

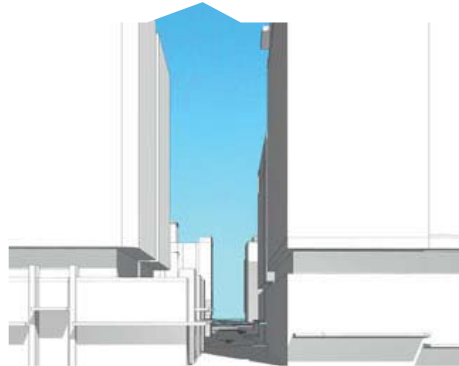
Development Application Report  
Central Park Block 1  
State Significant Development  
Application  
SSD14\_6554  
Fraser's Property Australia  
(Central Park JV No.2)  
Central Park Precinct • June 2014  
A-SK-0573



2094 Central Park Foster + Partners



# Contents



## 1 Introduction

- 1.1 Introduction
- 1.2 Executive Summary
- 1.3 Project Team

## 2 Site Analysis

- 2.1 Site location
- 2.2 Site context- Historical
- 2.3 Site wider context- Infrastructure
- 2.4 Site context

## 3 Concept

- 3.1 Revisions to Concept Plan
- 3.2 Design development
- 3.3 Typical floorplan
- 3.4 Contextual elevations

## 4 Planning

- 4.1 Orientation and views
- 4.2 Typical plan arrangement
- 4.3 Natural light and ventilation
- 4.4 Private open space
- 4.5 Apartment types- Mix
- 4.6 Apartment types and sizes
- 4.7 Typical Apartment Types
- 4.8 Adaptable apartments
- 4.9 Level 03 apartments
- 4.10 Level 018 apartments
- 4.11 Communal Spaces: Indoor
- 4.12 Communal Spaces: Outdoor
- 4.13 Residential Core
- 4.14 Roof Level
- 4.15 Ground Floor
- 4.16 Residential Lobby
- 4.17 Access Strategy: Pedestrians and vehicles
- 4.18 Retail Units
- 4.19 Sections

## 5 Facade

- 5.1 Introduction - Façade Visualizations
- 5.2 Comparison proposal to approved PA Scheme
- 5.3 Cladding Identities
- 5.4 Revised Podium Façade Design
- 5.5 Revised Tower Façade design
- 5.6 Proposed Building Elevations
- 5.7 Sustainability
- 5.8 Materials Board

## 6 Solar Analysis

- 6.1 Shadow studies
- 6.2 Sun studies
- 6.3 Solar access

## 7 Design Excellence

- 7.1 Introduction
- 7.2 The Design Process
- 7.3 The Design Process: Options
- 7.4 The Design Process Block 4N

## 8 Area Schedule

- 8.1 Area schedule and Typology Mix

## A Addendum: Solar

- Overshadowing on Block 1
- Solar access studies, design principles
- Solar access analysis
- Summary

Separate Addendum Reports:

## B Addendum: Compliance

- SEPP 65 Compliance
- Natural Ventilation Analysis

## C Addendum: Basements

- Basement Strategy

## D Addendum: Landscape

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This report has been prepared by Foster + Partners on behalf of Frasers property Australia + Sekisui house (Central Park JV No.2), as part of a State Significant Development Application for Block 1 to the Department Planning and Infrastructure, SSD 14\_6554.

It describes the architectural design of Block 1 as a stand-alone submission, separated from the previous joint submission of Blocks 4N and 1 of the Central Park mixed-use precinct and provides an insight in to the design concepts and thinking behind the revised design of Block 1. This submission is to supersede previous Applications for Block 1.

The Project Application for Blocks 1 and 4N will now be split into the following:

- Block 1 – Residential
- Block 4N – Commercial

Block 4N will be subject to a parallel S75W submission separating Block 1 from block 4N, whilst keeping most of the previously approved parameters for a commercial block. The main element of change entails the omission of the linking bridges between Blocks 1 and 4N. The elevational treatment, use and massing of Block 4N remain as per the previously approved application.





The proposal for Block 1 comprises of an eighteen storey, approximately 25,000 sqm residential building with 281 number of residential units for Frasers Property Australia + Sekisui House (Central Park JV No.2.)

The development forms a component part of the 'Central Park' mixed-use precinct, a name inspired both by the site's close proximity to the CBD and Central Station, and the size and importance of the park to the whole project. Block 1 is located on the Northern edge of the precinct, on the corner of Broadway and the proposed Central Park Avenue.

The design of Block 1 follows the intent of the Concept Plan guidelines in respect of massing and height and retains the podium datums that are informed by the heritage buildings at the corner of Abercrombie Street and Broadway.

The pedestrian entrance to the building is located on the Eastern Facade opposite Block 2.

The accommodation provided will range from studios to three bedroom apartments with some communal uses allocated on the first floor of the Podium. The Ground Floor accommodation comprises of retail and food and beverage outlets to ensure an activated ground plane on all facades.

The facade design integrates outdoor spaces such as loggias and balconies and provides shading where required.

The rounded corners soften the massing of the block and continues the language of Block 4N, which responds to the curves of the Australian Hotel at the corner of Broadway and Abercrombie Street.

At Podium level the facade treatment maintains the alignment of the previous submissions and the Concept Masterplan. The set datum line for the Podium is retained as well as a set-back" around the "neck" on level 03.

The materials palette for the facade now includes white concrete precast panels and some areas of tinted glass for the block, but otherwise remains consistent with the Concept Plan and previously approved materials for Block 1.

The basement will comprise four levels below ground instead of the five levels previously approved. The extent of the basement below Block 1 has been slightly reduced along the South/East corner.

The service and vehicle access strategy remains unaltered with service vehicles entering the basement from Abercrombie Street below Block 4N and all other vehicles entering below Block 1 from Central Park Avenue.

The location of the vehicle access ramp below Block 1 has been moved further to the West, but remains in the South elevation and off Central Park Avenue. The basement will accommodate plantrooms, a loading bay and secure parking. The number of car park, bike and bicycle parking spaces respond to the brief requirements of Block 1.

Landscaping has been designed to create pedestrian links as unique public spaces between the blocks, with their materiality connecting the city with the brewery heritage of the site.

The revised design for Block 1 has been developed to comply with and achieve Greenstar, SEPP 65, Basix, NatHERS and the current Building Codes.

**Development Summary**

Site Area	3,535 m <sup>2</sup>
Total GFA	24,664m <sup>2</sup>

- Residential Mix
- 94 No Suites
  - 4 No one bed apartments
  - 87 No one bed apartments + study
  - 13 No 2 bed apartments
  - 59 No 2 bed apartments dual key
  - 24 No 3 bed apartments dual key

Total Number of apartments: 281 No

including 52 No adaptable apartments

Retail	1,098 m <sup>2</sup>
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Car parking spaces B1	218
Car parking spaces B4N	129
Car parking spaces Brewery	19
Motorbike spaces	7
Bicycle spaces	208



View from Broadway



**Client**

Frasers Property Australia + Sekisui House (Central Park JV No.2)

**Development Manager**

Frasers Property Australia

**Consultants**

**Architect**

Foster + Partners

**Local Collaborating Architect**

PTW

**Planning**

JBA

**Structure**

Robert Bird Group

**Building Services/  
Fire Engineering**

WSP

**ESD Strategy**

WSP Built Ecology

**Quantity Surveyor**

Slattery Australia

**Landscape Architects**

Turf Design Studio

**BCA/DDA Consultant**

City Plan Services

**Acoustics**

Acoustic Logic

**Traffic**

GTA Consultants

**Wind, Reflectivity & Noise**

Cermak Peterka Petersen

**Facade Engineers**

Surface Design

**Safety Management**

Elton Consulting

**Waste & Logistics**

Arup

**Civil Engineers**

Mott MacDonald

**Heritage**

Urbis

