



12409  
15 November 2013

Chris Ritchie  
Acting Director  
Industry, Social Projects and Key Sites  
Department of Planning and Infrastructure  
23 – 33 Bridge Street  
SYDNEY NSW 2000

Attn: Mark Brown

Dear Mr Brown

**MODIFICATION TO APPROVED BOUTIQUE HOTEL (MP11\_0089)  
BLOCK 3A, CENTRAL PARK, CHIPPENDALE**

On behalf of Sonrac Developments Pty Ltd, we write to request that the Minister (or his delegate) modify Project Approval MP 11\_0089 under section 75W of the *Environmental Planning and Assessment Act 1979* as described below.

This submission identifies the existing Project Approval and describes the proposed modifications. It is accompanied by:

- Section 75W application form;
- Architectural Drawings prepared by TZG Architects (**Attachment A**);
- GFA Calculation and Report prepared by Degotardi Smith & Partners (**Attachment B**); and
- Heritage Impact Response prepared by Paul Davies Pty Ltd (**Attachment C**).

**1.0 BACKGROUND**

On 5 April 2013, the Minister's delegate approved a Project Application (MP11\_0089) for the adaptive reuse of the existing Clare Hotel and Administrative Building at Block 3A, Central Park, for use as a Boutique Hotel. The approval gave consent for the following:

- A 60 room hotel, with a total GFA of 4,595.9m<sup>2</sup>;
- 1,098m<sup>2</sup> of food and drink premises including three restaurants and a lounge;
- Conference and meeting facilities;
- Staff offices and amenities;
- A rooftop deck and pool;
- Storage and loading facilities; and
- A single storey addition to the Clare Hotel and a two storey addition to the Administration Building. Construction of a new glazed link between the two buildings to create a foyer and entry space for the hotel.

## 2.0 DESCRIPTION OF PROPOSED MODIFICATIONS

The following changes are proposed to the approved development and are largely the result of detailed design development.

- Minor internal planning changes;
- Relocation of heritage stair;
- Ground floor loading bay door changed to swing door;
- Fire Brigade Booster Valve relocated to south west corner of site;
- Addition of two rooms at level 1 in lieu of meeting facilities;
- Reduction in size of western entry canopy;
- Deletion of the wine and dessert bar, and roof terrace at level 3;
- Deletion of link bridge at level 3;
- Relocation of roof top pool;
- Revisions to roof top pool deck canopies;
- Modifications to façade infill panel material; and
- Modifications to façade pattern.

The above modifications are shown on the Architectural Drawings prepared by TZG at **Attachment A** and described below.

### Internal Planning Changes

The internal planning changes occur on the basement through level 2 and are largely the result of detailed design development. The changes include the relocation of the heritage stair on the ground floor to improve access to, and planning within, the basement. The relocation of the heritage stair is consistent with the Heritage Impact Statement and Specific Element Conservation Management Plan, submitted as part of the Project Application (November 2012), and discussed below.

In the north east corner of level 1, the meeting facilities have been deleted and two additional hotel rooms have been added.

### Level 3

On level 3, the signature wine and dessert bar and adjoining roof terrace have been deleted, as has the bridge that provided a link between the hotel rooms and the bar. The deletion of the bar has allowed for necessary plant and services equipment.

### Changes to Roof Top

On the roof top, the pool has been relocated to the east to improve the overall layout, and the pool deck canopies have been raised by 100mm to accommodate the uses beneath.

### Modifications to Façade

On the façade, the infill panel and lift overrun materials have been amended, as has the overall pattern which now presents as more formalised.

The eastern façade has been modified by the change to the loading bay door which is now a swing door, and the western façade has been modified by the relocation of the FBBV from the northern façade to the bottom right of the western façade. The western façade is also modified by the reduced size of the entry canopy at level 3.

## 2.1 Conditions Proposed to be Modified

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike-through~~ and words to be inserted are shown in ***bold italics***.

### SCHEDULE 1

#### A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

- Construction of a boutique hotel, comprising:
  - ~~60~~ **62** hotel rooms;
  - a total GFA of 4,595.9m<sup>2</sup>;
  - ~~1,098m<sup>2</sup>~~ **1142.8m<sup>2</sup>** of food and drink premises including three restaurants and a lounge;
  - conference and meeting facilities;
  - staff offices and amenities;
  - a rooftop deck and pool;
  - storage and loading facilities; and
- A single storey addition to the Clare Hotel and a two storey addition to the Administration Building.
- Construction of a new glazed link between the two buildings to create a foyer and entry space for the hotel.

#### A2. Terms of Approval

The Proponent shall carry out the project in accordance with the following documentation:

- a) Environmental Assessment and supporting documents prepared by JBA Planning dated November 2012 ***as amended by the Section 75W Modification dated 15 November 2013, prepared by JBA;***
- b) Preferred Project Report and Response to Submissions and supporting documents prepared by JBA Planning dated 5 March 2013; and
- c) following drawings, except for:
  - i. any modifications which are Exempt' or Complying Development;
  - ii. otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by Tonkin Zulaikha Greer			
Drawing No.	Revision	Name of Plan	Date
A-001	A	Context Plan	2 November 2012
A-002	A	Site Analysis	2 November 2012
A-003	A	3D Images	2 November 2012
<del>A-100</del>	<del>A</del>	<del>Basement</del>	<del>2 November 2012</del>
<b><i>A-100</i></b>	<b><i>B</i></b>	<b><i>Basement</i></b>	<b><i>28 June 2013</i></b>
<del>A-101</del>	<del>A</del>	<del>Ground Floor</del>	<del>2 November 2012</del>
<b><i>A-101</i></b>	<b><i>B</i></b>	<b><i>Ground Floor</i></b>	<b><i>28 June 2013</i></b>
<del>A-102</del>	<del>A</del>	<del>Level 1</del>	<del>2 November 2012</del>

<del>A-102</del>	<del>B</del>	<del>Level 1</del>	<del>28 June 2013</del>
<del>A-103</del>	<del>A</del>	<del>Level 2</del>	<del>2 November 2012</del>
A-103	B	Level 2	28 June 2013
<del>A-104</del>	<del>B</del>	<del>Level 3</del>	<del>15 February 2013</del>
A-104	B	Level 3	28 June 2013
<del>A-105</del>	<del>B</del>	<del>Level 4</del>	<del>15 February 2013</del>
A-105	B	Level 4	28 June 2013
<del>A-106</del>	<del>B</del>	<del>Pool Deck</del>	<del>15 February 2013</del>
A-106	B	Pool Deck	28 June 2013
<del>A-107</del>	<del>B</del>	<del>Reef</del>	<del>15 February 2013</del>
A-107	B	Roof	28 June 2013
<del>A-300</del>	<del>A</del>	<del>Section 01</del>	<del>2 November 2012</del>
A-300	B	Section 01	15 October 2013
<del>A-301</del>	<del>A</del>	<del>Section 02</del>	<del>2 November 2012</del>
A-301	B	Section 02	15 October 2013
<del>A-302</del>	<del>A</del>	<del>Section 03</del>	<del>2 November 2012</del>
A-302	B	Section 03	15 October 2013
<del>A-400</del>	<del>B</del>	<del>East Elevation</del>	<del>15 February 2013</del>
A-400	B	East Elevation	15 October 2013
<del>A-401</del>	<del>B</del>	<del>West Elevation</del>	<del>15 February 2013</del>
A-401	B	West Elevation	15 October 2013
<del>A-402</del>	<del>A</del>	<del>North Elevation</del>	<del>2 November 2012</del>
A-402	B	North Elevation	15 October 2013
<del>A-403</del>	<del>A</del>	<del>South Elevation</del>	<del>2 November 2012</del>
A-403	B	South Elevation	15 October 2013
<del>A-700</del>	<del>A</del>	<del>Material Schedule</del>	<del>2 November 2012</del>
A-700	B	Material Schedule	15 October 2013
Survey Drawings prepared by Degotardi, Smith and Partners			
30826A38	A	Sheet 1	24 October 2012
Stormwater Concept Drawings prepared by Mott MacDonald			
MMD-313916-C-DR-CD-0003	P1	Concept Stormwater Layout Plan	24 October 2012

## 2.2 Statement of Commitments

The proposed modifications to the approved project do not necessitate any changes to the Statement of Commitments already made for the project, except as outlined below. Deletions are shown in ~~bold strikethrough~~ and the insertions are shown in ***bold italics***.

### APPENDIX F PROPONENT'S STATEMENT OF COMMITMENTS

No.	Issue	Commitment	Timing
1	Design	The proposed development will be constructed in accordance with the	Ongoing

No.	Issue	Commitment	Timing
		Architectural Plans prepared by TZG and documentation submitted with the Project Application <i>as amended by the Section 75W Modification dated 15 November 2013, prepared by JBA</i>	

### 3.0 PLANNING AND ENVIRONMENTAL ASSESSMENT

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

The proposed modifications do not give rise to any additional environmental impacts or site suitability issues aside from those assessed as part of the original project application and subsequent modification application. The matters requiring additional consideration are addressed below.

#### 3.1 Compliance with Frasers Broadway Concept Plan

The key compliance issues assessed as part of the Project Application (November 2012) were:

- the approved concept plan envelope;
- the approved building height;
- the approved land use and the maximum GFA permitted on the site;
- the approved public domain; and
- the achievement of design excellence.

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

- the modified proposal is within the Project Approval building envelope and height which is consistent with the Concept Plan approval;
- the proposed use is consistent with the Concept Plan approval;
- the modified proposal is within the Project Approval maximum GFA which is consistent with the maximum GFA and GFA mix, as proposed to be modified in Concept Plan (MOD 8);
- the modified proposal is consistent with the Public Domain Plan, as proposed to be modified in Concept Plan (MOD 8); and
- the modified proposal continues to exhibit design excellence.

#### 3.2 Built Form

The proposed modification to the building envelope, which comprises raising the pool deck canopies, is minor and overall the height of the building remains generally consistent with that which was approved.

As a result of detailed design development the façade patterning has been formalised and the infill panel material has been modified. However, the façade design and selected material retains the overall aesthetic of the built form.

#### 3.3 Visual Impacts and Overshadowing

While it is proposed that the pool deck canopies are raised by 100mm, the increase in height is minimal and presents no change to the visual impact at street level. The photomontages submitted as part of the Preferred Project Report (March 2013) illustrate the negligible visual impact of the lift

overrun. Given the canopies are significantly lower in height than the lift overrun, by some 2.2 metres, the visual impact of the raised canopies is also considered negligible.

The built form and building envelope are generally consistent with that approved as part of the Concept Plan, which also considered overshadowing impacts to surrounding development. Given the proposed modifications to the built form and building envelope are minor, the overshadowing impacts are also considered negligible.

### **3.4 Heritage**

A Heritage Impact Response has been prepared by Paul Davies (**Attachment C**) to assess the impact of the proposed modifications on the heritage significance of the existing Clare Hotel and Administrative Building. The response concludes that the proposed modifications are minor and will not give rise to any additional impacts, given the proposal as modified, will be substantially the same as that which was approved. Further, the response notes that a number of modifications will have a positive heritage outcome, such as the relocation of the heritage stair, which in its new location will allow the fabric of the stair to be seen more fully.

### **3.5 Access and BCA**

The proposed internal changes are minor and will not impact on the proposal's BCA and accessibility compliance. In particular, the proposed modifications do not impact on the accessible ground floor entry, and three accessible hotel rooms are still provided as part of the proposal.

### **3.6 Acoustic Impacts**

The proposed modifications, including the addition of two hotel rooms and changes to the facade, will not impact on the proposal's acoustic performance. In particular, the recommendations in relation to the type of facade materials and glazing have been considered, and appropriate equipment selection will be undertaken and noise attenuation measures implemented.

### **3.7 Traffic, Access and Parking**

While an additional two hotel rooms are proposed, it is anticipated that there will be no increase to the traffic volume generated as a result of the proposal. Further, the proposed modifications will not impact on the access proposals and no changes are proposed to the number of car parking spaces provided.

## **4.0 CONCLUSION**

The modifications proposed in this section 75W application relate to minor modifications to the approved Boutique Hotel on Block 3A, Central Park. The proposed modifications will not give rise to any additional environmental impacts, and the development, as modified, will be substantially the same as that which was approved under MP11\_0089 in April 2013. This environmental assessment report has demonstrated that the amended proposal continues to be consistent with the approved Concept Plan applying to the site.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [ekirkman@jbaplanning.com.au](mailto:ekirkman@jbaplanning.com.au).

Yours faithfully



Emma Kirkman  
*Senior Planner*