From: Russell Hand
To: Simon Truong
Cc: David McNamara
Subject: RE: SSD 6673 - SEARs Request for a Mixed Use Development (Block 4N) at Central Park, Chippendale
Date: Monday, 22 September 2014 10:20:38 AM

Dear Simon,

Further to your email below attaching the Applicant's preliminary EIS and the Agency's draft SEARS for Block 4N in Central Park, the City has had an opportunity to review and we recommend the matters below for incorporation within the draft SEARs.

The Proponents and project architects provided a briefing to Council Officers on 18 September 2014 regarding the preliminary design for Block 4N. The proposed distribution of land uses, building envelopes and relationship of the development to retained heritage items along Abercrombie Street are generally well-managed. The concept design is a good example of achieving balance between employment generating and non-residential development at lower levels and residential uses at higher levels where enhanced residential amenity is available.

Built Form and Urban Design

The EIS shall address:

- Visual, streetscape and pedestrian safety impacts of the loading dock at the south-western corner and document the options that have been explored including sleeving alongside and active uses above. Details of how the proposal achieves design excellence is required;
- Overlooking opportunities between land uses within the development, with specific consideration of means to manage the child care centre looking down upon the roof of the Australia Hotel;
- Building name and tenant signage with specific consideration of visual, streetscape and heritage impacts in the context of the objectives and controls in Sydney Development Control Plan 2012; and
- Amendments to the approved Concept Plan building envelope, with specific consideration to the visual and streetscape impacts of the additional two levels along the southern side of the development. Photomontages or perspectives should be provided showing the proposed development with and without the additional two levels to gauge the impacts of these additions on the streetscape and to justify whether or not the requested amendments, compared to the Concept Plan, achieves a strong corner.

The City looks forward to reviewing the EIS in due course and thanks for the Agency for the opportunity to comment on the draft SEARs.

Regards,

Russell Hand
Senior Planner
Planning Assessments

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From: Simon Truong [mailto:Simon.Truong@planning.nsw.gov.au]
Sent: Friday, 5 September 2014 11:02 AM
To: Planning Systems Admin
Subject: SSD 6673 - SEARs Request for a Mixed Use Development (Block 4N) at Central Park, Chippendale

Please find attached a letter and draft SEARs issued by the department.

The originals including supporting documents have been posted.

Regards

Simon Truong|Senior Planning Officer|Industry, Key Sites and Social Projects|NSW Department of Planning and Environment **www.planning.nsw.gov.au**
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