

MANDARIN CENTRE CHATSWOOD

PLANNING PROPOSAL DESIGN CONCEPTS & URBAN DESIGN ANALYSIS

JUNE 2014

CLIENT

Blue Papaya Pty Ltd

Mandarin Developments Pty Ltd

PROJECT NUMBER

S11596

BATESSMART™

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URBAN DESIGN
STRATEGY

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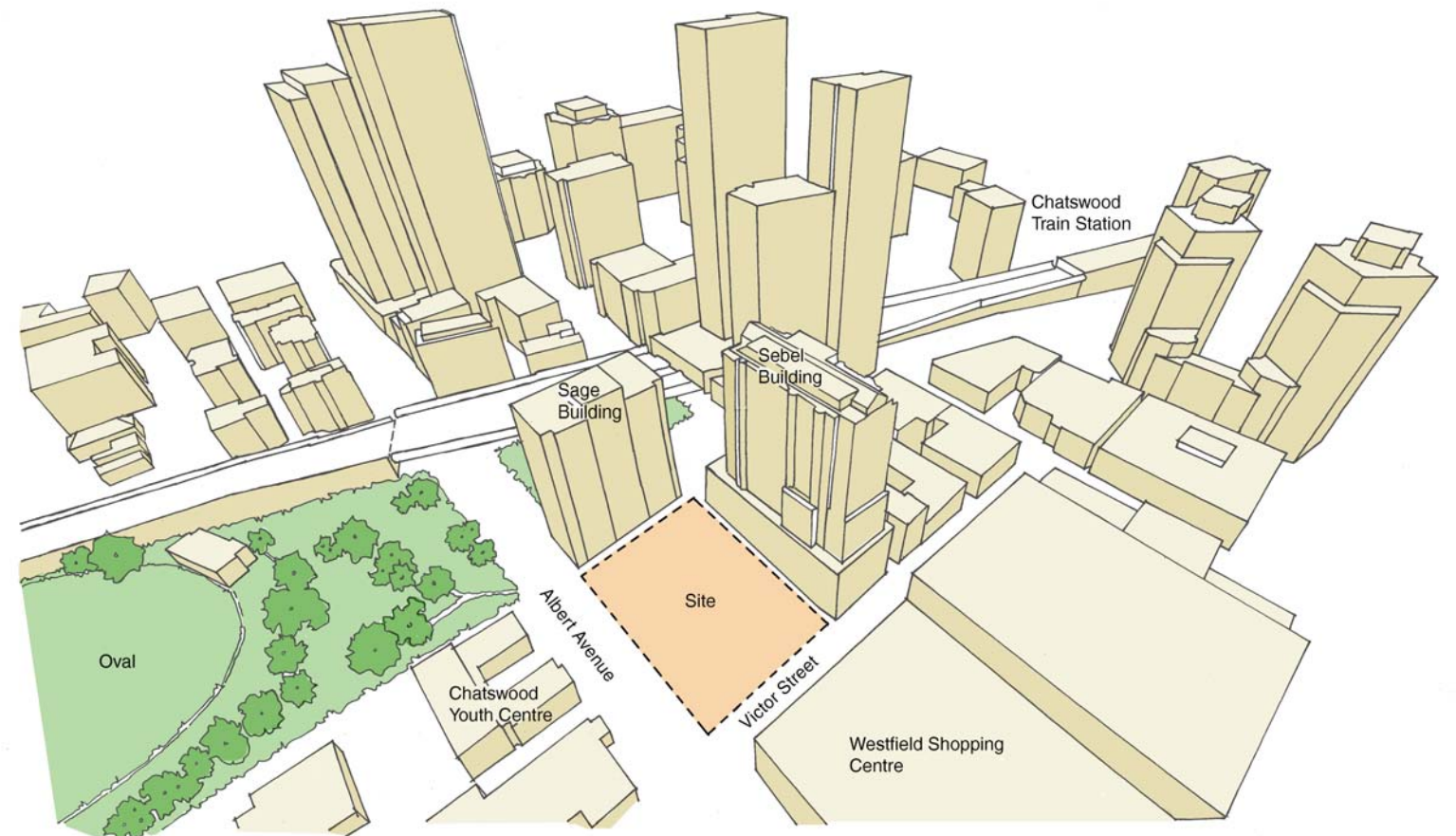


1.0 SITE LOCATION

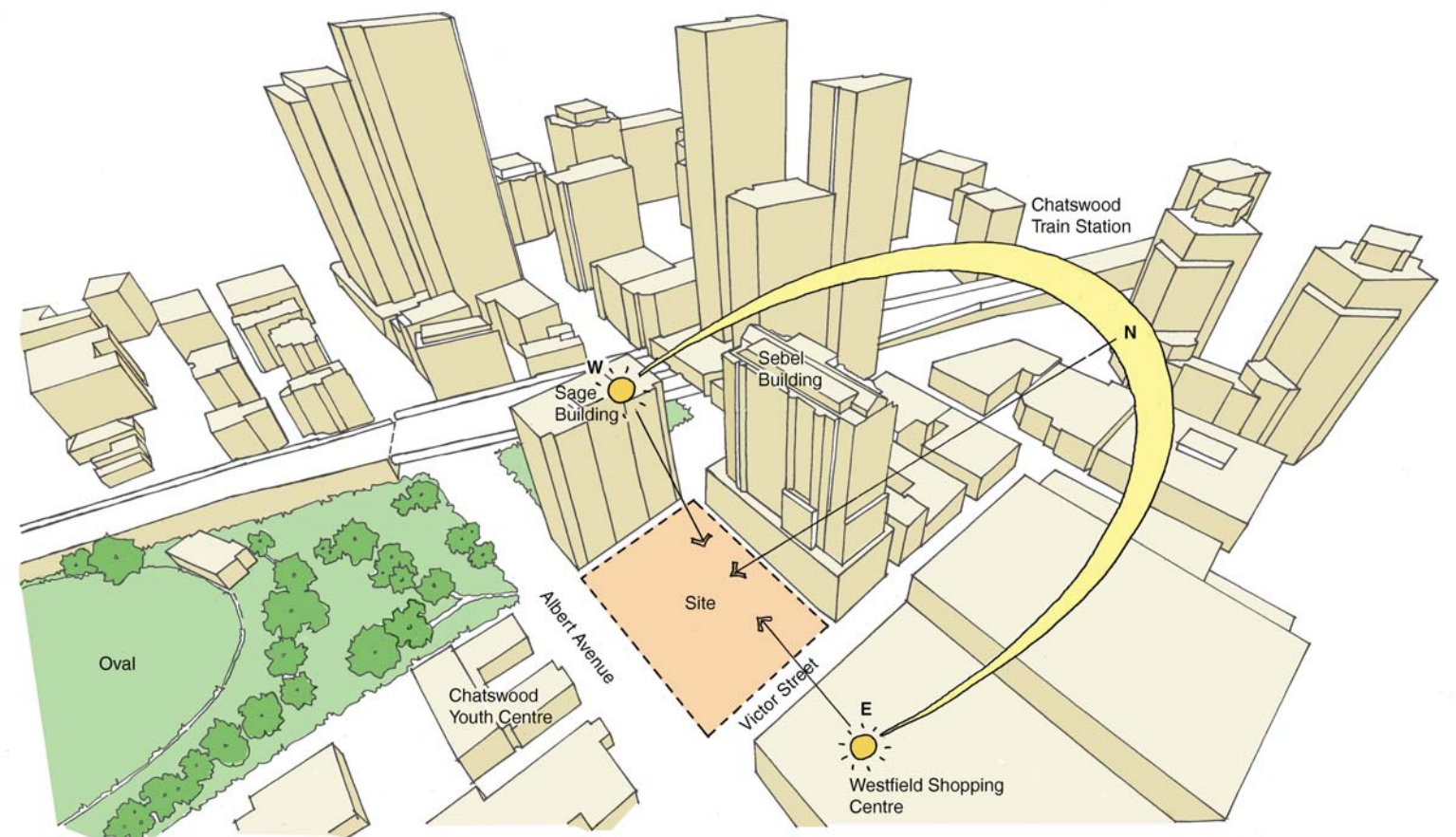


AERIAL VIEW OF THE SITE

2.0 SITE ANALYSIS

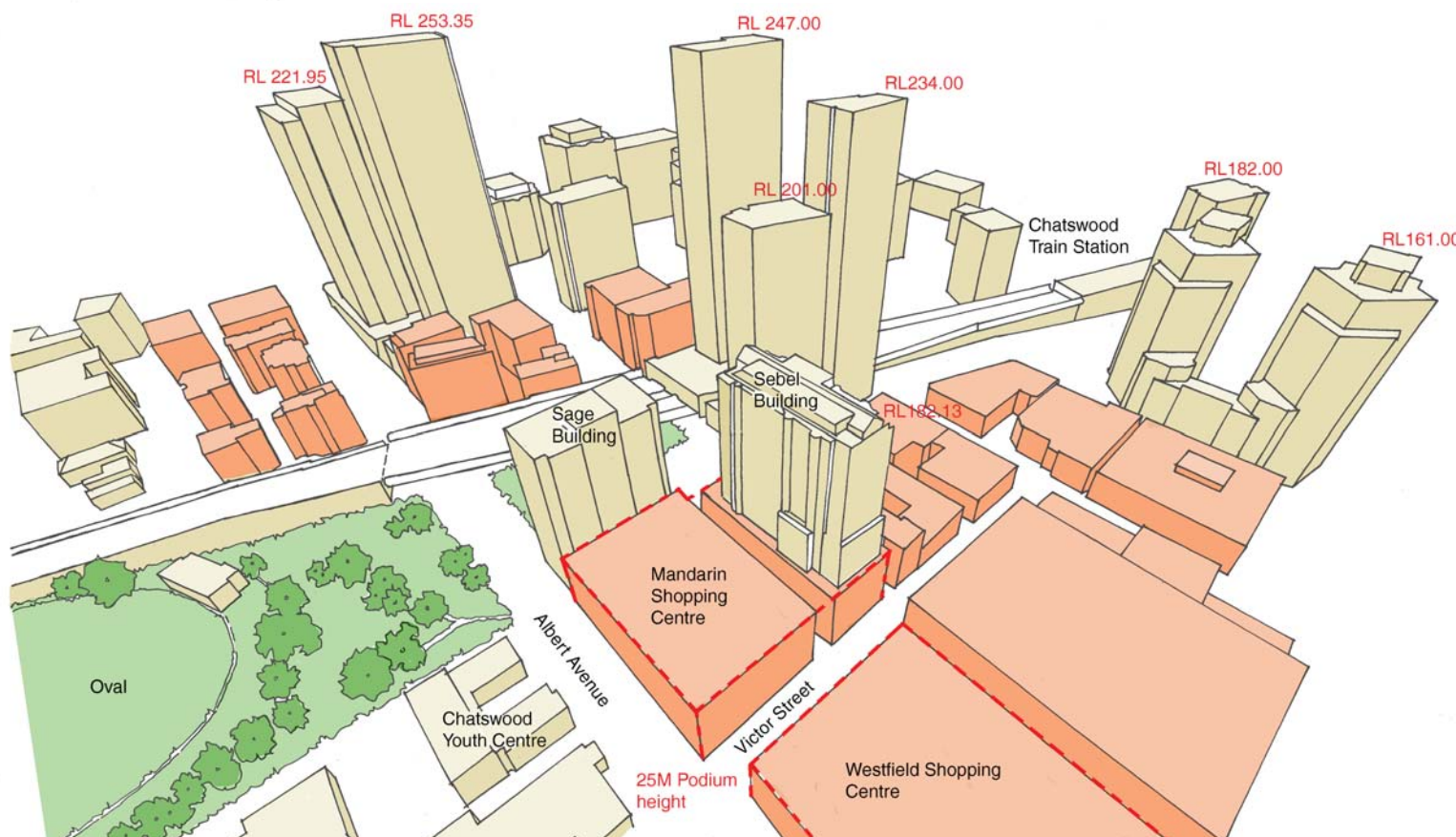
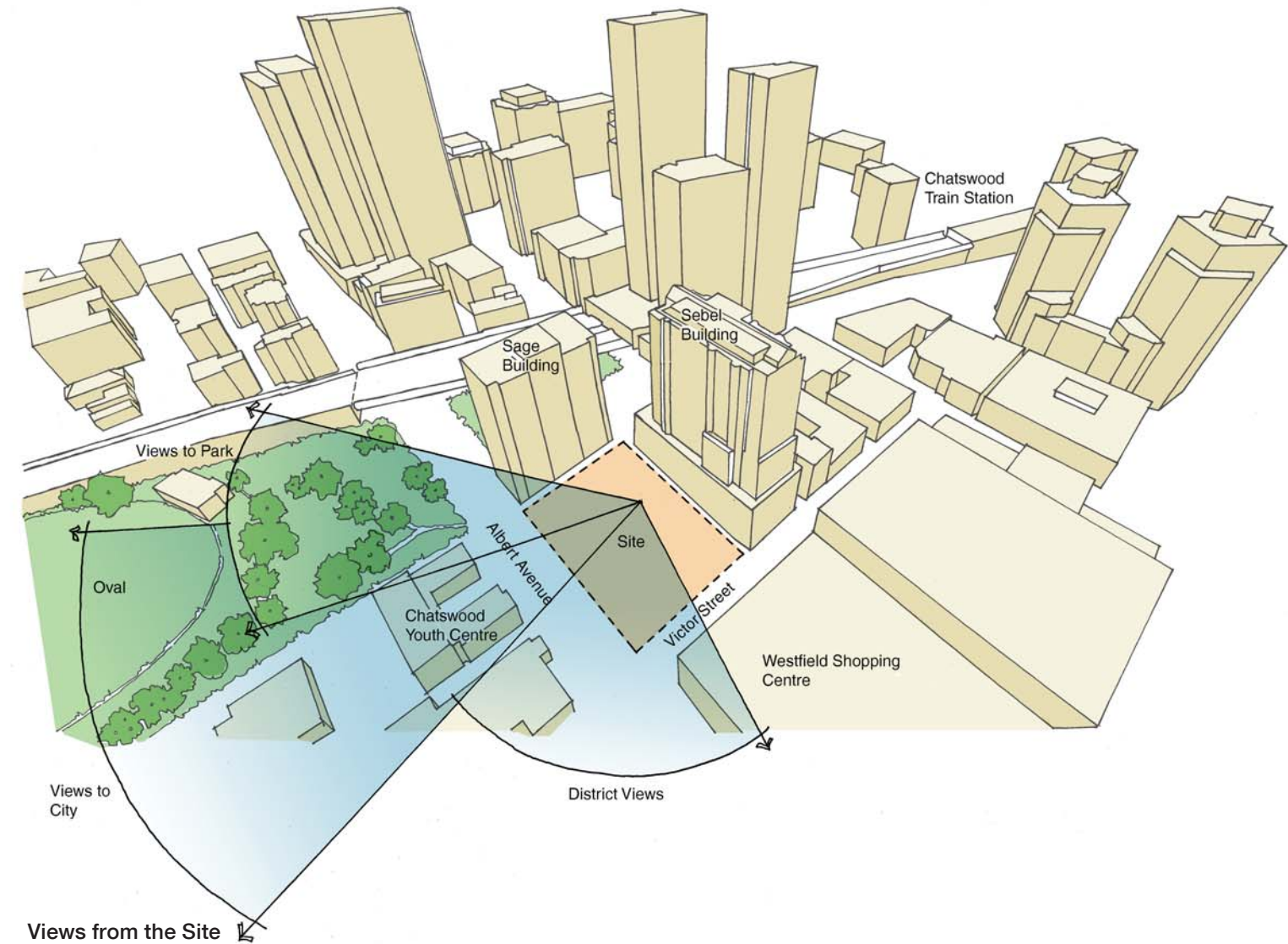


Site



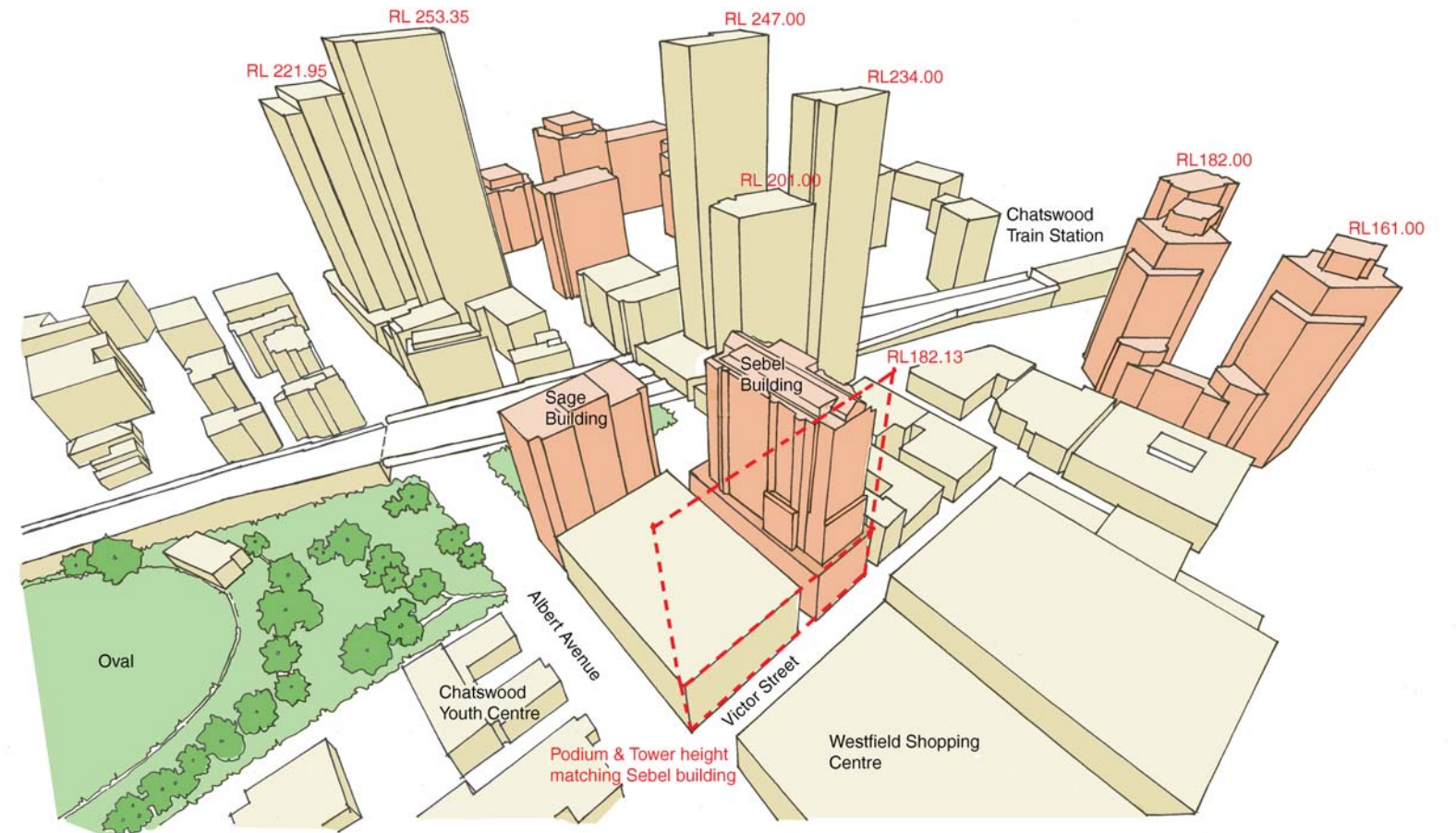
Orientation & Solar Access

2.0 SITE ANALYSIS

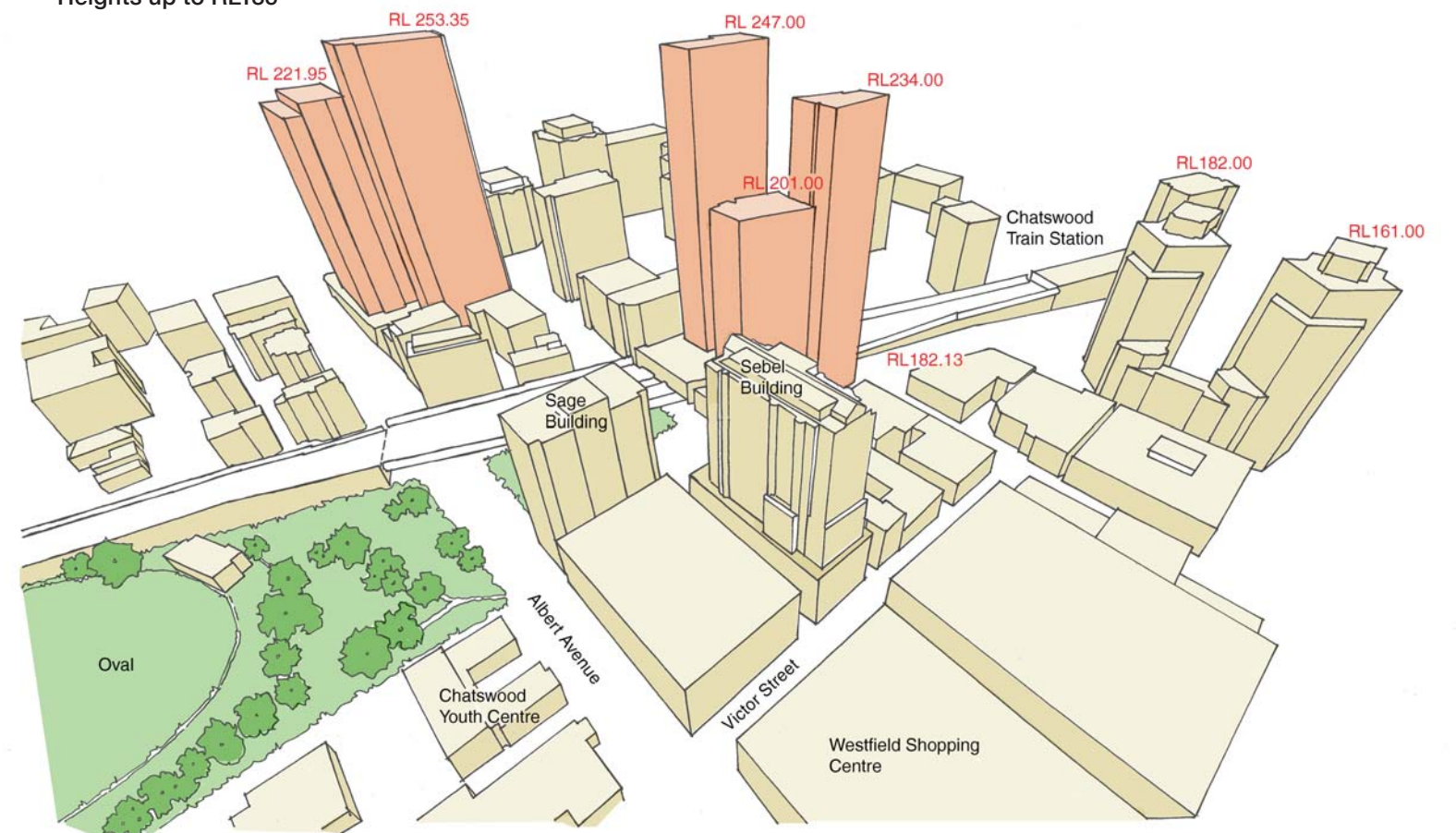


Built Context - Building
Heights up to RL50

2.0 SITE ANALYSIS

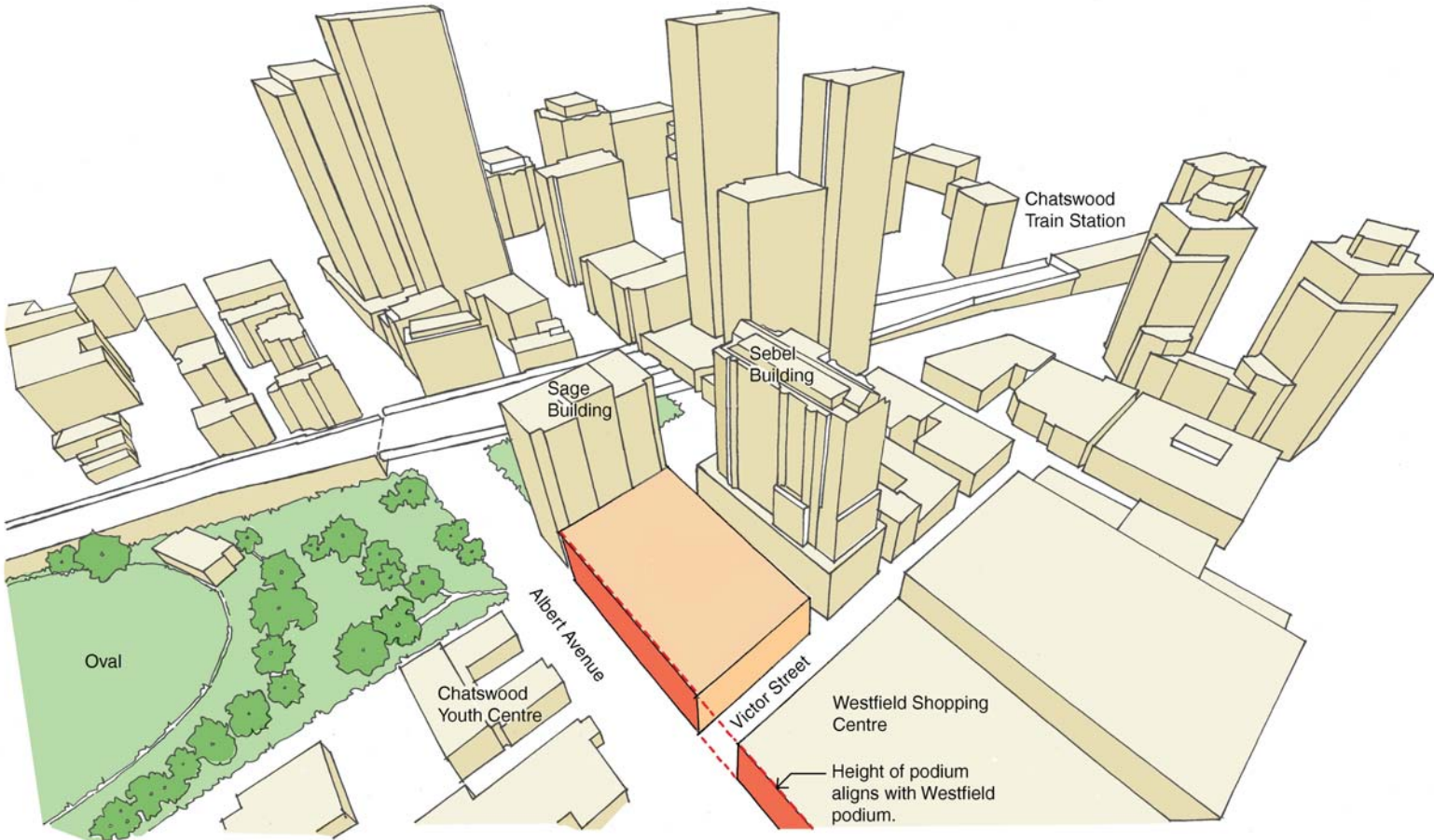


Built Context - Building
Heights up to RL185

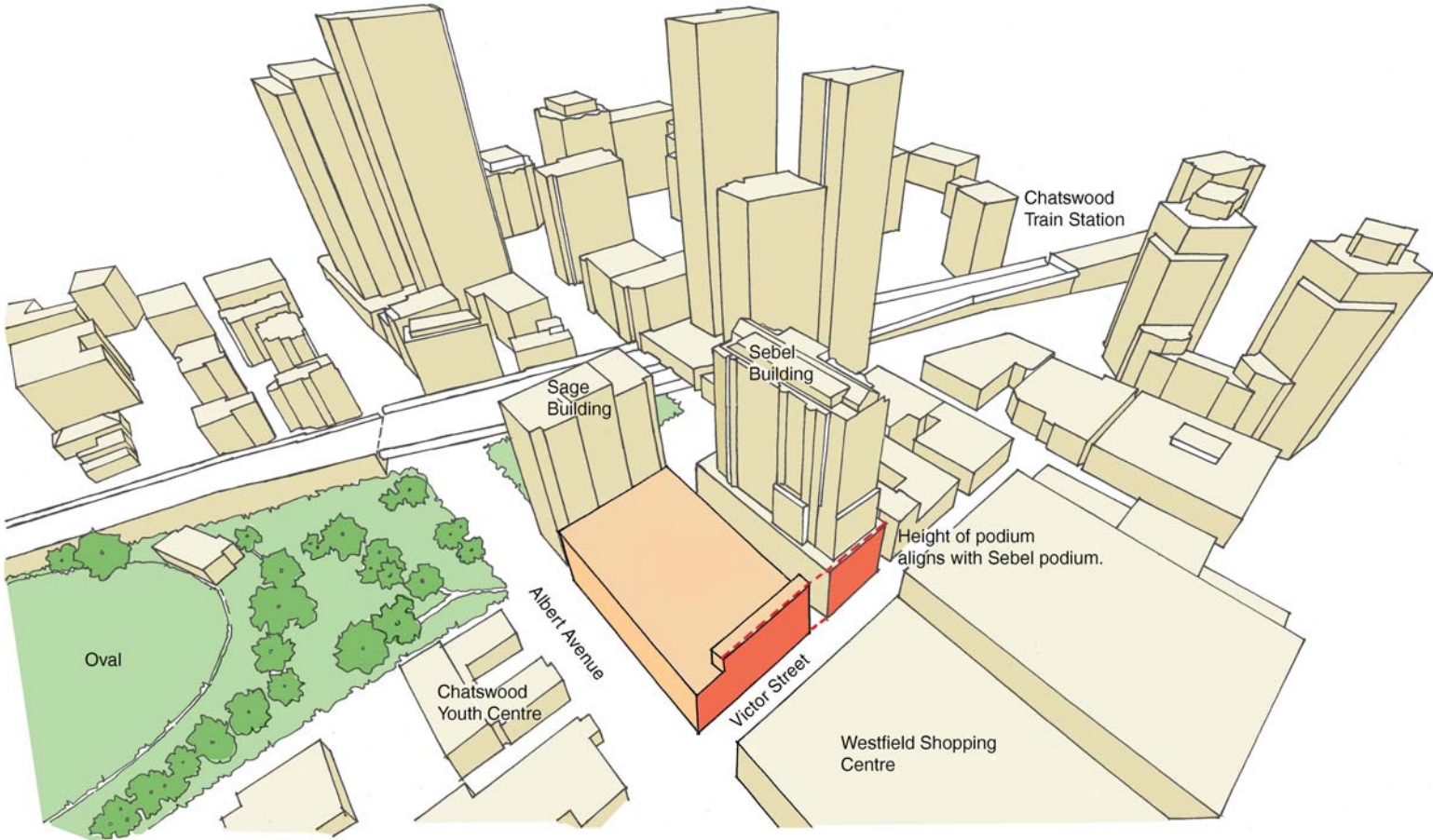


Built Context - Building
Heights above RL185

3.0 URBAN ANALYSIS

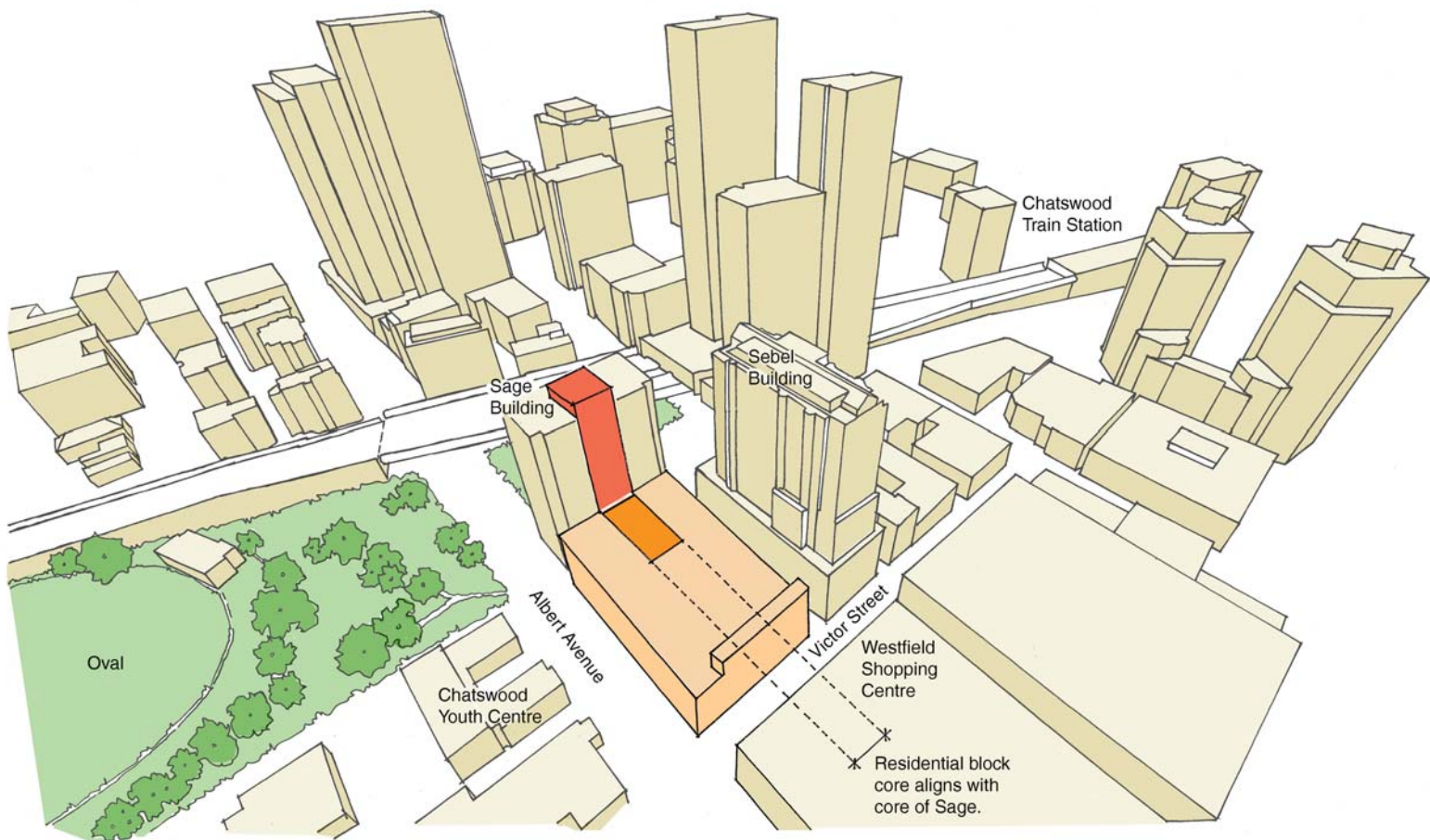


1. Albert Avenue Podium alignment

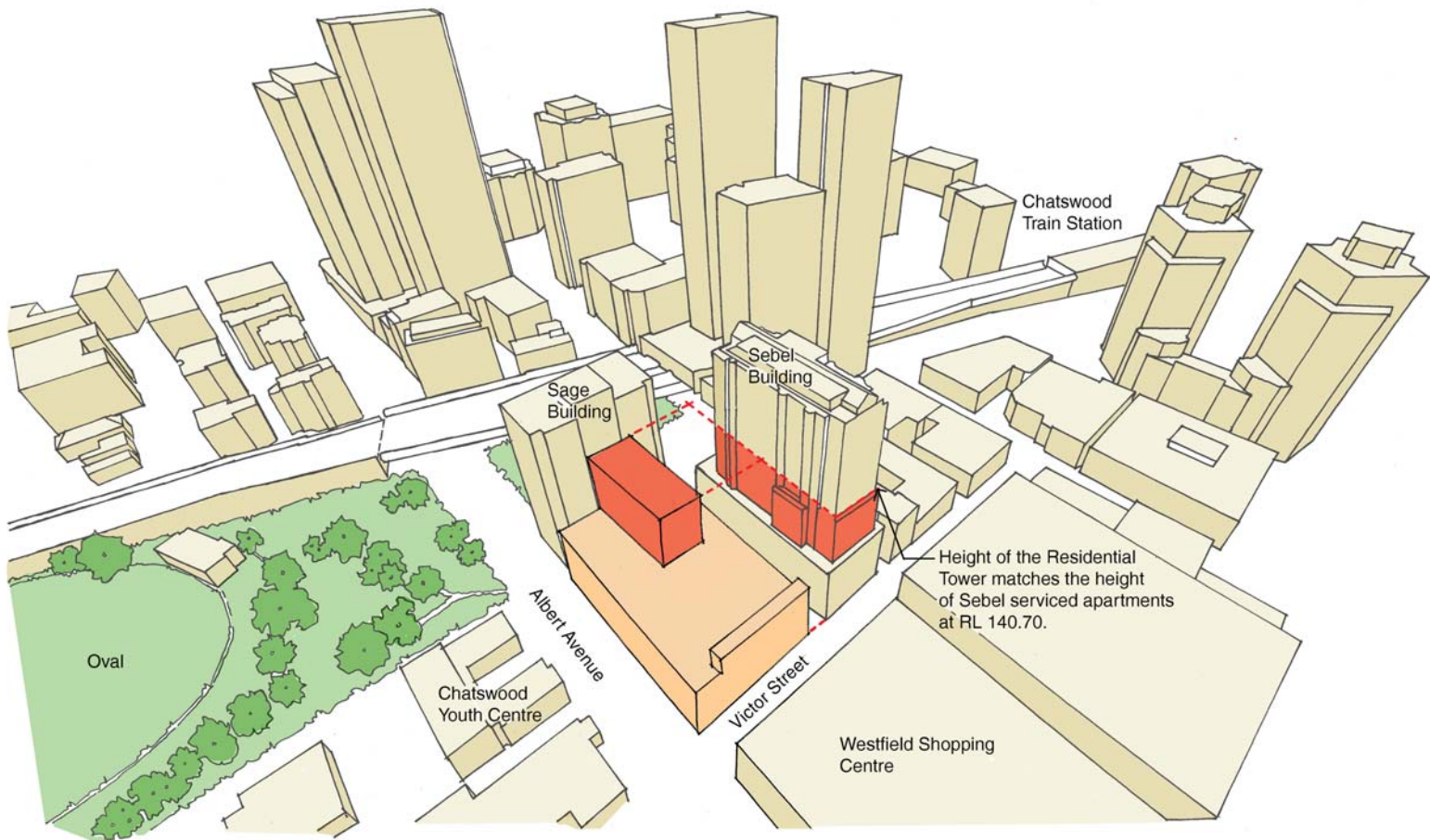


2. Victor Street Podium alignment

3.0 URBAN ANALYSIS

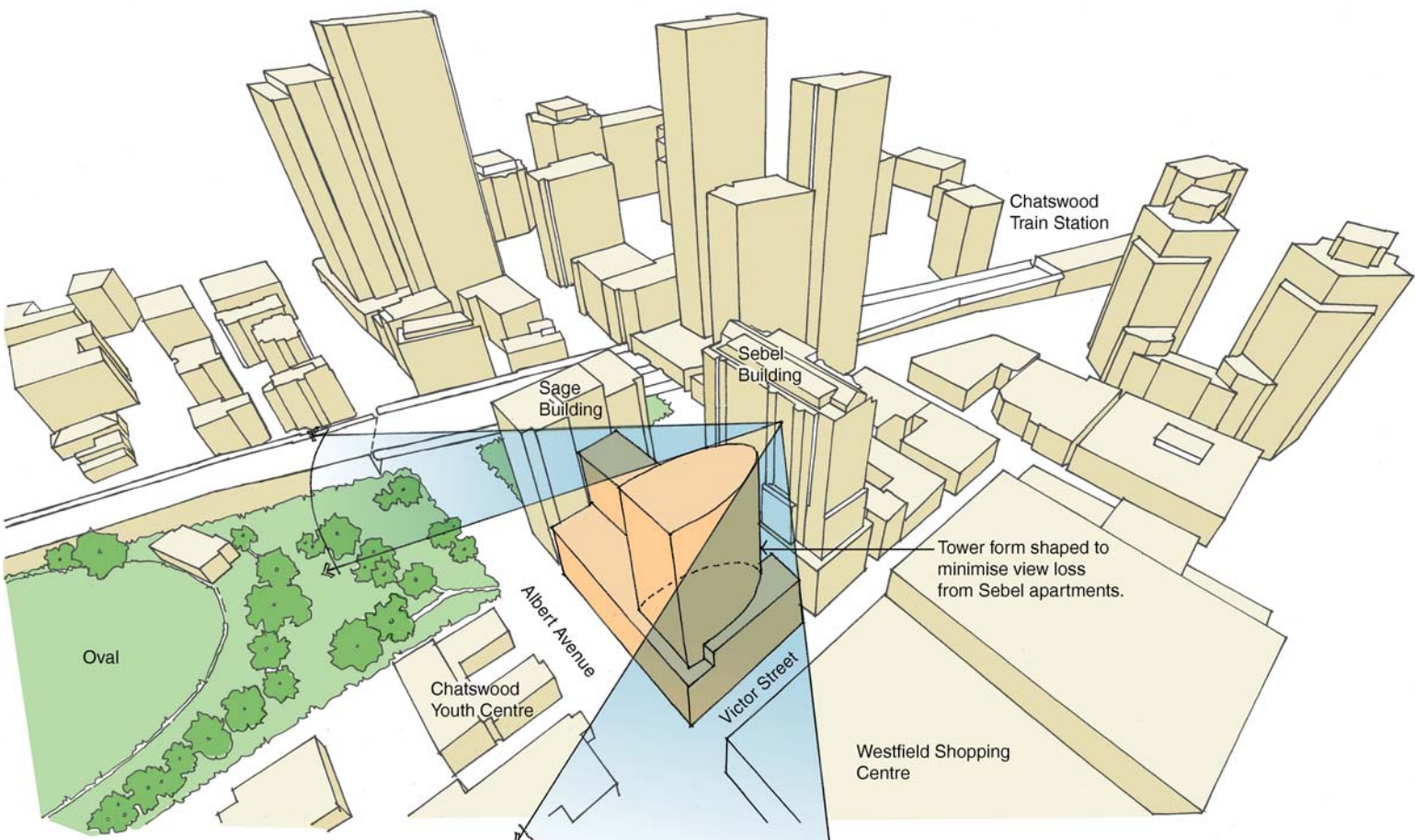


3. Location of the smaller apartment building

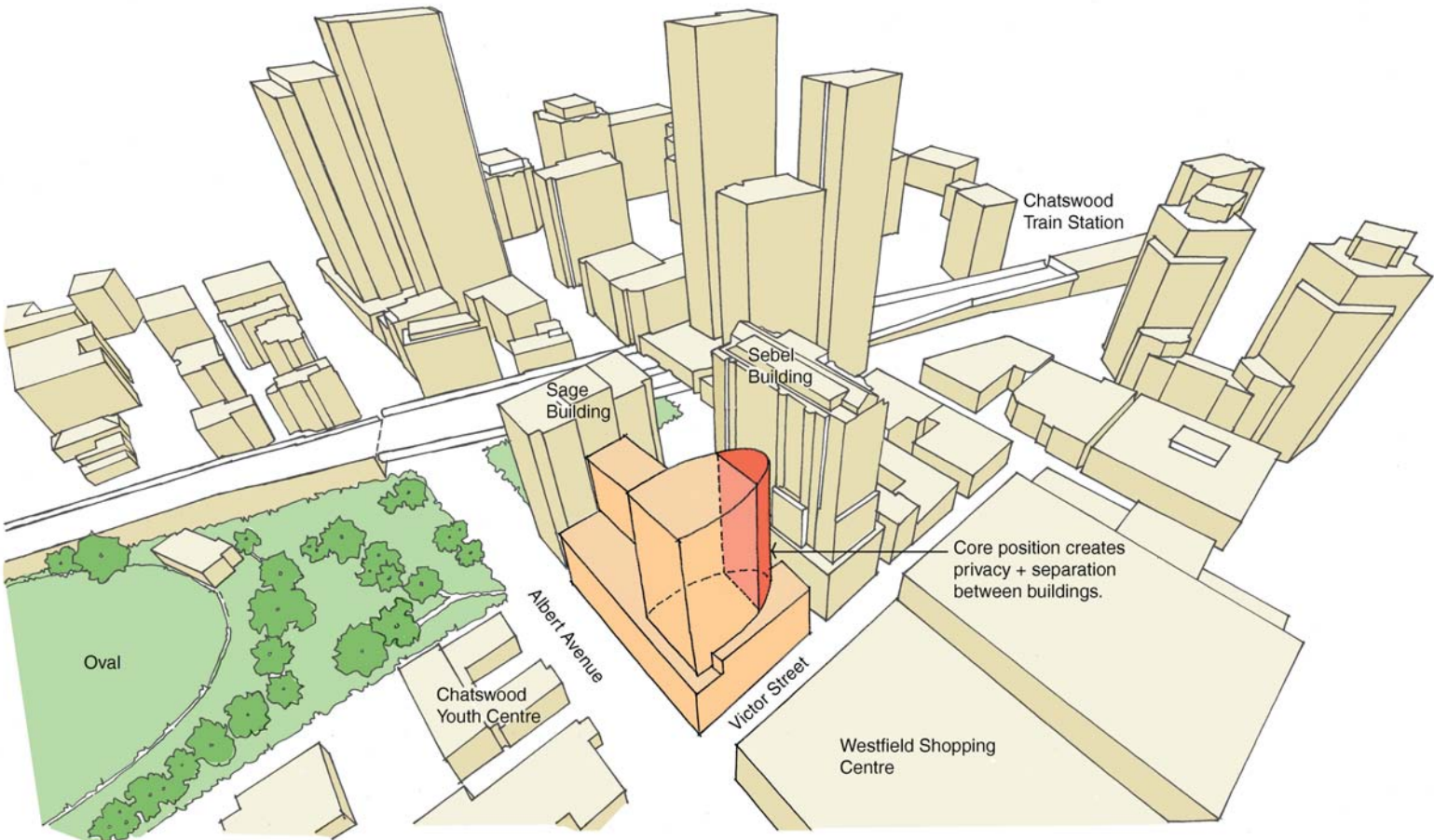


4. Height of the smaller apartment building

3.0 URBAN ANALYSIS

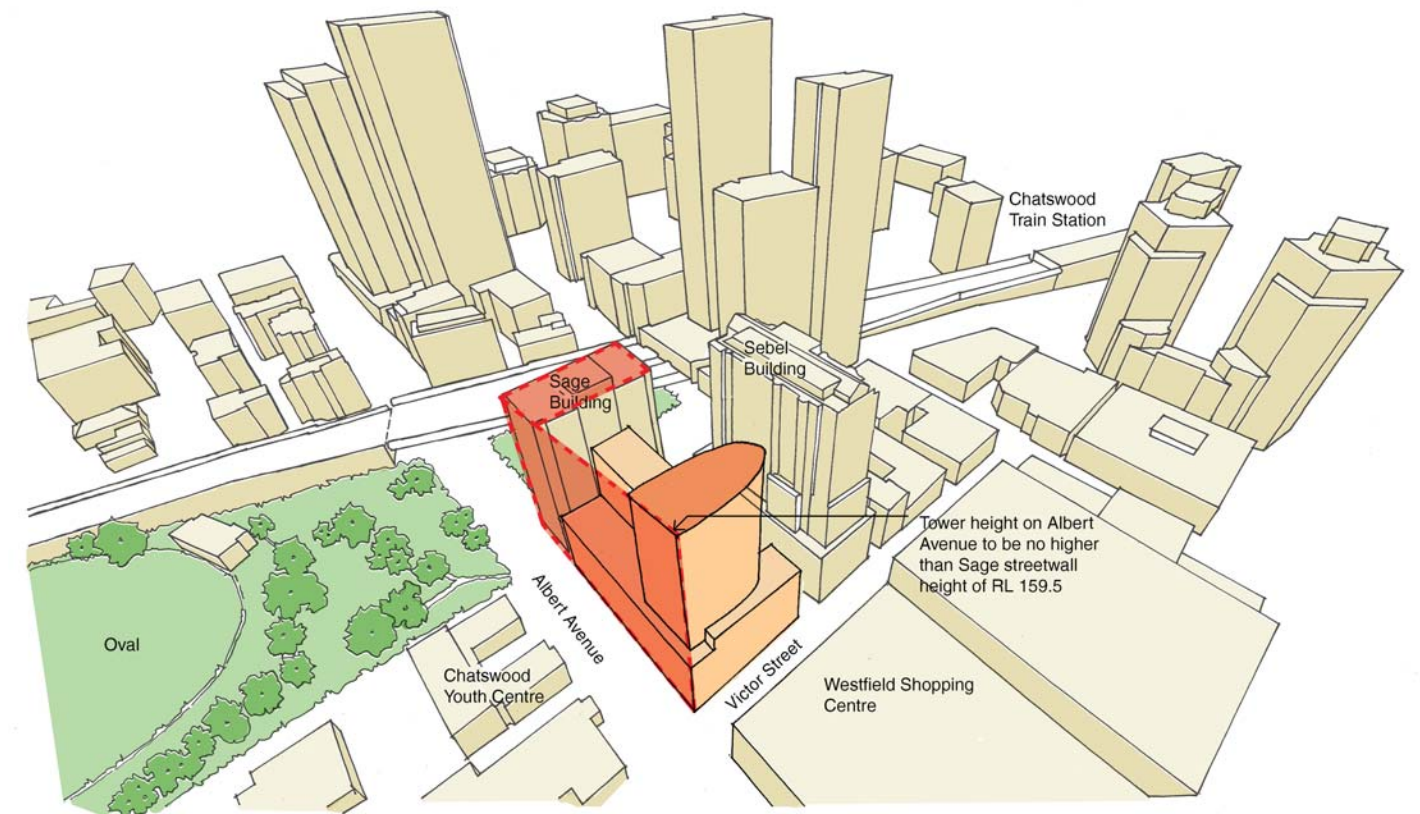


5. Apartment Tower form

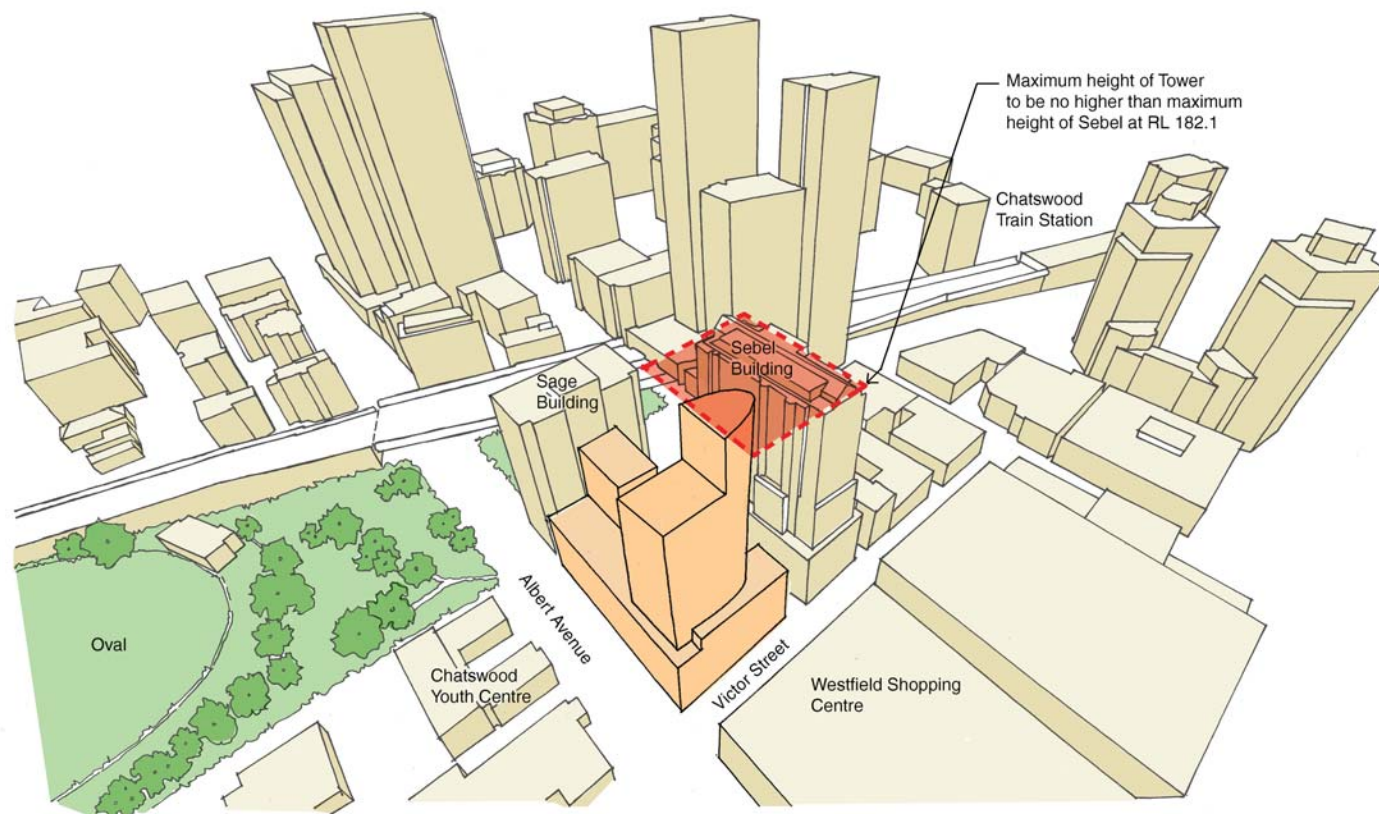


6. Apartment Tower core location

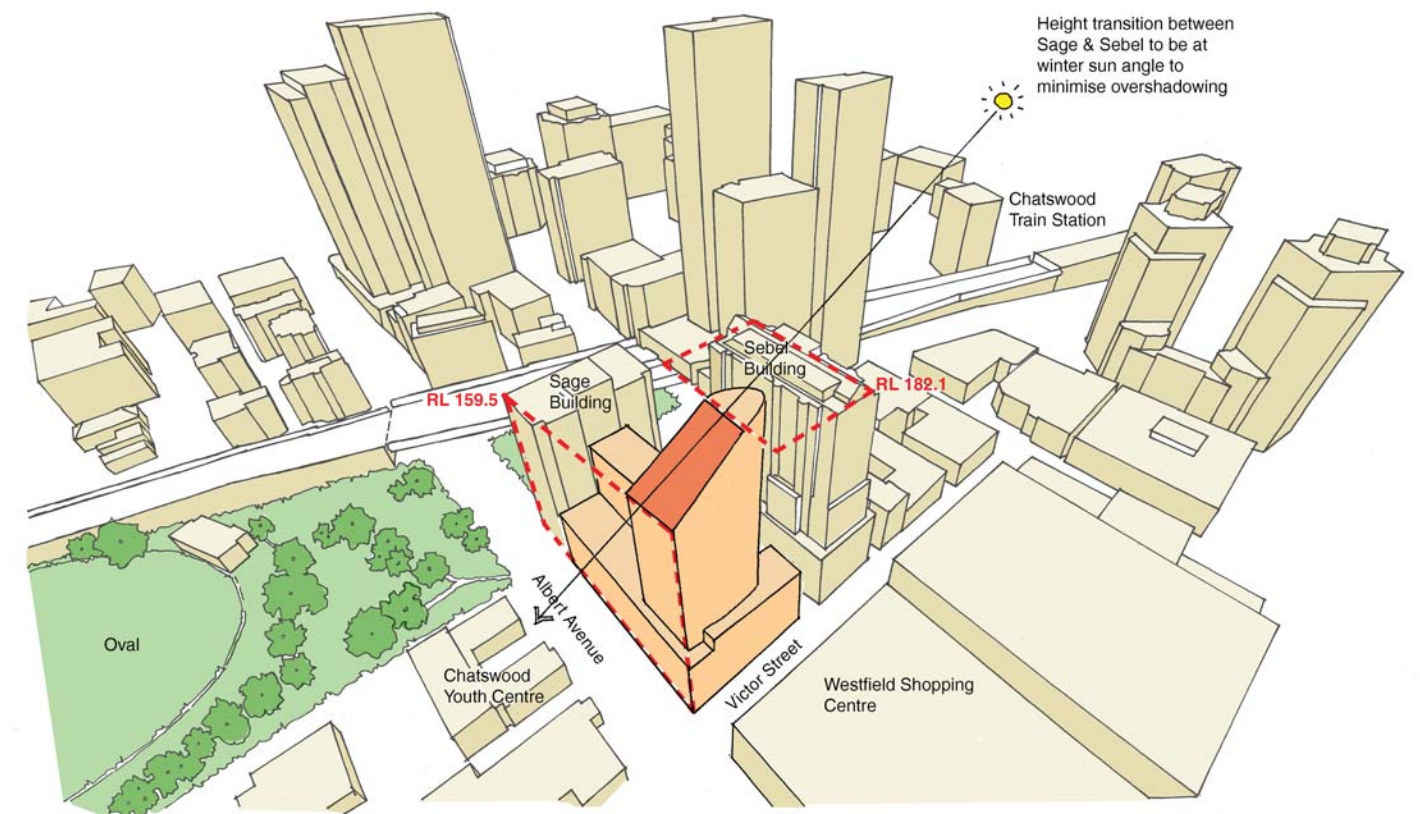
3.0 URBAN ANALYSIS



7. SAGE height alignment

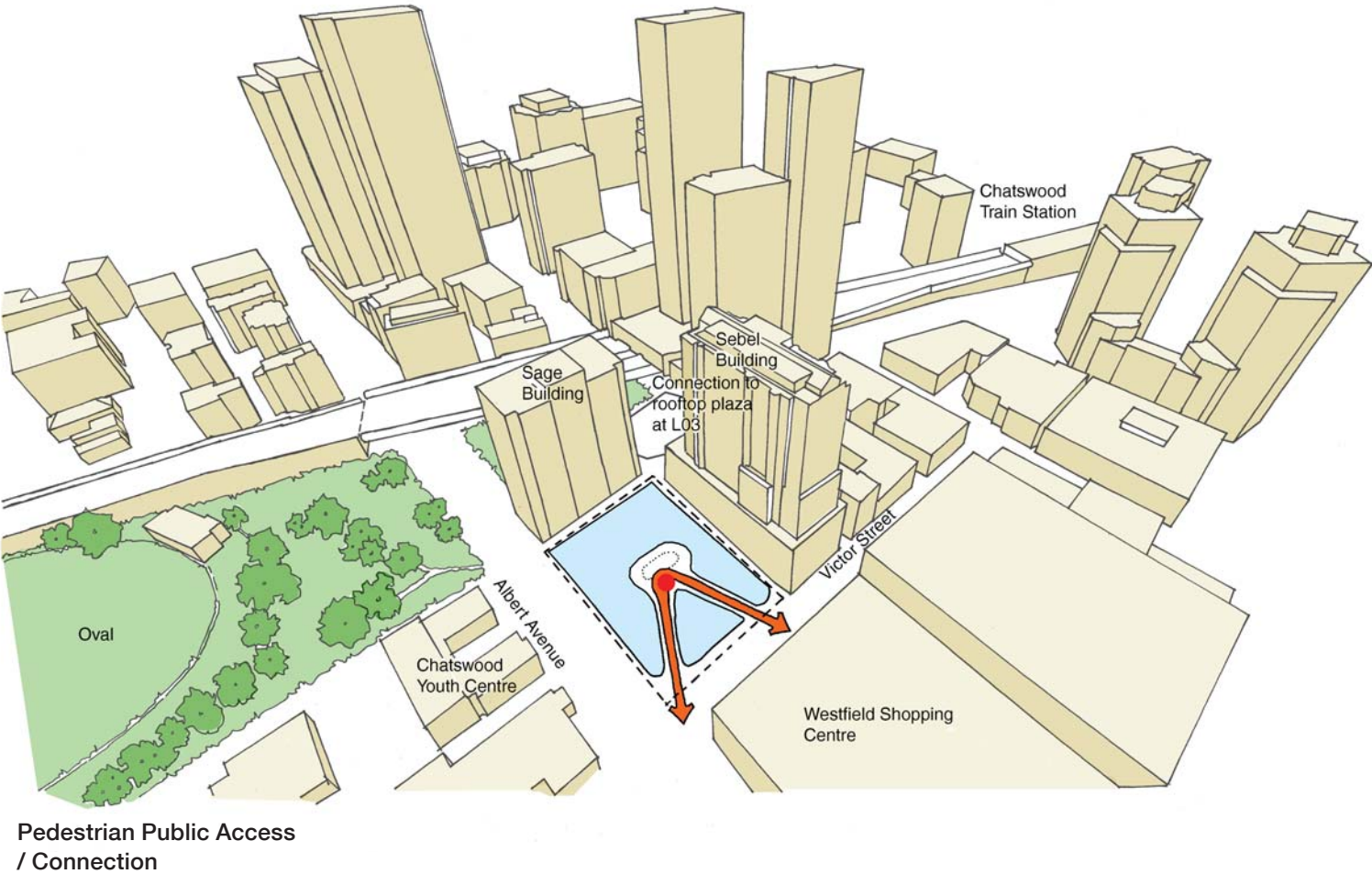
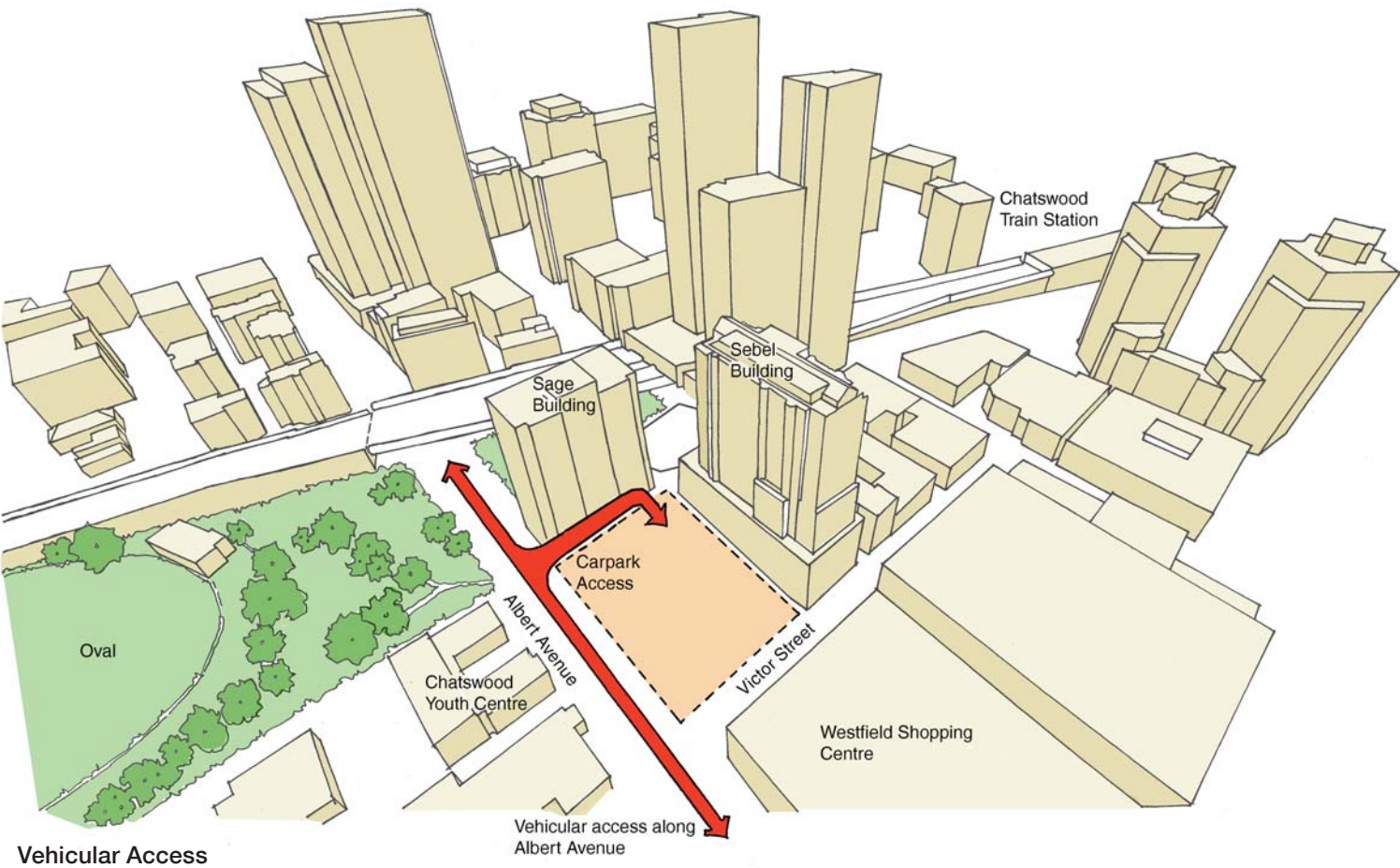


8. SEBEL height alignment

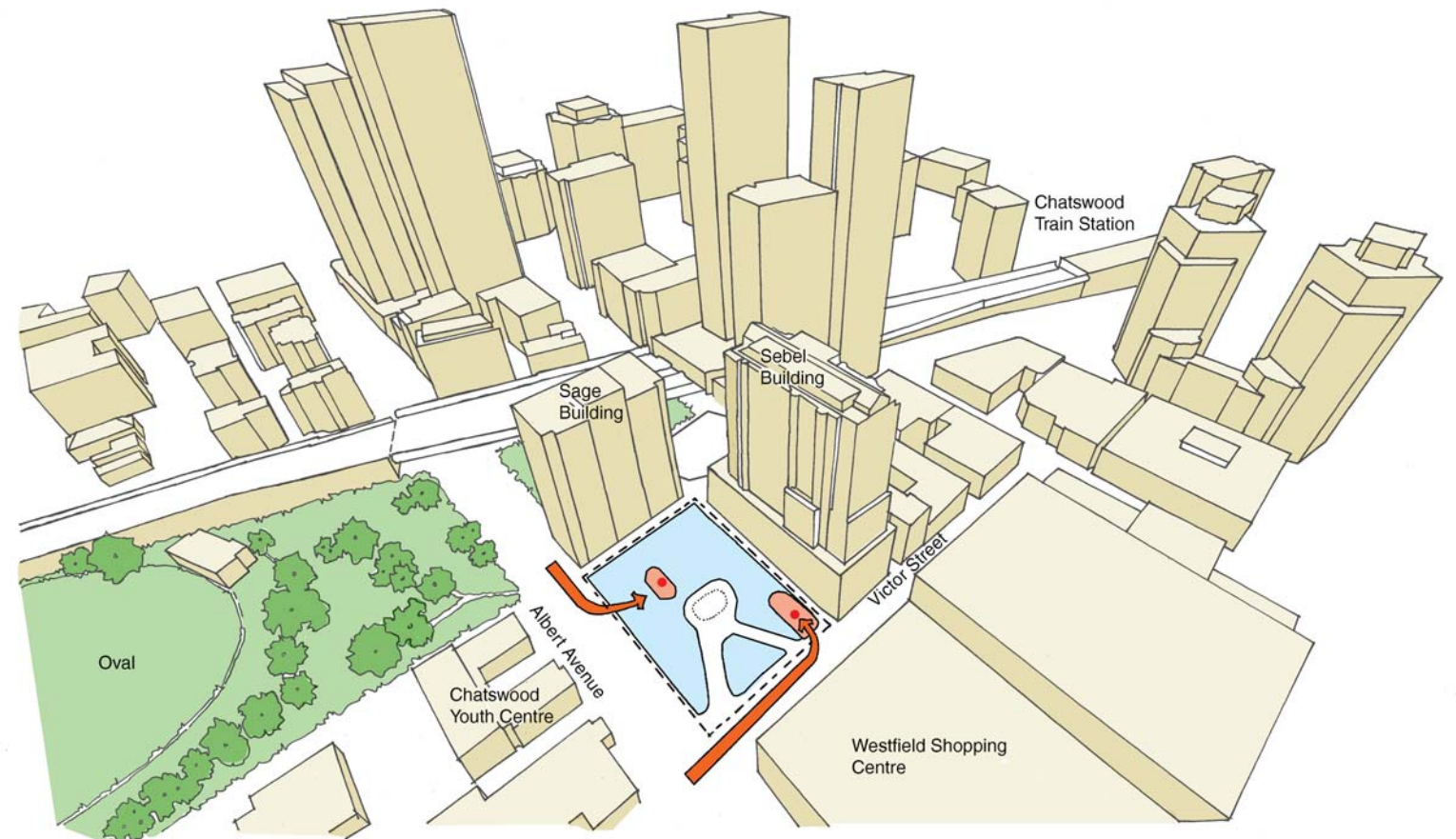


9. Tower Form - SAGE + SEBEL height alignment & winter sun angle

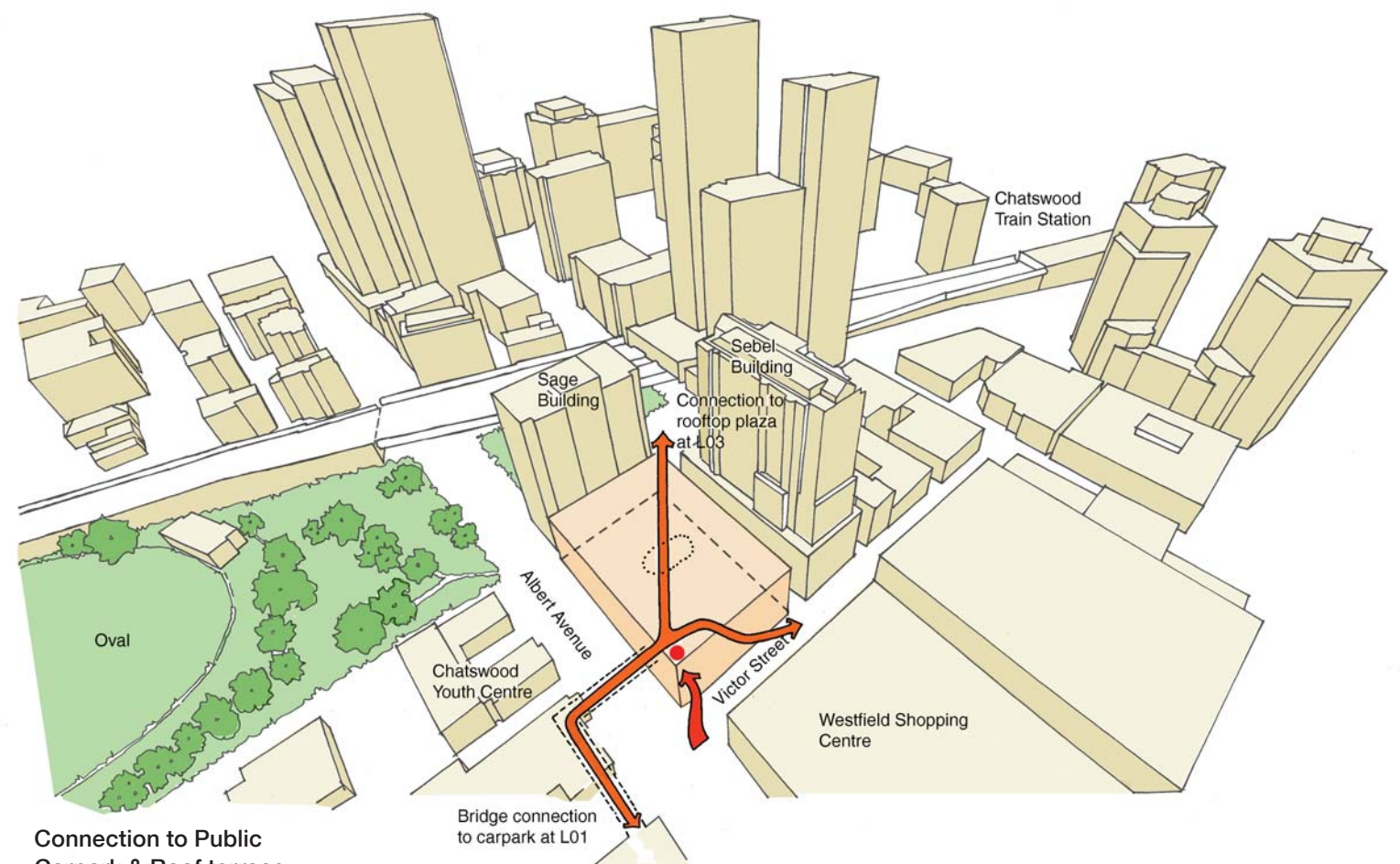
4.0 SITE ACCESS ANALYSIS



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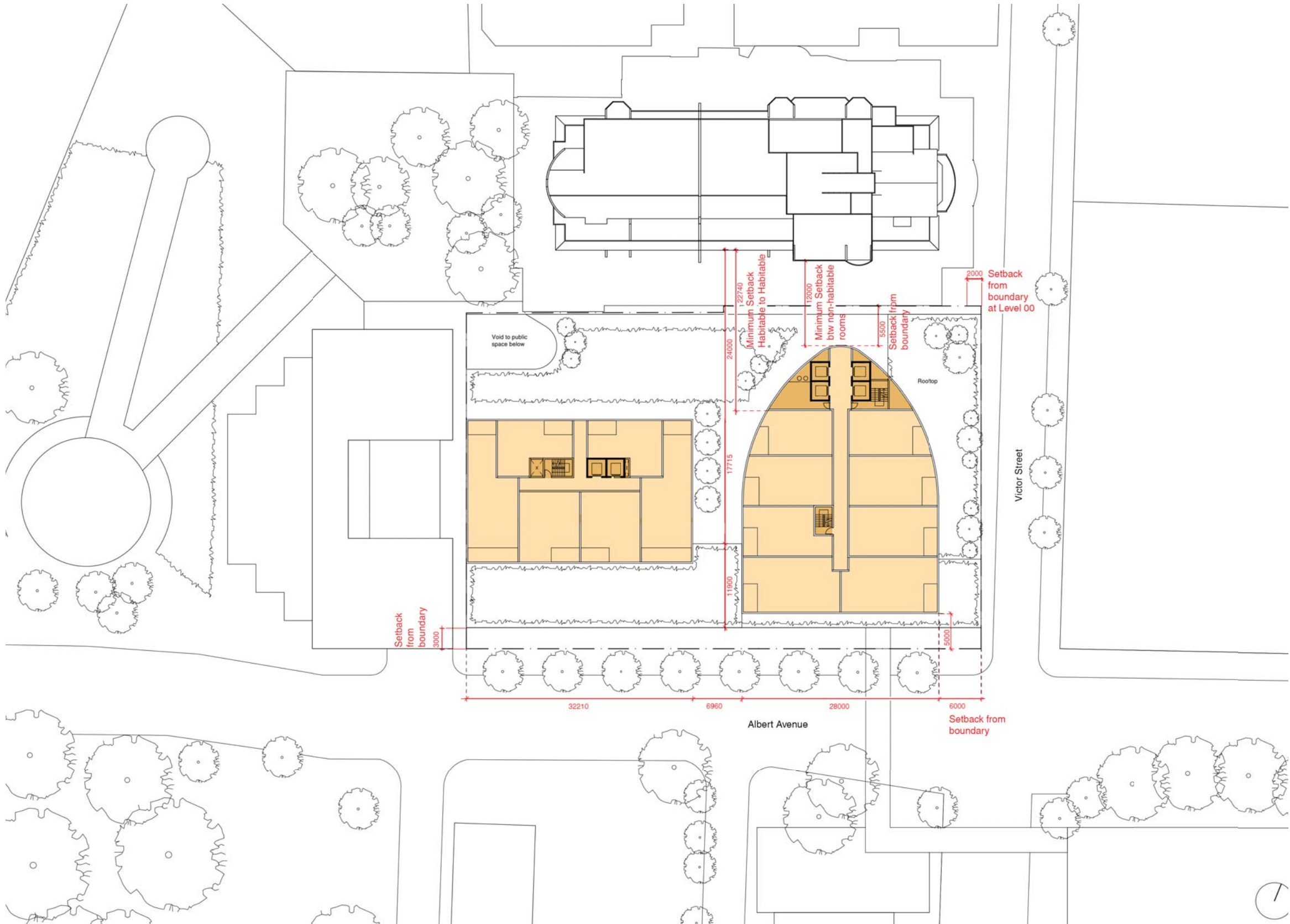


Pedestrian Private Access /
Residential Lobby



Connection to Public
Carpark & Roof terrace

5.0 TYPICAL LEVEL SETBACKS



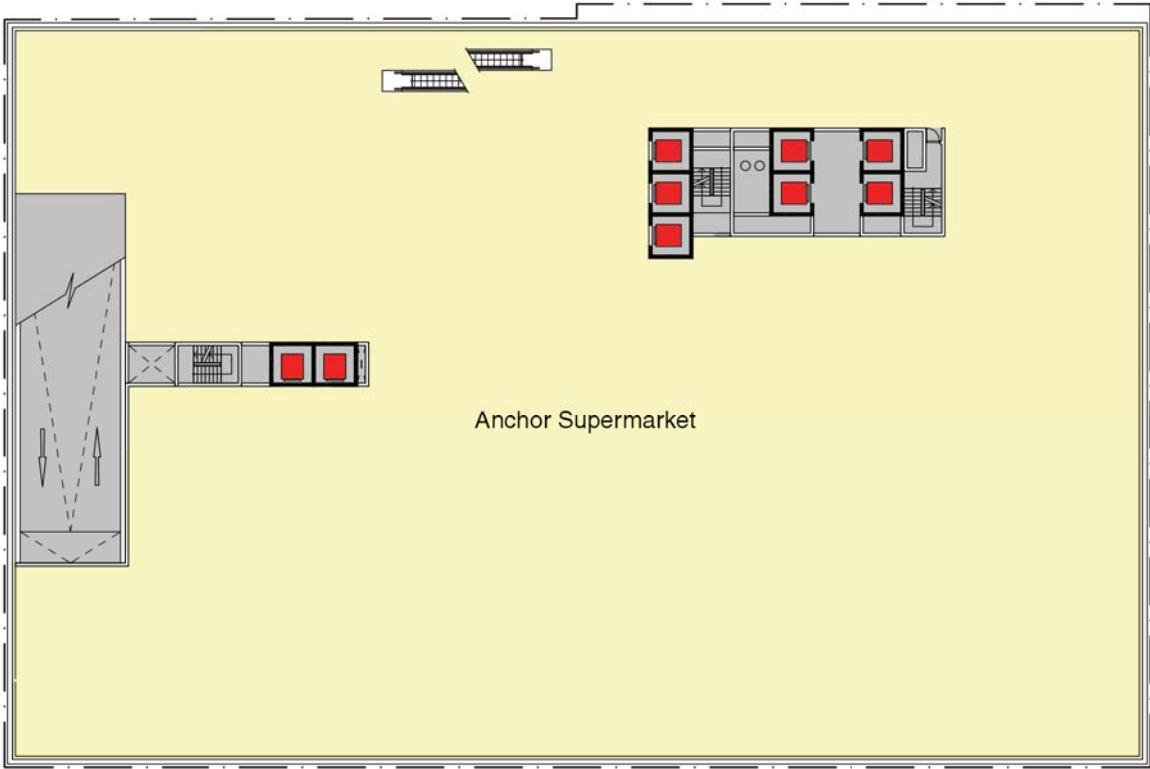
5.0 SITE PLAN



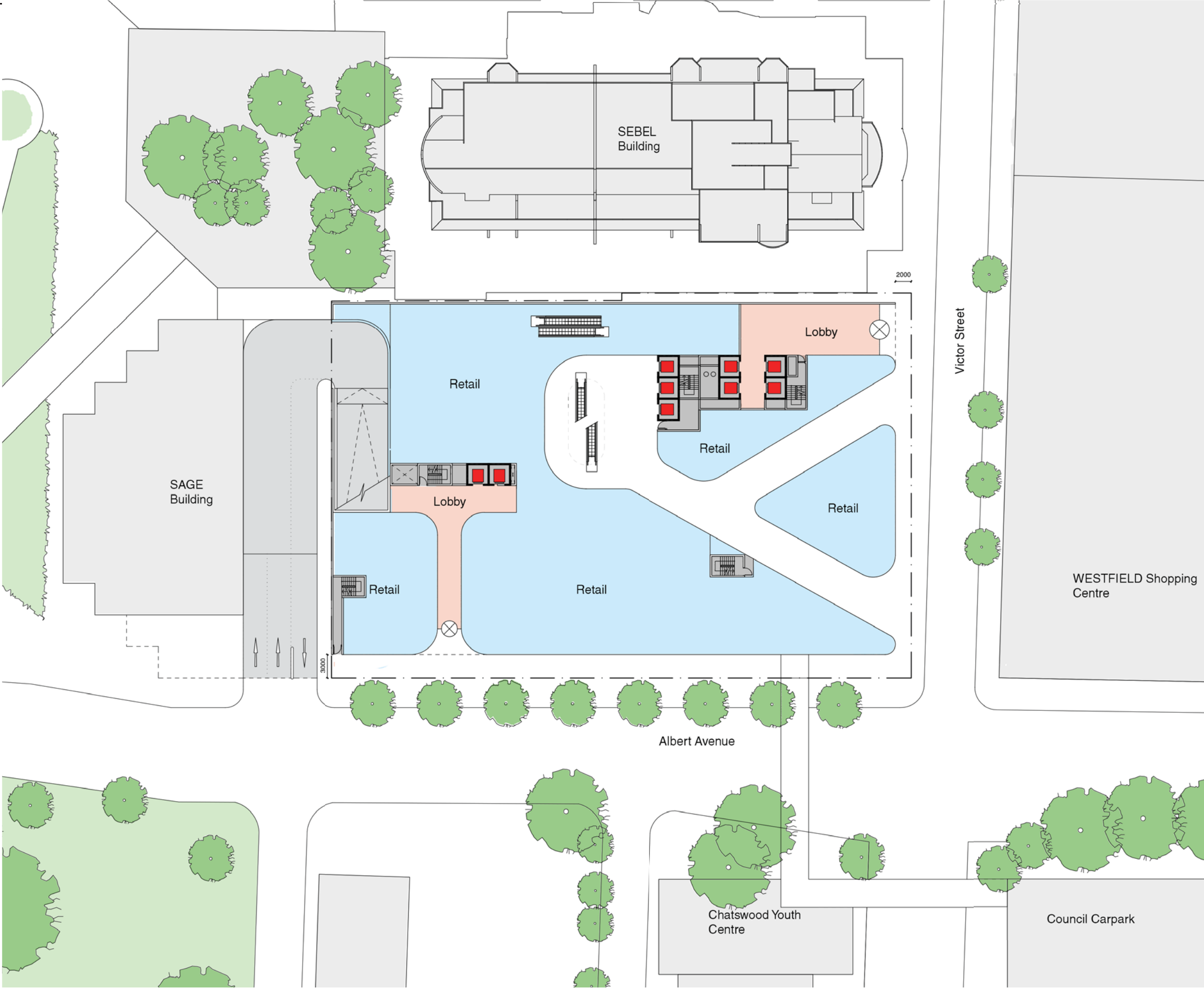
5.0 TYPICAL LOWER BASEMENT FLOOR



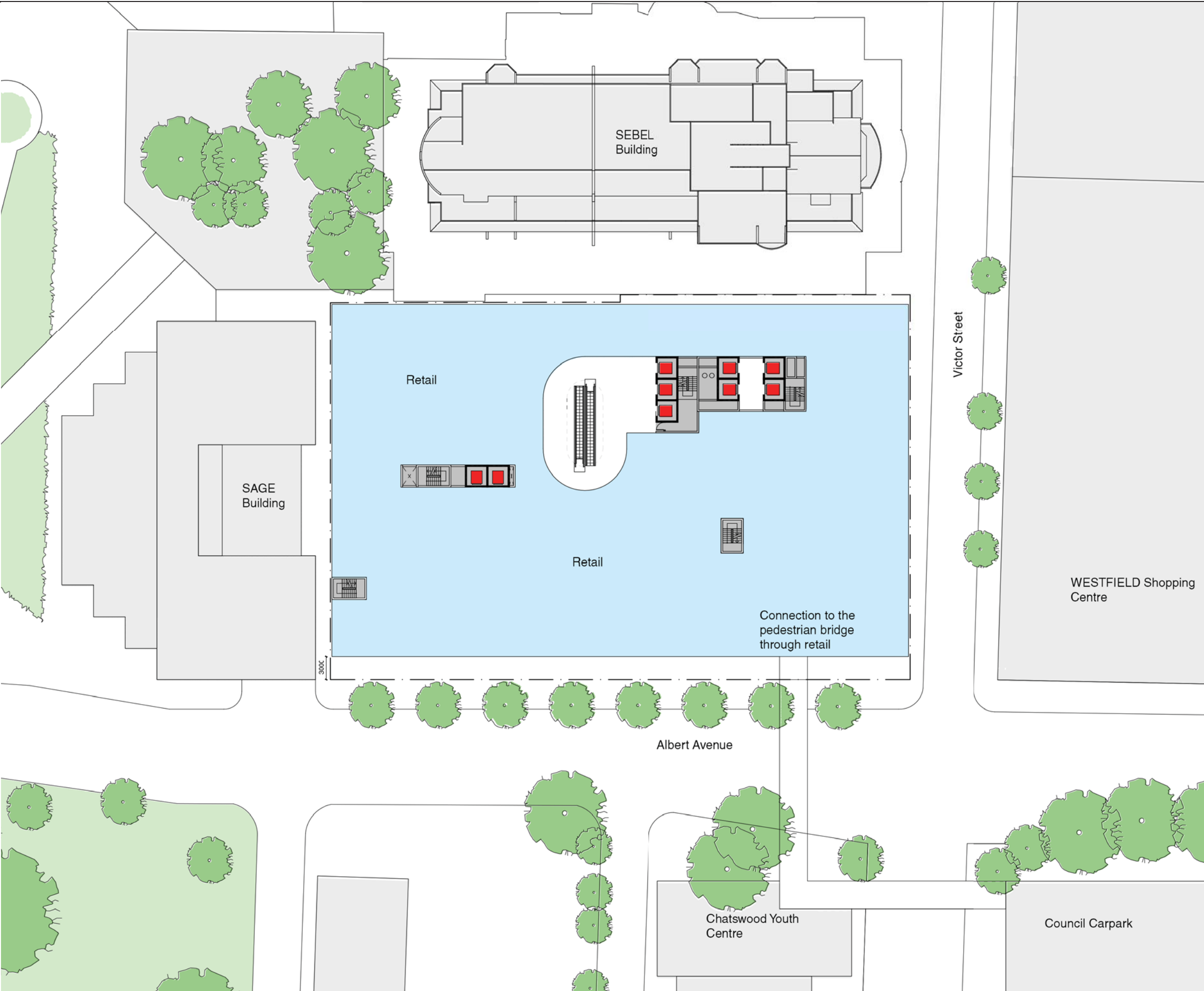
5.0 BASEMENT LEVEL B001



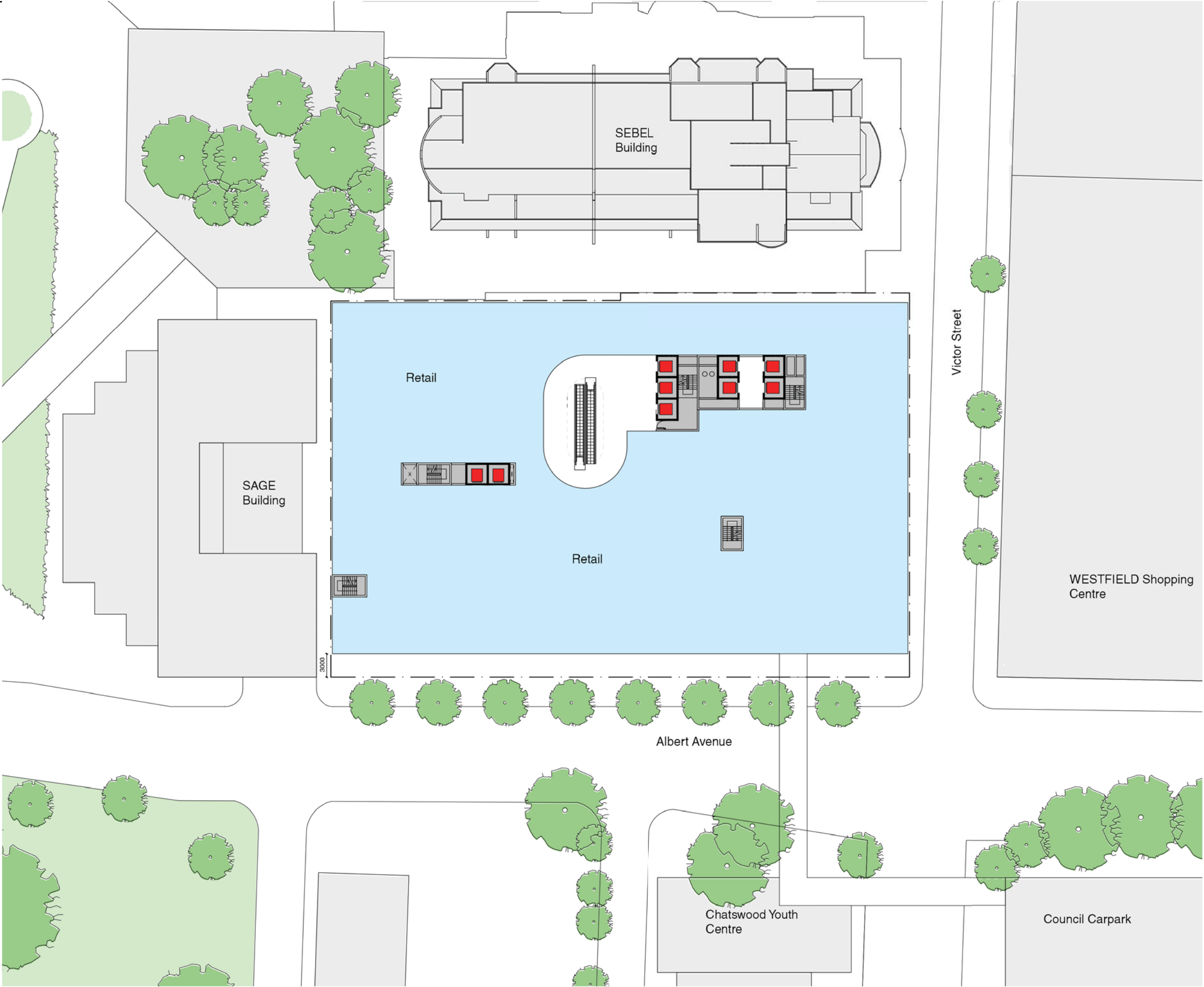
5.0
LEVEL 00



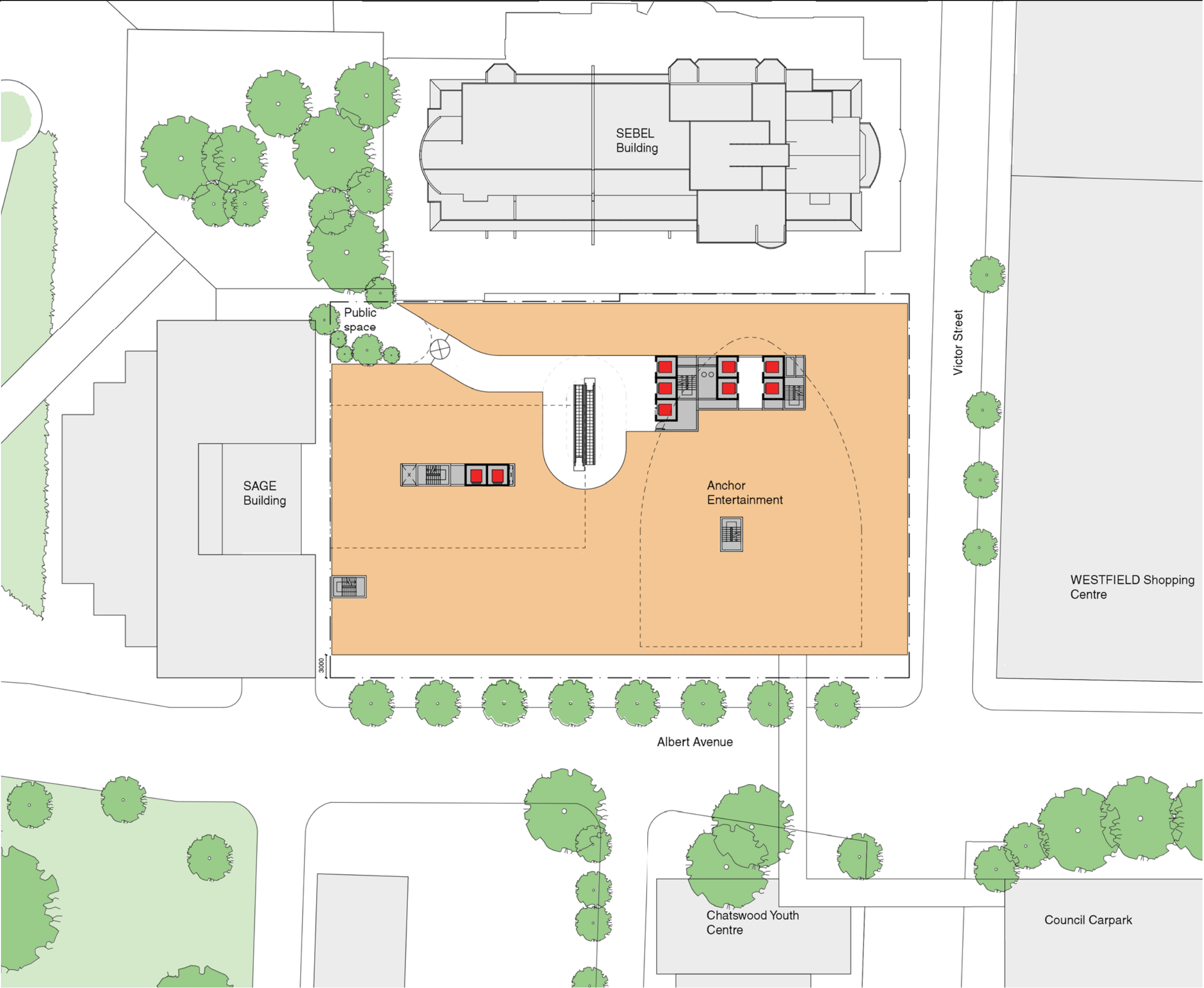
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LEVEL 01
PODIUM



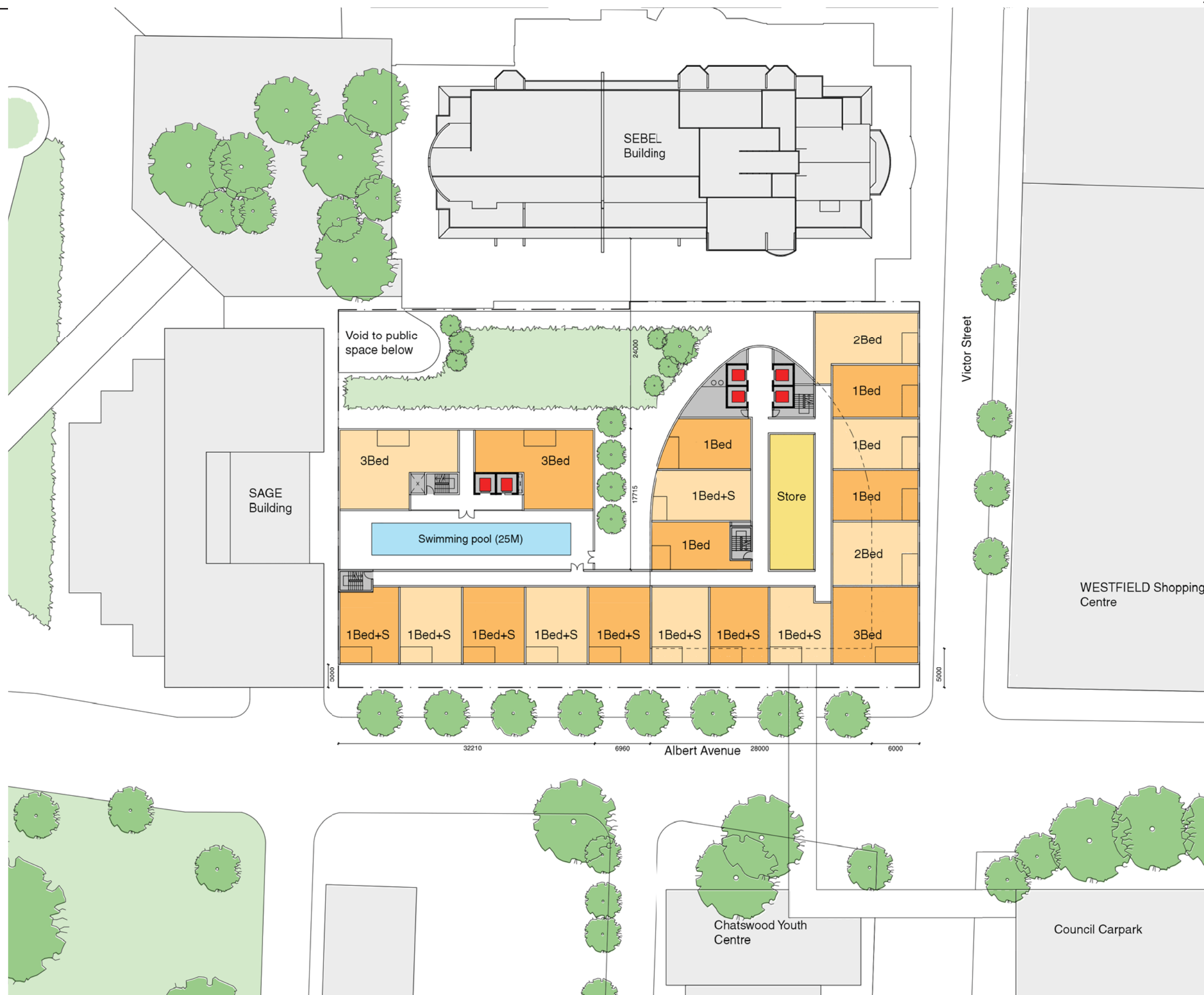
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LEVEL 02
PODIUM



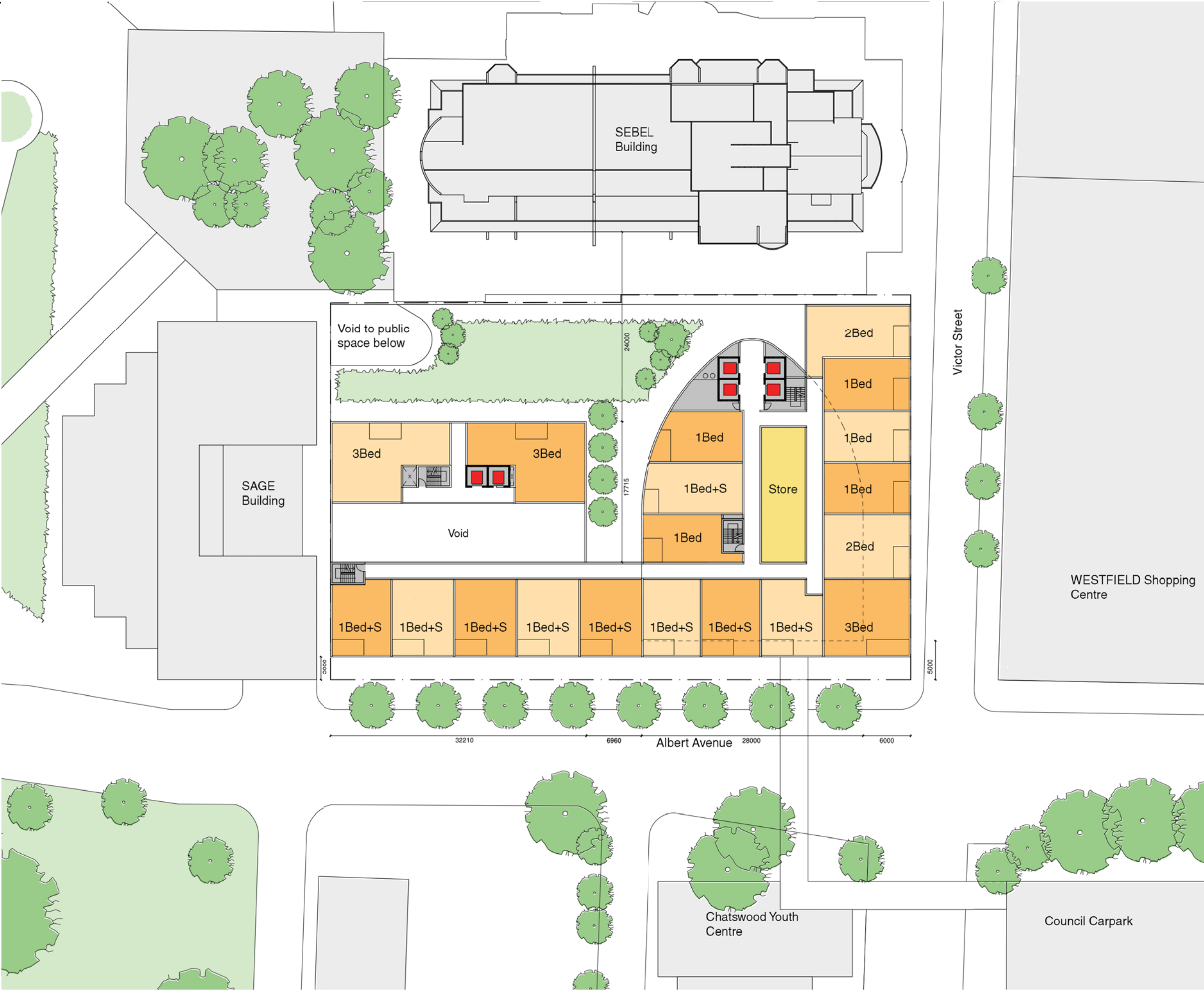
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LEVEL 03
PODIUM



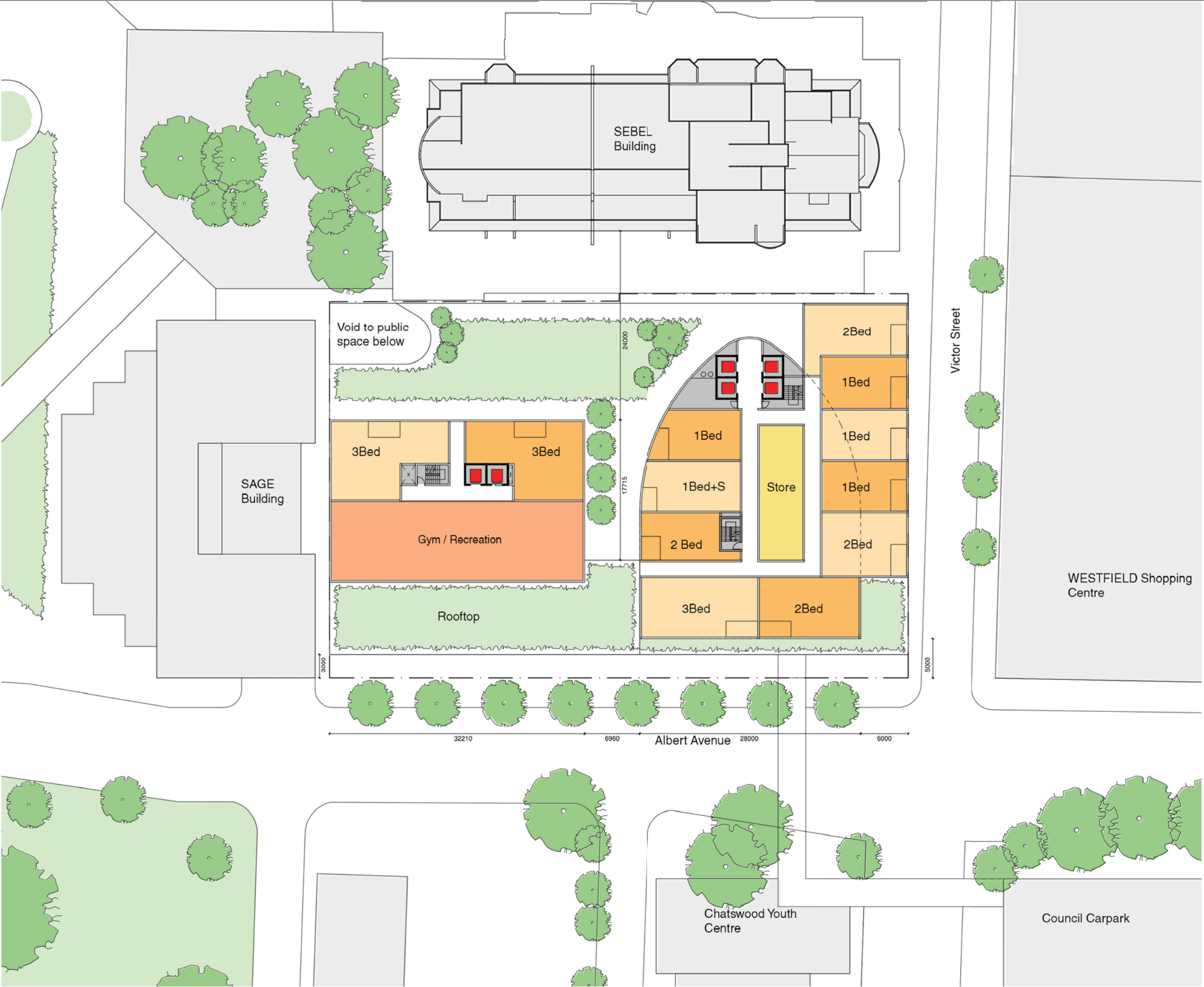
5.0 LEVEL 04 PODIUM



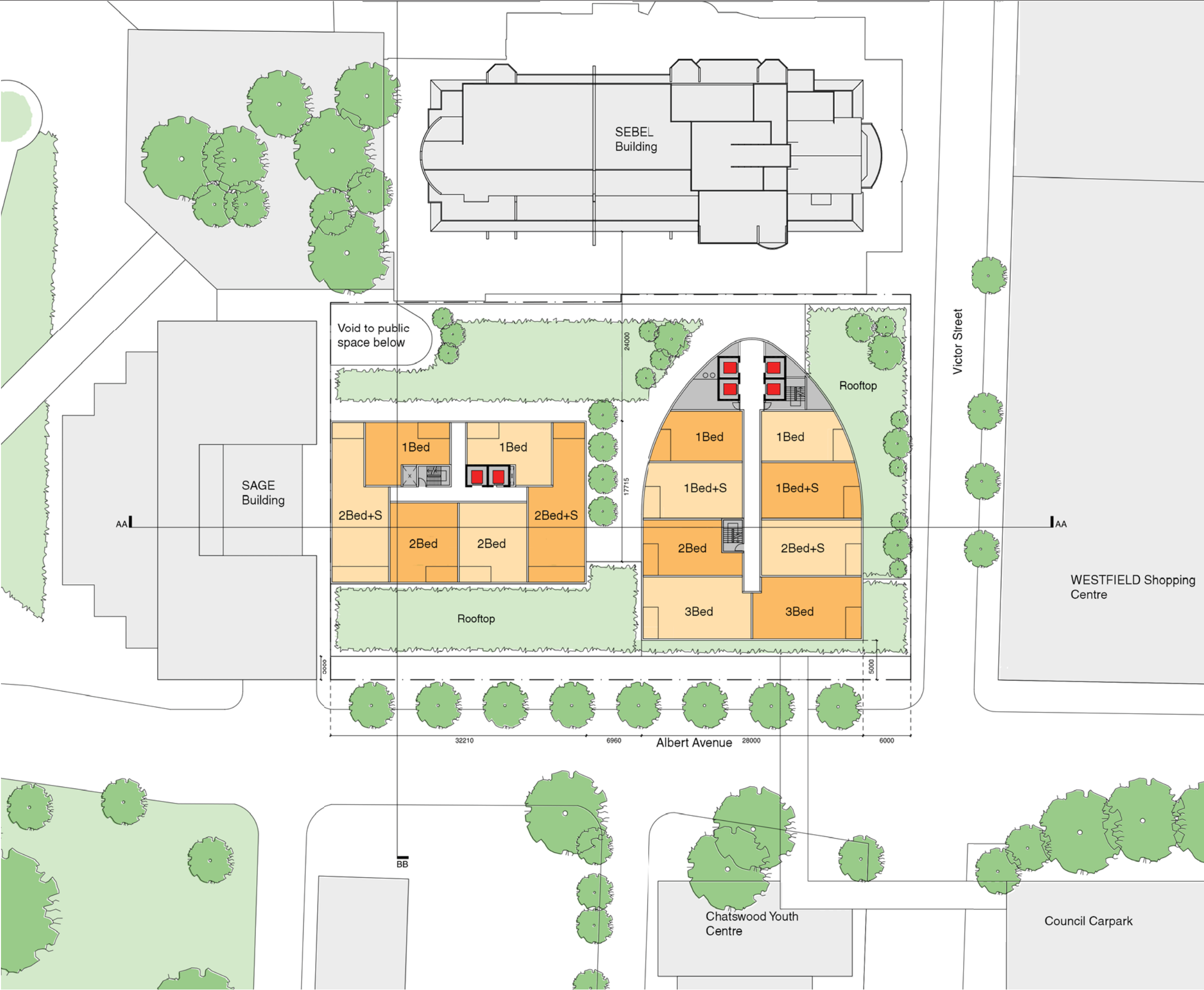
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LEVEL 05
PODIUM



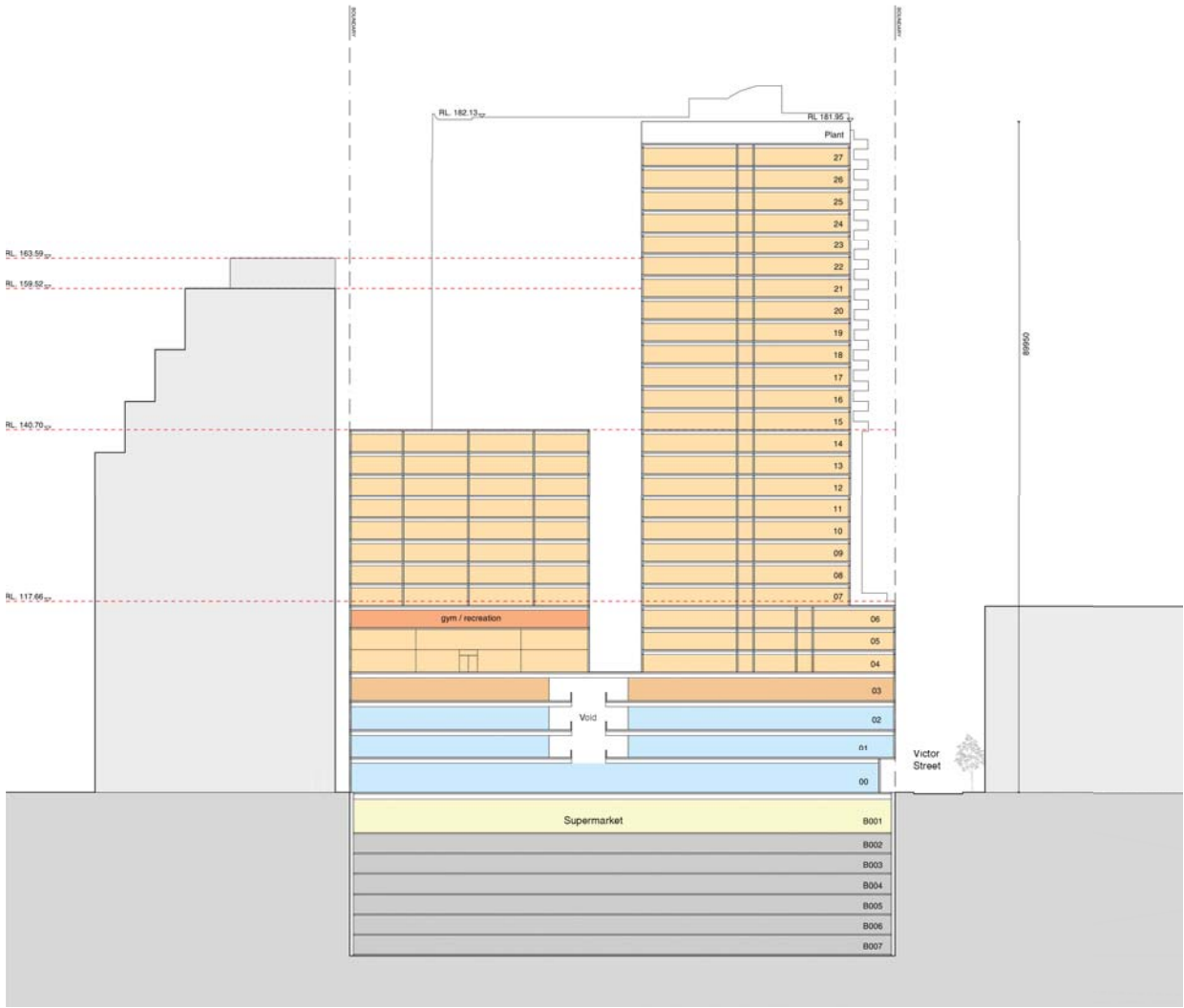
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LEVEL 06
PODIUM



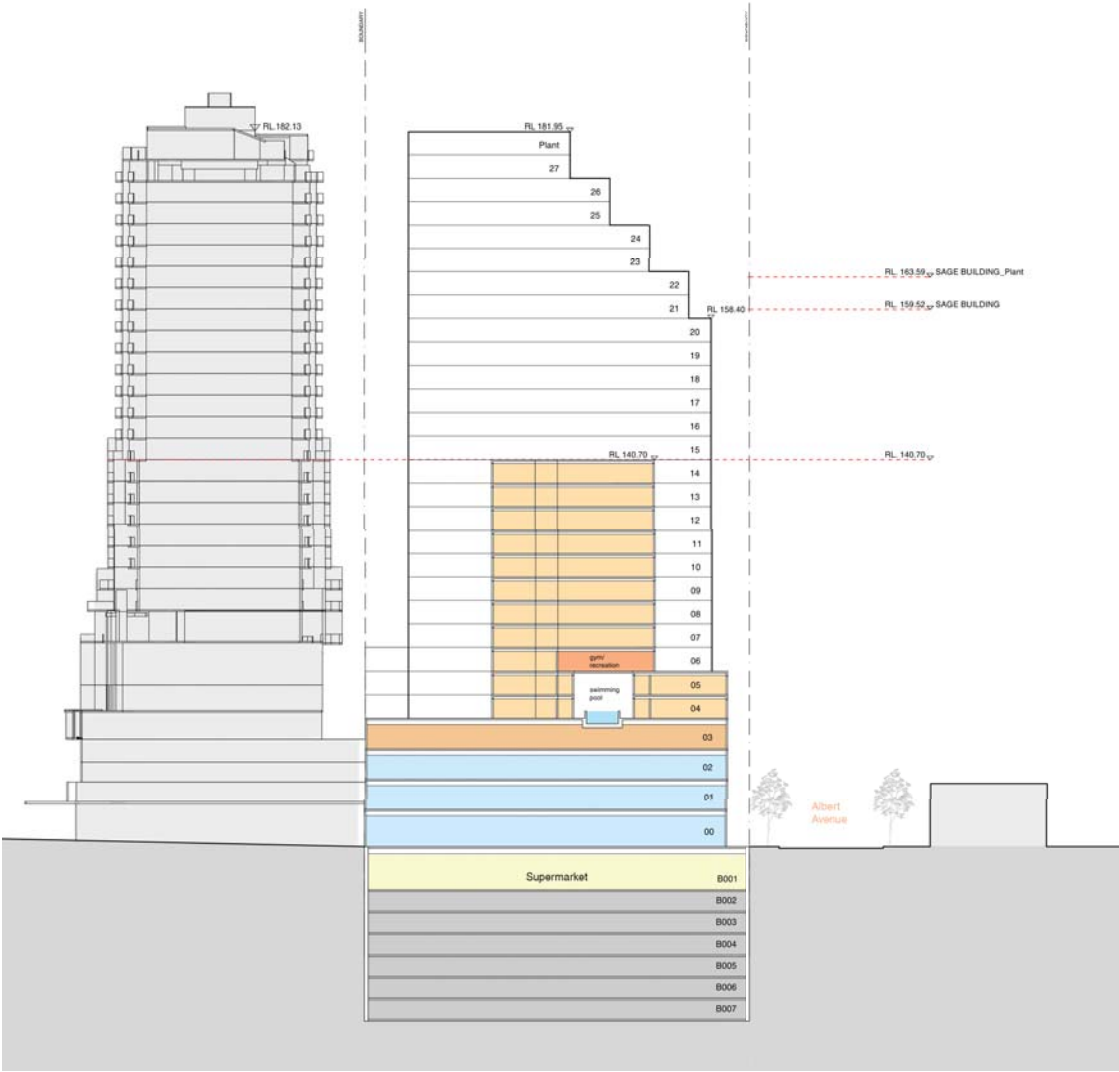
5.0
LEVEL 07
TYPICAL



6.0
SECTIONS



SECTION AA



SECTION BB

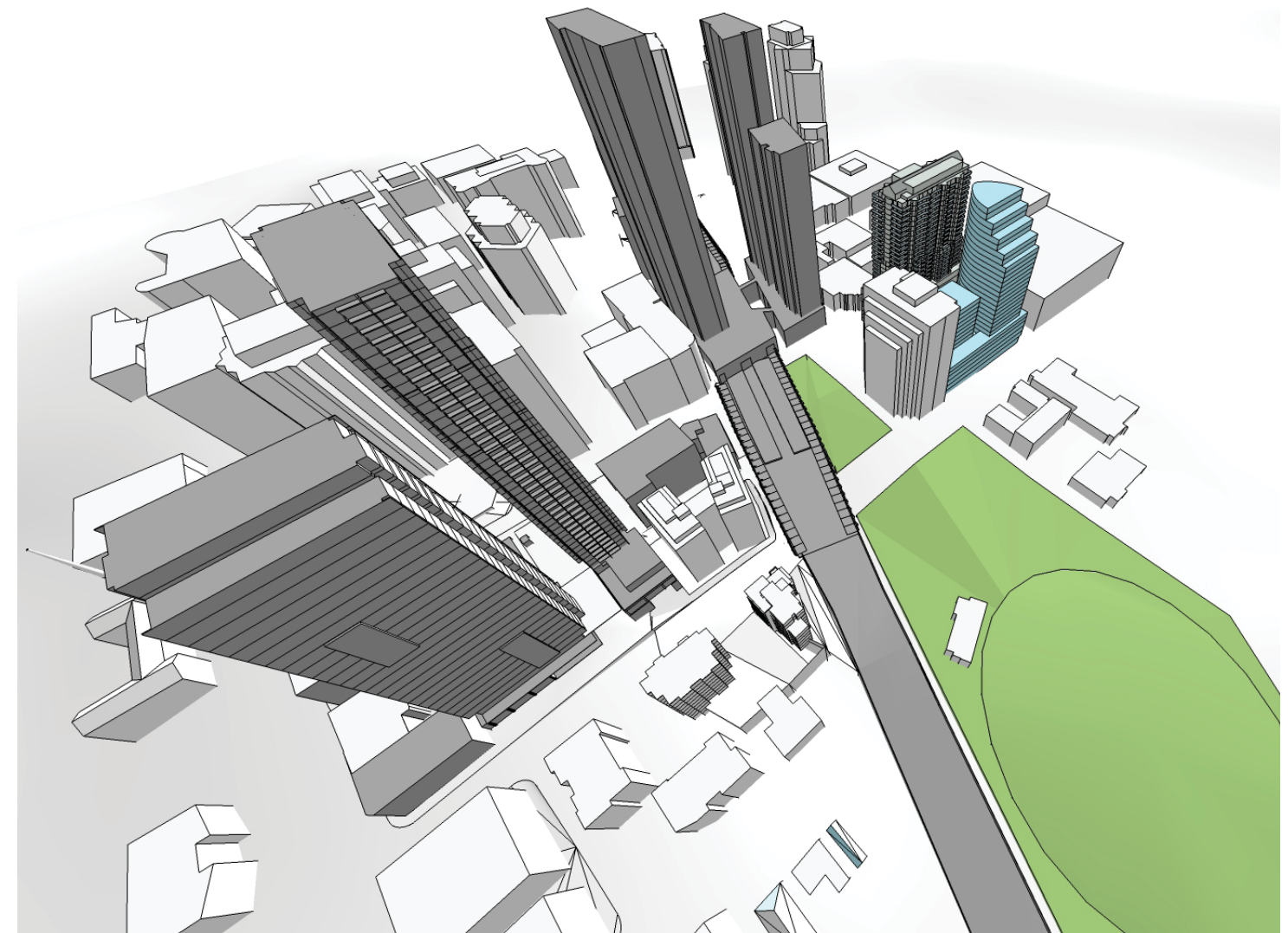
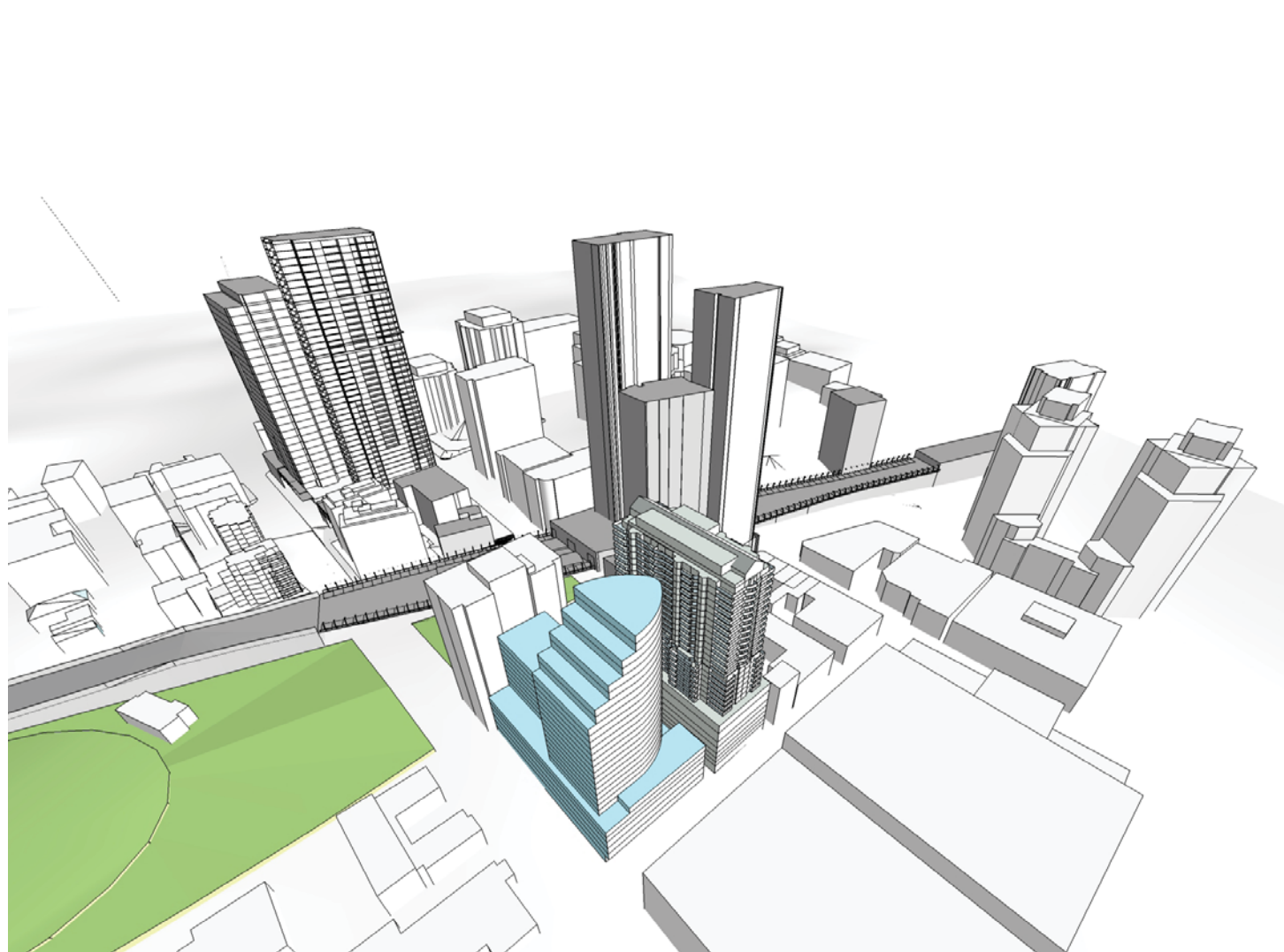
7.0
AREA SCHEDULE

ALBERT AVENUE, CHATSWOOD - Capitel Group

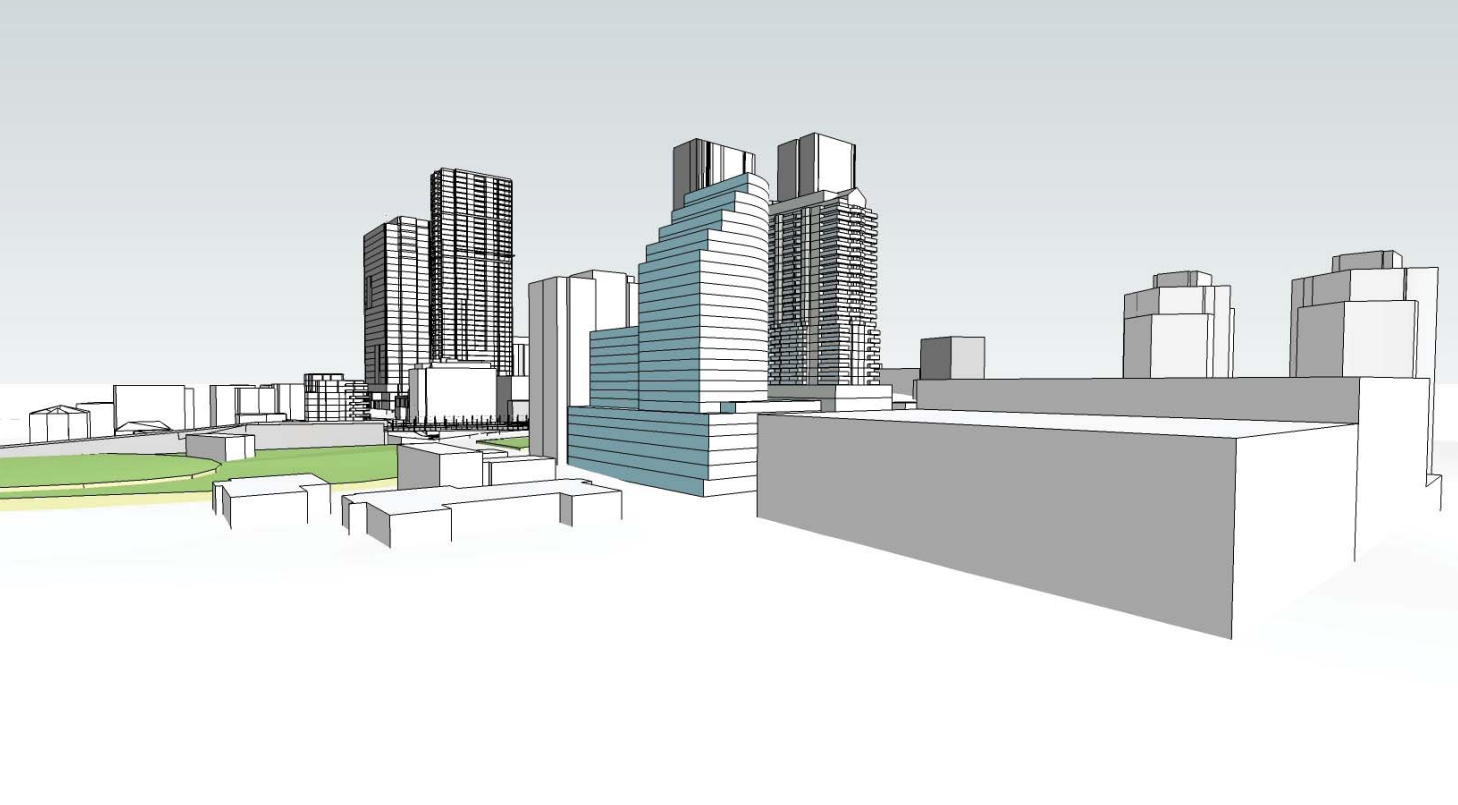
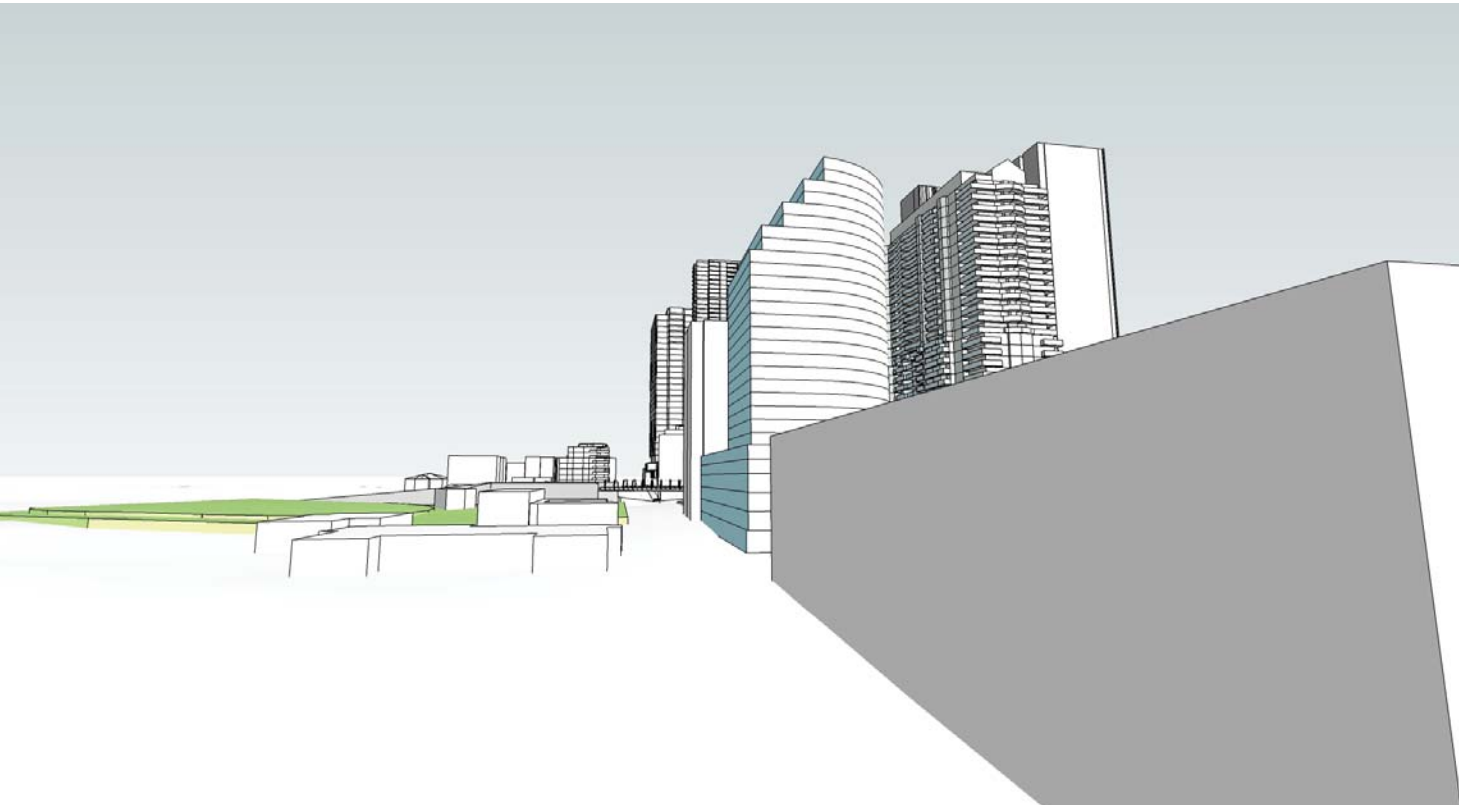


Site Areas & Calculations									
Site Area	3519								
GFA	38493								
FSR	10.9 : 1								
Measured Areas		Measured Apartment Mix							
Floor Areas	GFA(excl.balc)	Retail NLA	1B	1B+study	2B	2B+study	3B	4B	Total
Level 28 - Plant									
Level 27	230						2		2
Level 26	370							2	2
Level 25	370							2	2
Level 24	515				3	3			6
Level 23	515				3	3			6
Level 22	648		2	2	1	1	2		8
Level 21	648		2	2	1	1	2		8
Level 20	720		2	2	1	1	2		8
Level 19	720		2	2	1	1	2		8
Level 18	720		2	2	1	1	2		8
Level 17	720		2	2	1	1	2		8
Level 16	720		2	2	1	1	2		8
Level 15	720		2	2	1	1	2		8
Level 14	1278		4	3	3	2	2		14
Level 13	1278		4	3	3	2	2		14
Level 12	1278		4	3	3	2	2		14
Level 11	1278		4	3	3	2	2		14
Level 10	1278		4	3	3	2	2		14
Level 9	1278		4	3	3	2	2		14
Level 8	1278		4	3	3	2	2		14
Level 7	1278		4	3	3	2	2		14
Level 6 - Resi + Recreation	1614		1	4	4		3		12
Level 5	1779		2	12	2		3		19
Level 4	2109		2	12	2		3		19
Level 3 -Podium	2970	2669							
Level 2 - Podium	3077	2850							
Level 1 - Podium	3077	2850							
Ground Level	2987	1931							
Basement 001 - Supermarket	3040	2945							
Basement 002									
Basement 003									
Basement 004									
Basement 005									
Basement 006									
Basement 007									
Total	38493	13245	53	68	46	30	43	4	244
Residential Mix (by apartments nos.)									
	Percentage	No. Units							
1 bed	22%	53							
1 bed+study	28%	68							
2bed	19%	46							
2 bed+study	12%	30							
3bed	18%	43							
4bed	2%	4							
Total		244							
Definitions									

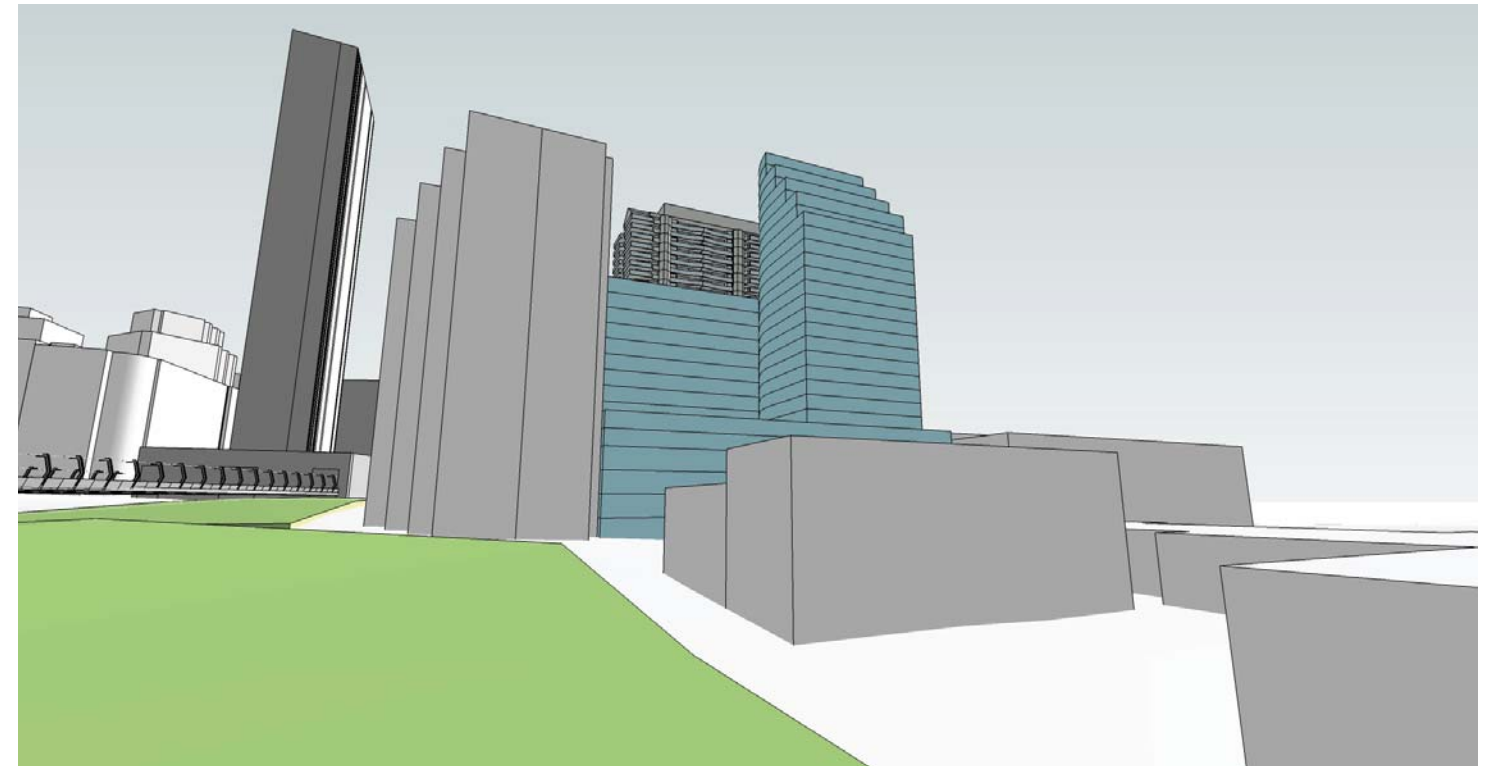
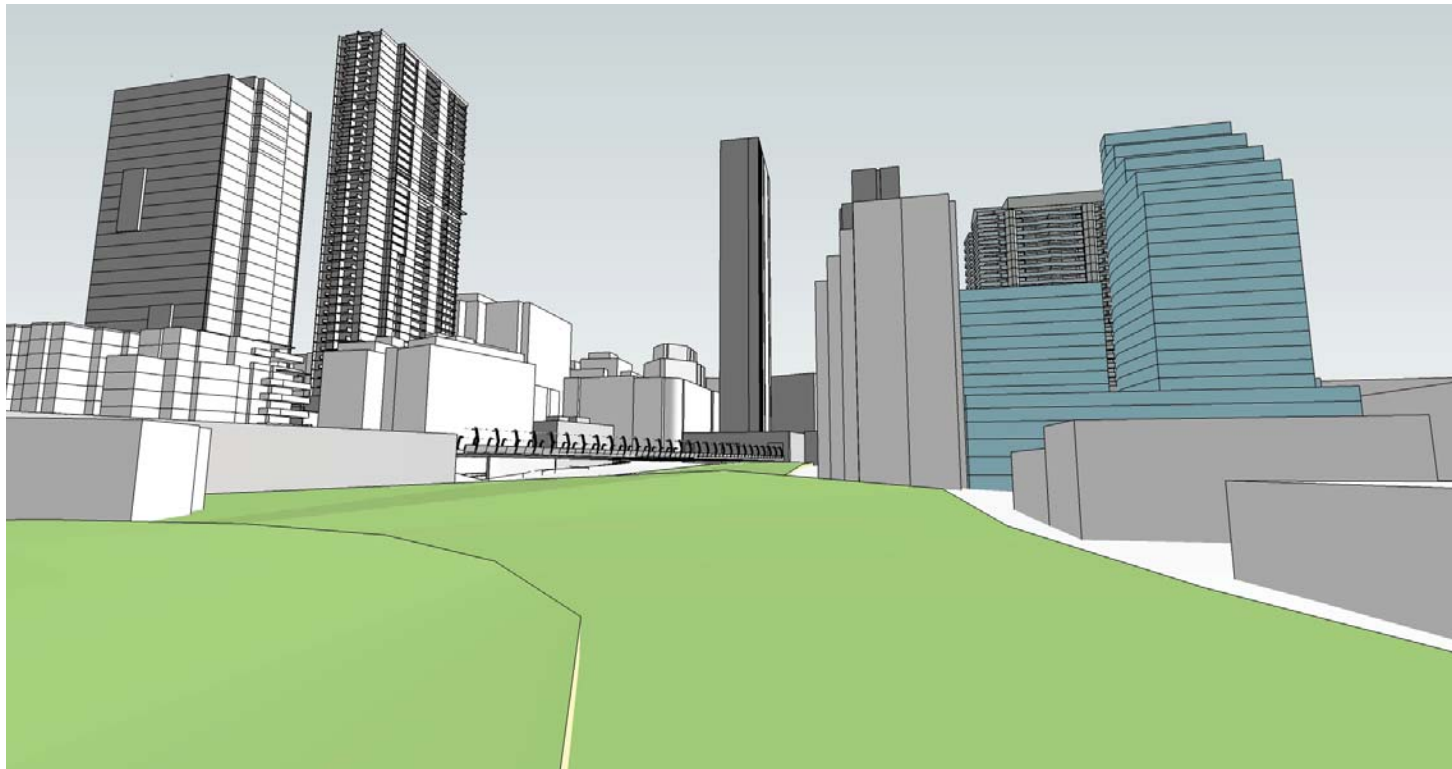
8.0 OPTION 4 3D VIEWS



8.0
OPTION 4
3D VIEWS



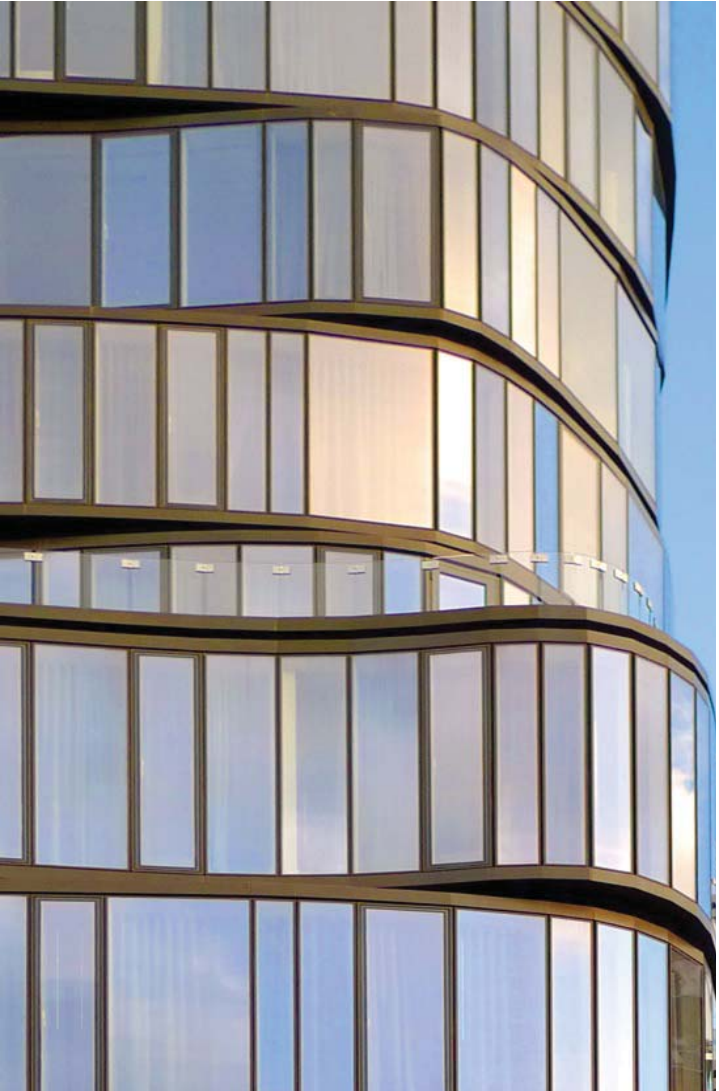
8.0 OPTION 4 3D VIEWS



9.0 PRECEDENTS RETAIL PODIUM



10.0
PRECEDENTS
RESIDENTIAL TOWER

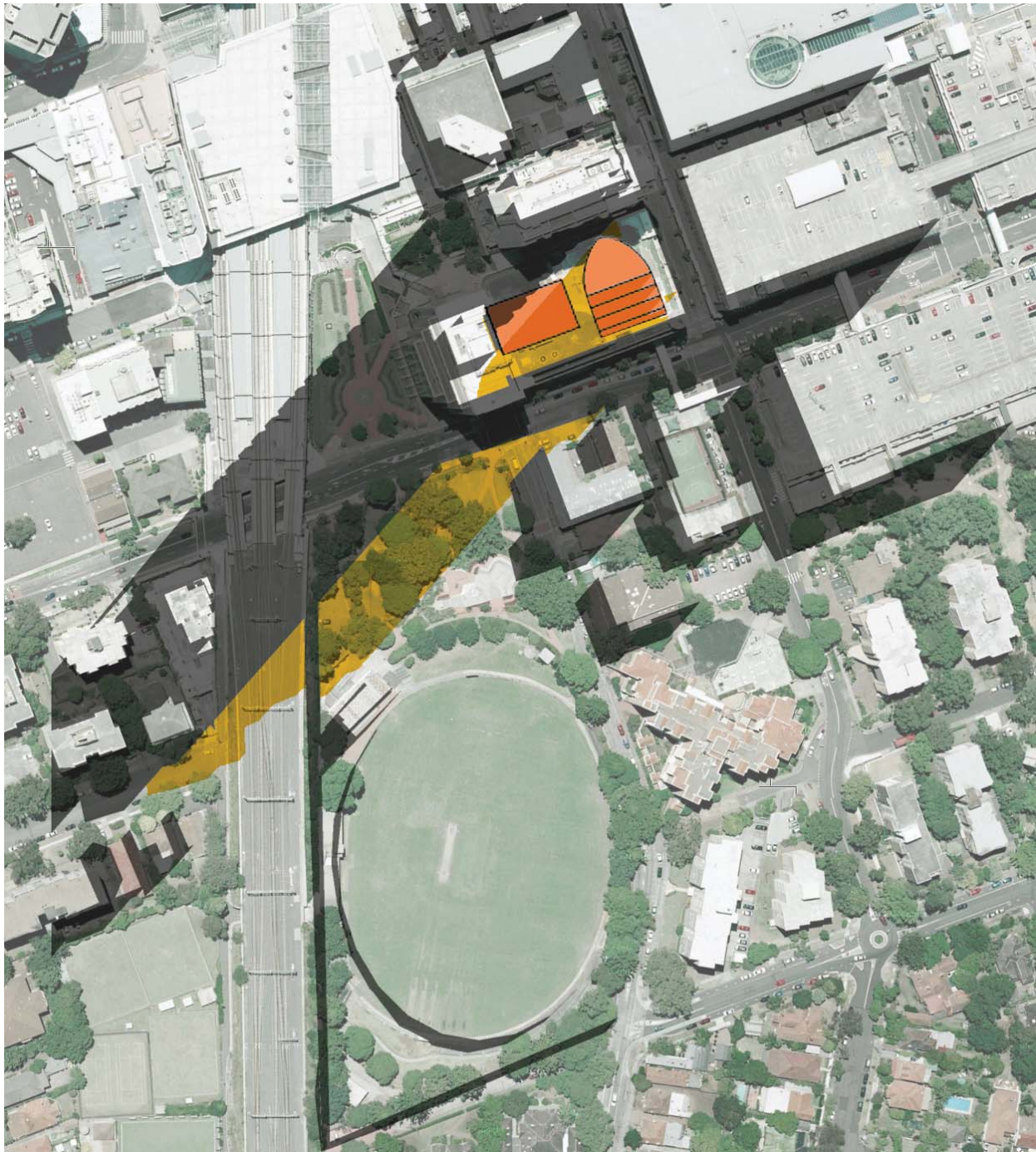


11.0 PERSPECTIVE SKETCH



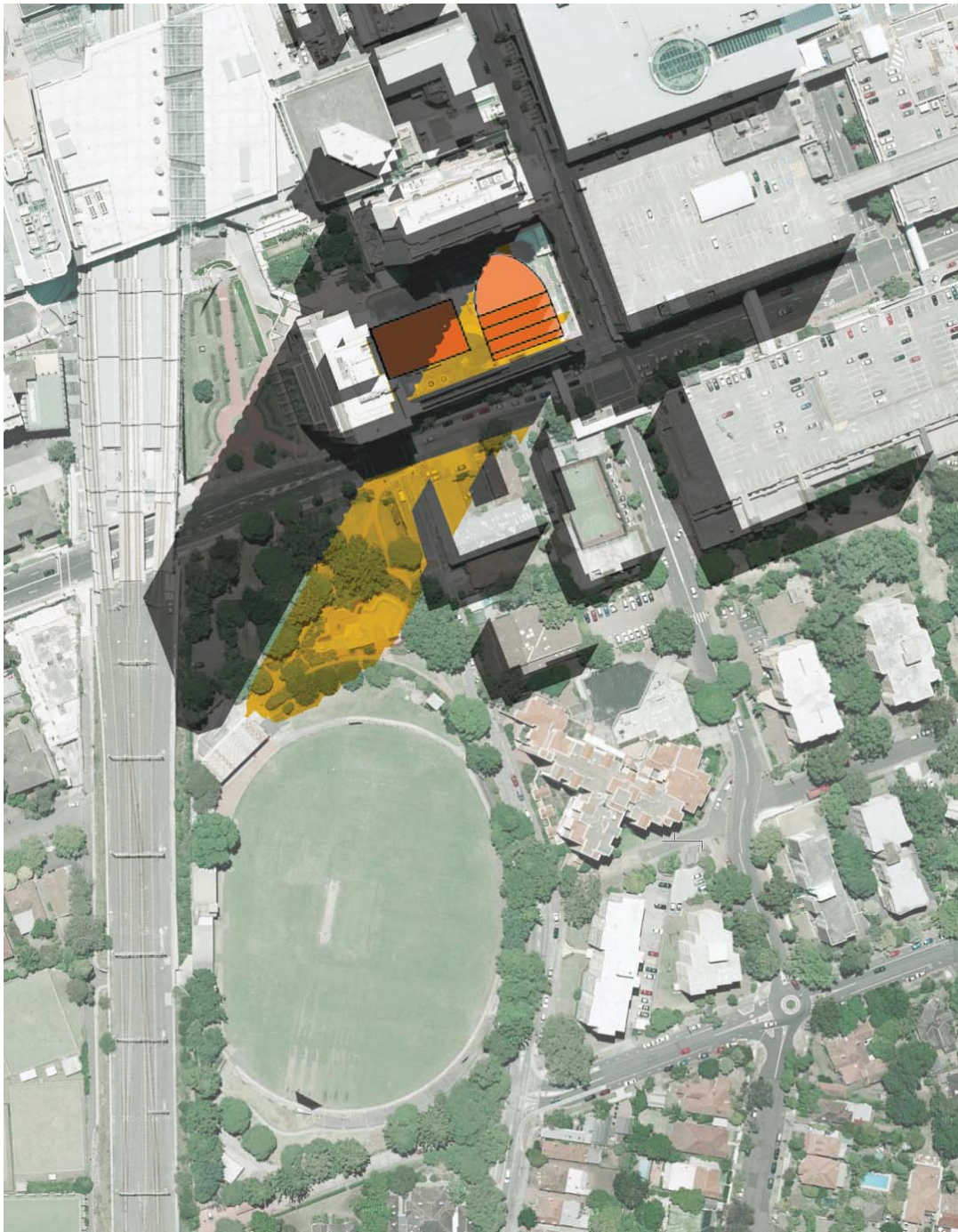
APPENDIX

12.0 SHADOW STUDIES WINTER SOLSTICE



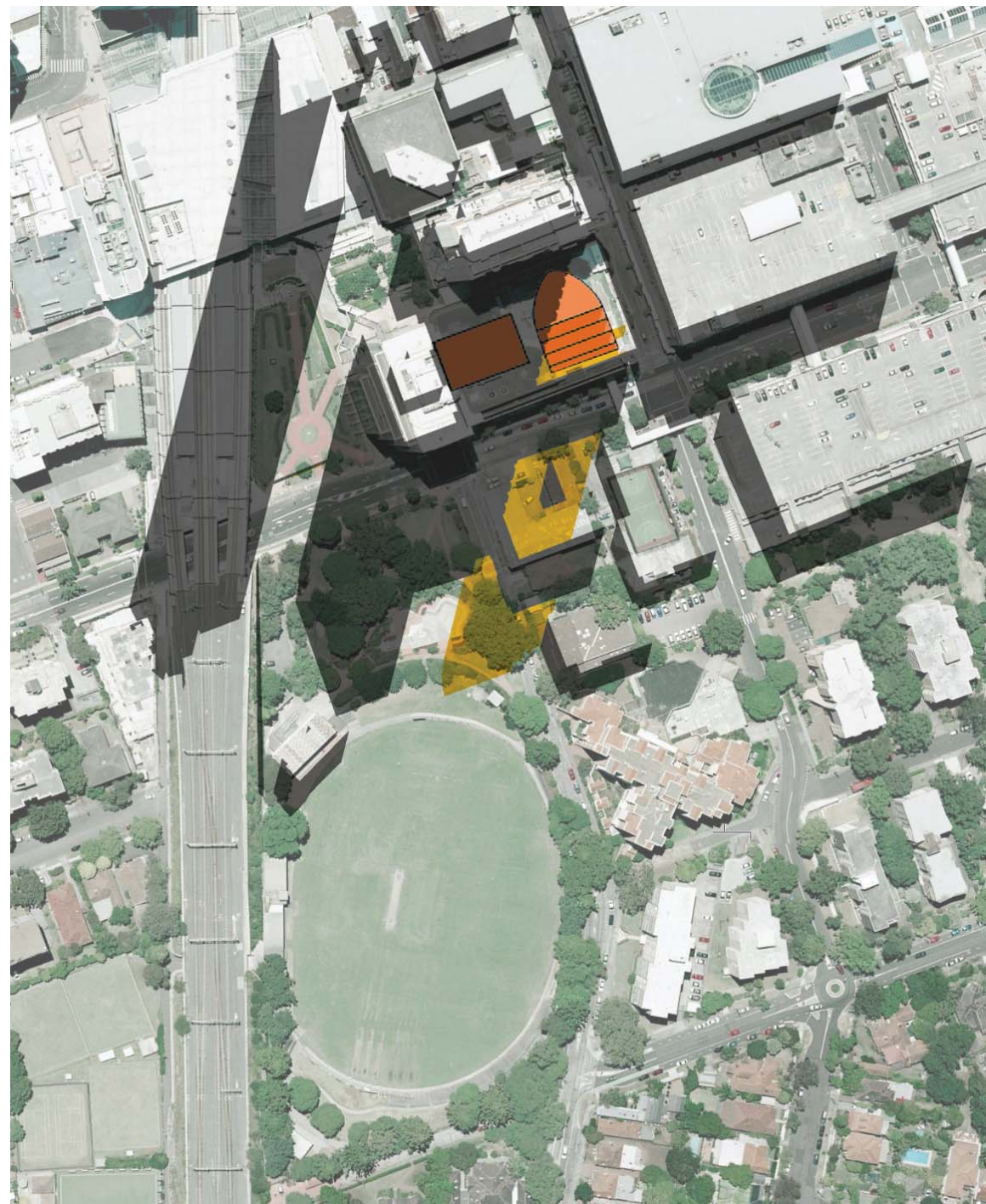
WINTER SOLSTICE - JUNE 21 - 9AM

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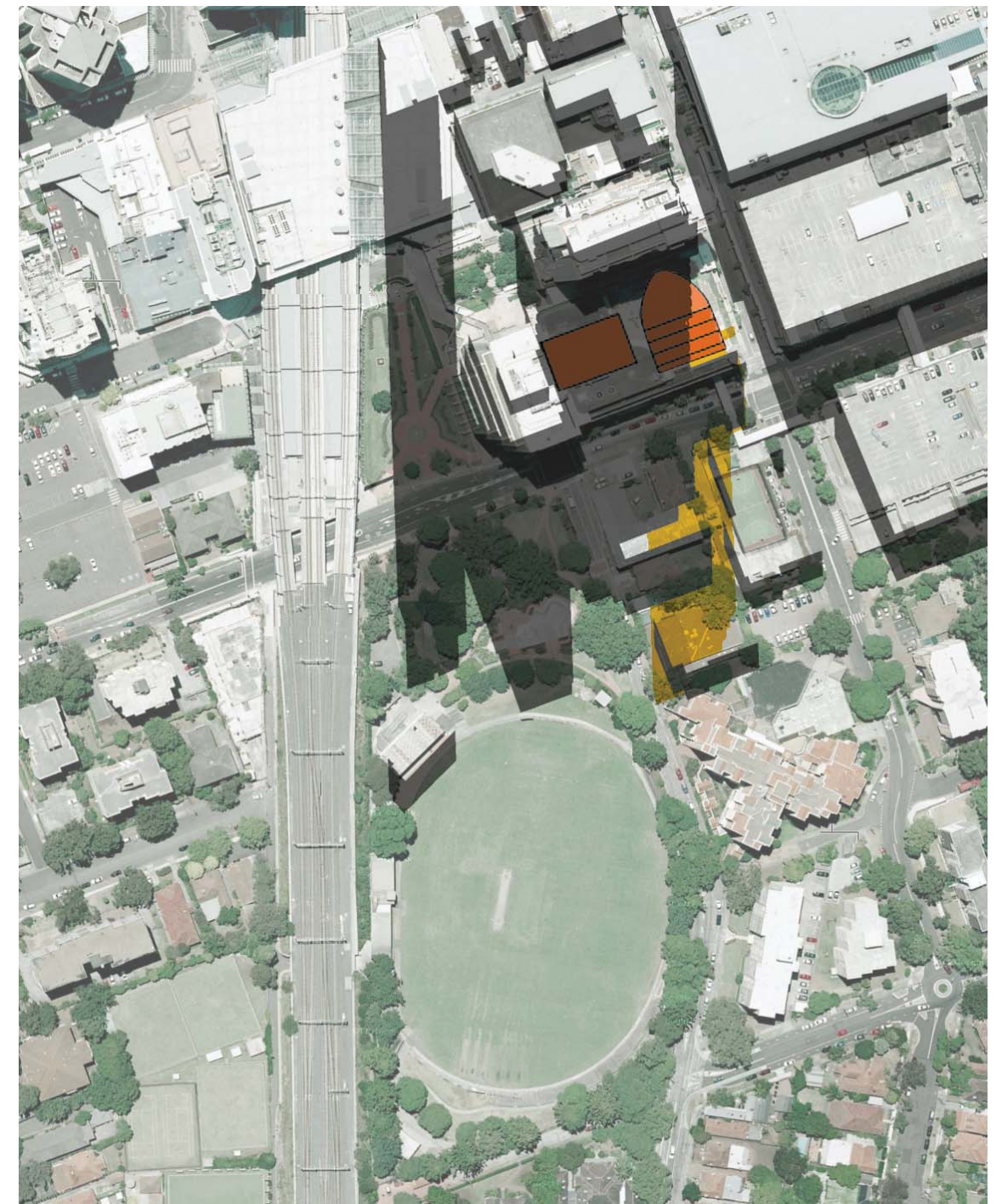
WINTER SOLSTICE - JUNE 21 - 10AM

12.0 SHADOW STUDIES WINTER SOLSTICE



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WINTER SOLSTICE - JUNE 21 - 11AM



WINTER SOLSTICE - JUNE 21 - 12PM

13.0 SHADOW STUDIES

WINTER SOLSTICE - JUNE 21



9AM



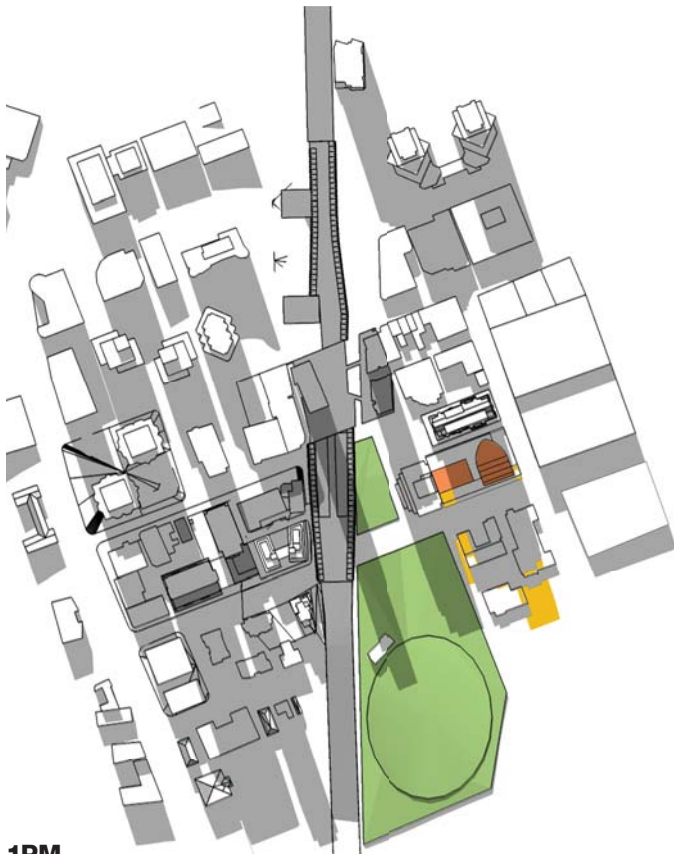
10AM



11AM



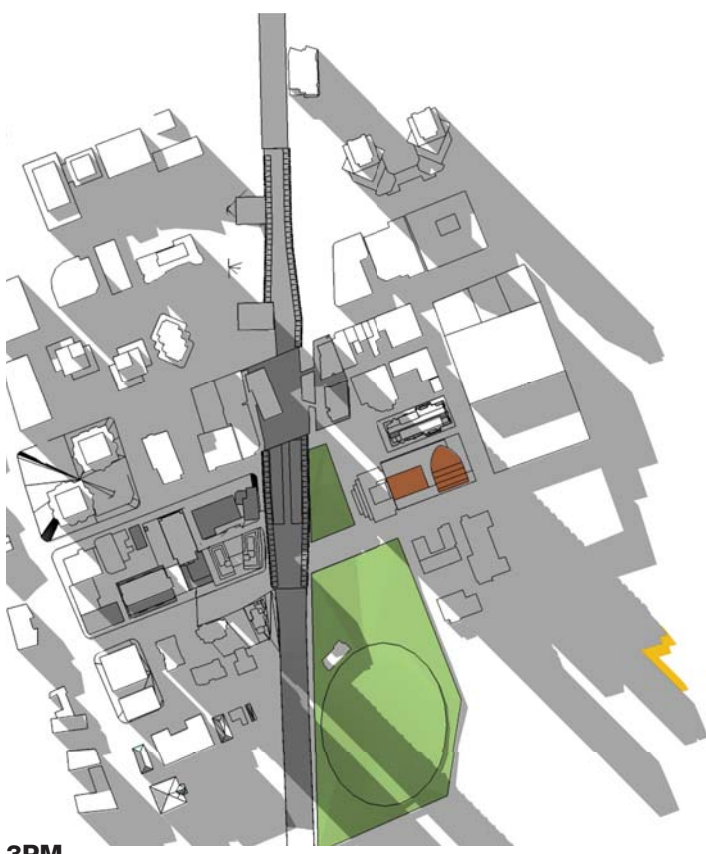
12NOON



1PM



2PM



3PM

13.0 SHADOW STUDIES

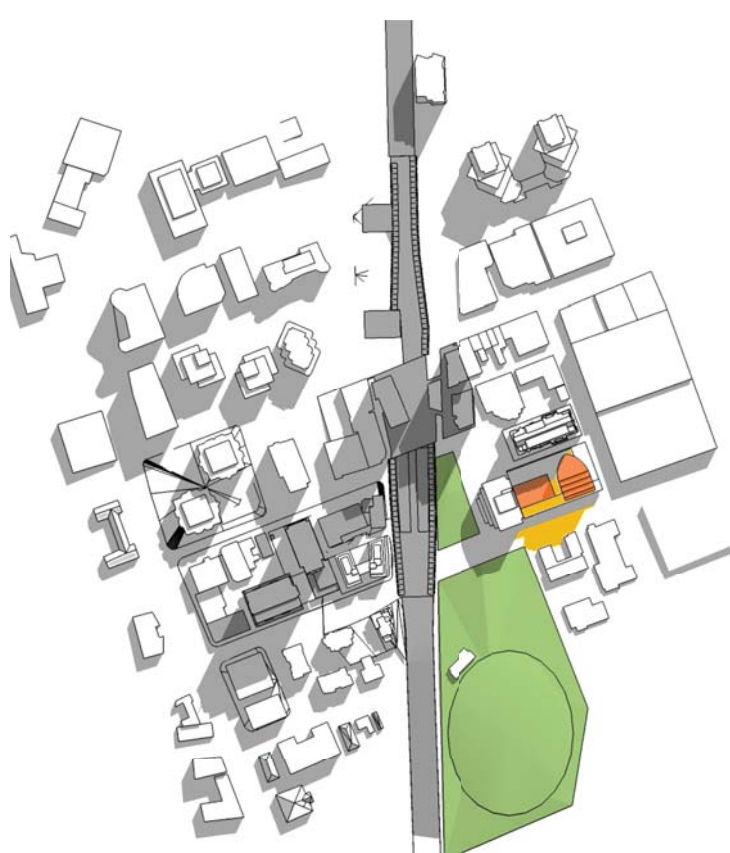
EQUINOX - MARCH 20/SEPTEMBER 23



9AM



10AM



11AM



12NOON



1PM



2PM



3PM