



# State Significant Development Application - SSD 6554 Response to Submissions/Preferred Project



## Block 1, Central Park

### Mixed Use Residential Development

Submitted to Department of Planning and Environment  
On Behalf of Central Park JV No 2

January 2015 ■ 14274

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This report has been prepared by:

Double click to insert signature

Stephen Gouge

29/01/2015

This report has been reviewed by:

Double click to insert signature

Gordon Kirkby

29/01/2015

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## 1.0 Introduction

This Response to Submissions (RTS) is in relation to an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential mixed use development known as Block 1 at Central Park, Chippendale. The application was publicly exhibited for a period of 6 weeks between 10 September 2014 and 24 October 2014.

The proponent, Central Park JV No 2, has reviewed and considered the submissions and has responded to the issues raised. The RTS sets out the proponent's response to the issues raised, and details several amendments to the proposed development.

A total of 5 submissions were received by the Department of Planning and Environment (DPE) in response to the exhibition as follows:

- State authorities and agencies – 4; and
- City of Sydney Council – 1.

However, the four agency submissions, NSW Office of Environment and Heritage (OEHL), Roads and Maritime Services, (RMS) Sydney Water, and Transport for NSW (TfNSW), did not raise any objections to the proposed development. Rather, the submissions suggested comments for consideration by DPE in its determination of the application, most of which are to be undertaken prior to the commencement of, or during the works.

**Section 2** of this RTS addresses the key issues as raised by City of Sydney Council (CoS), State agencies, and the DPE. **Section 3** outlines the key changes made to the proposal as a result of the submissions received.

This RTS should be read in conjunction with the Block 1, Central Park EIS prepared by JBA and dated August 2014, as well the Modification to the Approved Concept Plan (MP 06\_0171 Mod 10) which was submitted concurrently.

### 1.1 Additional Consultation

Following receipt of the submissions from state and local agencies including the DPE, the proponent has consulted with both CoS and the DPE. These meetings were carried out on 16 December 2014 (DPE) and 12 January 2015 (CoS). Following these meetings there has been further correspondence with the DPE and CoS in preparation of the RTS and PPR.

### 1.2 Accompanying Documentation

The following documents have been prepared by Foster + Partners as part of the Response to Submissions and preferred project:

- Response to Submissions Report (RTS Report) – **Appendix B**; and
- Preferred Project Report (PPR Report) including numeric responses – **Appendix C**.

Each of these Reports has been prepared to provide additional detail in responding to the submission items, as well as clearly articulating changes that have been implemented since lodgement of the SSD.

As noted in the contents, other specialist consultant input has been provided in response to the submissions and as request by the DPE (as additional information).

## 2.0 Key Issues and Proponent's Response

This section identifies each of the submissions received and provides the respective response.

### 2.1 DPE and City of Sydney Council Submissions

This section looks to address the main issues raised by the DPE and CoS in their respective submissions. To avoid duplication, the response has been arranged by issue. A summary of each of the submission is provided below.

#### ***DPE Submission***

The DPE provided their letter on 27 November 2014, with key concerns relating to the level of internal amenity and visual bulk of the building, resulting from the size and depth of the proposed floorplate. The key issues included in their letter are listed below:

- Internal Amenity of Block 1.
- Visual Bulk of Block 1.
- Basement and Parking Layout.
- Additional information.

#### ***City of Sydney Council Submission***

City of Sydney Council has raised a number of items in relation to the application, objecting to the current design and use. The contentions are:

- The Concept Plan building envelop for Block 1 is unsuitable for residential use for the full scale of the development.
- The concept plan building envelope is incapable of being fully realised for residential development. The approach adopted for form and bulk of "filling the envelope" with residential apartments results in unacceptable non-compliance with amenity standards for apartment design.
- The proposal does not achieve design excellence.
- Significant changes are necessary to the development to achieve an acceptable outcome.

A number of mendments to the design were suggested by Council in their submission, with a focus on improving internal residential amenity. These have been considered as part of the Foster + Partners RTS Report (**Appendix B**).

The RTS Report (**Appendix B**) has been prepared with the intent to address each of the issues raised in detail, and demonstrate why the design presented achieves design excellence, and warrants approval. Additionally, the design amendments suggested by CoS in their submissions have also been addressed in the RTS Report (**Appendix B**).

As noted above, to avoid duplication the response to submissions has been arranged by issue, with each of the following addressed in further detail below:

- Building Envelope and Massing and Visual Impact;
- Internal Layout;

- Residential Amenity;
- Design Excellence; and
- Basement, Parking and Access

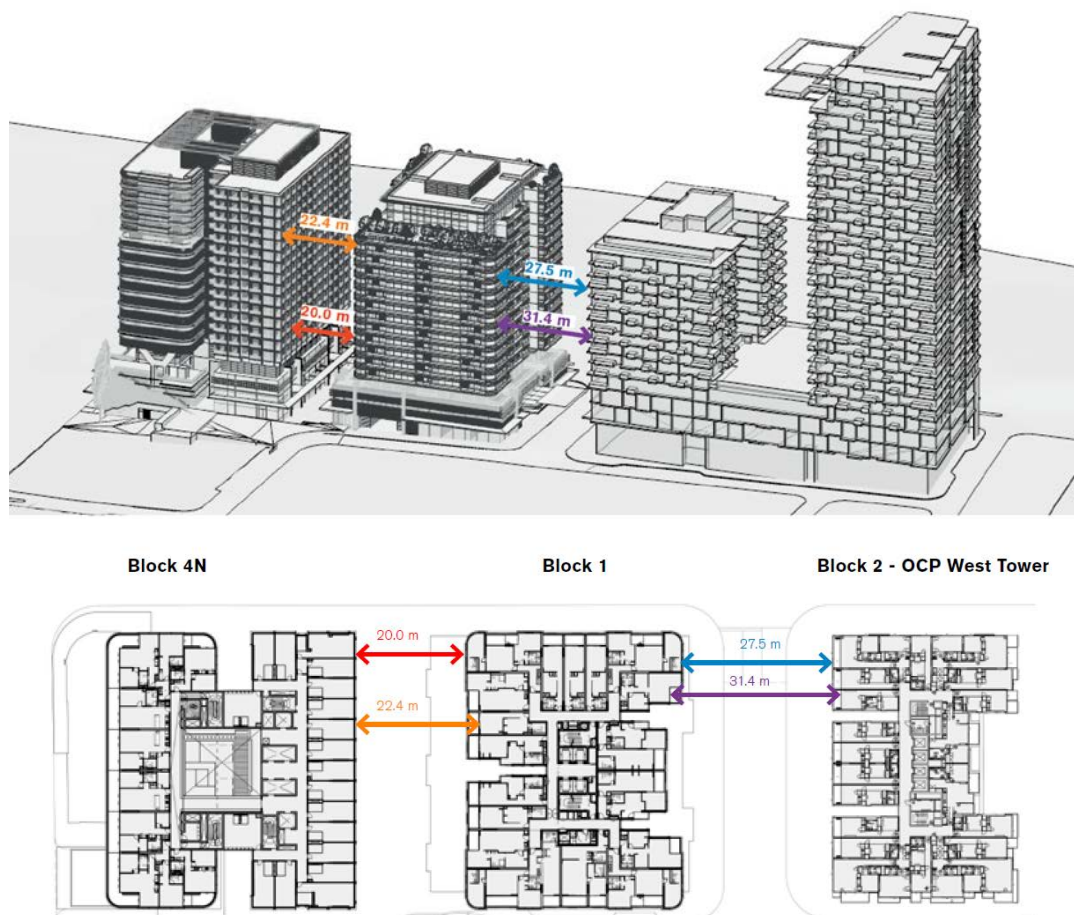
### 2.1.1 Building Envelope, Massing and Visual Impact

Concern was raised by the DPE that the current building presents a visual bulk and scale that is similar to a commercial building and inappropriate for a residential flat building. Within their submission, CoS contends that the building envelope established within the Concept Plan cannot be fully realised for residential use, given the amenity that results, including building separation. The relevant sub issues associated with the building envelope are addressed below.

#### ***Building Separation***

Following the progression of Block 4N (SSD current under assessment by the DPE), and further refinement of Block 1, the building separation distances between Block 1 and Block 4N, as well as Block 1 and the west tower of Block 2 have been refined. The revised separation distances are **Figure 1** below (as shown in the RTS report at **Appendix B**).

- Between Block 1 and Block 4N (west) – 22.4m from habitable room to façade of Block 4N
- Between Block 1 and Block 2 (east) – 31.4m (habitable to habitable rooms)



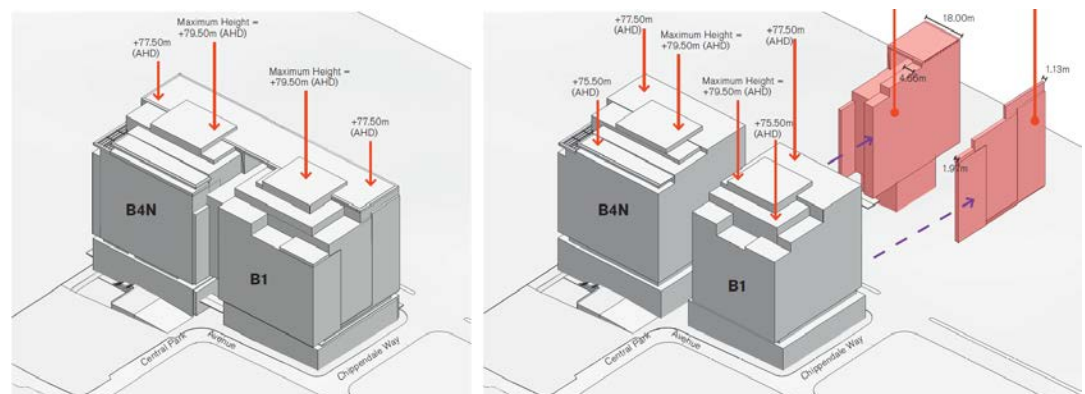
**Figure 1** – Building Separation  
Source: Foster + Partners

The separation distance between Block 1 and Block 4N (to the west) on a typical level (in the tower above nine storeys) is 22.4m from habitable room to the façade of Block 4N. This arrangement is consistent with the objectives of both the Residential Flat Design Code (RFDC) and draft Apartment Design Guidelines (ADG), providing substantial distance separation and suitable design responses to each of these elevations (screening devices to the Block 1 private open space).

### Visual Impact

Concern was raised by the DPE that the building presents a visual bulk that is similar in scale to a commercial building. A response to this item has been provided by Foster + Partner in the RTS Report (**Appendix B**).

Specifically, the RTS Report establishes the progression of the commercial office scheme of the original Concept Plan through the proposed Block 1 residential envelope. Notably, as part of the Block 1 residential scheme (as subsequently Block 4N SSD), the bridge link that previously connect Block 1 +4N has been removed, significantly reducing the building envelope. As shown in **Figure 2** below, additional setbacks to the podium and eastern elevation have also come out of the transition to a residential scheme, all of which significantly reducing the visual impact of the building from Broadway and surrounding areas of public domain.



Concept Plan - Mod 9

Concept Plan - Mod 10 (and Block 1 SSD)

**Figure 2** – Existing Approved and Proposed building envelopes

Source: Foster + Partners

The resulting form and scale of the building envelope of Block 1 is similar to that of the adjacent west tower of Block 2 (One Central Park) and is in keeping with the intent of the Concept Plan to provide consistent streetscape to Broadway as the Gateway to the CBD (further discussed in Section 2.7 of the RTS Report – **Appendix B**). As discussed below (in **Section 2.13** of this RTS), given the articulation to form, particularly the inclusion of slots, the building envelope size (including depth) allows the achievement of high levels of amenity to apartments.

The revised building envelope also has a positive effect on the public domain allowing for considerably more solar access into Central Park, particularly during the Winter Solstice – June 21 (see **Figure 3**).

Given the various reductions to the Block 1 and 4N building envelopes and associated public benefit (by way of sunlight and views), as well as increased articulation to the Block 1 façade, the proposal is considered to provide a suitable response with regard to visual impact. The building's visual presentation as a residential flat building in its context is therefore considered to be appropriate.



**Figure 3** – Additional solar access from Block 1 +4N envelope – compared to previous approved scheme.

Source: Foster + Partners

## 2.1.2 Internal Layout

### ***Building Cores, Circulation and Security***

In their submission, CoS raised concern with the building's centralised core (and lifts), and suggested the inclusion of more than one building core. The DPE also noted concerns over circulation, security and amenity impacts from a single core. The primary concern of both CoS and the DPE being the number of apartments being serviced by a single core.

In response to this issue, Foster + Partners have reviewed the suitability of the core arrangement as well as the number of lifts, travel distances and corridor lengths. This study also considered as well as natural daylight penetration and corridor experience, with comparison to a number of similar, recent, development (RTS Report at **Appendix B**).

Despite concern over the number apartments being serviced by the core (as suggested by the Rule of Thumb within the RFDC) the current lift performance from the single core exceeds apartment benchmark requirements by achieving waiting times of 29 seconds (with industry benchmarks for residential apartments being 30-50 seconds). Based on these findings of waiting times, additional lifts or cores would not provide any significant benefit for residents.

Whilst the concerns regarding the security of single core configuration were raised by the DPE, the current layout (with single core) provides greater security at the ground floor entry. The current arrangement at ground floor provides for a single access point and lobby that can be monitored by the 24 hour concierge including visitors and guests. This ensures active surveillance is available to the single entry point, rather than two on the ground floor and each level above.

The arrangement of a single core also helps to promote the efficiency of the overall development, and supporting the creation of a single community within the building including centralised access to the shared amenities and communal spaces.

Regarding paths of travel and distances, in the RTS Report (Section 3) compares the proposal to similar recent development within the Sydney CBD. Whilst the

results indicate the proposed arrangement is comparable travel distance from the lift lobby to apartments, the analysis clearly demonstrates that due to arrangement of building slots natural light and ventilation are provided to the central lobby, and views out of the building for the majority of the corridor distance. With generous width and heights, the arrangement provides a high level amenity moving through the corridors, compared to similar developments.

### ***Apartment Layouts***

The design of all northern facing apartments has been amended from balconies to loggias, assisting in the provision of solar access, mitigating noise impacts, and increasing apartment sizes, whilst providing flexibility in the use of the space for occupants.

### ***Communal Open Space***

In addition to improving the private amenity within the building through internal spatial planning modification, the general provision of communal amenity has also now been substantially increased as a result of a review of the layouts within the building.

In comparison to the existing SSDA submission, it is now proposed to increase the amount of communal amenity provided at Level 02. As shown below in **Figure 4**, the removal two apartments from the north-western corner of this level allows for the relocation of the gym to the external facades of the building addition of a media centre on this level, whilst retaining the swimming pools. In addition to the media Centre, the additional space on this level allows for the relocation of the accessible Jacuzzi from Level 16. This subsequently increased the area of usable space on level 16 as a result. The revised architectural plans are provided at **Appendix A**.

As a result of the amendments, the level 2 communal area increases from 659sqm to 832sqm (increase of 173sqm). Whilst the level 16 area in total does not increase a result of the amendment, the removal of the accessible jacuzzi from the level frees up approximately 50sqm of usable space on this terrace. Overall, the total area of communal space across the site increases from 707sqm to 875sqm or 34% of the site area, exceeding the requirements of the RFDC, and significantly greater than comparable developments.



**Figure 4** – Revised level 2 plan – communal space  
Source: Foster + Partners

### 2.1.3 Residential Amenity

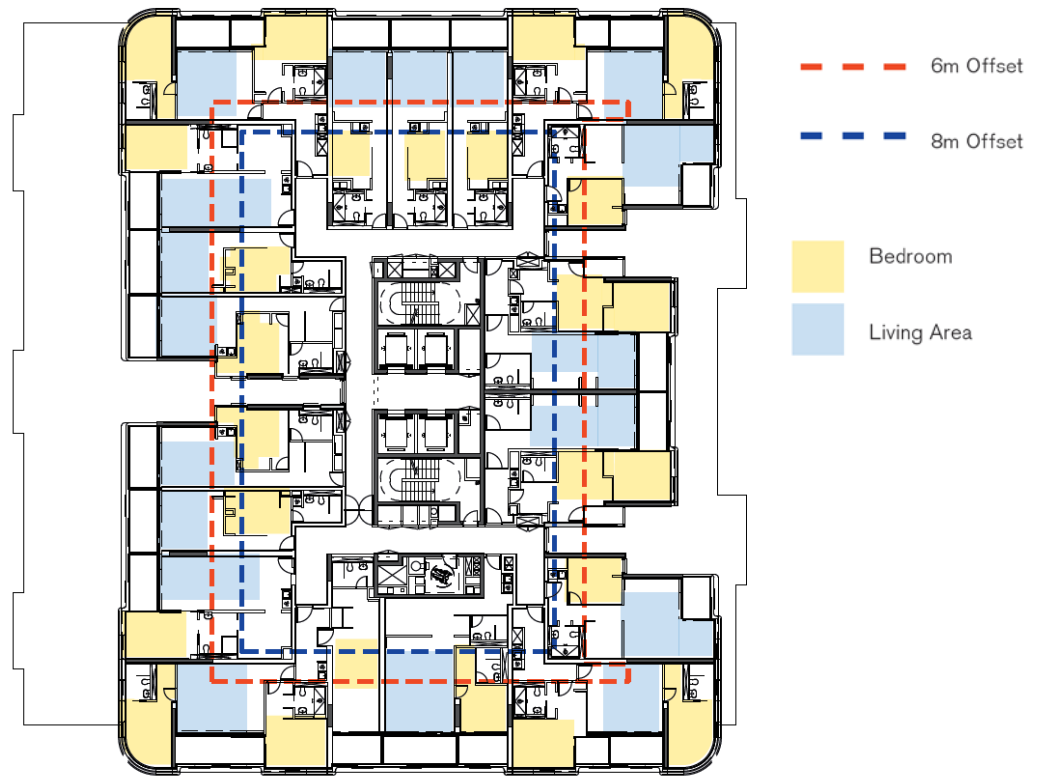
#### ***Building and Apartment Depth***

The DPE and Cos expressed a concern over the building depth, with reference to the impact the depth may have on the ability for the building to achieve suitable levels of amenity.

Noting the building's depth, the design development of Block 1 has consciously looked to locate the habitable rooms within 6.00m (in the case of the main living rooms) and 8.00m (in the case of bedrooms) of the façade, with an average apartment depth of 7.15m, consistent with the RFDC rules of thumb for apartment layouts. The arrangement of a typical floor, showing the relevant distances is shown below in **Figure 5**.

The apartment mix and orientation allows for deep apartment layout to be avoided and living areas located adjacent balconies and loggias, close to the façade to achieve daylight access and ventilation.

In addition to apartment depth, the location of bedrooms within these apartments has been carefully developed with the aim of ensuring that all bedrooms do not sit too deep within a floorplate and have access to daylight from their relative location within a layout to the façade of the building or are located adjacent to one of the three light slots in a typical floorplate (As shown on the Architectural Plans (**Appendix A**) and in the RTS Report (**Appendix B**)).



**Figure 5** – Location of habitable rooms  
 Source: Foster + Partners

**Apartment Mix**

The proposed apartment mix within Block 1 has been developed to cater for a varying demographic of occupants who are envisaged to live within the precinct both now and into the future. This is demonstrated by the increased number of 2-bed/dual key units and the inclusion of 3-bed/dual key units within the overall apartment mix of Block 1, along with studios. The mix is considered to suitably respond to the objective of the RFDC and ADG.

**Solar Access**

The DPE and CoS has raised concern with the level of solar access achieved within the development, concerned that where possible this has not been maximised.

Significant consideration to this aspect of the development has been given by Foster + Partners and the proponent. Following a review of all aspects of this component it is apparent that there is a complex series of considerations that affect the building massing design decisions in addition to solar access levels.

The overshadowing of any building form on Block 1 is ultimately a specific site constraint caused by existing buildings surrounding the site. Specifically these being the large buildings that include UTS FEIT Building to the North West, and the UTS Library tower in addition to the OCP buildings to the North East and East. Additionally the future building on Block 4N will cast shadows across the Block 1 site cutting out low angle setting sun from the West. These overshadowing constraints are typical for many CBD residential sites in Sydney and other major global cities around the world.

The buildings form and massing, and the corresponding solar access to east and west facades (as a function of reducing the building width by increasing the

respective setbacks further than proposed) have been reviewed by Foster + Partners. The result of the studies indicates that there is only minor gain in solar access (particularly to the eastern and western facades).

As part of the revised design and review of solar access/daylight access, WSP were engaged to prepare a review of the solar/daylight access of the proposal. This study is provided at **Appendix E**.

As discussed in further detail below, these results indicated that between the hours of 9am and 3pm on 21 June, a total of 61% of apartment within the development achieve 2 or more hours of solar access. When tests between 7:30am and 4:30pm on 21 June (as applied on other sites within Central Park), the analysis demonstrated 72% of apartment achieving 2 or more hours of solar access.

The revised design has been considered against the RFDC and ADG in **Table 1** and **2** abelow. The ADG provides for alternatives solutions where 3 hours of direct sunlight in mid-winter is not achievable. Circumstances where this may apply, and are applicable to the subject site, include:

- in major centres or areas characterised by high density development; and
- where significant views are oriented away from the desired aspect for direct sunlight.

In these instances, the ADG requires that it be demonstrated that the number of apartments receiving direct sunlight has been maximised. As required by the ADG, Foster + Partners have provided details of the specific site constraints of the high density location as well as the amendments that have been made to the internal apartment planning to maximise the apartments receiving direct sunlight.

**Table 1 – Residential Flat Design Code – Daylight Access**

Rules of Thumb	Response
Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid-winter. In dense urban areas a minimum of two hours may be acceptable.	The proposal achieved 61% of apartments achieving 2 hours of solar access between 9am -3pm in mid-winter, and 72% during the hours of 7:30am to 4:30pm.
Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).	The proposal complies, providing only 1 x 1 bedrooms + study apartment, equating to 0.5% of apartments on a typical floor.

**Table 2 – ADG – Solar and Daylight Access**

Performance Criteria	Response
The number of apartments receiving sunlight to habitable rooms, primary windows and private open spaces is optimised	As shown on the architectural plans, the internal spatial planning, in particular the northern facing apartments have been revised to optimise the number of apartments that receive direct solar access.
Reasonable levels of direct sunlight is provided to habitable rooms and balconies	As set out within the Daylight Access Memo prepared by WSP ( <b>Appendix E</b> ), 61% of apartment s achieve 2 hours of solar access in mid-winter, increasing to 72% when considering the extended hours of 7:30am to 4:30pm as adopted on other blocks across the central park site. Whilst this arrangement between 9am – 3pm does not achieve 70%, given the site context, as well as the high level of daylight access into the apartments, the design provides reasonable levels of direct sunlight to apartments. Additionally, consideration of the 7:30am to 4:30pm model meets the intent of the objective and performance criteria in

	achieving reasonable levels of direct sunlight.
Design incorporates shading and glare control, particularly for summer	As shown on the Architectural Plans ( <b>Appendix A</b> ), the façade of the apartments has been design to incorporate both fixed and operable shadowing (and privacy) screening and design to manage glare and the impact of direct sunlight. The is further articulated within the Foster + Partners Architectural Design report submitted with the EIS
Opportunities for improved daylight are provided where sunlight is limited	The building envelope includes three significant slots to the form that allow the penetration of daylight, and assists with cross flow ventilation. As set out in the daylight Access Memo prepared by WSP ( <b>Appendix E</b> ), the form allows for 17 apartments to achieve good levels of daylight access, aside from the 61% of apartments that achieve 2 hours of direct solar access.

The achievement of numeric solar access must be considered as an element in the achievement of overall amenity, amongst the others.

Critical in achieving high levels of amenity is the recognition of the valuable aspects of amenity that can be achieved on a site, in its context.

In this instance, the aspect and views both immediate and distant have been identified as being highly valuable in the inner city location. The immediate aspect and vista is over Chippendale Green/Brewery Yard and low level development to the south of the Central Park Site, with expansive and uninterrupted views further south toward Botany Bay. Consideration has also been taken to the aspect, sunlight and views achieved from the north eastern and north-western corners of the proposal, overlooking the CBD towards Sydney Harbour and Wentworth Park/Rozelle Bay respectively.

In addition to the contextual characteristics detailed above, the following elements of the proposal significantly contribute to the amenity of apartments proposed:

- Proximity to public transport, services, employment and leisure/entertainment locations
- High quality resident only swimming pool, Jacuzzi and communal area, media room, and gym;
- Communal terrace located on level 16, including and, BBQ facilities and outdoor furniture;
- Availability of a 24 hour concierge service;
- Provisions of appropriate car parking within the basement, and storage within both the apartment and basement;
- Availability to a large number of car share vehicle on the Central Park Site; and
- Well designed and efficient apartment layouts with various orientation and sizing/mix options to meet a broad range of demographic.

### ***Natural Ventilation***

Concern was raised by CoS regarding the proposal ability to provide natural ventilation within the development.

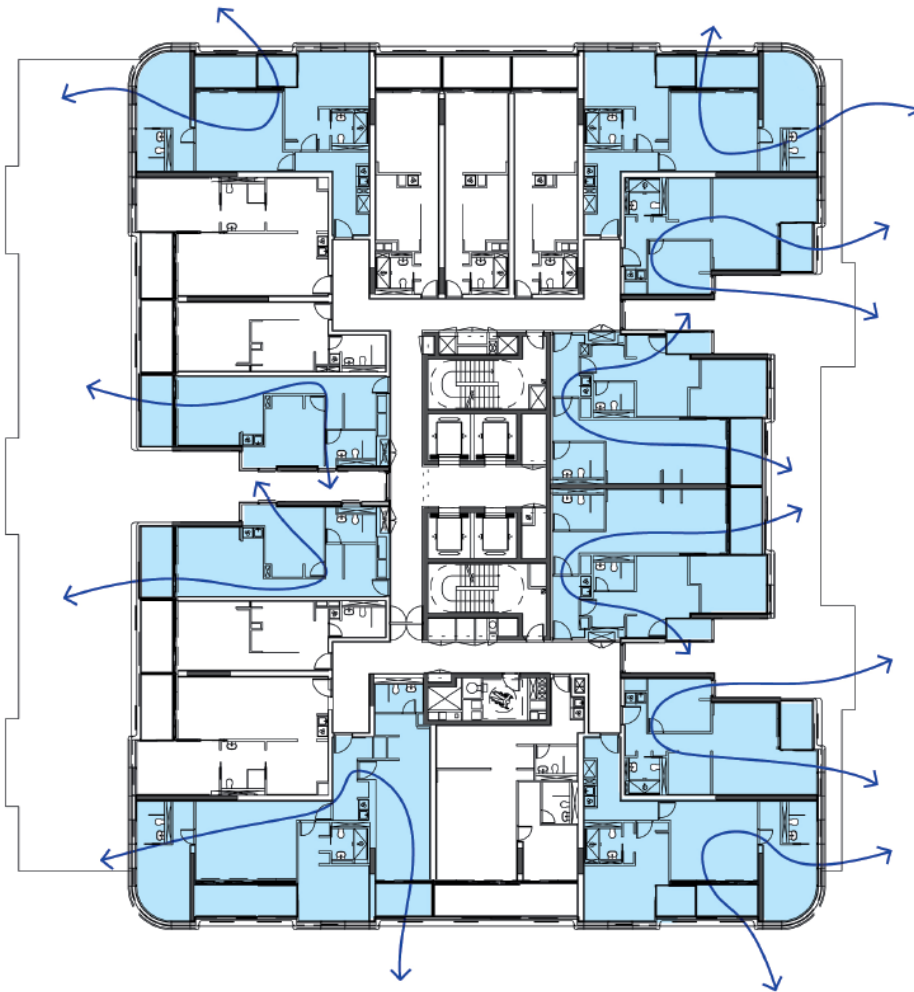
As part of the response to submissions and review of apartment layouts, options to improve ventilation to apartments and circulation corridors were considered. This included the internal apartment layouts, as well as changes to the private open space.

The intent of the relevant ventilation control is to ensure sufficient volumes of fresh air movement through an apartment to create a comfortable indoor environment, ensuring habitable rooms have direct access to fresh air. As demonstrated below, the proposed development provides direct access to fresh

air, and are arranged to allow movement of sufficient volumes of air through apartments to create a comfortable indoor environment.

All apartments within Block 1 are naturally ventilated. As detailed in the RTS Report (**Appendix B**) as well as the ESD Statement (submitted with the SSD), 56% of apartments are cross ventilated (see **Figure 6**), with a further 5% of the apartments achieving the same levels of thermal comfort and indoor air quality as an equivalent cross ventilated apartment.

Cross ventilation provides comfortable conditions for 66.9% of the year and the natural ventilation provides the same conditions for 65.4 % of the year. Modelling undertaken by WSP also demonstrated the levels of CO<sub>2</sub> when comparing a cross ventilation and natural ventilation scenario were approximately equal.



**Figure 6** – Natural cross flow ventilation  
Source: Foster + Partners

### ***Amenity of West Facing Dwellings***

The DPE raised concern that due to the building separation between Block 1 +4N and its orientation the inadequate amenity is afforded to west facing apartments.

As shown on the revised Architectural Plans (**Appendix A**), the separation between Block 1 and 4N above the podium is 22.4m from the habitable rooms to the façade of Block 4N. In addition, the façade design of the west facing apartments provides screening for both privacy and sunlight. As outlined in the WSP Internal Daylight and Daylight Access Analysis modelling (**Appendix**) it can

be seen that the western facing apartments achieved solar access, as well as achieving high levels of daylight into the apartments.

Given the revised building separation between Block 1 +4N, operable screening and level of daylight provided to the apartments, these apartments are considered to achieve appropriate levels of amenity in the context.

**Amenity of Dual Key Apartments**

Concern was raised by the DPE in relation to the amenity of dual key apartments, particularly if used independently to the main apartment. The concerns primarily related to solar access, outlook and private open space.

As detailed in the RTS Report (**Appendix B**) PPR Report (**Appendix C**), a number of amendments have been made to the arrangement of the dual key apartment throughout the building. As shown below in **Figure 7**, this includes the addition of loggias, allowing the bedroom and living space to be opened up or enclosed, as well as internal room configurations to improve layout and functionality of these apartments. These amendments allow flexibility in the use of space, increased amenity, and efficiency to the layout.



**Figure 7** – Amendments to 2 bed/dual key apartments  
Source: Foster + Partners

**Amenity of Bedrooms/Studies**

The DPE raised concern that some of the units have an identified study that is sized to enable it to be occupied as a bedroom, but without access to a window for natural light or ventilation. This primarily related to the two apartments located immediately to the north and south of the western slot.

This item was discussed with the DPE in December 2014, and suggested that the arrangement of the apartments be revised in response. Following this discussion, the same issue was also discussed with City of Sydney Council on 12 January 2015. Council's interim response was that by revising the design to have a study adjacent the external façade of the building, it may be more likely to encourage use as an unauthorised bedroom.

As a result, as shown on the revised Architectural Plans (**Appendix A**), the studies (relevant locations) in these apartments have been maintained internal to the apartments with bathrooms located adjacent the slot, with access to natural light and ventilation.

#### ***Private Open Space***

The DPE has raised concern with the dimensions and size of the balconies to the apartments.

The depth of the balconies and loggias within the revised layout has been carefully designed to be usable in their configuration and to appropriately respond to the context. This is particularly relevant to the northern facing apartment which has been converted from balconies to loggias, with the ability to be used as an extension of the living space or as outdoor private open space.

As part of the PPR Report (**Appendix C**) Foster + Partners have demonstrated how each of the balconies and loggias could be used by occupants, including furniture layouts. All of which are capable of having a table and chairs. Additionally, the depth of apartments is typically 1.m providing appropriate depths, particularly where they form an extension of the living space.

Consistent with the objectives of the RFDC and the ADG, the design and size of the private open space has been designed responsive to noise from Broadway. As noted above, increased communal open space has also been provided across the site (34%).

### **2.1.4 Design Excellence**

CoS have identified that due to internal amenity and architectural expression, the proposal is considered to be an overdevelopment of the site and does not achieve design excellence. Furthermore, concerns were raised with the design approach to the building façade and articulation.

Section 5 of the RTS Report prepared by Foster + Partners (**Appendix B**) includes a detailed response to Council's comments regarding design excellence. The report provides clarity to the proposed design, demonstrating how the approach provides a well-considered solution in response to the site context and location within the CBD.

#### ***Façade Design and Articulation***

At the request of CoS, details pertaining to the rationale behind the facade amendments has also been provided by Foster + Partners the PPR Report (**Appendix C**). The key façade and articulation changes are as follows:

- Revised design to facade looks to incorporate metal profiled cladding system
- Loggias incorporated into the dual key apartments adjacent to the light slots

- Additional loggias incorporated into the corner apartments and along the northern elevation
- Design to residential entrance which incorporates revised canopy design and landscape proposal along Chippendale Way

In particular, the key design change to the façade relates to the amendment from precast concrete with straight corners, to curvilinear corners using a ribbed corrugated aluminium (rather than precast concrete).

An extract from the PPR Report (**Appendix C** - Section 4.4) is provided below which details the design progression/rational of the revised façade design:

*“The design proposal to revise the materiality of the façade in the PPR submission for Block 1 from the original precast white concrete of the SSDA submission is a result of ensuring a degree of continuity between the design for Block 1 and the design of Block 4N. Block 4N has been developed in parallel with Block 1 and is concurrently seeking planning approval. As the design of Block 4N has evolved and progressed, it was felt that how these two buildings both interact as well as complement not only each other but also that of the adjacent OCP and Block 2 schemes was important. This has resulted in the revision of the Block 1 cladding to the metallic palette instead of the precast concrete solution within the original SSDA.*

*It is felt that to now use a similar palette of materials between the Block 1 and Block 4N buildings would help in creating a better relationship and interaction. This would help to unify the two schemes and re-enforce the wider principals of the Approved Concept Masterplan with their immediate environs. These masterplan principals related to having density along Broadway through the tall massing of Block 1, Block 4N and Block 2 to define the edge of the development and provide a “gateway” into the City.*

*The design proposal is to manufacture the profiled metal cladding system through the use of extruded dyes to form the profiled elements to which are then combined with cast curved corners to form the overall façade system. The final profile of the building will be refined during the construction process through the series of mock-ups and prototyping conducted as part of the procurement process for the scheme with the Contractor where other issues such as maintenance will be further explored and addressed.”*

As requested by CoS, a section of the aluminium façade elements (and all its associated structure) to be incorporated in the revised façade design is provided with the PPR Report (**Appendix C**).

An additional memo has also been prepared by Surfaced Design (**Appendix F**), the projects façade engineer, to provide further detail of the construction methodology. It is noted that a similar façade system of exposed profiled cladding has recently been used on the Darling Quarte development as a spandrel feature.

### **Light Slot Configuration**

In the meeting with CoS on 12 January 2015, clarification as sought regarding the configuration and design of the light slots, particularly whether they were to be enclosed at the top of the building. As shown in the PPR Report (**Appendix C**), the ‘slot’ within floor plate runs the full height of the building and is not “capped” at the top. The slots extend back to the general circulation corridors of a typical floorplan to allow for natural daylight and ventilation to illuminate and service these communal spaces respectively.

## 2.1.5 Basement, Parking and Access

### ***Basement Plans***

In response to the submission from the DPE, amended basement plans have been provided to accompany the PPR (see **Appendix A**). As requested, these plans identify the construction of the basement in this application, along with the internal details (parking/storage and servicing etc) for Block 1. The plans submitted with this application will indicate the relevant parking and infrastructure in relation to Block 4N as 'indicative only'.

This arrangement responds to the request from the DPE and will allow the submission of the concurrent Block 4N SSD to correlate with the plans submitted with this SSD. Additionally, in response to the item raised by Council regarding the quantum of car parking, the revised basement plans will allow the assessment of parking related to Block 1 only.

### ***Bicycle Parking***

The DPE requested in their letter that consideration be given to the issues raised in the letter from TfNSW regarding bicycle parking. These items are addressed below in **Section 2.4** (TfNSW Submission). In response, revisions have been made to the basement layout to better locate residential and residential visitor bicycle parking. As requested by the DPE, the revised arrangement of these services are shown on the relevant set of revised basement plans (**Appendix A**).

### ***Vehicular Access***

CoS have raised concern contending that access to the combined basement below Block 1 should be provided from Abercrombie Street, improving the public domain by deleting access from Central Park Avenue.

A response has been prepared by GTA traffic consultants (**Appendix D**). The letter notes that the RMS (previously the Road and Traffic Authority) approved a vehicle crossing from Abercrombie Street, on the basis that it would be used by service vehicles only, and that general vehicles access the basement via Central Park Avenue. Given the limited number of service vehicles that utilise the Abercrombie Street access point, it was considered unlikely to create any traffic impacts on the operation of Abercrombie Street.

Provisions of the *State Environmental Planning Policy (Infrastructure) 2007* access for vehicles should be provided off non-classified road where a site has frontage to a non-classified road. Furthermore, the *RMS Guide to Traffic Generating Development* also requires that '*direct access across the boundary with a major road [such as Abercrombie Street] is to be avoided wherever possible*'.

The advice from GTA concludes that it is not possible to obtain approval from the relevant road authority to permit access to general vehicle from Abercrombie Street. It is also noted that direct access from this location is not a desirable traffic outcome and not consistent with the current Concept Plan approval.

## 2.2 Office of Environment and Heritage and RMS

OEH and RMS were notified of the proposed application. Both agencies had reviewed the application and did not raise any objection. No further response is required to these submissions.

## 2.3 Sydney Water

Sydney Water was notified of the application and provided comment in relation to water and waste water. Both systems were identified to have adequate capacity to service the proposal, noting management being undertaken by provider licenced by IPART. No further response is required to this submission.

## 2.4 Transport for NSW

Transport for NSW (TfNSW) were notified of the application and provided comment PR which primarily related to the provision and location of bicycle parking within the development, particularly the basement. A response to each of the items raised by TfNSW is provided below in **Table 3**.

**Table 3** – Responses to TfNSW submission items

Comment from TfNSW	Proponent Response
Identification of residential bike parking	As shown on the Architectural drawings ( <b>Appendix A</b> ), the storage cages that have been identified for each of the apartments within Block 1 are capable of storing a bicycle.  In addition to the dedicated apartment storage cages, additional spaces within the stratum have been identified, and will be fitted with additional bike parking for resident.
Location of bicycle parking should not be located within or near the reverse manoeuvre vehicles	As shown on the Architectural Plans ( <b>Appendix A</b> ), the revised location of bicycle parking spaces has been suitably located to be physical separated from areas where vehicles would perform reverse manoeuvres.
Visitor bicycle parking location should be place on ground level	The proposal provides an area for residential visitor bicycle spaces on Level B0. Given the security restrictions of the building, visitors will need to be accompanied by a resident or granted entry by the 24/7 concierge located on ground floor. As such, the location of residential visitor parking on level B0 is therefore considered a suitably accessible and secure location. Non-residential visitor bicycle parking are provided for by the on-street bicycle parking along Central Park Avenue and other streets within Central Park.
Location of staff bicycle parking should be relocated from B1 to B0	The staff bicycle parking associated with Block 1 (small non-residential component) has been relocated to level B0.
The quantum and security level for bike parking should be increased	The level of bicycle parking has been provided in order to meet the required numbers prescribed by the relevant planning controls, as well as to meet the requirements of Green Star and objectives of the Sydney DCP. Importantly, the development has sought to maximise the opportunity for the storage of bicycles
Storage provision should also allow for bike storage within apartments	The internal apartment layout provides some opportunity for many residents to store bicycle within their apartment (such as within the study area of the 1bedroom + study apartments). This is in addition to the basement storage cage provided for each apartment that is suitably sized to store a bicycle, as prescribed by the Sydney DCP.

## 2.5 Additional Information

In addition to the issues raised above, the DPE has requested the following additional information be provided. A response to each item is provided below in **Table 4**.

**Table 4** – Additional Information requested by DPE

Additional Information Requested	Response
Detailed floor plans/apartment typology plans should be provided for each of the units, noting only some are included in the architectural set.	Refer to revised Architectural Plans at <b>Appendix A</b>
Calculations should be provided outlining the storage space within the units exclusive of wardrobes and kitchens. Basement plans should also demonstrate individual storage spaces as allocated to each of the units.	The apartment storage schedule has been included as part of the revised Architectural Plans ( <b>Appendix A</b> ).
Floor plans for the SSD application should be provided demonstrating which areas have been included in the GFA calculations.	Refer to revised Architectural Plans at <b>Appendix A</b>

## 3.0 Preferred Project

In response to the submissions received, amendments have been made to the proposed development. The following section outlines the scope of development for which approval is sought, based on the revised Architectural Drawings prepared by Foster + Partners and provided at **Appendix A**.

### 3.1 Summary of Changes to the Proposal

To address the key issues raised in the submissions received the following amendments are proposed to the development:

The purpose of this document is to provide a summary of the key revisions incorporated within the PPR submission for the SSDA for Block 1. Each of these changes have been described in detail within the PPR Report prepared by Foster + Partners (**Appendix C**).

The key revisions to the proposal include:

- Change in the material finish to the cladding of the building – elevations and detail façade drawings;
- Revision of the layouts of the apartments to improve planning and address amenity queries;
- The addition of loggias in lieu of balconies to improve amenity of some apartments and address acoustic concerns;
- Improvement in the private shared amenity provision within the building; and
- The design of the Block 1 residential entrance and lift lobby.

### 3.2 Revised Description of the Proposal

As a result of above amendments the proposed development now comprises of the following, as shown on the revised Architectural Plans (**Appendix A**):

- Construction of an eighteen (18) storey mixed use building comprising a total of 279 residential apartments (52 of which will be adaptable apartments), including:
  - 76 x studio apartments.
  - 106 x 1 bed apartments.
  - 85 x 2 bed apartments.
  - 12 x 3 bed apartments.
- Four levels (4) of basement comprising car parking, bicycle parking, end-of-journey facilities, and services infrastructure to service Block 1 and Block 4N including:
  - 345 car parking space (216 to be allocated for use by Block 1).
  - 7 Motorcycle Space.
  - Bicycle Parking Spaces to service residential/retail and visitor requirements.
  - Service vehicle loading area consisting of a total of 20 service vehicle bays.
- 1,099m<sup>2</sup> of non-residential/retail floor area at ground level with active street frontages to all four frontages of the building (including the future pedestrian link between Block 1 +4N);

- Resident facilities including a gym and 20m swimming pool and an accessible jacuzzi located on level 2, outdoor terrace area on level 16, with barbeques and outdoor furniture;
- Total Gross Floor Area (GFA) of 23,813m<sup>2</sup> including 321m<sup>2</sup> of non-residential, 202m<sup>2</sup> of other GFA, and 22,191m<sup>2</sup> of residential use; and
- Stratum subdivision of the site.