

ASSESSMENT REPORT

Block 1 – Mixed Use Development Central Park Chippendale (SSD 6554 MOD 1)

1. INTRODUCTION

This report provides an assessment of an application seeking approval to modify the State significant development (SSD) approval for Block 1 at Central Park (SSD 6554). The application has been lodged by Central Park JV No 2 (the Applicant) pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The application seeks approval to make minor internal amendments to the location of pool plant, retail layout and toilet facilities on the ground floor of Block 1.

2. SITE LOCATION

The Central Park site is located to the south-west of Sydney's CBD within the City of Sydney Local Government Area. The site is located on the southern side of Broadway, in Chippendale (see **Figure 1**). Central Park is a major urban renewal site within walking distance to Central Station and the CBD.

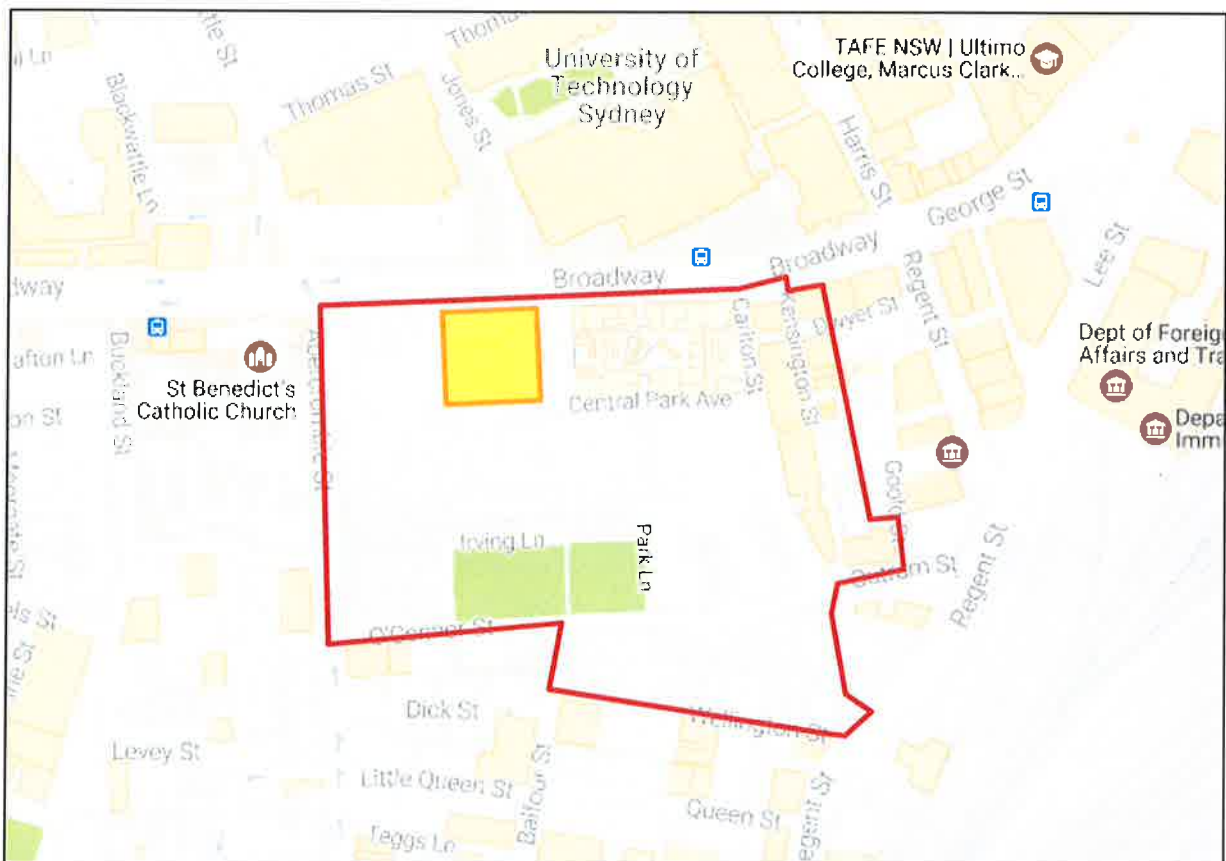


Figure 1: Site location (Central Park site bounded in red; Block 1 site shown in yellow)

Block 1 is located in the north-west part of the Central Park site and is bounded by Broadway to the north, Chippendale Way to the east, and Block 4N to the west. It is currently under construction.

3. APPROVAL HISTORY

3.1 Concept Approval

On 9 February 2007, the then Minister for Planning granted Concept Plan approval (MP 06_0171) for the redevelopment of the site which includes a mix of residential, commercial and retail uses as well as public open space. The Concept Plan approval has been modified on 12 occasions. Key Aspects of the Concept Plan approval as modified include:

- a maximum 255,550 m² of GFA (including a maximum 195,985 m² of residential and minimum 59,515 m² of non-residential);
- a new park (6,000 m²) and open space areas;
- a contribution of \$32 million for the provision of affordable housing within the locality; and
- retention of 33 heritage items associated with the former brewery and its adaptive reuse of existing buildings.

3.2 SSD 6554 Block 1 Approval

On 10 September 2015, SSD 6554 Block 1 was approved by the Planning Assessment Commission for the construction of an 18 storey mixed use building including:

- ground floor retail
- residential apartments on floors 2-18;
- residents swimming pool, gym and facilities;
- communal Level 16 terrace;
- fit out of basement levels with car parking, bicycle parking, end of journey facilities and service infrastructure; and
- stratum subdivision.

This application is the first modification to the SSD approval for Block 1.

4. PROPOSED MODIFICATION

On 21 January 2017, the Applicant lodged an application (SSD 6554 MOD 1) seeking approval for revisions to the ground floor, including:

- relocation of pool plant;
- revised retail layout;
- addition of retail toilet facilities; and
- other minor floor plan amendments.

The application also includes amendments to the stratum subdivision to reflect the above changes

The modifications are requested as a result of further design development and in response to structural and services constraints in the basement below.

The changes are all internal and do not affect the external facades or any access arrangement to the site.

These changes are illustrated in **Figures 2 and 3**.

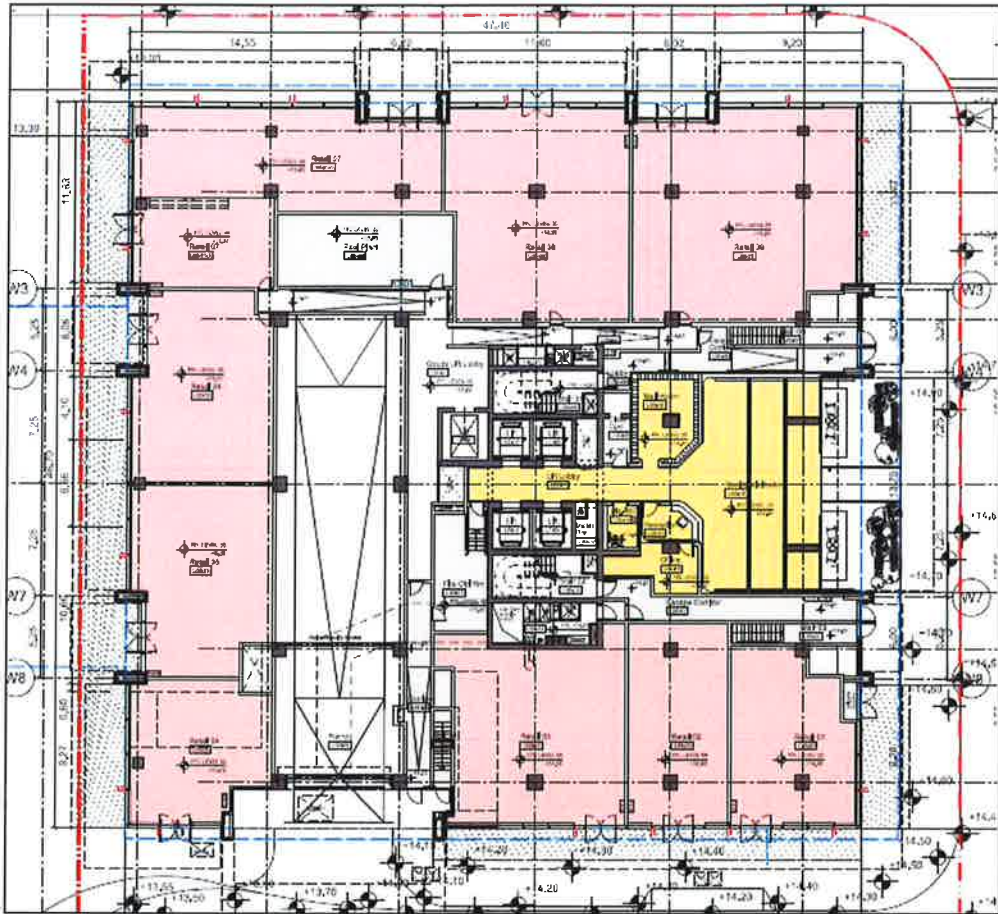


Figure 2: Approved layout of Ground floor (source: Approved Plans)

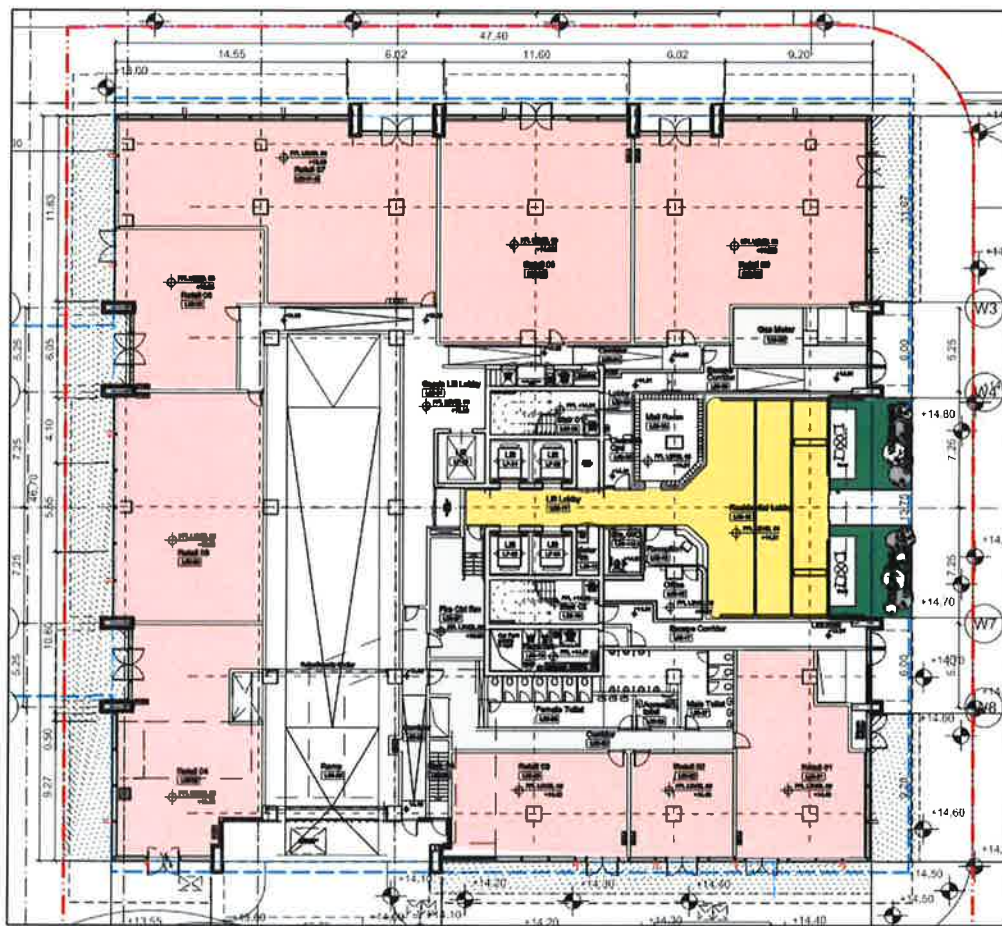


Figure 3: Proposed layout of Ground floor (Source: Modification Application)

5. STATUTORY CONSIDERATION

5.1 Section 96(1A) Modification to State significant development

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied the following matters are addressed in respect of all applications that seek modification approvals:

Table 1 Assessment against Section 96(1A)

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the modification. The Department is satisfied the proposed modifications to Block 1 would have minimal environmental impact.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for minor internal changes to the ground floor. The proposed changes would not result in any adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as that originally approved.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received one submission on the application, which is discussed in Section 6 .

5.2 Environmental Planning Instruments

The following EPIs were relevant to the assessment of the original application:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Building Sustainability Index: BASXI) 2004;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy No. 64 – (Advertising and Signage);
- State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Development);
- and
- Sydney Local Environmental Plan 2005.

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification would not affect the development's consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the applications. However, in accordance with the Minister's delegations signed on 16 February 2015, the Executive Director, Key Sites and Industry Assessments may determine the application under delegation as

- City of Sydney Council (Council) has not made an objection;
- a political disclosure statement has been made, but only in respect of a previous related application; and
- there are no public submissions.

6. CONSULTATION

The modification application was made publicly available on the Department's website and referred to City of Sydney (Council) for comment. Due to the minor nature of the proposed modifications, it was not exhibited by any other means.

Council do not object to the proposal and considers the amendments are minimal in nature and do not alter the nature or overall architectural aesthetic of the approved development.

No public submissions were received on the proposals.

7. ASSESSMENT

The Departments assessment of key issues is set out in **Table 2**.

Table 2: Assessment of changes to Block 1

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
<i>Consistency with Concept Approval</i>	<ul style="list-style-type: none"> • The proposed modifications to Block 1 are minor and do not alter compliance with the key requirements of the Concept Approval in terms of: <ul style="list-style-type: none"> ○ design excellence; ○ site servicing; ○ parking rates; ○ provision of public benefits; or ○ sustainable design. • The Concept Approval also sets out requirements for floor space and street activation. These issues are discussed in further detail below and are considered to be acceptable. • The Department is therefore satisfied the application, as modified would remain consistent with the Central Park Concept Plan approval. 	No additional conditions or amendments necessary.
<i>Modification to floor space</i>	<ul style="list-style-type: none"> • The Concept Plan permits a maximum floor space of 24,231 m² for Block 1, of which a minimum non-residential floor space of 1,137 m² is required. • As approved, Block 1 included a residential GFA of 22,714 m² and non-residential GFA of 1,137 m². • The Applicant advises the modification would increase the non-residential floor space from 1,137 m² to 1,449 m², exceeding the minimum requirement by 312 m². The overall floor space would remain below 24,231 m². • The Department is satisfied the modification achieves an appropriate mix of floor space, consistent with the Concept Plan requirements. 	No additional conditions or amendments necessary.
<i>Modification to ground floor layout</i>	<ul style="list-style-type: none"> • The proposed modifications to the ground floor layout have been designed to meet the servicing needs of the development and are considered to be minor. • The changes are largely internal, with no material changes to the retail facades, street activation, interface with the public domain, or the external appearance of the site. • The Department is therefore satisfied no adverse impacts arise from the changes. 	No additional conditions or amendments necessary.
<i>Stratum Subdivision</i>	<ul style="list-style-type: none"> • The application also seeks to amend the stratum subdivision plans to reflect the proposed changes to the ground floor layout. • This change is supported and is necessary to ensure the stratum lots align with the development as approved and constructed. 	No additional conditions or amendments necessary.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is acceptable on the basis that:

- the modified proposal remains consistent with the Concept Plan for the site;
- the proposed changes are minor internal changes aimed at improving the internal function and servicing of the development; and
- the proposed changes do not result in any material changes to the external appearance of the site, or any amenity or traffic impacts to the surrounding area.

Consequently, the proposed modifications are in the public interest and it is recommended the application be approved subject to the recommended conditions.

9. RECOMMENDATION

It is RECOMMENDED the Executive Director, Key Sites and Industry Assessments as delegate of the Minister for Planning:

- a) **considers** the findings and recommendations of this report
- b) **approves** the modification application (SSD 6554 MOD 1), under section 96(1A) of the EP&A Act, having considered matters in accordance with (a) above, and
- c) **signs** the attached Notice of Modification at **Appendix A**.

Prepared by:
Natasha Harras
Team Leader, Modification Assessments



Anthony Witherdin
Director
Modification Assessments

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

APPENDIX A: NOTICE OF MODIFICATION

The notice of modification for can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8190

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8190

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8190

Modification of Development Consent

Section 96(1A) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning, I modify the approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Date: Sydney

SCHEDULE 1

Development Approval: **SSD- 6554** granted by the Planning Assessment Commission on 10 September 2015

For the following: Construction of an 18 storey mixed use building including:

- ground floor retail
- residential apartments on floors 2-18;
- residents swimming pool, gym and facilities;
- communal Level 16 terrace;
- fit out of basement levels with car parking, bicycle parking, end of journey facilities and service infrastructure;
- stratum subdivision

Consent Authority: Minister for Planning

The Land: Block 1 – Central Park (former Carlton United Brewery Site) (Lot 1 DP1142053)

Modification: **SSD 6554 MOD 1** modification includes:

- revisions to the ground floor including relocation of pool plant, revised retail layout and addition of retail toilet facilities; and
- amendments to the stratum subdivision.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A2 is amended by the insertion of the **and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Terms of Consent

- A2 The Applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6554;
 - b) Environmental Impact Statement prepared by JBA Urban Planning Consultants dated August 2014;
 - c) Response to Submissions report prepared by JBA Urban Planning Consultants dated January 2015 (as amended on 27 March 2015, 15 April 2015, 10 June and 2 July);
 - d) **The s96(1A) Modification Application (MOD 1) prepared by JBA Urban Planning Consultants dated 20 December 2016, and additional information submitted on 22 February and 6 April 2017**
 - e) The conditions of this consent; and
 - f) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Foster + Partners			
Drawing No.	Rev.	Name of Plan	Date
PA A1 1755	2	B1 Basement 04 Plan	01/07/15
PA A1 1756	2	B1 Basement 03 Plan	01/07/15
PA A1 1757	2	B1 Basement 02 Plan	01/07/15
PA A1 1758	2	B1 Basement 01 Plan	01/07/15
PA A1 1759	2	B1 Basement 00 Plan	01/07/15
PA A1 1760	02 04	Ground Floor	13/03/15 11/11/16
PA A1 1761	02	Level 02	13/03/15
PA A1 1762	02	Level 03	13/03/15
PA A1 1763	02	Level 04	13/03/15
PA A1 1764	02	Level 05	13/03/15
PA A1 1765	02	Level 06	13/03/15
PA A1 1766	02	Level 07	13/03/15
PA A1 1767	02	Level 08	13/03/15
PA A1 1768	02	Level 09	13/03/15
PA A1 1769	02	Level 10	13/03/15
PA A1 1770	02	Level 11	13/03/15
PA A1 1771	02	Level 12	13/03/15
PA A1 1772	02	Level 13	13/03/15

PA A1 1773	02	Level 14	13/03/15
PA A1 1774	02	Level 15	13/03/15
PA A1 1775	02	Level 16	13/03/15
PA A1 1776	02	Level 17	13/03/15
PA A1 1777	02	Level 18	13/03/15
PA A1 1778	02	Roof Level	13/03/15
PA A1 1779	02	Core Roof Level	13/03/15
PA A1 2050	01	Elevation 01 Broadway	16/01/15
PA A1 2051	01	Elevation 02 Chippendale Way – East Facade	16/01/15
PA A1 2052	01	Elevation 03 Central Park Avenue – South Facade	16/01/15
PA A1 2053	01	Elevation 04 Pedestrian Link with Block 4N	16/01/15
PA A1 2054	00	Slot Elevation 01 W and NE Slot South facing facades	16/01/15
PA A1 2055	00	Slot Elevation 02 W and NE Slot north facing facades	16/01/15
PA A1 2056	00	Slot Elevation 03-04 SE & W Slot N&S facing facades	16/01/15
PA A1 2252	01	Section 03 Cross – Block 1	16/01/15
PA A1 2253	01	Section 04 Longitudinal – Block 4N/1	16/01/15
PA A1 3500	01	Detailed Elevation Broadway North Facade	16/01/15
PA A1 3501	01	Detailed Elevation Chippendale Way East Facade	16/01/15
PA A1 3502	01	Detailed Elevation Central Park Avenue South Facade	16/01/15
PA A1 3503	01	Detailed Elevation Pedestrian Link with Block 4N West Facade	16/01/15
PA A1 3770	01	External Wall System - Typical Tower Setting Out	16/01/15
PA A1 3771	01	External Wall System – Bedroom - Cladding Type A	16/01/15
PA A1 3772	01	External Wall System – Balcony - Cladding Type B	16/01/15
PA A1 3773	01	External Wall System – Loggia - Cladding Type C	16/01/15
PA A1 3774	01	External Wall System – Bedroom Slot - Cladding Type D	16/01/15
PA A1 3775	01	External Wall System – Slot Corridor - Cladding Type E	16/01/15
PA A1 3776	01	External Wall System – Top of Building - Cladding Type F	16/01/15
PA A1 3777	01	External Wall System Podium Façade – Retail & Bedroom	16/01/15
PA A1 3778	01	External Wall System Podium Façade – Lobby & Balcony	16/01/15
PA A1 3779	01	External Wall System Podium Façade – Retail & Pool	16/01/15
Landscape Drawings prepared by Jeppe Aagaard Anderson + Turf Design Studio			
Drawing No.	Rev.	Name of Plan	Date
2	B	PROJECT DESCRIPTION	June 2014
3	B	PUBLIC DOMAIN	June 2014
4	B	STREET ELEMENTS	June 2014

5	B	GARDEN ROOF TERRACES	June 2014
6	B	LEVEL 16 – COMMUNAL TERRACE	June 2014
7	B	PLANTING PALETTE	June 2014
Subdivision Plans prepared by Denny Linker & Co <u>Linkler Surveying Pty Ltd</u>			
Drawing No.	Rev.	Name of Plan	Date
080401 SL2 STG2 SUB		PLAN OF PROPOSED SUBDIVISION OF LOT 202 <u>200 & 201</u> IN THE STAGE EXCAVATION AS BUILT SURVEY PLAN <u>IN DP 1212253</u> AND LOT 1 IN DP 807298	17/06/14 <u>14/03/17</u>
080401 SL2 STG1 SUB		PLAN OF PROPOSED SUBDIVISION OF LOT 12 IN DP 1194122 AND LOT A IN DP 430090	03/06/14
080401 SL2 SUD 4S		PLAN OF PROPOSED SUBDIVISION OF LOT 12 IN DP 1194122 AND LOT 1 IN DP 807298	22/05/14

End of Modification