

Block 4N Central Park Foster + Partners



Development Application Report
Central Park Block 4N
State Significant Development
Application
SSD14_6673
Fraser's Property Australia
(Central Park JV No.2)
Central Park Precinct • October 2014
A-SK-0790

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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 4N to the Department Planning and Infrastructure, SSD 14_6673.

It describes the architectural design of Block 4N 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 4N. This submission is to supersede previous Applications for Block 4N and also looks to address comments raised as part of the Secretary's Environmental Assessment Requirements (SEARs) for Block 4N.

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

- Block 1 – Residential
- Block 4N – Mixed-use

Block 4N is subject to a parallel SSDA submission to Block 1 (SSDA 14_6554) separating Block 4N from Block 1, whilst keeping most of the previously approved parameters for a commercial block. The main elements of change entails the omission of the linking bridges between Blocks 1 and 4N and the revised building use from commercial to now mixed-use.



Aerial view overlooking site from South West

The proposal for Block 4N comprises of an eighteen storey hotel on the eastern side of the site and sixteen storey residential/commercial block on the west to a maximum allowance of 25,930 sqm for a mixed-use building with 48 number of residential units and 293-key hotel 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 4N is located on the North Western edge of the precinct, on the corner of Broadway and Abercrombie Street.

The design of Block 4N 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 building has multiple pedestrian entrances to address the mixed-use nature of the scheme. The commercial space is accessed from Broadway through the Heritage Courtyard, the residential lobby and childcare entrance are primarily approached from the south via a passageway between the hotel and mixed-use massing, close to the proposed drop-off on Central Park Avenue, and the hotel is accessed off the pedestrian link between Block 1 and Block 4N.

The residential accommodation is located on the upper levels on the western side of the site, with the commercial and childcare below, to maximise the views towards the University of Sydney and beyond. It provides a range of studios to 2-bed/dual key bedroom apartments with a shared residential garden space at Level 11. It is also proposed that the

residents would also have access to the hotel health club provided at Level 03.

The Ground Floor mainly provides accommodation for the hotel to the east of the site within a Podium while the west mainly comprises of the historical Heritage Buildings and retail above the loading bay access ramp which is designed to be sympathetic in massing and design.

The facade design expresses the various uses within the scheme and integrates outdoor spaces such as the external childcare play zones, swimming pool and balconies and provides shading where required.

The rounded corners of the commercial/residential block softens the massing over the Heritage Buildings responding to the curves of the Australian Hotel at the corner of Broadway and Abercrombie Street and continues the language of Block 1, while the more angular form of the hotel massing expresses the modularity of the hotel rooms.

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 profiled metal 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 and 4N.

The basement will comprise of four levels below ground instead of the five levels previously approved. The extent of the basement below Block 4N 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 basement will accommodate back of house hotel facilities, service rooms, storage cages, plantrooms, a loading bay and secure parking. The number of car park, bike and bicycle parking spaces respond to the brief requirements of Block 4N as well as Block 1.

Landscaping has been designed to create pedestrian links which are unique public spaces between the blocks to form a key gateway into the precinct, with their materiality connecting the city with the brewery heritage of the site.

The revised design for Block 4N has been developed to comply with and achieve Greenstar, SEPP 65, Basix, NatHERS and the current Building Codes.

Development Summary

Site Area	4,111 m ²
Total GFA	25,755m ²

- Residential Mix
- 18 - 1-bed apartments
 - 18 - 1-bed plus study apartments
 - 2 - 2-bed apartments
 - 10 - 2-bed/dual key apartments

- Total Number of apartments: 48 including 7 adaptable apartments

Hotel	293 keys
Retail	236 m ²
Car parking spaces B1	216
Car parking spaces B4N	130
Total Car Spaces	346



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

JAAA+TDS

BCA Consultant

City Plan Services

Accessibility Consultant

Accessibility Solutions (NSW)

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

Geotechnical Engineer

JK Geotechnics

