

## Site Analysis

The Site Analysis chapter explains the wider context of the Central Park Precinct within Sydney and its immediate environs. It also defines the historical context and infrastructure of the site.



View from corner of Broadway and Abercrombie street







## Site Analysis

### Site Location

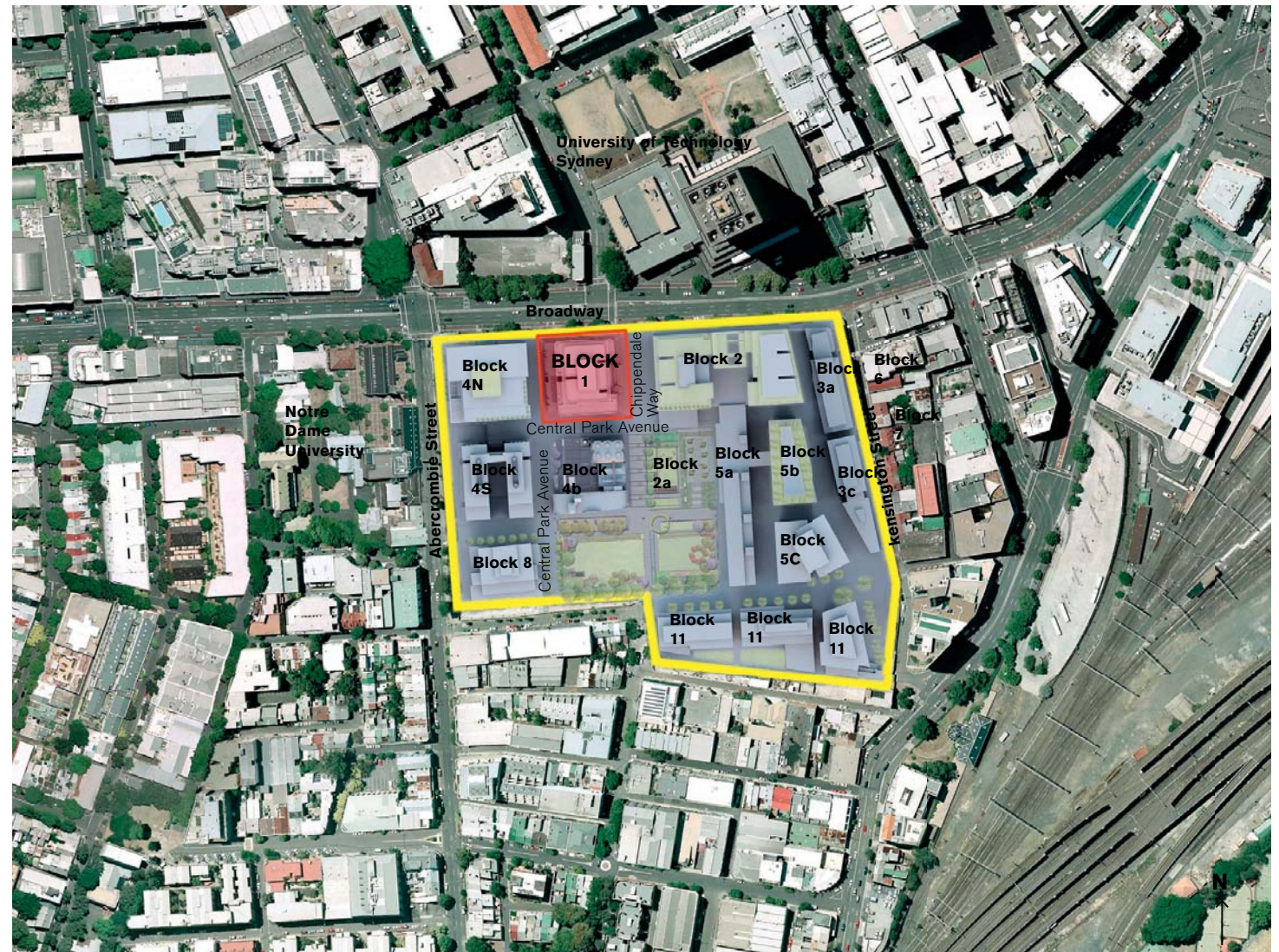
2.1

The proposed residential Block 1 is located within the Foster + Partners Concept Plan for Central Park. This precinct occupies nearly six hectares of Sydney's Southern CBD, bordered by Broadway, Abercrombie street, O'Connor Street, Balfour Street and Kensington Street.

Adjacent to the educational institutions of UTS and Notre Dame, Central Park is surrounded by a number of significant and historical buildings and is situated within close proximity to Central Station.

Located on the former old Kent Brewery site, the Concept Plan offers an opportunity for urban renewal which reflects the eclectic, historic and dynamic inner city character associated with Chippendale. The development consists of 11 buildings, around 2,200 apartments and a lively collection of shops, cafes, restaurants, laneways, terraces and offices which are arranged around a spacious urban park. The development opens the old Kent Brewery to the people of Sydney after 150 years of isolation.

The aim of Central Park JV No.2 is to transform this area of Chippendale into Central Park, an intelligent interplay of buildings and public spaces that raises the benchmark for sustainable living.



Site context



## Site Analysis

### Site Context- Historical

2.2

#### Historical context

The site was formerly known as the CUB site. The Kent Brewery was founded by Charles Newnham and John Tooth in 1835. In 1853 a serious fire destroyed much of the brewery. In 1888 Tooth and Company became a public company.

The major period of expansion of the premises took place between 1900 and 1917. In 1980 the redevelopment of the site was announced. This was completed two and a half years later. During this time the company was taken over twice: first by the Adelaide Steamship Company in 1980 and by Carlton United Breweries in 1983. The new brewery was commissioned shortly after the takeover by CUB, becoming the most automated of all CUB's Australian breweries and the second largest brewery in Australia. The brewery was closed in 2004.

The property is of historical significance as a major industrial site in close proximity to the central business district. The present Kent Brewery main entrance road, Main Avenue, which was known as Kent Road, Lane or Street in the last half of the 19th century, formed the eastern boundary of Kent Brewery until the 1880s. Residential areas had developed to the east along both sides of Kensington Street in the mid 1840s. In the 1880s, Kent Brewery expanded to take in blocks to the west of Kensington Street.

#### Current context

The site has been cleared with all key heritage buildings retained. Site progress at December 2012

#### Future context

The Central Park precinct will be a high quality, sustainable, mixed-use development comprising apartments, offices, shops, restaurants, student accommodation and open space.



Broadway



Broadway



Old Brewery



View of site from South West



Park



Notre Dame University



View of site from South East



St Benedict's



Old Brewery



Terrace Houses

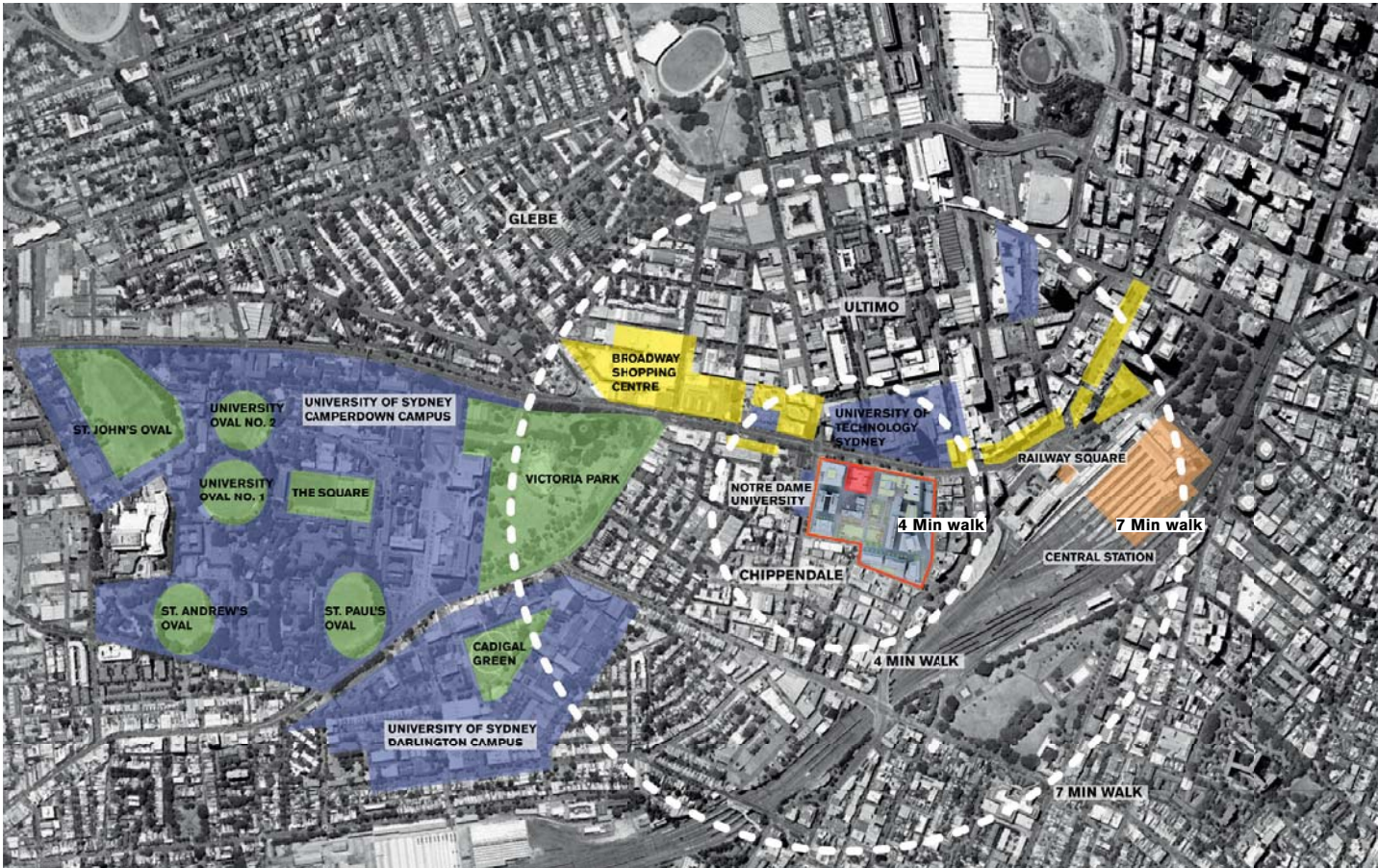


Australian Hotel



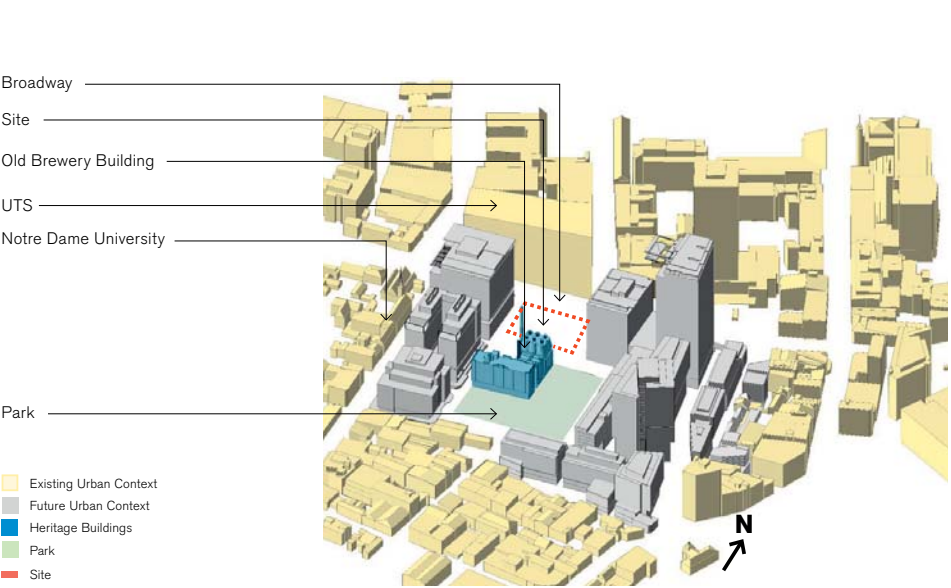
**Proximity to local transport connections**  
Central Station is approximately 400m from Central Park. Central Station is NSW's largest public transport interchange providing both intercity and interstate transport connections. Major bus routes along Broadway link the site to the CBD and the inner west.

**Proximity to major universities**  
Central Park is strategically located between the major educational infrastructure of the UTS and Sydney TAFE in Ultimo, Notre Dame University and Sydney University in Chippendale/ Newtown), and within 300 metres of the Redfern Waterloo redevelopment area that includes the Australian Technology Park.



Site – wider context and infrastructure, nts

- Site
- Universities
- Amenities
- Public Transport
- Open Parkland



Block 1 is located on the Northern edge of the precinct on the corner of Broadway and the proposed Central Park Avenue. To the South of the plot lies the regenerated Brewery Yard and new park. To the East of the plot, across Central Park Avenue, is the new development of One Central Park, Block 2, designed by Jean Nouvel. To the west of the plot is Block 4N, a commercial block, which is currently subject to a S75W Application for minor amendments to the original approved application, including the omission of linking bridges between Blocks 1 and 4N.

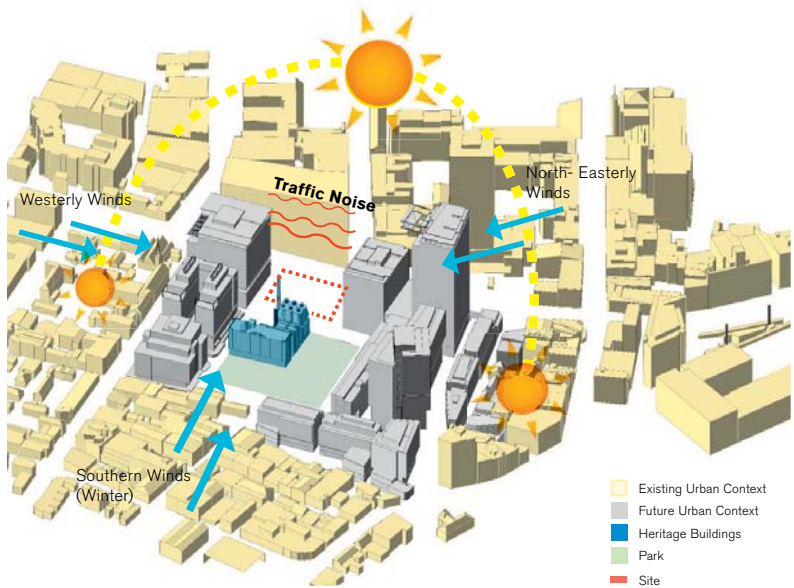
Block 1 is part of a series of plots which address Broadway (alongside Block 4N, Block 2 and One Central Park) forming an urban edge for the precinct and providing a protective barrier to the public park to the south.

Along the Western boundary the area between Blocks 1 and 4N will be a new pedestrian link connecting Broadway with the new Brewery Yard Square and Central Park beyond.

To the East, between Block 1 and Block 2, a new road, Chippendale Way, will give vehicular access to the precinct.

The site is partially overshadowed by the new UTS Building on the northern side of Broadway.

The heritage Brewery building is an immediate neighbour to south of the plot



**Environmental considerations**

Broadway which Block 1 aligns to is approximately on a North-South axis.

The separation of Blocks 1 and Block 4N into two standalone blocks by removing the linking bridges allows for greater solar access into the public realm of the precinct, particularly the Brewery Yard. Points that have been considered:

- Minimise over shading of the public domain
- Maximise sun access requirements of then public park as per the Concept Plan
- Maximise the number of apartments that meet solar access "rules of thumb" as prescribed by the Residential Flat Design Code (RFDC.)

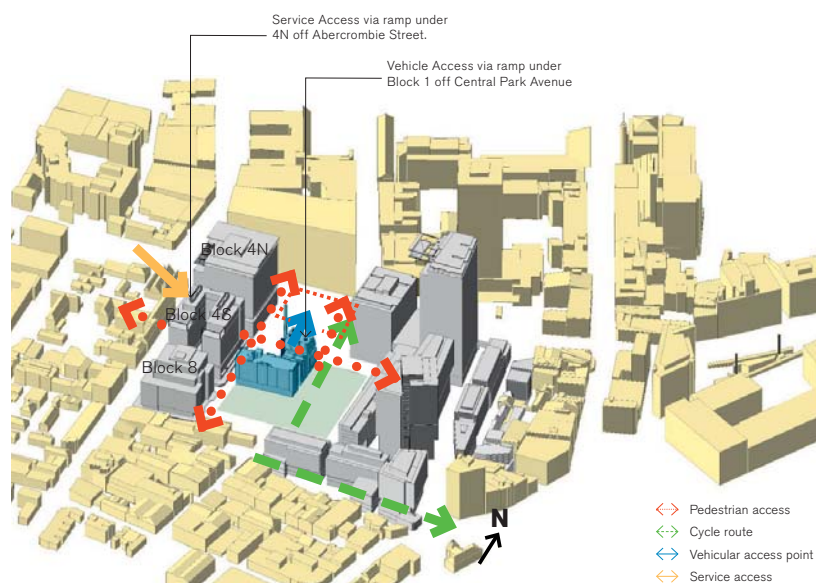
- Manage wind impacts on the public domain
- Respond to the urban scale of Broadway and the scale change of adjacent heritage buildings
- Minimise impact of traffic noise from Broadway
- Maximise amenity for all occupants

The prevailing winds on the site are Westerly and North-Easterly. The Environmental Consultant has determined that wind conditions expected around the site on ground could generally be classified for pedestrian standing.



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### Site Context



#### Pedestrian and cycle routes

Pedestrian and cycle networks at Central Park have been designed to integrate with the proposed Urban Pedestrian Network (UPN) and the City of Sydney's cycle ways program. A main pedestrian footway and cycle route (proposed City Council route 20) will run through the centre of the park connecting Chippendale Way with Broadway and Jones Street in turn leading on to the UTS precinct.

Further North-South and East-West pedestrian routes traverse the precinct the diagram above indicates that Block 1 is surrounded by main pedestrian routes on all elevations, particularly a new pedestrianised link between Broadway and the Brewery Yard and between blocks 1 and 4N.

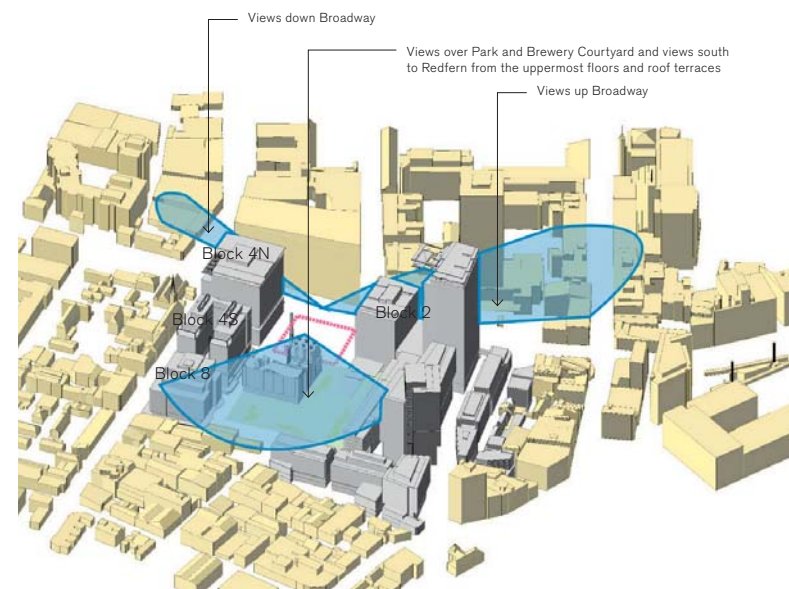
The landscaping around Block 1 has been developed to provide bike parking spaces integrated within the design of the public realm, which are easily visible for security but without being intrusive.

#### Vehicular access

The Central Park master plan envisages that surface traffic within the precinct will be markedly reduced by directing cars quickly into an integrated basement and underground road system.

Vehicles gain access onto central Park Avenue via Chippendale Way, off which the underground parking facility below Block 1 can be reached via a ramp.

Service access to the joint basement below blocks 1 and 4N is from Abercrombie Street via a ramp below Block 4N.



#### Views

Views from the plot will be partially masked by the large UTS building across Broadway in the North, by Block 2 "One Central Park" to the East and by the proposed block 4N to the West.

To the South however, Block 1 enjoys views over the Old Brewery Building and Yard and the park at the heart of the Central Park Precinct. Views to Redfern in the South will be available from the uppermost floors and roof terraces.

