

CENTRAL PARK 08



smart design studio

ARCHITECTURAL DESIGN REPORT	21.05.14	REV:04	RESPONSE TO SUBMISSION
ARCHITECTURAL DESIGN REPORT	16.05.14	REV:03	RESPONSE TO SUBMISSION REVIEW
ARCHITECTURAL DESIGN REPORT	12.05.14	REV:02	CLIENT REVIEW
ARCHITECTURAL DESIGN REPORT	21.01.14	REV:01	SSDA

CLIENT
CENTRAL PARK JV NO. 2

ARCHITECTURAL REPORT
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CENTRAL PARK BLOCK 8

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PROJECT TEAM

Client	Central Park JV No.2
Consultants	
Architect	Smart Design Studio
Planning	JBA Urban Planning Pty Ltd
Structure	Taylor Thomson Whitting Pty Ltd
Fire Services and Civil Hydraulics	Warren Smith and Partners
Electrical, Mechanical and Lift	VOS Group Pty Ltd
Quantity Surveyor	Slattery Australia
Waste Management	Arup Group
Civil Engineers	Mott MacDonald
Landscape Architects	Turf Design Studio
ESD Strategy and Facade	Surface Design Consulting Pty Ltd
BCA	City Plan Services
Acoustics	Acoustic Logic Consultancy Pty Ltd
Traffic	GTA Consultants
Wind, Reflectivity	Cermak Peterka Petersen Pty Ltd
Geotechnical	JK Group
Access	Morris Goding Accessibility Consulting



This Design Report has been prepared by Smart Design Studio on behalf of Central Park JV No. 2 and forms part of the State Significant Development Application submission to the Department of Planning and Infrastructure. It describes the architectural design of the proposed new residential apartments at Block 8 of the Central Park mixed-use precinct.

Development Summary

Total GFA	14875 m2
Unit Mix	178 apartments
	43 Studios
	63 x 1 Bed
	59 x 2 Bed
	13 x 3 Bed
Retail	135m2
Car Parking Spaces	103
Motor Bike Spaces	9
Bike Spaces	201

Executive Summary

The proposal is for a thirteen storey, 178 apartment facility for Central Park JV No. 2 and forms a component part of a mixed-use precinct named 'Central Park'.

The proposal has been designated the reference Block 08 and is located on the South Western edge of the precinct between the existing Abercrombie Street and O'Connor St.

The main entrance to the building is located on the east elevation on Central Park Avenue. Retail, residential amenities and the residential lobby are located at grade, activating the street. Loading, waste management and carparking facilities are located at the north, on Irving Street. Service access is limited on the street frontage to maximise active frontage to the public domain.

The residential apartment mix will offer a range of unit configurations.

There are three split basement levels which accommodate residential, car share and accessible car parking spaces, motorbike parking spaces, bicycle storage, apartment storage, plant, services and End of Journey Facilities.

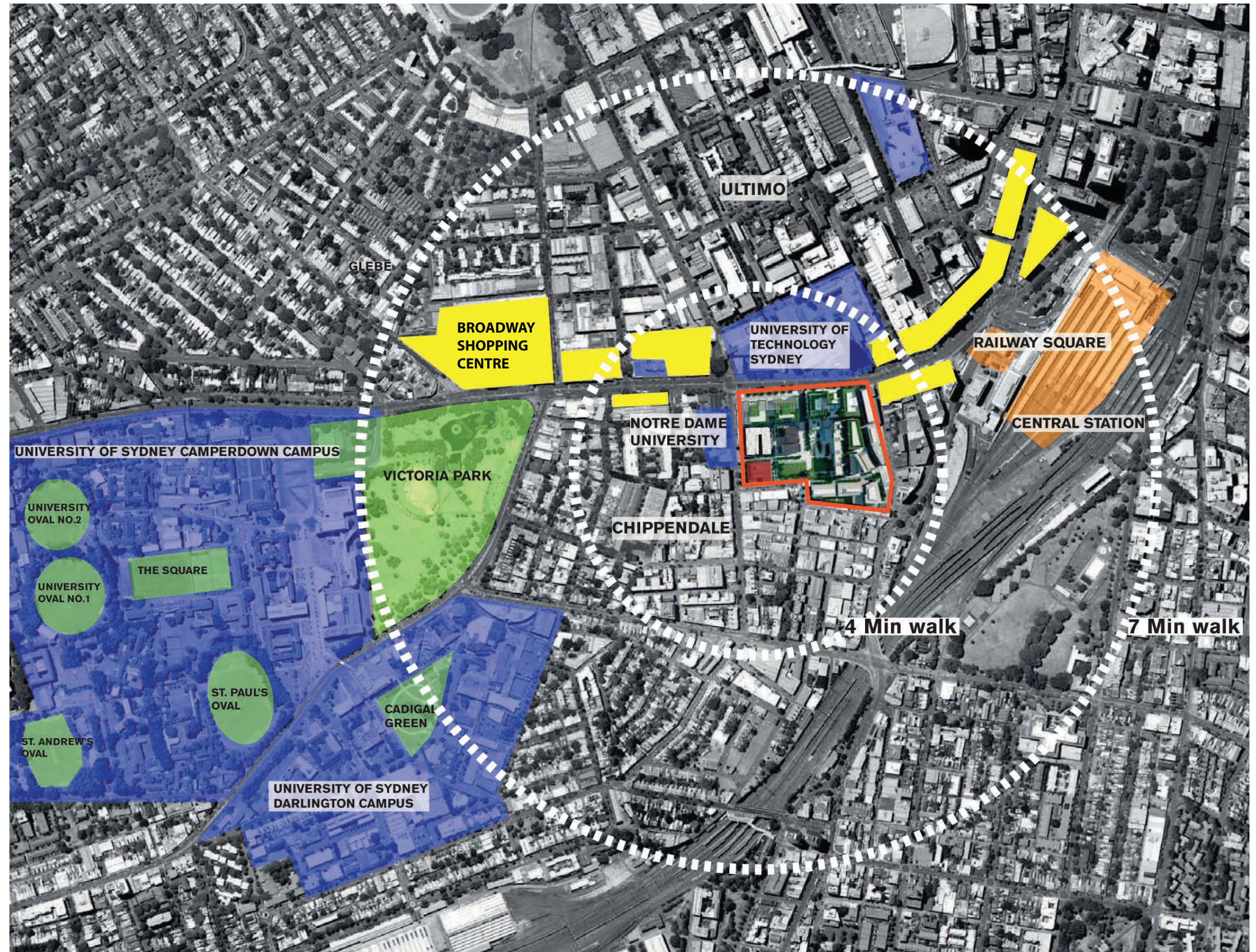
1 Abercrombie Frontage Block 8



SITE ANALYSIS & CONTEXT

Connections

Central Station is approximately 400m from Central Park Block 8. Central Station is NSW's largest public transport interchange, providing both intercity and interstate transport connections. Major bus routes along Broadway link the site to the CBD and the inner-west.



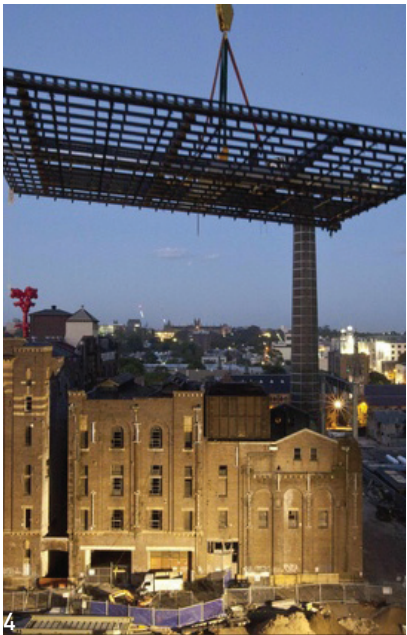
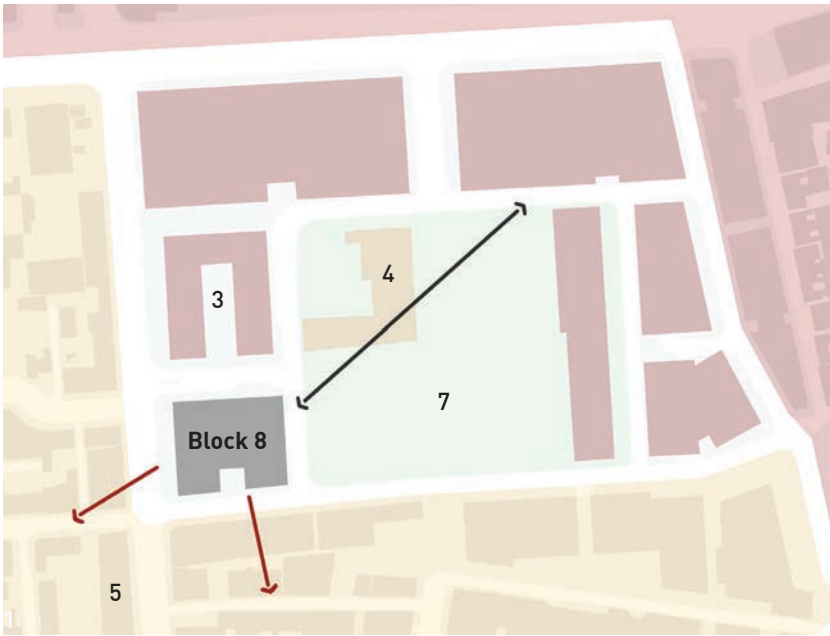
- Site
- Universities
- Amenities
- Public Transport
- Open Parkland

BLOCK 8

Block 8 is located on the south western edge of the precinct between the existing Abercrombie and O'Connor Streets.

SITE RELATIONSHIPS

- The site forms a gateway to the new public domain of Central Park. It sits at a mediating point between the finer grain, low rise of Chippendale and the larger scale, high rise of the education precinct and urban densification of Broadway.
- Abercrombie Street is a busy 4 lane street, travelling in a one-way direction north. The south west corner of the site forms a potential signifier and address for the civic life of Central Park.
- Chippendale Green provides a green retreat within the urban setting, a highly valued amenity for the site.
- The heritage Brewery building is an immediate neighbour to the site.
- Its brick facade is approximately equal in scale to the approved street wall height of Block 8.
- The proposed Student Housing courtyard provides opportunities for vistas to the north of the subject site.
- Further solar access to the site is provided by its primary orientation to the east and west. The south facade resting in shadow forms an urban edge leading to the civic domain of Central Park.



- 1 Site Relationships
- 2 Subject Site
- 3 Proposed Block 4S Student Housing
- 4 Old Brewery
- 5 Abercrombie Street Terraces
- 6 Notre Dame University and St Benedict's Hospital
- 7 Chippendale Green
- 8 O'Connor Street Terraces

Environmental Considerations

- Block 8 is aligned with Abercrombie Street on an approximately North-South axis.
- Points for consideration:
- Minimise over-shading of the public domain,
 - Respect solar access rights of Abercrombie St and Chippendale Residents,
 - Maximise number of apartments that meet solar access “rules of thumb”, as prescribed by the Residential Flat Design Code (RFDC),
 - Manage wind impacts on the public domain,
 - Mitigate the scale change from adjacent heritage buildings,
 - Minimise the impact of traffic noise from Abercrombie Street on site,
 - Maximise amenity for all occupants.

Pedestrian and Cycle Routes

Pedestrian and cycle networks at Central Park have been designed to integrate with the proposed Urban Pedestrian Network (UPN) and the City of Sydney’s Cycle Ways program. A main pedestrian footway and cycle route (proposed City Council route 20) will run through the centre of the park connecting Balfour Street across to Broadway and Jones Street in turn leading on to the UTS precinct. Further north-south and east-west pedestrian routes criss-cross the precinct. The plan diagram opposite demonstrates that Block 8 will have main pedestrian ways on all elevations and a proposed off road/shared path adjacent to the Abercrombie Street elevation.

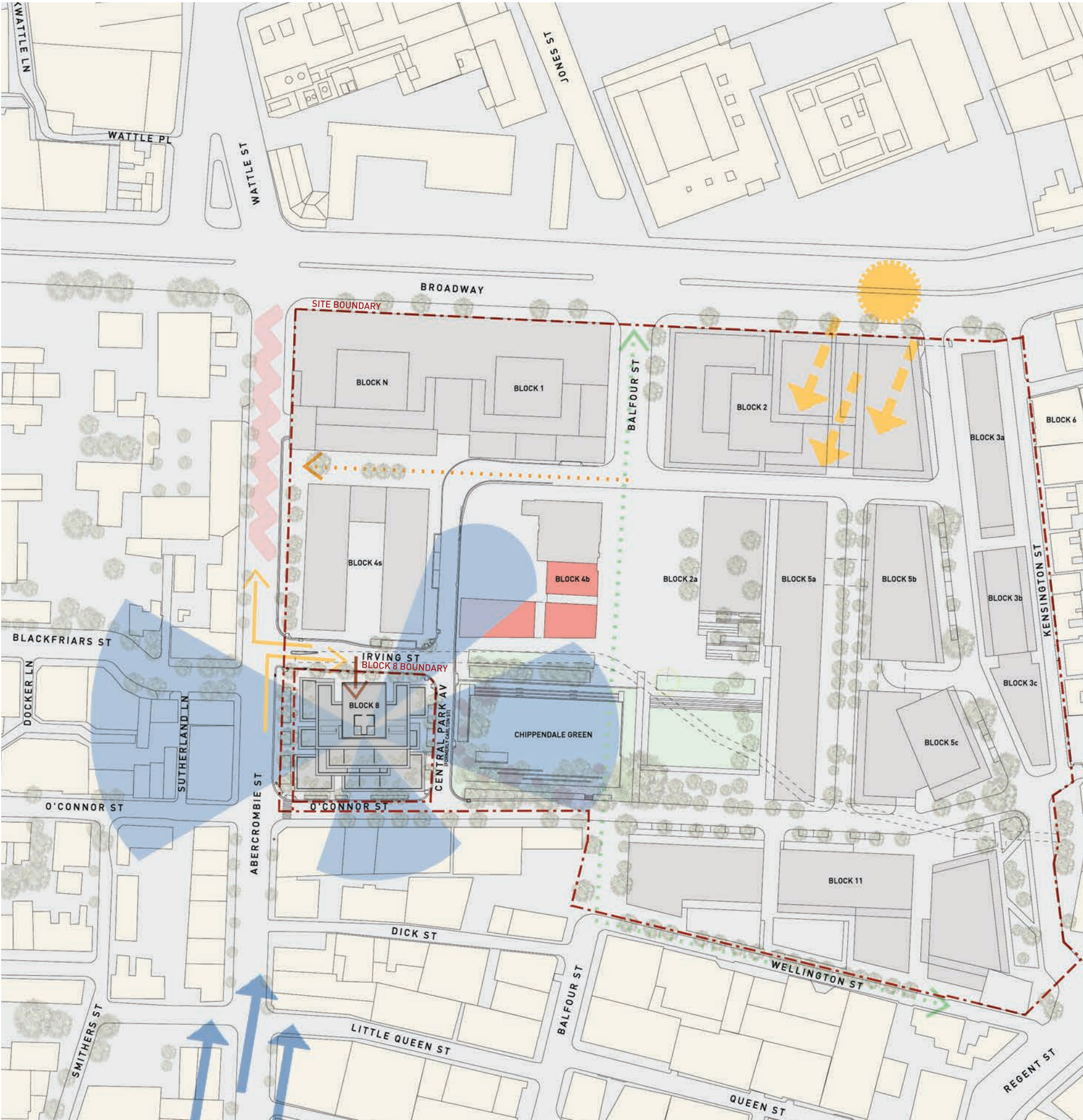
The principle entrance to Block 8 residential bicycle storage is located on the north elevation as indicated on the plan opposite.

Vehicular Access

Irving Street to the north of Block 8 is a point of access/ egress to the precinct from the adjacent one-way Abercrombie Street. Service access and entry to the Block 8 residential carpark will be from Irving Street.

LEGEND

- EXISTING URBAN CONTEXT
- FUTURE URBAN CONTEXT
- HERITAGE BUILDINGS
- PARK
- SITE
- PEDESTRIAN ACCESS
- CYCLE WAYS
- VEHICULAR ACCESS POINT
- SERVICE ACCESS
- TRAFFIC NOISE
- VIEWS
- SOUTHERN WINDS (WINTER)

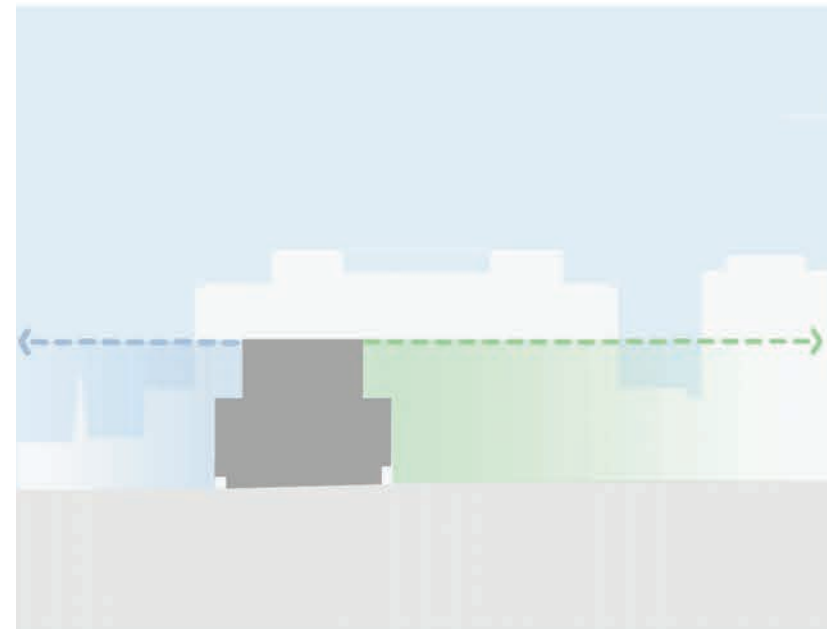


VIEWS



INNER CITY VIEWS (WEST)

- Capture the views out to heritage buildings including St Benedict's Church in the foreground and Sydney University campus in the distance.



CAPTURING EAST AND WEST VIEWS

- Capitalise on the premium outlooks from the site to the east and west, while filtering sunlight through shading devices.

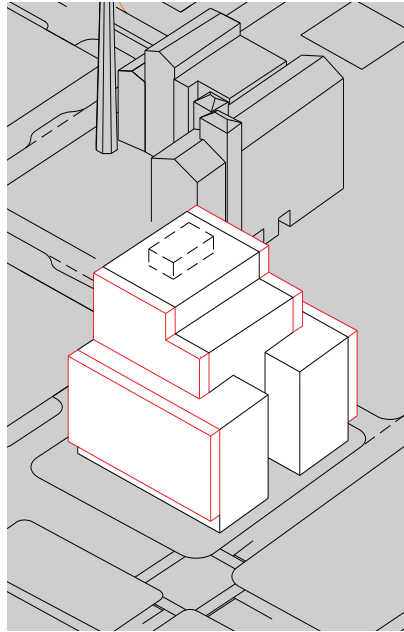


INTEGRATE NEW LANDSCAPE VIEWS TO THE EAST

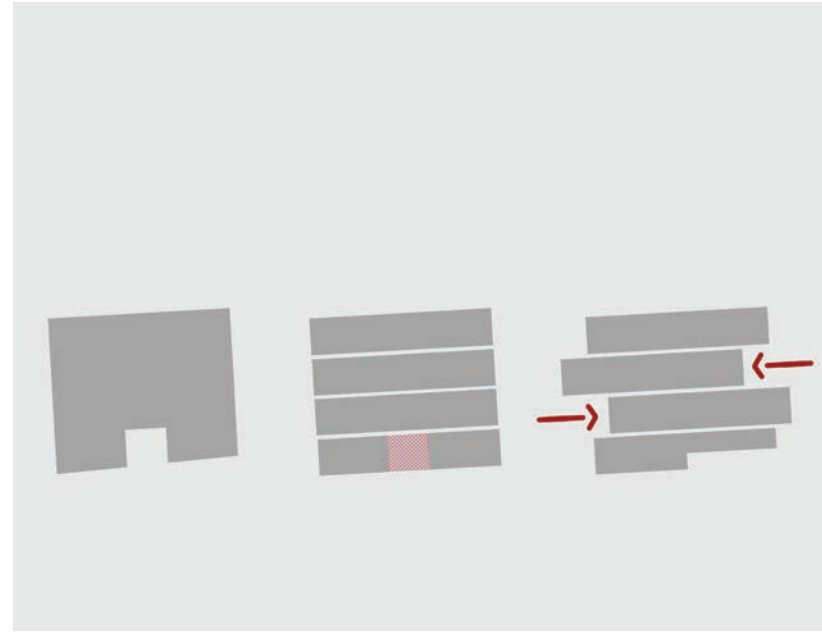
- Utilise the Chippendale Green frontage as the primary street address.
- Claim the tree-top views with premium apartments looking out over the park.

CONCEPT DESIGN

URBAN RELATIONSHIPS THE DEVELOPMENT OF A PROJECT

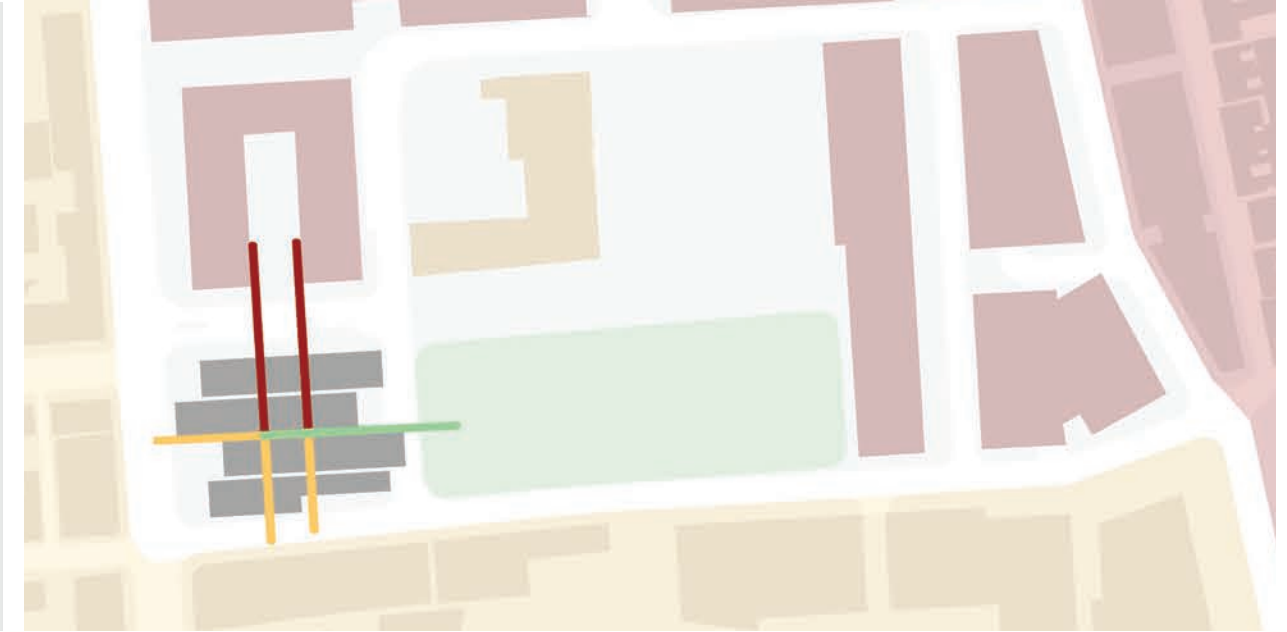


**THE APPROVED MODIFIED
CONCEPT PLAN ENVELOPE**



THE PROCESS

- Begin with the deep building footprint.
- Segment the footprint.
- Infill the Slot
- Extend the perimeter and diminish building depth.
- Utilise urban relationships to articulate the form, fragment the single mass.



THE DESIGN PRINCIPLES

- Borrow the urban void created by the Student Housing to the north to extend vistas and provide solar amenity to apartments.
- Exploit the Chippendale Green address by providing uncompromised views to the east.
- Announce the Central Park location with an articulated facade of significant scale to form a gateway.
- Employ the facade to harness the changing conditions of the sun.
- Infill residual south facing void to make O'Connor Street frontage (Refer to 'Single Aspect Apartments' Page 23)
- Animate the shadowed south facade by way of reflected ambient light.
- Temper harsh east and western light by filtering and control.
- Enhance solar access by reflecting and bouncing northern winter light into the interior of the site.
- Create a western facade which shields the site from the busy traffic of Abercrombie Street, while developing a fine grain relating to the scale of Chippendale.





MASSING & URBAN FORM

