



SG/GK  
14274  
18 April 2016

Ms Carolyn McNally  
The Secretary  
Department of Planning and Environment  
PO Box 375  
SYDNEY NSW 2001

Attention: Fiona Gibson (Planning Officer)

## **RESPONSE TO SUBMISSIONS**

### **S96(1A) - MODIFICATION (SSD 14\_6673) + S75W MODIFICATION (MP 06\_0171) BLOCK 4N, CENTRAL PARK + CONCEPT PLAN**

This letter has been prepared by JBA on behalf of the proponent, Central Park JV No 2. It addresses items raised by City of Sydney Council in their submissions dated 17 March 2016, as well as the items raised by the Department of Planning and Environment (DPE). The response below relates to the application to modify the Block 4N approval, as well as the concurrent modification to the Central Park Concept Plan (MP 06\_0171 Mod 12).

This letter should be read in conjunction with the following reports/plans that have been revised as part of this response:

- Revised Concept Plan Drawing A-1254 prepared by Foster + Partners (**Attachment A**); and
- Heritage Impact Statement, prepared by Urbis Partners (**Attachment B**);
- Public Domain Diagram (**Attachment C**);
- Roof Revisions Diagram, prepared by Foster + Partners (**Attachment D**); and
- Section through pedestrian link – sketch prepared by Foster + Partners (**Attachment E**).

## **1.0 CONCEPT PLAN**

### **1.1 Public Domain Plan Amendments**

Modifications to the Public Domain Plan (1A-1254) to more accurately reflect the ownership and use of land on the site, including approved Project Applications/SSDs. Since creation of the Concept Plan in 2006, the buildings, roads, and public domain have varied numerous times

The public domain plan (A-1254) in some instances has not been fully updated previously to reflect all the progressive changes occurring via the individual Project Applications/ SSD Applications and approvals. As Frasers are finalising all applications for the Central Park precinct it was considered that it would sully update the Concept Masterplan public domain drawing now.

#### ***Dedication of certain roads and footpaths***

In response to the comment from Council in their submission, it is acknowledged that specified roads and footpaths will be 'dedicated' to Council, rather than 'transferred' as stated in the Modification report.

The modification to Park Lane, Block 11 and the Brewery Yard (marked 1,3 and 4 in the Concept Plan Report) have been imported into this modification to ensure the concept plan accurately reflects the arrangement of this site. This has previously been requested by the DPE, and serves to provide clarity to the ownership/use of various spaces within the site.

As noted in Council’s submission, these areas have been/will be required to implement relevant easements for access as part of the respective Project approvals/Development Application. In this regard, it is pertinent for the Concept Plan to be updated to reflect this arrangement.

**Amendments to Block 11 – Inclusion of Footpath**

With regard to unclouded modification to Block 11, Concept Plan drawing (A-1254 (**Attachment A**)) has been revised to include a footpath to the O’Connor Street frontage. The identification of the footpath was inadvertently overlooked on the plan drawings as part of a previous modification, being incorrectly shown as publically accessible open space.

The location and width of this footpath is consistent with the public domain plan approved as part of the Block 11 SSD (SSD 6376).

**Amendment to Public domain of Block 4B – Brewery Yard Buildings**

The proposed amendments to Block 4B and the Brewery Yard Buildings are proposed to reflect the existing approval on the site, including land ownership, as well as allowing flexibility for potential future uses of the external area of the Brewery Yard.

A diagram illustrating the approved building and proposed public domain plan is provided at **Attachment C**. This diagram describes the changes in the various zones of the plan, and demonstrates these changes reflect the final approved Block 4B Brewery Building.

Importantly, the Public Domain Plan (A-1254) surrounding the Brewery Yard was not concurrently amended to reflect the Brewery Building Project Application (including outdoor retail uses at ground floor), as has commonly been the process for more recent approvals at Central Park..

At the time the Block 4B Project Application was approved, the Concept Plan public domain drawing indicated a total of three throughways. Block 4B was approved with only one publically accessible throughway. The modification made to the Public Domain Plan (A-1254) in Mod 8 of the Concept Plan was to retrospectively amend, and correct, the number of throughways.

The amendments proposed in this application are seeking to more accurately reflect the approved development, lot boundaries and uses.

It is proposed that as part of the titling approval process, respective Publically Assessable Area Management Plan (PAAMP) will be drafted and submitted to Council for approval as already undertaken elsewhere on the Central Park Site. The intent is to prepare a PAAMP for the areas associated with Block’s 1, 4N 4S and 4b (Brewery yard) and a separate document for those areas associated with Block 11. A PAAMP already is in place for the remainder of the Central park Precinct.

**Description of Public Domain Changes**

In response to the request from the DPE, a detailed description and explanation of the proposed amendments to the Public domain plan (A-1254) of the Central park Concept Plan are set out below.

The Department has also requested a more detailed description and explanation for the proposed remaining changes to the public domain plan.

Location	Description of the Proposed Modification
<b>Block 4B (Brewery Yard)</b>	<ul style="list-style-type: none"> <li>Refer discussion above, and <b>Attachment C</b>.</li> </ul>
<b>Central Park Avenue (south of Block 2)</b>	<ul style="list-style-type: none"> <li>Change Central Park Avenue road and footpaths (in the section sought of Block 2) from Publically Accessible Road (roadway) and Publically Accessible Open Space (footpath) to be categorised as Public Street – confirming the position of this land being dedicated to Council</li> </ul>
<b>Park Lane</b> Running North/south between Block 5A, 5B, and 5C	<ul style="list-style-type: none"> <li>Amend Concept Plan in this location from Publically Accessible Road and Publically Accessible Throughway to ‘Private Roadway /Publically Accessible Open Space’</li> <li>The modification is proposed to clarify and reflect that Park Lane is a private roadway (held in private ownership), but is publically accessible open space. This reflects the current ownership arrangement and access.</li> </ul>

Location	Description of the Proposed Modification
<b>Block 11</b> (Driveway entry and O'Connor Street Footpath)	<ul style="list-style-type: none"> <li>▪ Amend the driveway entry to the site from O'Connor Street from Publically Accessible Road to 'Private Roadway /Publically Accessible Open Space'</li> <li>▪ Amendment is proposed to provide clarification that the access to the Block 11 basement is a private roadway (held in private ownership), but is publically accessible open space.</li> <li>▪ At the western side of Block 11 fronting O'Connor Street, an area of publically accessible Open Space has been amended to footpath (coloured grey).</li> <li>▪ The location and width of this footpath is consistent with the public domain plan approved as part of the Block 11 SSD (SSD 6376).</li> </ul>

## 2.0 BLOCK 4N – PROJECT APPLICATION

### 2.1 Ground Floor and Landscaping

#### *Enclosure of restaurant terrace*

The proposed design responds to the contextual factors of the location including noise, air quality, and amenity for the important hotel related facility specific requirements. The design response has been carefully considered by the project architects Foster + Partners in conjunction with Urbis (heritage). Further discussion of the heritage impact of the proposed is provided below and at **Attachment B**.

Importantly, the proposed design has endeavoured to retain the principles of the architectural concept, providing relief in the built form between the two towers, retaining a visual link into the site through the use of permeable material (glazing and screening). Part of the terrace area roof has also been designed as a glazed sawtooth form, allowing sunlight into this space, with a view to maximising the orientation qualities of the space, whilst mitigating the noise impact from Broadway.

The through site connection adjoining the hotel is retained while the extension of the restaurant amenity aims to also provide a better resolution to the Broadway street frontage. The sense of openness and a 'break' in the building is retained through expression in the use of horizontal detail elements in the design. Activation of the space and animation of the façade to the street through the activity within will still be retained, given the glazing extent proposed to the Broadway façade.

#### *Landscaping + Water Feature*

The revised ground plane landscaping, has been modified proposing the removal of the water features which are proposed to be replaced with additional soft and hard landscaping and planters, including the extent of planter boxes. The additional planters also allow for a greater level of public access through the pedestrian link and also provide a greater level of visual separation between the public and private space, improving the amenity within the hotel, and the public domain (refer to sketch provided at **Attachment E**).

### 2.2 Heritage Impact of Proposed Amendments

As requested by the DPE, a heritage assessment of the proposed ground floor amendments has been prepared by Urbis and is provided at **Attachment B**. Urbis have been involved in the heritage assessment of the Block 4N development from the previous commercial scheme and approved Block 4N SSD.

The assessment finds that the amendments will have no significant further detrimental impact on the heritage listed Australian Hotel.

The Australian Hotel was designed to address the corner of Broadway and Abercrombie Street, The visual curtilage is most significantly achieved through the setback of the Block 4N tower above, which enables the hotel to retain its visual prominence from the surrounding streets and at the intersection, as intended.

By incorporating the prominent horizontal architectural character in a contemporary form, and use of lightweight construction, the proposed terrace treatment remains subservient in scale to

the Australian Hotel and retains the large void above. The design retains the visual relief between the two tower forms.

The extension responds to and is considered sympathetic to the heritage item.

### 2.3 Internal Modifications to the Hotel

The internal modifications to the hotel result in a net increase of 4 rooms from 293 to 297 (noting the 10 dual key rooms).

The modification to the hotel involve the relocation of hotel facilities from the eastern tower of Block 4N to the annex over the driveway entrance on Abercrombie Street (as shown in Figure 5 of the SEE submitted with the S96). The removal of the pool on level 3, and replacement with hotel rooms, also allows for additional function rooms on level 2, created in the location of previous pool and pool plant spaces volume.

### 2.4 Internal Modification to Residential

Council have identified that amendments are shown on the residential levels and apartment typology plans. These modification relate to minor internal apartment configuration. They do not change the internal or external area, unit mix, or amenity of any apartments. The modifications include internal changes such as:

- minor shifts in riser locations due to ongoing services coordination with services engineers;
- reconfiguration of some internal bathroom layouts due to ongoing design coordination;
- minor adjustments to kitchen design due to ongoing design coordination; and
- replacement of swing doors with sliding cavity doors to certain areas within the apartments.

### 2.5 Amendments to the roof level features at the roof of Block 4N

The architectural features / tubular roof canopies at roof level of the building has been reduced in size and are proposed to now only appear above the main 'hotel' massing component on the eastern side of the building.

The removal of the canopy structure over this area will allow a greater level of natural light to the void to the residential opened of the building and a reduction in building height at the corner of Broadway and Abercrombie Street. Given the location of the previously approved roof structure, being setback from the parapet of the building, the removal will not have an adverse visual impact from local street level perspectives.

The roof structure enclosure has been retained above the hotel roof plant room (Eastern side) to create a more pleasant roof plan view from above, hiding all the plant and equipment on level 19 from neighbouring buildings and views above.

The roof structure is not required on the Western side of the building (residential) as we have provided a raised platform on the roof to hide all mechanical plant ductwork reticulation below, creating a 'clean' roof plan throughout. A diagram prepared by Foster + Partners explaining the changes to the roof design is attached (**Attachment D**).

### 2.6 Signage Zones

The proponents notes the response from the DPE and Council. The signage zones indicated on the elevation were included as potential locations for signage, considered appropriate by the building architects.

As per condition A6 of the Block 4N consent, separate approval is required to be obtained for signage. Any future application for signage will be required to demonstrate the City of Sydney Signage Controls (DCP 2012).

### 3.0 CONCLUSION

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [sgouge@jbaurban.com.au](mailto:sgouge@jbaurban.com.au)

Yours faithfully

A handwritten signature in blue ink that reads "Stephen Gouge". The signature is written in a cursive, flowing style.

Stephen Gouge  
*Principal Planner*