

16 October 2019

James Groundwater  
Department of Planning, Industry and Environment  
320 Pitt Street  
SYDNEY NSW 2000

Dear James,

**RE: SUBMISSION IN RESPONSE TO APPLICATIONS ON EXHIBITION**

**DEVELOPMENT APPLICATION (SSD 18\_9374)**

**CONCEPT PLAN MODIFICATION NO. 16 (MP 06\_0171)**

**FOR THE BREWERY YARD BUILDING, CENTRAL PARK LOCATED AT 5 CENTRAL PARK AVE,  
CHIPPENDALE NSW 2008 (LOT 203 in DP 1240831)**

We have now completed our review of Development Application (SSD 18\_9374) and Concept Plan Modification (MOD 16 to MP 06\_0171) currently on exhibition from 1 October 2019 to 29 October 2019 for the Brewery Yard Building.

Fraser's Central Park Land No. 2 Pty Ltd initially proposed to redevelop the Brewery Yard Building to commercial/retail or hotel use, using 4,000m<sup>2</sup> of non-residential GFA available under the Central Park Concept Plan Masterplan Modification 12. We note that this Development Application and Concept Plan Modification for the Brewery Yard Building seeks approval for the adaptive reuse of the Brewery Yard building for the purpose of commercial premises, accommodating 6,396m<sup>2</sup> of GFA.

We believe that these design changes to the existing built form need to be well considered to ensure they do not detrimentally affect the visual impact, access to and architectural context of Central Park. Our concerns are not in relation to the proposed increase in GFA but more specifically related to the consequential issues of the increase in GFA and building additions.

Below is a summary of issues we believe require consideration in relation to the Development Application.

1. The Development Application seeks approval for the following changes to the existing structure:
  - External additions within the southern portion of the building to accommodate two levels above, including an additional storey above the existing parapet and current roof edge
  - Addition of an external fire stair connecting to the northern elevation.
2. New External Fire Stair - Addition of an external fire stair connection to the northern elevation. This is a significant addition to the building that, if not incredibly well designed, has the potential to be detrimental to the architectural context of Central Park and should possibly be accommodated within the existing built form.
3. There is no mention of providing amenity within the building for the increased area and population. Indicative population on completion is 262 employees. This seems understated, but the proposed number of occupants and use, are subject to subsequent Development Applications. Issues in this regard include:

- a. That the increased population has necessitated changes in the built form i.e. provision of new fire stair protruding from the existing building.
  - b. Bike storage and end of trip facilities for the increased population has yet to be considered or demonstrated that it can be accommodated in the Development Application and it is not appropriate that this be deferred to being resolved in a future fit-out development application.
4. New Parking Bay - Proposes 12m indented parking bay for 15 min drop off/pick up parking should be amended as a loading zone only. This area is also proposed to be the location of the rubbish bins twice a week for collection. This indent should be a loading zone only and provision needs to be provided so that bins do not disturb the public footpath.
  5. Waste Management Report – a location map should be included in the report clearly identifying the access path to show where the waste is to be transported from storage to a collection point (ie loading zone). At no times should bins be stored or left within the public domain. It is not appropriate that this key issue be deferred to be further resolved in the future fit-out Development Application.
  6. Public Art – required for the incorporation of the agreed public art strategy (as amended) into the conditions of consent (if granted). We have kept the Developer of the Brewery Yard Building informed of the proposed amendment to the Public Art Strategy for the precinct, in particular, the artwork of Ugo Rondinone, entitled “The Remembered” to be installed within the Brewery Yard forecourt. Frasers Property has procured the artwork, and has committed to providing it to the Brewery Yard Developer for them to install in accordance with the final Public Art Strategy or in an alternative location within the Brewery Yard Building as agreed between the artist and the City of Sydney Council nominated art curator.



Ugo Rondinone  
*The Remembered*, 2019 (artist Impression)  
 Render of bluestone figurative sculpture,  
 Inserted into render of Brewery Yard  
 Brewery Yard, Central Park, Sydney  
 Image: Courtesy the artist

7. Motorcycle parking - It should be clearly noted that no onsite motorcycle parking, bicycle storage or end of trip facilities are currently proposed within the Brewery Yard site and this should be resolved in the base build Development application and not left to the subsequent fit-out Development Applications There is no available motorcycle or bicycle parking areas available to service the Brewery Yard occupants elsewhere within Central Park.
8. VPA obligations in relation to the embellishment of the Brewery Yard forecourt and Publicly Accessible Areas as noted under the agreed Publicly Accessible Area Management Plan should be conditioned in the consent and should not be further reduced given the reduction arising from the new entry lobby.



As noted above, Frasers Property are willing to meet with the Department of Planning to discuss these matters further, if required.

Should you wish to discuss further or arrange a time to meeting please do not hesitate to contact me on

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. Goldrick", with a horizontal line underneath.

Michael Goldrick  
Development Director