



14274
26 May 2014

Carolyn McNally Secretary
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Chris Ritchie

Dear Chris,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
BLOCK 1, CENTRAL PARK**

We are writing on behalf of Central Park JV No 2, the proponent for the proposed residential development at Central Park, Chippendale.

We write to you on behalf of the proponent requesting that the Secretary issue requirements for the preparation of an Environmental Impact Statement (EIS) to accompany a State Significant Development Application (SSD DA) for the proposed development of Block 1 of Central Park (formerly known as Frasers Broadway) for a residential building with some ground floor non-residential uses.

The request provides details of the site's location, an outline of the project, its background and identifies the key environmental and planning issues that are likely to be associated with the proposal.

Under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) development on the Central Park site with a capital investment value (CIV) of more than \$10 million is identified as State Significant Development (SSD). As the proposed development of Block 1 will have a CIV of approximately \$102million the proposal is classified as SSD.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

1.0 THE SITE

Central Park is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1**, the site is in close proximity to Central Station, Broadway Shopping Centre, the University of Technology, Sydney and the University of Notre Dame.

Block 1 is located on the northern boundary of the Central Park site, with frontage to Broadway. The site is bounded by Block 4N to the west (located on the corner of Broadway and Abercrombie Street) and Chippendale Way to the east, which provides vehicle access into Central Park site from Broadway. The southern boundary of the site has frontage to Central Park Avenue. Further south of the site is the existing heritage brewery. For the purpose of this

application, the site also includes the below ground area below Block 1 and 4N, in the location of the existing approved basement car park approved under MP 08_0253.

The location of Block 1 within the Central Park site is shown at **Figure 2**.

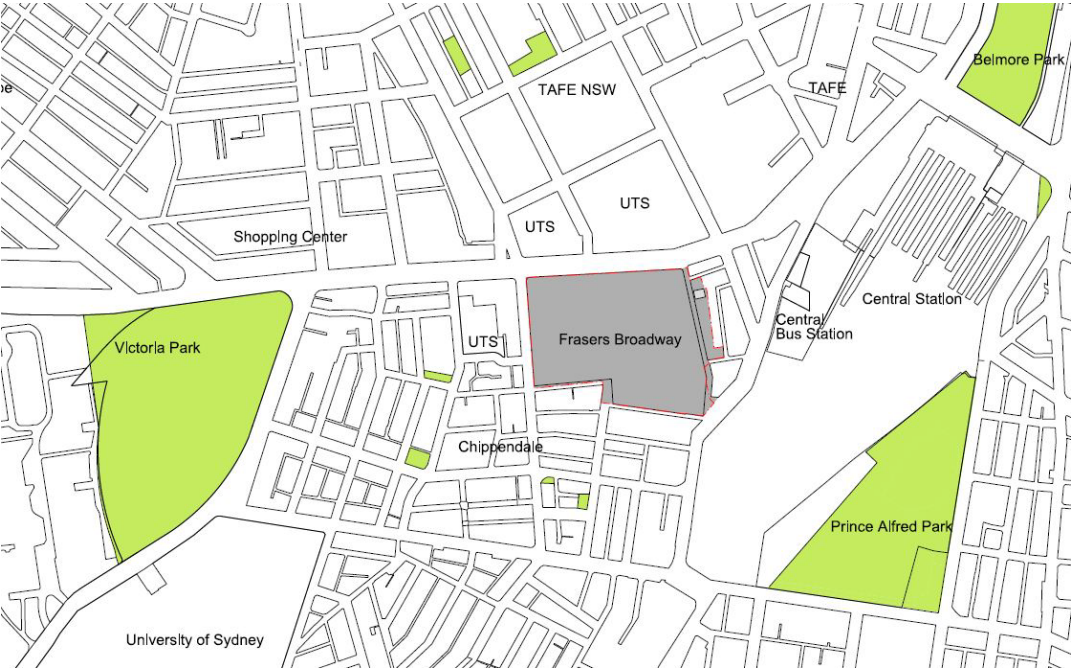


Figure 1 – Location Plan

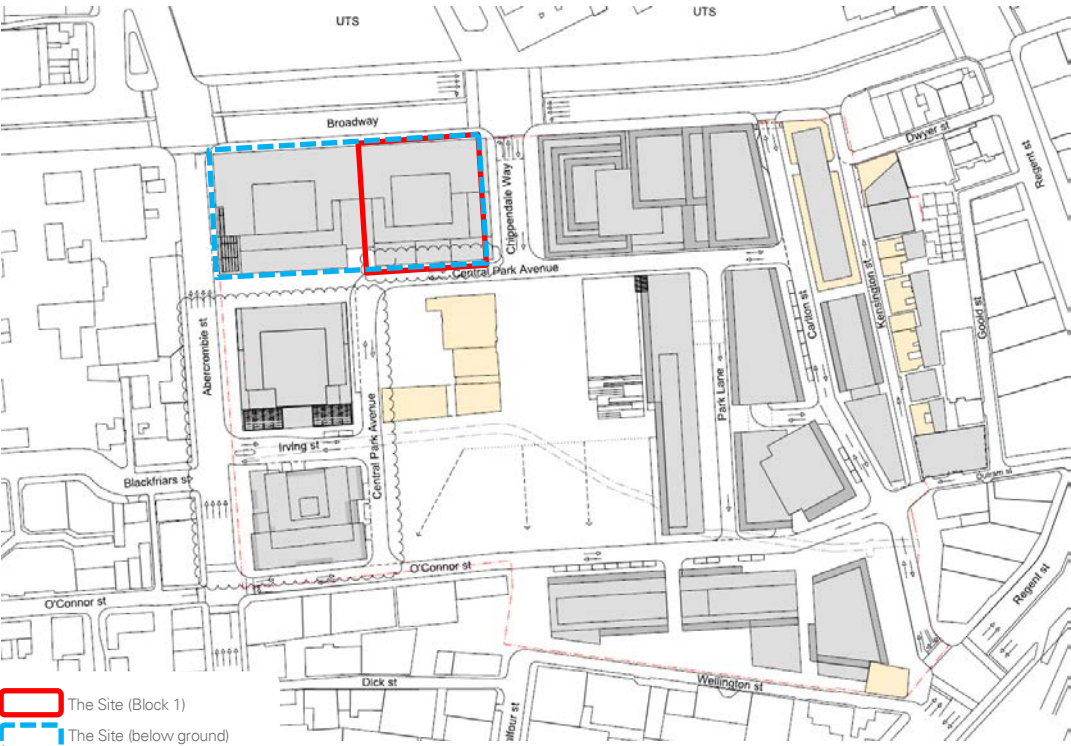


Figure 2 – Location of Block 1 within the Central Park site

On 9 February 2007, the Planning Assessment Commission, as delegate of the Minister for Planning and Infrastructure, granted Concept Approval to MP 06_0171 for the Frasers Broadway (now Central Park) site, comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m² of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

A number of modifications have been made to the Concept Plan since 2009 relating to the distribution of gross floor area, design of public domain and amendments to conditions. The most recent modification to the concept plan was approved in December 2013, which included the permissibility of residential land uses to Block 1.

A copy of the Concept Plan Approval has been attached for information purposes. Frasers Broadway Pty Ltd is now looking to obtain development consent for a primarily residential building on Block 1, under Concept Approval MP 06_0171 (as amended).

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the redevelopment of Block 1 as a residential flat building, with associated non-residential/retail uses located on ground floor.

Block 1, as proposed, has a total GFA of 24,793m² of which 1,080m² is to be used for non-residential purposes and 23,731m² is to be used for residential purposes in accordance with the Concept Plan as recently modified (MP 06_0171 MOD9). As part of the proposed building a total of 278 apartments are proposed, and 223 car parking spaces below ground.

The building will comprise a total of 18 storeys, comprising of non-residential/retail uses on ground floor, a podium of two levels, one level 'neck', and 14 'typical level' above.

The scheme has been designed by the original architects for Blocks 1 and 4, being Foster + Partners in association with local architect PTW. Draft Architectural Drawings prepared by Foster + Partners and PTW have been provided for information purposes (see **Attachment B**). A montage of the proposed development is provided below in **Figure 3**.

Concurrent to the submission of this SSDA, an application to modify the Block 1 and 4 Project Application (MP 08_0253) to excise Block 1, to enable the proposed development to take place independently of Block 1.



Figure 3 – Montage of proposed building at Block 1

3.0 PLANNING CONTEXT

3.1 Relevant Planning Issues to Guide the SEARs

The environmental planning issues that are proposed to be addressed in the EIS are outlined below to assist the Department and Secretary in identifying the Environmental Assessment Requirements for the project.

The key environmental planning considerations associated with the proposed development are as follows:

- Compliance with relevant Environmental Planning Instruments;
- Compliance with the Central Park Concept Plan and other Project Applications;
- Urban Design and Built Form;
- Residential Amenity;
- Overshadowing;
- Traffic, Access and Parking;
- Public Domain and Landscaping;
- Acoustic Impacts;

- Accessibility;
- Environmental Sustainability;
- Operational Management;
- Services Plan and Details;
- Building Code of Australia and Fire Safety;
- Construction Management;
- Waste Management; and
- Community Consultation.

These are discussed in more detail in the following sections.

3.2 State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development which is declared to be State Significant. Schedule 2 of the SRD SEPP states that development on the Central Park site with a capital investment value of more than \$10 million is considered as State Significant Development (SSD). As the proposed development will have a CIV value of approximately \$102million, the proposal will be classified as SSD.

3.3 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD. Under Section 89D of the Act the Minister for Planning is the consent authority for SSD. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

3.4 Concept Approval (MP06_0171)

On 9 February 2007, Concept Approval under Section 75O of Part 3A of the Act was granted by the Planning Assessment Commission, as delegate of the Minister for Planning, for MP 06_0171.

Despite being repealed, Part 3A continues to apply to certain projects subject to the transitional provisions identified in Schedule 6A of the Act. Clause 3B of Schedule 6A applies to any future development subject to Part 4 of the Act for which a Concept Plan has been approved under Part 3A. Relevantly, under the Clause 3B:

- any development standard that is within the terms of the approval of the concept plan has effect;
- a consent authority must not grant consent for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan; and
- the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan.

In light of the above, the Concept Approval sets the key planning framework for the future development of the site. The EIS will provide an assessment of the proposed development against the Concept Plan, the conditions of approval and the relevant Statement of Commitments.

3.5 Other Planning Policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SDD application:

- Objectives of the Environmental Planning and Assessment Act 1979;
- Metropolitan Strategy 2036;
- Metropolitan Transport Plan 2010;

- Draft Sydney City Subregional Strategy;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy 64 – Advertising and Signage;
- State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and Residential Flat Design Code (Planning NSW) 2004;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- Sydney Local Environmental Plan 2005;
- Development Near Rail Corridors and Busy Roads – Interim Guideline; and
- Planning Guidelines for Walking and Cycling.

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).

It is noted that remediation of the site has been resolved under a previous application (MP07_0163) and as such State Environmental Planning Policy 55 – Remediation of Land will not be a matter for consideration in this assessment.

4.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future DA.

Urban Design and Built Form

The EIS will assess the proposed building design and demonstrate how it will achieve design excellence. An architectural design statement will be submitted and will explain the design principles of the proposed building and how it will address the surrounding development both within the Central Park site and surrounding the overall site.

Residential Amenity

An assessment of the development with the provisions of State Environmental Planning Policy No. 65 will be undertaken and will be provided with the submission of the EIS.

Overshadowing

The EIS will include shadow diagrams, demonstrating the shadowing impacts that will be incurred as a result of the proposed building within the context of the surrounding buildings forming Central Park. In particular, the impacts to surrounding development will be demonstrated.

Public Domain and Landscaping

A Public Domain Plan will be submitted with the EIS which will outline the public open space and landscaped areas within the site's boundaries.

Traffic, Access and Parking

A Traffic and Parking Assessment will be submitted alongside the EIS which will outline details of the proposed basement car parking arrangement including access, servicing and loading provisions.

Heritage

A qualified heritage consultant will be engaged to prepare a Heritage Impact Statement for the proposed development which will be submitted with the EIS.

Waste Management

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of the waste generated as part of the proposed building. The Waste Management Plan will also outline storage, collection points and method for removal.

Noise

A Noise Management Plan will accompany the EIS and will assess the potential noise impact on surrounding residential development and the ways in which they will be mitigated.

Accessibility

An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all publicly accessible areas in accordance with relevant Australian Standards.

ESD

An ESD Report and BASIX Certificate will accompany the EIS to ensure that the proposed development will achieve a high overall level of sustainable design in accordance with the Concept Plan.

Services Plan and Details

The existing site services will be augmented to service the proposed development; further information will be provided as part of the EIS.

Stormwater and Flooding

Stormwater and flooding impacts will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS.

BCA

A BCA Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA.

Construction Management

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures to be implemented during construction of the proposed development.

Community Consultation

The proposed method of community consultation will be detailed and assessed in the EIS; consultation will be undertaken prior to any works being commenced.

In determining the Concept Approval, pursuant to section 75P(2)(c) of the Act, Schedule 3 of the Concept Approval sets out specific further environmental assessment requirements that apply to future applications on the site which will be assessed in the EIS submitted for the development of Block 1.

5.0 CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an EIS for the mixed use development at Block 11, Central Park. It includes a description of the proposed development and an outline of what are considered to be the key issues for the assessment of the State Significant Development Application.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. 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

Enc.

Attachment A – QS Certificate prepared by Slattery

Attachment B – Architectural Drawings prepared by Foster + Partners and PTW