

This chapter provides a brief description of the key public spaces which form part of the SSDA submission for Block 4N and how these various spaces are envisaged to fit not only within the uses of the scheme but also within the greater context of the surrounding buildings and the overall masterplan of Central Park.

This chapter is further elaborated within the Landscaping section of the report to be found within the Appendices.





Planning  
Landscaping - Strategy

Block 4N is located in a prominent location in the north-west corner of the overall precinct due to its location on the intersection of Broadway and Abercrombie Street. It not only helps to form a gateway into the CBD of Sydney from the west, it also forms one of the gateways into the Central Park Masterplan so permeability at street or ground level through and around the building is seen as a key aspect in the design. This accessibility also allows the scheme to activate and integrate the Heritage Buildings which partially occupy some of the site in the north-west corner.





## Planning

### Landscaping - Key Aspects

The landscaping at Ground Floor Level for Block 4N focuses on three key areas and continues the landscaping themes started in the design proposals for Block 1 where the horizontal expression of planting re-enforces the horizontal language of the building and its facades. The areas of landscaping at Ground Level are:-

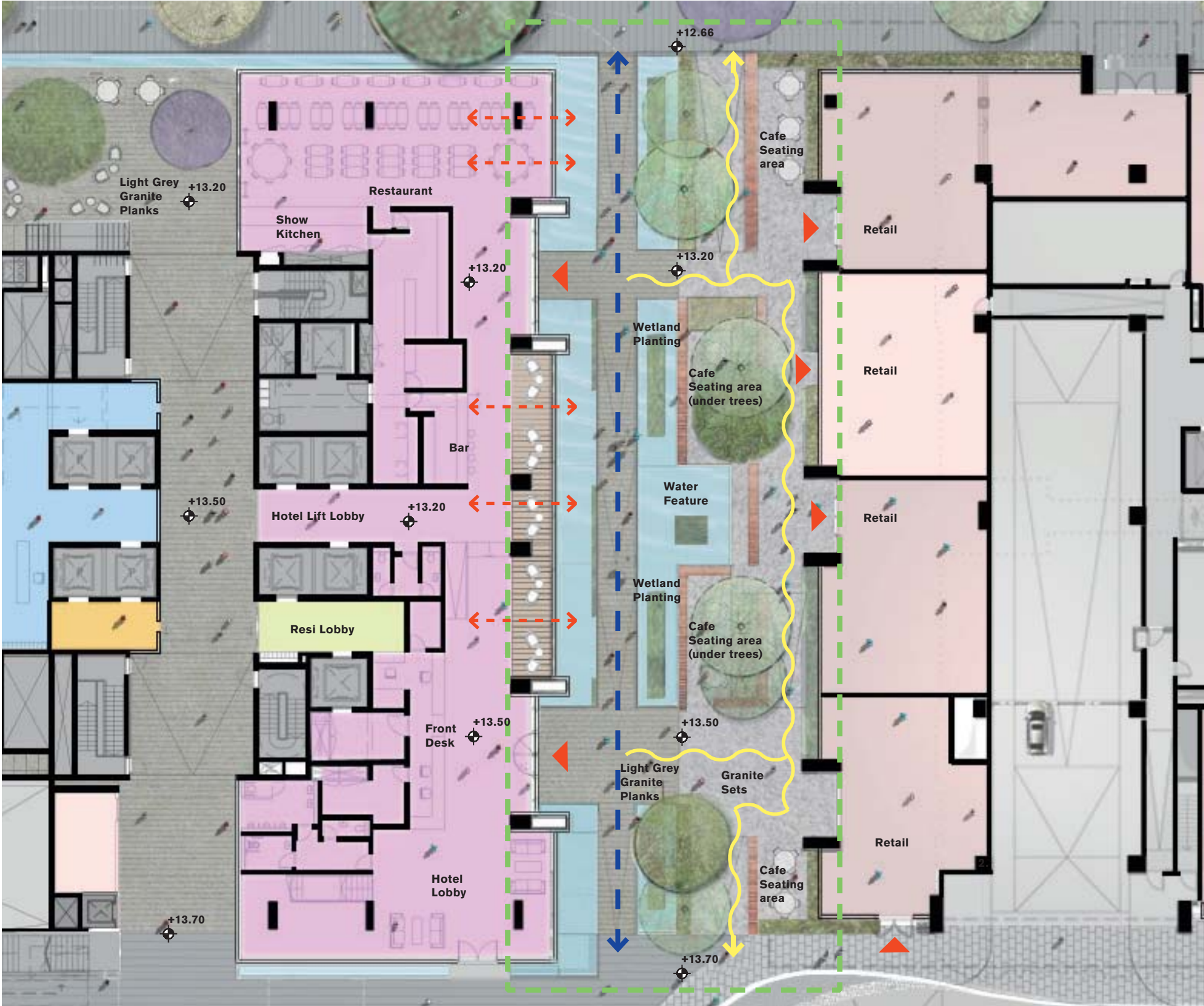
1. Pedestrian link between Block 1 and Block 4N.
2. Restaurant Terrace fronting on to Broadway.
3. Heritage Courtyard.

The following pages highlight these individual areas in greater detail and explain the thinking behind the variety of spaces which are being developed.





The space between Block 1 and Block 4N is seen as a unique entry into the overall precinct different to that of Chippendale Way, Kensington Street and Carlton Street since it is a pedestrianised space. Seen as being a space which connects the regenerated Brewery Yard Building and public square with Broadway, it aims to be a destination in its own right where people will visit. The nature of the space is punctuated by a water feature which runs along the length of one side of the pedestrianised zone to provide a degree of privacy to the hotel which is within the podium of Block 4N. It is also intended to allow for daylight to be reflected into the internal spaces of the hotel restaurant, bar and lobby spaces. These spaces in turn can address the space since it is envisaged that the façade to these functions are retractable, blurring the boundary between inside to out.





## Planning

### Landscaping - Pedestrian Link

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On the other side of this pedestrianised space, the landscaping is more solid and has been designed to allow the activities within the Block 1 podium to spill out into the pedestrianised zone. It is seen as a more relaxed space where people can stroll in front of the shop fronts within the podium of Block 1 and to provide outdoor dining for the cafés and restaurants proposed. The privacy of the external dining areas are achieved by the use of planting in the case of pedestrians walking through the space and distance created by the water feature with the internal spaces of the hotel lobby and restaurant.

Together the two mini-landscapes create a single space which aims to provide an environment which blends the more relaxed atmosphere of eating and socialising with the urgency of a thoroughfare route between spaces. It is intended that this pedestrianised space will have a different look and feel between the daytime, where it is more orientated towards the working day and night, where a friendly social and family environment would prevail.



View of 1:100 Scale Model



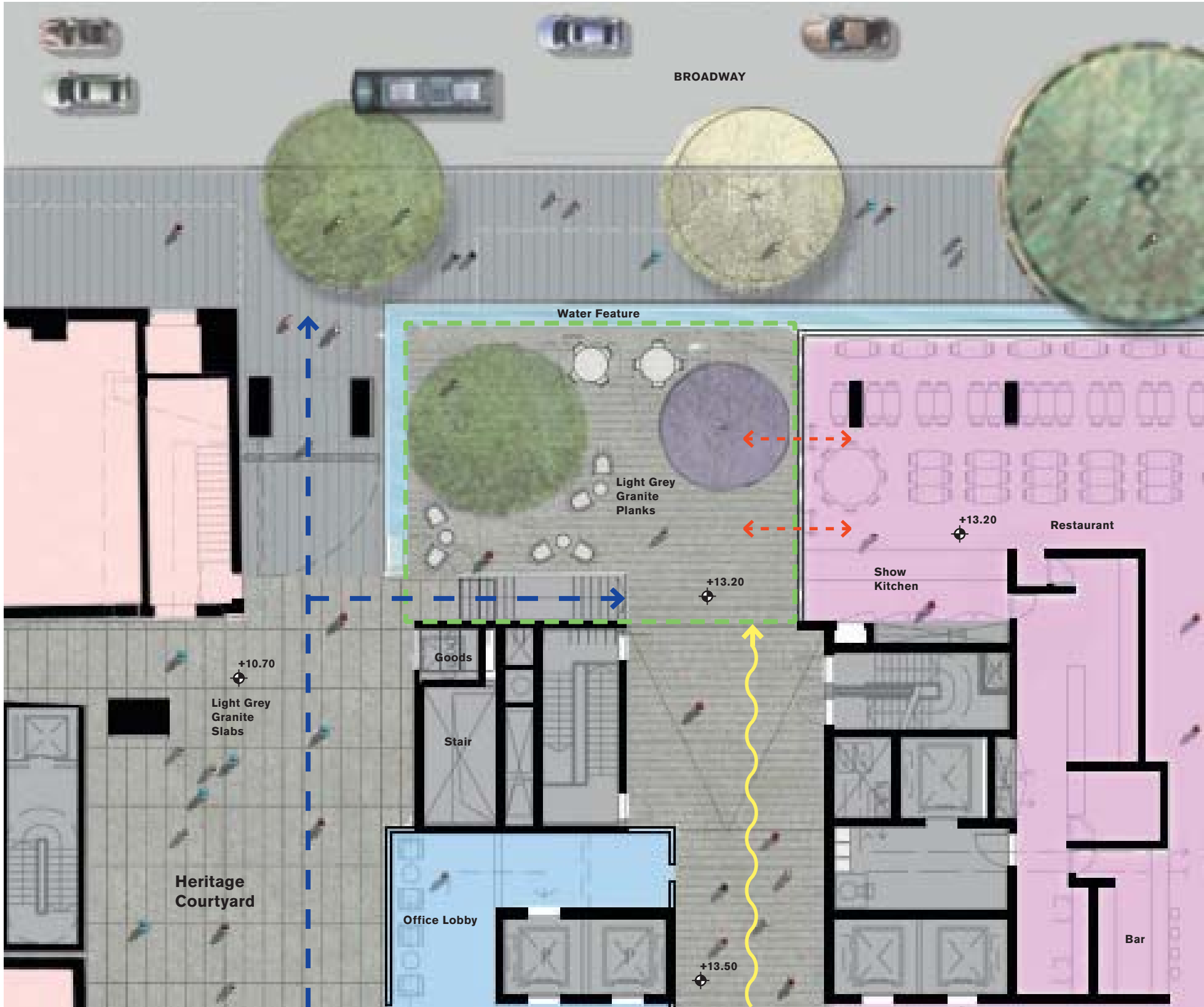
View at street level from Broadway of 1:100 Scale Model



Visualisation of Pedestrianised Link



The Restaurant Terrace primarily provides an external dining space for the Hotel Restaurant but also allows for sunlight to enter the Heritage Courtyard . Privacy is achieved by the elevation of this space as a result of the pavement level along Broadway falling towards the junction with Abercrombie Street. The introduction of a water feature cascading over the resulting wall due to the change in level helps to separate the terrace from the traffic on Broadway acoustically.





Study view at street level from Broadway of 1:100 Scale Model



View of 1:100 Scale Model of Restaurant



Study view of 1:100 Scale Model



Study view at street level from Broadway of 1:100 Scale Model



Visualisation of Restaurant Terrace



Explained in greater detail within the Heritage Buildings section of this document, the final area of landscaping is the Heritage Courtyard. Located to the rear of the Australian Hotel and adjacent historical Terraces, it acts as the communal space which unites these buildings with the entrance to the Commercial Offices of Block 4N. It is intended to blur the boundaries between inside and out by continuing the hard landscaping finish into the entrance lobby. Access is provided via two "laneways" at either end of the space with additional access from the elevated Passageway provided from the stairs adjacent to the Restaurant Terrace.



Left and right: Ground floor plan, nts





View of Heritage Courtyard of 1:100 Scale Model



View of Heritage Courtyard of 1:100 Scale Model

