



8 May 2020

Mr Anthony Witherdin  
Director Key Sites  
Department of Planning, Industry & Environment

By email: [anthony.witherdin@planning.nsw.gov.au](mailto:anthony.witherdin@planning.nsw.gov.au)

Dear Anthony,

**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 the Department could comment on the following matters for its consideration:

1. Please elaborate on the justification for the FSR departure.
2. Outline the GANSW review process, and the ways the design recommendations have been included in the final scheme.
3. Clarify paragraph 6.5.8 of the Department's Assessment Report, indicating the Applicant would accept a condition to remove the three oversized rooms within the new-build component of the development.
4. Further explain the Department's views on the proposed departure from the maximum room size standard in the ARHSEPP with reference to why the proposed justification is not accepted for the two 26m<sup>2</sup> rooms.
5. Clarify the justification for the solar access impacts in the second dot point of paragraph 6.4.23 of the Department's Assessment Report, that a reduction in size of the proposal, or moving the building further north would "*jeopardise the achievement of a high standard development, would fail to maximise the use of the site and have adverse visual impacts*".
6. Please advise whether the construction impact issue requires further consideration with respect to the current COVID-19 orders.
7. 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?
8. 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.



9. 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?

The Commission would be grateful if the Department could prepare a response to these matters for the abovementioned meeting. An agenda for the meeting will be circulated towards the end of this week.

If have any questions, please liaise directly with Ms Casey Joshua, via [casey.joshua@ipcn.nsw.gov.au](mailto:casey.joshua@ipcn.nsw.gov.au) or on 82896913.

Yours sincerely,

Stephen Barry  
Planning Director