

Concept Design

Introduction

3

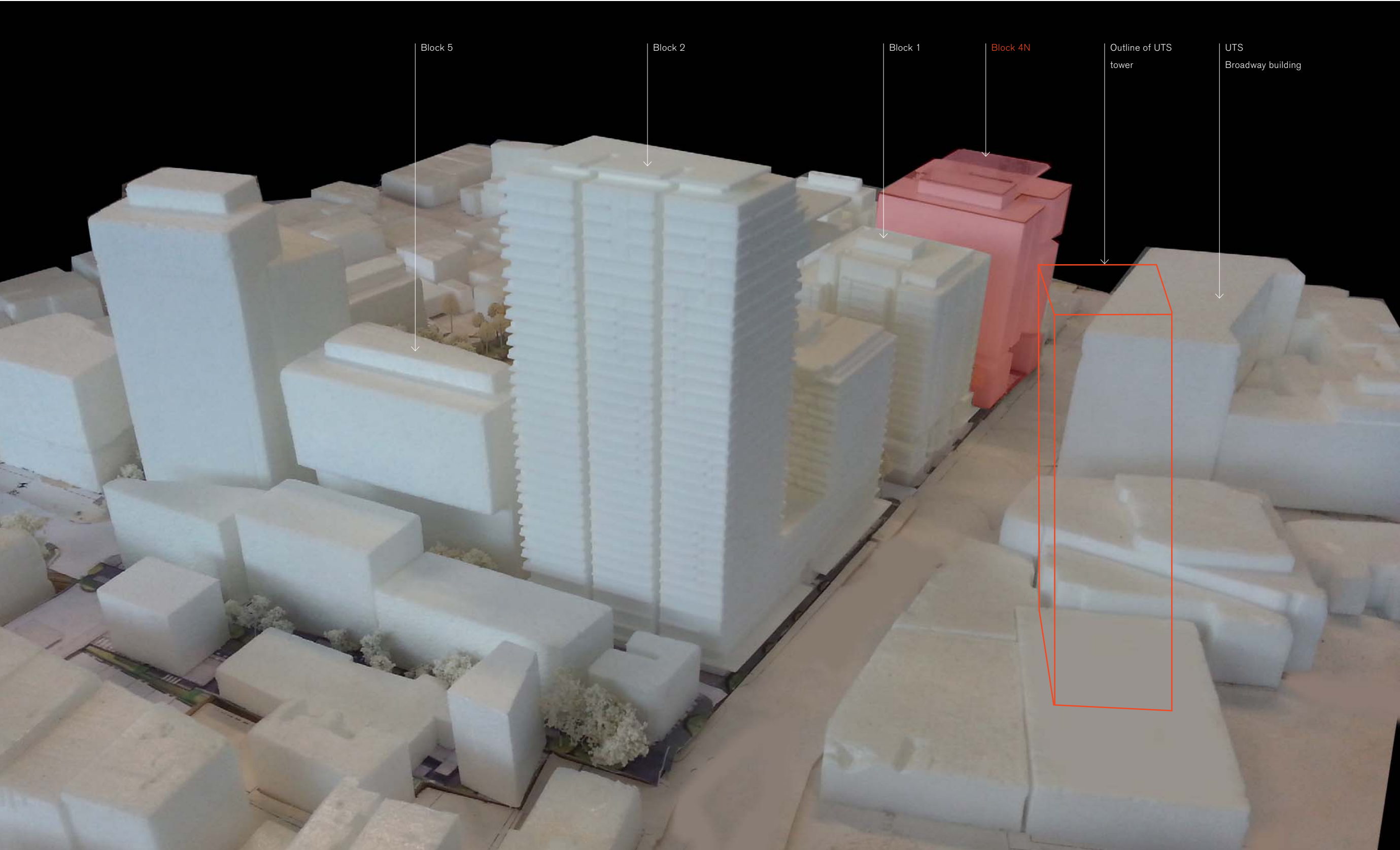
It is proposed to develop Block 4N as separated plot within the approved masterplan as set out as part of the SSDA submission for Block 1 (see separate SSDA submission.) The proposal omits the link bridges between Block 1 and Block 4N as per the approved PA for the site. The new Block 4N design also proposes a change in the use of the building from a commercial scheme to a mixed-use development combining a hotel, commercial office space, residential apartments and a childcare facility.

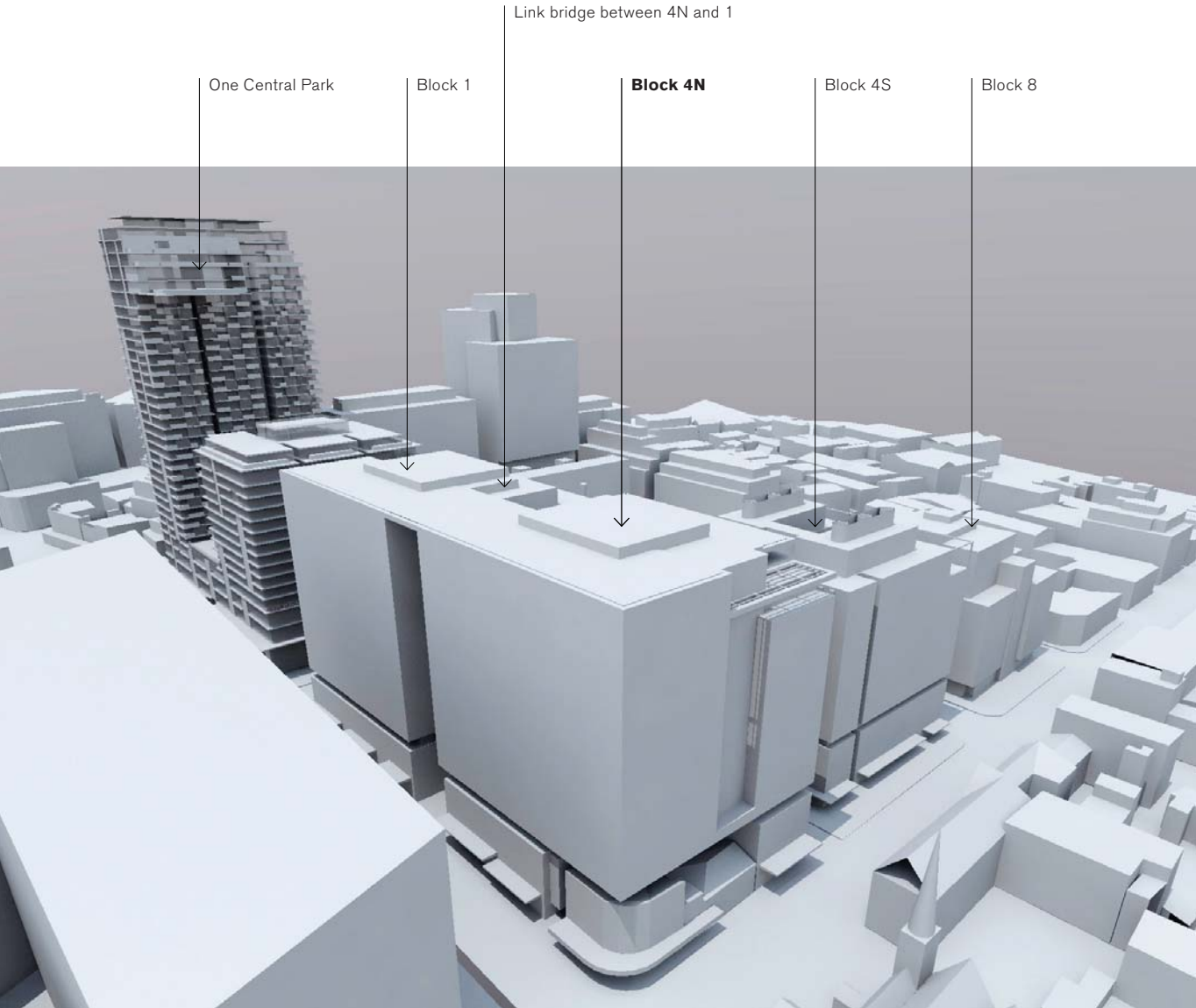
The main design drivers can be summarised as follows:

- Arrive at a massing that consolidates the requirements of the brief within approved massing envelope of the Concept Plan and comply with required set-backs.
- Develop a massing which compliments and embraces the historical Australian Hotel and adjacent Terraces which occupies part of the site.
- Provide high quality hotel, residential and commercial accommodation
- Maximise sun and daylight to the apartments and child care facilities as well as the public realm, including the public park.
- Develop an architectural language that addresses the historical buildings on the site.
- Continue the urban design of the streetscape by maintaining set datum lines along Broadway
- Design an environmentally sustainable building.
- Ensure an animated ground plane and integrated landscape design that improves the public domain around the building.

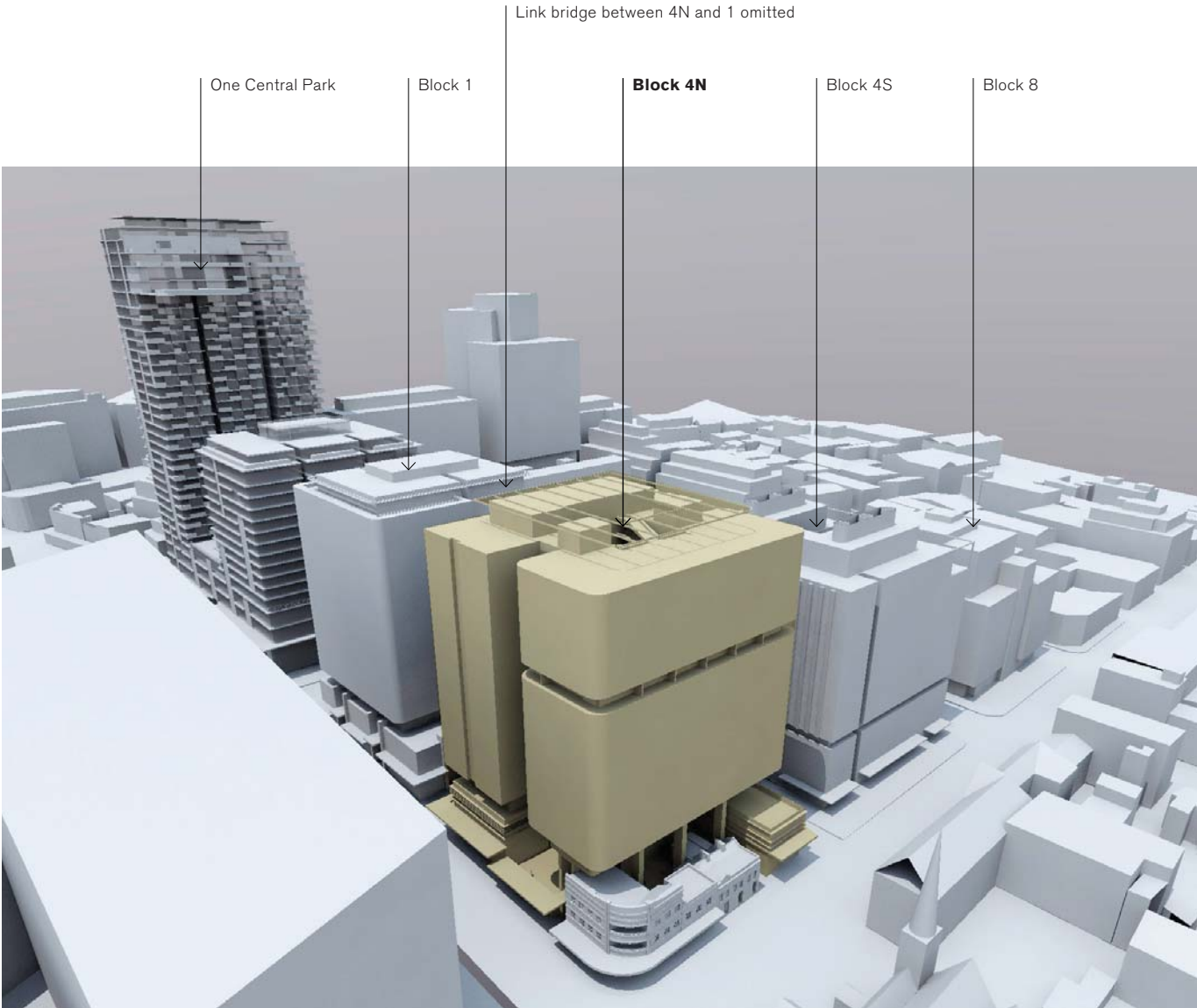








1:500 massing model reflecting the 3D massing envelopes as set out in the agreed Concept Masterplan MOD8



1:500 massing model showing the proposed schemes for Block 1, Block 4S and Block 8 incorporated

The revised design and massing of the proposed Block 4N is a result of a re-interpretation to the approved MOD8 Concept Masterplan for Central Park.

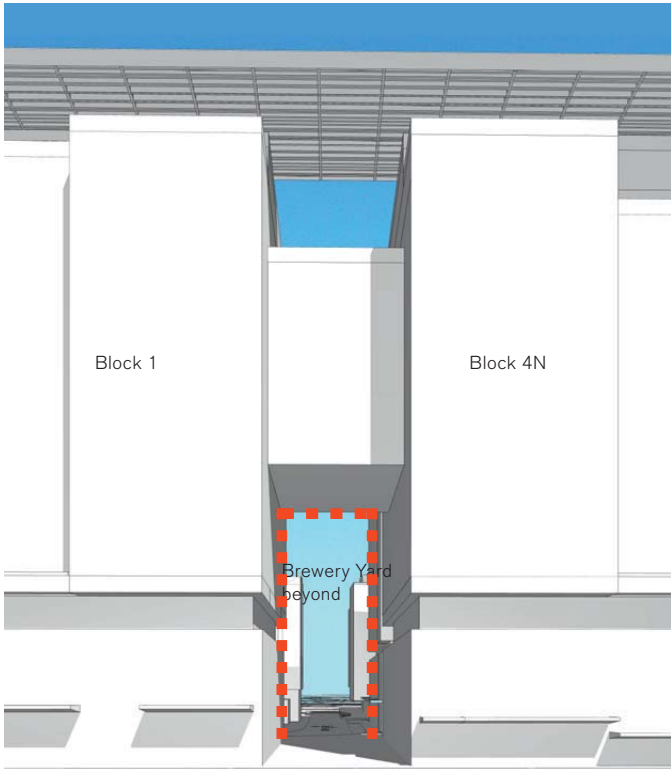
This submission seeks to develop Block 4N as a separated element as proposed in the SSDA for Block 1 through the deletion of the link bridge between Block 1 and Block 4N. A significant outcome of this modification is the improved solar access, particularly to the new Brewery Yard Square, the park and the new pedestrian link between Blocks 1 and Block 4N. Views from Broadway to the Brewery Yard are enhanced as indicated on the diagrams to the right.

A change of use from commercial to mixed-use is now proposed for this separated block. Accommodating increased separation distances set by the revised design of Block 1, the change of use influenced the massing of the design to increase the solar access to the public realm and adjacent streets. The proposed design also looks to incorporate the historical Australian Hotel and adjacent Terraces which occupy the north-western corner of the site for Block 4N.

Within this context, the revised design for Block 4N has been developed. The following pages aim to explain how the basic concept and massing has developed which led to the proposed form and further explained in subsequent chapters related to planning, facades and code compliance.

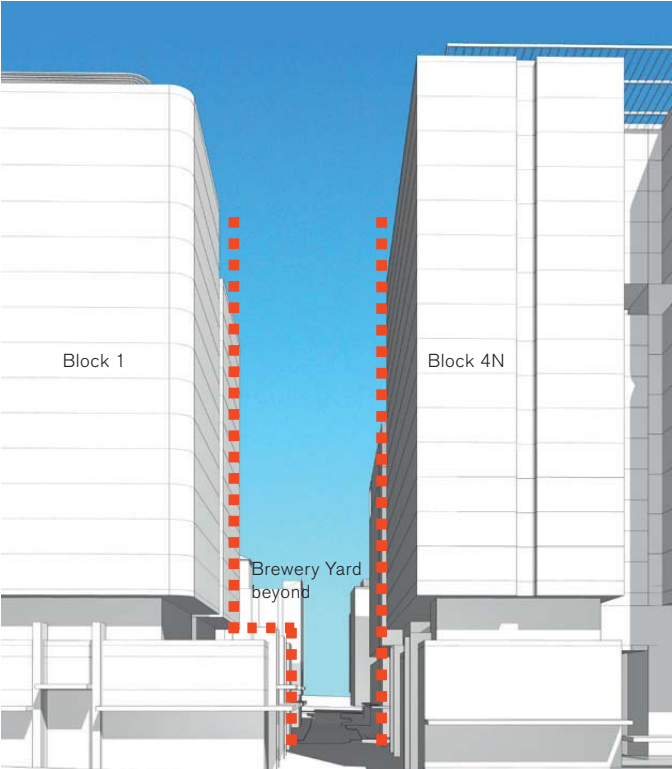
It should be noted that further information is provided within a separate SSDA submission for Block 1.

Approved
MOD 8 Massing

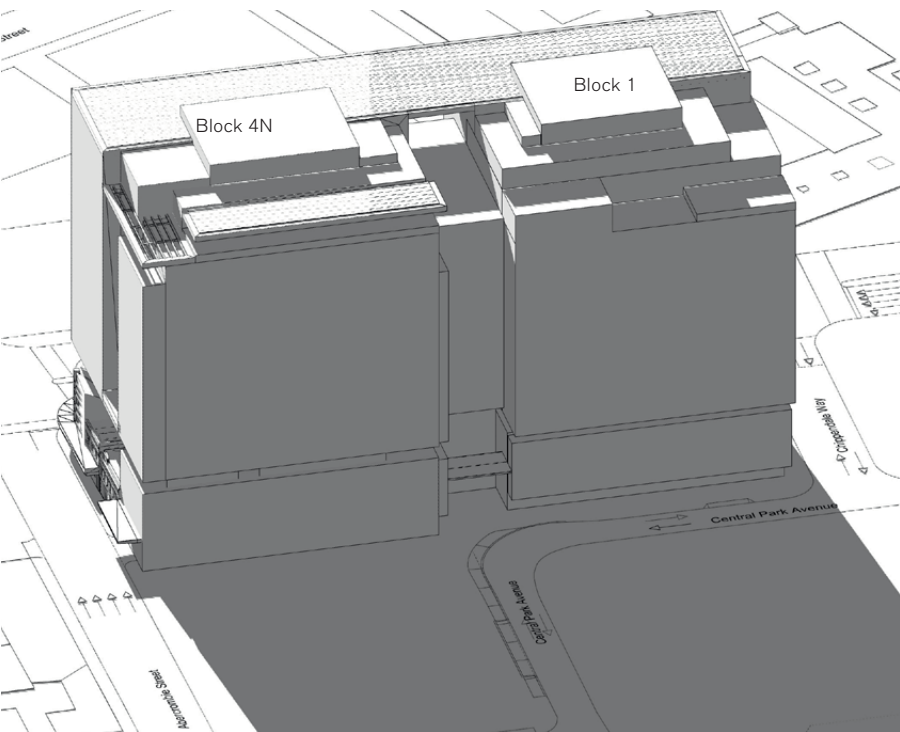


View from Broadway showing space between Blocks 4N and 1 with link bridge as per concept plan

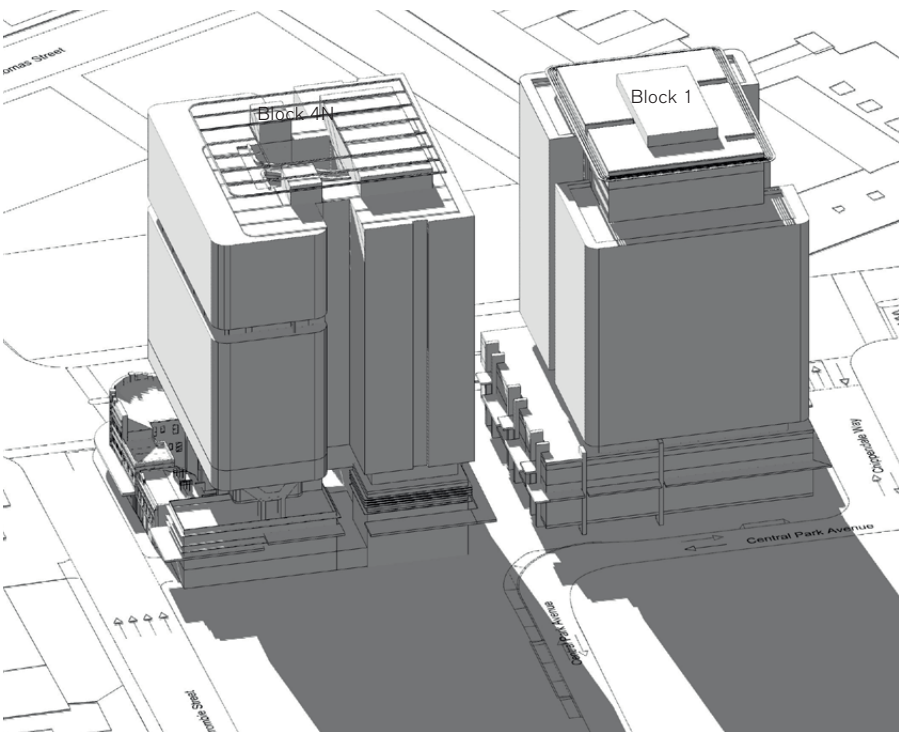
Proposed
Revised Massing



View from Broadway showing space between Blocks 1 and proposed Block 4N with view opened up



3D massing model showing Blocks 4N and 1 as per concept plan

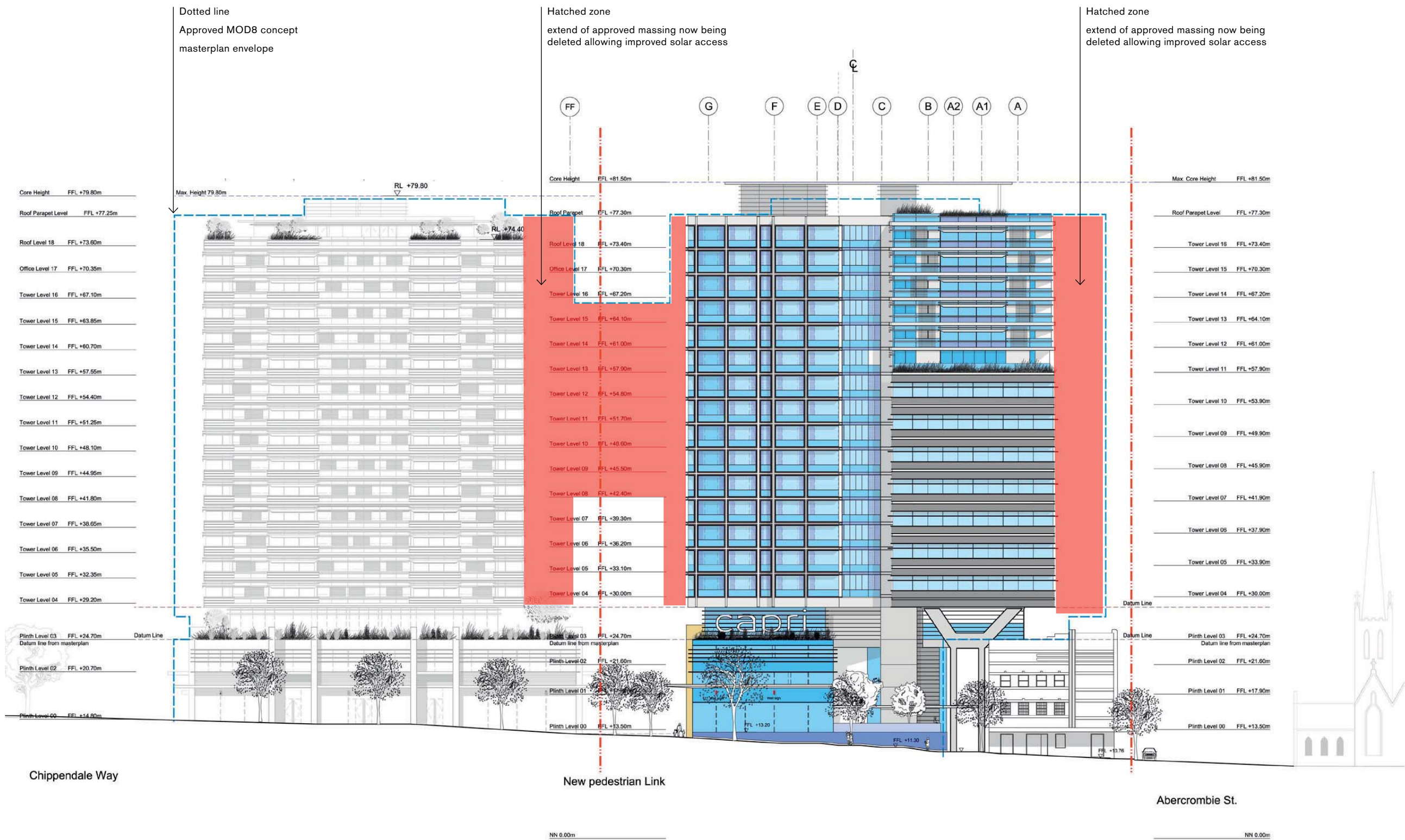
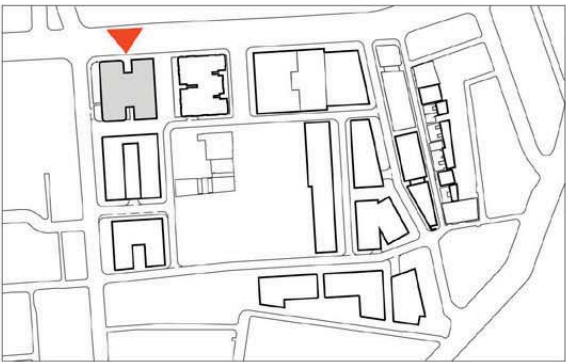


3D massing model showing Blocks 1 and proposed Block 4N

Concept Design

Broadway elevation
Comparison to concept masterplan envelope

3.2

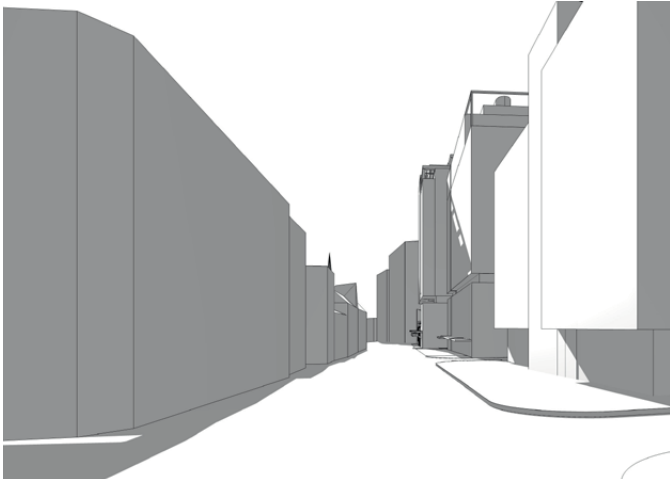
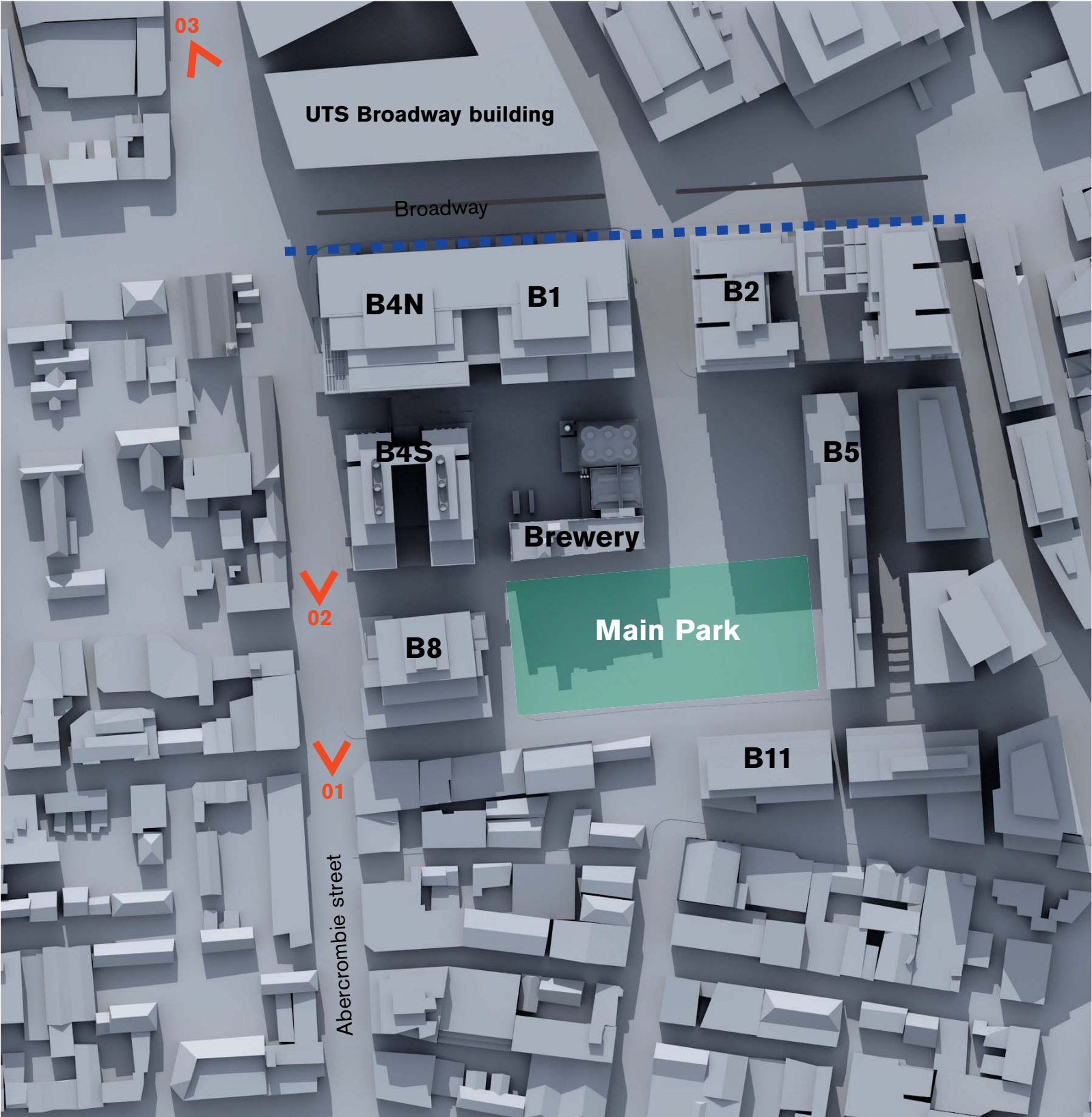


Concept Masterplan Envelope
Approved MOD8

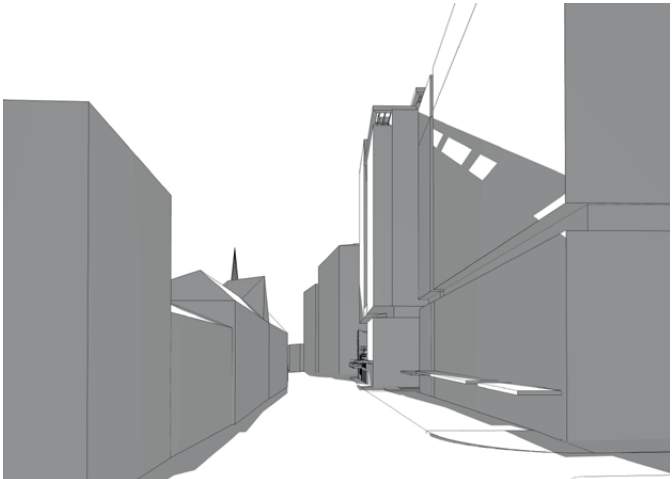
The plan shows the approved concept masterplan envelope for Block 4N and Block 1.

The two blocks are aligned along Broadway with Block 2 in order to create a consistent frontage along the street. It also allows for a bridge link between B4N and B1.

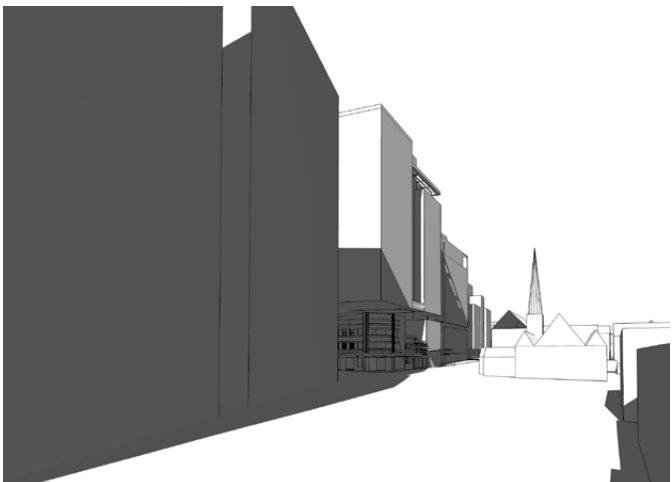
The views on the far right illustrate the current approved massing of the concept masterplan.



01. Abercrombie View



02. Abercrombie View



03. Abercrombie View

Concept Design

Design Development - Masterplan

3.2

B4N - Proposed as per SSD Application Scheme

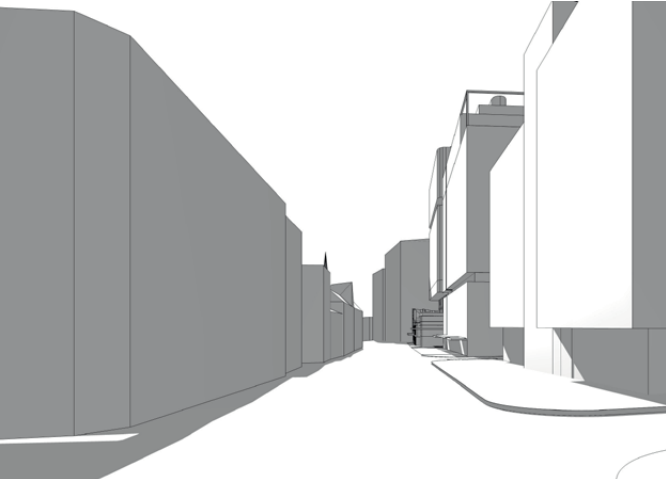
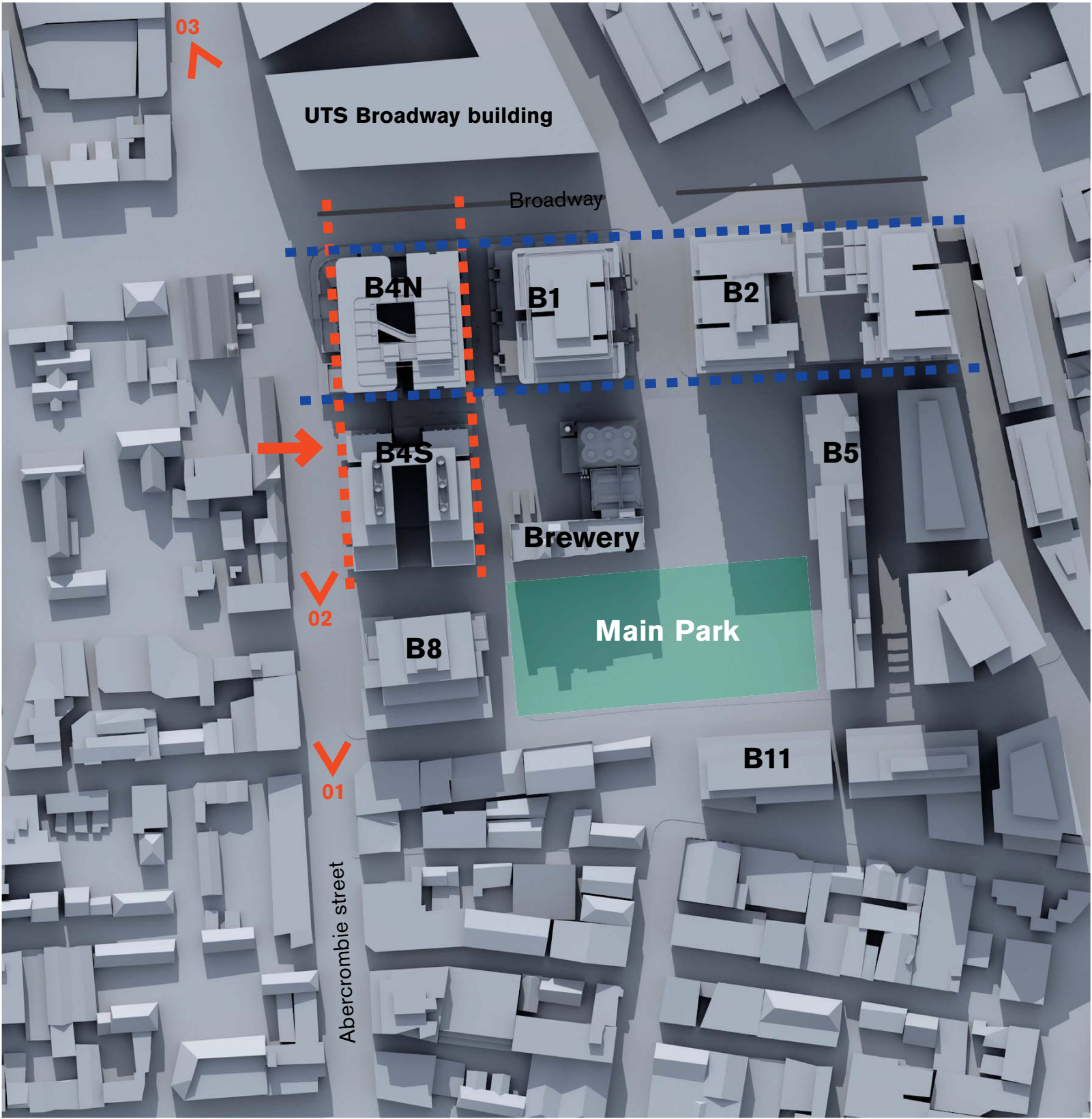
The new proposal aims to maintain the original principles set by the concept masterplan keeping the alignment along Broadway with B2 but now introducing a new one along Abercrombie street with B4S.

The three blocks which once formed the large commercial building on the B1, B4N and B4S site has since been fragmented into three separate blocks. It is felt that the urban grain should reflect this more clearly and help to define this change.

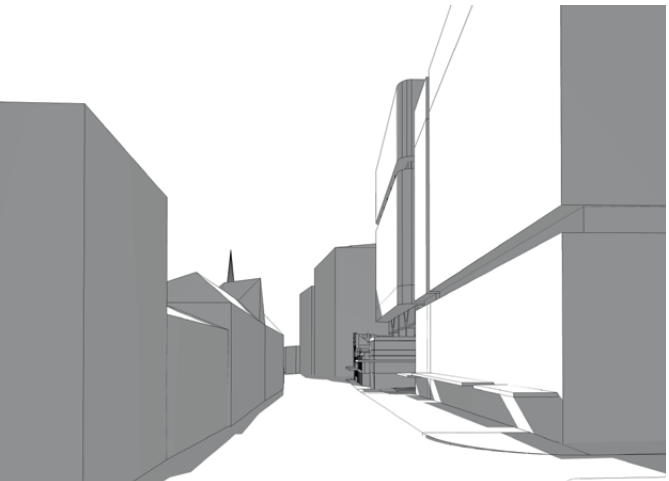
For this reason, the western facade has been set back in order to align B4N with B4S facade but also to allow for a better sun penetration into the courtyard area behind the Australian Hotel. It has also allowed the Heritage Buildings to be less overwhelmed by the new development over it.

The bridge link between B4N and B1 has been removed. The two buildings, now completely separated, create a new public pedestrian link at ground floor and allow for a better sun penetration into the main park and to the Brewery Building that sits behind them.

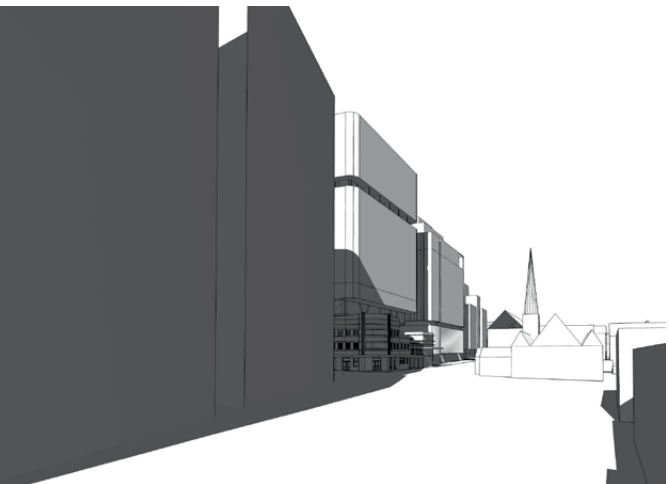
The street views on the far right help to illustrate the improved urban form, massing and definition this proposed revision will provide.



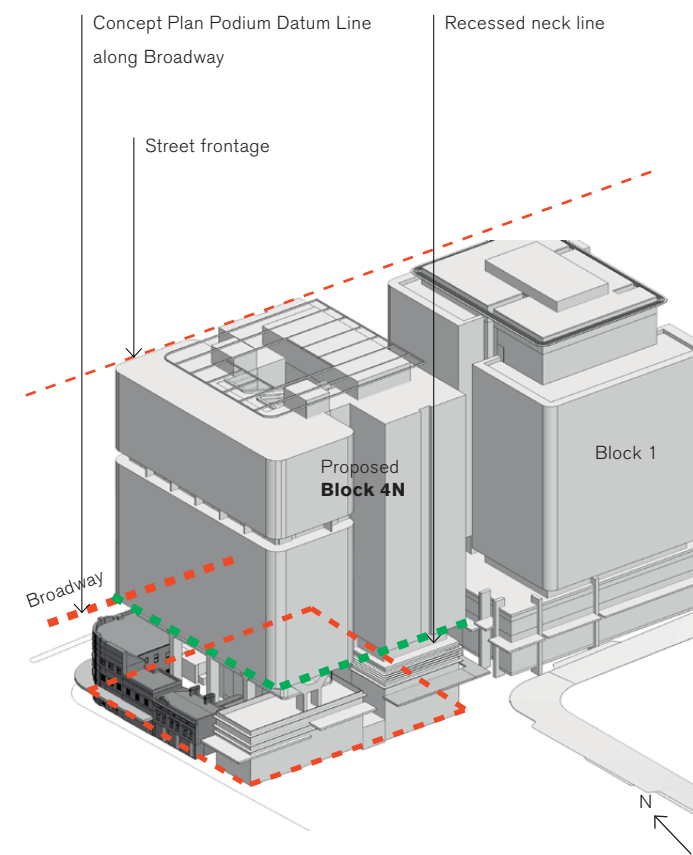
01. Abercrombie View



02. Abercrombie View



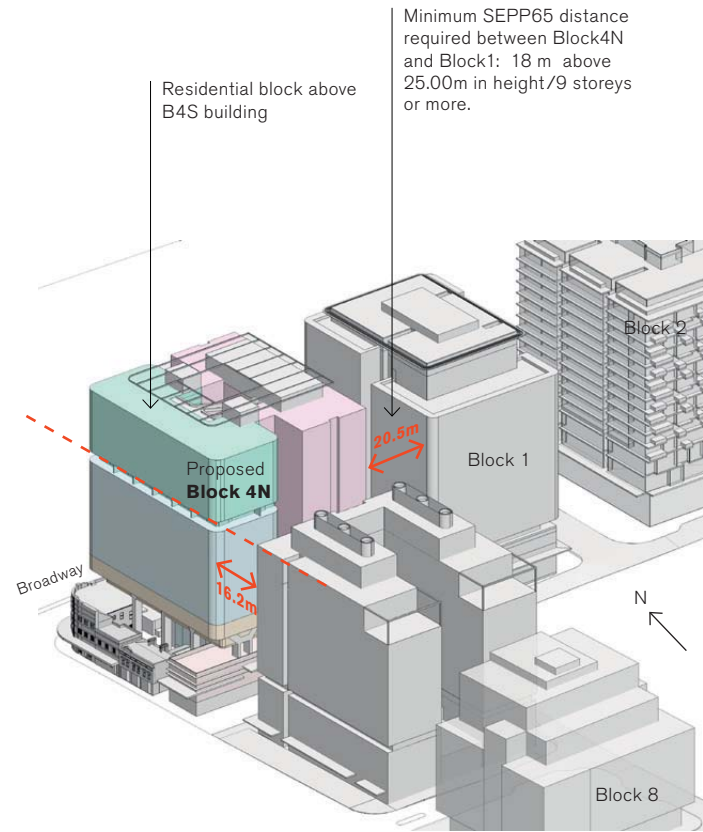
03. Abercrombie View



1. Concept Masterplan parameters

The starting point for the development of Block 4N is the approved Concept Masterplan Envelope. Key features of this envelope are:-

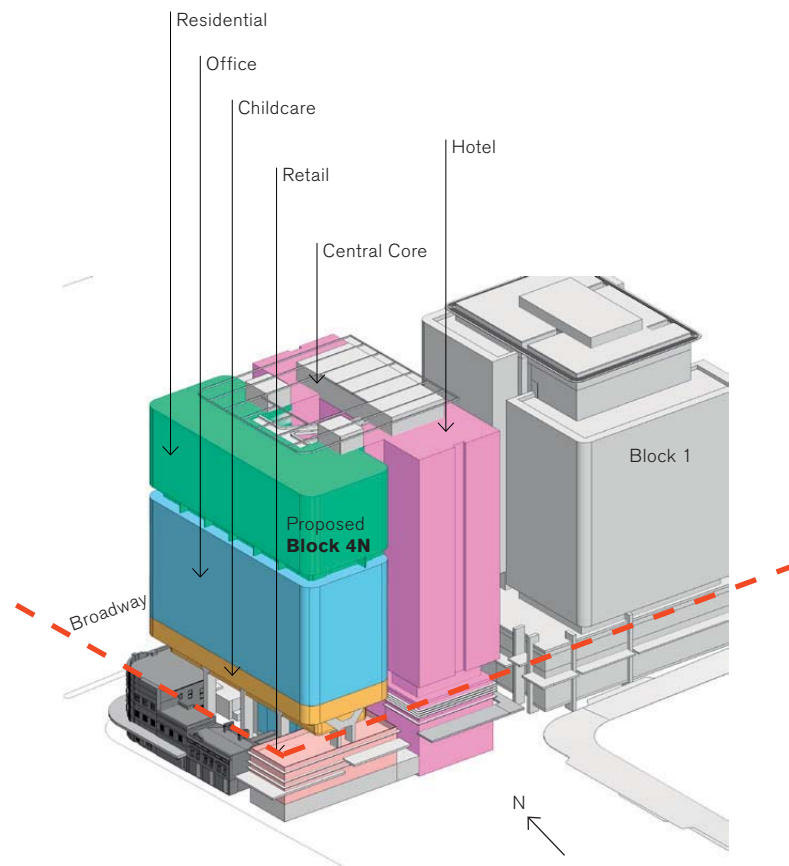
- 1. The height of the building.
- 2. The use of a podium element to address the street heights and that of the retained heritage buildings at the corner of Broadway and Abercrombie Street..
- 3. The introduction of a “neck” to define the street.
- 4. Step the building at the top to address solar access planes to the park.
- 5. Do not exceed the 25,930sqm GFA figure assigned to the Block 4N building plot within the overall masterplan.



2. Primary development controls

Taking this basic massing, its form is revised to address the building separation requirements established by codes such as SEPP 65 for habitable and non-habitable rooms / balconies in relation to the uses of the adjacent building typologies dependent on the height of the building.

In this instance for the west elevation between the habitable rooms of Block 1 and the non-habitable rooms of the adjacent Block 4N and the same would apply to the south with Block 4N's adjacency with Block 4S it would be 9.00m separation up to 12.00m in height/4-storeys, 13.00m separation up to 25.00m in height/5-8 storeys and 18.00m separation over 25.00m in height/9 storeys or more. This was repeated on all four elevations.



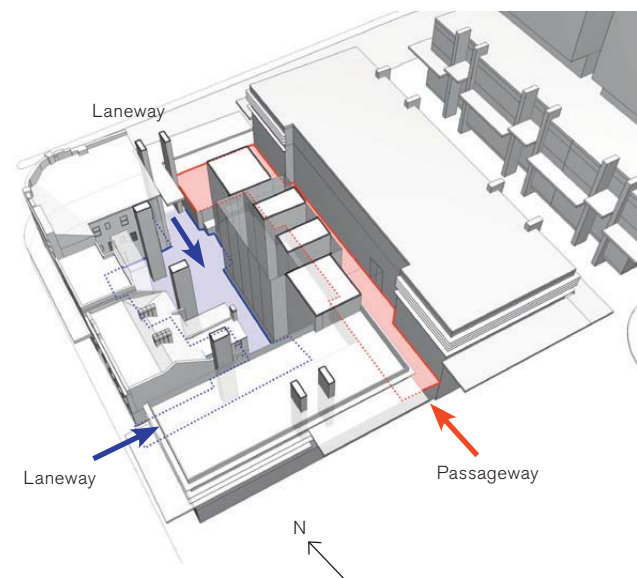
3. Development of the plan and the expression of the mixed-use nature in the form

The building is divided into two defined vertical blocks, where the building's uses have been grouped to allow for them to be stacked within the massing to roughly fit with the approved 3D envelope of the approved masterplan.

The two defined blocks are "connected" using a centralised core arrangement which is split to serve either the hotel for one core or the childcare, office or residential apartments in the case of the other.

The use of the podium and "neck" helps to respond to the Heritage Buildings which occupy part of the site while an additional "neck" at Level 11 of the western mass defines the residential apartments from the commercial block below.

The residential apartments are located (with the commercial offices) on the western side of the plot to maximise the unobstructed views towards the University of Sydney and beyond.



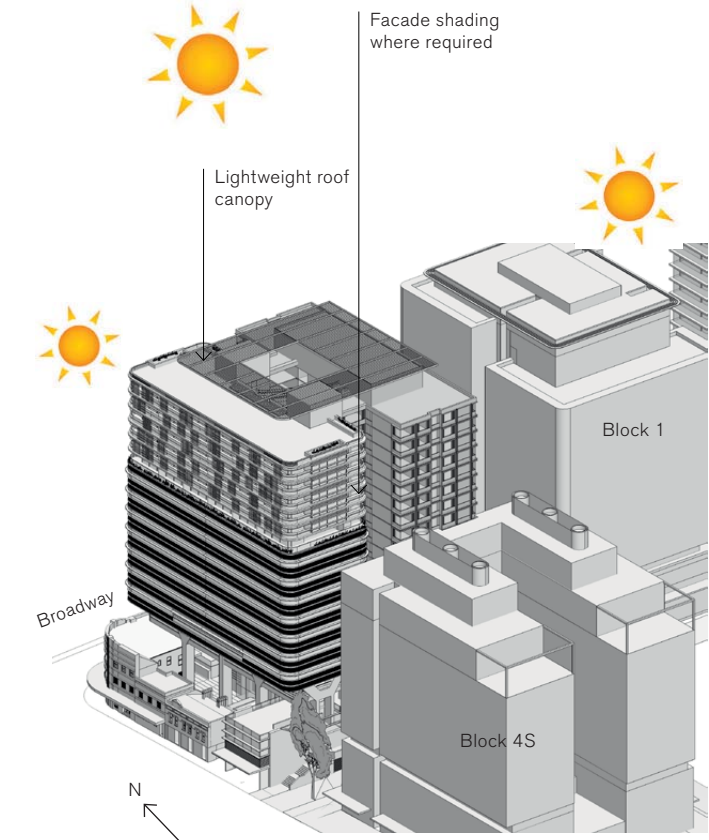
4. Urban relationships with streetscape

In accordance with the ambitions of the Concept Masterplan, the podium and the "neck" relate in scale and materiality to the retained heritage buildings at the corner of Broadway and Abercrombie Street.

Dividing the building into two defined blocks allows at Ground Level the opportunity for each use to have its own independent entrance while also increasing the permeability of the building at this level with the surrounding streets with the introduction of a passageway.

Permeability is further increased by the activation of the rear of the Heritage Buildings to form a courtyard space which engages with the office lobby. The courtyard is accessed from Broadway and Abercrombie Street via two small "laneways."

The separation of Blocks 1 and 4N with the deletion of the link bridge offers a greater opportunity to create a gateway into the site. Retail and food and beverage uses activate the edges to this thoroughfare complimenting the adjacent Block 4N ground plane.



5. Responding to the environmental aspects of the site

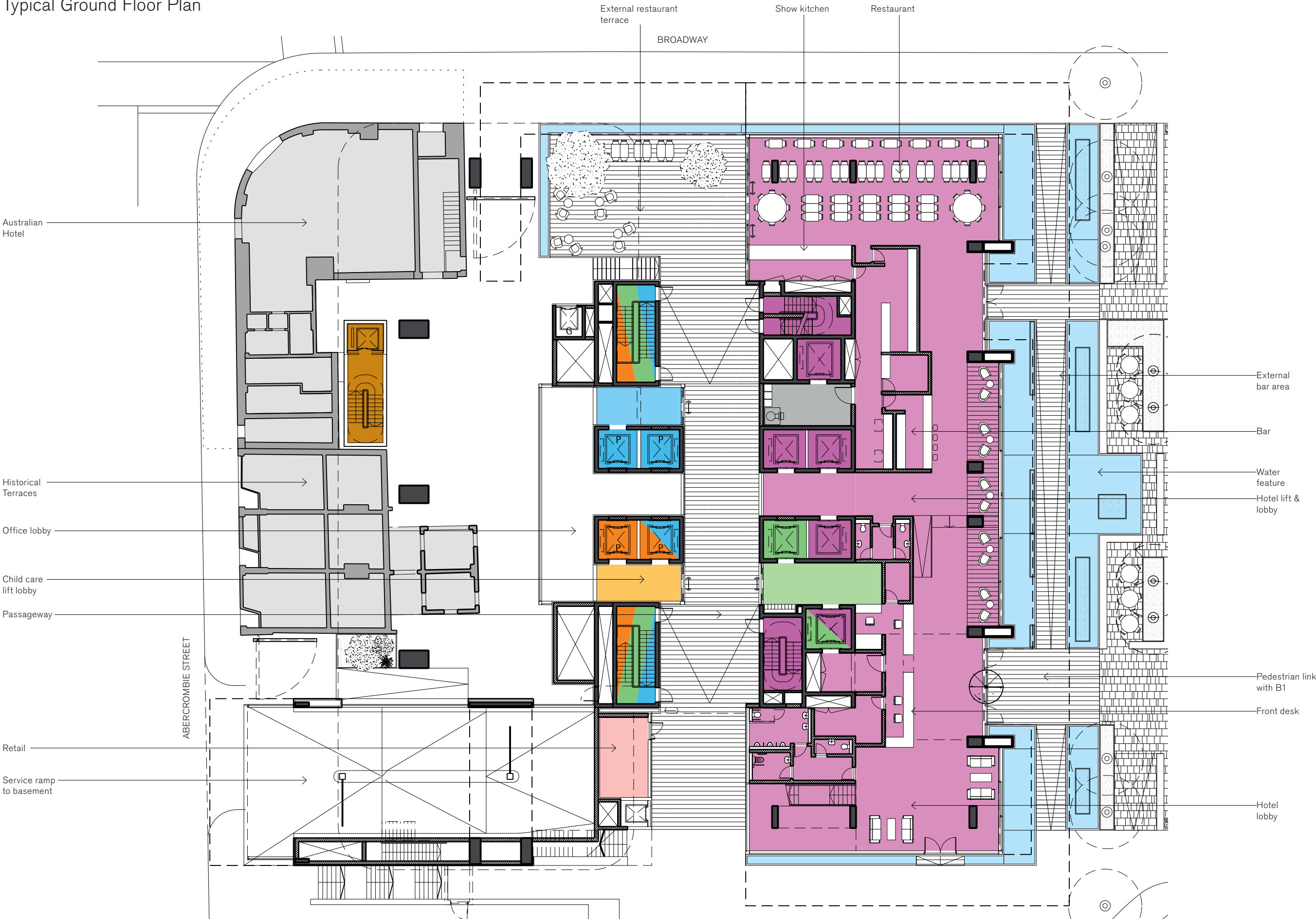
The final building's appearance responds to the solar exposure of the site, providing a predominantly horizontal expression in the design of its facade. Shading is located strategically on the tower in response to the internal environment requirements. The podium in contrast is more transparent, due partly to use, and punctuated by paired fin walls. This is further elaborated in the Façade Development section later in the report.

Further articulation of the block at a more detailed scale responds to the orientation and shading requirements and seeks to express the living areas on the facade.

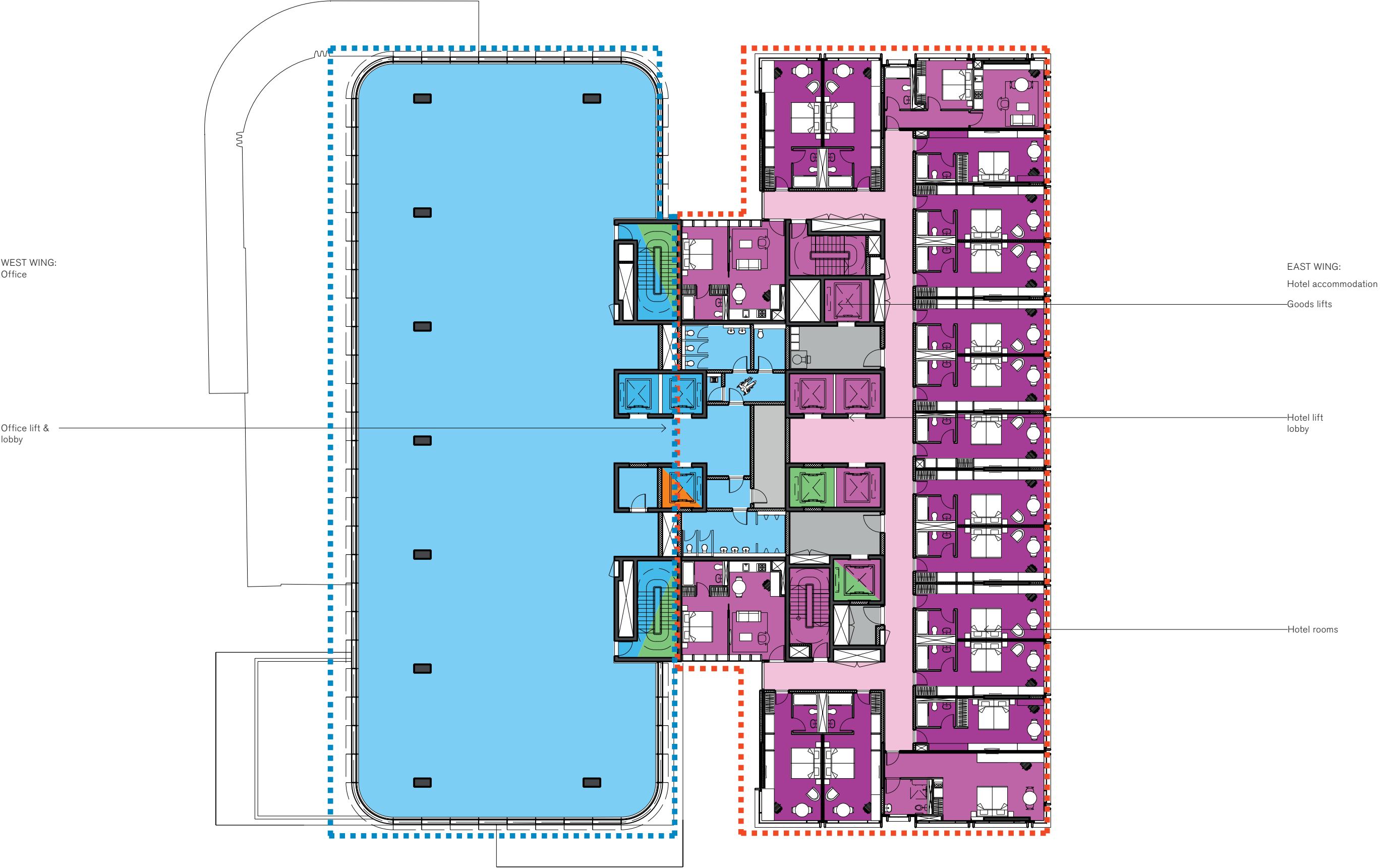
This is discussed in more detail in Section X



Concept Design
Typical Ground Floor Plan



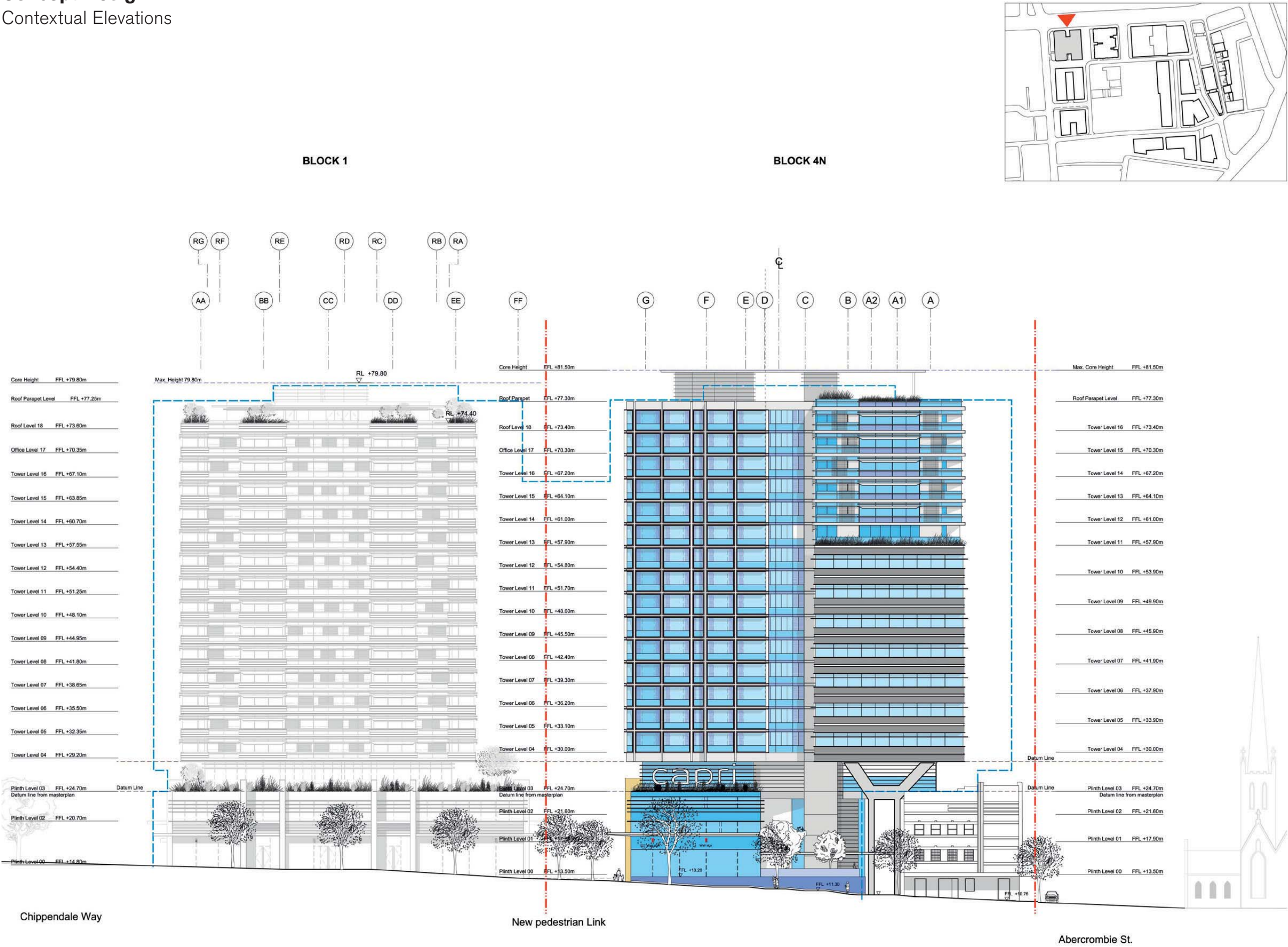
Left: Ground floorplan, nts
Right: Visual of view towards Block 4N and the Old Brewery Yard Building across Chippendale Green



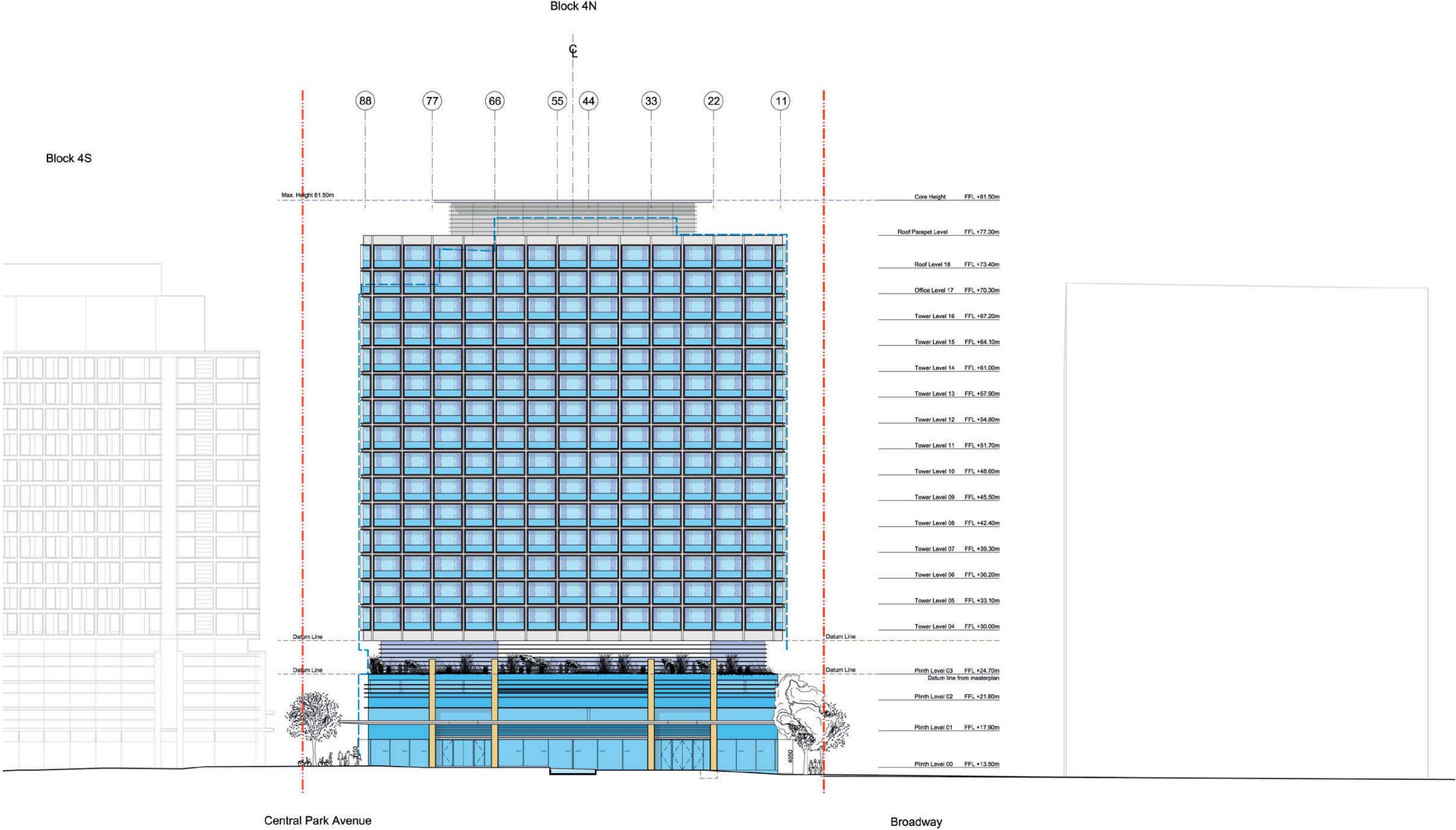
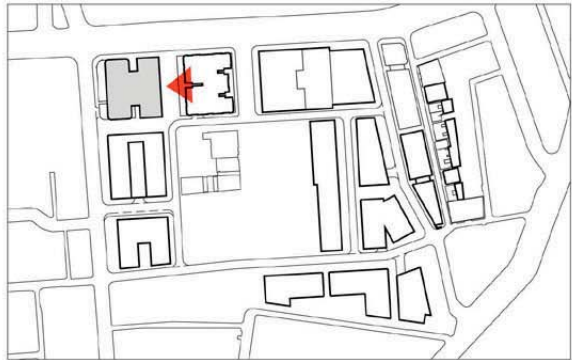
Left: Typical commercial floorplan, nts



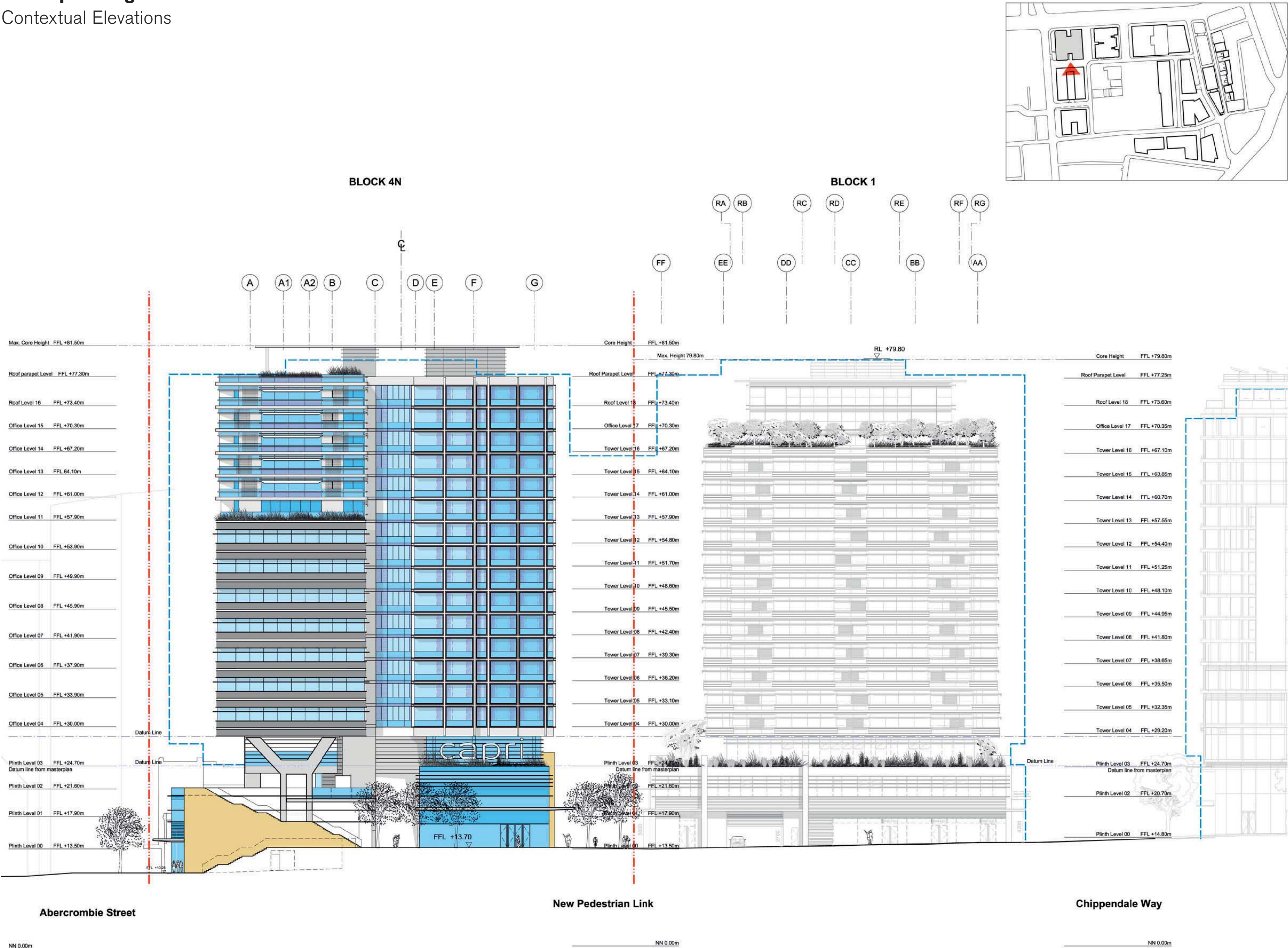
Left: Typical residential floorplan, nts



North elevation on Broadway, nts

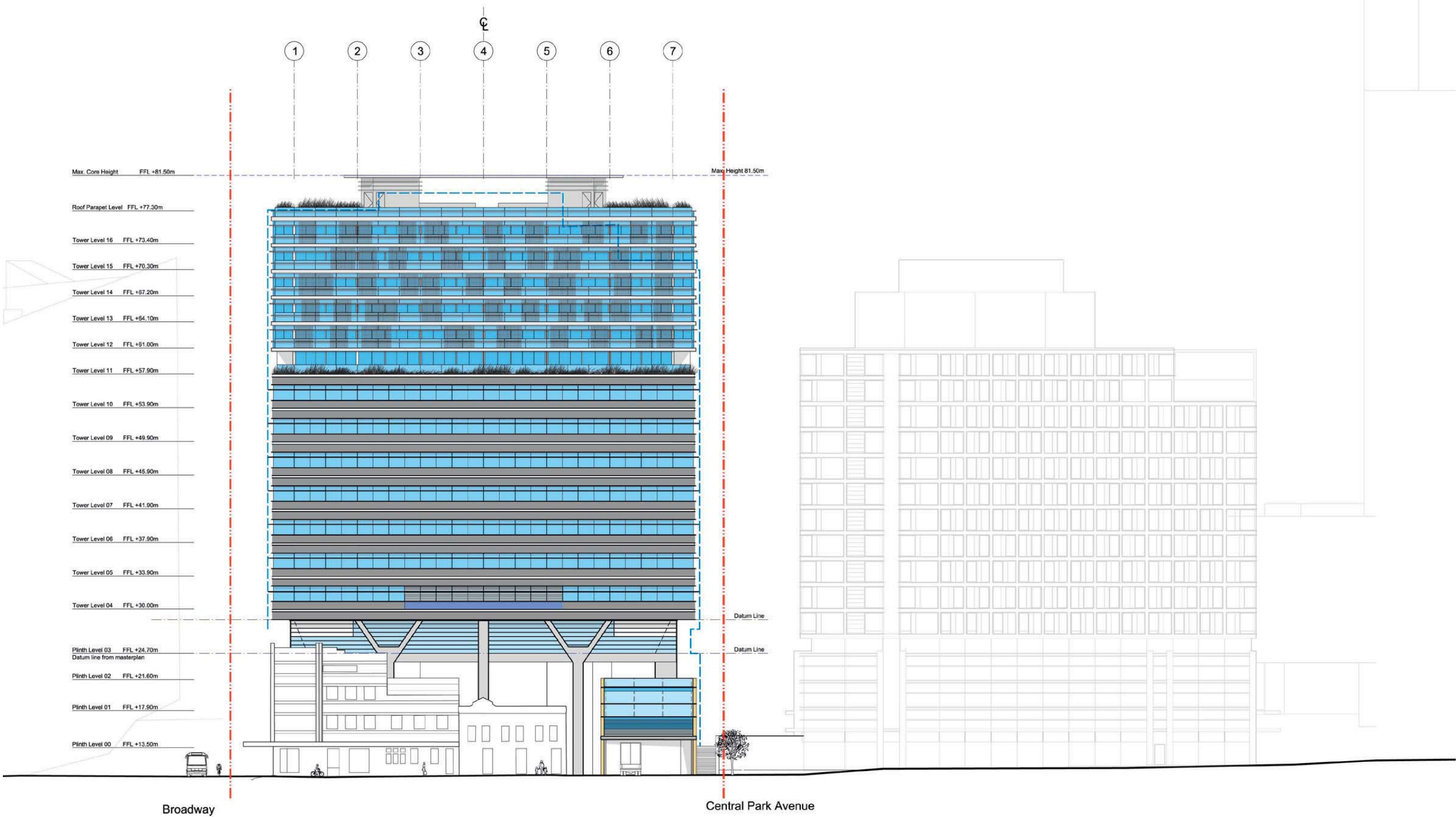
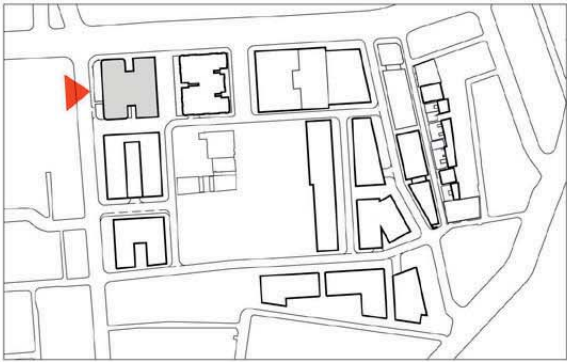


East elevation on Chippendale Way, nts



South elevation on Central Park Avenue nts

Concept Design
Contextual Elevations



West elevation, nts

