

As discussed elsewhere in the report, from the 8,000sq.m deleted from blocks 1 and 4, 6500sq.m has been distributed to Blocks 8, 2, 5, 9 and 11 with 1500sq.m deleted from the proposal altogether.

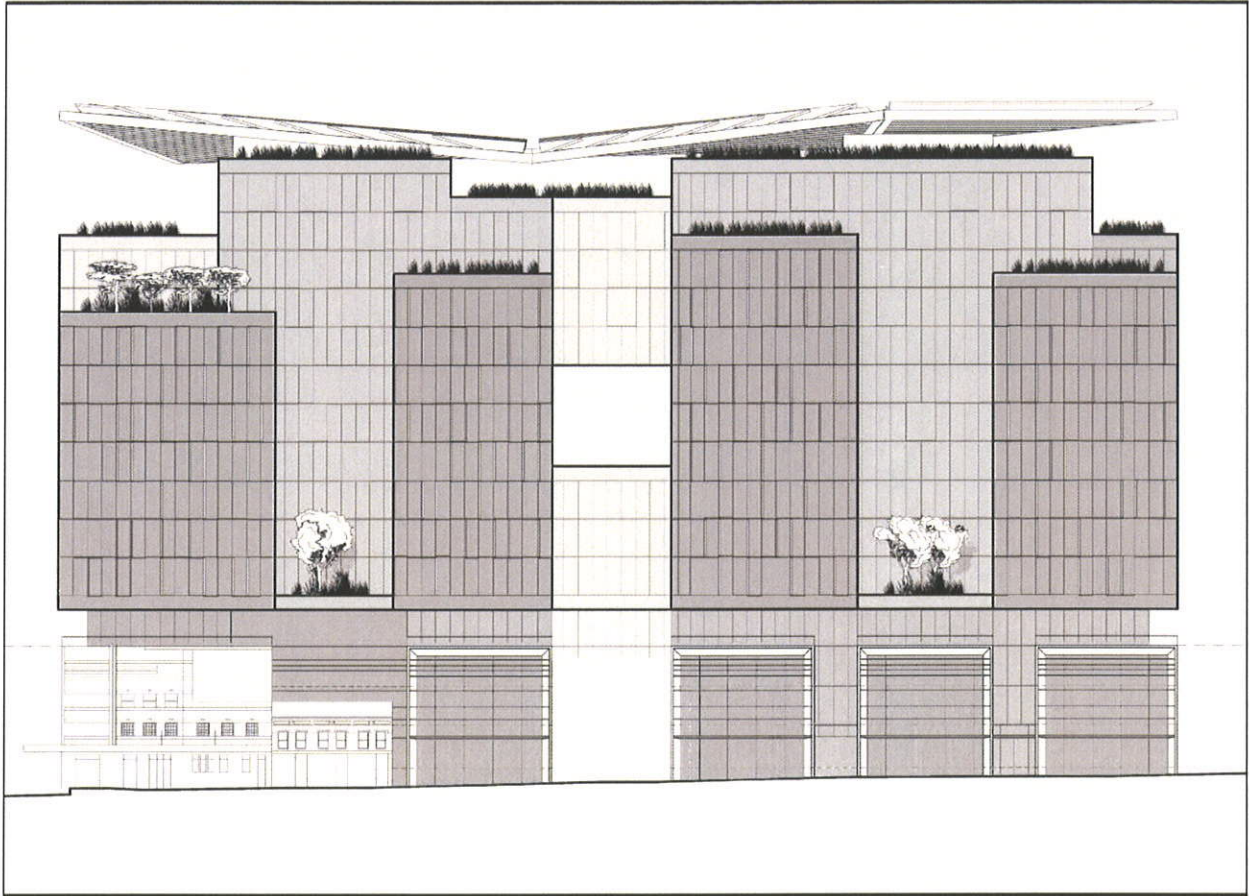


Figure 11: Block 1 and 4 as exhibited. Less height on corner but higher massing toward Chippendale.

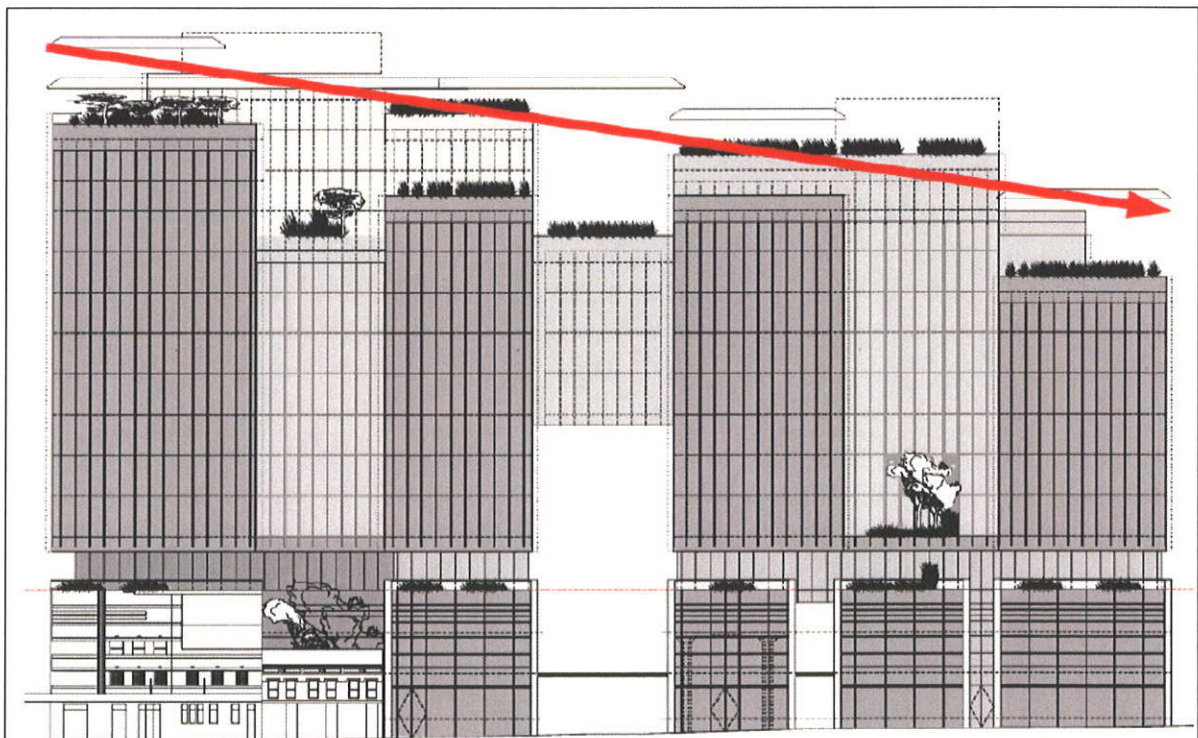


Figure 10: PPR view of Abercrombie Elevation. Stepped down from Broadway corner toward Chippendale. Enlarged pedestrian through link into the site is visible.

While additional height and mass results over this part of the site, relative to the approved Concept Plan, on balance the Department considers the Modification to Block 1 and 4 is acceptable. The Panel also supports the proposed modification to Block 1 and 4 however they have recommended that the detailed form, bulk and articulation of block 1 and 4 be resolved during future Project Application stage as the design detail of this block is critical to the future appearance of the building in this locality.

Block 1 & 4 Void Areas

Enlarged pedestrian through links within Blocks 1 (Broadway elevation) and Block 4 (Abercrombie elevation) have been provided by removal of lower level cantilevered bridges to Broadway and Abercrombie Street elevations of Blocks 1 and 4. This has provided a more defined break in building bulk on both elevations. The deletion of the lower cantilevered bridge on both elevations improves vistas of heritage both within and outside the site. Vistas towards the Irving Street Brewery Complex and UTS telecommunications tower and the Blackfriars building are improved when compared with the approved Concept Plan. An east facing view from Abercrombie Street into the site (along former Tooth Lane) highlights an improved view toward brewery heritage. Refer to **Figure 13 and 14**.

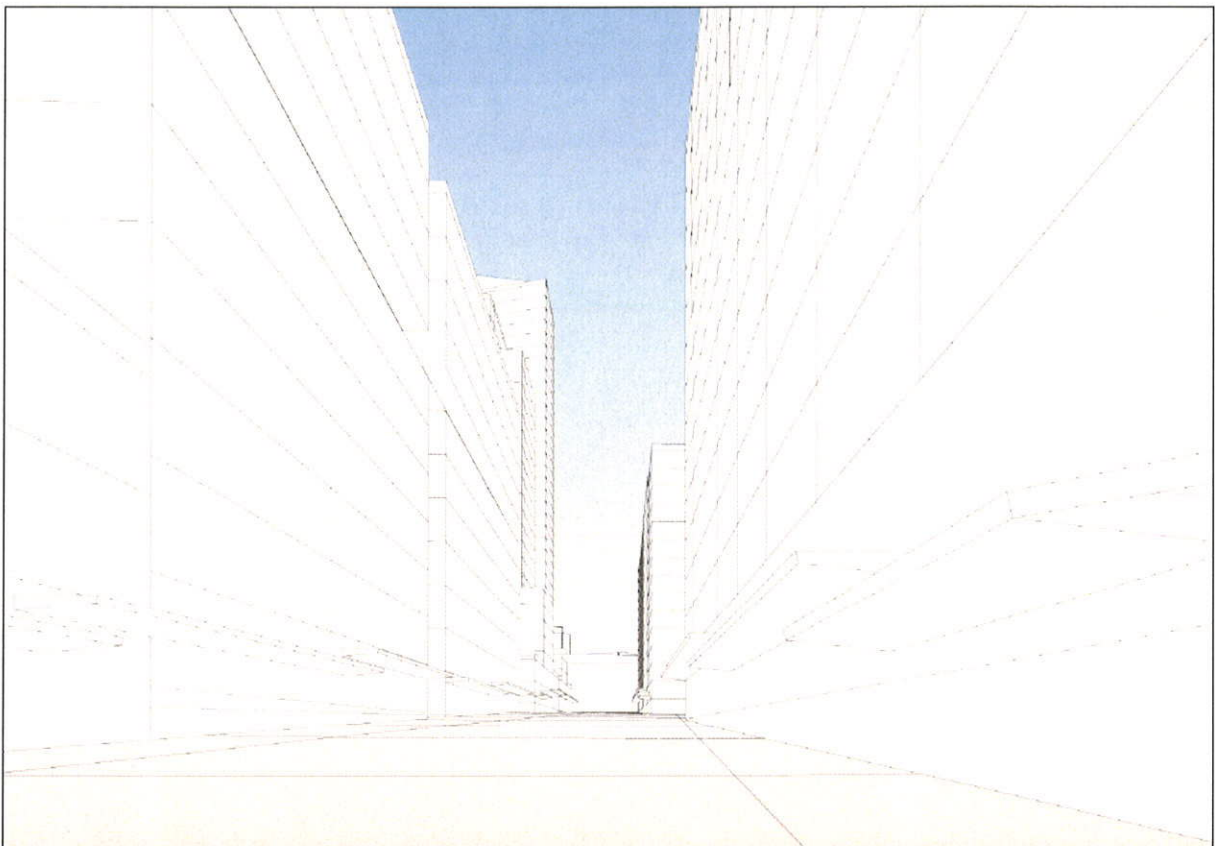


Figure 13: – Approved easterly view along Carlton Street (formally Tooth Lane) into site from Abercrombie Street. No view of site's brewery heritage is possible.

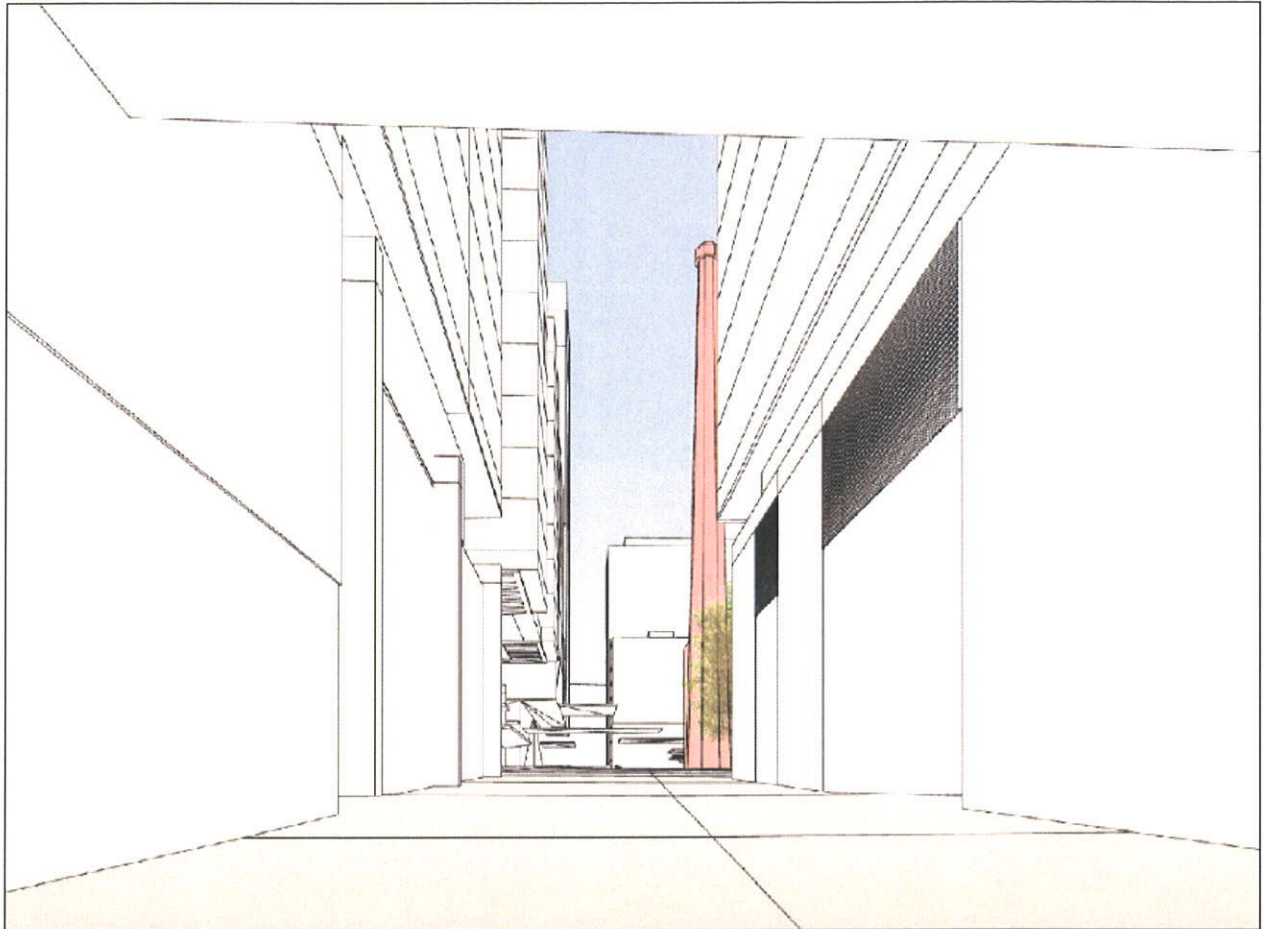


Figure 14: PPR easterly view along Tooth Lane into site from Abercrombie Street. An improved view towards the brewery heritage results.

Block 8 - Abercrombie

The GFA of Block 8 has increased by 2,148sq.m and increased in overall height by 0.50m (plant area) from that approved. Most of the additional mass added to Block 8, as exhibited, has now been setback from Abercrombie Street frontage nearer to its approved location. Importantly, a similar street wall height to Abercrombie and O'Connor Streets is achieved which compares with that approved. Therefore the relationship in streetscape terms opposite the neighbouring parts of Chippendale in this location is maintained. The Department raises no objection to this change.

Blocks 3, 6, 7, and 10 (Kensington Street) and Block 4b (Irving Brewery building yard area):

Block 3 has been increased by 547m² in GFA but its maximum height decreased by 0.10m. While the maximum height to Block 3 has not been increased a greater part of its entire length has been developed which includes additional mass above the County Clare Hotel and Administration building. To manage heritage impacts further detailed resolution of materials, setbacks and protection of interiors is required. Further consideration of detail can occur at the project application stage.

Block 6 has been increased by 658sq.m and 4.25m in height. To address issues raised during the exhibition period, the building envelope in the PPR is now stepped back from the rear of Gould Street properties which provides for an equivalent treatment to the approved Concept Plan. The building now maintains a similar outlook to that approved for the immediately affected residential properties of which the Department raises no objection.

Block 7 is new to the modification application as the site was not part of the original Concept Plan. Demolition of the existing building and erection of a building with a GFA of 1,250sq.m and a height of 29.5m is now proposed. This translates into a building 3m higher than its neighbours

and setback from the existing front street alignment. To manage heritage impacts and mitigate adverse visual impacts for adjoining residential properties to its rear, further detailed resolution of setbacks, proportions and materials will have to be finalised and agreed upon during future consideration of a Project Application to ensure the building fits into Kensington Street as an infill building. Specific modification to ensure adequate setbacks and building separation of Block 7 to ensure an appropriate level of residential amenity is maintained to neighbouring properties is now recommended.

Block 10 While this warehouse building was approved for demolition under MP_07_0120 it is now proposed to be retained and refurbished. A reduction in both floor space by 1,298m² and height by +5.70m (AHD) in height over that approved results. No objection is raised.

Block 4b is the 1912 Irving Street Brewery Complex yard area below which the tri-generation plant is to be located in the basement area. No objection is raised to use the basement below the brewery yard for this plant as further consideration of conservation of significant features will occur at the Project Application stage.

Block 11 - Wellington Street

The siting, design and overall height of Block 11, as amended by the PPR, generally conforms to that approved over this part of the site. The approved break in the main building bulk has been reinstated by the PPR. Clearer pedestrian links from the Chippendale suburb to the main park and beyond results. A 4 storey mass built up to the street alignment and extending at least half of the overall frontage width to Block 11 has now been removed. In its place is sited 1,000 sq.m of GFA over 4 floors, redistributed from Blocks 1 and 4, added to the ground floor along the southern elevation to the main building. This area remains within the sun access plane.

Despite this change, Wellington Street Park has been enlarged compared to the approved Concept Plan and clear pedestrian breaks along the street frontage preserved. A reduced perception of visual bulk and improvements to pedestrian access and useability of the park area due to increased sunlight access during mid March are clear benefits for the Chippendale community to the east and south. On balance, the Department considers the amendments to Block 11 a good design outcome for this transition zone as illustrated in **Figure 15** below.

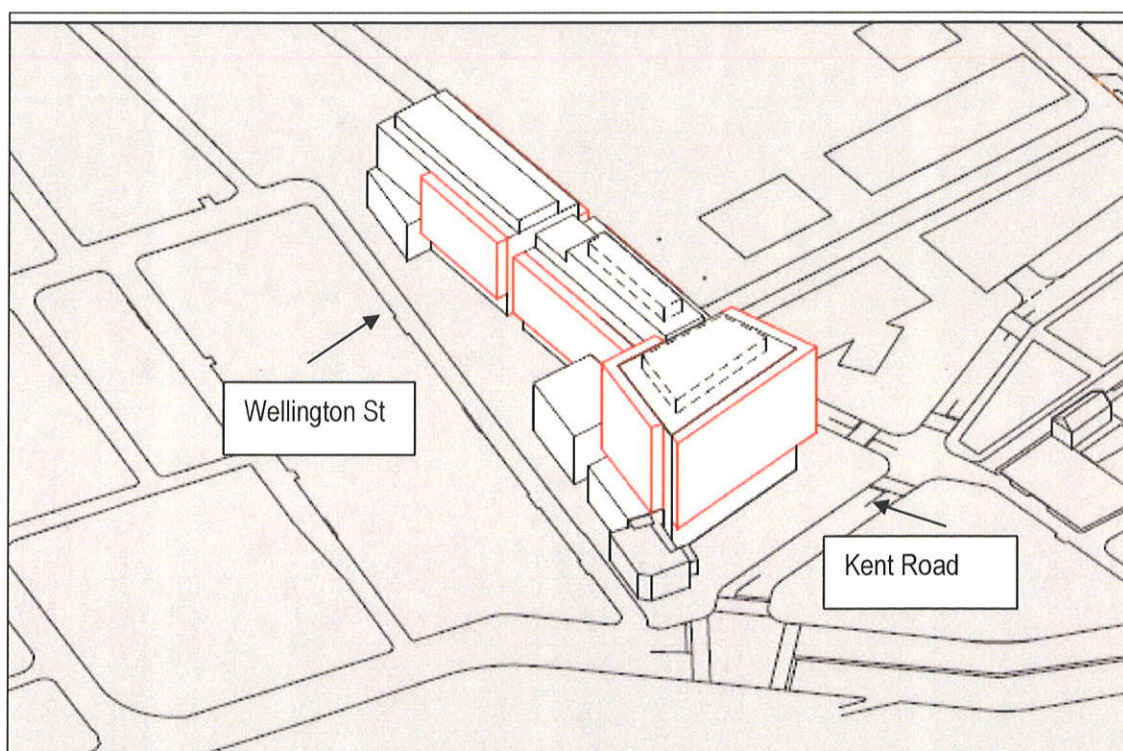


Figure 15 PPR view of Block 11 with visible 4 storey mass added to ground level on Wellington Street side. Red denotes articulation zones.

Block 5 & 9 – New Kent Street

While the deletion of a 12 storey building approved at Block 5 west (adjoining the main park) accounts for a sizeable reduction in height and floor space, a greater part of the GFA has been transferred into Block 5b (adjoining Kent Road) and the remainder into Block 9 (adjoins Kent Road). This has increased the height and mass of block 5 and 9 compared with that approved. The larger building envelopes are in part offset by the siting and configuration of each block, the irregular street alignment and context of other buildings varying in height, scale and type. The issue of scale when viewed as a pedestrian from those parts of Chippendale to the east and south is expected to remain acceptable. No unreasonable shadow impacts arise as a consequence of this change.

Block 5 and 9 will also provide an appropriate transition in height, from the southern edge of the site towards the tallest building (Block 2) along the Broadway elevation. Block 5 and 9 are illustrated below in **Figures 16 & 17**

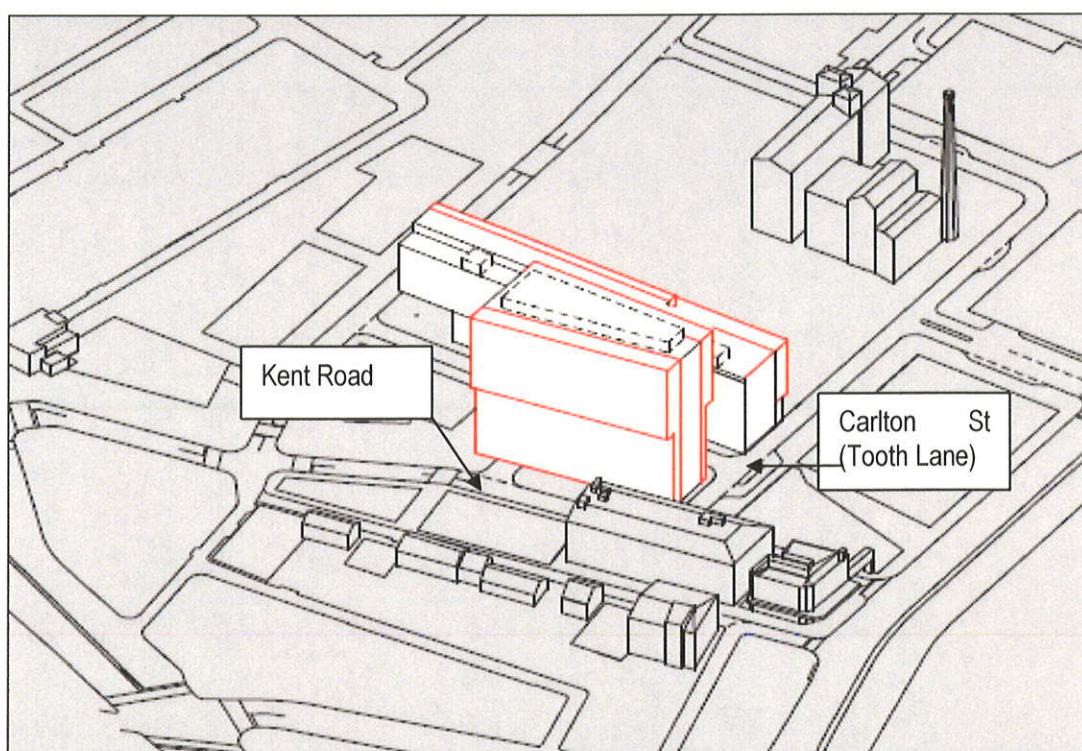


Figure 16: Block 5 as viewed from east with Kensington Street in foreground. Red denotes articulation zone.

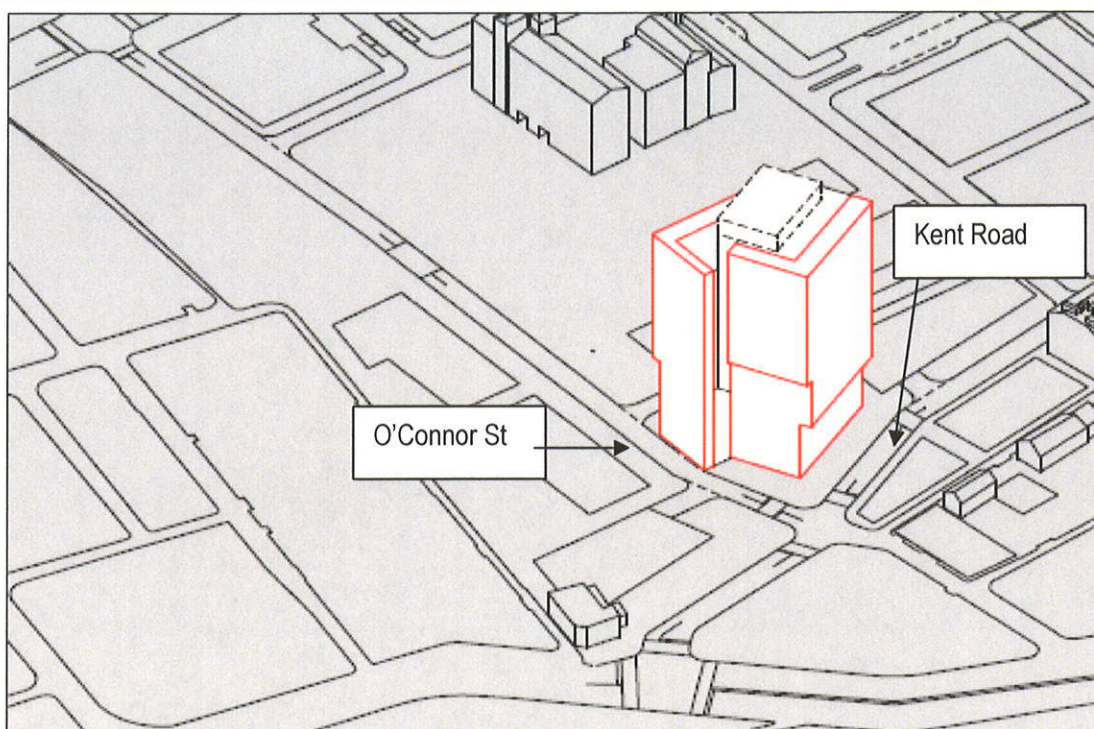


Figure 17: PPR Block 9 as viewed from south east. Red denotes articulation zone.

Conclusion

The Department has considered the impact of the changes to the abovementioned blocks in context with approval, the surrounding urban area, heritage/park setting and amenity of adjoining residential properties. The site's capacity to absorb the additional density is demonstrated by its limited cumulative impacts to adjoining development. The modification application reveals acceptable urban design outcomes can be achieved that relate back to that approved in this location despite the additional height and density.

6.3 OVERSHADOWING/SOLAR ACCESS

Before the proposed Concept Plan was lodged the Expert Advisory Panel examined the issue of overshadowing and solar access to developments within and outside the site. The EAP had regard to SEPP 65 and Council's both existing and draft controls. The recommendations of the EAP in regards to overshadowing were:

- Maintain an appropriate sun access plane in order to minimise overshadowing of the surrounding Chippendale buildings between 12.00noon and 2.00pm (Recommendation 4);
- Achieve 70% compliance with SEPP 65 requirements for the entire site and ensure no block achieves less than 60% of SEPP 65 requirements (Recommendation 24); and
- Maximise solar access to the park between 12.00pm and 2.00pm on Midwinter's Day (recommendation 3).

The Department's review of solar access to the main park, residential component of the development and surrounding areas reveal (despite breaches to the solar access plane for Blocks 2, 4, 8, 11 and 9), reasonable solar performance for all aspects of the development compared to the approved Concept Plan.

Below is a detailed assessment of these issues: