



PUBLIC DOMAIN

Jeppe Aagaard Andersen + Turf Design Studio

BREWERY YARD

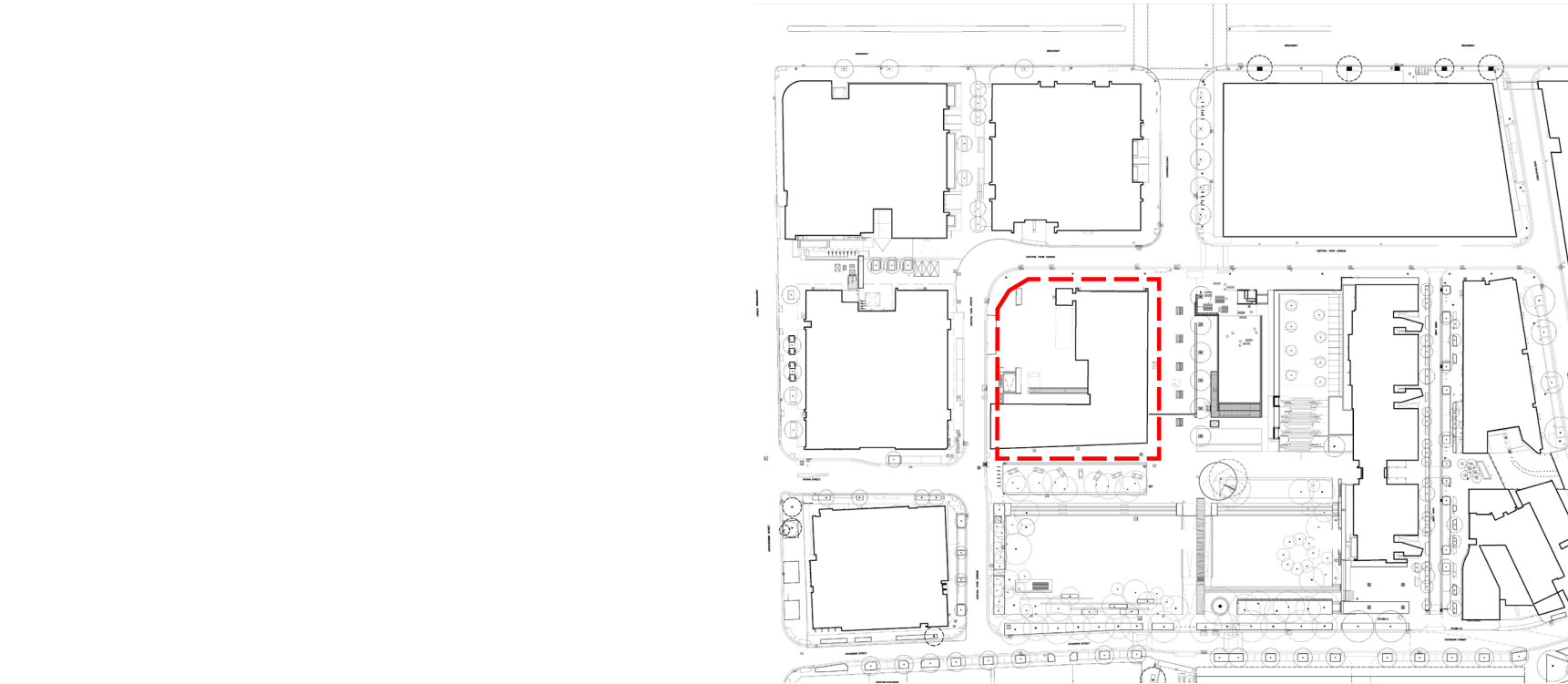
STATE SIGNIFICANT DEVELOPMENT APPLICATION

JULY 2019

Client: Chris Lock, IP Generation

● Jeppe Aagaard Andersen & Turf Design Studio

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PROJECT DESCRIPTION

SITE CONTEXT

The Brewery Yard (block 4B) is located in the heart of the Central Park precinct framed by the DUO and The Steps, Chippendale Way and Chippendale Green. A brick paved courtyard is proposed to provide breakout opportunities for the new upgraded Brewery Building. This Significant Development Application (SSDA) will also include a renewed through site link, connecting from the forecourt to the southern open space. The new publicly accessible courtyard and through site link will be characterised by active building frontages, visually striking trees, planting features and a detailed brick paving palette.

CONNECTIVITY

Centrally located within the Central Park precinct, the Brewery Yard will be an important gateway for those travelling from the DUO site, Broadway, UTS, Kensington Street and the Main Park. It is expected that the most pedestrian traffic will be coming from the DUO through site link and Main Park via the Brewery courtyard and through site link.

ACCESS

Permeability and accessibility of the streetscape and public domain is seen as a key aspect of the design. Universal access to AS1428 has been incorporated into the streetscape, connecting walkways and building entries without compromising design quality.

PLANTING

Evergreen trees proposed within key planters to the centre of the courtyard, west of the building. These trees will provide shade all year round and visual nodes for this industrial space. To complement the trees and the site wide character, lush vibrant coloured understorey species were proposed.

MATERIALS

The proposed design include a simplified palette that stitch together the historic character of the brewery building and footprints of modernity across Central Park. New herringbone brick paving intend to share the flavours of the new bustling Kensington Street and Spice Alley. Steel planters emphasises the industrial character of the Brewery building while connecting with the neighbouring public forecourt between DUO and The Steps.

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Chris Lock, IP Generation	Tzannes	Jeppe Aagaard Andersen & Turf Design Studio Landscape Architects Denmark Sydney p: +61 2 9527 3380 f: +61 2 9527 2307 95	CENTRAL PARK BREWERY YARD	PROJECT DESCRIPTION	<table><tr><td colspan="2">July 2019</td><td rowspan="2">2</td></tr><tr><td colspan="2">SSDA</td></tr></table>	July 2019		2	SSDA						
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SSDA															



LEGEND

- Brewery Yard site boundary
- Proposed feature trees
- Brick paving, herringbone pattern
- Brick banding, stretcher pattern
- Concrete unit paving match existing
- Brick stairs, handrails and TGSIs
- ① Steel raised planters. Powdercoated finish. Refer to page 5 for planting information.
- ② Removable bollards to protect existing pipeworks
- ③ Loading bay / public drop off. No Parking. Refer to Traffic report for details.
- ④ Loading bay / public drop off signage. Refer to Traffic report for details.
- ⑤ Steps and breakout terrace mediating levels between public domain and internal FFL.
- ⑥ Future signage location for further approval. Design development required.
- ⑦ Hatch access to Trigen plant below basement. Infill lid to match adjacent surface finish.
- ⑧ DDA compliant access ramp in accord with AS1428.1.
- ⑨ DDA compliant access from building east. Refer to Architectural plans. Design development required.
- ⑩ Through site link. After hours security gates to be provided.
- ⑪ Existing structures to be clad to complement site. Architect to specify.

- Notes:
- All works that interfaces with heritage fabric are to be carried out in accordance with the Schedule of Conservation Works prepare by Urbis.
 - Public Domain Area : 1490 m2 area excludes existing building, foyer and 3x existing structures (8).
 - Public Art to be installed in courtyard. Artwork by others. Final location to be determined in consultation with City of Sydney, client and artist.
 - Existing pit to be in-filled to match surrounding pavement where applicable.



LEGEND

- Brewery Yard site boundary
- +13.97(e) Existing surveyed levels.
- +12.80 Proposed levels
- 1:40 → Proposed grade

Street elements & Furniture

PAVING & STAIRS



CoS Concrete Unit Paving - match existing



Brick banding - match existing banding.



Granite Setts - loading bay



Brick paving - Bowral Hamlet Blue Paver 230 x 76 x 55mm



Brick stairs - indicative brick arrangement.



FURNITURE & FIXTURES



Removable bollard



Raised planter - powdercoat finish



Steel handrails + TGSI. AS1428.1 compliant

Planting palette

Suggested species:

Tree
Ficus benjamina

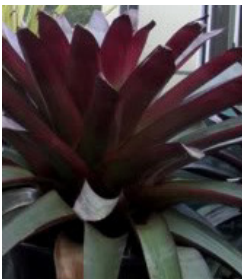
Understorey
Alcantarea 'Rubra'
Buxus microphylla
Gardenia florida
Murraya 'Min-A-Min'
Raphiolepis 'Oriental Pearl'

Ground cover
Trachelospermum jasminoides
Plectranthus neochilus

Notes:
Trees to be installed at >400L pot.
All understorey plant to be installed at 300mm pot and 400mm spacing to provide immediate visual impact.
Minimal mulch exposure.



Ficus benjamina



Alcantarea imperialis 'Rubra'



Buxus microphylla 'Microphylla'



Gardenia augusta 'Florida'



Murraya 'Min-A-Min'



Raphiolepis 'Oriental Pearl'



Plectranthus neochilus



Trachelospermum jasminoides



Typical Planter Section