

5 February 2014

Our Ref : 2014/023873-02

Chris Ritchie
A/Director Industry, Key Sites and Social Projects
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Mark Brown
Email: Mark.Brown@planning.nsw.gov.au

Dear Mark

**RE: Section 75W request to modify the approved Project Application
MP11_0091 MOD 1 for Blocks 6 and 7 at Central Park, Chippendale (former
Carlton United Brewery site)**

I refer to your correspondence received on 21 January 2014, inviting Council to make a submission regarding the request to modify the approved Project Application MP11_0091. The modifications relate to internal and external alterations to commercial tenancies, relocation of bicycle parking from the pocket park and rear of No. 36-38 to Kensington Street, installation of security gates and the realignment of boundary walls.

The modifications sought relate to the following conditions:

- Condition A2 – Terms of Approval
- Condition B4 – Details of Proposed Gate/Doors to Restrict Access to Rear Lane in Lots 2, 3 and 4
- Condition B6 – Bicycle Spaces & Facilities

The City raises no objection to the proposed internal modifications to the commercial tenancies in Block 6 and 7. The reconfiguration of service areas and toilet facilities at Nos. 2-14 and the laneway building, and reduction in the mezzanine floor at No. 42-44 will not have any additional external impacts and is supported.

The City is generally supportive of the proposed external modifications to buildings in Blocks 6 and 7. The works include additional ventilation louvres, replacement of metal deck roof with concrete, removal of the glass screen on the upper level of No. 2-10, increase height of parapet at No. 40-42 by 300mm and new access ladders to roofs of Nos. 2-10 and 40-42. These modifications will have minimal impact on the architectural character of the buildings and are acceptable.

However, concern is raised regarding the proposed reduction in height of glazing on the western façade of the rear laneway buildings to 2700mm. The proposed uniform height of the glazed shopfronts and increased height of bulkheads lacks visual

interest, reduces vertical rhythm which interprets the built form of the adjacent terraces. This modification does not contribute to design quality of the buildings.

The City notes that the proponent has not submitted any detailed justification for the design modification. It is therefore the City's preference that the western façade of the rear laneway buildings be retained as originally approved.

Details of the security gates as shown in drawing numbers A-1000, A-1001, A-2001, A-5500, A-5502 and A-5503, all Revision C, dated 28 November 2013 and prepared Tonkin Zulaikha Greer are considered acceptable and satisfy condition B4 of the Project Approval. As such, no objection is raised to the deletion of Condition B4.

The City acknowledges that the requirement to relocate 16 bicycle parking spaces from the pocket park and various locations within Blocks 6 and 7 has been satisfactorily addressed by approval of MP09_0164 MOD 1. The Section 75W approval accommodates the relocation of bicycle parking spaces within the public domain in Kensington Street. As such, no objection is raised to the deletion of Condition B6.

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 'G Jahn', with a stylized flourish at the end.

Graham Jahn AM
Director
City Planning | Development | Transport