

# Block 1, Central Park Foster + Partners

**PPR Submission Report  
Central Park Block 1  
State Significant  
Development Application  
SSD14\_6554**

Frasers Property Australia  
(Central Park JV No.2)  
Central Park Precinct •  
January 2015 A-SK-1029







Contents

1. Introduction



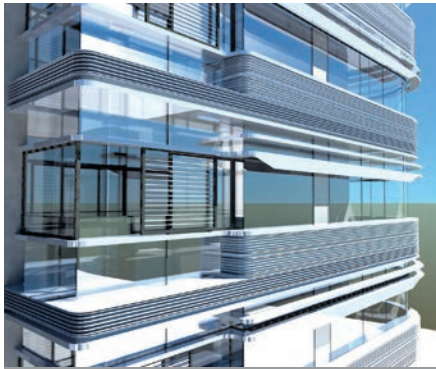
2. Revised apartment layouts



3. Loggia spaces incorporated in apartment layouts



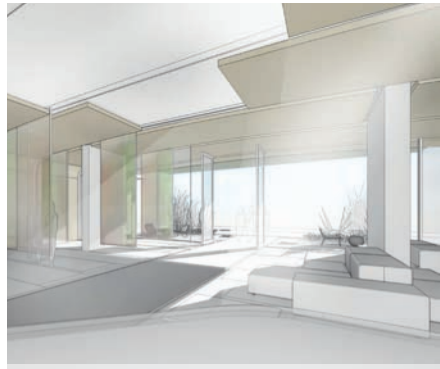
4. Revised façade design



5 Revised communal amenity provision



6 Design of residential entrance and lift lobby



- 2.1 Revised Typical Apartment Floor Layout**  
Comparison of SSDA Scheme and PPR Scheme
- 2.2 Private Amenity to 1-Bed plus Study/Store**
- 2.3 Private Amenity to Eastern 2-Bed/Dual Key with Balcony and Loggia**
- 2.4 Private Amenity to Corner 2 Bed/ Dual Key with Loggia**
- 2.5 Private Amenity to 1-Bed + Study with Balcony**
- 2.6 Private Amenity to South 1-Bed + Study with 2 Balconies**

- 3.1 Loggia spaces incorporated in apartment layouts**  
Comparison of SSDA Scheme and PPR Scheme
- 3.2 Addition of Private Amenity to Eastern 2-Bed/Dual Key with Balcony +Loggia**
- 3.3 Addition of Private Amenity to Corner 2-Bed/ Dual Key with Loggia**

- 4.1 Visualisation**  
Comparison of SSDA Scheme and PPR Scheme
- 4.2 Key Revisions to Facade Design**  
Comparison of SSDA Scheme and PPR Scheme
- 4.3 Typical Bedroom Facade, Key Revisions to Facade Design**  
Comparison of SSDA Scheme and PPR Scheme
- 4.4 Cladding Palette Materiality**
- 4.5 Light Slot Configuration**
- 4.6 Elevations- Revised Facade Design**  
Proposal Scheme and PPR Scheme

- 5.1 Revised Communal Amenity**  
Level 2 -Comparison of SSDA Scheme and PPR Scheme
- Revised Communal Amenity**  
Level 16 -Comparison of SSDA Scheme and PPR Scheme

- 6.1 Residential Entrance Study**  
Ground Floor Plan
- 6.2 Lobby Entrance Study Diagrams and Views**





This document has been prepared to accompany the PPR submission for the State Significant Development Application SSD6554 for the construction of a mixed use development at Block 1, Central Park. The purpose of this document is to provide a summary of the key revisions incorporated within the PPR submission for the SSDA for Block 1. This report looks to highlight the advantages and benefits of these revisions over the existing SSDA submission and how they also look to address points raised in the letter dated the 31st October 2014 by the Department of Planning and the Environment and the letter dated 31st October 2014, by the City of Sydney where relevant.

The key revisions which this document looks to further explain are as follows:-

- Change in the material finish to the cladding of the building – elevations and detail façade drawings.
- Revision of the layouts of the apartments to improve planning and address amenity queries.
- The addition of loggias in lieu of balconies to improve amenity of some apartments and address acoustic concerns.
- Improvement in the private shared amenity provision within the building.
- The design of the Block 1 residential entrance and lift lobby.

It should also be noted that the revised SSDA drawings for Block 1 prepared for the PPR submission now includes the following items requested by the Department of Planning and the Environment in the letter of the 31st October 2014:-

1. 1:20 scale layouts of each apartment typology now within Block 1. This now includes the unique apartments at Level 02, 03, 16, 17 and 18 in addition to the typical layouts previously shown in the original SSDA.

2. Plans outlining the storage provision space within the units exclusive of wardrobes and kitchens.

3. Floor plans for the SSD application demonstrating which areas have been included in the GFA calculations.







In this chapter, the document explains the amendments and changes that have been done to the various apartment typologies within the building to address queries raised in the Department of Planning and the Environment letter or as a result of the design review process of the Design Team in refining the individual layouts of apartments.

The chapter looks to go through each apartment type which is affected, highlighting the variations through a comparison between the SSDA submission with the revised layout proposed for the PPR submission.

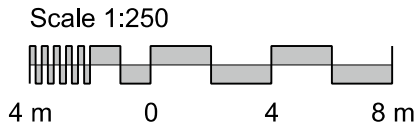


The diagrams on these pages highlight the apartments which have been revised. These are further explained on the following pages in annotated detail plans of the respective apartment typologies.

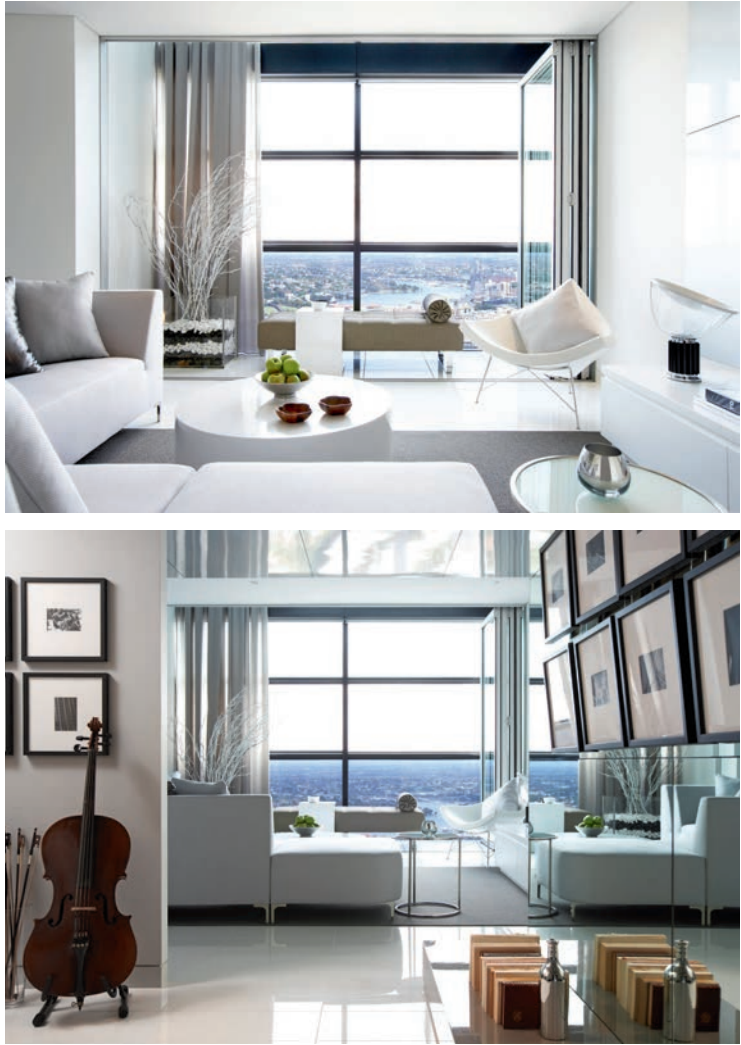
Block 1, SSDA Scheme



- 2 Bed with Balcony
- 1 Bed + Study with 2 Balconies
- 1 Bed + Study with Balcony (Variation A)
- 1 Bed + Study with Balcony (Variation B)
- 1 Bed with Balcony or Loggia
- 2 Bed 2Key with Balcony and Loggia
- 3 Bed with 2 Balconies
- 2 Bed 2 Key with Balcony



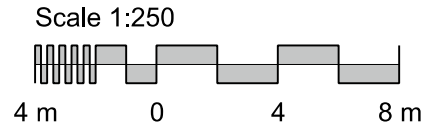
**Revised typical apartment floor layout**  
Comparison of SSDA Scheme with revised PPR Scheme



**Block 1, PPR Scheme**

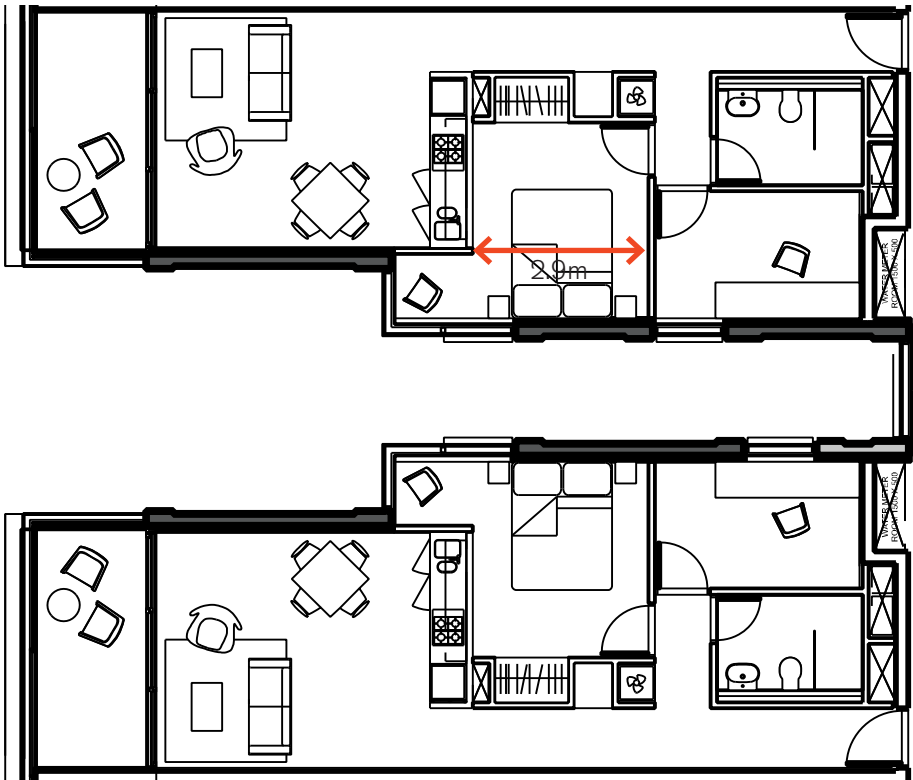
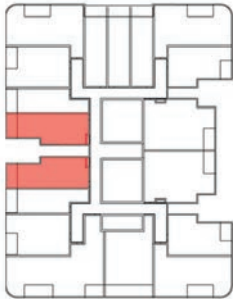


- 2 Bed with Balcony
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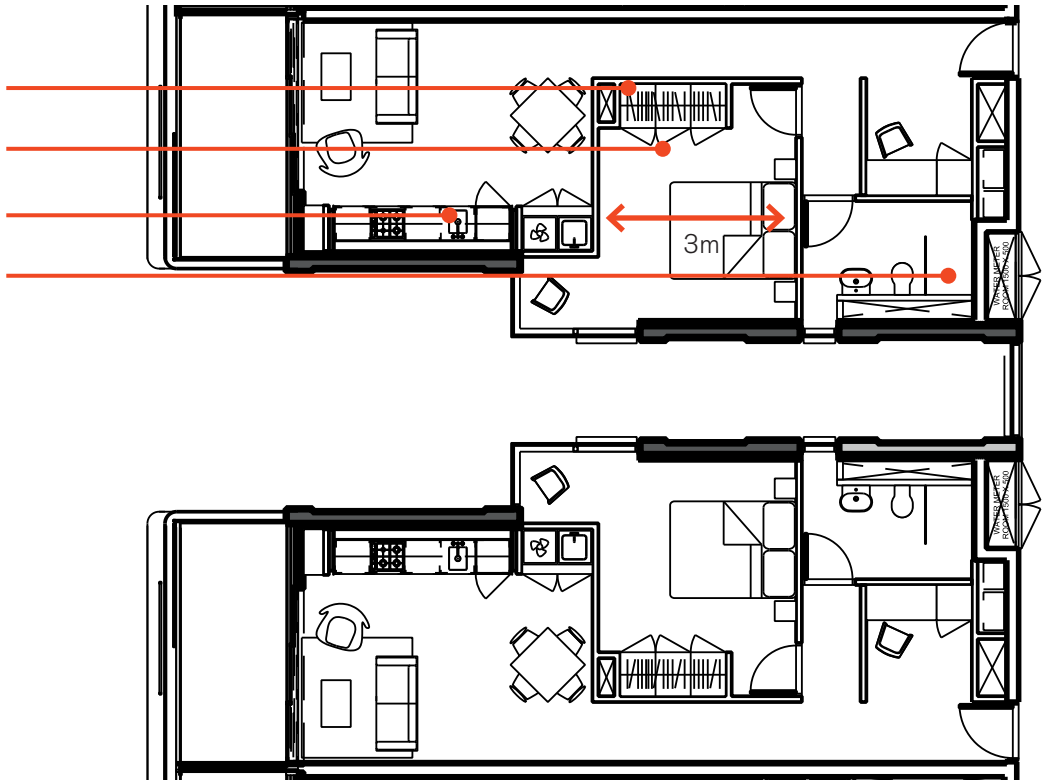


- 1. Improved size of wardrobe.
- 2. Improved size of bedroom.
- 3. Kitchen layout revised to accommodate laundry space and provide a more open living area.
- 4. Study/store and bathroom have been reconfigured to allow daylight in to bathroom. The revised location of the study/store allows for greater flexibility of use. The revised layout reflects the concerns raised by council preferring daylight to a bathroom and a reduced storage/study area.



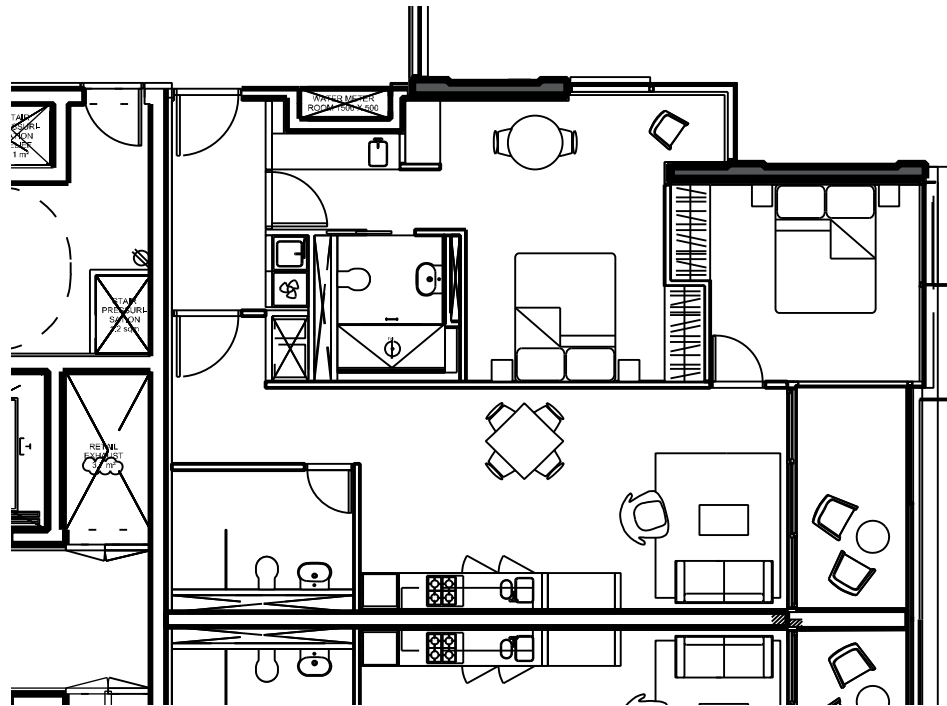
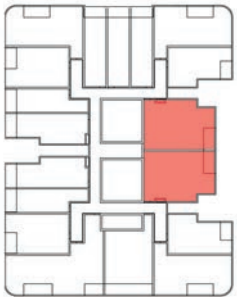
Layout as proposed in SSDA for Block 1

- 1.
- 2.
- 3.
- 4.

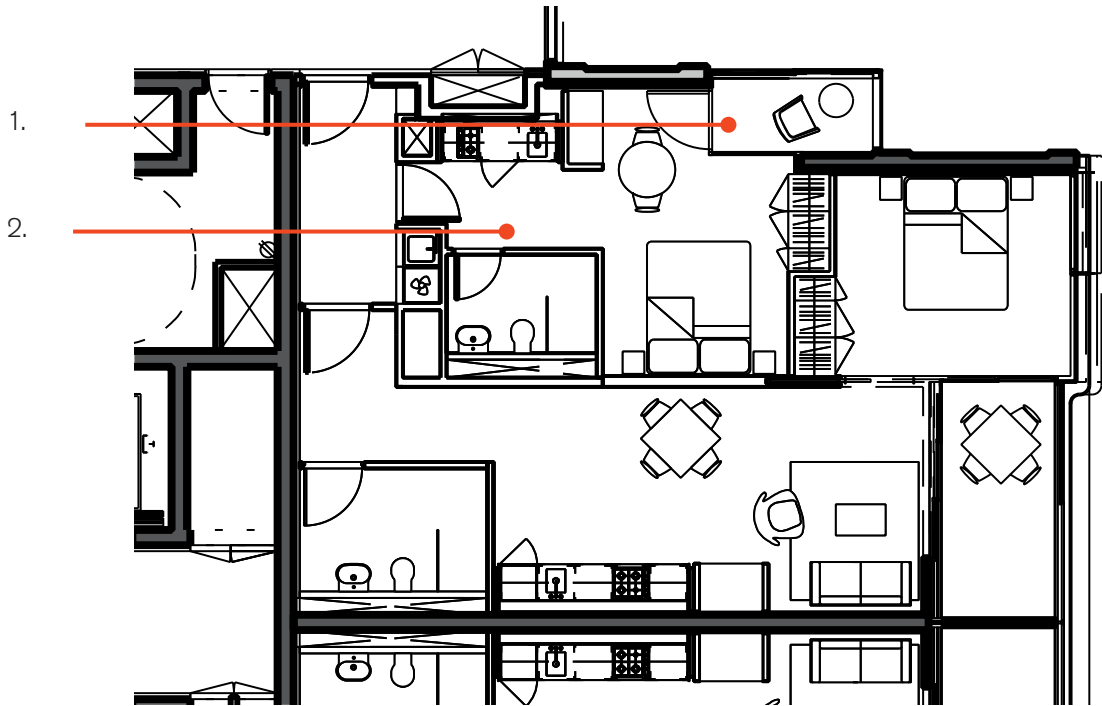


Revised proposal in PPR for Block 1

- 1. Loggia added to second key of 2-key apartment layout to provide private amenity space. This does not affect the overall size of the apartment. Apartment area remains the same.
- 2. Bathroom and kitchen layout amended to simplify layout and further define spaces within apartment.



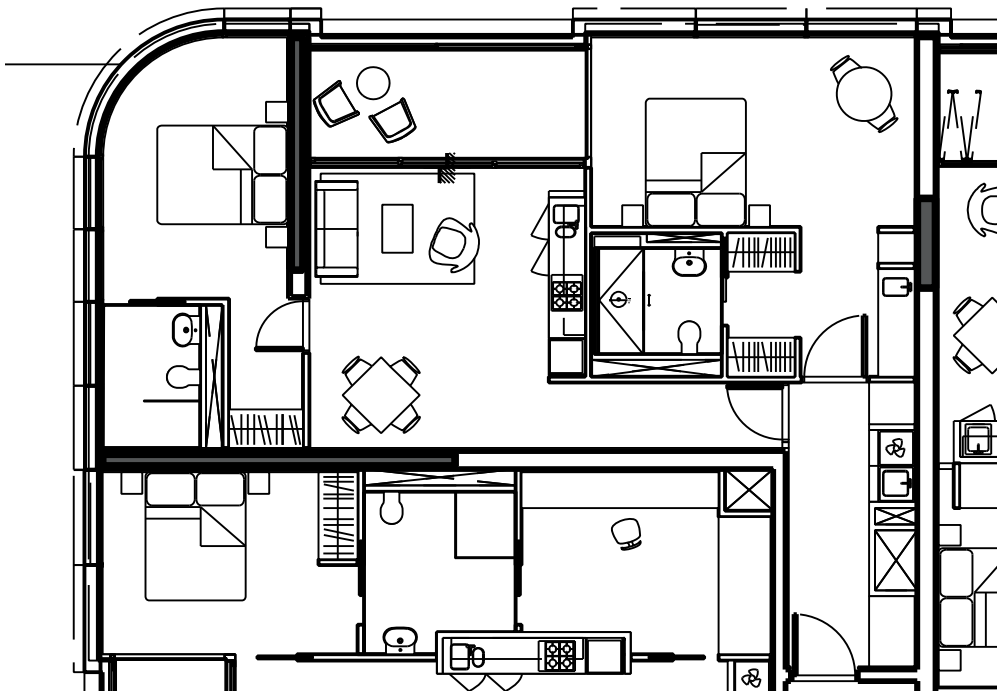
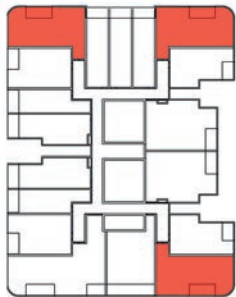
Layout as proposed in SSDA for Block 1



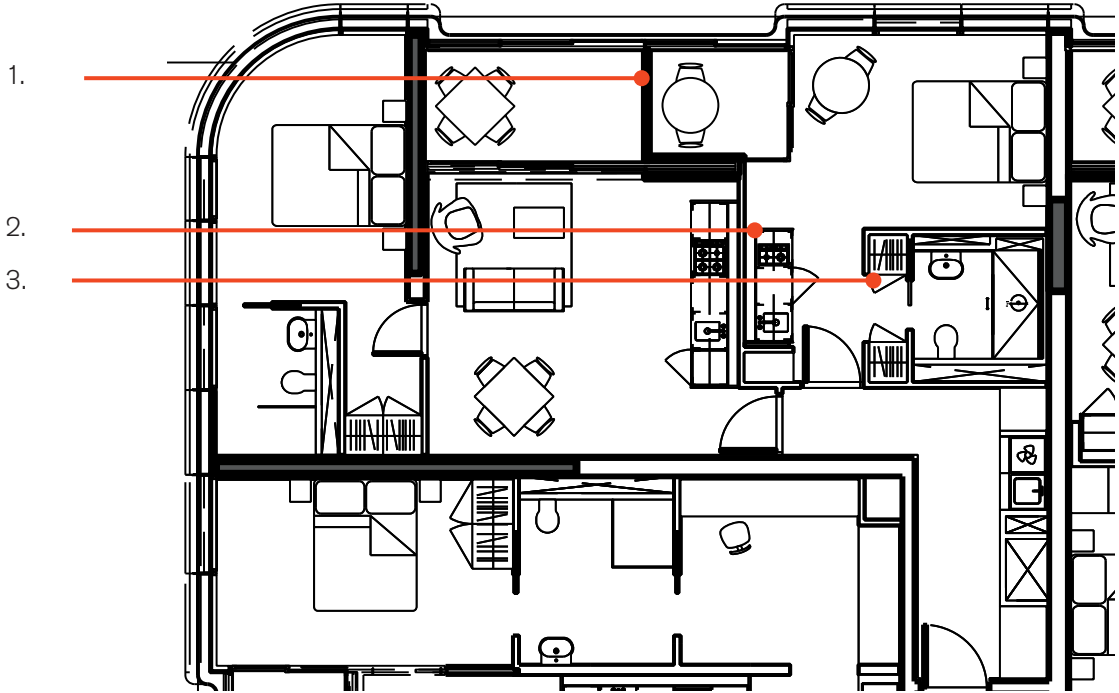
Revised proposal in PPR for Block 1



- 1. Loggia design revised to allow for 2-key unit to have private amenity space. Inter-tenancy wall to provide acoustic separation. This does not affect the overall area of the combined apartment however the smaller second key is increased slightly while the main apartment is reduced slightly by the same amount of approximately 4sqm.
- 2. Layout of kitchen unit and bathroom revised to work with reconfigured loggia.
- 3. Storage space within apartment has been reconfigured.

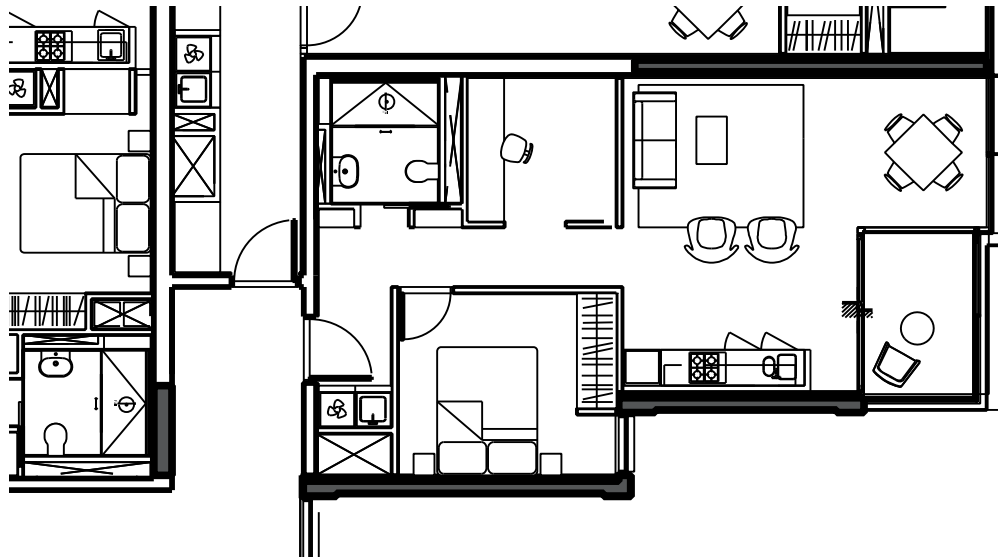
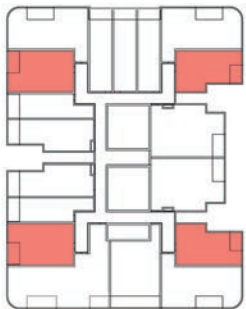


Layout as proposed in SSDA for Block 1

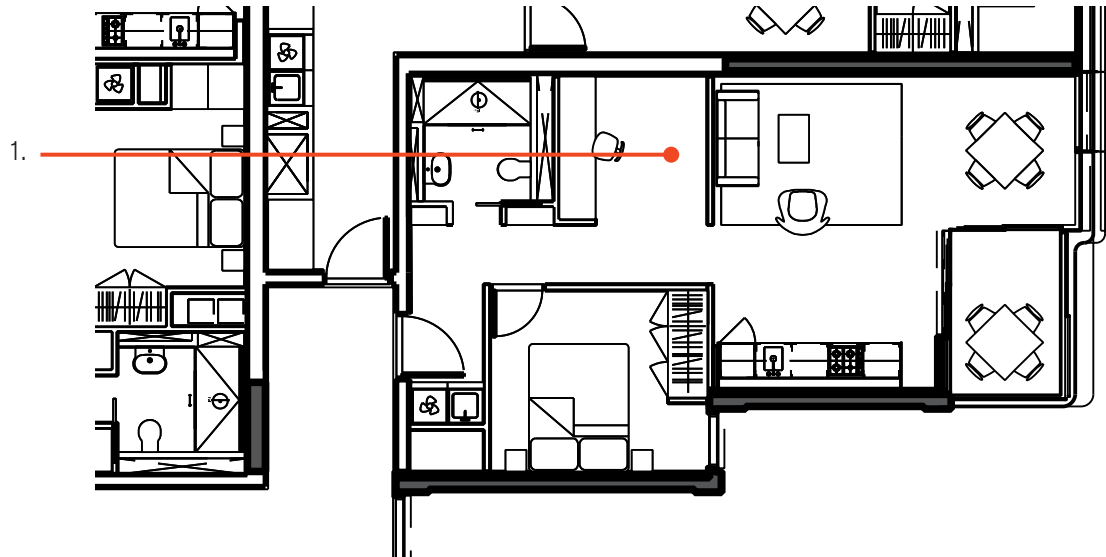


Revised proposal in PPR for Block 1

1. The study/store area has been revised to remove a wall and be more open in layout. This will then allow the space to be more easily integrated into the main living area if required.



Layout as proposed in SSDA for Block 1



Revised proposal in PPR for Block 1



