

Central Park

Block 1 Consultation Outcomes Report

Client:
Fraser's Property / Sekisui House

Date:
15 August 2014

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Date	15 August 2014
Document name	Block 1 Consultation Outcomes Report
Version	1.0

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1 Introduction

1.1 Block 1 overview

Frasers Property and Sekisui House are nearing a final design for Block 1 of Central Park, located on Broadway at the intersection with Chippendale Way. The scheme has been designed by Foster + Partners with local collaborating architect PTW Architects.

The draft design for Block 1 was based on the current approved Concept Plan for Central Park, following a modification in December 2013. The design was presented to the community for feedback as a work-in-progress for the final design.



1.2 Purpose of this report

This report details the consultation process undertaken for Block 1 and provides a high level overview of the key issues raised and questions received from members of the community and from key stakeholders. The feedback in this report cannot be construed as being statistically representative of opinion within the wider community.

2 Consultation Overview

2.1 Approach

The purpose of this consultation process was to seek community and stakeholder feedback on the work-in-progress design for Block 1. This consultation would inform the design prior to the lodgement of a State Significant Development Application (SSDA) with the Department of Planning and Environment. The consultation has been undertaken in accordance with the Secretary's Environmental Assessment Requirements for this project.

Throughout the process participants were encouraged to focus their feedback specifically on the proposed design for Block 1 so that architects Foster and Partners and PTW could consider their feedback prior to the lodgement of the SSDA. It was also made clear that consultation was taking place within the context of an approved Concept Plan.

The consultation approach for Block 1 is consistent with the 'inform' and 'consult' levels of the IAP2 (International Association of Public Participation) spectrum and as defined in the City of Sydney Community Engagement Policy.

2.2 Process

A number of different methods were used to engage with the Chippendale community on the design of Block 1. These included:

» **A community information and feedback session:**

This was held on Monday 28 July 2014 from 5pm to 8pm in an office at 7 Carlton Street, Chippendale. The session was designed for community members to drop in at a time that suited them and view a number of boards (Appendix E) displaying images and information about the proposed design.

The session was facilitated and recorded by Elton Consulting. In attendance to answer questions were members of the Frasers Block 1 project team, representatives from project architect PTW Architects and representatives from the relevant consultants undertaking planning works associated with the proposed building.

The community was invited on 17 July 2014, 11 days prior to the session. Notification was given through:

- > A letter box drop of approximately 1800 homes in Chippendale, a copy of which can be found at Appendix A.
- > A letter box drop of the 250 residents of One Central Park West (Appendix A).
- > A notification to all existing Central Park residents and purchasers, distributed via the internal Central Park 'Hub' notification system (Appendix C)
- > A notification published via the community portal at www.centralparksydney.com.au (Appendix D)

> A notification to the 9000 followers of the Central Park Facebook page (Appendix F)

A total of 39 Chippendale residents attended the session, including a number of residents from One Central Park West. Attendees were offered the opportunity to provide written feedback by filling out a form and returning to the project team on the night, by post, or by email before 12 August 2014 (see Appendix B). Reply paid envelopes were supplied on the night to make this process easier.

» **Stakeholder briefing:**

A stakeholder briefing was held in the consultation period with the Chippendale Residents Interest Group (CRIG).

The briefing was held on 24 July from 6:00pm-7:30pm and was attended by three members of the CRIG. This was facilitated and recorded by Elton Consulting, with a presentation by PTW Architects and with project representatives from Frasers attending to answer questions.

Letters advising of the Block 1 consultation were also distributed to the University of Technology Sydney, the University of Notre Dame, and the Planet X Housing Coop (located in Chippendale).

3 Feedback

3.1 Chippendale Residents Interest Group

The Chippendale Residents Interest Group (CRIG) raised a number of matters regarding Block 1 at a private briefing on 24 July 2014, and again at the community information and feedback session on 28 July 2014. No formal submission was received from the group.

The following represents a summary of the issues raised as they were recorded at each of these consultation points. These issues were distributed for comment to the CRIG prior to their finalisation in this report.

Block 1 issues:

- » Concerns around the **solar impact of Block 1 on Chippendale Green**, particularly in the winter months where sunlight is already limited.
- » Concern around the **residential and commercial assumptions of the solar impact reports** supporting the Central Park concept plan.
- » Concerns around the **massing of Block 1**.
- » Concerns around the **type of ground floor retail use in Block 1**.
- » Concerns around **additional retail with liquor licences**.
- » Expressed a preference to see **retail as smaller show rooms**.
- » Concern around the **impact of anti-social behaviour** from people using licensed venues at Central Park.
- » Reinforced the need to **maintain the vista/view of Brewery Yard Building** from Abercrombie Street.
- » Concerns around the **number of studio and one bedroom apartments** in the proposed design for Block 1.
- » Concerns that **smaller units in Block 1 may create a transient population**.
- » Concerns about the number of **external balconies and the acoustic impact** to surrounding residents.
- » Concern about the **external quality of the building's design**.
- » Concern that there **needs to be more community facilities** to cater for increased density.
- » Concern around **Abercrombie Street** entrance to Block 1&4N Basement and the **impact on traffic** to Abercrombie Street.
- » Concern that additional car parking will mean **more cars using the surrounding streets**.
- » Queried the **scope of consultation being undertaken for Block 1**, noting the community consultation on 28 July 2014.
- » Queried the extent to which **consultation will impact the building's design**.

Other Central Park related issues:

- » Concerns around **additional gross floor area (GFA) across the Central Park site** and **requested total GFA reduction of 10,000m²**.
- » Concerns around the **massing of Block 11** and solar impact on adjacent residents. These related specifically to the removal of gaps between building pods and the increase in height at the western end.
- » Interest around the **intended use of Block 4N** and concerns relating to student housing.
- » Concern around the **massing of Block 8 and Block 11** and the impact on adjacent residents.
- » Request to **reduce the height of blocks 8 and 11** and add to heights of 1 and 4N to compensate for lost GFA.
- » Concerns about the **amount of student accommodation across the Central Park site** and the impact this has on rental prices across Chippendale.
- » Request for more information around the **intended use of the Brewery Building**.

3.2 Community Information and Feedback Session

The wider Chippendale community, including residents of Central Park, were invited to view information and images at a drop-in community information and feedback session on 28 July 2014 from 5pm-8pm.

39 people attended the session across the three hour drop-in session. Feedback was provided and a number of matters were raised in one-on-one and group conversations with project team members. This information was recorded and a summary of the issues raised is as follows:

Mass and Design:

- » Support for and against the **external facade of the building**
- » Support for and against the **buildings proposed form**, particularly in relation to the removal of the **air bridge between Block 1 and 4N**
- » Expressed appreciation for a **smaller massing** than what was in the approved concept plan
- » Concern about the **overshadowing of Chippendale Green** and the impact that this has on the general atmosphere of Central Park
- » Concern around the **massing of buildings along Abercrombie Street**, particularly in relation to the overshadowing of the church and houses
- » Interest in the **setback between Block 1 and 4N** – some concern about separation between buildings
- » Support for the building's **inclusion of its own pool/gym facilities**
- » Interest in **the number of units and bedrooms** in each unit and when they would be available for purchase
- » Request for **public parking**, to reduce the number of people parking in surrounding streets.

Use:

- » Concern about the shift away from **commercial use to residential**
- » Concern around the impact of **additional residents** on Central Park facilities
- » Concern that residential in Block 1 will **reduce the privacy of One Central Park West** residents
- » Request to make **ground floor commercial more accessible** to sole traders and smaller businesses.

Construction:

- » Concern relating to **ongoing construction fatigue** and the noise from construction activities
- » Concern around **construction traffic** – workers parking in nearby streets and trucks using neighbourhood streets for access.

Process and Timing:

- » Interest in the **timing of excavation/construction** for Block 1
- » Significant interest in **when apartments will be available for purchase.**

Across the site:

- » Concern was raised about the **increased density of Chippendale** as a result of the Central Park site.
- » Support for **the design of buildings at Central Park** site generally
- » Concern about the **maintenance of existing buildings**, streets and plants across the site
- » Comments received on **interior finishes selections to apartments**
- » Would like to see **community-based child care** in relation to Block 11 and Block 4N
- » Would like to see more **site-access facilities** for residents of Central Park, including things like bicycle racks and visitor car parking
- » Request for **more diverse retail options across Central Park**
- » Concern that there is no longer enough **public amenities** for the additional residents across the site – specifically **parkland/open space.**

3.3 Feedback submissions

Feedback was also collected through written submission. The Chippendale community attending the information and feedback session were provided with feedback forms (Appendix B) that they could hand in on the night, send in at a later date using the reply-paid envelopes provided, or email through to the project team. Free-form submissions, outside of the feedback form, were also encouraged.

Three feedback forms submissions were received from Chippendale residents following the information session. Two of the three feedback recipients were neighbours of the Central Park site, while one was a resident of One Central Park West.

Feedback forms

The first question sought feedback about the proposed Block 1 design on a scale ranging from 1-7. The total of scores provided in the feedback forms were as follows:

	Not at all favourable			Neutral			Very Favourable
SCORE	1	2	3	4	5	6	7
TOTAL	0	0	0	1	0	1	0

*one of the submissions was incomplete and did not include answers to the first two questions.

Respondents were asked to provide a short explanation for their overall rating of the design for Block 1 and then asked what other matters need to be considered in relation to the building.

One respondent listed their support for the **clean lines and art-deco references** in the design of Block 1. Another indicated their neutrality towards the design, noting that they would prefer to see **more vertical gardens and a grand design**.

Other matters cited by respondents as needing consideration included:

- » Concern around **the ongoing maintenance of existing buildings and public space**, including parks, plants and site pavement – two out of three respondents listed this in their reasoning.
- » Concern that balconies in **Block 1 will reduce the privacy** of One Central Park West residents.
- » A request to increase **the number of 2 and 3 bedroom apartments** in the building.
- » A need to **increase the diversity of retail** and cater for a wider demographic than university students.

4 Issue/Response Matrix

The issues raised through community consultation have been considered closely by Frasers Property in the finalisation of the design for Block 1. As required under the Secretary's Environmental Assessment Requirements for consultation, all suggestions relevant to the Block 1 SSDA were appropriately considered by the project team. The following table provides a response to how these issues have been addressed and where amendments have been made.

A number of issues raised related to matters not directly relevant to this application. These have been taken on board and where able we have provided a response.

What we heard	Project Team Response
<i>Height, mass and external design</i>	
We heard support for and against the buildings external design.	<ul style="list-style-type: none"> » The design of Block 1 has been developed in line with the parameters established within the approved design excellence of the Concept Masterplan in relation to its mass and form. » The building has been developed to address and respect the street through the use of a podium. » The podium re-enforces the street in its massing and use of awnings to provide sheltered pavements while acknowledging key height datums from the Australian Hotel at the corner of Abercrombie Street and Broadway.
Restore the air bridge between Block 1 and 4N	<ul style="list-style-type: none"> » Block 1 has been designed to be as respectful as possible to the community and to minimise the overshadowing impact to surrounding areas. » With this in mind the bridge between Block 1 and 4N has been removed, and the mass for Block 1 made narrower. » This has resulted in significantly better solar access for Chippendale Green and is the reason we elected to go with this design for Block 1 rather than including the air bridge.

What we heard	Project Team Response
Install vertical gardens like those on One Central Park	<ul style="list-style-type: none"> » The vertical garden installation at One Central Park form a special part of its unique design. » We are very proud of this design, but we also want to respect the architectural diversity of the Chippendale area. » We believe that our proposed design for Block 1 will create it its own distinct design values and add to the architectural significance of the Central Park site.
Reduce the height of blocks 8 and 11, and add to heights of 1 and 4N to compensate for lost GFA.	<ul style="list-style-type: none"> » The current height of the Block 1 proposal is already at the maximum permissible height limit. » Any increase in the massing of Block 1 would have a significant impact on the overshadowing of Chippendale Green – which we do not believe is a good outcome.
Is there enough separation between Block 1 and 4N?	<ul style="list-style-type: none"> » Yes, the proposed separation is compliant with the rules of thumb established within the Residential Flat Design Code.
The massing of Block 1 will impact the solar access of Chippendale Green, particularly in the winter months where sunlight is already limited.	<ul style="list-style-type: none"> » Our proposed design for Block 1 provides better solar access to Chippendale Green than the building form in the original Concept Plan. » This is due to the removal of the air bridge between Block 1 and 4N and the narrowing of the building's mass.
Concern around the residential vs commercial assumptions of the solar impact reports supporting the Central Park concept plan.	<ul style="list-style-type: none"> » The modelling undertaken to produce the solar impact reports for the project has been developed from accurate testing and based on the information available about the surrounding buildings. » The solar impact modelling demonstrates that Block 1 will not significantly impact any dwellings surrounding the Central Park site.

What we heard	Project Team Response
<p>External balconies will create additional noise and reduce the privacy of surrounding residents.</p>	<ul style="list-style-type: none"> » State Environmental Planning Policy 65 requires us to provide a level of amenity for residential apartments – this includes providing balconies or loggias. » Each of the balconies or loggias in our proposed design will be provided with privacy screen to provide privacy to both occupants and nearby residents. » The overall design of Block 1 has looked to prevent noise generated by the building by incorporating elements such as acoustic louvers, vibration dampers and acoustic screening.
<p>Will you provide public parking in the building, to reduce the number visitors parking on the street?</p>	<ul style="list-style-type: none"> » The Local Environment Plan for Central Park does not allow for the provision of parking for visitors. » As a result our Concept Plan approval restricts us from providing public car parking spaces.
<p style="text-align: center;"><i>Building use and internal design</i></p>	
<p>Block 1's design as a residential building is a shift away from the originally approved commercial use.</p>	<ul style="list-style-type: none"> » The proposed use for Block 1 is in line with the approved 2013 Concept Plan amendment. » At the time, we submitted an economic report that indicated that over the last five years demand for office space has weakened significantly. » The report also identified that this was unlikely to change in the mid-long term, with a pipeline of other office space projects in the Sydney CBD. » At the same time residential demand, particularly in this region, has continued to grow.

What we heard	Project Team Response
Ground floor retail use in Block 1 should exclude venues with liquor licences.	<ul style="list-style-type: none"> » We anticipate that ground floor retail will include a number of different types of shops – helping to animate the proposed pedestrian route through to the Brewery Yard Courtyard. » The type of venue will ultimately be decided by the market. » Each tenancy will require the submission of a separate development application to the City of Sydney Council.
Request to make ground floor commercial more accessible to sole traders and smaller businesses.	<ul style="list-style-type: none"> » We anticipate that ground floor retail will include a number of different types of shops. » The type of venue will ultimately be decided by the market.
Reduce the number of studio and one bedroom apartments in the proposed design for Block 1.	<ul style="list-style-type: none"> » The proposed Block 1 design caters for a broad mix of small-medium apartments to meet the demand for residential housing. » This mix was determined in response to the high demand for these apartment types - driven by the site's location, demographic profile and broader regional demand for housing. » The apartment mix is also responsive to the sites context, to maximise views, outlooks, cross ventilation and access to natural light.
There needs to be more community facilities and general open space to cater for increased density.	<ul style="list-style-type: none"> » Block 1 will include additional facilities and retail spaces designed to service the needs of the new residents. » This includes an internal Pool, Gym, Jacuzzi and BBQ Area for residents. » This is in addition to the significant publically accessible community facilities and retail spaces across Central Park – such as Chippendale Green.
Request for bicycle storage facilities.	<ul style="list-style-type: none"> » We recognise this request as important to future residents and are happy to include bicycle racks for Block 1 residents in our design.

What we heard	Project Team Response
Will the Abercrombie Street entrance to Block 1&4N Basement impact traffic in Abercrombie Street?	<ul style="list-style-type: none"> » The Abercrombie Street access relates to service vehicles only. » It is expected that the Abercrombie Street access would have some 16 two-way traffic movements per peak hour. » This is not expected to create any significant impacts.
What is the breakdown of units/bedrooms per unit in Block 1 and when will there be an opportunity to buy off the plan?	<ul style="list-style-type: none"> » Block 1 is proposed to be an 18 story building with 281 apartments. » A breakdown is as follows: Suites – 94 units 1-Bed – 4 units 1 Bed + Study – 87 Units 2 Bed – 13 units 2 Bed Dual Keys – 59 units 3 Bed Dual Keys – 24 Units
Construction	
Construction noise is creating ongoing construction fatigue in the community.	<ul style="list-style-type: none"> » As part of any future determination, we would work with Chippendale residents to minimise construction impacts. » Construction subcontractors operate with a Construction and Environment Management Plan that aims to minimise construction impact. » Specific conditions relating to the generation of noise, as well as the hours of construction, will be imposed as part of this Plan.
Construction workers park in nearby streets and trucks using neighbourhood streets for access – this impacts Chippendale residents off-street parking options.	<ul style="list-style-type: none"> » As part of any future determination, we would work to minimise the impact of all construction activities on nearby residents. » Construction traffic will be subject to approval and specific conditions. » Construction workers will be reminded of this during site inductions and will be encouraged to utilise public transport.

What we heard	Project Team Response
<i>Amenity</i>	
Request to maintain vista/view of Brewery Yard Building from Abercrombie Street.	<ul style="list-style-type: none"> » We agree that maintaining this vista is significant to the site's amenity. » This will be maintained by the building separation between Block 4S and Block 4N. » It will also be further enhanced by the proposed Block 1 design, which creates a separation between Block 1 and Block 4N.
There are quality issues with the ongoing maintenance of Central Park buildings and open space.	<ul style="list-style-type: none"> » The ongoing maintenance of residential buildings is the responsibility of the Strata bodies for the buildings.
<i>Consultation and Process</i>	
Will you consider feedback provided in consultation?	<ul style="list-style-type: none"> » All feedback received through the pre-lodgement consultation relevant to the Block 1 SSDA will be considered. » We have been working with the community to make providing feedback on the design as easy as possible. » We have made significant information available through the Central Park website and provided a number of avenues to send in feedback. » We have also made additional information available upon request, including winter solar access diagrams, and have circulated key consultation notes to the Chippendale Residents Interest Group for comment.
Will you make the feedback provided in the consultation process public?	<ul style="list-style-type: none"> » Yes, this consultation report will be circulated to representatives of the Chippendale Residents Interest Group. » It will also be made public in-line with the formal SSDA exhibition period.
<i>Other issues</i>	
Request a total GFA reduction of 10,000m ² across the Central Park site.	<ul style="list-style-type: none"> » The maximum ratio of permissible residential use to non-residential use on the site is 77:33. » The current proposal for Block 1 residential still complies with the 77:33 ratio.

What we heard	Project Team Response
Concern around increased density across Central Park site and the impact on Chippendale.	» The proposed delivery of Block 1, including the proposed density, is consistent with the land use mix within the approved Concept Plan.
Block 11 - concerns around the massing and solar impact on adjacent residents.	» This is not noted as an important issue but is not specifically relevant to this application. » The will be addressed as part of the SSDA for Block 11.
Block 4N: interest around intended use and concerns relating to student housing.	» This is not noted as an important issue but is not specifically relevant to this application » This will be addressed as part of future consultation processes for Block 4N.
Concern around the massing of Block 8.	» This is noted as an important issue but is not specifically relevant to this application and has been addressed as part of previous consultation for Block 8.
Request for a community-based child care in Block 11 and 4N.	» This has been noted and referred onto the relevant project team, but is not necessarily relevant to this application.
Licensed venues at Central Park are creating anti-social behaviour that spills into the neighbourhood	» This is noted as an important issue but is not specifically relevant to this application. » Frasers has been working with the NSW Police force to address some of the concerns raised by residents around anti-social behaviour from non-residents in Central Park.

Appendices

A	Letter Box Drop Invitation
B	Feedback Form
C	Notification to Central Park Residents
D	Website text
E	Display boards
F	Social Media

A Letter Box Drop Invitation

17 July 2014

Dear Resident,



RE: Invitation to information session for Block 1 at CENTRAL PARK

Fraser's Property is in the process of finalising its plans for Block 1 of Central Park, which is located on Broadway at the intersection with Chippendale Way.



The scheme has been designed by Foster + Partners with local collaborating architect PTW Architects, and is based on the current approved Concept Plan for Central Park. We would now like to introduce the design to the community for feedback.

You are invited to come along to a briefing to find out more about Block 1 and tell us what you think about the design. The briefing will be attended by PTW Architects, senior staff from Fraser's Property and relevant project consultants, who will all be available to address any questions you may have. Plans and drawings of the proposed scheme will be on display.

This community consultation event will take place on **Monday 28 July**.

WHEN 5pm to 8pm (drop in at any time)

WHERE 7 Carlton Street (rear of 8 Park Lane, near the Central Park Sales Centre)

Information on the design of Block 1 will shortly be posted to the Central Park website at <http://www.centralparksydney.com/explore/community-consultation>. Formal submissions on the design of Block 1 will be accepted until 12 August 2014.

If you have any queries about this consultation opportunity, please contact Llew Gartrell on 9387 2600. We look forward to meeting you soon.

Yours sincerely,

Oliver Young

Elton Consulting on behalf of Fraser's Property

B Feedback Form



FEEDBACK FORM Block 1 community consultation event Monday 28 July 2014

Frasers Property is in the process of finalising its plans for Block 1 of Central Park, which is located on Broadway at the intersection with Chippendale Way.

The scheme has been designed by Foster + Partners with local collaborating architect PTW Architects, and is based on the current approved Concept Plan for Central Park. We would now like to introduce the design to the community for feedback.

Frasers Property is keen to hear your views about the more detailed aspects of the design. These include – but are not limited to – materials, landscaping, placement of services, orientation to the street and the park.

We would appreciate it if you could take a few minutes to provide us with your feedback. The information you provide will be treated as strictly confidential.

Further information on the proposal for Block 1 can be found at <http://www.centralparksydney.com/explore/community-consultation>.

A. What are your views on the proposed design for Block 1?

1	2	3	4	5	6	7
<i>Not at all favourable</i>			<i>Neutral</i>			<i>Very favourable</i>

Could you please explain in a few words the reason for your overall impression?

B. Are there any other matters you think the designers need to consider when finalising the plans for Block 1?

C. Are there any other matters related to Central Park that you would like to bring to the attention of Frasers Property?

D. I am: (*Please tick one or more that are applicable*)

- ☐ A neighbour of Central Park from Chippendale
- ☐ A purchaser of an apartment within Central Park
- ☐ Interested in purchasing or living in Central Park
- ☐ A student from a nearby educational institution
- ☐ Other _____

It would be appreciated if you could get your comments to us by **Monday 12 August 2014** by:

- Leaving your completed form here with us here today
- Post to Elton Consulting PO Box 1488 Bondi Junction NSW 1355
- Scanning and sending to Llew@elton.com.au

C Notification to Central Park Residents

SuperUser Panel
Welcome Lisa McCatchion
Edit Profile | Gold | Programs | Log Out

Buildings(6)
Enter Building Name
1, 3 & 5 Park Lane
9 Park Lane
Central Park Hub
One Central Park East
One Central Park Sky
One Central Park West

Dashboard
Site Map
My Profile
Local Links
Manage
Front Desk
Maintenance
Communicate
Resident Site
Reports/Data
Settings
Other

Manager Dashboard
Unit # or name
Shift Log

Action Items
0 Amenities Reservations to Approve
3 Postings/Comments to Approve
48 Open Requests

Weather Forecast
Wed 19° | 7°
Thu 19° | 6°
Fri 15° | 8°


Active Scrolling Announcements
View Add Announcement

Active	NOTICE TO RESIDENTS: Please be advised that Walpac and Frasers are working through to close all outstanding defects. If you feel your defect was closed and the issue not rectified, please email Central Park Facilities Management - centralpark@bjcbm.com - and we will follow up with Walpac or Frasers on your behalf. Thank you	Normal	25/06/14 - 26/07/14
Active	Traditional Stonemasonry will undertake installation of balence and anti-pigeon mesh to the heritage gate located on Carlton Street, Monday 14th - Friday 18th July 2014.	Normal	10/07/14 - 18/07/14
Active	A tree sculpture will be installed on Chippendale Green from 17th - 26th July. Pop down for a look.	Normal	11/07/14 - 26/07/14
Active	There will be a sculpture 'Heart Tree' launch 4-8pm on Friday 18th July 2014 in Chippendale Green. During the launch there will be a speech, acoustic music and a food truck outside the wooden kiosk. All welcome.	Normal	11/07/14 - 18/07/14
Active	You are invited to a community consultation event for Block 1, the future residential building located on Broadway beside One Central Park West. The briefing will be attended by PTW Architects, senior staff from Frasers and project consultants. Plans and drawings of the proposed scheme will be on display Monday 28 July, 5pm to 8pm (drop in), at 7 Carlton Street, http://www.centralparksydney.com/what-s-on/news-events/community-consultation-for-block-1	Normal	16/07/14 - 29/07/14

Today's Reservations
Search Add Reservation

D Website text

<http://www.centralparksydney.com/what-s-on/news-events/community-consultation-for-block-1>



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You are invited to come along to a briefing to find out more about Block 1 and tell us what you think about the design. The briefing will be attended by PTW Architects, senior staff from Frasers Property and relevant project consultants, who will all be available to address any questions you may have. Plans and drawings of the proposed scheme will be on display.

This community consultation event will take place on **Monday 28 July**.

WHAT | Community Consultation event for Block 1

WHEN | Monday 28 July, 5pm to 8pm (drop in)

WHERE | 7 Carlton Street (rear of 8 Park Lane, near the Central Park Sales Centre)

Further information on the proposal for Block 1 will be posted on this web site shortly before this event, on the [Community Consultation](#) page. If you have any queries about this consultation opportunity, please contact Llew Gartrell from Elton Consulting, the professional consultancy managing this event on behalf of Frasers Property and Sekisui House, on 9387 2600.

We look forward to discussing the project with you and hearing your views.

[GO BACK](#)
[NEXT ARTICLE](#)
[PREV ARTICLE](#)

**COMMUNITY
CONSULTATION
FOR BLOCK 1**
27 Jul 2014
[SHARE](#) [f](#) [t](#)

<http://www.centralparksydney.com/explore/community-consultation>

Current community engagement events:

28 July 2014 | A Community Consultation event for Block 1 is being held on Monday 28 July, from 5-8pm at 7 Carlton Street. Block 1 is located on Broadway on the intersection with Chippendale Way. This 18 storey residential building will contain approximately 280 apartments and ground level retail spaces, designed by Foster + Partners with local collaborating architect PTW. At this community consultation event plans of the proposed design will be on display, and PTW, Frasers Property and consultants available to answer questions and receive your feedback. Further details of this event are [here](#). Information panels for this even can be viewed here: [Key facts & figures](#) | [View from SW corner](#) | [View from Chippendale Green](#) | [View from Broadway](#) | [Context](#) | [Central Park masterplan](#) | [Massing comparison](#) | [Massing within masterplan](#) | [Views from Block 1](#) | [Views to Block 1](#) | [Ground level](#) | [Level 2](#) | [Typical level](#) | [Level 16](#) | [North South section](#) | [East West section](#) | [Shadow studies June](#) | [Shadow studies September](#) | [Planning process](#)

E Display boards



Targeting 5-Star Green Star Rating

Number of Storeys

18 floors

Building Height

RL 79.80m

Total GFA Area

24,454 sqm

Residential GFA Area

23,167 sqm

Retail GFA Area

1,100 sqm

Other GFA Area

187 sqm

Number of Apartments

281 apartments

Suites

94 apartments

1-Bed

4 apartments

1-Bed and study

87 apartments

2-Beds

13 apartments

2-Bed dual key

59 apartments

3-Bed dual key

24 apartments

Shared Amenities:

- Residential Gym
- 20 metre long swimming pool
- Jacuzzi
- Communal Lounge
- Communal Terrace
- Communal BBQ Facilities

Ground Floor Retail and Pedestrian Links

Combined Basement:

- 4 Basement Levels
- Block 1 car spaces
- Block 4N car spaces
- Total car spaces

216
129
345

Block 1 - View from South West Corner

Foster + Partners





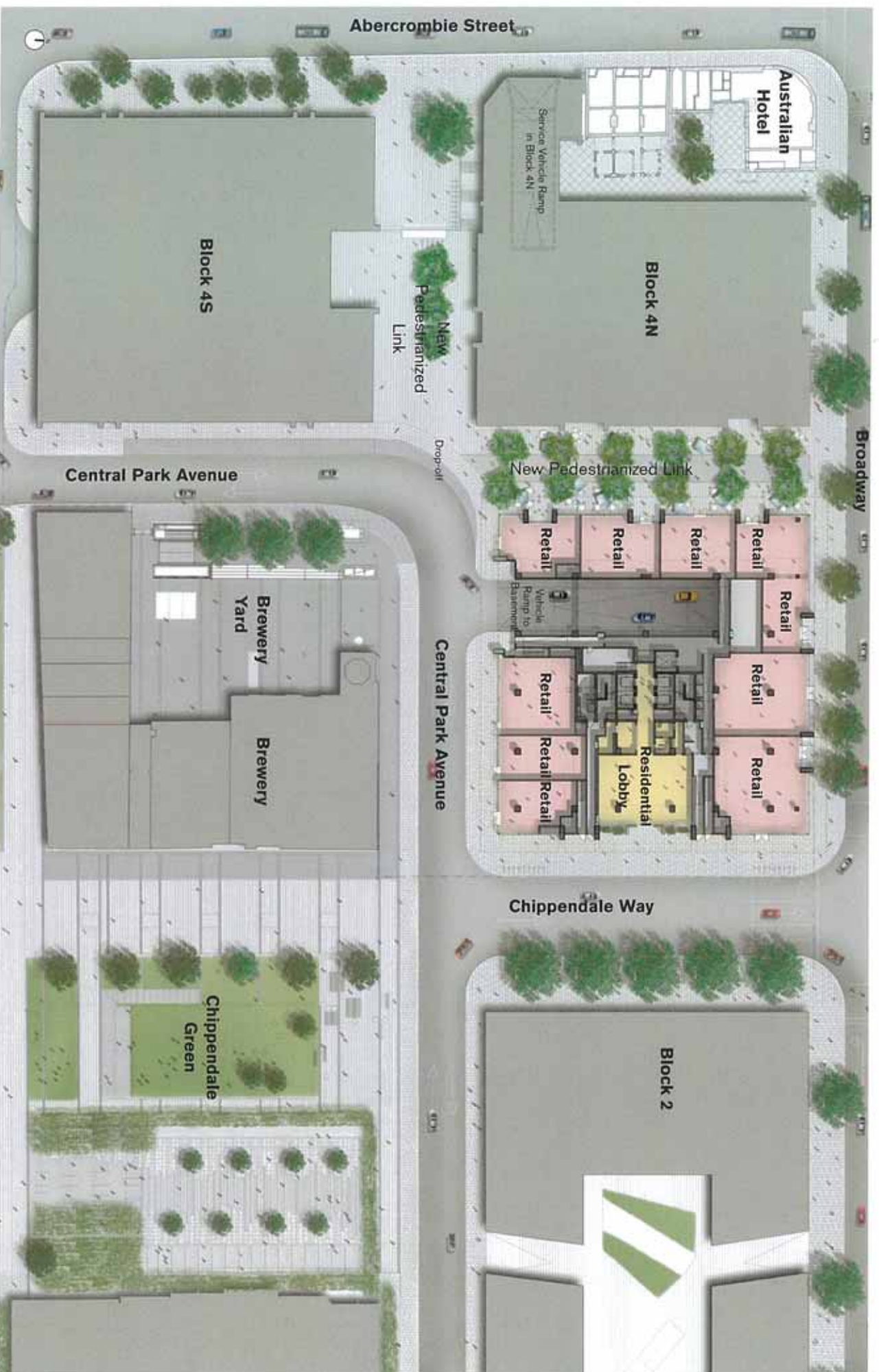
Block 1 - View from Chippendale Green
in Spring

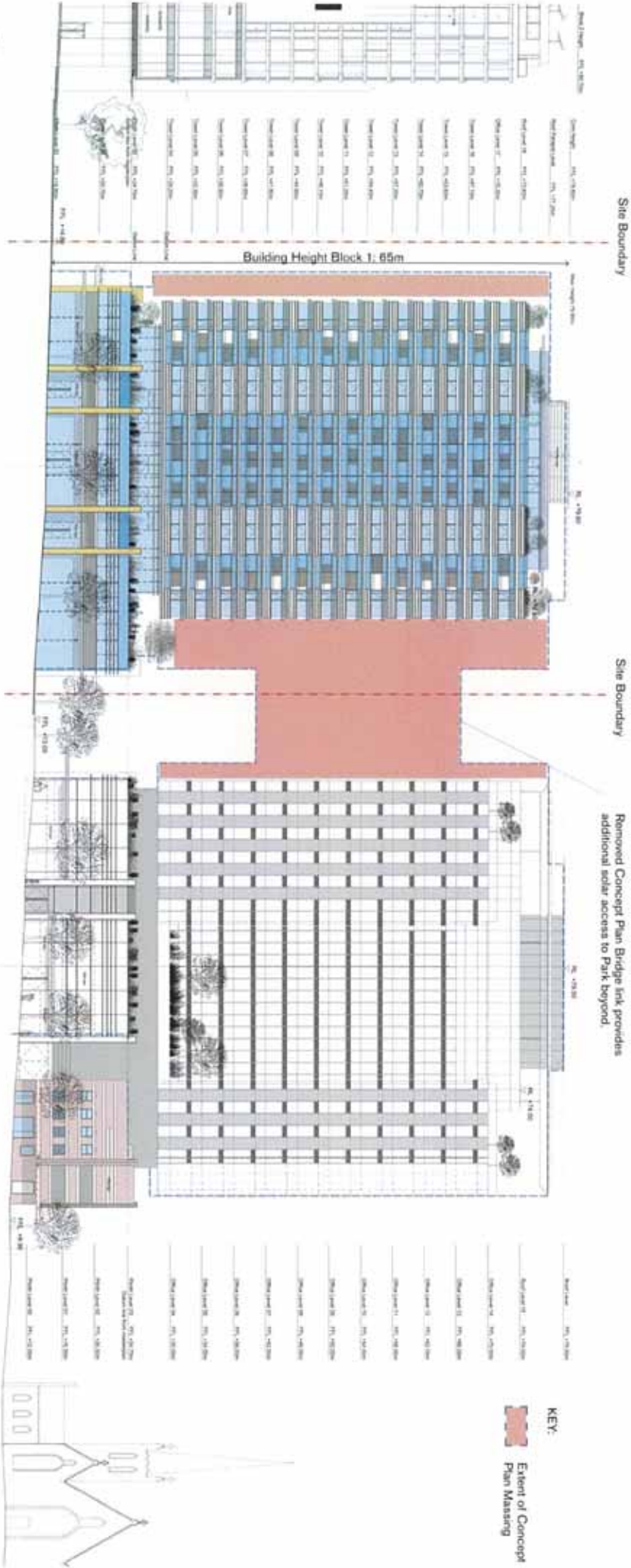


LENNER PROPERTY DESIGN GROUP

View from Broadway

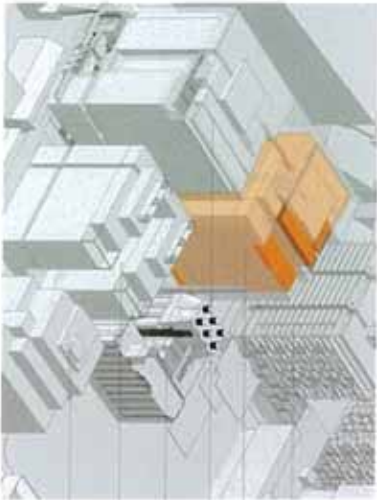
Foster + Partners





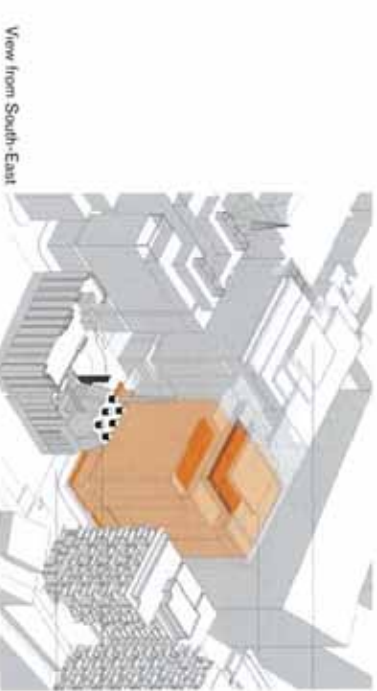
Block 2

View from Broadway, nls



Block 1

View from South-West



Block 4N

View from South-East



KEY:

Block 4N

Block 1

Extent of Proposed Massing

Brewery

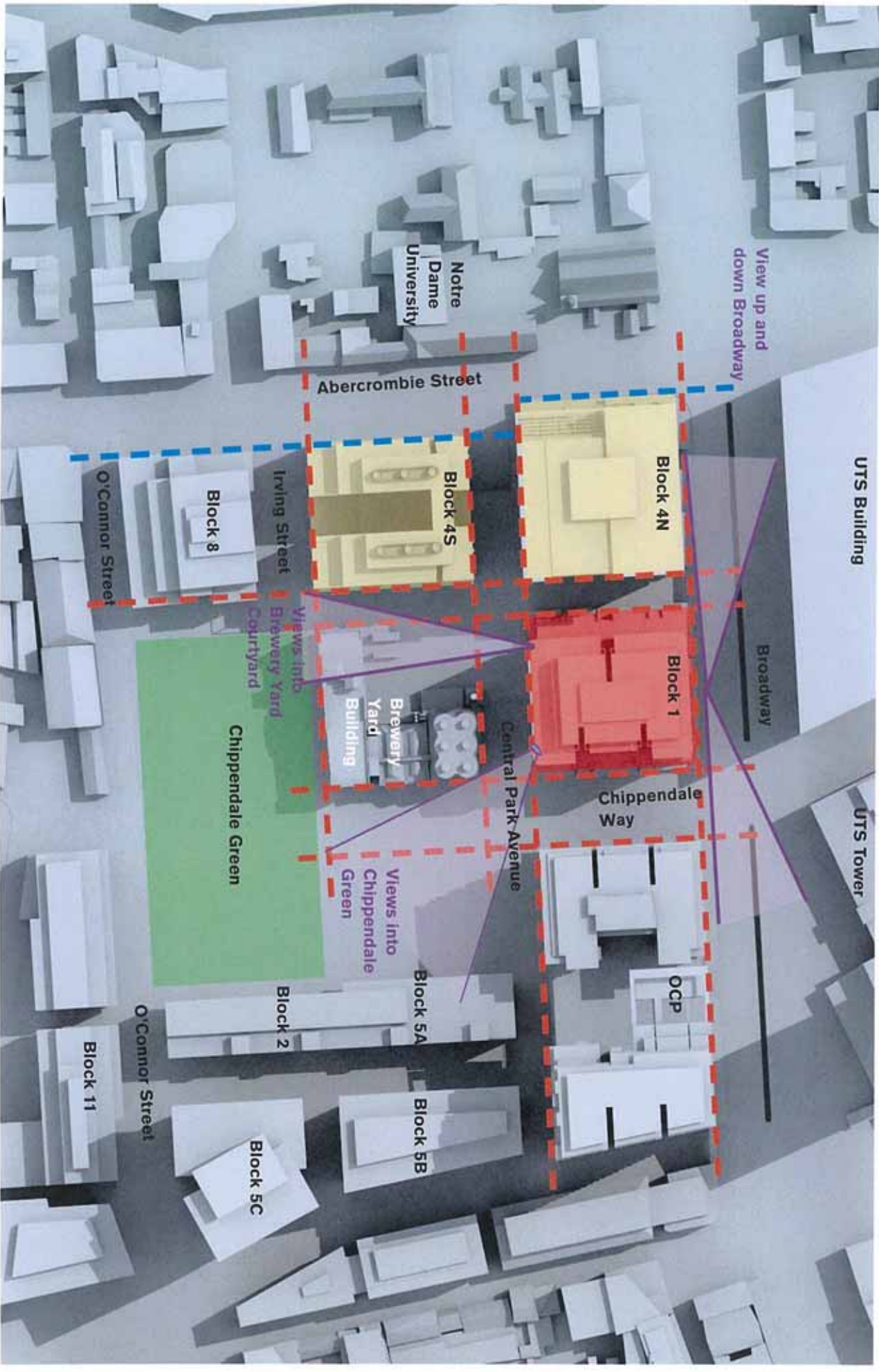
CENTRAL PARK AVENUE

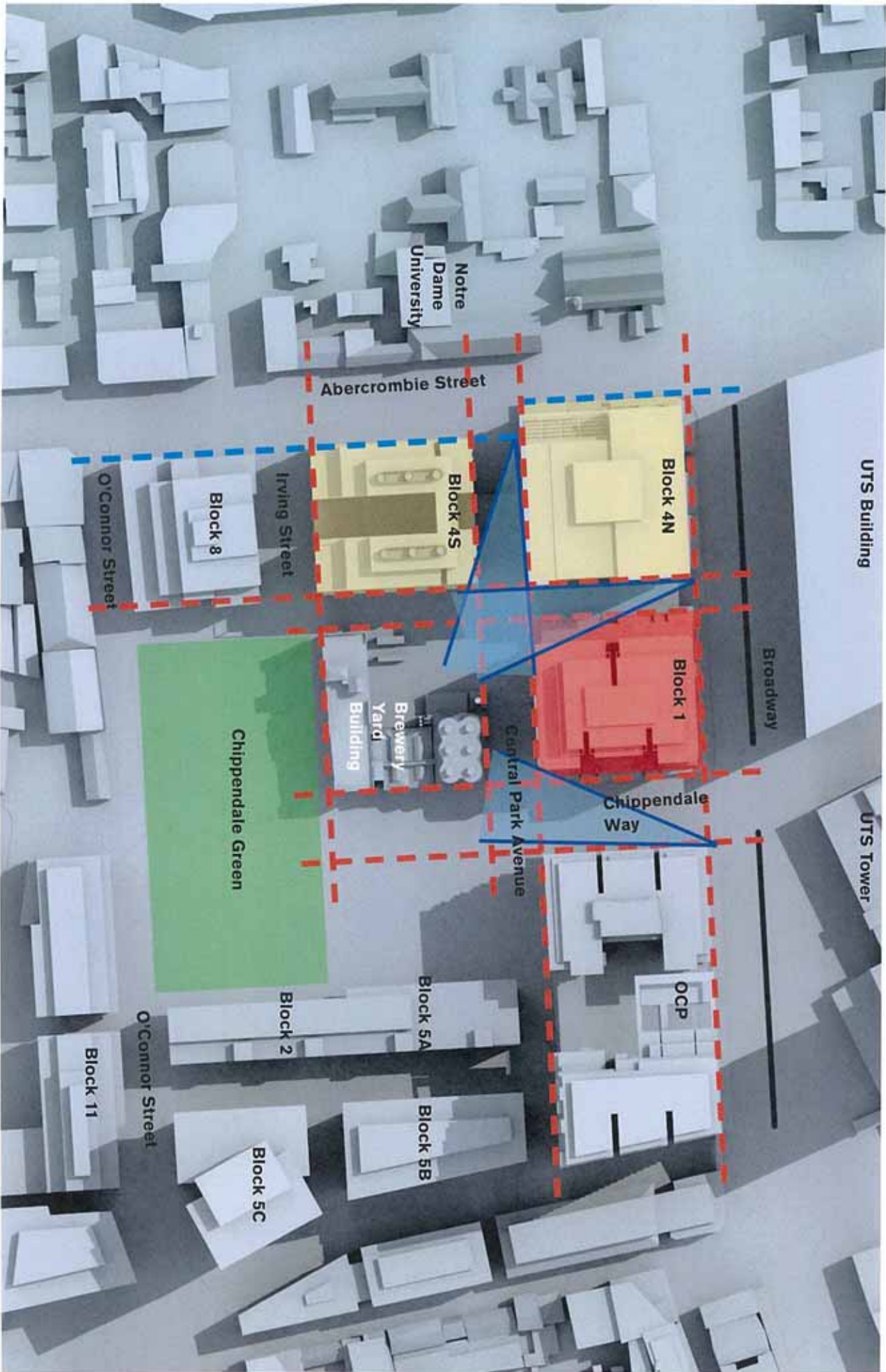
Block 1 - Defined Massing within Concept Masterplan

Foster + Partners









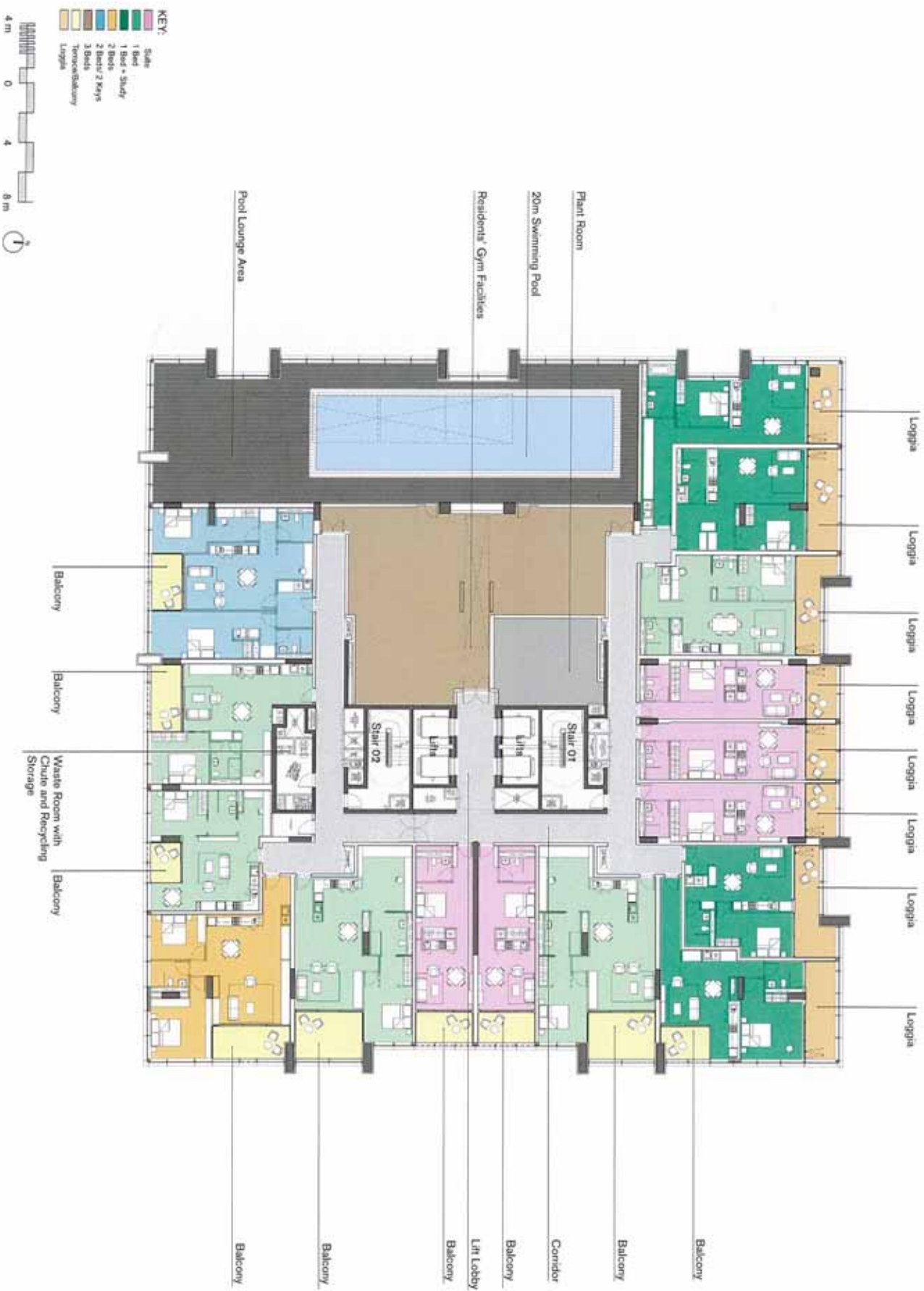
Block 1 - Building Plan
Level 00 - Ground

Foster + Partners



Block 1 - Building Plan

Level 02



Block 1 - Building Plan

Typical Levels 4-15

Enetor & Partners



Block 1 - Building Plan

Typical Level 16

Foster + Partners



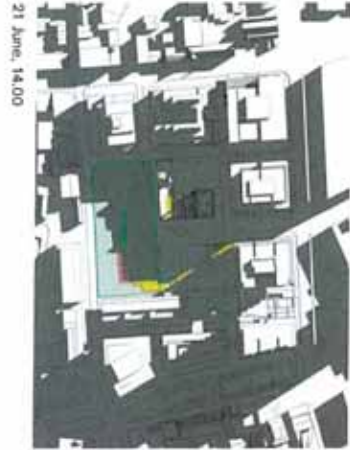
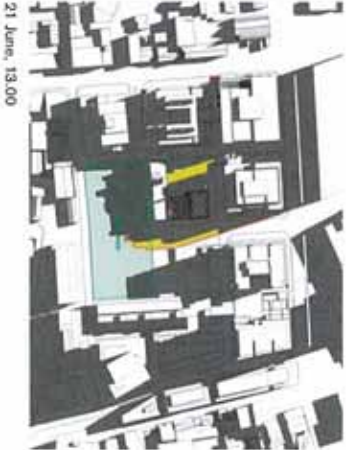
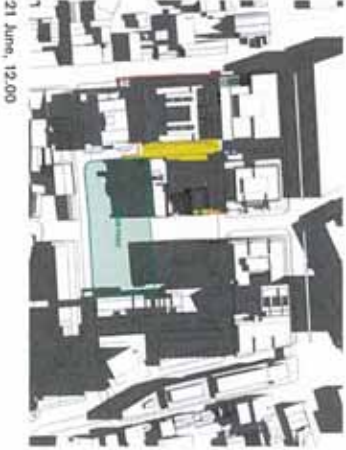
Block 1 - Building Section
East West Section

Foster + Partners





- KEY:
- Shadow line of Concept Plan MOD9
 - Additional SUNLIGHT to Concept Plan in comparison with B4N-1 S75W- MP08 0253 (MOD4) application
 - Additional SHADOW to Concept Plan in comparison with B4N-1 S75W- MP08 0253 (MOD4) application





KEY:

- Shadow line of Concept Plan MOD6
- Additional SUNLIGHT to Concept Plan in comparison with B4N-1 S7SW- MP08 0253 (MOD4) application
- Additional SHADOW to Concept Plan in comparison with B4N-1 S7SW- MP08 0253 (MOD4) application



21 September, 07:00

21 September, 08:00

21 September, 09:00



21 September, 10:00

21 September, 11:00

21 September, 12:00

21 September, 13:00



21 September, 14:00

21 September, 15:00

21 September, 16:00

21 September, 17:00

Planning Process for Block 1

Foster + Partners

1. Central Park Concept Plan developed and approved
2. Design for Block 1 developed
3. Community consultation and feedback – until 12 August 2014 [**we are here**]
4. Review of community feedback and submission of Development Application with City of Sydney
5. Formal exhibition period and further community feedback on design,
Pending determination:
6. Construction of Block 1

THANK YOU:

Thank you for your interest and your attendance at today's information session. We encourage you to provide us with feedback on Block 1 up until 12 August 2014 by

1. Leaving your completed form here with us today
2. Posting to Elton Consulting PO Box 1488 Bondi Junction NSW 1355
3. Emailing us at llew@elton.com.au
4. Calling us on (02) 93872600

View of Model from South East

F Social Media

Central Park Sydney
Public Places & Attractions · Commercial Real Estate
Real Estate Developer

THIS WEEK

- 100 Page Likes
- 36,172 Post Reach
- UNREAD
- 0 Notifications
- 0 Messages

PEOPLE 9,157 likes

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Invite your friends to like Central Park Sydney

See All Friends

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- Residential Sales Centre 1300 857 057 or +61 2 8...
- Open Today 10:00am - 8:00pm
- <http://www.centralparksydney.com/>

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PHOTOS

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Status **Photo / Video** **Offer, Event +**

CP What have you been up to?

CP Central Park Sydney shared a link.
Posted by Central Park Sydney (?) · about a minute ago

Locals are invited to a community consultation event for a future residential stage at Central Park, currently known only as 'Block 1'. Block 1 is on Broadway on the intersection of Chippendale Way, opposite One Central Park West. Current p... See More

Community consultation for Block 1
www.centralparksydney.com

Fraser's Property and Sakisui House are in the process of finalising plans for Block 1 of Central Park, which is located on Broadway at the intersection with Chippendale...

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