

Community Consultation

CONSULTATION OVERVIEW

The consultation process sought out community and stakeholder feedback on the proposed design for Block 11. Community feedback was pivotal to the development of the proposed scheme and would underpin the design process leading up to the submission of the State Significant Development Application (SSDA) with the Department of Planning and Environment.

For specific details and analysis of the consultation process, please refer to the **Central Park - Outcomes Report on Block 11 Consultation**, prepared by Elton Consulting.

TARGETED BRIEFINGS:

Three targeted stakeholder briefings were held in the consultation period. These were presented by FJMT and project representatives from Frasers attending to answer questions.

- A private briefing was held with the Chippendale Residents Interest Group (CRIG). This was attended by five members of the Group, including a resident from one of the terraces located on Wellington Street.
- On 16 June 2014 from 2:00pm-3:00pm a briefing was held with the University of Technology Sydney. This was attended by three officers of the University.
- A community information and feedback session was held on Saturday 31 May 2014 with the session featured two short presentations by FJMT.

The session was facilitated and recorded by Elton Consulting. In attendance to answer questions were members of the Frasers Block 11 project team, representatives from project architect FJMT, and representatives from the relevant consultants undertaking planning works associated with the building.

A total of 55 Chippendale residents, including some members of the Chippendale Residents Interest Group, attended the session.

Chippendale Residents Interest Group (CRIG)

The CRIG raised a number of issues while no formal submission has been received from the CRIG, the following represents a summary of the issues raised;

Block 11 issues:

- The impact of over shadowing on residents in Wellington Street and any additional solar loss (when compared to the present situation) that the Block 11 building might create.
- *We presented detailed solar analysis which illustrated the beneficial solar outcome for Wellington Street residents delivered by the Proposed Design in comparison to that achieved by the Approved Concept Plan envelope.*
- Concern was raised regarding the accuracy of the Concept Plan solar-impact assumptions for residential and commercial buildings.
- *We confirmed that the modelling of the Approved Concept Plan envelope was accurate as presented and that the accuracy of the 3D CAD software used to model the scheme was in accordance with industry best practice and is universally accepted by consent authorities throughout Australia and internationally.*
- The purpose of green/public space – group expressed concerns around anti-social behaviour undertaken in park spaces and a desire to make sure there are landscapes that move people on/ restrict anti-social behaviour.
- *We heard and reflected upon the community concerns and agreed that the design as presented could be modified and improved to address and mitigate the impacts of anti-social behaviour.*
- *We acted promptly to address the issues and the design was modified overnight and integrated into the following days presentation to the wider community which CRIG were present at. The community representatives agreed the change was an improvement and had directly addressed their comments and concerns.*
- *The changes focused on the redefining the through site link such that it was a more direct path and had limited seating. The original design allowed for 3 paths and seating areas.*
- Concern over the ownership of public space at Block 11 – citing Park Lane as an example of where the wider community has restricted access
- *All space in public domain is publicly accessible*
- The acoustic impact of the building design and a desire to avoid creating a noise tunnel to adjacent residents.
- *The acoustic study has identified and informed the material design and selections of the building to address these concerns.*
- The impact of wind and wind tunnelling on adjacent residents as a result of the building's design
- *The Proposed Design has been specifically developed to address wind impacts through to Wellington Street.*
- Concern over any possible increased pedestrian movements through Wellington Street – particularly those travelling between Kensington and Balfour Streets and the impact this would have on the amenity of the area
- *We noted that pedestrian movements are expected to increase through the site. Which will decrease pedestrian movements across other paths in the precinct as peoples travel habits change.*
- Comment that there is a need to ensure that urban design protects and supports the existing social design of Chippendale.
- *The Proposed Design responds to and complements the existing social design of*



Chippendale.

- Concern over the acoustic impact of the car park roller door on adjacent residents.
 - *This was noted as a very reasonable comment and will be addressed in the product specification and acoustic performance brief for the mechanism.*
 - *The roller door has been set as deep into the building plan to minimise acoustic leakage from the mechanism.*
- Concern regarding the height on the western end of the building and the precise height of the building compared to the Concept Plan.
 - *As illustrated in the following analysis the environmental impacts of the increased height of the western end of the building have been very carefully studied and managed to minimise impacts on Wellington Street.*
- Request to reconsider the bulk and scale of the building.
 - *Noted*
- Impact of noise from behaviour on building balconies on adjacent residents and the number of balconies facing Wellington Street.
 - *Noted*
- There was support expressed for the removal of vehicle access from Wellington Street.
 - *This was agreed as being a positive design suggestion and the proposed scheme was modified overnight and represented the following day to address this concern. CRIG agreed the solution was appropriate and addressed their concerns.*

- There was support expressed for the architect's concept of the park and open space being designed for visual rather than recreational benefit.
 - *Noted*
- Passageway under building and the impact it may have on pedestrian movements through Wellington Street
 - *We heard and reflected upon the community concerns and agreed that the design as presented could be modified and improved to address and mitigate the impacts of anti-social behaviour.*
 - *We acted promptly to address the issues and the design was modified overnight and integrated into the following days presentation to the wider community which CRIG were present at. The community representatives agreed the change was an improvement and had directly addressed their comments and concerns.*
 - *The changes focused on the redefining the through site link such that it was a more direct path and had limited seating. The original design allowed for 3 paths and seating areas.*
- There was support expressed for the overall facade of the building
 - *Noted*
- Comment on the size of Cafe space and the impact of pedestrian spill-over into the Balfour Park.
 - *The landscape design has been developed to address their concerns with paths of travel for bicycles and pedestrians clearly delineated*

- Acoustic impact from any licensed venues in the building
 - *No licensed venues form part of this application. Any future license applications by lease holders of the retail tenancies will meet and exceed required acoustic criteria.*
- Requested more information regarding the loss of solar access, specifically to the three terraces on Wellington Street.
 - *Solar access studies were developed and issued for the CRIG's information with no comment received.*
 - *That same information follows in the report*
- Requested to be involved in the landscape architecture design process of the open space for the building
 - *Noted*
- Concern regarding the timing of CRIG's involvement in the design - would have liked to be involved earlier.
 - *Noted*

Other general Central Park related issues:

- After hours noise within Central Park and impact on adjacent residents – as a result of people moving through and congregating in the area.
 - *The Wellington Street landscape design has been specifically developed to mitigate the impact and opportunity for congregating to occur by eliminating all seating and lawn spaces from the park.*
- Concern regarding the density of Central Park and the need to preserve the character of Chippendale
 - *Noted*
- Concern regarding alcohol, anti-social behaviour and increased pedestrian movements as a result of Kensington Street precinct
 - *Noted*
- Comment about the ongoing impact of construction noise on local residents.
 - *Noted*
- Requested an update on where the community funding allocated by Frasers for the Chippendale community was up to
 - *Noted*
- Concern regarding the amount of information being given to residents to inform feedback across Central Park
 - *Noted*

