



Fraser's Broadway
Sydney

PUBLIC DOMAIN

Jeppe Aagaard Andersen + Turf Design Studio

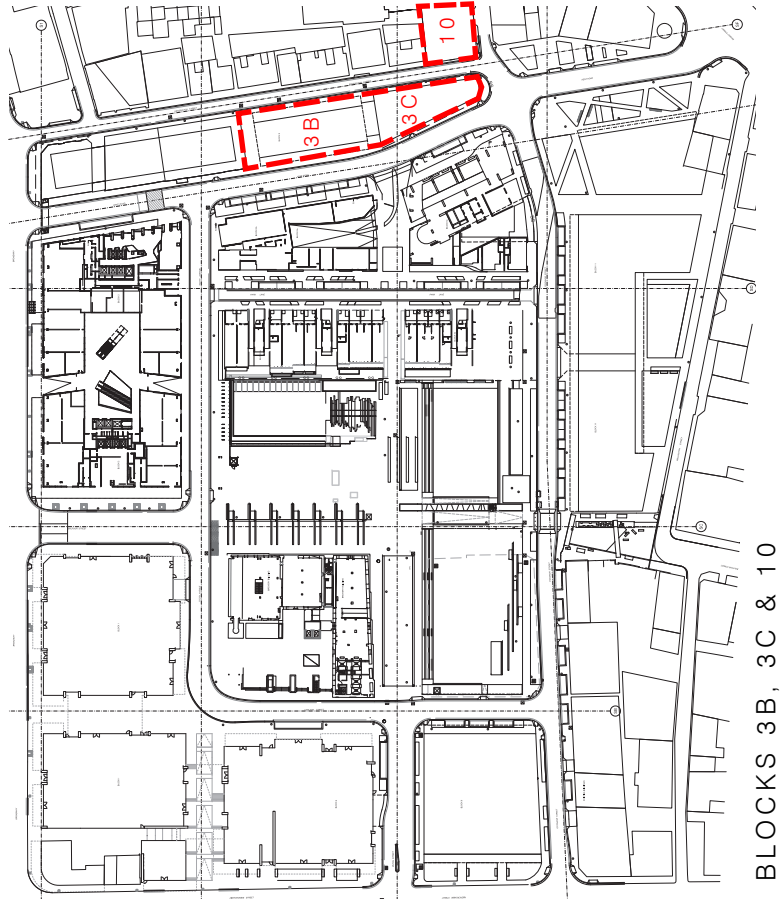
BLOCKS 3B, 3C & 10 PROJECT APPLICATION

MAY 2012

NOTE:

A separate package will be lodged with this PA for Kensington Lane treatment.
This proposal (Blocks 3A, 3B & 10) will be unaffected by the outcome of Kensington Lane works.

Proposals are consistent with the overall site strategy approved under the concept plan.



BLOCKS 3B, 3C & 10

PROJECT DESCRIPTION

Key Strategies

CONNECTIVITY

Permeability, flow & a variety of spaces & functions promote the merging of landscape, infrastructure & history at the Central Park site. Prominent axes stitch the public domain spaces, drawing the visitor to destinations within the precinct. The through-link spaces between Buildings 3B & 3C encourage pedestrian permeability from the narrow footpaths of Kensington Lane to the park & Brewery Building at the centre of the site. The groundfloor carway 10E (between 3B & 3C) is of moderate heritage significance & opens the last of the main east west pedestrian connection through the site from Abercrombie Street.

ACCESS – THROUGH-LINK SPACES BLOCKS 3B & 3C

The 11m wide through-links under blocks 3B & 3C are an alternative access across the site from central station & the CBD to the large pedestrian routes along Broadway & down Balfour. Universal access to Australian standards has been incorporated into the streetscape, connecting walkways & building entries without compromising design quality.

CHARACTER

The sidewalk character is intended to provide comfortable spaces in direct relation to its adjacent buildings whilst considering street traffic.

Through-links function as gathering spaces at café & student housing entries as well as visual openings that encourage east west pedestrian movement. Trees in Carlton Lane & at the forecourt of block 5C entry terminate views, encouraging the landscape & pedestrian connections across the site. The landscape design provides large simple elements in these areas that can be adapted for multiple uses ranging from an extension to the café, small stage events, elements for children to walk along or bench for tenants to fill with pot plants. The large blank wall south of 3A provides opportunity for landscape & lighting to extend vertically, visually reinforcing the character of the space.

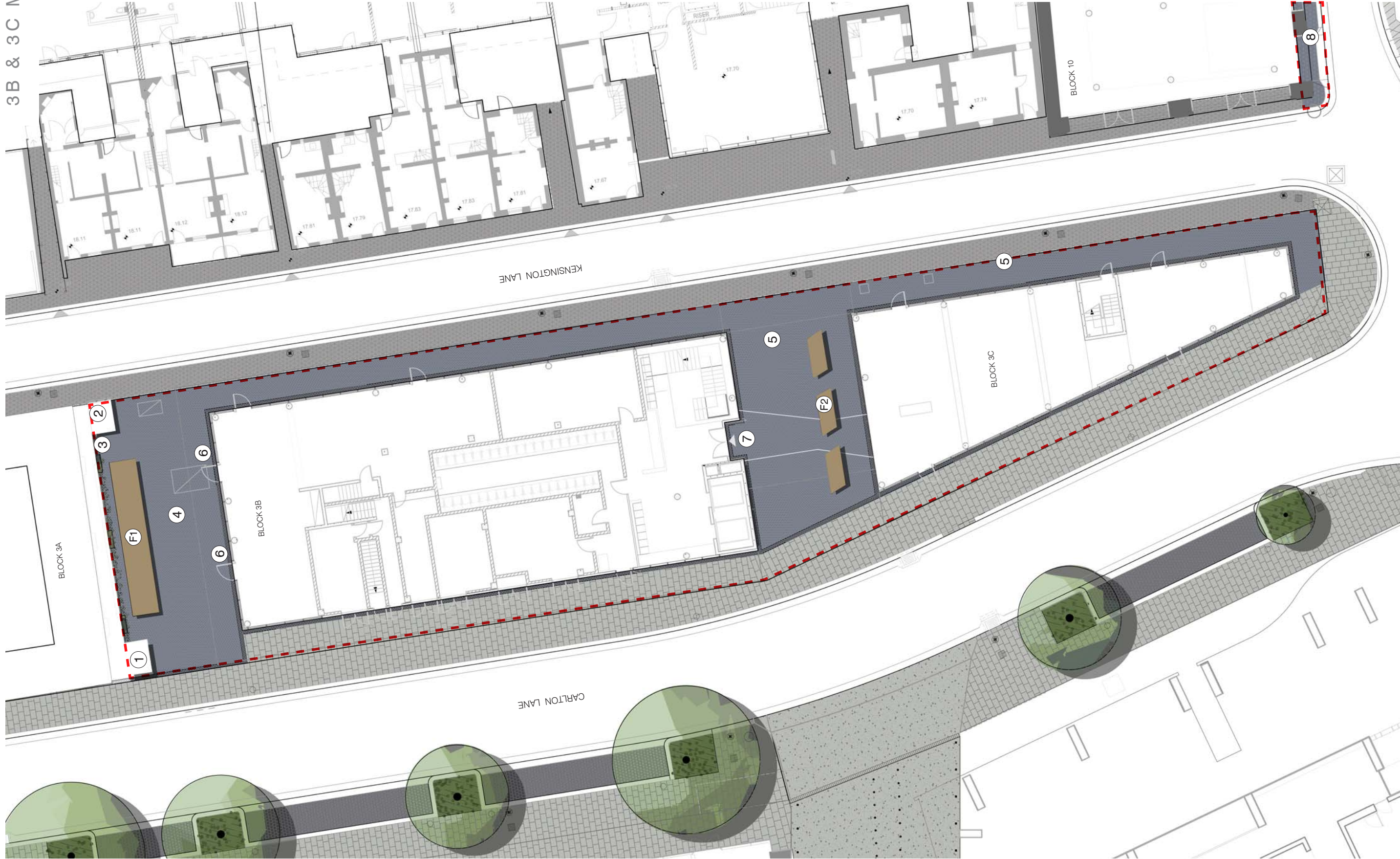
MATERIALS

Provide a high quality robust palette of urban elements including paving, seating, lighting & bike racks for all areas. Promote a site-specific style that compliments urban elements in surrounding neighbourhoods & building facades. Materials & finishes have been developed with a holistic approach to provide seamless public/private domain connectivity for pedestrians; thus not visually or physically discouraging public access through the site.

The modern retail glass & steel façade screen of blocks 3B & 3C are nestled in amongst the brick facades of the Clare Hotel, Blocks 3A & 10 as well as the heritage terraces. The landscape material selection of timber, bricks & steel respond to the immediate surrounds & tie in with the site wide palette.

Brick detailing frames the edge of the boundary & building facades tying in with the pavements in the through-link spaces. The brick paving visually links the spaces with detailing at other heritage areas within the site for example within the park & Brewery plaza & yard. Concrete Unit pavers on Carlton Lane side are continued through to the brick façade detail for streetscape consistency.

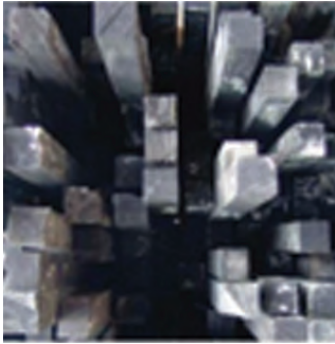




- BOUNDARY
- HERRINGBONE BRICK PAVING
- BRICK EDGING DETAIL
- CLIMBING VEGETATION
- CONCRETE UNIT PAVERS
- FURNITURE - TYPE 1 WITH SERVICE CONNECTION POINTS
- FURNITURE - TYPE 2 FIXED TIMBER SEATING
- SUPPLY AIR SHAFT
- EXHAUST AIR SHAFT
- TIMBER PANELS AGAINST WALL
- CAFE BREAKOUT SPACE
- BUILDING AWNING
- RETAIL / CAFE ENTRY
- STUDENT ACCOMMODATION ENTRY
- BLOCK 10 PAVING
- HAMLET BLUE BRICKS

FACADE TREATMENTS

3B THROUGH-LINK
3A South Wall



facade treatments

- allows for free pedestrian movement
- consider different ways to incorporate 'greenwalls'; vine plantings, hanging pots,
- screens which give depth to the wall



BLOCK 3A SOUTH WALL ELEVATION - TIMBER PANELS ATTACHED TO WALL. CREEPERS AT 3 LOCATIONS

SPECIES OPTIONS



CISSUS HYPOGLAUCA



PANDOREA JASMINOIDES 'SOUTHERN BELLE'



PANDOREA JASMINOIDES 'SOUTHERN BELLE'



CISSUS ANTARCTICA

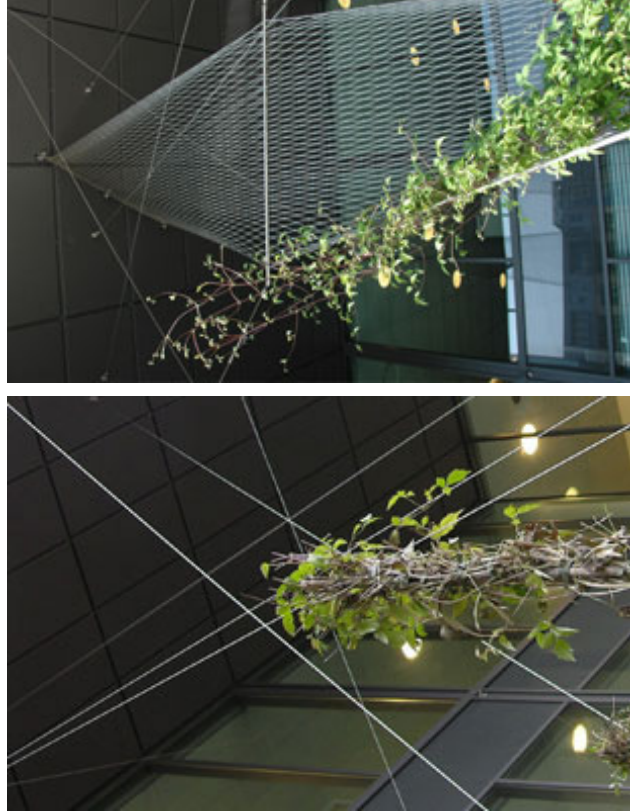


CISSUS ANTARCTICA

FACADE TREATMENTS

3A SOUTH WALL PRECEDENTS
Alternative Greening / Public Art for consideration

WIRE CABLES & CLIMBERS



COPENHAGEN ATRIUM. JEPPE AAGAARD ANDERSEN

ALTERNATIVE SCREEN STRUCTURE WITH STACKED POTS IN LIEU OF CLIMBERS



GREEN IMAGE REPRESENTATION



SCREEN ,RAISED PLANTER & BENCH DESIGN



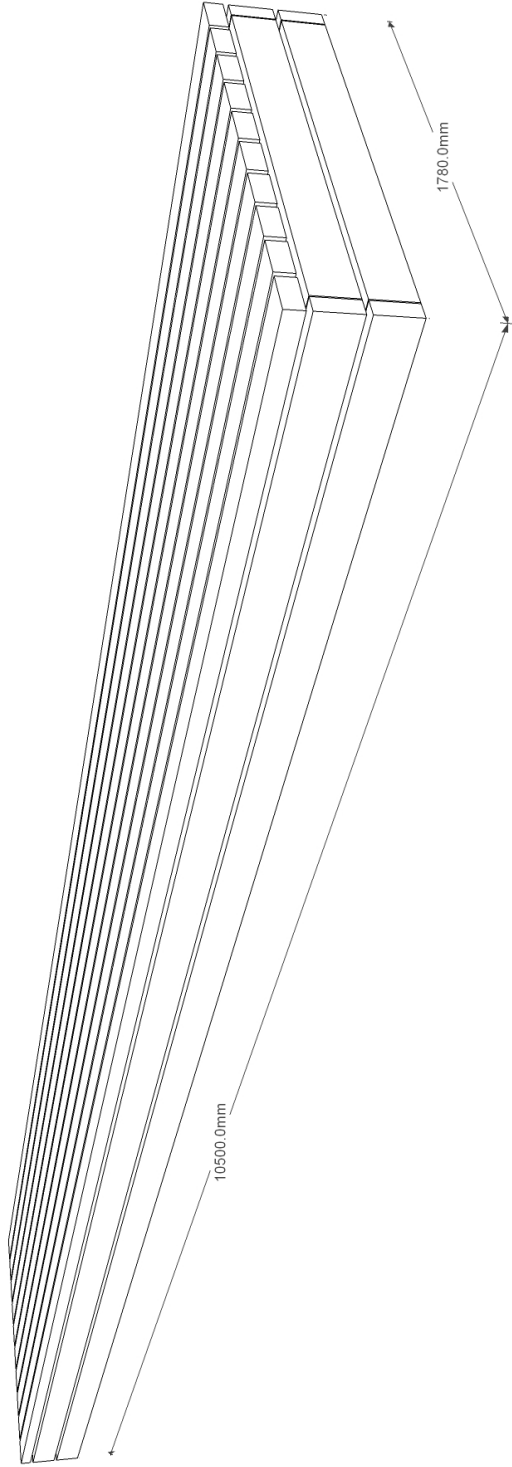
CALSBERG BREWERY, COPENGAHEN.
JEPPE AAGAARD ANDERSEN

FURNITURE: F-1

3B THROUGH-LINK

Long timber bench

Simple large multiple use element:
- seating, extension to cafe - eating, stage, ledge for tennent greenery, children to walk along.



REFERENCE IMAGES - LONG TIMBER ELEMENT



BURO LUBBERS - CHOORSTRAAT-PAPENHULST



LUX – POST INDUSTRIAL SQAURE, ALLESWIRDGUT



CORNER FIELD OPERATIONS - HIGH LINE



BO 01, MALMÖ, SWEDEN. JEPPE AAGAARD ANDERSEN

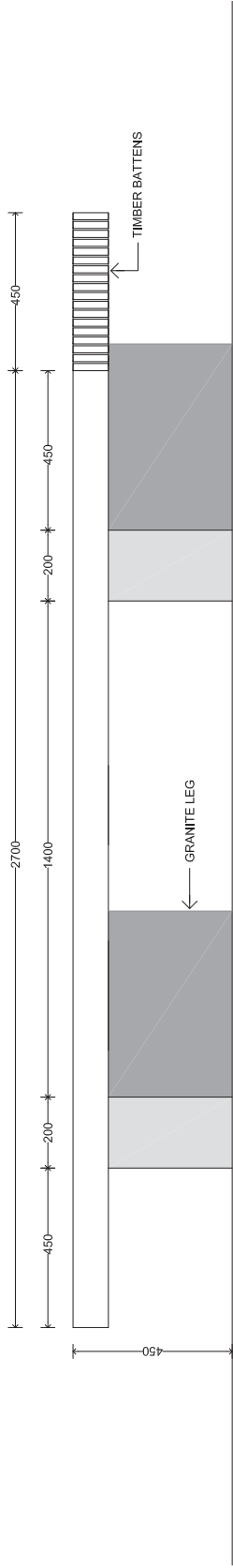
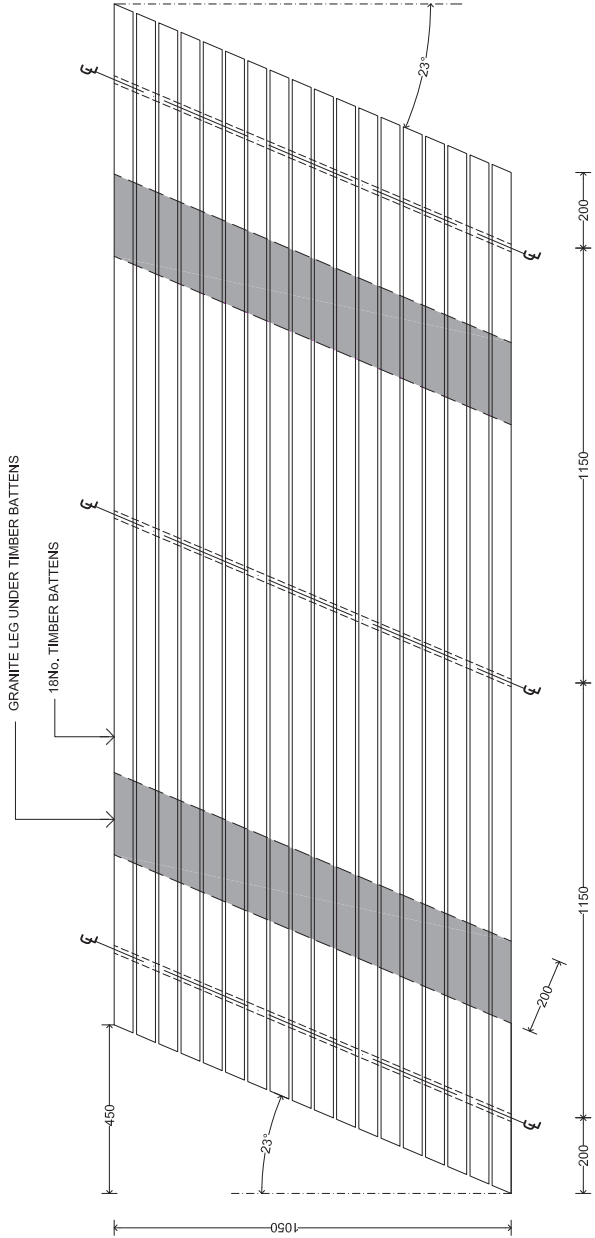


FURNITURE: F-2

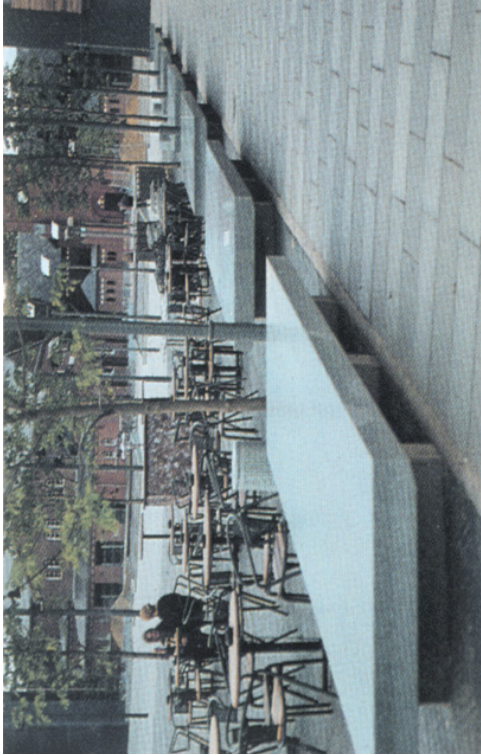
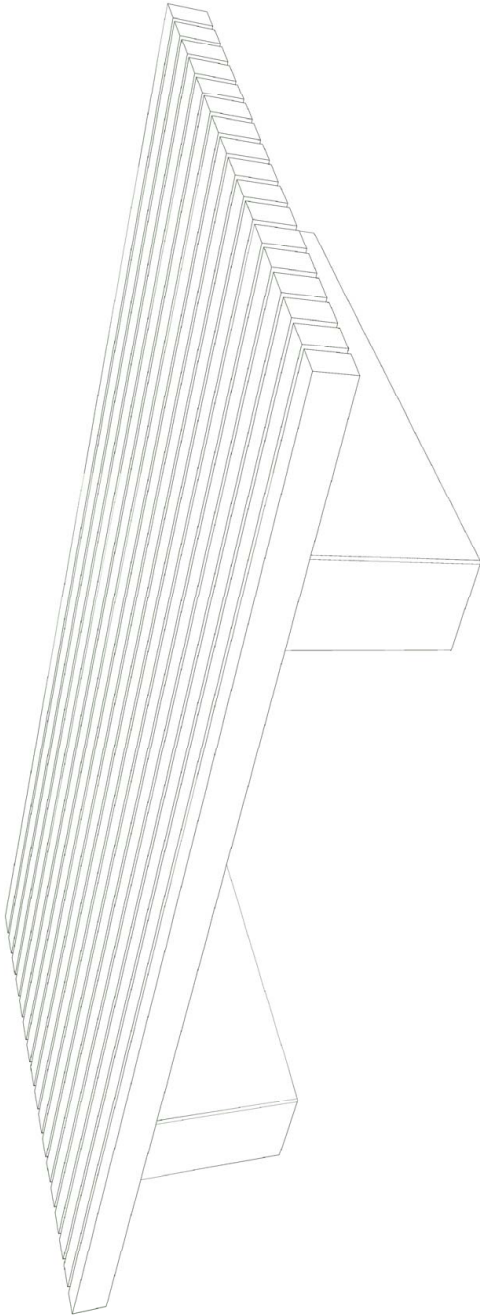
3C THROUGH-LINK

Angled timber benches

Continuation of Park Lane angled bench language



1:40 @ a3



HERNING SQUARE, DENMARK. JEPPE AAGAARD ANDESEN



KRONBORG CASTLE TIMBER BENCH DETAIL. ELSINORE, DENMARK. JEPPE AAGAARD ANDESEN



PAVING

- consideration to how pavement meets the building facade & doorways; glass facades & clean lines
- pavement detail and texture to pick up pedestrian footways & thoroughfares

1 BRICK PAVING

Austral Bricks Hamlet Blue
230mm x 76mm x 55mm

Facade Detailing: 3 rows of stretcher bond
Through-links: Herringbone pattern



JAAA BRICK PAVING - HERNING SQUARE



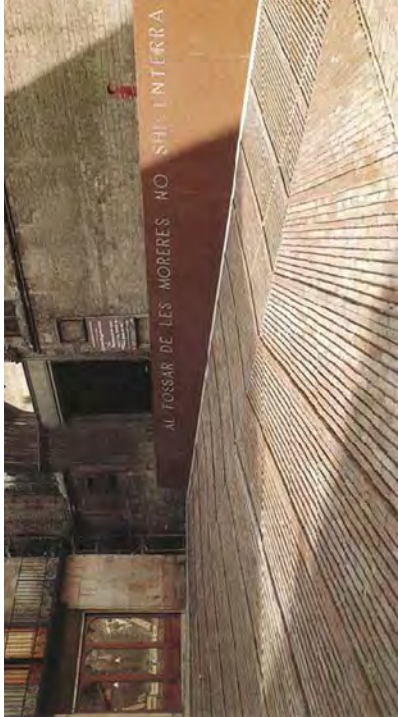
HERRINGBONE
FACADE DETAILING



2 FOOTWAY PAVING
CoS CONCRETE UNIT PAVERS

Pebblecrete PPZ 254:400

REFERENCE IMAGES - BRICK DETAILING



ARRIOLA & FIOL - PLACA DEL FOSSAR DE LES MORERES



DRESDEN, GERMANY



CADIZ AND GRANADA



CHIPPENDALE GREEN BRICK DISH DRAIN

LIGHTING

SURROUNDING STREETS & THROUGH-LINKS
3A south wall &

SURROUNDING LIGHTING:

Kent Street: Type H1 & H1A
Kensington Street: Type H6

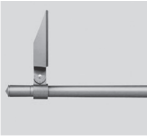


Vision Design

Frasers Broadway - Infrastructure

Luminaire Schedule

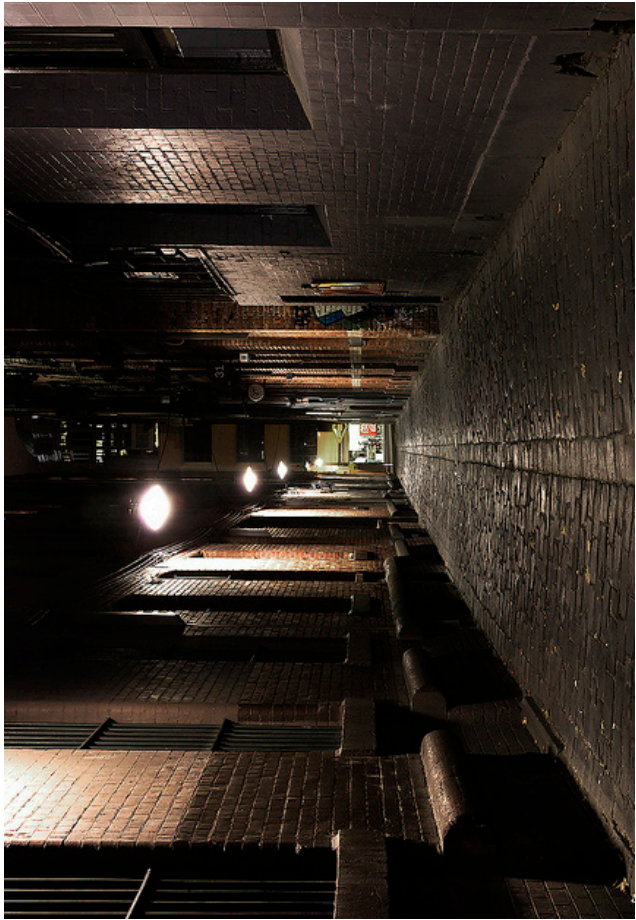
Date: 21.02.2012
Revision : J

H1		95W LED pole mounted asymmetric flat beam distribution, c/w pole system mounting bracket & accessories	Bega	7954	1	95W	Warm white LED	3000K	graphite	IP66	Electronic Control Gear	6.5m Pole Mounted Recessed rag-bolt mount, Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 6.5m
H1A		95W LED outrigger pole mounted asymmetric flat beam distribution, c/w single 2.5m outrigger arm and pole system mounting bracket & accessories	Bega	7954 + 7774 outrigger arm (2.5m)	1	95W	Warm white LED	3000K	graphite	IP66	Electronic Control Gear	6.5m pole + 2.5m outrigger arm mounted Pole Mounted Recessed rag-bolt mount, Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 6.5m Outrigger arm length - 2.5m
H6		40W LED post top symmetrical distribution luminaire.	Bega	7911	1	40W	Warm white LED	3000K	graphite	IP65	Electronic Control Gear	5m Pole Mounted Recessed rag-bolt mount, Coordinate with builder for installation.	Confirm structural requirements for rag-bolt assembly mounting details Pole Height - 5m

3A SOUTH WALL LIGHTING REFERENCE



THROUGH-LINK FEATURE LIGHTING REFERENCES



MELBOURNE LANEWAY LIGHTING



HOWARD LANE, PERTH