

PUBLIC DOMAIN

CENTRAL PARK
Sydney

Jeppe Aagaard Andersen + Turf Design Studio

BLOCK 1
CENTRAL PARK

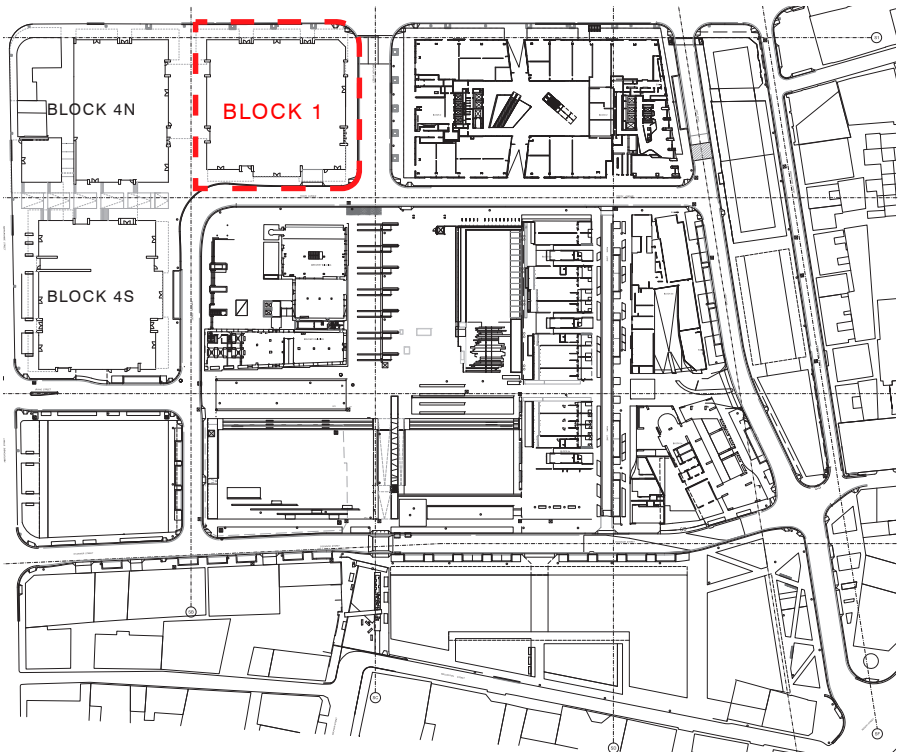
STATE SIGNIFICANT DEVELOPMENT APPLICATION

JUNE 2014

Client: Central Park JV No.2

● Jeppe Aagaard Andersen & Turf Design Studio

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PROJECT DESCRIPTION

Central Park Key Strategies

SITE CONTEXT

Block 1 is located on the north-east corner of Broadway and Central Park Avenue. Central Park One is located across Chippendale Way to the East and the Brewery Yard to the South. Block 4N (future SSDA) is located to the west. A pedestrian link is proposed between Block 1 & 4N and will form part of the Block 4N State Significant Development Application (SSDA). The pedestrian link will be characterised by active building frontages, deciduous tree plantings, bench seating and detail brick paving.

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.

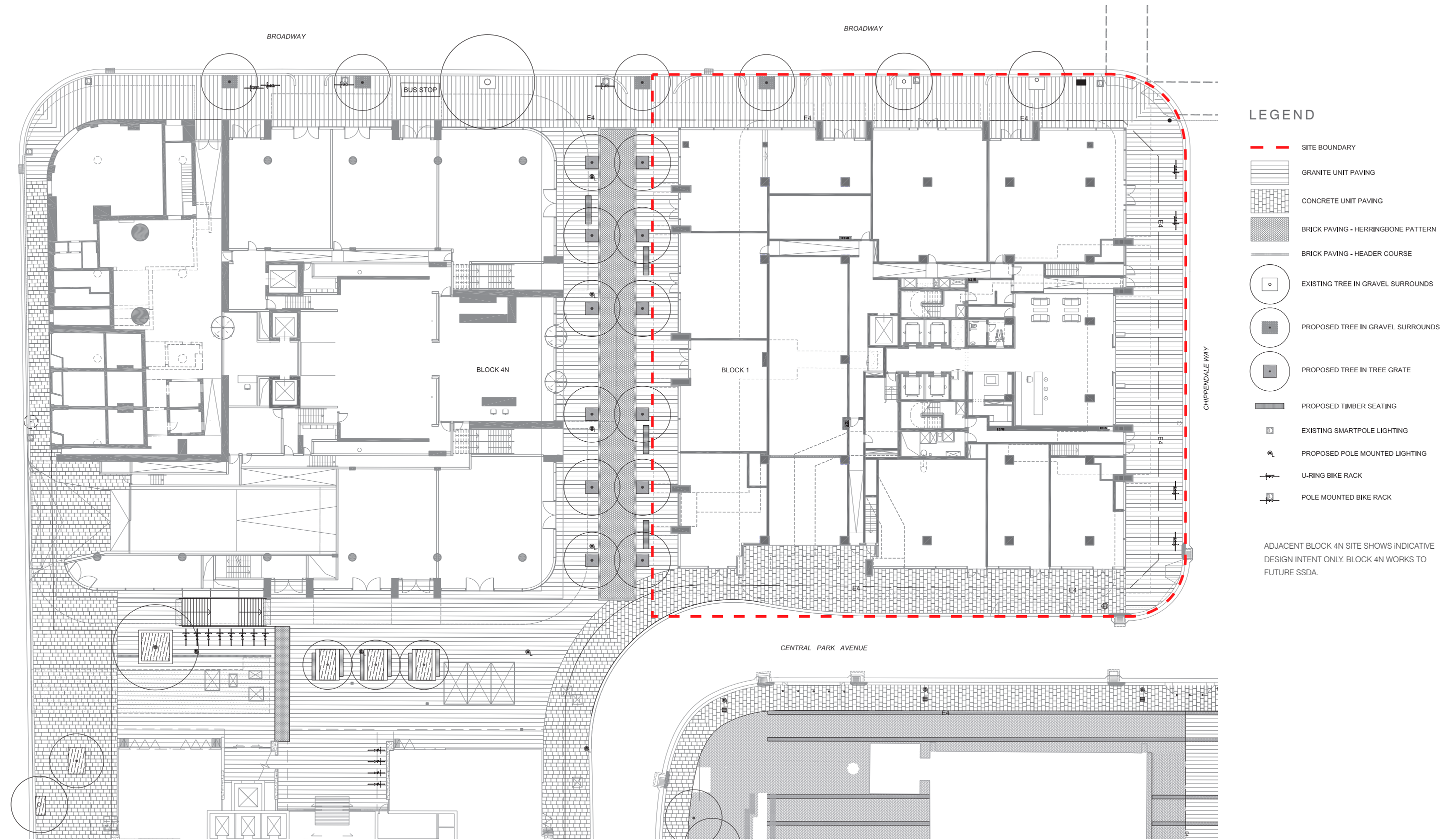
STREET PLANTING

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.

MATERIALS

Block 1 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. Proposed works to Broadway and Central Park Avenue comply with the CoS design requirements.

Client	Architect	Landscape Architect	Project	Document Title	Project No.	Revision no.	Page No.
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					Des Status	SSDA	



STREET ELEMENTS

PUBLIC DOMAIN

PAVING



Granite Unit Pavers - Austral 'Black'



CoS Concrete Unit Pavers - Pebble Crete PPX 1201: 120D



Existing Trachyte Kerb to be salvaged and reused as per to CoS direction

FURNITURE & LIGHTING



Proposed CoS Standard Bike Racks - Leda SBR85F to Chippendale Way



Existing U-ring & pole mounted bike racks to Broadway



Existing Smartpole lighting to Broadway



Bega DALI Dimmable 95W LED pole mounted to Chippendale Avenue

PLANTING



Proposed New Trees to Broadway - *Celtis australis*

PUBLICLY ACCESSIBLE PRIVATE DOMAIN
(BLOCK 4N INDICATIVE DESIGN)

PAVING



Granite Unit Pavers - Chinese Black



Detail brick paving in herringbone - Bowral Hamlet Blue Paver 230 x 76 x 55mm

FURNITURE & LIGHTING



Custom steel bench with timber detailing



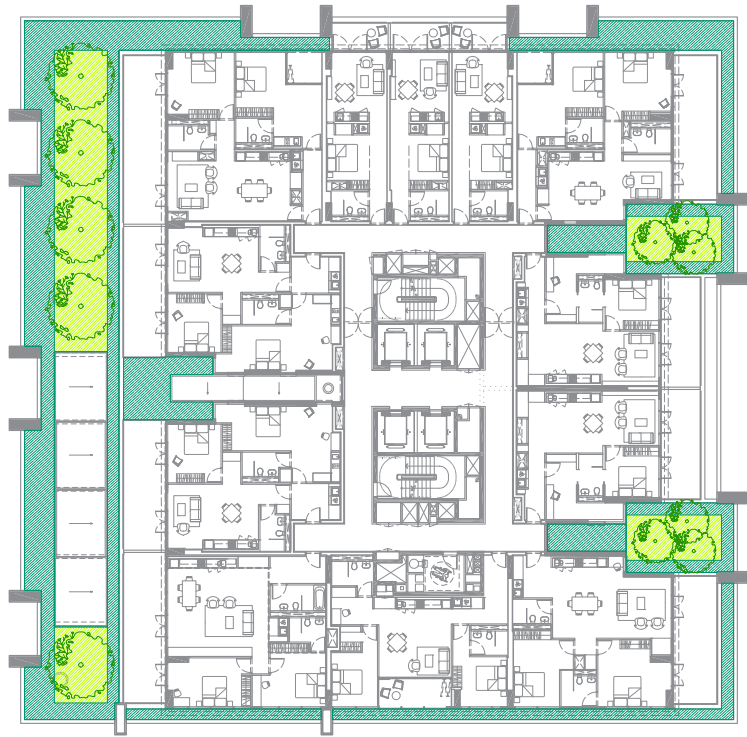
Mmcite DG165t bin

PLANTING



Sapium sebiferum

GARDEN ROOF TERRACES



LEVEL 03



LEVEL 16



LEVEL 18

GARDEN ROOF TERRACES - GENERAL

Roof terrace landscapes are proposed on levels 3, 16 & 18 and provide residents with a green outlook. Perimeter planting creates strong horizontal bands to the building facade complimenting the architectural fenestration whilst internal planting acts to screen, shelter and frame private outdoor spaces.

Planting for the roof terraces is proposed within three typologies;

- First tier: typically located to perimeter planters includes smaller dense, darker tonal planting which will maintain internal sightlines across to city views;
- Second tier: typically located where more private and sheltered environments are desired. Larger species will be utilised to enclose spaces and frame views;
- Feature Planting: small trees and accent planting are proposed to larger planter areas where soil volumes will support root systems.

Plant species have been selected to have visual impact from below (looking up at the building) and from within the various garden spaces; defining terrace open spaces and creating visual focal points. A selection of hardy, low maintenance species are proposed which can be applied / adapted to the variable facade aspect and micro-climates.

-  First tier planting (0.3-1m HT range)
-  Second tier planting (0.75 - 3m HT range)
-  Feature planting (Small trees 3-6m HT with 4m diameter canopy)

SOIL DEPTHS

Raised planter soil depths are designed in keeping with the SEPP 65 Residential Flat Design Guideline 'Rule of Thumb' for planting on structure outlined below;

- 300-400mm depth for groundcovers
- 400-600mm depth for shrubs
- Minimum 800mm depth or nine cubic meters soil volume for small trees

LEVEL 16 - COMMUNAL TERRACE
1:150 @ A3



LEGEND

- STONE PAVER TO GARDEN TERRACE
- PROPOSED TREE PLANTING
- GARDEN BED
- MAIN RESIDENTIAL ENTRANCE
- 1 JACUZZI
- 2 JACUZZI TERRACE WITH TREE PLANTING IN PAVING SURROUND
- 3 RAISED PLANTER WITH SMALL TREES / SCREENING PLANTS
- 4 BLEACHER SEAT / STAIRS
- 5 ACCESSIBLE WALKWAY
- 6 COMMUNAL BBQ BENCH
- 7 TIMBER BENCH SEAT IN PLANTER
- 8 GARDEN BENCH SEAT

LEVEL 16 COMMUNAL GARDEN

Level 16 offers residents a shared garden terrace with jacuzzi, BBQ and casual seating amenities.

The terrace is split across two levels; an upper level surrounding the jacuzzi and lower garden level with BBQ bench and seating nooks. The level change is transitioned with a graded walkway to the east and a combination of bleacher seats, steps and raised planters. The upper terrace and bleacher seats providing an elevated vantage point to the surrounding city views. Soil vaults within the upper terrace allow for tree / shrub planting flush with the surrounding levels.

BBQ amenities are provided to the western side of the terrace with a long floating bench table to the middle for groups to gather around. BBQ plates at either end of the bench and an additional free standing bench allows flexibility for two or more groups to occupy the space and utilise the area. A single feature tree to the centre acts to partially divide the BBQ area from the east which is characterised by smaller seating nooks for passive recreation.

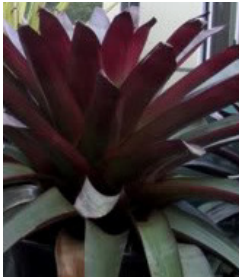
PLANTING PALETTE

SUGGESTED SPECIES

FIRST TIER PLANTING

Understorey/Shrubs:

<i>Aeonium ‘Schwarzkopf’</i>	<i>Clivia miniata</i>
<i>Agapanthus ‘Baby Pete’</i>	<i>Liriope ‘Evergreen Giant’</i>
<i>Agapanthus orientalis</i>	<i>Philodendron ‘Xanadu’</i>
<i>Agave attenuata</i>	<i>Rhaphiolepis fergusonii</i>
<i>Aloe-Aloe cultivars</i>	<i>Senecio serpens</i>
<i>Alcantarea imperialis</i>	<i>Trachelospermum jasminoides</i>
<i>Aspidistra elatior</i>	<i>Yucca ‘Bright Edge’</i>
<i>Carpobrotus (Native Pig Face)</i>	
<i>Crassula ovata</i>	
<i>Cordyline ‘Red Star’</i>	



Alcantarea imperialis



Aspidistra elatior



Clivia miniata



Agapanthus orientalis



Liriope ‘Evergreen Giant’



Philodendron ‘Xanadu’



Yucca ‘Bright Edge’

SECOND TIER PLANTING

Understorey/Shrubs:

<i>Alpinia zerebut variegata</i>	<i>Nerium oleander ‘Apricot Form’</i>
<i>Beschorneria yuccoides</i>	<i>Russelia equisetiformis</i>
<i>Ctenanthe humilis</i>	<i>Schefflera aboricola</i>
<i>Cordyline glauca</i>	<i>Strelitzia reginae</i>
<i>Cordyline ‘Rubra’</i>	<i>Syzygium cascade</i>
<i>Euphorbia tirucalli</i>	<i>Xylosma japonica</i>
<i>Elaeocarpus eumundi</i>	<i>Yucca elephantipes ‘Silver Star’</i>
<i>Fatsia japonica</i>	
<i>Melaleuca hypericifolia</i>	
<i>Murraya paniculata</i>	



Fatsia japonica



Elaeocarpus eumundi



Euphorbia tirucalli



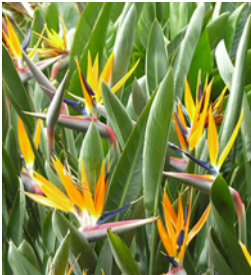
Murraya paniculata



Schefflera aboricola



Cordyline glauca



Strelitzia reginae

FEATURE/ACCENT PLANTING

Small Trees:

<i>Cupaniopsis anacardioides</i>
<i>Ficus lyrata</i>
<i>Pandanus tectorius</i>
<i>Photinia robusta</i>
<i>Plumeria rubra</i>
<i>Podocarpus falcatus</i>
<i>Strelitzia nicolai</i>
<i>Tibouchina ‘alstonville’</i>
<i>Viburnum odoratissimum</i>
<i>Yucca elephantipes</i>



Plumeria rubra



Plumeria rubra - flower



Ficus lyrata



Pandanus



Yucca elephantipes