6 February 2014

Our Ref: 2014/044747

Ben Lusher
Manager, 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: Request for Director General’s Environmental Assessment Requirements (DGRs) for Block 11 at Central Park, Chippendale (SSD 6376) (former Carlton United Brewery site)

Thank you for the opportunity to provide details of key issues and assessment requirements for the abovementioned proposal.

I understand that the proposal to develop Block 11 within Central Park includes the following:

- Construction of a mixed use development comprising residential dwellings, a child care centre and ground floor retail;
- 2 levels of basement car parking; and
- Total gross floor area of 25,760sqm of which 2,154sqm is for non-residential purposes and 23,606sqm is for residential purposes.

Further to the draft DGRs, the City recommends the inclusion of additional planning provisions as follows:

**Built form**

The proposal comprises one building with a tower element to the north east. The lower levels of the building are separated by a roadway providing access from O’Connor Street to Wellington Street.

The proposal departs from the Concept Plan approval MP06_171, as modified on 23 December 2013, which allows 3 separate buildings for Block 11. The Concept Plan approval also permits two north-south roadways between the 3 buildings between O’Connor Street and Wellington Street.

The proposed variations from the approved Concept Plan need to be addressed in the EIS. It is recommended that an application to modify the Concept Plan be submitted concurrently to incorporate the changes to building envelopes, building footprint and road layout.
Road layout

The proposed realignment of the roadway through Block 11 needs to be justified by a Traffic Assessment Report, particularly the impacts on vehicular and pedestrian movements at the intersection of O’Connor Street and Park Lane.

Car and bicycle parking

Proposed car and bicycle parking spaces are to be in accordance with provisions in the Sydney Development Control Plan 2012.

Public domain

In addition to the list of requirements identified in section 6 of the DGRs, the proposed public domain and landscaping works need to be consistent with the provisions in the City of Sydney Public Domain Manual.

Child care centre

The City is supportive of the concept of a child care centre. The design is required to comply with the provisions in the Sydney Development Control Plan 2012.

Heritage

Block 11 is in close proximity to the heritage listed Brewery Yard. The proposal must address any heritage impacts that may occur through the development of Block 11.

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 I Development I Transport