

11 February 2013

File No: S076158
Our Ref : 2013/021003-01

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: Section 75W request to modify the approved Project Application (MP11_0090 MOD 1) for Student Accommodation on Blocks 3B, 3C & 10 at Central Park, Chippendale (former Carlton United Brewery site)

I refer to your correspondence received on 21 January 2013, inviting Council to make a submission regarding the modification to the Project Approval MP11_0090 for the construction and use of three buildings (Block 3B, 3C and 10) for student accommodation and ancillary retail uses.

The subject modification seeks approval for external and internal amendments to the three buildings including the following:

- Reduction in building heights, footprint and building envelopes of Blocks 3B, 3C and 10
- Reduction in total Gross Floor Area by 330m² to 7,584.13m²
- Increase retail floor space by 26.65m² to 706.7m²
- Amend student accommodation unit mix by reducing cluster rooms and increasing studios, and increasing total number of beds from 267 to 271.
- Increase size of studios from 17m² to 19.5m²
- Reconfiguration and relocation of retail tenancies, services, fire stairs, communal spaces, bicycle storage and other amenities
- Amend condition requiring a 24 hour on-site manager and provision of on-site manager facilities with a general manager, 4 staff members and 5 Resident Assistants
- Amend external facades and materials and finishes

The City is generally supportive of the proposed modifications to the Project Approval. The following matters are provided for consideration:

Built Form

The proposed modification to reduce the overall height and building envelope of Blocks 3B, 3C and 10 is generally acceptable. The proposal reduces the overall scale of the buildings which will contribute to the amenity of public domain.

The proposed louvre screens enclosing the plant area on the roof of Block 3B project beyond the approved building envelope at the northern and southern ends of the building. Notwithstanding this, the projections are considered to have minimal visual impact and will not have any significant impact on building bulk.

External Facade and Materials and Finishes

The proposed modifications to the external facade of Blocks 3B, 3C and 10 are supported in principle as the amendments maintain appropriate proportions and complement the architectural style of the proposed buildings. In particular, modifications to the façade of the retail tenancies on the ground level, including additional glazing and vertically proportioned openings contribute to street activation and are supported.

The proposed increase in window sizes for the student accommodation rooms above ground level on the eastern and western facades of Blocks 3B and 3C will enhance internal amenity. The modification involves the installation of additional steel screens on the eastern and western facades which will have minimal impact on the appearance of the approved buildings and is acceptable.

The proposal to replace cement walls with fibre cement cladding is generally acceptable, subject to the cladding matching the external finishes noted in Drawing Number A-3506 Revision A, prepared by Tokin Zulaikha Greer Architects, dated December 2012.

Internal Reconfiguration

The proposed internal reconfiguration of Blocks 3B, 3C and 10 are generally acceptable in principle, however, the following issues are raised for consideration.

- Access to the student accommodation on Level 1 of Block 3C from the public domain is limited to the fire stair ("Stair 2") fronting Carlton Street. From the Carlton Street elevation, Stair 2 is not identified as an entry point for student accommodation in Block 3C. The door to Stair 2 is finished with metal louvred doors matching the external finish of other service/plant areas on the ground level. In this regard, the proposed access to Level 1 is not acceptable and should be modified so that a separate and clearly distinguished entry for the student accommodation use is provided at street level.
- Whilst the relocation of the laundry facility servicing Blocks 3B and 3C to the ground level is acceptable in principle, the provision of 7 washing machines and 7 dryers is insufficient and does not satisfy the minimum laundry facility requirements specified under Condition E9. The deletion of laundry facilities in Block 10 is not supported as it reduces the facilities and amenities provided to future occupants of Block 10. Consideration should also be given to provision of a designated clothes drying area adjacent to laundry facilities, as per the previously approved application.

On-Site Manager

- The proposal does not include the provision of an on-site Manager's room in both Blocks 3B and 3C, and Block 10. The City reiterates the recommendation for a 24 hour on-site manager for Blocks 3B and 3C, and Block 10 and adequate facilities to be provided within the buildings in

accordance with the provisions of the City of Sydney Boarding Houses DCP. In this regard, it is recommended that Condition B2(a) – Design Modifications under Project Approval MP11_0090 is retained.

Should the Department consider granting approval for the subject application, the City recommends that the following conditions be included in the approval:

(1) DESIGN MODIFICATIONS

- (a) A designated entry to the student accommodation use on Levels 1 to 5 in Block 3C is to be provided on the ground level.
- (b) Laundry facilities should be provided in both Blocks 3B and 3C, and Block 10. Washing machines and dryers are to be provided in accordance with Condition E9(a) and (b) of the Project Approval.

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,

A handwritten signature in black ink, appearing to read 'GJahn', with a stylized flourish at the end.

Graham Jahn AM
Director
City Planning | Development | Transport