

PUBLIC DOMAIN

Frasers Broadway
Sydney

Jeppe Aagaard Andersen + Turf Design Studio

PROJECT APPLICATION BLOCK 2
Issue B

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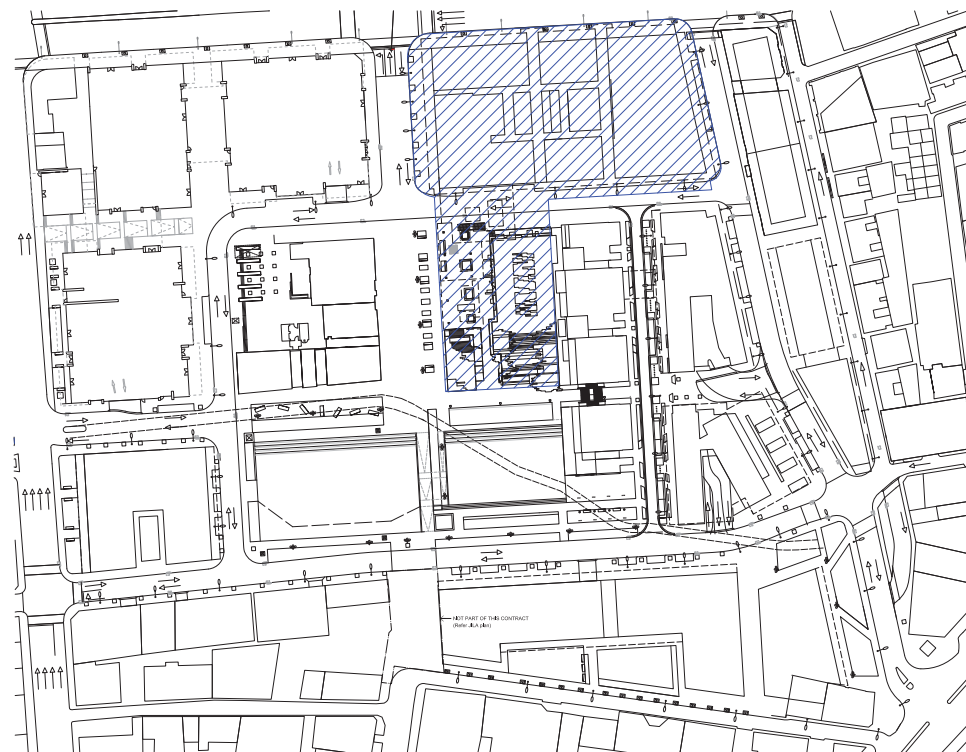
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PA Block 2

INTRODUCTION

SITE PARAMETERS

Block 2, designed by Ateliers Jean Nouvel (AJN), comprises the north eastern corner of the Frasers Broadway site. This PA includes one external street, Broadway and three internal streets, Balfour Street, Tooth Avenue and Kent Road.

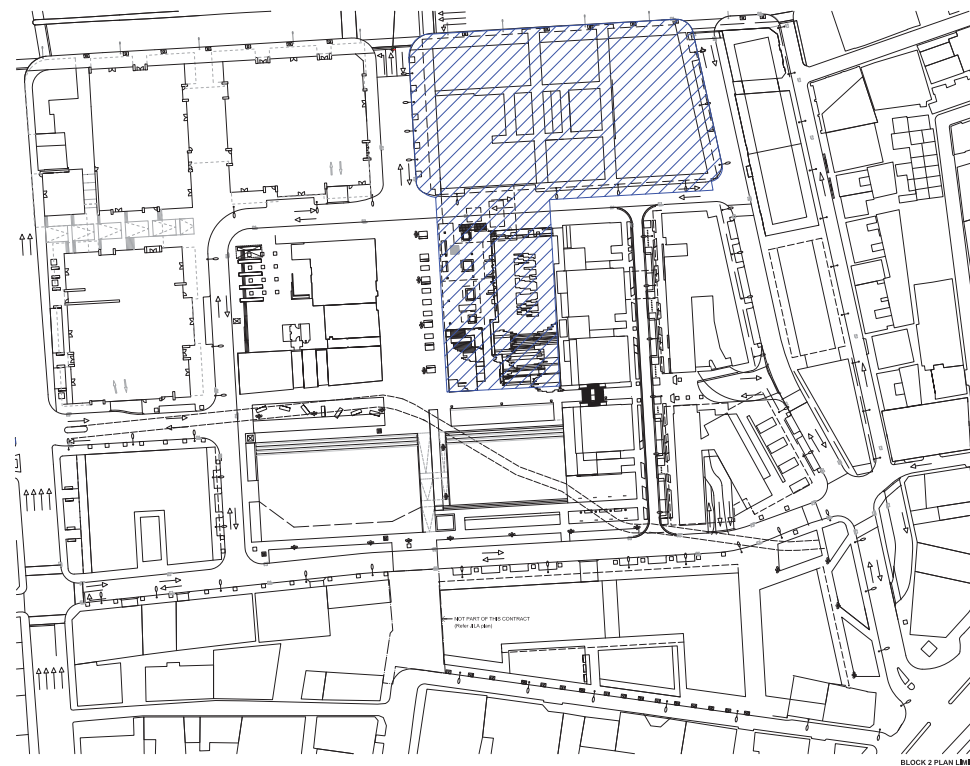
This PA includes the above streetscapes within the PA boundary. It includes soft and hard landscape such as planting, paving and urban elements including street furniture and lighting.

DESIGN INTENT

Urban design elements come together creating functional spaces for the proposed development, establishing a new aesthetic that complements the new building. The holistic design approach will ensure continuity across the whole site and beyond. The design transitions from new to merge with the City of Sydney (CoS) existing design palette. Broadway and Kent Road conforms to the CoS design requirements.

The site will provide a place for pedestrians that insure logical ground level access to all destinations within the site as well as an enjoyable journey through the site.

The streetscapes provide a significant part of the character within Frasers Broadway. Planting creates the street edge character while the detail of paving provides a quality finish to the site. Urban elements will demonstrate a consistency across the whole site creating a design character that encapsulates the site and marries in with the CoS's design palette.



PA Block 2 zone

PROJECT DESCRIPTION

Key Strategies

CONNECTIVITY

Permeability, flow and a variety of spaces and functions 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. The AJN building allows pedestrian permeability from Broadway through to the lower plaza and on to the Main Park.

ACCESS

Universal access to AS 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. Broadway is bustling with traffic creating a vibrant edge to the precinct. Street trees create dappled sunlight and a soft buffer from the traffic. Both Broadway and Kent Road are designed in coordination with CoS streets and street tree design codes.

STREET PLANTING

Trees compose the public domain streetscape by providing shade, a physical buffer from traffic and greater green corridor links with Chippendale. The arrangement and variety of tree species define space; frame architectural elements; allow for summer shade and winter sun; display a play of colours and seasonal change.

MATERIALS

Provide a high quality robust palette of urban elements such as paving, lighting, bollards and tree grates for the streetscapes. Promote a site specific style that complements urban elements in surrounding neighborhoods. Broadway and Kent Road comply with the CoS design requirements.



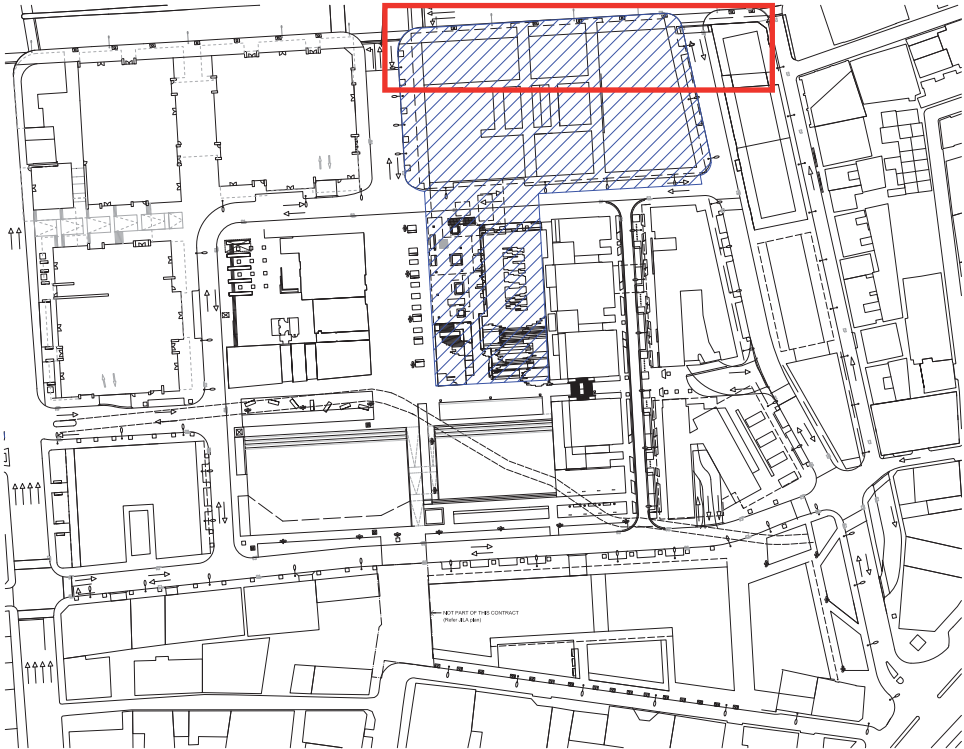


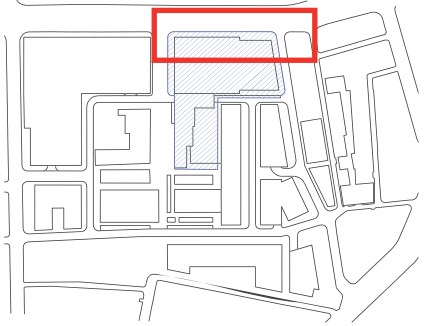
LEGEND

- 1 Pedestrian Promenade, Granite with brick inserts
- 2 Balfour Street entry
- 3 Brewery Yard, Granite pavers
- 4 Urban Plaza with terraces (by AJN)
- 5 Lower Plaza level (by AJN)
- 6 Main Park
- 7 Balfour Park
- 8 Wellington Street Park
- 9 Regent Street park
- 10 Southern Shade Garden
- 11 Chippen Lane, Cobblestone paving
- 12 Heritage gate



- PA Block 2
- OSD tank structure underground

BROADWAY DETAILED PLAN





LEGEND

-  Existing trees to be retained
-  Existing trees to be removed



BROADWAY EAST DETAIL PLAN 1:400  

Masterplan Diagrams

Planting

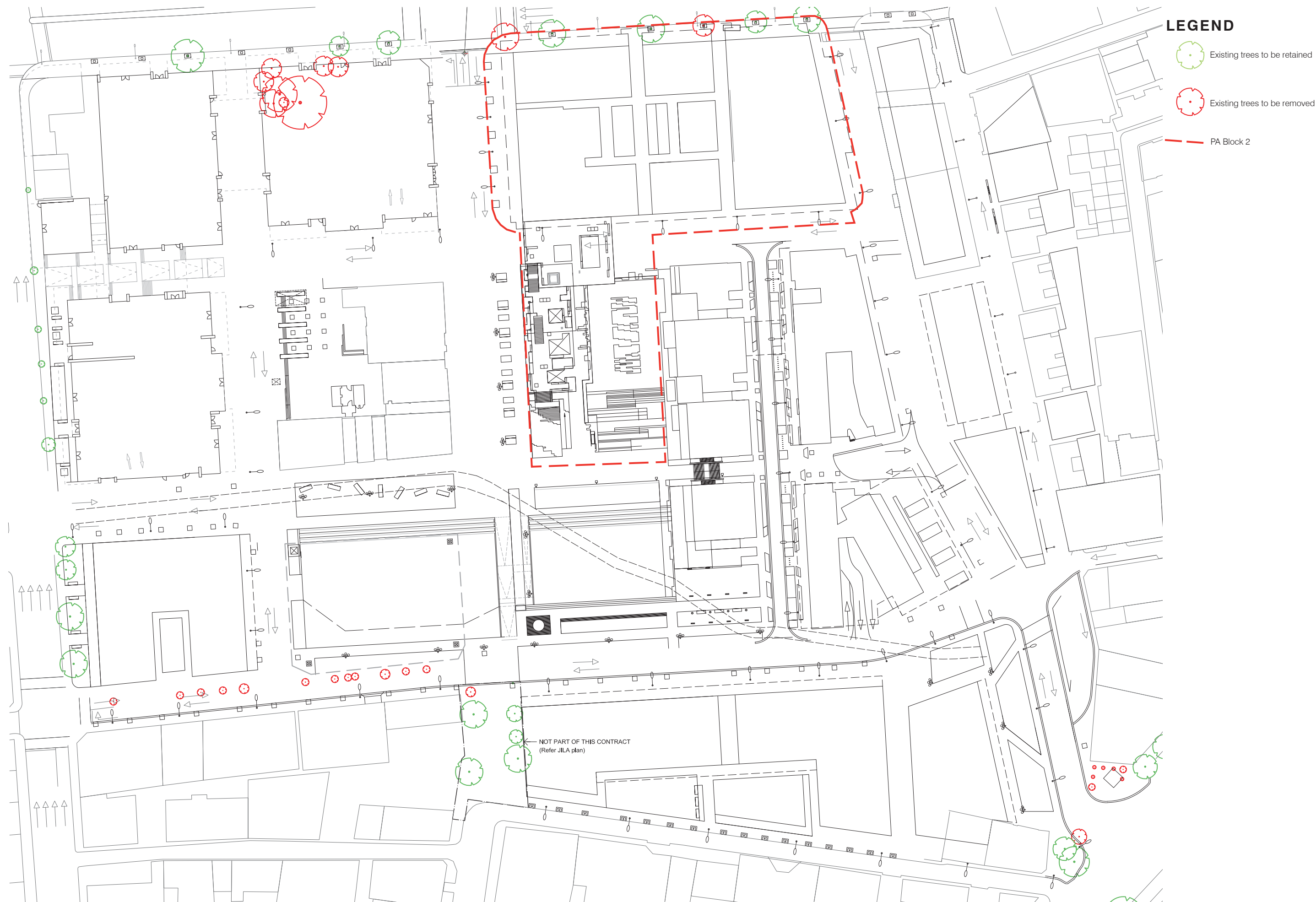
Paving

Furniture

Lighting

Street Car Parking

Heritage: Balfour Street Alignment



EXISTING TREE DIAGRAM 1:1000





Chippendale

Chippendale Community:

Chippendale has an informal character with a mix of plant species that dominate the streets. The trees provide colour to the streets with soft dappled light, evoking a sense of place, and a distinct local character.

Principles:

- Create shade in summer
- Allow sunlight through in winter
- Garden style streets; diversity of vegetation species.
- Provide a mixture of species that tolerate full shade and shade.



Jacaranda mimosifolia



Diploglottis australis



Brachychiton acerifolius



Elaeocarpus reticulatus



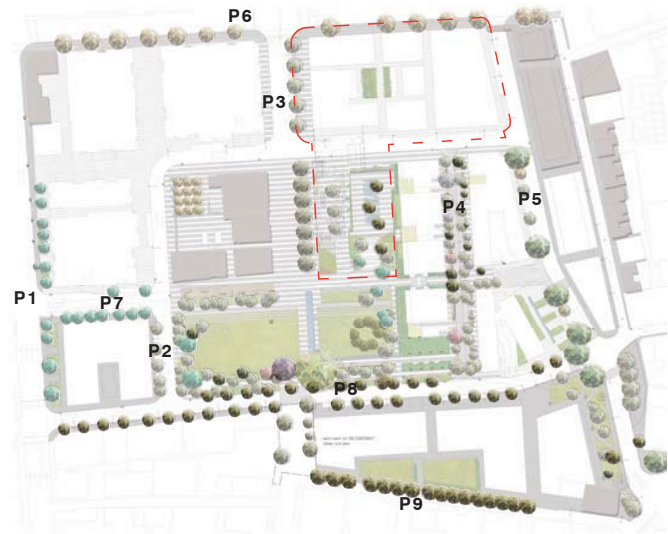
Grevillea robusta



Hymenosporum flavum



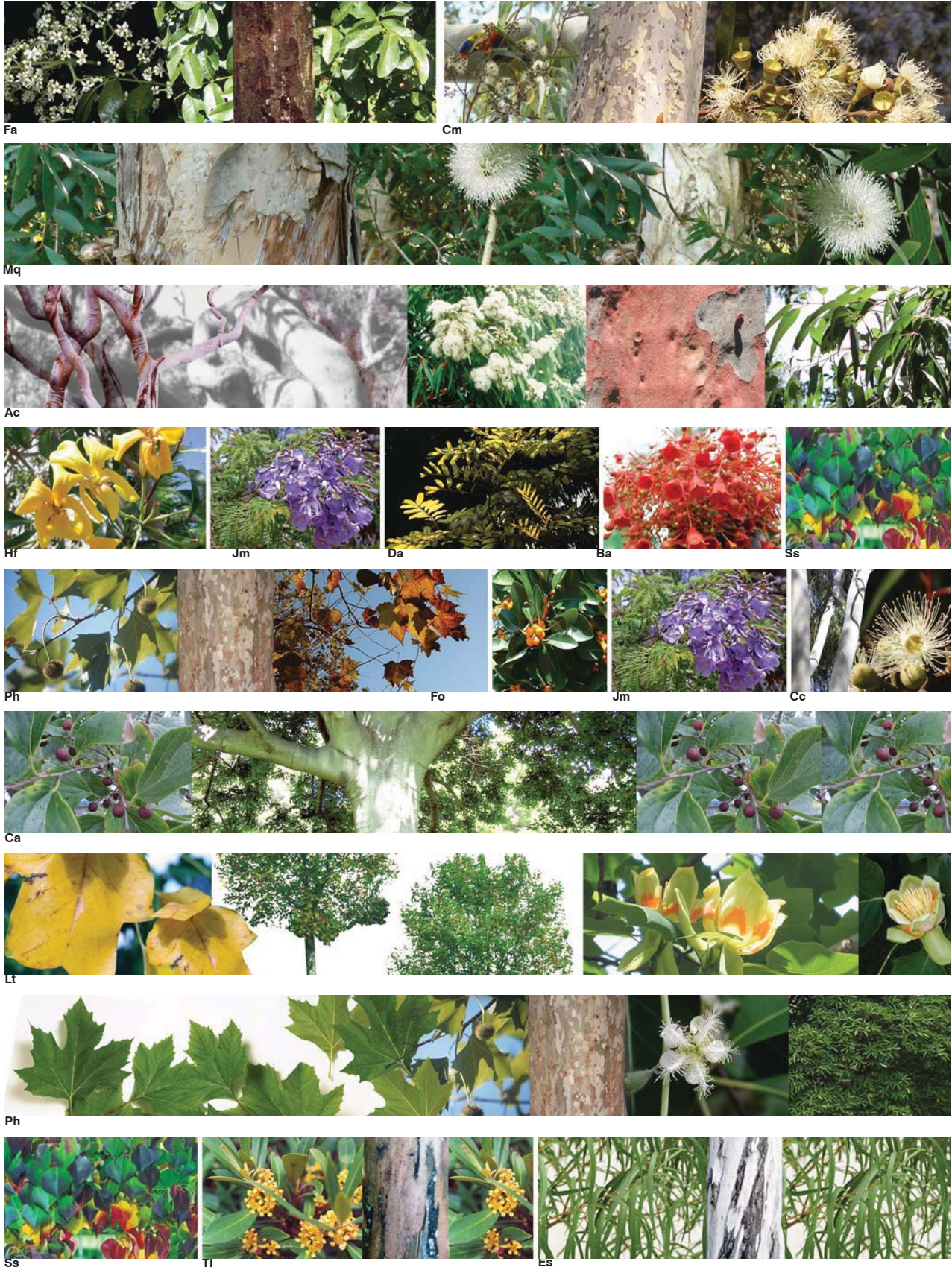
Sapium sebiferum

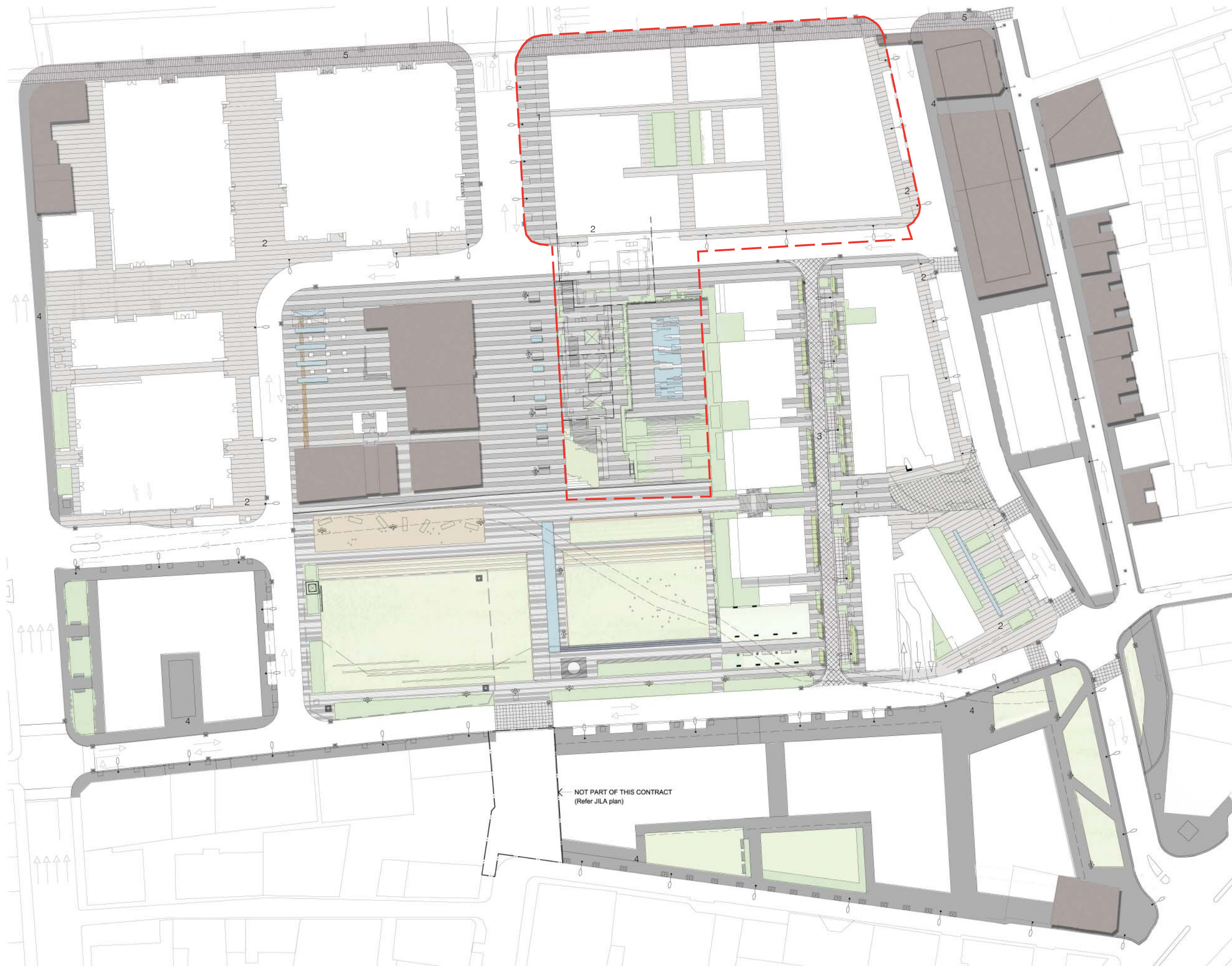


[- -] Planting Precinct Zone
[- -] PA Block 2

Code	Street	Design Intent	Key Species
P1	Abercrombie Street	<ul style="list-style-type: none">Extend range of canopy for pedestrian amenity and solar protection; ie. filtered light with areas of deep shade.Increase diversity.Reinforce objectives of CoS Street Tree MasterplanCoS nominates <i>Flindersia australis</i>.	<i>Cm Corymbia maculata</i> (Spotted Gum) <i>Fa Flindersia australis</i> (Crow's Ash)
P2	Carlton Street (south)	<ul style="list-style-type: none">Link tree canopy between park and street.	<i>Mq Melaleuca quinquenervia</i> (Paper Bark)
P3	Balfour Street (north)	<ul style="list-style-type: none">Provide green link into the site.	<i>Ac Angophora costata</i> (Sydney Red Gum)
P4	Chippen Lane	<ul style="list-style-type: none">A rich and lush garden lane within the inner city.A mixture of tree species that tolerate full shade/sun variations.Create an enclosed character with canopy layering.	<i>Ba Brachychiton acerifolius</i> (Flame Tree) <i>Da Diploglottis australis</i> (Native Tamorand) <i>Jm Jacaranda mimosifolia</i> (Jacaranda) <i>Hf Hymaenosporum flavum</i> (Native Frangipani) <i>Ss Sapium sebiferum</i> (Chinese Tallow Tree)
P5	Kent Road	<ul style="list-style-type: none">Provide shade in summer and maximize sunlight in winter.Use canopies to screen residential buildings.Punctuate nodes with large canopy trees.	<i>Cc Corymbia citriodora</i> (Lemon-Scented Gum) <i>Jm Jacaranda mimosifolia</i> (Jacaranda) <i>Fo Ficus obliqua</i> (Small-Leaved Fig) <i>Ph Platanus x hybrida</i> (London Plane Tree)
P6	Broadway	<ul style="list-style-type: none">Soften the urban edges with canopy cover and improve the green corridor.CoS Street Tree Masterplan nominates <i>Populus alba 'Pyramidalis'</i> for Broadway; however <i>Celtus australis</i> are existing and were nominated (along with <i>Flindersia australis</i>) in the Hassell Broadway study for CoS.	<i>Ca Celtus australis</i> (Southern Nettle Tree)
P7	Irving Street	<ul style="list-style-type: none">Link Main Park and public open space with tree canopies.Allow light through winter months, and shade in summer.Extend Park character with shade tolerant species.Avoid dense tree canopies to allow light into the streets and surrounding buildings.	<i>Lt Liriodendron tulipifera</i> (Tulip Tree)
P8	O'Connor Street	<ul style="list-style-type: none">Link the Chippendale and Broadway character with a green corridor.Extend Park character with tree canopies.Provide an intimate avenue of dappled light along the Park edge.	<i>Ph Platanus x hybrida</i> (London Plane Tree)
P9	Wellington Street	<ul style="list-style-type: none">Informal planting adjacent residents to extend Chippendale charcter.Provide screening between the Chippendale community and the residential apartments of Broadway.Provide shade in summer and sunlight in winter.	<i>Es Eucalyptus scoparia</i> (Wallangarra White Gum) <i>Ss. Sapium sebiferum</i> (Chinese Tallow Tree) <i>Tl Tristaniopsis laurina</i> (Water Gum)

Character



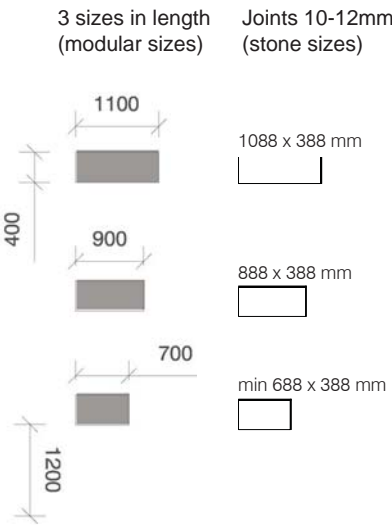
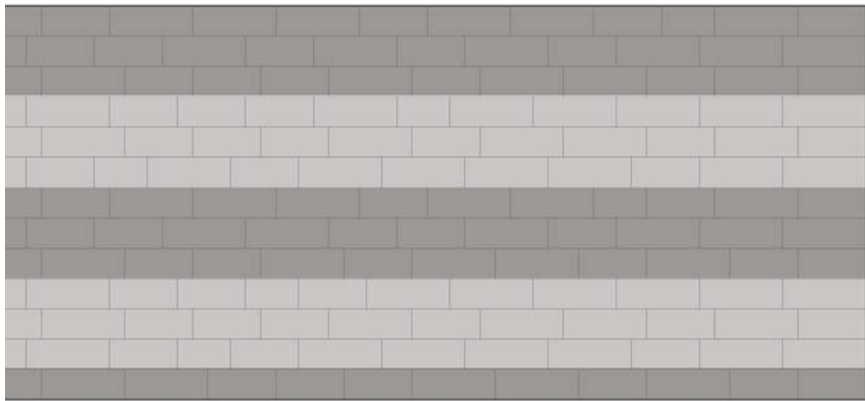


LEGEND

- Paving type 1: Granite Flags
- Paving type 2: Granite Sets
- Paving type 3: Granite cobbles
- Paving type 4: Bitumen path
- Paving type 5: CoS Granite
- PA Block 2

GRANITE PAVING - TYPE 1
FOR AREAS REFER TO PAVING DIAGRAM

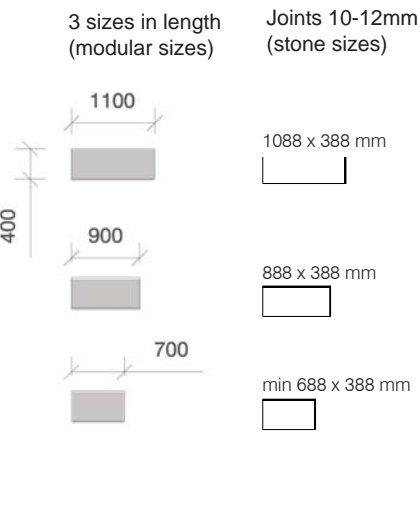
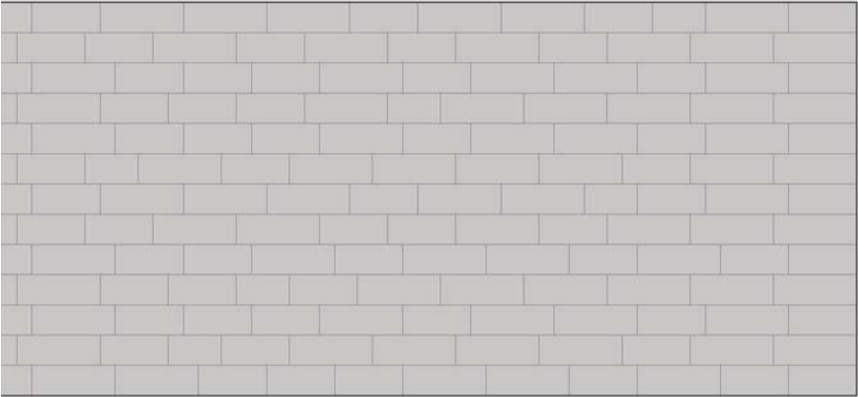
edges split by hand
3 rows of dark grey hammered granite
3 rows of very dark grey flamed granite



GRANITE PAVERS - TYPE 1

GRANITE PAVING - TYPE 2
FOR AREAS REFER TO PAVING DIAGRAM

edges split by hand
rows of dark grey hammered granite



GRANITE PAVERS - TYPE 2



JAAA GRANITE PAVING DESIGN - COPENHAGEN ATRIUM



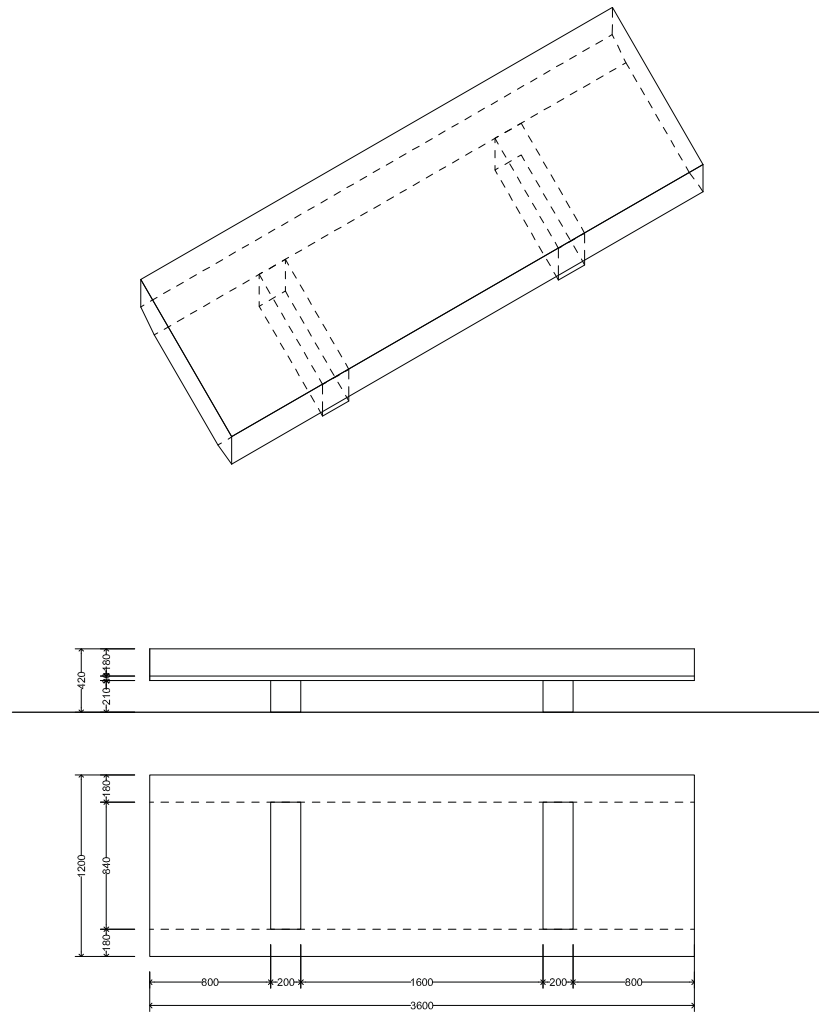
GRANITE COBBLES



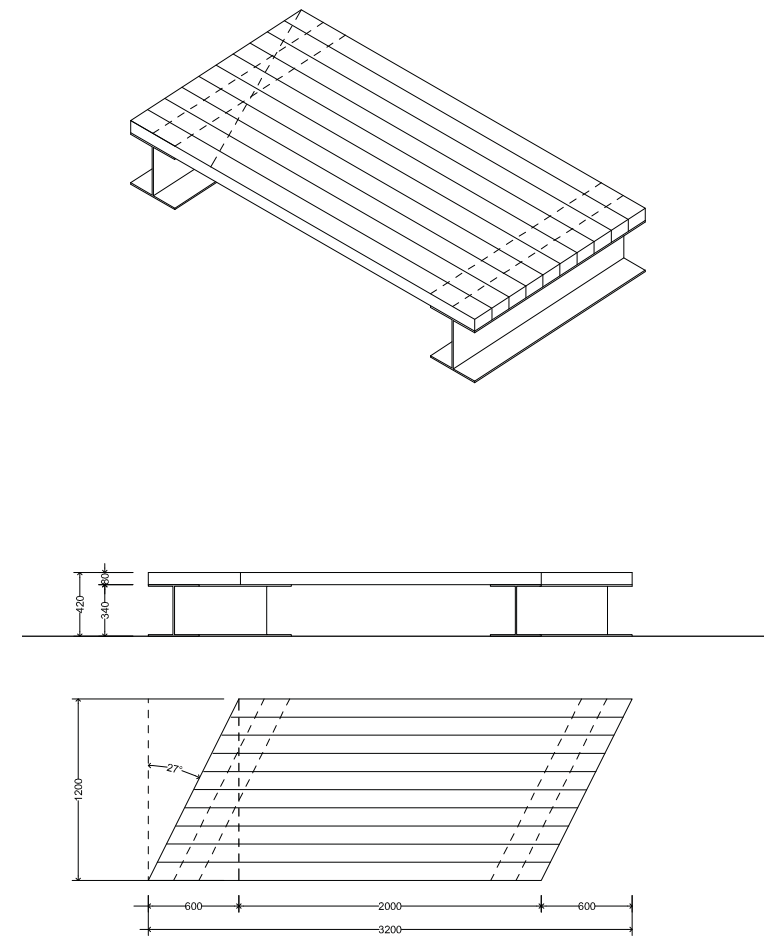
ASPHALT WITH KERB, NO GUTTER



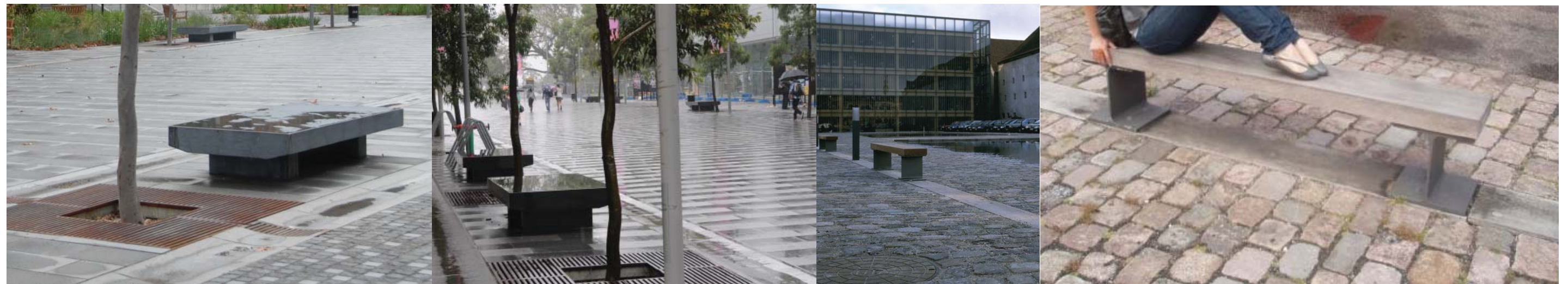
HERITAGE BRICK



GRANITE BENCH (SOUTHERN BREWERY AREA) 1:50



TIMBER BENCH (CHIPPEN LANE) 1:50





LEGEND

Existing Smartpole to be retained



1

2

3

4









5

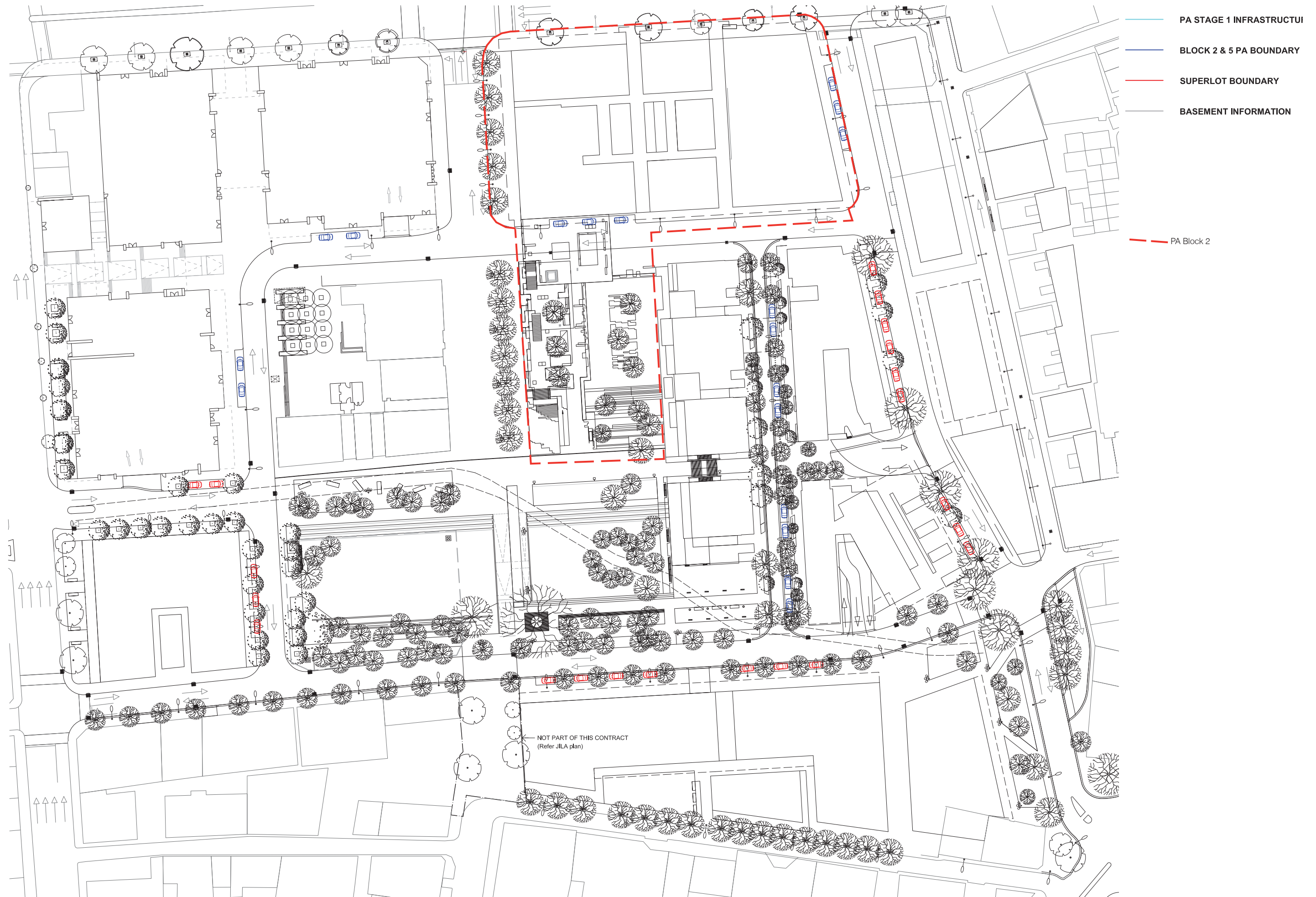
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7



PA Block 2

TYPE	IMAGE	DESCRIPTION	MANUFACTURER	CAT NO.	LAMP(s)				FINISH	IP RATING	CONTROL GEAR	MOUNTING DETAILS	NOTE
					Number	Wattage per Lamp	Type	Colour Temp					
EX		400W pole mounted ceramic metal halide asymmetric distribution cut off luminaire	Rexel	Optispan	1	400W	HCI-T 35 G12	4000K	TBC	IP65	Tridonic Atco A2 Class	Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H1		70W pole mounted ceramic metal halide asymmetric distribution, c/w pole system mounting bracket & accessories	Bega	8269	1	70W	HCI-T 70 G12	3000K	graphite	IP65	Tridonic Atco A2 Class	Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H2		150W pole mounted ceramic metal halide asymmetric distribution, c/w pole system mounting bracket & accessories	Bega	8293	1	150W	HCI-T 150 G12	3000K	graphite	IP65	Tridonic Atco A2 Class	Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H3		2 x 35W ceramic metal halide medium beam spotlights and 1 x 35W ceramic metal halide flood beam spotlight c/w circular louvre, visor and pole system mounting bracket & accessories	iGuzzini	Multi woody pole specification TBC	1	35W	HCI-T 35 G12	3000K	graphite	IP67	Tridonic Atco A2 Class	spotlights mounted at 500mm spacing with top most spotlight mounted at 7500mm. Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H4		20W ceramic metal halide low level asymmetric luminaire	Bega	8549	1	20W	20 PGJ5	3000K	graphite	IP65	Tridonic Atco A2 Class	Surface	
H5		3 x 35W ceramic metal halide medium beam spotlights, c/w circular louvre, visor and pole system mounting bracket & accessories	iGuzzini	Multi woody pole specification TBC	1	35W	HCI-T 35 G12	3000K	graphite	IP67	Tridonic Atco A2 Class	spotlights mounted at 500mm spacing with top most spotlight mounted at 7500mm. Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H6		70W post top ceramic metal halide symmetrical distribution luminaire	Louis Poulsen	Nyhavn Park Post	1	70W	HCI-T 70 G12	3000K	graphite	IP66	Tridonic Atco A2 Class	Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details
H7		150W indirect post top ceramic metal halide symmetrical distribution luminaire			1	150W	HCI-T 70 G12	3000K	graphite	IP54	Tridonic Atco A2 Class	Pole Mounted Recessed rag-bolt mount. Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details





LEGEND

- Balfour Street alignment boundary (Approx.)
- Potential for heritage interpretation
- Defining elements of Balfour Street alignment
- PA Block 2

The primary axis through the Frasers Broadway site aligns with the old Balfour Street boundary running from Broadway through to O'Connor Street and beyond the site linking the community through Balfour Street Park. The axis has different spatial qualities that relate to both the history and the future use of the site as follows:

1. *Balfour Street North: Main site entry for vehicles, pedestrians and cyclists*
The western side of Balfour Street north is defined by a new Fosters and Partners building, while the east edge is defined by Eucalypt trees. Although this space will be predominantly framed by new buildings the eucalypts will allow dappled light and create a buffer between the road and pedestrian/cycleway.
2. *Balfour pedestrian promenade*
This section of the pedestrian promenade is defined by the Heritage Brewery Building to the west and the continuation Eucalypt trees along the eastern edge frames the original Balfour Street boundary. The space exposes the heritage facade of the Brewery Building while the trees continue the structural rhythm of the new AJN terrace columns. The trees visually connect the promenade to the Park; while four raised water basins located in between the trees reflect the surrounding sights.
3. *Balfour Street / Main Park*
Zone 3 and 4 create a north/south framing of the Balfour Street boundary. The Main Park water element frames the Balfour Street alignment along the eastern edge through the Main Park. A seating area that fronts the Brewery Building terminates at the Balfour Street alignment on the west. At the southern end of the Park a feature Fig and Jacaranda tree frame the Balfour Street alignment and showcase a northern view of the site through the Main Park.
4. *Balfour Street Park / Main Park Link*
This junction connects the Main Park to Balfour Street Park in the south continuing through to the local community. This location has significant potential for interpretation.