

Caroline Owen - Objection to Application: MP 11_0089 - Block 3A (Clare and New Hotel / Venue Complex)

From: Lisa Delazzari <delazzaril@y7mail.com>
To: "caroline.owen@planning.nsw.gov.au" <caroline.owen@planning.nsw.gov.au>
Date: 24/02/2013 9:27 PM
Subject: Objection to Application: MP 11_0089 - Block 3A (Clare and New Hotel / Venue Complex)

Dear Ms Owen,

Re: OBJECTION to Application: MP 11_0089 - Block 3A

As a long term resident of Shepherd St, Chippendale, I am very concerned at the changes to the first proposed use of Kensington St precinct area of the Central Park development. It was first put forward to the residents of Chippendale as an artistic and boutique area, supposedly comprising bookshops, cafes, and artisan type shops. By submitting the proposed buildings as separate DA applications, it detracts from the cumulative and social impact of the now proposed multiple late night venues with large numbers of patrons. The developers are withholding the true scale of projected patrons, number of licensed premises, hours of trading and number of student accommodations. Also concerning is the report that the Redfern Police have not supported the late night trading or licensed premises in this area, stating that there is already enough trouble with existing premises in the Broadway area, and have expressed concern about lack of consultation. We are also extremely concerned about the parking and impact on all existing residents of Chippendale, and potential noise created by such large numbers of intoxicated patrons late into the night.

The additional vehicle traffic that is expected to be generated is disputed, particularly as the patron numbers have not been formally disclosed.

The addition of the hotel/venue complex and proposed changes to Blocks 6 & 7, suggest that Chippendale is being turned into a "destination suburb", with an extensive night time economy. This differs from previous representations given to the wider residential community. Irrespective, before any decision is taken, it is imperative that the cumulative impact is considered as part of this and any application process; i.e the actual numbers of patrons, intended use and timing hours are disclosed. We do not want nor need another Kings Cross precinct with it's inherent social problems created in Chippendale.

- **The acoustics report is disputed.** Specifically the base background data at night is disputed and the absence of critical information (necessary to properly assess the impact) queried, i.e patron numbers and operating hours. Further we note key information about the impact on Gould Street residents has been totally missed.
- In short, the Application needs to consider the overall picture in order to assess the public as well as social impact.

Five floors of retail/food and beverage venues has already been approved for Building 1 (the highest tower opposite the UTS tower building). This alone provides sufficient facilities for the incoming residential and student community (as well as existing residential population base). And it appears there will be at least 20 food and beverage venues along Kensington Street.

- In addition the plans now show another 2 venues internally plus a roof top/bar deck.
- In addition is a terrace area to the Clare Hotel.
- The Consultants Reports indicates subsequent Applications will be made for the "food

and beverage” venues. The reports indicate that the three venues at Ground Level will be managed independently and directly accessible from Kensington Street.

- Significantly a number of “food and beverage’ venues will be located in addition, ie directly opposite these premises at 10 - 14 Kensington Street. Some more venues will be along the street (see Application for Blocks 6 & 7). Further “food and beverage” venues are likely under the proposed student housing (ie under Blocks 3B, 3C on Kensington Street – the Consultant’s perspectives show).
- We note the application for Blocks 6 & 7 indicates 485 people will be accommodated at 10-14 Kensington Street, a 5 storey multi storey food and beverage venue. The addition of terraces will also overlook the street.
- Whilst it may not be necessary under the legislation, the social context and impact must be considered. As such this application and the future intended use cannot be considered in isolation; rather the cumulative impact must be considered and the relevant reports and information disclosed for public comment at this time.

Insufficient parking is provided.

The addition of estimated 400-500 patrons is assumed under this Application. In addition plans show 900 patrons for Blocks 6 & 7 (as well as hundreds of students living on this street).

Without adequate parking this will have a major impact on residential amenity. To suggest patrons will rely on public transport and walk more than 650 metres, particularly at night (through the Devonshire tunnel to the local train station, or alternately catch a bus from Broadway fails to consider what actually occurs to date).

In short, the Consultant’s Report ignores the reality of the situation – specifically patrons who visit Broadway and Kensington Streets already park in local streets, typically in residential areas more than 400 metres away (e.g. Wellington,

Balfour and Queen are typically “parked out” at evenings from patrons who visit venues on Kensington Street and Broadway).

We note a previous DA application for the Clare Hotel to trade until 2am was rejected by the CoS specifically due to its impact on residential impact.

Mixture of student housing and potential “licensed venues”

We note that the applications for student housing has already been approved. This includes commercial venues (the perspectives show additional food and beverage venues). The addition of a large number of venues (to the already high concentration of venues on Broadway) is not supported.

Heritage

The loss of heritage in the former admin building is not supported.

In conclusion, the cumulative impact from existing venues on Broadway (we note 16-18 Broadway was recently approved) and proposed venues on Kensington Street (including Blocks 6 & 7) is not supported.

We suggest the developer and community find a way forward that properly considers the consequences and puts in place plans that meet both the developers and the larger public interest.

Kind Regards

L De Lazzari

Caroline Owen - MP 11-0089

From: Susan Quine <susanquineis@yahoo.com.au>
To: "caroline.owen@planning.nsw.gov.au" <caroline.owen@planning.nsw.gov.au>
Date: 24/02/2013 5:10 PM
Subject: MP 11-0089

Dear Caroline,

I am writing to you to lodge an objection to the proposed development of Block 3A, the Clare Hotel and former administration block (MP 11-0089).

I am a long time resident of Chippendale and a senior citizen who wishes to remain living in the area.

The proposed development would introduce several neagative aspects to the area which impact adversely on local residents, especially the elderly and those with young children. In particular I am concerned about the additonal number of people, the extra storeys, the danger of even more congested pedestrian routes and vehicular traffic and inadequate parking facilities. We already have numerous eateries and beverage outlets. Large numbers of people coming to Chippendale specifically to drink alcohol results in streets which are not resident friendly or safe.

I would be grateful if you would acknowledge receipt of this objection.

With thanks

Susan

(Dr Susan Quine)

37/9-27 Moorgate Street

Chippendale 2008

Emai

CONFIDENTIAL

23 February, 2013

Caroline Owens
The Department of Planning
Bridge Street
SYDNEY NSW 2000

Dear Caroline

Application: Block 3A - MP 11_0089 - Clare/New Hotel Complex

I am Chippendale resident who lives in close proximity to the former Brewery site. I have lived here with my two sons for nearly 17 years.

This proposal raises a number of important concerns. Please find attached some pertinent background information as well as my concerns.

Yours sincerely

Introduction

1. Previous discussions with Frasers and Council indicated a vehicle free zone and the transformation of Kensington Street into a pedestrian zone.
2. That the precinct would be a low rise focused on small but premium retail, with the interplay of some cafes, galleries and community facilities.
3. Ongoing collaboration with local residents has been minimal in the last 2 years. Significantly since the departure of Nicholas Wolff from Frasers there has been no contact with myself or other Committee Members on the Chippendale Residents Interest Group. Similarly there has been little if any follow up from Council in the past year. This has resulted in a number of issues pertaining to the site's development over the past year not being addressed. These include issues relating O'Connor Street's road design (which has not been resolved; ongoing issues around extended construction hours and more recently the consultation process relating to the Kensington Street). It is noted that construction activity on Block 1 and 2 is heard up to Meagher Street and Bartley Street. For residents in Dick Street, Wellington, Queen and O'Connor as well as Goold Street, the construction noise into the evening hours has become particularly loud. These concerns are highlighted to raise the Department's awareness of some of the limitations around the current consultation process and ask the Department to consider the potential changes to Kensington Street more holistically.

Background Information pertinent to this Application

1. Chippendale is distinct to other suburbs in the City's LGA - with large parts of the suburb that are mainly residential areas zoned mixed use. The integration of mainly low rise commercial activities has traditionally operated well alongside residential communities - this is largely because the businesses have operated during business hours and not stimulated large numbers of patrons into these areas.
2. Previous planning controls protected residential amenity and housing stock. However changes to the City's controls in March 2012 have left these residential communities with watered down controls, which makes the integration of applications for commercial and retail premises more important.
3. Over the past 5 years, a number of licensed gallery/restaurants have been introduced. This has introduced evening night time activity into what are largely quiet residential areas. Their introduction whilst first well received is having a cumulative impact. More recent changes as an extension in operating hours is now dividing communities (due to the social and residential impact).
4. The recent Residents Survey (conducted by CRIG) highlighted concerns. A detailed report is being prepared for circulation and discussion with the City of Sydney. Notably key findings show that noise, the influx of patrons into the area and antisocial behavior are key concerns from residents across the suburb (both the east and west precincts).
5. In particular the inter-lay of low rise terrace homes with often larger commercial buildings alongside or nearby (in the absence of sufficient setbacks between buildings) is exaggerating noise reverberation.

This is similarly highlighted in prominent UK findings (Hatfield, 2010), where similarly residents often feel the lack of confidence/power voice their concerns.

6. Previously quiet residential streets (described by many residents as “quiet havens”) were confined and segregated away from late night venues, on arterial roads, such as City Road (Lansdown), Cleveland Street (the Rose) and Broadway (Clare, Sunderland, Union Bar, Bar Broadway and the Abercrombie).
7. The State Government’s emphasis on economic activity is being used by businesses as a precursor to argue for greater operator rights in areas that are traditionally quiet local streets.
8. In Chippendale’s case, the more recently formed business group (Creative Chippendale Precinct) strategic direction is to “transform” Chippendale into a New York style destination gallery/restaurant suburb.
9. However the impact of the size and scale of the transformation is at odds with the sustainability of the existing residential communities (and in particular residents who live in lower rise housing). Unfortunately much of this change is occurring by stealth with inadequate resident consultation.
10. We understand that the redevelopment of the Kensington Street is a big part of the CCP’s plans. In response, concerns are held about the scale and magnitude of the proposed retail venues for Central Park – and in particular what appears to be the introduction of a late night “eat/drink street.
11. In particular, concerns are held about the integration of night time activities and residential amenity. In addition the proposed changes to Building 4S (that will be considered under another application).
12. This submission refers to Block 3A. However given a number of other Restaurants/Cafes into Kensington Street (refer Blocks 6 & 7) are proposed, a more holistic approach should be considered when assessing this application.
13. The City of Sydney has traditionally not permitted the expansion of bars (and extended hours) into the immediate area – due to the impact it has on nearby and the wider Chippendale residential community. Similarly the L & E Court has found in residents favor in a number of cases in recent years (e.g. Danger, Meagher and Abercrombie Streets).
14. The continuation of the removal of the freeze of Liquor Licensing at the southern end of George Street is having a flow on impact.
15. Significantly, the cumulative and social impact of these venues has not been considered. In addition the wider residential community is largely in the dark about these plans.
16. The concept of first occupancy rights as proposed by the City of Sydney under their Open Strategy (fostering night time economies) is viewed as inadequate. Similarly the ever increasing transient population is adding to tensions.
17. In particular the longer term social sustainability of residential communities is critical. Significantly the State Government’s strategy to turn Chippendale into an educational / creative hub has not been adequately considered, nor is the wider residential community aware of these plans.

18. The current planning process focuses on the approval of individual premises, without adequate consideration for cumulative impact.
19. The current application under Part 3A is seen as inadequate as it does not provide for proper disclosure at the time of key planning decisions (e.g. population counts, the operating hours and whether venues will be licensed).
20. Significantly pedestrian and patron movement has substantially increased along Broadway and through nearby residential areas. The influx of young drinkers and the extension of operating hours is already apparent. Encouraging more licensed venues under the night time economy initiatives will have a major impact on residential communities such as Chippendale.

Submission Comments

Pedestrian / Vehicle Movement

21. The access routes to the Hotel and venues (from Kensington Street) prevent the street from becoming a dedicated pedestrian zone, rather it will be open to traffic.

In response the main access route should be moved to Carlton Street, so that Kensington Street is a dedicated pedestrian zone (with changes to the actual design of Kensington Street incorporated; specifically more greening and trees – as well as a more historic context in term of the materials used, so that they better reflect the historic and quirky character of Chippendale vs the city's more commercial look).

22. The position of the loading dock opposite to a number of food and beverage venues on Kensington Street is not supported. The position of the loading dock should be changed to west side of the Admin building with access restricted off Broadway (not using Kensington Street).
23. The figures supplied for the vehicle traffic is disputed, particularly as the patron numbers have not been formally disclosed at this stage (and may change).

Acoustics

24. The acoustics report is disputed. Specifically the base background data at night is incorrect and there is an absence of critical information necessary to properly assess the impact (patron numbers and operating hours).

Cumulative and Social Impact

25. The plans show 3 food and beverage venues opening/accessible to Kensington Street. Whilst not the subject of this Application, the plans suggest these venues will be late night eating/drinking venues. In addition the plans show another 2 venues internally plus a roof top/bar deck. There is also a terrace area to the Clare Hotel.
26. The Consultants Reports indicates subsequent Applications will be made for the "food and beverage" venues. The reports indicate that the three venues at Ground Level will be managed independently and directly accessible from Kensington Street.

27. Significantly a venue catering to 485 people (at any time) is proposed directly opposite to the Hotel (refer application for Blocks 6 & 7). Further, more "food and beverage" venues are likely under the proposed student blocks (i.e. under Blocks 3B & 3C on Kensington Street).
28. In total, there appears that there will be at least 20 food and beverage venues on Kensington Street.
29. In addition, 5 floors of retail/food and beverage venues have been approved for Building 1. This already provides sufficient facilities for the incoming residential and student community (as well as the existing residential population base).
30. The addition of the hotel/venue complex and proposed changes to Blocks 6 & 7, suggest that Chippendale is being turned into a "destination suburb", with an extensive night time economy. This differs from previous representations given to the wider residential community.
31. Irrespective, before any decision is taken, it is imperative that the cumulative impact is considered as part of this and any application process; i.e. the actual numbers of patrons, intended use and timing hours are disclosed.
32. Whilst legally it may not be necessary, the social context and impact must be considered. As such this Application and the future intended land use must be considered - hence this Application should not be considered in isolation; rather its cumulative impact assessed with the public having the right to comment at this time.

Mixture of student housing and potential "licensed venues"

33. The Application for student housing on Kensington Street was already approved. This includes commercial venues (the perspectives show additional food and beverage venues). The addition of a large number of venues (to the already high concentration of venues on Broadway) is a potential toxic mix.

Inadequate Parking Provisions for visiting patrons

34. Insufficient parking is provided.
35. The addition of ~ 400-500 patrons is assumed under this Application. In addition, ~ 900 people are proposed for Blocks 6 & 7 (as well as 271 beds for students in Blocks 3B, 3C and 10). Without adequate parking this will have a major impact on residential amenity.
36. To suggest patrons will rely on public transport and walk more than 650 metres, particularly at night (through the Devonshire tunnel to the local train station, or alternately catch a bus from Broadway fails to consider what is actually happening today)
37. Specifically patrons who visit Broadway and Kensington Streets already park in local streets - typically in residential areas more than 400 metres away (e.g. Wellington, Balfour and Queen are typically "parked out" at evenings from patrons who visit venues on Kensington Street and Broadway).
38. In conclusion, the cumulative impact from existing venues on Broadway (we note 16-18 Broadway was recently approved) and proposed venues on Kensington Street (including Blocks 6 & 7) is not supported.

Caroline Owen - Block 3A Central Park (Application No MP 11-0089)

From: "Bruce" <homebd@bigpond.net.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 25/02/2013 1:10 PM
Subject: Block 3A Central Park (Application No MP 11-0089)

Caroline

I wish to make a submission on the following development:

Kensington Street Precinct INFO SHEET for Block 3A Central Park (Application No MP 11-0089)

Street Access/Pedestrian Routes

- The access routes to the Hotel and venues (from Kensington Street) prevent the street from becoming a dedicated pedestrian zone, rather it will be open to traffic. We ask that main access route be provided from Carlton Street, and that Kensington Street is a dedicated pedestrian zone (further changes to the actual design of Kensington Street will form part of the submission for Blocks 6 & 7 – we will be asking for a better street design).
- The position of the loading dock opposite what is likely to be number of food and beverage venues is not supported. This should be changed to west side of the Admin building with access restricted off Broadway (not using Kensington Street).
- The additional vehicle traffic that is expected to be generated is disputed, particularly as the patron numbers have not been formally disclosed at this stage (and may change).

Mixture of student housing and potential “licensed venues”

- We note that the applications for student housing has already been approved. This includes commercial venues (the perspectives show additional food and beverage venues). The addition of a large number of venues (to the already high concentration of venues on Broadway) is not supported.

Heritage

- The loss of heritage in the former admin building is not supported.

Cumulative and Social Impact

- Whilst it may not be necessary under the legislation, the social context and impact must be considered. As such this application and the future intended use cannot be considered in isolation; rather the cumulative impact must be considered and the relevant reports and information disclosed for public comment at this time.
- The plans show 3 food and beverage venues opening/accessible to Kensington Street. Whilst not the subject of this Application, the plans suggest these venues will be late night eating/drinking venues.
- In addition the plans show another 2 venues internally plus a roof top/bar deck.
- In addition is a terrace area to the Clare Hotel.
- Significantly a number of “food and beverage” venues will be located in addition, ie directly opposite these premises at 10 - 14 Kensington Street. Some more venues will be along the street (see Application for Blocks 6 & 7). Further “food and beverage” venues are likely under the proposed student housing (ie under Blocks 3B, 3C on Kensington Street – the Consultant’s perspectives show).
- The Consultants Reports indicates subsequent Applications will be made for the “food and beverage” venues. The reports indicate that the three venues at Ground Level will be managed independently and directly accessible from Kensington Street.
- I note the application for Blocks 6 & 7 indicates 485 people will be accommodated at 10-14 Kensington Street, a 5 storey multi storey food and beverage venue. The addition of terraces will also overlook the street.
- As such, it appears there will be at least 20 food and beverage venues along Kensington Street.
- In addition five floors of retail/food and beverage venues has already been approved for Building 1 (the highest tower opposite the UTS tower building). This alone provides sufficient facilities for the incoming residential and student community (as well as existing residential population base).
- The addition of the hotel/venue complex and proposed changes to Blocks 6 & 7, suggest that Chippendale is being turned into a “destination suburb”, with an extensive night time economy. This differs from previous representations given to the wider residential community. Irrespective, before any decision is taken, it is imperative that the cumulative impact is considered as part of this and any application process; ie the actual numbers of patrons, intended use and timing hours are disclosed.

Inadequate Parking Provisions for visiting patrons

- Insufficient parking is provided.
 - The addition of estimated 400-500 patrons is assumed under this Application. In addition plans show 900 patrons for Blocks 6 & 7 (as well as hundreds of students living on this street). Without adequate parking this will have a major impact on residential amenity.
 - To suggest patrons will rely on public transport and walk more than 650 metres, particularly at night (through the Devonshire tunnel to the local train station, or alternately catch a bus from Broadway fails to consider what actually occurs to date).
 - I note a previous DA application for the Clare Hotel to trade until 2am was rejected by the CoS specifically due to its impact on residential impact.
- We suggest the developer and community find a way forward that properly considers the consequences and puts in place plans that met both the developers and larger public interest.

Bruce Coyte

Contact: 2 93191325

Email: homebd@bigpond.net.au

From: <molly@froggy.com.au>
To: <Caroline.Owen@planning.nsw.gov.au>
Date: 2/12/2013 1:45 pm
Subject: More alcohol outlets in Chippendale

Dear City of Sydney,

I read with dismay that there are plans to give licenses for more hotels and clubs in Kensington Street in Chippendale. I originally thought that this would be developed as small bars in line with Clover Moore's policies. I don't have any objection to that. However now I have found out that they want licensing approval for venues that will supply alcohol to around 1,500 people. That is shocking.

I live just up the road in a building that lies between Kensington St and Regent Street. We already get woken up on average of once every couple of nights by loud drunks screaming out in the early hours of the morning. I can just imagine that the amount of drunkenness will double or quadruple. There will be more broken bottles in the street and vomit on the footpath. What can ordinary Sydneysiders do to stop this?

Please do not allow licenses for large booze barns in my street.

Thank you for your attention to this matter.

Kind Regards

Jeannie Sotheran 701/71-75 Regent St Chippendale

Caroline Owen - MP 11_0089 - Block 3A (Clare and New Hotel / Venue Complex)

From: Peter Watson <peter.watson@zurich.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 25/02/2013 3:29 PM
Subject: MP 11_0089 - Block 3A (Clare and New Hotel / Venue Complex)

Dear Ms Owen,

As a long-term resident of Chippendale, I am concerned at recent multiple applications being considered for development of Kensington Street, Chippendale.

I am aware of 3 separate applications:

- Block 3A - The Clare Hotel & former Administration Building
- Blocks 6 & 7 - Multiple bars /restaurants / entertainment venues
- Blocks 3B and 10 - Student housing

My concerns are primarily with regard to:

- 1 - provision of adequate parking to cater for the inflow of patrons and hotel residents - residential car parking is already very limited (and heavily policed). I believe that Application 3A assumes an estimated 400-500 patrons. This is in addition to estimated 900 patrons for Blocks 6 & 7 as well as multiple hundreds of students living in the Student housing proposed for Blocks 3B and 10. This would suggest requirement for significant numbers of additional car spaces. Please advise what measures are in place to provide adequate parking for the proposed bars / restaurants / hotel and student accommodations.
- 2 - expectation of noise, not only in Kensington Street but also the surrounding residential areas. Could you please advise what investigation has been conducted with regard to the cumulative acoustic impact of the multiple applications / developments on the surrounding residential areas
- 3 - nature of the expected development - my understanding was that the Kensington Street development would include 'creative' venues. Are bars / restaurants and hotels considered 'creative' for purposes of planning? If not, please advise what 'creative' developments are under consideration for Kensington Street.

I look forward to your prompt response.

Regards
Pete

Peter Watson
Head of Reporting GOPS APAC / MEA
Zurich Financial Services Australia

Office: +61 2 9995 1322
Mobile: +61 410 412 457
e-mail: peter.watson@zurich.com.au

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Caroline Owen - Objection to Application Block 3A Central Park Application NO MP 11-0089

From: Coral Wynter <cvawynter@gmail.com>
To: <caroline.owen@planning.nsw.gov.au>
Date: 25/02/2013 5:09 PM
Subject: Objection to Application Block 3A Central Park Application NO MP 11-0089

To Dept of Planning

I would like to make an objection to the Application Block 3A Central Park Application NO MP 11-0089

Particularly Point 1.

- The access routes to the Hotel and venues (from Kensington Street) prevent the street from becoming a dedicated pedestrian zone, rather it will be open to traffic. I think that the main access route be provided from Carlton Street, and that Kensington Street is a dedicated pedestrian zone (further changes to the actual design of Kensington Street will form part of the submission for Blocks 6 & 7 – we will be asking for a better street design).
- The position of the loading dock opposite what is likely to be number of food and beverage venues is not supported. This should be changed to west side of the Admin building with access restricted off Broadway (not using Kensington Street).
- The additional vehicle traffic that is expected to be generated is disputed, particularly as the patron numbers have not been formally disclosed at this stage (and may change).

Parking is a massive problem for residents even with a parking permit, if there are no available spots to park. The opening of these venues will only exacerbate the problem. Little or no consideration of residents who live in Chippendale appears to have been taken into account.

- The acoustics report is disputed. Specifically the base background data at night is disputed and the absence of critical information (necessary to properly assess the impact) queried, ie patron numbers and operating hours. Further we note key information about the impact on Gould Street residents has been totally missed.
- In short, the Application needs to consider the overall picture in order to assess the public as well as social impact.

I object strongly to the general planning concept that more and more drinking venues is a worthwhile project. It only encourages binge drinking. There has to be government initiatives to offer other types of entertainment for young people besides encouraging drinking bouts. Otherwise more and more violent episodes are going to occur, such as the death of the young 18 year old in Kings Cross. With these venues in Block 3A Central Park and the 20 or more along Kensington Street, more tragic events will occur. It seems to me the only consideration is how much profit can be made from encouraging a massive amount of intake of alcohol. I note that the Redfern Police have not been notified of these new venues, nor their advice sought as to how to circumvent, contain or eliminate the problems of binge drinkers.

Yours sincerely Dr Coral Wynter
 44 Shepherd St
 Chippendale
 02 80216671

Peter Waller
Unit 13/52-64 Shepherd
Street,
CHIPPENDALE NSW 2008

26th February, 2013

Ms Caroline Owen,
Planning & Infrastructure NSW
GPO Box 39
SYDNEY NSW 2001
Email: caroline.owen@planning.nsw.gov.au

Dear Ms Owen,

RE: OBJECTION TO APPLICATION: MP 11 0089 – BLOCK 3A

I have been living in Chippendale for over ten years, and the changes proposed in the above application in relation to the use of Kensington St precinct area of the Central Park development greatly concern me.

This precinct area was first put forward to the residents of Chippendale as an artistic and boutique area, consisting of cafes, bookshops and artisan type shops.

By submitting the proposed buildings as separate DA applications, it detracts from the cumulative and social impact of the now proposed multiple late night venues with large numbers of patrons. The developers are withholding the true scale of projected patrons, number of licensed premises, hours of trading and number of student accommodations.

Also concerning is the report that the Redfern Police have not supported the late night trading or licensed premises in this area, stating that there is already enough trouble with existing premises in the Broadway area, and have expressed concern about lack of consultation. We are also extremely concerned about the parking and impact on all existing residents of Chippendale, and potential noise created by such large numbers of intoxicated patrons late into the night.

Plus the additional vehicle traffic that is expected to be generated is disputed, particularly as the patron numbers have not been formally disclosed.

The addition of the hotel/venue complex and proposed changes to Blocks 6 & 7, suggest that Chippendale is being turned into a "destination suburb", with an extensive night time economy. This differs from previous representations given to the wider residential community. Irrespective, before any decision is taken, it is imperative that the cumulative impact is considered as part of this and any application process; i.e the actual numbers of patrons, intended use and timing hours are disclosed.

We do not want nor need another Kings Cross precinct with its inherent social problems created in Chippendale.

The acoustics report is disputed, as specifically the base background data at night is disputed and the absence of critical information (*necessary to properly assess the impact*) queried, ie patron numbers and operating hours. Further we note key information about the impact on Gould Street residents has been totally missed.

In short, the Application needs to consider the overall picture in order to assess the public as well as social impact.

- Five floors of retail/food and beverage venues has already been approved for Building 1 (*the highest tower opposite the UTS tower building*). This alone provides sufficient facilities for the incoming residential and student community (*as well as existing residential population base*). And it appears there will be at least 20 food and beverage venues along Kensington Street.
- In addition the plans now show another 2 venues internally plus a roof top/bar deck.
- In addition is a terrace area to the Clare Hotel.

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- Significantly a number of “food and beverage’ venues will be located in addition, ie directly opposite these premises at 10 - 14 Kensington Street. Some more venues will be along the street (see Application for Blocks 6 & 7). Further “food and beverage” venues are likely under the proposed student housing (ie under Blocks 3B, 3C on Kensington Street – the Consultant’s perspectives show).
- We note the application for Blocks 6 & 7 indicates 485 people will be accommodated at 10-14 Kensington Street, a 5 storey multi storey food and beverage venue. The addition of terraces will also overlook the street.
- Whilst it may not be necessary under the legislation, the social context and impact must be considered. As such this application and the future intended use cannot be considered in isolation; rather the cumulative impact must be considered and the relevant reports and information disclosed for public comment at this time.

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The addition of estimated 400-500 patrons is assumed under this Application. In addition plans show-900 patrons for Blocks 6 & 7 (as well as hundreds of students living on this street).

Without adequate parking this will have a major impact on residential amenity. To suggest patrons will rely on public transport and walk more than 650 metres, particularly at night (through the Devonshire tunnel to the local train station, or alternately catch a bus from Broadway fails to consider what actually occurs to date).

In short, the Consultant’s Report ignores the reality of the situation – specifically patrons who visit Broadway and Kensington Streets already park in local streets, typically in residential areas more than 400 metres away (e.g. Wellington, Balfour and Queen are typically “parked out” at evenings from patrons who visit venues on Kensington Street and Broadway).

We note a previous DA application for the Clare Hotel to trade until 2am was rejected specifically due to its impact on residential impact.

Mixture of student housing and potential “licensed venues”

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Heritage

The loss of heritage in the former admin building is not supported.

In conclusion, the cumulative impact from existing venues on Broadway (we note 16-18 Broadway was recently approved) and proposed venues on Kensington Street (including Blocks 6 & 7) is not supported.

We suggest the developer and community find a way forward that properly considers the consequences and puts in place plans that meet both the developers and the larger public interest.

Kind Regards



Peter Waller