

PUBLIC DOMAIN

CENTRAL PARK
Sydney

Jeppe Aagaard Andersen + Turf Design Studio

BLOCK 8
CENTRAL PARK

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DECEMBER 2013

INTRODUCTION

This report has been prepared on behalf of Frasers Broadway Pty Ltd to accompany a State Significant Development Application for a mixed use development known as Block 8 at Central Park, Chippendale. Frasers prides itself on delivering high quality and environmentally responsible development projects and Block 8 demonstrates the Frasers ethos.

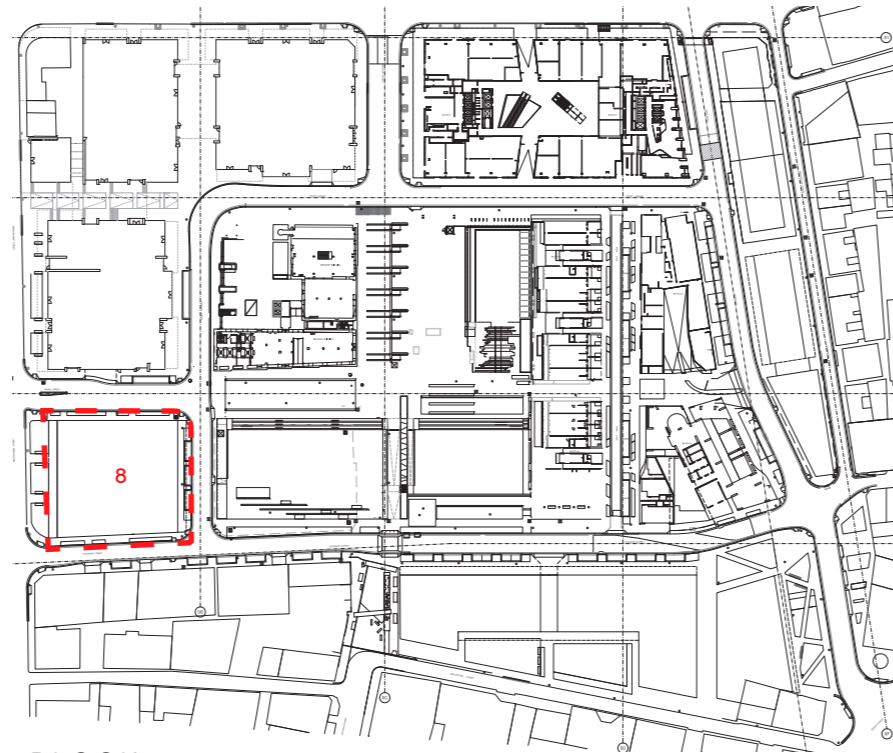
Block 8 is located at the south western corner of the Central Park site and is bound by Irving Street and proposed student housing to the north, Central Park Avenue and Chippendale Green to the east, O'Connor Street and existing commercial and industrial development to the south, and Abercrombie Street and existing residential and mixed use development to the west.

The current Block 8 proposal is consistent with the Central Park approved Concept Plan (as modified) and comprises the following:

- 13 storey mixed use building including residential and retail uses;
- Terraces, balconies and/or loggias to all apartments;
- Residents' lounge;
- Ground floor retail tenancies;
- Basement car parking; and
- Public domain works.

Block 8 will provide a mix of much needed residential accommodation in an area well serviced by public transport, and in close proximity to the retail, work and education opportunities offered by the Sydney Central Business District and surrounds.

Client 	Architect	Landscape Architect  Jeppe Aagaard Andersen & Turf Design Studio Landscape Architects Denmark Sydney p. +61 2 9527 3380 f. +61 2 9527 2307 95	Project CENTRAL PARK BLOCK 8	Document Title INTRODUCTION	<table border="1"> <tr> <td>Project No. 0721</td> <td>Revision no. C</td> </tr> <tr> <td>Scale</td> <td>Date December 2013</td> </tr> <tr> <td colspan="2">Dwg Status DA</td> </tr> </table>	Project No. 0721	Revision no. C	Scale	Date December 2013	Dwg Status DA		Page No. 2
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BLOCK 8

PROJECT DESCRIPTION

Key Strategies

CONNECTIVITY

Connectivity, flow and 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.

ACCESS

Universal access to AS1428 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 adjacent retail shops to attract outdoor use, people watching, meeting places and passive surveillance. Street trees in planter beds create dappled sunlight and a soft buffer from the traffic. The Block 8 street frontages are designed in coordination with CoS streets and street tree design codes.

STREET PLANTING

Trees organise the public domain landscape by providing shade, physical buffers from traffic and greater green corridor links with Chippendale. The arrangement and variety of tree and groundcover species define space and frame architectural elements. The proposed planting will allow for summer shade and winter sun, displaying a play of colours and seasonal change.

PLANTING













The planting design intends to maintain an aesthetic continuity throughout the site; connecting with the eclectic species mix characteristic of Chippendale. Maintenance of plant material has been considered in the selection process as well as similar growing medium requirements.

MATERIALS

Block 8 will provide a high quality, robust palette of urban elements such as paving, lighting and bike racks for the streetscapes. It strives to promote a site specific style that complements urban elements in surrounding neighbourhoods. Abercrombie Street complies with the CoS design requirements.

GROUND PLAN
1:400@A3

LEGEND

- - - CoS BOUNDARY DELINEATION
-  CONCRETE UNIT PAVING
-  GRANITE SETTS IN PARKING BAYS
-  STREET TREE IN PLANTER BED
-  EXISTING TREE TO BE RETAINED
-  GARDEN BED
-  MAIN RESIDENTIAL ENTRANCE
-  ① BICYCLE RACKS
-  ② CARPARK ENTRY
-  ③ LOADING BAY ENTRY
-  ④ RETAIL
-  ⑤ BUILDING VOID PLANTING
-  ⑥ PRIVATE COURTYARD PLANTING



GROUND - STREETS

STREET PLANTING

Trees organise the public domain landscape by providing shade, physical buffers from traffic and greater green corridor links with Chippendale. The arrangement and variety of tree and groundcover species define space and frame architectural elements. The proposed planting will allow for summer shade and winter sun, displaying a play of colours and seasonal change.

ABERCROMBIE STREET

SUGGESTED SPECIES

Trees:



Liriodendron tulipifera



Groundcover & Shrubs:



Trachelospermum jasminoides



Liriope gigantea



Philodendron xanadu

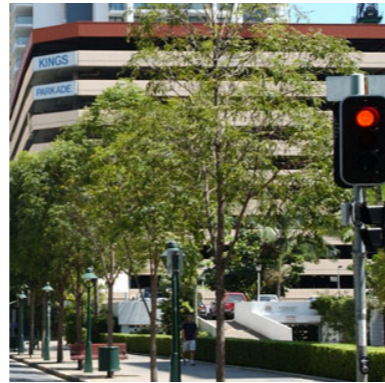


Baeckea virgata 'Nana'

IRVING STREET

SUGGESTED SPECIES

Trees:



Flindersia australis



Groundcover & Shrubs:



Trachelospermum jasminoides



Liriope gigantea

GROUND - PRIVATE DOMAIN

PRIVATE COURTYARD PLANTING

Courtyard planting is proposed to the ground floor apartments at the private-public street front interfaces along Central Park Avenue and O'Connor Street. Low ground shrubs and climber planting to fences provide 'green wall' screening to the ground floor apartments, providing visual amenity and privacy.

SUGGESTED SPECIES

Aspidistra elatior

Philodendron 'Imperial Green'

Trachelospermum jasminoides



Trachelospermum jasminoides



Aspidistra elatior



Philodendron 'Imperial Green'

BUILDING VOID PLANTING

Ground floor planting at points along the building frontage provides a green interface with the street environment.

SUGGESTED SPECIES

Chlorophytum comosum 'Variegatum'

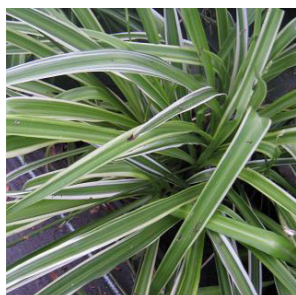
Dracaena 'Janet Craig'

Helmholtzia glaberrima

Ophiopogon japonicus



Ophiopogon japonicus



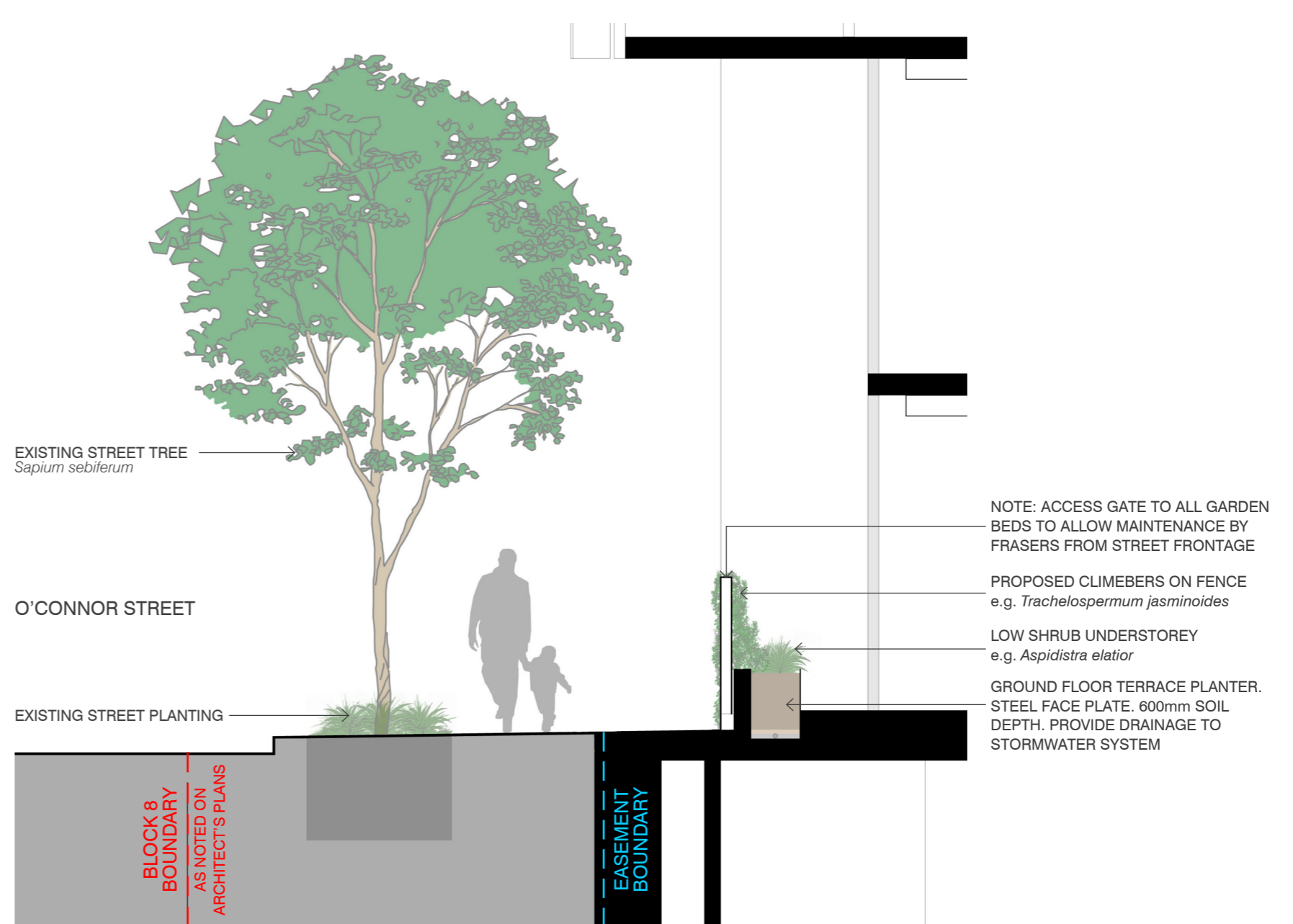
Chlorophytum comosum 'Variegatum'



Dracaena 'Janet Craig'



Helmholtzia glaberrima



TYPICAL O'CONNOR ST GROUND FLOOR COURTYARD SECTION
1:400@A3

Client FRASERS PROPERTY	Architect	Landscape Architect ● Jeppe Aagaard Andersen & Turf Design Studio Landscape Architects Denmark Sydney p. +61 2 9527 3380 f. +61 2 9527 2307 95	Project CENTRAL PARK BLOCK 8	Document Title L00 PRIVATE DOMAIN SOFTWARES	Project No. 0721 Scale 1:50@A3 Dwg Status DA	Revision no. C Date December 2013	Page No. 6
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LEVELS 8,9,10

LANDSCAPED ROOF TERRACES

Roof terrace landscapes are proposed on levels 8, 9, 10 & 12 and provide residents with a green outlook. Lightweight pots and paving on a pedestal system are proposed to provide visual and open space amenity while fulfilling structural requirements. Arrangements of plants and small trees, selected for visual impact and low maintenance qualities, will frame and define terrace open spaces and create visual focal points.

SUGGESTED SPECIES

Small Trees:

- Pandanus tectorius*
- Photinia robusta*
- Plumeria rubra*
- Podocarpus falcatus*
- Strelitzia nicolai*
- Tristaniopsis luscious*
- Viburnum odoratissimum*
- Yucca elephantipes*

Understorey/Shrubs:

- Aeonium 'Schwarzkopf'*
- Agapanthus 'Baby Pete'*
- Agapanthus orientalis*
- Agave attenuata*
- Aloe-Aloe cultivars*
- Beschorneria yuccoides*
- Buxus microphylla*
- Crassula ovata*
- Euphorbia tirucalli*
- Kalanchoe thyrsiflora*
- Liriope gigantea*
- Melaleuca hypericifolia*
- Mesembryanthemum spp.*
- Murraya paniculata*
- Nerium oleander 'Apricot Form'*
- Raphiolepis fergusonii*
- Russelia equisetiformis*
- Senecio Serpens*
- Strelitzia reginae*
- Trachelospermum jasminoides*
- Xylosma japonica*
- Yucca 'Bright Edge'*
- Yucca elephantipes 'Silver Star'*



Tree:
Tristaniopsis luscious

Understorey/Shrubs:
Agapanthus orientalis
Buxus microphylla
Liriope gigantea
Trachelospermum jasminoides



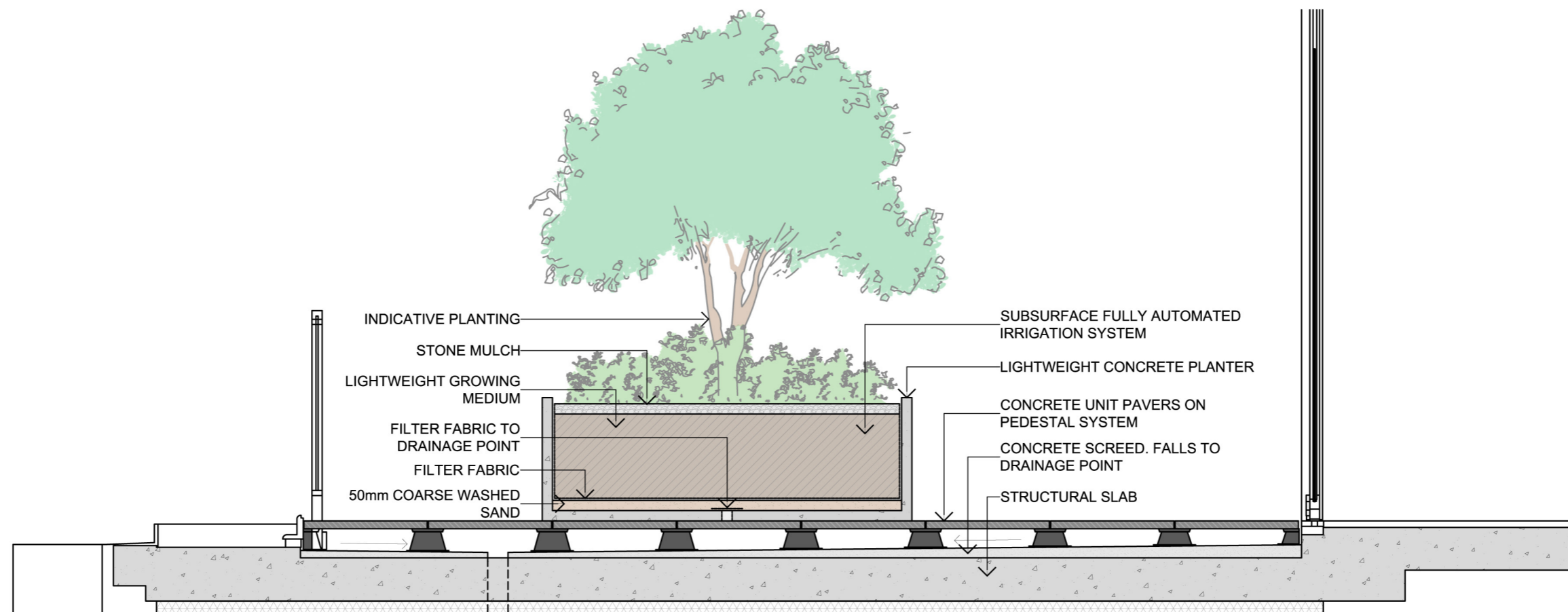
Shrubs:
Agave attenuata
Buxus microphylla
Kalanchoe thyrsiflora
Mesembryanthemum spp.
Nerium oleander 'Apricot Form'
Liriope gigantea
Senecio Serpens
Strelitzia reginae

BESPOKE LIGHTWEIGHT CONCRETE CIRCULAR PLANTER, 1800mm DIA.
INSTALLATION & IRRIGATION BY FRASERS. TO BE MAINTAINED BY OWNER

INDICATIVE POTS BY OWNER
TO BE MAINTAINED BY OWNER

INDICATIVE ROOF TERRACE POT ARRANGEMENT & PLANTING L08-10 1:20 @ A3

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						December 2013	
					Dwg Status	DA	



TYPICAL TERRACE SECTION
1:25@A3

LEVEL 12

LANDSCAPED ROOF TERRACES

Two private roof terrace landscapes and a communal rooftop open space are proposed on level 12. Lightweight pots and paving on a pedestal system are proposed to provide visual and open space amenity while fulfilling structural requirements. Arrangements of plants and small trees, selected for visual impact and low maintenance qualities, will frame and define terrace open spaces and create focal points. Screen planting separates private roof terraces from the communal rooftop open space.

SUGGESTED SPECIES

Small Trees:

- Pandanus tectorius*
- Photinia robusta*
- Plumeria rubra*
- Podocarpus falcatus*
- Strelitzia nicolai*
- Tristaniopsis luscious*
- Viburnum odoratissimum*
- Yucca elephantipes*




Understorey/Shrubs:

- Aeonium 'Schwarzkopf'*
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- Xylosma japonica*
- Yucca 'Bright Edge'*
- Yucca elephantipes 'Silver Star'*

LEVEL 12 PLAN
1:200@A3



LEGEND

-  LIGHTWEIGHT CONCRETE PLANTERS
-  CONCRETE UNIT PAVING ON PEDESTAL SYSTEM
-  SCREEN PLANTING

MATERIALS

PAVING

CoS STREETS

CoS Concrete Unit Pavers
Pebblecrete PPZ 254:400



Chippendale Green Paving

PARKING BAYS

Austral Black Granite Setts
CoS standard - Melloco stone



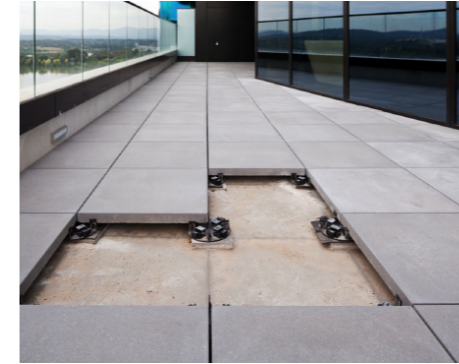
O'Connor Street Parking Bay

TERRACES

Unit Pavers on Pedestal System
Concrete Unit Paver 600 x 300mm



Elmich VersiJack pedestal system



PLANTER POTS

ROOF TERRACES

Lightweight Concrete Planters

Product: Essential Cylinder

Supplier: Garden Life

Sizes: 560dia x 1000h, 650dia x 550h, 800dia x 400h



FURNITURE

ABERCROMBIE STREET

Bike Racks

Leda SBR85F Bike Rail

