

The following chapter describes the planning and spatial arrangements of Block 1.

This chapter covers the residential apartment layouts as well as the arrangement of apartments on each level. Furthermore it explains the thinking behind the planning of the podium with its entrance lobby, retail spaces and communal indoor and outdoor spaces.



View from Block 4S at Central Park Avenue towards corner of Block 1



View from Park towards Brewery and Block 1

Planning

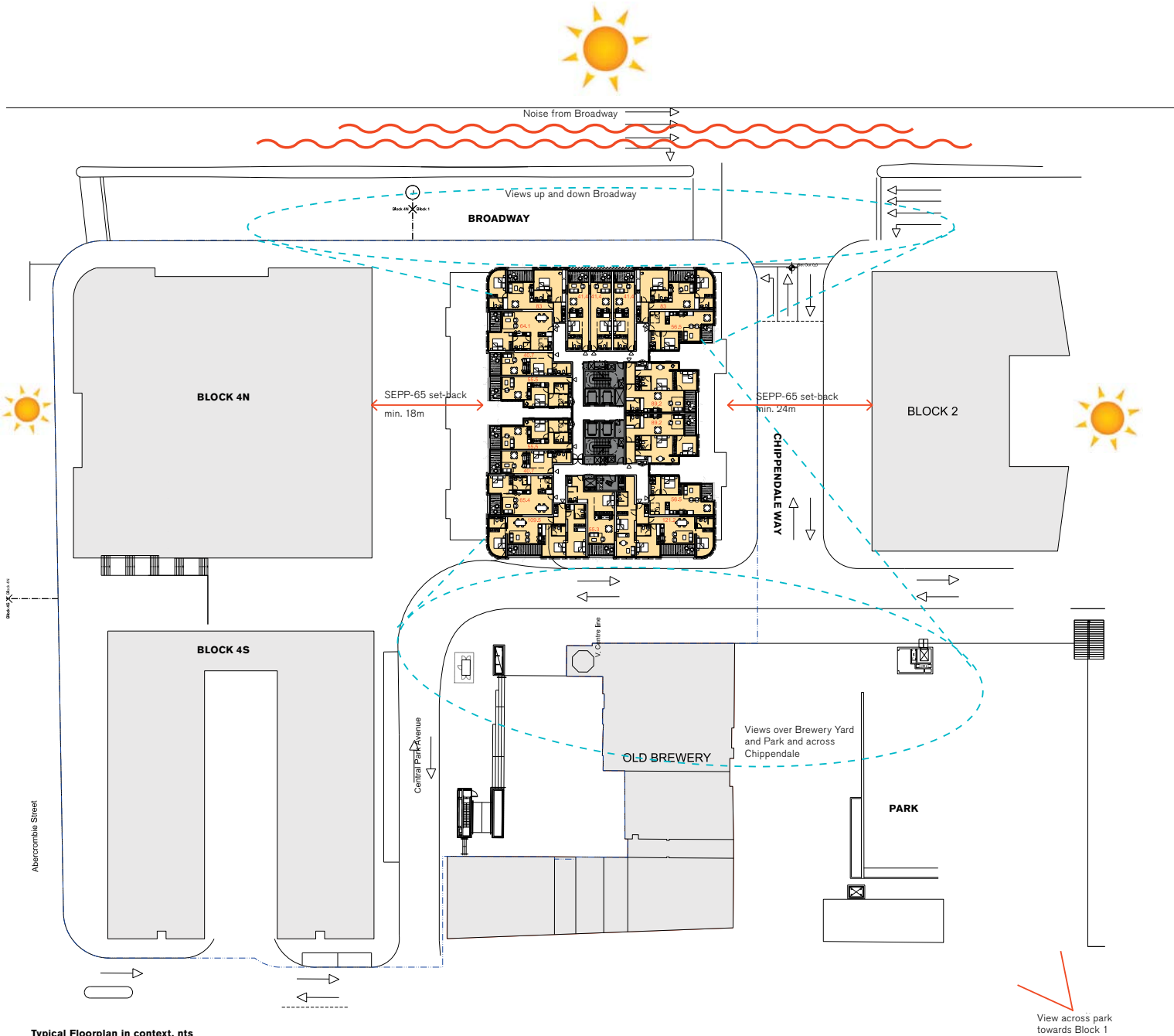
Orientation and Views

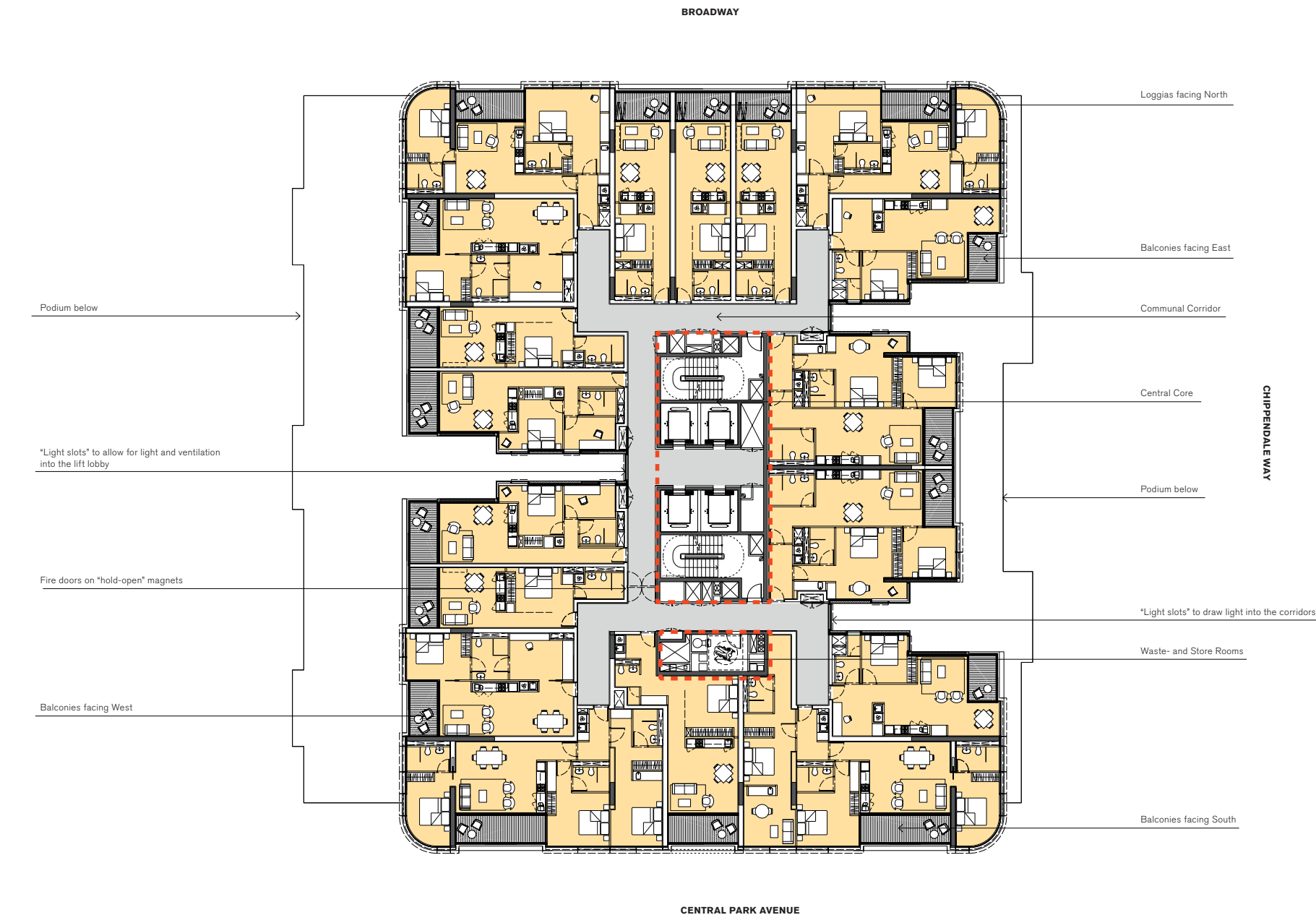
The orientation of the Block is almost directly North/South so care has been taken to configure apartments to have the best possible access to sunlight and views.

Apartments facing South will enjoy views over the Brewery courtyard and the Park beyond, while North facing apartments will have maximum exposure to Sunlight and will enjoy views along Broadway.

To the East and West view opportunities are restricted by the proximity of One Central Park and Block 4N. Facade alignments comply with SEPP 65 separation requirements.

Potential noise from Broadway is ameliorated by glazed loggias to all apartments on level 02 and planters along the edge of the terraces on level 03.





Typical Floorplan, Levels 04-15, nts



Planning

Typical Plan Arrangement

The typical level of the residential tower (levels 04 to 15) shown on the page to the left accommodates a variety of apartment types arranged around a central core.

Apartments are being oriented to all street frontages, taking advantage of available views and solar amenity, common areas are minimised to create an efficient floorplate.

The introduction of light wells and slots allow the proposed development to utilise the deep building footprint by generating more frontage.

The slots allow articulation of the facade and introduce natural light and ventilation to the corridor areas and lift lobby.

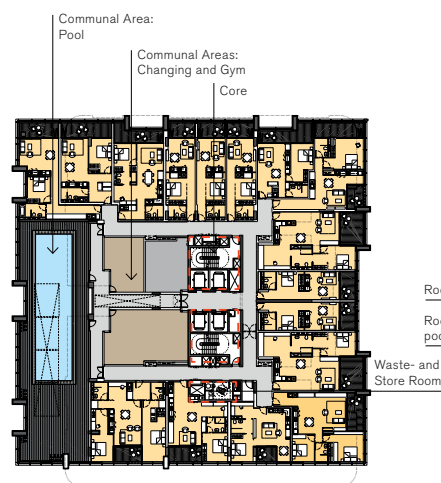
Configuring the apartments around a compact common area with identifiable "wings" limits the number of apartments off a single circulation space and results in a more personalised entrance experience.

All apartments have access to either a loggia or a balcony* and are configured in a manner that maximises natural ventilation and daylight.

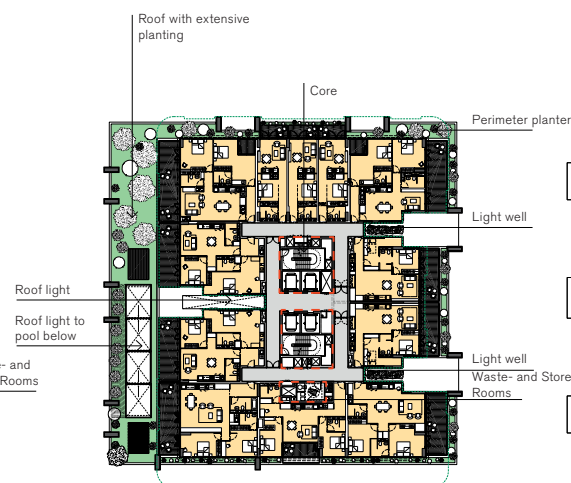
A total of 18 no apartments are located on a typical level (04-15), with varying numbers on levels 03,04,16,17 and 18.

The apartments have been arranged in plan to avoid direct overlooking into each other. Especially in the light wells, great care has been taken to place any opposite windows so they don't face each other.

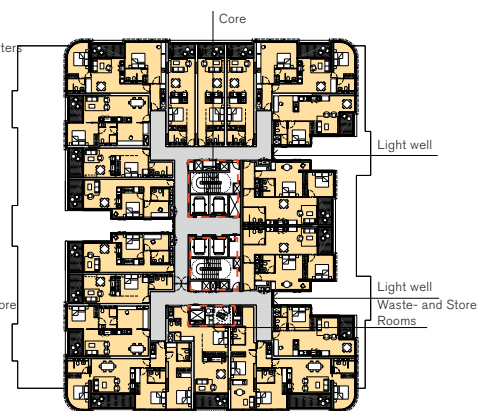
Please also refer to the SEPP-65 compliance chapter regarding sunlight, ventilation and distance requirements.



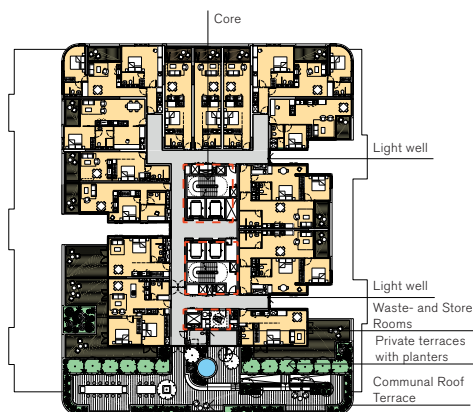
Typical Floorplan, Level 02, nts



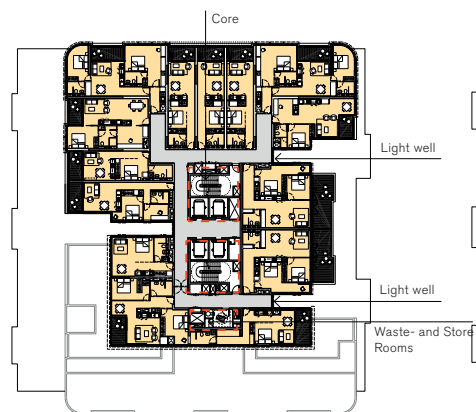
Typical Floorplan, Level 03, nts



Typical Floorplan, Levels 04-15, nts



Typical Floorplan, Level 16, nts



Typical Floorplan, Level 17, nts

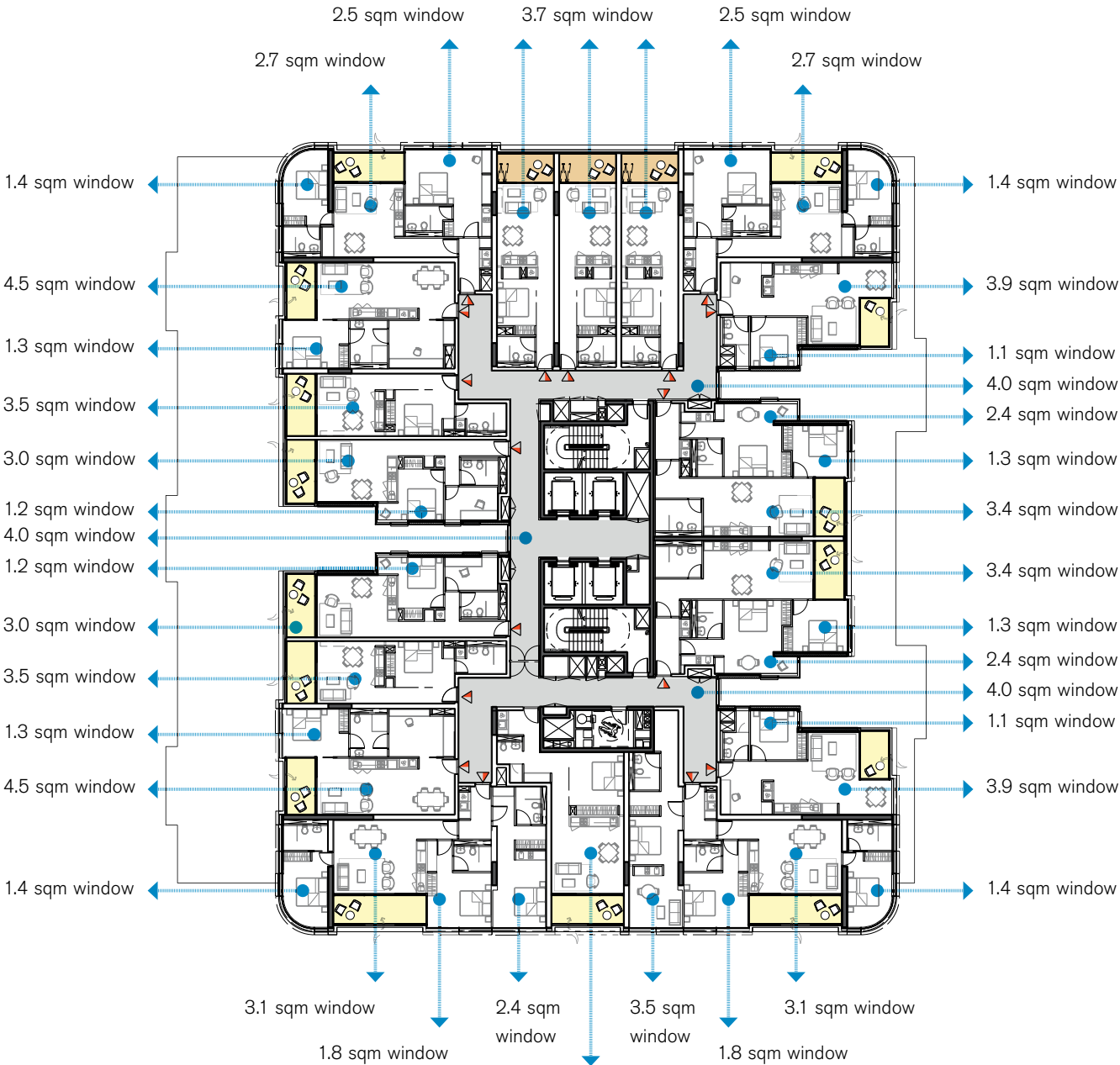


Typical Floorplan, Level 18, nts



* Apart from two suites on levels 17 and 18 on the West side

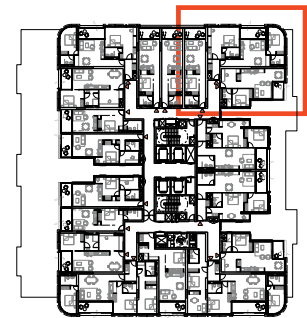
Natural light requirements
In order to ensure good daylight access, the apartments are planned so that the window areas for each apartment equals 10% of the habitable floor area (excl. area for bathrooms).



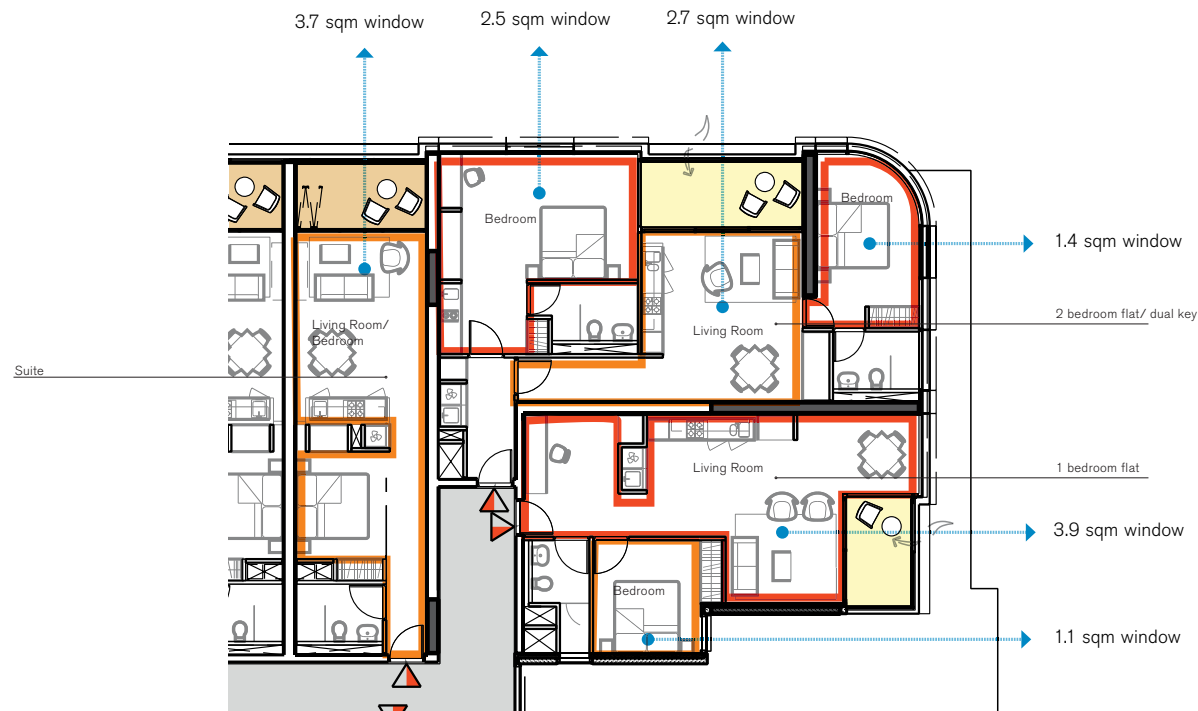
Typical level, nts



The diagram on the right illustrates how window areas for a typical studio, one bedroom and two bedroom/ dual key apartments have been calculated by applying a minimum of 10% of the net habitable floor area of each bedroom and living room.

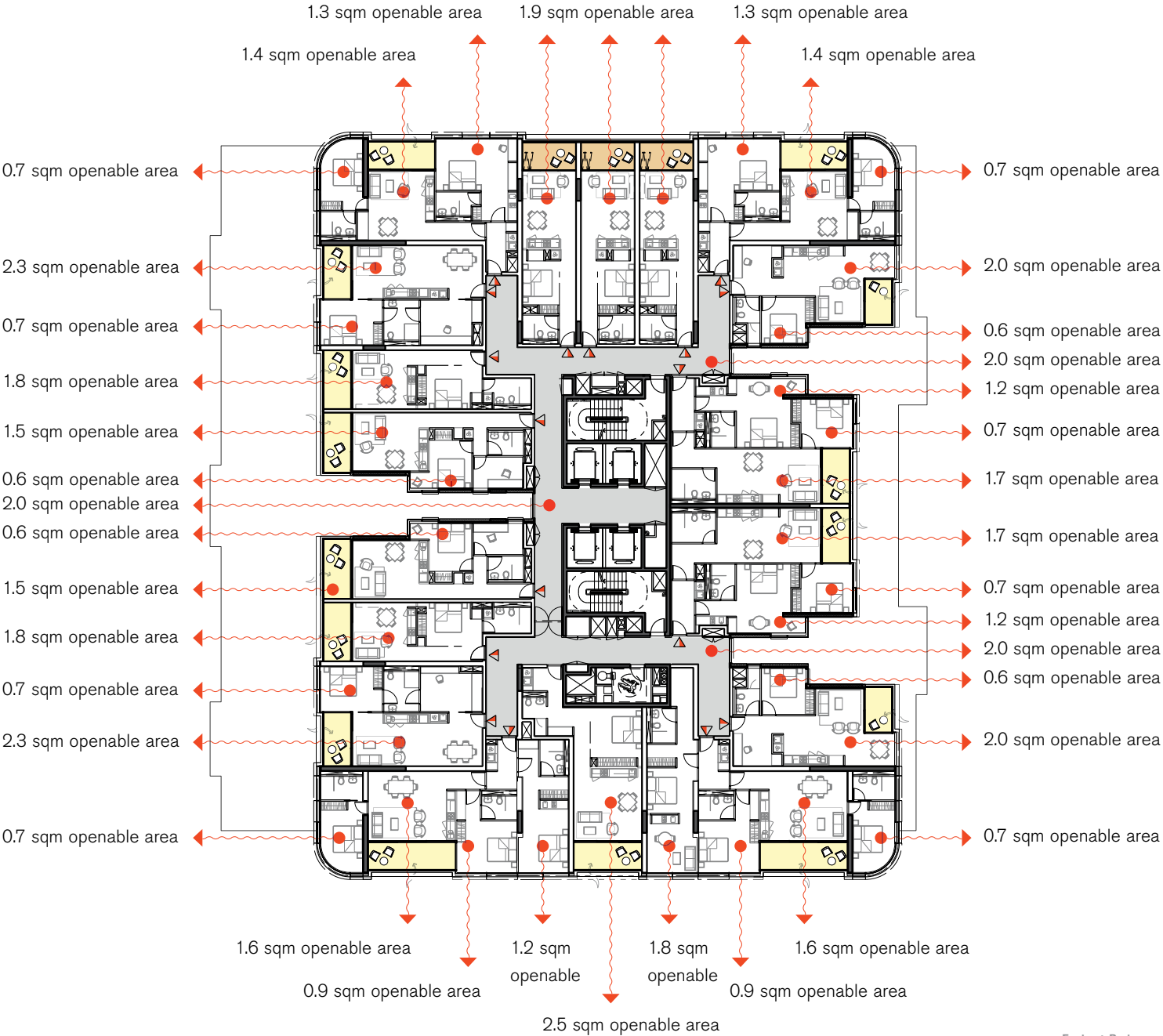


Key Plan, nts



Zoomed in diagram showing window areas for natural light for example apartments, nts

Natural ventilation requirements
In order to maximise natural ventilation, the apartments are planned so the area of operable windows for each apartment equals 5% of the habitable floor area.



Key Plan, nts

The diagram on the right illustrates how window areas for a typical suite, one bedroom and two bedroom/ dual key apartments have been calculated.

