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25 August 2014

Mark Brown
Senior Planner
Key Sites and Social Projects
Department of Planning & Environment
23 – 33 Bridge Street
SYDNEY NSW 2000

Dear Mark

CITY OF SYDNEY RESPONSE TO RTS BLOCK 8, CENTRAL PARK

JBA has prepared this letter in response to the comments made by City of Sydney Council (Council) in its response dated 19 August 2014 to the Response to Submissions (RTS) prepared by JBA and submitted to the Department of Planning and Environment (DP&E) on 27 May 2014.

1.0 SSDA APPLICATION ISSUES

1.1 Excessive Apartment Depths

While it is noted that Council maintains its concern regarding the depths of single aspect apartments, the RTS provided substantial detail in relation to the amenity benefits afforded to these apartments including that the bedroom is within 8m of the facade, which is generally in accordance with SEPP 65 / RFDC Rules of Thumb.

In addition to the amenity benefits, planning optimises the available space for generous living, bedroom and storage spaces which are highly valued in these apartment types. While some of these apartments are bigger than the 40m² average sized studio, the larger bedroom and well-proportioned living area offers occupants more flexible use of space. The Proponent believes these apartments will be well received by the market which is used to more compact studios. Accordingly, the depth of the single aspect apartments will remain as is.

1.2 Residential Amenity

While Council notes that it is not appropriate to have openings to principle living areas or private open spaces of one apartment immediately adjacent to quiet habitable spaces of another apartment, the Proponent believes that this situation is not unique to Block 8 or Central Park as a whole and that such layouts are common in current residential developments approved and built in the Sydney LGA. It is also noted that occupants are not denied the ability to shut bedroom windows should the need arise to ameliorate any intrusive external noise source.

Notwithstanding the above, and while in most instances Block 8 has been designed such that bedrooms of one apartment are not located adjacent living areas of another, there are some apartments where amendments have been proposed as follows:

- Apartments 9.05 and 10.03 – the kitchen windows of both apartments will be fixed closed with there already being sufficient alternative openings for cross ventilation;

- Apartments 10.03 and 10.04 – a planter box will be added to the terrace of apartment 10.04 to ameliorate both visual and acoustic privacy issues; and
- Apartments 10.06 and 10.07, and 11.04 and 11.05 – a fixed glass panel abutting the common wall will be provided to the balcony of apartments 10.07 and 11.05 while the operable panel to the bedroom will be positioned away from the common wall.

The above amendments to the apartments are illustrated in the attached plans prepared by Smart Design Studio.

As well as the above design amendments Acoustic Logic has also reviewed the proposal and has provided additional information as attached.

1.3 Car and Bicycle Parking

While the number of bicycle spaces has been reduced from 251 (SSDA) to 203 (RTS) this is still more than is required by Council's DCP. Similarly, while the number of car parking spaces has increased from 88 (SSDA) to 103 (RTS) this is still less than the maximum permissible under Council's LEP, which is 140. The change in parking numbers has been documented in the Traffic and Parking Review prepared by GTA Consultants and submitted with the RTS.

1.4 Communal Open Space

The RTS provided substantial justification for the type and extent of communal and open space provided within Block 8, and in particular the ability of residents to use Chippendale Green given its accessibility and adjacency to the building. Notwithstanding this justification, Council's recommendation to incorporate additional communal open space on the roof level by reconfiguring the layout of plant rooms, landscaping and reducing the private open space allocated to the two apartments on Level 12 has been noted.

However, the location and layout of the plant rooms has been carefully considered so as not to increase overshadowing or impact on the amenity of surrounding properties. While it might be possible to reconfigure the landscaping and/or reduce the size of the private open space allocated to the Level 12 apartments, relocating the plant rooms to do this will likely increase overshadowing impacts which is not a desired outcome. Accordingly, the provision of roof-top open space will remain as is.

2.0 ADDITIONAL INFORMATION

Further to the above, the Proponent has also provided information to address the following additional queries from Council:

- Overshadowing impacts on properties along Abercrombie and O'Connor Streets;
- Confirmation of inclusion of resident's lounge and gym in the overall GFA; and
- Confirmation of the number of single aspect south facing apartments.

3.0 CONCLUSION

The above shows that there has been a wealth of information provided to DP&E in support of the application for Block 8, and that the Proponent has made amendments both as part of the RTS and this further response to address Council's concerns.

It is anticipated that that latest provision of information will address any outstanding concerns and allow DP&E to finalise its assessment and issue the Draft Conditions of Consent.

Your comment, with respect to CRIG's delay in responding, is noted and should be no excuse for extending the approval period and the delay in determining this application.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4945 or ekirkman@jbaurban.com.au.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'E' followed by a horizontal line that ends in a small upward flick.

Emma Kirkman
Senior Planner