

To Department of Planning. Major Projects Division

Re: Development application on exhibition

**Central Park/ Fraser development at the old Broadway CUB brewery site  
MP 11\_0091- Blocks 6 & 7**

Block 6- Construction of mixed use commercial and retail building.

Block 7- Adaptive re-use of existing buildings for retail and commercial uses.

I am writing to object to the development application regarding Blocks 6&7 (Kensington Precinct of the Central Park development) as currently submitted.

The narrow street – which will provide about 20 licensed premises in a 200 metre strip – is expected to cater for about 2000 patrons at any one time.

The application fails to consider the cumulative impact of the development on residents, fails to consider the effects of the proposed licensed premises on crime, police and hospital resources and the amenity of the area for local residents; the proposal amounts to intensification of use and overdevelopment, and is based on a totally inadequate and misleading acoustic report which fails to adequately assess the noise impact on the thousands of residents to live either side of the proposed bar, restaurant and outdoor dining strip.

It should not be approved, and certainly not without stringent conditions, proposed below.

Please find the details of my objection outlined in detail below:

The Process

Firstly, I would like to express my concern about the process by which the development is dissected into dozens of separate parts and one after the other changes to the original Master Plan are requested for each part. Office blocks are to become student accommodation (increasing density on the site which would not have originally been approved); retail and shopping is to be part of the main development (even though Fraser promised the community at an information evening they did not want to compete with the Broadway shopping centre) and now the Kensington precinct which was to be developed for cafes, bookshops and art galleries is to house bars and restaurants.

Secondly, I am also concerned that while this DA seems to foreshadow a plan for a dozen or so licensed premises, probably with extended opening hours, this DA does not provide details. It asks for “in principle” approval for something, downplaying its impact by failing to adequately assess it and does not permit objections on the basis of what it is to become.

I understand the piecemeal approach will continue further in that at a later stage each of the individual terraces/ buildings on Kensington Street will lodge their own application for Trading hours and Liquor licences, which means at no time will the overall impact of this proposal on the neighbourhood be properly considered.

Thirdly, the application is made for the development of a row of terraces and other buildings between two rows of residential buildings: on Goold Street and on the Western side of Kensington Street. However, the residential buildings on Kensington Street have not yet been built. Neither one new development on Goold Street nor a new block on the corner of Kensington Street and Broadway are occupied. So residents who will be affected by these developments will have no ability to have input into the decision.

### Late night trading/ Alcohol related problems

It is obvious from the scant details in the application that it is envisaged that Kensington Street will become an entertainment hub with bars, restaurant, outdoor dining and late night trading – even though this application does not yet deal with that, see above.

I object to Kensington Street becoming a late night venue with licensed premises.

Firstly, The O'Farrell government has repeatedly expressed its concerns about alcohol-related problems, especially assaults around licensed premises. A Four Corners report on Monday demonstrated the issues well and highlighted the costs of alcohol in terms of police time and hospital resources. I believe it is clear that we do not need more, but less of these kind of dense developments catering for alcohol-related entertainment. Are Redfern police and RPA Hospital supportive of the proposal, and will they be given extra resources to cope with the likely impact?

Secondly, putting 20 licensed venues – with estimated patron numbers of 2000 or more - into a short, narrow street in the middle of a residential development is totally inappropriate, and amounts to overdevelopment.

Thirdly, making Kensington Street an outlet for licensed bars would be bringing to the quiet neighbourhood of Chippendale the problems previously experienced in Kings Cross, Oxford Street, George Street, Manly and other strips with a high density of liquor outlets.

Already the tiny suburb of Chippendale has 29 liquor licences.

About 100-200 meters from Kensington Street are the Clare Hotel, the Bar Broadway, the Abercrombie, and (outside of the Chippendale postcode, but just adjacent to Kensington Street) the Agincourt, the Mercure Hotel, the Crystal Palace, and the Loft at UTS – not to mention licensed restaurants and other outlets serving alcohol.

I understand a number of other licensed outlets are planned for the main block of the Central Park development and Block 3A near the Clare Hotel.

There are already sufficient licensed premises available in the vicinity, and this would provide a density of liquor outlets which would be excessive. If this were to be approved it should be approved on the same conditions recently imposed in Kings Cross, or successfully trialled in Newcastle some years ago, with lock-outs, no shots or doubles after midnight etc.

Fourthly, Kensington Street is narrow (currently it is one way with one lane of traffic and one row of parking). The footpaths are extremely narrow to virtually non-existent, making it hard to use for even one person, let alone groups of people walking in both directions. To mix a narrow street and very narrow footpaths with the consumption of alcohol is a recipe for disaster, and it is foreseeable that someone will get badly hurt, not just through alcohol related assaults, but through the interaction of traffic and intoxicated and exuberant patrons.

Fifthly, a proposed “pocket park” (i.e. a small square) in front of the proposed set back building for #42-44 Kensington Street will offer a place for patrons to linger and provide a focus point for noise and alcohol related crime. This is not good design to prevent crime.

The proposal also includes small walkways between buildings to be accessible 24/7 to reach the rear building. This is against all good crime prevention strategies and these can easily become places in which alcohol-related assaults, sexual assaults and muggings can take place unseen.

### Acoustic Report

The Acoustic report, which predicts “no adverse noise impacts” of the proposed use of Kensington Street in terms of noise, is totally inadequate and misleading.

Firstly, it states that it is “the developers [sic] preference” that there be no amplified music or use of loudspeakers. This is totally unrealistic for any modern bars or restaurants, and therefore provides a completely inadequate assessment of the noise from the development.

If this is to be approved no amplified music or use of loudspeakers should be made an unchangeable condition of the development.

Secondly, the report fails to consider the impact on residents in the yet to be build Kensington Street west side, as well as parts of Goold Street, including 33-47 which has flats with bedrooms overlooking Kensington Street.

Thirdly, the acoustic report only considers the impact of patrons on a rooftop terrace (#10-12 Kensington St) speaking (no music), but fails to assess the impact of other outdoor locations, such as proposed outdoor dining in the courtyards, and patrons on the street and in the walkways leading to the rear building, and the pocket park at #42-44 Kensington St. The east side of Kensington Street the subject of this proposal borders a number of terraces and two larger residential buildings on Goold Street and the noise from the

courtyards can be expected to echo against the walls of these buildings, amplifying the noise.

The proposed rear building – a structure of glass and concrete – can also not be expected to contain noise to any great extent.

The proposed large bar at \$46-48 is also encased in glass, which cannot be expected to contain noise from a large number of patrons and music.

Fourthly, I understand under council rules residents have a right not to be exposed to audible noise from midnight to 7am.

This proposal cannot meet that requirement unless opening hours are limited to align with such hours.

There have been occasional noise disturbances already from premises much further removed than the ones proposed under this application.

Already, Kensington Street has occasionally been used for events, like street festivals, or music in the building at #10-12 Kensington Street. The music and shouting of patrons was clearly audible from the residences in Goold Street as far away as the corner of Outram street.

The same applies to live music in the Clare Hotel.

The underground venue called “The Loft at UTS” on Broadway (next to the Optometrist at #11 Broadway) occasionally has events with amplified music, which echoes along Kensington Street and has been clearly audible in my bedroom.

Before the Central Park towers were built, music from occasional concerts in the Abercrombie hotel courtyard echoed across the empty site and was clearly audible in my bedroom.

These occasional events have provided excessive noise, audible in my bedroom after midnight, even though the source was further removed than the proposed premises which include a bar practically outside my bedroom window.

I do not believe the prediction of the acoustic study that the intensive use of the street will result in no adverse noise impact on residents. I am but one of hundreds who live alongside that proposed Bar/restaurant strip.

My previous experience of noise in the area – luckily currently restricted to a few nights a year – teaches me this proposal will have an adverse noise impact unless the following conditions are incorporated as unalterable conditions into the approval:

- all premises ordered to shut before midnight every night
- no bars, hotels and liquor outlets, only cafes, retail and small restaurants.
- If bars/hotel licenses are to be allowed they should have restrictions on the serving of alcohol for several hours before closing similar to restrictions in Kings Cross or during the Newcastle trial
- a rule requiring no amplified music and no loudspeakers, and definitely not after 10pm
- appropriate traffic management, wider footpaths or closure of the street to traffic
- incorporation of designing out crime principles in the development, especially at the pocket park, the walkways to the back and the rear building.

- Acoustic insulation of premises on Kensington Street East, supervised by independent acoustic consultants
- Offer of free acoustic measures for nearby residents (such as double glazing and airconditioning) if none of the above prevents audible noise indoors.

### Other

The proposed development will have light impact on nearby residents. To prevent crime and provide a safe amenity the street, buildings, and the walkway to the proposed rear building will need to be brightly lit. This light will impact on residents who have their bedroom windows facing out to Kensington Street.

The proposal to bring thousands of visitors to this part of Chippendale – over and above the thousands of new residents and shoppers will adversely affect the amenity for locals.

Parking – already a problem in the narrow streets of Chippendale– can be expected to be an even greater challenge for locals, many who do not have parking inside their homes.

### Conclusion

In summary, I urge you to require a more extensive assessment of the proposal, in terms of the real noise impact, the social impact and the likely result in terms of alcohol-related crime.

I urge you to reject the application as it stands since it is inadequate and the proposal has serious impacts on the community which it fails to consider or address.

Should you not be minded to do either, I strongly urge you to impose the above conditions on the proposal.

Please let me know if I can assist your deliberations with additional information.

Kind regards,