

10th November 2014

Ref: 2094 Frasers Broadway

Central Park: Modifications to Approved Concept Plan MP06_0171 (MOD 10)

Introduction - Central Park Concept Masterplan Modifications

The design statement relates to the revisions included in the Central Park Concept Masterplan Modification no. 10.

Our statement relates to a series of changes to the massing and GFA area mix primarily concerning Block 1 and Block 4N to the north-west corner of the Concept Masterplan. The main intent of the modification is to update the Concept Masterplan to reflect the revised massing and GFA area allowance for both Block 1 and Block 4N (consistent with these two concurrent SSDA designs) and minor revisions to the GFA totals assigned to Block 4S, Block 8 and Block 11.

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 made to the masterplan and we make reference to other documents and reports which are being separately submitted. The overriding conceptual approach to any revision is to adhere to the concepts already established during the Design Excellence process for the approved Concept Masterplan.

Principle Concept Masterplan Design Amendments

Revised Massing of Block 1 and Block 4N

The most significant Concept Masterplan design item is the revision to the massing of Block 1 and Block 4N to now remove the link bridge between the two blocks and for them both to now be developed as two independent buildings linked by a shared basement. The revised massing also looks to address the change to the proposed use for both blocks affecting the building separation requirements under SEPP 65. In the case of Block 1, it is in line with the proposals set out in the MOD 9, for residential and commercial use and Block 4N for a mixed-use (hotel, office, childcare and residential) from commercial.

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The improved physical separation of these two blocks as a result of their change in use has led to an overall gain in the extent of solar access now entering the masterplan to the heart of Central Park and a reduction on the extent of shadows cast. The improved separation also benefits the proposed pedestrian link between Block 1 and Block 4N by improving the external environment of this new gateway to Chippendale Green and the Brewery Yard.

Block 1:

The revisions to Block 1 concerns primarily the revisions as set out under the S75W of the MOD 9 and additionally under this MOD 10 amendment, the transfer of non-residential GFA area (approximately 418 sqm) from elsewhere in the overall development (primarily Block 8). The revision to Block 1 maintains the revisions of MOD 9 in relation to the revised location of the main building entrance to be now from the east elevation off Chippendale Way instead of the previous proposal from the south off Central Park Avenue. The MOD 9 also set out that the vehicular access ramp to the basement car parking would need to be moved from the south-eastern corner of the building to the south-western corner but remain off Central Park Avenue. These ground floor planning revisions have been made to suit the current design proposals and the impending planning application for Block 1 and Block 4N and are supported by Foster + Partners. The proposed revision to the access ramp is also explained in further detail within the traffic report produced by GTA which accompanies this submission.

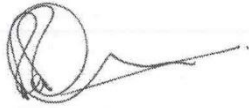
Block 4N:

For Block 4N, it is now proposed that building's use is revised from the current commercial use of the approved MOD 8 Concept Masterplan to now be a mixed-use development as stated above and the transfer of non-residential GFA area (approximately 106 sqm) from elsewhere in the overall development (primarily Block 8) . This amendment also responds to the Planning Assessment Commission's assessment report to maintain the overall land-use allowances established within the approved Concept Masterplan. The revised Concept Plan massing within this modification maintains the previously approved volume with minor additions to the southern top of the building. The revision is further analysed within the supporting S75W drawings to indicate the extent of additional shadows created by this minor addition in the massing as well as the additional solar access provided from the deletion of the link bridge between the now separated two blocks.

To assist in the explanation of the above, we have included as part of this Design Statement some diagrams which help to explain these key changes in the overall Concept Masterplan and the massing of Block 1 and Block 4N further.

Conclusion

In conclusion, the proposed changes to the approved concept masterplan maintain the positive comments made by the Planning Assessment Commission addressed as part of the S75W MOD 9 whilst providing greater flexibility for the design of the revised briefs for Block 1 and Block 4N. The improved separation of Block 1 with Block 4N also improves solar access to both the Brewery Yard and Chippendale Green, reduce the extent of shadows cast in the precinct and improves the visual connection to the historical brewery from Broadway. The changes however maintain the key concepts already established in the existing approvals relating to street facade alignments, the control of overall massing height and modulation.



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