

We strongly object to the height of the proposed buildings along Wellington St Chippendale.

The area of land at the corner of Wellington and Balfour is narrow and the proposal is closer to existing buildings than any new structures in the Central Park Development

We are also extremely concerned that excavation could cause damage to the older buildings along Wellington St and remember the disasters with the Lane Cove Tunnel and the damage caused after heavy rain at the Collaroy excavation site.

What assurances can the Department, Council and Developer give us that the construction will not unduly interfere with the businesses and residents in Wellington St in particular the safety of people using these existing buildings in Wellington St to access their homes and workplaces. While we accept that some noise is inevitable, we have to live and work beside this massive redevelopment of the CUB site. Overall the development has been positive but we believe that Wellington St does need to be reassessed.

Natasha Harras

From: RUSS PARKER <russ_parker@mac.com>
Sent: Sunday, 1 February 2015 2:13 PM
To: Natasha Harras
Subject: Re SSD 6376 Block 11 Central Park & Mod 06_171 Mod 11

Dear Natasha

I have lived in myrtle st Chippendale for 14 years and I have grave concerns over this development including but not limited to;

- the current proposal is excessive and I would like to see it modified to reduce the scale and massing which i feel is too large in terms of context to the immediate heritage area and in particular totally dominates the immediate streets detracting from the value of the heritage conservation area (please remember that the project cannot be cancelled as the concept plan has already been approved - however the actual design can be modified)
- I have concerns about the design encouraging visitors and patrons from Kensington Street into the residential neighbourhood around Wellington Street, Dick and Balfour Streets
- I have concerns about the increased scale and massing from the previous plans - and the impact will have in terms of Wellington, Queen and Balfour Streets - that it will act as a wall when viewed from the southern or western elevation.
- I am concerned about the way in which the community consultation process was conducted in the pre-application stage, as key information was missing.
- I have concerns about the traffic management (if this is the case) or location of the cafes/facilities

Russ Parker
Myrtle St., Chippendale
Sent from my iPhone 6 Plus

Natasha Harras

From: [REDACTED]
Sent: Sunday, 1 February 2015 2:20 PM
To: Natasha Harras
Cc: Clover Moore; Alex Greenwich MP
Subject: Objection to SSD 6376 Block 11 Central Park & Mod 06_171 Mod 11

RE: Objection to SSD 6376 Block 11 Central Park & Mod 06 171 Mod 11

As usual the plan by this developer looks nothing like those paraded around by them to try and get community support when they started this destruction. I have absolutely no faith in this process, concerns of long term residents are ignored.

1. I'm a resident who has lived at [REDACTED]
 2. **Please note I wish for my personal details to be confidential.** I do not trust the developer and their associated companies. I fear for my safety, as I have been threatened by some because of my objections.
 3. I have grave concerns about the current proposal and would like to see it modified to reduce the scale and massing which I feel is far too large in terms of context to the immediate heritage area and in particular totally dominates the immediate streets detracting from the value of the heritage conservation area. I would like to see this modified (the scale reduced) or go back to that more in line with the original proposal by this foreign developer.
 4. I'm also concerned about the design encouraging visitors and patrons from Kensington Street into the residential neighbourhood around Wellington Street, Dick and Balfour Streets (likewise I have concerns this area is being changed by stealth without proper community engagement).
- NB:** Violence associated with alcohol is widely known and the lockout laws show government is aware of this. This area is outside that zone, so our safety and lives are at risk by these plans.
5. I have concerns about the increased scale and massing from the previous plans - and the impact they will have in terms of Wellington, Queen and Balfour Streets. It will act as a wall when viewed from the southern or western elevation.
 6. I have concerns about the wind report which only looks at the immediate surrounds rather than considers the proposed design in context with the open space on Park Lane, Chippendale Green and along O'Connor Street.
 7. I'm very concerned about the way in which the community consultation process was conducted in the pre-application stage, as key information was missing.
 8. I have serious concerns about the traffic management and location of the cafes/facilities.

[REDACTED]

The information and/or content of this email is confidential and for the recipient only. If sent to you in error please delete.

Natasha Harras

From: [REDACTED]
Sent: Sunday, 1 February 2015 4:14 PM
To: Natasha Harras
Subject: Re SSD 6376 Block 11 Central Park & Mod 06_171 Mod 11

Dear Council,

I write objecting to the modifications for Block 11. Please withhold from issuing name and contact details to anyone, outside of Council.

- I am a resident having lived in Goold Street, since 2006.
- I have been subjected to every conceivable impact, which I do not need to list here, associated with the development and build out of Central Park. And further that which is being forced upon my family with the opening and establishment of Kensington Street as a restaurant precinct.
- If it isn't enough that the concerns regarding the noise associated with this build out will seriously impact on the community to live in a peaceful and balanced way, then what is.
- We are now faced with a further onslaught of people invading the area and complain about the lack of consultation following the alterations to the original concept plan,
- The impact of these development on the small residential communities surrounding this gigantic build out will be horrific. Apart from this being an over-scaled project I am not sure what level of tolerance you are expecting of people who live in this area, or perhaps even care. Welcome to the world of overcrowding which incidentally, Council cannot control presently. And the number of incidents from vandals is already being experienced - what is to come. Oh yes, not forgetting the drug addicts and more.
- I am very concerned by the scale of this project - we seem to be losing all of the heritage and characters that defined the area and seek consideration for the reduction and modification of the design. How many people can you cram into an area and what quality of life do those people have from the impact across all measures
- Having been severely impacted by the developments to date around my own streets, the impact this will have in terms of Wellington, Queen and Balfour Streets will be identical. And if the wind alleys that have been created by the construction in Carlton Street are anything to go by, gale force wind reports will need to be issued. It is almost impossible to walk down that street and any time. I therefore question how valid was the report that was done for that street and therefore question the new one. As for traffic, well, it will be deplorable

If it is Council's intention and it seems that way, to run a process which in actual fact appears to ignore community views, then I am unsure at all why opinion is sought. And a recent example of this, is Council's approval of a small bar in Goold Street. The property has people's homes directly opposite and adjacent. It just goes to show what little value is placed on individuals and their families. Apparently it is ok for children to have to walk past the bar to get to their home. It is an absolute joke. And it seems too that the way is clear now for any householder irrespective if the area is zoned 'residential' or otherwise, to open up a bar. I guess the brothels and massage parlours will follow.

[REDACTED]

Natasha Harras

From: Bruce <homebd@bigpond.net.au>
Sent: Sunday, 1 February 2015 6:10 PM
To: Natasha Harras
Subject: Re SSD 6376 Block 11 Central Park & Mod 06_171 Mod 11

Dear Natasha Harras – Planning NSW Government

I would like to make a submission in regards to:

Re SSD 6376 Block 11 Central Park & Mod 06_171 Mod 11

1. I am a resident owner who lives on the corner of O'Connor and Buckland Streets and I have lived here for 20 years.
2. I have concerns about the current proposal and would like to see it modified to reduce the scale and massing which I feel is too large in terms of context to the immediate heritage area and in particular totally dominates the immediate streets detracting from the value of the heritage conservation area.
3. I have concerns about the increased scale and massing from the previous plans - and the impact that it will have in terms of Wellington, Queen and Balfour Streets - that it will act as a wall when viewed from the southern or western elevation.
4. I have concerns about the wind report which only looks at the immediate surrounds rather than considers the proposed design in context with the open space on Park Lane, Chippendale Green and along O'Connor Street.
5. I have concerns about the way in which the community consultation process was conducted in the pre-application stage, as key information was missing.
6. I also have concerns about the traffic management, already O'Connor Street, western side, has had a big increase in traffic since the eastern side of O'Connor street has been opened to Regent Street. Drivers take no notice of signs and lights at this intersection and drive across Abercrombie Street to western side of O'Connor Street.

Regards

Bruce Coyte
Mob: 0419 698 182
Email: homebd@bigpond.net.au

Natasha Harras

From: [REDACTED]
Sent: Monday, 2 February 2015 5:53 PM
To: Natasha Harras
Subject: [REDACTED]
Attachments: Appendix A_702 01_Development Sola.pdf; Frasers Concept Plan_A-1260.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Content:

There appears to be a significant increased height from the original concept plan to the proposal, considering the massing directly facing Wellington Street.

The concern is that this would have a negative impact on overshadowing for residents and businesses all the way along Wellington Street.

The recommendation from the 2007 Advisory Panel stated that 'building on the southern boundary should be a maximum of 15 metres to relate to the warehouses and related buildings in Chippendale'.

The original concept plan from Frasers (October 2008), hosted on their website, shows building heights of around 15m directly facing Wellington Street (28.8AHD - 32.00 AHD), with higher development set back towards the north.

The new proposal appears to show heights of approximately 15-20m higher (51AHD) directly facing the smaller scale buildings on Wellington Street. The amenity of all small scale buildings along Wellington Street would be affected - not only residential terrace houses but also existing businesses.

IP Address: 27-32-110-212.static.tgqi.com [REDACTED]
https://majorprojects.affinitylive.com/?action=view_activity&id=116264

Submission for Job: #6851 MP 06_0171 MOD 11 - Central Park Concept Plan modifications to Block 11 and redistribute gross floor area
https://majorprojects.affinitylive.com/?action=view_job&id=6851

Site: #174 Central Park (former Carlton United Breweries Site)
https://majorprojects.affinitylive.com/?action=view_site&id=174

[REDACTED]
[REDACTED]

Natasha Harras

From: [REDACTED]
Sent: Monday, 2 February 2015 4:59 PM
To: Natasha Harras
Subject: [REDACTED]

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

[REDACTED]

[REDACTED]

[REDACTED]

Content:

My objection is on the basis that the proposed modifications of increased height will have a negative effect (both in terms of visual privacy, and solar access) on the buildings of Wellington Street.

[REDACTED]

https://majorprojects.affinitylive.com/?action=view_activity&id=116258

Submission for Job: #6851 MP 06_0171 MOD 11 - Central Park Concept Plan modifications to Block 11 and redistribute gross floor area

https://majorprojects.affinitylive.com/?action=view_job&id=6851

Site: #174 Central Park (former Carlton United Breweries Site)

https://majorprojects.affinitylive.com/?action=view_site&id=174

[REDACTED]

[REDACTED]

Natasha Harras

From: [REDACTED]
Sent: Monday, 2 February 2015 4:34 PM
To: Natasha Harras
Subject: Re SSD 6376 Block 11 Central Park & Mod 06, 171 Mod 11

Dear Natasha

I am a resident who lives in corner of [REDACTED] and I would like my personal details to be confidential

I have concerns about the current proposal and would like to see it modified to reduce the scale and massing which you feel is too large in terms of context to the immediate heritage area and in particular totally dominates the immediate streets detracting from the value of the heritage conservation area.

I have concerns about the design encouraging visitors and patrons from Kensington Street into the residential neighbourhood around Wellington Street, Dick and Balfour Streets.

I also have concerns about the increased scale and massing from the previous plans - and the impact will have in terms of Wellington, Queen and Balfour Streets - that it will act as a wall when viewed from the southern or western elevation.

I have concerns about the wind report which only looks at the immediate surrounds rather than considers the proposed design in context with the open space on Park Lane, Chippendale Green and along O'Connor Street.

I have concerns about the way in which the community consultation process was conducted in the pre-application stage, as key information was missing.

Kind regards