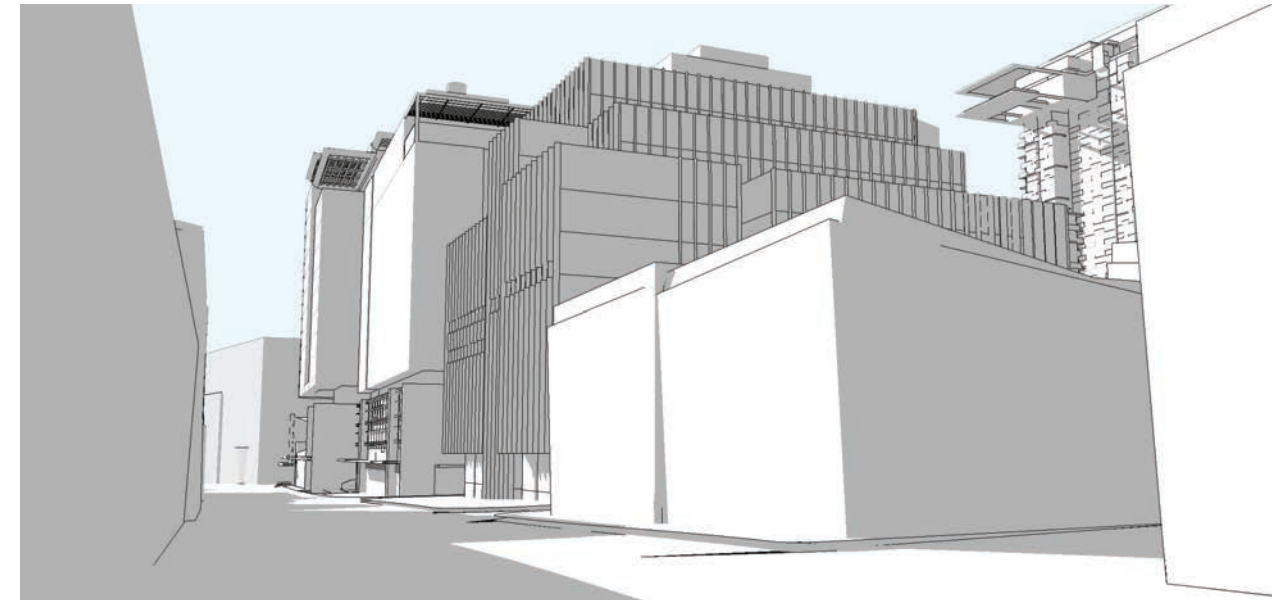
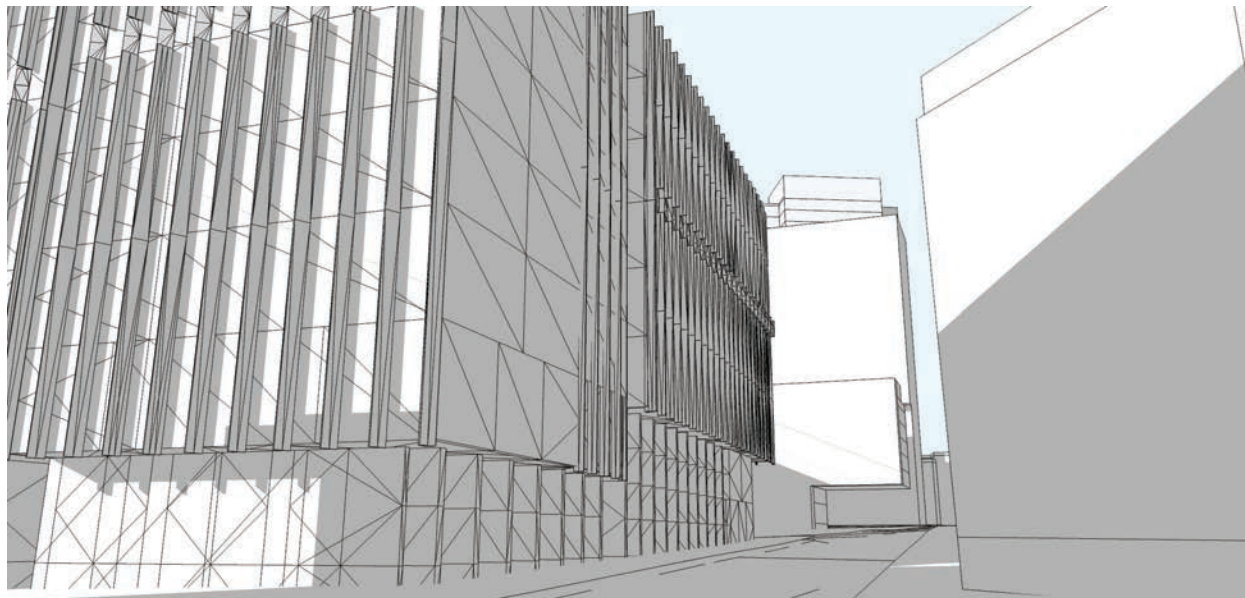


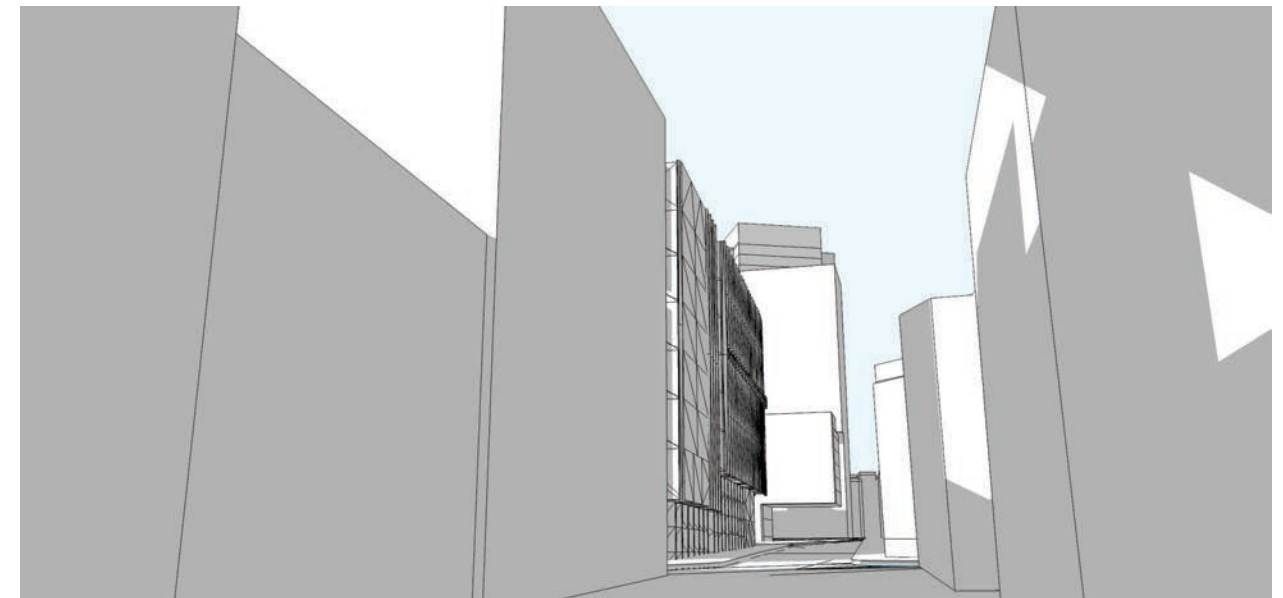
VIEW 1. LOOKING NORTH ALONG ABERCROMBIE STREET



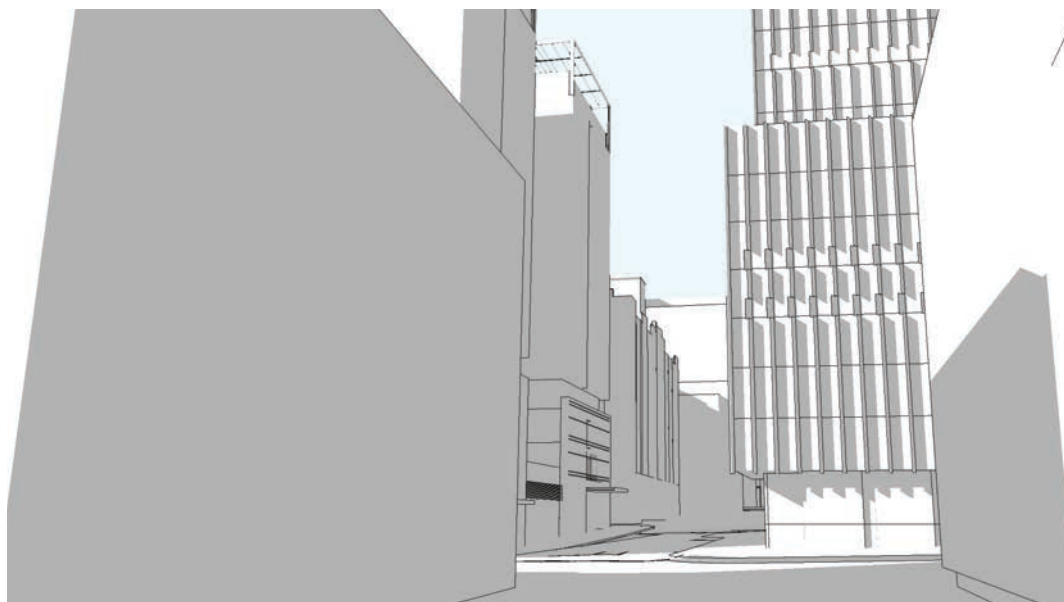
VIEW 2. LOOKING NORTH ALONG ABERCROMBIE STREET



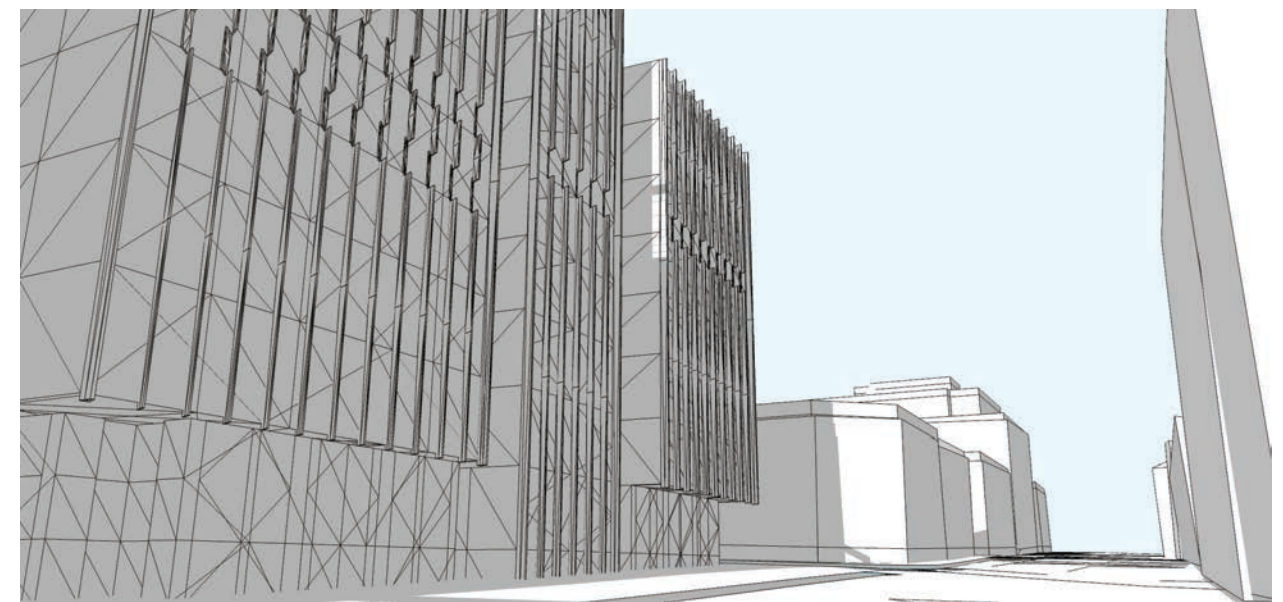
VIEW 3. LOOKING NORTH-EAST AT THE INTERSECTION OF ABERCROMBIE STREET AND O'CONNOR STREET



VIEW 4. LOOKING EAST FROM O'CONNOR STREET

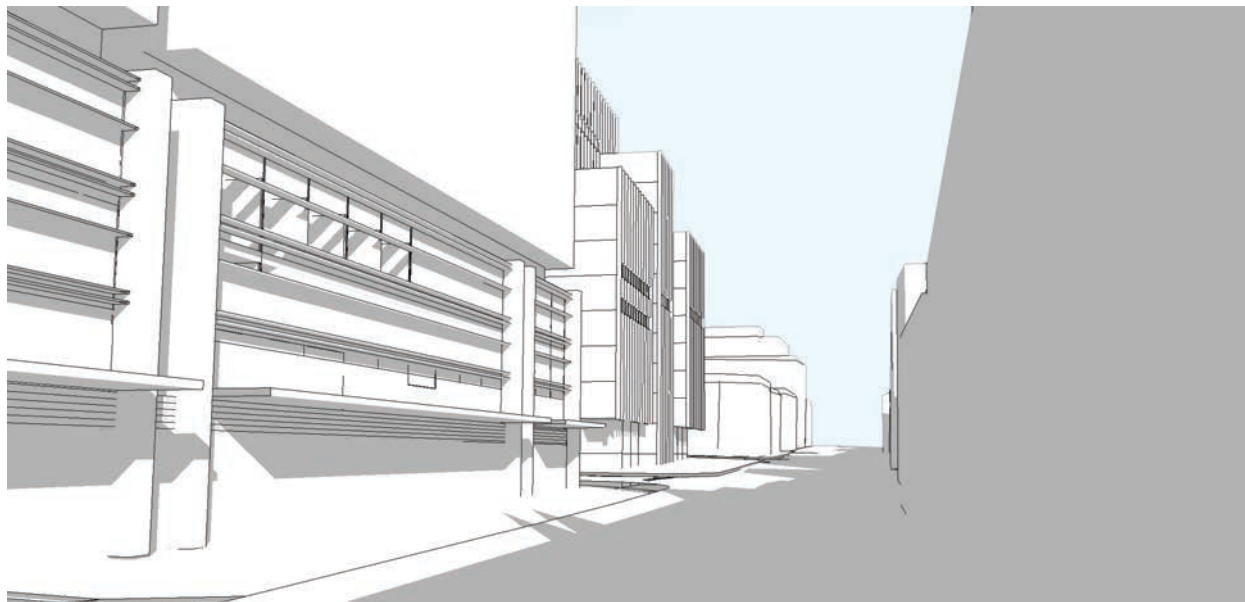


VIEW 5. LOOKING EAST FROM BLACKFRIARS STREET

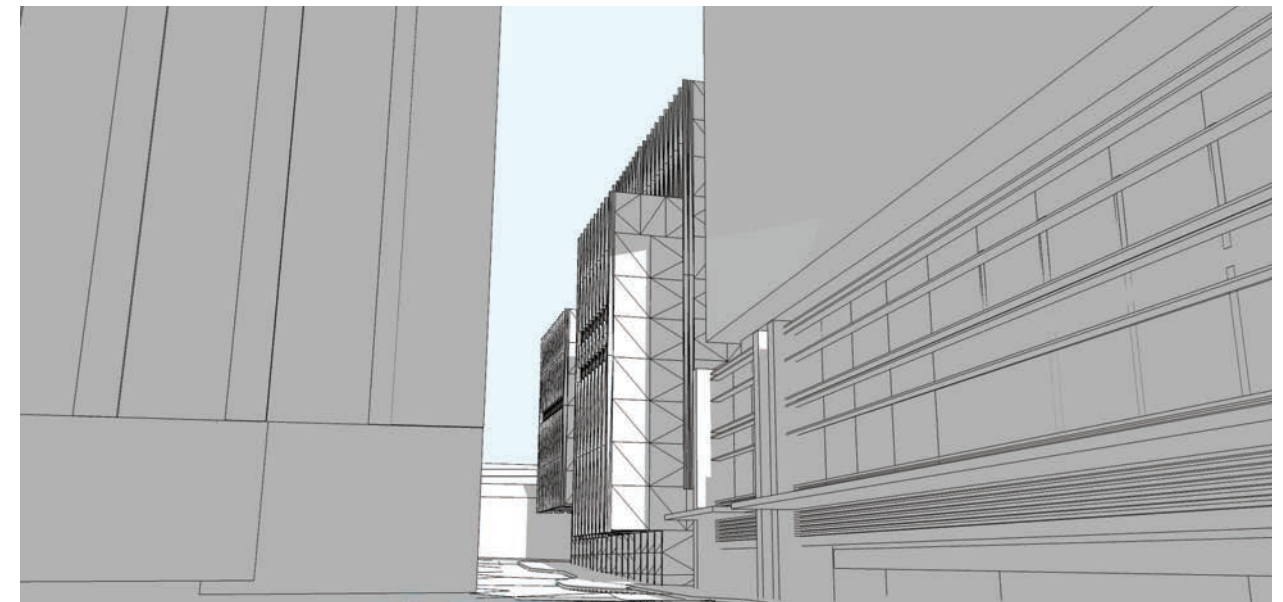


VIEW 6. LOOKING SOUTH-EAST AT THE CORNER OF ABERCROMBIE STREET AND IRVING STREET

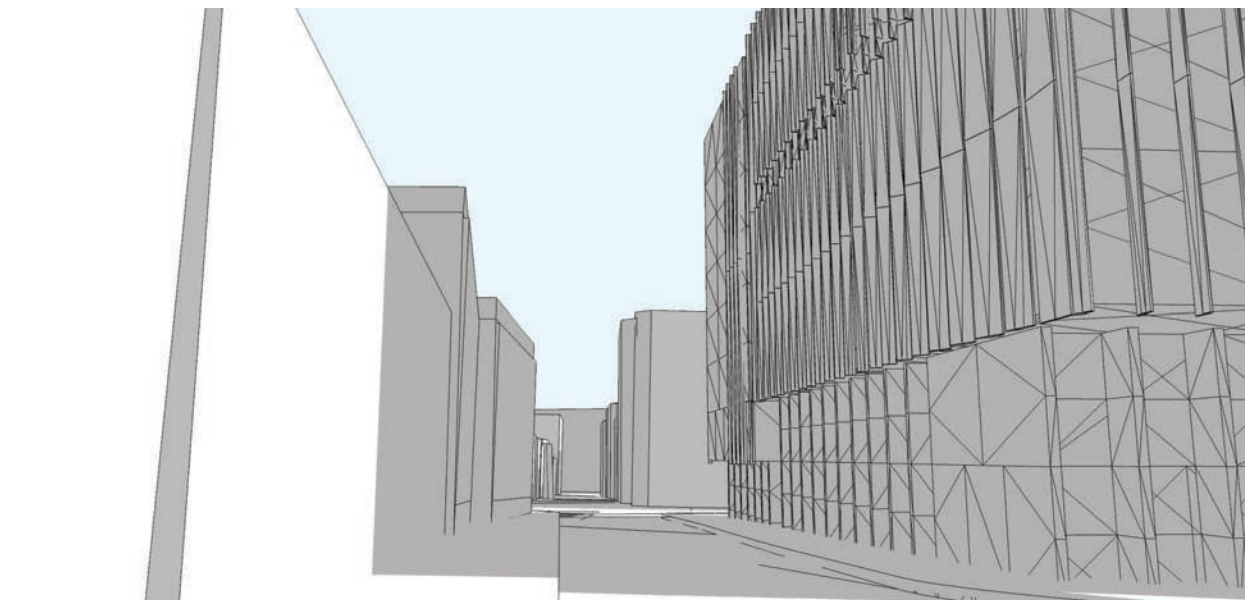




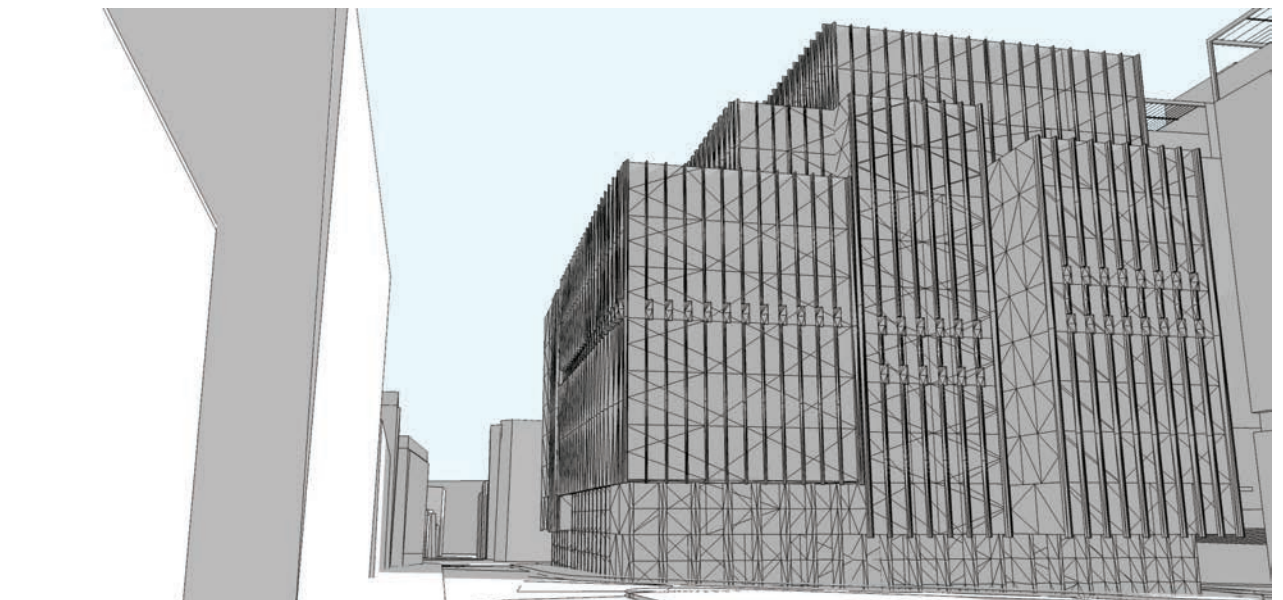
VIEW 7. LOOKING SOUTH FROM ABERCROMBIE STREET



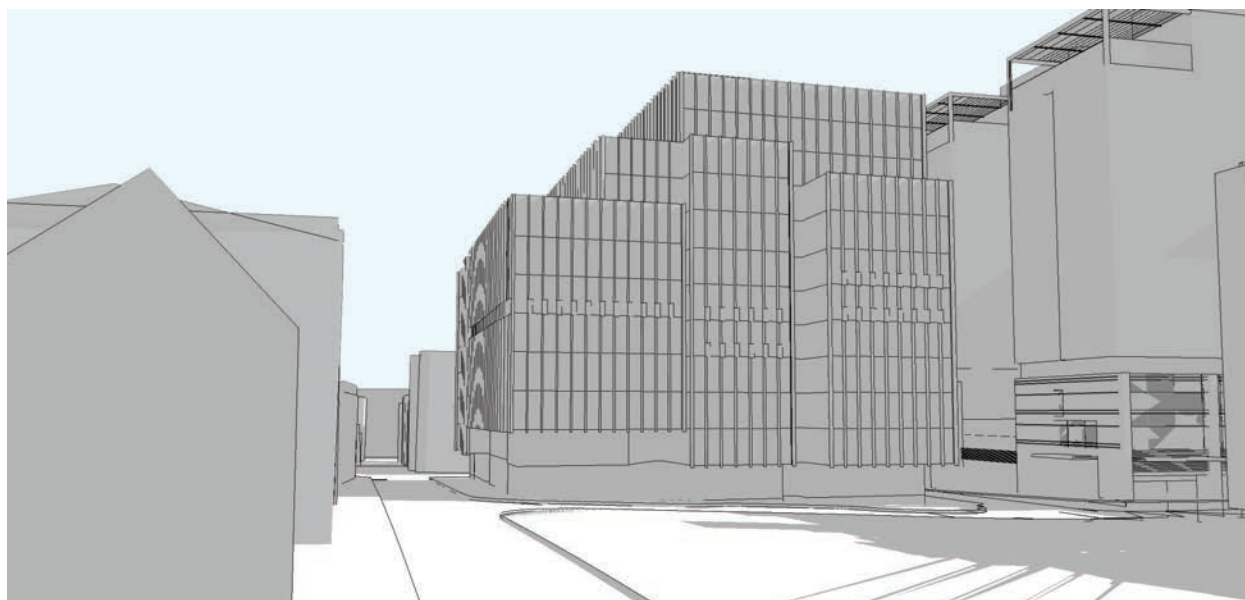
VIEW 8. LOOKING SOUTH FROM CENTRAL PARK AVENUE



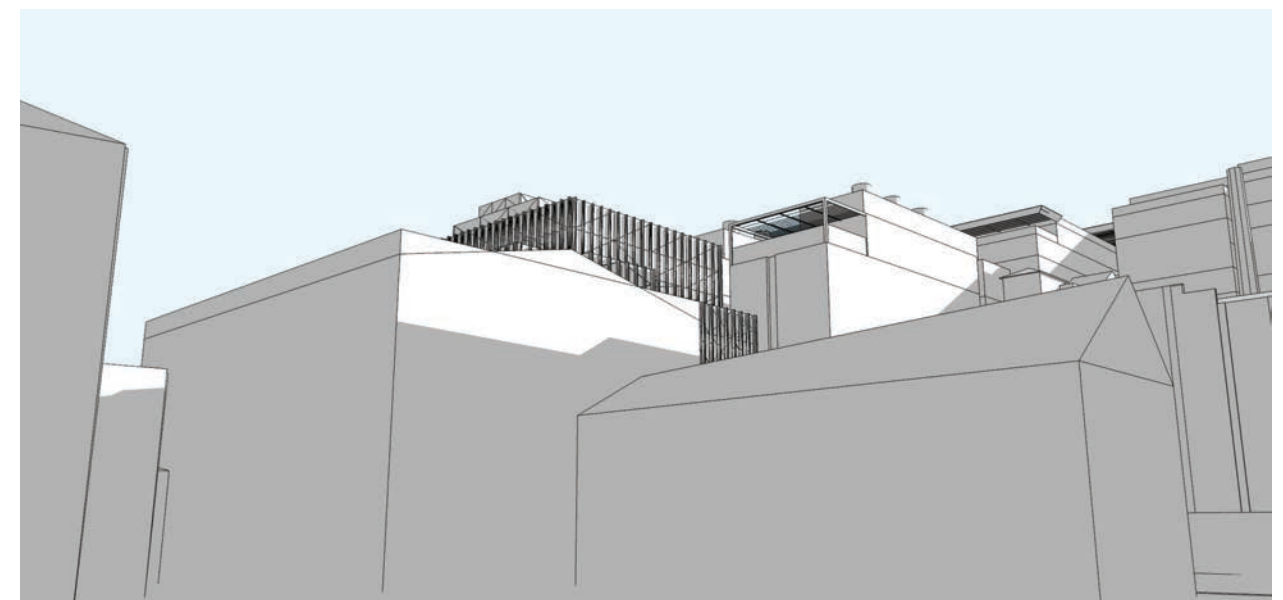
VIEW 9. LOOKING WEST FROM CORNER OF CENTRAL PARK AVENUE AND O'CONNOR STREET



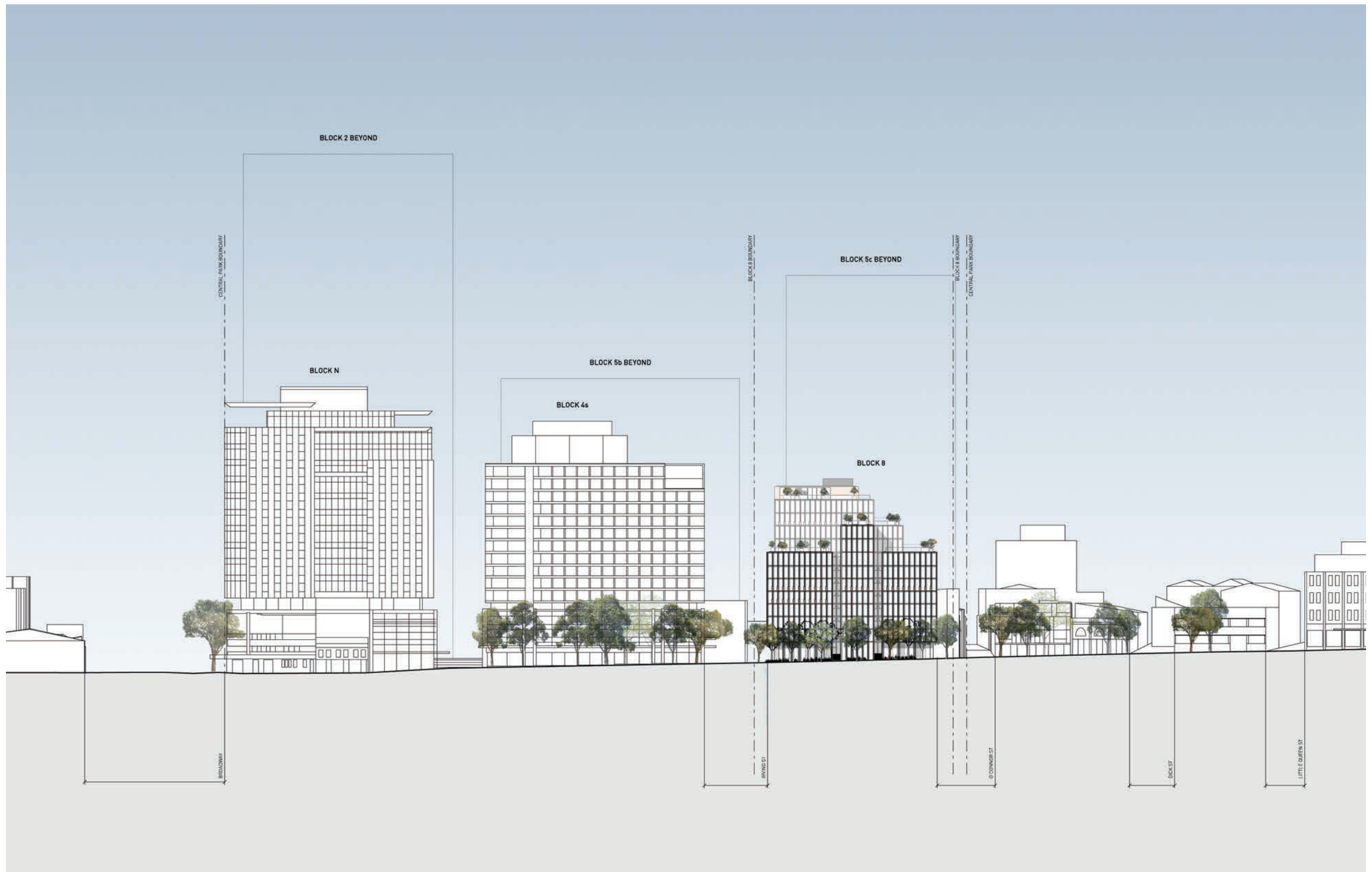
VIEW 10. LOOKING WEST FROM O'CONNOR STREET ACROSS CHIPPENDALE GREEN



VIEW 11. LOOKING WEST FROM O'CONNOR STREET ACROSS CHIPPENDALE GREEN



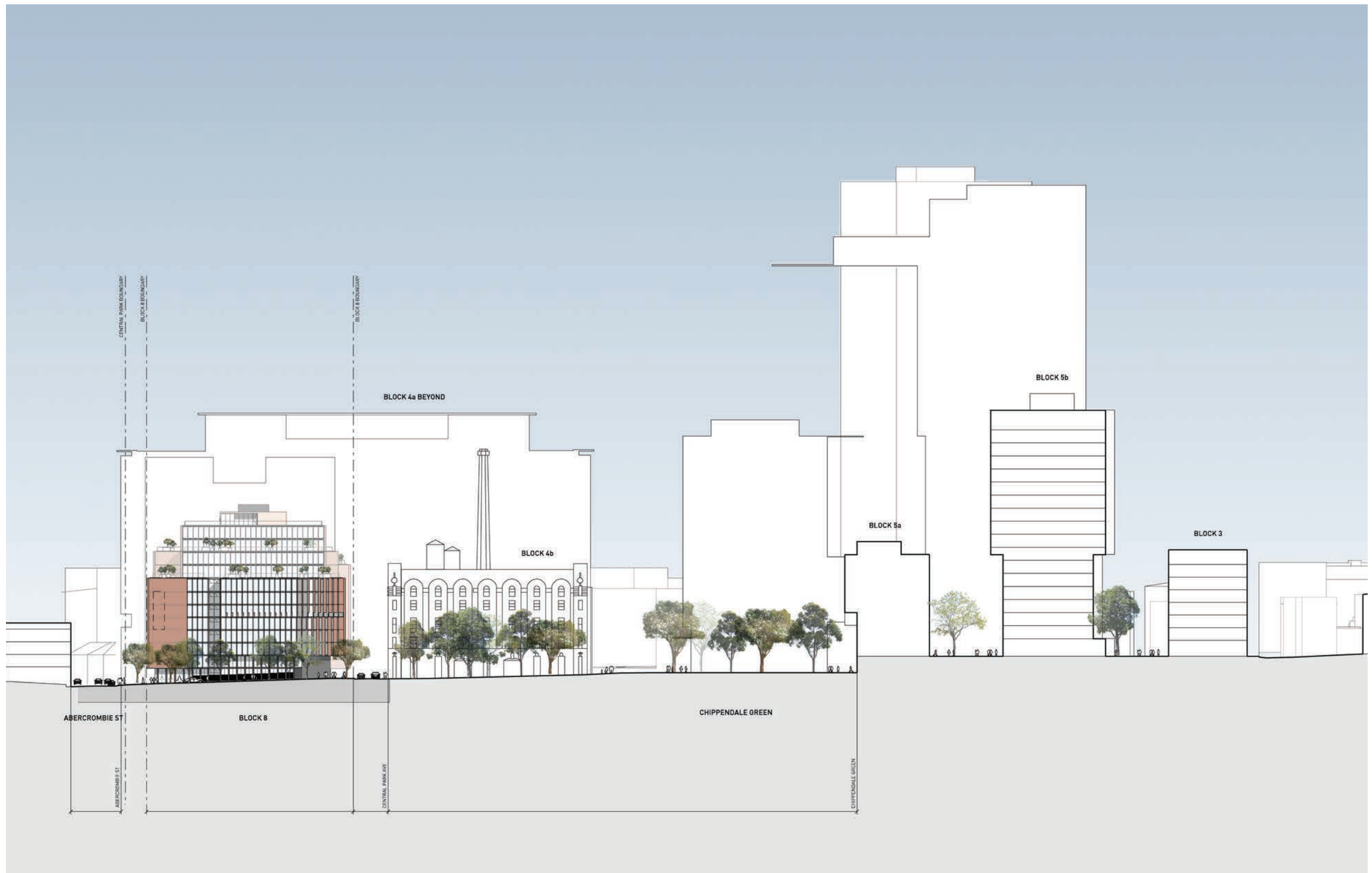
VIEW 12. LOOKING NORTH-WEST FROM CORNER OF BALFOUR STREET AND WELLINGTON STREET



#### CREATE URBAN RELATIONSHIPS

- Stagger and undulate the vertical massing to mediate between the large and small scale adjacent developments.
- Continue the delineation of the ground floor commercial frontage on Abercrombie Street, linking Broadway to Chippendale.

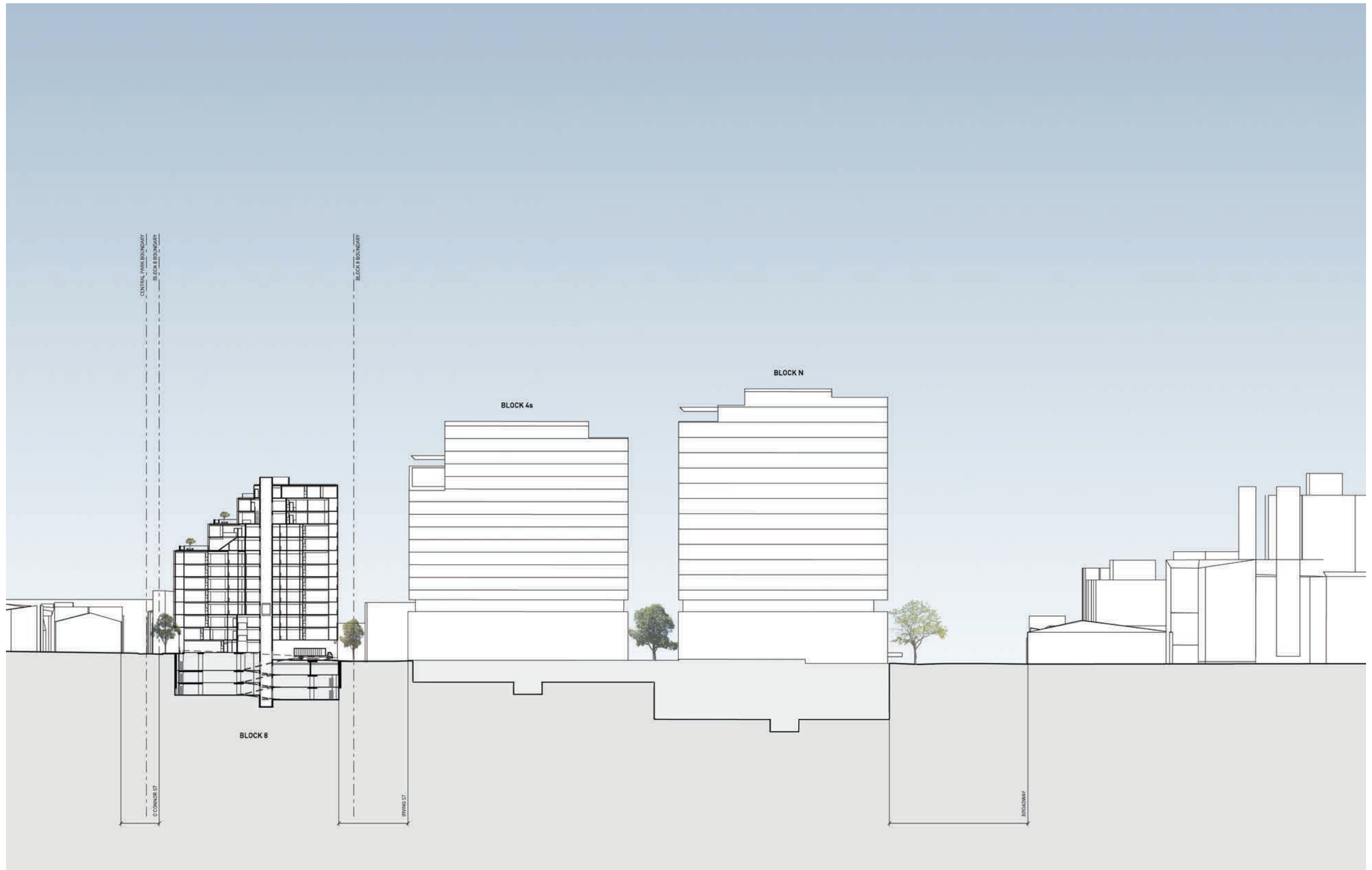




#### CREATE NEW URBAN RELATIONSHIPS

- Manipulate the building heights to form an integral relationship with the scale of the Brewery.
- Block 8, together with the Brewery, provides urban enclosure giving definition to Chippendale Green.
- Articulate the building facade to trace the scale of the base, window rhythm and vertical patterning of the Brewery.





#### CREATE NEW URBAN RELATIONSHIPS

- Step the building form to transition from the large scale buildings of Central Park and UTS to the lower scale of Chippendale.

# PLANNING



## TYPICAL PLAN ARRANGEMENT

### APARTMENT TYPES

- Two storey apartment types on Ground & Level 1 capitalise on the street level address.
- Standardised apartments occur on typical Levels 3-7 taking advantage of their medium level outlook.
- Premium apartment types are exclusive to Levels 8-12.
- Dual Key apartments are interspersed throughout Levels 1-9.
- The variety of apartment types offers a range of living options and affordability appropriate to the location of the site.

### APARTMENT DESIGN

- Bathroom and kitchens are standardised and where possible located back to back for efficiency and improved acoustic performance.
- Building services are stacked.
- Acoustic privacy is optimised by locating the same functions adjacent to each other.
- Apartment configurations maximise efficient design to provide high quality spaces.
- All apartments are provided with private open space, in the form of a loggia, balcony or terrace
- Private open space is located adjacent to living spaces
- Loggias and balconies have operable glazed doors and screens for individual environmental control of the private open space flexible use

### FLOOR PLAN ARRANGEMENT

- The introduction of recesses and voids allow the proposed development to utilise the deep building footprint and the perimeter of the facade to create optimal apartment layouts.
- Apartments are orientated to all four street frontages to take full advantage of available views and solar amenity.
- A total of 20 apartments are located on each typical level 3 to 7. Apartments are configured in a H formation with a central lobby area.
- The configuration provides for identifiable wings and limits the numbers of apartments off a single circulation space, creating a high quality common circulation space and experience.

### LOBBY AND CIRCULATION

- Lift lobbies are designed so that no apartment door directly opens onto a
- the central lobby, maintaining privacy between common areas and the individual apartments.

- Apartment lobbies on Levels 1-11 are naturally lit via windows at the end of the passages which provides increased amenity to the common circulation areas.

### THE ENTRY VOID

- The 3-storey centralised void at the Ground Level lobby creates a spatial entry feature for the residents.
- This spacious lobby provides amenity for residents and visitors, allowing for social occasions and gatherings and for meetings and greeting.
- The amenity of the entry lobby is further enhanced with views into the adjacent residential lounge/ gym area.

### LIGHT AND AIR

- The external facade treatment is designed to reflect and bounce light deep into the interior of the development.
- The articulated form creates opportunities to transport light and air into the apartments and provides additional natural ventilation.

### ACOUSTICS

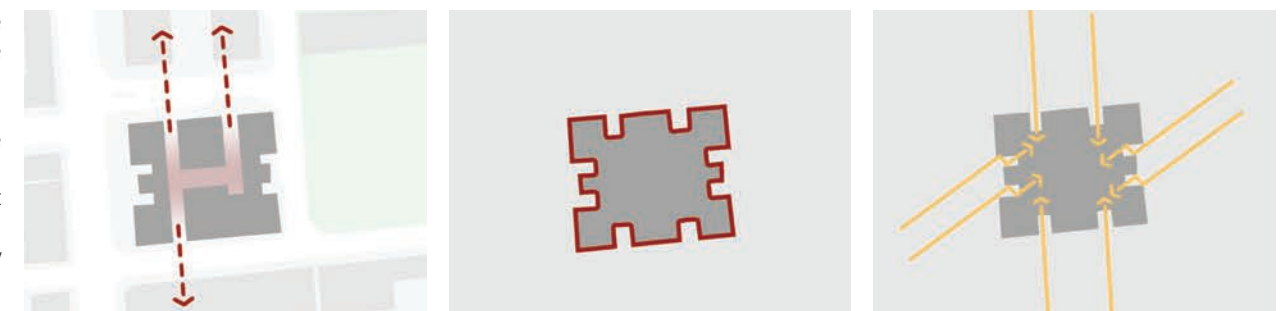
- Acoustic privacy between apartments is optimised by locating same functions adjacent to each other.
- In situations where a living room/ kitchen window is adjacent to neighbouring apartment bedroom windows; a fixed window is provided to the living/ kitchen with natural ventilation provided by the expanse of operable floor to ceiling doors to the main facade.

### LANDSCAPING

- Ground floor apartments:
- Ground floor apartments interface the street with planter boxes and screen planting providing privacy to loggias.
- All Landscaping is irrigated, with low maintenance planting maintained by the Body Corporate (See Section Public Domain Interface for detail )
- Terraces to apartments Levels 8-12
- Large terraces to upper level apartments are landscaped with
- planter tubs of approximately 1.2 diameter to permit substantial planting .
- Planters are irrigated and to be maintained by occupants.



TYPICAL FLOOR PLAN LEVELS 3-7



SINGLE ASPECT APARTMENT AMENITY

Planning option studies where undertaken to optimize the number of single aspect apartments in balance with providing activated street frontages and apartments with visual connectivity to the surrounding streets.

The studies confirm the merits of infilling the south facing slot to improve amenity to apartments and street activation.

SOUTH FACING SLOT

The MCP prescribed a slot on the southern elevation to Block 8, approximately 9.8m x 10.5m in dimension. The slot was originally approved to enable delivery of the GFA whilst maintaining an efficient floor plate.

In undertaking detailed planning options it was concluded the retention of the slot resulted in poor planning outcomes as noted here:

- The external ground floor area, directly south facing and contained by 8 storey high walls to south, east and west has no opportunity to solar access.
- The remanent space would predominantly exist in permanent shadow
- The slot presents as a rear frontage, considered inappropriate to the quality of O'Connor Street as an entry leading to Chippendale Green open space at the heart of Central Park.
- The deep and relative narrow recess, inhibits connectivity to the street, with poor view lines from the isolated apartment set back 10.5m from the street frontage
- The slot has access to limited natural surveillance from street activity and is potentially subject to undesirable use of the space, such as the dumping of rubbish.

See South Facing Slot planning option this page, demonstrating the poor amenity of the slot and isolated apartment remote from the street frontage.

SOUTH FACING 2 BED APARTMENTS

To address the issues identified in the section above, options in the reduction of single aspect south facing apartments were considered together with the infill of the south facing slot.

See diagram this page illustrating planning option with 2 Bedroom apartments to the southern frontage. The study confirmed the lack of merit delivered by this option as noted here:

- Apartments are designed to connect directly with the main floor lobby and meet the street frontage for an activated street, resulting in oversized 2 bedroom apartments
- Resultant apartments are typically oversized at 118 to 123m2, compare to the minimum of 70m2 as required by the RFDC"Rules of Thumb"
- Oversized spaces to the rear of the apartments, fail to provide any additional amenity in relation to provision of light, ventilation and useable space

In conclusion the alternative option of 1 Bedroom and Studio apartments to the south elevation, provide improved internal amenity and street activation. See section on Single Aspect Apartments, demonstrating the merits of proposed Bedroom and Studio apartments to the south.



PROPOSAL TO REINSTATE MCP MOD 8 SLOT



PROPOSAL TO COMBINE TWO STUDIO APARTMENTS INTO ONE 1 BED APARTMENT



SINGLE ASPECT APARTMENT AMENITY

All 1 Bedroom and Studio single aspect apartments are provided with the amenity of :

- Private open space in the form of a loggia or balcony; located directly adjacent to the living space, enabling flexibility of use and an extension of living space
- Loggias and balconies, with operable glazed doors or screens for individual environmental control of the external space, to manage rain, wind, breezes and acoustic privacy.
- Storage spaces internal to the apartment and complimented with additional storage in the basement levels, conveniently accessible by lift
- Natural ventilated and/or cross ventilated spaces.
- The proposed articulated facade design with the slots, rebates and privacy fins, will significantly improve the natural ventilation potential through single and dual sided apartments, due to the pressure differential generated on the various openings into the apartment.
- Access to natural light, enhanced by:
  - o The reflective quality of the louvered façade, which bounces light into the space
  - o Provision of open planning and apertures between kitchen units and wall enabling light to wash into bedroom areas
- Access to direct winter sunlight, refer to the section Solar Access
- Good visual connectivity to the street, with living room windows directly overlooking the street
- Privacy, provided by the threshold space of loggia, balconies, blades and louvers filtering viewing into living space
  - o Good outlook and views from all aspects:
  - o North, borrowed views into the courtyard space of the student housing
  - o South, views onto O’Connor Street
  - o West, view onto Abercrombie Street
  - o East , views onto Chippendale Green
  - o High level apartments enjoying district view
- Spatial planning, optimizing the depth of the apartment to deliver generous bedroom and living spaces
- Bathroom, laundry and storage areas located to the rear of the apartments, affording bedroom and living spaces premium access to natural light

The majority of apartments are limited to total depth of 10.8m with the balance of apartments ranging in depth to a maximum limit of 14m. The depth of living and bedroom spaces accessing good natural light is limited to a maximum depth of 9.2 m.

SOUTH FACING STUDIO APARTMENTS

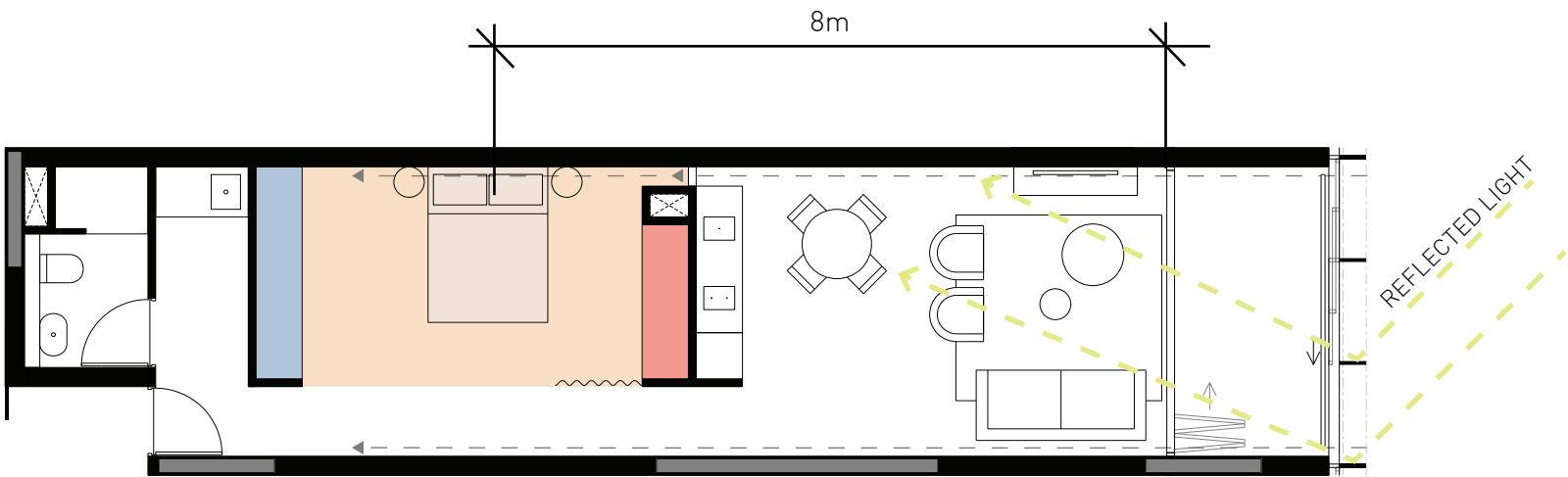
16 of the total number of 44 single aspect 1 Bedroom and Studio apartments face south. In reviewing alternative general planning arrangements, as detailed in the sections above, it was concluded the introduction of south facing apartments to infill the slot provided improved urban design outcomes.

South facing, single aspect apartments are consistent in providing the amenities described in the proceeding section.

Maximum apartment depths are limited to 14m, with the depth of living and bedroom spaces accessing good natural light limited to 9.2 m. Located beyond this 9.2m limit are bathroom, laundry, utility and storage spaces only.

Planning optimizes the available space for generous living, bedroom and storage spaces, which are highly valued in these apartment types.

The proposed design is consistent with the objectives of the RFDC ‘Rules of Thumb’ and the non-conformance to maximum apartment depths considered appropriate in balance with the additional amenities provided.



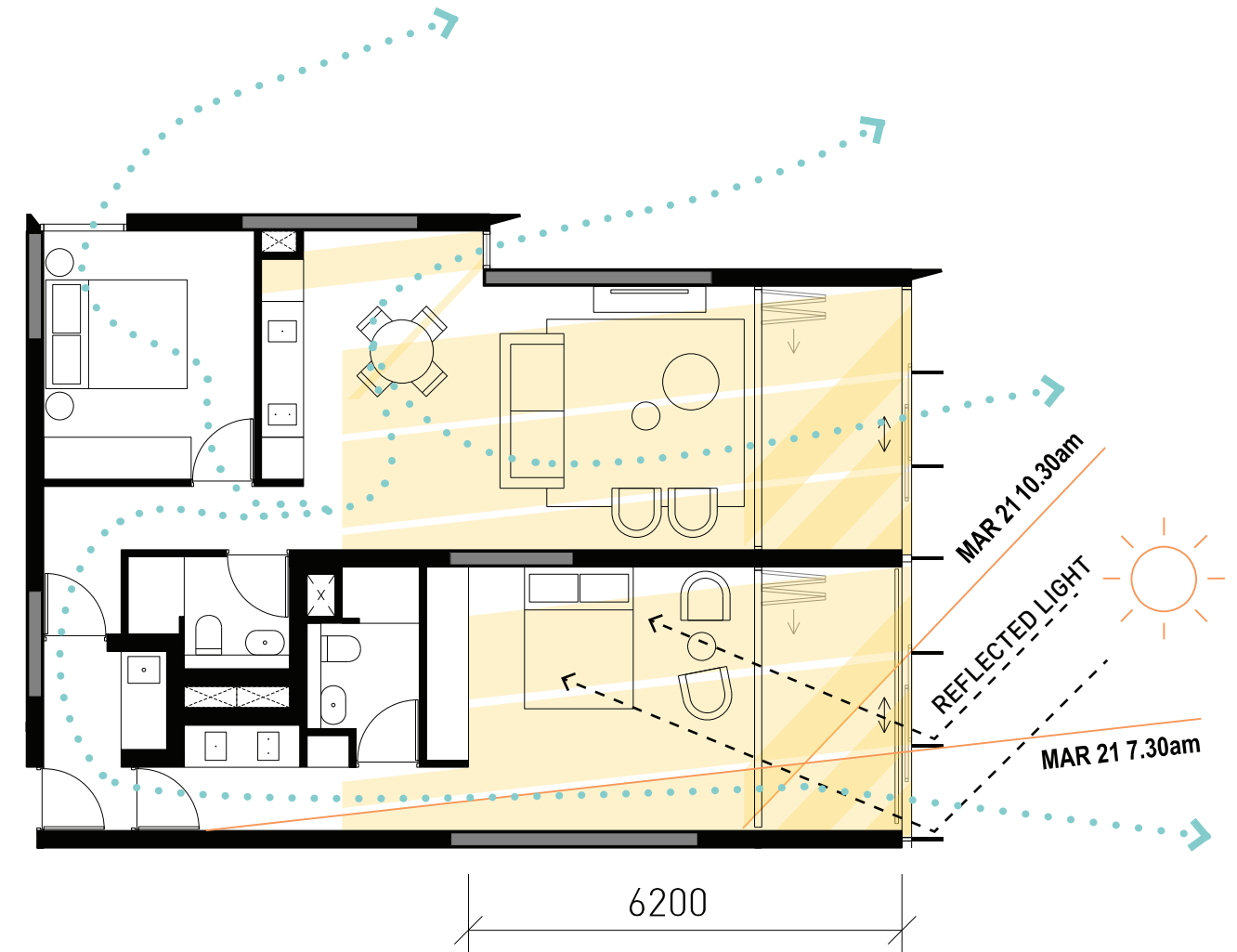
IMPROVED INTERNAL AMENITY

- INCREASED ROBE
- INCREASED BEDROOM
- ADDITIONAL STORAGE
- BORROWED LIGHT

### DUAL KEY APARTMENT AMENITY

All Dual Key apartments are provided with the amenity of :

- Spatial planning to deliver :
  - o Studios ranging from minimum of 27m<sup>2</sup> to 31 m<sup>2</sup>
  - o 1 Bedroom apartments minimum of 44m<sup>2</sup> to 46 m<sup>2</sup>
- Loggias and balconies, with operable glazed doors or screens for individual environmental control of the external space, to manage rain, wind, breezes and acoustic privacy.
  - o Open space to Studios ranging from minimum of 2.6 m<sup>2</sup> to 7.5 m<sup>2</sup>
  - o Open space to 1 Bedroom apartments minimum of 7.2m<sup>2</sup> to 7.5 m<sup>2</sup>
- Floor to ceiling operable glazed doors to loggia and screens to balconies enable individual environmental control of the external space, to manage rain, wind, breezes and acoustic privacy.
- Storage spaces internal to the apartment and complimented with additional storage in the basement levels, conveniently accessible by lift
- The dual key apartment is fully cross ventilated when occupied as a single unit
- Natural ventilated and/or cross ventilated spaces
- Access to natural light, enhanced by:
  - o The reflective quality of the louvered façade, which bounces light into the space
  - o Access to direct winter sunlight, refer to the section Solar Access
  - o Good visual connectivity to the street, with living room windows directly overlooking the street
  - o Privacy, provided by the threshold space of loggia, balconies, blades and louvers filtering viewing into living space
- Good outlook and views from all aspects:
  - o North, borrowed views into the courtyard space of the student housing
  - o South, views onto O'Connor Street
  - o West, view onto Abercrombie Street
  - o East, views onto Chippendale Green
  - o High level apartments enjoying district view
- Spatial planning, optimizing the depth of the apartment to deliver appropriately sized bedroom and living spaces
- Bathroom, laundry and storage areas located to the rear of the apartments, affording bedroom and living spaces premium access to natural light
- Wet areas clustered back to back to ameliorate acoustic transfer
- Planning arrangements, enabling flexibility of use by 2 residential parties, with the convenient adaptation for single occupation.
- The proposed articulated facade design with the slots, rebates and privacy fins, will significantly improve the natural ventilation potential through single and dual sided apartments, due to the pressure differential generated on the various openings into the apartment.



VENTILATION, SUNLIGHT AND PRIVATE OPEN SPACE



RESIDENTIAL APARTMENT TYPES

- Apartment types are strategically located to take advantage of the varied site aspects.
- Apartments from Ground to Level 7 enjoy private open space in the form of a loggia or balcony.
- Upper level apartments on Levels 8 -12 enjoy large private terraces, balconies or loggias.
- Apartments orientated to the east and west take advantage of their aspects towards Chippendale Green and the local district.
- Ground floor 2-storey apartments located on the south relate to the scale of the terrace houses on O’Connor Street.

RESIDENTIAL STORAGE

- All apartments are provided with compliant storage located internal to the apartment and in basement storage cages.
- Basement storage cages are fully secured and are sized to allow for required bicycle storage.

PRIVATE OPEN SPACE

- All apartments are provided with generous open private space in the form of a loggia, balcony or terrace.
- Upper level terraces are landscaped with irrigated planter tubs, greening the private open space.
- Ground Level apartments are provided with loggias or balconies, with planters at street edge and screen fencing to create green outlook will maintain privacy.
- Loggias and balconies are provided with glazed sliding doors or operable screens, for individual control of weather protection and acoustic privacy.

RESIDENTIAL LOBBIES, VOIDS AND ENTRY SPACES

- All residents enter the development via a secure entry off Central Park Ave fronting Chippendale Green.
- The main entry leads into a 3-storey lobby located at the ground level, creating a feature at the centre of the building.
- At each residential level, a generous lobby is provided . Apartment lobbies on levels 1-11 are naturally lit via windows at the end of the passages with vistas out to the street and surrounds.

COMMERCIAL USES

- Main retail spaces front Abercrombie Street, providing an active street edge which turns the corner to address O’Connor and Irving Streets.
- Retail spaces provide for floor to ceiling heights of 3.6 meters and greater, maximising glazed frontages to Abercrombie Street.
- Associated End of Journey Facilities are located in Basement Level 1; accessed via the car parking ramp and fire stair from Irving Street.

SERVICING

- A loading dock area serving residential and commercial uses is located at ground floor on Irving Street.
- Car parking is provided over 3 split basement levels with vehicular access from Irving Street.
- All apartments have direct lift access to basement car parking and secure storage facilities.
- A waste room with refuse chute is located directly adjacent to the lift core on each residential level.

COMMUNAL FACILITIES

- Common out-door area is situated on topmost roof terrace with, BBQ,Jacuzzi facilities and landscaping
- Gym / lounge facilities are located on the ground floor, with 3 storey void to entry lobby space, extending to gym lounge overlooking Abercrombie Street.
- Large entry lobbies are located on each residential level

LANDSCAPING

- Ground floor apartments interface the street with planter boxes and screen planting providing privacy to loggias
- Recesses between the building mass at street level are landscaped to enhance the street landscaping
- Terrace to upper levels are landscape with large planter tubs.
- The common open space to the upper most terrace level 12, is flanked by planter boxes, providing greening to the terrace and privacy separation between level 12 apartments.

SECURITY

- Ground floor apartments are secured with palisade fencing and security gates.
- Ground floor common open areas, are secured by palisade fencing & security gates, integrated into the facade design
- CCTV coverable is provided to main entry lobby, mail room and lift lobby, common areas, loading dock, garbage room and car-park entry
- Expansive retail frontage, gym / lounge , residential entries and private open space activate the street frontage maximizing natural surveillance and visibility to the public domain
- Security is further enhanced through the use of lighting and low level screen planting in combination with high-canopy landscaping to creating clear sightlines in the public domain

COMMUNAL FACILITIES

The residential facility is located directly adjacent to Chippendale Green, with convenient access to the green open space, via the main residential entry leading out onto the park.

On site communal facilities are provide in the form of:

OUTDOOR TERRACE

- Common out-door area situated on topmost roof terrace with:
- BBQ and Jacuzzi facilities
- Landscaping
- Good year round solar access
- District views out to the south, east and west
- 

The terrace is set back from the street boundary alignments, protecting the privacy of the surrounding neighbourhood.

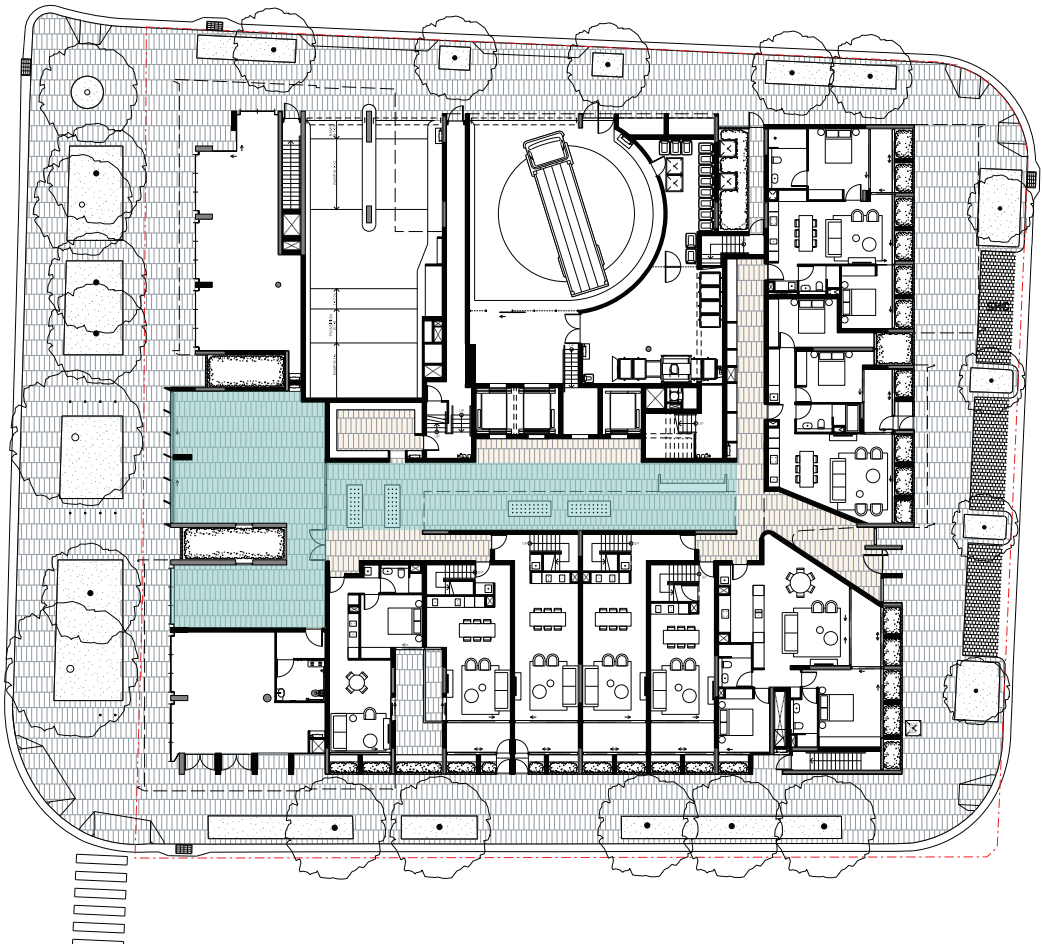
Common areas located at ground and residential lobby areas from Levels 1 to 11 compliment outdoor facilities and include:

GROUND FLOOR GYM & LOBBY VOID LOUNGE

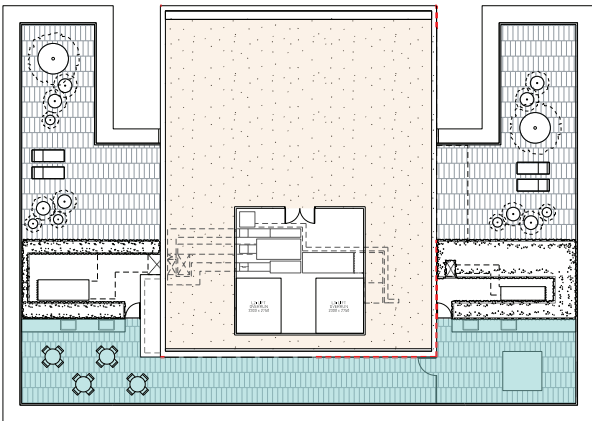
- The 3 storey void over the main entry lounge , provides a distinguished meet and great area for residents and guests
- A residential lounge/gym facility extends the main entry lounge and provides vistas through to Abercrombie Street.
- The residential lounge/ gym facility is located in an elevated position, fronting Abercrombie Street to take advantage of views to the heritage buildings opposite and street landscaping.

LEVEL 1 - 1 LOBBIES

- Levels 1 to 11 residential lobbies are of generous dimension to provide for quality entry spaces at each level
- Common circulation spaces, with access to natural light and vistas out to the surrounding neighbourhood, further enhance the amenity of the common areas.



GROUND FLOOR COMMUNAL OPEN SPACE = 204.6 m2



ROOF TOP COMMUNAL OPEN SPACE = 122.4 m2



**PUBLIC DOMAIN INTERFACE**

**ABERCROMBIE STREET PUBLIC DOMAIN**

The interface of the ground floor level, setback and provision of pedestrian footpath is designed to manage and separate various footpath activities. The frontage directly adjacent to the building provides for public foot traffic with footpaths varying from minimum 2.4m to 2.8m widths.

Landscaped verge and tree planting to Abercrombie Street , buffers the public domain in proximity to Block 8, to encourage pedestrian use and potential cafe seating.

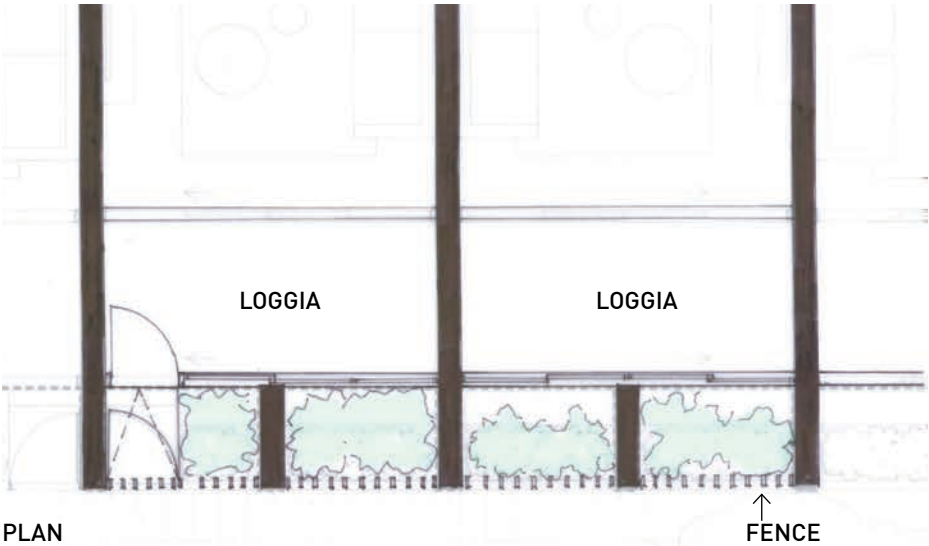
Intermittent breaks in the landscaped verge permit convenient access between the secondary footpath adjacent to the kerb and the pedestrian zone adjacent to the Block 8. Bicycle racks for visitor use are also located in these areas.

Block 8 oversails the footpath providing weather protection and shading to street level activities. The underside of the overhang varies from 4m to 6m, defining the street level frontage with a datum in keeping with that provide through-out the Central Park precinct.

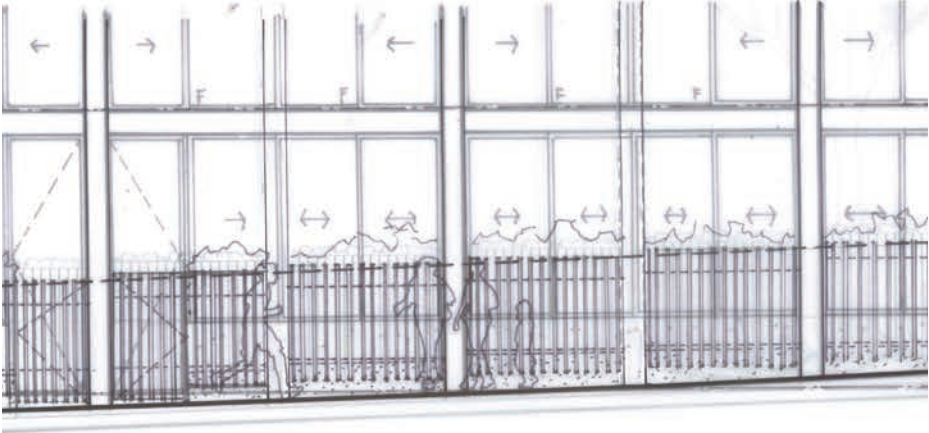
**GROUND FLOOR APARTMENTS**

The interface to the public domain is designed to maintain an appropriate level of privacy in balance with street activation through the accumulative effect of architectural and landscaping devices.

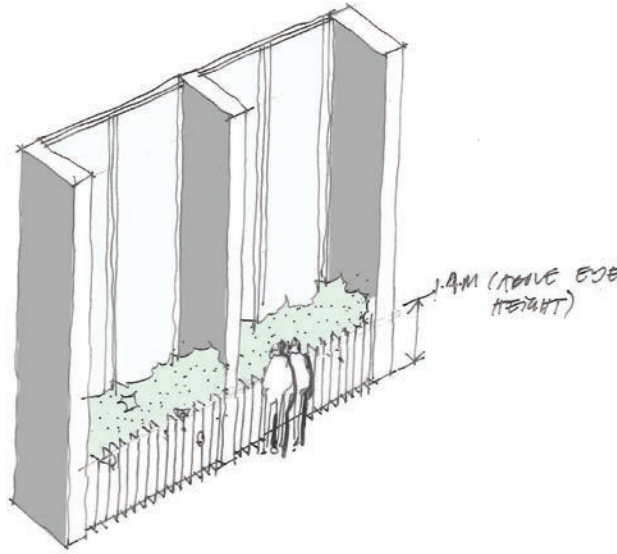
- Ground floor residential apartments are provide with privacy & outlook via:
- Palisade fence, 50 % transparent and approximately 1.4m high above street level
  - Mid-level screen planting to private open spaces at street frontage alignment
  - Deep balconies and loggias
  - Thresholds created by blades and louvers
  - The residential ground floor level above the street varies in elevation, relative to street level from approximately -0.7m at the corner of O'Connor & Central Park Ave to +1.4m at corner of Central Park Ave & Irving Str
  - Apartments on O'Connor Street, at grade or slightly below grade, have framed views taking advantage of the green canopy of street planting
  - Apartments on Central Park Ave are elevated and take advantage of views over Chippendale Green



PLAN



TYPICAL STREET FENCING  
GLAZING TREATMENT



TYPICAL STREET FENCING &  
LANDSCAPE TREATMENT