

**Mark Brown - Proposed Student Housing - Block 4S - Central Park**

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**From:****To:** <Mark.Brown@planning.nsw.gov.au>**Date:** 9/07/2013 1:01 PM**Subject:** Proposed Student Housing - Block 4S - Central Park**CC:** Chippendale Community <chippendalecommunity@gmail.com>

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As a home owner in Chippendale I made a submission regarding the proposed change of Block 4S at Central Park from commercial use to student housing. I have read Frasers response to the public submissions and find that my concerns are very similar to the other public submissions and have not been adequately addressed. Specifically:

1) The original concept plan for Central Park was approved based on 30% commercial use. Many people raised in public submissions that the change from commercial use to residential would increase pressure on already stretched local resources (parking, open spaces etc).

Frasers response is that there will be communal spaces within the student housing development. This is basically the equivalent of me saying my home has a large lounge and garden and therefore I have no requirement for public space. 826 more residents in the area will require the use of and have an impact on public resources in particular already crowded public spaces, parks, parking etc. Further, students living in the proposed development will use these resources at the same or similar times of day as residents (where commercial uses will need these at other times of the day).

Sydney City Council studies show that Chippendale is already very short on open space for existing residents (even when the addition of Chippendale Green is considered). To add a further 826 residents without corresponding additions to public resources including parks and parking will significantly impact on amenity for existing and future residents. If the conversion to residential is approved there should be a requirement on Fraser to ensure provision of parks and parking in line with this and there seems to be opportunities to do so in the yet uncompleted parts of the Central Park development.

2) There is already a very high level of student accommodation in Chippendale/Darlington both existing and under construction. Student housing has already been approved for Blocks 3B, 3C and 10 on Central Park. A number of other student housing blocks have been approved in recent years - Regent Street, Harris Street, Quay Street, Cleveland Street, Wattle Street and the Block. Frasers response does not cover any of the residents concerns about the ever concentration of students in the area and only makes reference to high demand for this type of accommodation. It is unclear whether how much demand is left after all of the existing student housing and approved developments are considered but it is also not an adequate response to the concerns raised around local amenity and social sustainability.

The application in its current form is not acceptable. I would appreciate if the Department could keep me informed as to any future developments. I would also appreciate if my personal details are not made public.

Thank you and regards