

17 March 2016

File No: 2016/131543
Ref No: R/2014/33/B

Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Fiona Gibson, Planner
Via email: fiona.gibson@planning.nsw.gov.au

Dear Fiona,

RE Exhibition of modification to Concept Plan (MP06_0171 MOD 12) and Block 4N (SSD 6673 MOD 1) Central Park, Chippendale

I refer to your correspondence, 29 February 2016 advising Council of the exhibition of the abovementioned proposal.

The City has reviewed the information provided as part of the public exhibition and raises serious concern with a number of the proposed modifications. It is considered that the design is being value engineered to the detriment of the design features of the project. Clarification is also required on a number of items. The City requests these issues be addressed and clarification be provided prior to the application being determined.

Concept Plan modification

Public domain plan

- It is unclear why the public domain plan (A-1254) is being modified. In this regard, the 'updates' will take place in the normal course of development/subdivision of the site.
- It is noted that the area shown as 'publicly accessible road' (light grey) and the footpath areas shown as 'publicly accessible open space' (light green) will eventually be dedicated as public road (dark grey) as the development progresses. They will not be transferred to the City, as the accompanying documentation suggests, rather, this land will be dedicated. These areas will not require rights of way created over them as they will become public road and such easements will be redundant.
- The modifications marked 1, 3 and 4 appear to reflect the approved development, and all of the coloured portions of these areas will require Easements for Public Access. This is being required (or has been required) as respective development application for each area is referred to the City.

- The amended public domain plan (A-1254) includes unclouded changes to the footway width along O'Connor Street outside of Block 11, when compared to the same plan in the Mod 11 submission. It is unclear whether this change is intentional or not, however as this change would result in a loss of footway width (reduced down to zero adjacent to the car parking spaces), this modification is not supported.

Reallocation of floor space

- No objections are raised to the relocation of 102m² of floor space from Block 4N to Block 4B. The Environmental Assessment report states that the additional floor space will be utilised on Block 4B to provide flexibility to the delivery of a pending refurbishment and new use of the Brewery Yard. As no additional information has been provided for Block 4B, it is assumed that any impacts that arise from the relocated floor space will be subject to a separate assessment for Block 4B.

Block 4N modification

Ground floor and landscaping

- The enclosure of the restaurant terrace facing Broadway is not supported from a landscape and urban design perspective. The proposal involves the enclosure of an outdoor restaurant seating area fronting Broadway for the purpose of catering for larger seating requirements and improved amenity for patrons. The previous design included a floating roof and glazed balustrade fronting Broadway with a large tree within the seating area. While concerns about amenity are noted, the space should remain partially unenclosed for the following reasons:
 - it will enliven the street frontage through visible activity. The facade at pedestrian level is already substantially solid due to existing grades and if enclosed, the solar shading requirements will most likely require shaded rather than clear glass;
 - it provides additional green canopy cover for the site in the form of a large specimen tree, which is deleted in the proposed modification;
 - the open space serves to provide a moment of visual relief from the street wall along Broadway which at pedestrian height is mostly solid for 31m;
 - the open terrace provides a visual link through the site and a visual connection between Broadway and the interior of the site;
 - it preserves a sense of the open space between the heritage listed Abercrombie Hotel and the new development to the east; and
 - the enclosure of the terrace will remove a valuable, north-facing, sunlit terrace from the proposal, replacing it with a private amenity to be used by hotel restaurant patrons.
- The removal of the originally proposed water features is regrettable. While the proposal seeks to replace these features with planting, the retention of the water features is recommended.

Internal modifications to hotel

- Internal modifications to the hotel facility have resulted in a proposed increase in hotel rooms from 283 to 297 rooms. This has been achieved in part through the deletion of originally proposed hotel amenities, including the pool, and the replacement of commercial/retail space with additional hotel amenities including a small gym and meeting rooms. The Department should be satisfied that the overall level of amenity for future hotel patrons is maintained or improved.

Internal modifications to residential

- The Environmental Assessment report states that no changes are proposed to the internal residential layout or apartment numbers on levels 4 to 18. However the Drawing List (PA-A4-1010) indicates that modifications have been made to Residential Levels 13 to 18 (PA-A4-1768 to PA-A4-1773) and Apartment Typology Plans (PA-A4-1795 to PA-A4-1794). Clarification is required as to whether any internal modifications are proposed to residential floor space and if so, if there is any reduction in level of compliance with the Apartment Design Guide, including but not limited to changes to minimum apartment and room sizes and provision of solar access and natural cross ventilation.

Amendments to halo

- The halo roof feature is proposed to be reduced in size so that it now only covers the eastern hotel component. While this modification is not expected to have a great visual impact, the full effect of this modification is difficult to ascertain from plan drawings. Further information is requested to understand this modification.

Amendments to signage zones

- The proposed additional signage zones on the northern and western elevation of Level 6 are not supported. The City prefers the main facades of buildings from the first floor to the rooftop or parapet to be uncluttered and generally free of signage.

It would be appreciated that in the event that further modifications are made to this proposal that the City be provided with a further opportunity to comment.

If you require any further information please contact Natasha Ridler, Senior Planner, on 9246 7720 or at nridler@cityofsydney.nsw.gov.au

Yours faithfully



Graham Jahn AM
Director
City Planning | Development | Transport