

Attachment H: Internal referrals

Health –

Proposed Development:

Development Application (DA) for campus student accommodation, university and local retail development including retail area and communal gym operated by Iglu located at the UNSW Western Carpark addressed 215B Anzac Parade, Kensington

Comments:

Contamination

The site is currently used as a carpark and is proposed to be re-developed into 5 multi-storey student accommodation with a basement across the site. A detailed site investigation was conducted by JBS&G Australia Pty Ltd dated 12 November 2021. The DSI concludes “ Based on the findings of this investigation and subject to the limitations presented in **Section 12**, it is considered that the site can be made suitable for the proposed residential land use, subject to the management of the identified soil impacts posing a potential risk to future site receptors.

It is recommended that a Remedial Action Plan (RAP) be prepared to guide the required remediation and validation actions to make the site suitable for the proposed use. The RAP should be developed with consideration of the finalised development plans to ensure that efficient management/remediation options are adopted at the site.”

Appropriate conditions have been included in this report.

Acid Sulphate Soils

An acid sulphate soils assessment was submitted with the development application, carried out by JBS&G Australia Pty Ltd dated 8 November 2022 The assessment concluded it is unlikely that acid sulphate soils would be present on-site and that no further consideration of requirements for the management of acid sulphate soil is required.

Acoustic

The proposed development includes a range of potential noise sources such as the use of roof terraces, external communal spaces, communal gym (level 2), outdoor pool (level 2), plant room, ground level retail and dining.

A Noise Impact Statement prepared by Acoustic Logic Pty Ltd dated 4 November 2022 (Doc Ref: 20220754.1/0411A/R0/DM) considers the potential noise intrusions and vibration impacts to the proposed development as well as the noise from emissions from noise sources generated from the proposed development.

The noted that detailed plant selection and location has not been undertaken at this stage. The statement states that Satisfactory levels will be achievable through appropriate plant selection, location and if necessary, standard acoustic treatments such as duct lining, acoustic silencers and enclosures.

A supplementary Acoustic report dated 24/04/2024 has been provided in support of the proposed development. The noise impact statement/acoustic report concludes that provided the recommendations in the report are implemented, compliance with the acoustic requirements can be achieved.

The report provided recommendations that should be implemented and some ratified at design stage, including confirmation of compliance with internal acoustic criteria in accordance with K2K DCP.

Appropriate conditions have been included in this report.

Communal Gym

A communal gym for the use of occupants within the student accommodation portion of the development is proposed on level 2 of Building A – general commercial use is not currently proposed. Whilst specific layouts/proposed equipment to be contained within the gym are not yet known, operation is likely to involve:

- 24 hour access for students.
- Background music only within the space.
- Use of both fixed/pin loaded equipment, as well as free weights.

Based on the use of the gym being undetermined at this stage it is recommended this use be subject to requirement of a future development approval.

Construction Noise

D01622321 Construction Noise and Vibration Management Plan - Amended - 215 Anzac Parade Kensington prepared by Acoustic Logic has been submitted with the application.

D05346662, D05346660 Submissions NIDA objection and recommended Consent conditions proposed by Nida representative in relation to submission of construction noise. Referred to applicant for consideration.

Additional email provided by Tim Manning Head of Department Iglu advising of proposed amendment to Construction Noise Vibration Management Plan dated 8th July 2024 via proposed condition including submission from NIDA.

Consideration of construction noise/vibration has been considered based on the above information and appropriate conditions have been proposed to minimise impacts on nearest sensitive receivers, however it should be noted that given the proximity of surrounding sensitive receivers and the size and nature of the proposed construction it is predicted that the surrounding premises will be impacted to some degree.

It is also advised that general criteria for construction noise management in NSW is a guide and limitations exist in the proposed site and all proposed and actual construction sites. Therefore, to mitigate the impacts, respite periods have been recommended in this report to address the limitations of the site, proposed constructions and submissions received raising regarding construction noise/vibration as a concerns.

It must be noted that the consent authority for the development will be NSW Planning and all conditions requiring sign off will need to be signed off by the Crown Certifier.

Appropriate conditions have been provided in this report based on reasonable and practical measures in relation to construction management as determined by NSW guidelines.

Operational Management Plan

Appropriate conditions have been included in this report.

Air quality

Air Quality does not appear to have been adequately considered. The adopted K2K DCP outlines that the objectives to encourage the design to provide good indoor air quality for occupants and to protect residents from the harmful effects of air pollution. In doing so the DA is expected to include the following controls:

- a) Include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants.
- b) DAs are to submit a statement which explains how the proposal has addressed the NSW Government "Development near rail corridors and busy roads – Interim Guideline"; and
- c) Air Intake for proposals are to be sited well away from Anzac Pde or the pollution source (e.g. top of tall buildings) or be provided with filtration to remove particulates.

Food

Potential for food and beverage/retail tenancies in the ground levels of building A and B.

Appropriate conditions have been included in this report.

Standard Building conditions should be included by the planner.

Building Compliance Conditions

Standard Building Compliance conditions should be included in any approval granted.

Recommendation:

It is recommended that the application not be supported for the reasons and concerns detailed and outlined above however, Should the application be approved it is recommended that the following conditions be included in the consent:

Development Engineer and landscape officer –

TO: MANAGER, DEVELOPMENT ASSESSMENTS

FROM: DEVELOPMENT ENGINEER

DATE: 11 JULY 2024

FILE NO: DA/168/2023

DA NO: 168/2023
PREMISES: 215B ANZAC PARADE KENSINGTON

Amended plans have been received to reduce the overall height of Building A to 15 & 16 storeys and Building B to 15 storeys, revise building envelopes, increased northern separation of Building B to 10m at podium and 14m for the tower and changes to front, side and rear setbacks, onsite landscaping, pedestrian and vehicle access arrangements. Original Proposal: Integrated Development - Demolition of existing structures, removal of five trees on-site, excavation, remediation, construction and use of five buildings for mixed use including student accommodation, UNSW university space, and ancillary retail, new communal and publicly accessible open space and basement car parking at the above site.

This report is based on the following plans and documentation:

- Architectural Plans by Bates Smart, most current revision E, dated 05/06/24 and stamped received by Council 07/06/24;
- Landscape Package by Arcadia Landscape Architects Pty Ltd, dated April 2024 and stamped received by Council 24/04/24;
- Preliminary Tree Assessment by Stuart Pittendrigh dated 19/04/22 and stamped received by Council 11/05/23.

Integrated Transport

“In recognition of UNSW deep credentials in sustainability, provision is to be made for at least 20 bicycle parking spaces accessible by apartment residents and members of the public.

In recognition of UNSW deep credentials in sustainability, there shall be at least 20 car share parking spaces provided on site and accessible by any member of the public.

In recognition of UNSW deep credentials in sustainability, UNSW is to provide a shared path cycleway through the grounds of the proposal to meet the needs of people living within the new development and for those attending UNSW and for members of the public.”

Waste management.

The proposed waste management on site is unsatisfactory. It is challenging to address waste issues purely by conditioning.

We reject the attached Waste Management Plan for 4 main reasons.

1. Insufficient provisions made for the Food Organics Garden Organics (FOGO) service. 10 X 240L bins are not sufficient to service student accommodation with 953 beds. The NSW Environment Protection Authority (EPA) is proposing to mandate FOGO for certain businesses including: large supermarkets, institutions and hospitality businesses from 1 July 2025 and for all NSW households from 1 July 2030. As a student accommodation and university office, this development needs to consider the EPA's mandate.

2. Proposed basement height is too low for collection vehicles. The low basement height will create issues for collection vehicle access. A minimum height of 4.6 m is normally required, with a preference for 5.0 m. We note that Iglu has submitted a copy of the 'SUEZ Waste Collection Vehicle Specifications' (Attachment C). Suez has been sold and no longer provides this service. In addition, collection contractors generally do not assign their vehicles until their contract is due to commence and cannot guarantee smaller trucks.

3. One loading dock is not sufficient for 5 towers and 4 bin storage areas. The longest bin movement distance is 140 m from the furthest bin storage room to the loading dock. This has WH&S implications for residents, visitors and staff.

4. Two waste collections a week will cause major disruption to Randwick commuters. The truck movements will not be sustainable, considering the surrounding public transport i.e. light rail and buses.

REQUIREMENTS TO BE INCLUDED IN THE CROWN CONSTRUCTION CERTIFICATE

Demolition & Construction Waste

1. A Demolition and Construction Waste Management Plan (WMP) must be developed and implemented for the development, to the satisfaction of Council's Lead Specialist Strategic Waste.

The Demolition and Construction Waste Management Plan must provide details of the type and quantities of demolition and construction waste materials, proposed re-use and recycling of materials, methods of disposal and details of recycling outlets and land fill sites. Further Council requirements are specified in Section 3 Part B6 of the DCP.

Details and receipts verifying the recycling and disposal of materials must be kept on site at all times and presented to Council officers upon request.

Operational Waste Management Plan

2. The submitted waste management plan has not been approved as part of this consent. An amended Operational Waste Management for the development is required to be submitted and approved by Council's Lead Specialist Strategic Waste. The Waste Management plan is required to be prepared in accordance with Council's Waste Management Guidelines for Proposed Development and must include the following details with architectural drawings (as applicable):
 - The use of the premises and the number and size of occupancies.
 - The type and quantity of waste, recycling and FOGO to be generated by the development.
 - Number of waste, recycling and FOGO bins needed meet the weekly collection requirement.
 - Adequate waste storage facilities accommodating required bins and equipment.

- A minimum of two waste collection loading docks in the basement designed for waste collection trucks with a height clearance of 4.6m
- Access and traffic arrangements including truck swept path.
- The procedures and arrangements for on-going waste management including collection, storage and removal of waste, recycling and FOGO.
- Details of the proposed FOGO, recycling and waste disposal contractors.

Waste Management

3. The waste storage areas are to be provided with an appropriate mechanical ventilation system, a tap and hose and the floor is to be graded and drained to the sewer to the requirements of Sydney Water.

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Waste Management

4. Provide evidence of engaging a private waste collection contractor to provide waste collection services for the development. A copy of the contract or agreement must be submitted to the Council with details of collection frequency and type of waste collection services to be provided, ensuring it meets the needs of the development.