

Section 75W Modification Application Environmental Assessment Report



Central Park, Broadway

Modification to Approved Concept Plan MP06_0171 (Mod 10)

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

November 2014 ■ 14642

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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 pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). MP06_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 Gross Floor Area (GFA) allocation between development blocks and amendments to the building envelopes of Block 1 + 4N. The proposed modification seeks to reflect the concurrent State Significant Development (SSD) Applications to Block1 and Block 4N.

This report has been prepared by 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 report is based on the Concept Plan Drawings prepared by Foster + Partners (see **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.

Recent Amendments to Concept Plan

It is noted that a separate application (MP 06_0171 MOD 9) is anticipated for imminent determination which sought to amend GFA across the site as well as alterations to the Block 8 building envelope and other minor vehicle entry and public domain modifications.

2.0 Description of Proposed Modification

This chapter of the report provides a detailed description of the proposed development. Concept Plan Drawings prepared by Foster + Partners are included at **Appendix A**.

This application seeks approval for the following amendments to the existing Concept Plan, specifically:

- reallocation of GFA across the site, particularly to Blocks 1 + 4N; and
- modification of building envelopes of Block 1 + 4N.

The above modifications are described in detail in the Design Amendments Report prepared by Foster + Partners at **Appendix B**, and the following sections of this EAR.

2.1 Concurrent Applications

The modifications are primarily required to facilitate the concurrent SSD proposals for Blocks 1 + 4N.

2.2 Modification to Building Envelopes

A Design Amendments Statement has been prepared by Foster + Partners to accompany this modification (**Appendix B**) which describes in detail the relevant modifications to building envelopes on the Central Park site. A summary of the proposed modifications is provided below.

The modification involves changes to the massing of Block 1 and Block 4N, removing the link bridge between the two blocks to allow them to be developed as two independent buildings with different uses. The proposed massing modifications also look to address the change to the intended use including separation distances. **Figure 1** below identified the proposed massing variations shown in colour.

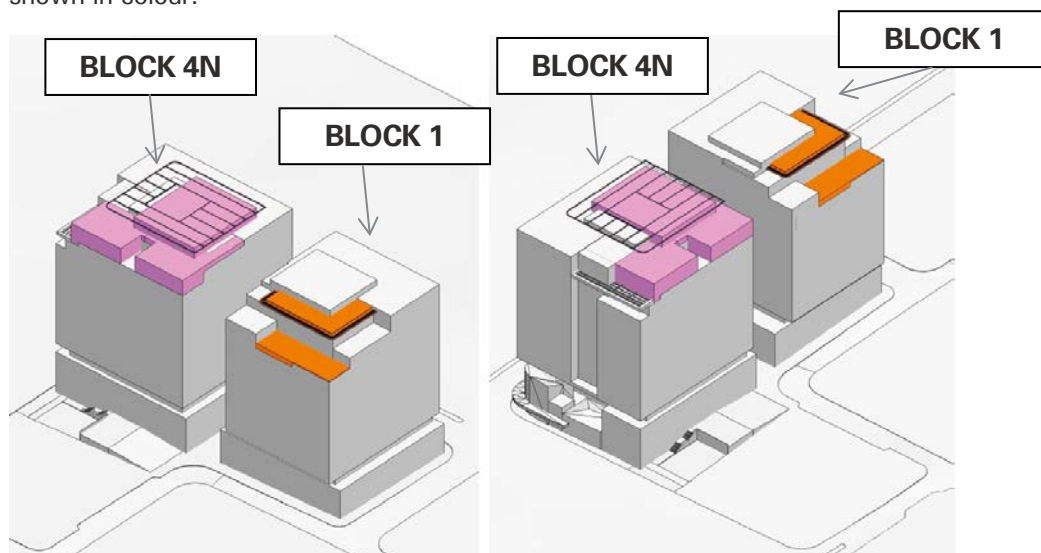


Figure 1 – Proposed envelope modifications
Source: Foster + Partners + JBA

2.2.1 Block 1

The proposed amendments to be Block 1 building envelope primarily relate to the change in building massing, as well as a removal of the link bridge to Block 4N. The ground floor entry locations and vehicle entry points are not proposed to be further amended from MOD 9. The proposed amendments are shown below in **Figures 2** and **3**.

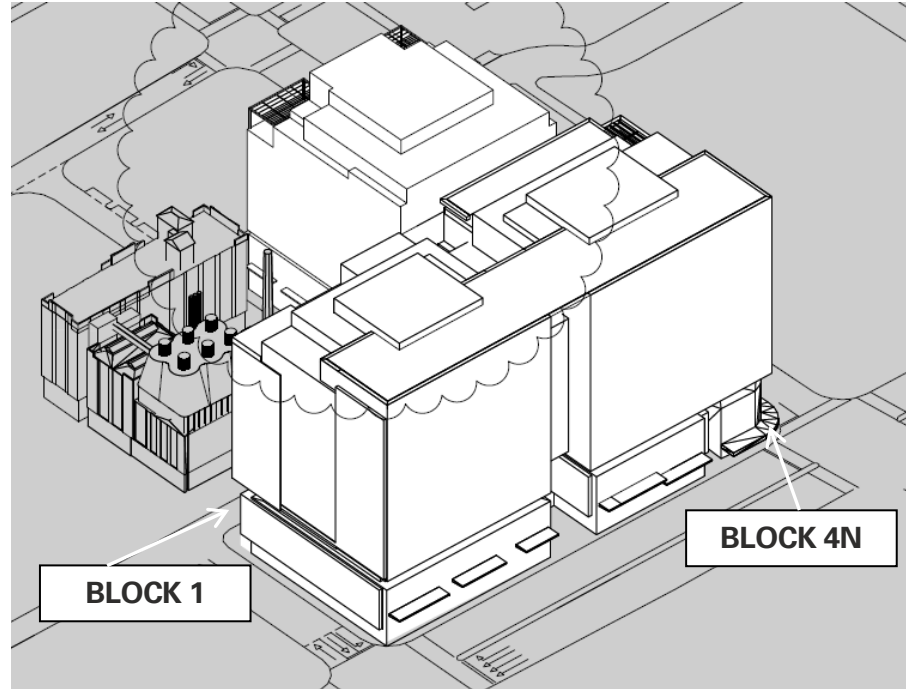


Figure 2 – Block 1 + 4N Massing – Mod 9 - north
Source: Foster + Partners

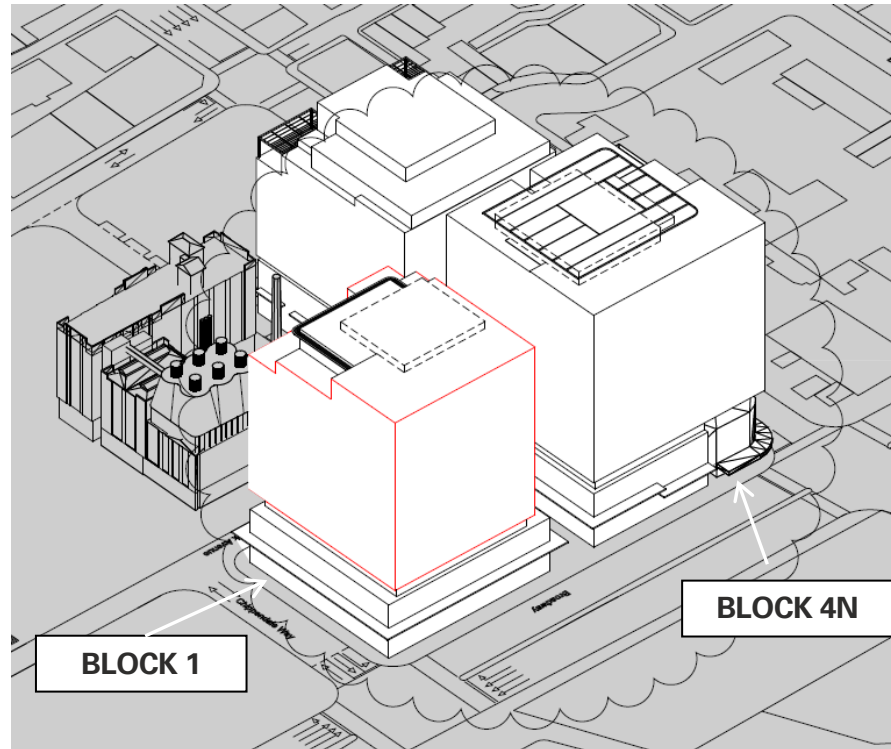


Figure 3 – Proposed Block 1 + 4N Massing – (Mod 10) - north
Source: Foster + Partners

2.2.2 Block 4N

The revised Concept Plan massing to Block 4N as part of this modification maintains the previously approved volume with minor additions to the southern top of the building. These are included to coincide with the Block 4N SSD application and shown above in **Figure 1**.

The revision is further analysed within the supporting S75W drawings to indicate the extent of additional shadows created by this minor addition in the massing as well as the additional solar access provided from the deletion of the link bridge between the now separated two blocks.

The existing (MOD 9) and proposed (MOD 10) envelopes are shown below in **Figures 4** and **5**.

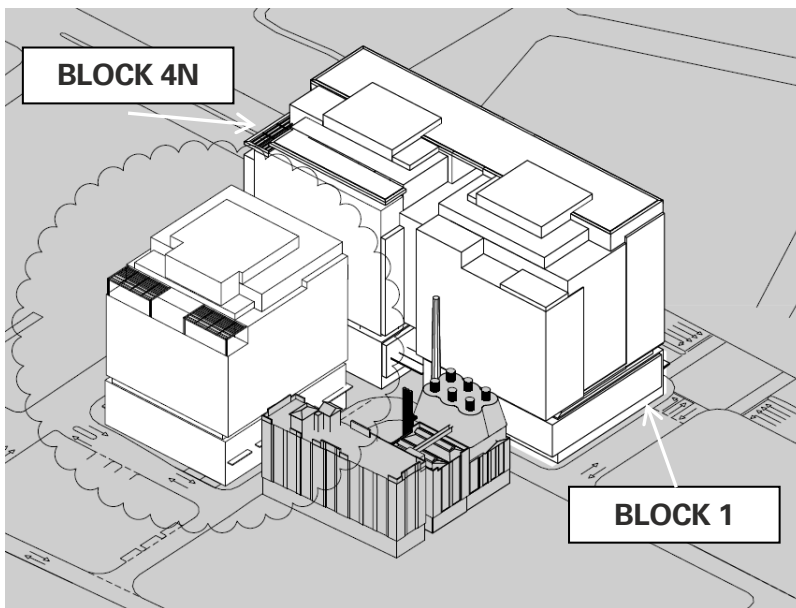


Figure 4 – Block 1 + 4N Massing – Mod 9 - south
Source: Foster + Partners

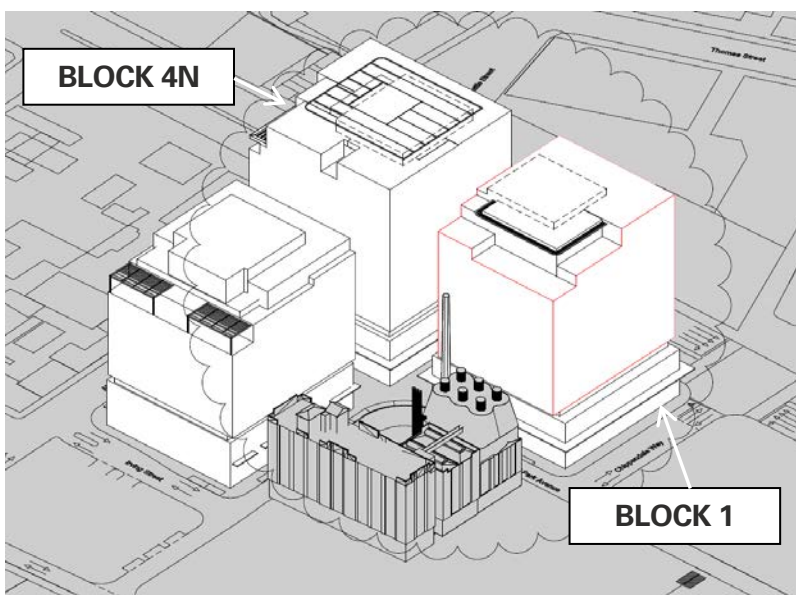


Figure 5 – Proposed Block 1 + 4N Massing – (Mod 10) - south
Source: Foster + Partners

2.3 GFA Reallocation between Development Blocks

This application proposes a redistribution of the approved GFA across the Central Park site. No change is proposed to the overall GFA approved on the site, being 255,500m² of the approved Concept Plan. **Table 1** below identified the GFA reallocation between blocks.

Table 1 – Existing and Proposed GFA

| MOD 9 Precinct-Wide GFA Summary | | | Proposed MOD 10 Precinct-Wide GFA Summary | | | | |
|---------------------------------|--------------------|-----------------|---|--------------------|-----------------|----------|------|
| Non- Resi GFA (sqm) | Max Resi GFA (sqm) | Total GFA (sqm) | Non- Resi GFA (sqm) | Max Resi GFA (sqm) | Total GFA (sqm) | Variance | |
| Block 1 + 4 (inc BY) | - | - | - | - | - | - | - |
| Block 1 (Split) | 1,153 | 23,362 | 1,287 | 23,699 | 24,986 | - | -471 |
| Block 4N (Split) | 25,930 | 0 | 22,155 | 3,552 | 25,707 | + | -223 |
| Block 4S | 962 | 21,364 | 831 | 21,427 | 22,258 | - | 68 |
| Block 4b (BY) | 3,898 | 0 | 3,898 | 0 | 3,898 | - | 0 |
| Block 2 | 19,235 | 48,391 | 19,235 | 48,391 | 67,626 | - | 0 |
| Block 3 | 5,000 | 6,043 | 5,000 | 6,043 | 11,043 | - | 0 |
| Block 5 | 1,432 | 26,884 | 1,432 | 26,884 | 28,316 | - | 0 |
| Block 6 | 2,000 | 0 | 2,000 | 0 | 2,000 | - | 0 |
| Block 7 | 1,000 | 0 | 1,000 | 0 | 1,000 | - | 0 |
| Block 8 | 135 | 14,744 | 120 | 14,674 | 14,794 | + | -85 |
| Block 9 (5C) | 0 | 26,598 | 0 | 26,598 | 26,598 | - | 0 |
| Block 10 | 303 | 1,541 | 303 | 1,541 | 1,844 | - | 0 |
| Block 11 | 1,249 | 24,276 | 1,267 | 24,163 | 25,430 | - | 95 |
| Total | 62,297 | 193,203 | 58,528 | 196,972 | 255,500 | - | 0 |

2.4 Modifications to Conditions of Consent

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

Schedule 2, Condition A4

A4 Development in accordance with Plans and Documentation

...

~~2(i) Section 75W EAR prepared by JBA dated January 2014; and
The plans prepared by Foster + Partners provided at Appendix A.~~

Except as Modified by

(i) Section 75W EAR prepared by JBA dated November 2014 (as amended)

Schedule 3, Condition A1

Amend Modification A1 of Schedule 3 by the deletion of the struck out words and the insertion of the revised GFA table

3.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed Modification Application.

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
- Sydney Development Control Plan 2012.

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 Frasers Broadway Concept Plan

The compliance of the proposed modifications with the Concept Plan (assumed MP 06_0171 Mod 9) is outlined below.

3.2.1 Total GFA

The proposal does not seek an increase in the maximum GFA permitted across Central Park development site, but rather the redistribution of floor space across the various blocks in response to approved developments (and conditions of approval), site constraints, and concurrent application (namely Blocks1 +4N).

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.

The proposed modifications will primarily allow for delivery of the proposed SSD developments on Block 1 +4N. The redistribution of gross floor area across the blocks also reflects minor modifications made to Blocks 4S, Block 8 and subsequently Block 11 as part of further design development.

3.2.2 Building Envelopes

The modification to the approved building envelopes of Block 1 +4N seek to substantially remove massing from these blocks, which is currently located as a link bridged between.

The improved physical separation of these two blocks as a result of their change in use has led to an overall gain in the extent of solar access now entering the masterplan to the heart of Central Park and a reduction on the extent of shadows cast. The improved separation also benefits the proposed pedestrian link between Block 1 and Block 4N by improving the external environment of this new gateway to Chippendale Green and the Brewery Yard.

The revision is further analysed within the supporting S75W drawings to indicate the extent of additional shadows created by this minor addition in the massing as well as the additional solar access provided from the deletion of the link bridge between the now separated two blocks.

The changes however maintain the key concepts already established in the existing approvals relating to street facade alignments, the control of overall massing height and modulation.

3.3 Solar Access and Overshadowing

As demonstrated on the overshadowing plans provided within the revised Concept Plan drawing set (**Appendix A**), the proposal results in a net increase of solar access to the public domain, including to Abercrombie Street, Chippendale Green, Brewery Yard Courtyard, and the pedestrianized link between Block 1 + 4N that will be utilised as outdoor seating for food speciality tenancies and passive recreation area.

Importantly, as can be seen from the shadow diagrams, the minor variation to the approved concept plan envelope at the rear of Block 4N and Block 1 on the southern side of the building envelope, does not result in any significant overshadowing to surrounding land uses.

Excerpts of the proposed MOD 10 shadow diagrams are provided below in **Figure 6** and **7** which identify a reduction in overshadowing as a result of this modification.

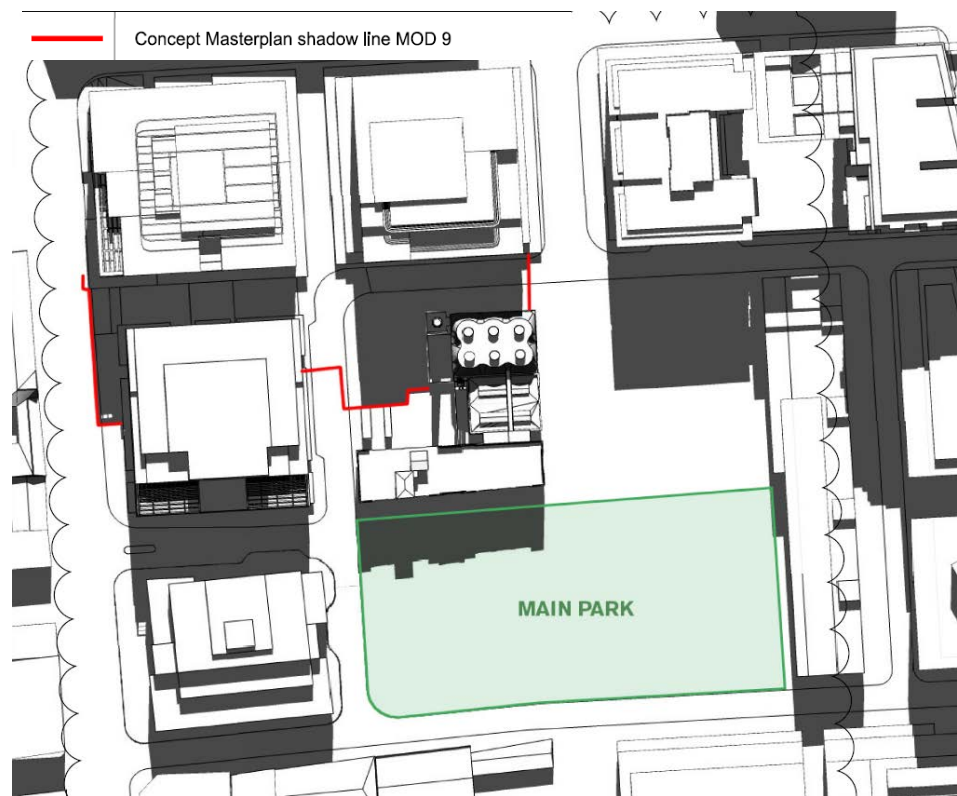


Figure 6 – Overshadowing – 21 March 12pm - Midday
Source: Foster + Partners



Figure 7 – Overshadowing – 21 March 1pm
Source: Foster + Partners

3.4 Public Benefit of Modification

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

- Providing for the delivery of high quality residential/mixed uses within the Central Park site consistent with the approved envelope;
- Improved consistency with the objectives of the *Metropolitan Plan for Sydney 2036* of delivering residential/mixed use development within existing centres which have good access to public transport;
- Delivery of a more considered distribution of floor space within the western precinct of the site with no material impacts to neighbouring properties;
- 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 MP07_0161 (MOD 9) is recommended for approval.

4.0 Conclusion

The Environmental Assessment Report (EAR) has been prepared to consider the environmental, social and economic impacts of the proposed amendments to the MP 06_0171 (MOD 10) including the following:

- reallocation of GFA across the site, particularly to Blocks 1 + 4N; and
- modification of building envelopes of Block 1 + 4N.

The proposed amendments will have regard to the biophysical, economic and social considerations, including the principles of ecologically sustainable development.

The amendments to the Concept Plan are proposed in response to determined and concurrently proposed applications to ensure a viable development outcome is realised on the Central Park site.

Given the merits described above it is requested that the application be approved.