



8 May 2020

Ashleigh Ryan
Planning Associate
Urbis

via email: aryan@urbis.com.au

Dear Ashleigh,

Doncaster Avenue Student Accommodation (SSD-9649)

I write in relation to the above application which is currently before the Independent Planning Commission (**Commission**) for review.

Thank you for agreeing to meet with the Commission next Wednesday, 13 May 2020 to discuss this proposal. At that meeting, the Commission would be grateful if you could comment on the following matters:

1. Applicant's response to the Department's Assessment Report and recommendation.
2. Please detail for the Commission how the recommendations of the NSW Government Architect have been included in the proposed design.
3. Further explain the proposed justification for the FSR departure.
4. Elaborate on the justification for the variation to the maximum room size (in the new building).
5. Provide details on building design implications of reducing the 2 x 26m² rooms and the 35m² room to 25m² in order to achieve compliance.
6. The Department recommends an additional communal toilet on the ground floor at no loss of communal space. What, if any, are the implications for ground floor layout and design?
7. The Department recommends a condition regarding a waiting bay at the entrance to the car park, as well as a waiting bay in the basement. The Department also recommends an amendment to the basement layout to incorporate a dedicated service parking bay and revised swept paths for safety. Please provide a response to these recommendations, and whether there are likely to be any impacts on car and bicycle spaces.
8. Please present a plan showing bicycle access from the ground floor lift to basement and bicycle parking spaces and confirm whether cyclists will be able to enter the basement from the driveway.
9. The proposed floor levels of the new building vary between RL29.51m and 29.71m (and min 0.5m above the 1% AEP flood level). Do the new levels (and or landscaped areas levels) compromise or exacerbate flooding of the heritage buildings at RL 28.56m?
10. Has there been any supplementary assessment of the potential for aboriginal objects to be present since the site works have been undertaken under the approved Council DA?



11. The Geotechnical Report (section 6.6) refers to nearby structures, namely the acoustic wall to the Light Rail stabling yard and the heritage terraces (10-12 Doncaster), with respect to basement excavation. However, there is no reference to potential impacts on 20 Doncaster Avenue. Please advise what consideration has been given to the adjoining structure at 20 Doncaster Avenue.
12. Similarly, the Geotech report refers to the need for dilapidation surveys of surrounding structures and pavements (6.3). Please advise whether this is to include 20 Doncaster Ave?

If have any questions, please liaise directly with Ms Casey Joshua, at casey.joshua@ipcn.nsw.gov.au or on 82896913.

Yours sincerely,

Stephen Barry
Planning Director