

5th December 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. 11.

Our statement relates to a series of changes to the massing and GFA area mix primarily concerning Block 11 located in the South-East corner of the Concept Masterplan. The main intent of the modification is to update the Concept Masterplan to reflect the revised building massing and GFA area allowance for Block 11 (consistent with the concurrent SSDA design) as endorsed by the judges for the Block 11 Design Excellence Competition.

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 11

The Modifications proposed for the Block 11 Concept Masterplan massing, are to align the massing envelope with the building design as now procured through the design team 'Alternative Design Proposal' (ADP) process. FJMT Architects, and their building ADP were selected by an expert panel via a Design Excellence Competition. The intent of the selected ADP was to increase the amount of open space at street level, by reducing the building footprint, and to adjust the massing to take advantage of existing shadows cast by other buildings.

The most significant Concept Masterplan design item is the revision to the massing of Block 11. The amendment proposes to revise the form of the building, whilst looking to optimise the solar access into Wellington Street and to the new proposed urban space to be called O'Connor Street Park. The revised building design by FJMT also proposes to revise the through site links, to introduce a single new central through site pedestrian link connecting Chippendale Green with the immediate environs to the South of the precinct. This is achieved by consolidating the building massing into one overall form rather than the three individual blocks of the Concept Masterplan, but having a significant opening on the ground floor in the middle of the building.

The consolidated massing also has been reconfigured to be taller and thinner at the East end to provide a larger public realm at ground floor level. The intention of the design change proposed to the building massing also aims to create more of a gateway into the site with the massing of Block 5c opposite. In the case of Block 11, we feel the revised design is in line with the proposals for the function or land-use set out in the MOD 9, for mixed-use residential use.

The proposed scheme for Block 11 looks to consolidate the three-element massing of the Concept Masterplan into a single unified building form. The building envelope change now forms a gateway by complimenting Block 5c into the South-Western corner of the precinct with distinctive architectural character. The unified form proposed by FJMT has allowed for a reduced footprint to the building. The combination of shifting the Western portion of the envelope North closer to the site boundary and stepping the setbacks to the upper floors, has improved the solar access to the Wellington Street Park (located to the West half of the overall block 11 site).

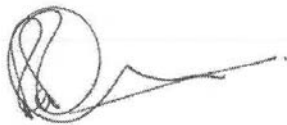
The reduced building footprint proposed has created an increase in the area of the site which forms part of the new public domain along O'Connor Street and Wellington Street. The additional publicly accessible area along both O'Connor Street and Wellington Street is to be carefully designed into these two landscape parks.

Vehicular Access:

The FJMT building design proposes the two-way vehicular access along O'Connor Street will now serve as the primary drop-off to the building. Additionally all vehicular traffic to the underground car parking is now accessed only off O'Connor Street; the intention being to reduce the volume of traffic along Wellington Street.

Conclusion

In conclusion, the proposed changes to the approved concept masterplan maintains the principals and land use of the overall Concept Masterplan. Additionally the proposed changes for a taller building massing for Block 11 will provide additional area of public realm along O'Connor Street and Wellington Streets. The FJMT design proposals also create an improved through site link, by connecting the two public realms to the North and South of the block more directly.



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