



CENTRAL PARK
Sydney

PUBLIC DOMAIN

Jeppe Aagaard Andersen + Turf Design Studio

BLOCK 4N
CENTRAL PARK

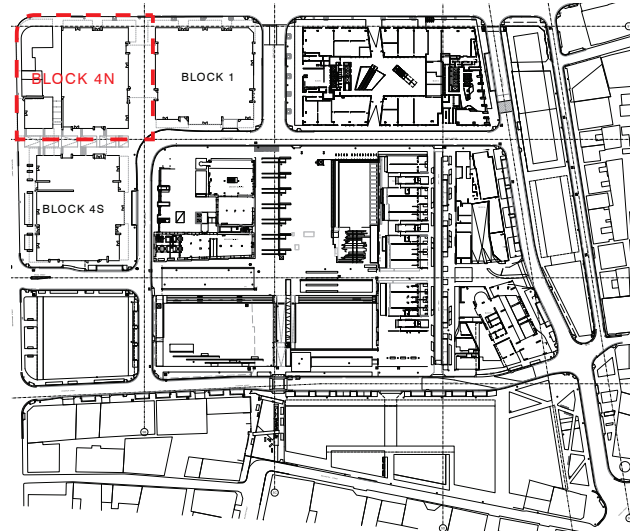
STATE SIGNIFICANT DEVELOPMENT APPLICATION

OCTOBER 2014

Client: Central Park JV No.2

● **Jeppe Aagaard Andersen & Turf Design Studio**

Landscape Architects Denmark | Sydney |
p: +61 2 9527 3380 | f: +61 2 9527 2307 95



PROJECT DESCRIPTION

SITE CONTEXT

Block 4N is located on the north-west corner of the Central Park precinct at the intersection of Broadway and Abercrombie Street. The Block 1 development is located to the east and Block 4S to the south. A pedestrian link is proposed between Blocks 1 & 4N and will form part of this State Significant Development Application (SSDA). The pedestrian link will be characterised by active building frontages, a water feature that runs the length of the link, evergreen tree and garden bed plantings, seating walls, benches and a detailed granite paving palette.

CONNECTIVITY

Connectivity, flow and a variety of space and function allow the melding of landscape, infrastructure and history at the Frasers Broadway site. Prominent axes stitch together the public domain, drawing the visitor to destinations within the site. Block 4N forms an important gateway into the Central Park precinct and so the streetscape and architecture at ground floor level has been carefully coordinated to ensure permeability and connectivity to the surrounding streets and public spaces. The pedestrian link between Block 4N and Block 1 functions as an important pedestrian connection from Broadway to the Brewery Yard public square while providing a relaxing spill-out space for the retail and café activities within Block 1.

ACCESS

Permeability and accessibility of the streetscape and public domain is seen as a key aspect of the design. Universal access to AS1428 has been incorporated into the streetscape, connecting walkways and building entries without compromising design quality.

STREET CHARACTER

The sidewalk character is designed to provide a comfortable space in direct relation to its adjacent building with consideration to the street traffic. The external streets are bustling with traffic, creating a vibrant edge to the precinct.

The pedestrian link between Block 1 and Block 4N functions as a key thoroughfare while also providing a space for relaxation, socialising, eating and shopping. A water feature that runs the length of the pedestrian link provides a focal point while also increasing privacy to the hotel within 4N. The landscape has been designed to provide spill-out spaces for the retail and café activities within Block 1 with planting providing a sense of privacy and intimacy to the external dining areas.

STREET PLANTING

Trees organise the public domain landscape by providing shade, physical buffers from pedestrian and vehicular traffic and greater green corridor links with Chippendale. The arrangement and variety of tree and groundcover species define space and frame architectural elements. The proposed planting will allow for summer shade and winter sun, displaying a play of colours and seasonal change.

MATERIALS

Block 4N will provide a high quality, robust palette of urban elements including seating walls, paving, benches, and lighting for the streetscapes through link. It strives to promote a site specific style that compliments urban elements in surrounding neighbourhoods. Proposed works to Broadway and Kensington Street comply with the CoS design requirements.

Client	Architect	Landscape Architect	Project	Document Title	Project No.	Revision No.	Page No.
Central Park JV No.2	Foster + Partners	● Jeppe Aagaard Andersen & Turf Design Studio	CENTRAL PARK BLOCK 4N	PROJECT DESCRIPTION	0721	A	2
		Landscape Architects Denmark Sydney p. +61 2 9527 3380 f. +61 2 9527 2307 95			Scale	Date	
						October 2014	
					Design Status	SSDA	

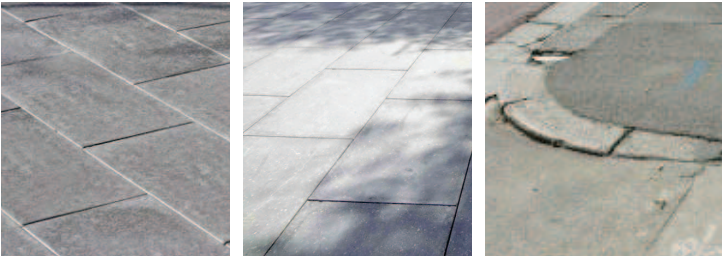
GROUND FLOOR & PUBLIC DOMAIN



STREET ELEMENTS

PUBLIC DOMAIN

PAVING



Granite Unit Pavers - Austral 'Black'

CoS Concrete Unit Pavers - Pebble Crete PPX 1201: 120D

Existing Trachyte Kerb to be salvaged and reused as per to CoS direction

FURNITURE



Proposed CoS Standard Bike Racks - Leda SBR85F to Chippendale Way

Existing U-ring & pole mounted bike racks to Broadway

Existing Smartpole lighting to Broadway

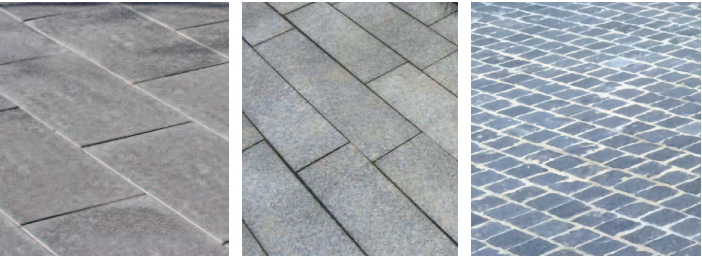
PLANTING



Proposed New Trees to Broadway - *Celtis australis*

PUBLICLY ACCESSIBLE PRIVATE DOMAIN

PAVING



Granite Unit Pavers - Chinese Black

Granite Plank Pavers

Granite Setts

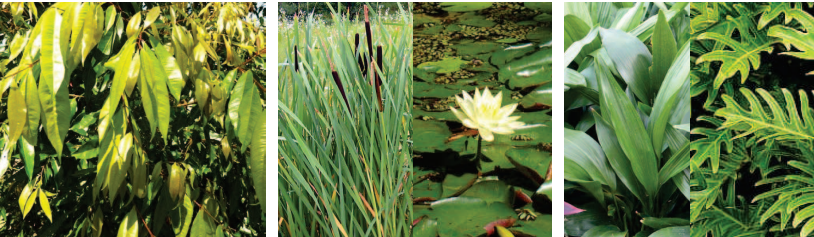
FURNITURE



Bespoke timber bench seat

Granite seating wall

PLANTING



Proposed new trees to pedestrian link - *Waterhousia floribunda*

Proposed new planting to water feature - Refer to page 7 for Ground Floor & Public Domain planting palette

Proposed new planting to pedestrian link garden beds - Refer to page 7 for Ground Floor & Public Domain planting palette

HOTEL & RESIDENTIAL LEVELS PLANTING DESIGN

HOTEL & RESIDENTIAL LEVELS - GENERAL

Planting is proposed to levels 3, 11, 12 & the roof level to provide visual and open space amenity. Perimeter planting creates strong horizontal bands to the building facade complimenting the architectural form whilst internal planting acts to screen and enrich private outdoor spaces. On level 11, planting within terraced central planter provides amenity to the communal terrace. Planting is also used to provide a green experience within the circulation bridges that span the central void.

Planting for the residential levels is proposed within three typologies;

- Perimeter planting: located within perimeter planters and comprising smaller dense, darker tonal planting which will maintain internal sightlines across to city views with larger feature species utilised to enclose spaces and frame views;
- Communal Terrace Planting: species tolerant of lower light conditions proposed to the central and perimeter planters within the level 11 communal terrace, featuring palms and tree ferns with a lush understorey of ferns. Feature planting is proposed to larger planter areas where soil volumes will support root systems.
- Bridge Planting: lush cascading planting to the edges of the circulation bridges, providing a green experience within the bridges and the continuation of a planted volume that progresses up from the central void.

Plant species have been selected to have visual impact from below (looking up at the building) and from within the various garden spaces; defining terrace open spaces and creating visual focal points. A selection of hardy, low maintenance species are proposed which can be applied / adapted to the variable facade aspect and micro-climates.

SOIL DEPTHS

Raised planter soil depths are designed in keeping with the SEPP 65 Residential Flat Design Guideline 'Rule of Thumb' for planting on structure outlined below;

- 300-400mm minimum depth for groundcovers
- 400-600mm minimum depth for shrubs
- Minimum 800mm depth or nine cubic meters soil volume for small trees

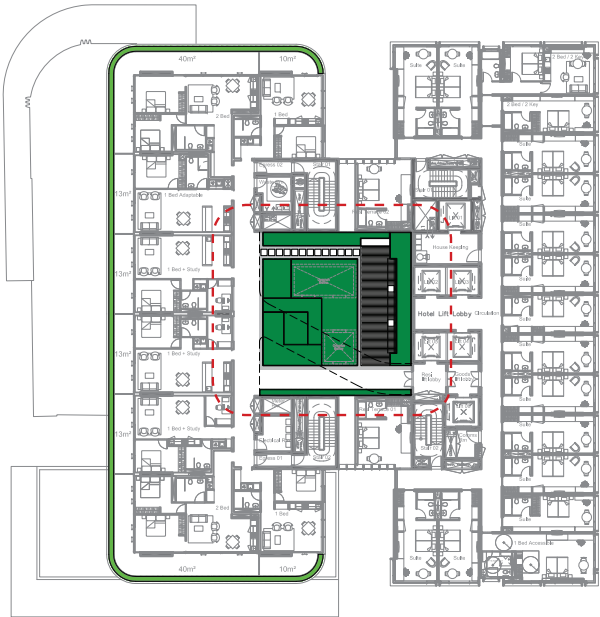
LEGEND

- PERIMETER PLANTING
- COMMUNAL TERRACE PLANTING
- BRIDGE PLANTING

Refer page 8 for hotel & residential levels planting palettes



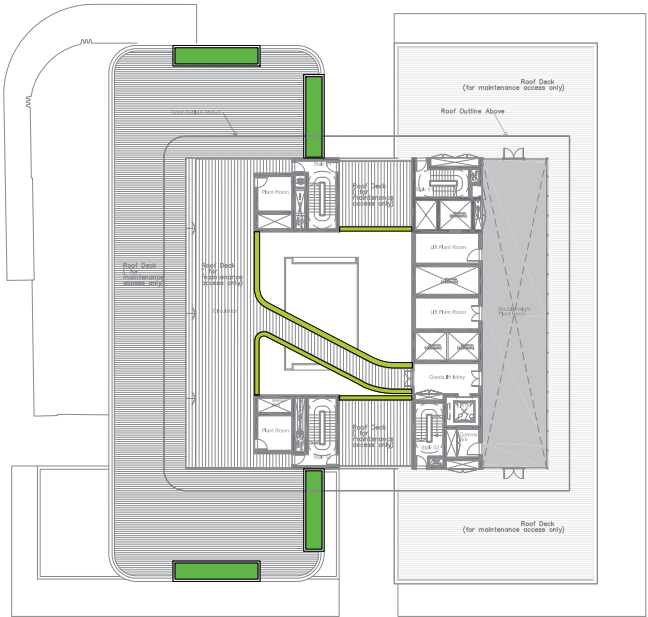
LEVEL 3



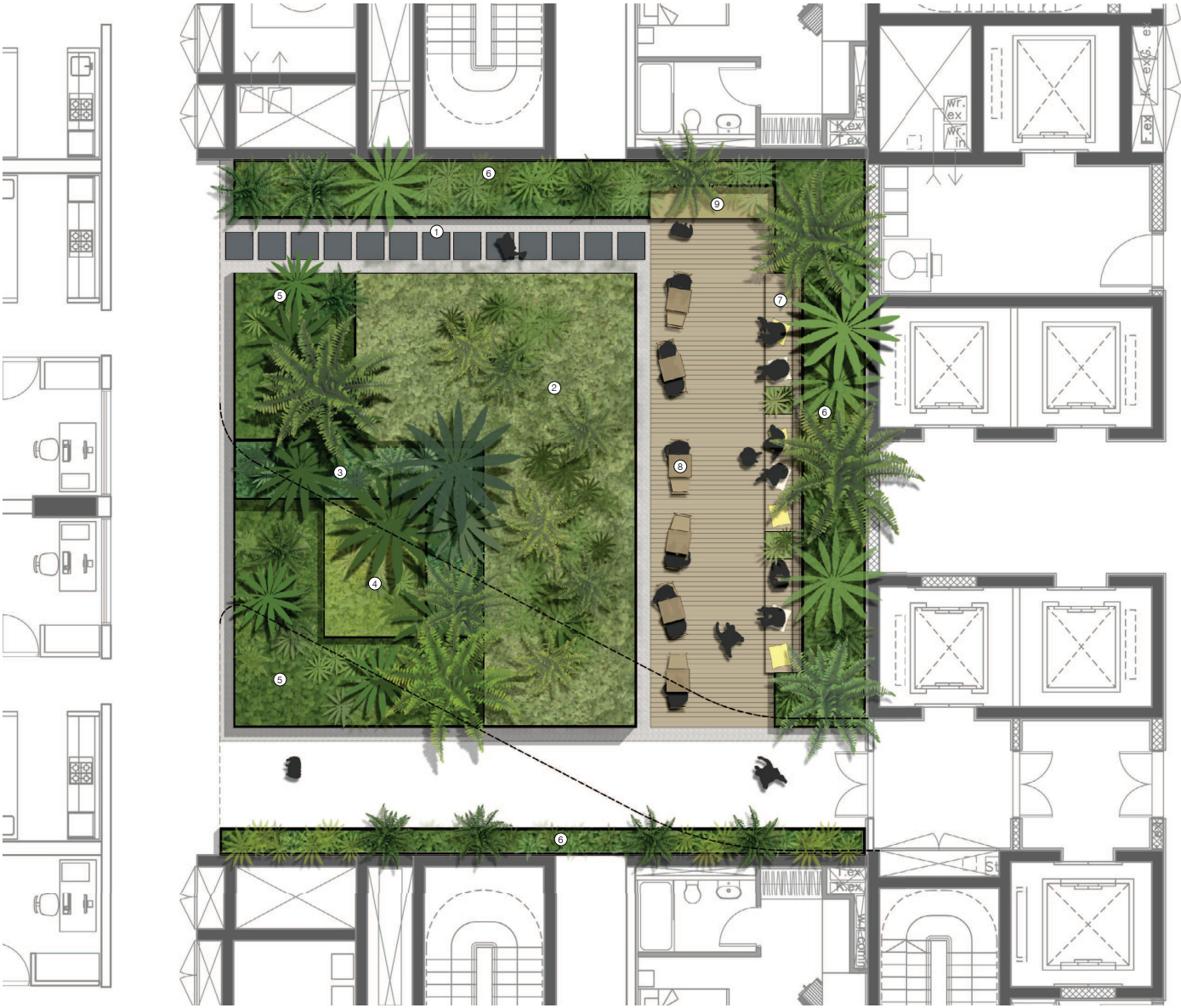
LEVEL 11




LEVEL 12





ROOF





LEGEND


 PROPOSED PALM & TREE FERN PLANTING


 GARDEN BED


 DECKED SEATING AREA


 WHITE PEBBLE


 STEPPING STONE PAVER PATH


 RAISED PLANTER TERRACE COVERING LIFT OVERRUNS- 2M HEIGHT


 RAISED PLANTER TERRACE - 1.5m HEIGHT


 RAISED PLANTER TERRACE - 1m HEIGHT

 RAISED PLANTER TERRACE - 0.8m HEIGHT

 RAISED PERIMETER PLANTER - 1m HEIGHT

 LOUNGE SEAT

 CAFE STYLE SEATING

 COMMUNAL COFFEE BAR

REFER PAGE 8 FOR L11 COMMUNAL TERRACE PLANTING PALETTE

LEVEL 11 COMMUNAL TERRACE

Level 11 offers residents a communal terrace space within the base of the central void. This void continues up through all of the residential levels above, providing natural light. At the centre of the communal terrace is a raised planter platform that encases the lift overruns.

A rich palette of plants offers both vertical and cascading qualities to the terraced planter platforms. Species tolerant of lower light conditions have been proposed and provide a lush, sheltered and visually striking shared amenity space for residents.

Landscaped circulation bridges which cross the residential void provide armatures for planting to cascade from, forming a vibrant green volume of planting that continues up from the base of the central void.