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Fiona Gibson, Planner, Modification Assessments
NSW Department of Planning and Environment
Sydney NSW 2000
Fiona.Gibson@planning.nsw.gov.au

Dear Fiona,

RE: Response to Submissions - Modification to Concept Plan (MP06_0171 MOD 12) and Block 4N (SSD 6673 MOD 1) Central Park, Chippendale

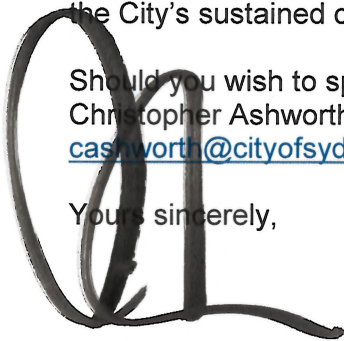
I refer to your correspondence received on 3 May 2016 informing Council that the applicant has prepared a response to submissions regarding the proposed Modification to Concept Plan (MP06_0171 MOD 12) and Block 4N (SSD 6673 MOD 1) Central Park, Chippendale.

We have reviewed the Response to Submissions Report and the supplementary documentation.

Attachment A is a table summarising the City's review of the Response to Submissions. The table nominates the issues raised within the City's original submission, discusses the applicant's response to the issues raised, and outlines the City's sustained contention in relation to the project where applicable.

Should you wish to speak with a Council officer about the above, please contact Christopher Ashworth, Senior Planner, on 9246 7757 or at cashworth@cityofsydney.nsw.gov.au.

Yours sincerely,



CHRISTOPHER CORRADI
Area Planning Manager

ATTACHMENT A

REVIEW OF RESPONSE TO SUBMISSIONS

Issue	Applicant's Response	Issue Addressed?	City's Contention
<p>CONCEPT PLAN MODIFICATION</p> <p>Public Domain Plan</p> <p>It is unclear why the public domain plan (A-1254) is being modified. In this regard, the 'updates' will take place in the normal course of development/subdivision of the site.</p>	<p>Modifications to the Public Domain Plan (1A-1254) to more accurately reflect the ownership and use of land on the site, including approved Project Applications/SSDs. Since creation of the Concept Plan in 2006, the buildings, roads, and public domain have varied numerous times.</p> <p>The public domain plan (A-1254) in some instances has not been fully updated previously to reflect all the progressive changes occurring via the individual Project Applications/ SSD Applications and approvals. As Frasers are finalising all applications for the Central Park precinct it was considered that it would sully (sic) update the Concept Masterplan public domain drawing now.</p>	<p align="center">Yes</p>	<p>No further comment.</p>

Issue	Applicant's Response	Issue Addressed?	City's Contention
<p>It is noted that the area shown as 'publicly accessible road' (light grey) and the footpath areas shown as 'publicly accessible open space' (light green) will eventually be dedicated as public road (dark grey) as the development progresses. They will not be transferred to the City, as the accompanying documentation suggests, rather, this land will be dedicated. These areas will not require rights of way created over them as they will become public road and such easements will be redundant.</p>	<p>In response to the comment from Council in their submission, it is acknowledged that specified roads and footpaths will be 'dedicated' to Council, rather than 'transferred' as stated in the Modification report.</p>	<p>Yes</p>	<p>No further comment.</p>
<p>The modifications marked 1, 3 and 4 appear to reflect the approved development, and all of the coloured portions of these areas will require Easements for Public Access. This is being required (or has been required) as respective development application for each area is referred to the City.</p>	<p>The modification to Park Lane, Block 11 and the Brewery Yard (marked 1,3 and 4 in the Concept Plan Report) have been imported into this modification to ensure the concept plan accurately reflects the arrangement of this site. This has previously been requested by the DPE, and serves to provide clarity to the ownership/use of various spaces within the site.</p> <p>As noted in Council's submission, these areas have been/will be required to implement relevant easements for access as part of the respective</p>	<p>Yes</p>	<p>No further comment.</p>

Issue	Applicant's Response	Issue Addressed?	City's Contention
<p>The amended public domain plan (A-1254) includes unclouded changes to the footway width along O'Connor Street outside of Block 11, when compared to the same plan in the Mod 11 submission. It is unclear whether this change is intentional or not, however as this change would result in a loss of footway width (reduced down to zero adjacent to the car parking spaces), this modification is not supported.</p>	<p>Project approvals/Development Application. In this regard, it is pertinent for the Concept Plan to be updated to reflect this arrangement.</p> <p>With regard to unclouded modification to Block 11, Concept Plan drawing (A-1254 (Attachment A)) has been revised to include a footpath to the O'Connor Street frontage. The identification of the footpath was inadvertently overlooked on the plan drawings as part of a previous modification, being incorrectly shown as publically accessible open space.</p> <p>The location and width of this footpath is consistent with the public domain plan approved as part of the Block 11 SSD (SSD 6376).</p>	Yes	No further comment.
Reallocation of Floor Space			
<p>No objections are raised to the relocation of 102m² of floor space from Block 4N to Block 4B. The Environmental Assessment report states that the additional floor space will be utilised on Block 4B to provide flexibility to the delivery of a pending refurbishment and new use of the Brewery Yard. As no additional information has</p>	No response.	No	<p>The City's concerns remain unaddressed.</p> <p>The City's original comments remain unchanged.</p>

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<p>been provided for Block 4B, it is assumed that any impacts that arise from the relocated floor space will be subject to a separate assessment for Block 4B.</p>			
BLOCK 4N MODIFICATION			
Ground floor and landscaping			
<p>The enclosure of the restaurant terrace facing Broadway is not supported from a landscape and urban design perspective. The proposal involves the enclosure of an outdoor restaurant seating area fronting Broadway for the purpose of catering for larger seating requirements and improved amenity for patrons. The previous design included a floating roof and glazed balustrade fronting Broadway with a large tree within the seating area. While concerns about amenity are noted, the space should remain partially unenclosed for the following reasons:</p> <ul style="list-style-type: none"> it will enliven the street frontage through visible activity. The facade at pedestrian level is already substantially solid due to existing grades and if enclosed, the solar shading requirements will most likely require shaded rather than clear glass; it provides additional green canopy cover for the site in the form of a large 	<p>The proposed design responds to the contextual factors of the location including noise, air quality, and amenity for the important hotel related facility specific requirements. The design response has been carefully considered by the project architects Foster + Partners in conjunction with Urbis (heritage). Further discussion of the heritage impact of the proposed is provided below and at Attachment B.</p> <p>Importantly, the proposed design has endeavoured to retain the principles of the architectural concept, providing relief in the built form between the two towers, retaining a visual link into the site through the use of permeable material (glazing and screening). Part of the terrace area roof has also been designed as a glazed sawtooth form, allowing sunlight into this space, with a</p>	No	<p>The City's concerns remain unaddressed.</p> <p>The City's original comments remain unchanged.</p>

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<p>specimen tree, which is deleted in the proposed modification;</p> <ul style="list-style-type: none"> the open space serves to provide a moment of visual relief from the street wall along Broadway which at pedestrian height is mostly solid for 31m; the open terrace provides a visual link through the site and a visual connection between Broadway and the interior of the site; it preserves a sense of the open space between the heritage listed Abercrombie Hotel and the new development to the east; and the enclosure of the terrace will remove a valuable, north-facing, sunlit terrace from the proposal, replacing it with a private amenity to be used by hotel restaurant patrons. 	<p>view to maximising the orientation qualities of the space, whilst mitigating the noise impact from Broadway.</p> <p>The through site connection adjoining the hotel is retained while the extension of the restaurant amenity aims to also provide a better resolution to the Broadway street frontage. The sense of openness and a 'break' in the building is retained through expression in the use of horizontal detail elements in the design. Activation of the space and animation of the façade to the street through the activity within will still be retained, given the glazing extent proposed to the Broadway façade.</p>	No	<p>The City's concerns remain unaddressed.</p> <p>The City's original comments remain unchanged.</p>
<p>The removal of the originally proposed water features is regrettable. While the proposal seeks to replace these features with planting, the retention of the water features is recommended.</p>	<p>The revised ground plane landscaping, has been modified proposing the removal of the water features which are proposed to be replaced with additional soft and hard landscaping and planters, including the extent of planter boxes. The additional planters also allow for a greater level of public access through the pedestrian link and</p>	No	<p>The City's concerns remain unaddressed.</p> <p>The City's original comments remain unchanged.</p>

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	also provide a greater level of visual separation between the public and private space, improving the amenity within the hotel, and the public domain (refer to sketch provided at Attachment E).		
Internal Modifications to Hotel			
Internal modifications to the hotel facility have resulted in a proposed increase in hotel rooms from 283 to 297 rooms. This has been achieved in part through the deletion of originally proposed hotel amenities, including the pool, and the replacement of commercial/retail space with additional hotel amenities including a small gym and meeting rooms. The Department should be satisfied that the overall level of amenity for future hotel patrons is maintained or improved.	The internal modifications to the hotel result in a net increase of 4 rooms from 293 to 297 (noting the 10 dual key rooms). The modification to the hotel involve the relocation of hotel facilities from the eastern tower of Block 4N to the annex over the driveway entrance on Abercrombie Street (as shown in Figure 5 of the SEE submitted with the S96). The removal of the pool on level 3, and replacement with hotel rooms, also allows for additional function rooms on level 2, created in the location of previous pool and pool plant spaces volume.	N/A	The City's original comments remain unchanged.
Internal Modifications to Residential			
The Environmental Assessment report states that no changes are proposed to the internal residential layout or apartment numbers on levels 4 to 18. However the Drawing List (PA-	Council have identified that amendments are shown on the residential levels and apartment typology plans. These modification	Partially	The Department should satisfy itself that the requirements of the ADG have been met.

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<p>A4-1010) indicates that modifications have been made to Residential Levels 13 to 18 (PA-A4-1768 to PA-A4-1773) and Apartment Typology Plans (PA-A4-1795 to PA-A4-1794). Clarification is required as to whether any internal modifications are proposed to residential floor space and if so, if there is any reduction in level of compliance with the Apartment Design Guide, including but not limited to changes to minimum apartment and room sizes and provision of solar access and natural cross ventilation.</p>	<p>relate to minor internal apartment configuration. They do not change the internal or external area, unit mix, or amenity of any apartments. The modifications include internal changes such as:</p> <ul style="list-style-type: none"> • minor shifts in riser locations due to ongoing services coordination with services engineers; • reconfiguration of some internal bathroom layouts due to ongoing design coordination; • minor adjustments to kitchen design due to ongoing design coordination; and • replacement of swing doors with sliding cavity doors to certain areas within the apartments. 		
Amendments to Halo			
<p>The halo roof feature is proposed to be reduced in size so that it now only covers the eastern hotel component. While this modification is not expected to have a great visual impact, the full effect of this modification is difficult to ascertain</p>	<p>The architectural features / tubular roof canopies at roof level of the building has been reduced in size and are proposed to now only appear above the main 'hotel' massing component on the eastern side of the building.</p>	Yes	No further comment.

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<p>from plan drawings. Further information is requested to understand this modification.</p>	<p>The removal of the canopy structure over this area will allow a greater level of natural light to the void to the residential opened of the building and a reduction in building height at the corner of Broadway and Abercrombie Street. Given the location of the previously approved roof structure, being setback from the parapet of the building, the removal will not have an adverse visual impact from local street level perspectives.</p> <p>The roof structure enclosure has been retained above the hotel roof plant room (Eastern side) to create a more pleasant roof plan view from above, hiding all the plant and equipment on level 19 from neighbouring buildings and views above.</p> <p>The roof structure is not required on the Western side of the building (residential) as we have provided a raised platform on the roof to hide all mechanical plant ductwork reticulation below, creating a 'clean' roof plan throughout. A diagram prepared by Foster + Partners explaining the</p>		

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	changes to the roof design is attached (Attachment D).		
Amendments to Signage Zones			
<p>The proposed additional signage zones on the northern and western elevation of Level 6 are not supported. The City prefers the main facades of buildings from the first floor to the rooftop or parapet to be uncluttered and generally free of signage.</p>	<p>The proponents notes the response from the DPE and Council. The signage zones indicated on the elevation were included as potential locations for signage, considered appropriate by the building architects. As per condition A6 of the Block 4N consent, separate approval is required to be obtained for signage. Any future application for signage will be required to demonstrate the City of Sydney Signage Controls (DCP 2012).</p>	<p>No</p>	<p>The City maintains its objection to this proposal. Approval of these areas as signage zones with give tacit approval to future signage in these areas, which the City maintains should be uncluttered and generally free of signage.</p> <p>The City's original comments remain unchanged.</p>