

## Central Park Concept Plan (MP 06\_0171 Mod 9) – Response to Submissions Table

### City of Sydney (CoS)

Issues Raised by CoS		Proponent's Response
Item No.		
1.	<b>Relocation of Gross Floor Area</b> <ul style="list-style-type: none"> <li>The proposed modification to the Concept Plan seeks to transfer 2,850m<sup>2</sup> of GFA from Blocks 1 and 4S to Block 8. The proposal will result in a total GFA of 14,360m<sup>2</sup> for Block 8 and no change to the maximum permitted GFA (255,500m<sup>2</sup>) for the whole development site.</li> <li>The City raises no objection, in principle, to the reallocation of GFA between blocks in Central Park where there is no change to the total GFA across the development site. However, the City urges Planning &amp; Infrastructure to ensure that incremental modifications to the allocation of GFA across the development site are not supported where it will result in any change to the approved land use mix comprising a minimum 59,515m<sup>2</sup> for non-residential uses and a maximum 195,985m<sup>2</sup> for residential uses.</li> <li>The City notes that the concurrently submitted SSD application for Block 8 seeks a GFA of 14,303m<sup>2</sup> consisting of 14,168m<sup>2</sup> residential uses and 135m<sup>2</sup> non-residential uses. Clarification relating to should be sought to determine the total GFA being relocated to Block 8.</li> </ul>	<ul style="list-style-type: none"> <li>In response to the issues raised in the submissions received amendments have been made to Block 8. Accordingly, the GFA of Block 8 is now 14,879m<sup>2</sup> (see <b>Appendix A</b>). In particular, the loggias on the western façade and ground floor of Block 8 have been included in the total GFA.</li> <li>As a result of the increase in GFA of Block 8, GFA across the Central Park site has again been reallocated, as shown in <b>Table 2</b> of the Response to Submissions Report. However, the total GFA remains at 255,500m<sup>2</sup> in accordance with the maximum permitted. Further, the reallocation does not change the approved land use mix (residential vs non-residential).</li> <li>The total GFA being reallocated to Block 8 is shown in <b>Table 2</b> of the Response to Submissions Report.</li> </ul>
2.	<b>Relocation of Vehicular Crossing for Block 1</b> <ul style="list-style-type: none"> <li>It is noted that the originally approved vehicular crossing for the basement car park in Block 1 is in close proximity to the intersection of Central Park Avenue and Chippendale Way.</li> <li>The proposal to relocate the vehicular crossing from the south-eastern portion of the block to the south-western portion of the block will provide greater separation between the vehicular crossing and the intersection.</li> <li>Although the proposal may have some impact on sightlines for drivers travelling north-south along Central Park Avenue, vehicles will likely approach the bend in Central Park Avenue at low speeds and there will not be any unreasonable traffic impacts.</li> <li>The proposal is consistent with RMS requirements for separation distances and maintaining sightlines and is generally supported by the City.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>

## Chippendale Residents Interest Group (CRIG)

Issues Raised by CRIG		Proponent's Response
Item No.	In relation to the plans shown in October, the issues raised included (these remain):	
1.	<p><b>Increase in GFA Block 8</b></p> <ul style="list-style-type: none"> <li>The GFA for Block 8 was reduced in the previous modification (8); with the case made that approval of the application would see a reduction in massing for Block 8 to better interface with the scale of the adjacent heritage conservation area.</li> <li>As such it was disappointing to learn that subsequent to approval of Block 4S (and modification 8) the application for Block 8 proposes to reinstate most of the GFA. While we are advised that the changes are designed to improve solar access to Block 4S and Block 1N, given the change in use from "commercial" to "residential", it is unreasonable to consequently allow Block 8 to reduce local amenity.</li> <li>Given these concerns we asked that the initial plans for Block 11 be made available so options could be considered in terms of moving some massing to better integrate the buildings adjacent to the low rise heritage conservation area. This was not forthcoming other than some media being sighted.</li> </ul>	<ul style="list-style-type: none"> <li>While the GFA of Block 8 was reduced in Concept Plan Mod 8, there was no reference made to this being done to improve the interface with the heritage conservation area, rather the focus of Mod 8 was Blocks 1, 4N and 4S.</li> <li>In response to the issues raised in the submissions received amendments have been made to Block 8. Accordingly, the GFA of Block 8 is now 14,879m<sup>2</sup> (see revised Concept Plan drawings at <b>Appendix A</b>). In particular, the loggias on the western façade and ground floor of Block 8 have been included in the total GFA.</li> <li>It is also noted that, rather than a reduction in massing, the building envelope of Block 8 was massaged and heights were stepped in consideration of overshadowing, visual and view impacts, scale and the street frontage as read from O'Connor Street.</li> <li>As a result of the increase in GFA of Block 8, GFA across the Central Park site has again been reallocated, as shown in <b>Table 2</b> of the Response to Submissions Report. However, the total GFA remains at 255,500m<sup>2</sup> in accordance with the maximum permitted.</li> <li>Design of Block 11 has commenced and will be undertaken in accordance with the proposed Concept Plan Mod 9. As outlined in the submission from City of Sydney Council accompanying the issue of Director General Requirements for this block, a Concurrent Concept Plan amendment will be submitted for this Block concurrently to the SSD.</li> </ul>
3.	<p><b>The impact the massing has in terms of overshadowing and loss of vistas</b></p> <ul style="list-style-type: none"> <li>Concerns relating to the increase in overshadowing were not fully understood at that time; irrespective concerns were raised in general in relation to any increase in overshadowing.</li> <li>In addition concerns were raised about approval for Concept Plan 2 (which significantly increased the massing) and in particular about the data that was used to consider the impact in terms of overshadowing on local homes; i.e. some buildings appear to be classified as "commercial" when they were (and still are) "residential" homes. Consequently, we believe the impact in terms of overshadowing was not identified for some homes.</li> <li>We were unaware of these reports at the time, given they followed the public exhibition process. We assume the reports were sought by the Expert Advisory Panel (EAP) to look more closely at the potential overshadowing. The panel's report indicates that issues relating to solar access and overshadowing were particularly important to their decision making. This included a requirement that 70% of residential apartments on Central Park have sufficient solar access.</li> <li>As such, the assumptions that were made in terms of the impact that the massing will have on some local homes/apartments appears to be flawed. In response, we urged the proponent and architect to review the plans for Block 8, with a view to reducing the massing and overshadowing (rather than increasing it).</li> <li>Note: In the interim since approval of Concept Plan 2, a four storey residential block (previously commercial premises) has also been approved</li> </ul>	<ul style="list-style-type: none"> <li>Overshadowing is discussed in detail in the Block 8 SSDA, which is of relevance, given the relationship between the proposed building and concept plan envelopes. In particular, the height and scale of Block 8 is generally consistent with the approved Concept Plan (as modified) and as a result there is minimal additional overshadowing, which is limited to shadows cast on roofs, roads, rear elevations and in the case of building frontages, are limited to incremental time frame increases.</li> <li>Details of the specific additional overshadowing as a result of Block 8 are provided at Section 2.2 of the Response to Submissions Report and <b>Appendix B</b>.</li> <li>Similarly, there is no additional loss of vistas as a result of Block 8, rather the building typically steps down from level 13 to level 8, lessening the visual impact at street level, responding to the scale of surrounding buildings and ensuring overshadowing is minimised. The visual impacts are considered in the 3D perspectives provided in tin <b>Figure 3</b> and <b>4</b> of the Response to Submissions (as well as the Response to Submissions prepared for Block 8).</li> <li>The provision of solar access to apartments within Block 8 is discussed in detail in the Block 8 SSDA. In particular, solar access provision is based on the approved Concept Plan (as modified), which identified a solar access target of 52.6% of Block 8 apartments to receive 2 hours or more sun on 21 June between 7.30am and 4.30pm. The Block 8 proposal generally meets this target.</li> <li>Further detail as well as solar access studies are provided in the separate Block 8 RTS.</li> </ul>

7.	<p><b>GFA calculations</b></p> <ul style="list-style-type: none"><li>▪ Questions are raised about the GFA calculations. While the proponent may seek to rely on the approval of previous applications, we believe the process needs review, particularly given the role of the loggia on Abercrombie Street (to minimize noise) and its use.</li><li>▪ Further, buildings such as the Park Lane demonstrate the use of loggia is part of the living space. Consequently the GFA should be included. In doing so, this would provide an opportunity to reduce the massing.</li></ul>	<ul style="list-style-type: none"><li>▪ In response to the issues raised in the submissions received amendments have been made to the Block 8. Accordingly, the GFA of Block 8 is now 14,879m<sup>2</sup> (see <b>Appendix A</b>). In particular, the loggias on the western façade and ground floor of Block 8 have been included in the total GFA.</li><li>▪ As a result of the increase in GFA of Block 8, GFA across the Central Park site has again been reallocated, as shown in <b>Table 2</b> of the Response to Submissions Report. However, the total GFA remains at 255,500m<sup>2</sup> in accordance with the maximum permitted. Further, the reallocation does not change the approved land use mix (residential vs non-residential).</li></ul>
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