

2 March 2016

## NSW Planning Assessment Commission Determination Report

### State Significant Development Application and Modification to Concept Approval Central Park (former Carlton United Breweries Site) (SSD 6376 and MP 06\_0171 MOD 11)

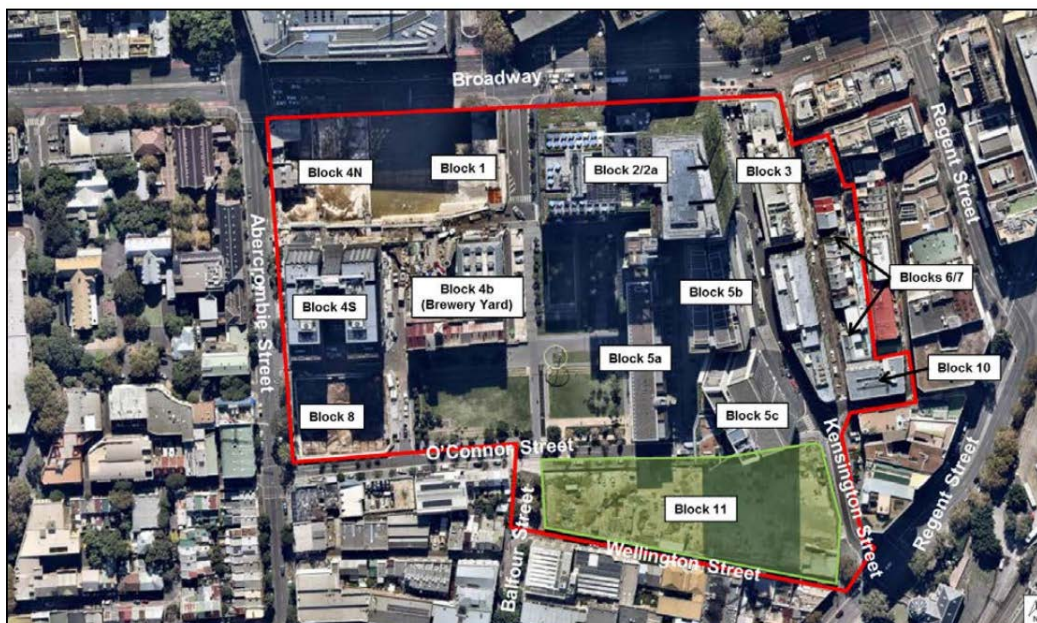
#### 1. INTRODUCTION

Frasers Broadway Pty Ltd (the Applicant) has submitted a State Significant Development (SSD) Application (SSD 6376) for a 10 to 13 storey mixed use building referred to as Block 11 in Central Park, Chippendale (former Carlton United Breweries site) and a section 75W modification to the Central Park Concept Plan for Block 11 (MP 06\_0171 MOD 11).

Central Park is located in the south-western edge of the Sydney Central Business District (CBD) and is broadly bounded by Abercrombie Street to the west, Regent Street to the east, Broadway to the north and Kensington Street to the south. The site is located within the City of Sydney local government area (LGA).

Central Park comprises a number of high density mixed use and residential buildings many of which are occupied and a number of which are still under construction. The subject site, Block 11, would be the last block to be developed. Block 11 has an area of 7,280m<sup>2</sup> and is located in the south-eastern corner of Central Park bounded by O'Connor Street to the north, Kensington and Regent Streets to the east, Wellington Street to the south and Balfour Park and Balfour Street to the west (refer to **Figure 1**).

*Figure 1 – Central Park Precinct Site Plan*



## **2. PROPOSAL**

On 9 February 2007, the Minister for Planning approved a Concept Plan (MP 06\_0171) for redevelopment of the site for a mix of residential, commercial, retail uses and public open space.

Since its original approval the Concept Plan has been modified on ten occasions. The current Concept Approval for Block 11, as modified, allows for the following development:

- Three building envelopes ranging in height from RL 28.8 to RL 58.8 (4 to 11 storeys);
- Total maximum gross floor area (GFA) of 25,200m<sup>2</sup> (maximum 23,807m<sup>2</sup> residential and minimum 1,413m<sup>2</sup> non-residential);
- Provision of a child care facility;
- Vehicular access from O'Connor Street and 12 on-street car parking spaces;
- Car parking rates in accordance with Council's Local Environment Plan (LEP) 2005; and
- Public open space and public domain improvements.

### **Modification 11**

The proposal seeks the following modifications to the Concept Approval for Block 11:

- Amalgamation of three building envelopes into one single building envelope, including the following key changes:
  - Wellington Street building envelope setback increased at the western end by 6 to 7 metres and increased at the eastern end by between 1.2 to 10.5 metres;
  - O'Connor Street building envelope setback increased at the western end by 7.3 metres at the upper levels and increased at the eastern end by between 15.5 to 18.5 metres;
  - Changes to building heights by increasing the western end by 4.9 metres (RL 45.3 to RL 50.20) and increasing the eastern end by 5.37 metres (RL 58.8 to RL 64.17) and reducing the central element by 2.3 metres (RL 52.5 to RL 50.20)
- Reallocation of GFA;
- Relocation of the O'Connor Street vehicular access;
- Reduction of on-street parking on O'Connor Street from 12 to 6 spaces;
- Provision of three short term pick up/drop off car parking spaces on Kensington Street; and
- Increase of 1,390m<sup>2</sup> of open space.

### **SSD 6376**

The proposal seeks approval for the construction of a 10 to 13 storey mixed use building containing the following:

- Two levels of basement;
- Total GFA of 25,220m<sup>2</sup> (23,807m<sup>2</sup> residential GFA and 1,413m<sup>2</sup> non-residential GFA);
- 296 residential apartments;
- Total retail GFA of 758m<sup>2</sup>, which includes 323m<sup>2</sup> for the Castle Connell Hotel;
- Two level child care facility with a GFA of 655m<sup>2</sup> and a capacity of 90 children;
- Retention and alteration of the Castle Connell Hotel, including demolition of former laundry located at roof level;
- Vehicle access point at O'Connor Street with through site pedestrian links;
- 174 car parking spaces and 488 bicycle parking spaces;
- Business identification zones;
- Total of 3,330 m<sup>2</sup> of open space;
- Public domain works;
- Strata and stratum subdivision;
- Business identification; and
- Signage zones.

The SSD application (related to the building envelope, vehicular access and parking) is dependent on the proposed Concept Approval modification.

### **3. DELEGATION TO THE COMMISSION**

The State Significant Development and the modification applications were referred to the Commission for determination under the terms of the Ministerial delegation dated 14 September 2011 as more than 25 public submissions by way of objection were received. These particular modification applications were received in the Commission on 26 November 2015.

The Commission panel appointed to determine the applications comprised Ms Lynelle Briggs AO (chair), Ms Annabelle Pegrum AM and Mr John Hann.

### **4. DEPARTMENT'S ASSESSMENT REPORT**

The Department's Assessment Report identified the following key issues:

#### **Concept Approval Modification**

- Built form;
- Overshadowing impacts; and
- On-street parking spaces.

#### **Block 11 SSD Application**

- Consistency with Concept Approval;
- Building envelope height;
- Design excellence;
- Residential amenity;
- Child care facility;
- Public domain; and
- Signage.

The Department's Assessment Report recommends approval subject to conditions. In summary, the Department is satisfied that the changes proposed to the Concept Plan Approval are *acceptable and will maintain a satisfactory level of amenity to neighbouring properties*. The Department is also satisfied that the concurrent SSD Application for Block 11 *provides adequate amenity for occupants of the building and minimises its impacts upon neighbouring properties*.

### **5. MEETINGS & SITE VISIT**

The Commission received a briefing from the Department on 8 December 2015 (see **Appendix 1**). Additional information was provided by the Department at the Commission's request on 17 December 2015 regarding solar access, the provision of child care, corridor lengths and the provision of lifts.

The Commission attended the site with the Applicant on 8 December 2015 and requested a range of additional information regarding the capacity of the lifts, the design approach taken in regards to solar access, the functionality of the hybrid cross ventilation system, wind modelling, the provision of child care and apartment sizes. The Applicant provided additional information on 18 December 2015 and 22 January 2016.

The Commission met with the City of Sydney (Council) on 18 December 2015. At this meeting Council advised that there were only two outstanding concerns namely: the proposed cantilever design over Wellington Street and the issue of land ownership and liability below the cantilever; and

concerns regarding the proposed extension to Council's standard construction hours, given that Central Park now has a high level of occupancy.

A public meeting was arranged for 18 December 2015. The Commission received no speaker registrations and consequently no public meeting was conducted. No written submissions regarding this project were received by the Commission.

## **6. COMMISSION'S CONSIDERATION**

Having considered the information available, the Commission agrees with the Department's assessment that matters related to built form, on-street parking, building height, and signage have been appropriately addressed. The Commission also considers that the proposed building form and elevations and the associated open space are an improvement on the current Concept Approval and will enhance Central Park to the benefit of the community.

The following key areas were identified by the Commission for further consideration:

### **Concept Plan Approval Modification**

- Overshadowing.

### **Block 11 SSD Application**

- Solar access;
- Wind;
- Ventilation in the apartments;
- Lift cores and corridor length;
- Apartment sizes;
- Cantilever;
- Child care facility; and
- Construction hours.

### **Concept Plan Approval Modification**

#### **6.1 Overshadowing**

Concerns were raised within public submissions to the Department regarding the proposed changes to overshadowing and the potential impacts for adjoining residents. The Concept Plan Approval provides for three separate buildings, whilst the proposed design is for one long and slender building with some increases in height and more generous setbacks. As a result of the proposed design changes, there have been gains and losses in solar access and significant gains in publicly accessible open space.

The Commission notes that there are three residential townhouses located directly south of the subject site on Wellington Street that would lose the expected 25 minutes of solar access that they would have received between 10am and 2pm on the winter solstice under the current Concept Plan Approval. These properties would however generally continue to have the same solar amenity as expected at other times of the year. The Commission notes that the proposed building envelope and massing will result in additional public open space directly across from the townhouses. On balance, the Commission is satisfied that the additional overshadowing of the three townhouses is not significant and will be offset by the increased amenity in open space, attractive streetscape and the associated outlook afforded to the townhouses.

## **Block 11 SSD Application**

### **6.2 Solar Access**

The proposed development does not achieve the recommended solar access levels within the Apartment Design Guide (ADG) or the Residential Flat Design Code (RFDC), which both recommend that 70% of apartments in dense urban areas should achieve at least two hours of direct sunlight between 9am and 3pm during the winter solstice. The proposed development would meet the recommendation for only 155 of the proposed 296 apartments (52%). The Commission notes that this is less than the 56.5% of apartments that would achieve the recommended solar access under the current Concept Plan Approval.

The Commission requested further advice from the Applicant regarding the strategic design approach taken to address solar access. In response, the Applicant provided details on the architectural approach adopted for the facades associated with aspect and orientation including the use of horizontal fixed louvres, operable sunscreens, and glazed window walls with integrated and full height operable bi-folds.

The Commission noted that previous development applications within Central Park have been approved that do not match the ADG or RFDC solar access recommendations. Those assessments appear to have taken into account the constrained nature of this development area and the objective for increased residential density in this desirable city edge location. The alternate assessment method adopted previously in Central Park is for two hours of solar access to apartments between the extended hours of 7:30am and 4:30pm in mid-winter. Applied to the proposed development, this would achieve that level of solar access for 217 of the 296 apartments (73%).

Overall, the Commission is satisfied that the proposed levels of solar access are adequate for this location given the constrained nature of the site; the benchmark established in the other buildings in Central Park; the architectural approach taken to optimise solar access; the amenity afforded by the increases in open space associated with the proposal; and the desire to provide high density living in an accessible city edge location.

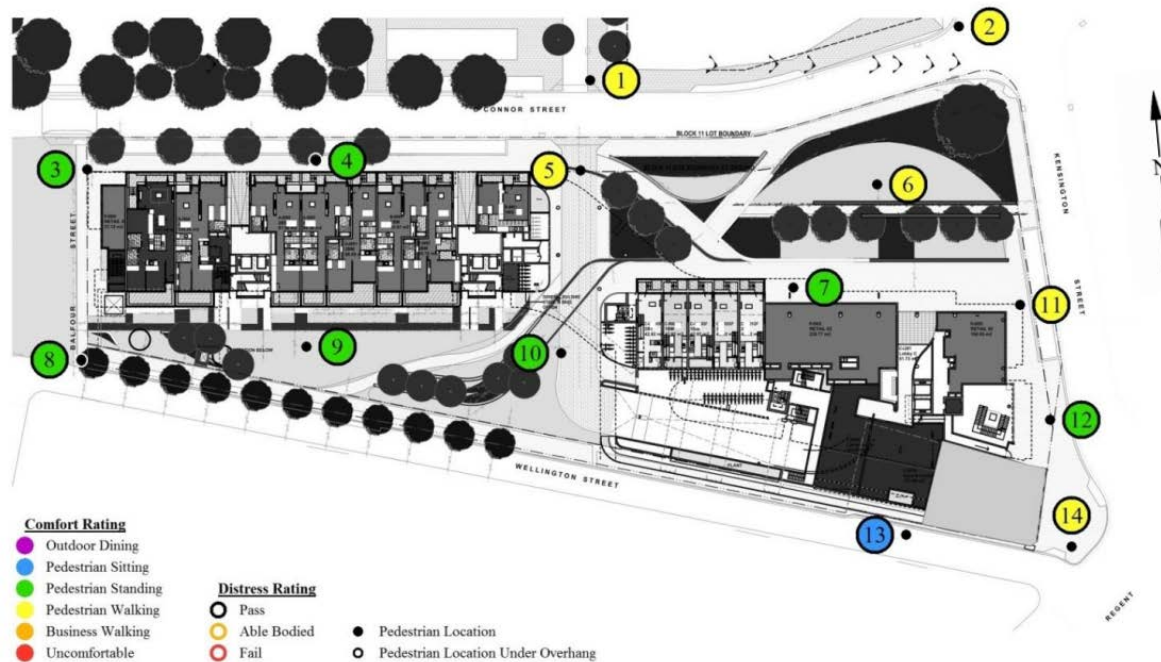
### **6.3 Wind**

#### *Open Space*

Concerns were raised within various public submissions to the Department regarding potential adverse wind conditions for pedestrians within the site. As part of their application, the Applicant has provided a wind assessment that includes wind modelling for the site. **Figure 2** below demonstrates the predicted wind impacts across the subject site and highlights the level of comfort for each location.

Following the site visit, the Commission requested further clarification on the potential wind impacts on the amenity and use of the proposed open spaces. The Applicant provided further detail about the wind assessment methodology and the measures that could be adopted to reduce potential wind impacts. These measures include additional tree planting, the inclusion of perpendicular fins to the building facades (as appropriate) and planter boxes. The Applicant also noted that the wind impacts for the site are largely governed by Block 9 and were expected to improve with the inclusion of Block 11. The Commission considers that the provision of the open space is critical to the proposal and that the space must be pleasant and usable for the future residents and the community. In response the Commission has applied the following condition to ensure additional measures to reduce the potential impact of wind are implemented.

**Figure 2:** Classification of wind conditions/pedestrian comfort levels



**B8** Prior to the issue of any Construction Certificate details are to be provided and approved by the Secretary that demonstrate the measures that have been incorporated within the design in order to reduce the impacts of wind such as;

- Additional large mature trees along O'Connor and Kensington Street;
- External permanent or temporary fins perpendicular to the façade;
- Planter boxes parallel to the façade; and
- Additional trees within park areas.

The Commission notes that the proposed open space area fronting O'Connor Street (location 6) is currently classified as being comfortable for "pedestrian walking". In addition, the area outside the retail units fronting the O'Connor Street park (location 7) is currently classified as being comfortable for "pedestrian standing". However, the Commission is of the opinion that both these open space areas should be enjoyable and provide for "pedestrian sitting" to ensure that it is pleasant and usable for the residents of Central Park and the community. Consequently, the Commission has included the following condition:

**B7** Prior to the issue of **any** Construction Certificate, an updated wind assessment shall be submitted for the Secretary's approval. The wind assessment shall demonstrate what additional methods/treatments will be included so as to reduce wind impacts to ensure that the area outside the retail units fronting the O'Connor Street park would be comfortable for pedestrian sitting, and that the O'Connor Street park is comfortable for pedestrian sitting.

#### Child care

The Commission notes that the proposed child care facility would provide outdoor open space on the first floor of the development. The wind assessment for this open space is classified as comfortable for "pedestrian standing". As small children would be the main occupants of this area, the Commission is of the opinion that the open space should be comfortable for "pedestrian sitting". Consequently, the Commission has included the following condition of consent:

B9 *Prior to the issue of **any** Construction Certificate, an updated wind assessment shall be submitted for the Secretary's approval. The wind assessment shall demonstrate what additional methods/treatments will be included to reduce wind impacts to ensure that the outdoor play area for the child care facility is classified as comfortable for pedestrian sitting.*

#### **6.4 Ventilation**

The RFDC recommends that at least 60% of apartments should be naturally cross ventilated. The ADG makes the same recommendation for apartments in the first nine storeys. In the proposed development, only 45% of apartments achieve the RFDC recommendation but 50% would achieve the ADG recommendation.

The Applicant informed the Commission that the deficiency in cross ventilation would be addressed through the adoption of a 'hybrid cross ventilation' system. The Commission requested further information from the Applicant about the proposed system. The information provided outlined the performance of the system and advised that it *consists of ductwork from the rear of the single sided apartments through the corridor ceiling...rising up to roof level* (enhanced by the inclusion of a wind ventilator), which assists air movement through the apartments.

The Applicant advised that an additional 70 apartments would gain a form of natural cross ventilation through the adoption of the 'hybrid cross ventilation' system. The Commission has amended the Department's recommended condition of consent to ensure the proposed development meets the RFDC by expressly requiring at least 70 'hybrid cross ventilated' apartments, as follows:

B4 *Prior to the issue of the relevant Construction Certificate the Applicant shall submit plans to the PCA confirming that **at least between 44 and 70** apartments that do not achieve natural cross ventilation will be afforded 'hybrid cross ventilation' via a system of fire isolated and acoustically treated ducting and assisted ventilation risers.*

The Commission notes that new technologies are constantly emerging to address the performance of buildings. As such, the Commission is satisfied with the 'hybrid cross ventilation' system proposed to address the deficiencies within the proposed scheme. To ensure that there is no negative impact on the building design, the Commission has included the following condition:

C20 *Prior to the commencement of building construction, the Applicant shall provide, to the satisfaction of the PCA, plans that demonstrate that the architecture of the building will conceal all roof plant.*

#### **6.5 Lift Cores and Corridor Length**

The RFDC recommends a maximum of eight apartments per floor off a single lift core and the ADG recommends no more than 12 apartments per floor off a single lift core and, for buildings 10 storeys and over, no more than 40 apartments should share a single lift. While the proposal has a variety of configurations for the number of apartments being served by a lift, the worst case scenario is within the eastern core which has 129 apartments sharing two lifts. This equates to 64.5 apartments per lift, which is well in exceedance of both the RFDC and ADG. In addition the proposed corridor lengths are up to 35 metres, which exceeds the ADG recommended maximum corridor length of 12 metres (the RFDC is silent on length figures).

The Commission requested additional information from the Department regarding the assessment of lift cores and corridor lengths. The Department detailed two other developments within Central Park which have been approved with higher lift to apartment ratios than that recommended by either the RFDC or the ADG - Block 1 has a corridor length of 31 metres and 69.75 apartments per lift, and Block 8 has a corridor length of 24 metres and 59.3 apartments per lift. The Department's assessment also notes the communal circulation areas and lobby in the eastern core are *afforded a high standard of amenity and are provided with access to natural light and ventilation, common areas for seating and gathering and appropriately sized corridors.*

At the Commission's request, the Applicant provided further information regarding the performance of the lifts and the rationale behind the proposed lift to apartment ratios. The Applicant advised that the proposed lifts have been designed to have a wait time of approximately 20 seconds, which is generally consistent with the design recommended for 'luxury' apartments.

On reflection, the Commission has accepted the view of the Department that the proposed lift numbers and corridor lengths are acceptable noting that they would align with other similar developments within Central Park. However, the Commission considers the proposal to be particular to this circumstance and is of the view that the Department should generally seek conformance with the provisions of the RFDC and ADG when assessing applications.

## 6.6 Apartment Size

The proposed development includes 296 residential apartments, which will consist of 64 studios, 106 one bedroom apartments, 107 two bedroom apartments, and 19 three bedroom apartments. The Department provided the following table to demonstrate the proposed apartment sizes compared to the RFDC and ADG guidelines.

**Table 1:** Apartment sizes

Type	RFDC (m <sup>2</sup> )	ADG (m <sup>2</sup> )	Proposal (m <sup>2</sup> )
Studio	38.5	35	37-48
1 Bed	50-63	50	45-61
2 Bed	70-90	70	71-125
3 Bed	90	90	99-128

As shown in **Table 1**, the proposed apartment sizes for the studios and one bedroom apartments are in some cases below the minimum guidelines within the RFDC and the ADG. At the Commission's request the Applicant provided details clarifying which apartments fall short of the recommended size in the guidelines and the attributes for each of those apartments. While the Commission considers the majority of shortfalls are minor, there are ten apartments listed in **Table 2** that fall considerably below the recommended size.

**Table 2:** Non-complying apartments

Apartment	Proposed Apartment Size (m <sup>2</sup> )	RFDC (m <sup>2</sup> ) Shortfall	ADG (m <sup>2</sup> ) Shortfall
A-319 (studio)	31	7.5	4
A-419 (studio)	30	8.5	5
A-519 (studio)	30	8.5	5
A-619 (studio)	30	8.5	5
A-717 (studio)	31	7.5	4
A-318 (one bedroom)	45	5	5
A-418 (one bedroom)	45	5	5
A-518 (one bedroom)	45	5	5
A-619 (one bedroom)	45	5	5
A-716 (one bedroom)	45	5	5



The Applicant also provided a sketch illustrating the configuration of the studios and one bedroom apartments (see **Figure 3** below) which demonstrates that the non-conforming studios are located next to the non-conforming one bedroom apartments.

**Figure 3:** Applicants internal apartment size mark up



The Commission accepts that minor non-conformance can occur when designing a building with a large number of apartments and a varying building envelope. However, in this instance the Commission considers that the very small apartments reflect overdevelopment of the floor plans. Consequently, the Commission requested that the Applicant consider changes to the design to conform to the ADG and RFDC guidelines.

The Applicant subsequently modified ten apartments by combining the two non-conforming apartments to create a one bedroom apartment of 59 m<sup>2</sup> and marginally increasing the adjacent one bedroom apartment. This reduces the total number of apartments in the building to 292 which is an overall reduction of four apartments. The Applicant also amended an additional ten apartments by increasing the size of a studio apartment to become a one bedroom unit by reducing the size of adjoining apartment from a two bedroom to a one bedroom unit.

The Commission is satisfied that the amended apartments improve the amenity of the development and considers the other apartment sizes to be acceptable.

## 6.7 Cantilever

The key residual concern raised by Council in the meeting on 18 December 2015 relates to the proposed cantilever over Wellington Street. Council reiterated its position that the proposal should be amended to set back the Wellington Street elevation to ensure the building falls entirely within the property boundary. However, Council also advised that if the Commission determined that the proposed cantilever should be approved, then Council would prefer not to retain ownership of the land under the cantilever.

The Commission notes that there is an existing Voluntary Planning Agreement (VPA) across Central Park as a whole, which identifies Council as the designated owner of the land along Wellington Street (including under the proposed cantilever). The Commission notes that the VPA is unusual in that it is between the Department and the Applicant, however Council is not a signatory.

The Commission considers that removal of the cantilever from the design proposal would detract from the built outcome and have a negative impact on the proposed child care facility. However, the Commission agrees that Council should not bear full responsibility for the land under the cantilever and as such the Commission requested that the Applicant meet with the Council to resolve this issue.

After meeting with the Applicant, Council advised the Commission that the Applicant’s suggestion of a stratum subdivision would be a satisfactory resolution to its land ownership concern. However, Council and the Applicant have yet to resolve the precise parameters of the stratum limits and as such further negotiation is required. Consequently, the Commission has included the following condition of consent that will enable negotiation of the stratum limits prior to the issue of a Construction Certificate:

- E11 *The owner must dedicate, for road purposes, free of cost to Council:*
- a) *a widening, limited partly in stratum, along the site frontage to O’Connor Street and Carlton Street;*
  - b) *a widening, limited in stratum, along the site frontage to Wellington Street.*

*The widenings are to be detailed in a draft plan of subdivision of the land. The width of road widenings and their upper and lower stratum limits are to be submitted and agreed by the City of Sydney prior to the issue of a Construction Certificate for above ground works for Development Application SSD 6378, or any other future works which would impact the agreed height or depth of the stratum subdivision. The plan is to be registered at the NSW Office of Land and Property Information prior to an Occupation Certificate being issued.*

Both the Applicant and Council have agreed to the insertion of the additional conditions for a stratum subdivision, and the Commission is satisfied that the issue of land ownership under the proposed cantilever has been adequately addressed.

## 6.8 Child Care Facility

Concerns were raised by Council in their original submission regarding the proposed area allocated for the child care facility. The Commission requested the Department provide further detail on the child care facility, including a breakdown of the *Children (Education and Care Services) Supplementary Provisions Regulations 2012* requirements compared to the proposed spaces. The Department’s analysis demonstrates that the proposal is compliant with the regulations. Council has also confirmed that it has no residual concerns about the area allocated for the child care facility. The Commission is satisfied that the child care facility would meet the relevant regulations, is an appropriate service for this location and will be of benefit to the community.

## 6.9 Construction Hours

Concerns were raised by Council regarding the proposed extension to their standard construction hours. The proposed construction hours seek to extend hours of construction by an additional two hours Monday to Saturday. **Table 3** shows the construction hours proposed by the Applicant as compared to Council’s standard construction hours.

**Table 3:** Construction hours

	Council’s Standard Construction Hours	Proposed Construction Hours	Difference	
			AM	PM
Monday to Friday	7:30am to 5:30pm	7am to 7pm	-30min	+1.5 hours
Saturday	7:30am to 3:30pm	7am to 5pm	-30min	+ 1.5 hours
Sunday or Public Holiday	No work	No work	0	0

Council does not support the extension to the construction hours proposed in the conditions of consent and has advised that it has already received complaints from residents within Central Park regarding noise from the construction of other buildings. However, Council has also advised that it would be flexible in considering requests for extensions to construction hours on a case by case temporary and discretionary basis (as it does for other developments).

The Commission notes that Block 11 would be the last site to be developed within Central Park. The Commission agrees with Council that there are a large number of residents now living within Central Park that will be affected by the construction development. As such, the Commission does not support the extension to construction hours and accordingly has incorporated the Council's standard hours of operation in the conditions of consent.

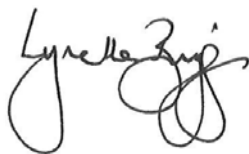
## **7 COMMISSION'S DETERMINATION**

After detailed consideration of the relevant information for the application, the Commission agrees with the Department that the proposal should be approved, subject to conditions.

With regards to the Concept Approval the Commission acknowledges that some adjoining residents will receive less sunlight in mid-winter. The Commission is satisfied that this impact will be offset by the location and increased amenity of the public open space proposed, particularly that opposite the most affected residents.

In relation to the Block 11 SSD, the Commission has imposed conditions that will reduce negative wind impacts on open space and the outdoor play area of the child care facility to improve the public and child care amenity and has replaced the proposed extended construction hours with the standard provisions of Council. The Commission has also ensured that five of the smallest studio apartments were removed and five of the smallest one bedroom apartments were increased in size. Furthermore, an additional ten apartments were amended to increase their size. In addition, the Commission has resolved Council's concerns about land ownership under the proposed cantilever including a condition for a stratum subdivision.

The Commission is satisfied that the development, with the adoption of the conditions, is appropriate to Central Park, provides adequate amenity for the future residents of Block 11 and will result in a positive built urban outcome.



**Lynelle Briggs AO**  
**Commission Member (Chair)**



**Annabelle Pegrum AM**  
**Commission Member**



**John Hann**  
**Commission Member**

**Appendix 1  
Department Briefing**

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Johanna Lee	<b>Date:</b> Tuesday, 8 December 2015	<b>Time:</b> 11:30am
<b>Project:</b> Central Park Block 11 - SSD 6376 and MP 06_0171 MOD 11		
<b>Meeting place:</b> PAC Offices		
<b>Attendees:</b> PAC Members: Lynelle Briggs, Annabelle Pegrum and John Hann PAC Secretariat: Clay Preshaw and Johanna Lee Department: Ben Lusher (Director); Amy Watson (Team Leader) and Matthew Rosel (Senior Planner)		
<u>Background</u> <ul style="list-style-type: none"> <li>• The Concept Plan was approved in 2007 and has been modified a number of times</li> <li>• Modification 2 reassessed the height of the built form from the originally proposed 15m</li> <li>• Block 11 is the last block to be developed</li> </ul> <u>Design changes</u> <ul style="list-style-type: none"> <li>• There are some positives as a result of the redesign</li> <li>• There have been some increases and decreases in heights and setbacks</li> <li>• There have been some loss of solar access as a result of the change to the building design and loss of gaps</li> <li>• Redesign has increased public space by 1300m<sup>2</sup></li> </ul> <u>Amenity</u> <ul style="list-style-type: none"> <li>• Solar access would be reduced to townhouses on Wellington Street during the winter solstice period however, they would receive minor increase of solar access for September and March</li> <li>• Some natural ventilation would be provided by a hybrid cross ventilation system</li> <li>• There is concern regarding wind in the public open space. Condition has been proposed to address wind</li> <li>• Every habitable room is 8m from a window</li> <li>• Variation in corridor lengths—the longest to lift core being 35m</li> <li>• Assessment was made regarding lift numbers rather than number of cores. Department to provide further information</li> <li>• Dual key apartments are common across the Central Park development</li> <li>• Apartment size is under the requirement. Supported because of layouts, outlook, solar access and ventilation</li> </ul> <u>Other</u> <ul style="list-style-type: none"> <li>• Even though construction hours exceed Council controls, they are consistent with other sites in Central Park</li> <li>• Heritage item of underground drain would be protected and an interpretation sign located above</li> <li>• Accessible apartments do not comply with the 20% threshold in the Apartment Design Guidelines however, this project was submitted before the ADG came into force. They do however, comply with the DCP controls</li> <li>• Open space is accessible to the public</li> <li>• Open space was not previously identified as either active or passive. Support that it is now identified as passive</li> <li>• Roof garden included in the development</li> <li>• Affordable housing monetary contribution made to the Redfern-Waterloo precinct</li> <li>• The amount of area required for the proposed child care facility differs greatly between Council requirements (excessive) and the requirements of the Department of Child Services</li> <li>• Block 4N has a child care facility of similar size as proposed</li> </ul>		
<b>Documents : Nil</b>		
<b>Outcomes/Agreed Actions:</b> Department to provide additional information on solar access; lifts and corridors; layout in regards to apartment size and the child care facility		
<b>Meeting closed at 12:30pm</b>		

## Site Visit and Applicant Meeting

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Johanna Lee	<b>Date:</b> Tuesday, 8 December 2015	<b>Time:</b> 1:15pm
<b>Project:</b> Central Park Block 11 - SSD 6376 and MP 06_0171 MOD 11		
<b>Meeting place:</b> On site		
<b>Attendees:</b> PAC Members: Lynelle Briggs, Annabelle Pegrum and John Hann PAC Secretariat: Clay Preshaw and Johanna Lee Applicant: Michael Goldrick (Frasers - Director Project Management); Mick Caddy (Frasers -Project Director); Sam Petinsky (Frasers); Simon Barr (Architect – FJMT) and Stephen Gouge (Senior Planner, JBA)		
<b>The purpose of the meeting</b> Site visit and meeting with the Applicant		
<b>Site Visit</b> <ul style="list-style-type: none"> <li>• Inspected the Central Park model and discussed the design competition process</li> <li>• Accessed an adjoining property within Central Park which provided a visual outlook onto the subject site</li> <li>• Walked the perimeter of the subject site</li> </ul> <b>Meeting</b> <ul style="list-style-type: none"> <li>• Design competition was held for the building. The reason the design won is because the building is elegant and slender and provides more public open space to the site</li> <li>• \$32 million contribution for social housing was paid to the Redfern Waterloo Authority</li> <li>• Other construction on site – Block 8 and Block 1 currently under construction. Construction hours have been approved to be extended on these sites</li> <li>• Intention is to start construction of Block 11 in April/May 2016</li> <li>• Majority of complaints that are received are to do with transformation of the site rather than the construction</li> <li>• Used a lift consultant to determine the amount of lifts required for the development. Based on this advice felt that the proposal is acceptable. Applicant to provide further information on this matter</li> <li>• Have held meetings with Council to discuss the proposed public domain areas</li> <li>• Vehicle and pedestrian movement – vehicle movements occur within the building footprint and where pedestrians are crossing with vehicles this area is only on straight parts of road</li> <li>• Child care facility is compliant with the relevant regulations. The area proposed by Council is aspirational. The same principles were used in the design of child care facility in Block 4N</li> <li>• Hybrid ventilation was proposed by the architects. It has been successfully used in other residential developments. The general premise is a duct is connected to a vertical riser that has a fan which brings in air into the apartments</li> <li>• Design features have been included to address solar access. Applicant will provide further information on the design principles adopted</li> </ul>		
<b>Documents tabled at the meeting: Plans</b>		
<b>Outcomes/Agreed Actions:</b> Applicant to provide further information regarding lift study; strategic design approach taken to address solar access; advice from mechanical engineer regarding hybrid cross ventilation system; wind modelling and information regarding how the child care centre complies with code and its comparison with the existing centre in Building 4N		
<b>Meeting closed at</b> 2:30pm		

## City of Sydney (Council) Meeting

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Johanna Lee	<b>Date:</b> Friday, 18 December 2015	<b>Time:</b> 9:30am
<b>Project:</b> Central Park Block 11 - SSD 6376 and MP 06_0171 MOD 11		
<b>Meeting place:</b> PAC Office		
<b>Attendees:</b> PAC Members: Lynelle Briggs, Annabelle Pegrum and John Hann PAC Secretariat: Clay Preshaw and Johanna Lee City of Sydney: Louise Kerr (Acting Director, City Planning Development & Transport)		
<b>The purpose of the meeting</b> to determine any outstanding concerns of Council		
Cantilever (Wellington Street) <ul style="list-style-type: none"> <li>• Issue has not been resolved</li> <li>• It is a legal requirement under the VPA to dedicate the land under the cantilever to Council. Council does not want the land and the associated liabilities</li> <li>• Council is not a signatory to the VPA which is between the Developer and the Department</li> <li>• The VPA requires land ownership for the entire section of Wellington Street</li> <li>• There are complications for the stratum. Stratum for the lease of air space is not supported by Council</li> <li>• There is already monitoring for contamination of land under Wellington Street</li> <li>• Council would like to see a condition that states that the building cannot overhang Wellington Street or that an easement is to be provided</li> </ul> Construction Hours <ul style="list-style-type: none"> <li>• Council's standard construction hours should be applied and not the extended hours proposed</li> <li>• Council would be willing to approve extension to construction hours when requested on a case-by-case basis if certain activities are needed to be carried out on site. Council does this routinely for other developments</li> <li>• Central Park resident and community population has grown since the first developments. Noise is now an issue</li> <li>• Council already receives complaints from residents in the development regarding construction noise</li> <li>• The precinct is changing from when initial development began</li> </ul> Other <ul style="list-style-type: none"> <li>• Concerns regarding height of mounds have been resolved</li> <li>• Child care issues have been resolved</li> </ul>		
<b>Documents tabled at the meeting:</b>		
<b>Outcomes/Agreed Actions:</b> N/A		
<b>Meeting closed at</b> 10:00am		