

11360
28 June 2011

Sam Haddad
Director General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Michael Woodland

Dear Michael

**REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS
BLOCKS 6, 7, AND 10, CENTRAL PARK**

We write to you on behalf of Frasers Broadway Pty Ltd requesting that the Director General issue his requirements for the preparation of an Environmental Assessment Report (EAR) to accompany a Project Application (PA) for the proposed development of Blocks 6, 7, and 10 of Central Park (formerly known as Frasers Broadway).

To support the request for the Director General's requirements relating to the environmental assessment, this letter also forms a Preliminary Environmental Assessment Report (PEAR) relating to the project. The PEAR provides detail on the site location and an outline of the project, its background, and identifies the key likely environmental and planning issues associated with the proposal.

1.0 SITE DESCRIPTION

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 and the University of Technology, Sydney.

The proposed development involves Blocks 6, 7 and 10 of the Central Park Site as shown in **Figure 2**.

Block 6

Block 6 is located to the north east of the site with primary frontage to Kensington Street and secondary street frontage to Dwyer Street. Block 6 is currently occupied by the following buildings:

- A three storey warehouse structure at 2-10 Kensington Street, formerly used as a garage and storage, and now utilised by Frasers Studios exhibition space (draft heritage item 46A).
- A two storey brick building used for garaging and storage located at 12 Kensington Street that is now being utilised as Frasers Studios exhibition spaces (draft heritage item 46B).
- A single storey brick garage/workshop building located at 14 Kensington Street that is currently occupied by Frasers Studios (draft heritage item 46C).

- Two storey Edwardian terraces located at 16 and 16A Kensington Street (draft heritage items 47A-B).
- An Edwardian terrace located at 18-20 Kensington Street that is currently used by a 'The Food Cooperative'.

Block 7

Block 7 is located to the east of the Central Park Site and includes all building from 22-48 Kensington Street that share a common rear boundary with properties located on Goold Street to the east. The Block is made up of single and double storey terraces and commercial buildings, all of which are nominated as draft heritage items with the exception of 42-44 Kensington Street. 42-44 Kensington Street has recently been used as a dance rehearsal studio and now accommodates a small architectural studio. The draft heritage items that are included within Block 7 are:

- 22-28 Kensington Street
- 30-32 Kensington Street
- 34-36 Kensington Street
- 38 Kensington Street
- 40 Kensington Street
- 46-48 Kensington Street

Block 10

Block 10 is located to the north west of the intersection of between Kensington Street and Outram Street. The Site is bounded by Kensington Street to the west, Outram Street to the south, and Goold Street to the east. Block 10 is located south of Block 7 and is currently occupied by a single storey brick commercial building which was previously used as a garage and is currently being used as an art and design workshop by The University of Technology (UTS).

The location of Blocks 6, 7 and 10 on the Site are shown in **Figure 2** below.



Figure 1 – Location Plan

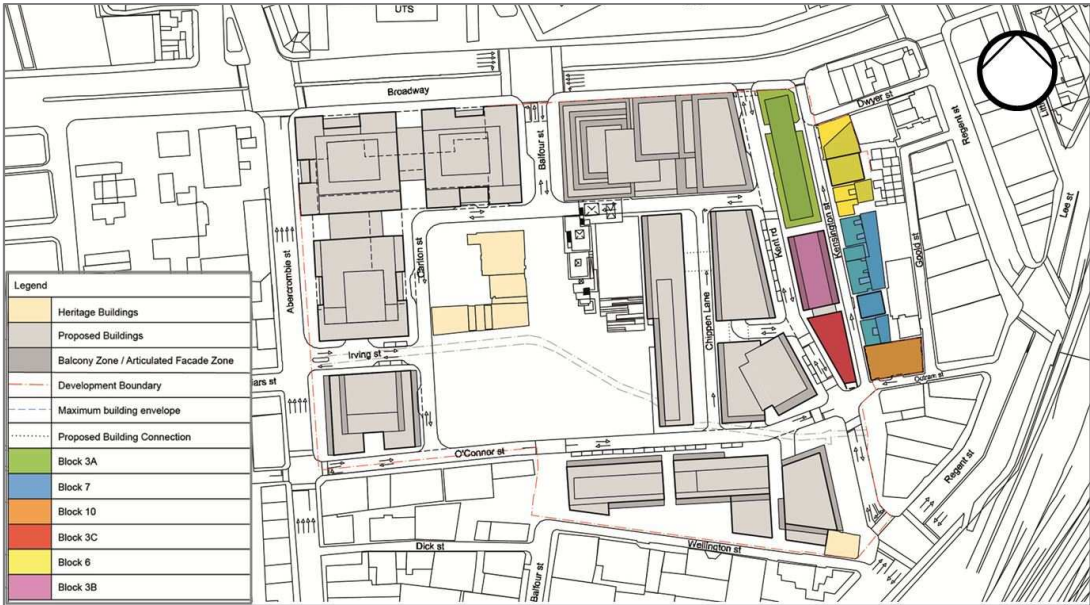


Figure 2 – Location of Block 6, 7 and 10 on the Central Park Site.

2.0 THE PROJECT

The Project Application will seek approval for the redevelopment, refurbishment and alterations and additions to buildings within Block 6, 7 and 10 for the purpose of residential and non-residential uses including residential, food and drink premises, commercial tenancies, and ground floor retail premises. The architect and heritage consultant will develop design proposal that will aim to maintain the existing heritage character of the Kensington Street terraces and streetscape. The following works are proposed for each Block:

- **Block 6**
 - This block will be developed with a mixture of commercial and retail uses. The existing building at 12-14 Kensington Street may be demolished and replaced by a new infill building.
- **Block 7**
 - It is proposed to undertake adaptive reuse of the Kensington Street terraces as retail with some potential for small commercial and food tenancies.
 - A new infill building will be constructed at 42-44 Kensington Street.
- **Block 10**
 - Student Accommodation with ancillary ground floor retail uses is proposed at Block 10. At this stage it is possible that the existing building could be demolished and replaced with a new infill building, however during design development retention of the existing building facade will be investigated.

A total of 5,500m² gross floor area (GFA) is proposed for Block 6, 7 and 10 collectively. The lower levels of the proposed new buildings to blocks 6, 7 and 10 will be occupied by retail uses. The upper levels of the new infill building could be used for commercial purposes. Indicative plans are provided attached at **Appendix A**.

3.0 DRAFT ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT (PART 3A REPEAL) BILL 2011

Central Park is to be classified as State Significant Development (SSD) under the draft *Environmental Planning and Assessment Amendment (Part 3A Repeal) Bill 2011* in instances where the capital investment value of development on the site is more than \$10 million. As the proposed development of Block 6, 7 and 10 will have an estimated capital investment value (CIV) of \$30 million, the proposal is classified as SSD

4.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The scope of environmental planning issues proposed to be addressed in an EAR to accompany the Project Application is provided below to assist the Department and Director-General 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
- Overshadowing
- Public Domain
- Heritage and Archaeology

- Traffic, Access and Parking
- Waste Management
- Noise
- Accessibility
- Energy Efficiency
- Services Plan and Details
- Building Code of Australia (BCA) Report
- Construction Management
- Community Consultation

These are discussed in more detail in the following sections.

4.1 Compliance with relevant Environmental Planning Instruments

The following Environmental Planning Instruments and policies will be relevant to the assessment of the proposed development:

- NSW State Plan
- Draft Sydney City Subregional Strategy
- State Environmental Planning Policy (Major development) 2005 (unless repealed beforehand)
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Access Development Control Plan 2004
- City of Sydney Late Night Trading Premises Development Control Plan 2007
- The City of Sydney Outdoor Cafe Policy
- The City of Sydney Policy for the Management of Laneways in Central Sydney

The EAR 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 dealt with under a previous application (MP 07_0163) and as such SEPP 55 – Remediation of Land will not be a matter for consideration in this assessment.

4.2 Compliance with the Central Park Concept Plan and other Relevant project

Applications

The EAR will provide an assessment of the proposed development against the Central Park Concept Plan as amended (MP 06_0171 MOD 2) conditions of consent and statement of commitments. In particular the conditions relating to maximum GFA, building envelope, permissible land use and ground floor uses will be considered. The EAR will also demonstrate compliance with other relevant planning approvals that apply to the Site including MP 09_0042 - combined basement approval.

4.3 Urban Design and Built Form

The EAR will include an assessment of the proposed building design and will outline how the proposed buildings achieve design excellence. An architectural design statement prepared by the architects will also be submitted explaining the design principles of the building and design responses to the heritage significance of the existing buildings and surrounding developments.

4.4 Overshadowing

The EAR will include shadow diagrams which show the shadowing impacts of the proposed building. The EAR will also provide an analysis of the shadows of the proposed development and that of the approved concept plan envelope. During the assessment of the Concept Plan, the building envelope of Block 6 was amended such that it now steps back from the eastern boundary. This ensures solar access is maintained to the property at 7 Goold Street to the East. The EAR will ensure that the proposed building is consistent with the amended building envelope and that the amenity of the neighbouring buildings are protected.

4.5 Public Domain and Landscaping

A Public Domain Plan will be submitted with the PA providing details of publicly accessible areas and finishes. The plan will be consistent with the overarching Public Domain Strategy approved as part of the Concept Plan.

4.6 Heritage and Archaeology

The EAR will include a Heritage Impact Assessment which confirms that the proposed building works, including the adaptive reuse and proposed alterations and additions are consistent with the management recommendations made as part of the Concept Plan and will not adversely impact on the existing heritage items within Blocks 6 and 7 or the heritage streetscape of Kensington Street.

Archaeology will also be considered as part of the Heritage Impact Assessment. The Archaeological Assessment will be completed and managed under the relevant legislation and the Archaeological Assessment and Research Design Report prepared by Godden Mackay Logan as per the Concept Plan.

4.7 Traffic, Access and Parking

A Traffic and Parking Statement will accompany the application which will confirm compliance with the MP 09_0042 and that sufficient parking and servicing facilities are available for the proposed development.

It is noted that Kensington Street is proposed to operate as a pedestrian precinct during the day, similar to the way Pitt Street Mall currently operates. The closure of Kensington Street will be dealt with as a separate matter with the City of Sydney.

4.8 Waste Management

A Waste Management Plan (WMP) will be prepared as part of the EAR. The plan will indicate the collection points and method of removal for each of the buildings within Blocks 6, 7, and 10. The report will include details of the waste storage and collection arrangements for the food and drink premises, retail uses, and residential uses.

4.9 Noise

An Acoustic Assessment will be prepared as submitted with the EAR. Mitigation measures will be proposed which will ensure the food and drink premises will not generate any adverse impact on the buildings located on Goold Street and proposed surrounding residential uses including the student accommodation on Blocks 3B and 3C. The City of Sydney Late Night Trading Premises DCP 2007 will also be considered as part of this report.

4.10 Accessibility

The proposed development will be designed to provide universal access to all publicly accessible areas and will provide a range of adaptable residential accommodation in accordance with the City of Sydney Access DCP where applicable. An access statement prepared by a qualified accessibility consultant will accompany the EAR.

4.11 Energy Efficiency

An ESD report will accompany the application which will confirm that the proposal is consistent with the overarching ESD strategy for the Site and that the buildings will achieve a minimum 5 star Green Star rating.

4.12 Services Plan and Details

Information on the proposed site services will be provided which will confirm that the existing site services can be suitably augmented to accommodate the proposed development.

4.13 BCA Report

The EAR will include a BCA Report for the existing buildings on the site with regards to the alterations and additions proposed, and new infill buildings confirming that they can or do comply with the relevant provisions of the BCA.

4.14 Construction Management

A preliminary Construction and Environmental Management Plan will be submitted with the application outlining the key management measures to be implemented during the retrofitting and additional building work.

4.15 Community Consultation

The EAR will document consultation undertaken during the preparation of the application. In particular, consultation will be carried out with the relevant land owners in Goold Street.

5.0 CONCLUSION

The purpose of this letter is to seek the Director General's Requirements for the preparation of an Environmental Assessment Report for the proposed redevelopment of Blocks 6, 7 and 10, 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 Project Application.

We trust that this Preliminary Environmental Assessment is sufficient for Director General to issue his requirements for the preparation of the necessary Environmental Assessment. Should you have any queries about this matter, please do not hesitate to contact me on 99566962 or jbuchanan@jbaplanning.com.au.

Yours faithfully



Jennie Buchanan
Principal Planner