

This Issue includes:

Our Editorial plus the following updates:

1. Former CUB Site (Fraser's Broadway) - LATEST NEWS - Community Meeting this Wed at 6pm
2. Notre Dame University misleads local community over future plans
3. DA - College targeting overseas students in Chippen Street
4. DA – Uniworld College - plans for 800 overseas high school students
5. DA – Student Accommodation - Regent Street
6. UTS – Masterplan to 2010 - major redevelopment plans on Broadway
7. Traffic works and public domain improvements – Buckland, Meagher and Myrtle
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Editorial

Chippendale is like no other suburb - a mixture of cultures, heritage, places and memories - quirky, quiet, yet full of surprises and hidden delights.

Like never before, our suburb is now set for massive change. Its unique village atmosphere is now under threat.

How we marry up the amount of redevelopment with the influx of college and university facilities locally is a key question that requires urgent action.

Whilst the State Government is intent on pushing major development through Chippendale and earmarking our village as an educational and medical hub, careful and detailed planning is necessary to integrate and accommodate the amount of development and change in land use.

So far this Government has failed.

We urge the Government to rethink a system that considers developments in isolation and still allows developers to influence planning outcomes.

When basic community rights such as access to sunlight and decent open space away from traffic pollution are ignored, when existing communities are pushed out as a consequence of the highest bidder, the moral and social fibre that underpins sound societies is at risk.

Whilst other communities around the city edge are successfully able to preserve their existing communities and village areas with sensible integrated development, the amount of development proposed for Chippendale defies the odds and leave us wondering what happened.

We encourage you to take the time to read what's happening locally and give us your feedback.

1. Former CUB site - Minister approves changes.

Community Meeting - This Wednesday from 6 till 8pm - On site (enter through main gates on Broadway)

Sadly Premier Rees recently announced "modifications" to the Concept Plan for the former CUB site were approved by the Minister for Planning.

Unfortunately the proposed "modifications" significantly impact Chippendale.

This includes the introduction of a massive campus style building which will have one of the largest floor plates in Australia (77,000 Gross Floor Area).

Despite experts and the community alike calling for a decrease in density, disturbingly the modifications increase the bulk and scale of the proposed buildings on site, from 235,000 gross floor area to 255,500.

A Community Meeting has now been organised by Frasers to provide you with more news about their redevelopment plans. The meeting is on site between **6 to 8pm this Wednesday (4 March)**. The meeting is part of the consultation process required of the developer.

We encourage you to attend the meeting (don't forget to look behind Frasers PR spin) and actively question the "Concept Plan" (Masterplan) and raise any concerns you have.

Whilst the modifications have been approved – the developer can still choose to build less than what has been approved. We are hopeful that public pressure still has a role to play, particularly with growing calls for corporate social responsibility these days.

The "modifications" to the former CUB site follow the sale of the site by Fosters to Frasers Property (a Singapore based property developer) in 2007 for \$203M.

A model showing the proposed massing follows. Described as the "Hulk" or "Monster" by locals, this building will visually dominate Chippendale, spoiling local vistas and introducing thousands of workers locally. For more information about the project- we have also included some facts on the last page.



Whilst Frasers are to be congratulated for some of the leading edge environmental and design initiatives, the increased bulk and scale defies locals and experts alike and cannot be justified.

Sadly rather than addressing key concerns, Premier Rees (through his new Planning Minister) defied experts alike by ignoring a call to reduce density and instead allowing the density to be significantly increased.

Changes to the land use (from residential to commercial) further increase the expected return to the developer. We are also troubled by Fraser's past donations to this Government, which we believe is inappropriate.

The redevelopment is now proposed to commence in stages - with works for the skyscraper tower on Broadway and the massive "Monster" building commencing next year.

Under a Voluntary Planning Agreement between the developer and the State Government and the City of Sydney - the State Government will reap \$32M for affordable housing (offsite in Redfern) and the City will receive \$2.75M in funding for community facilities locally. The much needed pocket park at Balfour Street North, which has been long promised and is still outstanding will also be funded (in part this offsets the land that Council owned and will now become part of the redevelopment site).

We will continue to campaign for changes to development plans, including reducing less traffic, design changes to reduce overshadowing (off and onsite) and the overall density.

We will also be calling for Frasers to have a more proactive approach in addressing community concerns and to compensate the community from the impact during the construction phase (which is up to 8 years). We know it's been a long fight; however urge you to come to the meeting to voice any concerns you have.

2. Notre Dame University misled local community over its future plans

Grave concerns are held over the longer term plans for Notre Dame University Chippendale Campus.

A Development Application (DA) has now been lodged for Pioneer House, on Broadway (at cnr. Buckland Street) has been lodged by the Notre Dame University (NDU).

Housing 480 students, the premises will commence operating next year. Our investigations show that it is likely the NDU will subsequently lodge another DA, to add additional stores on top of this wonderful Art Deco heritage building, once local planning controls are changed.

Sadly the current DA provides no open space, student facilities, parking or cycle facilities. Instead its Consultants suggest the expansion will have absolutely no detrimental impact locally - with no additional traffic or demand on local parking.

This particular DA is in addition to the recently approved DA for 1 Grafton Street for 520 students, which is located directly opposite local residential housing. Whilst at the time of the DA approval, the documentation suggested this particular site would only be temporary facilities, our subsequent research indicates that more than a year before, NDU had this site and its longer term redevelopment already planned.

Yet despite calls by the Councillors in response to community concerns, to consult with the community and prepare a Masterplan, the University has failed to do this.

Whilst a community meeting was organised by NDU, the meeting was poorly publicised. Unfortunately we missed it as did many other locals. Disturbingly, afterwards the UND refused to release any documents or initiate any discussions with the community after we contacted their Consultant to request a copy of the documents or find out what was presented at the meeting, so we could circulate it.

Provocatively a recent media report, quotes the University saying: "There was very little interest from local residents. No objections were raised at the session and support for the NDU's proposal was expressed." This position too is unfortunately expressed in the Statement for Environmental Effects, supporting the current DA.

Instead this led us to resort to a Freedom of Information (FOI) application through Council, which fortuitously produced some worthwhile documents.

A "Vision" statement has now been made available by the NDU, as part of the documentation for the current DA. This confirms why a Masterplan and consultation is so important - as the UND specifically notes its "Vision" statement is merely a document that is subject to change dependent on an increased demand for its services.

Whilst the Vision statement indicates 3,000 students are proposed for the Chippendale campus, we have little faith in this number, given the University's previous data has not been credible and that existing numbers are already at 1,710. What we do know, is that the current student population is totally contrary to the promises made by the University when they first sought approval to operate in Chippendale 3 years ago.

Our estimates following our own research through our FOI enquiries at Council. This supports considerations that it's likely the University will have several thousand more students.

We believe the University will expand their operations through strategic land acquisitions resulting in their expansion from Abercrombie Street through to Shepherd and Grafton Street.

Indeed the University has already acquired the Car Wash site on Broadway and we believe is actively looking to acquire more land holdings. Further we believe the University has approached the UTS to acquire part (or all of?) of Blackfriars site. Through sighting a copy of the NDU's Consultants Report to the Government Architects Office (who prepared the Chippendale Urban Design Study), it appears the University has actively been lobbying to increase the height and FSR controls, to up to 32 metres on Broadway and potentially up to 22 metres in Grafton Street (correspondence dated September/October 2007). Reports also suggest they met with Council's strategic planning staff. We have requested Council make available all correspondence, notes and minutes which relate to this and any subsequent discussions.

If you have concerns about this particular DA or the university's expansion plans, we urge you to contact the Planner today to make your voice heard, before the current DA is accessed.

The contact at Council is Alexander Scott (tel. 1300 651 301), or email ascott@cityofsydney.nsw.gov.au.

3. DA - College targeting overseas students in Chippen Street

This particular DA is for a cooking college catering (Evolution Systems) to overseas market operating two shifts a day, 7 days a week, from 7am till 10:30pm (Sundays till 4:30pm).

Research reveals that this college is actively promoting offshore a program where it combines its course with that offered by Uniworld College. Uniworld at the same time have lodged a DA to expand their existing operations at 55 Regent Street, to 800 students, including catering to overseas high school students (year 10 – 12).

Access to the college will be from Chippen Street and Chippen Lane. Disturbingly this means students will access the college from a lane way where a long standing brothel which operates in Chippen Lane is virtually directly opposite.

It is proposed to use the open space deck on level 2 of the existing building for student facilities.

Given the nature of the site and future changes to the planning controls it is likely the site could be subsequently expanded to accommodate more students.

We note the proponent for Chippen Street has also acquired another building in Meagher Street, however so far has not lodged a DA for this site.

Submissions have been extended till Tuesday (3 March).

We urge you – if you have concerns about this DA, contact the Planner, Alex Scott or email him at ascot@cityofsydney.nsw.gov.au.

4. DA - Uniworld College at 55 Regent Street. Current DA expanded to accommodate 800 students. To include Year 10 - 12 high school students

Since Uniworld started operating in Regent Street, many locals have complained about its operations, which are impacting residents and small business owners around Goold, Outram, Regent, Wellington and Queen Streets. In particular Uniworld's operating hours and the classes after hours is impacting street parking as well as having a noise impact. An increase on local housing from short term students is also evident.

Whilst the College holds a DA for the site, the current DA when granted did not specifically detail the number of student numbers allowed on the premises at any time.

The college which is now catering mainly to overseas students also holds services and functions after hours.

Its current DA now proposes to cater for 800 students on the premises at any time, operating two shifts per day. In particular it will market and cater to overseas high school students for Years 10 - 12. No onsite student facilities or open space is provided for. Only six on site parking spots are provided for.

In conjunction with Evolution Systems who are the operators for the Chippen Street College, Uniworld is already actively marketing its new courses overseas. Operating 2 shifts a day and 4 semesters per year, the anticipated increase in student numbers is likely to exacerbate an already difficult situation.

If you have concerns about this DA, please contact Aaron Sutherland, the Planner on tel. 1300 651 301 or email asutherland@cityofsydney.nsw.gov.au.

Please note submission time as been extended till Tuesday.

Given it is likely the Planner will consider this DA under authority rather than it go before the Planning Committee, if you do have concerns, we urge you to also contact local Councillors Chris Harris and Meredith Burgmann as well as the Lord Mayor, Clover Moore, requesting this DA be called before Committee.

You can do this by emailing charris@cityofsydney.nsw.gov.au – mburgmann@cityofsydney.nsw.gov.au.

cmoore@cityofsydney.nsw.gov.au. This would then allow you to make your representations in person at a later date as well.

5. DA – Student Accommodation - Regent Street (corner of Goold Street)

A DA from Boston University was recently on exhibition for this particular site. It is proposed to build a large scale student housing facility here, with the site merged with adjoining site.

We understand local residents from Goold Street are currently in discussions with the proponent to resolve some important design issues.

We also understand that some other issues have also been raised by a nearby apartment block who separately is seeking legal advice. If you have any concerns, we urge you to contact Council ASAP.

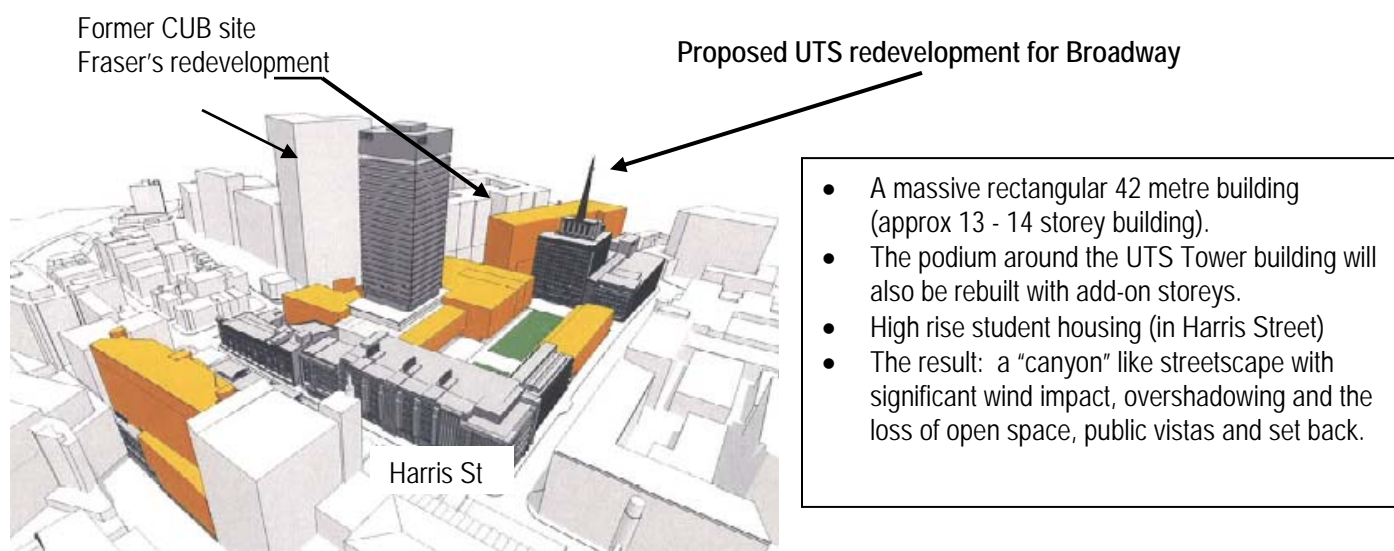
6 UTS Proposed Masterplan to 2020.

The UTS recently released a Masterplan showing its expansion plans to 2020.

This includes major development on Broadway, which if approved would take away the set back on Broadway and create a canyon like high rise streetscape (marries up with Frasers redevelopment).

We are keen for the UTS to actively engage in more community feedback about its plans before it takes its plans further.

We will also be looking to the UTS to proactively support the introduction of a green pedestrian/cycle network along Jones Street as part of the University's public domain initiatives and encourage Frasers to link this through their site, and onto the Block and Redfern Station.



7. LATM (Local Area traffic management - includes public domain improvements) Underway soon for Buckland, Meagher and Myrtle Streets

Long standing improvements to slow and potentially reduce local traffic as well as introduce some open space are finally nearly underway.

This will include initiatives to slow down traffic in Meagher Street and introduce some green space and potentially community gardens as well as widen footpaths where possible. Representations to Council have also been made for the plans to accommodate some key environmental initiatives.

It is expected the design will be finalised after receipt of the tenders and go to Committee in late March.

The LATM also includes the introduction of traffic lights at Abercrombie, Myrtle and Meagher Street. At this stage it appears there are mixed feelings from locals about the introduction of traffic lights here (vs. a pedestrian crossing). We understand the introduction of works here are subject to RTA approval. Council has promised then to seek further input from the community.

There is also continuing frustration that the long standing City Road crossing, which appears as being again at a stand still. Once we have more news on this, we will let you know.

8. Balfour Street North Park

This tiny pocket park, long fought for by the community, sadly looks like it's at a standstill, with little news since the road was blocked off last March. Whilst some community consultation occurred last year, since then there has been little news.

The upgrade works have been packaged as part of the arrangements between Frasers and the City of Sydney which requires their completion by December 2010.

We are concerned that works for the park will now not be finalised until December 2010, despite promises by Council that the works would be undertaken long ago. Given locals have been waiting for 10 years, frustrations are running high that the works have still not commenced and instead the "park" is now a car park or holding pen for construction vehicles.

Concerns have also been raised about the actual design - appears to reflect local developers plans rather than the local community. .

9. Council's Green Network - What about Chippendale?

Nearly 9 years ago, community representatives met with the then Lord Mayor Frank Sartor and showed him a community vision to introduce a green network through the area.

The purpose was to offset the challenges faced by our community which is ringed and cut into two by some of Sydney's heaviest traffic.

At the time we put forward what we believed to be a big bold green vision to link our creative industries, educational hubs and villages.

Subsequently with the knowledge that Chippendale and the adjoining areas were targeted for major redevelopment, we further refined the plan, so that these green routes would also link our villages and act as a major rethink on how we commute and move through local areas in future.

As part of the initiative, we saw Redfern Station as a major pedestrian/cycle hub with large scale cycle facilities as part of its redevelopment (rather than Central Station).

With plans for nearly 40,000 workers/residents earmarked for the section from Chippendale through to the ATP, we also envisaged a major east-west green route linking NSW University to Sydney, and the north-south route linking to the City and UTS through the former CUB site. The concept of community gardens was also potentially incorporated.

The Plan now named the Parkway was subsequently presented and well received by Clover Moore and some of her fellow Councillors - the timing being opportune with climate change now on everyone's lips.

The feedback was also positive from key stakeholders – Bike Sydney and the Aboriginal Housing Company (AHC). Not long after world expert Professor Jan Gehl came to Sydney visionary green planning became part of Sustainable Sydney 2030. Finally green connector routes were in the public domain.

As part of our Local Action Plan, the City undertook to prepare a feasibility study for the Parkway. Whilst the Bourke Street cycleway (in Surry Hills) aroused conflict and has now been approved, we continued to actively lobby for a commitment in terms of the Parkway here in Chippendale.

Unfortunately the wait has been difficult, yet until recently we thought it was just a matter of time. Then unfortunately in February we received news - a fabulous green cycleway proposal throughout the LGA collaboratively marrying up to key routes in other Council areas had been put forward for funding from Infrastructure Australia.

Whilst a small route was shown through Chippendale - it was piecemeal solution and didn't link to the north or east or west. No Parkway or integrated Green route for Chippendale. Instead it appears that an integrated route through Chippendale and in particular the east precinct which so desperately needs some bold planning has missed out. As yet we are unsure why and what has happened

We are hopeful this is an oversight; or perhaps separate funding for the Parkway is being put forward. We'll keep you posted.

10. Footpath Maintenance Works – Balfour and Bartley Streets

Maintenance works are due to start shortly for the public domain and footpath area along Balfour and Bartley Street.

These are long awaited following the absence of any major maintenance works since the City took over Chippendale.

11. Changes to local planning controls

Local community representatives again met with Council last week, to follow up concerns in relation to changes to local planning controls.

On this occasion we took a detailed walk through Chippendale examining recommendations that were in the Urban Design Study commissioned by the City to inform changes to the local planning controls.

Undertaken by the Government Architects Office, the study which included Chippendale and Darlington raised concerns

about the nature of changes proposed for various parts of Chippendale.

Currently local height controls are restricted to 6 - 12 metres for most of Chippendale. However, the Study is proposing height and Floor Space Ratio (FSR) be substantially increased in key locations, where potential development sites or landholdings can be amalgamated.

This includes sites along Broadway as well as Meagher and Myrtle Street, where height controls are proposed to increase to 15 – 25 metres.

Whilst the detailed study is no longer easily accessible on the City's website, it can be found through the search facility.

We will continue to actively lobby to ensure previous planning mistakes are not used to warrant poor planning outcomes.

12. Be part of our Committee

One of the biggest challenges we find is the time to follow up local issues, particularly as all of us on the Committee have full time careers.

If you are able to help out, whether on an intermittent basis or regularly, please let us know – we'd love to hear from you.

For more information including a visual of the model (showing the massing) and plans for the former CUB site - see the following pages.

We hope you found this email news update informative. To let us know any ideas, concerns or suggestions you have please email us. Under provisions of the Spam Act 2003 (Cloth), we want to ensure you would like us to continue to contact you by email about CRIG/ECCG activities and information. If you'd like to be taken off our notification list please let us know or similarly, if you would like to change your details or know other interested parties who'd like to be included, please contact us via this email address. FYI, when sending out emails, we blind copy you to reduce the chance of your email address being used by other parties.

More information about the Modified Concept Plan - former CUB site (Frasers Broadway)

Height and GFA

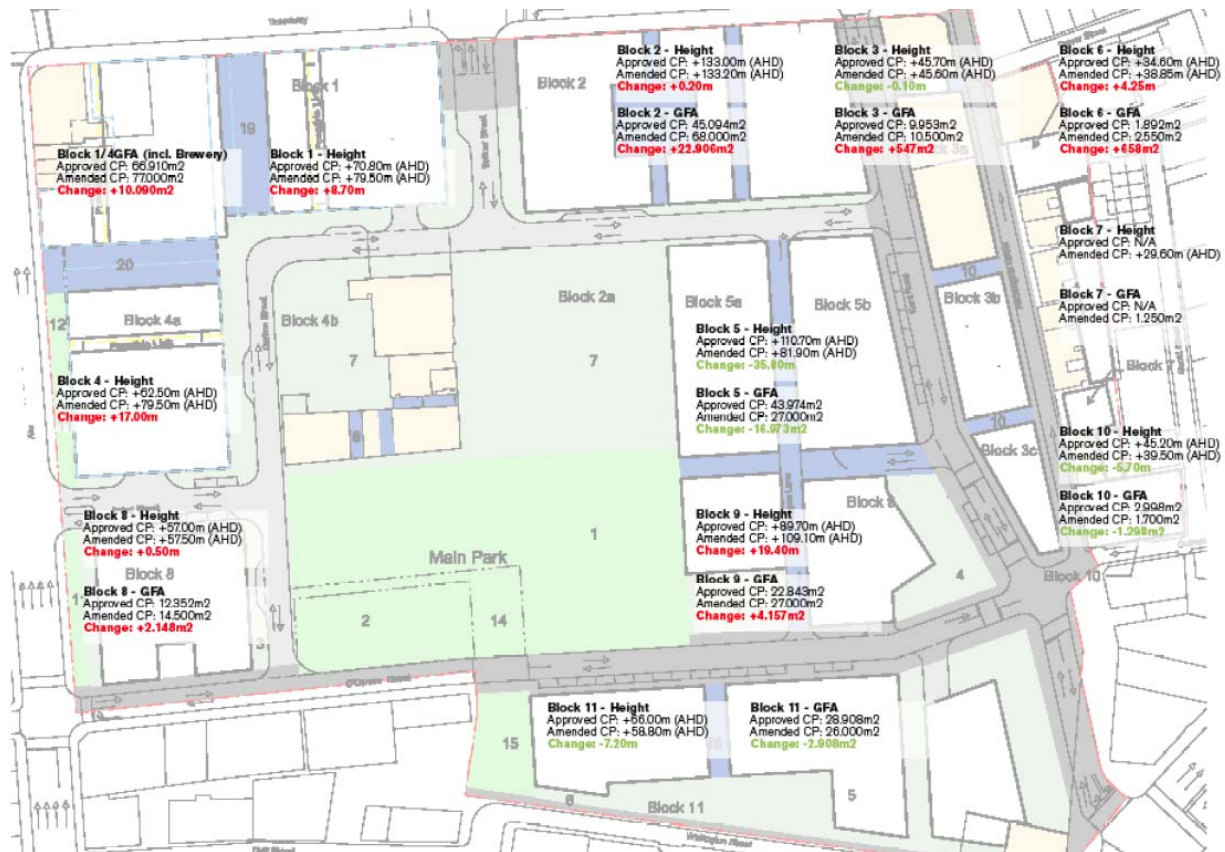
Block	GFA	Height - Metres (AHD)
		(to be confirmed – subject to variation dated 4 December
	Modified GFA	
1 + 4 (one block)	77,000	79.50
2	68,000	46.60
3	10,500	133.00
5A	11,000	45.60
5B	16,000	81.90
6	2,550	38.85
7	1,250	29.60
8	14,500	57.50
9	27,000	109.10
10	1,700	39.50
11	26,000	58.80
	255,500	

Note:

Further changes in height and FSR were made in December 2008.

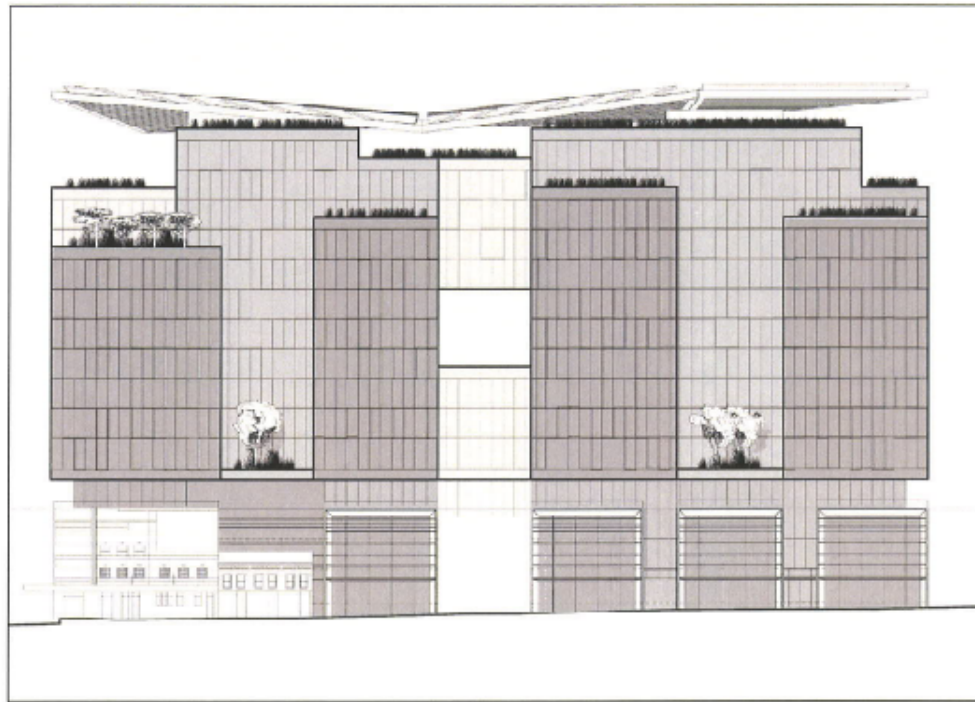
These are noted in the Approval for the "Modified" Concept Plan, however whilst specific GFA are shown, specific heights are not included. We have requested the Department of Planning make this information available.

In the interim, FYI, please see information to hand (dated 20 October 2008), which follows

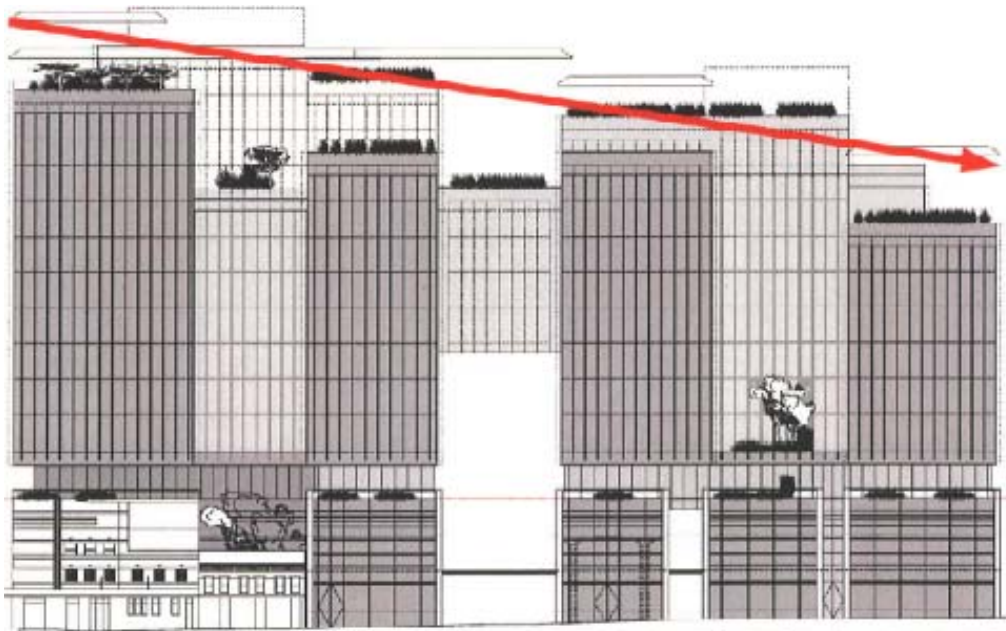


A model showing the massive campus style building on Abercrombie Street. Described as the "Hulk" or "Monster" by leading experts, the increase in bulk and scale has outraged locals and experts alike.

Note - changes to the height massing are illustrated below, ie from the initial "modifications" which were put on public exhibition in July last year, to that which has now been approved.



The initial "modified" building proposed for Abercrombie Street (from that initially approved in February 2007)



The massing that is now approved (significant increase in massing and scale to that approved in the initial Concept Plan in February 2007.

Shadow diagrams are shown below illustrating the impact overshadowing will have off site.



Figure 19: Shadow cast by PPR (blue). Retention of solar access for residential properties along Abercrombie begins by 11am mid winter.

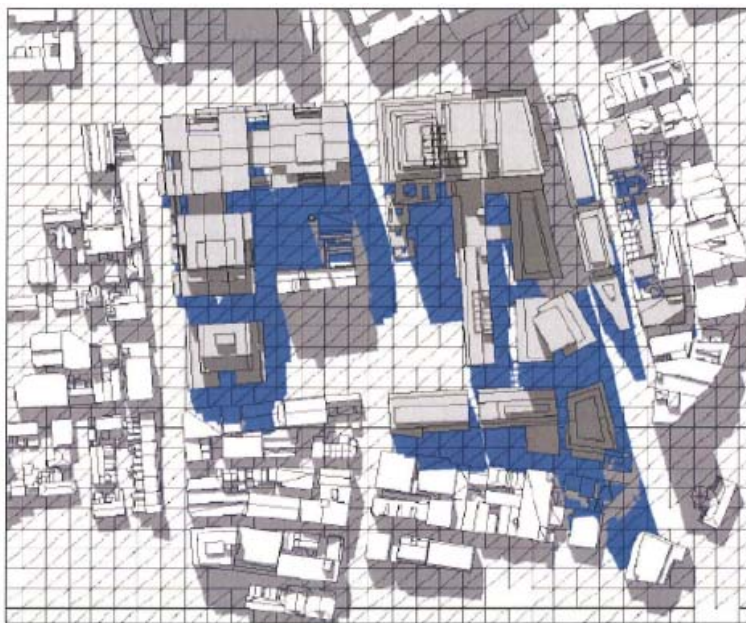


Figure 21: PPR shadow at 1pm midwinter. Shadows cast extend further south.