

MODIFICATION REQUEST:

***Adaptive Reuse of the Clare Hotel and
Administration Building on Block 3A***

***Central Park, Chippendale
(Former Carlton United Brewery)***

MP 11_0089 - Modification 1



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

February 2014

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1. BACKGROUND

The purpose of this report is to assess a modification application for the adaptive reuse of the Clare Hotel and Brewery Administration Building at Block 3A, Central Park, Chippendale, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The application seeks to make various internal and external amendments to the approved project.

1.1 The Site

The former Carlton United Brewery site, now known as 'Central Park', has an area of 5.834ha, and is located in the south-western portion of the Sydney CBD. The subject site, Block 3A is located towards the north-eastern part of the site, within the area referred to as the Kensington Precinct, illustrated in **Figure 1** below.

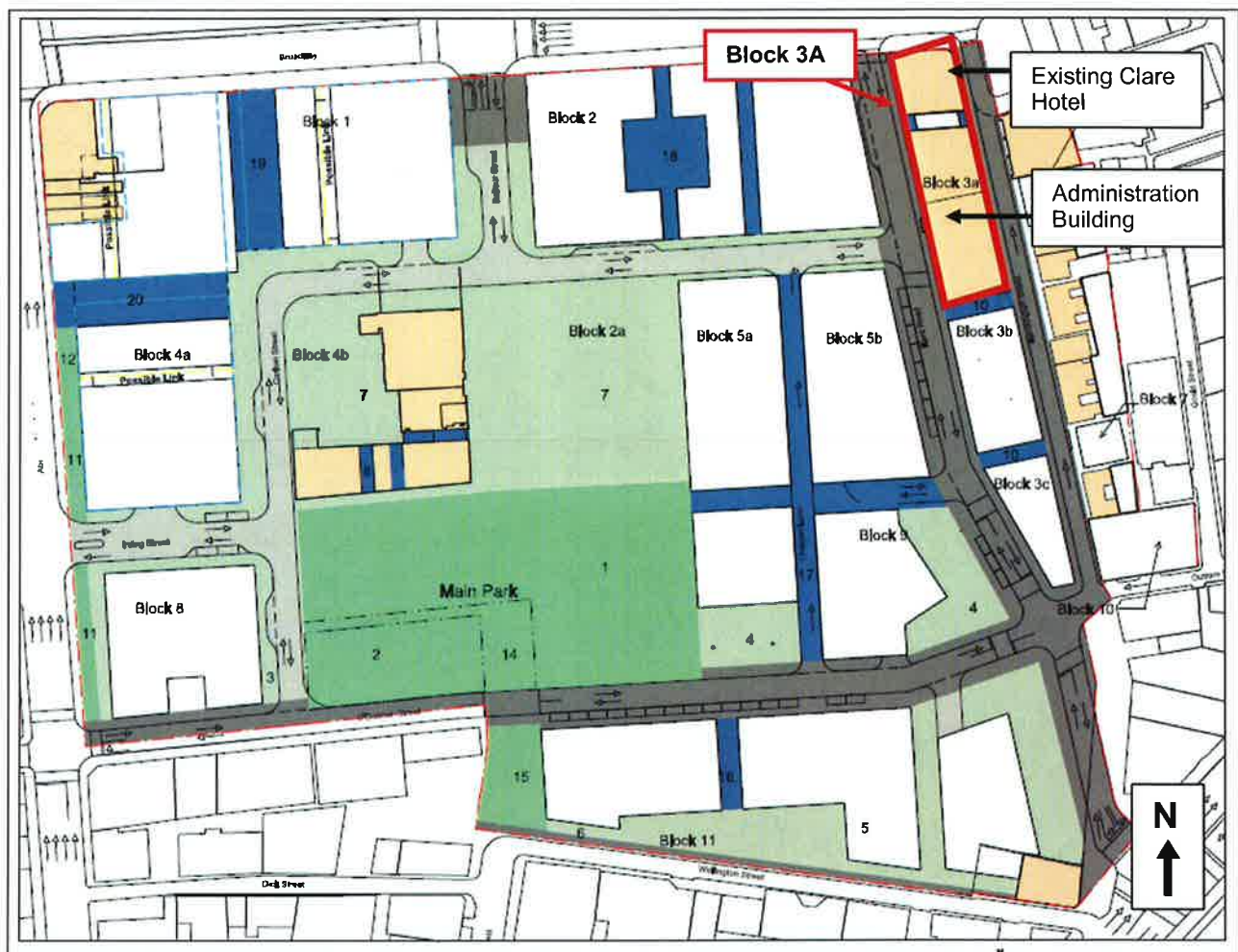


Figure 1: Central Park approved Concept Plan site layout and Block 3A location

1.2 Central Park Concept Plan

On 9 February 2007, the then Minister for Planning and Infrastructure approved Concept Plan MP 06_0171 for a mixed use redevelopment of the former Carlton United Brewery site including; residential, commercial, retail and public open space. The Concept Plan has been subsequently amended on 18 July 2007, 5 February 2009, 16 May 2010, 30 August 2011, 24 July 2012, 31 July 2012, 17 January 2013 and 23 December 2013.

1.3 Project Approval

On 5 April 2013, the Executive Director of Development Assessment Systems and Approvals as delegate for the Minister for Planning and Infrastructure approved a project application (MP 11_0089) for the adaptive reuse of the existing Clare Hotel and Administrative Building at Block 3A, Central Park. The approval gave consent for a boutique hotel comprising:

- 60 hotel rooms;
- a total GFA of 4,595.9m²;
- 1,098m² 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;
- a single storey addition to the Clare Hotel and a two storey addition to the Administration Building; and
- construction of a new glazed link between the two buildings to create a foyer and entry space for the hotel.

A key issue in the department's assessment of this application was the heritage significance of the Clare Hotel and the Administration Building, which are both locally listed items under the Sydney Local Environmental Plan 2005.

A number of other approvals have been granted across the Concept Plan site, with the redevelopment of the 'Central Park' site currently undergoing works to facilitate the mixed-use development and public open space envisaged under the Concept Plan.

2. PROPOSED MODIFICATION

The proposal seeks to modify the approval as follows:

- internal planning changes from the basement up to Level 3 including:
 - relocation of the heritage staircase on the ground floor;
 - addition of two hotel rooms in lieu of meeting facilities at Level 1; and
 - a link bridge connecting the hotel to the bar is to be removed at Level 3.
- changes to the layout of the roof top pool;
- increasing the pool deck roof canopies by 100mm; and
- external modifications including pattern and material changes to the façade.

The proponent has advised that these changes are largely as a result of detailed design development.

Further details of the proposed modification are provided in **Appendix A**.

3. STATUTORY CONTEXT

3.1 Continuing Operation of Part 3A to Modify Approvals

In accordance with Clause 3 of Schedule 6A to the *Environmental Planning & Assessment Act 1979* (the Act) Section 75W of the Act as in force immediately before its repeal on 1 October 2011, and as modified by Schedule 6A continues to apply to transitional Part 3A projects.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the department may approve or disapprove to the carrying out of the project under Section 75W of the EP&A Act.

3.2 Modification of the Minister's Approval

The modification application has been lodged with the Director-General pursuant to Section 75W of the Act. Section 75W provides for the modification of a Minister's approval including "revoking or varying a condition of the approval or imposing an additional condition of the approval".

The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval. However, in this instance, the proposal seeks to modify fundamental aspects of the project application approval, which require further assessment and therefore approval is required.

3.3 Environmental Assessment Requirements

No additional environmental assessment requirements were issued with respect to the proposed modification, as sufficient information has been provided to the department in order to consider the application.

3.4 Delegated Authority

On 4 April 2013, the Minister delegated his functions to determine modification requests under Section 75W of the EP&A Act to the department in cases where:

- the relevant local council has not made an objection;
- a political disclosure statement has not been made, but only in respect of a previous related application; and
- there are less than 10 public submissions in the nature of objections to the proposal.

City of Sydney Council has not objected to the proposed modification changes and no public submissions were received. A political disclosure statement has not been made, however a political donation was disclosed with a previous application on the site. Accordingly, the application is to be determined by the Executive Director, Development Assessment Systems and Approvals, under delegation.

4. CONSULTATION AND SUBMISSIONS

In accordance with Section 75X of the EP&A Act and Clause 8G of the EP&A Regulation, the Director-General is required to make the modification request publicly available. The modification request was made available on the Department's website. Due to the minor nature of the proposal, the modification request was not exhibited by any other means.

The request for modification was referred to the City of Sydney Council for comment. Council noted the increase in height of the roof canopies by 100mm and raised no objections to this change, or the proposed modifications, noting they will improve the functionality of internal spaces and maintain the primary use of the buildings as originally approved.

5. ASSESSMENT

The department's consideration of the modifications to the approval is provided below:

Heritage Significance

The application seeks to relocate the heritage staircase within the ground floor of the local heritage listed Administration Building to improve internal design and access to the basement level. In support of the proposal, a heritage report prepared by Paul Davies Architects confirms that moving this item to a more accessible area will allow the fabric of the stairs to be more visible. The City of Sydney acknowledge that relocating the heritage staircase would not result in any significant or adverse impacts on the heritage items. The department notes that retaining more of the original features is a positive heritage outcome, and is satisfied that the modification will not result in any

further impact to the heritage significance of the adaptive reuse of the Clare Hotel and Administration Building.

The approved project includes a 60 room hotel with a total GFA of 4,595.9m². The proposal seeks to replace the approved meeting facilities on level 1 with two additional hotel rooms. This change does not amend the current approved total GFA. The heritage report notes this space was originally used as bedrooms and therefore the department considers this change acceptable as this is similar to the former use.

Internal Planning Changes

From the total approved GFA of 4,595.9m², food and drink premises comprise 1,098m² including three restaurants and a lounge.

The proposal seeks to increase the GFA of food and drink premises from 1,098m² to 1142.8m² (an additional 44.8m²) without amending the total approved GFA (4,595.9m²). The increase in the food and drink GFA of 44.8m² has arisen as a result of internal design amendments to each level throughout the Clare Hotel and Administration building. **Table 1** shows the change in GFA allocated on each level of both buildings.

Table 1: Comparison of approved and proposed GFA

	Project Approval (m ²)	Proposed Change (m ²)	Change (m ²)
Basement	409.3	371	(-) 38.3
Ground Floor	1,026.7	1,145	(+) 118.3
Level 1	1,091.6	1,081.4	(-) 10.2
Level 2	1,076.9	1,088.5	(+) 11.6
Level 3	559.6	456.4	(-) 103.2
Level 4	403.2	419.8	(+) 16.6
Roof	28.6	33.8	(+) 5.2
TOTAL	4,595.9	4,595.9	0

The wine and dessert bar on Level 3 is to be deleted as part of the proposal and the department raises no concern as it is an internal design change that results in no additional environmental impact.

External Planning Changes

The approved project included construction of a through link bridge between the existing Clare Hotel building and the Administration Building. The proposal seeks to delete this link bridge at Level 3, (see **Figure 2**). In the project approval the department noted the link bridge to be the main external impact to the existing buildings at street level. As the removal of the bridge link would eliminate this impact, the department does not have any concerns with the deletion of this link.

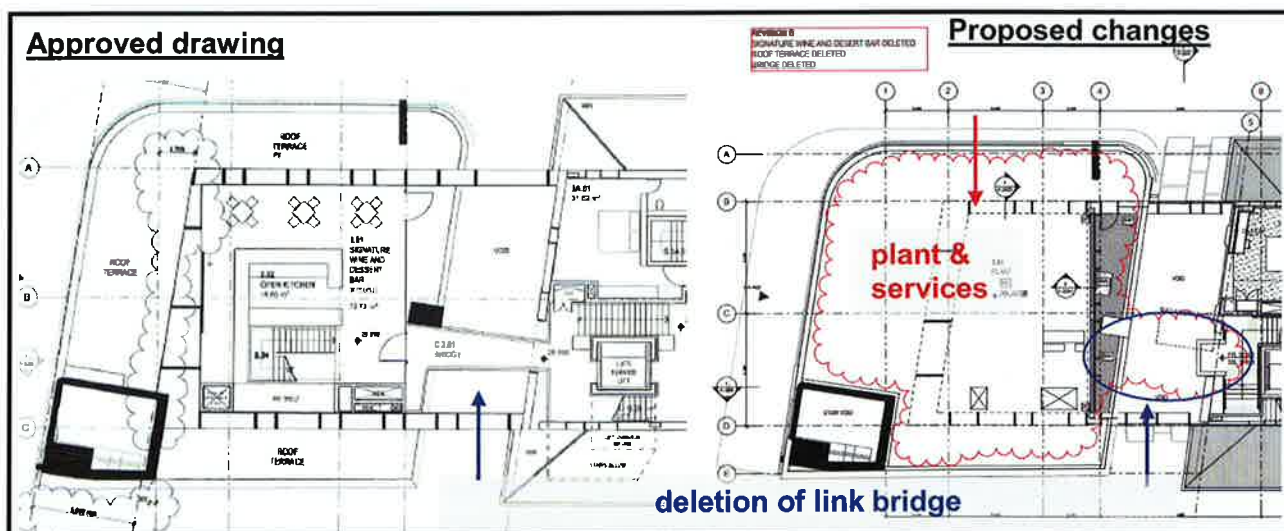


Figure 2: Comparison of changes to Level 3 in the existing Clare Hotel building

Other

The proposal seeks to make other external amendments including:

- relocating the pool to the east side of the roof;
- increasing the pool deck roof canopies by 100mm;
- material changes to façade in-fill and lift overrun;
- pattern modified to façade;
- addition of mechanical louvers; and
- alterations to western entry canopy.

The proposed increase of 100mm to the pool deck roof canopies would change the maximum height of the development from RL 41.9 to RL 42.

The above are minor modifications that will not result in additional environmental impacts and remains consistent with the project approval. Noting this, the proposed amendments are supported.

6. CONCLUSION & RECOMMENDATION

The department has assessed the merits of the proposed modification and considered it to be acceptable. The department is satisfied that the proposed modifications to Block 3A will improve the heritage features of the adaptive re-use of the Clare Hotel and Administration Building. The department also considers that the proposal provides a new 62 room hotel with internal and external amendments that are reasonable and consistent with the existing project approval.

It is therefore recommended that the Executive Director, Development Assessment Systems and Approvals, as delegate for the Minister for Planning and Infrastructure:

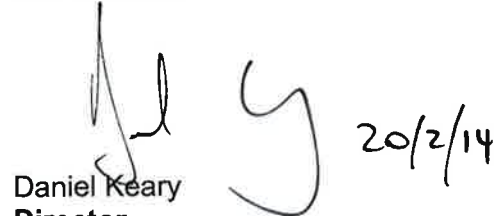
- (a) **consider** the findings and recommendations of this report;
- (b) **approve** the modification request, subject to conditions; and
- (c) **sign** the attached modifying instrument (**Appendix C**).

Endorsed by:



Ben Lusher
Manager
Key Sites and Social Projects

Endorsed by:



Daniel Keary
Director
Industry, Key Sites and Social Projects

Approved by:

Chris Wilson
Executive Director
Development Assessment Systems and Approvals

APPENDIX A MODIFICATION REQUEST

See the Department's website at

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6275

APPENDIX B SUBMISSIONS

See the Department's website at

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APPENDIX C RECOMMENDED INSTRUMENT OF APPROVAL
