



Student Accommodation 23 & 25 Lachlan Avenue, Macquarie Park SEE Supplemental Comparative Analysis

Prepared on behalf of Barcam Mac Park Pty Ltd . November 2021

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COVER

Proposed development when viewed northerly from Lachlan Avenue with Elouera Reserve in the background.

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1 Executive Summary

The proposal at Lachlan Avenue Macquarie Park represents the first off-campus Purpose Built Student Accommodation (PBSA) facility in proximity to Macquarie University and within the Ryde LGA.

To address a potential misunderstanding or lack of familiarity with contemporary PBSA developments in Sydney, this comparative analysis is provided as an supplement to the SEE to assist with the evaluation and determination of the development application.

The analysis canvasses the extent, locations, size, density, typologies, layout and range of some 40 Sydney PBSA facilities that have been approved and constructed since 2000 as well as the consent authorities and governing planning frameworks.

Off-campus Purpose Built Student Accommodation (PBSAs) has been generated from the demand created by international student enrolment growth in Sydney universities and are now considered a critical component of the higher education sector by Government.

Some 40 off-campus PBSAs providing accommodation for approximately 14-15,000 students have been approved and constructed in Sydney in the last 20 years.

PBSAs are professionally managed mainly by global and national student accommodation specialist operators such as Urbanest, Scape, Unilodge and including Iglu who will manage the Lachlan Ave facility.

PBSAs have been approved by a wide range of consent authorities including the Minister, IPC, Sydney Central, Eastern City and North Planning Panels, the Central Sydney Planning Panel, and Sydney, Willoughby, Bayside, Inner West and Randwick Councils.

Proposals have been consistently approved under the Affordable Rental Housing SEPP and/or under its non-discretionary and development standards with notable variations permitted such as for cluster rooms and for no student car parking.

Consent authorities have found PBSAs to be compatible with adjoining high and medium density residential developments and neighbourhoods with the potential social impact issue such as noise being able to be mitigated through already established management practices adopted by dedicated PBSA Operators.

A comparison with like contemporary PBSA facilities demonstrate that the proposal at Lachlan Ave has a typical setting, exemplary features, established management regime proposed. It is average in size but a below average density noting that the proposed common indoor areas and facilities are over twice the City of Sydney student housing DCP standard and 40% more than that proposed in the draft Housing SEPP standard.

2 PBSA and Sydney Overview

Purpose Built Student Accommodation (PBSA) located off-campus from Universities began its growth in about 2000 in response to increasing student enrolments from overseas students. It has become an international and national characteristic of universities in Sydney and other major cities including Melbourne, Adelaide, Canberra Brisbane and Perth.

The importance of PBSA to the higher education sector and national economy was expressed by DPIE as follows (EIE Draft Housing Diversity SEPP 2020 – p9).

“Having an adequate supply of well-located and purpose-built student housing is critical in supporting the higher education sector in NSW. It can also assist in alleviating demand on other affordable housing types in proximity of major universities.”

“... demand for specialised student accommodation continues to grow in line with the expansion of the international student population. Over the past decade the number of international students studying at Australian universities has increased significantly, and tertiary education has become one of Australia’s largest exports.”

Off-campus accommodation for over 14-15,000 students has been constructed or is approved/under construction across some 40 facilities in Sydney. The development of PBSAs has accelerated over the last 15 years, mostly in larger facilities up to over 800 beds and with a more mature and greater range of amenities in line with national and international trends.

Savills Research is a specialist student accommodation adviser. They note that:

- The first stage of growth in the private sector market (pre-2010) was predominantly residential Build-To-Sell (BTS) projects with limited aspects of purpose built design, held in one line, or sold as individual strata units, and run by third party operators.
- From 2010 onwards, PBSA evolved and a second stage commenced with national and global investor / operators delivering institutional grade assets of scale, coupled with enhanced levels of service.
- Global and National PBSA Operators such as Urbanest, Scape and Iglu entered the market and expanded their presence and number of facilities in line with the substantial growth in international student enrolments.
- 2020 began with record demand for operational PBSA, with most schemes being booked out or nearing capacity.
- Once the international border reopens, an increasing number of international students will be attracted to study onshore in Australia, with the Higher Education sector expected to gain market share from key competitors such as the UK and US.

- From 2022 a return to strong levels of occupancy in operational accommodation is anticipated.

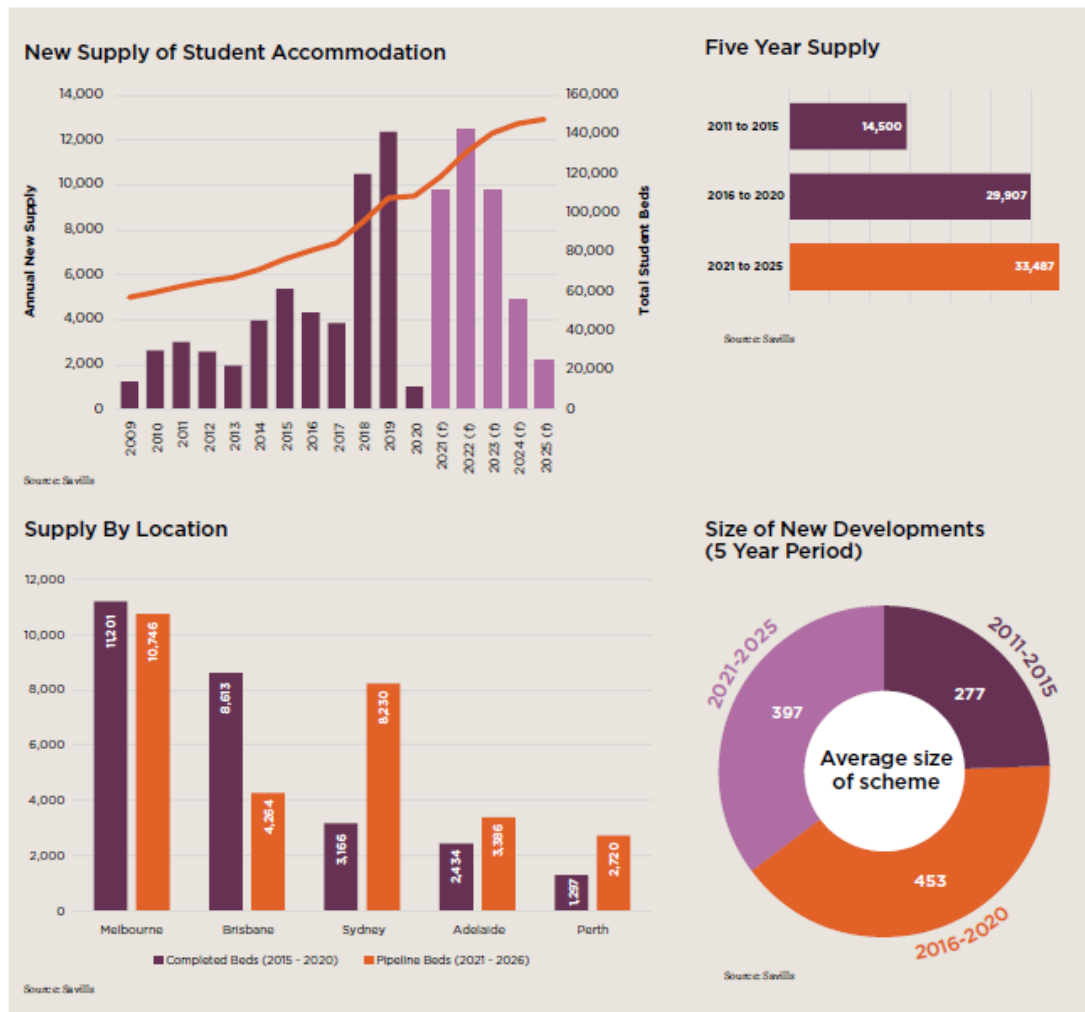


Figure 1 Supply of PBSA in Australian cities since 2009 Source Savill..

3 Sydney Snapshot

Supply in Sydney lags other Australian cities other than Perth and Hobart with 4.4% of 250,000 students occupying Sydney commercial PBSAs while 3.8% occupy University owned facilities, some of which are off-campus and predicted to be a continuing trend to assist university funding.

This is compared to Melbourne with 5.4% of 335,504 students, Brisbane 8.2% of 155,448, Adelaide 6.8% of 79,104 and Canberra 14.7% of 33,196. (Source Savills, Dept Education, Skills and Employment).

Ownership of facilities is dominated by the 10 providers in the table below which currently operate 39,139 beds across 83 properties in Australia at an average size of

472 beds. A further 39 properties are planned to supply further 20,455 beds at an average facility size of 524.

Off-campus PBSA facilities have been generally provided in central suburbs for USyd and UTS students with a substantial international cohort. More recently, facilities have been approved for the Kensington/Waterloo area serving UNSW but also locations such as Chatswood, Mascot and Summer Hill.

No off-campus PBSA facilities have been developed to specifically serve Macquarie University, one of NSW's principle international student universities of choice, which has an acknowledged shortage of accommodation for international students which comprise about 25% of enrolments .

Top 10 Owners of Student Accommodation by Existing and Development Pipeline

OWNED	Operational Properties	Operational Beds	Properties In Development Pipeline	Beds In Development Pipeline	Total Properties (Operational and In Development Pipeline)	Total Beds (Operational and In Development Pipeline)
Scape	24	12,675	18	9,475	42	22,150
AMP Capital	12	5,119	2	1,196	14	6,315
Iglu	9	3,814	7	2,288	16	6,102
Wee Hur	2	2,350	5	3,259	7	5,609
Cedar Pacific	4	2,311	4	2,893	8	5,204
CLV	9	4,719	0	0	9	4,719
HRL Morrison	7	2,694	0	0	7	2,694
Student One	3	2,396	0	0	3	2,396
DIF Capital Partners	10	1,808	1	421	11	2,229
GSA Group	3	1,253	2	923	5	2,176

Source: Saville

Top 10 Operators of Student Accommodation by Existing and Development Pipeline

OPERATORS	Operational Properties	Operational Beds	Properties In Development Pipeline	Beds In Development Pipeline	Total Properties (Operational and In Development Pipeline)	Total Beds (Operational and In Development Pipeline)
UniLodge	65	21,231	20	11,698	85	32,929
Scape	24	12,675	18	9,475	42	22,150
CLV	12	9,242	0	0	12	9,242
Iglu	9	3,814	7	2,288	16	6,102
SHA	53	2,750	16	1,152	69	3,902
HRL Morrison	7	2,694	0	0	7	2,694
The Student Housing Company	4	1,622	2	923	6	2,545
Student One	3	2,396	0	0	3	2,396
Journal Student Living	1	804	1	587	2	1,391
dwell	2	896	0	0	2	896

Source: Saville
Scope includes the UK and Australia

Figures 2 and 3 - Top 10 PBSA Owners and Operators in Australia.

The table above shows the Top 10 Operators of student accommodation ranked by total beds under management (including existing operational beds and development pipeline). The Top 10 Operators currently manage a combined 58,124 beds. Including properties to be developed the Top 10 Operators will manage 84,247 beds across 244 properties.

A schedule in the Attachments sets out existing and approved off-campus PBSAs in Sydney numbering over 40, that has been researched with the assistance of Savills Research.

The schedule contains details of the properties, ownership, management, accommodation size, height in storeys, year of commencement, approval authority and references, percentage of surrounding residential land uses and distance to nearest University.

It is noted that no PBSA facility in Sydney provides car parking for students.

The schedule is accompanied by locational maps and where available, samples of ground and typical floor plans reflecting building typology, shared facilities and room densities.

It should be noted that the samples are only representative by necessity. In particular, shared facilities are sometimes located across several lower floors so the samples are incomplete in that regard, while the scales are inconsistent mostly because of the range of PBSA size and building typologies.

Also, room sizes are not consistently described on plans in taking account of exclusions such as for bathrooms and kitchens. However, more detailed comparisons with select examples may be undertaken with proper regard to their typology, characteristics and historical context if required.

Other aspects of applications are available from the referenced consent including operational plans of management and social compacts studies where required (only recently for Pemulwuy Redfern and K2K Precinct Kensington DAs).

4 Approval Framework and Precedents

The consent and assessment authorities for off-campus PBSA approvals include the Minister for Planning; Independent Planning Commission (IPC); the Department of Planning, Industry and Environment (DPIE); Sydney Eastern City, Central City and North Panels (and JRPP predecessors); the Central City Planning Committee; Sydney, Willoughby, Randwick, Bayside and Inner West Councils.

A few projects have been mediated in conciliation conferences under s 34(1) of the Land and Environment Court Act 1979 (LEC) and while no records of a refusal for a PBSA were found, these are less able to be discovered.

The compatibility of PBSAs with residential developments and neighbourhoods has seldom been raised as an issue. Two notable instances where compatibility was evaluated are the IPC approvals for the Iglu 'The Steps' at Central Park Chippendale and more recently, Scape at Pemulwuy Redfern with 826 and 554 beds respectively.

In both instances, the PBSAs were in close proximity to high and medium density housing. The Commissions found that the only potential social impact was from external noise generated from the facilities but that it was easily mitigated through management practices that were commonly adopted by operators.

The majority of PBSAs have been approved under the boarding house provisions of State Environmental Planning Policy Affordable (Rental Housing) 2009 (ARH SEPP) which contain non-discretionary and development standards.

Prior to 2009, PBSAs were mostly limited to the City of Sydney and were subject to DCP 2004 controls which are now reflected in 4.4.1 'Boarding houses and student accommodation, Sydney Development Control Plan 2012 (SDCP) and which are compatible with ARH SEPP. These provisions have been adopted by other Councils such as Bayside (Botany DCP).

The exceptions to this approval framework are:

- Projects which are State Significant Developments (SSD) under State Environmental Planning Policy (State and Regional Development) 2011 (SSD SEPP) or its predecessors such as 'Part 3A' applications, in particular, the Redfern Waterloo Sites.
- Projects undertaken by Universities on property they own, even off campus, are now subject to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) and previous planning instruments.

While no development controls appear to be applied to off-campus University projects under the Educational SEPP, the IPC and Department have generally applied ARH SEPP standards in any case for their assessments as outlined in the following (IPC Statement of Reasons Pemulwuy Project, Redfern 2019).

52. The Commission notes that the Department considers that State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) does not apply to the SSD application In addition, in accordance with clause 11 of the SRD SEPP, the Department also considers that the City of Sydney Development Control Plan 2012 (SDCP 2012) does not apply to SSD.

53. Notwithstanding, in the absence of planning controls guiding the internal design/layout of student accommodation on the site, the Department considers that, "the ARH SEPP and SDCP 2012 provide useful guidelines to inform the assessment of the SSD application and that the application adequately meets the requirements of these documents".

A review of available assessments and determinations shows a high level of consistency amongst authorities in the application of the ARH SEPP provisions especially for single and double room sizes as well as variations that permit no student car parking and the treatment of cluster rooms.

Cluster rooms are an arrangement of rooms which historically acted as a series of individual boarding houses within a building that shared only minimum utility facilities such as laundries. The shared common area requirements were solely contained within each unit and which were sometimes strata titled for investors but managed by a single entity.

More recently, cluster rooms provide an alternative to single and twin rooms to meet social and cultural student preferences. These type of PBSAs generally provide a more extensive range of facilities above minimum standards that are available to all students in common areas. Here cluster rooms are formed by aggregating areas from smaller rooms (<12m²) to provide a private common area which is in addition to shared areas and facilities within the building.

As suggested by the Urban Design Review Panel, an information pack on the cluster (grouped) room component of the Lachlan Ave proposal prepared by Barcam was provided to Council and includes benchmark comparisons with Sydney and national precedents (see Attachments).

A review of approvals suggest consistent treatment of cluster rooms under ARH SEPP by consent authorities including Sydney, Willoughby, Bayside and Randwick Councils, DPIE , and the L&EC.

The compatibility with residential neighbourhoods, as well as the planning treatment of contemporary cluster rooms approved under ARH SEPP at more remote locations of Chatswood and Mascot, may provide the best comparison for Macquarie Park as follows.

- The Willoughby Council report (2012) to the SNJRPP for Chatswood describes the relationship of the cluster rooms where it considered that the sizes were consistent with clause 29 of ARH SEPP at a minimum of 13.5m² but which refers to the total bedroom bathroom and private living area per student in the cluster. The Barcam analysis shows bedroom sizes of approximately 9m², noting that the disparity of size per student is likely from Council's inclusion of internal corridors but which are excluded from the analyses and the Lachlan Avenue proposal.
- The Bayside Council report (2019) to the SECPP more accurately stated *"The development is divided into studios and cluster rooms. The studio apartments have a minimum room size of 12sqm. The cluster rooms are less than 12sqm however these rooms have shared bathroom, living room, kitchen facilities. The cluster rooms are still considered 'boarding' room as the plans demonstrated an average of 12sqm excluding the bathroom and kitchen facilities is provided to each occupant. This is calculated by combining the*

area of the shared facilities (excluding the kitchen and bathroom) plus the area of the private room and then dividing by the number of persons in the cluster.”

Accordingly, there are widely based consistent precedents for the use and treatment of single and cluster rooms under ARH SEPP for contemporary student accommodation facilities noting that diversity of accommodation types and room configurations are included in the current boarding house definition.

5 New Planning Provisions

As generally agreed, the application of the ARH SEPP to student accommodation (and other housing types) is partially by accident notwithstanding that the appropriate application of its standards has been very robust across all planning jurisdictions, locations and consent authorities for some time.

Under the Draft Housing Diversity SEPP, DPIE first proposed to define student accommodation, incorporate university projects, remove bonus FSR and prescribe minimum room sizes of 10m² :

“based on similar standards in other jurisdictions and reflects current industry practice, which is to provide a range of room options in a single development, including rooms that have an area of less than 10 m² [which] will be a discretionary standard. This will allow developers that wish to, to demonstrate that a smaller area has adequate internal amenity and that shared facilities are available to compensate for the smaller room size.”
(Housing Diversity SEPP EIE p11).

It also first proposed minimum indoor common area sizes adopting the SDCP standard of 1.25m² / student (15m² /12 students) as well as outdoor open space at 2.5m² per student.

In the subsequent draft Housing SEPP, and with minimal explanation, DPIE reverted to a similar treatment under the ARH SEPP but included student accommodation as ‘Co-living housing’ with the original minimum room sizes as development standards (excluding university projects).

It also includes a 10% additional FSR allowance as well as revised common area and open space minimums of 30m² for first 6 ‘private rooms’ plus 2m² / additional room (regardless of whether it has 1 or 2 occupants) and 20% of site area respectively.

A comparison summary of ARH SEPP, SDCP, draft Housing Diversity SEPP and draft Housing SEPP key planning provisions are provided in the following table.

Table 1 Existing and proposed student accommodation planning provisions.

	ARHSEPP	SCC DCP ** Student Housing (Adopted in Botany DCP & others)	Draft Housing Diversity SEPP EIE - Student Housing	Draft Housing SEPP - Co-living housing
Non-discretionary Standards	Cl.29 deemed			
Floor space	> 20% additional		Nil	10% additional
Building height	HOB	HOB	HOB	HOB
Landscape	compatible			as per RFB
Solar Access	3hr mid-winter living	natural light to rooms 2hr mid-winter living		3hr mid-winter living
Communal OS (outdoor)	20m2	20m2 50% 2hr solar	Nil within 400m of University or 2.5m2 / student	20% site area
Private OS	8m2 (manager)	30% rooms access to min 4m2		
Parking	0.5 / room car 1 / resident staff	Nil	Nil	0.5 / room car
Accommodation size	12m2 single 16m2 other *	12m2 single 16m2 other *	10m2 (allows less)	12m2 single 16m2 other * (now dev standard)
Development Standards	cl.30 Standards			cl.65 Standards
Communal room / area (indoor)	1 communal room >5 lodgers	>12.5m2 or 1.25m2 / lodger includes dining	15m2 / 12 students	30m2 first 6 + 2m2 / additional room (now non-discretionary)
Min Lot Size				As per LEP (600m2 R2)
Set backs				As per LEP ADG bld separation
Max no. of rooms				R2 = 12
Max room size.	room < 25m2			
Max lodgers / room	max two lodgers			max two occupants
Bath & kitchen	adequate to be available			adequate to be available
Accommodation for Manager	required for >19 lodgers			Manager 'workspace'
Ground floor restrictions	Commercial if in business zone			Commercial if in business zone
Bike parking per lodger	1 / bicycle 0.5 / motorcycle		1/ 3 rooms bike 1/ 5 rooms motorbike	1/ 3 rooms bike 1/ 5 rooms m.bike (now non-discretionary)
Additional				
	Development design compatible with local area character			Building design compatible with local area character

	* excludes "any area used for the purposes of private kitchen or bathroom facilities"	* includes 1.5m2 wardrobe + (if any) 2.1sqm for ensuite, 0.8m2 shower, 1.1m2 laundry, 2m2 kitchenette	* excludes "any area used for the purposes of private kitchen or bathroom facilities"
SDCP			
Communal kitchen sizes	> 6.5m2 or 1.2m2 / lodger - 1 sink / stove / 6 cubic fridge, freezer, storage sizes / lodger		
Bathroom, laundry and drying facilities	Misc / lodger shower, washing & dryer capacity		
Amenity, safety and privacy	Misc performance + mitigate visual and privacy impact to neighbours - Acoustic Report may be required		
Plan of Management	Required with matters for inclusion		

It is noted that the proposal at Lachlan Ave Macquarie Park would generally comply and often exceed the new draft Housing SEPP Co-living housing provisions (excepting the reduced FSR allowance) taking into account variations readily accepted by consent authorities to date for cluster rooms and student car parking .

In particular, indoor communal areas (excluding shared living areas in cluster rooms) exceed the new minimum standard of 30m2 + ((2m2 / room x (506-6 rooms)) = 1,030m2 by some 40% at 1,408m2. This equates to 2.8m2 per student or more than twice the SDCP standard.

6 Conclusion and comparative overview

The importance of good quality PBSA in assisting the economic benefits of growing international enrolments in the higher education sector in NSW as well as alleviating demand on other affordable housing types in proximity of major universities is well accepted in Government.

Growth in PBSAs in Sydney for 14-15,000 students over the last 20 years to meet growing demand has focussed on off-campus facilities provided by private institutional investment and managed by established national operators. Universities have also began to invest in off-campus facilities as well and have been predicted to adopt greater participation as a means to offset reduced government funding.

Local purpose built accommodation is limited to some 2,000 beds provided by Macquarie University at an approximate ratio of 1 per 20 students based on its pre-covid enrolment of 44,000 students. Given that about 1 in 4 students studying at Macquarie (on-shore) are from China, Hong Kong, Korea and Singapore alone (*source Australian Education Network 2021*), student accommodation appears to be significantly undersupplied despite the University's plans to develop another 450 bed facility itself.

It is noted that the Head of Planning and Development at Macquarie University welcomed “*the addition of new offerings for students in the Macquarie Park area. Increased competition in this space should hopefully lead to better outcomes for students*” and that “*The construction of a new 510-bed purpose-built student housing facility delivered by a private development company heralds a new era for Macquarie Park and the opportunity must be taken to ensure new accommodation in Macquarie Park is of an appropriate standard.*”

Comparisons with the details and approval frameworks of some 40 PBSA facilities approved and/or developed in Sydney since 2000 clearly indicate that the Lachlan Ave proposal will be of an above average quality and of a lower density. In particular, the Lachlan Ave proposal:

- is typical of contemporary facilities in its nature, layout, operational framework and the services provided;
- will be managed by one of Australia’s larger and reputable PBSA operators Iglu;
- is of an average size within the range of 350 to 850 approved and developed over the last decade in Sydney without noted social impacts;
- has an appropriate density noting that:
 - the size of rooms meet existing and proposed legislative standards and industry precedents (notwithstanding a small sector of larger accommodation which are either compensating a lack of communal facilities or aimed at significantly wealthier students), and
 - the amount of indoor communal areas is more than twice Sydney Council’s DCP standard and 40% more than the standard proposed under the draft Housing SEPP.
- is appropriately located in close proximity to the Macquarie University, metropolitan mass public transport, regional level services and ample public open space.
- it contains a full range of management facilities and accommodation while the proposed Operational Plan of Management is consistent with best practice.

All consent authorities have consistently applied the ARH SEPP provisions in approving off-campus PBSAs while the current proposals for student accommodation under the draft Housing SEPP chiefly maintains them.

Consent authorities have not found off-campus PBSAs to be incompatible with neighbouring residential developments and areas with the only potential social impact identified at times being external noise generation but that it was easily mitigated through management practices that were commonly adopted by operators already.

Attachment 1

Sydney PBSA Comparative Schedule

Schedule of Sydney Off-campus Purpose Built Student Accommodation (PBSA)

No.	Facility Name	Address	Suburb	Closest University	Distance	Adjoining Resident	Beds	Adj.	Storeys	Owner	Brand / Operator	Completion Year	Development Status	Consent Authority / Assessment	Approval Reference	DA References
1		23 - 25 Lachlan Avenue	Macquarie Park	Macquarie	0.8		506			Barcam	Iglu	2024	DA Submitted			
1A	Campus Living	122 Culloden Rd	Marsfield	Macquarie	0.8	50%	890	890	2	Macquarie Uni	Campus Living	2000	Existing			
2	Iglu Chatswood	73 Albert Ave	Chatswood	Macquarie	10.5	50%	396	396	12	Iglu	Iglu	2014	Existing	SydNth JRPP / Willoughby	2011SYE120	DA-2011/575
3	TJAC Boutique Student Living (ACL)	43 Australia Street	Camperdown	UTS	2.0	75%	158	154	3	TJAC	TJAC	2014	Existing	JRPP / Inner West Ccl	2011SYE099	DA201200020
4	Sydney University Village	90 Carillon Avenue	Newtown	UTS	1.5	25%	650	650	9	AMP	CLV	<2009	Existing	Sydney Ccl		D/1999/320
5	Urbanest Glebe	25 Arundel Street	Glebe	USYD	0.2	75%	185	185	3	Urbanest	Urbanest	2016	Existing	Sydney Ccl		D/2014/921
5A	Iglu Summer Hill	74-75 Carlton Crescent	Summer Hill	USYD	0.3	25%	180	180	4	Iglu	Iglu	2022	Construction	Syd East PP/ Inner West	PPS-2019ECI018	10.2018.220
6	Urbanest Darlington	150 - 152 City Road	Darlington	USYD	0.2	0%	438	469	13	Urbanest	Urbanest	2015	Existing	Sydney Ccl		D/2012/1658
7	Scape Carriageworks	288 Wilson Street	Darlington	USYD	0.7	100%	201	201	5	Scape	Scape	2021	Existing	LEC / Sydney Ccl	LEC17/322574	2016/1388
8	Geegal Residence - UTS	12 Boundary Street	Darlington	UTS	0.6	75%	57	57	?	Scape	Scape	<2009	Existing	?	?	?
8A	Darlington Terraces	Darlington Road, Darlington	Darlington	USYD	0.9	0%	336	336	3	Sydney Uni	Sydney Uni	2023	DA Approved	Minister (2)	SSD-7539	
9	UniLodge Sydney (Broadway)	Cnr Bay St & Broadway	Broadway	Notre Dame	0.1	25%	689	689	5	Strata Titled	UniLodge	<2009	Existing	?	?	?
10	Bulga Ngurra Residence - UTS	23-27 Mountain Street	Ultimo	Notre Dame	0.3	25%	119	119	5	Scape	Scape	<2009	Existing	Sydney Ccl		2013/1984
11	UniLodge	437-443 Wattle Street	Ultimo	UTS	0.5	75%	85	85	6	J&R	UniLodge	2020	Existing	Sydney Ccl		D/2016/1604
12	Gumal Ngurang Residence - UTS	161 Broadway	Ultimo	UTS	0.5	50%	284	284	8	Scape	Scape	<2009	Existing	Sydney Ccl	?	?
12A	Yura Mudang	702 Harris Street	Ultimo	UTS	0.1	25%	720	720	13	UTS	UTS Housing	>2009	Existing	PAC / DPIE (1)	MP 09_0021	
13	Iglu The Steps Central Park	6 Central Park Avenue	Chippendale	UTS	0.4	100%	770	826	16	Iglu	Iglu	2015	Existing	PAC / DPIE	SD 5700	
14	Urbanest Cleveland	142 Abercrombie Street	Redfern	USYD	0.9	50%	440	461	5	Urbanest	Urbanest	2014	Existing	Minister / DPIE	SSD-4949- 2011	
15	Scape Pemulwuy Redfern	The Block, Eveleigh Sreet	Redfern	USYD	1.0	100%	554	596	24	Scape	Scape	2021	Existing	IPC / DPIE / Sydney Ccl	SSD 8135	
16	Wee Hur	13-23 Gibbons Street	Redfern	USYD	0.8	75%	419	419	18	Wee Hur	Wee Hur	2023	DA Approved	Minister / DPIE	SSD 18_9194	
17	Wee Hur Regent Street 2	104 - 116 Regent Street	Redfern	USYD	1.1	75%	412	412	18	Wee Hur	Wee Hur	2024	SEARs Issued	Minister / DPIE	SSD-12618001	
18	Iglu Regent Street	80-88 Regent Street	Redfern	USYD	1.4	85%	265	265	18	Iglu	Iglu	2021	Complete	Minister / DPIE	SSD 15_7080	
19	Wee Hur Regent Street	90-102 Regent St	Redfern	USYD	0.9	75%	408	381	18	Wee Hur	Wee Hur	2024	DA Approved	Minister / DPIE	SSD 10382	
20	Iglu @ Central Park	9 Kensington Street	Chippendale	UTS	0.6	85%	271	267	8	Iglu	Iglu	2015	Existing	Minister / DPIE	MP11_0090	
21	Iglu Central	1 Regent Street	Chippendale	UTS	0.6	50%	98	98	8	Iglu	Iglu	2013	Existing	?	?	?
22	Urbanest Quay Street	83 Quay Street	Haymarket	UTS	0.8	50%	334	334	16	Urbanest	Urbanest	2011	Existing	Sydney Ccl		D/2008/2103
23	Iglu Redfern	68 Regent Street	Redfern	USYD	1.2	85%	370	370	18	Iglu	Iglu	2018	Existing	PAC / DPIE	SSD 6724	
24	Iglu, Mirvac, John Holland	Botany Road Waterloo	Waterloo	USYD	2.0	100%	474	474	>23	Iglu	Iglu	2025	Concept Only	Minister / DPIE	SSD 9393	
25	Scape Lachlan	111-125 Anzac Parade	Kensington	UNSW	1.3	100%	610	564	19	Scape	Scape	2023	DA Approved	LEC / Randwick (s.34)	PPSSEC-101	DA/373/2020
26	UniLodge@UNSW	1 Lome Avenue	Kensington	UNSW	1.3	100%	233	233	6	SC Capital	UniLodge	<2009	Existing	Randwick Ccl		DA/1026/2002
27	Scape Todman	172 - 180 Anzac Parade	Kensington	UNSW	1.2	100%	221	175	17	Scape	Scape	2023	DA Approved	LEC / Randwick (s.34)	PPSSEC-76	DA/414/2020
28	Scape Kensington	182-190 Anzac Parade	Kensington	UNSW	1.2	100%	446	308	19	Scape	Scape	2024	DA Approved	LEC / Randwick (s.34)	PPSSEC-57	DA/288/2020
29	Scape Ascot	18-26 Ascot Street	Kensington	UNSW	1.5	100%	152	149	9	Scape	Scape	2023	DA Approved	LEC / Randwick (s.34)	PPS-2018ECI010	DA/717/2018
30	Cedar Pacific - Anzac Parade	177 - 197 Anzac Parade	Kensington	UNSW	1.2	75%	663	604	10	Cedar Pacific	Unilodge	2025	DA Submitted	Syd East PP / Randwick	PPSSEC-128	DA/20/2021
31	Doncaster Ave	4-18 Doncaster Avenue	Kensington	UNSW	1.6	100%	275	259	3	Nuveen	The Switch	2022	Construction	IPC / DPIE	SSD 9649	
32	Iglu Mascot	6-8 John St, 13B Church Ave	Mascot	UNSW	6.0	100%	435	435	13	Iglu	Iglu	2022	Construction	Syd East PP / Bayside	PPSSEC-23	DA-2019/385
33	Scape Kingsford	391-397 Anzac Parade	Kingsford	UNSW	1.5	75%	439	360	16	Scape	Scape	2023	DA Approved	LEC / Randwick (s.34)	PPSSEC-63	DA/311/2020
34	Wattle Lane	28 Wattle Lane	Ultimo	UTS	0.5	25%	58	58	5	Private	UniLodge	2015	Existing	?	?	?
35	Urbanest Sydney Central	483 Wattle Street	Ultimo	UTS	0.8	50%	665	665	8	Urbanest	Urbanest	2015	Existing	Sydney Ccl		D/2012/834
36	Urbanest Darling House	39 Darling Drive	Sydney	UTS	0.8	0%	664	668	22	Urbanest	Urbanest	2018	Existing	Minister / DPIE	SSDA 6010	
37	Urbanest Darling Square	41 Darling Drive	Sydney	UTS	0.8	25%	635	635	22	Urbanest	Urbanest	2017	Existing	Minister / DPIE	SSDA 7133	
38	Scape Abercrombie Street	267-269 Abercrombie Street	Darlington	USYD	0.6	100%	54	54	4	Scape	Scape	2017	Existing	Sydney Ccl		D/2015/674

15753 15485

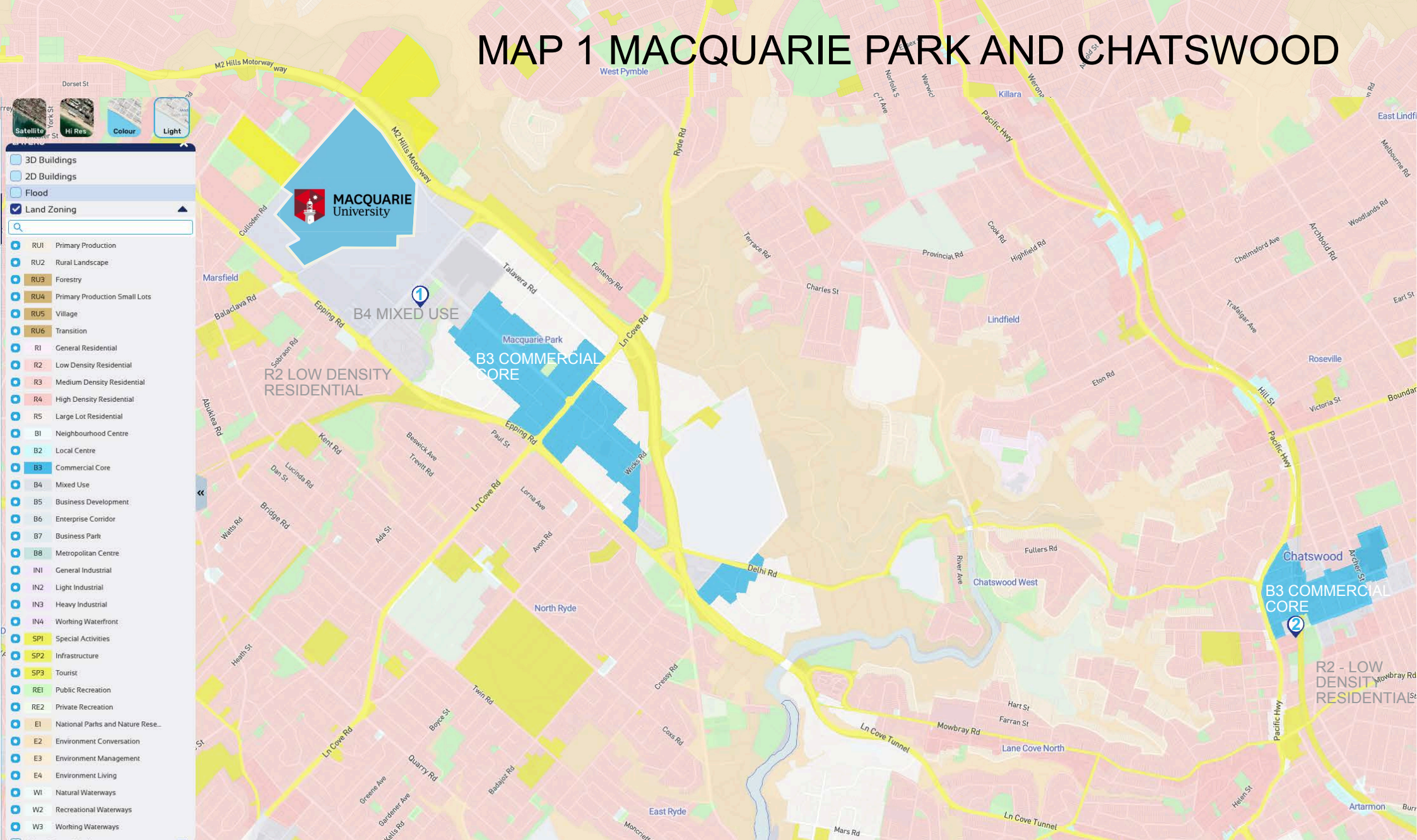
(1) Major Projects SEPP

(2) SEPP Educational Establishments and Child Care Facilities

Attachment 2

Location Maps of Sydney PBSAs

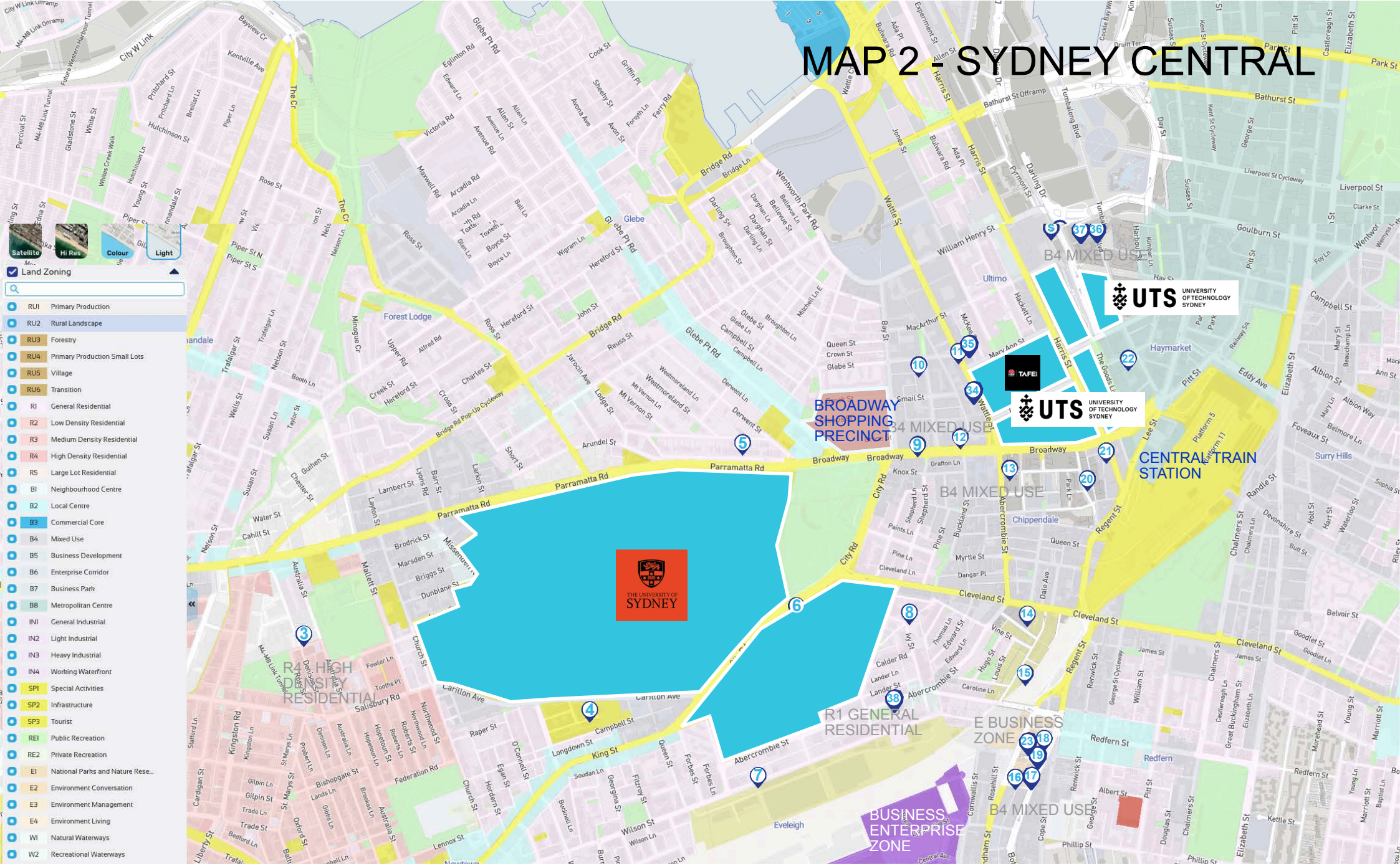
MAP 1 MACQUARIE PARK AND CHATSWOOD



1 - Barcam / Iglu (23 - 25 Lachlan Avenue, Macquarie Park)

2 - Iglu Chatswood (73 Albert Ave, Chatswood)

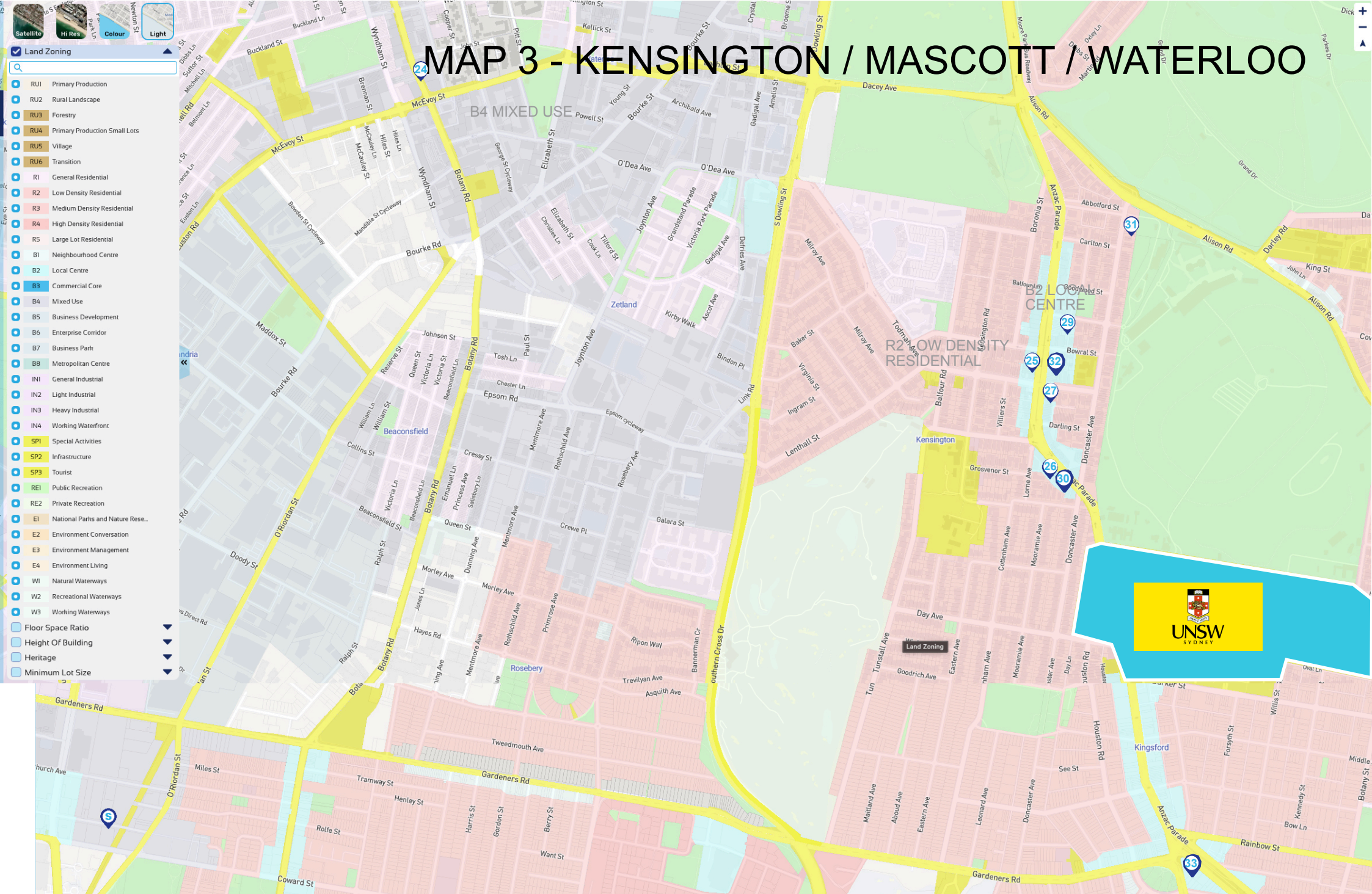
MAP 2 - SYDNEY CENTRAL



- 3 - TJAC Boutique Student Living (ACU) (43 Australia Street, Camperdown)
- 4 - Sydney University Village (90 Carillon Avenue, Newtown)
- 5 - Urbanest Glebe (25 Arundel Street, Glebe)
- 6 - Urbanest Darlington (150 - 152 City Road, Darlington)
- 7 - Scape Carriageworks (288 Wilson Street, Darlington)
- 8 - Geegal Residence - UTS (12 Boundary Street, Darlingtown)
- 9 - UniLodge Sydney (Broadway) (Cnr Bay St & Broadway, Broadway)
- 10 - Bulga Ngurra Residence - UTS (23-27 Mountain Street, Ultimo)

- 11 - 437-443 Wattle Street, Ultimo
- 12 - Gumar Ngurang Residence - UTS (161 Broadway, Ultimo)
- 13 - Iglu The Steps Central Park (6 Central Park Avenue, Chippendale)
- 14 - Urbanest Cleveland Street (142 Abercrombie Street, Redfern)
- 15 - Scape Redfern (Eveleigh, Lawson, Caroline, Louis & Vine, Redfern)
- 16 - 13-23 Gibbons Street, Redfern
- 17 - 104-116 Regent Street, Redfern
- 18 - Iglu Redfern (68 Regent Street, Redfern)
- 19 - Wee Hur Regent Street (90-102 Regent Street, Redfern)

- 20 - Iglu @ Central Park Kensington Street (9 Kensington Street, Chippendale)
- 21 - Iglu Central (1 Regent Street, Chippendale)
- 22 - Urbanest Quay Street (83 Quay Street, Haymarket)
- 23 - Iglu Regent Street (80-88 Regent Street, Redfern)
- 34 - Urbanest Sydney Central (483 Wattle Street, Ultimo)
- 35 - Wattle Lane (28 Wattle Lane, Ultimo)
- 36 - Urbanest Darling Square (41 Darling Drive, Sydney)
- 37 - Urbanest Darling House (39 Darling Drive, Sydney)
- 38 - Scape - Abercrombie Street (267-269 Abercrombie Street, Darlington)



Attachment 3

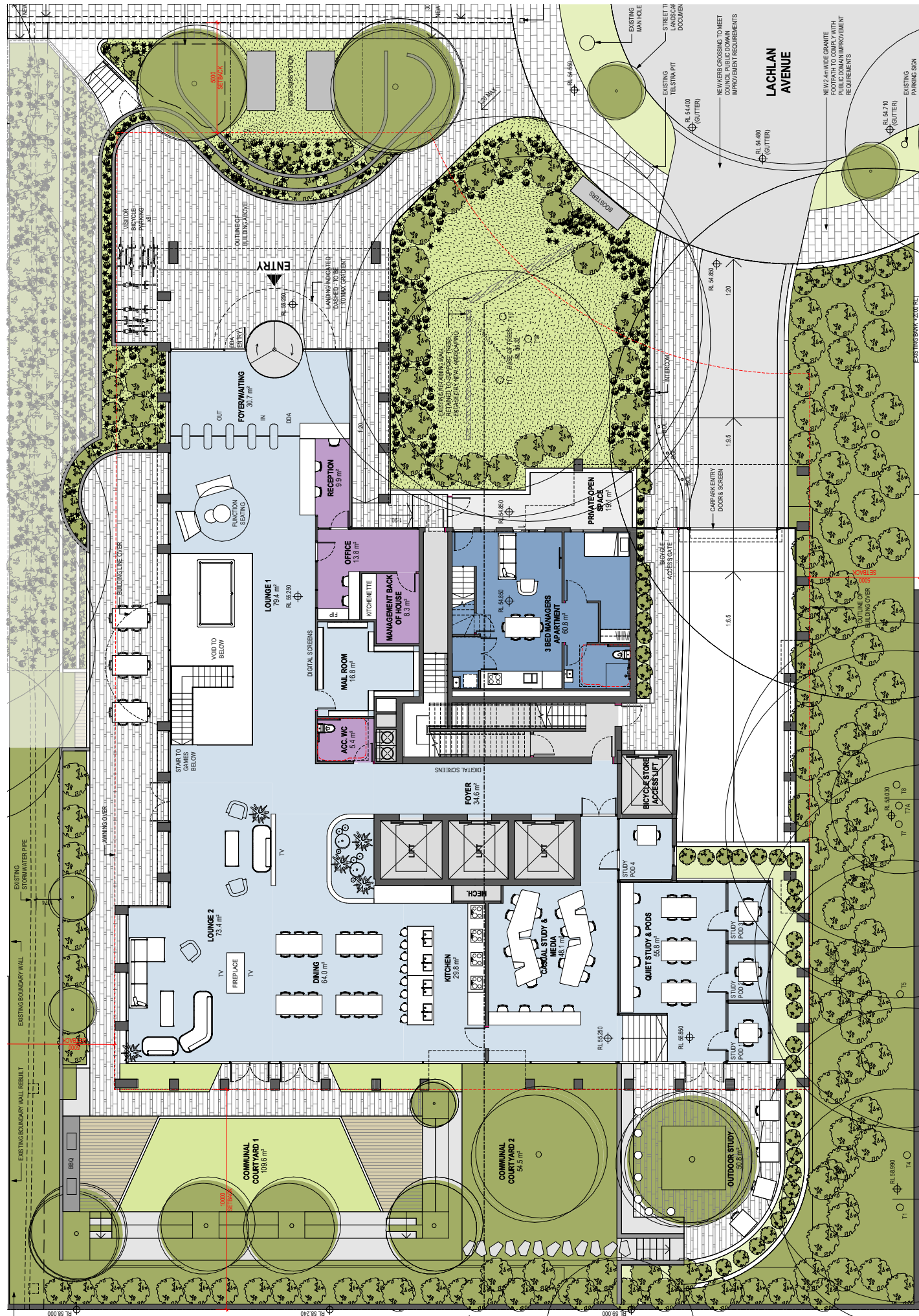
Sample Floorplates Sydney PBSAs

Representative floor plates

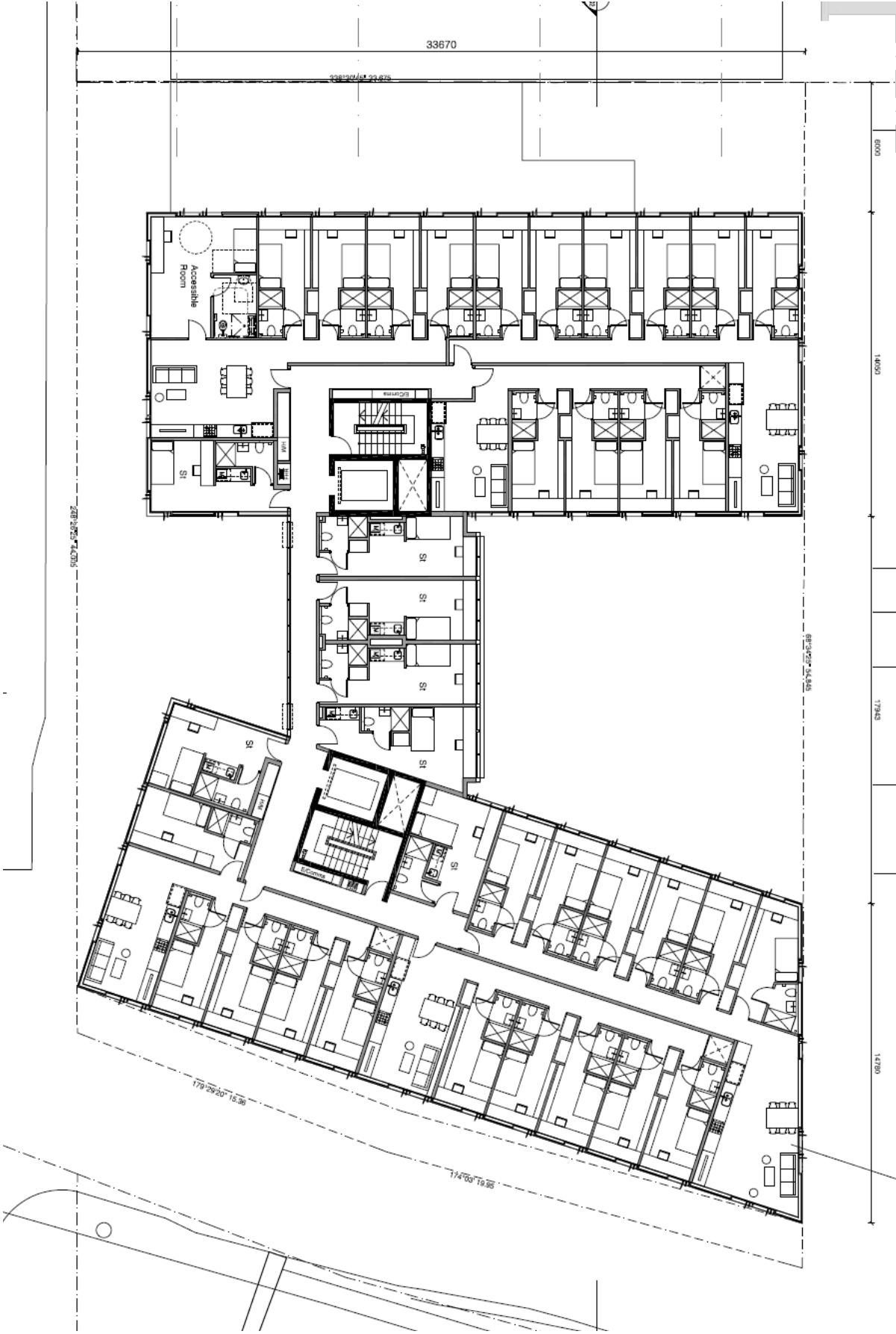
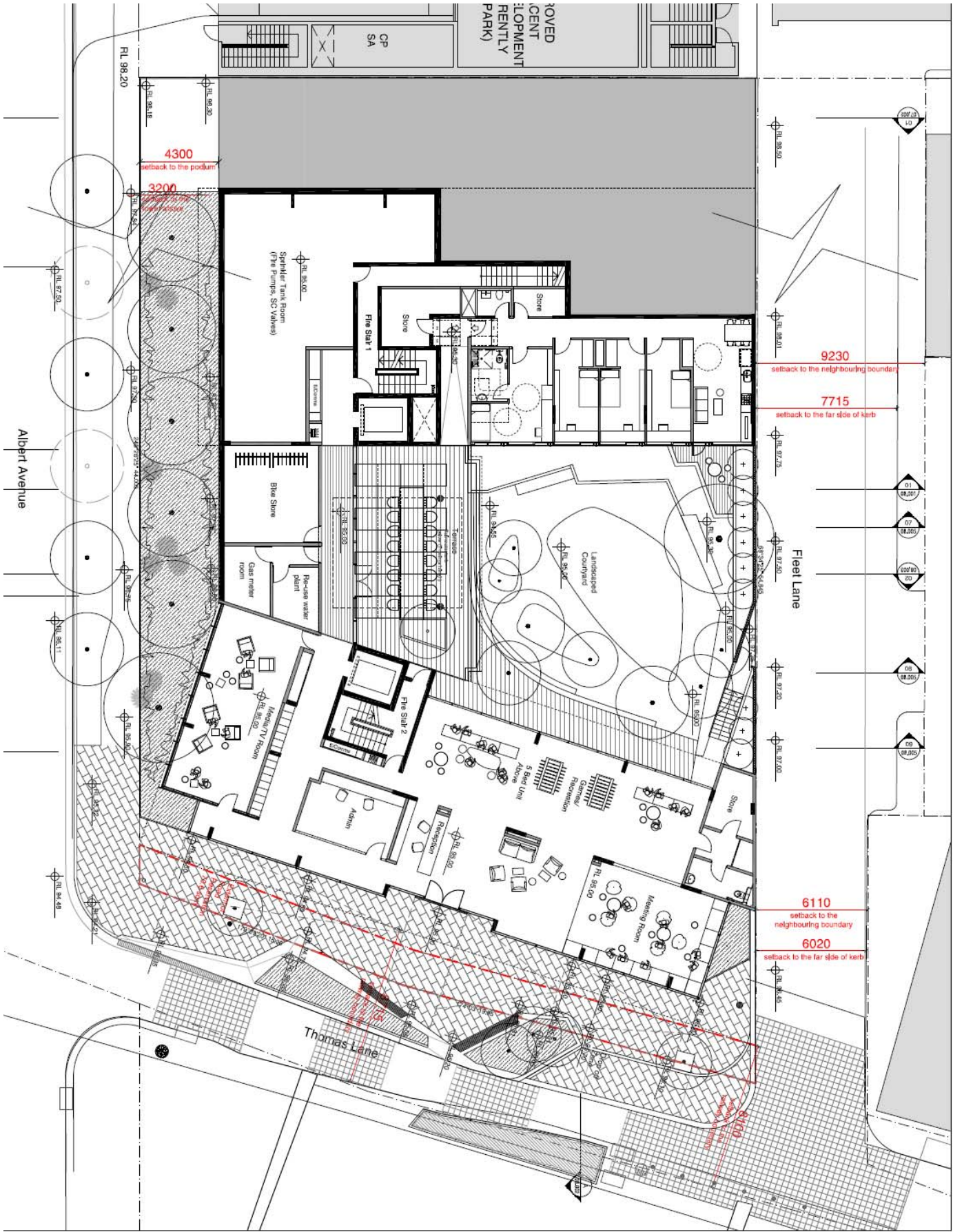
Sydney Off-campus

Purpose Built Student Accommodation (PBSA)

1 Lachlan Ave Macquarie Park Porposal (506 Students - 15 Storeys)



2 Iglu 73-77 Albert Ave Chatswood (396 Students - 12 storeys)



3 TJAC Australia St Newtown (154 Students - 3 storeys)

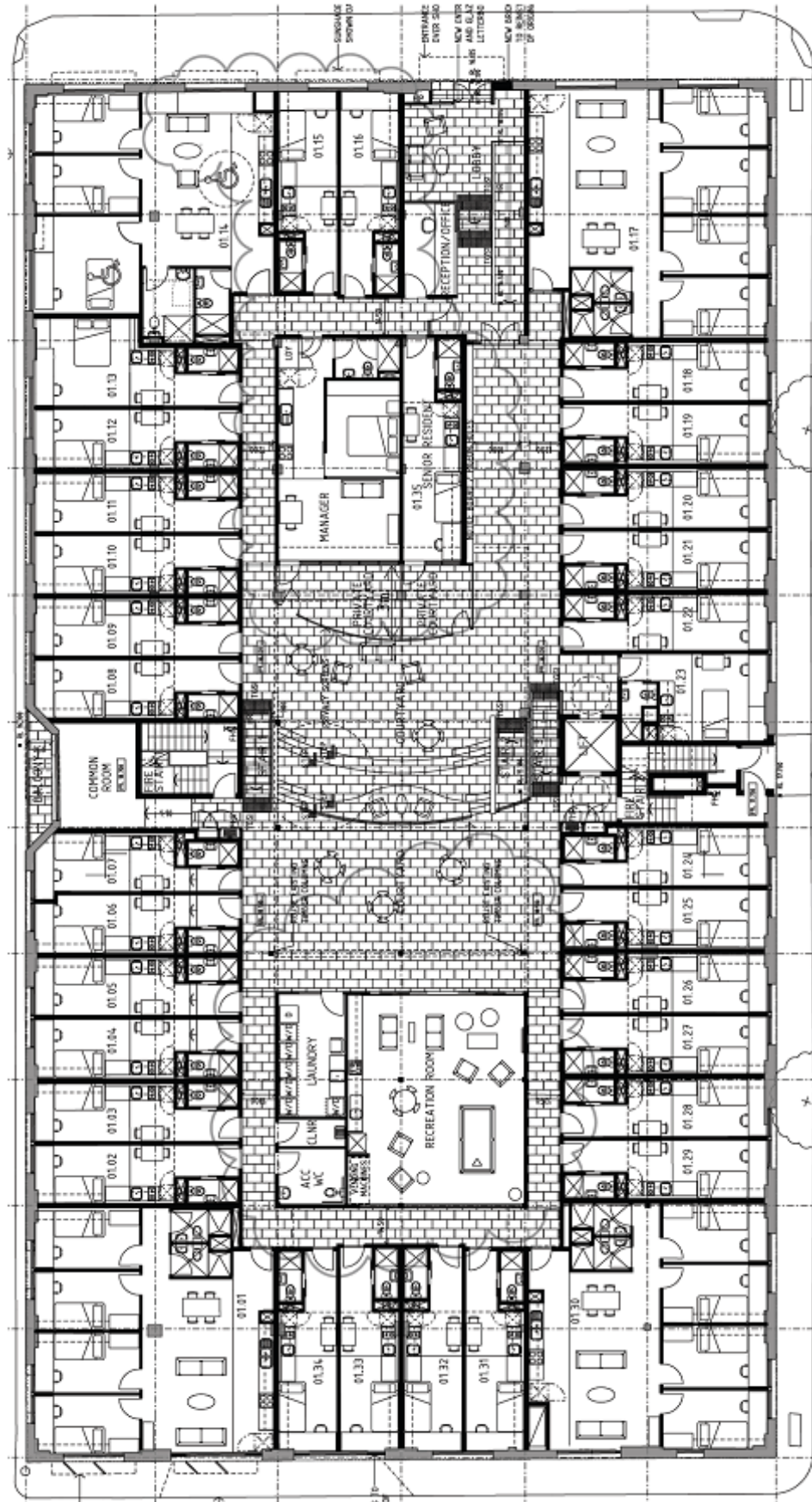


Image 7: Ground Floor Plan

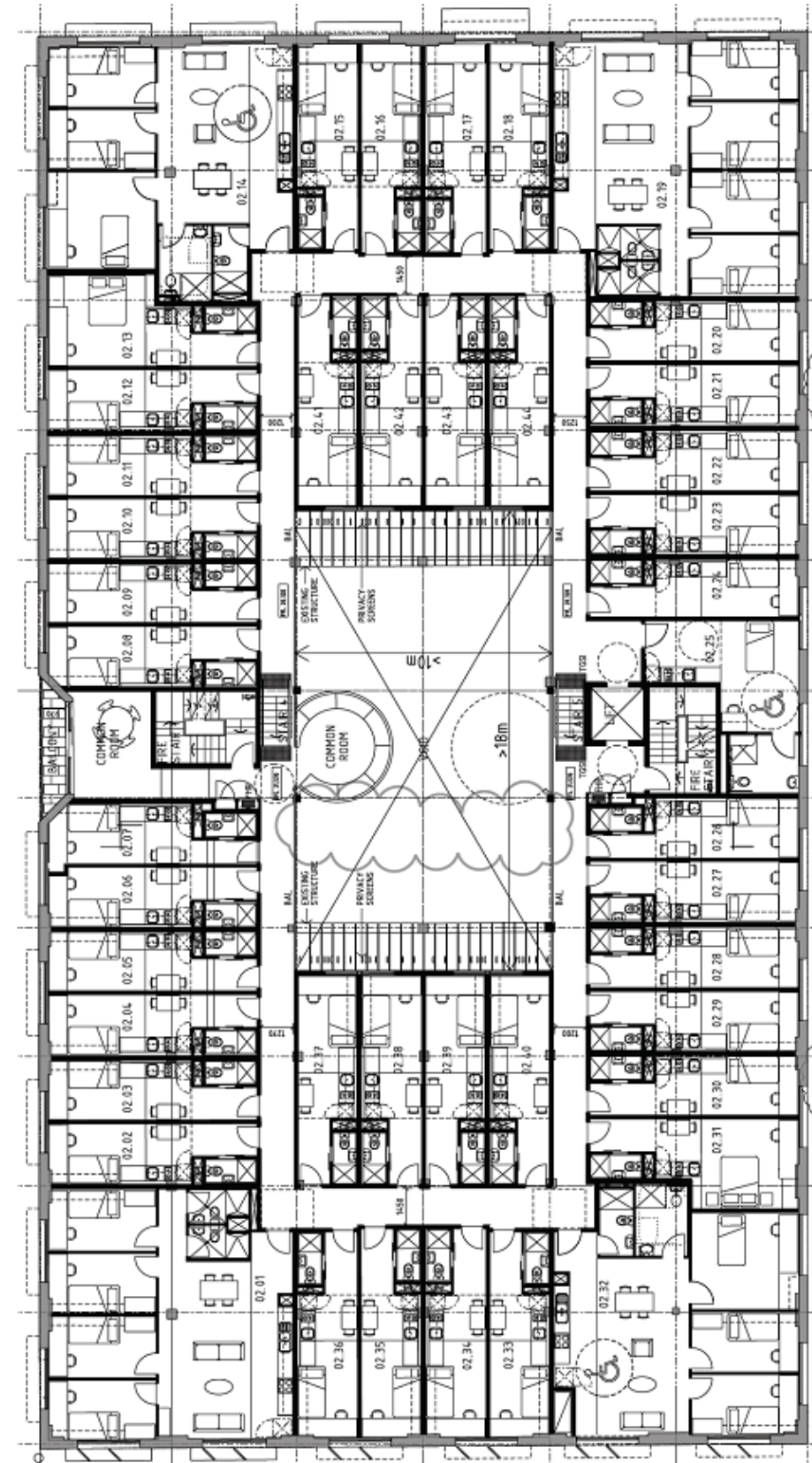
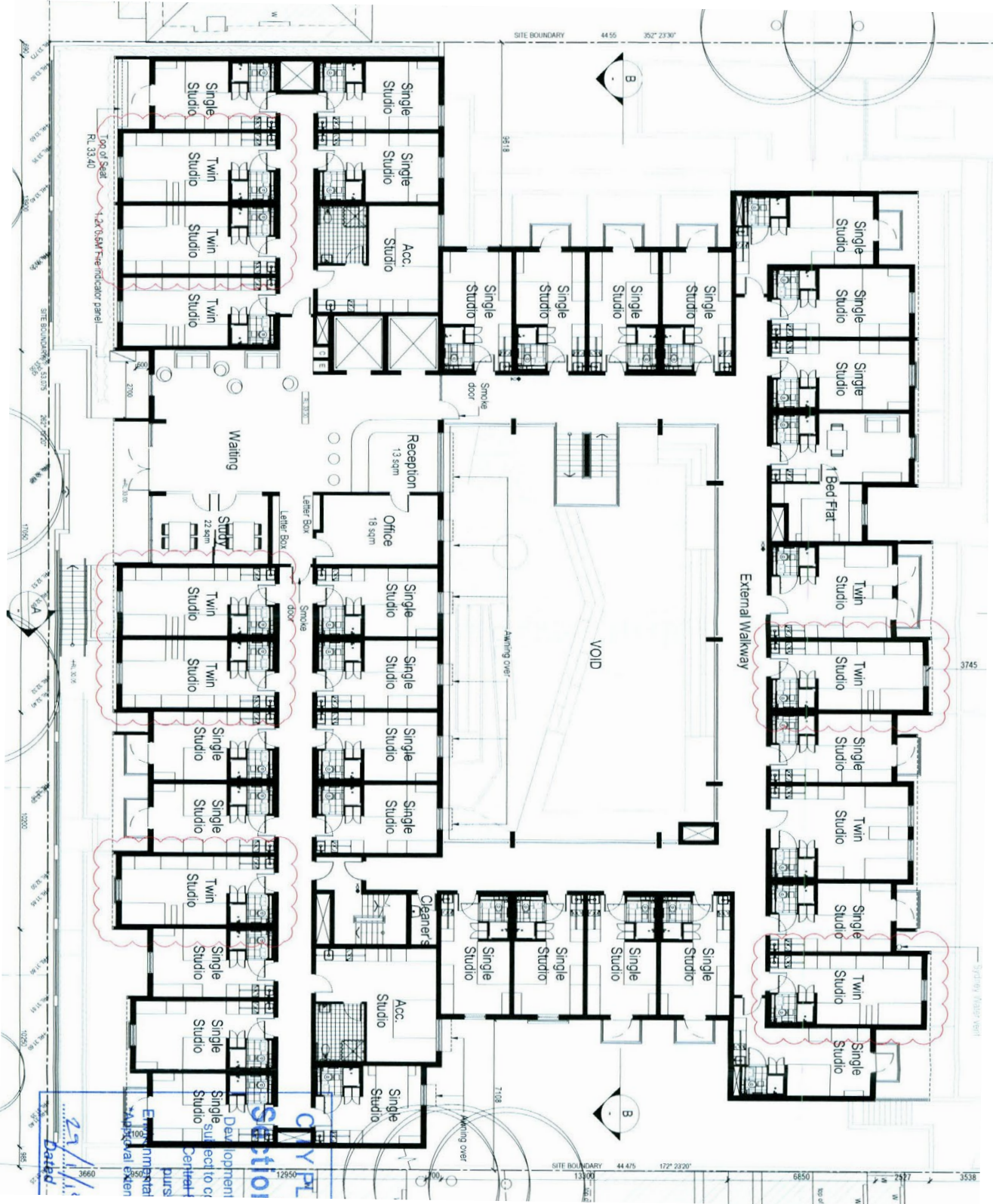
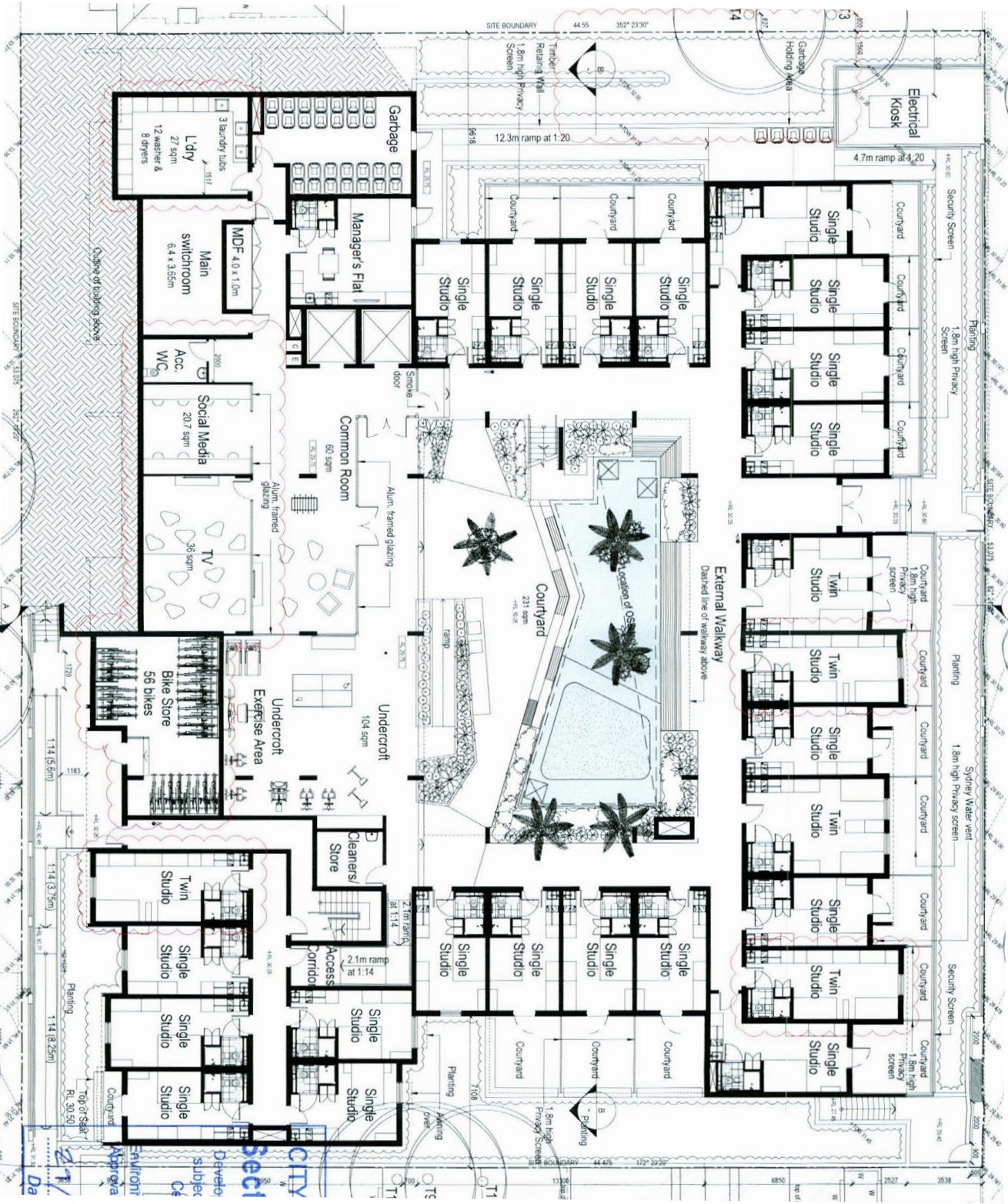


Image 8: First Floor Plan

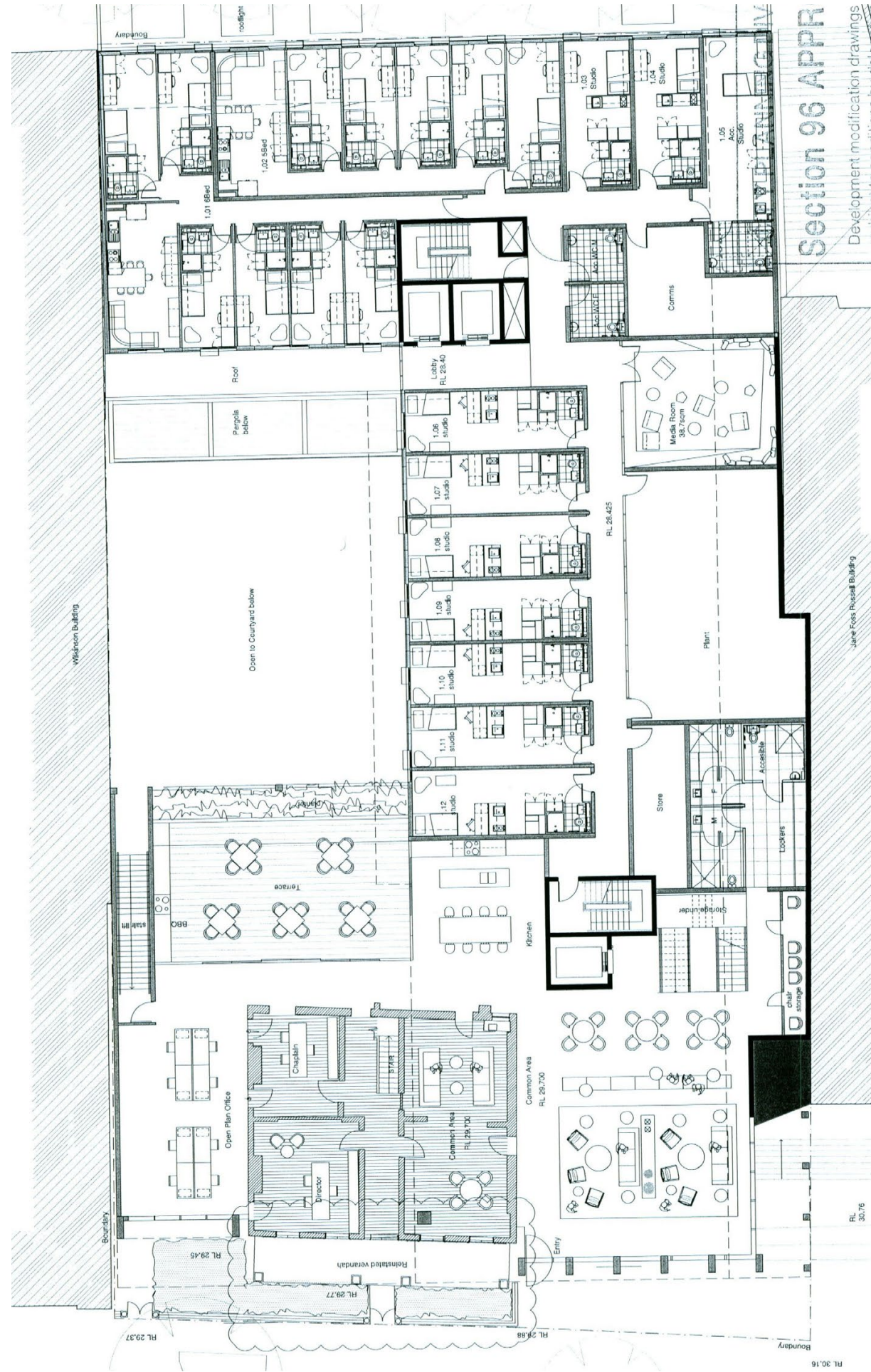
5 Urbanest 25 Arundel Street Glebe (185 Students - 3 Storeys)



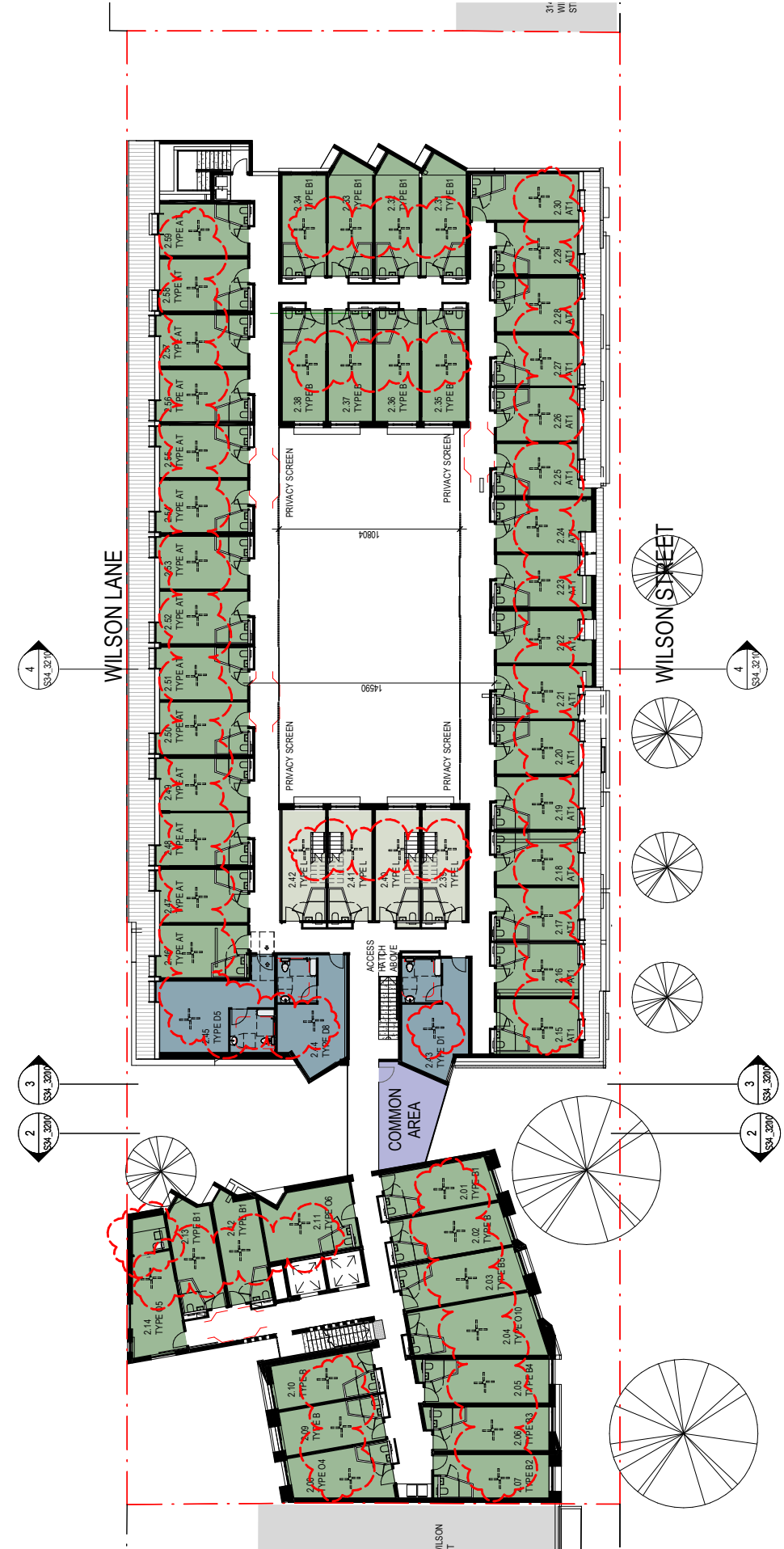
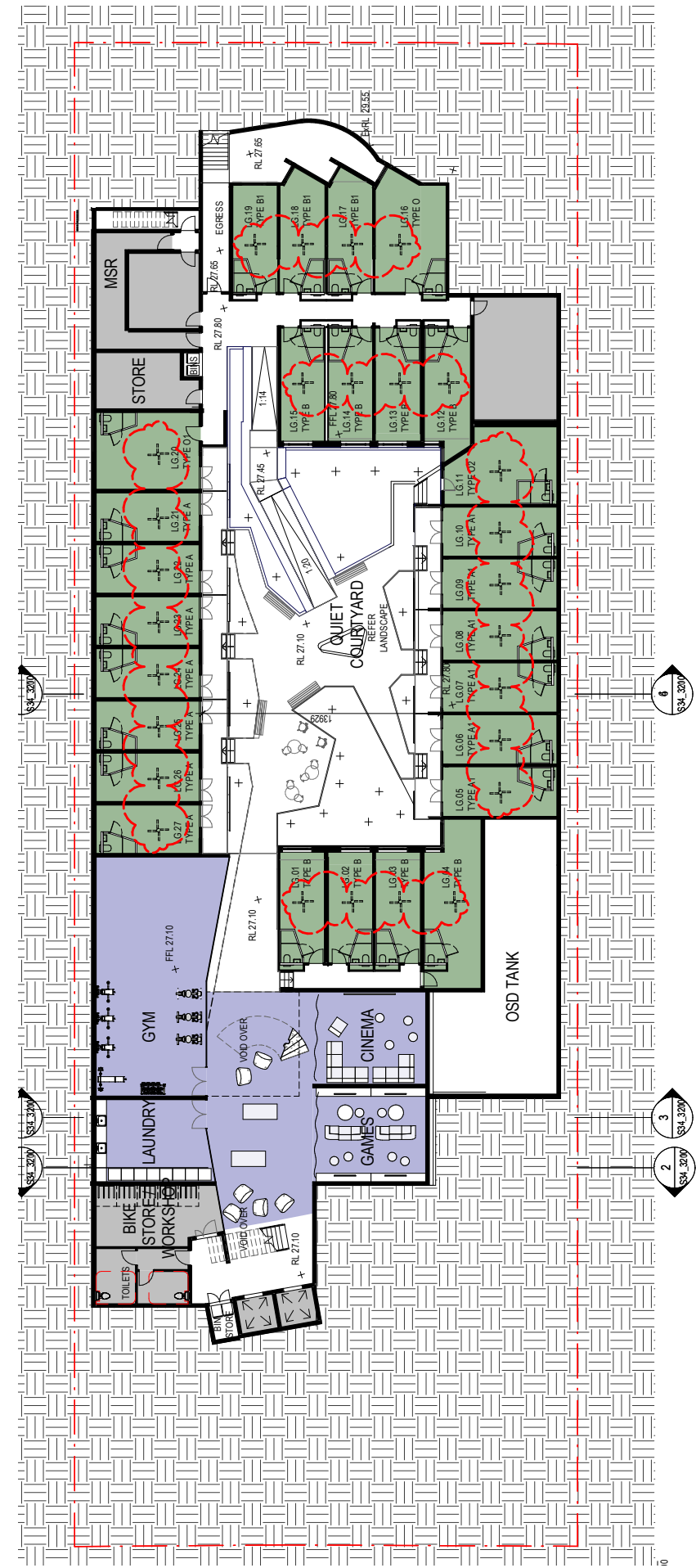
5A Iglu 74-75 Carlton Crescent Summer Hill (180 Students -)



6 Urbanest 150-152 City Road Darlington (438 Students - 13 Storeys)

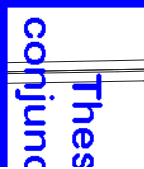


7 Scape Carriageworks 288 Wilson Street Darlington (201 Students - 5 Storeys)

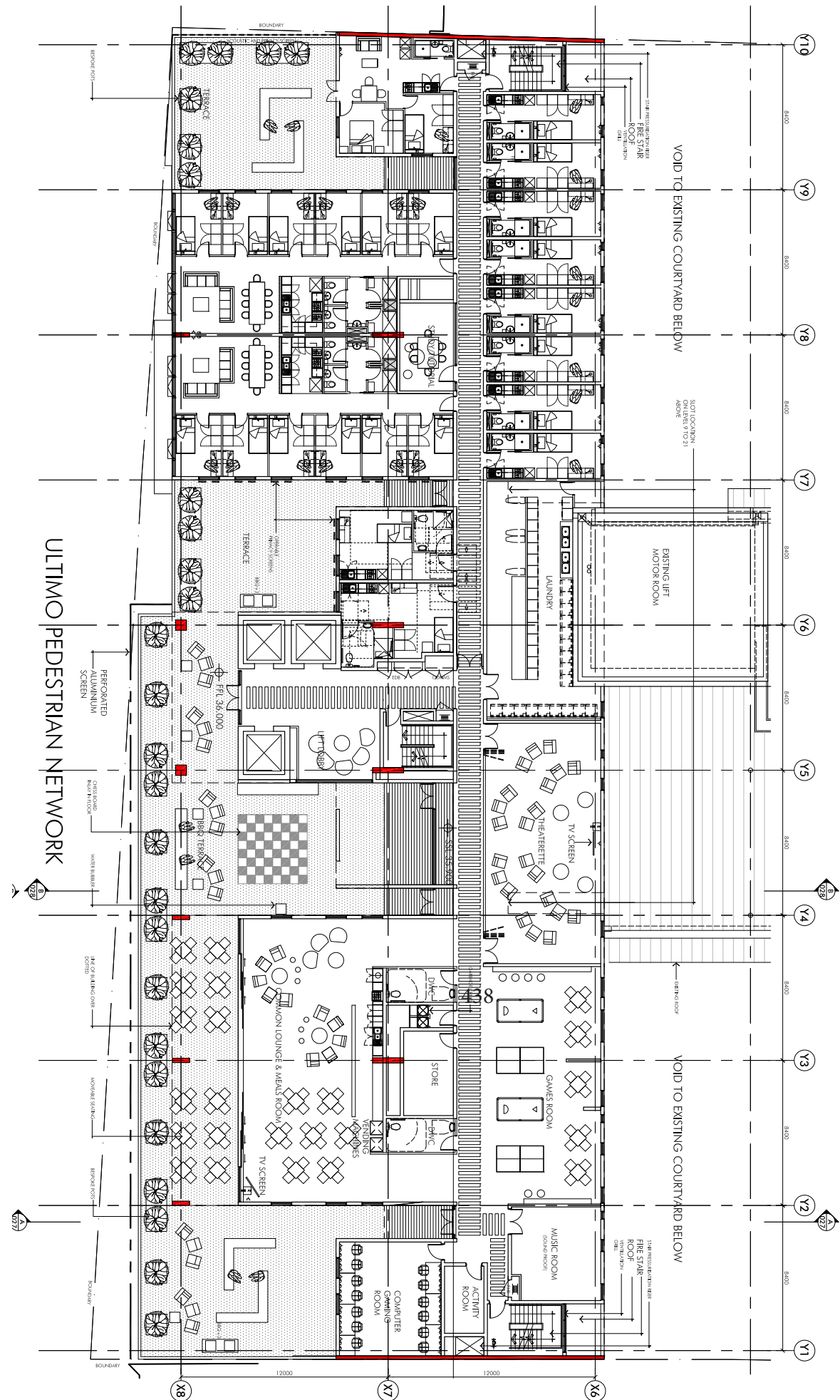
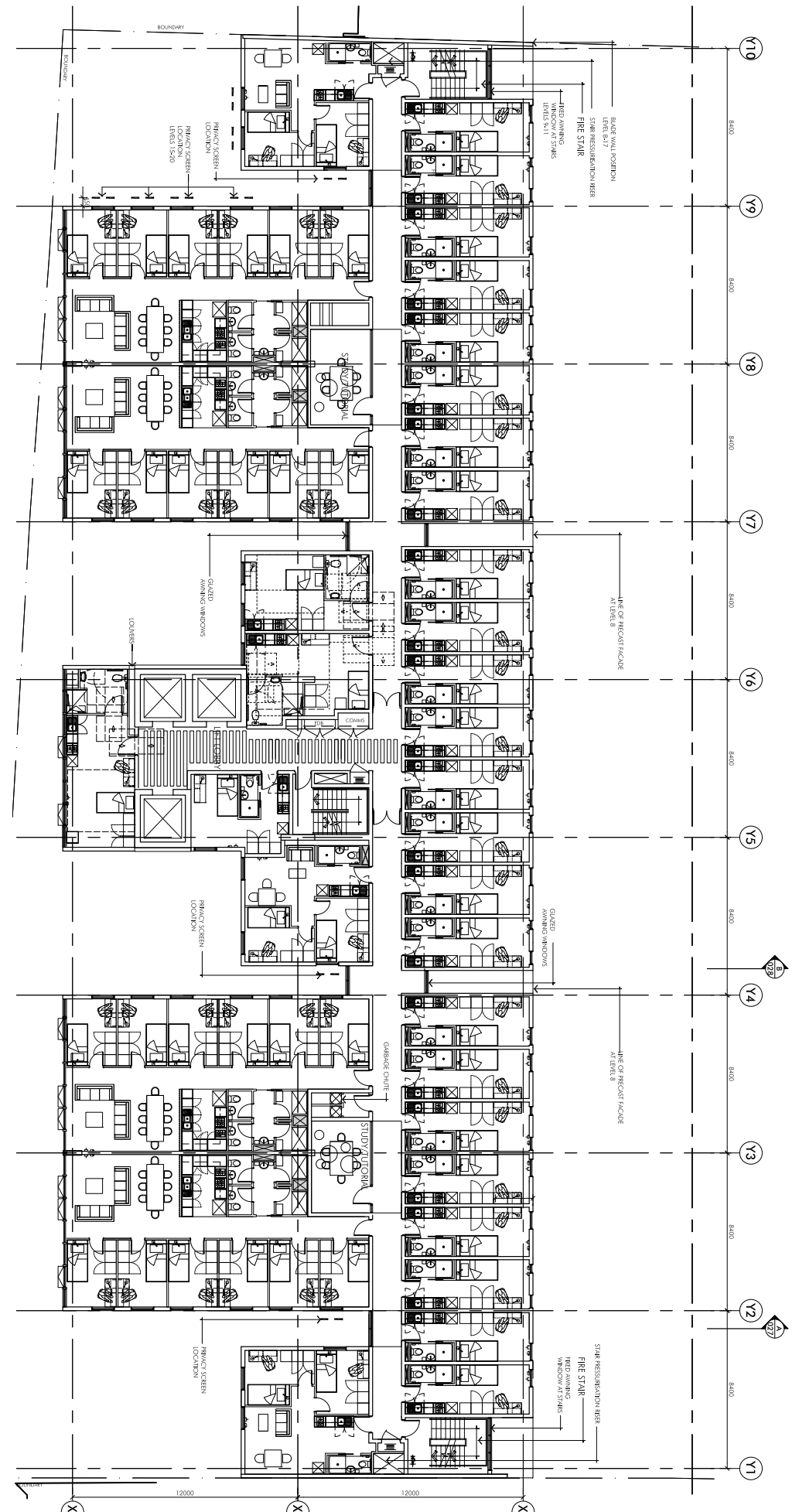


[illegible]

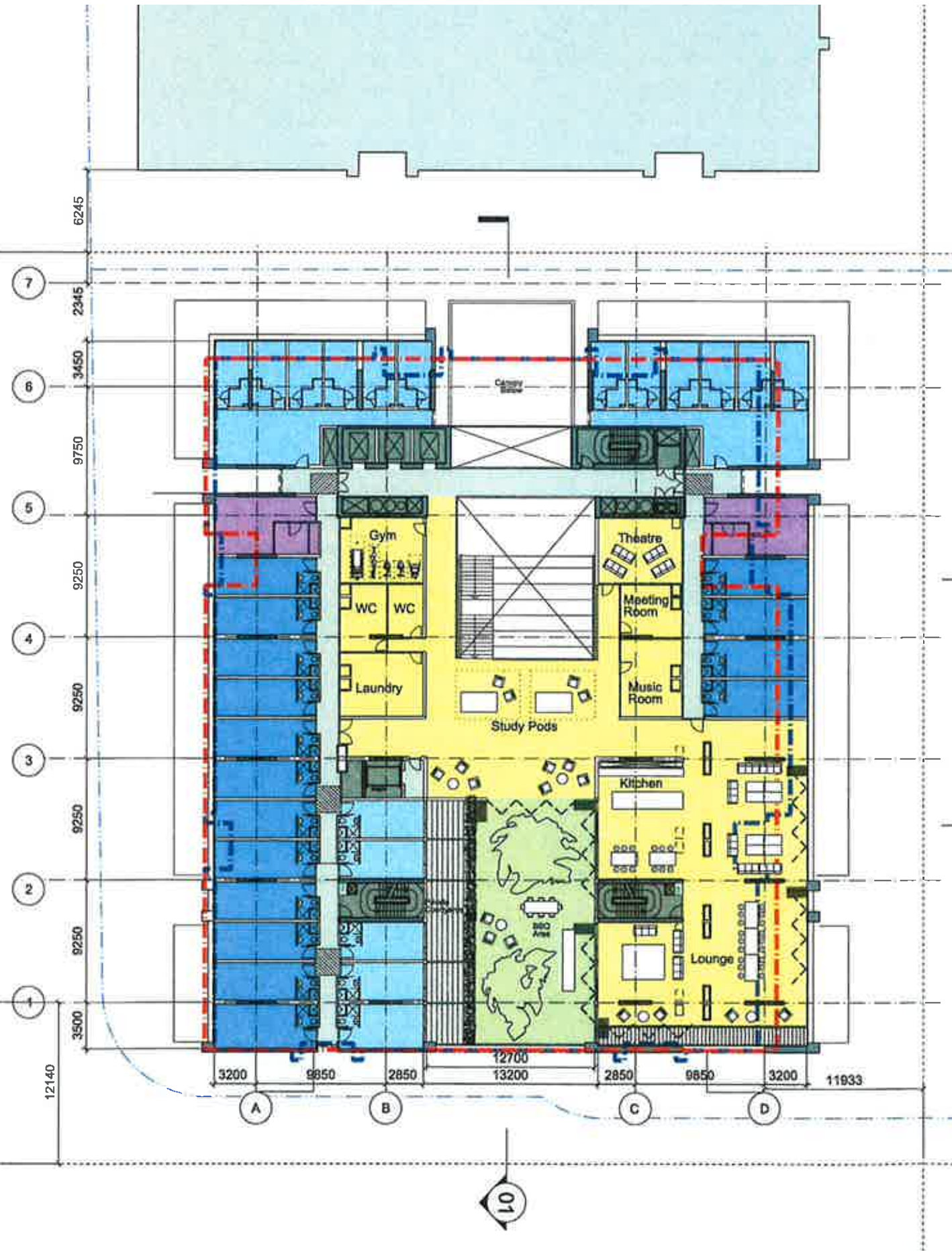
These conjunc



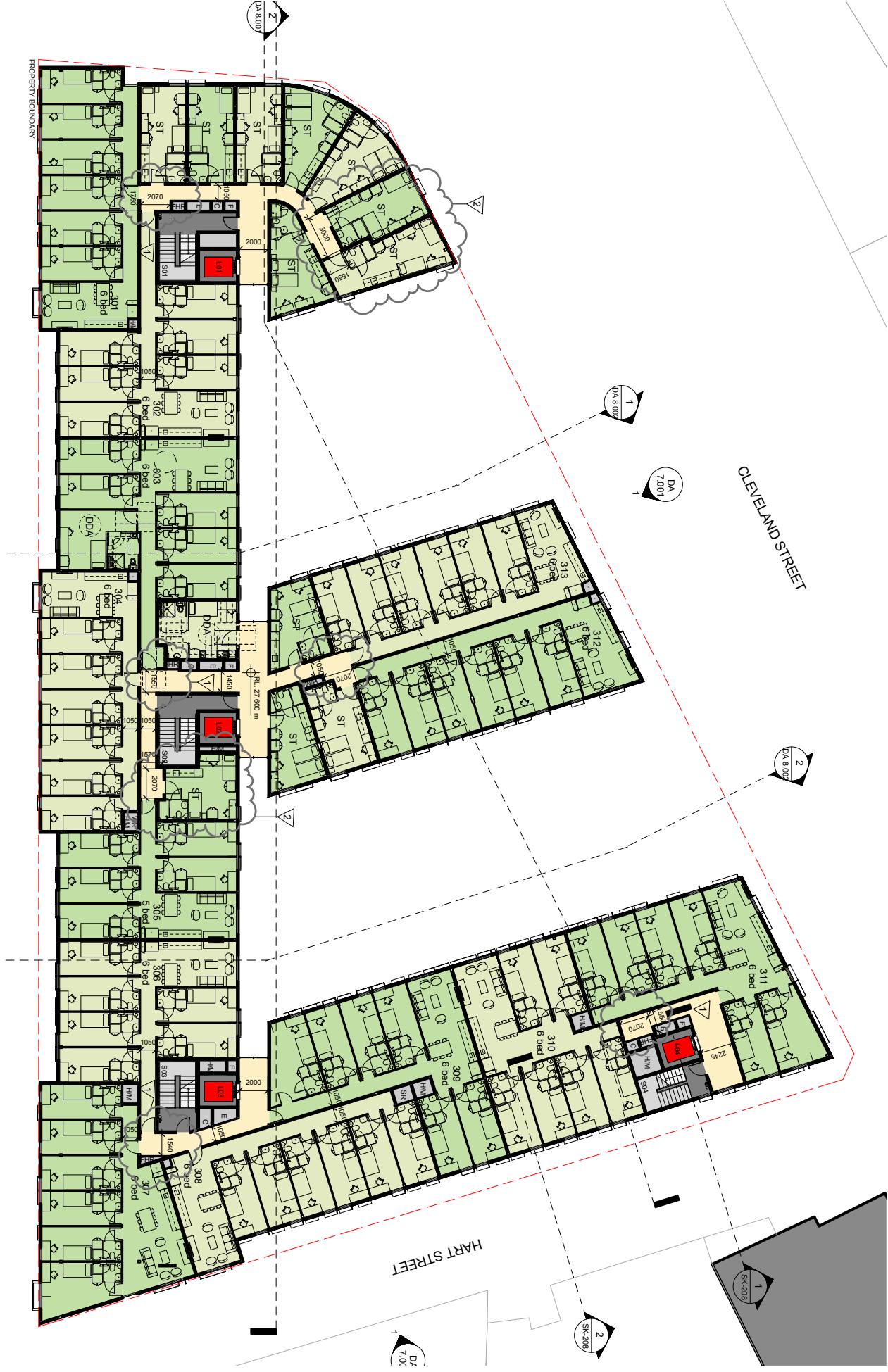
12A UTS Yura Mudang 702 Harris St Ultimo (720 Students - 13 Storeys)



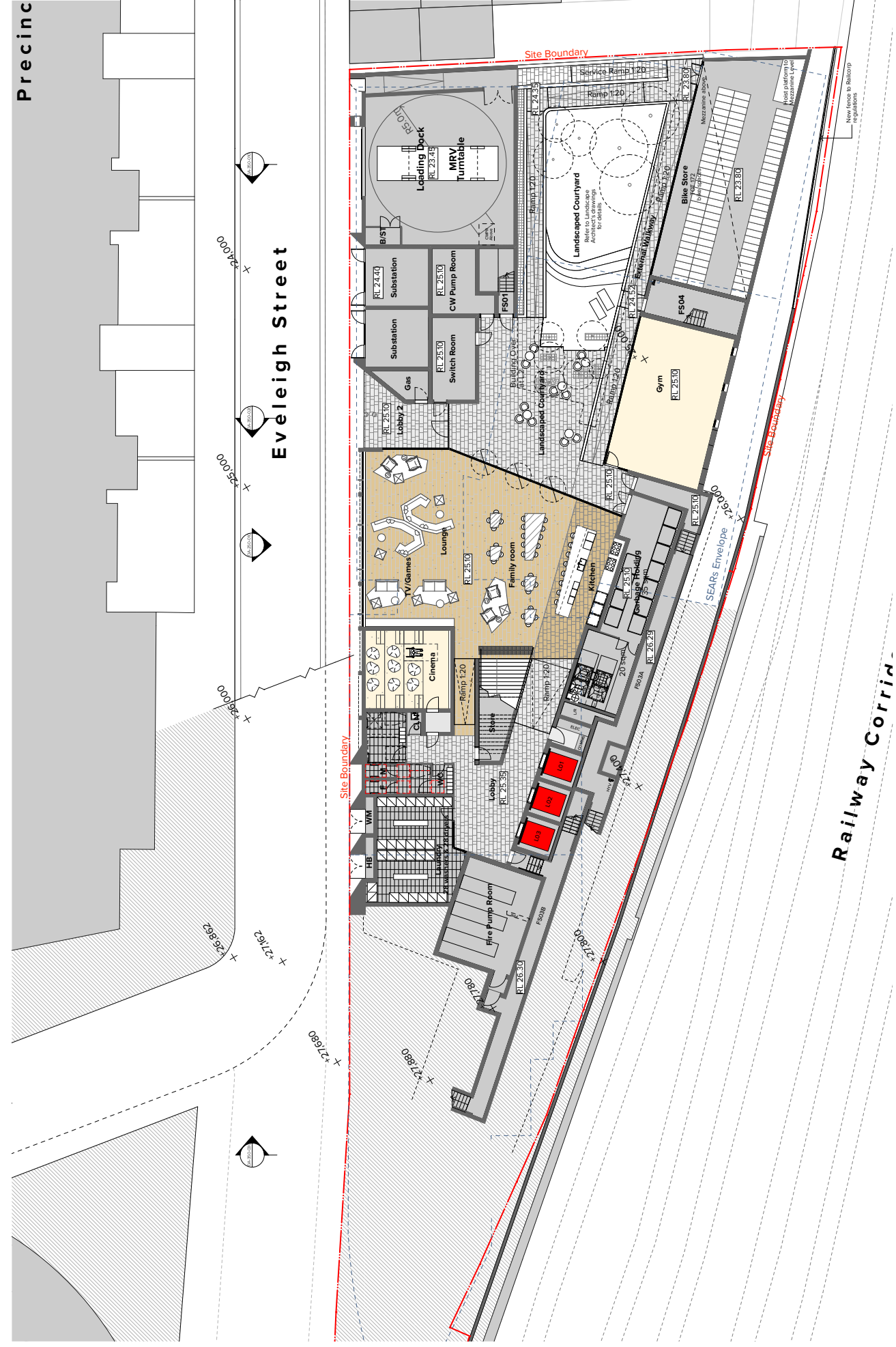
13 Iglu The Steps Central Park Chippendale (826 Students - 16 Storeys)



14 Iglu Cleveland 142 Abercrombie Street Redfern (461 Students - 5 Storeys)



15 Scape Pemulay (The Block) Everleigh Street Redfern (596 Students - 24 storeys)



16 Wee Hur Gibbons St Redfern (419 Students - 18 storeys)



Case No: **SSD 9194**

ober 2020

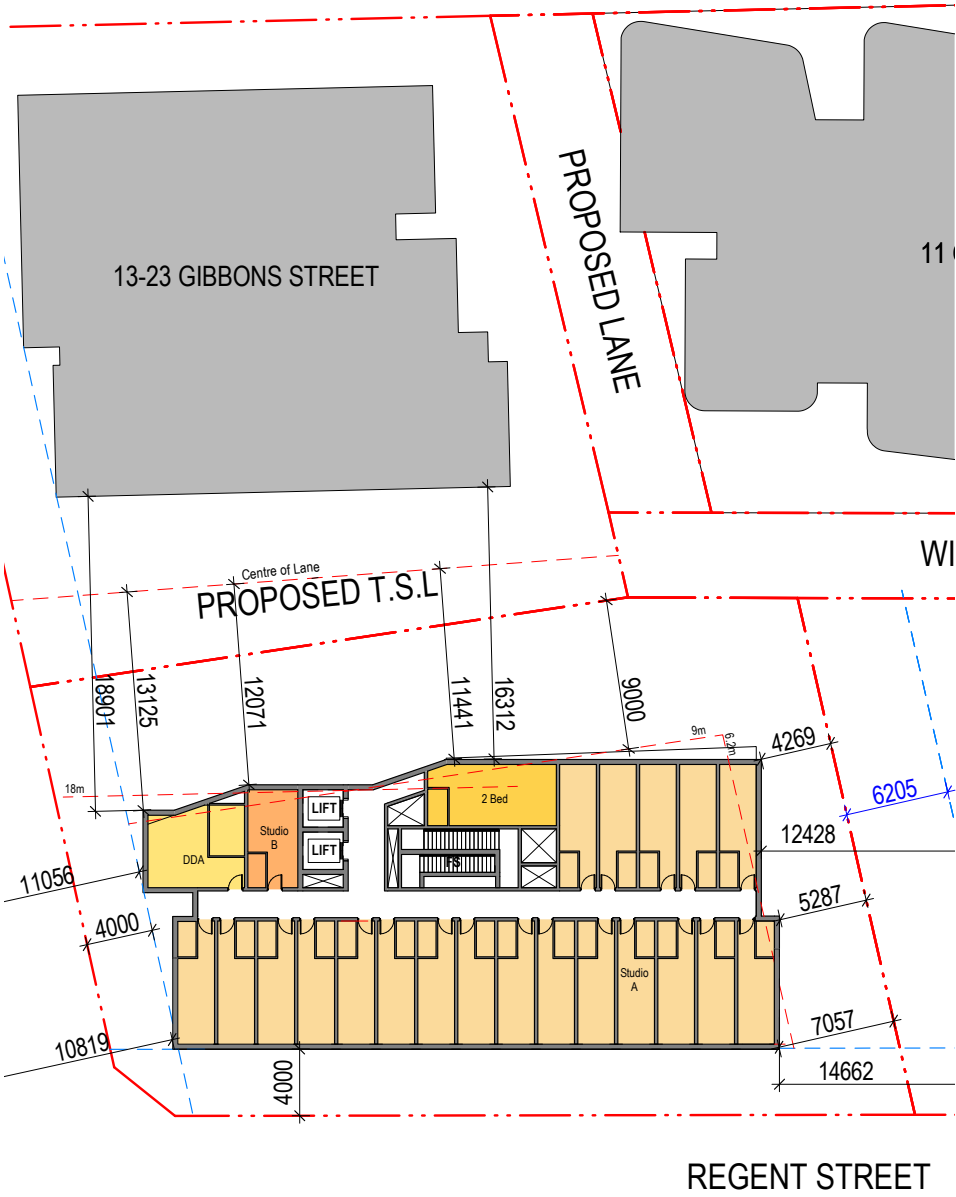


17 Wee Hur 104-116 Regent St Redfern (412 Students - 18 storeys)

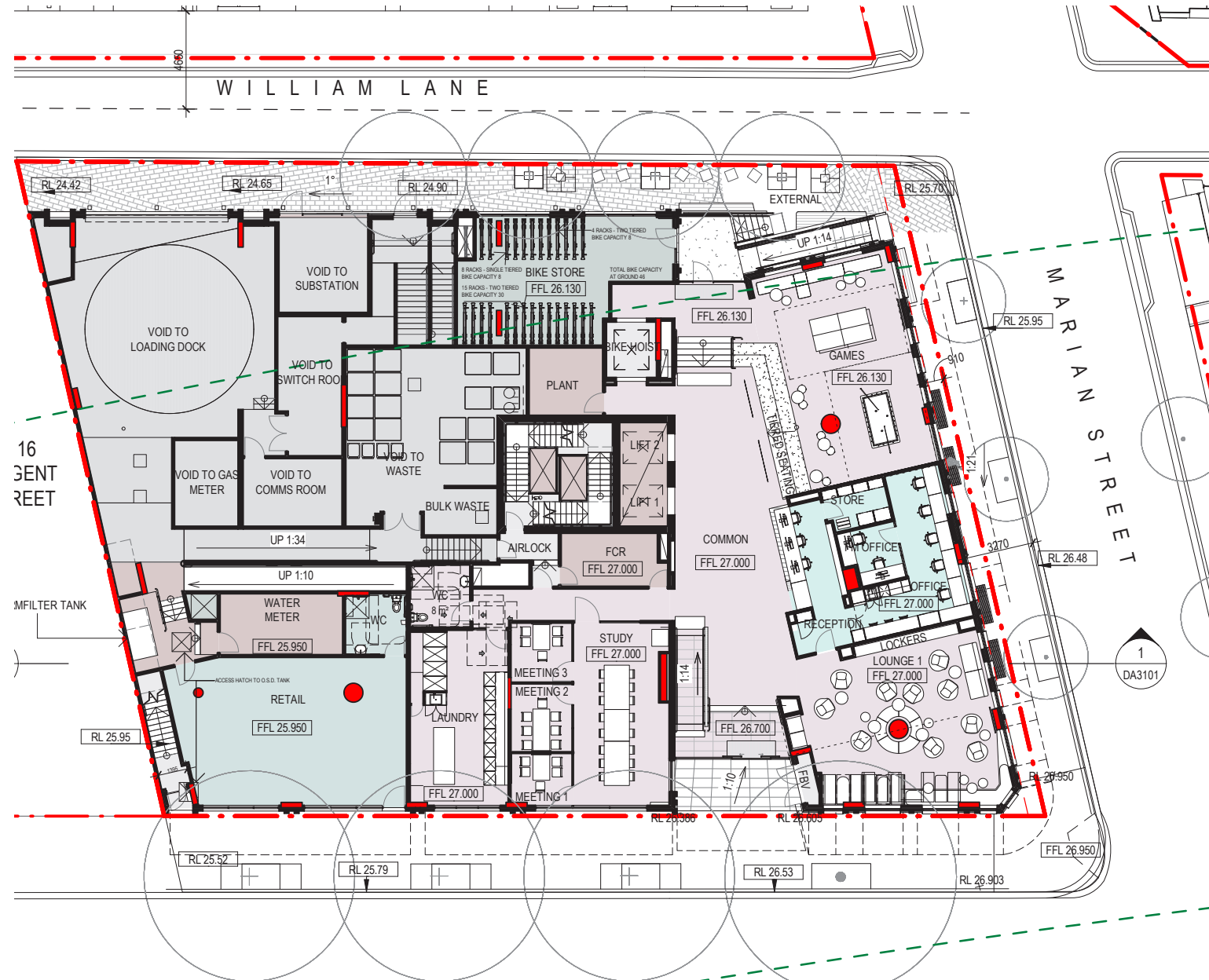
EVEL 1



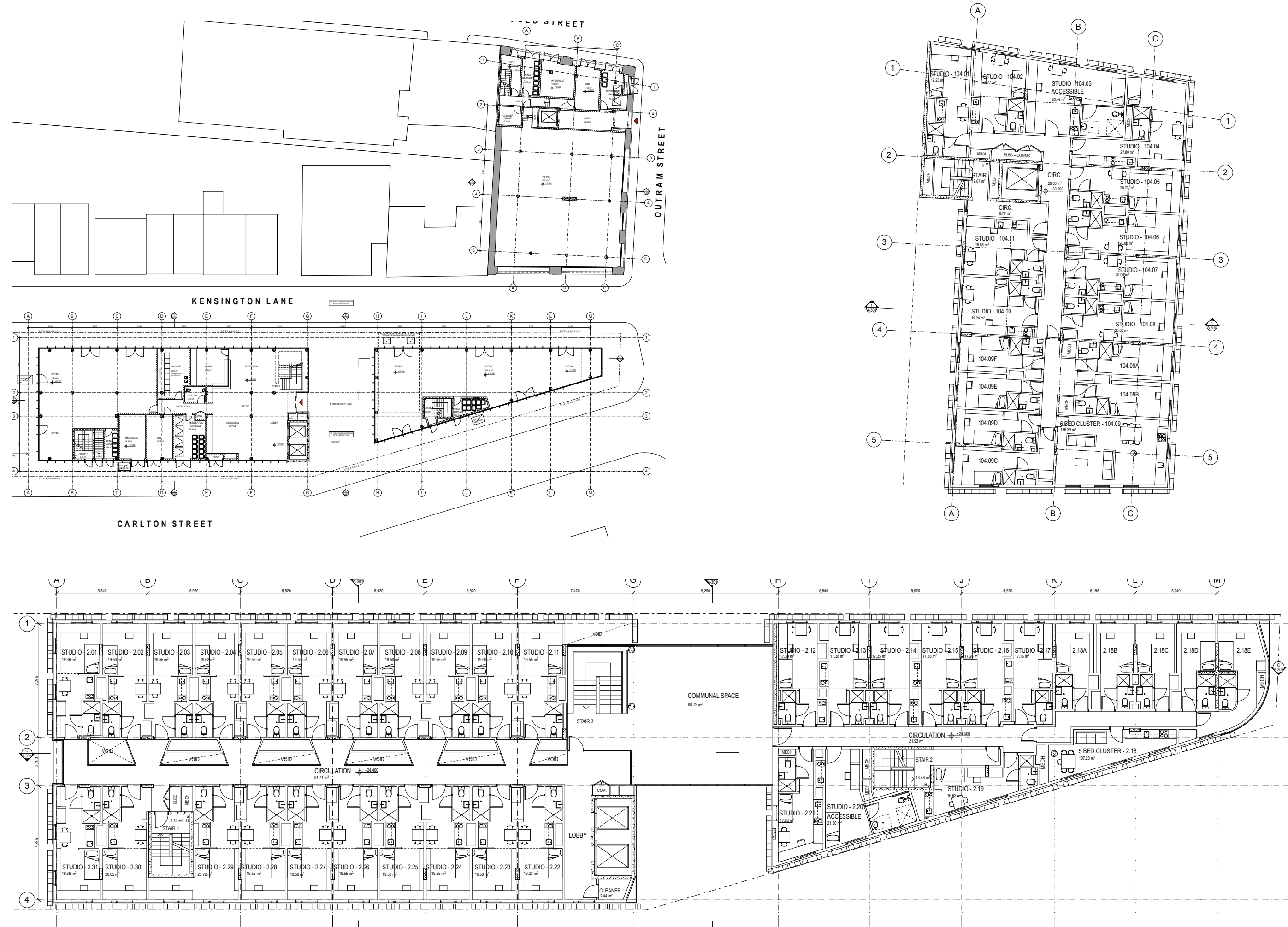
- TYPICAL LEVEL



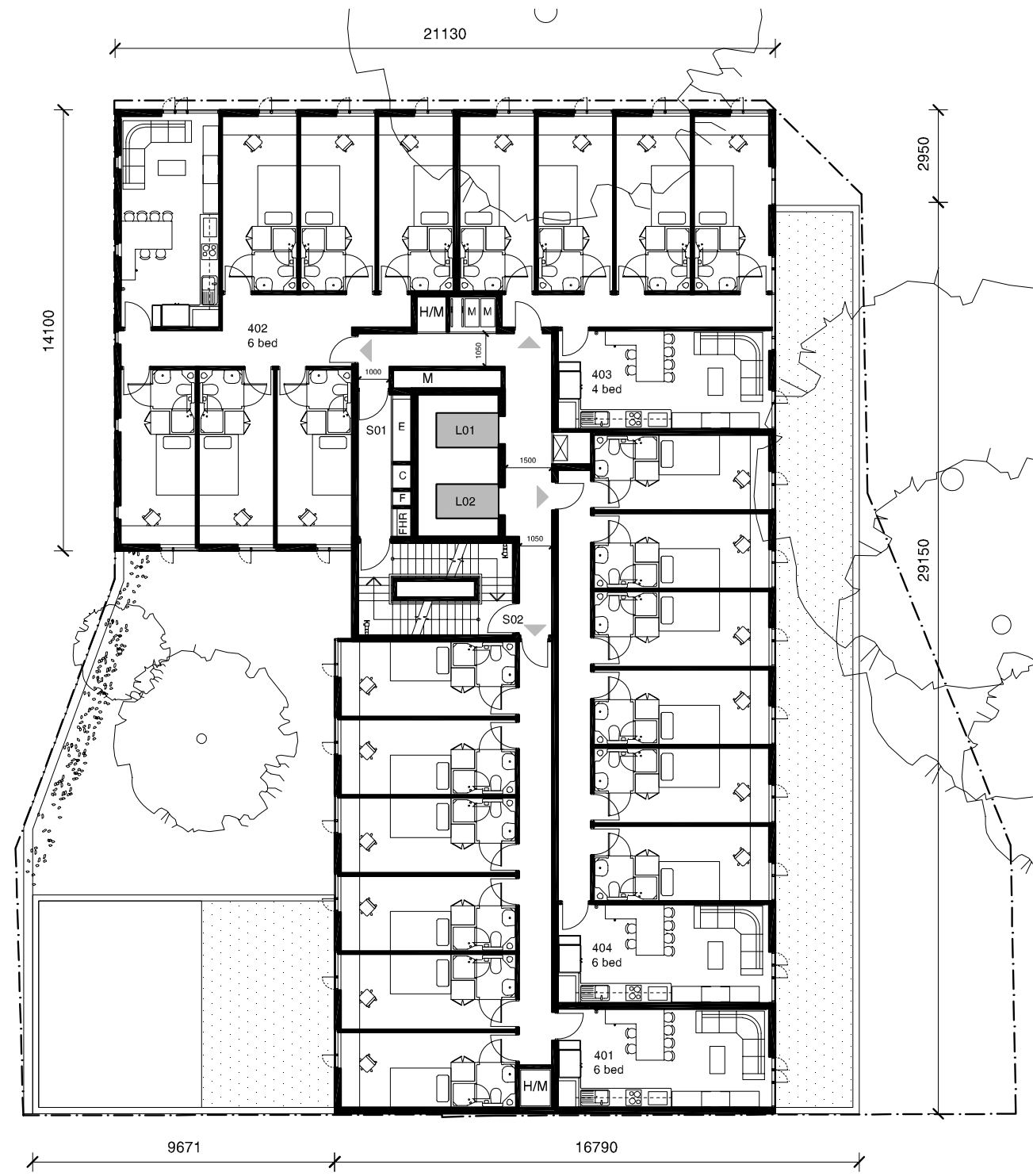
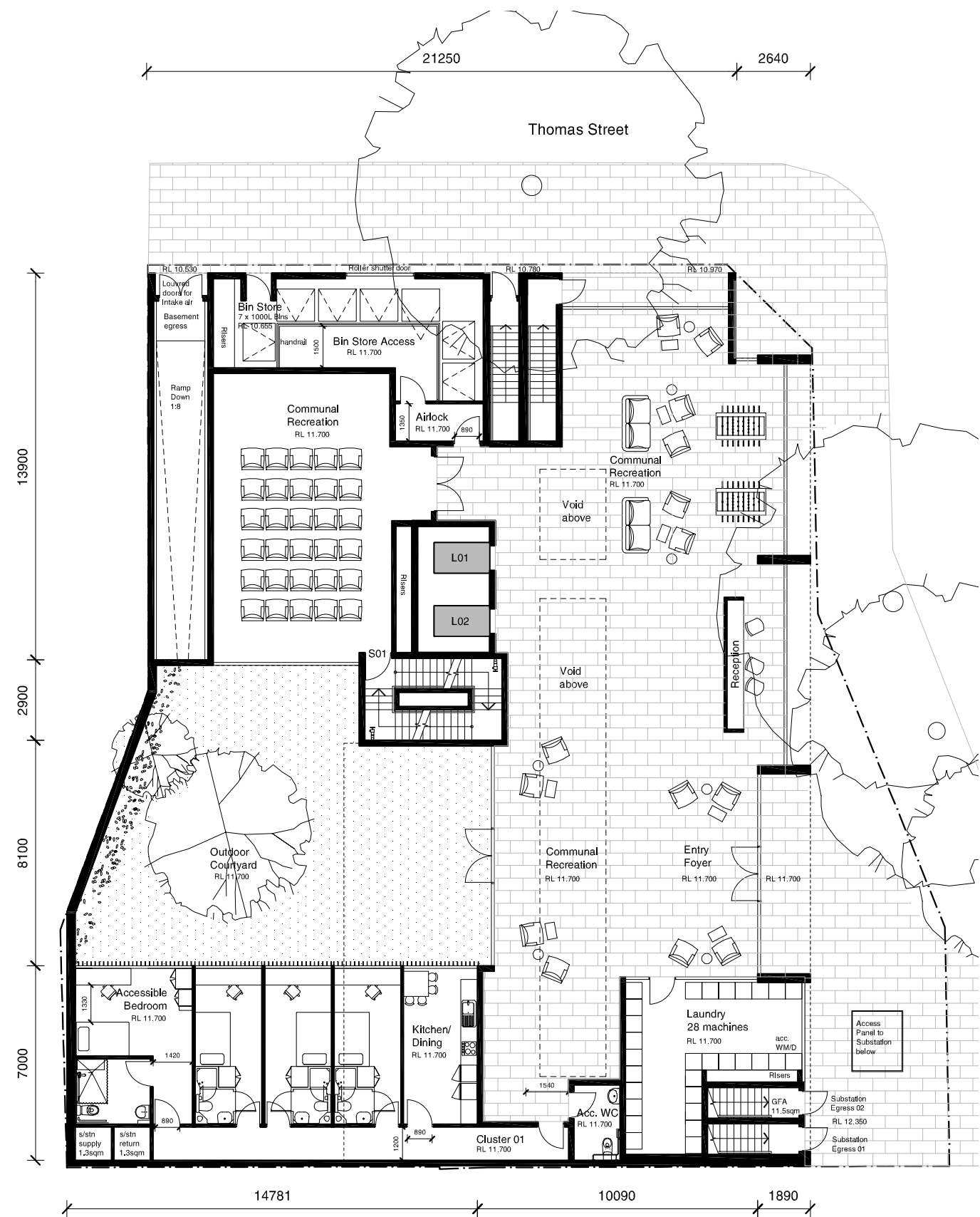
19 Wee Hur 90-102 Regent St Redfern (408 Students - 18 storeys)



20 Iglu @ Central Park Kensington St Chippendale (217 Students - 8 storeys)



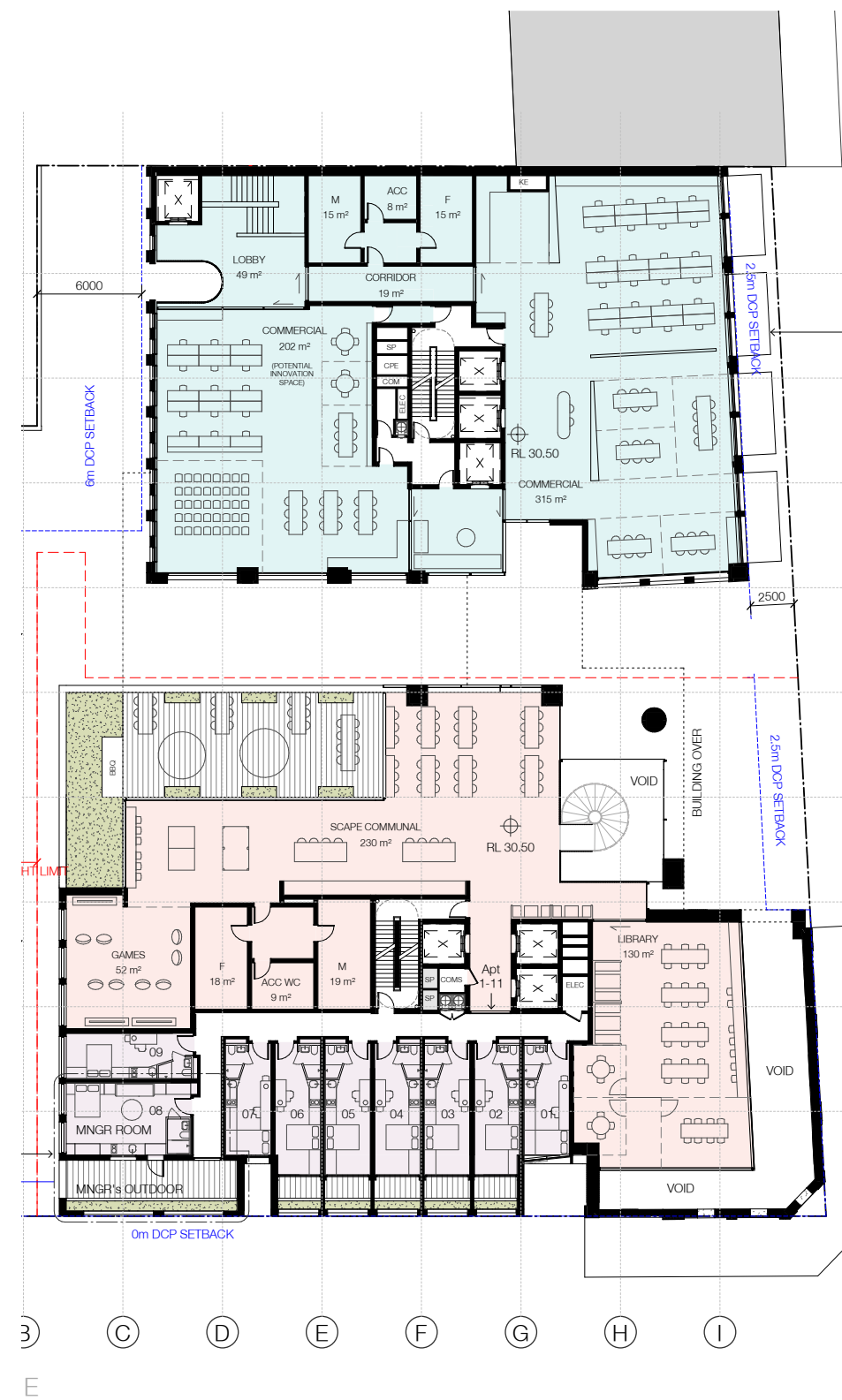
22 Urbanest Quay St Haymarket (334 Students - 16 storeys)



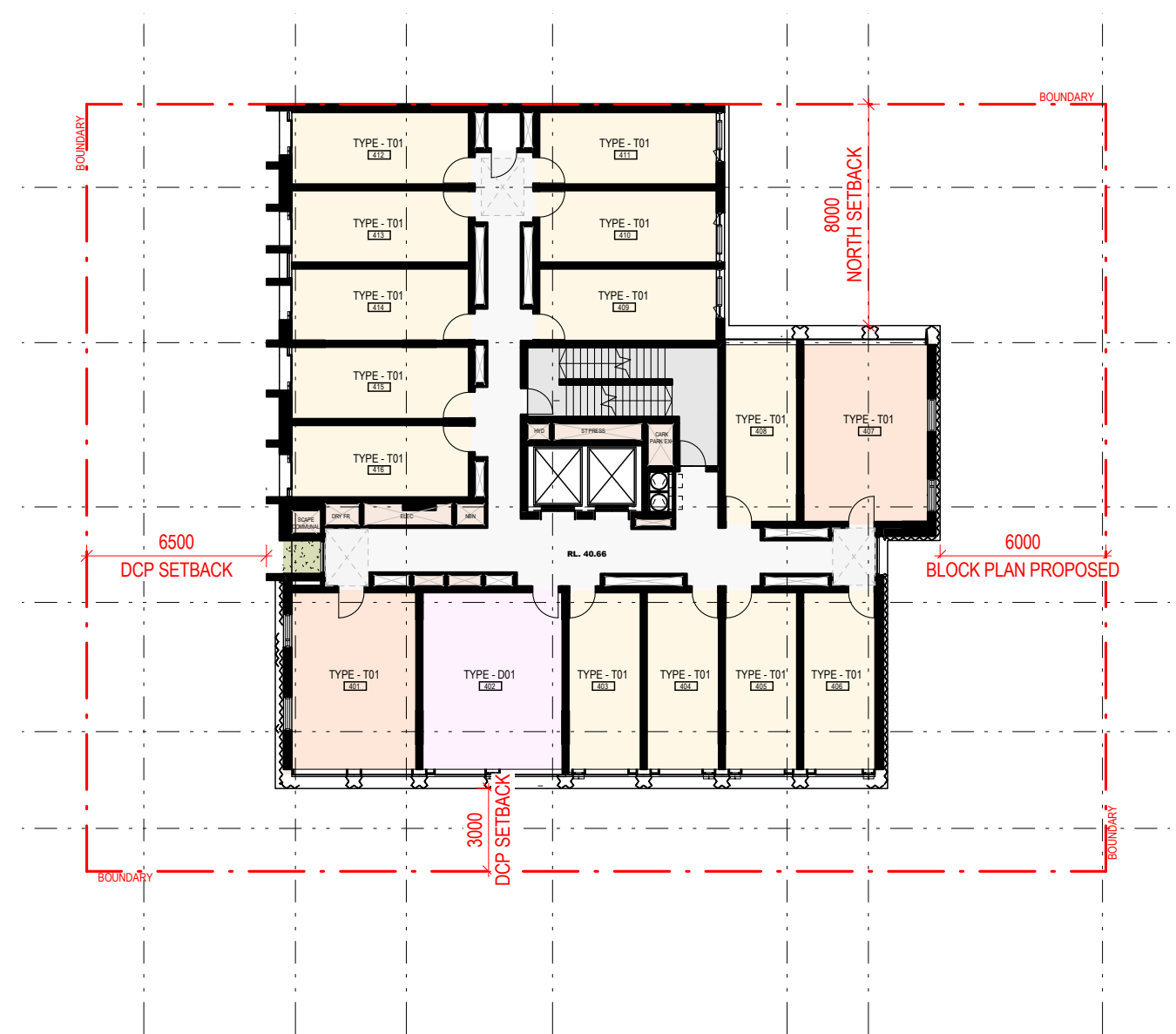
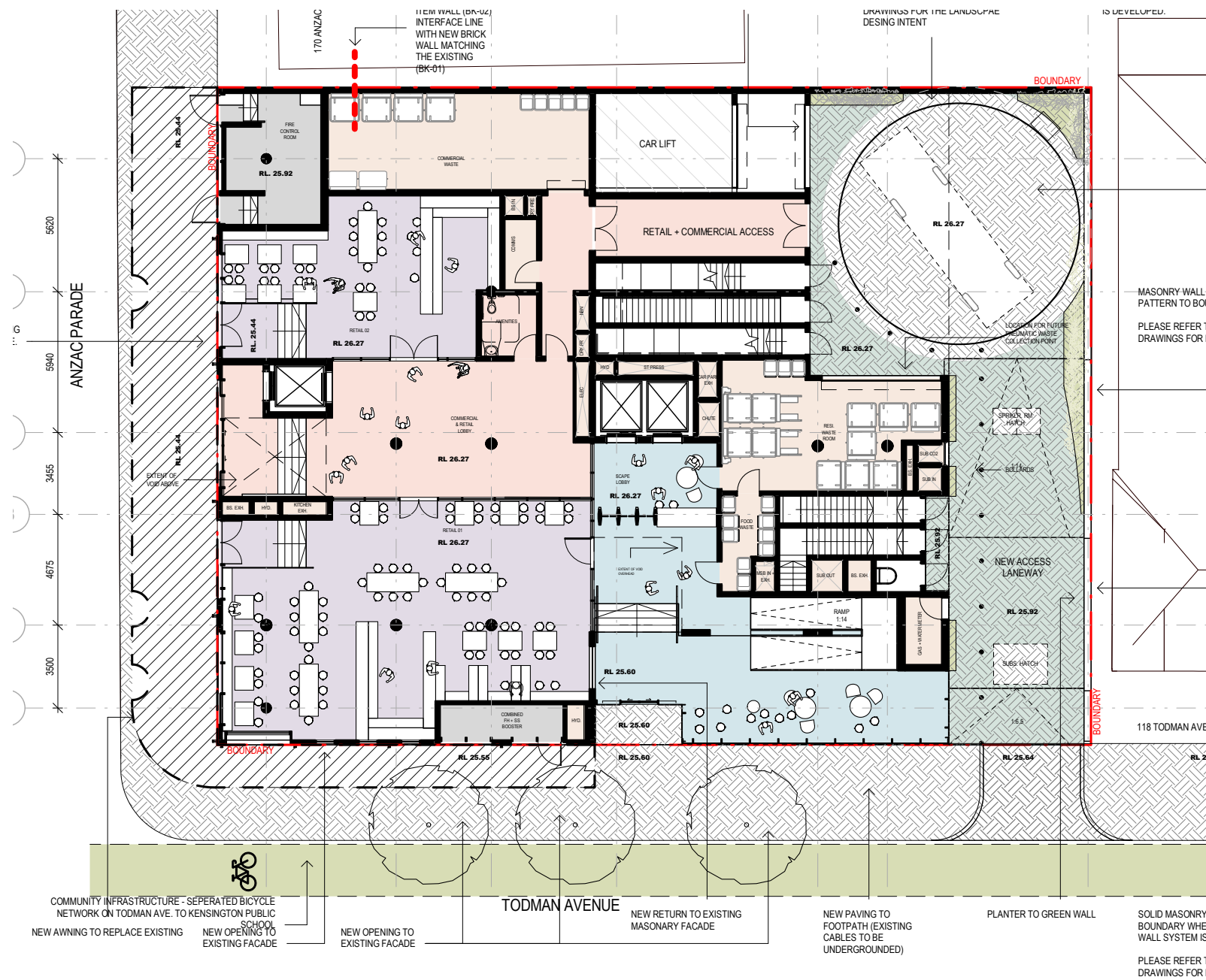
23 Iglu 63 Regent St Redfern (370 Students - 18 storeys)



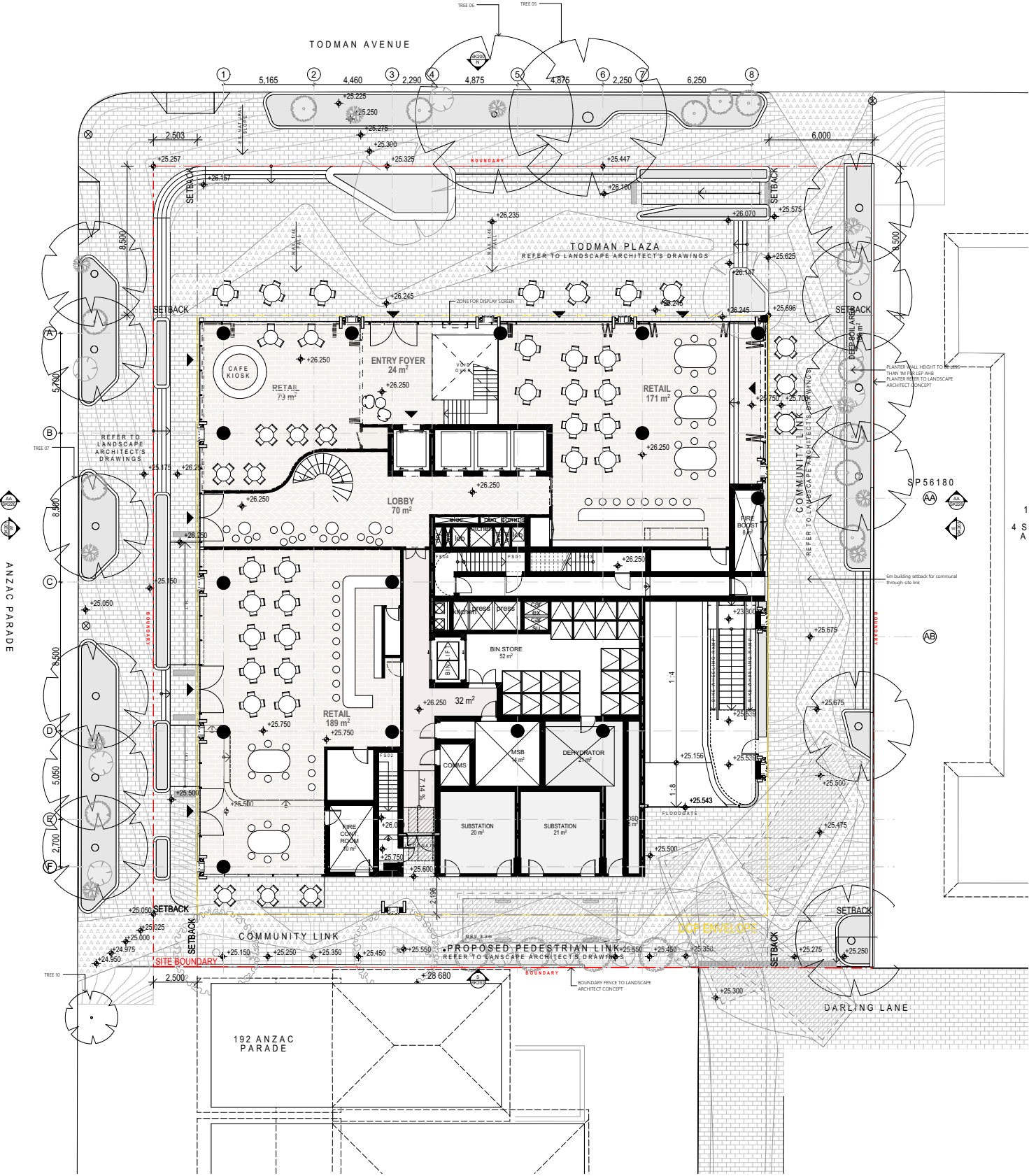
Architectural floor plan of a building, showing various rooms and their areas. The plan includes a large central area labeled "RETAIL" (221 m²) and "OFFICE" (42 m²). Other rooms include "COMMUNITY ZONE" (108 m²), "SCAPE ZONE" (139 m²), "CAFE" (27 m²), "ACCOMMODATION LOBBY" (28 m²), "COMMERCIAL LOBBY" (25 m²), "WC" (40 m²), "LAUNDRYMAT" (31 m²), "FIRE CONTROL" (10 m²), "SUB 1" (11.8 m²), "SUB 2" (10 m²), "PLANT" (10 m²), "FOOD WASTE" (14 m²), "RESIDENTIAL WASTE", "MRV", "FIRE BOOSTER", and "VOID OVER". The plan also shows a "RAMP" (1:8, 1:5) and a "BUILDING OVER" area. Key levels are marked as RL 26.58, RL 26.20, RL 25.95, RL 25.55, RL 25.38, and RL 25.36. A 6m DCP Setback is indicated on the left, and a 2m DCP Setback is on the right. A future through-site link is shown at the top. The plan is oriented with Avenue at the bottom.



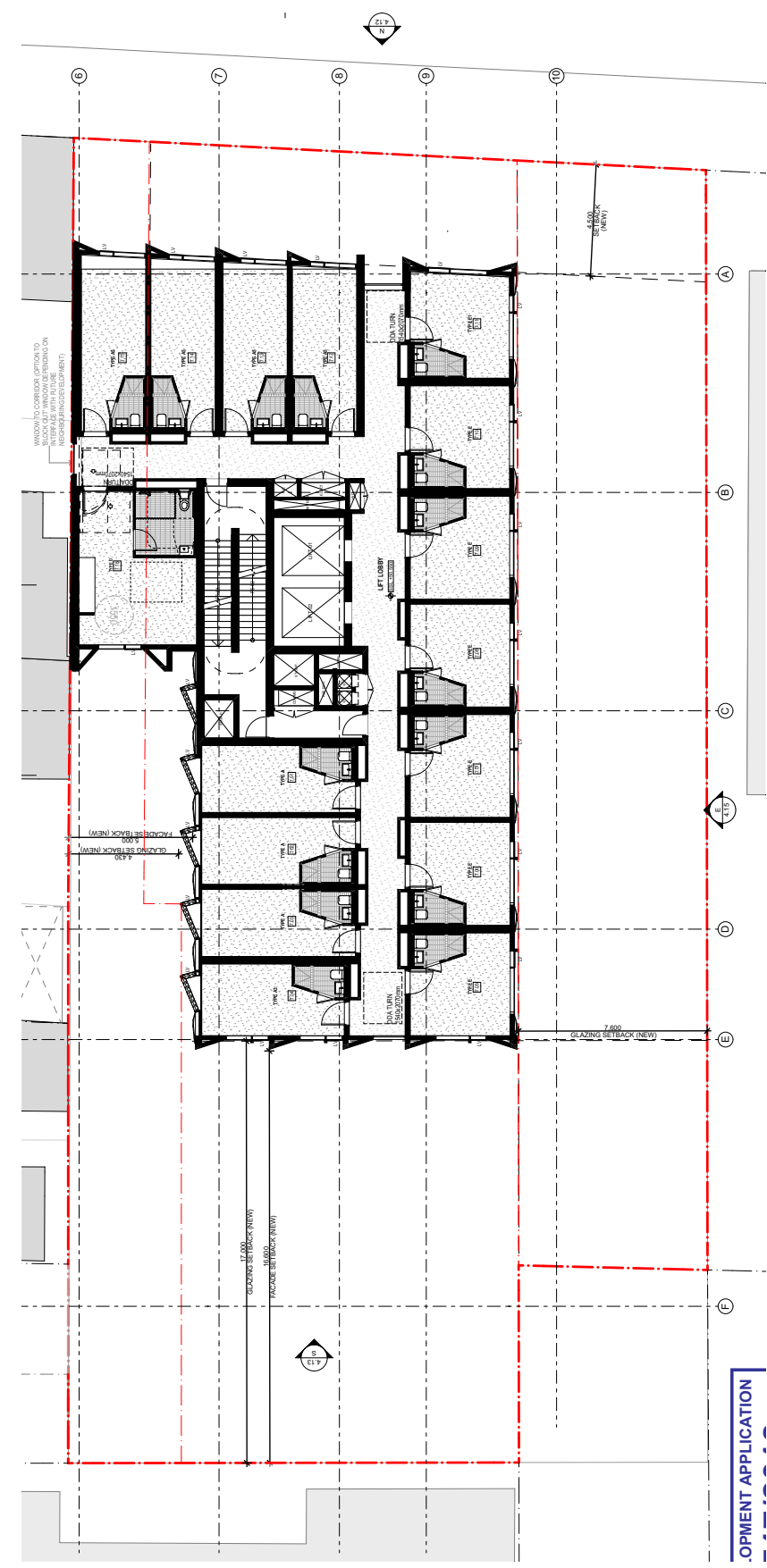
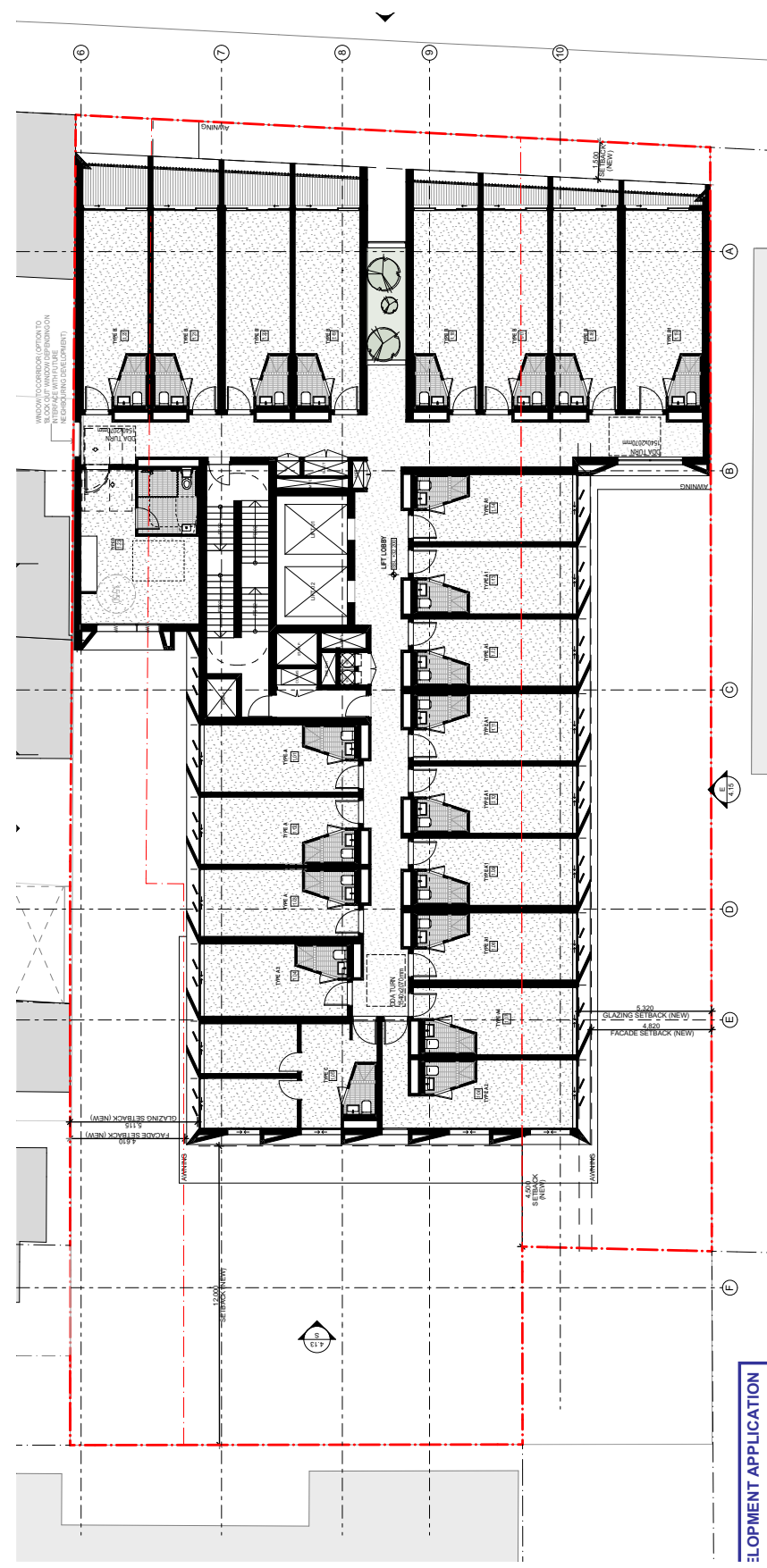
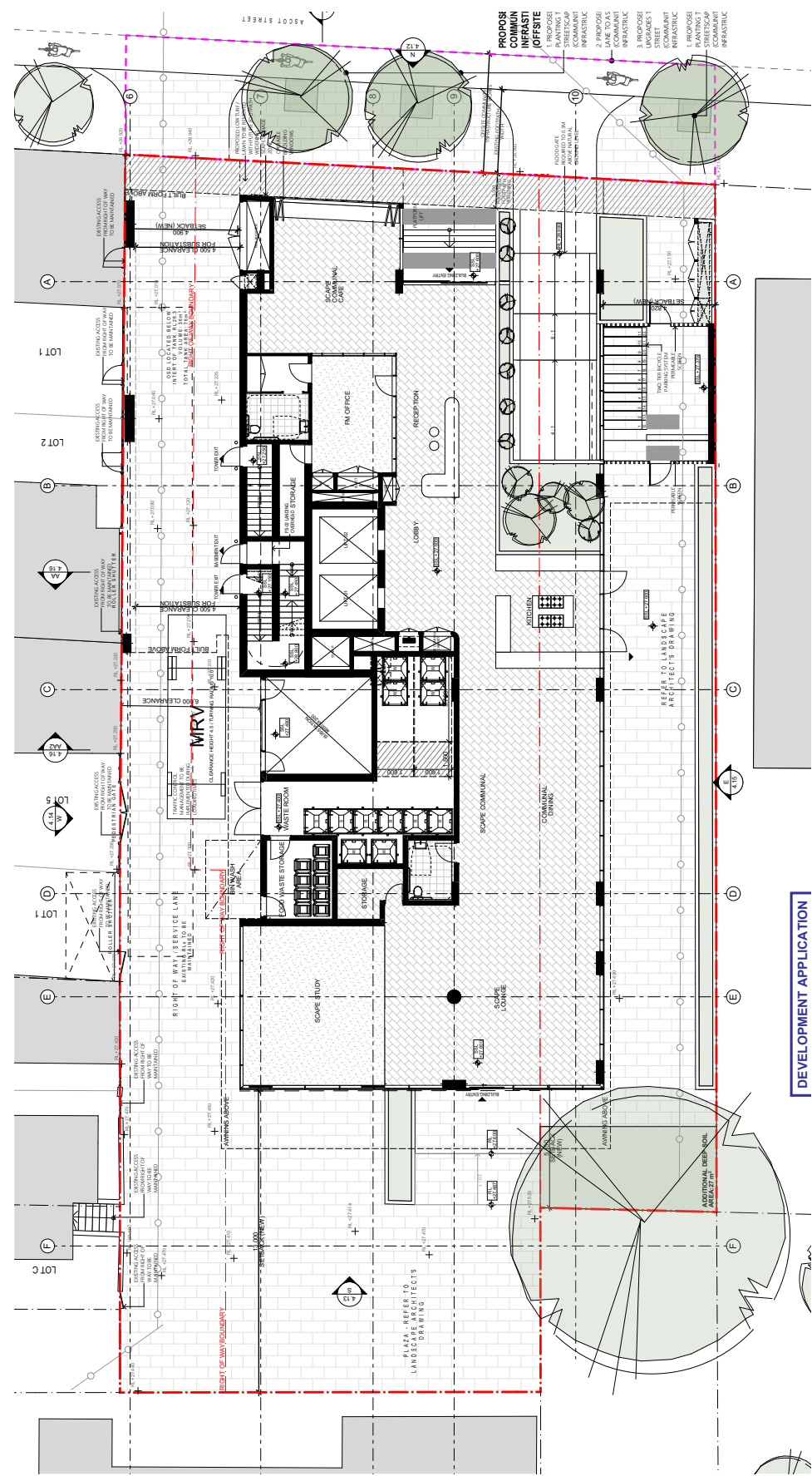
27 Scape Todman 172 - 180 Anzac Parade Kensington (396 Students - 17 storeys)



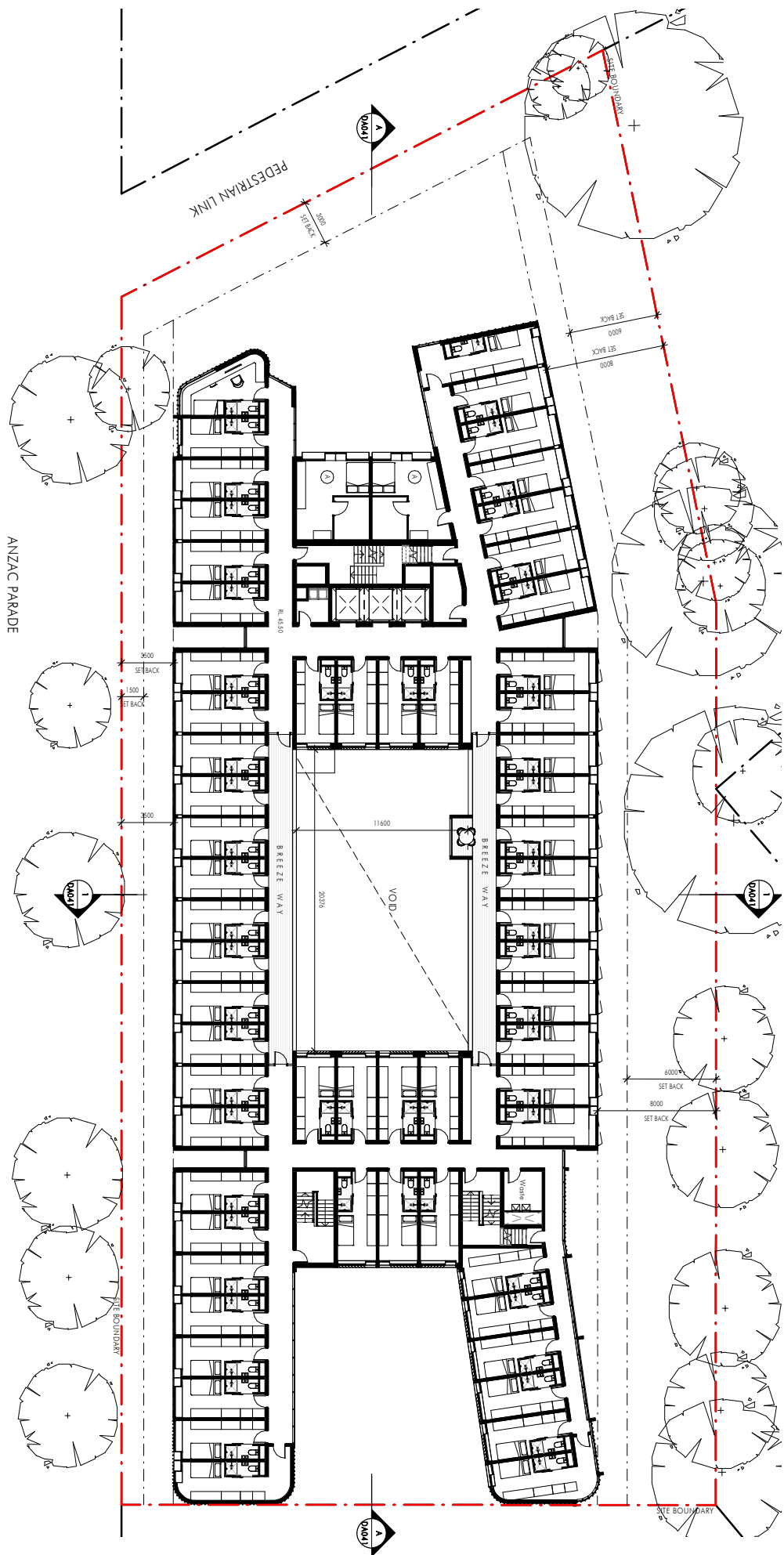
28 Scape Kensington 182–190 Anzac Pde Kensington (308 Students - 19 storeys)



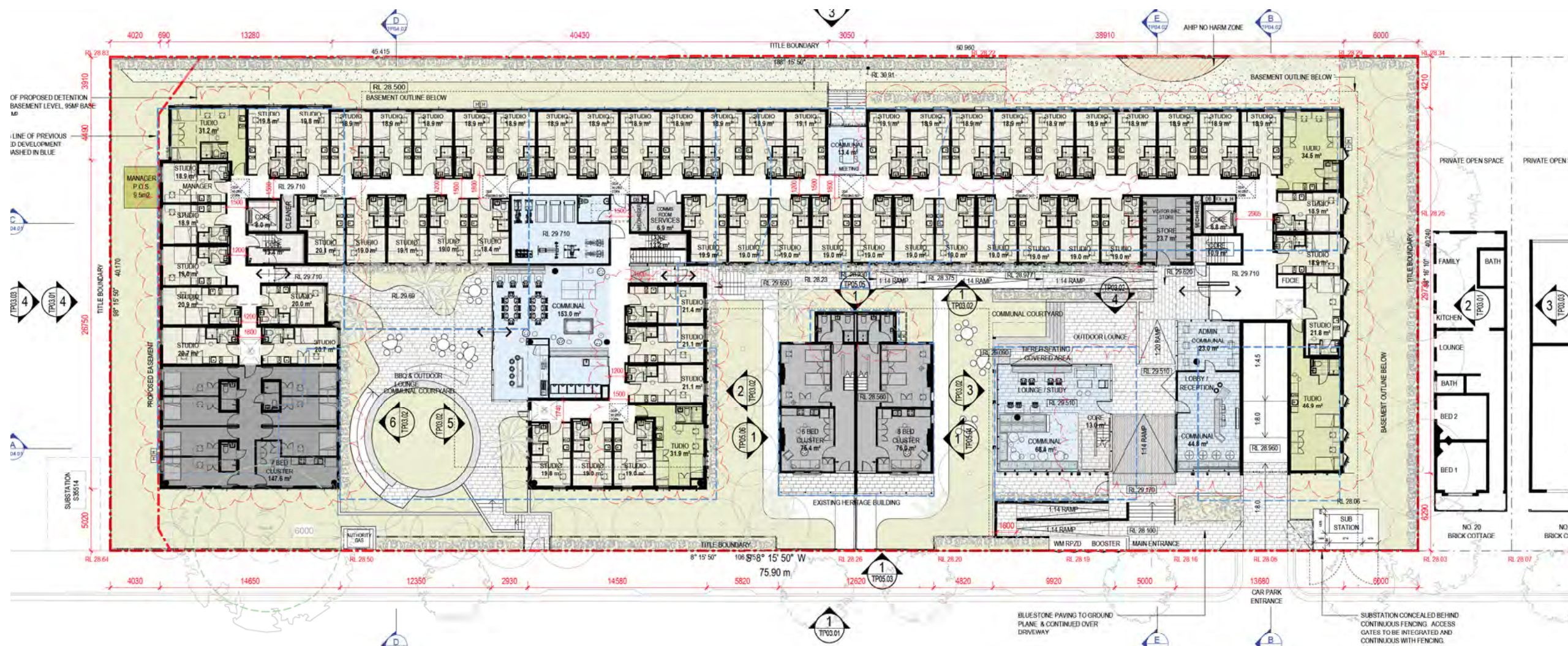
29 Scape Ascott 18-26 Ascot St Kensington (149 Students - 9 storeys)



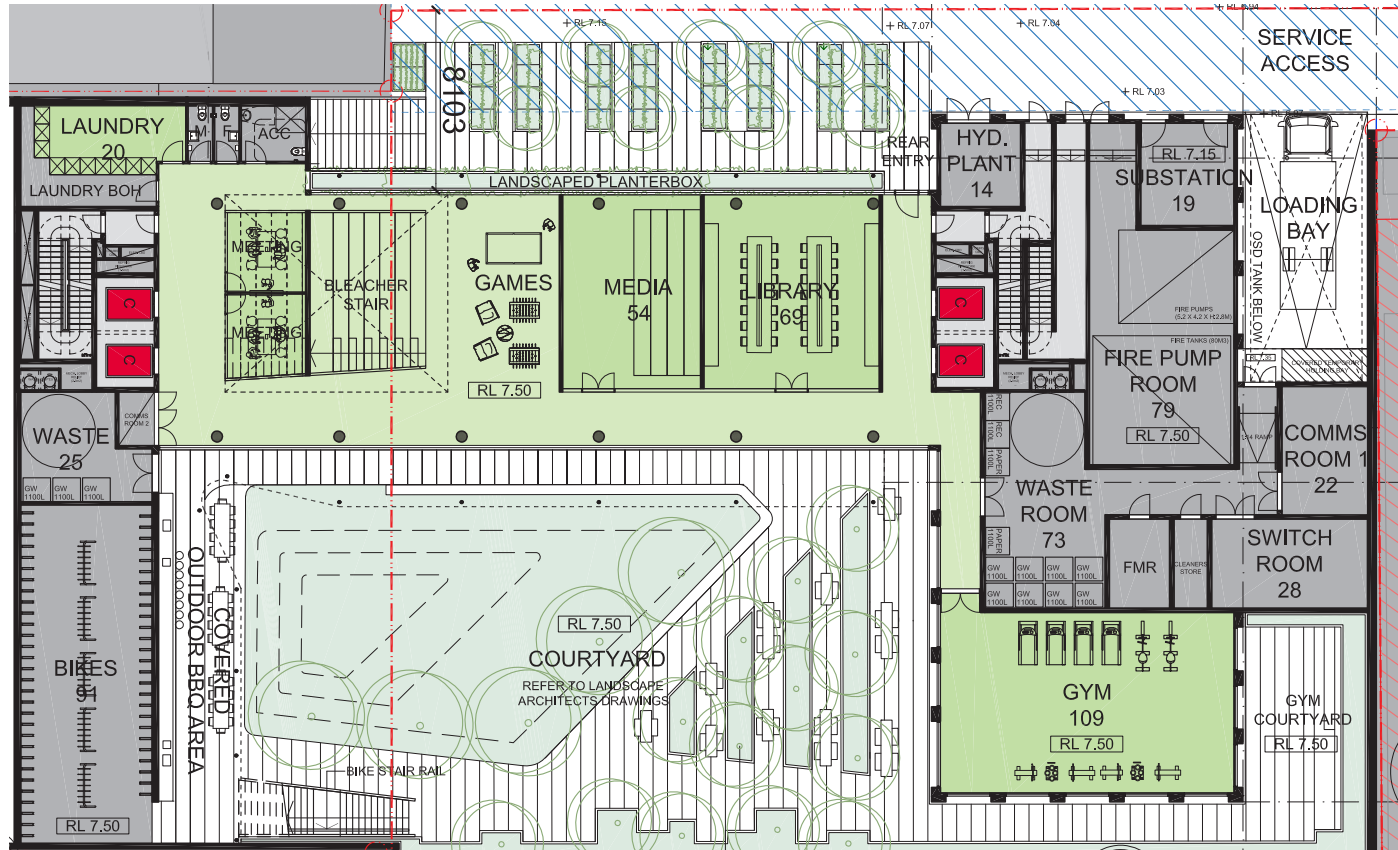
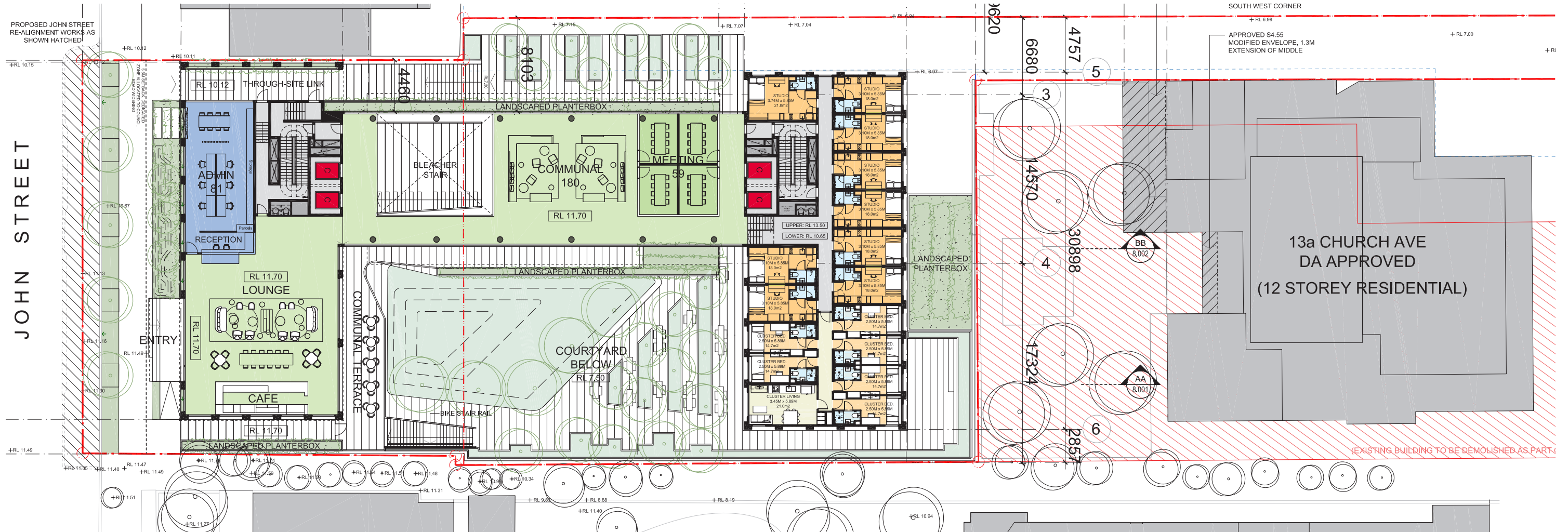
30 Unilodge Cedar Pacific 177-197 Anzac Pde Kensington (604 Students - 10 storeys)



31 The Switch 4-18 Doncaster Ave Kensington (259 Students - 3 storeys)



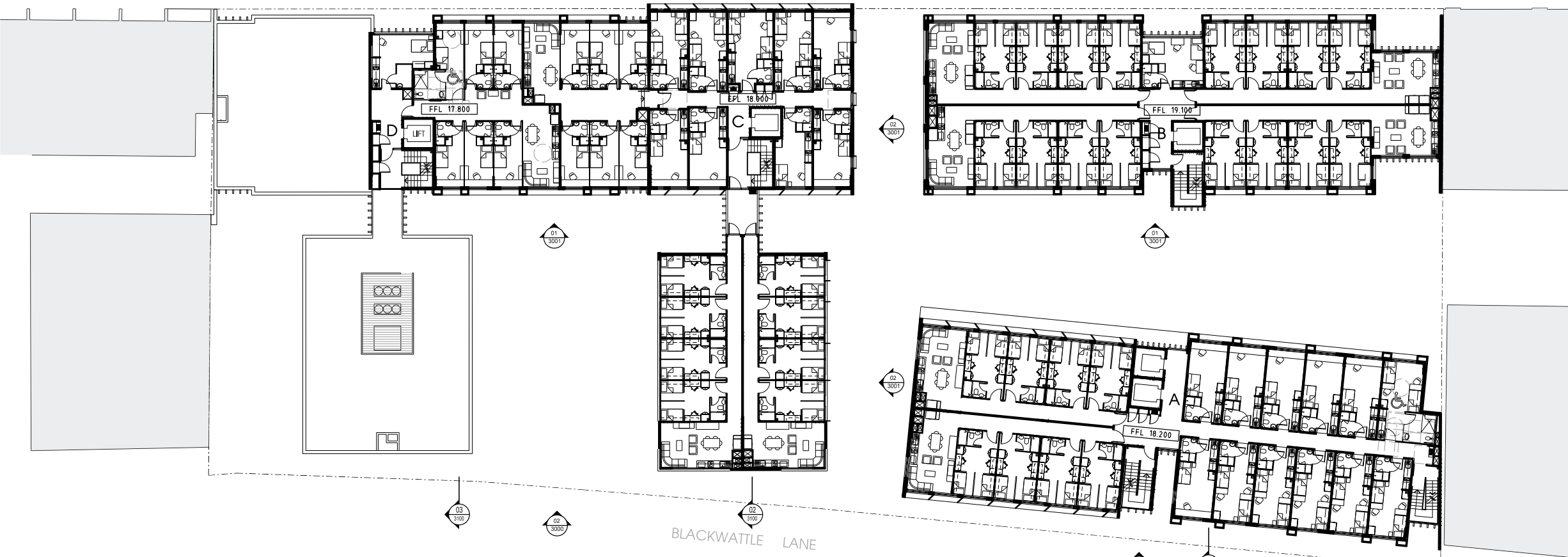
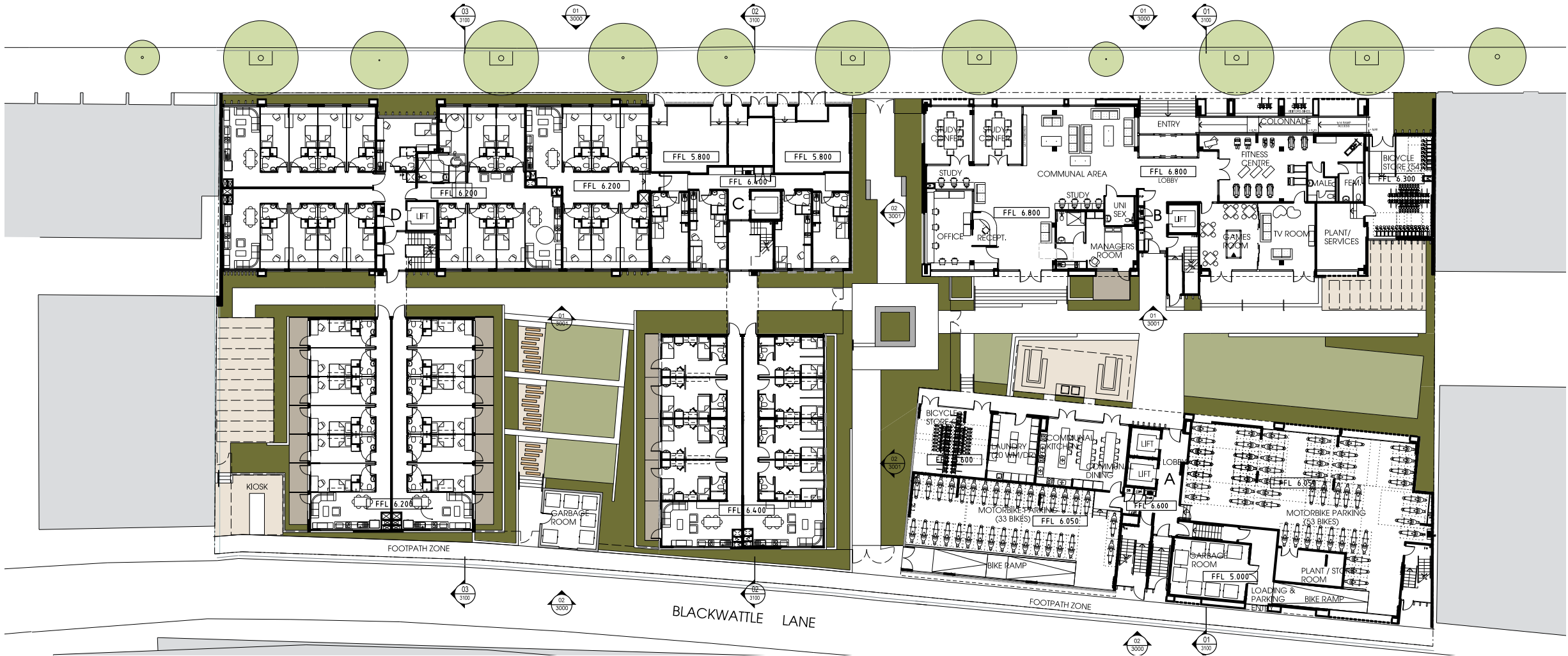
32 Iglu Mascot 6-8 John St & 13B Church Ave Mascot (435 Students - 13 storeys)



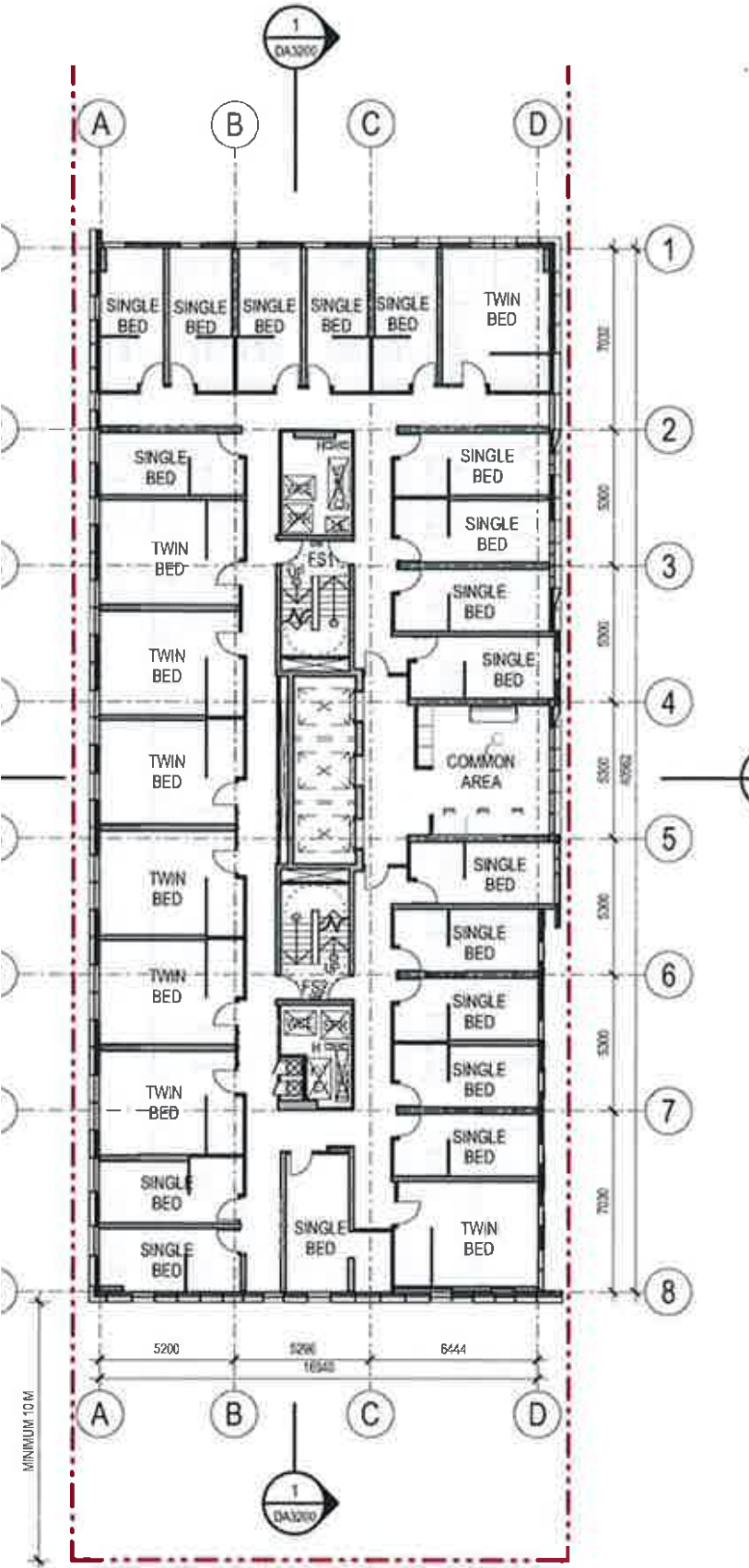
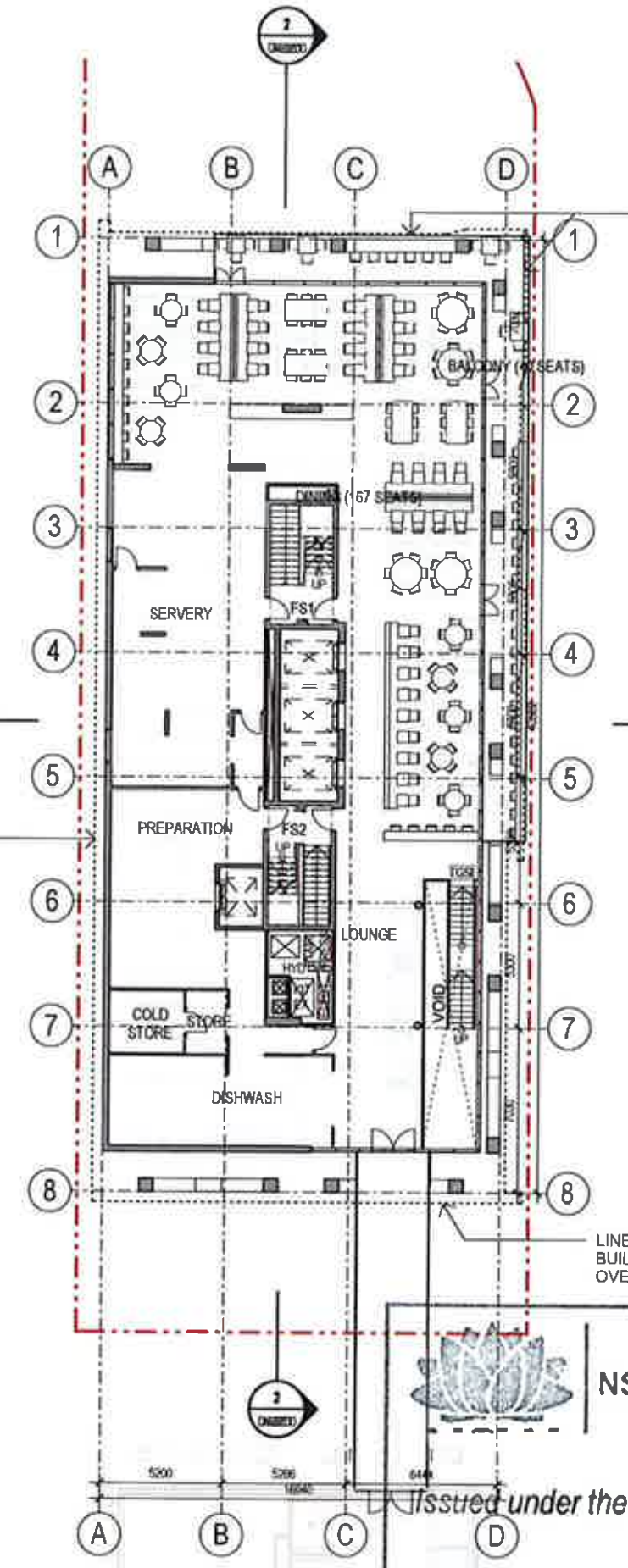
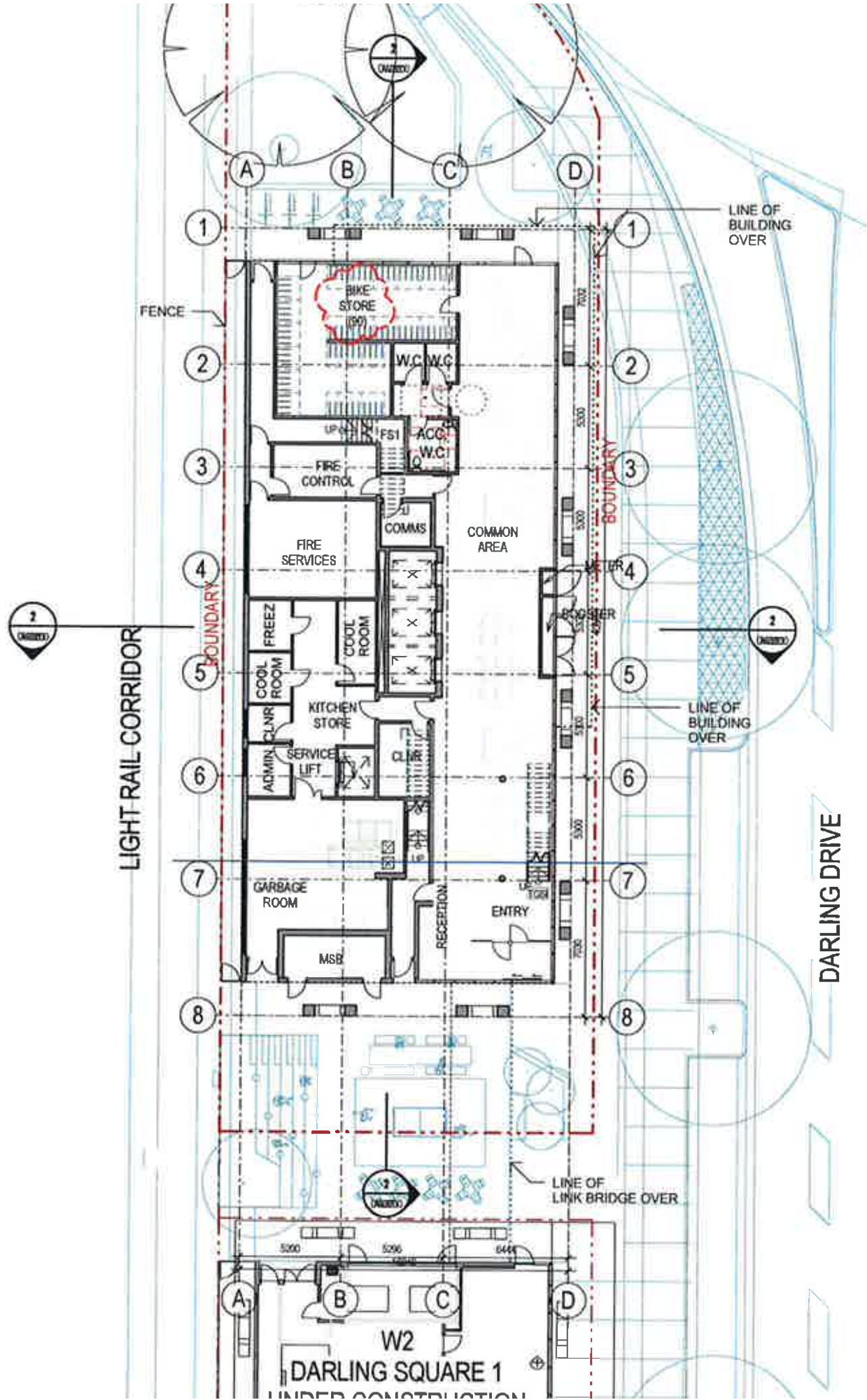
33 Scape Kingsford 391-397 Anzac Pde Kingsford (360 Students - 16 storeys)



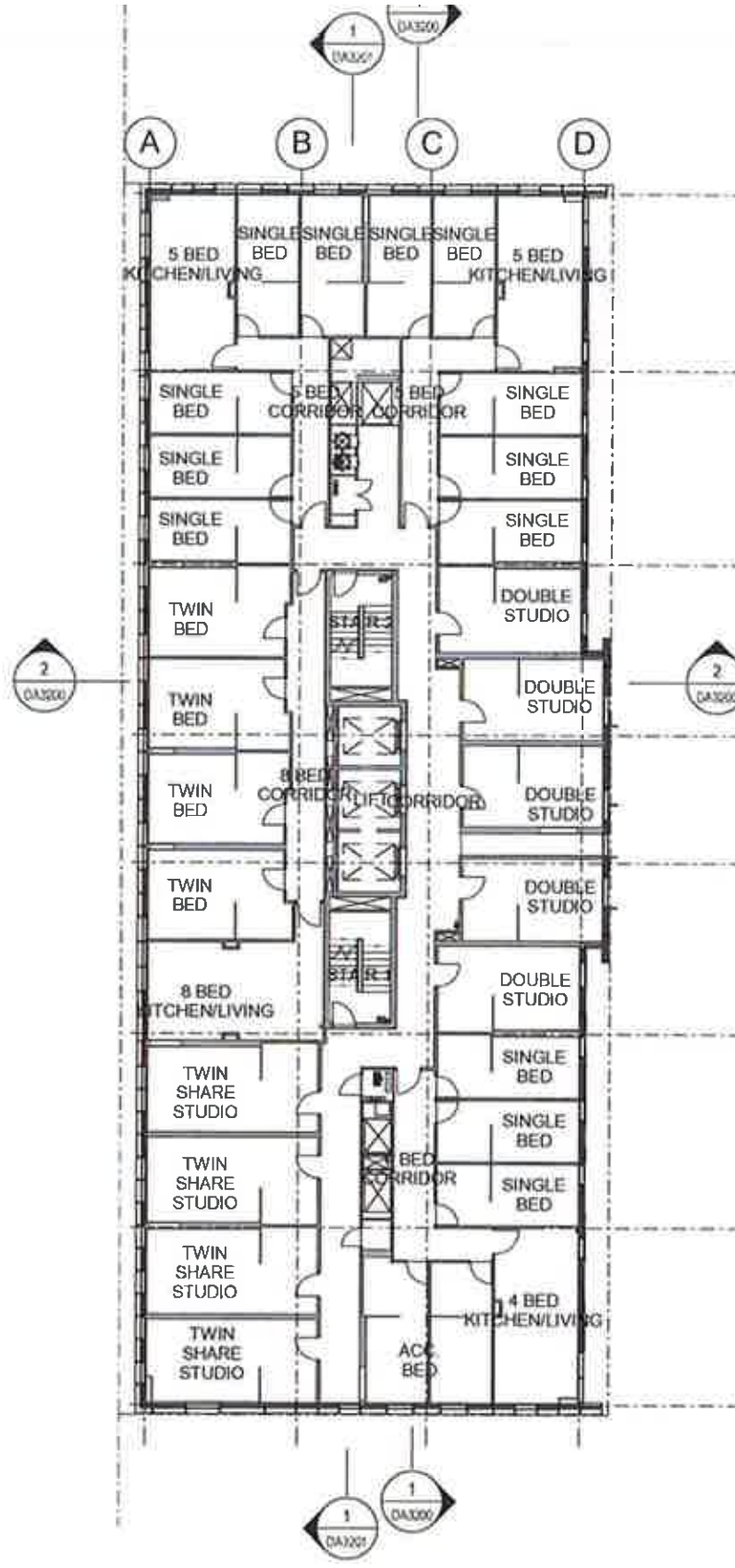
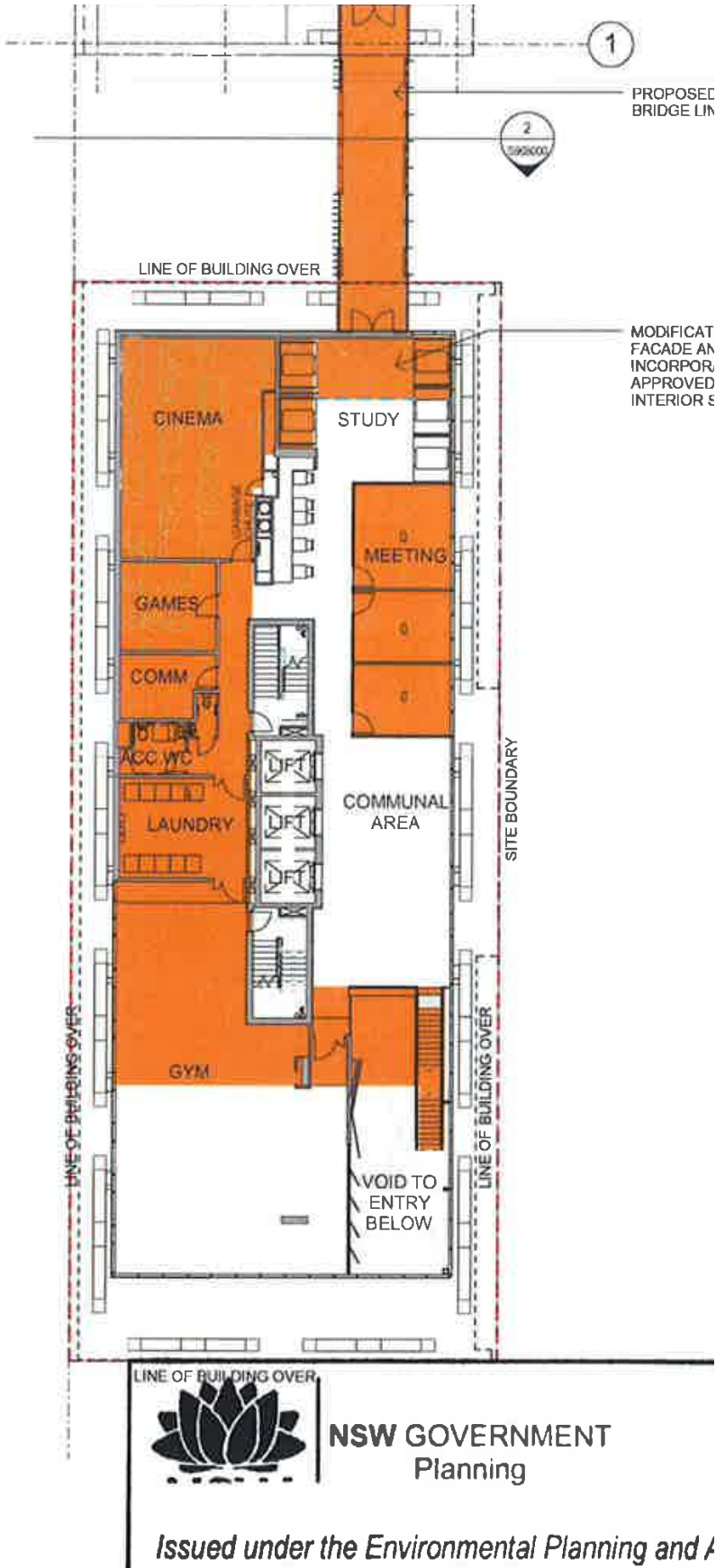
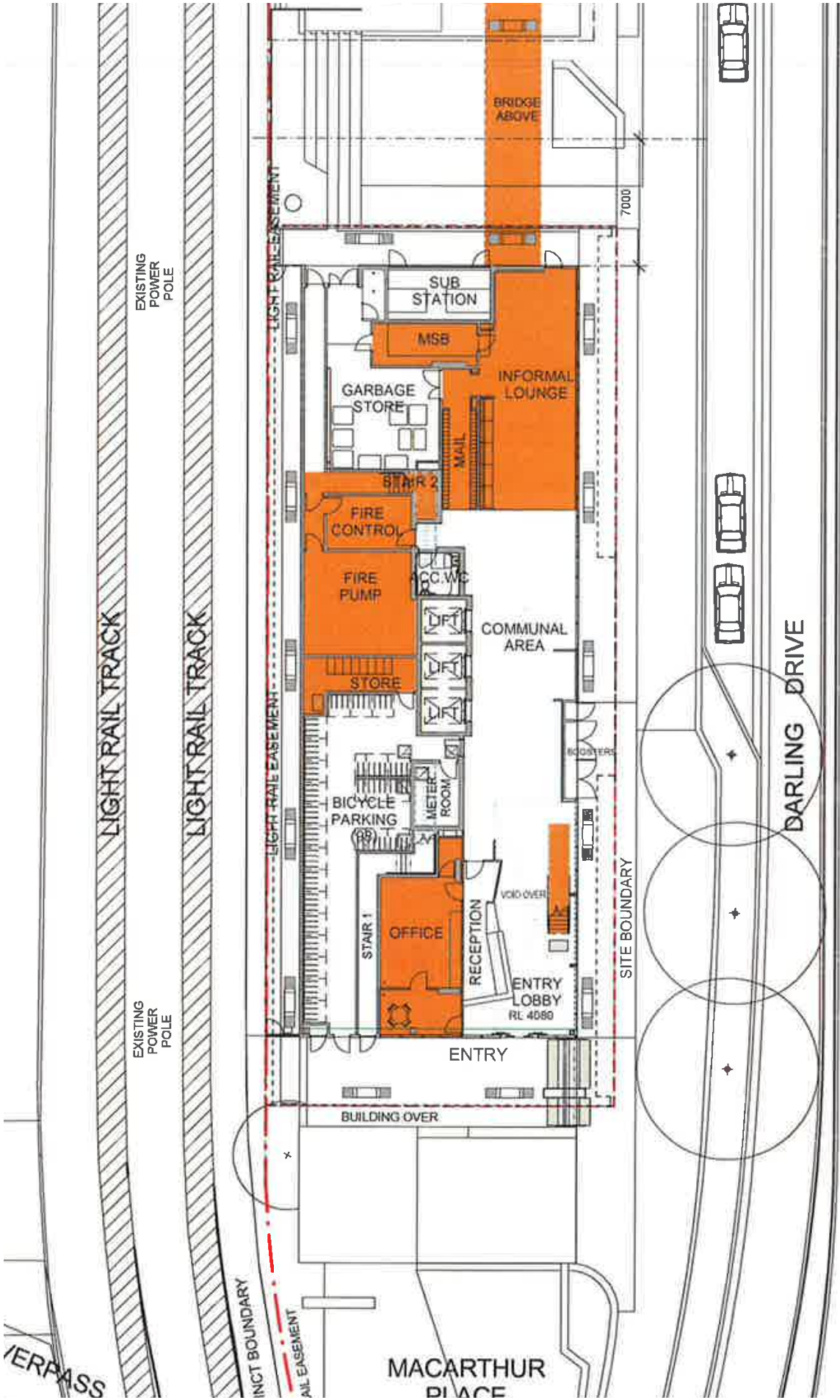
35 Urbanest Sydney Central 483 Wattle Street Ultimo (665 Students - 8 storeys)



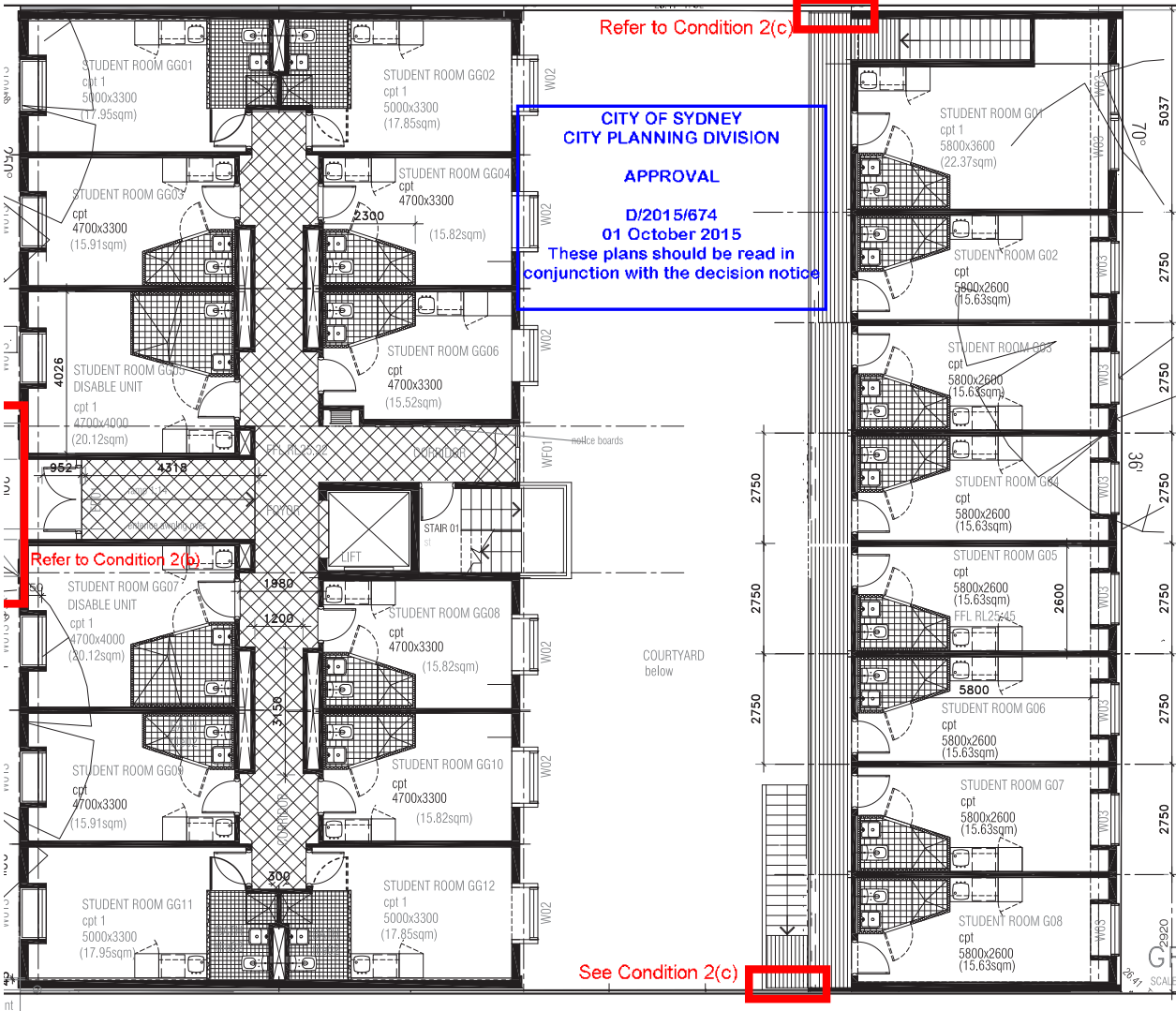
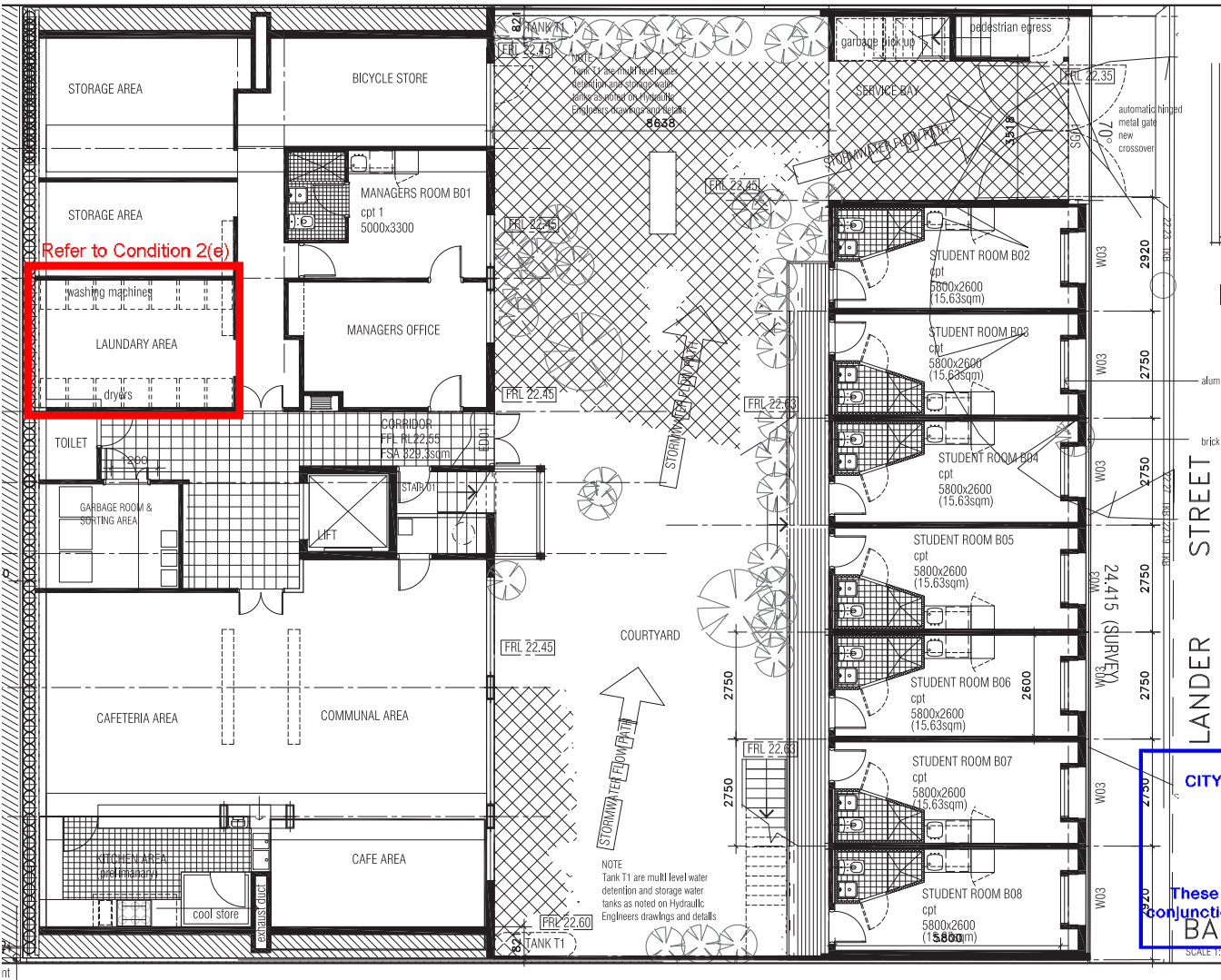
36 Urbanest Darling House 39 Darling St Sydney (668 Students - 22 storeys)



37 Urbanest Darling Square 41 Darling St Sydney (635 Students - 22 storeys)



38 Scape Abercrombie Street Darlington (54 Students - 4 storeys)



Attachment 4 Cluster Bed Comparisons

As previously provided to Council.

PBSA Multi Bed Apartment Comparison

23 -25 LACHLAN AVENUE
MACQUARIE PARK

For

CITY OF RYDE COUNCIL





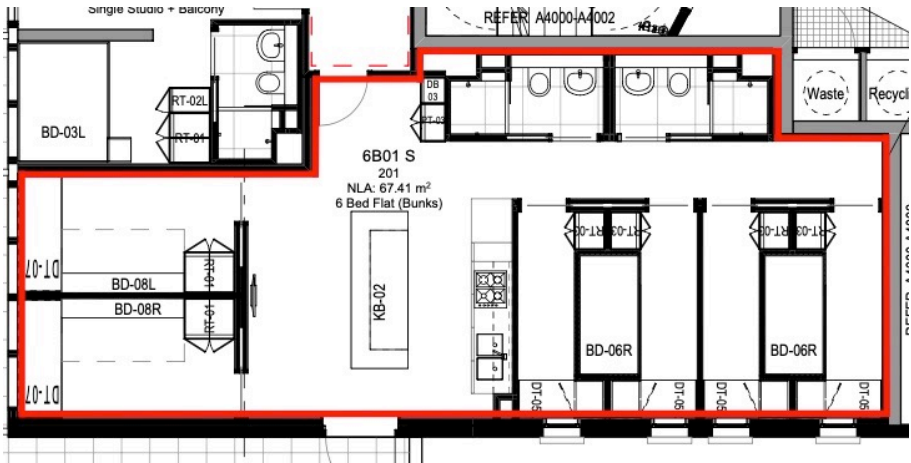
Operator	The Student Housing Company
Apartment Type	3 Bed/One Bath + WC
No of Occupants	3
Bedroom size	7.5m ²
Kitchen/Living	15m ²
Bathrooms	5m ²
Circulation	5m ²
Total Apartment area	48m ²
Average Total area/student	16m ²
Average Bed & Living area per student	12.5m ²



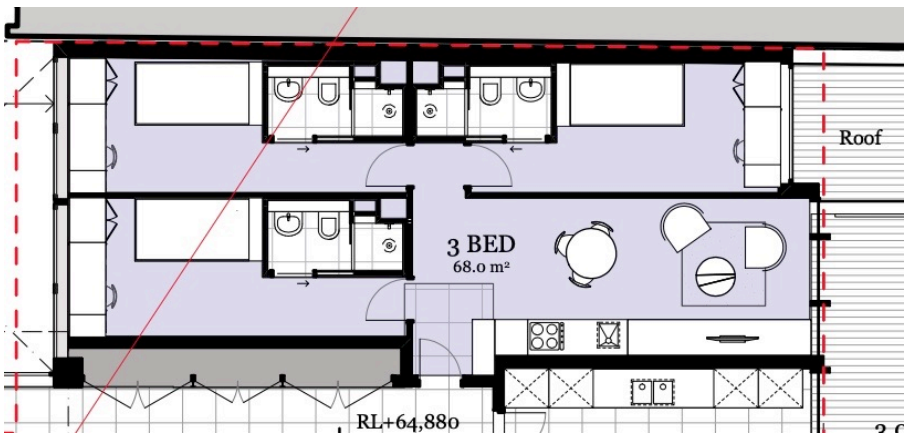
Operator	The Student Housing Company
Apartment Type	3 Bed Ensuite Duplex
No of Occupants	3
Bedroom size	7.5m ²
Kitchen/Living	16m ²
Bathrooms	10.5m ²
Circulation	10m ²
Total Apartment area	58m ²
Average Total area/student	19.3m ²
Area Bed & Living Area/Student	12.8m ²



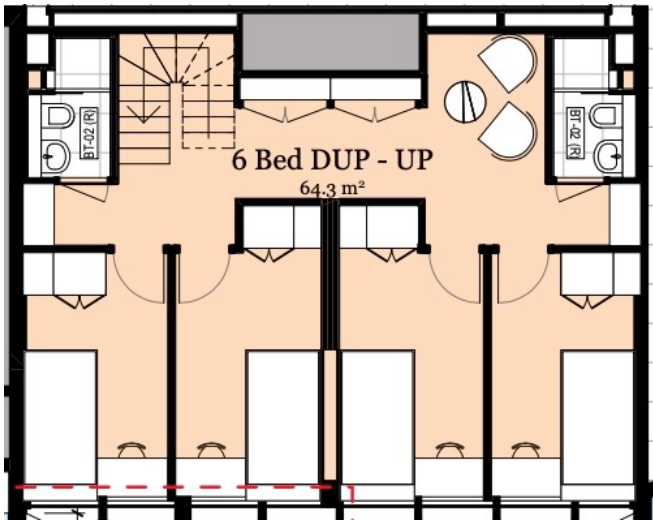
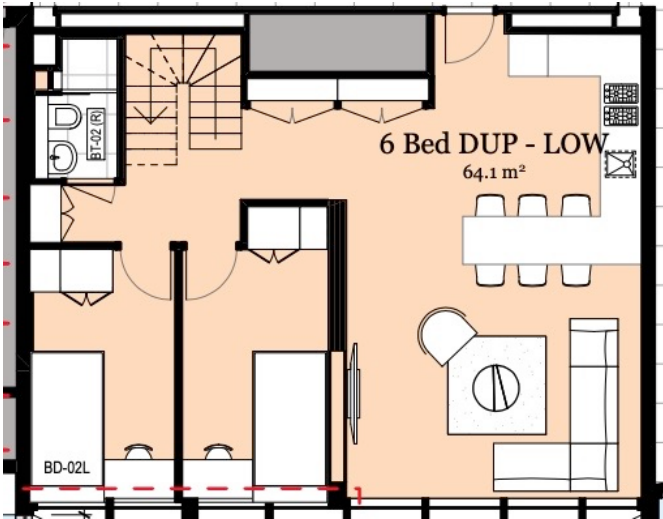
Operator	The Student Housing Company
Apartment Type	4 Bed/One Bath + WC
No of Occupants	4
Bedroom size	7.5m ²
Kitchen/Living	23m ²
Bathrooms	5m ²
Circulation	10m ²
Total Apartment area	72m ²
Average Total area/student	18m ²
Area Bed & Living Area/Student	13.25m ²



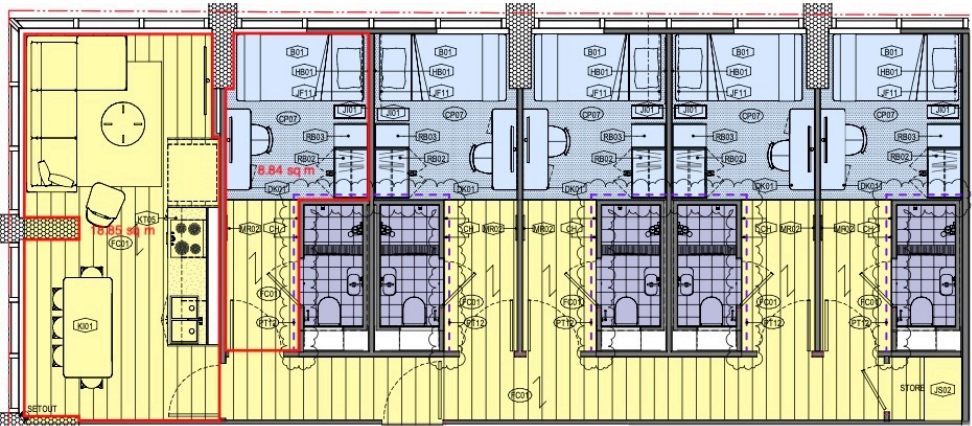
Operator	The Student Housing Company
Apartment Type	Six Bed/Two Baths (Private bunks Rooms)
No of Occupants	5
Bedroom size	5m ²
Kitchen/Living	20m ²
Bathrooms	7m ²
Circulation	10m ²
Total Apartment area	67m ²
Average Total area/student	11.3m ²
Area Bed & Living Area/Student	8,8m ²



Operator	The Student Housing Company
Apartment Type	3 Bed Ensuite
No of Occupants	3
Bedroom size	9m ²
Kitchen/Living	25m ²
Bathrooms	10.5m ²
Circulation	5m ²
Total Apartment area	67m ²
Average Total area/student	22.3m ²
Area Bed & Living Area/Student	17.3m ²



Operator	The Student Housing Company
Apartment Type	6 Bed/3 Bath Duplex
No of Occupants	6
Bedroom size	8m ²
Kitchen/Living	38m ²
Bathrooms	10.5m ²
Circulation	31m ²
Total Apartment area	128m ²
Average Total area/student	21.3m ²
Area Bed & Living Area/Student	14.3m ²



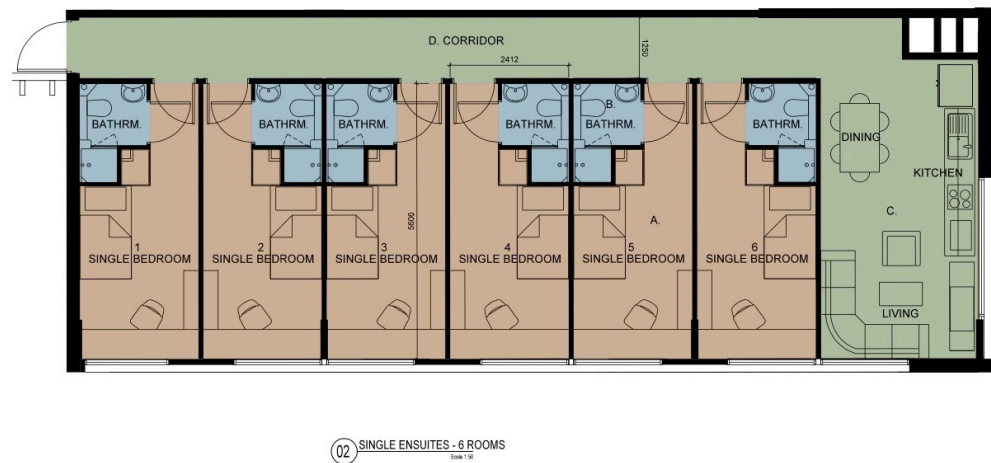
Operator	The Student Housing Company
Apartment Type	5 Bed Ensuite
No of Occupants	5
Bedroom size	8.8m ²
Kitchen/Living	19m ²
Bathrooms	10m ²
Circulation	11m ²
Total Apartment area	84m ²
Average Total area/student	16.8m ²
Area Bed & Living Area/Student	12.6m ²



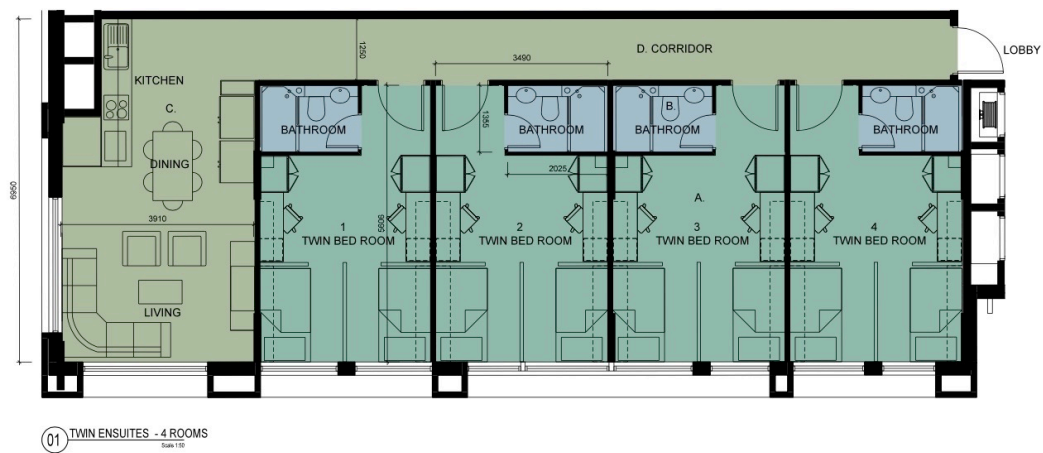
Operator	The Student Housing Company
Apartment Type	5 Bed/3 Bath Duplex
No of Occupants	5
Bedroom size	7.28m ²
Kitchen/Living	22.25m ²
Bathrooms	7.5m ²
Circulation	20m ²
Total Apartment area	86m ²
Average Total area/student	17.2m ²
Area Bed & Living Area/Student	11.7m ²



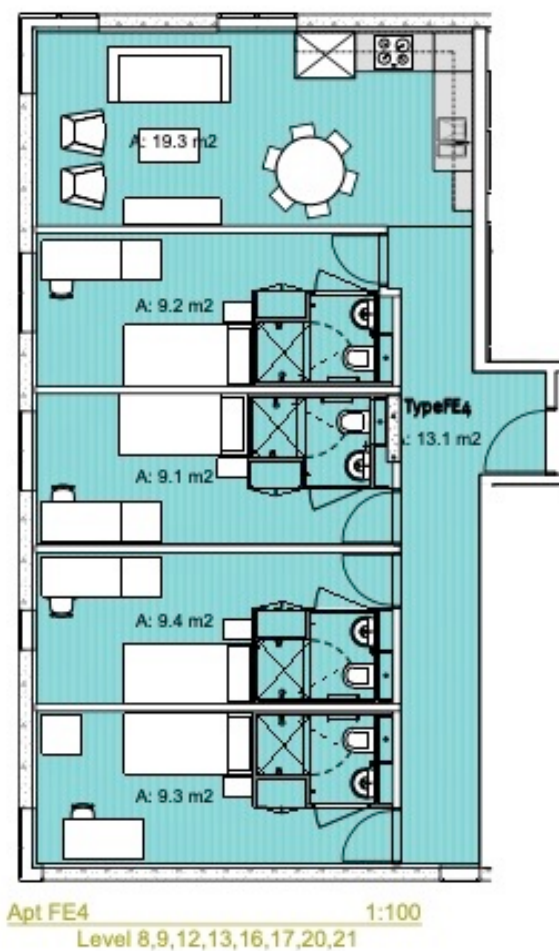
Operator	Iglu
Apartment Type	6 Bed Ensuite
No of Occupants	6
Bedroom size	9m ²
Kitchen/Living	20m ²
Bathrooms	18m ²
Circulation	15m ²
Total Apartment area	107m ²
Average Total area/student	17.8m ²
Area Bed & Living Area/Student	12.3m ²



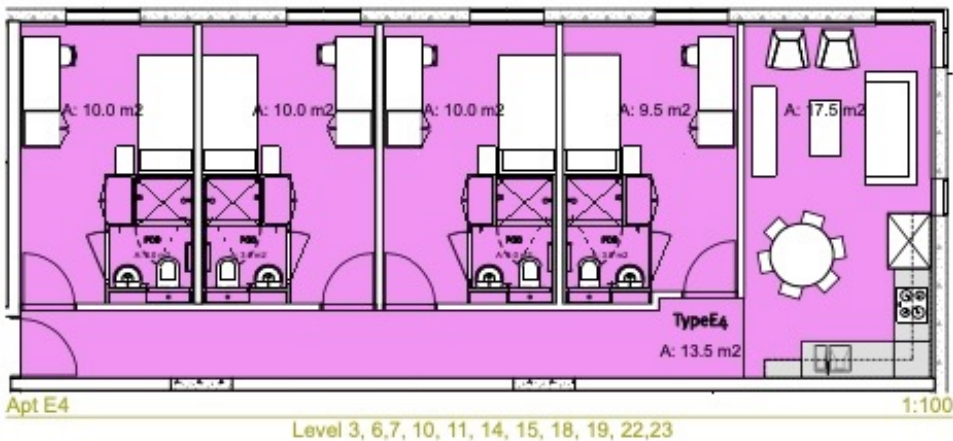
Operator	Scope
Apartment Type	6 Bed Ensuite
No of Occupants	6
Bedroom size	11m ²
Kitchen/Living	21m ²
Bathrooms	15m ²
Circulation	18m ²
Total Apartment area	125m ²
Average Total area/student	20.8m ²
Area Bed & Living Area/Student	14.5m ²



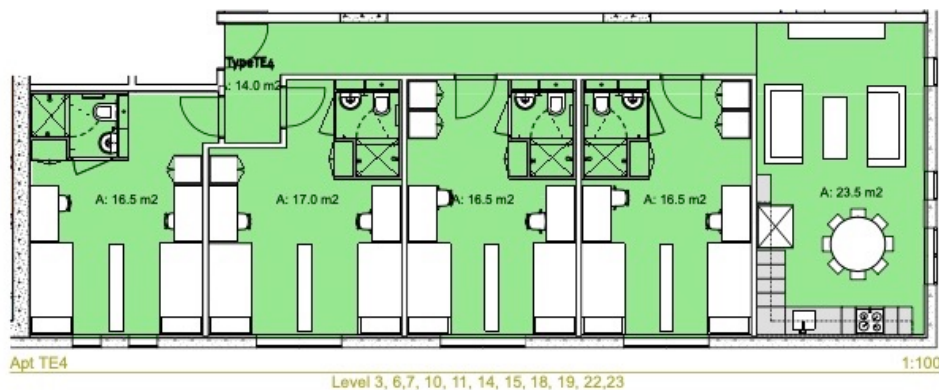
Operator	Scope
Apartment Type	4 Bed Twin Ensuite
No of Occupants	8
Bedroom size	16m ²
Kitchen/Living	26m ²
Bathrooms	12m ²
Circulation	18m ²
Total Apartment area	125m ²
Average Total area/student	15.6m ²
Area Bed & Living Area/Student	11.3m ²



Operator	Scape
Apartment Type	4 Bed Ensuite (Type 1)
No of Occupants	4
Bedroom size	9.3m ²
Kitchen/Living	19.3m ²
Bathrooms	3m ²
Circulation	13m ²
Total Apartment area	69.5m ²
Average Total area/student	17.3m ²
Area Bed & Living Area/Student	14.1m ²



Operator	Scope
Apartment Type	4 Bed Ensuite (Type 2)
No of Occupants	4
Bedroom size	10m ²
Kitchen/Living	17.5m ²
Bathrooms	3m ²
Circulation	13.5m ²
Total Apartment area	70m ²
Average Total area/student	17.5m ²
Area Bed & Living Area/Student	14.4m ²



Operator	Scape
Apartment Type	4 Bed Twin Ensuite
No of Occupants	8
Bedroom size	16.5m ²
Kitchen/Living	23.5m ²
Bathrooms	3m ²
Circulation	14m ²
Total Apartment area	104m ²
Average Total area/student	13.0m ²
Area Bed & Living Area/Student	11.2m ²