



\$24-MILLION STUDENT HOUSING DEVELOPMENT RECEIVES PLANNING COMMISSION'S APPROVAL

21 May 2020

The state's Independent Planning Commission has granted consent for a multi-million-dollar student housing development in Sydney's south-east.

Blue Sky Commercial Asset Management sought approval for the 259-bed development at Kensington, comprising a new three-storey building, the adaptive reuse of two heritage-listed terrace houses, amenities, landscaping, public domain works and basement car parking.

The \$24-million purpose-built student accommodation – on close to 4600m² in Doncaster Avenue – is within walking distance to the Kensington and Randwick campuses of UNSW Sydney, and is well serviced by the light rail and public transport networks.

The Department of Planning, Industry & Environment finalised its whole-of-government assessment of the state significant development (SSD) application earlier this month. It came to the Commission for determination because of an objection from Randwick City Council.

Commissioners Ilona Millar (Panel Chair) and Dianne Leeson were appointed to consider the application and make a final decision.

The Commissioners met with the Applicant, Department and Council via videoconference to discuss the proposal. They also conducted an inspection of the site and surrounding areas.

Key issues raised in submissions to both the Department and the Commission related to density and overdevelopment; built form and design; overshadowing; heritage impacts; impacts on amenity; tree removal; traffic and car parking; and whether the proposed student accommodation room sizes and communal areas were adequate.

After carefully considering of all the evidence, the Commission has today (Thursday 21 May 2020) determined to approve the SSD application, subject to conditions, concluding that “the provision of additional affordable accommodation on this well-suited site will benefit the community and is in the public interest”.

“The Commission acknowledges the positive outcomes of locating affordable student accommodation in an area well serviced by accommodation and education options and finds the conditions [of consent] proposed ... will mitigate potential impacts on the surrounding residents and community,” it added.

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The Commission stated it had “determined that the Application should be granted consent subject to conditions, which have been designed to:

- prevent, minimise and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance
- require regular monitoring and reporting; and
- provide for the on-going environmental management of the development.”

The Commission’s Statement of Reasons for Decision can be read in full here:

<https://www.ipcn.nsw.gov.au/projects/2020/05/doncaster-ave-student-accommodation>

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