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Dear Stephen,

Executive Summary – State Significant Development Application - Block 1 (SSD 6554)

This is the executive summary to accompany the PPR documentation prepared in response to the letters received from the Department of Planning and the Environment dated 27th November 2014 and the City of Sydney dated 31st October 2014. The letters relate to the State Significant Development Application for a Mixed-use Building , Block 1 (SSD 6554) at Central Park, Chippendale. This executive summary primarily relates to the architectural items raised within these letters. For any other non-architectural items, please refer to the wider submitted PPR documentation for the dedicated reports and studies by the wider Design Team for the project. In the first instance, please refer to the covering summary letter provided by JBA for direction.

For ease of reference, the architectural items are listed below with a brief explanation as to how each point was addressed or how the existing proposal for Block 1 does make allowance already within its design. The explanation, where relevant, also cites the specific section within the original SSDA documentation or the subsequent PPR documentation where further information explaining the response has been provided.

It should be noted that the Block 1 executive summary should be read in conjunction with and makes reference to the following documents as well as the original SSDA submission documentation for Block 1:-

- A-SK-0921 – Block 1 DoP&E Response Report.
- A-SK-1029 – Block 1 PPR Submission Report.
- A-SK-1071 – Block 1 PPR Numerical Response Items.

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Based on the letters received from both the Department of Planning and the Environment and the City of Sydney, below is listed the significant architectural items which have been addressed:-

1. Internal Amenity of Block 1

Solar Access

Please refer to separate design memorandum prepared by WSP analysing Block 1 in relation to direct solar access and daylighting levels achieved within apartments in relation to statutory code criteria.

The correct reference can be found in the covering summary letter prepared by JBA which accompanies this executive summary.

Amenity for west facing dwellings

The overall massing of the building and the location of the “tower” element has been designed and located in accordance to the SEPP 65 and RFDC design guidelines for building separation. In most instances the building separation with Block 4N is greater than this due to the final footprint design of the floorplate with how it steps and the location of the living rooms, where balconies and loggias provide an additional buffer zone. The diagrams in Section 2.3 of the A-SK-0921 DoP&E Response Report clearly illustrate this clarifying the distances in relation to the SEPP 65 guidelines. They also show how the distances vary between a building separation which is actually more than the SEPP 65 requirements and improved when you take into account the depth of the balconies. When the layout of the floorplate as described above is then considered in conjunction with the detail design of the proposed cladding system, the combination of the distance and the sliding louver privacy screens ensure a reasonable level of privacy is achieved. This is further assisted by tinting the glass slightly darker to the balcony balustrades for added privacy.

In relation to the solar access to the apartments, the stepped profile in the design of the floorplate and the introduction of the slots have tried to maximise the solar penetration and daylight access to the apartments considering the site is within the dense urban fabric of the CBD of Sydney.

Amenity of Dual Key Apartments

In response to this point, the layouts were revised within the respective 2-bed and 3-bed units to ensure a balcony (or loggia in some instances) was introduced for the second key apartments to provide a private open space when occupied separately. This is further explained in A-SK-0921 DoP&E Response Report, Section 3.11 where the revisions to the layouts are highlighted clearly. It should be noted that additional communal amenity space is provided at Level 02 as part of the swimming pool, jacuzzi, gym and media area as well as Level 16 on the shared communal terrace where barbeque facilities and external landscaping space is provided.

Poor circulation, amenity and security as a result of a single core

The layout of a typical apartment floor within the building has been developed to ensure natural daylight illuminates the general circulation corridors. This is achieved through the introduction of three “slots” within the floorplates that allow the corridors and lift lobby on the east-west axis to receive

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natural daylight. This ensures that the experience on arriving on a floor and the journey to the main apartment front is naturally lit. The use of natural daylight and the associated views out to the surrounding environment helps to orientate residents and visitors to the building. Please refer to A-SK-0921 DoP&E Response Report, Section 3.9 for further information.

The location of the slots within a typical floor plan has also allowed for the general circulation corridors to also be naturally ventilated in addition to natural daylight. The single core design, ensuring that orientation within the building is kept simple and assisted by the “slots” as mentioned earlier, provide a high level of security due to the single entry point to a floorplate on a typical level and one main residential reception space and lobby off Chippendale Way. It is also intended that the reception desk to the main reception lobby will be managed by a 24-hour concierge service similar to other properties within the Client’s portfolio. Please refer to A-SK-0921 DoP&E Response Report for further information on this as well as the revised PPR drawings and documentation.

The overall density of apartments served by a single core is no more onerous or detrimental to other similar schemes developed and built within Sydney or within the same Central Park Masterplan. To address this, Block 1 was compared to the nominated buildings and this is further explained and presented within A-SK-0921 DoP&E Response Report.

Amenity of Private Open Space

In relation to the non-compliance of the proposed balconies dimensions, the depth of these balconies to the 2 and 3-bed apartments are measured at 1.8m in comparison to the code recommendation of 2.0m. To address this and demonstrate that the balconies provided useable amenity spaces, the balconies of Block 1 were compared to balconies of other award winning buildings by the Client, and shown to be similar or better to these examples. The balconies were also space planned to demonstrate that a balcony table and chairs could be accommodated. This is further explained and presented within A-SK-0921 DoP&E Response Report, Section 4.3.

Amenity of Bedroom/Studies

The layout of the respective apartment typologies affected by this point have been subsequently revised to reconfigure the apartment layouts. This has led to the following amendments being made based on the respective apartment locations. Clearer diagrams explaining the changes are included within the actual PPR report allowing the apartment layouts to be reviewed together:-

1-bed plus study – Level 02 - north east corner of floor plate – L02-01

1. Apartment has been reconfigured to accommodate the need for a storage area within the swimming pool for the disabled lifting hoist.
2. The apartment has been revised to delete of one bathroom within the layout and the remaining bathroom reconfigured to introduce a bath and provide an additional entrance off the entrance corridor of the apartment. The introduction of an additional entrance into the enlarged bathroom, allows the

bathroom to be accessed either off the bedroom or by guests from the living room area maintaining privacy to the bedroom..

3. The study has been relocated within the overall layout and reduced in size as a result.
4. The main open-plan living and kitchen/dining area of the apartment has been reconfigured to allow for the integration of the study if required into the larger living area through the deletion of a dividing wall. This has also resulted in the kitchen being rotated by 90-degrees to run along the party wall

1-bed plus study – Level 02 – relating to two apartments on eastern side of the floor plate – L02-07 and L02-10

1. The apartment has been revised to relocate the utility space off the main living area and reduce the overall size of the study area as a result.
2. The bathroom has been reconfigured to introduce a bath and provide an additional entrance off utility corridor of the apartment. The introduction of an additional entrance into the enlarged bathroom, allows the bathroom to be accessed either off the bedroom or by guests from the living room area maintaining privacy to the bedroom.

1-bed plus study – Level 02 – relating to one apartment on the southern side of the floor plate – L02-13

1. The apartment has been revised to relocate the utility space off the main living area and help form the alternative entrance into the bathroom.
2. The bathroom has been revised to introduce a bath and provide an additional entrance off the utility space of the apartment. The introduction of an additional entrance into the enlarged bathroom, allows the bathroom to be accessed either off the bedroom or by guests from the living room area maintaining privacy to the bedroom..
3. The study area is now a space just off the main open-plan living area and part of a widened corridor /lobby area to the bathroom.

1-bed plus study – Typical floor – relating to one apartment on the southern side of the floor plate – LXX-04

1. The apartment has been revised to delete of one bathroom within the current apartment layout. The remaining bathroom has been reconfigured to introduce a bath and provide an additional entrance off the entrance corridor of the apartment. The introduction of an additional entrance into the enlarged bathroom, allows the bathroom to be accessed either off the bedroom or by guests from the living room area.
2. A reduction is the size of the study area to be more of a smaller study space.

3. The main open-plan living and kitchen/dining area of the apartment has been reconfigured to integrate the study into the larger living area. This has also resulted in the kitchen being rotated by 90-degrees to run along the party wall.
4. The revisions to the apartment has also resulted in an increase in the size of the main bedroom from shifting slightly the location of the bathroom north in plan.

2. Visual Bulk of Block 1

The department is concerned that the building presents a visual bulk and scale that is similar to a commercial building and is inappropriate for a residential flat building.

The revised mixed-use/residential design proposals for Block 1 and Block 4N is a significant revision in the overall design and massing from the approved commercial scheme originally proposed for the same sites within the Central Park Masterplan. The change in use has provided a positive influence on the overall massing and instigated a wider building separation between the two blocks as a result in accordance with the SEPP 65 regulations. The decision to also separate the two building physically by removing the bridge link of the commercial scheme also improves the solar and daylight penetration into Central Park and Chippendale Green.

Additionally, a new visualisation illustrating how the proposed Block 1 and Block 4N schemes will look within the context of the south side of Broadway between the Heritage Gate and St. Benedict's Church. This was produced as requested by the DoP&E. The visualisation shows how the buildings relate to the massing of OCP, OCP West, the Australian Pub and Abercrombie Street. The visualisation helps to demonstrate how the proposed schemes are similar in massing to that of OCP West while also being evenly spaced along Broadway. The proposed massing and form as proposed also aligns with the suggested built form as set out in the Concept Masterplan.

Further information on how the form of the building and the analysis of how the revised massing is an improved proposal over the existing consented scheme for both sites is addressed within the original SSDA Summary Report as well as within A-SK-0921 DoP&E Response Report.

3. Basement and Parking Layout (both applications)

It should be noted that the cover letter and summary provided by JBA should be referenced in the first instance for direction to the relevant documentation within the PPR submission addressing the basement and parking items raised in the DoP&E and Council letters. Below is a brief summary of the architectural response to the items raised in the response letters, the resultant action conducted to address and resolve the respective point and the architectural documentation (in addition to that referenced by JBA) to be referenced within the application drawings which support the course of action taken.

Amended basement plans that incorporate the “construction” of the basement into only one of the applications (either to be built in conjunction with Block 4N or in conjunction with Block 1) and should be deleted (or shown as indicative only) on the other application.

The PPR documentation has been revised to now illustrate each apartment typology within the building. This is reflected in the PPR drawings PA-A1-1755 to PA-A1-1759 inclusive. This is also reflected within the GA sections within the PPR documentation. The relevant information within the Block 4N PPR documentation have been revised to cross-reference with the Block 1 PPR documentation.

All bicycle parking spaces and storage areas should be shown on the relevant set of basement plans.

The PPR documentation has been revised to now indicate the bicycle parking and storage areas within the basement of the building. This is reflected in the PPR drawings PA-A1-1755 to PA-A1-1759 inclusive. The spreadsheet indicated on PA-A1-1020 should also be referred to.

4. Additional Information for Block 1

Detailed floor plans/apartment typology plans should be provided for each of the units.

The PPR documentation has been revised to now illustrate each apartment typology within the building. This is reflected in the PPR drawings PA-A1-1788 to PA-A1-1825 inclusive.

Calculations should be provided outlining the storage space within the units exclusive of wardrobes and kitchens. Basement plans should also demonstrate individual storage spaces as allocated to each of the units.

This additional information has been submitted as part of the PPR documentation. The individual apartment typology layouts have been updated to now indicate the location and storage area allowance within each type compliant to code. This is reflected in the PPR drawings PA-A1-1788 to PA-A1-1825 inclusive. The storage allocation within the basement areas are identified and clarified in PA-A1-1755 to PA-A1-1759 inclusive. The storage information is then collated within an overall spreadsheet for the building identifying and cross-referencing the apartments by use of room/apartment reference codes with its respective basement storage area and if the respective apartment is compliant with statutory code guidelines. This spreadsheet is PA-A1-1020 within the PPR documentation.

Floor plans for the SSD application should be provided demonstrating which areas have been included in the GFA calculations.

The PPR documentation now includes drawings which highlight the area which have been included and excluded when formulating the GFA calculations for the building. Please refer to PA-A1-1014 within the PPR documentation for diagrammatic floorplates and areas. The overall GFA area of the proposed Block 1 design is in accordance with the Concept Masterplan allowance.

The architectural points raised within the respective response letters from the DoP&E and Council above are explained in greater depth and detail within the following documentation as mentioned previously above. This information was submitted as either part of the original SSDA documentation or the subsequent PPR documentation. These reports are as follows:-

- A-SK-0573 – Block 4N Development Application Report.
- A-SK-0921 – Block 4N DoP&E Response Report.
- A-SK-1029 – Block 4N PPR Submission Report.
- A-SK-1071 – Block 1 PPR Numerical Response Items.

Should the Department of Planning and the Environment and/or the City of Sydney require any further clarification in relation to the information described above and is not contained within the full Block 1 SSDA and PPR Documentation, please do not hesitate to contact us.

Regards,



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