

6 November 2012

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Ms Karen Jones
Director, Metropolitan & Regional Projects South
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Caroline Owen
Email: caroline.owen@planning.nsw.gov.au

Dear Ms Jones

RE: Preferred Project Report - Student Accommodation Blocks 3b, 3c & 10, Central Park, Chippendale (Former Carlton United Brewery Site) (Mp11_0090)

I refer to your correspondence received on 15 October 2012, inviting Council to make a submission on the Preferred Project Report (PPR) for the construction of student accommodation and retail uses on Blocks 3B, 3C and 10 at the abovementioned site.

On 17 August 2012, Council's submission in response to Project Application MP11_0090 for the construction of student accommodation on Blocks 3B, 3C and 10 raised issues relating to urban design, heritage and insufficient provision of bicycle parking. However, the proposal was supported in principle and a number of conditions were recommended should the Department consider approval.

Council officers have reviewed the amended proposal submitted under the PPR and note key modifications including the following:

Blocks 3B and 3C

- Further articulation of the ground level facades;
- Alteration to windows openings on the first floor;
- Deletion of Level 1 link between Blocks 3B and 3C;
- Increase western setback of link on Levels 2 to 6 (inclusive);
- Deletion of vertically projecting wall sign;
- Internal reconfiguration of common area within link on Levels 2 to 6 (inclusive) to provide study areas; and
- Increase area of laundry on Level 6.

Block 10

- Enlarge window openings on the northern elevation of 4 bedroom cluster unit on Level 1;
- Removal of internally fixed louvres to east and west facing windows on Levels and replace with venetian blinds; and
- New openings to the northern and western elevation of the common area on Level 2.

The amended proposal has incorporated a number of design recommendations submitted by Council, with the exception of provision of additional bicycle parking spaces in accordance with the City of Sydney Boarding House Development Control Plan. The City actively encourages alternative transport options such as bicycles and public transport to reduce reliance on private vehicle use. As such, it is considered appropriate for new developments to provide adequate facilities that will accommodate bicycle usage.

Notwithstanding the provision of insufficient bicycle parking spaces, the City is generally supportive of the amended proposal.

It is also noted that the PPR seeks to modify the draft Plan of Management condition (subclause (c)) as recommended by Council, as shown in ***bold italics*** below:

- (c) The plan must be submitted to ~~and approved by~~ Council prior to an ***Construction Occupation*** Certificate being issued.

Whilst the City raises no objection to the submission of the Plan of Management prior to the issue of an Occupation Certificate, it is considered appropriate that the Plan of Management requires approval by Council. In particular, it will allow Council to ensure that the operator adopts a Plan of Management that represents best practice.

In the event of any approval, it is recommended that the draft conditions previously submitted be imposed, including an additional condition as follows:

PLAN OF MANAGEMENT

- (c) The plan must be submitted to and approved by Council prior to an ***Construction Occupation*** Certificate being issued.

ONGOING ARCHAEOLOGICAL MANAGEMENT

- (a) Should any historical relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and further advice sought from the archaeologist who undertook the original program of investigation of the site. In addition the Heritage Office of NSW should be informed in accordance with section 146 of the *Heritage Act 1977*.
- (b) Should any Aboriginal objects be unexpectedly discovered then all excavation or disturbance of the area is to stop immediately and further advice sought from the archaeologist who undertook the original program of investigation of the site. In addition the NSW Department of the Environment and Heritage is to be informed in accordance with Section **89A** of the *National Parks and Wildlife Act, 1974*.

RETAIL TENANCY STRATEGY

To ensure that the retail tenancy fit outs contribute to the historic context of the Kensington Street terraces a strategy should be formulated to guide future fit out design. The strategy should make recommendations on appropriate colours, materials, lighting and signage and to avoid visual clutter that may arise from retail displays and signage and shopfront glazing being obscured.

HERITAGE INTERPRETATION PLAN

- (a) An interpretation plan for the Block **3B, 3C and 10** must be submitted to and approved by Council's Heritage Specialist prior to a Construction Certificate being issued.
- (b) The interpretation plan must detail how information on the history and significance of the Blocks will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.
- (c) The plan must be implemented prior to the Occupation Certificate

Should you wish to speak with a Council officer about the above, please contact Peggy Wong, Specialist Planner, on 9265 9685 or pwong@cityofsydney.nsw.gov.au.

Yours sincerely,



Graham Jahn AM
Director
City Planning | Development | Transport