improvements

- Further details relating to the number/ratio of students to staff that will be employed and active on premise at any given time be provided within the Operational Management Plan.
- Detailed Code of Conduct Management procedure be developed relating to sexual harassment, smoking and consumption of alcohol within the Building.
- Council impose a condition of consent and limit the maximum number of guests permissible per student and for the building at any given time.

Suggested design improvements

- Explore design options to the proposed double rooms located on the south-western and south-eastern corners on Levels 1, 3, 5, 7, 9 and 11 to allow options for double beds and minimise potential amenity impacts for future student living closer to the entrance door.
- Consideration should be given to conversion of the double rooms to single rooms to increase the amount of area per student and address amenity impacts for the bed closest to the door.

Suggested recommendations from a best practice perspective

- Increase the proportion of shared accommodation/cluster options, rather than studios, to provide greater affordability outcomes for future residents as well as a more 'family scale' living arrangement
- Ensure flexibility in design to allow studios to be repurposed to other models as needs change over time
- Include options for single sex, quiet and alcohol-free floors for cultural appropriateness
- Offer mental health first aid training, student service referrals and support from dedicated staff
- Ensure regular engagement with students through surveys (such as satisfaction surveys) and representative committees to understand and resolve issues
- Run introductory/welcome events as well as in-tenancy social programs
- Facility management to work with the university to ensure student wellbeing is promoted, such as by offering access to mental health support services.

Appendices

A Comparative analysis review

A Comparative analysis review

Identification Schedule

No.	Name	Address	Closest University	Distance (km)	Beds	Storeys	Owner	Operator	Development Status	DA/Approval Reference
1		23-25 Lachlan Ave, Macquarie Park	Macquarie University (Mac)	0.8	506		Barcam	Iglu	DA Submitted	
2	Campus Living	122 Culloden Rd, Marsfield	Mac	0.8	890	2	Mac	Campus Living	Existing, completed 2000	
3	Iglu Chatswood	73 Albert Ave, Chatswood	Mac	10.5	396	12	Iglu	Iglu	Existing, completed 2014	2011SYE120, DA-2011/575
4	TJAC Boutique Student Living	43 Australia Street, Camperdown	University of Technology Sydney (UTS)	2.0	158	3	TJAC	TJAC	Existing, completed 2014	2011SYE099, DA2012200020
5	Sydney University Village	90 Carillon Ave, Newtown	UTS	1.5	650	9	AMP	CLV	Existing, completed prior to 2009	D/1999/320
6	Urbanest Glebe	25 Arundel Street, Glebe	University of Sydney (USyd)	0.2	185	3	Urbanest	Urbanest	Existing, completed 2016	D/2014/921
7	Iglu Summer Hill	74-75 Carlton Cr, Summer Hill	USyd	0.3	180	4	Iglu	Iglu	Under construction, expected completion 2022	D/2018/220, PPS-2019ECI018, 10.2018.220
8	Urbanest Darlington	150-152 City Road, Darlington	USyd	0.2	438	13	Urbanest	Urbanest	Existing, completed 2015	D/2012/1658
9	Scape Carriageworks	288 Wilson St, Darlington	USyd	0.7	201	5	Scape	Scape	Existing, completed 2021	LEC17/322574, 2016/1388
10	Geegal Residences – UTS	12 Boundary Street, Darlington	UTS	0.6	57		Scape	Scape	Existing, completed prior to 2009	

No.	Name	Address	Closest University	Distance (km)	Beds	Storeys	Owner	Operator	Development Status	DA/Approval Reference
11	Darlington Terraces	Darlington Rd, Darlington	USyd	0.9	336	3	USyd	USyd	DA Approved, SSD-7539 expected completion 2023	
12	UniLodge Sydney (Broadway)	Cnr Bay St & Broadway, Ultimo	Notre Dame	0.1	689	5	Strata Titled	UniLodge	Existing, completed prior to 2009	
13	Bulga Ngurra Residence – UTS	23-27 Mountain St, Ultimo	Notre Dame	0.3	119	5	Scape	Scape	Existing, completed prior to 2009	2013/1984
14	UniLodge	437-443 Wattle St, Ultimo	UTS	0.5	85	6	J&R	UniLodge	Existing, completed 2020	D/2016/1604
15	Gumal Ngurang Residence – UTS	161 Broadway, Ultimo	UTS	0.5	284	8	Scape	Scape	Existing, completed prior to 2009	
16	Yura Mudang	702 Harris St, Ultimo	UTS	0.1	720	13	UTS	UTS Housing	Existing, completed prior to 2009	MP 09_0021
17	Iglu, The Steps Central Park	6 Central Park Ave, Chippendale	UTS	0.4	770	16	Iglu	Iglu	Existing, completed 2015	SSD 5700
18	Urbanest Cleveland	142 Abercrombie St, Redfern	USyd	0.9	440	5	Urbanest	Urbanest	Existing, completed 2014	SSD-4949-2011
19	Scape Pemulwuy Redfern	The Block, Eveleigh St, Redfern	USyd	1.0	554	24	Scape	Scape	Existing, completed 2021	SSD 8135
20	Wee Hur	13-23 Gibbons St, Redfern	USyd	0.8	419	18	Wee Hur	Wee Hur	DA Approved, SSD 18_9194 expected completion 2023	
21	Wee Hur Regent Street 2	104-116 Regent St, Redfern	USyd	1.1	412	18	Wee Hur	Wee Hur	SEARs Issued, SSD-12618001 expected completion 2024	
22	Iglu Regent Street	80-88 Regent St, Redfern	USyd	1.4	265	18	Iglu	Iglu	Existing, completed 2021	SSD-9275

No.	Name	Address	Closest University	Distance (km)	Beds	Storeys	Owner	Operator	Development Status	DA/Approval Reference
23	Wee Hur	90-102 Regent Street St, Redfern	USyd	0.9	408	18	Wee Hur	Wee Hur	DA Approved, expected completion 2024	SSD-10382
24	Iglu @ Central Park	9-15 Kensington St, Chippendale	UTS	0.6	271	8	Iglu	Iglu	Existing, completed 2015	MP11_0090
25	Iglu Central	1-9 Regent St, Chippendale	UTS	0.6	98	8	Iglu	Iglu	Existing, completed 2013	DA/2011/515
26	Urbanest Quay Street	83 Quay St, Haymarket	UTS	0.8	334	16	Urbanest	Urbanest	Existing, completed 2011	D/2008/2103
27	Iglu Redfern	68 Regent St, Redfern	USyd	1.2	370	18	Iglu	Iglu	Existing, completed 2018	SSD-6724
28	Iglu, Mirvac, John Holland	Botany Road, Waterloo	USyd	2.0	474	>23	Iglu	Iglu	Concept only, expected completion 2025	SSD 9393
29	Scape Lachlan	111-125 Anzac Pde, Kensington	University of New South Wales (UNSW)	1.3	610	19	Scape	Scape	DA Approved, expected completion 2023	PPSEC-101, DA/373/2020
30	UniLodge @ UNSW	1 Lorne Ave, Kensington	UNSW	1.3	233	6	SC Capital	UniLodge	Existing, completed prior to 2009	DA/1026/2002
31	Scape Todman	172-180 Anzac Pde, Kensington	UNSW	1.2	221	17	Scape	Scape	DA Approved, expected completion 2023	PPSEC-76, DA/414/2020
32	Scape Kensington	182-190 Anzac Pde, Kensington	UNSW	1.2	446	19	Scape	Scape	DA Approved, expected completion 2024	PPSEC-57, DA/288/2020
33	Scape Ascot	18-26 Ascot St, Kensington	UNSW	1.5	152	9	Scape	Scape	DA Approved, expected completion 2023	PPS-2018ECI010, DA/717/2018

No.	Name	Address	Closest University	Distance (km)	Beds	Storeys	Owner	Operator	Development Status	DA/Approval Reference
34	Cedar Pacific – Anzac Parade	177-197 Anzac Pde, Kensington	UNSW	1.2	663	10	Cedar Pacific	UniLodge	DA Submitted, expected completion 2025	PPSEC-128, DA/20/2021
35	Doncaster Ave	4-18 Doncaster Ave, Kensington	UNSW	1.6	275	3	Nuveen	The Switch	Under construction, expected completion 2022	SSD 9649
36	Iglu Mascot	6-8 John St & 13B Church Ave, Mascot	UNSW	6.0	435	13	Iglu	Iglu	Under construction, expected completion 2022	PPSEC-23, DA-2019/385
37	Scape Kingsford	391-397 Anzac Pde, Kingsford	UNSW	1.5	439	16	Scape	Scape	DA Approved, expected completion 2023	PPSEC-63, DA/311/2020
38	Wattle Lane	28 Wattle Ln, Ultimo	UTS	0.5	58	5	Private	UniLodge	Existing, completed 2015	
39	Urbanest Sydney Central	483 Wattle St, Ultimo	UTS	0.8	665	8	Urbanest	Urbanest	Existing, completed 2015	D/2012/834
40	Urbanest Darling House	39 Darling Dr, Sydney	UTS	0.8	664	22	Urbanest	Urbanest	Existing, completed 2018	SSDA 6010
41	Urbanest Darling Square	41 Darling Dr, Sydney	UTS	0.8	635	22	Urbanest	Urbanest	Existing, completed 2017	SSDA 7133
42	Scape Abercrombie Street	267-269 Abercrombie St, Darlington	USyd	0.6	54	4	Scape	Scape	Existing, completed 2017	D/2015/674

Surrounding Locality

No.	Name	Address	Local Government Area	Zoning	Surrounding Development
1		23-25 Lachlan Ave, Macquarie Park	City of Ryde Council	B4 Mixed Use	Surrounding zones include RE1 Public Recreation. There is residential flat buildings (RFBs) interfacing on all four boundaries of the subject site.
2	Campus Living	122 Culloden Rd, Marsfield	City of Ryde Council	SP2 Infrastructure Educational Establishment	Surrounding zones include B4 Mixed Use and R4 High Density Residential. There are no RFBs in the immediate locality of the development.
3	Iglu Chatswood	73 Albert Ave, Chatswood	Willoughby Council	B4 Mixed Use	Surrounding zones include B3 Commercial Core, R4 High Density Residential and SP2 Infrastructure Railway. There is RFB interfacing on the north, south and west boundaries of the subject site.
4	TJAC Boutique Student Living	43 Australia Street, Camperdown	Inner West Council	IN2 Light Industrial	Surrounding zones include RE1 Public Recreation and R2 Low Density Residential. There is RFB interfacing on the south boundary of the subject site.
5	Sydney University Village	90 Carillon Ave, Newtown	Inner West Council	SP2 Infrastructure Educational Establishment	Surrounding zones include B4 Mixed Use and R1 General Residential. There is RFB interfacing on the north-east, east and west boundaries of the subject site.
6	Urbanest Glebe	25 Arundel Street, Glebe	City of Sydney Council	R1 General Residential	Surrounding zones include SP2 Infrastructure Education Establishment and Classified Road. There is RFB interfacing on the east and west boundaries of the subject site.
7	Iglu Summer Hill	74-75 Carlton Cr, Summer Hill	Inner West Council	B2 Local Centre	Surrounding zones include RE1 Public Recreation and SP2 Infrastructure Rail Infrastructure. There are no RFBs in the immediate locality of the development.
8	Urbanest Darlington	150-152 City Road, Darlington	City of Sydney Council	SP2 Infrastructure Educational Establishment	Surrounding zones include RE1 Public Recreation. There are no RFBs in the immediate locality of the development.
9	Scape Carriageworks	288 Wilson St, Darlington	City of Sydney Council	R1 General Residential	Surrounding zones include R1 General Residential and SP2 Infrastructure Educational Establishment. There are no RFBs in the immediate locality of the development.

10	Geegal Residences – UTS	12 Boundary Street, Darlington	City of Sydney Council	R1 General Residential	Surrounding zones include B4 Mixed Use and SP2 Infrastructure Educational Establishment and Classified Road. There is RFB interfacing on the south boundary of the development.
11	Darlington Terraces	135 Darlington Rd, Darlington	City of Sydney Council	SP2 Infrastructure Educational Establishment	Surrounding zones include R1 General Residential, B2 Local Centre and B4 Mixed Use. There is RFB interfacing on the north boundary of the development.
12	UniLodge Sydney (Broadway)	Cnr Bay St & Broadway, Ultimo	City of Sydney Council	B4 Mixed Use	Surrounding zones include SP2 Infrastructure Classified Road and B2 Local Centre. There is RFB interfacing on the north, east and west boundaries of the development.
13	Bulga Ngurra Residence – UTS	23-27 Mountain St, Ultimo	City of Sydney Council	B4 Mixed Use	Surrounding zones include RE1 Public Recreation, R1 General Residential and SP2 Infrastructure Classified Road. There is RFB interfacing on the north, east, south and west boundaries of the development.
14	UniLodge	437-443 Wattle St, Ultimo	City of Sydney Council	B4 Mixed Use	Surrounding zones include SP2 Infrastructure Classified Road. There is RFB interfacing on the east boundary of the site.
15	Gumal Ngurang Residence – UTS	161 Broadway, Ultimo	City of Sydney Council	B4 Mixed Use	Surrounding zones include SP2 Infrastructure Classified Road. There is RFB interfacing on the north, east and west boundaries of the development.
16	Yura Mudang	702 Harris St, Ultimo	City of Sydney Council	B4 Mixed Use	Surrounding zones include B8 Metropolitan Centre, RE1 Public Recreation and SP2 Infrastructure Classified Road. There is RFB interfacing on the east boundary of the development.
17	Iglu, The Steps Central Park	6 Central Park Ave, Chippendale	City of Sydney Council	Not specified	Surrounding zones include SP2 Infrastructure Classified Road and B4 Mixed Use. There is RFB interfacing on the south and west boundaries of the development.
18	Urbanest Cleveland	142 Abercrombie St, Redfern	City of Sydney Council	Not specified	Surrounding zones include SP2 Infrastructure Classified Road, B4 Mixed Use and Redfern-Waterloo Authority Sites: D Business Zone – Mixed Use. There is RFB interfacing on the east, south and west boundaries of the development.

19	Scape Pemulwuy Redfern	The Block, Eveleigh St, Redfern or 77-123 Eveleigh St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: D Business Zone – Mixed Use	Surrounding zones include Redfern-Waterloo Authority Sites: G Special Purposes Zone – Infrastructure and R1 General Residential. There is RFB interfacing on the east boundary of the development.
20	Wee Hur	13-23 Gibbons St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: E Business Zone – Commercial Core	Surrounding zones include SP2 Infrastructure Classified Road, B4 Mixed Use and Redfern-Waterloo Authority Sites: H Recreation Zone – Public Recreation. There is RFB interfacing on the north and south boundary of the development.
21	Wee Hur Regent Street 2	104-116 Regent St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: E Business Zone – Commercial Core	Surrounding zones include SP2 Infrastructure Classified Road, B4 Mixed Use and Redfern-Waterloo Authority Sites: H Recreation Zone – Public Recreation. There is RFB interfacing on the north and south boundary of the development.
22	Iglu Regent Street	80-88 Regent St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: E Business Zone – Commercial Core	Surrounding zones include SP2 Infrastructure Classified Road, B4 Mixed Use and Redfern-Waterloo Authority Sites: H Recreation Zone – Public Recreation. There is RFB interfacing on the north and west boundary of the development.
23	Wee Hur Regent Street	90-102 Regent St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: E Business Zone – Commercial Core	Surrounding zones include SP2 Infrastructure Classified Road, B4 Mixed Use and Redfern-Waterloo Authority Sites: H Recreation Zone – Public Recreation. There is RFB interfacing on the north and south boundary of the development.
24	Iglu @ Central Park	9-15 Kensington St, Chippendale	City of Sydney Council	Not specified	Surrounding zones include B4 Mixed Use and SP2 Infrastructure Classified Road and Railways. There is RFB interfacing on the north, east, south and west boundaries of the development.
25	Iglu Central	1-9 Regent St, Chippendale	City of Sydney Council	B4 Mixed Use	Surrounding zones include B4 Mixed Use and SP2 Infrastructure Classified Road and not specified. There is RFB interfacing on the north, east, south and west boundaries of the development.
26	Urbanest Quay Street	83 Quay St, Haymarket	City of Sydney Council	B8 Metropolitan Centre	Surrounding zones include RE1 Public Recreation. There is RFB interfacing on the north, east, south and west boundaries of the development.
27	Iglu Redfern	68 Regent St, Redfern	City of Sydney Council	Redfern-Waterloo Authority Sites: E	Surrounding zones include B2 Local Centre, B4 Mixed Use, SP2 Infrastructure Classified Road and

				Business Zone – Commercial Core	<p>Redfern-Waterloo Authority Sites: H Recreation Zone – Public Recreation.</p> <p>There is RFB interfacing on the north, east, south and west boundaries of the development.</p>
28	Iglu, Mirvac, John Holland	Botany Road, Waterloo	City of Sydney Council	B4 Mixed Use	<p>Surrounding zones include SP2 Infrastructure Classified Road and R1 General Residential.</p> <p>As the extents of the site are yet to be established, RFB interfacing has not yet been identified.</p>
29	Scape Lachlan	111-125 Anzac Pde, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road and R3 Medium Density Residential.</p> <p>There is RFB interfacing on the north boundary of the site.</p>
30	UniLodge @ UNSW	1 Lorne Ave, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road, R3 Medium Density Residential and RE1 Public Recreation.</p> <p>There is RFB interfacing on the north, east and west boundaries of the development.</p>
31	Scape Todman	172-180 Anzac Pde, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road and Educational Establishment and R3 Medium Density Residential.</p> <p>There is RFB interfacing on the east and south boundaries of the development.</p>
32	Scape Kensington	182-190 Anzac Pde, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road and Educational Establishment and R3 Medium Density Residential.</p> <p>There is RFB interfacing on the east boundary of the development.</p>
33	Scape Ascot	18-26 Ascot St, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road and Educational Establishment, RE1 Public Recreation and R3 Medium Density Residential.</p> <p>There is RFB interfacing on the east and south boundaries of the development.</p>
34	Cedar Pacific – Anzac Parade	177-197 Anzac Pde, Kensington	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road and R3 Medium Density Residential.</p> <p>There is RFB interfacing on the north, south and west boundaries of the development.</p>
35	Doncaster Ave	4-18 Doncaster Ave, Kensington	Randwick City Council	R3 Medium Density Residential	<p>Surrounding zones include RE1 Public Recreation and SP2 Infrastructure Classified Road.</p> <p>There is RFB interfacing on the south and west boundaries of the development.</p>

36	Iglu Mascot	6-8 John St & 13B Church Ave, Mascot	Bayside Council	B4 Mixed Use	<p>Surrounding zones include SP2 Infrastructure Sewerage and B2 Local Centre.</p> <p>There is RFB interfacing on the north, east, south and west boundaries of the development.</p>
37	Scape Kingsford	391-397 Anzac Pde, Kingsford	Randwick City Council	B2 Local Centre	<p>Surrounding zones include SP2 Infrastructure Classified Road, R3 Medium Density Residential and RE1 Public Recreation.</p> <p>There is RFB interfacing on the south boundary of the development.</p>
38	Wattle Lane	28 Wattle Ln, Ultimo	City of Sydney Council	B4 Mixed Use	<p>Surrounding zones include SP2 Infrastructure Classified Road, RE1 Public Recreation and R1 General Residential.</p> <p>There is RFB interfacing on the north and south boundaries of the development.</p>
39	Urbanest Sydney Central	483 Wattle St, Ultimo	City of Sydney Council	B4 Mixed Use	<p>Surrounding zones include SP2 Infrastructure Classified Road.</p> <p>There is RFB interfacing on the north, south and west boundaries of the development.</p>
40	Urbanest Darling House	39 Darling Dr, Sydney	City of Sydney Council	Not specified	<p>Surrounding zones include B4 Mixed Use, SP2 Infrastructure Classified Road and B1 Neighbourhood Centre.</p> <p>There is RFB interfacing to the south boundary of the development.</p>
41	Urbanest Darling Square	41 Darling Dr, Sydney	City of Sydney Council	Not specified	<p>Surrounding zones include B4 Mixed Use, SP2 Infrastructure Classified Road and B1 Neighbourhood Centre.</p> <p>There is RFB interfacing to the north boundary of the development.</p>
42	Scape Abercrombie Street	267-269 Abercrombie St, Darlington	City of Sydney Council	R1 General Residential	<p>Surrounding zones include B4 Mixed Use, B1 Neighbourhood Centre and RE1 Public Recreation.</p> <p>There are no RFBs in the immediate locality of the development.</p>

Communal Space

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
1		23-25 Lachlan Ave, Macquarie Park	506	Indoor	Basement Mezzanine Ground Level 1 – Level 14	299.0 527.0 45.2-44.8	1408.2	Foyer/waiting room, cinema, games lounge, gym, laundry, quiet study areas, kitchen/dining, mail room, lounge rooms	2.8
2	Campus Living	122 Culloden Rd, Marsfield	890	Plans not accessible through Council's online portal nor located on SSD Major Projects website.					
3	Iglu Chatswood	73 Albert Ave, Chatswood	396	Plans not accessible through Council's online portal nor located on SSD Major Projects website.					
4	TJAC Boutique Student Living	43 Australia Street, Camperdown	158	Plans not accessible through Council's online portal nor located on SSD Major Projects website.					
5	Sydney University Village	90 Carillon Ave, Newtown	650	Plans not accessible through Council's online portal nor located on SSD Major Projects website.					
6	Urbanest Glebe	25 Arundel Street, Glebe	185	Indoor	Lower Ground Ground Outdoor	220.7 Approx. 90 231	Approx. 541.7	Waiting room, study, undercroft, undercroft exercise area, TV room, social media room, common room with social activities such as foosball table, courtyard	2.9
7	Iglu Summer Hill	74-75 Carlton Cr, Summer Hill	180	Indoor	Ground Lower Ground Outdoor	Approx. 230 Approx. 155 Approx. 580	Approx. 865	Reception area, study areas, living rooms, media room, landscaped courtyard	4.8
8	Urbanest Darlington	150-152 City Road, Darlington	438	Indoor	Level 00 Level 01 Level 05 – Level 13 Outdoor	259 227 213 271 116	1078	Kitchen, laundry, lobby entry area, media room, TV/Games room, study/office area, library, landscaped courtyard	2.5

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
9	Scape Carriageworks	288 Wilson St, Darlington	201		Detailed plans nor SEE accessible through Council's online portal.			Cinema area, outdoor terraces, shared kitchen, shared dining spaces, resident lounge, study spaces, gym, games room, landscaped courtyard	
10	Geegal Residences – UTS	12 Boundary Street, Darlington	57		Detailed plans nor SEE accessible through Council's online portal.			Common room including pool table, landscaped courtyard with BBQ and awning	
11	Darlington Terraces	135 Darlington Rd, Darlington	336		Plans not accessible through Council's online portal.				
12	UniLodge Sydney (Broadway)	Cnr Bay St & Broadway, Ultimo or 185-211 Broadway, Ultimo	689	Indoor Outdoor	Detailed plans nor SEE accessible through Council's online portal.			Lobby/foyer, laundry, gym, games room, pool, kitchen/dining room, lounge room, ironing room, courtyard	
13	Bulga Ngurra Residence – UTS	23-27 Mountain St, Ultimo	119	Indoor Outdoor	Ground Ground	96 26	Ground floor 122, however detail on plans and within SEE may not be complete.	Entry foyer, lounge room, kitchen/dining area, outdoor recreation areas	Tentative 1.0
14	UniLodge	437-443 Wattle St, Ultimo	85	Indoor Outdoor	Detailed plans not accessible through Council's online portal.		315.7	Lounge room, dining room, study/office area, shared laundry, landscaped courtyard, terrace, rooftop open space	3.7
15	Gumal Ngurang Residence – UTS	161 Broadway, 284 Ultimo	284		Plans not accessible through Council's online portal.				
16	Yura Mudang	702-730 Harris St, Ultimo	720		Plans not accessible through Council's online portal.				
17			770	Indoor	Detailed plans not accessible through Council's online portal			Dining, study facilities, theatre, gym, laundry, media/cinema	

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
	Iglu, The Steps Central Park	6 Central Park Ave, Chippendale		Outdoor				room, lounge areas, landscaped courtyard	
18	Urbanest Cleveland	142 Abercrombie St, Redfern	440	Indoor	Detailed plans not accessible through Council's online portal			Media room/cinema, study/conference room, computer room, communal kitchen, TV/games room, comms room, communal kitchen, landscaped courtyards	
				Outdoor					
19	Scape Pemulwuy Redfern	The Block, Eveleigh St, Redfern or 77-123 Eveleigh St, Redfern	554	Plans not accessible through Council's online portal or SSD Major Projects website. Most recent DA relates to new signage.					
20	Wee Hur	13-23 Gibbons St, Redfern	419	Plans not accessible through Council's online portal. Most recent DA relates to new signage.					
21	Wee Hur Regent Street 2	104-116 Regent St, Redfern	412	Plans not accessible through Council's online portal. Most recent DA relates to demolition of existing buildings, switch room and kerb and footpaths on the site.					
22	Iglu Regent Street	80-88 Regent St, Redfern	265	Indoor	Detailed internal plans not accessible through SSD Major Projects website			Landscaped courtyard	
				Outdoor					
23	Wee Hur Regent Street	90-102 Regent St, Redfern	408	Indoor	Level 1 (Ground)	332	1035	Foyer, event space/lounge area, gym, kitchen, landscaped courtyard, games room including pool table, outdoor dining area	2.5
					Level 2	212			
					Level 9	44			
					Level 15	44			
				Outdoor	Level 2	403			
24	Iglu @ Central Park	9-15 Kensington St, Chippendale	271	Indoor	Block 3B/3C	582	615.98	Not specified, communal spaces not detailed	2.3
					Block 10	33.98			
25	Iglu Central	1-9 Regent St, Chippendale	98	Indoor	Ground floor	86	264.11	Landscaped outdoor courtyard including shaded dining space, indoor lounge area including foosball table, lobby, shared kitchen and lounge on each residential floor	2.7
					Between level 1-7	74.11			
				Outdoor	Ground floor	104			

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
26	Urbanest Quay Street	83 Quay St, Haymarket	334	Indoor	Ground floor	Approx. 701.06	2053.64	Accessible bathroom, entry foyer, communal recreation including foosball tables, laundry, kitchen Per cluster room: kitchen, lounge, dining	6.1
					Per cluster room 20 (60 across building)				
				Outdoor	Ground floor	Approx. 152.58			
27	Iglu Redfern	68 Regent St, Redfern	370	Indoor	Complete plans not accessible through SSD Major Projects online portal.			Reception/office, games room including foosball tables, lounge room, terrace, outdoor courtyard at ground level, gym	
				Outdoor					
28	Iglu, Mirvac, John Holland	Botany Road, Waterloo	474	As the extents of the site are yet to be established, communal open space designation has not been designed.					
29	Scape Lachlan	111-125 Anzac Pde, Kensington	610	Indoor	Across Ground level, Level 1, Level 9	923	1635	Lobby, coworking, reception, kitchen, study, library, games, gym, pool (level 9), dining, laundry, outdoor courtyard (level 9 and level 18)	2.7
				Outdoor	Across ground level, Level 9, Level 18	712			
30	UniLodge @ UNSW	1 Lorne Ave, Kensington	233	Plans not accessible through Council's online portal. Most recent DA relates to enclosing existing internal colonnade.					
31	Scape Todman	172-180 Anzac Pde, Kensington	221	Indoor	Level 02	319.9	389.0	Co-working area, lobby, activated outdoor courtyard, communal area, outdoor terrace, gym	1.7
				Outdoor	Level 17	Approx. 69.1			
32	Scape Kensington	182-190 Anzac Pde, Kensington	446	Indoor	Ground floor	94.0	Approx. 1137.7	Lobby, entry foyer, games zone, communal dining, study zone, lounge zone, landscaped communal terrace	2.6
					Level 02	411.0			
					Level 09	45.0			
				Outdoor	Level 02	70.0			
					Level 09	150.0			
					Level 18	Approx. 367.7			
33	Scape Ascot	18-26 Ascot St, Kensington	152	Indoor	Ground level	244	372.4	Reception/lobby, communal dining, lounge, study,	2.5
				Outdoor	Ground level	128.4			

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
								communal café, outdoor landscaped courtyard	
34	Cedar Pacific – Anzac Parade	177-197 Anzac Pde, Kensington	663	Indoor	Ground floor and Level 1	1061	1627.56	Meeting room, admin, rest/life 2.5 room, common area, theatre, music room, laundry, gym, common space adjoining external courtyard, outdoor landscaped courtyard, balcony (level 4, 6 and 8)	
				Outdoor	Across ground floor, Level 4, Level 6 and Level 8	566.56			
35	Doncaster Ave	4-18 Doncaster Ave, Kensington	275	Indoor	Ground floor	308.5	538.5	Landscaped outdoor courtyard 2.0 and lounge, communal dining, kitchen and games room, gym, lobby/reception/admin	
					Level 01	22.5			
					Level 02	22.5			
				Outdoor	Ground floor	185			
36	Iglu Mascot	6-8 John St & 13B Church Ave, Mascot	435	Indoor	Lower Ground floor	Detailed internal plans not accessible through Council portal		Laundry, games including pool and foosball tables, media, library, outdoor landscaped courtyard, lounge,	
					Upper Ground floor				
					Upper Ground mezzanine				
				Outdoor	Lower Ground floor				
					Level 10				
37	Scape Kingsford	391-397 Anzac Pde, Kingsford	439	Indoor	Ground floor	118.83	736.9	Lobby, breakout area including 1.7 games, theatre, dining area, office area, amphitheatre, gym, laundry, rooftop courtyard	
					Level 01	410.52			
					Level 02	82.5			
				Outdoor	Roof	Approx. 125			
38	Wattle Lane	28 Wattle Ln, Ultimo	58	Plans not accessible through Council's online portal.					
39	Urbanest Sydney Central	483 Wattle St, Ultimo	665	Detailed internal plans not accessible through Council portal. There is limited communal open space provided to the residents. Rather, each cluster room is generally provided with a kitchen, dining and lounge area.					

No.	Name	Address	Beds	Location	Frequency	Area (sqm)	Total (sqm)	Amenities	Total area/bed (sqm)
40	Urbanest Darling House	39 Darling Dr, Sydney	664	Indoor	Ground floor and Level 1	Approx. 650	Approx. 650	Entry/lobby, gym, laundry, study, TV/Games room, excluding communal area, roof terrace, g communal areas in cluster rooms	1.0
41	Urbanest Darling Square	41 Darling Dr, Sydney	635	Indoor	Ground floor and Level 1 Each residential floor after (Level 03 - Level 21)	Approx. 650 34.13	Approx. 1264.3	Common area including kitchen, lounge, games room, reception/entry, common rooms on each floor	2.0
42	Scape Abercrombie Street	267-269 Abercrombie St, Darlington	54	Indoor	Basement Level	Approx. 82.16	Approx. 270.56	Laundry, café and kitchen, landscaped outdoor courtyard,	5.0
				Outdoor	Basement Level	188.4			

Cluster Room

No.	Name	Address	Apartment Type	Amount in development	No. of occupants	Bedroom area (sqm)	Kitchen/living area (sqm)	Bathroom area (sqm)	Total apartment area (sqm)	Average total area/student (sqm)
1	WRAP Macquarie Park	23-25 Lachlan Ave, Macquarie Park	5 bed/2.5 bath	1	5	6.5-8.8	24.2	Approx. 7.0	Approx. 69.0	Approx. 13.8
			6 bed/2.5 bath	15	6	6.8-8.7	29.0	Approx. 7.4	Approx. 88.9	Approx. 14.8
2	Campus Living	122 Culloden Rd, Marsfield	Detailed summary of development or plans not accessible through Council’s online portal nor located on SSD Major Projects website.							
3	Iglu Chatswood	73 Albert Ave, Chatswood	4 bed	12	Detailed plans not accessible through Council’s online portal nor located on SSD Major Projects website.					
			5 bed	25						
			6 bed	26						
4	TJAC Boutique Student Living	43 Australia Street, Camperdown	Detailed summary of development or plans not accessible through Council’s online portal nor located on SSD Major Projects website.							
5	Sydney University Village	90 Carillon Ave, Newtown	Detailed summary of development or plans not accessible through Council’s online portal nor located on SSD Major Projects website.							
6	Urbanest Glebe	25 Arundel Street, Glebe	There are no cluster rooms associated with this development. Accommodation consists of single and twin rooms and one bedroom flats.							
7	Iglu Summer Hill	74-75 Carlton Cr, Summer Hill	There are no cluster rooms associated with this development. Accommodation consists of single rooms and one bedroom flats.							
8	Urbanest Darlington	150-152 City Road, Darlington	4 bed	7	Detailed plans of cluster rooms not accessible through Council’s online portal. Each cluster apartment is provided with a communal kitchen with a typical area of 7 sqm.					
			5 bed	12						
			6 bed	11						
			8 bed	15						
9	Scape Carriageworks	288 Wilson St, Darlington	There are no cluster rooms associated with this development. Accommodation consists of single rooms and single loft rooms.							
10	Geegal Residences – UTS	12 Boundary Street, Darlington	There are no cluster rooms associated with this development. Accommodation consists of single rooms.							

No.	Name	Address	Apartment Type	Amount in development	No. of occupants	Bedroom area (sqm)	Kitchen/living area (sqm)	Bathroom area (sqm)	Total apartment area (sqm)	Average total area/student (sqm)
11	Darlington Terraces	135 Darlington Rd, Darlington	Plans not accessible through Council's online portal.							
12	UniLodge Sydney (Broadway)	Cnr Bay St & Broadway, Ultimo or 185-211 Broadway, Ultimo	There are no cluster rooms associated with this development. Accommodation consists of single rooms.							
13	Bulga Ngurra Residence – UTS	23-27 Mountain St, Ultimo	There are no cluster rooms associated with this development. Accommodation consists of twin rooms.							
14	UniLodge	437-443 Wattle St, Ultimo	There are no cluster rooms associated with this development. Accommodation consists of single, adaptable (single) and twin rooms.							
15	Gumal Ngurang Residence – UTS	161 Broadway, Ultimo	Detailed summary of development or plans not accessible through Council's online portal.							
16	Yura Mudang	702-730 Harris St, Ultimo	Detailed summary of development or plans not accessible through Council's online portal.							
17	Iglu, The Steps Central Park	6 Central Park Ave, Chippendale	6 bed/6 bath	N/A, general arrangement plan referenced for details	6	12.4	33.5	3.0	122.0	20.3
18	Urbanest Cleveland	142 Abercrombie St, Redfern	Detailed plans for each cluster room type not provided. Following details are for standard dimensions for the development							
			4 bed/4 bath	1	4	13.4	23.0	3.3 (per unit)	Approx. 88.6	Approx. 22.2
			5 bed/5 bath	9	5				Approx. 105.3	Approx. 21.1
			6 bed/6 bath	49	6				Approx. 122.0	Approx. 20.3
19	Scape Pemulwuy Redfern	The Block, Eveleigh St, Redfern or 77-	Plans not accessible through Council's online portal or SSD Major Projects website. Most recent DA relates to new signage.							

No.	Name	Address	Apartment Type	Amount in development	No. of occupants	Bedroom area (sqm)	Kitchen/living area (sqm)	Bathroom area (sqm)	Total apartment area (sqm)	Average total area/student (sqm)
		123 Eveleigh St, Redfern								
20	Wee Hur	13-23 Gibbons St, Redfern	Plans not accessible through Council’s online portal. Most recent DA relates to new signage.							
21	Wee Hur Regent Street 2	104-116 Regent St, Redfern	Plans not accessible through Council’s online portal. Most recent DA relates to demolition of existing buildings, switch room and kerb and footpaths on the site.							
22	Iglu Regent Street	80-88 Regent St, Redfern	6 bed/6 bath	16	Detailed internal plans not accessible through SSD Major Projects website.					
23	Wee Hur Regent Street	90-102 Regent St, Redfern	There are no cluster rooms associated with this development. Accommodation consists of single rooms and twin share rooms.							
24	Iglu @ Central Park	9-15 Kensington St, Chippendale	2 bed/2 bath	14	2	Detailed internal plans not accessible through SSD Major Projects website.			52.32	26.2
			3 bed/3 bath	1	3				68.95	23.0
			5 bed/5 bath	4	5				114.31	22.9
25	Iglu Central	1-9 Regent St, Chippendale	6 bed/6 bath	14	6	Approx. 13.4	Approx. 18.8	Included in bedroom area	Approx. 99.2	16.5
26	Urbanest Quay Street	83 Quay St, Haymarket	Detailed plans for each cluster room type not provided. Following details are for standard dimensions for the development							
			4 bed/4 bath	15	4	Approx. 13.4	Approx. 21.2	Included in bedroom area	Approx. 74.8	18.7
			6 bed/6 bath	45	6				Approx. 101.6	16.9
27	Iglu Redfern	68 Regent St, Redfern	Detailed plans for each cluster room type not provided. Following details are for standard dimensions for the development							
			4 bed/4 bath	4	4	Approx. 13.5	Approx. 24.5	Included in bedroom area	Approx. 78.5	19.6
			5 bed/5 bath	1	5				92.0	18.4

No.	Name	Address	Apartment Type	Amount in development	No. of occupants	Bedroom area (sqm)	Kitchen/living area (sqm)	Bathroom area (sqm)	Total apartment area (sqm)	Average total area/student (sqm)
			6 bed/6 bath	44	6				105.5	17.6
28	Iglu, Mirvac, John Holland	Botany Road, Waterloo	As the extents of the site are yet to be established, cluster room identification has not been designed.							
29	Scape Lachlan	111-125 Anzac Pde, Kensington	There are no cluster rooms associated with this development. Accommodation consists of single rooms and twin share rooms.							
30	UniLodge @ UNSW	1 Lorne Ave, Kensington	Plans not accessible through Council’s online portal. Most recent DA relates to enclosing existing internal colonnade.							
31	Scape Todman	172-180 Anzac Pde, Kensington	There are no cluster rooms associated with this development. Accommodation consists of studio and twin studio rooms.							
32	Scape Kensington	182-190 Anzac Pde, Kensington	There are no cluster rooms associated with this development. Accommodation consists of studio and twin studio rooms.							
33	Scape Ascot	18-26 Ascot St, Kensington	There are no cluster rooms associated with this development. Accommodation consists of studio and twin studio and double rooms.							
34	Cedar Pacific – Anzac Parade	177-197 Anzac Pde, Kensington	6 bed/6 bath	12	6	Detailed plans of cluster rooms not accessible through Council’s online portal. Each cluster apartment is provided with a studio room of 12 sqm in size excluding attached bathroom and minimum 25 sqm of shared kitchen, living and dining room space within cluster apartments.				
35	Doncaster Ave	4-18 Doncaster Ave, Kensington	6 bed/3 bath	5	6	Detailed plans of cluster rooms not accessible through Council’s online portal.			147.6	24.6
			4 bed/4 bath	2	4				Approx. 77.1	19.3
36	Iglu Mascot	6-8 John St & 13B Church Ave, Mascot	6 bed/6 bath	36	6	Detailed plans of cluster rooms not accessible through Council’s online portal.				
37	Scape Kingsford	391-397 Anzac Pde, Kingsford	There are no cluster rooms associated with this development. Accommodation consists of studio and twin studio and double rooms.							
38	Wattle Lane	28 Wattle Ln, Ultimo	Plans not accessible through Council’s online portal.							

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39	Urbanest Sydney Central	483 Wattle St, Ultimo	4 bed/4 bath	4	4	Detailed plans of cluster rooms not accessible through Council’s online portal.				
			6 bed/6 bath	16	6					
			8 bed/4 bath	38	8					
40	Urbanest Darling House	39 Darling Dr, Sydney	4 bed	9	4	Detailed plans of cluster rooms not accessible through Council’s online portal.				
			5 bed	35	5					
			8 bed	18	8					
41	Urbanest Darling Square	41 Darling Dr, Sydney	There are no cluster rooms associated with this development. Accommodation consists of single and twin rooms.							
42	Scape Abercrombie Street	267-269 Abercrombie St, Darlington	There are no cluster rooms associated with this development. Accommodation consists of single rooms.							

