

Section 75W Modification Application Environmental Assessment Report



Central Park

Modification to Approved Concept Plan MP 06_0171 (Mod 8)

Submitted to Department of Planning and Infrastructure
On Behalf of Frasers Broadway Pty Ltd

December 2012 ■ 12373

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1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Department of Planning and Infrastructure in support of an amendment to Concept Plan Approval MP06_0171 (Mod 8) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). M06_0171 is a Concept Plan approval which provides for the development of a mixed use precinct on the Central Park (formerly Carlton United Brewery) site.

The proposed modification seeks an amendment to the allocation of Gross Floor Area (GFA) and the mix of residential and non-residential GFA across the site. The modifications will enable the redevelopment of Block 4 'south' (Block 4S) for student accommodation, as well as the potential for Block 1 to be developed for residential purposes if the approved commercial development cannot reasonably be undertaken as a consequence of the softening commercial market in the area. The proposal also seek to reconfigure the approved building envelopes to facilitate the separation of Blocks 1 and 4 'north' (Block 4N) from Block 4S as well as minor modifications to the approved envelope for Blocks 1 and 4N.

This EAR has been prepared by JBA Urban Planning Consultants Pty Ltd (JBA) on behalf of Frasers Broadway Pty Ltd. It describes the site, its environs and provides an assessment of the proposal in the context of the approved Concept Plan.

The EAR is based on the Architectural Drawings prepared by Foster + Partners (refer to **Appendix A**), and other supporting technical information appended to the report (see Table of Contents).

1.1 Central Park Concept Plan

MP 06_0171, as modified in February 2009, is a Concept Plan approval applying to the Central Park site which permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m² of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

It is noted that a separate application, MP 06_0171 (Mod 7), is currently being assessment by the Department seeking approval to re-allocate gross floor area within the Kensington Precinct, whilst maintaining the approved gross floor area and distribution of residential and non-residential floor areas across the Central Park Site. This EAR has been written on the assumption that that modification will be approved.

2.0 Description of Proposed Modification

The following modifications are proposed to the approved Concept Plan:

- modifications to approved building envelopes, including changes to facilitate the separation of Block 4N and Block 4S, and minor variations to Blocks 1 and 4N;
- change of use of Block 4S from commercial to student accommodation (residential) with non-residential uses at the ground floor;
- modifications to enable a mix of residential and commercial uses within Block 1, providing future flexibility for Block 1 to be used for residential uses;
- modifications to enable the use of part of the Brewery Yard for residential uses;
- change to the minimum non-residential GFA requirement on the site from 30% to 23%; and
- modification of Condition A8 of Concept Plan Mod 2 to enable the future consideration of an application for the use of some future commercial office parking spaces as public parking afterhours.

In addition to the above, minor modifications are proposed to several of the approved plans, including the Public Domain Plan, to reflect the amendments outlined above.

The above modifications are shown on the Architectural Plans prepared by Foster + Partners at **Appendix A** and are described in detail in the Design Amendments Statement at **Appendix B**, and the following sections of this EAR.

2.1.1 Concurrent Applications

The modifications are primarily required to facilitate the redevelopment of Block 4S for student housing, as well as the potential for Block 1 to be developed for residential purposes if the current market opportunities for the approved commercial development cannot be realised. Blocks 1 and 4S were previously approved for commercial development as part of the Project Application for Blocks 1 and 4 (MP08_0253). However, due to a range of economic factors, it has become apparent that the development of the whole of Blocks 1 and 4 for commercial purposes is proving unlikely. Further, there is significant demand for student accommodation in the locality given its proximity to the University of Sydney, the University of Technology Sydney and the University of Notre Dame.

To enable these changes, this modification is being lodged with two concurrent applications, namely:

- a modification application to MP M08_0253, to excise Block 4S from the approved Block 1 and 4N development; and
- a State Significant Development Development Application (SSD DA) for the redevelopment of Block 4S for student housing.

2.2 Reconfiguration of Building Envelopes

Modification to Block 4S

The separation of Block 4S from Blocks 1 and 4N represents the most significant change to the Concept Plan approved envelopes, and results in the subsequent deletion of the high-level link and canopies over the publicly accessible thoroughway between the two buildings. The separation of these buildings will enable Block 4S to become self-contained, for redevelopment as student accommodation, whilst still adhering to the approved conceptual massing.

Modification to Blocks 1 and 4N

The massing of Blocks 1 and 4N has been simplified to be sympathetic to the Block 2 massing, and to allow the potential for larger, more efficient floor plates to be realised. The Block 1 and 4N envelopes have been revised to incorporate several changes:

- The northern elevation of the Block 1 and 4N envelope has been maximised to provide greater flexibility in the design of the future commercial / residential use. Whilst the detailed design and articulation of this elevation would form part of a separate application, this modification seeking to maximise the Concept Plan envelope to provide maximum flexibility in the future design.
- The height and width of the bridge link between Blocks 1 and 4N has been increased to maximise connectivity between the two blocks should they both be developed for commercial purposes.
- The revised massing between Blocks 1 and 4N also includes the through-site link. Within the proposed envelope, the detailed design will include either a fully open connection allowing access to entrance lobbies, or a glazed through-site link providing access to a centralised lobby.

2.3 GFA Allocation to Development Blocks

This application proposes a redistribution of the approved GFA across the Central Park site. For consistency, the surveyed GFA measures are included for the blocks currently under construction. Whilst no change is proposed to the overall GFA approved on the site, being 255,500m², a modification is sought to the minimum amount of non-residential floor space permitted on the site.

Table 1 summarises the approved and proposed distribution of GFA across the site.

Table 1 – Modifications to Total GFA on Central Park Site

Block	Approved GFA (m ²)*	Proposed GFA (m ²)	Difference (m ²)
1 + 4 (incl. Brewery)	77,000	79,460	+2,460
2	68,000	67,626	-374
3	11,100	11,043	-57
5A + B	27,000	28,316	+1,316
6	2,000	2,000	0
7	1,100	1,000	-100
8	14,500	11,500	-3,000
9	27,000	26,598	-402
10	2,070	1,844	-226
11	25,730	26,113	+383
Total	255,500	255,500	0

* the 'Approved' GFA figures outlined in **Table 1** represent the figures put forward in Concept Plan Mod 7, which is yet to be determined.

2.4 Mix of Land Uses

As noted above, in addition to the proposed reallocation of GFA across the site, it is also proposed to alter the approved mix of uses, as shown in **Table 2**. These changes will result in a modification to the split of residential and non-residential GFA on the site.

These modifications will enable the development of Block 4S for student accommodation (nominated as a residential use) as well as providing the future flexibility for Block 1 to be developed for residential purposes. The modifications

also seek to enable the use of part of the Brewery Yard for residential purposes. The redesign of both Block 1 and the Brewery Yard to accommodate residential uses will form part of future, separate applications, should this option be pursued.

Table 2 – Modifications to land use mix across the Central Park site

Block	Previously Proposed Resi GFA (m ²)	Previously Proposed Non-Resi GFA (m ²)	Mod 8 Proposed Maximum Resi GFA (m ²)	Mod 8 Proposed Minimum Non-Resi GFA (m ²)	Difference (m ²)	Difference (m ²)
Block 1+4 (incl. Brewery)	0	77,000	50,500	28,960	+50,500	-48,040
Block 2	55,000	13,000	48,391	19,235	-6,609	+6,235
Block 3	6,125	4,975	5,955	5,088	-170	+113
Block 5	25,000	2,000	26,884	1,432	+1,884	-568
Block 6	0	2,000	0	2,000	0	0
Block 7	0	1,100	0	1,000	0	-100
Block 8	13,500	1,000	11,000	500	-2,500	-500
Block 9	27,000	0	26,598	0	-402	0
Block 10	1,800	270	1,541	303	-259	+33
Block 11	23,530	2,200	23,913	2,200	+383	0
Sub-Total	151,955	103,545	194,782	60,718	+42,827	-42,827
Total	255,500		255,500		0	

As outlined in **Table 3**, the proposed modifications will result in an increase to the maximum amount of residential floor space (from 70% to 77%) and a decrease to the minimum amount of non-residential floor space (from 30% to 23%) across the Central Park precinct. These figures are based on Block 4S, Block 1 and part of the Brewery Yard (up to 2,000m²) being developed for residential purposes.

Table 3 – Modifications to proportion of residential and non-residential uses

Concept Plan Approved Maximum % of Residential	Mod 8 Proposed Maximum % of Residential	Difference	Concept Plan Approved Minimum % of Non-Resi	Mod 8 Proposed Minimum % of Non-Resi	Difference
70%	77%	+7%	30%	23%	-7%

2.5 Vehicular Access and Parking

The concurrent modification application for Blocks 1 and 4N seeks to reduce the approved basement to service Blocks 1 and 4N only, and proposes new access arrangements for service vehicles off Abercrombie Street. Parking for Block 4S and Block 8 will be addressed as part of the respective development applications for those blocks. The EAR for the Block 1 and 4N modification provides an assessment of the reduced basement.

With respect to the proposed Concept Plan amendments, details of the revised access and parking arrangements being made in response to the changes to the approved land use mix are provided below, and in the Transport and Parking Review prepared by GTA Consulting (refer to **Appendix C**).

Vehicular Access

The changes proposed to the approved parking and access arrangements as part of the concurrent SSD DA and modification application to MP08_0253 require a change to the Concept Plan approved Traffic, Parking and Access Plan, consistent with **Figure 1**.

Whilst general vehicular access to the Block 1 and 4N basement will continue to be via the approved entry / exit on Central Park Avenue, the modification sees a new service vehicle entry provided off Abercrombie Street (in place of the approved access off Irving Street).

With the deletion of the basement access off Irving Street, it is intended to provide a loading bay with turntable off Irving Street to assist in the staging of works. These arrangements will be in place until an alternative is available via the basement of Block 1 and 4N. Once the basement linkage is established, the loading bay area may revert to retail and back of house.



Figure 1 – Traffic, Access and Parking Plan

Source: *Foster + Partners*

Parking

Notwithstanding the proposed changes to the approved land use mix, no changes are proposed to Condition B5, which limits the maximum number of parking spaces on the site to 2,000.

Modification to Conditions A8

In addition to the above, this modification seeks to amend Condition A8 Public Car Park of the Concept Plan Mod 2 to enable vacant commercial spaces within Block 1 and 4N to be used for public parking afterhours. Condition A8 was originally imposed to promote the use of public transport, prevent the creation of additional traffic and stop workers parking on the Central Park site using 'early bird' parking arrangements.

Whilst no commercial parking is proposed at this stage, it is envisaged that in the future, vacant commercial parking spaces could be used for servicing the various retail tenancies, as well as providing managed parking for visitors to Central Park more broadly. Enabling public use of the commercial parking spaces afterhours would provide added amenity in the precinct by supporting retail functions, exhibitions etc and would make use of spaces that would otherwise be left empty. This is consistent with the City of Sydney's OPEN Sydney Policy which

seeks to ‘....encourage car park operators to review their operating hours in later-trading areas to ensure they are open at evening peak times’. Providing an afterhours parking facility would also alleviate traffic and parking demands on the local streets, and would not result in any adverse parking impacts as the total number of parking spaces on the site would remain within the 2,000 space limit.

Approval for the use of these spaces would form part of a future application to the Department of Planning and Infrastructure, which would be facilitated by the proposed modification.

The proposed change to Condition A8 is outlined in Section 2.7.

2.6 Landscaping and Public Domain

Figure 2 shows the revised Public Domain Plan. Some minor modifications have been made to reflect the revised design of Blocks 1, 4N and 4S. Several other changes are highlighted to pick up modifications which have been approved as part of separate Project Applications, including minor changes to Block 2 and the Brewery Yard. This includes a modification to the publicly accessible throughways between the Clare Hotel and Administration Building on Block 3A. It is noted that the intention of these areas was never to provide a formal through-site link between the buildings, rather, it was imposed to ensure that the Clare Hotel and Administrative Building could be read as two distinct elements (this requirement has been incorporated into the design through the provision of a glazed linking structure). The changes also include a modification to the public domain around Block 5C, which is proposed to change from a publicly accessible open pace, to a public landscaped area. This change has been made in consultation with the City of Sydney Council, in an attempt to discourage antisocial behaviour in this area.

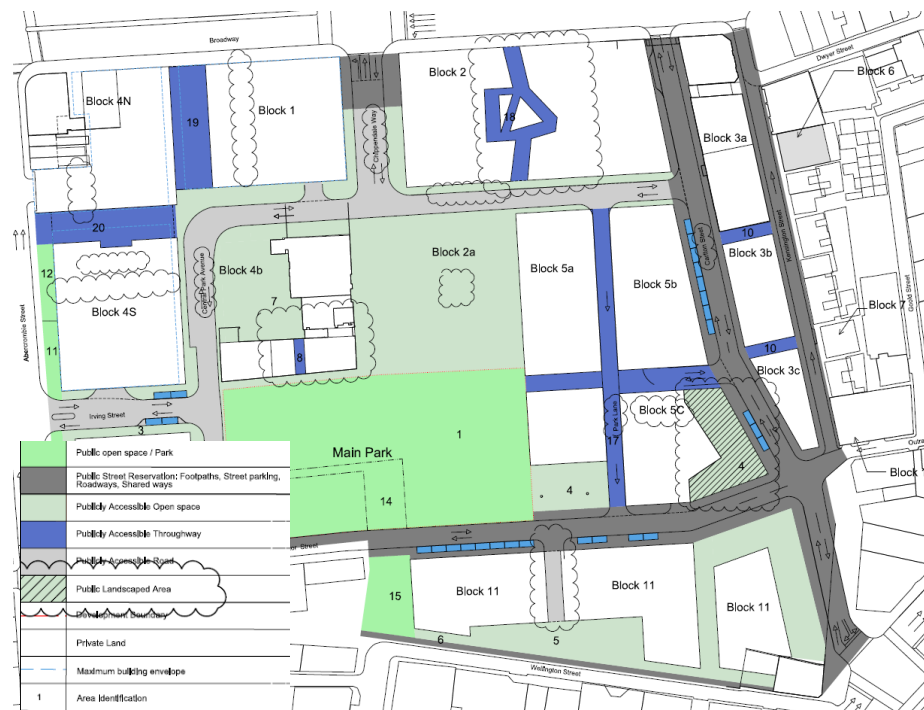


Figure 2 – Amended Public Domain Plan

Source: Foster + Partners

2.7 Modifications to Conditions of Consent

The above changes necessitate the following modifications to the conditions of consent. Deletions are shown in ~~bold strike through~~ and insertions are shown in ***bold italics***.

These modifications are drafted on the assumption that Concept Plan Mod 7 has been approved.

Schedule 2, Condition A4

A4 Development in accordance with Plans and Documentation

...

Except as modified by:

~~2 (g) Section 75W EAR prepared by JBA dated October 2012; and
Project No. 1645, No. A 1002, Revision 12, dated October 2012
Project No. 1645, No. A 1253, Revision 17, dated October 2012~~

**2 (h) Section 75W EAR prepared by JBA dated December 2012; and
The plans prepared by Foster + Partners provided at Appendix A.**

Schedule 3, Condition A1

A1 Gross Floor Area Controls

The Concept Plan is modified with regards to below:

- a) The Maximum GFA available for development across the site is 255,500 square metres.
- b) The GFA for residential land uses on the site shall not exceed ~~70%~~ **77%** of the total GFA.
- c) The GFA for non-residential land uses on the site shall not be less than ~~30%~~ **23%** of the total GFA.
- d) The maximum GFA for development parcels approved as part of the Concept Plan are described below:

e)

Block	Approved GFA (m ²)
1 + 4 (incl. Brewery)	77,000 79,460
2	68,000 67,626
3	44,400 11,043
5A	44,000 11,516
5B	46,000 16,800
6	2,000
7	4,400 1,000
8	44,500 11,500
9	27,000 26,598
10	2,070 1,844
11	25,730 26,113
Total	255,500

- f) Notwithstanding the above, any GFA that occurs from the development of community uses within Main Park that Council will own and operate shall not be calculated towards the maximum GFA referred to in (a) above.
- g) To allow for minor variations to the total GFA for each block shall not exceed the maximum GFA for each block referred to in the above table by more than 5%, however the total GFA for the site (255,500sq.m) shall not be exceeded.

- h) Any future land subdivision shall ensure covenants are placed on the title to limit the GFA for each block in accordance with (d) and (f).
- i) The maximum GFA identified above is subject to satisfying as part of future applications:
 - (i) The requirements of this approval;
 - (ii) All design excellence provisions; and
 - (iii) Environmental considerations.

Schedule 3, Condition A8

A8 Public Car Park

The Concept Plan is modified so that no approval is granted for public car parks.
~~and shall not be included in any subsequent future project application or~~
~~Development Application~~

3.0 Environmental Assessment

The following section provides an environmental assessment of the proposed modifications.

3.1 Compliance with Relevant Environmental Planning Instruments

As the proposed modification does not amend the total GFA approved on the site or the number of parking spaces approved on the site, the proposal does not alter the approved developments compliance with the following relevant Environmental Planning Instruments:

- Sydney Local Environmental Plan 2005; and
- Central Sydney Development Control Plan 1996.

The proposed modifications will primarily allow for the delivery of a viable student accommodation development on Block 4S as well as the potential for Block 1 to be developed for residential purposes, thereby increasing:

- the mix of accommodation types provided on the Central Park site; and
- the amount of affordable accommodation within an existing centre and with good access to existing public transport nodes and day to day services and facilities.

The above is consistent with the *Metropolitan Plan for Sydney 2036* which seeks to deliver '770,000 additional homes with a range of housing types, sizes and affordability levels for a growing and ageing population'.

3.2 Compliance with the Central Park Concept Plan

The following is our assessment of the proposed modifications compliance with Concept Plan Approval MP06_0171 (Mod 7).

3.2.1 Total GFA

As the proposal does not seek an increase in the maximum GFA permitted on the site, but rather the redistribution of floorspace across the various blocks, the proposed modification remains consistent with condition A1 contained in Schedule 3 of the Concept Plan approval in that a maximum of 255,500m² GFA will be constructed on the site.

3.2.2 Building Envelopes

The approved and proposed envelopes for Blocks 1, 4N and 4S are shown at **Figure 3**. As discussed below, the revised massing remains generally consistent with the Concept Plan approval, and the key design objectives.

The proposed changes to the approved Block 4S envelope will facilitate the change of use from commercial offices to student accommodation. The revised envelope maintains the City Datum Line (with a recessed expression in the envelope that relates to the height of the Australia Hotel) and will ensure that there will be no additional overshadowing of the Main Park or properties along Abercrombie Street at key times of the year.

The changes to the Block 1 and 4N envelope responds to current trends in commercial office design, which typically require a large floor plate with

maximum connectivity. The proposed modifications will enable more efficient floor plates, and a massing that is more sympathetic to the adjoining Block 2 development, whilst maintaining the key concept of the City Datum Line, which has been maintained around the perimeter of both Block 1 and 4N.

Further, the proposed modifications to the Block 1 and 4N envelope are accommodated within the approved height, and do not affect shadows cast across the Main Park. This has been achieved by ensuring that the revisions to the massing of the northern elevation are contained within the underside of the approved solid canopy.

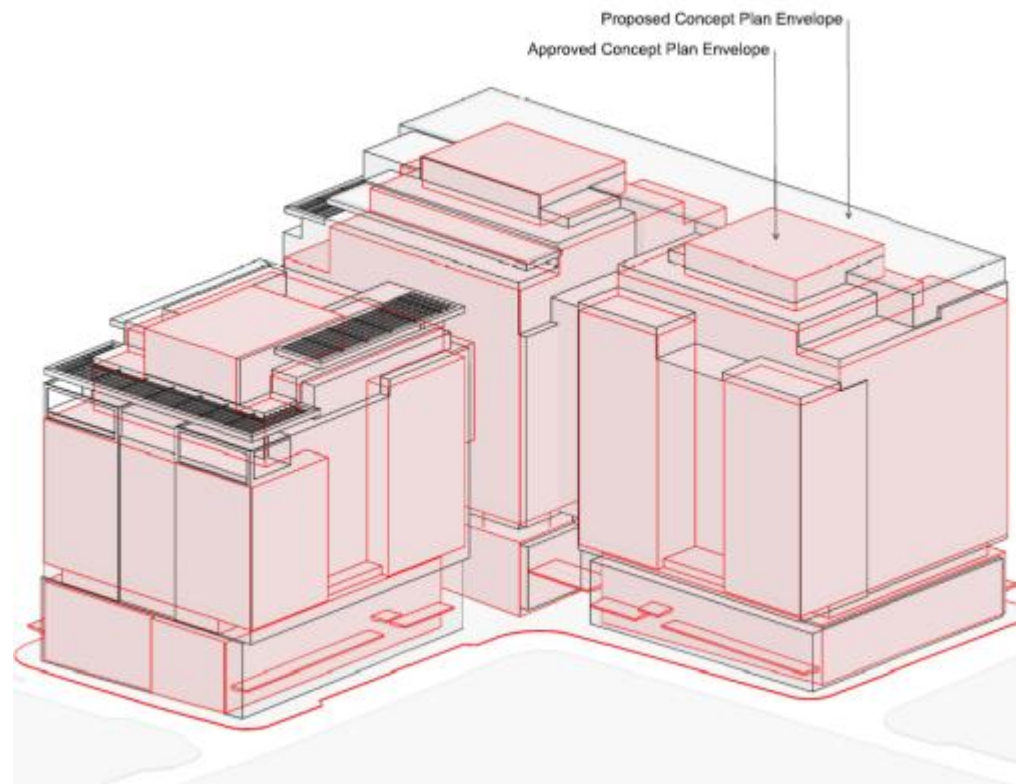


Figure 3 – Approved (red) and proposed (grey) Block 1 and 4 envelopes

3.2.3 Land Use Mix

The modification seeks to adjust the proportion of residential and non-residential floorspace that is permitted across the site, requiring an amendment to Schedule 3, Part A, Condition A1(b) and (c) of the Concept Plan approval (as amended).

The proposed modification seeks to increase the maximum proportion of residential floor space within the precinct from 70% to 77%, and subsequently decrease the minimum proportion of non-residential floor space from 30% to 23%. In implementing this change, Frasers and Sekisui (Fraser's JV partner) are cognisant of a number of the key objectives of the Central Park Concept Plan, namely:

- ensuring the mixed use character of the precinct is retained;
- ensuring a high quality commercial development on the corner of Abercrombie Street and Broadway, which is proposed to be retained;
- ensuring that accessible through-site and pedestrian pathways, as well as key public assets are retained; and
- meeting the intended Central Park completion programme.

The proposed amendments however are reflective of the current commercial climate resulting in the low demand for commercial development in this part of the CBD. As an alternate use, Frasers are proposing the introduction of a significant amount of student accommodation, now proposed in lieu of 'traditional' residential development. **Table 2** demonstrates the previously approved GFA mix as per Modification 7, and the GFA mix as part of this proposed Modification (Mod 8).

Over the past two years, Frasers has made several modifications to the approved Block 1 and 4 development in an attempt to secure a commercial tenant. However, it has become apparent that a commercial development of the scale approved is difficult in the current, post GFC market due to the site's location and the size of the pre-commitment required to secure funding for the development. If the approved scheme is not amended, it is likely that Block 1 and 4 will remain undeveloped for an extended period of time. By reducing the size of the commercial component to Block 4N alone (to say approximately 25,000m² to 30,000m²) a smaller pre-commitment is required, and so the project is more likely to secure funding to proceed. Block 1 would be either residential or commercial. Should a larger tenant eventuate, Block 1 would still be pursued as the second part of a combined commercial development.

There remains considerable community demand for both residential development and student accommodation in the current market, and so it is anticipated that the development of Blocks 1 and 4S could proceed more rapidly following approval.

With respect to student accommodation within the Central Park precinct, it is noted that a significant portion of the proposed 'residential' floor space is proposed to be made up of the student accommodation developments on Block 4S (proposed as part of a concurrent SSD DA) and the recently approved development of Blocks 3B, 3C and 10. These projects are supported by the National Rental Affordability Scheme (NRAS), a Federal and State Government initiative designed to increase supply of affordable rental accommodation. Student Accommodation is a form of affordable housing and suits the Central Park precinct, due to the site's location within close proximity to major tertiary institutions. These student accommodation projects represent approximately 30,000m² of GFA (or 12% of the GFA across the site) and are a key driver in the proposed change to the residential / non-residential split. Whilst these developments contribute to the quantum of categorised or 'planning-defined' residential floor space on the site, they are not a traditional residential use, and are more akin to a commercially operated hostel or serviced apartment facility. This position is supported by a recent ATO Tax Ruling which sees Student Accommodation being considered as commercial accommodation for GST purposes (ECC Southbank Pty Ltd as trustee for Nest Southbank Unit Trust v Commissioner of Taxation [2-12] FCA 795). However, it is acknowledged that the Department views such usage as residential.

In addition to the above, the provision of student accommodation will deliver a number of broader benefits, including:

- providing support for the University of Sydney, the University of Technology Sydney and the University of Notre Dame, making these institutions more competitive in attracting students;
- providing student accommodation (a form of low cost rental housing) will assist to alleviate pressure on the surrounding rental market;
- the student population contributes to the mixed use objective of the Central Park precinct; and

- the delivery of a student accommodation development, at a time when the commercial property market is stagnant at this southern end of the CBD, will provide a range of economic benefits during the construction and operation phases which would not be realised if commercial uses were pursued.

The economic impacts of the proposed modification are discussed at Section 3.7.

3.2.4 Landscaping and Public Domain

The Public Domain Plan has been updated to reflect the revised design (refer to **Appendix A**). The proposed revisions do not materially affect the approved Public Domain Plan. Notably, all key publicly accessible thoroughways are maintained, with no changes to connectivity between the site and the surrounding public domain.

3.2.5 Statement of Commitments

The proposed modification does not generate any non-compliance with, nor need for amendment of, the Concept Plan Statement of Commitments.

3.3 Solar Access and Overshadowing

Foster + Partners has prepared a series of shadow diagrams to assess the overshadowing impacts of the proposed amendments to the building envelopes (refer to **Appendix A**). The diagrams show that the modifications to the building envelopes, as described in Section 2.2, will not result in any additional overshadowing of the Main Park. Further, the proposed modifications will result in improved solar access to the following areas:

- improved low angle sunlight from the east and west into pedestrianised area between Block 1 and 4N;
- improved daylight penetration to the northern façade on the new separated Block 4S building; and
- improved daylighting to the southern façade of Block 4N building.

3.4 Traffic, Parking and Access

GTA Consulting has undertaken a Traffic and Parking Review to assess the impacts of the proposed amendments on the approved traffic and parking arrangements (refer to **Appendix C**).

Table 4 shows the assumed land use mix for Blocks 1 and 4, which has been used as the basis for the Traffic and Parking Review. This mix (which reflects Block 1 as residential) has been adopted as the 'worst case scenario' from a traffic and parking perspective.

Table 4 – Indicative land use mix for Blocks 1 and 4

Block	Proposed Use	GFA (m ²) / Number of Apartments
B1	Residential	380*
4N	Commercial	24,800
	Childcare Centre	660
4S	Student Accommodation (residential)	24,000
	Retail	1,000
Brewery Yard	Residential	20*
	Retail	1,000

*An indicative dwelling mix is outlined in the Traffic and Parking Review at **Appendix C**.

3.4.1 Traffic

During the assessment of the Concept Plan application it was estimated that the whole of the Central Park site would generate approximately 493 vehicular trips per hour (vph) during the peak periods. Subsequent modifications have seen these figures increase to a total of 540 vph, including the proposed modifications to the Kensington Precinct which are currently under assessment by the Department.

The approved Block 1 and 4 scheme (comprising non-residential uses only) accounted for 117 vph of this total. Based on the above assumptions, and the proposed student accommodation development on Block 4S generating no traffic movements, the proposed modifications will result in an additional 10 vph during the peak periods. This would take the total number of trips generated by the Central Park site to 550 vph. If Block 1 were to be developed for commercial purposes, the modified Block 1 and 4N scheme would only generate approximately 80 vph during peak periods.

GTA Consultants concludes that the additional 10 vph is minimal compared to the existing background traffic. The additional traffic would also be spread across four access points to / from Central Park. On this basis, the modifications to Blocks 1 and 4 would have a negligible traffic impact, and the surrounding road network would continue to operate well in the future.

3.4.2 Parking

GTA Consultants has assessed the proposed parking provision based on the assumed land use mix for Blocks 1 and 4, as outlined in **Table 4**. As demonstrated in **Table 5**, the maximum number of parking spaces permitted under Sydney LEP 2005 is 550. In addition, the Central Sydney DCP requires 35 spaces for service vehicles, motorcycles and bicycles.

It is noted that if Block 1 were to be developed for commercial purposes, the maximum permissible parking requirements would be reduced to 374 spaces, with an additional 34 spaces required for service vehicles, motorcycles and bicycles.

Table 5 – Parking provision rates

Block	Proposed Use	LEP Requirements	DCP Requirements (servicing and motorcycle / bicycle)	Proposed Provision
B1	Residential	295	13	308
4N	Commercial	116	10	126
4S	Student Accommodation (residential)	114	5	119
Brewery Yard	Residential	20	4	24
	Retail	5	3	8
Total		550	35	585

Notwithstanding the above, it is noted that no parking is proposed for the student accommodation development. This is consistent with the approach adopted for other student accommodation developments in the vicinity of the site, and the requirements of future residents.

Finally, it is noted that the proposed modifications would result in the Central Park site requiring 2,021 car space and 159 spaces for service vehicles, motorcycles and bicycles. However, Frasers is committed to complying with Condition B5 of the Concept Plan, which limits on-site parking to under 2,000 spaces.

3.5 ESD

WSP Buildings has prepared an ESD Statement to accompany the proposed modification (refer to **Appendix D**). The Statement concludes that the proposed amendments will not have an impact on the key sustainability initiatives of the development.

3.6 Wind Impacts

CPP has prepared a Wind Statement to determine the expected wind conditions for the various modifications to the massing and geometry of Blocks 1 and 4, including the proposed changes to Blocks 1, 4N and 4S (refer to **Appendix E**).

CPP previously undertook wind tunnel testing for pedestrian comfort for development on Blocks 1, 4 and 8. From a wind engineering perspective, the primary change between the tested design and the modified scheme are:

- the link bridge and roof connecting Blocks 4N and 4S has been deleted; and
- the general plan form shape of Block 4S has changed to a U-shaped configuration, with a central light well.

CPP notes that the removal of the link bridge will increase the amount of flow between Blocks 4N and 4S, however the flow will be kept at a higher level, without being directed to ground level. The modifications will result in a marginal decrease in the amount of flow directed along Broadway. Further, the change in shape of Block 4S will not influence the wind conditions around the site as the external massing has not changed. The central courtyard within Block 4S will have relatively calm conditions for all wind directions.

The Statement concludes that the proposed changes will not significantly impact the environmental wind conditions around the development and confirms that the findings from the previous wind-tunnel test remain appropriate, showing that the wind conditions are suitable for use as a public accessway, and in many areas suitable for more leisurely activities.

3.7 Economic Impact Assessment

An Economic Impact Assessment has been prepared by Macro Plan Dimasi (**Appendix F**) to consider the pressures facing commercial development, and the impact of the loss of non-residential floor space on the vibrancy and liveability of the development.

The Assessment notes that the demand for office space in the Sydney CBD has been weak over the past decade, leading to low growth in effective rentals. Further, the outlook for white collar jobs growth in Sydney CBD is relatively subdued, with the future need for commercial floorspace already adequately catered for by major projects such as Barangaroo. Conversely, there has been a shortfall in residential construction over the past five years which has resulted in an accumulation of demand, with sufficient excess demand to support solid residential construction for at least the next five years.

With respect to the impact of the loss of non-residential development on the vitality of the precinct, the Assessment highlights a number of positive attributes associated with the increased resident student population, many of which would also apply to the general residential population. The additional residents will provide:

- greater activation of the precinct, particularly after work hours and weekends;

- increased natural surveillance, providing a safer environment for residents and visitors;
- greater support for retail provisions in surrounding localities; and.
- increased support for surrounding entertainment and cultural precincts

3.8 Public Benefit of Modification

The proposed modifications will allow for the following public benefits to be delivered on the Central Park site:

- Provision of student accommodation on the Central Park site, thereby increasing the mix of accommodation on the site and enhancing the ability of surrounding tertiary institutions to attract new students;
- Improved consistency with the objectives of the *Metropolitan Plan for Sydney 2036* by delivering new affordable housing within existing centres that have good access to public transport, and in doing so, taking pressure off the wider residential market;
- Improved solar access to the public domain, as well as the northern and southern facades of Blocks 4S and 4N respectively;
- Improved visual connectivity between Abercrombie Street and the heritage chimney of the Brewery Yard;
- Delivery of a more considered distribution of floorspace across the precinct, and a more viable development outcome, which will lead to a range of economic benefits in a difficult economic climate; and
- Compliance with the objectives of the Environmental Planning and Assessment Act in that the proposal makes efficient and economic use of the land.

In light of the above public benefits of the modification, and in the absence of any adverse environmental impacts, the proposed modification to Concept Plan approval MP06_0171 is recommended for approval.

4.0 Conclusion

This application seeks the following amendments to the MP06_0171:

- modifications to approved building envelopes, including changes to facilitate the separation of Block 4N and Block 4S, and minor variations to Blocks 1 and 4N;
- change of use of Block 4S from commercial to student accommodation (residential) with non-residential uses at the ground floor;
- modifications to enable a mix of residential and commercial uses within Block 1, providing future flexibility for Block 1 to be used for residential uses;
- modifications to enable the use of part of the Brewery Yard for residential uses;
- change to the minimum non-residential GFA requirement on the site from 30% to 23%; and
- modification of Condition A8 of Concept Plan Mod 2 to enable the future consideration of an application for the use of some parking spaces as public parking.

The proposed amendments will ensure that a viable development outcome is realised on the Central Park sites, and this Environmental Assessment Report has demonstrated that the amended design will not result in any adverse amenity impacts.

In light of the above benefits and in the absence of any adverse environmental impacts the application is recommended for approval.