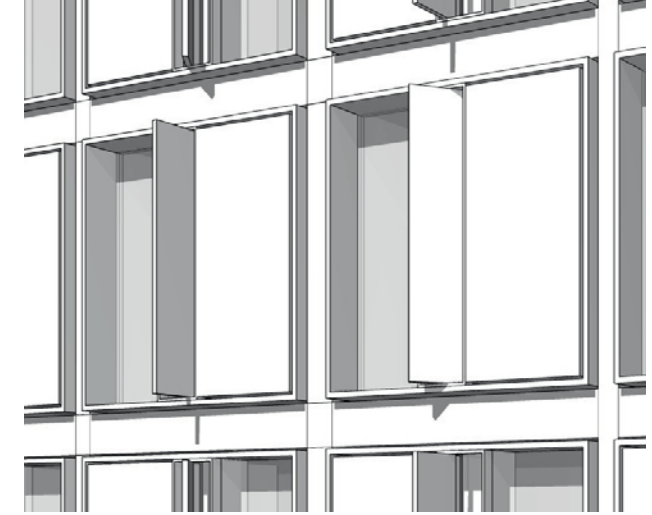
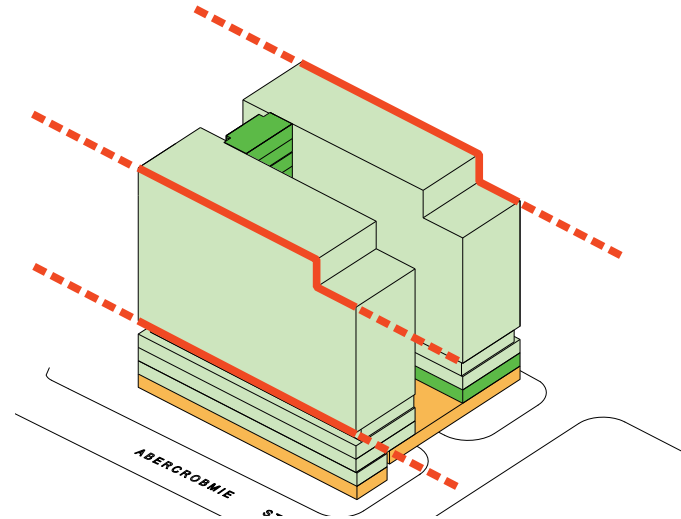




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Project Team

Client/Development Manager

Frasers Property

Consultants

Architect
Local Collaborating Architect
Planning
Structure
Building Services/Fire Engineering
QS
Waste and Logistics
Civil Engineers
Landscape Architects
ESD Strategy
BCA/DDA Consultant
Acoustics
Traffic
Wind, Reflectivity and Noise
Façade Engineers
Safety Management

Foster + Partners
Nettleontribe
JBA
Robert Bird Group
WSP
Altus Page Kirkland
Arup
Mott MacDonald
Turf Design Studio
WSP Built Ecology
City Plan Services
Acoustic Logic
GTA Consultants
Cermak Peterka Petersen
Surface Design
Elton Consulting



This Design Report has been prepared by Foster + Partners on behalf of Frasers Property and forms part of the Development Application Submission to the Department Planning and Infrastructure of Sydney Council. It describes the architectural design of the proposed new student accommodation at Block 4S of the Central Park mixed-use precinct.

Development Summary

Site Area	3,000 m2
Total GFA	23,763 m2
Student Accommodation Mix	826 beds/ 688 apartments
	329 Standard Studios
	301 Studio Long
	29 Deluxe Studio
	29 Multi-Share Apartment
Retail	850 m2
Car Parking Spaces	0
Motor Bike Spaces	4
Bike Spaces	197

Executive Summary

The proposal is for a fifteen storey, 826 bed student accommodation facility for Frasers Property and forms a component part of a mixed-use precinct formally named 'Central Park' – a name inspired by the site's close proximity to the CBD and Central Station, as well as the size and importance of the parklands to the whole project.

The proposal has been designated the reference Block 4S and is located on the Western edge of the precinct between the existing Abercrombie Street and the proposed Central Park Avenue.

The main entrance to the building is located on the North elevation. Retail and reception facilities are provided at grade to ensure an activated ground plane on all facades. The student accommodation offers a range of studio configurations and multi-share units and is arranged in two North-South oriented blocks. Storage for 4 motor bikes and 197 push bikes is provided.

There is 1 basement level which accommodates plantrooms.

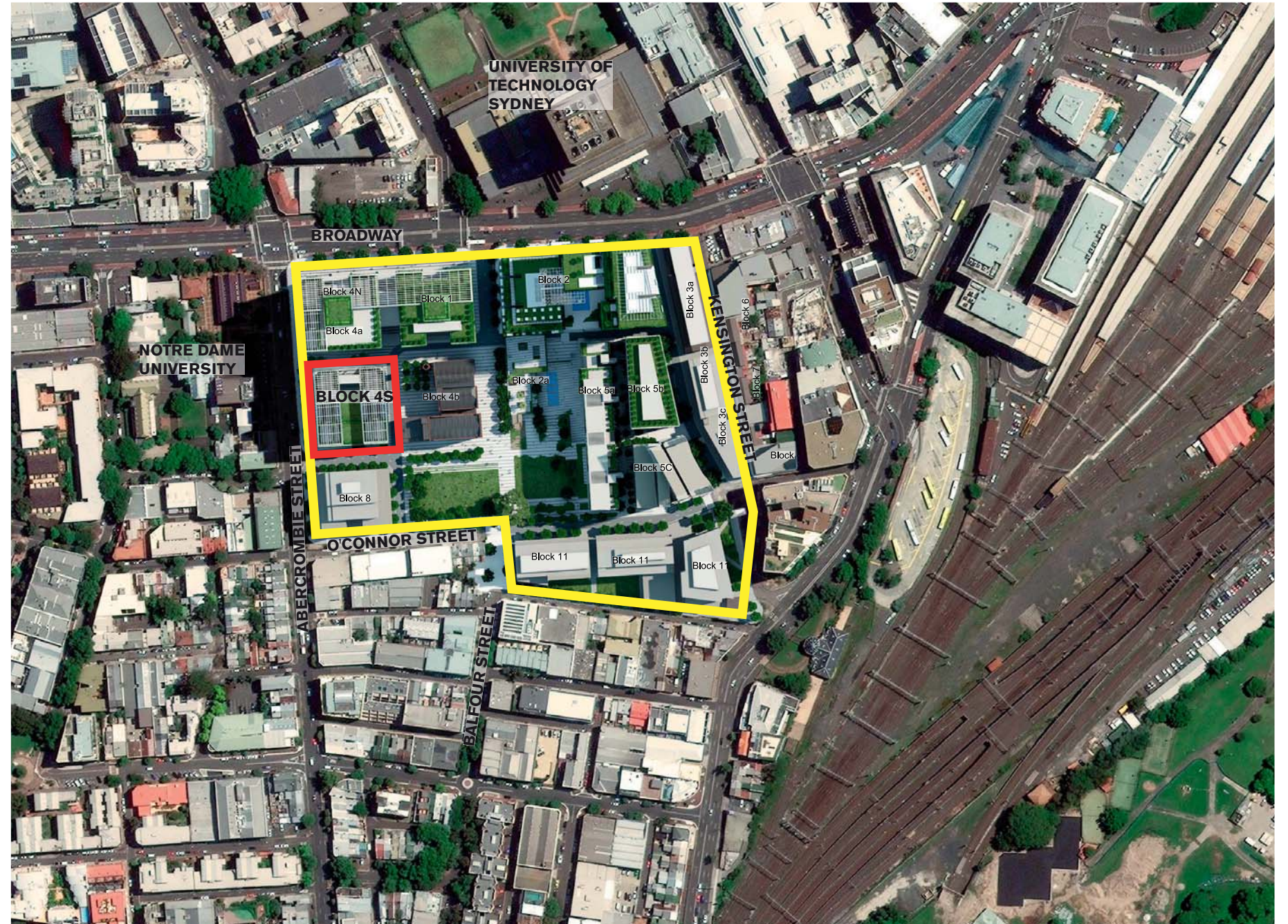
The project will offer 628 dwellings under the national affordability scheme (NRAS). NRAS eligible dwellings will be available at below-market rents, assisting to alleviate the current inner Sydney rental affordability crisis.



The proposed Student Accommodation for Block 4S sits within the larger Foster + Partner designed Central Park masterplan in Chippendale. This overall masterplan occupies nearly six hectares of Sydney's southern CBD, bordered by Broadway, Abercrombie Street, O'Connor Street, Balfour Street and Kensington Street. Adjacent to the educational institutions of UTS and Notre Dame, Central Park is also surrounded by a range of significant and historical buildings and within close proximity to Central Station.

Located on the former old Kent Brewery site, the overall masterplan offers an opportunity for urban renewal which reflects the eclectic, historic and dynamic inner city character associated with Chippendale. The development consists of 11 buildings, around 2,000 apartments and a lively collection of shops, cafes, restaurants, laneways, terraces and offices which revolve around a spacious urban park. The develop also returns the old Kent Brewery to the people of Sydney after 150 years of exclusion.

The aim of Frasers Property Australia is to transform this area in Chippendale into Central Park, an intelligent interplay of buildings and public spaces, and raises the benchmark for sustainable living globally.



Historical context

The site was formerly known as the CUB site.

The Kent Brewery was founded by Charles Newnham and John Tooth in 1835. In 1853 a serious fire destroyed much of the brewery. In 1888 Tooth and Company became a public company. The major period of expansion of the premises took place between 1900 and 1917. In 1980 the redevelopment of the site was announced. This was completed two and a half years later. During this time the company was taken over twice: first by the Adelaide Steamship Company in 1980 and by Carlton United Breweries in 1983. The new brewery was commissioned shortly after the takeover by CUB, becoming the most automated of all CUB's Australian breweries and the second largest brewery in Australia. The brewery was closed in 2004.

The property is of historical significance as a major industrial site in close proximity to the central business district. The present Kent Brewery main entrance road, Main Avenue, which was known as Kent Road, Lane or Street in the last half of the Nineteenth Century, formed the eastern boundary of Kent Brewery until the 1880s. Residential areas had developed to the east along both sides of Kensington Street in the mid 1840s. In the 1880s, Kent Brewery expanded to take in blocks to the west of Kensington Street.

Existing context

- Site cleared
- Key heritage buildings retained
- Site progress at December 2012

Future context

The Central Park precinct will be a high quality, sustainable, mixed-use development comprising apartments, offices, shops, restaurants, student accommodation and open space.

Block 4S

Block 4S is located on the Western edge of the precinct between the existing Abercrombie Street and the proposed Central Park Avenue.



Broadway



Old Brewery



Park



Note Dame University



St Benedict's



Old Brewery



Terrace Houses



Australian Hotel



Proximity to local transport connections

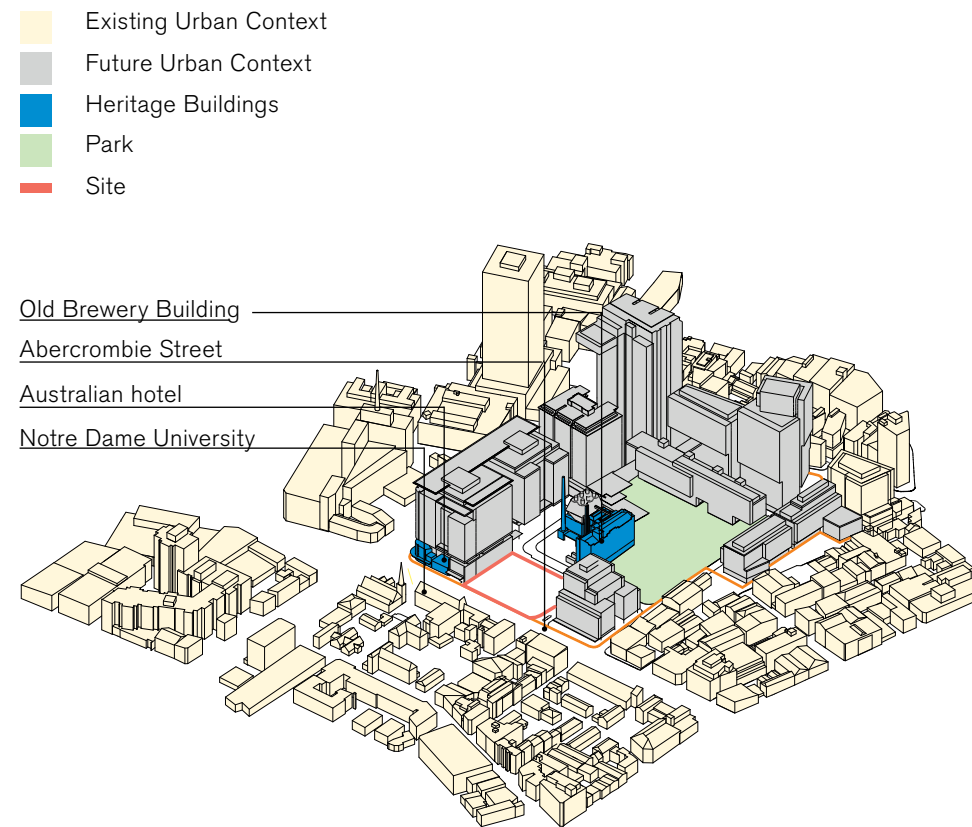
Central Station is approximately 400m from Central Park. Central Station is NSW's largest public transport interchange providing both intercity and interstate transport connections. Major bus routes along Broadway link the site to the CBD and the inner west.

Proximity to major Universities

Central Park is strategically located between the major educational infrastructure of the UTS and Sydney TAFE in Ultimo, Notre Dame University and Sydney University in Chippendale/ Newtown), and within 300 metres of the Redfern Waterloo redevelopment area that includes the Australian Technology Park.

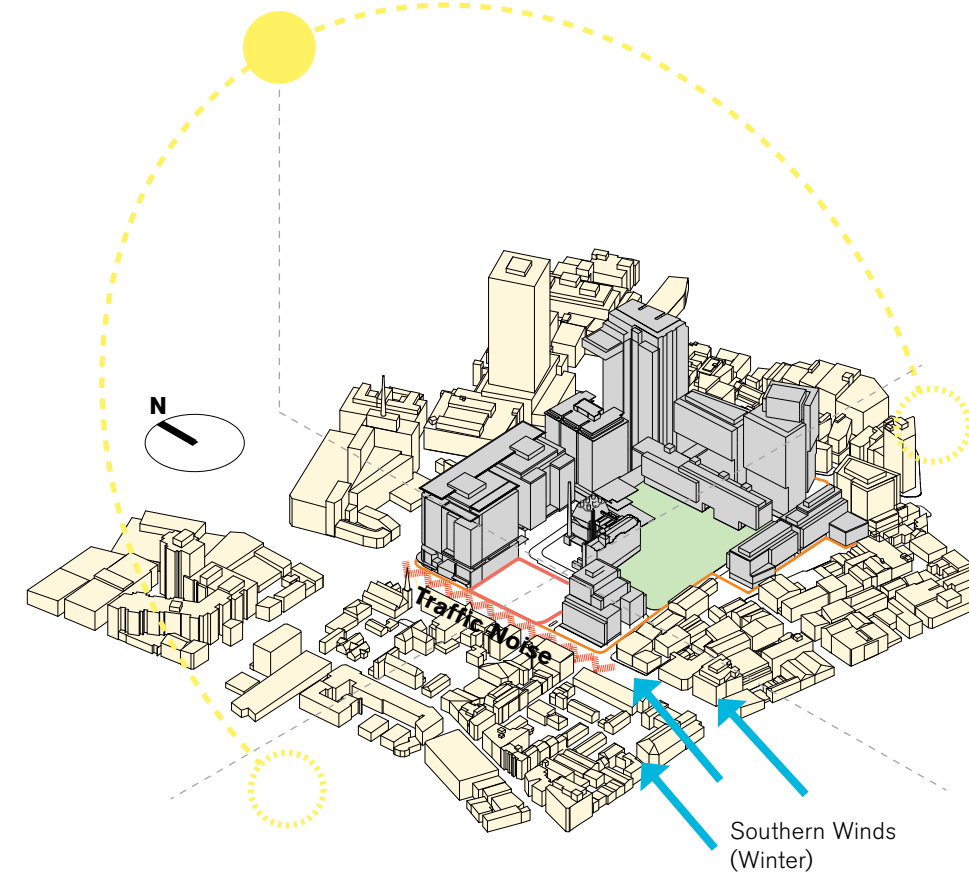
- Site
- Universities
- Amenities
- Public Transport
- Open Parkland





Physical Context

Block 4S is 23,763 sqm in GFA area. To the East of Block 4S is the retained five storey Old Brewery heritage building which will become commercial/residential when the Central Park precinct plan is realised. Opposite Block 4S, on the other side of Abercrombie Street is the three storey St Benedict's building – University of Notre Dame, School of Arts and Sciences. To the North and South of Block 4S are Blocks 4N and 8. The Block location in the context of the Precinct master plan affords the opportunity to both address the perimeter Abercrombie Street and the heart of the precinct – the Old Brewery / Main Park.



Environmental considerations

Abercrombie Street against which Block 4S is aligned is approximately on a North-South axis.

Points for consideration:

- Minimise over shading of the public domain
- Respect sun access rights of Abicrombie St and Chippendale Residents
- Maximise number of studios that meet solar access “rules of thumb”, as prescribed by the Residential Flat Design Code (RFDC)
- Manage wind impacts on the public domain
- Mitigate the scale change from adjacent heritage buildings
- Minimise impact of traffic noise from Abercrombie Street on site
- Maximise amenity to students and occupants