

The Site Analysis chapter explains the wider context of the Central Park Precinct within Sydney and its immediate environs.

It also defines the historical context and infrastructure of the site.



View from corner of Broadway and Abercrombie street



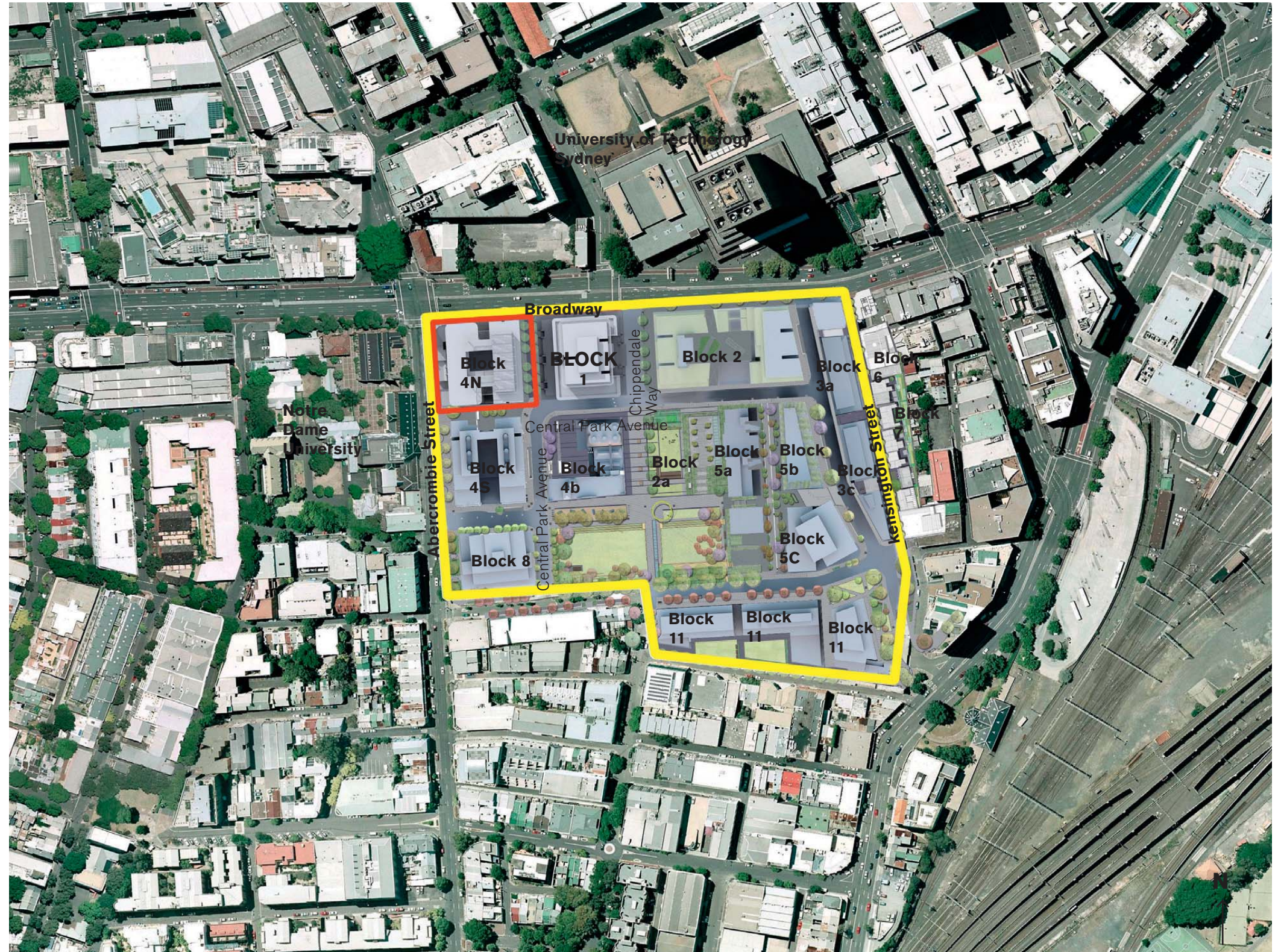
## Site Analysis

### Site Location

The proposed mixed-use scheme for Block 4N is located within the Foster+Partners Concept Plan for Central Park. This precinct occupies nearly six hectares of Sydney's Southern CBD, bordered by Broadway, Abercrombie Street, O'Connor Street, Balfour Street and Kensington Street. Adjacent to the educational institutions of UTS and Notre Dame, Central Park is surrounded by a number of significant and historical buildings and is situated within close proximity to Central Station.

Located on the former old Kent Brewery site, the Concept Plan offers an opportunity for urban renewal which reflects the eclectic, historic and dynamic inner city character associated with Chippendale. The development consists of 11 buildings, around 2,200 apartments and a lively collection of shops, cafes, restaurants, laneways, terraces and offices which are arranged around a spacious urban park. The development opens the old Kent Brewery to the people of Sydney after 150 years of isolation.

The aim of Central Park JV No.2 is to transform this area of Chippendale into Central Park, an intelligent interplay of buildings and public spaces that raises the benchmark for sustainable living.



Site context

Site Analysis

Site Context- Historical

Historical context

The site was formerly known as the CUB site. The Kent Brewery was founded by Charles Newnham and John Tooth in 1835. In 1853 a serious fire destroyed much of the brewery. In 1888 Tooth and Company became a public company.

The major period of expansion of the premises took place between 1900 and 1917. In 1980 the redevelopment of the site was announced. This was completed two and a half years later. During this time the company was taken over twice: first by the Adelaide Steamship Company in 1980 and by Carlton United Breweries in 1983. The new brewery was commissioned shortly after the takeover by CUB, becoming the most automated of all CUB's Australian breweries and the second largest brewery in Australia. The brewery was closed in 2004.

The property is of historical significance as a major industrial site in close proximity to the central business district. The present Kent Brewery main entrance road, Main Avenue, which was known as Kent Road, Lane or Street in the last half of the 19th century, formed the eastern boundary of Kent Brewery until the 1880s. Residential areas had developed to the east along both sides of Kensington Street in the mid 1840s. In the 1880s, Kent Brewery expanded to take in blocks to the west of Kensington Street.

Current context

The site has been cleared and basement excavated with all key heritage buildings retained.

Future context

The Central Park precinct will be a high quality, sustainable, mixed-use development comprising apartments, offices, shops, restaurants, student accommodation and open space.



Broadway



Broadway



Old Brewery #01



Aerial view of site from South West



Chippendale Green



Notre Dame University



St Benedict's Church



Old Brewery #02



Aerial view of site from South East



Terrace Houses



Australian Hotel

## Site Analysis

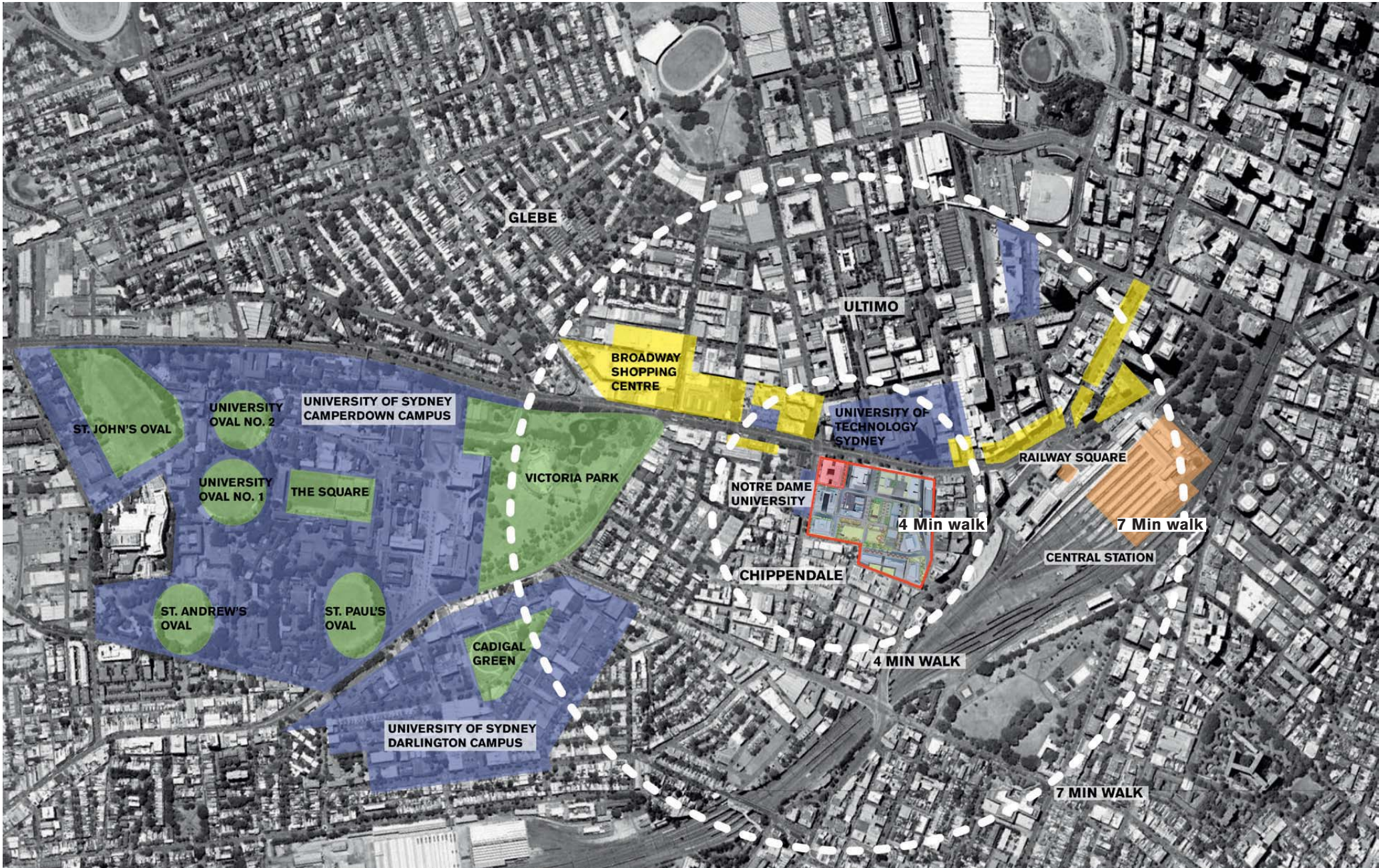
### Site Wider Context – Infrastructure

#### Proximity to local transport connections

Central Station is approximately 400m from Central Park. Central Station is NSW's largest public transport interchange providing both intercity and interstate transport connections. Major bus routes along Broadway link the site to the CBD and the inner west.

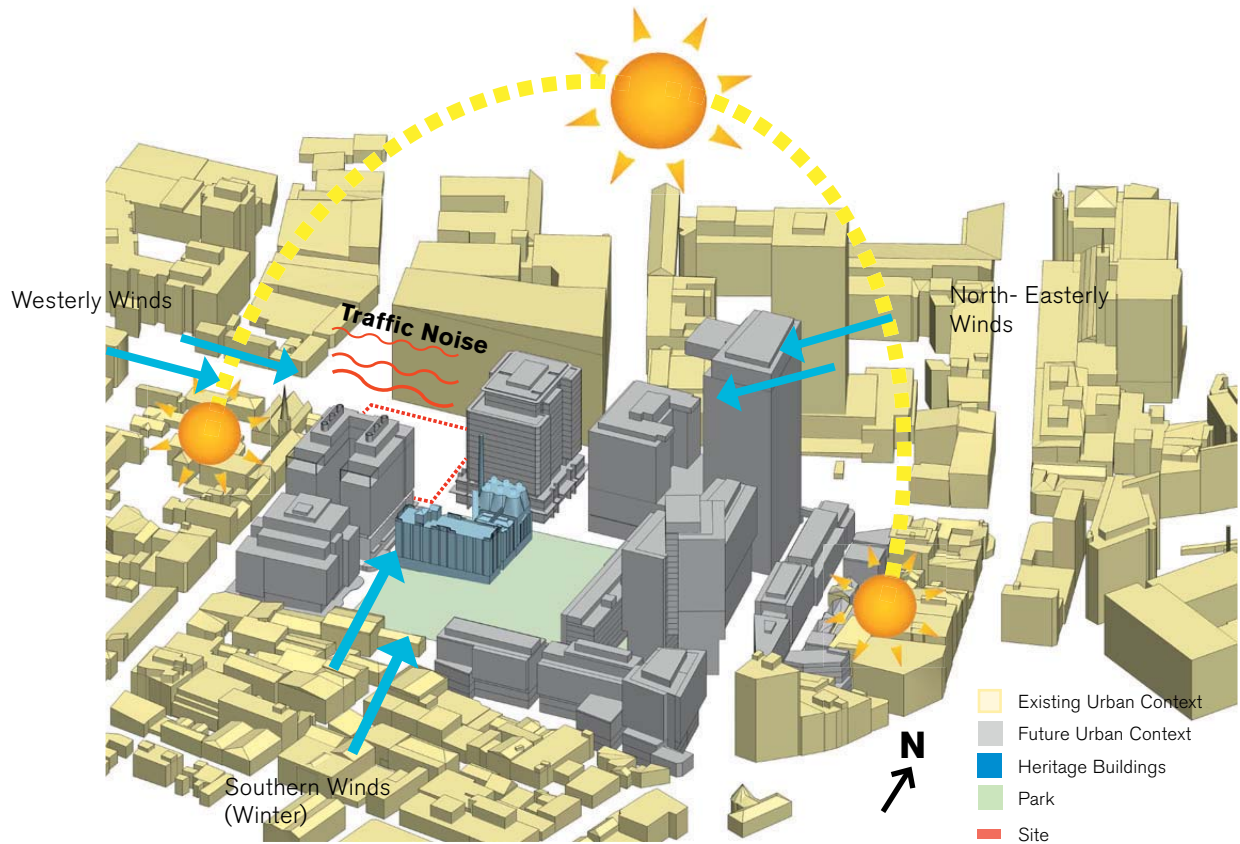
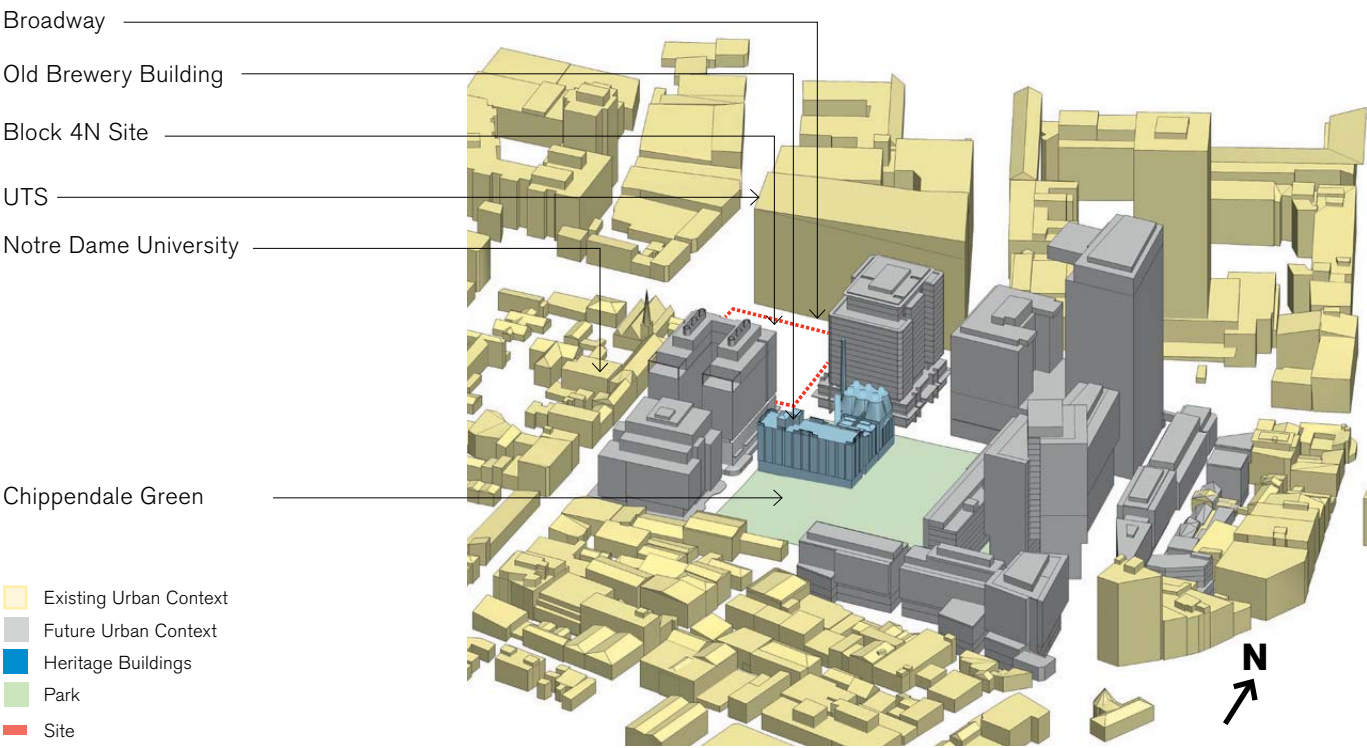
#### Proximity to major universities

Central Park is strategically located between the major educational infrastructure of the UTS and Sydney TAFE in Ultimo, Notre Dame University and Sydney University in Chippendale/ Newtown), and within 300 metres of the Redfern Waterloo redevelopment area that includes the Australian Technology Park.



Site – wider context and infrastructure, nts

- Site
- Universities
- Amenities
- Public Transport
- Open Parkland



**Site Location**

Block 4N is located in the north-western corner of the precinct at the junction of Broadway and Abercrombie Street. To the south of the plot lies the proposed student housing of Block 4S and to the south-east the regenerated Brewery Yard and new park. To the east of the plot, across the new pedestrian link, is the proposed scheme for Block 1 which is subject to a separate SSDA Application. The Block 4N SSDA currently requesting a revision to the original approved application to change its use from commercial to residential. Further east, beyond Block 1, is the new development of One Central Park and Block 2, designed by Jean Nouvel. To the west of the plot, on the opposite side of Abercrombie Street, is St. Benedict's Church and the historical campus of Notre Dame University.

Block 4N is part of a series of plots which address Broadway (alongside Block 1, Block 2 and One Central Park) forming an urban edge to the North of the precinct and providing a protective barrier to the public park to the south. This submission also develops the block to include the omission of link bridges between Blocks 1 and 4N as requested as part of the Block 1 SSDA .

Along the eastern boundary the area between Blocks 1 and 4N will be a new pedestrian link connecting Broadway with the new Brewery Yard Square and Central Park beyond.

The site is partially overshadowed by the new UTS Building on the northern side of Broadway.

The site for Block 4N is partly occupied along the north-western edge by the Australian Hotel and adjacent historical Terraces and their regeneration is included as part of the design of Block 4N but will form part of a separate SSDA regards their final design. The heritage Brewery building is an immediate neighbour to the south-east of the plot on the other side of Central Park Avenue.

**Environmental considerations**

Broadway, which Block 4N aligns to, is approximately on an East-West axis.

The separation of Blocks 1 and Block 4N into two standalone blocks by removing the linking bridges allows for greater solar access into the public realm of the precinct, particularly the Brewery Yard. Points that have been considered:-

- Minimise over shading of the public domain.
- Maximise sun access requirements of then public park as per the Concept Plan.
- Maximise the number of apartments that meet solar access "rules of thumb" as prescribed by the Residential Flat Design Code (RFDC.)
- Manage wind impacts on the public domain.
- Respond to the urban scale of

Broadway and the scale change of adjacent heritage buildings.

- Minimise impact of traffic noise from Broadway.
- Maximise amenity for all occupants.

The revised massing of Block 4N also proposes to setback the western façade to Abercrombie Street by 6.00 metres from the approved Concept Masterplan Massing Envelope. Points that have been considered in this instance are:-

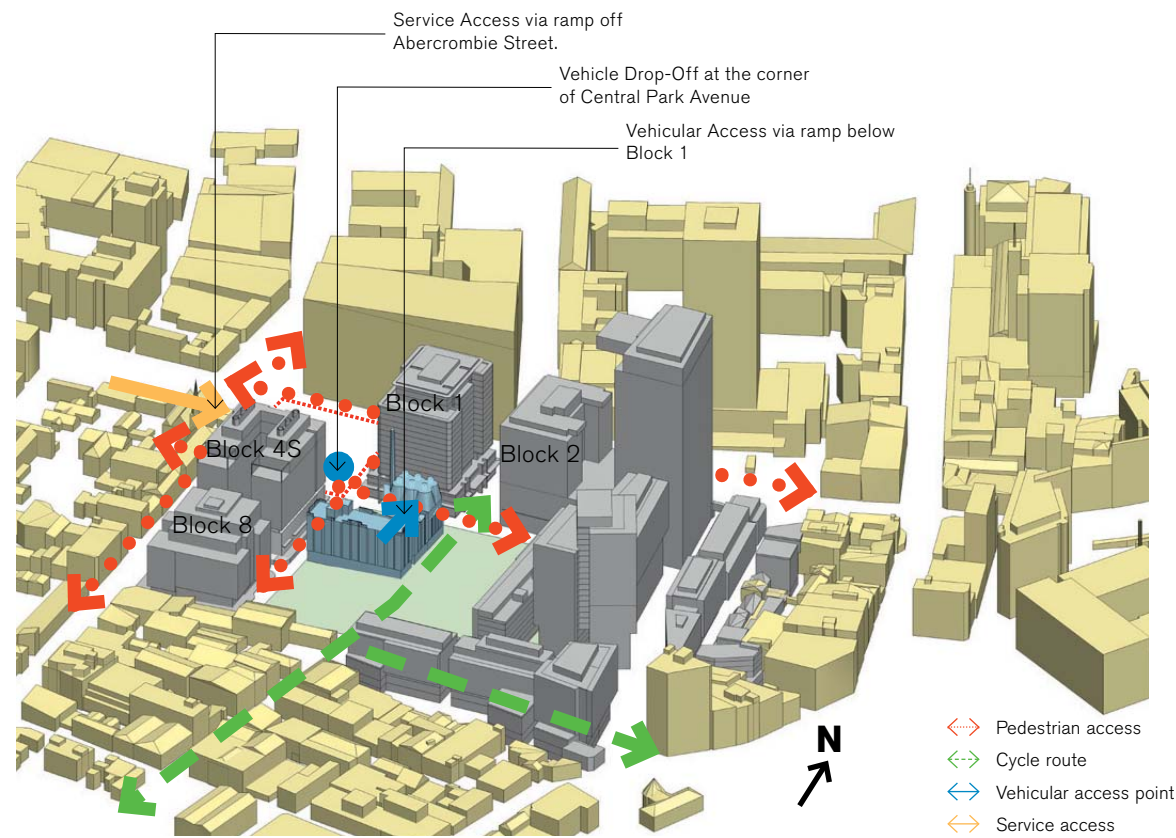
- Improved solar access down Abercrombie Street and into the proposed Heritage Courtyard.
- Improved views up Abercrombie Street to Broadway.
- Lessen the massing of the building over the Heritage Buildings on the site.

The prevailing winds on the site are Westerly and North-Easterly. The Environmental Consultant has determined that wind conditions expected around the site on ground could generally be classified for pedestrian standing.

## Site Analysis

### Site Context

2.4



#### Pedestrian and cycle routes

Pedestrian and cycle networks at Central Park have been designed to integrate with the proposed Urban Pedestrian Network (UPN) and the City of Sydney's cycle ways program. A main pedestrian footway and cycle route (proposed City Council route 20) will run through the centre of the park connecting Chippendale Way with Broadway and Jones Street in turn leading on to the UTS precinct.

Further North-South and East-West pedestrian routes traverse the precinct the diagram above indicates that Block 4N is surrounded by main pedestrian routes on all elevations, particularly a new pedestrianised link between Broadway and the Brewery Yard and

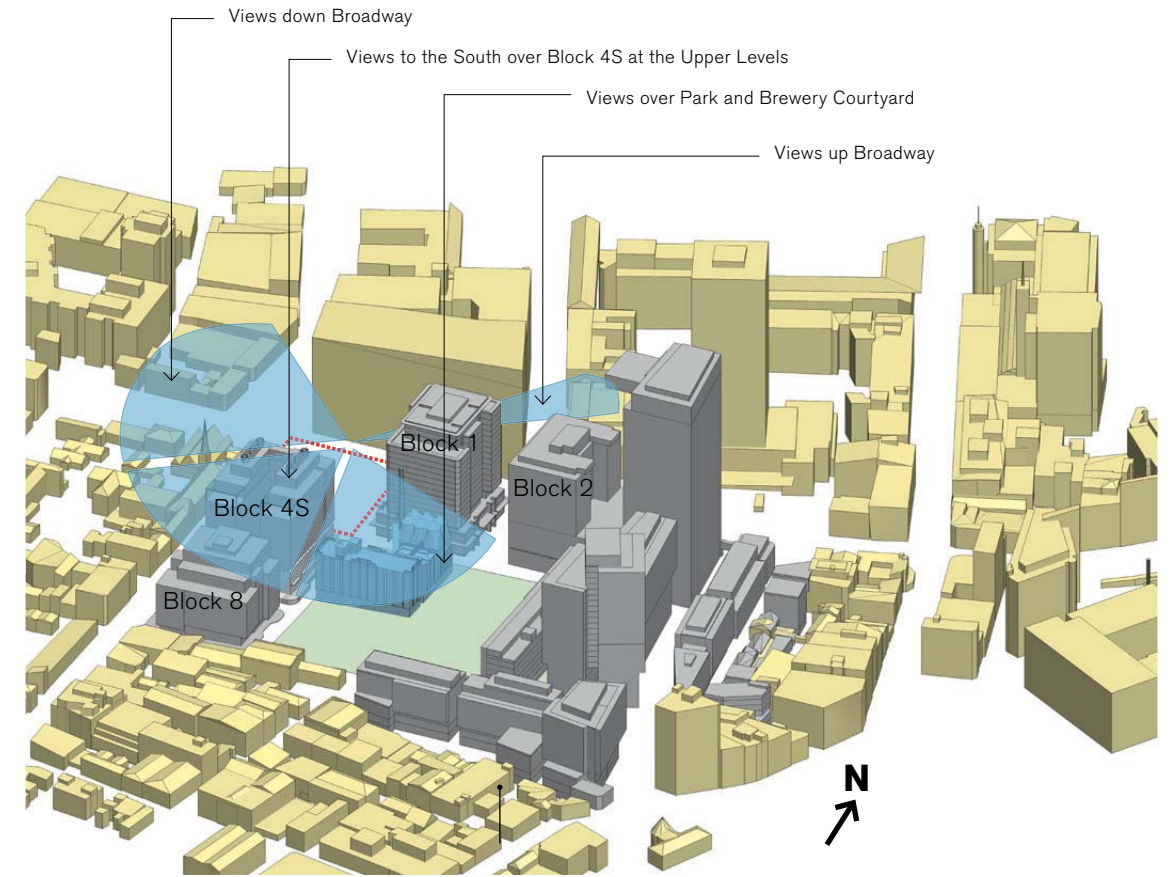
between Block 1 and Block 4N. The landscaping around Block 1 has been developed to provide bike parking spaces integrated within the design of the public realm, which are easily visible for security but without being intrusive.

#### Vehicular access

The Central Park master plan envisages that surface traffic within the precinct will be markedly reduced by directing cars quickly into an integrated basement and underground road system.

Vehicles gain access onto Central Park Avenue via Chippendale Way, off which the underground car parking facility below Block 1 can be reached via a ramp.

Service access to the joint basement below Block 1 and Block 4N is from Abercrombie Street via a ramp below Block 4N.



#### Views

Views from the plot will be partially masked by the large UTS building across Broadway in the North, by Block 1 to the East and by the Block 4S to the South.

To the West however, Block 4N enjoys views over St. Benedict's Church and the Notre Dame University towards the University of Sydney, with the residential apartments on the upper levels views towards Stanmore and Leichhardt.

The residential apartments also have views towards the south as a result of the southern facing apartments overlook the student residences of Block 4S.

To the Southwest, there are views from the plot of the Old Brewery Building and Yard and the park at the heart of the Central Park Precinct.

