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2 October 2014

File No: R/2013/3/B
Our Ref : 2015/518433

Ms Amy Watson
Team Leader, Metropolitan Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Pilar Aberasturi
Email: Pilar.Aberasturi@planning.nsw.gov.au

Dear Pilar,

**RE: Section 75W request to modify the approved Project Application
MP11_0091 MOD 2 for Blocks 6 and 7 at Central Park, Chippendale (former
Carlton United Brewery site)**

I refer to your correspondence received on 23 September 2015, inviting Council to make a submission regarding the request to modify the approved Project Application MP11_0091 (as modified). The proposed modifications involve the removal of glazing to the western elevation of the rear building and the construction of retractable awnings.

Glazing

The removal of the glazing will result in the affected tenancy being located within an open undercroft. Concern is raised that this could have an impact upon the security of the site, and could attract trespassers onto the property. Not only does this reduce the overall security of the site, it also poses an unacceptable vandalism risk to the terraces fronting Kensington Street, which are items of local heritage significance.

Concern is also raised that removal of the glazing may result in additional acoustic impacts. The application is not supported by an acoustic report and therefore the impact cannot be assessed. In accordance with Condition A9 'Use – Separate DA', a separate future DA will be required for the fit-out and use of the tenancy. If acoustic criteria cannot be met at that stage the operator will not be permitted to trade past 10.00pm.

Awnings

Awnings within the courtyard area at the rear of terraces are supported in principle as they will provide weather protection and contribute to pedestrian amenity. It is noted that awnings were approved as part of the original application and subsequently deleted under Mod_1. The City made comment at that time that the drawings of the awnings submitted as part of the original application lacked sufficient details of the design and appearance of the awnings. Those comments remain valid for this application.

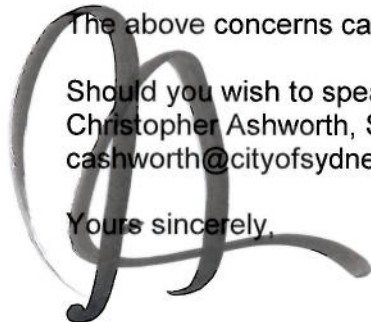
city of villages

Notwithstanding this, additional concern is raised with these awnings, as they canopy extend further than those that were originally proposed and are also situated closer to the rear building line of the heritage items. It is recommended that the awnings are set back behind the rear wings of the terraces to respect the heritage curtilage of those buildings.

The above concerns can be addressed by condition of consent.

Should you wish to speak with a Council officer about the above, please contact Christopher Ashworth, Specialist Planner, on 9246 7757 or cashworth@cityofsydney.nsw.gov.au

Yours sincerely,

A large, stylized handwritten signature in dark grey ink, appearing to read 'C. Corradi', is positioned to the left of the typed name and title.

Christopher Corradi
Area Planning Manager