

The following chapter describes the planning and spatial arrangements of Block 4N.

This chapter begins with a planning overview in relation to site orientation then the and organisation of the different building uses within Block 4N.

The strategy behind the design of the ground plane is described and furthermore the thinking behind the planning of the podium with its various entrance lobbies, retail spaces and public outdoor spaces.

The following aspects of the building are then described in terms of layout and arrangement:

- 4.07 Landscaping
- 4.13 Residential
- 4.20 Office
- 4.26 Childcare
- 4.31 Hotel



View from Broadway looking at the North Facade of Block 4N



View from Park towards Brewery and Block 1

Planning

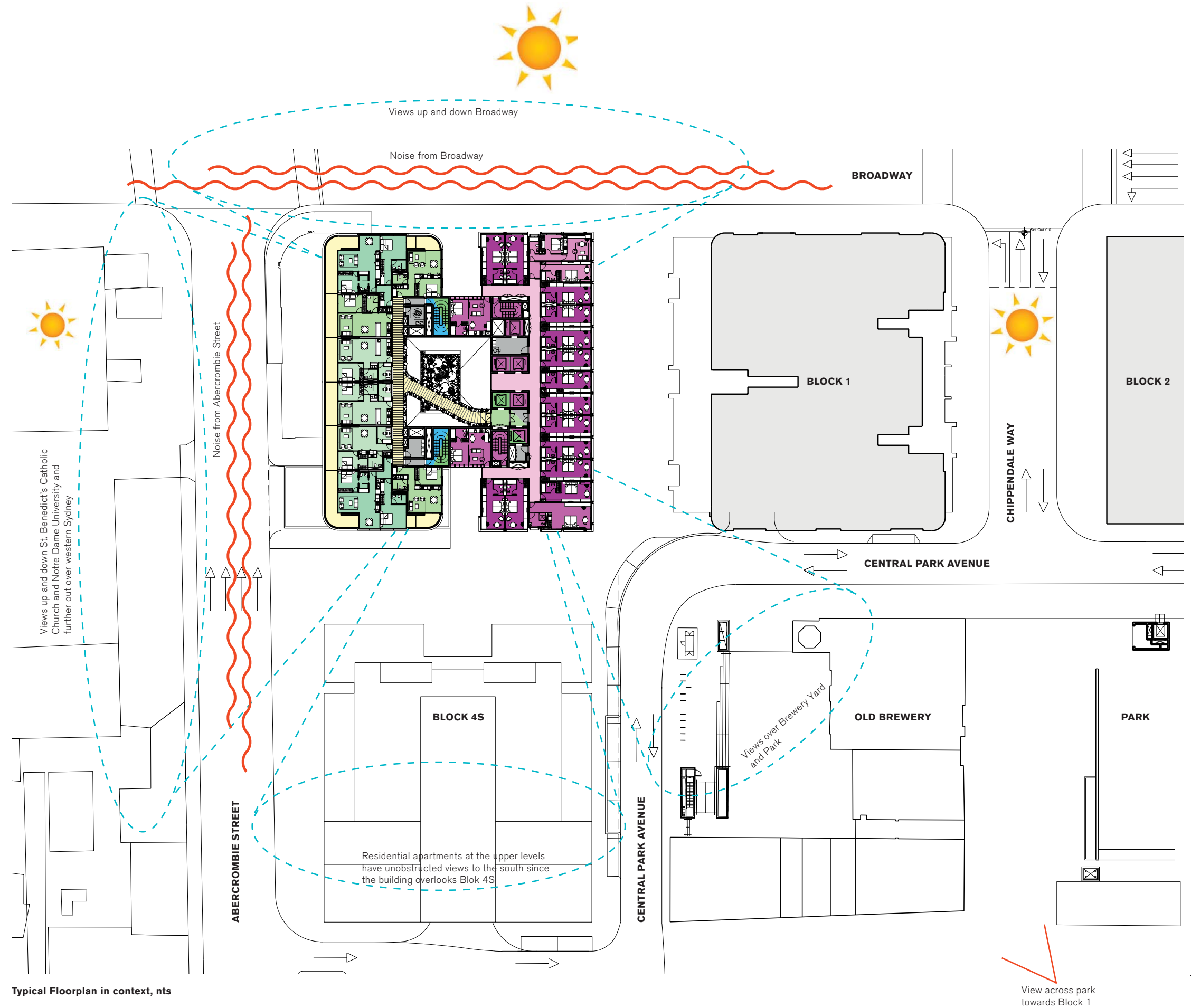
Orientation and Views

The orientation of Block 4N is almost directly North/South so care has been taken to configure the different building uses to have the best possible access to sunlight and views.

The Residential Apartments have typically been orientated to face west to maximise favourable views over western Sydney, maintaining privacy from neighbouring buildings to the north and south.

The Office component sits directly below the Residential massing and therefore also benefits from the views west and views up and down Broadway, while also providing a prominent address at this significant crossroad.

The Hotel is located on the eastern side of the site forming one edge to the pedestrian link and is separated in accordance with SEPP 65 building separation guidelines from Block 1 to ensure privacy is maintained. Hotel Rooms are orientated to the North and East to maximum exposure to sunlight and views along Broadway, while rooms to the South/South-East will enjoy favourable views over the Brewery courtyard and the Park beyond.



Typical Floorplan in context, nts

The planning of the Podium is defined by the different uses of the East and West wings of B4N, whilst also incorporating the existing Heritage Buildings, Retail Block housing the loading bay access ramp and public thoroughfares.

East Wing

The East Wing of the Podium is primarily occupied by the Hotel whilst also incorporating the Residential Entrance Lobby and Lift circulation.

The Hotel Levels incorporate the key hotel facilities, such as the Restaurant, Conference Rooms, Pool and Gym. At Level 02 some additional Hotel Rooms are also incorporated.

At Ground Floor the Residential Lift Lobby is accessed off the central passageway dividing the East and West Wings.

West Wing

The West Wing of Podium incorporates the entrances and lifts for the Offices, Childcare and Residential Apartments above.

At Ground Floor the Office Entrance Lobby is accessed from the Heritage Courtyard via the main entrance off Broadway. An additional disabled access entrance is provided off the passageway.

To the south of the Office Lobby is the Childcare Lobby which is accessed at a higher level off the central passageway link to the west of the East Wing. The lifts circulate to Level 03 of the Podium and 04 of the Tower.

To the west corner of the site are the existing Heritage Buildings which, with the Office Lobby and the South-West Retail Block form a new urban courtyard space.



Planning
Planning Overview - Tower

The planning of the Tower aligns with the organisation of the different building uses defined in the Podium below.

East Wing

The East Wing of the Podium is primarily occupied by Hotel Rooms whilst also incorporating the Residential Lift circulation and Lift Lobbies.

Typical Hotel Floors incorporate a variety of room types as well as house keeping facilities within the core.

Hotel Levels H13-H18 incorporate the Residential Lift Lobbies, providing access to the residential link bridges which take residents to the apartments within the West Wing through a landscaped void.

West Wing

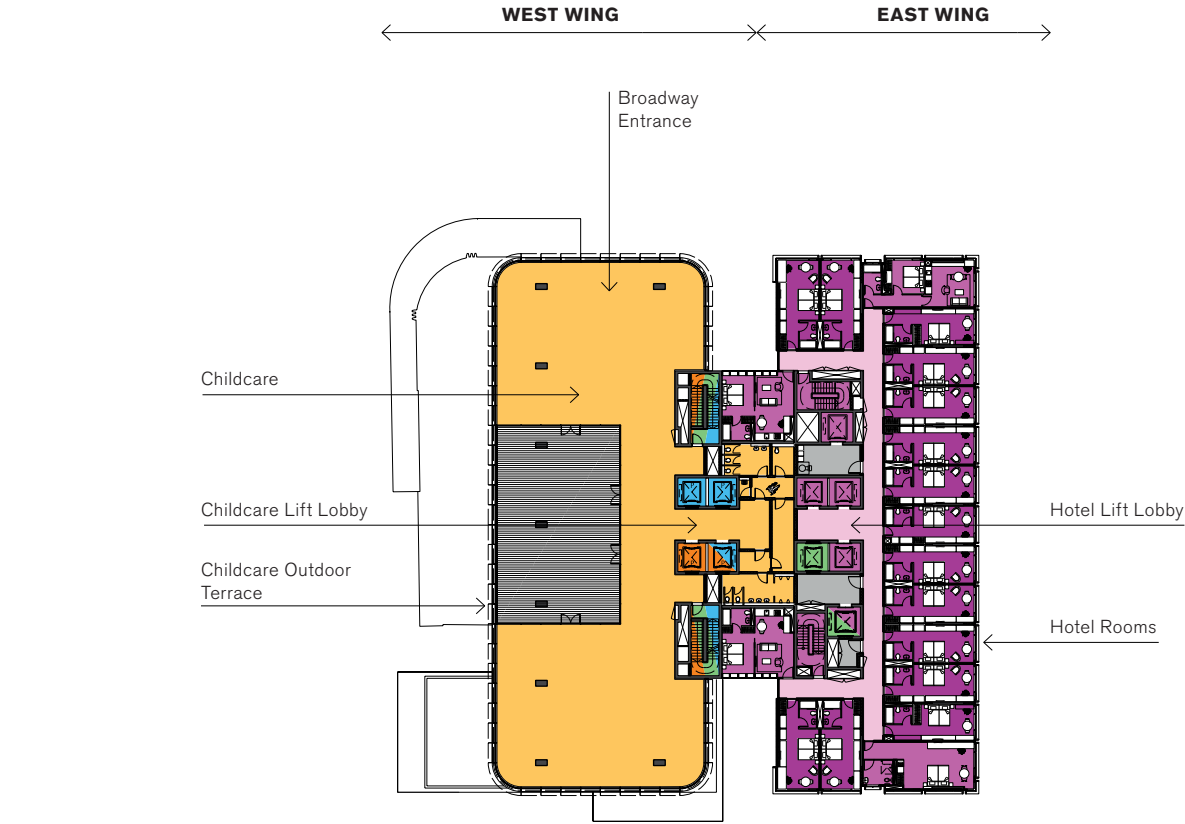
The West Wing of Podium incorporates one floor of Childcare , 6 floors of Offices and 6 floors of Residential Apartments.

Childcare facilities are located at Level 04 with a direct link to Level 03 below.

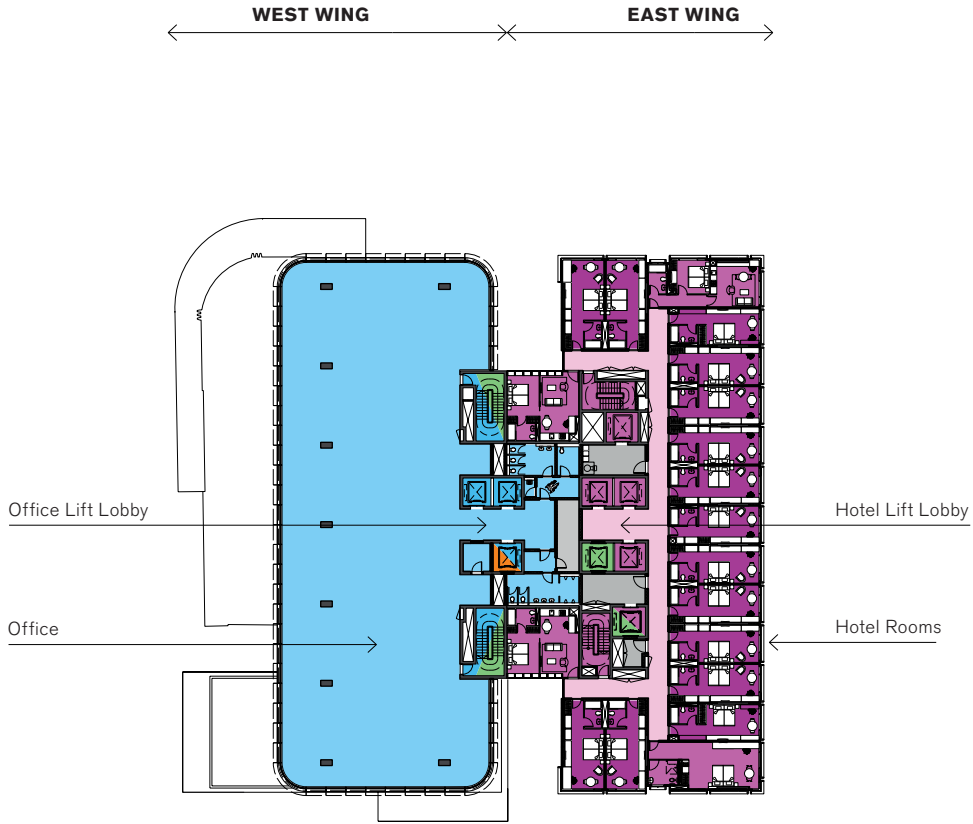
The Offices floors sit directly above Childcare and can be fitted out in various configurations.

Level 11 is the first floor of Residential Apartments accessed via a communal outdoor space within the Residential Void and defines a change in use within the massing with an expressed “neck” on the facade.

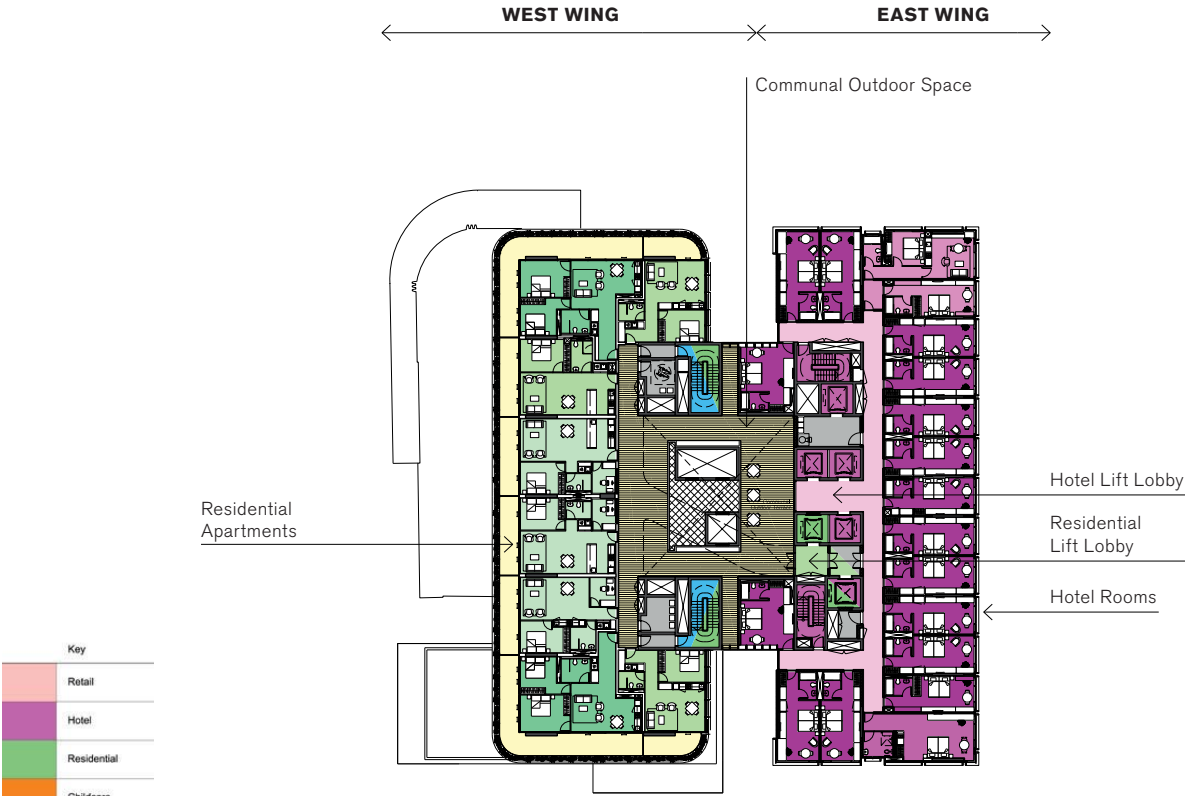
The Typical Residential Floors are located above at Levels 12-16, connected by link bridges across the landscaped



Level 04 plan, nts



Office Levels 06-08 / Hotel Levels H06-08 plan, nts



Residential Level 11, Hotel Level 13 plan, nts



Residential Levels 12-16, Hotel Levels 14-18 plan, nts





ABERCROMBIE STREET

BROADWAY

CHIPPENDALE WAY

CENTRAL PARK AVENUE

CENTRAL PARK AVENUE

Block 4S

Block 2

Brewery Yard Courtyard

Old Brewery

Park

N

Planning

Ground Floor - Entrance Lobbies

The complexity of incorporating many different building uses drove the need for a clear circulation diagram at ground floor to the various Entrance Lobbies.

3 clear zones were defined:

1. Heritage Courtyard

Two entry points are provided to the Heritage Courtyard, one off Broadway and one off Abercrombie Street.

The Office Lobby is accessed directly off the Heritage Courtyard, bringing activity to the outdoor space which is also shared by the Heritage Building Retail.

2. Pedestrian link with B1

The pedestrian link between B4N and B1 defines the entrances to the Hotel Lobby and Hotel Restaurant.

Water features, landscaping and public art animate the link from Broadway at the north and the Drop-off point at the corner of Central Park Avenue.

3. Passageway between the East Wing and West Wing of B4N

The introduction of a passageway between the East and West Core of B4N allows for a dedicated circulation zone to the Childcare and Residential Lobbies.

The result is a ground level plan designed to provide each use with its own distinct entrance, provide uses that animate the public realm and where possible incorporate public art to enhance the public domain.



Left and right: Ground floor plan, nts

Planning
Access Strategy-
Pedestrians and vehicles

The pedestrian link between Block 4N and Block 1 provides a key thoroughfare for pedestrians accessing the precinct from Broadway. This route will be well trafficked and used by residents, office workers, hotel guests and members of the public potentially on a 24hr basis.

Water features guide pedestrians to the Hotel entrances whilst adjacent to Block 1, Retail Food + Beverage outlets animate the route and spill out into areas of external seating.

Please also refer to landscape strategy in the landscape report.

Pedestrian access to the Heritage Courtyard will occur via entrances off Broadway and Abercrombie Street where the entrance to the Office Lobby can also be found.

The Drop-Off bay at the corner of Central Park Avenue is the main vehicle access point for hotel guests arriving by taxi. Though it is also thought some may be dropped off on Broadway. Parking for residents and staff is also provided in the basement accessed from the car ramp within the Block 1 podium.

Parents dropping their children at the childcare facility will use either the drop-off on Central Park Avenue or parking in the basement.

Service Vehicle access to the basement loading bay is via the ramp off Abercrombie Street.

KEY:

- Entrance to Block
- Pedestrian Route
- Bicycle Route
- Vehicle access
- Service access
- Bicycle parking



Planning
Retail Units and Public Terrace

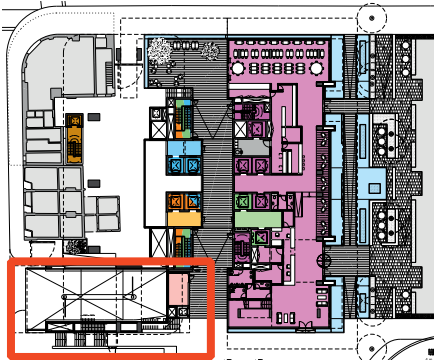
Maintaining consistency with Block 1 and Block 4S, Retail Units have been incorporated in the design of the Podium levels of Block 4N to maintain an active retail frontage to Abercrombie Street and the pedestrian link between Block 4N and Block 4S.

The key retail zone is towards the south-west corner of the 4N site. At ground floor a small retail unit faces the passageway between the East and West wings of Block 4N.

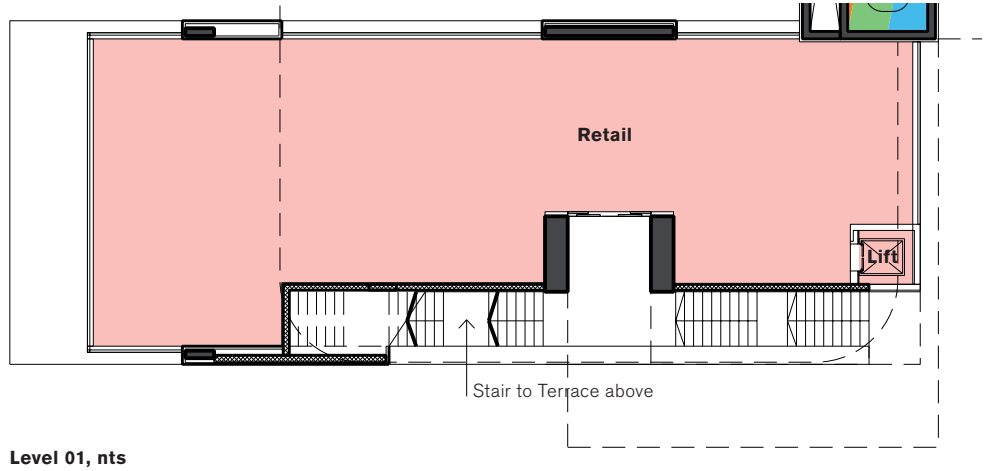
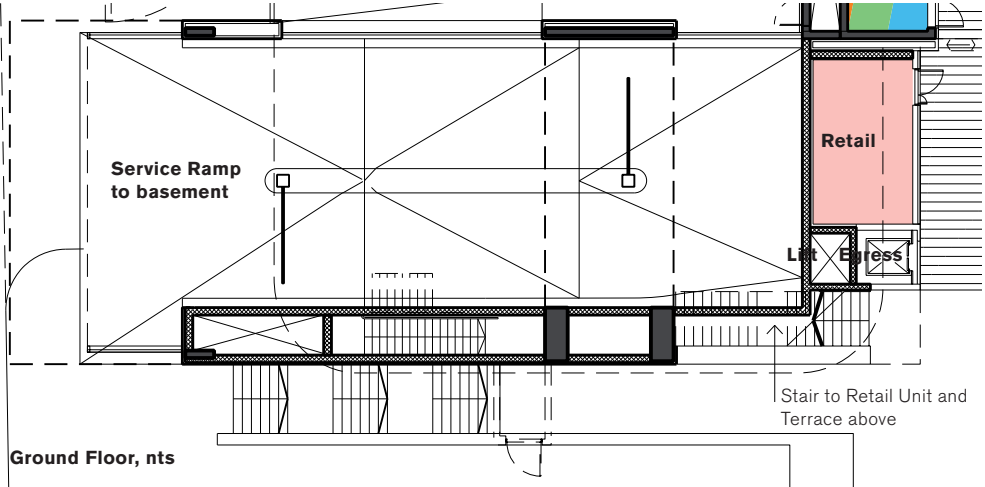
Adjacent to the retail entrance is a long public stair which leads upwards to further retail accommodation Levels 01 and 02.

At Level 01 the stair arrives at a large retail unit with glazed frontage onto Abercrombie Street, tying in with the retail frontage of the adjacent Heritage Buildings.

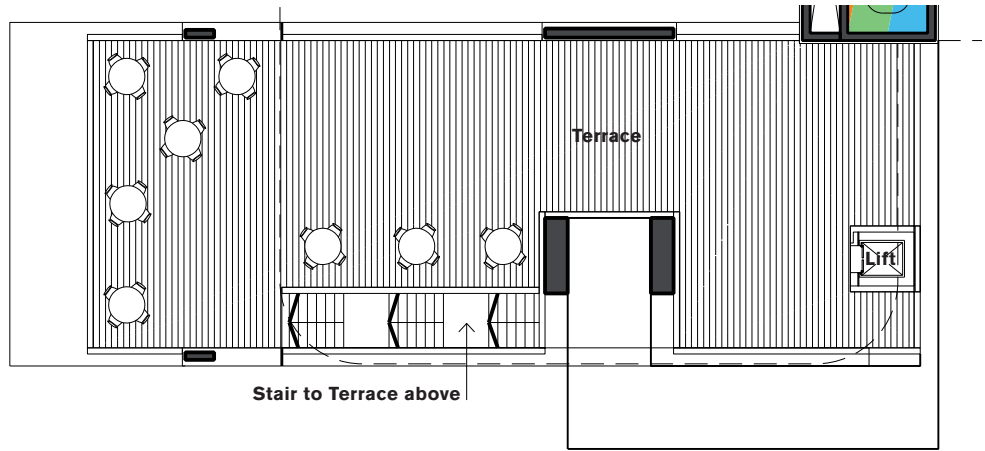
The stair continues to Level 02 to a generous public terrace which will receive favourable afternoon sunlight.



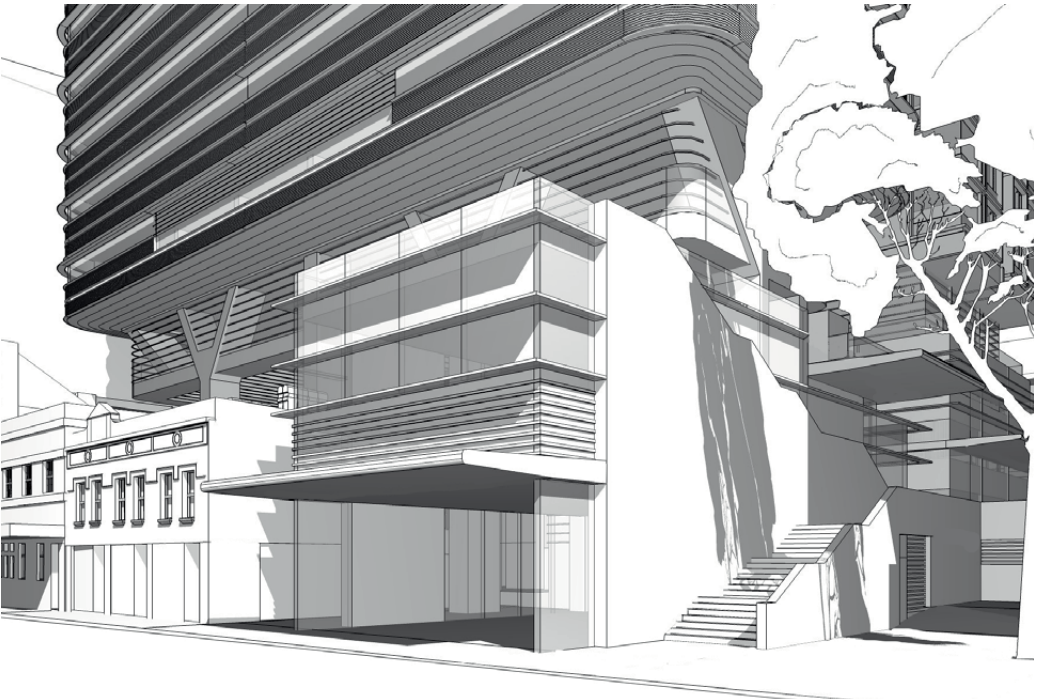
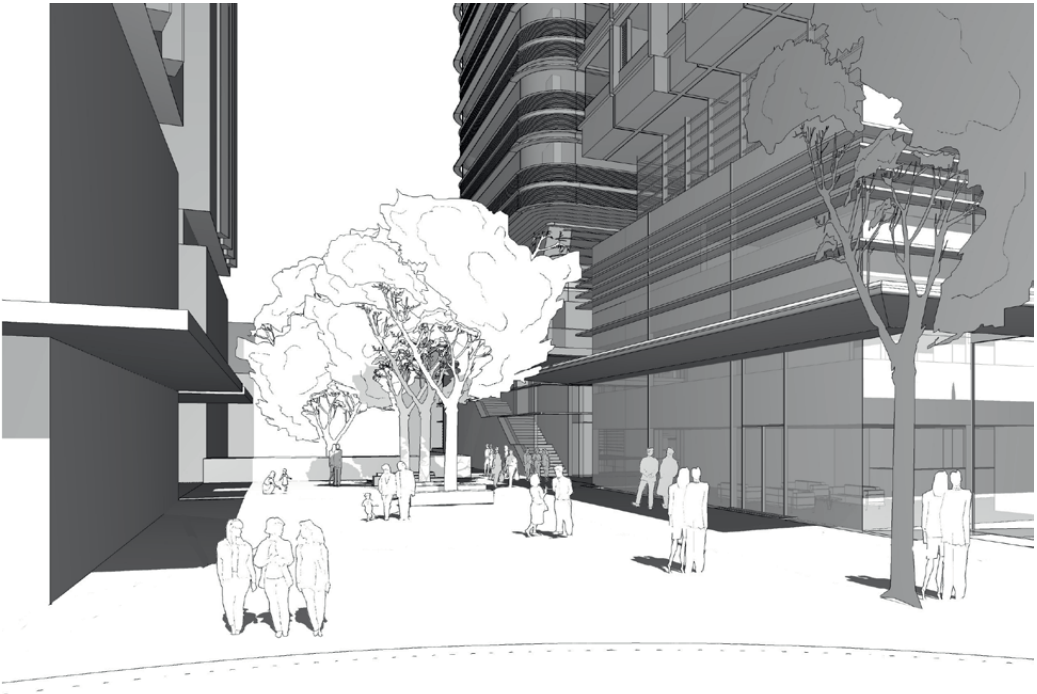
Key Plan, nts

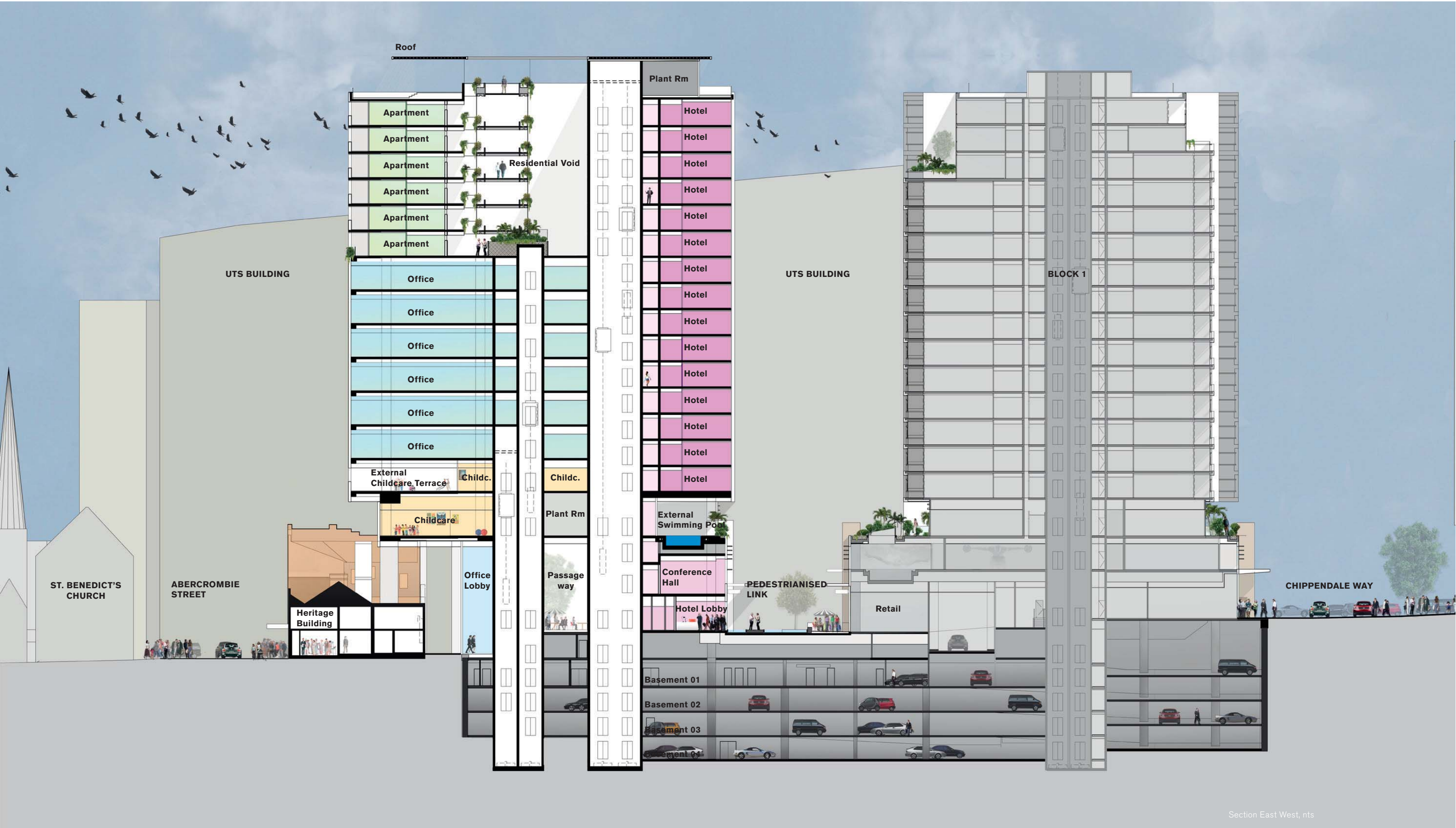


Level 01, nts



Level 02, nts





Section East West, nts



Section North South, nts

