

Executive Summary

BACKGROUND AND PROCESS

*“Central Park occupies nearly six hectares of the southern Sydney CBD, defining Sydney’s ‘downtown’. Central Park is the visionary re-development of the old Carlton & United Brewery site, bordered by Broadway, O’Connor, Wellington and Abercrombie Streets in Chippendale.*

*The Modified Concept Plan for this rare site was approved by the NSW Minister for Planning in February 2009, and includes the protection of heritage buildings, new parklands and community facilities and substantial upgrades to urban infrastructure.*

*The expansive site allows for the development of approximately 255,000 sqm of residential, commercial and retail space. Around 2200 residential apartments and around 1050 student dwellings may be built on the site, delivered over 3 - 10 years.*

*Construction of the main park, roads and basements began in February 2010 and One Central Park’s West tower, welcomed the community’s first residents in May 2013.*

*The first three residential stages, One Central Park, Park Lane and The Mark, were warmly welcomed by the market and are substantially sold out. A recently released collection of penthouses and sub-penthouses, Sky at One Central Park, is now for sale.*

*As a truly international developer with a global outlook, Frasers Broadway is uniquely positioned to deliver the visionary new urban quarter this prominent city gateway demands. The majority of Central Park is being developed in a joint venture between Frasers Broadway Pty Ltd and Sekisui House.*

*The project will be completed in stages with One Central Park and Park Lane now completed and The Mark now completed. Construction is underway on the second major stage of works, including student dwellings on Abercrombie Street and the adaptive re-use of heritage buildings on Kensington Street. Central Park’s multi- level retail hub, ‘Central’, opened in October 2013.”*

- extract from Frasers Broadway website 2014.

Frasers Broadway Pty Ltd held a Design Excellence Competition between 3 Architects, where the submissions were reviewed and judged by an expert panel composed of Lucy Turnbull, Chris Johnson and Guy Pahor.

All Architects were requested to submit a Design which honoured the constraints of the Modified

Concept Plan (MCP) as well as an Alternative Design Proposal (ADP). The ADP was intended to identify and develop opportunities of the site if a “blank canvas” design approach was taken.

The ADP developed by FJMT won the Design Competition and is the subject of this report and the SSDA.

ARCHITECTURAL DESIGN STATEMENT

The redevelopment of the Carlton United Brewery site is an important project for Sydney. The Central Park project represents a once-in-a-lifetime opportunity to transform a degraded inner-city area into an high-quality integrated residential and mixed-use community of innovation and excellence

Block 11 is a significant component of the wider precinct development, and provides an opportunity to formalise an eastern gateway and address to and from Kensington Street for the development. It also has an important role in integrating with the existing Chippendale community and wider urban fabric.

We have also sought to maximise the benefits and opportunities of this important site and accordingly offered a design solution that more fully achieves the aspiration and objectives for the proposed development.

The design proposal for this mixed-use residential building and public open space has emerged from a close and detailed analysis of this important Sydney site, the streetscape, environmental effects and urban form.

Our objective has been to create a very high quality 5 Star Green Star building of distinctive architecture character together with a landscaped public open space sequence that forms a new through site public connection.

Finely detailed lower levels align with the adjacent building scales to create a human scale to both O’Connor and more importantly Wellington Street, with the tower above set well back from the street alignments on both the north and south boundaries

The lower levels are set back from the north to create new, generous and inviting public open space and a sense of invitation to the new through site pedestrian link.

The tower form has been carefully proportioned into a slim pair of tapered forms to create an elegant contribution to the skyline of the precinct. The tower position and height was developed to minimise environmental effects such as overshadowing on nearby residential or public open spaces and sits very comfortably below the relative heights of the adjacent towers.

An innovative curvilinear form designed with bespoke external sunshade systems provides shade and privacy while giving the architecture of the new building a distinctive and unique character. Whilst honouring the heritage, materiality and texture of its urban context.

Whilst equal care and attention has been paid to the detailing of each element of the architecture including the landscaped public open spaces on Wellington and O’Connor Streets.

DEVELOPMENT STATISTICS

|                                |              |
|--------------------------------|--------------|
| • Site Area                    | 7820 m2      |
| • Building Levels              | 9/13         |
| • Basement Levels              | 2.5          |
| • Gross Floor Area             | 25,521 m2    |
| • Building Height              | 45.60m       |
| • Building Maximum RL to AHD   | 64.170 AHD   |
| • Total Apartments             | 296          |
| • Adaptable Apartments (incl’) | 15% min (44) |
| • Car Parking                  | 235          |
| • Motor Bike Parking           | 20           |

SITE LOCATION AND CONTEXT

Central Park is located in the Sydney CBD, at 26 Broadway on the former Carlton United Brewery site. The proposed development for Block 11 is a mixed-use residential building within this Central Park

precinct. The site is identified as a State Significant Development and as such this report forms part of the Project Application for Block 11.

The combined lot form is a tapering rectangle oriented East/West along its long axis and is bounded by O’Connor Street (North), Kensington St (East), Wellington Street (South) and Balfour Park (West).

The precinct is characterised by a dense urban environment of commercial, retail and high density residential developments. The precinct is bounded by Broadway to the North , Kensington Street to the East, Cleveland Street to the South and Abercrombie Street to the West with the Central Station rail corridor to the east.

Immediately to the north is the new Central Park development characterised by a series of high density mixed use residential buildings surrounding a substantial public park (Central Park).

The Central Station rail corridor fences the site to the East, where the heritage listed Regent St Mortuary stands facing the proposed development.

To the South and west are archetypal low rise residential building stock.

The surrounding built form is a mix of residential, commercial, mixed-use sites and public transport infrastructure.

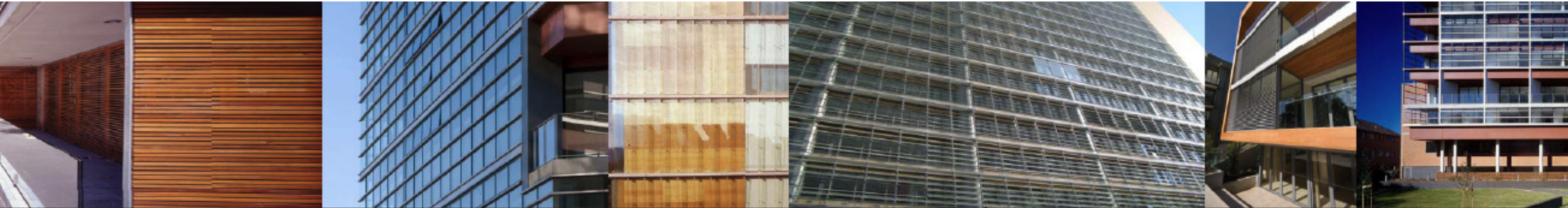
The precinct has been identified as a focus for increased density given its close proximity to public transport nodes and employment potential.

TOPOGRAPHY AND ORIENTATION

The sites long axis is oriented East to West, exposing its longest frontage to the north.

The site is an island site with a frontage to O’Connor, Wellington, Kensington Streets and Balfour Park.

The site has a gentle diagonal cross fall of some 3.63m over 168m (1:200) from South East corner to the North West.





Given the orientation of the site it offers extensive access to direct northern light and excellent ventilation due to site orientation and predominant North East Breezes. Panoramic views are also available from almost every level of the development.

## EXISTING DEVELOPMENT AND CURRENT SITE USES

The site currently accommodates;

- The Castle Connel Hotel, and;
- Block 11, which contains remnant infrastructure from the Carlton United Brewery.

## BUILT FORM

The proposed development is composed of a series of curvilinear ribbon forms ranging in height from 6-9 storey's. The ribbon forms are stepped back from both the northern and southern boundaries to accommodate solar access to the residential stock bordering the southern boundary.

2 finely detailed 13 storey tower forms are carefully located into the eastern end of the ribbon forms. They are separated by a recessed circulation spine giving the effect of 2 thinner envelopes.

The lower levels of the ribbons and towers are set back to expand the publicly accessible landscape area. The public domain offers an open and protected.

## DESIGN DEVELOPMENT

As the Project Team moves into detailed documentation, a number of fundamental design principles have been identified and will be consistently implemented throughout the next phases. These principles include:

- A clear identity and a commonality (language) to the complex. This applies to not only the base building but to adjoining site interfaces.
- To include a clarity to and a comprehension of any new insertions

- A sustainable and hence cost effective environment which can be interpreted by the public and managed by the users.
- Flexibility for future reconfigurations of the development and considerations of the ongoing maintenance requirements of building fabric.

## ACCESS, TRANSPORT AND PARKING

The site is located in close proximity to Central Railway Station and extensive public transport infrastructure along Broadway and Railway Square and is within easy walking distance of both the Broadway and Sydney CBD shopping precincts.

The Central Park precinct itself acts as a mid way destination point between the Broadway and Sydney CBD shopping precincts and the rejuvenated UTS campus precinct. It is envisaged that a large number of visitors will arrive either by public transport or foot.

## PEDESTRIAN ENVIRONMENT

The development will have exceptional pedestrian amenity with special regard to accessible access. Given the ageing nature of the Australian population many visitors will require equitable access to the site which is achieved at all levels of the development.

The site is located along two major and increasingly well used pedestrian routes - access from Central Train Station to Chippendale is generally taken though the precinct/site.

It is intended that the development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. Strong visual links through the cross site links promote this endeavour. The new open landscaped park to the North and South will activate the edges of the development.

## NEW PUBLIC DOMAIN LANDSCAPE

Central Park is located in the Sydney CBD, at 26 Broadway on the former Carlton United Brewery site. Block 11 is a proposed residential development within this precinct. The site is identified as a State Significant Development and as such this report forms part of the Project Application for Block 11.

The proposed landscape works for the site can broadly be defined in the following areas:

- Public Open Space North that includes a communal plaza, Kensington St plaza and lawn.
- Public Open Space South that included a large Garden adjoining Wellington street and pocket plaza adjoining Balfour park.
- Streetscape and public Domain interfaces with Wellington Street to the South Kensington Street to the East and O'Connor Street to the North.
- Communal open space terrace on level 9, and two Green roofs on Levels 10 and 14.

The application details proposed landscape character and describes soft and hard landscaping, plant species and material selection.

## LOADING AND UNLOADING FACILITIES

Access to the site for service vehicles is only from O'Connor Street, to the basement loading dock and site parking. The basement loading dock has been designed to accommodate garbage, general delivery vehicles and large removalist trucks, and was developed in close consultation with the City of Sydney.

Access to the development over is via the basement lifts which service the entire development. The loading strategy to the site was developed to minimise disruption to existing planning objectives and pedestrian routes.

## WATER MANAGEMENT

The Hydraulic and Fire Systems Report provides a number of water management measures for the new development, refer to the specific services reports.

## WASTE MANAGEMENT FACILITIES

Waste facilities are to located in the basement with compaction and recycling facilities provided. The waste storage area is of sufficient size to accommodate both general waste and recyclable materials for storage and was developed in close consultation with the City of Sydney.

## ESD

ESD initiatives have been addressed in the ESD Report, BASIX and BCA Section J compliance with the facade.

The development is targeting a 5 Star Green Star rating has been identified and achieved within the design proposal, presented within this report. The client is working towards achieving "best practice" ESD outcomes over a range of environmental initiatives.

## NOISE

An acoustic report has been prepared for the new development which addresses both the potential noise impact of the development on surrounding properties and the control of internal noise levels within the building.

## INFRASTRUCTURE AND UTILITIES

All issues associated with storm water management, water supply, sewerage services and gas services have been addressed in the relevant services reports.

