Executive Summary

BACKGROUND AND PROCESS

“Central Park occupies nearly six hectares of the southern Sydney CBD, defining Sydney’s ‘downtown’. Central Park is the visionary re-development of the old Carlton & United Brewery site, bordered by Broadway, O’Connor, Wellington and Abercrombie Streets in Chippendale.

The Modified Concept Plan for this rare site was approved by the NSW Minister for Planning in February 2009, and includes the protection of heritage buildings, new parklands and community facilities and substantial upgrades to urban infrastructure.

The expansive site allows for the development of approximately 255,000 sqm of residential, commercial and retail space. Around 3200 residential apartments and around 1050 student dwellings may be built on the site, delivered over 3 - 10 years.

Construction of the main park, roads and basements began in February 2010 and One Central Park’s West tower, welcomed the community’s first residents in May 2013.

The first three residential stages, One Central Park, Park Lane and The Merlin, were warmly welcomed by the market and are substantially sold out. A recently released collection of penthouses and sub-penthouses, Sky at One Central Park, is now for sale.

As a truly international developer with a global outlook, Frasers Broadway is uniquely positioned to deliver the visionary new urban quarter this prominent city gateway demands. The majority of Central Park is being developed in a joint venture between Frasers Broadway Pty Ltd and Sekisui House.

The project will be completed in stages with One Central Park and Park Lane now completed and The Mark now completed. Construction is underway on both the north and south boundaries of the site.

The precinct has been identified as a focus for development characterised by a series of high density mixed use residential buildings surrounding a substantial public park (Central Park).

The Central Station rail corridor fences the site to the East, where the heritage listed Regent St Mortuary stands facing the proposed development.

To the South and west are archetypal low rise residential building stock.

The surrounding built form is a mix of residential, commercial, mixed-use sites and public transport infrastructure.

The precinct has been identified as a focus for increased density given its close proximity to public transport nodes and employment potential.

TOPOGRAPHY AND ORIENTATION

The sites long axis is oriented East to West, exposing its longest frontage to the north.

The site is an island site with a frontage to O’Connor, Wellington, Kensington Streets and Balfour Park.

The site has a gentle diagonal cross fall of some 3.63m over 168m (1:200) from South East corner to Kensington Street for the development. It also faces the new Central Station rail corridor to the east.

The site is an important project for Sydney. The Central Park project represents a once-in-a-lifetime opportunity to transform a degraded inner-city area into an high-quality integrated residential and mixed-use community of innovation and excellence.

ARCHITECTURAL DESIGN STATEMENT

The redevelopment of the Carlton United Brewery site is an important project for Sydney. The Central Park project represents a once-in-a-lifetime opportunity to transform a degraded inner-city area into an high-quality integrated residential and mixed-use community of innovation and excellence.

The design proposal for this mixed-use residential building and public open space has emerged from a detailed analysis of the important city gateway demands. The majority of Central Park is being developed in a joint venture between Frasers Broadway Pty Ltd and Sekisui House.

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The site has a gentle diagonal cross fall of some 3.63m over 168m (1:200) from South East corner to the North West.
Given the orientation of the site it offers extensive access to direct northern light and excellent ventilation due to site orientation and predominant North East Breezes. Panoramic views are also available from almost every level of the development.

EXISTING DEVELOPMENT AND CURRENT SITE USES

The site currently accommodates:
- The Castle Connel Hotel, and;
- Block 11, which contains remnant infrastructure from the Carlton United Brewery.

BUILT FORM

The proposed development is composed of a series of curvilinear ribbon forms ranging in height from 6-9 storeys. The ribbon forms are stepped back from both the northern and southern boundaries to accommodate solar access to the residential stock bordering the southern boundary.

2 finely detailed 13 storey tower forms are carefully located into the eastern end of the ribbon forms. They are separated by a recessed circulation spine giving the effect of 2 thinner envelopes.

The lower levels of the ribbons and towers are set back to expand the publicly accessible landscape area. The public domain offers an open and protected feel.

DESIGN DEVELOPMENT

As the Project Team moves into detailed documentation, a number of fundamental design principles have been identified and will be consistently implemented throughout the next phases. These principles include:
- A clear identity and a commonly (language) to the complex. This applies to not only the base building but to adjoining site interfaces.
- To include a clarity to and a comprehension of any new insertions
- A sustainable and hence cost effective environment which can be interpreted by the public and managed by the users.
- Flexibility for future reconfigurations of the development and considerations of the ongoing maintenance requirements of building fabric.

ACCESS, TRANSPORT AND PARKING

The site is located in close proximity to Central Railway Station and extensive public transport infrastructure along Broadway and Railway Square and is within easy walking distance of both the Broadway and Sydney CBD shopping precincts. The Central Park precinct itself acts as a mid way destination point between the Broadway and Sydney CBD shopping precincts and the rejuvenated UTS campus precinct. It is envisaged that a large number of visitors will arrive either by public transport or foot.

PEDESTRIAN ENVIRONMENT

The development will have exceptional pedestrian amenity with special regard to accessible access. Given the ageing nature of the Australian population many visitors will require equitable access to the site which is achieved at all levels of the development.

The site is located along two major and increasingly well used pedestrian routes - access from Central Train Station to Chippendale is generally taken though the precinct/site.

It is intended that the development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. Strong visual links through the cross site links promote this endeavour. The new open landscaped park to the North and South will activate the edges of the development.

NEW PUBLIC DOMAIN LANDSCAPE

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.

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 St 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, and 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.

LOADING AND UNLOADING FACILITIES

Access to the site for service vehicles is only from O’Connor Street, to the basement loading dock and site parking. The basement loading dock has been designed to accommodate garbage, general delivery vehicles and large removalist trucks, and was developed in close consultation with the City of Sydney.

Access to the development over is via the basement lifts which service the entire development. The loading strategy to the site was developed to minimise disruption to existing planning objectives and pedestrian routes.

WATER MANAGEMENT

The Hydraulic and Fire Systems Report provides a number of water management measures for the new development, refer to the specific services reports.

WASTE MANAGEMENT FACILITIES

Waste facilities are to located in the basement with compaction and recycling facilities provided. The waste storage area is of sufficient size to accommodate both general waste and recyclable materials for storage and was developed in close consultation with the City of Sydney.

ESD

ESD initiatives have been addressed in the ESD Report, BASIX and BCA Section J compliance with the facade.

The development is targeting a 5 Star Green Star rating has been identified and achieved within the design proposal, presented within this report. The client is working towards achieving “best practice” ESD outcomes over a range of environmental initiatives.

NOISE

An acoustic report has been prepared for the new development which addresses both the potential noise impact of the development on surrounding properties and the control of internal noise levels within the building.

INFRASTRUCTURE AND UTILITIES

At issues associated with storm water management, water supply, sewerage services and gas services have been addressed in the relevant services reports.