

11360
28 June 2011

Sam Haddad
Director General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Michael Woodland

Dear Michael

**REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS
BLOCKS 3A, CENTRAL PARK**

We write to you on behalf of Frasers Broadway Pty Ltd requesting that the Director General issue his requirements for the preparation of an Environmental Assessment Report (EAR) to accompany a Project Application (PA) for the proposed development of Block 3A of Central Park (formerly known as Frasers Broadway).

To support the request for the Director General's requirements relating to the environmental assessment, this letter also forms a Preliminary Environmental Assessment Report (PEAR) relating to the project. The PEAR provides detail on the site location and an outline of the project, its background, and identifies the key likely environmental and planning issues associated with the proposal.

1.0 SITE DESCRIPTION

Central Park is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1**, the site is in close proximity to Central Station, Broadway Shopping Centre and the University of Technology, Sydney.

Block 3A is located in the north-east corner of the Central Park Site in an area referred to as the Kensington Street Precinct. It is bounded by Broadway to the north, Kensington Street to the east, and Kent Road to the West. The Clare Hotel and the existing Administration building occupy Block 3A in its entirety and are both nominated as draft heritage items. The location of Block 3A on the site is shown in **Figure 2** below.

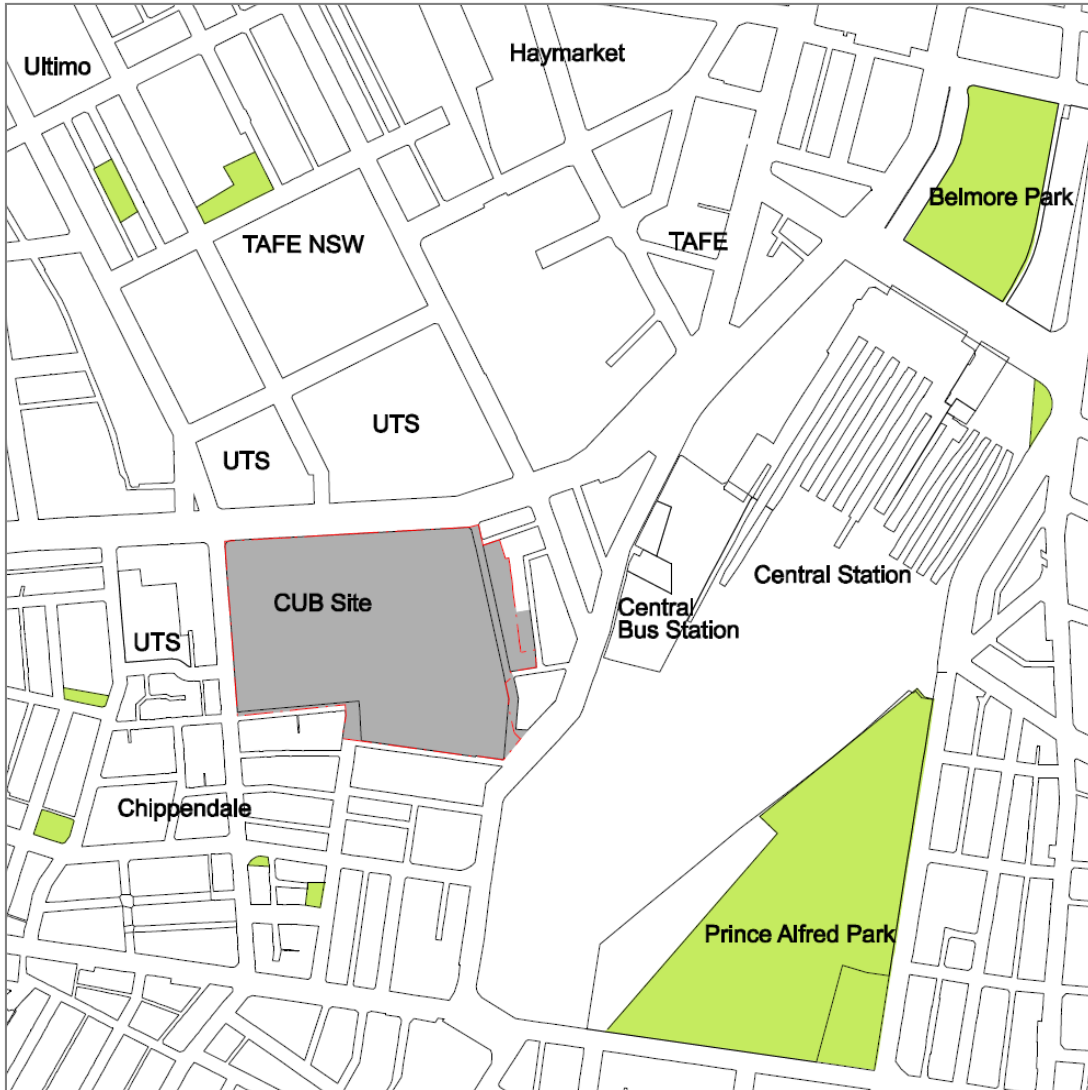


Figure 1 – Location Plan

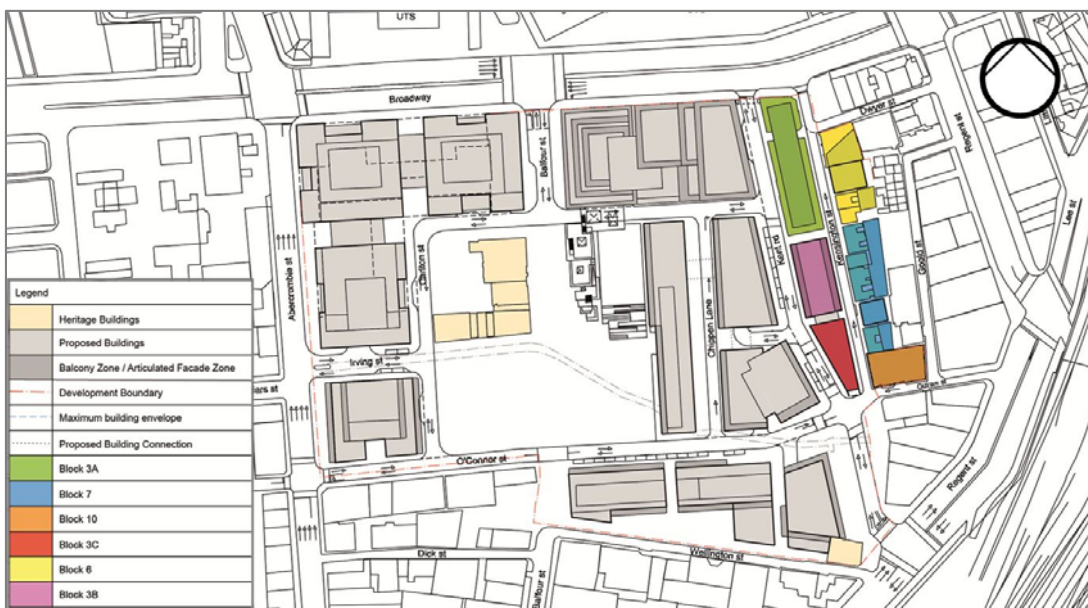


Figure 2 – Location of Block 3A within the Central Park Site.

2.0 THE PROJECT

The PA will seek approval for the adaptive reuse of the existing Clare Hotel and Administration Building as a boutique hotel and food and drink premises.

The boutique hotel will accommodate approximately 80 rooms with ground floor retail fronting Kensington Street. Works will involve the construction of additional storeys to both the Clare Hotel and Administration Building resulting in building heights of 35.40AHD and 41.50AHD respectively, in line with the approved Concept Plan.

Under the approved Concept plan Block 3 has been allocated a total GFA of 10,500m² of which 5,400m² is to be used for non-residential purposes and 5,100m² is to be used for residential purposes (MPO6_0171_MOD 2). The development on Block 3A is expected to comprise approximately 4,600m² of non-residential floor space. Indicative plans have been provided attached to this document as **Appendix A**.

3.0 DRAFT ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (PART 3A REPEAL) BILL 2011

Central Park is to be classified as State Significant Development (SSD) under the draft *Environmental Planning and Assessment Amendment (Part 3A Repeal) Bill 2011* where the capital investment value of development is more than \$10 million. As the proposed development of Block 3A will have an estimated capital investment value (CIV) of \$22 million, the proposal is classified as SSD.

4.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The scope of environmental planning issues proposed to be addressed in an EAR to accompany the Project Application is provided below to assist the Department and Director-General in identifying the Environmental Assessment Requirements for the project.

The key environmental planning considerations associated with the proposed development are as follows:

- Compliance with relevant Environmental Planning Instruments
- Compliance with the Central Park Concept Plan and other Project Applications
- Urban Design and Built Form
- Overshadowing
- Public Domain
- Heritage and Archaeology
- Traffic, Access and Parking
- Waste Management
- Noise
- Accessibility
- Energy Efficiency
- Plans of Management
- Services Plan and Details
- Building Code of Australia (BCA) Report
- Construction Management

- Community Consultation

These are discussed in more detail in the following sections.

4.1 Compliance with relevant Environmental Planning Instruments

The following Environmental Planning Instruments and policies will be relevant to the assessment of the proposed development:

- NSW State Plan
- Draft Sydney City Subregional Strategy
- State Environmental Planning Policy (Major development) 2005 (unless repealed beforehand)
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Access Development Control Plan 2004
- City of Sydney Late Night Trading Premises Development Control Plan 2007
- The City of Sydney Outdoor Cafe Policy
- The City of Sydney Policy for the Management of Laneways in Central Sydney

The EAR will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).

It is noted that remediation of the site has been dealt with under a previous application (MP 07_0163) and as such SEPP 55 – Remediation of Land will not be a matter for consideration in this assessment.

4.2 Compliance with the Central Park Concept Plan and other Relevant project

Applications

The EAR will provide an assessment of the proposed development against the Central Park Concept Plan as amended (MP 06_0171 MOD 2) conditions of consent and Statement of Commitments. In particular the conditions relating to maximum GFA, building envelope, permissible land use and ground floor uses will be considered. The EAR will also demonstrate compliance with other relevant planning approvals that apply to the Site including MP 09_0042 - combined basement approval.

4.3 Urban Design and Built Form

The EAR will include an assessment of the proposed building design and will outline how the proposed building achieves design excellence. An architectural design statement prepared by the architects will also be submitted explaining the design principles of the building and design responses to the heritage significance of the existing buildings and surrounding developments.

4.4 Overshadowing

The EAR will include shadow diagrams which show the shadowing impacts of the proposed building. The EAR will also provide an analysis of the shadows of the proposed development and that of the approved concept plan envelope.

4.5 Public Domain and Landscaping

A Public Domain Plan will be submitted with the PA providing details of publicly accessible areas and finishes. The plan will be consistent with the overarching Public Domain Strategy approved as part of the Concept Plan.

4.6 Heritage and Archaeology

The Clare Hotel and the Administration Building are both identified as draft items of heritage significance. The EAR will include a Heritage Impact Assessment which confirms that the proposed building works, including the adaptive reuse and proposed alterations and additions are consistent with the management recommendations made as part of the Concept Plan.

Archaeology will also be considered as part of the Heritage Impact Assessment. The Archaeological Assessment will be completed and managed under the relevant legislation and the Archaeological Assessment and Research Design Report prepared by Godden Mackay Logan as per the Concept Plan.

4.7 Traffic, Access and Parking

A Traffic and Parking Statement will accompany the application which will confirm compliance with the MP 09_0042 and that sufficient parking and servicing facilities are available for the proposed development.

4.8 Waste Management

A Waste Management Plan (WMP) will be prepared as part of the EAR. The plan will indicate the collection points and method of removal for each of the buildings within Block 3A. The report will include details of the waste storage and collection arrangements for the food and drink premises, hotel, and ground floor retail uses.

4.9 Noise

A Noise Management Plan will be prepared as part of the EAR. Noise from Broadway, the proposed food and drink premises, and hotel will be considered and management measures recommended if required. The City of Sydney Late Night Trading Premises DCP 2007 will also be considered as part of this report.

4.10 Accessibility

The proposed development will be designed to provide universal access to all publicly accessible areas and will provide a range of accessible hotel rooms in accordance with the City of Sydney Access DCP. An access statement prepared by a qualified accessibility consultant will accompany the EAR.

4.11 Energy Efficiency

An ESD report will accompany the application which will confirm that the proposal is consistent with the overarching ESD strategy for the Site and that the buildings will achieve a minimum 5 star Green Star rating.

4.12 Plans of Management

An Operational Plan of Management (POM) will be completed for the operation of the hotel and food and drink premises. This POM will form part of the EAR and will provide detail as to the ongoing management of the proposed land uses, including hours of operation, staffing, security and the like.

4.13 Services Plan and Details

Information on the proposed site services will be provided which will confirm that the existing site services can be suitably augmented to accommodate the proposed development.

4.14 BCA Report

The EAR will include a BCA Report for the existing buildings on the site with regards to the alterations and additions proposed, confirming that they can or do comply with the relevant provisions of the BCA.

4.15 Construction Management

A preliminary Construction and Environmental Management Plan will be submitted with the application outlining the key management measures to be implemented during the retrofitting and additional building work.

4.16 Community Consultation

The EAR will document consultation undertaken during the preparation of the application.

5.0 CONCLUSION

The purpose of this letter is to seek the Director General's Requirements for the preparation of an Environmental Assessment Report for the proposed adaptive reuse of Block 3A, Central Park. It includes a description of the proposed development and an outline of what are considered to be the key issues for the assessment of the Project Application.

We trust that this Preliminary Environmental Assessment is sufficient for Director General to issue his requirements for the preparation of the necessary Environmental Assessment. Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or jbuchanan@jbaplanning.com.au.

Yours faithfully



Jennie Buchanan
Principal Planner