

19 December 2012

Ref: 2094 Frasers Broadway

Central Park: Modifications to Approved Concept Plan MP06_0171 (Mod 8)

Introduction - Central Park Concept Masterplan Modifications

This design statement relates to the revisions included in the Central Park Concept Masterplan Modification no. 8.

Our statement relates to a number of changes to the massing and GFA area mix, primarily associated with the previously noted Blocks 1 and 4 located on the corner of Broadway and Abercrombie Street. The main intent of the modification is to create two separate building blocks; Block 4N and Block 4S. The link of Blocks 4N and Block 1 are also modified to provide a greater degree of design potential for the floor plates as commercial / residential use within these two blocks, and a revised massing envelope that allows for potential for an enhanced level of connectivity in the future building designs. The other main change relates to the change of use in Block 4S from commercial to student accommodation and possibly residential with a future Block 1.

This design statement should be read in conjunction with the revised Concept Masterplan drawings and the Foster + Partners previous Concept Masterplan design statement Submission report (A_Rep_140 rev 02 5th May 2009 (Australian Hotel Report)). The changes identified in this statement only relate to the main design revisions being submitted. The overriding conceptual approach to all of the revisions is to adhere to the concepts already established during the Design Excellence process for the approved Concept Masterplan.

Principle Design Concept Masterplan Design Amendments

Block 4S:

The most significant Concept Massing design item is the separation of Block 4S. This has been divided off to allow the building to become self contained, whilst adhering to the approved conceptual massing. The separation also enables a change of use from that of Commercial offices to Student Accommodation. As such a key concept is maintaining the 'City Datum Line' - the requirement for a recessed expression in the massing that relates to the Australian Hotel heritage building height. Other key design criteria for the massing is to not increase shadows into the park or onto Abercrombie Street properties at key times of the day / year. The proposed separation of the massing of Blocks 4N and 4S removes the floor plate bridge links and canopies over the pedestrianised street - that links Abercrombie Street to the new Central Park Avenue.

Basement Access:

With student accommodation needing limited or no parking and the decision to place Block 8 parking under that site, the need for Basement access has significantly diminished. As part of the revision to the future building massing, it has been necessary to introduce a new Servicing access for access to the basement of Block 1 and 4N. This service access will be detailed into the facades of the Abercrombie street frontage of Block 4N. The introduction of this new basement servicing access off Abercrombie, removes the previous basement access off Street. To assist in the staging of the works it is intended to

provide a loading bay with turntable off Irving Street, until an alternate is available via the basement of Block 1 and 4. Once the basement linkage is made the loading bay area will revert to retail and BOH.

Block 1 and 4N:

The massing of Blocks 1 and 4N has been revised to include a number of changes. The overall heights and overall setbacks have been maintained as established by the approved PA massing for the site, whilst not effecting the shadows cast within the park. This has been achieved by ensuring that the massing height is capped at the underside of the level established by the approved solid canopy. The PA approved slatted canopies have also now been included into the revised concept masterplan massing. The 'City Datum Line' recess is maintained around the perimeter of both Block 1 and 4N.

The other notable change to the overall massing of these blocks, has been to increase the height and width of the bridge links that could be achieved for a commercial building that is connected between Blocks 1 and 4N. This increase is in response to our understanding of current trends in commercial office space design, that requires large floor plate for efficient office floor planning to offer owners and users enhanced connectivity. The concept massing also linking the two blocks also includes the through site link. It is envisaged that either a fully open connection allowing access to entrance lobbies is provided; or alternatively it is envisaged that a glazed in through site link to a centralised lobby could also be provided, similar in concept to the entrances to Governor Phillip and Governor Macquarie towers. The overall massing has been simplified, to be sympathetic to the Block 2 massing, and to allow the potential for larger more efficient floor plates, whilst maintaining the key concept of the City Datum Line.

Key benefits also provide by the proposed revisions to the concept masterplan include the following:

- Improved low angle sunlight from East and West into pedestrianised area between Block 4S and 4N
- Improved daylight penetration to the Northern façade on the new separated Block 4S building
- Improved daylighting to the Southern façade of Block 4N building
- Consistency with the intent of the approved concept plan – maintaining overall heights/setbacks/massing and the City Datum Line
- Simplified massing of the floor plate providing greater flexibility in the design of the future buildings whilst maintaining overall sun access to the park.

Conclusion

In conclusion the proposed changes to the approved concept masterplan, provide a greater degree of design flexibility for the future buildings. The changes however maintain the key concepts already established in the existing approvals relating to the control of height, and sun access to the park. The separation of Block 4S as an individual block also provides benefits to the public domain, allowing low angle East and West sunlight to penetrate between the buildings, whilst providing a greater level of daylight to the buildings on Block 1 and Block 4N.



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