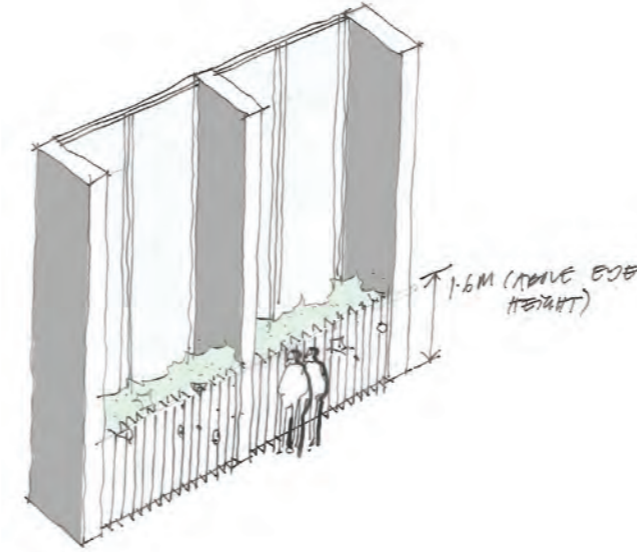


GROUND FLOOR PLAN



TYPICAL STREET FENCING & LANDSCAPE TREATMENT

PUBLIC DOMAIN INTERFACE

Residential and retail frontages are optimised allowing direct views to the street, creating an active street frontage.

- Residential apartments at street level are afforded privacy by means of :
- A threshold space created through the depth of the blade column façade articulation,
 - Street edge planting and
 - Varied levels of elevation above the street level.

The cantilevered overhangs to Abercrombie Street, O'Conner Street and Central Park Avenue create:

- Weather protection at street level and
- Appropriate scale and urban relationships to the surrounding context

The residential amenity/lounge/gym is elevated and overlooks Abercrombie Street.

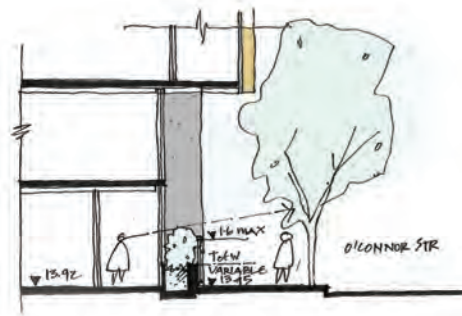
On grade pedestrian entry is provided to retail spaces fronting Abercrombie Street.

Vehicular service access and car - parking is via Irving Street. Service access is limited to Irving Street.

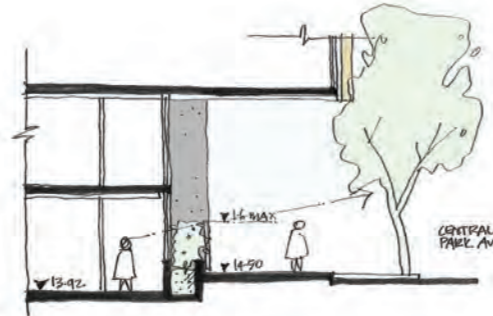
Waste management and loading for commercial and residential uses are fully contained within the building envelope.

Supplemented street planting , footpath paving and bicycle parking are consistent with the streetscape treatment of the greater Central Park site.

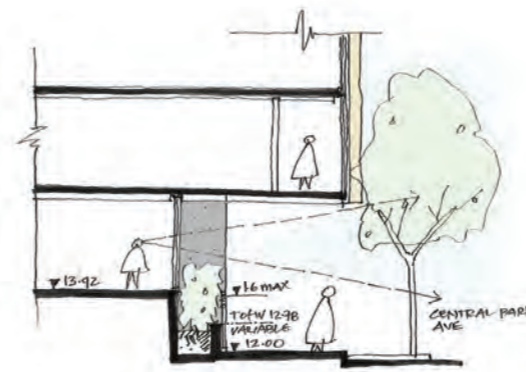
Visitor bicycle parking is located on Abercrombie street.



SECTION C



SECTION B



SECTION A

VENTILATION

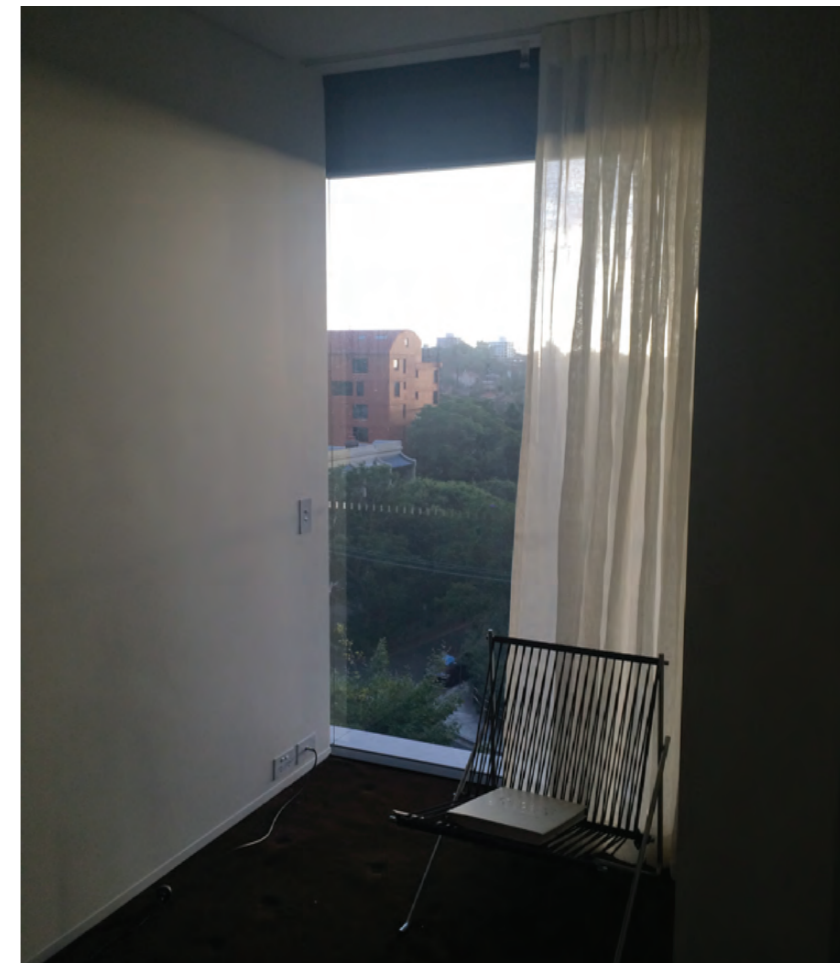
- 77% of apartments are naturally cross-ventilated.



RECESSED WINDOWS

The building form is articulated with recesses to provide a fine grain massing, transitioning between the high and low rise building of the neighbouring context. The varied depth recesses also provide apartments with access to natural light and ventilation.

Windows recesses are limited in depth to make window bays of appropriate proportions, for the placement of a desk or chair.



GROUND FLOOR

Commercial/ Retail

- 2 retail spaces are located on Abecrombie Street
- On-grade entries are located at the corner of Abecrombie and O'Conner streets activating the street corners
- Floor to ceiling heights are 4 metres and above maximising open frontage to the street

Residential apartments

O'Conner Street

- Two-storey residential apartments relate to the grain of the existing terrace houses on O'Conner Street and activate the streetscape.

Central Park Avenue

- Single-storey apartments lookout over Chippendale Green and provide an active park frontage. All apartment entries are discretely located away from the main lobby space to provide privacy for residents

Residential Entry, Lobby and Amenity

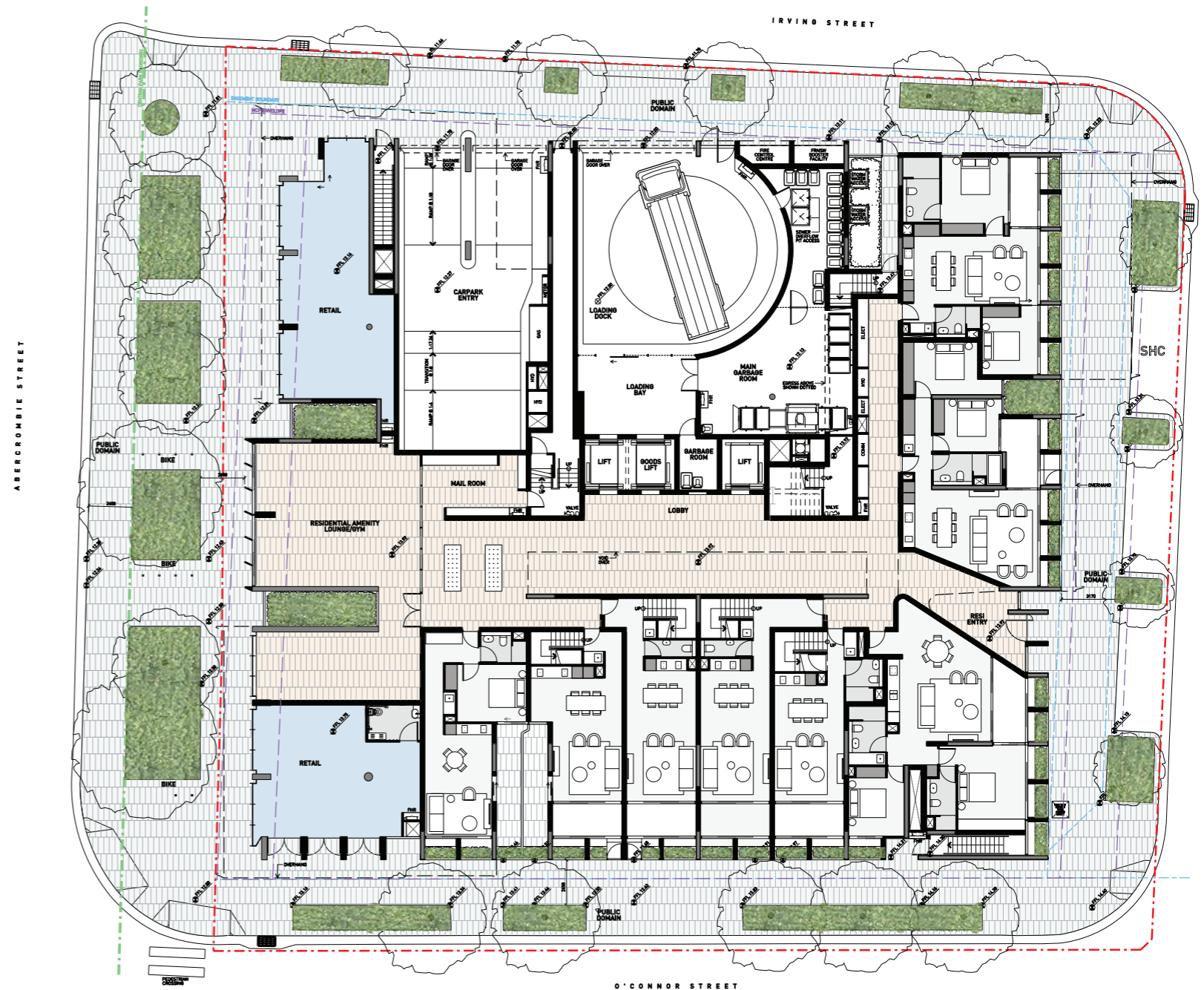
- The residential entry is located on Central Park Avenue, addressing the Chippendale Green.
- The 2-storey entry leads into a 3-storey lobby space, providing a key feature of the development.
- 3 lifts are provided, servicing all apartment levels and basement levels.
- The communal residential amenity is accessed via the main lobby, elevated above and viewing out over Abecrombie Street.

Car-parking and Servicing

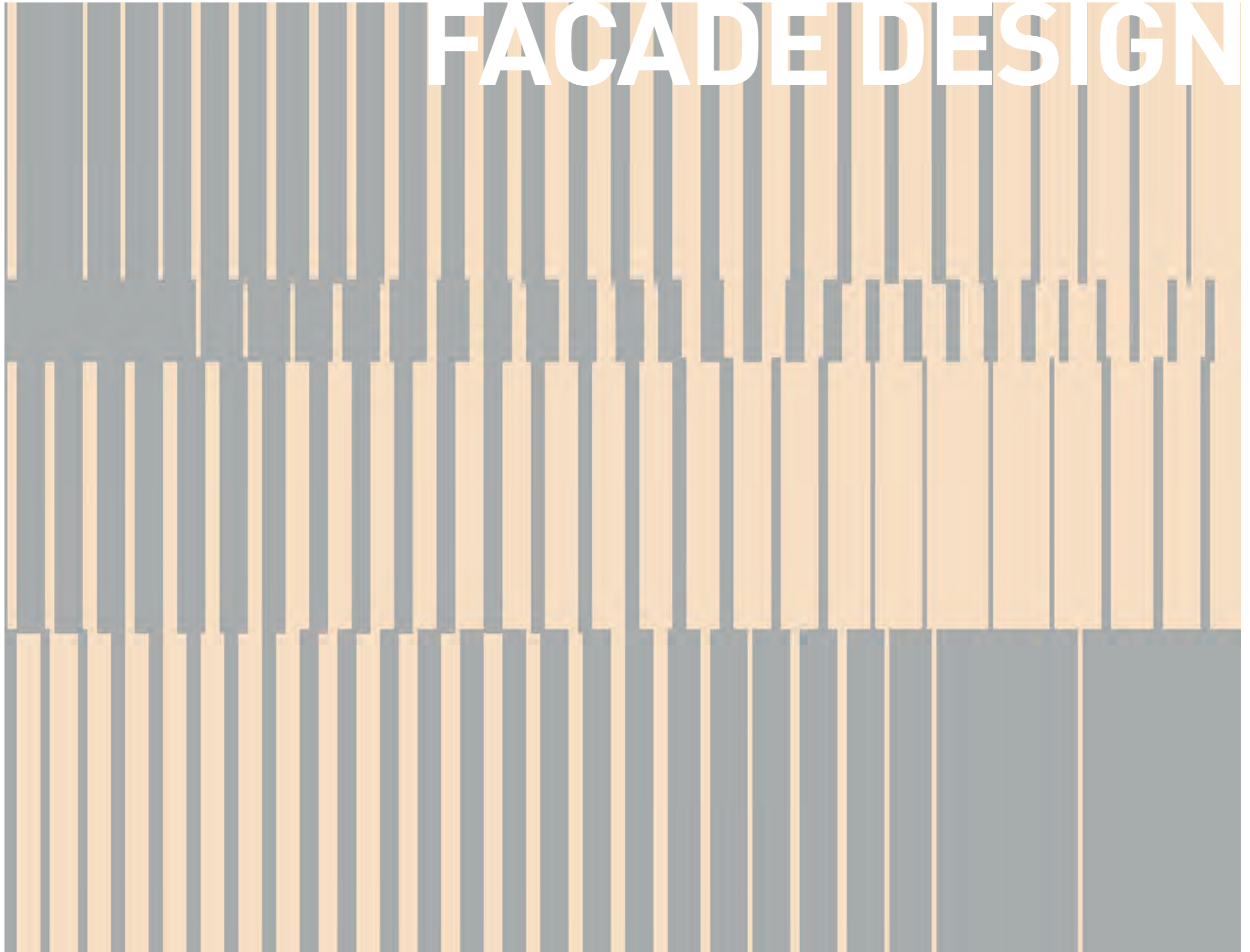
- The car-parking entry is located on Irving Street, and basement access is via a ramp fully contained within the building envelope.
- The service bay/loading dock is located on Irving Street and is fully contained within the building envelope.
- A vehicular turn-table enables front entry and exit of service vehicles.
- Loading holding area and access to the goods lift is provided directly adjacent to the loading bay.
- A dedicated waste management space is located adjacent to the loading dock.

Street Level Architectural Form

- Recesses in the building mass at street level are enhanced with planting and made secure with gates integrated into the facade design.



FACADE DESIGN



FACADE LOUVERS

The facade articulation is characterized by a louver system of copper coloured aluminium cladding.

Louvers are designed to:

- Optimise solar access
- Reduce solar heat gain
- Maximise available views
- Provide filtered privacy
- Manage light pollution

The louvers are designed to respond to the specific conditions of each facade orientation and vary in angle and depth accordingly. Louver angles and depths are to be further detailed in design development.

East facade: louvers are angled to maximize views to Chippendale Green and the Brewery

West facade: louvers are angled to optimise solar access, shield apartments from North traveling car head lights and frame views to the heritage buildings and district view to the west.

North facade: louvers are minimized to take advantage of northern sun.

South facade: louvers are varied in depth and angle, across the face of the elevation to provide an articulated surface animating the facade.

GLAZED FACADE

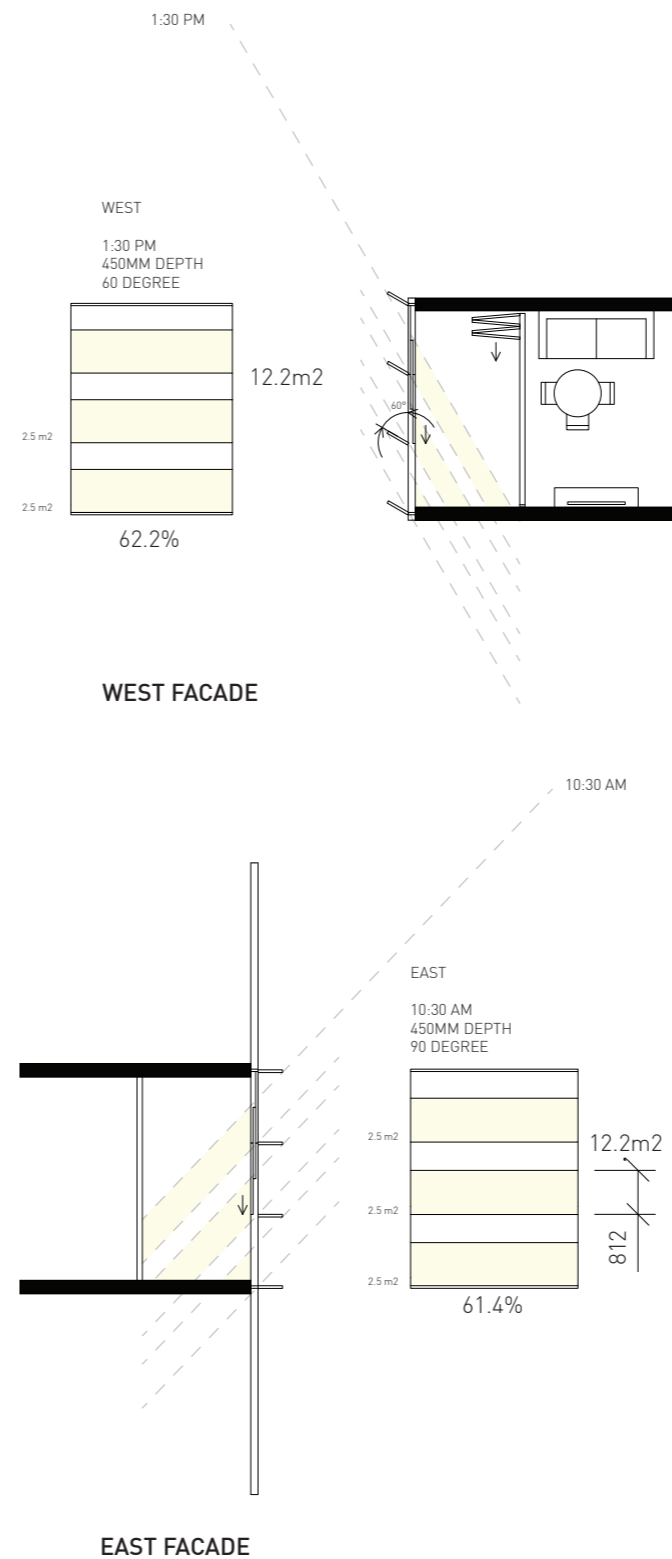
Windows are full height floor to ceiling sliders or awning windows of varied dimensions

Floor to ceiling height sliders are fitted with internal safety screens or balustrades to provide required aperture specifications for safety. Safety screens will be further detailed in design development.

Glazed back panels together with clear glazing to windows provide a consistent facade treatment.

FACADE MAINTENANCE & CLEANING

Facade maintenance & cleaning access is to be provided via rail systems and or eyelets integrated with the structure. Systems are to be detailed in design development.



FLOOR TO FLOOR HEIGHTS

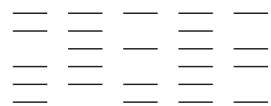
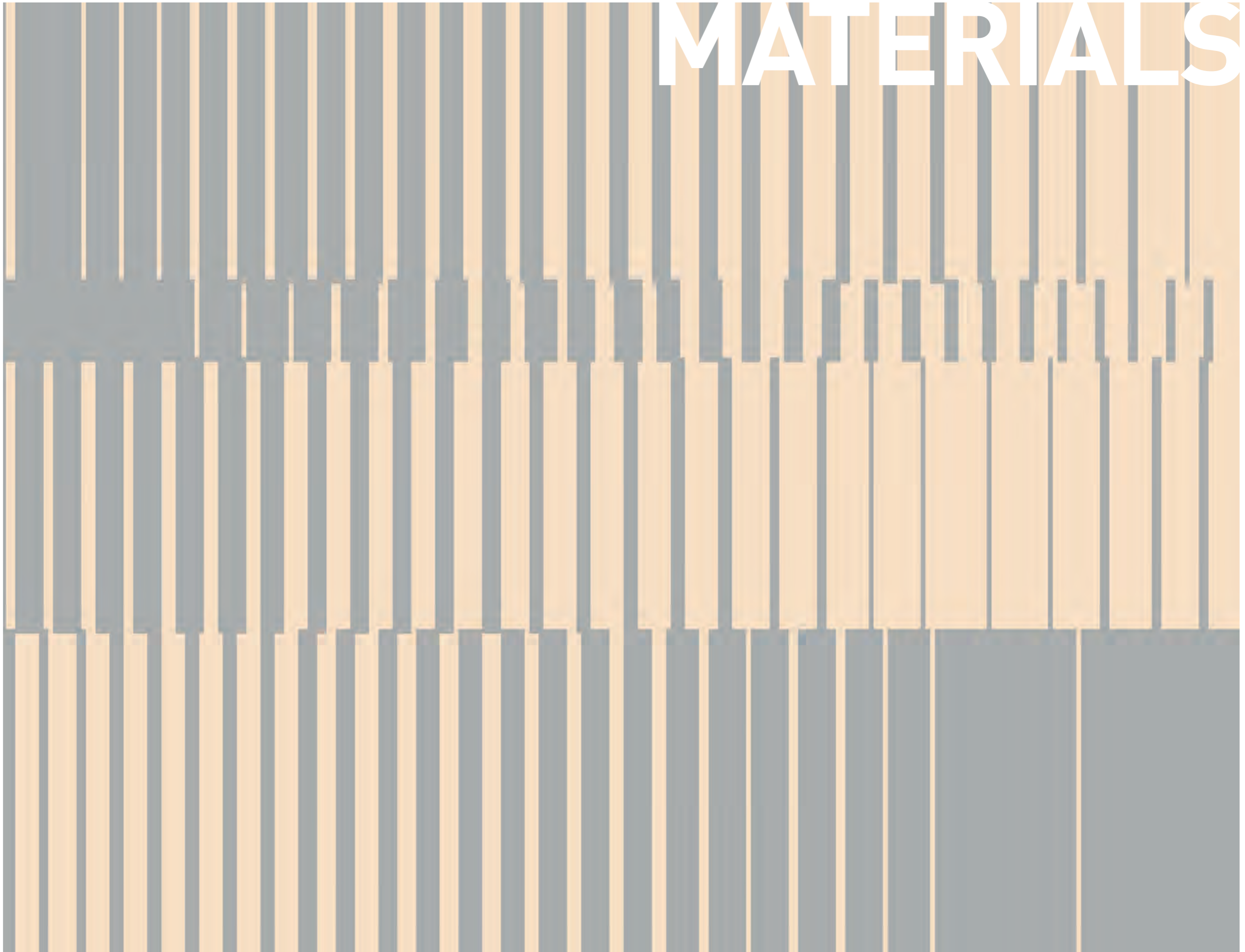
The construction technique to achieve 2700mm finished floor to underside of ceiling height is presented here.

The technique provides for :

- Horizontal discharge of service ducts to the facade.
- Option of timber or tile floor finish, with acoustic underlay.
- 210mm concrete slab.
- Terrace unit pavers, on chairs, screed bed with falls and waterproof membrane.

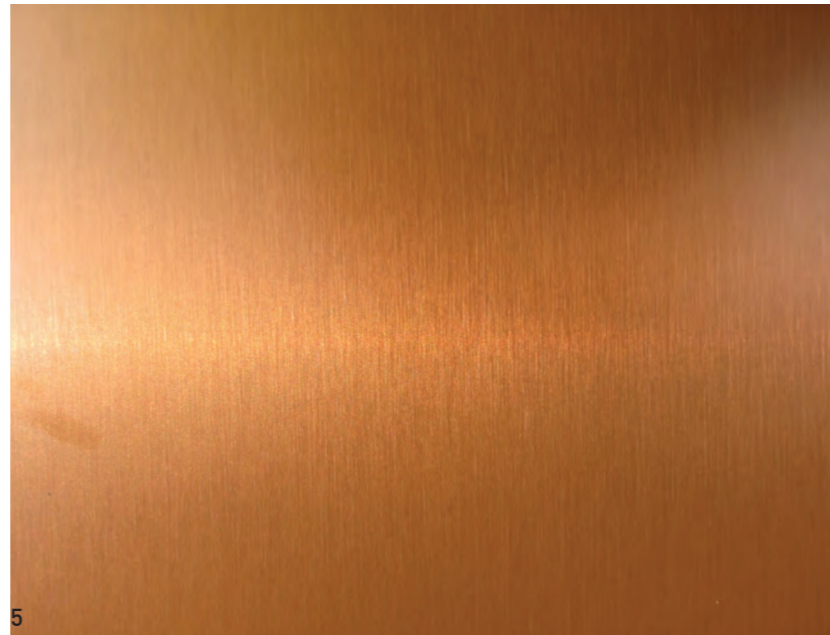
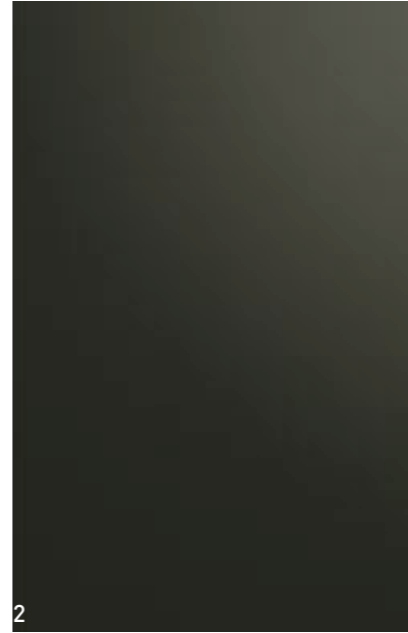
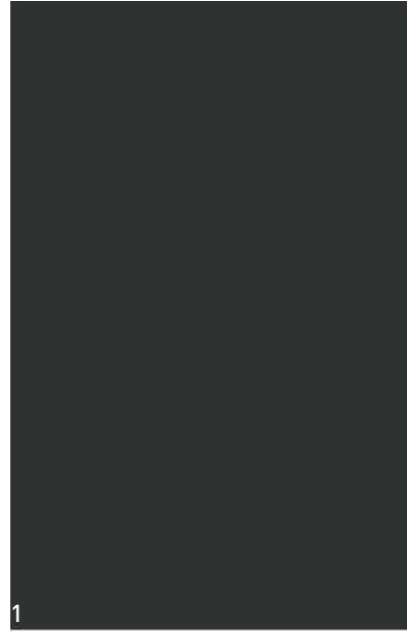


MATERIALS

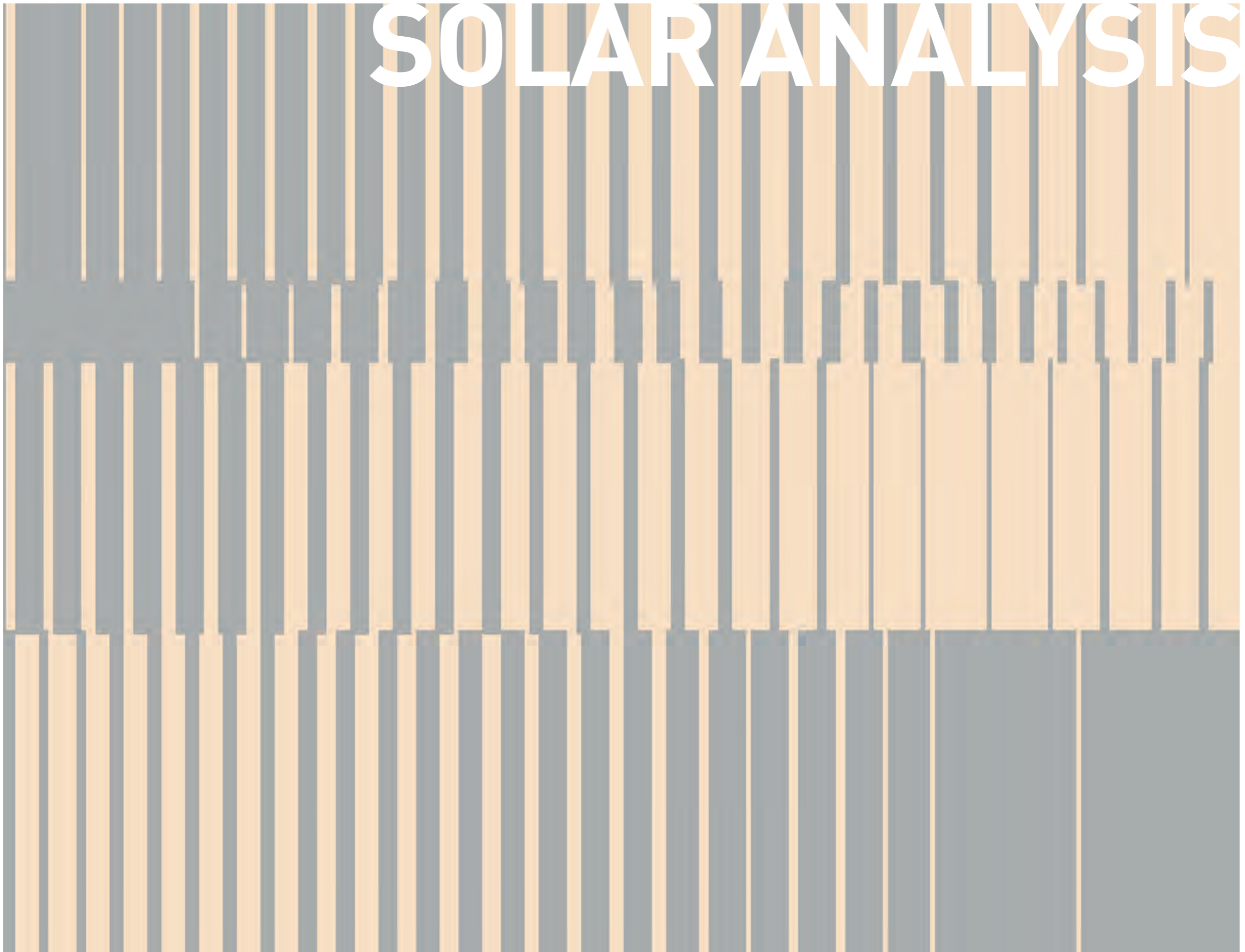


MATERIAL FINISHES

- 1 Paint finish - Aluminium Window frames/ columns: Night Sky GN231A Powder Coat, Interpon
- 2 Spandrel Panels - Black Anodized finish, Alpolic
- 3 Exterior Wall Glazing: 5mm clear glass + 1.52 clear PVB+ 5 mm clear glass with Low-e #4 (SDT1-70T)+12mmA+10mm clear glass, Shanzhen King GLass and Hardware Co.,Ltd.China Southern Glass
- 4 Facade glazing type same as Central Park, Block 02.
- 5 Aluminium panel Vertical louvres + External walls - Natural Copper 412, Alucobond
- 6 External Pavers, Mallard Granite, Eco-Outdoor
- 7 Polished concrete with Aggregate (TBD), Borat



SOLAR ANALYSIS



SHADOW ANALYSIS

