

28 May 2018

14642
SM/JBu

The Secretary
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Michelle Niles

Dear Michelle,

REQUEST FOR ADDITIONAL INFORMATION CENTRAL PARK CONCEPT PLAN MP 06_0171 - MODIFICATION 13

This letter has been prepared by Ethos Urban on behalf of Frasers Property in response to the request for additional information made by the Department of Planning and Environment (the Department) via email on 21 February 2018 and subsequent meeting on 14 March 2018, in relation to the proposed section 75W modification to the Central Park Concept Plan (MP 06_0171). This letter provides an amended description of the modifications and proposed conditions, and is supported by the following additional information:

- Public Domain Plan (A-1254) prepared by Fosters + Partners (**Attachment A**);
- Revised Public Domain Concept prepared by Turf Design (**Attachment B**); and
- Transport Statement prepared by GTA (**Attachment C**).

1.0 Refinements to the Modification Application

1.1 Updated description of the proposed modifications

This section 75W modification relates to amendments to the Public Domain Plan (A-1254) of the Central Park Concept Plan to allow for vehicle access within the publicly accessible private open space of Site 7 and minor changes to the delineation of Block 4B and Site 7. The purpose of providing vehicle access within this area is to:

- provide access for service/loading vehicles to the future development within the Brewery Yard building (Block 4B);
- allow for off-street passenger drop-off within the site, limiting the stopping of vehicles on Central Park Avenue; and
- provide for mechanical servicing of equipment within the Central Thermal Plant (CTP) located in the basement of Site 7 and Block 4B.

The proposed access is to be restricted to vehicles 6.4m or less and restricted to the hours of 7.00am-10.00am and 2.00pm-5.00pm. In cases of commercial/retail tenancy fit outs or major equipment replacement from the CTP such restriction would be waived and the area temporarily closed for safety reasons. Given the infrequent usage (a 2-3 day period every 5-10 years), 7 day's notice would be required unless for emergency work.

Public Domain Plan (A-1254) (**Attachment A**) is proposed to be modified to demarcate the area in which a future driveway access is to be located. The area, similar to other areas within the Central Park Concept Plan providing driveway access over publicly accessible open space, will be classified as 'Private Roadway/Publicly Accessible Open Space' (refer to **Figure 1**). This is consistent with the distinction of the driveway access to Block 11 which maintains pedestrian connection through the Block 11 site.

Development consent for the construction and use of the driveway access is subject to future separate development approval associated with the use of the Brewery Yard building.

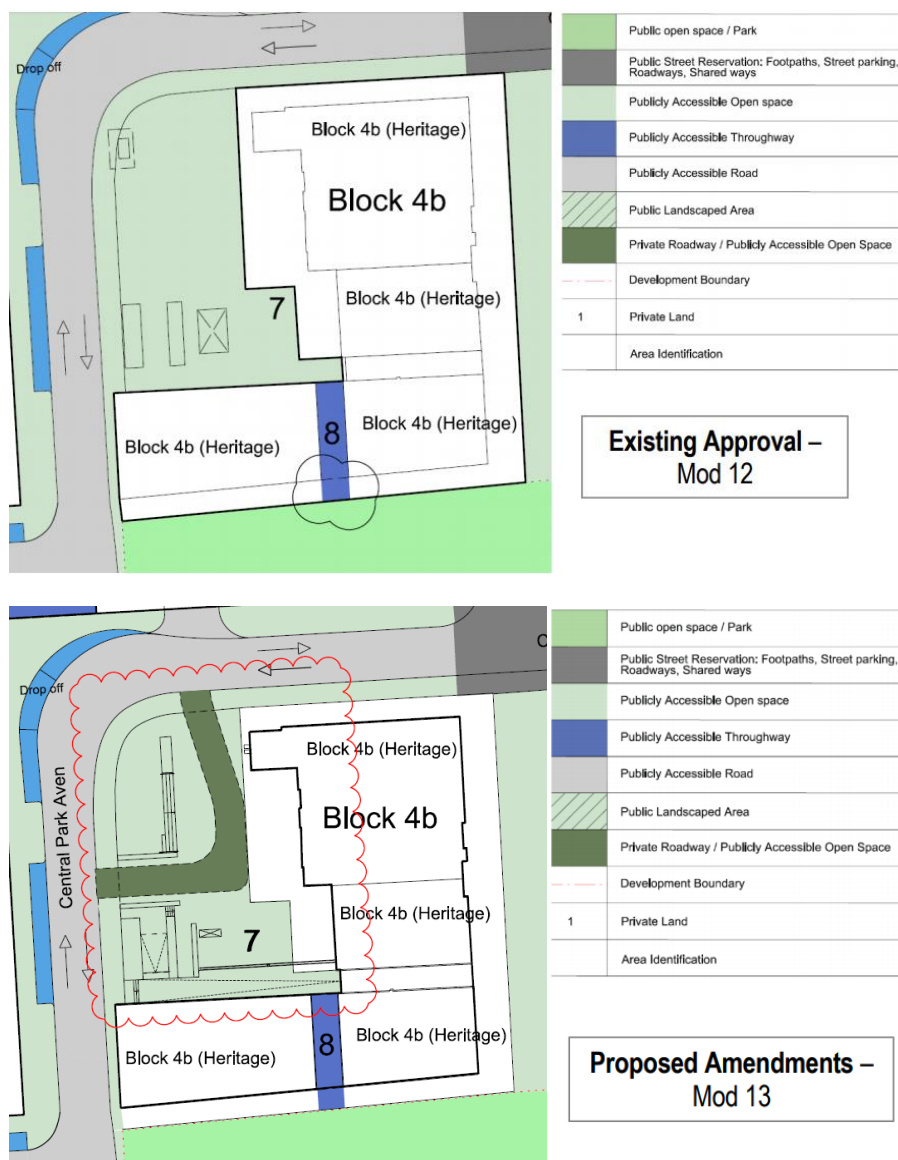


Figure 1 Approved and proposed Public Domain Plan (A-1254)

Source: Fosters + Partners

1.2 Proposed modifications to conditions

The above changes necessitate the following modifications to the conditions of consent. Deletions are shown in **~~bold strikethrough~~** and insertions are shown in ***bold italics***.

A4 Development in accordance with Plans and Documentation

...

Except as modified by

(m) Section 75W EAR prepared by JBA dated June 2017, Response to Submissions prepared by Ethos Urban dated January 2018, and additional information dated 28 May 2018; and
(n) the following drawings:

Architectural (of Design) Drawings prepared by Fosters + Partners

Drawing No.	Revision	Name of Plan	Date
A-1254	17 19	Public Domain	12/08/15 25/05/18

[Reason: updated plan to reflect proposed modifications]

~~B4 Publically~~ Publicly Accessible Land

All land marked on the Public Domain Plan (A-1254 Rev ~~17~~ 19 dated ~~12/08/15~~ 25/05/18) other than private land (marked with white on plan) shall be subject to Right of Ways and Easements on title to ensure public access is provided and maintained for these areas. Details are to be provided with the future Project Application(s).

[Reason: update revision number and date in plan no. A-1254]

~~B17 Public Domain Plan~~

~~The public domain plan approved as part of Modification 12 is to be updated to extend the publicly accessible through site link on Block 4B approved as part of Modification 12 to the southern curtilage to ensure it connects to publicly accessible land to operate as a link. This plan is to be updated prior to the submission of any future project or development application for Block 4B.~~

[Reason: Condition has been satisfied by previous plan]

1.3 Revised Statement of Commitments

The proposed section 75W modification seeks to amend the relevant Statement of Commitments relating to Sites 7 and 8 to ensure that the intention of the private driveway over the publicly accessible private open space is achieved.

13. Sites 7 and 8. Brewery Yard and Brewery

As part of the development of Block 4 a privately owned but publicly accessible square shall be provided generally in accordance with Sites 7 and 8 shown on the Public Domain Plan A-1254. Upon completion of construction, an appropriate covenant that ensures public accessibility will be registered for these areas.

The private roadway shown on Public Domain Plan A-1254 is to be limited to vehicles 6.4m or less in length and access periods for vehicles are restricted to 7.00am-10.00am and 2.00pm-5.00pm. In cases of tenancy fit out or major equipment replacement from the CTP such restriction would be waived and the area temporarily closed for safety reasons. Given the infrequent usage (a 2-3 day period every 5-10 years) unless such is for emergency work, 7 day's notice would be required.

~~Timing - Details of the design of the Brewery Square will be submitted with the Project Application for Block 4.~~

Timing - Site 7 (Brewery Yard) along with the associated publicly accessible open space is to be included into the future Development Application for the Brewery Yard Building. Construction is to coincide with the construction of the approved application for the Brewery Yard Building.

1.4 Public domain concept

A landscape and public domain concept for the Brewery Yard forecourt, incorporating the proposed future driveway, has been prepared by JAAA + Turf Design (refer to **Attachment B** and **Figure 2**). The concept design provides for the following:

- A single direction driveway with left only entry from the northern boundary at Central Park Avenue and left only exit to Central Park Avenue at the western boundary.
- Driveway cross over width of 6100mm entry and 3950mm exit.
- One drop-off/loading bay within the driveway area.
- Additional soft landscaping/planting to Central Park Avenue.
- Additional seating within the plaza area adjacent to the Brewery Yard Building.
- Removable bollards limiting vehicle access out of hours.

This design concept is subject condition B16 of MP10_0217 relating to the adaptive reuse of the Brewery Yard Building or any future planning application for the use of the Brewery Yard building.



Figure 2 Brewery Yard Forecourt Public Domain Concept

Source: JAAA + Turf Design

2.0 Additional Assessment

2.1 Pedestrian and vehicle safety

The proposed modification does not impact on the pedestrian permeability of the Central Park site, a key principle of the Concept Plan. No modifications to the Concept Plan Traffic Pedestrian and Cycle Routes (Drawing No. A-1256) are required or proposed (refer to **Figure 3**).

The proposed driveway access provides for low-level vehicle traffic (see **Section 2.2** below) on a pedestrianised area. Pedestrian activity has been prioritised with the restriction of vehicle access at the lunch time period being a peak pedestrian time. All vehicles utilising the driveway access will be required to give way to pedestrians. Vehicle access will be restricted out of hours through the use of removable bollards. Outside of vehicle hours, any passenger drop-off will be required to occur in on-street parking on Central Park Avenue or in the vicinity of the site. The publicly accessible thoroughway on the southern side of the Brewery Building will be maintained and will allow pedestrians travelling north/south to move through the Brewery Yard site. The provision of off-street loading/servicing for the future development of the Brewery Yard building will minimise the impact on the existing on-street drop-off spaces associated with the approved development at Block 4N and Block 4S, currently under construction.

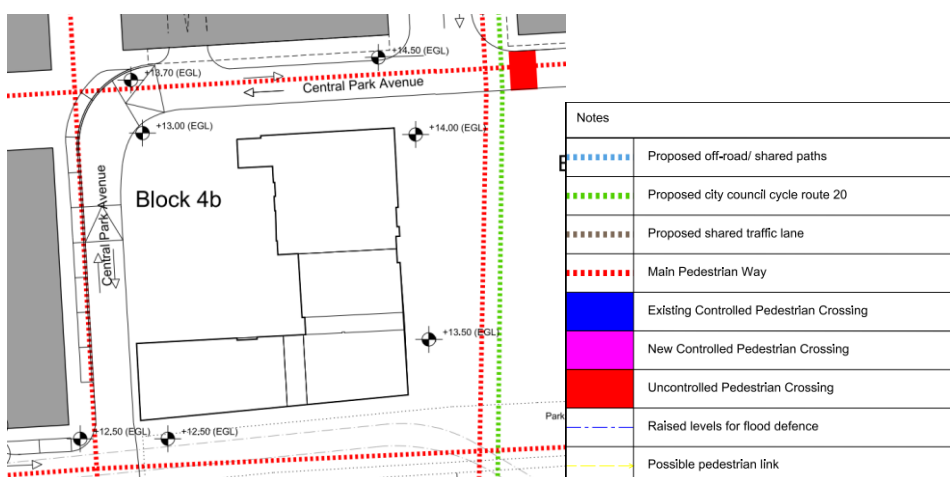


Figure 3 Approved Pedestrian and Cycle Routes (A-1256)

Source: Fosters + Partners

2.2 Loading requirements and vehicle movements

GTA confirms that loading on-site, within the Brewery Yard forecourt area presents the most efficient and safest means of access to the Brewery Yard Building and will not result in queuing on Central Park Avenue adjacent to the site. Whilst there is a provision for deliveries and loading/unloading in the loading bays approved below Blocks 1 and 4, GTA confirms that this is not considered viable as it presents an OHS issue transferring goods/ deliveries between the site and the loading dock. There is also no direct connection between the loading bays under Blocks 1 and 4 and the Brewery Yard site. Refer to **Attachment C** for additional information.

GTA has confirmed that the proposed refinements to this application will not alter the loading/servicing vehicle movements provided in the original assessment by GTA dated 14 December 2017 which provides an anticipated maximum of 17 vehicles per hour during the operation of the access way. This estimated vehicle movements was based on the assumption of a hotel use for the Brewery Yard building. A commercial land use for the Brewery Yard building is expected to have a reduced level of vehicle movements. A detailed traffic assessment will be provided in any detailed application for the use of the Brewery Yard building.

3.0 Conclusion

This additional information has been provided in relation to the section 75W modification (MOD 13) to MP06_0171 being the Central Park Concept Plan to provide for a future vehicle access within the Brewery Yard forecourt (Site 7) and associated with the future use of the Brewery Yard building (Block 4N). The proposed designation of the area as Private Roadway/Publicly Accessible Private Open Space is consistent with other areas of Central Park, including driveway access to Block 11 which traverses publicly accessible open space. The detailed design of the Brewery Yard forecourt, including the future driveway, will be subject to separate approval associated with the design and use of the Brewery Yard building. Notwithstanding this, a public domain concept plan has been prepared to demonstrate that the area can accommodate vehicles 6.4m in length, a single loading/drop-off bay, and ensure that pedestrian access is prioritised.

We trust this information will enable the Department to complete the assessment of this modification application. Should you have any queries, please do not hesitate to contact Samantha Miller on (02) 9409 4971 or smiller@ethosurban.com.

Sincerely,



Samantha Miller
Senior Planner