

# Section 75W Modification Environmental Assessment Report

## One Central Park

Modifications to Approved Mixed Use  
Residential, Commercial and Retail Building and associated  
Public Domain (MP09\_0078)

Submitted to  
Department of Planning  
On Behalf of Frasers Broadway Pty Ltd

December 2010 ■ 10566

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This report has been prepared by: Jennie Buchanan  
Signature December 2010



This report has been reviewed by: Gordon Kirkby  
Signature December 2010



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## Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended)

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**Environmental Assessment prepared by**

Name	Jennie Buchanan
Qualifications	BPlan (Hons) MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Block 2 Mixed Use Building

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**Section 75W Modification**

Applicant name	Frasers Broadway Pty Ltd
Applicant address	488 Kent Street, Sydney NSW 2000
Land to be developed	26 Broadway, Chippendale
Proposed development	Construction of mixed use retail and residential building and associated public domain.

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**Environmental Assessment**

Certificate

An Environmental Assessment (EA) is attached

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Jennie Masson

Date

December 2010

## 1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Department of Planning in support of an amendment to Project Approval MP09\_0078 pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). MP09\_0078 permits the construction of a mixed use residential, commercial and retail building on Block 2 of the Frasers Broadway site. Since approval was granted the site has been renamed and is now known as `One Central Park`.

This EAR has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Frasers Broadway Pty Ltd. It describes the site, its environs, the proposed development in the context of the approved Concept Plan, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements issued under Part 3A of the EP&A Act.

The EAR is based on the Architectural Drawings provided by Atelier Jean Nouvel in collaboration with PTW Architects (found at **Appendix A**), and other supporting technical information appended to the report (see Table of Contents).

### 1.1 Frasers Broadway Concept Plan

MP06\_0171, as modified in February 2009, is a Concept Plan approval applying to the Frasers Broadway (now Central Park) site which permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m<sup>2</sup> of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1,4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and Re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

### 1.2 MP09-0078

On 18 June 2010 the Planning Assessment Commission approved the construction of a mixed use retail, commercial and residential building consisting of two towers located above a podium, accommodating:

- 593 residential apartments;
- A food court, specialty retail and a supermarket; and
- Commercial floor space within the podium.

The approved development also included the construction of terraces (landscaped platforms) which rise from the plaza to podium level 2 of the new building on Block 2, installation of a heliostat which projects sunlight onto the landscaped platforms, construction of the surrounding public domain and stratum subdivision of the development.

A copy of the notice of determination is included at **Appendix B**.

## 2.0 Proposed Modifications

The following modifications are proposed to the approved development:

- Variations to the approved building envelope;
- Revised number and mix of apartments;
- Deletion of commercial floor space;
- Increase in residential floor space and retail floor space;
- Reconfiguration of internal layout of podium;
- Reconfiguration of internal layout of some apartments;
- Revised design and operation of the heliostat;
- Amendments to landscaping on facades; and
- Amendments to the access to the landscape platforms.

The above modifications are shown on the architectural plans at **Appendix A** and are described in detail in the following sections. A revised photomontage is provided in **Figure 1**. The changes largely result from:

- Design development of the apartment layouts;
- Design amendments required as a result of the review of the development by the Planning Assessment Commission; and
- Design development of the façade landscaping scheme.



**Figure 1** – Revised photomontage of One Central Park

Source: AJN

## 2.1 Land Use and Gross Floor Area

**Table 1** provides a comparison of the approved and proposed gross floor area of the different uses within the building.

**Table 1** – Land Use and Gross Floor Area

Land Use	Approved (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Difference (m <sup>2</sup> )
Residential	46,939	48,252	+ 1,313
Retail	15,481	19,525	+ 4,044
Commercial	4,278	0	-4,278
<b>Total</b>	<b>66,698</b>	<b>67,777</b>	<b>+ 1,079</b>

## 2.2 Apartment Numbers and Mix

**Table 2** provides a comparison of the approved and proposed number and mix of apartments within the building.

**Table 2** – Apartment Numbers and Mix

Unit Type	Approved (%)	Proposed (%)	Difference
Studio	88 (15%)	99 (16%)	+ 11
1 bedroom	281 (47%)	262 (42%)	-19
2 bedroom	202 (34%)	233 (37%)	+ 31
3+ bedroom	22 (4%)	28 (5%)	+ 6
<b>Total</b>	<b>593</b>	<b>622</b>	<b>+ 29</b>

## 2.3 Building Envelope

**Figure 2** provides a comparison of the approved building envelope and the proposed building envelope whilst **Figures 3** and **4** provides a comparison of the proposed building envelope and the approved Concept Plan envelope. The details of what the amendments relate to are also provided in the image.

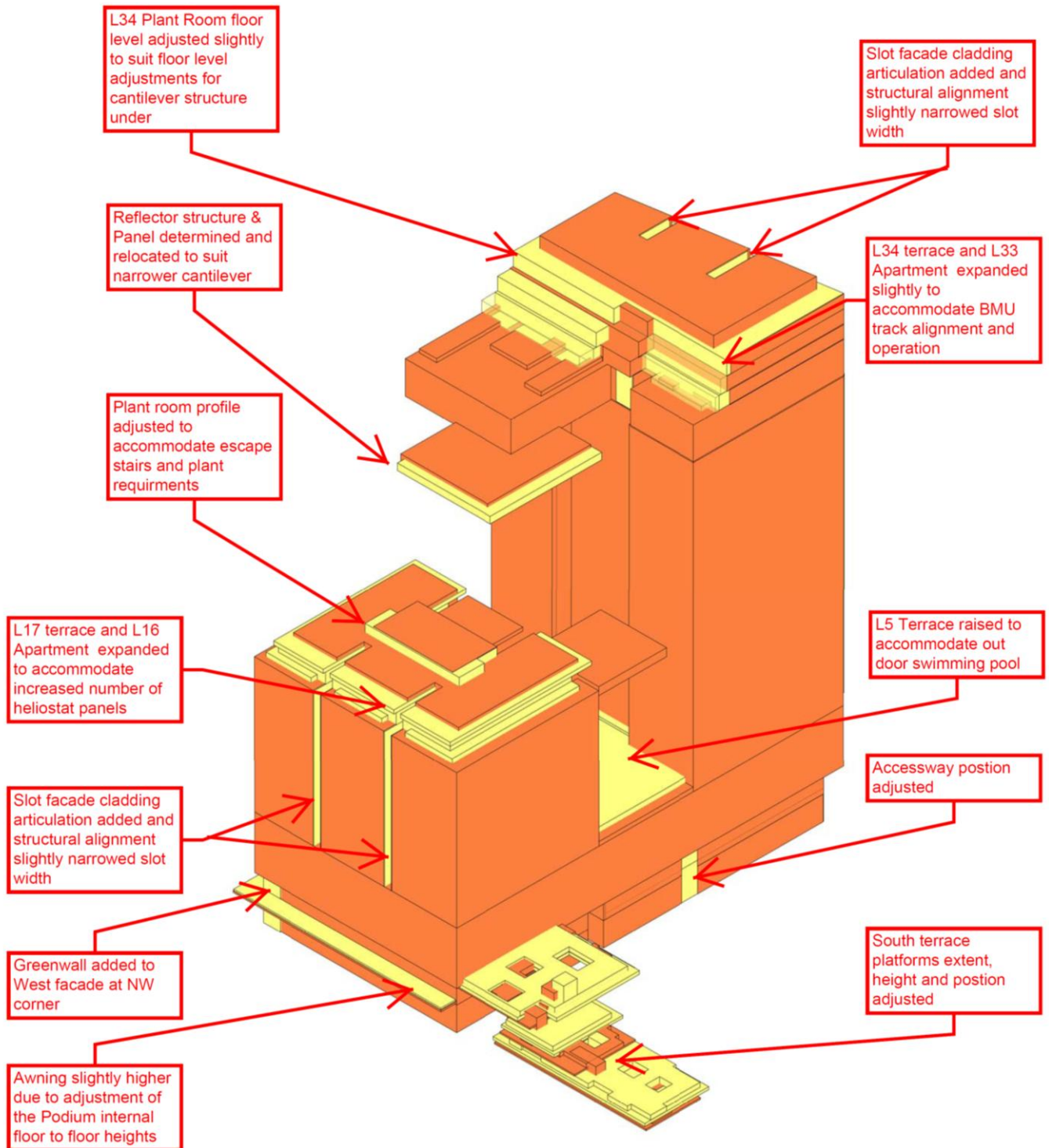
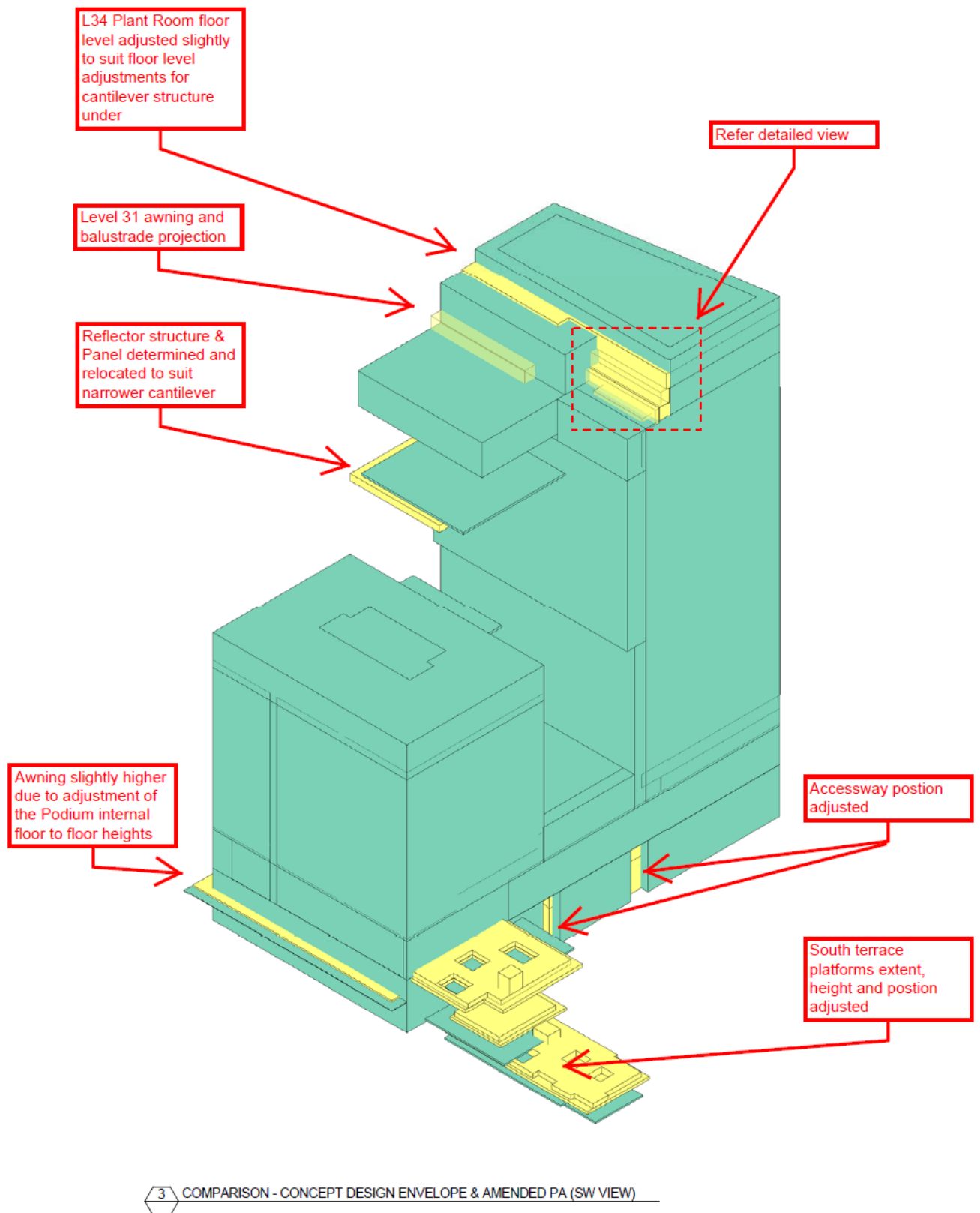


Figure 2 – Comparison of approved (orange) and proposed (yellow) building envelopes

Source: AJN / PTW Architects



**Figure 3 – Comparison of Concept Plan (aqua) and proposed (yellow) building envelopes**

Source: AJN / PTW Architects

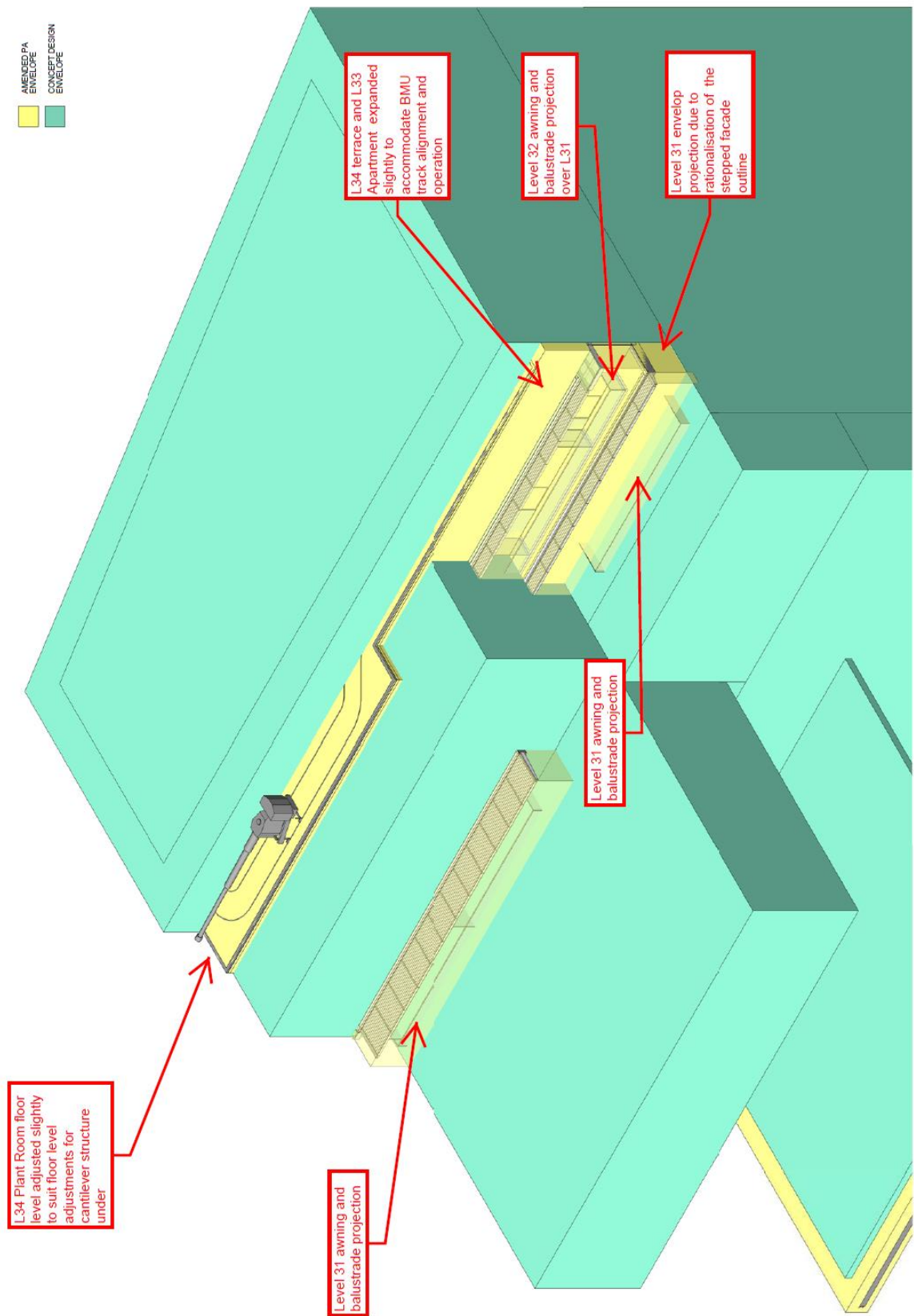


Figure 4 – Comparison of Concept Plan (aqua) and proposed (yellow) building envelopes – detailed view

Source: AJN / PTW Architects

## 2.4 Internal Layout - Podium

The following key changes are proposed to the podium of the development:

- Lower Ground Level
  - Lower courtyard increased in area
  - Retail arcade extended
  - Access to ground level reconfigured
  - Supermarket reduced in size
  - Servicing facilities reconfigured
  
- Ground Level (existing shown in **Figure 5** and proposed shown in **Figure 6**)
  - Central atrium reconfigured and increased in size
  - Two 4.5m through site links reduced down to one 6m through site link
  - Eastern residential lobby reduced in size
  - Western lobby relocated to Balfour Street
  - Retail reconfigured

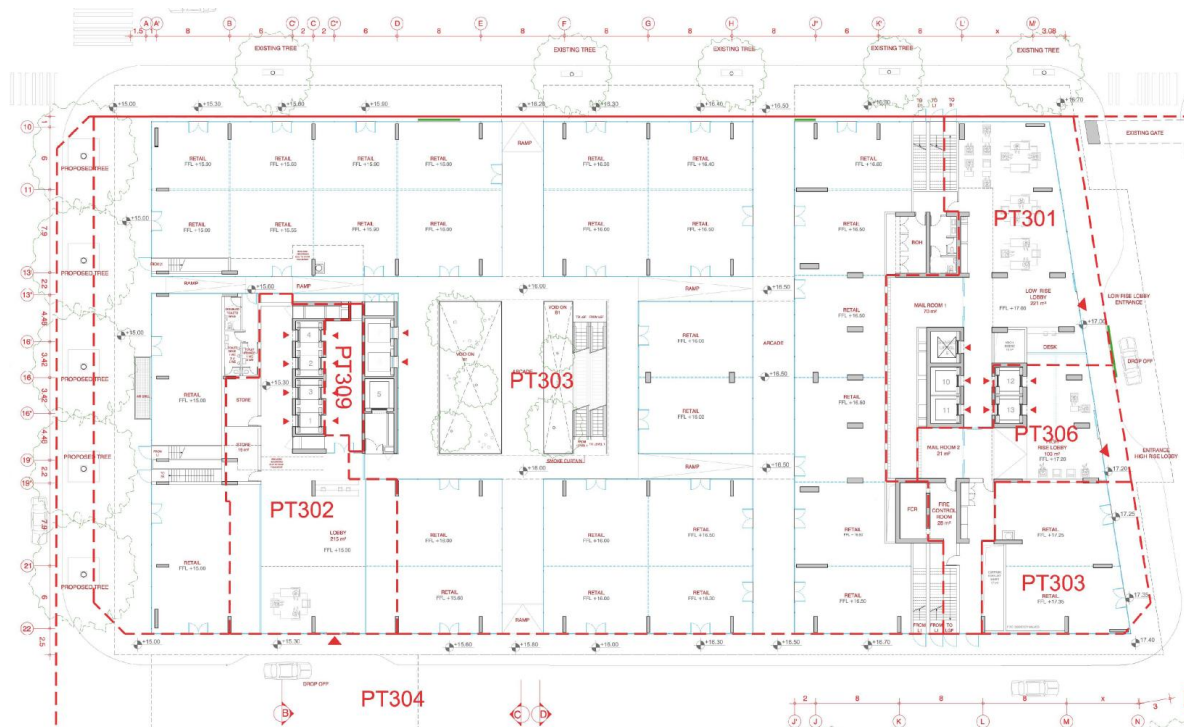


Figure 5 – Approved ground floor plan

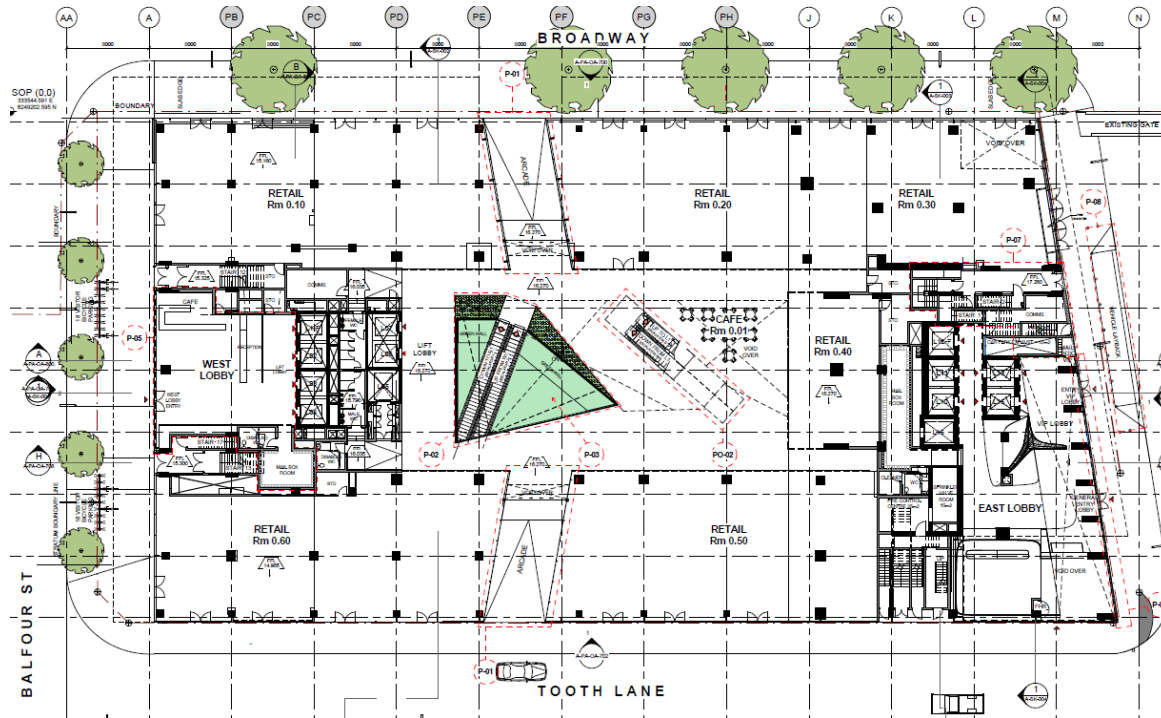


Figure 6 – Revised ground floor plan

Source: AJN and PTW Architects

- Level 1
  - Central atrium reconfigured and increased
  - Retail reconfigured around atrium
  - Substation relocated from basement to eastern side of level 1
- Level 2
  - Food court reconfigured around atrium
  - Back of House space introduced
- Level 3
  - Retail reconfigured around atrium
  - Restaurant space defined
- Level 4
  - Eastern and western ends of level 4 now residential (previously gym and commercial floor space)
  - Atrium reconfigured
  - Open courtyard enclosed
  - Gym now located centrally within the level
  - Pools relocated to Level 5
- Level 5
  - Terrace areas combined over atrium
  - Pools introduced
  - Glass roof over atrium introduced

## 2.5 Internal Layout - Residential Towers

### Eastern Tower

The following changes have been made to the apartments within the eastern tower:

- Overall envelope footprint reduced on western and southern facades to increase modulation
- Corridors and core services arrangement rationalised
- 2 key apartments have been reconfigured for greater use of space and affordability.
- Apartment number 09 changes from 2 bed 2 key to 2 bed apartment to remove studio compartment from sole slot amenity.
- Waste garbage area has been increased for better access.
- Slot design developed – width decreased from 2.15m to a variable width of 1.9 to 2.1m on eastern side and to a variable width of 3.0m to 2.75m to 2.95m on the western side.
- Apartments on levels 29 to 33 developed
- Adaptable apartments relocated to northern and eastern façade
- Rooftop garden deleted

### Western Tower

The following changes have been made to the apartments within the western tower:

- The layout of some of the apartments within the western tower have been reconfigured internally to better co-ordinate the location of services and structure.
- 2 key 2 bedroom apartments and studio apartments have been reconfigured for greater use of space.
- The reconfiguration of the green walls and planters has allowed for the balconies / loggias on the western façade to be enlarged and better rationalised.
- Waste garbage area has been increased for better access.
- Slot design developed – width decreased from 1.95m to a variable width of 1.7m to 1.9m
- Overall envelope footprint reduced on eastern and southern facades to increase modulation
- Rooftop garden deleted
- Cantilevered heliostat removed from rooftop
- Pergola removed from eastern face of tower
- Building Management Unit added
- Heliostat mirrors increased in quantity

## 2.6 Green Walls / Façade Articulation

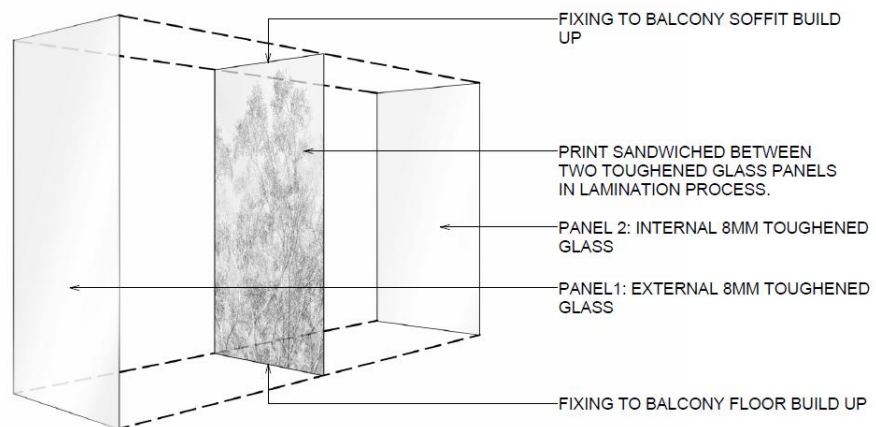
The design of the Green Walls has been reviewed from an operational perspective which has resulted in the following changes:

- The area of the green panels has been increased by 20% from 1,136m<sup>2</sup> to 1,378m<sup>2</sup> with 24 panels proposed in total.
- The depth of some of the planters has reduced from 2m to 1m.
- The linear length of the planter boxes has increased from 1700m to 2400m (40%).
- West elevation planters and façade line has been adjusted to match the north and east.

The overall impact of the changes to the landscaping on the façade is that there will be an increase in plant presence. This is due to the fact that the plants in the planter boxes are only visible from below at the slab edge. The reduced planter depth only reduces the extent of the planter undersides while the increased linear length will mean that a larger amount of planting will be visible from the slab edge. The green panels will also have a greater presence on the eastern and northern facades with their enlarged area.

In order to better articulate the façade, AJN has also amended the modulation of the façade to the south and inner Tower facade. The glass line has now been brought out at irregular intervals so as to prevent vertical stacking lines. This will provide additional interest and volume in the façade with complex sunlight patterns on the protruding glass. A revised design statement prepared by AJN is included at **Appendix C**.

On the southern side of the building, the aluminium screens have been deleted and will be replaced with patterned glass privacy screens as shown in **Figure 7**.



**PRIVACY SCREEN**  
FIXED SCREEN

NOTE: PANEL SIZES VAIRY. REFER TO GENERAL ARRANGEMENT PLANS AND ELEVATIONS FOR SIZES.

**Figure 7** – Glass privacy screens

Source: AJN / PTW

## 2.7 Cantilever

The apartments which were originally positioned within the cantilever have been removed and the space will now form common open space for the residents in levels 29 – 33. The space will now comprise a 180m<sup>2</sup> open ceiling sky garden.

The void in the cantilever has been increased so as to provide greater sunlight to the units below the cantilever and as such access to the sky garden will be via an 8m long bridge. The enlarged voids can be seen in the photomontage provided in **Figure 8**.



**Figure 8** – Photomontage of One Central Park as viewed from the main park

Source: AJN

## 2.8 Platforms

In order to provide sufficient fire egress from the food court level of the podium, it has been necessary to revise the design of the stair system on the platforms. Two sets of 3m wide stairs are now provided within the platforms to comply with the requirements of the BCA. The height of the platforms has increased by 250mm and Tooth Ave has been graded lower at the Balfour St end to increase the clear height under the platform over by approximately 800mm.

An indicative image and section of the platforms is provided in **Figures 9** and **10** respectively.



**Figure 9** – An indicative image of the platforms over Tooth Lane

Source: AJN

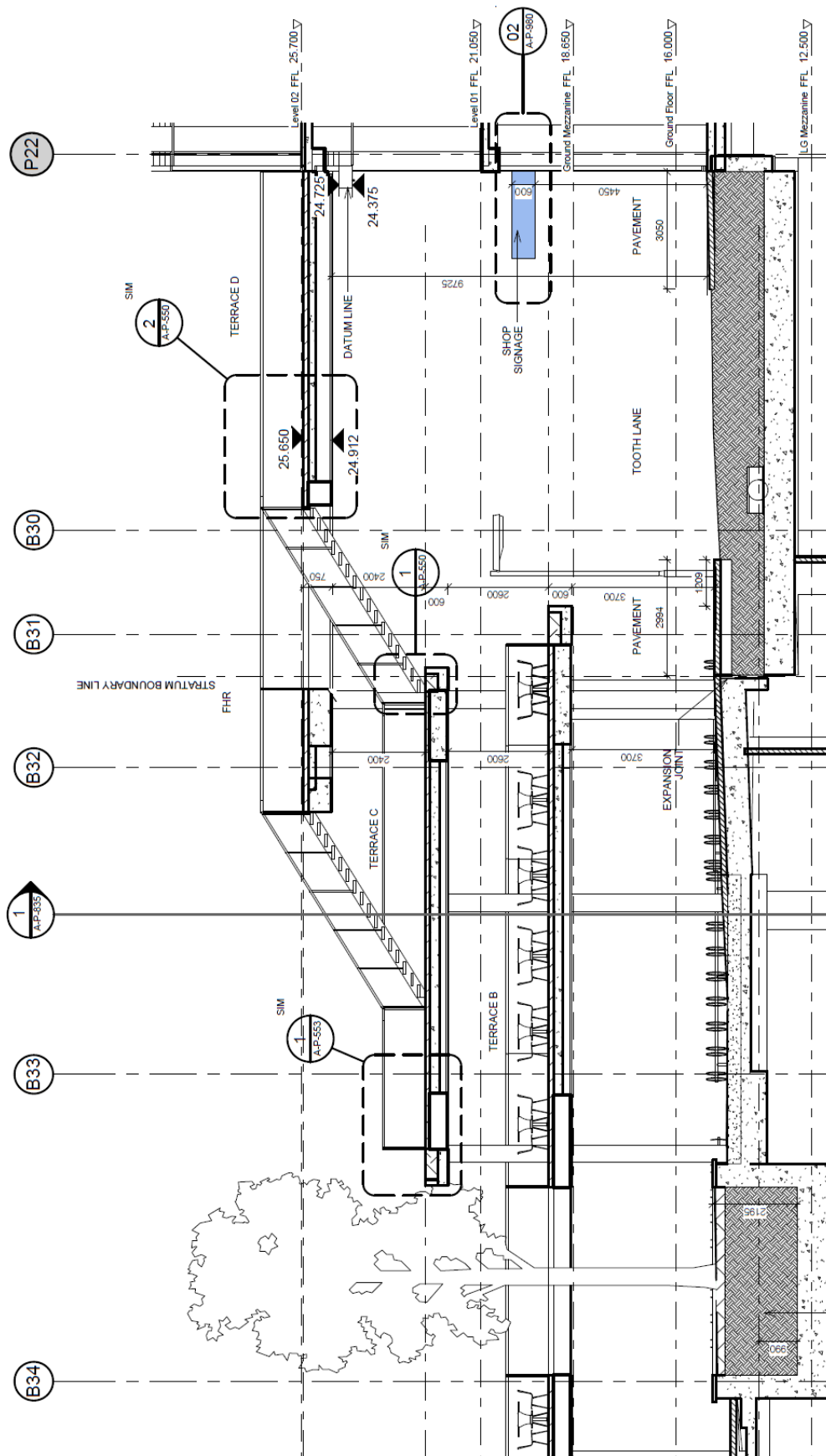


Figure 10 – Section of the platforms over Tooth Lane

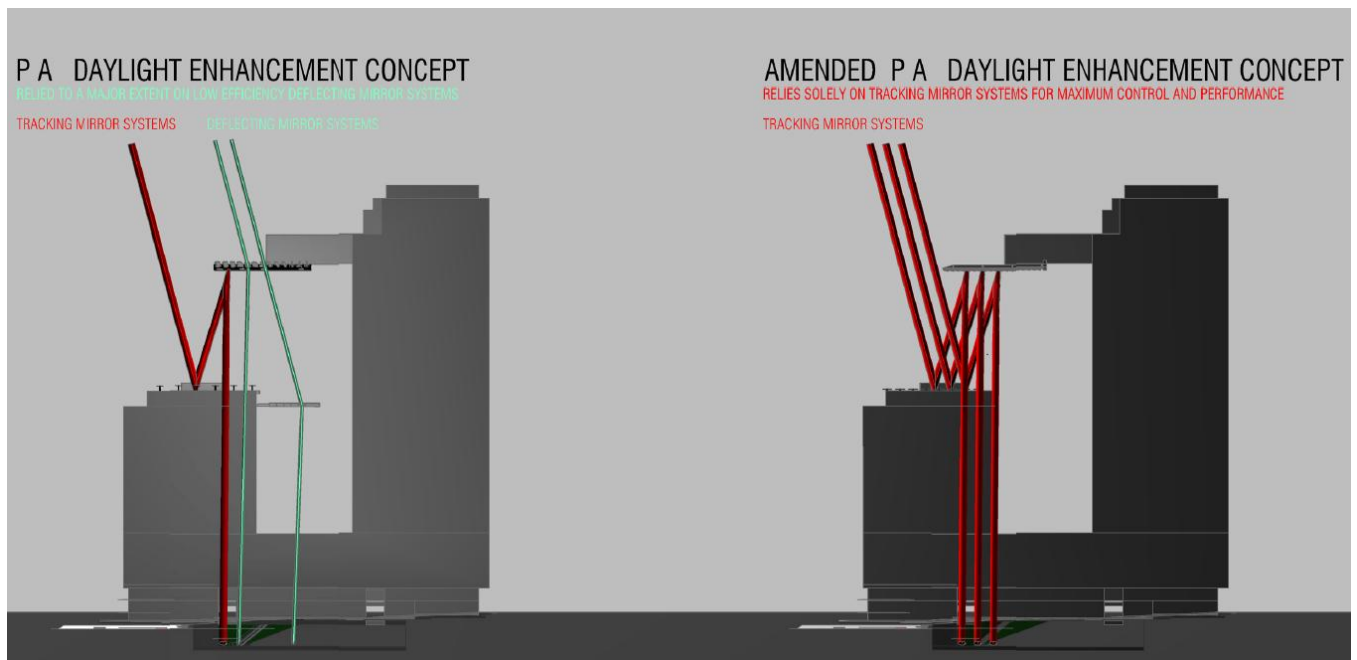
## 2.9 Heliostat

The design of the heliostat has been significantly developed and improved. The total number of fixed mirrors cantilevered from the east tower has increased from 97 (388m<sup>2</sup>) to 324 (506m<sup>2</sup>) and the number of sun tracking heliostat mirrors on the western tower has increased from 12 (48m<sup>2</sup>) to 48 (300m<sup>2</sup>).

The original design included fixed mirrors which produced small patches of light with large mirrors for a short period of the day and in some cases did not produce any useful light at all for months when seasonally changing light direction hit the fixed mirror at the wrong angle. Now that the mirrors will track the sun, they will make the most out of every sunshine hour thereby producing more reflected light throughout longer periods of the year (See **Figure 11**). The greater precision of the operation of the heliostat also allows the system to warm areas such as the atrium and rooftop pool, thereby reducing the need for heating produced by non-sustainable methods.

In order to accommodate the additional mirrors, the size of the heliostat has increased from 22m x 26.2m in the PA to 23m x 26.95m. However, the cantilevered heliostat on the western tower has been deleted and replaced by additional mirrors on the roof of the building where they are not visible from any public space.

Additional detail on the operation of the heliostat is provided in the revised design statement at **Appendix C** and the architectural drawings at **Appendix A**.



**Figure 11** – Revised Heliostat design

Source: AJN

## 2.10 Stratum Subdivision

Revised stratum subdivision plans are included at **Appendix D**. The plans have been amended to reflect the revised layout and uses within the building.

## 2.11 Signage / Banners

Since the submission of the original application, Frasers in conjunction with the architects has developed the signage to be proposed on the external facades of the building. The signage zones are restricted to the podium level and relate to the retail space within the building. Drawings SK-905 and SK-906 (**Appendix E**) provide perspectives and details of the proposed signage.

In addition to the signage, it is also proposed that banners will be erected on the façade as part of the treatments required to address reflectivity. The banners are shown in red on the façade elevations and will be lifestyle themed and constructed out of canvas. They will contain images but not text or advertising.

The details of the banners and their content will be further developed in the detailed design phase.

## 3.0 Environmental Assessment

This section of the report provides an assessment of the key environmental issues which relate to the proposed amendments.

### 3.1 Frasers Broadway Concept Plan

The modified proposal remains consistent with the conditions of consent imposed under MP06\_0171 (Concept Plan) in that:

- The development has a maximum GFA of 67,777m<sup>2</sup> which is less than the 68,000m<sup>2</sup> permitted on Block 2 (see **Table 3**);
- The overall concept plan area continues to provide a minimum of 30% non-residential floor area;
- The proposed building continues to exhibit design excellence;
- The ground level uses activate the surrounding streets;
- The landscaped platforms are designed in accordance with CPTED principals;
- The design of the heliostat has been detailed and improved so as to provide better solar reflectivity into the development;
- The ` green wall's have been detailed and a management regime has been proposed;
- The proposed development minimises overshadowing of the main park;
- Publicly accessible through site links are retained within the building; and
- It will provide ESD measures over and above that required by BASIX.

Table 3 – GFA Compliance

Land Use	Concept Plan m <sup>2</sup>	Proposal m <sup>2</sup>	Difference m <sup>2</sup> (%)	Complies
Residential	55,000 (max)	48,252	N/A	Yes
Non-Residential	13,000 (min)	19,525	N/A	Yes
Total	68,000	67,777	-223 (0.003)	Yes

With regard to the publicly accessible through site links at ground level it is noted that the links will be reduced down from two links to one link, however the width of the links will be increased to 6m. The proposed amendment is considered to be an improvement on the approved design for the following reasons:

- The publicly accessible space is increased from 834m<sup>2</sup> up to 902m<sup>2</sup> (8.5% increase) (See **Figures 12 and 13**);
- The internal atrium space is significantly larger (478m<sup>2</sup> up to 726m<sup>2</sup>), thereby providing a space which has a higher level of amenity; and
- The proposal retains a through site link from Broadway to the Main Park.

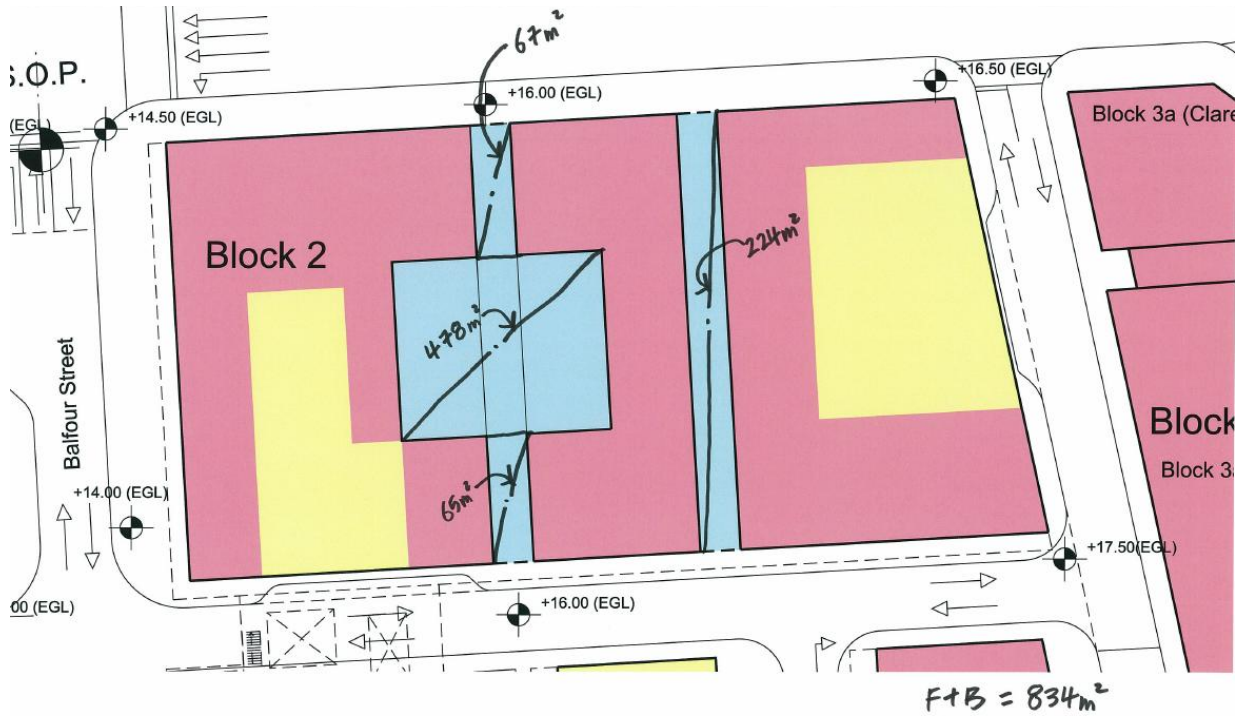


Figure 12 – Approved publicly accessible link

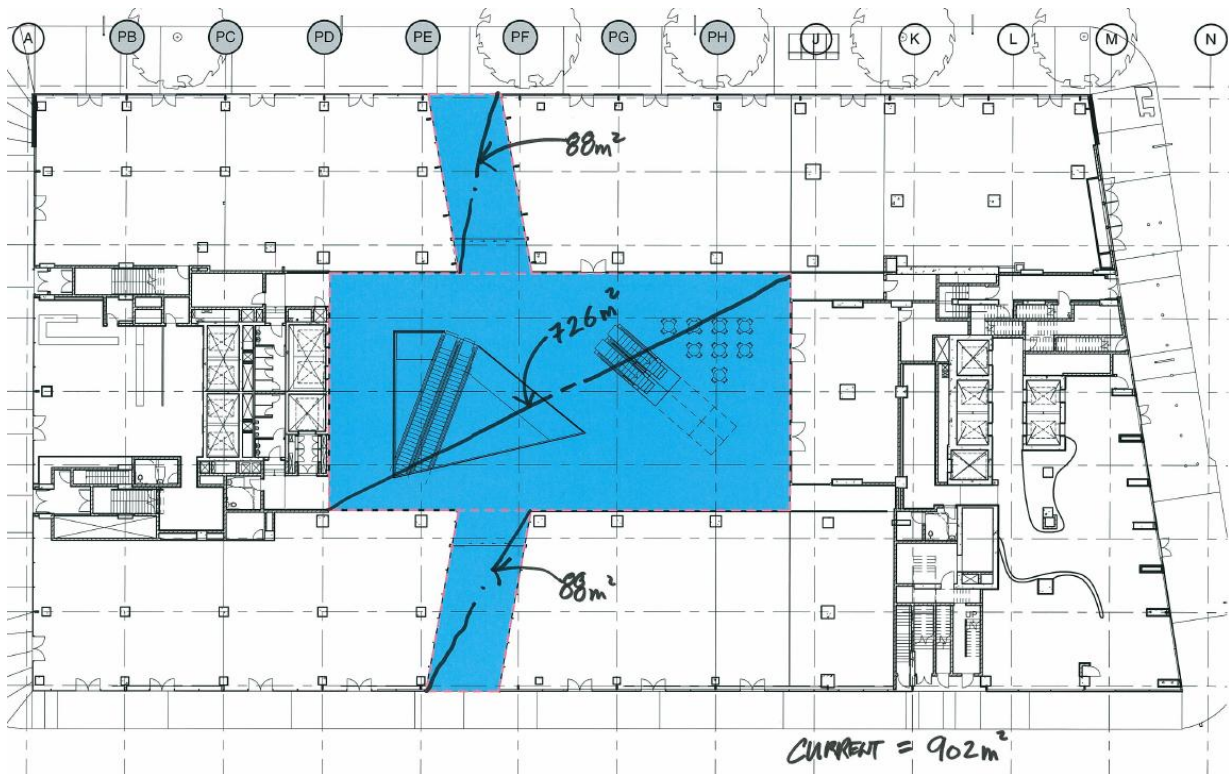


Figure 13 – Proposed publicly accessible link

## 3.2 State Environmental Planning Policy 65 – Residential Flat Design

This section of the report provides an assessment of the proposal against the key criteria contained within the Residential Flat Design Code (RFDC). PTW has prepared an updated SEPP 65 report which is included at **Appendix F**.

### Unit Mix

**Table 4** provides a summary of the approved and proposed unit mix. The revised mix occurs partly due to the renaming of smaller sized 1 bedroom apartments in the west tower to studio apartments and also the introduction of additional apartments within Level 4 of the building.

The proposed mix remains consistent with the objectives of the RFDC in that it provides a range of unit sizes and types that are suitable for the location of the building and that provides a range of housing affordability.

Table 4 – Unit Mix

Unit Type / Floor Space	Approved	Percentage (%)	Proposed	Percentage (%)	Difference
Studio	88	15	99	16	+ 11
1 bed	281	47	262	42	-19
2 bed	202	34	233	37	+ 31
3+ bed	22	4	28	5	+ 6
Total	593	100	622	100	+ 29

### Unit Size

The existing and proposed average unit sizes are provided in **Table 5**. As can be seen the proposal continues to provide a range of unit sizes, capable of accommodating a range of household types.

Table 5 – Average unit sizes

Unit Type / Floor Space	Approved (m <sup>2</sup> )	Proposed (m <sup>2</sup> )
Studio	39	42
1 bed	55	58
2 bed	84	84
3+ bed	186	144

Source: PTW Architects

### Solar Access

PTW has undertaken an analysis of the number of apartments receiving 2 or more hours of sunlight on June 21 in accordance with the `Cox Tzannes' method established for the project. Their analysis is included at **Appendix G** and is summarised below.

As can be seen in **Table 6** the proposed amendments result in a larger percentage of units achieving 2 or more hours of sunlight on June 21.

Table 6 – Solar access to units

Block 2	Approved PA			Proposed PA		
	No. Units	No with 2+ hours sunlight	Percentage	No. Units	No with 2+ hours sunlight	Percentage
East	368	304	83	382	331	81
West	225	108	48	240	129	54
Total	593	412	69	622	440	71

Source: PTW Architects

### Natural Ventilation

Of the 622 units proposed, 374 (60%) are capable of being naturally ventilated.

### Building Separation

The changes to the proposed building envelope and the façade modulation will result in a greater separation distance between the two residential towers – an increase of 1.3m and 1.8m in total.

Privacy between adjoining residential units has also been reviewed and will be achieved with the installation of treated glass screens as shown in **Figure 6**.

## 3.3 State Environmental Planning Policy (BASIX) 2004

ARUP has undertaken an accurate assessment of the revised scheme (**Appendix H**). The assessment has found that the proposed changes will not affect the development's ability to comply with the requirements of BASIX. Stamped BASIX plans will be submitted to the DoP prior to the determination of the modification application.

## 3.4 Landscaping

Turf Design Studio (TDS) has progressed the design of the landscaping on the façade. The planting report at **Appendix I** builds upon the findings of:

- Arup's Lighting Analysis
- Heggie's Wind Report
- AJN and Patrick Blanc original concept design

The planting report provides an indicative planting palette and suitable soil medium to support plant growth. The building has been divided up into different zones reflecting the different environment conditions relating to light and wind. As a result of this the landscaping on the southern side of the building will now comprise predominantly green foliage which better suits the low light conditions on that façade. In contrast to this the foliage on the northern side will exhibit a greater range of colours, reflecting the higher light levels on that façade.

It is noted that since the original application was approved, prototypes of the landscaping elements have been constructed as part of the marketing suite for Block 2 which will be utilised to test elements such texture, colour and positioning.

The changes proposed to the depth of planters and size of green walls will ensure that the landscaping has a greater presence on the façade of the building and as such is considered to be an improvement on the original design of the building.

### 3.5 Heritage

Urbis has reviewed the modification proposed (see **Appendix J**) and advises the proposed design provides an appropriate separation between the proposed building and the heritage gate. Urbis do recommend that the signage proposed on the corner of the building in close proximity to the heritage gate be reduced in length such that the bottom edge of the sign is located above the height of the heritage gate as this will enable the heritage gate to be seen with a green vegetated backdrop and not a backdrop which comprises signage. The signage detail provided in **Figure 14** and on drawings SK-905 reflects the recommendations of Urbis.



**Figure 14** – Signage in close proximity to the heritage gate

Source: AJN and PTW Architects

### 3.6 Assessment of Overshadowing of Main Park

The shadow diagrams at **Appendix A** provide a comparison of the approved and proposed developments and their resultant shadowing impacts on the Main Park. **Table 7** summarises the difference in shadowing of the approved and proposed development. Overall the proposed development will result in a lesser shadowing impact on the main park as a result of the changes proposed, in particular the deletion of the cantilevered heliostat from the western tower.

**Table 7** – Change in shadowing impacts

Time of day on June 21	Source of Shadow	Proposed Envelope
12.00 midday	Building Envelope	- 36m <sup>2</sup>
12.00 midday	Heliostat	+ 14m <sup>2</sup>
1.00 pm	Building Envelope	+ 9m <sup>2</sup>
1.00 pm	Heliostat	No change
2.00 pm	Building Envelope	No change
2.00 pm	Heliostat	No change

Source: AJN

### 3.7 Accessibility

The amendments to the building maintain equitable access for people with a mobility disability. The proposal does however reduce the number of adaptable apartments from 15% down to 13%.

Whilst this is a reduction on what was originally approved, it is noted that 13% of the 622 apartments is equivalent to 79 adaptable apartments which is a considerable contribution towards the stock of adaptable apartments within the City of Sydney. The 79 apartments is made up of 20 in the West tower and 50 in the East tower typical floors, with a range of apartments provided at differing levels within the building. All of the adaptable apartments are provided with an accessible parking space within the basement of the building.

Accessibility Solutions has provided a review of the proposed development which is included at **Appendix M**. A commitment is maintained in the Statement of Commitments at **Section 4** of this report which requires the provision of equitable access for people with mobility impairments to all publicly accessible areas of the building.

### 3.8 Childcare Spaces

The approved development generated a provision requirement of the following child care spaces:

- 593 residential apartments – 36 spaces
- 19,759m<sup>2</sup> non-residential floor space – 14 spaces

With the proposed amendments, this requirement increases to the following:

- 622 residential apartments – 38 spaces
- 19,525m<sup>2</sup> non-residential floor space – 14 spaces

This represents an increase from 50 spaces up to 52 spaces. A commitment was made in the approved application that required the provision of 29 Childcare spaces for the proposed development on Blocks 1 and 4 with the remaining 21 spaces generated by the Block 2 development to be provided within the development on Blocks 8 or 11.

This commitment has been amended such that 23 spaces will now be provided in Block 8 or 11.

### 3.9 Wind Assessment

Cermak Peterka Petersen (CPP) has reviewed (see **Appendix K**) the revised design and notes that the awning near the heritage gate has been implemented with the wrapping of the awning around the north-eastern corner of the building. With this amendment CPP note that the wind tunnel assessment shows significant improvement in the wind conditions and satisfactorily addresses the pedestrian only wind condition around the site.

### 3.10 Car Parking

A separate 75W modification has been submitted to the DoP (MP09\_0042) which seeks to modify the design of the car park. The revised car park design takes into account the modifications which are proposed as part of this application.

The number of parking spaces required and provided for Block 2 is summarised in **Table 8**.

**Table 8 – Parking provision required and provided for Block 2**

Use	Rate	Approved Applications	Max LEP & DCP Car parking requirement	Proposed Modification	Max LEP & DCP Car parking requirement
<b>Block 2</b>					
■ Residential					
- Studio	0.25 per unit	88	22	99	25
- 1 bedroom	0.5 per unit	281	141	263	132
- 2 bedroom	1.2 per unit	202	242	233	280
- 3+ bedroom	2 per unit	22	44	28	56
■ Retail		13,000m <sup>2</sup>	58	19,525m <sup>2</sup>	90
■ Service			49		63
<b>Block 2 Sub-total</b>			<b>556 (539 provided)</b>		<b>646 (564 provided)</b>

## 4.0 Revised Statement of Commitments

The amendments described in this report necessitate the following amendments to the approved Statement of Commitments. Deletions are shown in ~~bold~~ ~~strike through~~ and insertions are shown in ***bold italics***.

Table 9 – Revised Statement of Commitments

Key Issue	No.	Commitment	Timing
Design	1.	The proposed development will be constructed in accordance with the plans and documentation submitted with the Project Application, <b><i>as amended by the Section 75W modification.</i></b>	Ongoing.
ESD	2.	The proposed development will achieve a 5 Star Green Star rating (Multi residential PILOT tool unless superseded by an operational tool).	Prior to occupation of the building.
Public Domain	3.	Proof shall be submitted demonstrating that Public Right of Way easements have been created on the land title	Prior to an occupation certificate being issued.
	4.	A Publicly Accessible Areas Management Plan will be entered into by the building management	Prior to the occupation of the building
Retail premises	5.	Separate Project Applications / Development Applications (dependent on cost of works) will be lodged for each of the ground floor retail tenancies.	N/A.
Childcare	6.	29 Childcare spaces for the proposed development will be provided on Blocks 1 and 4. The addition <del>21</del> <del>23</del> spaces generated by the Block 2 development will be provided within the development on Blocks 8 or 11.	Ongoing.
Construction Management	7.	A detailed Construction Management Plan will be prepared by the building contractor.	Prior to the issue of a construction certificate.
	8.	Management of noise, vibration, dust, soil and erosion arising from the construction of the building will be undertaken in accordance with the Construction Management Plan (CMP) for the development.	Throughout the duration of construction works.
	9.	A sign will be erected on the boundary fence of the development which will advise of the following: <ul style="list-style-type: none"> <li>▪ Contractor details</li> <li>▪ 24 hour emergency contact details</li> </ul>	Throughout the duration of construction works.
	10.	Construction work will be carried out at the following times: <ul style="list-style-type: none"> <li>▪ Monday to Friday: 7.30am to 5.30pm</li> <li>▪ Saturday: 7.30am to 3.30pm</li> <li>▪ Sunday and Public Holidays: No work to be undertaken</li> </ul>	Throughout the duration of construction works.
Traffic Management	11.	A construction traffic management plan will be prepared and submitted to the certifier.	Prior to the issue of a Construction Certificate.
	12.	Works will be carried out in accordance with the construction traffic management plan.	Throughout the duration of construction works.
Parking	13.	Commercial, retail and residential parking spaces will be managed in accordance with a car park management plan will be prepared by the building manager.	Prior to Occupation of the building.
Accessibility	14.	All publicly accessible areas of the building will be designed to equitable access for the mobility impaired.	Prior to issue of a Construction Certificate.

Key Issue	No.	Commitment	Timing
Waste Management	15.	A commercial contractor will be engaged to remove waste and recycling from the building in accordance with the Waste Management Plan for the project.	Prior to occupation of the building.
Residential Amenity	16.	Mitigation measures outlined in the detailed CMP will be implemented so as to minimise impacts on the surrounding community.	Throughout the construction of the building.
	17.	The plant selected for the building will be acoustically treated so as to meet the acoustic goals set in the Noise Assessment prepared by Acoustic Logic.	Prior to occupation of the building.
	18.	The acoustic treatments proposed to achieve the noise goals set for the internal amenity of the proposed units will be certified by an appropriately qualified acoustic consultant.	Prior to the issue of a construction certificate.
Heritage	19.	The proposed works will be carried out in accordance with the recommendations of the Heritage Impact Statement prepared by Urbis Pty Ltd.	Throughout the duration of the construction works.
	20.	Construction works will be overseen by a qualified heritage consultant when in close proximity to the heritage gate.	As relevant
	21.	The recommendations of the nominated site archaeologists will be carried out.	Prior to work commencing in the relevant areas.
	22.	Temporary and permanent interpretive elements will be incorporated into the design of the proposed building	During the construction phase and design development phase.
Wind	23.	The wind amelioration treatments recommended by CPP will be incorporated into the design of the proposed building	Prior to the issue of a Construction Certificate.
Reflectivity	24.	The façade of the building will be constructed so as to meet the recommendations made by CPP in relation to reflectivity.	Prior to issue of a Construction Certificate.
Consultation	25.	Frasers will regularly update local residents on construction work and the progress of the development via their community liaison officer, website and newsletter.	Ongoing
Public Transport	26.	Transport access guides and Workplace Travel Plans containing specific measures to increase public transport and cycling trips will be prepared for the proposed building.	Prior to the issue of an Occupational Certificate.
Acoustic Amenity	27.	Information will be submitted to the PCA demonstrating that the proposed design will meet the internal noise criteria as outlined in the Acoustic Assessment.	Prior to the issue of a CC.
Strata Subdivision	28.	The 2 key apartments will be located on a single strata lot so as to ensure each unit remains in single ownership.	Prior to the issue of an OC.
Public Art	29.	Public art will be installed in the atrium of the Block 2 building.	Details to be provided prior to the issue of a CC.
Remediation	30.	Site Audit Statements will be issued confirming that the site has been made suitable or that sufficient management measures are in place so as to ensure that the site is suitable for the proposed use.	Prior to issue of an OC.

## 5.0 Conclusion

This application seeks the following amendments to Major Project 09-0078:

- Variations to the approved building envelope;
- Revised number and mix of apartments;
- Deletion of commercial floor space;
- Increase in residential floor space and retail floor space;
- Reconfiguration of internal layout of podium;
- Reconfiguration of internal layout of some apartments;
- Revised design of the heliostat;
- Amendments to landscaping on facades; and
- Amendments to the access to the landscape platforms.

This environmental assessment report has demonstrated that the amended design continues to be consistent with the approved Concept Plan applying to the site and the Sydney Local Environmental Plan 2005.

The revised design will result in a larger landscape presence on the facades of the building and will significantly improve the operation of the heliostat and the amount of sunlight that is reflected into the development and the public domain. The changes to the façade will also result in a more articulated and activated façade.

The proposed design amendments will also see a significant improvement in the amenity of the apartments due to a more efficient apartment layouts and the better resolution of the private open space.

In light of the above benefits and in the absence of any adverse environmental impacts the application is recommended for approval.