

Panel Recommendation Report

Design Integrity Panel

1 July 2022

Brewery Yard, Central Park, Chippendale Modification to SSD Approval .

1.0 Panel Members

- Graham Brooks – Director at GBA Heritage;
- Brian Zulaikha - Director at Tonkin Zulaikha Greer Architects

Mr Luke Johnson, Principal at Architectus, declined the invitation to re-join the Panel for this component of the project,

A site inspection and project briefing were held on 27 April 2022.

2.0 Purpose of the Design Integrity Panel

MP 06_0171, as modified, is a Concept Plan Approval applying to the Central Park site (formally CUB Broadway) which permits the construction of a mixed-use precinct. The Concept Plan sets the planning framework for the future development of the site. The Concept Plan remains in force as per clause 3B, Schedule 2 of Environmental Planning and Assessment Regulation (Savings, Transitional and Other Provisions) 2017.

Statement of Commitment 3 of the approved Concept Plan requires a Design Integrity Panel to be established to oversee the development of proposals on certain blocks within the Central Park development, including Block 4B.

The Design Integrity Panel is therefore established with the purpose of fulfilling this commitment and ensuring that the proposed development exhibits design excellence.

The Design Integrity Panel was revived to review the proposed alterations that form a Modification Application identified as MOD 1

3.0 The Site

Central Park (formerly Frasers Broadway/CUB Broadway) is located on the southern edge of the Sydney CBD. The site is in proximity to Central Station, Broadway Shopping Centre, the University of Technology, Sydney and the University of Notre Dame.

The Brewery Yard site is located at Block 4B on the Frasers Broadway site in Chippendale (see Figure 1). The Brewery complex comprises seven elements including the:

- Filtration Building (Building 22);
- Malt Silos (Building 23);
- Staircase Block (Building 25);
- Substation (Building 26);
- Old Boiler House (Building 30);
- Chimney Stack (26); and ▪ Brewery Yard (52).

The MOD focusses on Buildings 30, 26, 23 as components of the overall building.

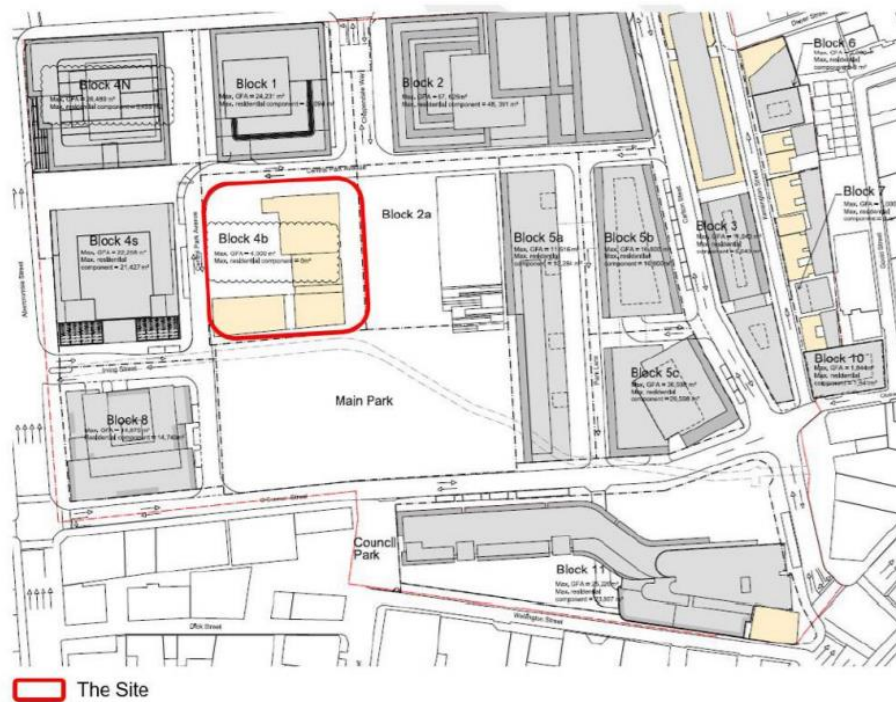


Figure 1 Location of the Brewery Yard (Block 4B) within the Central Park site Source: Foster + Partners

STAGE 02 [DA2 - 2019]

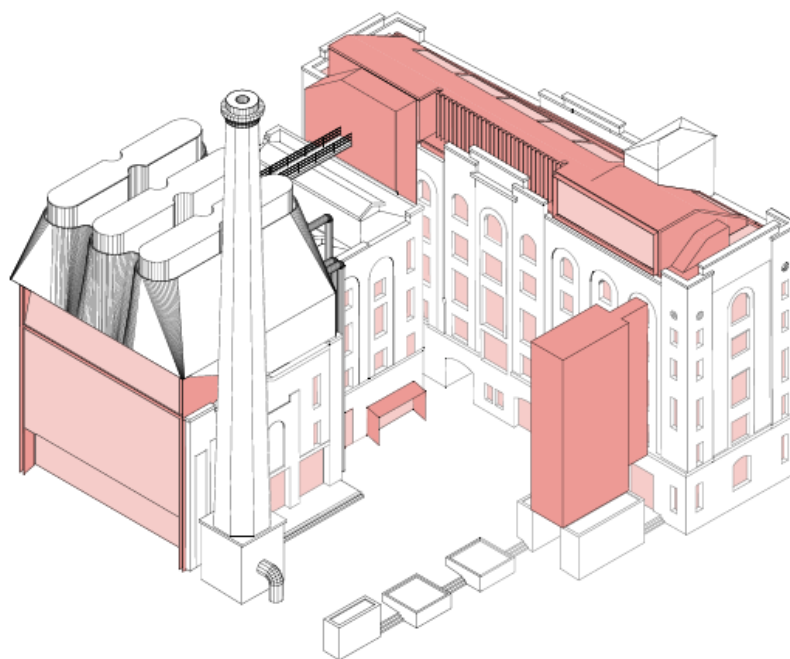


Figure 2 Diagrammatic layout of Stage 2

4.0 Summary Description of the Modification

The project is currently seeking a modification to the SSDA approval to update the design to suit the building's intended use now that the building has been partly leased and the leasing strategy is complete.

The following design changes are sought as part of the modification:

- *Change 1 – Proposed new void at Level 1 and lift from Ground Floor to Level 1 in Building 30 and associated changes*
- *Change 2 – proposed mezzanine extension to Level 3 in Building 30*
- *Change 4 – Proposed new entry door to Building 23 from the forecourt*
- *Change 5 - Deletion of Level 2 Mezzanine in Building 22*
- *Change 6 – Widening of the Level 1 opening between Building 26 and Building 30*

Each of these proposed changes are illustrated on amended and annotated architectural drawings prepared by Tzannes Architects and discussed in the additional Heritage Impact Statement, dated 6 April 2022, by URBIS.

5.0 Assessment of Change 1 – Proposed new void at Level 1 and lift from Ground Floor to Level 1 in Building 30 and associated changes

The following changes are proposed to the current design:

- *Addition of a void to the Level 1 slab in Building 30*
- *Addition of a new lift between the Ground Floor levels in Buildings 26 and 30, and Level 1 of Building 30*
- *Reconfiguration of the entry from Building 26 to Building 30 on the Ground Floor, including an amendment to the heritage interpretation zone*

All of the changes are driven by tenant requests to suit how they will occupy the space.

The newly expanded void is proposed to accommodate a tiered forum space connecting the two levels that can be used for staff presentations and collaboration.

The addition of the new lift is proposed to provide equitable access between:

- *Building 26 Ground floor*
- *Building 30, Ground Floor (approx. 600 above Ground floor of Building 26)*
- *Building 30 Level 1.*

The previous access between the two Ground floor levels was provided by a wheelchair lift. This worked originally as Building 30 Ground floor was envisioned as a retail food and beverage space. The change to commercial has driven this change so access can be provided from the main entry to Building 30 at Ground Floor level.

The reconfiguration of the entry and amendment to the heritage interpretation zone are proposed to better accommodate the changes above and to suit the interpretation strategy for the area.

Panel Response to Change 1

During the site inspection and subsequent discussions, the two Panel members responded in the following manner:

The Panel members are in agreement that this proposed change will produce considerable heritage and architectural benefits, by opening up a relatively large area of the Level 1 slab thereby better exposing the underside of the high-level hoppers to view from the Ground Floor level. The use of a glazed balustrade around the new void was also supported.

The Panel members enquired if there was a possibility to retain the full length of the large Level 1 beam currently in-situ, given that it may provide a more dynamic interior outcome. The portion of that beam where it crosses the new void is proposed to be supported on new columns.

The Applicant advised that this opportunity would be considered by the architects and tenancy representatives and further advice provided.

The Panel members fully supported the proposed alternative lift arrangement and the reformulation of the Interpretation zone

The Panel members also suggested that the future detailed tenancy fit-out design, particularly in the northern end of Building 30, might benefit from a peer review by the Panel.

6.0 Assessment of Change 2 – proposed mezzanine extension to Level 3 in Building 30

The proposed mezzanine extension to Level 3 in Building 30 is included to offset part of the GFA loss associated with Change 1 and Change 5. Overall, there is a reduction to the building. GFA

Panel Response to Change 2

During the site inspection and subsequent discussions, the two Panel members responded in the following manner:

The Panel members fully supported this proposal, on the basis of its ability to increase size and proximity of the viewing area at Level 3 to the undersides of the hoppers.

7.0 Assessment of Change 4 – Proposed new entry door to Building 23 from the forecourt

This change is proposed to accommodate an additional entry from the external forecourt to Building 23 Ground Floor. This is proposed to suit the current retail leasing strategy for the space.

The URBIS HIS document (p43) notes that the proposed glazed panel and sliding door will modify an approved fixed glass window by the replacement of one of the fixed glass panel with a sliding glass door.

Panel Response to Change 4

During the site inspection and subsequent discussions, the two Panel members responded in the following manner:

This proposed change will not affect the surrounding masonry of the approved window and is therefore acceptable in heritage and architectural terms.

The introduction of additional sliding door will facilitate direct pedestrian communication from the main courtyard into this portion of the ground floor tenancy activity.

8.0 Assessment of Change 5 - Deletion of Level 2 Mezzanine in Building 22

This change is proposed due to a tenant request on how they plan to occupy the space.

Panel Response to Change 5

During the site inspection and subsequent discussions, the two Panel members responded in the following manner:

This change has been made at the request of the incoming tenant. Removal of the previously proposed mezzanine will retain the spatial character of this part of Building 22 and provide additional interpretative viewing capacity of the remnant industrial heritage items in this location.

The proposal will have a positive outcome in both heritage and architectural terms.

9.0 Assessment of Change 6 – Widening of the Level 1 opening between Building 26 and Building 30

This change is proposed due to a tenant request to improve the flow between Building 26 and Building 30.

Panel Response to Change 6

During the site inspection and subsequent discussions, the two Panel members responded in the following manner:

This proposal is laudable. In fact, the Panel members recommended that the actual opening in the common wall be enlarged to better respond to the formidable scale of the surrounding spaces and structural elements. The larger opening will facilitate improved views to the underside of the spectacular hoppers from building 26 into Building 30.

This outcome will be beneficial in both architectural and heritage terms.

The applicant's representative agreed with this recommendation

10.0 Conclusions

The ten proposed MOD alterations to the approved and partially completed adaptive re-use building project will universally result in beneficial heritage and architectural outcomes.

When discussed during the site inspection and subsequent briefing meeting, the Applicant's representatives were fully in agreement with the Panel's recommendations set out above and repeated below.

11.0 Recommendations

The Panel members enquired if there was a possibility to retain the full length of the large Level 1 beam currently in-situ, given that it may provide a more dynamic interior outcome. The portion of that beam where it crosses the new void is proposed to be supported on new columns. The Applicant advised that this opportunity would be considered by the architects and tenancy representatives and further advice provided.

The Applicant accepted the recommendation to enlarge the proposed opening between Buildings 26 and 30

The Panel members also suggested that the future detailed tenancy fit-out design, particularly in the northern end of Building 30, might benefit from a peer review by the Panel.

Signed

Graham Brooks –
Director at GBA Heritage;



Brian Zulaikha –
Director at Tonkin Zulaikha Greer Architects

