CENTRAL PARK — Block 11 Landscape Report

FRASERS PROPERTY BROADWAY PTY LTD
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Site Context

Site

Central Park is located in the Sydney CBD, at 26 Broadway on the former Carlton United Brewery site.

Block 11 is a proposed residential development within this precinct.

The site is identified as a State Significant Development and as such this report forms part of the Project Application for Block 11 (refer to Architectural Report for further detail).

The proposed landscape works for the site can broadly be defined in the following areas:

- Public Open Space North that includes a communal plaza, Kensington plaza and lawn.
- Public Open Space South that included a large Garden adjoining Wellington street and pocket plaza adjoining Balfour park.
- Streetscape and public Domain interfaces with Wellington Street to the South Kensington Street to the East and O’Connor Street to the North.
- Communal open space terrace on level 9.
- Two Green roofs on Levels 10 and 14.

The application details proposed landscape character and describes soft and hard landscaping, plant species and material selection.
Landscape Zones

Communal Plaza (Public Open Space North)

The Communal Plaza takes advantage of the North facing aspect and this provides for opportunity to connect with the retail to the south. The paved promenade, adjacent to the retail tenancies, facilitates outdoor dining spaces overlooking and view through the park.

Raised and sloping turf mounds allow sitting / gathering and provide meeting places and passive recreation. The raised turf and planting shapes complement the geometry of the building facade and transition changes in level and visual interest. Raised planter boxes are incorporated into the design to provide wind breaks at both North and South of the site.

Deciduous and evergreen trees filter views and mitigate winds whilst maintaining sight lines at ground level.

Kensington Plaza (Public Open space - North)

A triangular grove of deciduous trees planted in a grid with formalised seating provides passive recreation opportunities for visitors and residents. The seasonal changes of the trees provide a rich distinctive character and colour with filtered northern light.

The Plaza also provides a transition or buffer between Kensington Street and a paved promenade. The increased pedestrian activity will greatly assist the safety of the public spaces through enhanced activation and associated passive surveillance.
Tilted Lawn (Public Open Space North)

The Northern planter addresses the topography with a sloped top that reduces the scale whilst creating interest and softening the edge. Gentle arcs define a series of flat and sloping lawns interspersed with layered native shrub, groundcover planting. The curved form visually leads the pedestrian pathway connection through the site.

A series of mass planting beds, flank the space and provide screening to the adjoining residents private courtyards beyond.

Wellington Street Garden (Public Open Space - South)

The garden provides a green outlook and buffer space between the Block 11 apartments and Chippendale beyond, this through-site link takes the form of an integrated public ground plane aligning directly with Park Lane and connecting the two Public Open Space areas.

A series of undulating mounds with trees provides screening to transition the private apartment courtyards to the public open space. The Wellington Street Park will provide both a valuable public open space and shared amenity for both new and existing residents.
Balfour Park Retail (Public Open Space - South)

The existing Balfour Park to the West has been carefully considered and integrated into the design. The proposed retail on grade connection creates an extension to the park and provides a transition to the Wellington Garden that adjoins Wellington Street. Through site links have also been addressed with landscaped buffer to the South to deter any through traffic to the retail space.

Garden Terrace (Level 9 - Residents)

A communal outdoor landscaped terrace is provided on level nine for the residents. This terrace includes a BBQ and plunge pool with large areas of deck for small groups to gather and interact. Screen planting to the perimeter include planting of interest whilst providing privacy and buffer to the surrounding private terraces. A change room facility adjoins the space for amenity.
Street Scape and Public Domain Interface

The landscape upgrade within the site is predominately a streetscape upgrade to meet the City of Sydney public domain paving design policy. The public domain precast paving 400mm x 600mm is proposed to be extended to the site boundary.

Street trees are proposed to Wellington Street planted in mass planter beds to city of Sydney standard detail.

The parking bays consist of cobble stone inlays and kerbing to match City of Sydney standard detail.

Heritage Tank - Interpretation

The brick tank is located North East of the site and is identified as a few remaining surviving element of the early brewery production phase and is considered of state significance. However is not on the state significance register (Refer Urbis Heritage design Brief April 2013).

Provisions are proposed for an interpretive “viewing lens” element that would allow people to look down into the tank. Lighting and text will also be incorporated to illuminate the tank and provide text to describe the former use of the tank.
Green roof - Level 10 & 14

Two green roofs are proposed for the development, both feature a gravel perimeter path, providing access for maintenance of the building facade and the roof top plantings.

The ribbon-like bands and swathes of planting characterise the rooftop garden and provide a patterned visual interest when viewed from above form the adjoins residential towers.

The planting design seeks to create a visual link between the site’s rooftop geometry and it’s connectivity to the adjacent building forms and the planting on the ground plane.
The planting strategy is to create a cohesive design through the use of carefully selected tree and plant species that demonstrate a connection to the concept of place making and identity.

The preference is for endemic plants to the Sydney area however the selection will also address the following:
- Suitable for the existing micro climatic conditions (wind, access to sunlight);
- Address the City of Sydney Street Tree Masterplan;
- Cohesion with the overall development site Masterplan;
- Maintenance requirements (such as watering regime, fertilising and pruning);
- Wind breaks to mitigate microclimate conditions;
- Crime prevention through design; and
- Plant stock availability and other design considerations.

The combination of these factors, along with quality installation and ongoing maintenance are key to a successful planting outcome.

Tree Planting

The extent and nature of the tree planting to create a clear and legible public open space and provide an appropriate human scale. To this end, a combination of evergreen and deciduous trees are proposed for the precinct.

The tree planting are appropriately located to mitigate the wind from the N/E N/W (refer to wind report prepared by Wind Engineering & Air Quality Consultants 2014)

Deciduous trees are located to provide shade in summer and sun in winter in highly used / visited areas of the public park

Dense plantings of evergreen trees are proposed to screen views to the vehicular carpark entry.

Crime Prevention Through Design (CPTED)

The design where possible maintains clear lines of sight across the public open spaces.

Plant species will be selected for shape, height and foliage to deter intruders seeking to gain access to ground level apartments / terraces as well as to maintain clear sight lines and views. Plant species height will be considered so as to prevent intruders climbing to access higher levels.

Rooftop Plant Species

The planting selection includes species that are appropriate for the exposed rooftop setting. Selection criteria includes:
- Suitability to local rainfall and temperature fluctuations;
- Tolerance to drought and wind conditions; and
- Suitability to the likely rooftop maintenance regime.

Water Sustainable Development Planting - Plant Species

Proposed plant species are appropriate to urban settings and areas of high pedestrian traffic. Selection criteria includes:
- Suitable to sandy loam filtration media (porous soil medium with high hydraulic conductivity); and
- Suitable to periodic inundation following storm events.
Material Palette

P1 COS Standard Concrete Precast paving 400mm x 600mm
P2 / P5 Precast paving 400mm x 600mm With light grey bands
P3 COS Standard Cobble stone
P6 Brick Paving to match Balfour Park

RW1 Brick retaining walls with feature Corten Steel corners and timber batten tops.

RW2 Brick retaining walls with feature Corten Steel corners and Precast concrete capping.

ST1 Corten steel garden edging
TD1 Custom seating brick wall with timber top
TD2 Composite timber vertical batten screens with metal frame
Landscape Initiatives

The primary landscape ESD initiatives include:

- Stormwater collection and reuse for irrigation, in addition to recycled rainwater and water storage tank located in the basement;
- Passive irrigation - fall pavements and direct runoff to mass planting beds to reduce potable water usage;
- Tree planting to provide shade, improve air quality and reduce the urban heat island effect; and
- The selection of hardy, low water use, indigenous plant species where possible suited to the harsh urban environment.

WATER CONSERVATION

Water is a key sustainable focus in the Australian landscape. The intention is that ecological principles are integrated into the landscape design with the primary focus on water.

Many of the proposed plant species will have low water requirements (and therefore are inherently water conserving). Water-efficient subsoil drip irrigation systems connected to water reuse tanks are proposed to ensure that the landscape is maintained to the high standard required.

GREEN ROOFS

The development features two green roofs. Rooftop gardens filter stormwater pollutants, improve thermal performance of the building and attenuate stormwater flows.

The green roofs are in line with the City of Sydney’s Green Roof Strategy.

In addition to this, the design of the public domain will incorporate stormwater quality treatment in the landscape.

WATER SENSITIVE URBAN DESIGN

Where possible, stormwater runoff from adjacent roads and paved areas will be collected and treated in local bio-retention systems at ground level.

Stormwater treatment design objectives include:

- Locate stormwater treatment areas adjacent pollutant sources and existing/proposed stormwater infrastructure. This will facilitate runoff capture and the conveyance of treated runoff;
- Offset the raingardens from the roadside - create a sense of separation from the road and gutter, so that they do not present as litter dumping areas / depressed kerb and gutter blisters;
- Infrastructure relating to the raingardens is proposed to be hidden from public view by the use of pavement grates; and
- Utilise seating elements and raised platforms to mitigate setdowns required to pond and treat the stormwater and maintain public safety.