

**Mixed use Building, Block 11 and Modification to the Concept Approval at Central Park,
Chippendale (Former Carlton United Brewery site)**

Application No: **SSD6376 and MP 06_0171 MOD 11**

NAME Rob GILFILLAN

ADDRESS 154 DICK ST Chippendale, NSW 2008

(Check box if you want the Department to delete your personal information before publication)

REASONS FOR MY OBJECTION TO THIS PROPOSAL

1. INCREASE MASS, SCALE AND OVERSHADOWING on LOCAL RESIDENTS AND BUSINESSES

The increased scale and massing from the Initial Concept Plans (approx 6 storeys) to the New Proposal of 9-13 storeys is not supported. The overshadowing impact on Wellington, O'Connor, Queen and Balfour Streets will be dramatic. The lack of solar access and reduction in blue sky vista are contributed to the New Proposal of Block 11 where it will act as a wall when viewed from the southern or western elevation.

The Advisory Panel recommendation in 2007 states "*Building on Southern boundary should be a maximum of 15 metres to relate to the warehouses and realted buildings in Chippendale.*" **WHY WAS THIS RECOMMENDATION NOT IMPLEMENTED??**

I would like to see the current proposal 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.

2. COMMUNITY CONSULTATION PROCESS HELD ON 31 MAY 2014

After numerous requests to Eltons for shadow drawings of current infrastructure i.e.(no building at the site of Block 11) so residents could compare it to the Approved Concept Plan and New Proposed Plan, no documentation was supplied. Also data used showing Surrounding Land Use(JBA,2007), there are a number of properties shown as commercial when infact residents reside there and others which are residential. We were also unable to obtain accurate data of elevation heights.

3. PEDESTRIAN MOVEMENT FROM KENSINGTON STREET

The design encourages visitors and patrons from Kensington Street Proposed Nightlife, into the residential neighbourhood around Wellington, Dick and Balfour Streets. The underpass redirects pedestrian flow away from Central park into neighbouring residential streets. An increase in noise and late evening alcohol associated behaviour will have an instant impact on the local community and residents.

4. NOISE FROM 296 RESIDENTIAL DWELLINGS/BALCONIES AND DOGS PERMITTED

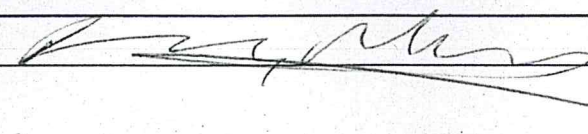
The noise from residents and in particular dogs barking from Building 18 The Mark recently has been extreme, impacting on the livelihood of residents and businesses in Wellington, Queen, O'Connor and Balfour Streets. It is in the Central Park by laws that residents are to keep their dogs quiet, but Central Park Security are at loose ends trying to police this disruption which occurs throughout all hours of the night and early morning.The numerous balconies facing the southern side will only increase these existing disruptive noise levels.I propose no balconies on the Southern side of the building.

5. EXCAVATION CONCERNS IN CLOSE PROXIMITY TO REDISENTIAL PROPERTIES AND BUSINESSES

As history has shown in relation to Collaroy in 2014 and Lane Cove Tunnel in 2008, excavation in extremely close proximity to existing buildings is of great concern.

5. INCREASE IN TRAFFIC FLOW AND HIGH PARKING DEMANDS ON SURROUNDING STREETS

7. OTHER

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NAME GARY WHALLEY
ADDRESS 15A DICK STREET Chippendale, NSW 2008

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Application No: **SSD6376 and MP 06_0171 MOD 11**

NAME MATVEY Vyalkov
ADDRESS 15 Wellington Street Chippendale, NSW 2008

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ADDRESS 103/71-75 Regent SA Chippendale, NSW 2008

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