



CENTRAL PARK  
Sydney

PUBLIC DOMAIN

**Jepp e Aagaard Andersen + Turf Design Studio**

BLOCK 4S CENTRAL PARK  
STUDENT ACCOMMODATION

PROJECT APPLICATION

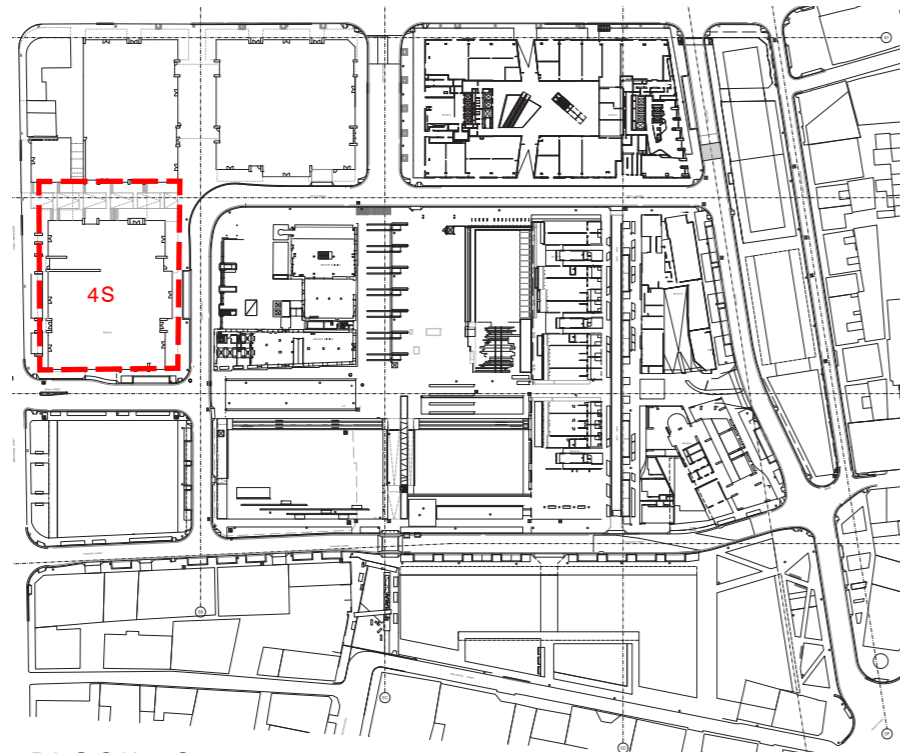
DECEMBER 2012

## Block 4S SSDA Intent

"This report relates to State Significant Development Application (SSDA) seeking approval to construct a new student accommodation facility with retail on the ground floor on Block 4S within Central Park. The Central Park Concept Plan permits mixed use development on the site.

"It is noted that Block 4S was approved for non-residential uses in the Concept Plan and the Project Application for Block 1 and 4 (for which Block 4S was part of). The subject application to which this report relates to is one of three concurrent applications to the Department of Planning and Infrastructure (DoPI) seeing modifications to the overall Concept Plan and Project Application approval for Blocks 1 and 4 as follows:

- Application MP 06\_0171 MOD 8 seeks approval to amend the mix of the approved uses within Blocks 1 and 4 (including Block 4S) to include residential use, and redistribute GFA within the precinct.
- Blocks 1 and 4N Project Application MP 08\_0253 MOD 4 seeks approval to excise Block 4S and Block 8 from the original approval and Block 1 and 4N remaining unchanged as commercial use as per the original approval.



BLOCK 4S

## PROJECT DESCRIPTION

### Key Strategies

#### CONNECTIVITY

Connectivity, flow, a variety of space and function allow the melding of landscape, infrastructure and history at the Frasers Broadway site. Prominent axes stitch the public domain spaces, drawing the visitor to destinations within the site. The Fosters and Partners student accommodation building allows pedestrian permeability from Abercrombie Street into the site.

#### ACCESS

Universal access to AS has been incorporated into the streetscape, connecting walkways and building entries without compromising design quality.

#### STREET CHARACTER

The sidewalk character is designed to provide a comfortable space in direct relation to its adjacent building with consideration to the street traffic. The external streets are bustling with traffic creating a vibrant edge to the precinct. Abercrombie Street, will provide seating adjacent retail shops to attract outdoor use, people watching, meeting places and passive surveillance. Street trees in tree grates create dappled sunlight and a soft buffer from the traffic. Abercrombie Street is designed in coordination with CoS streets and street tree design codes.

#### STREET PLANTING

Trees compose the public domain streetscape by providing shade, a physical buffer from traffic and greater green corridor links with Chippendale. The arrangement and variety of tree species define space; frame architectural elements; allow for summer shade and winter sun; display a play of colours and seasonal change.

#### BLOCKS 1 & 4 PLANTING

Ensure a continuity of aesthetics throughout the site on the buildings; working with predominantly local Sydney species which have similar environmental conditions as would be experienced on building facades and rooftops. Maintenance of plant material has been considered in the selection process as well as similar growing medium requirements.

#### MATERIALS

Provide high quality robust palette of urban elements such as paving, lighting and seating for the streetscapes. Promote a site specific style that complements urban elements in surrounding neighborhoods. Abercrombie Street complies with the CoS design requirements.

GROUND & LEVEL 00 PLAN

- - - BLOCK 4S BOUNDARY
- BUILDING AWNING
- BRICK FEATURE PAVING
- GRANITE SETTS IN PARKING BAYS
- GRANITE PAVING
- CONCRETE UNIT PAVERS
- TREE PLANTING IN PAVING
- EXISTING TREE TO REMAIN
- ▶ MAIN ENTRANCE TO STUDENT ACCOMMODATION
- ① STAIR ACCESS TO STUDENT ACCOMMODATION LOBBY & CENTRAL PARK AVENUE
- ② LOWER COURTYARD OR RETAIL LEVEL
- ③ LIFT TO UPPER LEVEL
- ④ WATER FEATURE WALL
- ⑤ UPPER PLAZA WITH SEATING & BIKE RACKS
- ⑥ CAFE
- ⑦ RETAIL

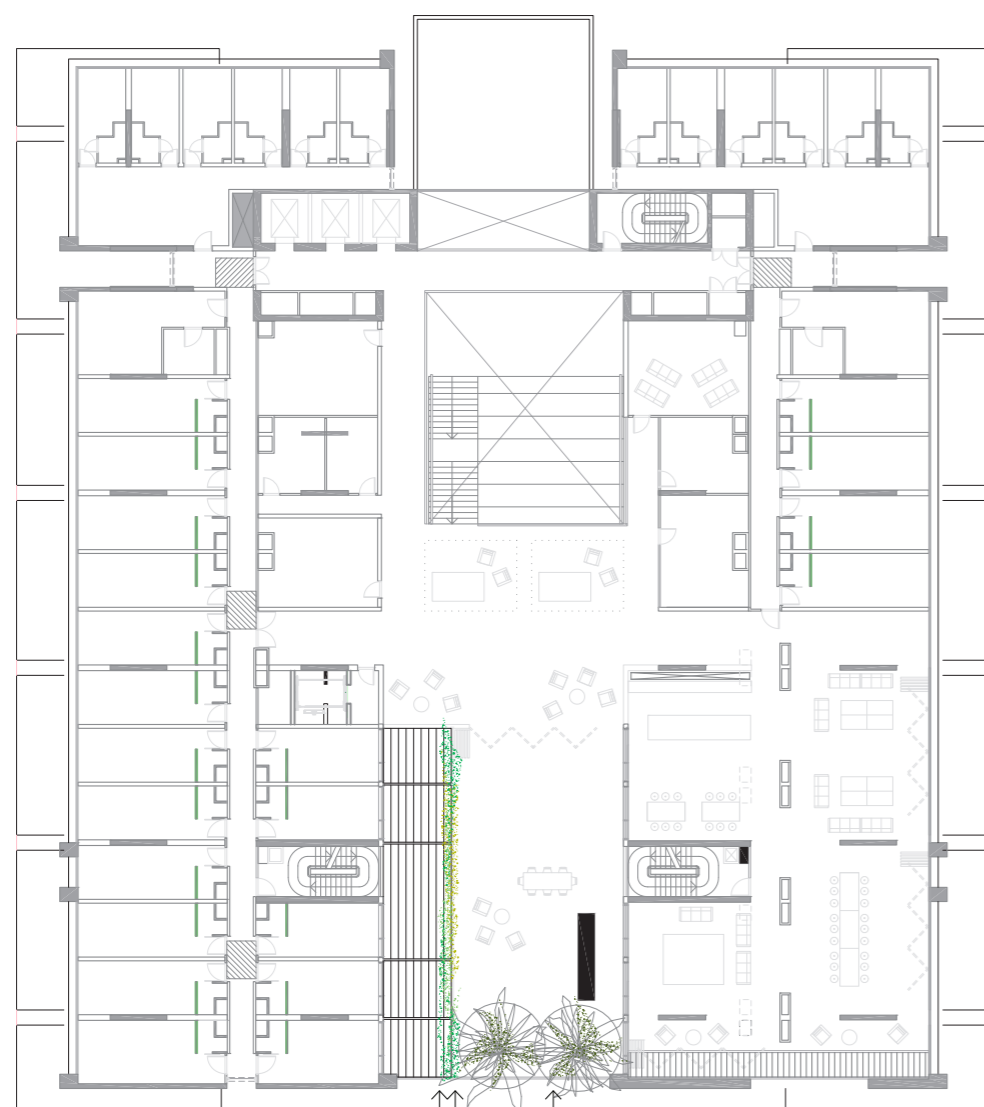


STUDENT COMMUNAL COURTYARD  
**Southern Courtyard with Screening**

REQUIREMENTS:

- Access by students from shared living spaces
- Depth in slab to accommodate soil & weight of trees
- Provide screening to private studio terraces along Western side

Trees are positioned along southern edge to provide screening & assist with wind protection, allowing free pedestrian movement within the courtyard. 'Green wall' screening is incorporated through vine planting. The timber fence with the vines add depth to the interface between private & communal.



TIMBER FENCE  
 PLANTING ON COURTYARD SIDE

TREES TO ASSIST SCREENING & PROVIDE WIND PROTECTION

BLOCK 4S LEVEL 01 PLAN 1:400

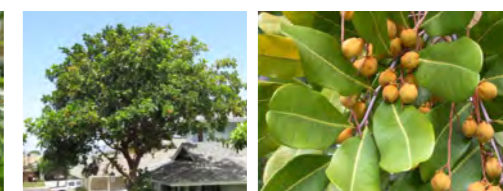
*Stephanotis floribunda*



*Sollya heterophylla*



*Cupaniopsis anaricioides*



*Syzygium Jambos*



TIMBER FENCE ELEVATION - CREEPERS PLANTED AT A NUMBER OF LOCATIONS