

## Concept Design

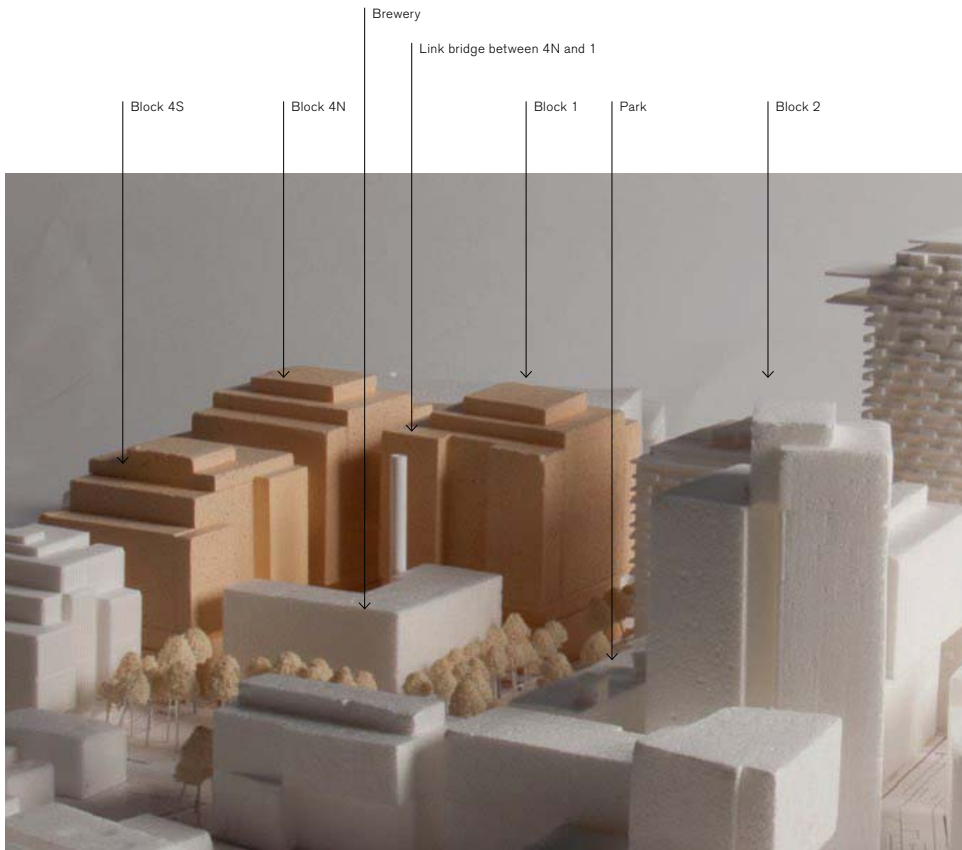
### Introduction

It is proposed to separate Block 1 from 4N by omitting the linking bridges between the blocks as per the approved PA for the site, as well as change the use of Block 1 from commercial to residential.

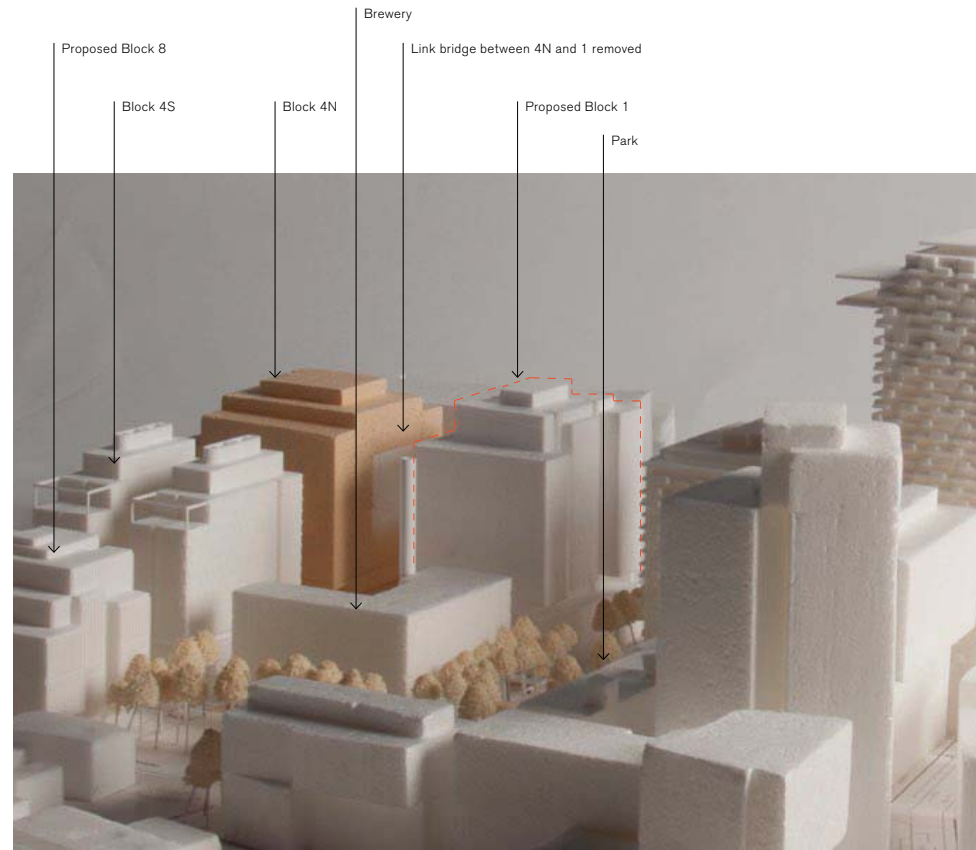
The main design drivers can be summarised as follows:

- Provide high quality residential accommodation
- Arrive at a massing that consolidates the requirements of the brief within approved massing envelope of the Concept Plan and comply with required set-backs.
- Maximise sun and daylight to the apartments as well as the public realm, including the public park.
- Develop an architectural language that addresses to the historical buildings on the site.
- Continue the urban design of the streetscape by maintaining set datum lines along Broadway
- Design an environmentally sustainable building.
- Ensure an animated ground plane and integrated landscape design that improves the public domain around the building.





1:500 massing model reflecting the 3D massing envelopes as set out in the agreed Concept Masterplan MOD8



1:500 massing model showing the proposed schemes for Block 1, Block 4S and Block 8 incorporated

# Concept Design

## Revisions to Concept Plan

The revised design and massing of the proposed Block 1 is a result of a re-interpretation to the approved MOD8 Concept Masterplan for Central Park.

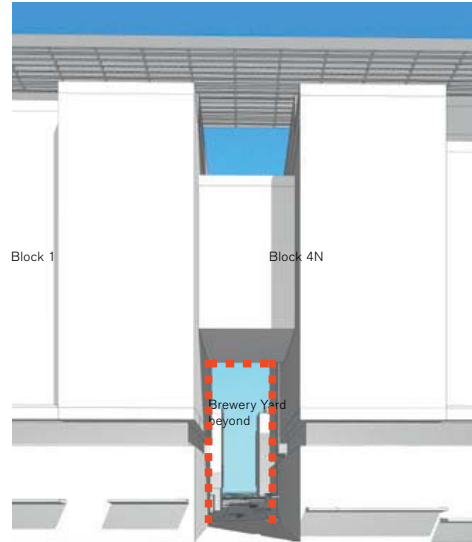
This submission seeks to separate Block 1 from Block 4N with the deletion of the link bridge between Block 1 and Block 4N. A significant outcome of this modification is the improved solar access, particularly to the new Brewery Yard Square, the park and the new pedestrian link between Blocks 1 and Block 4N. Views from Broadway to the Brewery Yard are enhanced as indicated on the diagrams to the right.

A change of use from commercial to residential is now proposed for this separated block. Accommodating increased separation distances that are dictated by this change of use further increases solar access to the public realm.

Within this context, the revised design for Block 1 has been developed. The following pages aim to explain how the basic concept and massing has developed, which led to the proposed form and further explained in subsequent chapters related to planning, facades and code compliance.

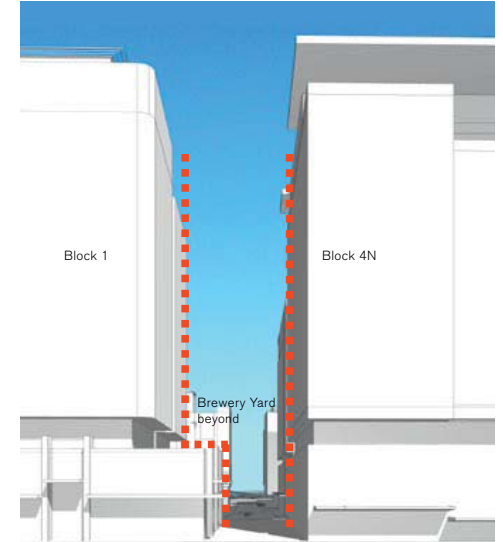
It should be noted that further information is provided within a separate S75W submission for Block 4N.

**Approved  
MOD 8 Massing**

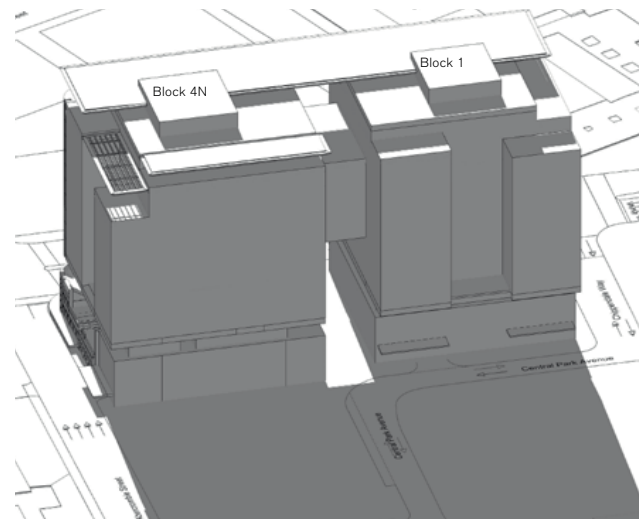


View from Broadway showing space between Blocks 4N and 1 with link bridge as per concept plan

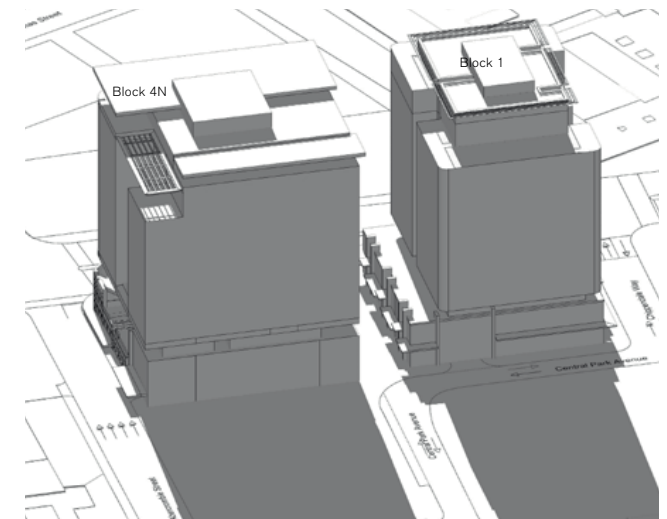
**Proposed  
Revised Massing**



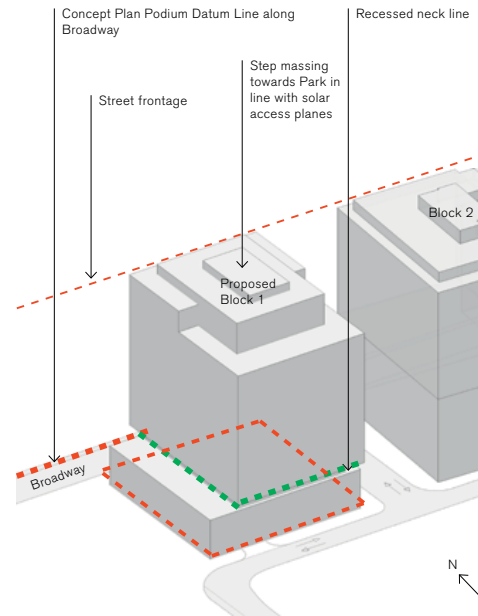
View from Broadway showing space between Blocks 4N and proposed Block1 with view opened up



3D massing model showing Blocks 4N and 1 as per concept plan



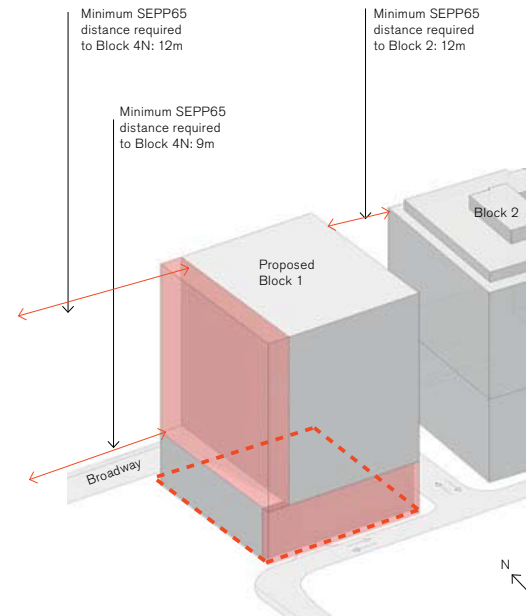
3D massing model showing Blocks 4N and proposed Block1



**1. Concept Masterplan parameters**

The starting point for the development of Block 1 is the approved Concept Masterplan Envelope. Key features of this envelope are:-

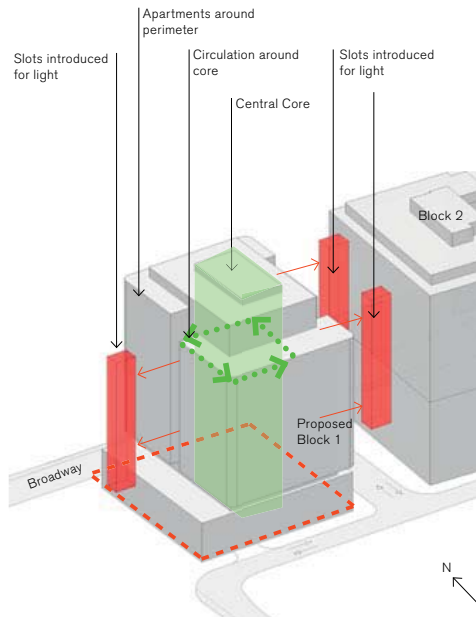
1. The height of the building.
2. The use of a podium element to address the street heights and that of the retained heritage buildings at the corner of Broadway and Abercrombie Street..
3. The introduction of a "neck" to define the street.
4. Step the building at the top to address solar access planes to the park.
5. Do not exceed the 25,000sqm GFA figure assigned to the Block 1 building plot within the overall masterplan.



**2. Primary development controls**

Taking this basic massing, its form is revised to address the building separation requirements established by codes such as SEPP 65 for habitable and non-habitable rooms/ balconies in relation to the uses of the adjacent building typologies dependent on the height of the building.

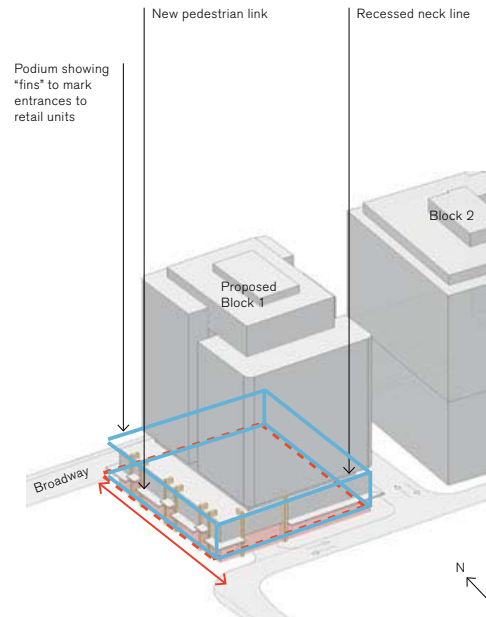
In this instance for the west elevation between the habitable rooms of Block 1 and the non-habitable rooms of the adjacent Block 4N it would be 9.00m separation up to 12.00m in height/4-storeys, 13.00m separation up to 25.00m in height/5-8 storeys and 18.00m separation over 25.00m in height/9 storeys or more. This was repeated on all four elevations.



**3. Development of the plan and the introduction of daylight slots**

The apartments are arranged around a central service core.

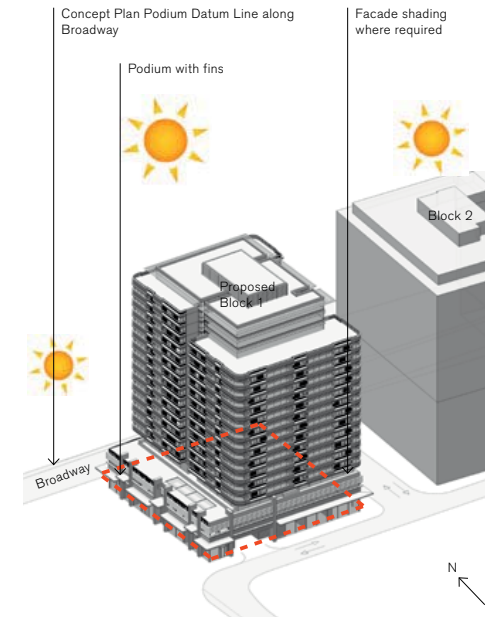
The rectangular floorplate has slots cut into its perimeter that act as lightwells admitting daylight to the heart of the plan. The slots extend to the common circulation areas providing daylight, views out and natural ventilation.



**4. Urban relationships with streetscape**

In accordance with the ambitions of the Concept Masterplan, the podium and the "neck" relate in scale and materiality to the retained heritage buildings at the corner of Broadway and Abercrombie Street.

The separation of Blocks 1 and 4N with the deletion of the link bridge offers a greater opportunity to create a gateway into the site. Retail and food and beverage uses activate the edges to this thoroughfare complementing the adjacent Block 4N ground plane.



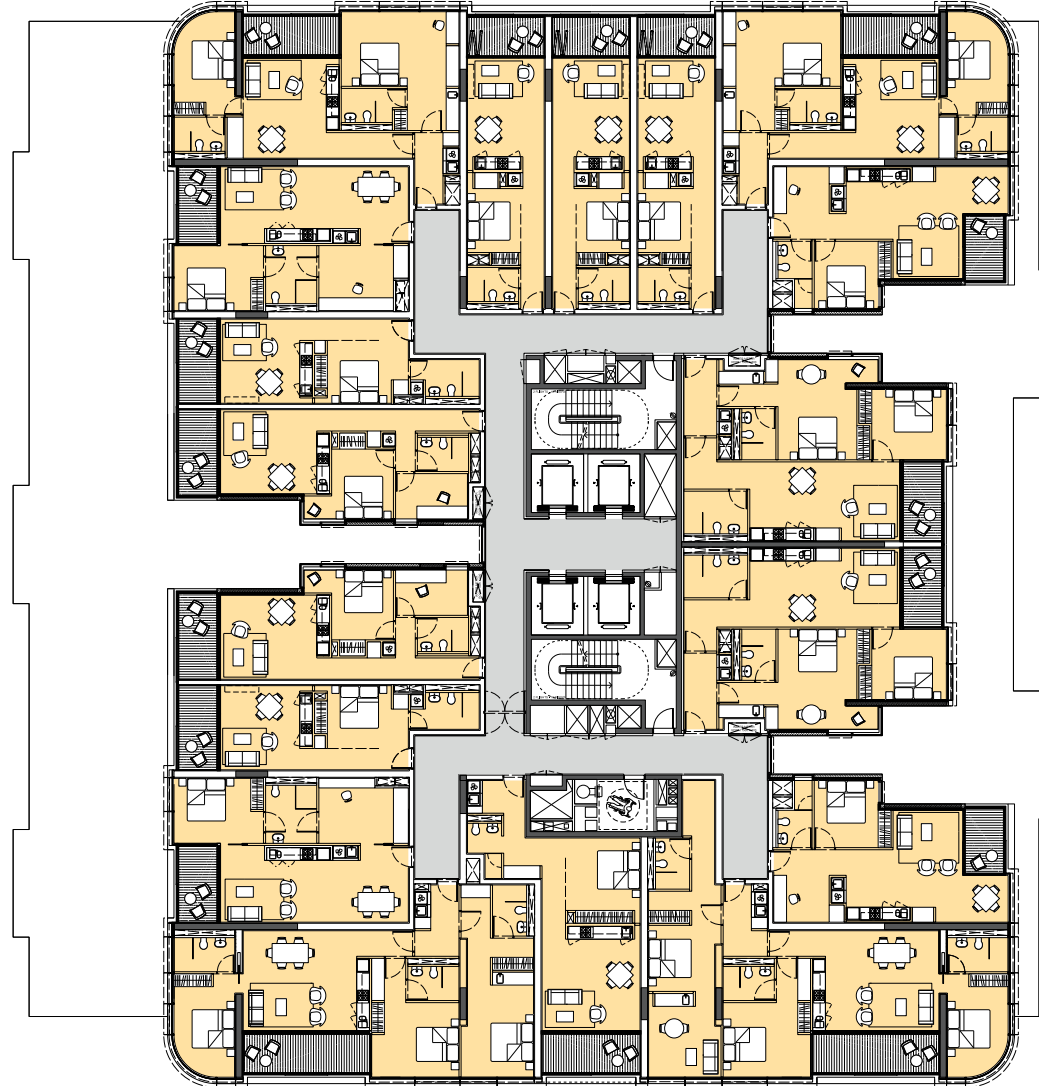
**5. Responding to the environmental aspects of the site**

The final building's appearance responds to the solar exposure of the site, providing a predominantly horizontal expression in the design of its facade. Shading is located strategically on the tower in response to the internal environment requirements. The podium in contrast is more transparent, due partly to use, and punctuated by paired fin walls. This is further elaborated in the Façade Development section later in the report.

Further articulation of the block at a more detailed scale responds to the orientation and shading requirements and seeks to express the living areas on the facade.

This is discussed in more detail in Section X





Left: Typical residential floorplan, nts  
Previous page: View from corner of 4S, central Park Avenue





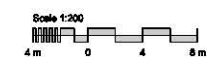
BLOCK 2

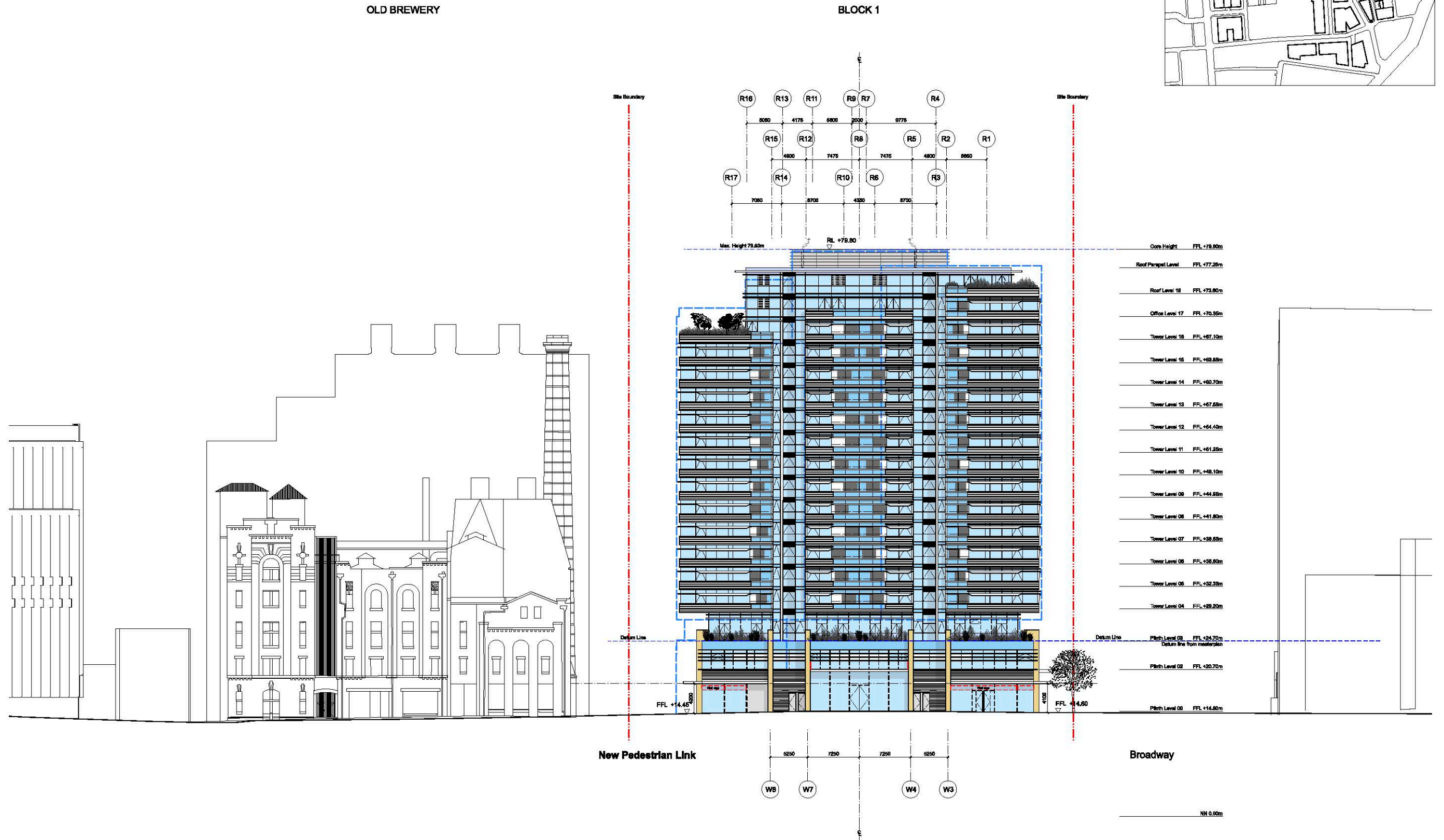
BLOCK 1

BLOCK 4N

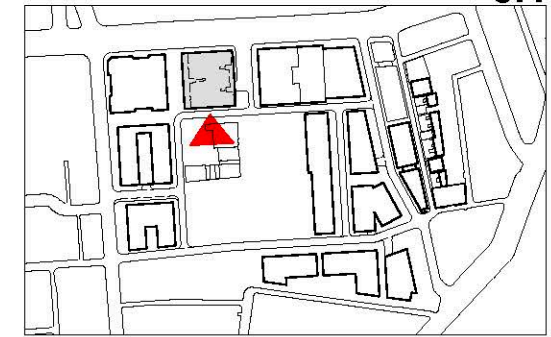


North elevation on Broadway, nts





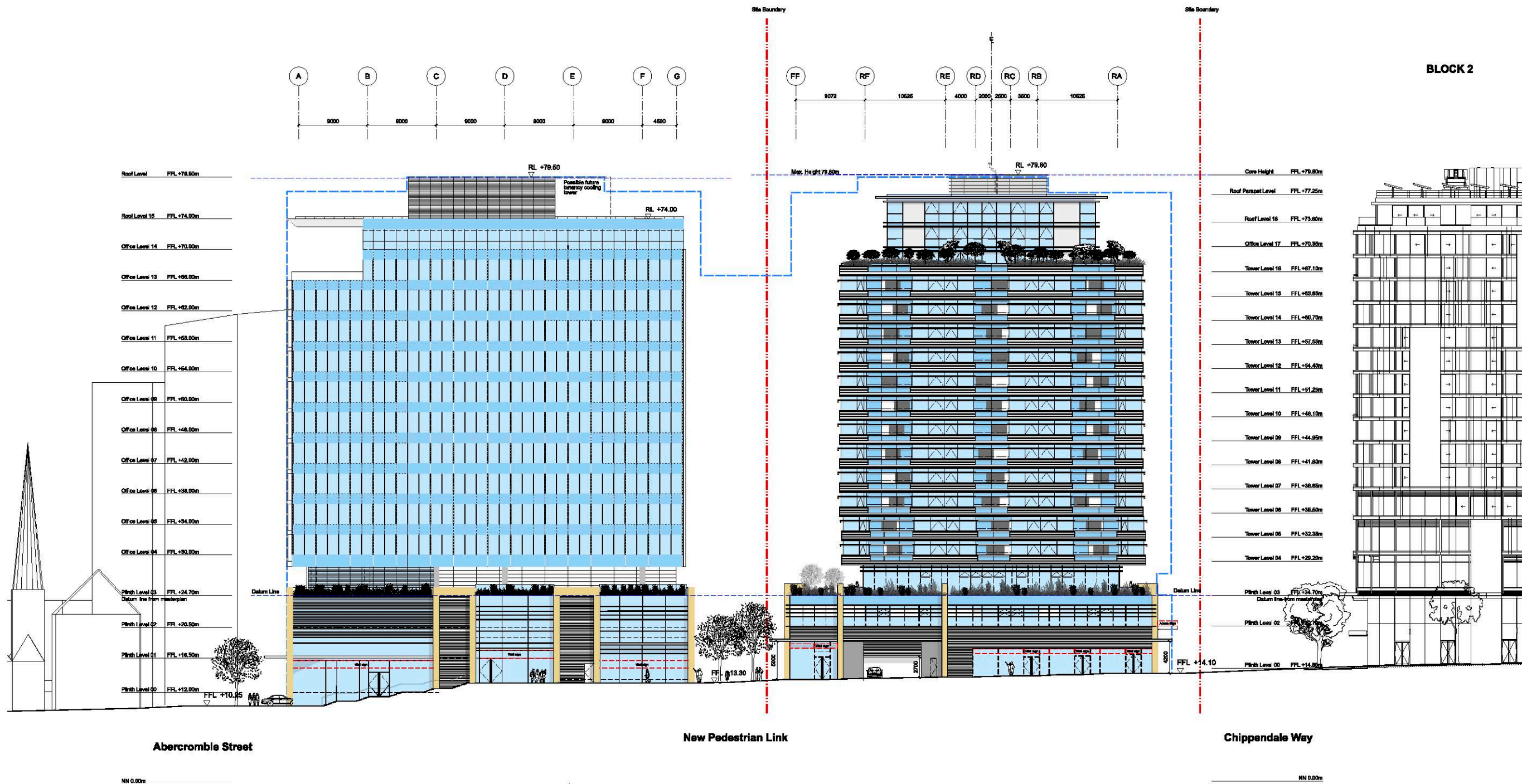
East elevation on Chippendale Way, nts



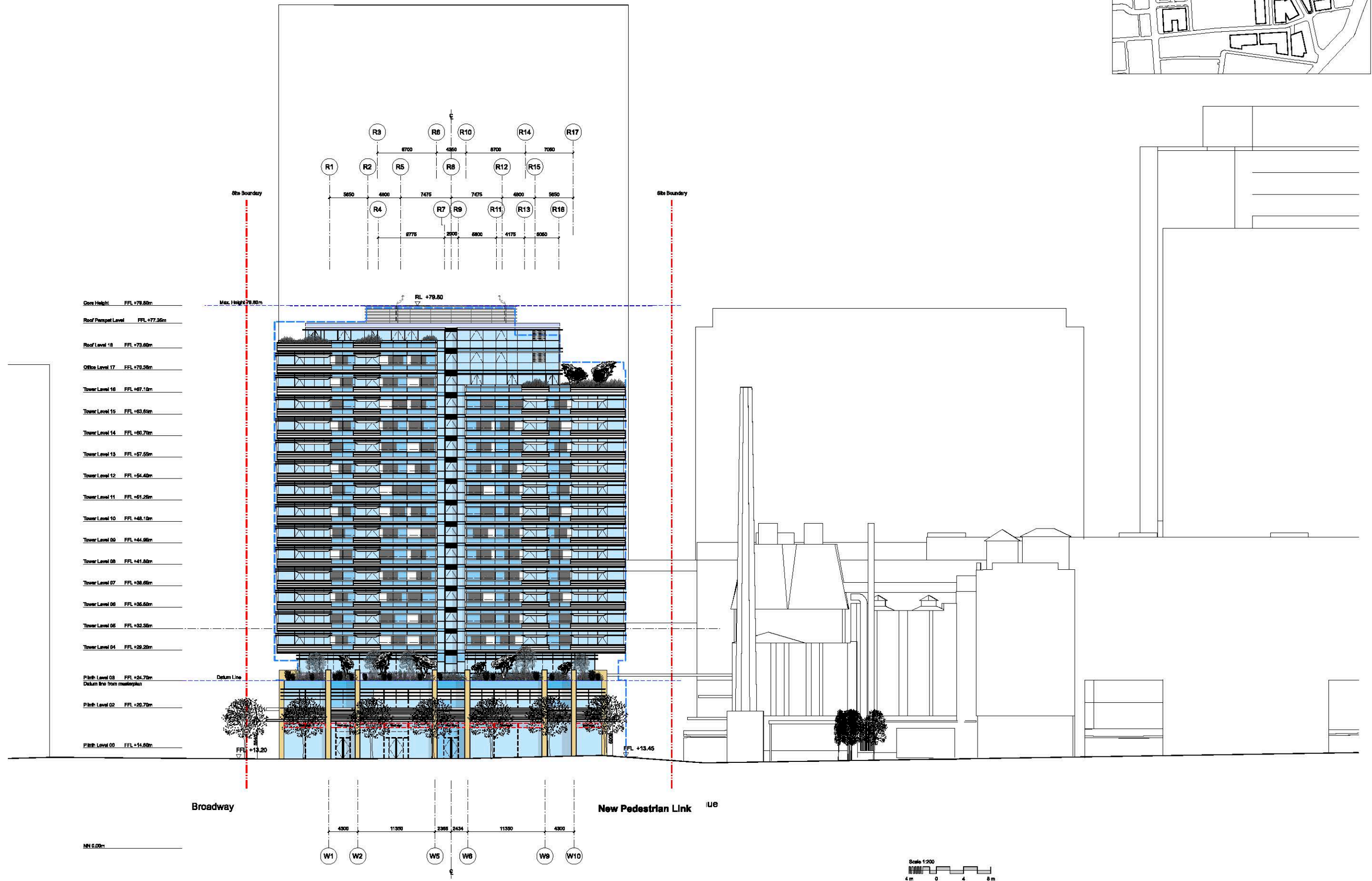
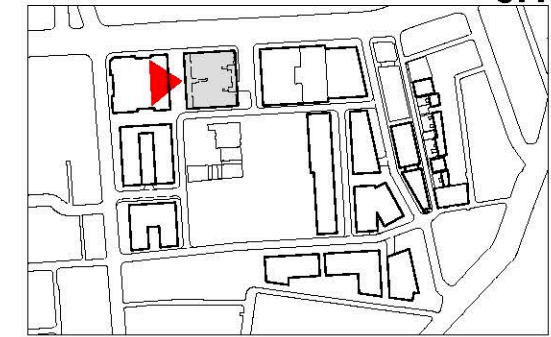
BLOCK 4N

BLOCK 1

BLOCK 2



**Concept Design**  
Contextual Elevations



West elevation, nts

