



14274
15 April 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
23 – 33 Bridge Street
SYDNEY NSW 2000

Attn: Natasha Harras

**ADDITIONAL INFORMATION RESPONSE – SSD 6674
BLOCK 1, CENTRAL PARK**

In response your email dated 30 March 2015, the information and clarification requested is provided below and attached.

Clarification Requested	Response
1. List detailing the revisions to the plans as compared to the earlier PPR plans	Refer to Attachment A prepared by Foster + Partners, providing the information requested in a table format.
2. Amenity assessment of each unit in table format	- The requested table has been provided at Attachment B. - The table demonstrates that all apartments achieve good levels of amenity
3. Internal Apartment layouts – specifically in relation to the one bedroom + Study apartments and the sizing of the study.	- As shown on Plan PA-A1-1809 from F+P, the subject 1-Bed+Study is an adaptable apartment Refer to Attachment C. - In the converted "adaptable" condition, the bedroom wardrobe is relocated into the study to enable wheel chair access around the bed. The study within this apartment also needs to be sized adequately to accommodate wheel chair movement as well as the study desk and cupboard joinery units (as indicated on the attached plan). The Access Consultant, Accessibility Solutions has previously approved these designs that were submitted as part of the SSD submission.

Regarding residential amenity within the proposal, in addition to the items identified for all units, it is important to note that:

- The site is located with access to high frequency public transport including bus, train, light rail, as well as taxi services
- The site is located adjacent existing and planned dedicated cycle ways and shared pedestrian/cycleway providing connectivity through the CBD and surrounds
- The site is located on the edge of Sydney CBD, with direct access to employment, services, education and recreation facilities
- All residents are provided access to the available car share vehicles within numerous basements across Central Park
- Lockable bicycle storage is provided for all apartment within the basement, as well as additional storage area within the basement for visitors and employee parking
- All apartments and residents have access to the shared amenities of a gym, yoga room, swimming pool and separate jacuzzi (both of which are accessible) on Level 02 – 659sqm. All apartments and residents have access to a shared public terrace on Level 16 where shared BBQ facilities are provided – an area of 215sqm. The site is located adjacent to a large area of public space, Chippendale Green, as well as publically accessible private open space.
- Central Park will be provided with two childcare centres of approximately 180 places combined, that are intended to cater for the proposed development
- The building will be managed by a 24 hour concierge located on the ground floor adjacent the main pedestrian access

We trust the above and attached response to the information requested. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or sgouge@jbaurban.com.au.

Yours faithfully

Stephen Gouge
Senior Planner