

City of Sydney

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26 October 2011

File No: 2011/317859

Our Ref: R/2009/122/B

Your Ref: MP09_0078 MOD 3

Mr Michael Woodland, Director
Major Project Assessment
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Caroline Owen

Email: caroline.owen@planning.nsw.gov.au

Dear Mr Woodland

RE: Section 75W request to modify the approved Project Application for Block 2 at Central Park, 26 Broadway, Chippendale (MP09_0078 MOD 3)

I refer to your letter regarding the above Section 75W modification application.

I understand the modification involves: amendments to the internal layout of the podium and residential towers; reduction in size and extent of the east tower cantilever; reduction in the number of heliostat mirrors; revision to the awnings on Broadway, Balfour and Kent Streets; modification to the design and layout of the lower courtyard including deletion of the water feature; removal of the landscaped terraces; reconfiguration of the green walls; increases to the rooftop plant height; change in colour of the external cladding; and modifications to the approved stratum subdivision.

I have undertaken a review of the information provided and wish to advise that the City is generally supportive of the proposed changes, particularly the deletion of the landscape terraces and the provision of a kiosk and pergola, change to the external cladding colour, and the reconfiguration of the retail spaces and central atrium.

However, the City requests that the following issues be addressed by the Proponent prior to any determination of the modification request.

Green wall

The City has previously raised concern as to ongoing maintenance of the green wall. The Proponent must ensure that the design intent of the original planting scheme is realised and sustained over the life of the building.

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Subdivision

Whilst the application deals with Block 2, the subdivision plans accompanying the application also cover Blocks 5A, B & C, and amend the configuration of these blocks without any associated plans or explanation.

On Basement 1, the configuration of the supermarket is inconsistent with the architectural plans. On Ground floor, the retail space at the north-eastern corner is within residential Lot 301.

In addition, the plans provide for the creation of a "Blackwater Treatment Plant Stratum Lot." It has previously been advised that this lot is to be owned by an "umbrella company." The long term viability of this company may be an issue and may leave Council exposed to future maintenance. This lot should be consolidated within an adjoining lot.

Thank you for the opportunity to comment. Should you require further information, please contact Lily Chu by telephone on 9265 9513 or by email at lchu@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA
Director City Planning and Regulatory Services