

30 November 2017

File No: R/2012/23/E
Our Ref: 2017/601624

Anthony Witherdin
Director
C/- Emma Butcher
Modification Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Witherdin

**RE: Central Park Concept Plan MP 06_0171 MOD 14 and Old Clare Hotel Central Park
Project Approval MP 11_0089 MOD 14**

I refer to correspondence inviting the City to comment on the proposed modifications to MP 06_0171 (MOD 14) and MP 11_0089 (MOD 4). It is understood that both applications relate to the proposed change of use of storage space within the basement of the Old Clare Hotel to a day spa, resulting in an increase in gross floor area.

In reviewing the information provided discrepancies regarding the amount of additional gross floor area were identified. These discrepancies are as follows:

- Basement Plan (drawing number A-100 Rev A) dated April 2017 shows existing store room as 105sqm and Fit Out Plan (drawing number A-102 Rev A) dated April 2017 shows an area of 98.7sqm
- SEE prepared by Planning Lab dated 17 October 2017 for 06_0171 refers to a total increase of 121sqm comprising basement day spa of 110sqm and toilets on the roof deck of 11sqm.
- SEE prepared by Planning Lab dated 2 May 2017 for 11_0089 refers to 98.7sqm

It is also noted that no floor plans were provided with the MP 06_0171 MOD 14 application to indicate the location or verify the amount of additional gross floor area being sought under the Concept Plan. Notwithstanding this, it is understood that the amount of additional gross floor area being sought would result in a minor increase from that previously approved under the Concept Plan (approximately 2%) and would not alter the existing bulk and scale of the Old Clare Hotel.

In addition to the above it is noted that the Old Clare Hotel is a local heritage item, however no Heritage Impact Statement has been provided with the application for MP 11_0089 MOD 14. The Statement of Environmental Effects does not contain sufficient information regarding the existing condition or significance of the fabric and spatial configuration of the existing basement. As such it is not clear whether the application will result in any impacts on the original heritage fabric and configuration of the building.

In principle the City does not raise any objections to a minor increase in gross floor area and the repurposing of the basement store room for use as a day spa on the understanding that no significant original fabric would be removed or substantially altered, and that the proposed works would be reversible. It is recommended that the Department of Planning and

Environment satisfy itself prior to the determination of these applications that there would not be any impacts on the significance of the Old Clare Hotel, and of the precise amount and location of the additional floor space.

Should you wish to speak with a Council officer about the above, please contact me on 9288 5926 or rthompson@cityofsydney.nsw.gov.au

Regards

A handwritten signature in black ink, appearing to be 'RT' or 'Ry' with a long, sweeping tail.

REBECCA THOMPSON
A/Area Planning Manager