



CENTRAL PARK  
Sydney

PUBLIC DOMAIN

**Jeppe Aagaard Andersen + Turf Design Studio**

BREWERY YARD

STATE SIGNIFICANT DEVELOPMENT APPLICATION

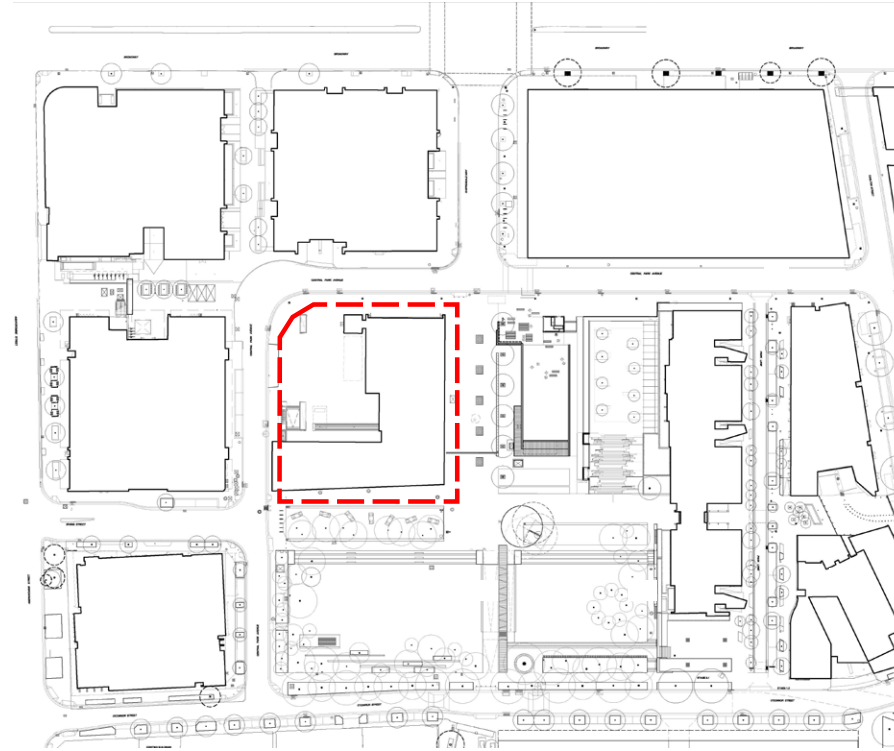
JULY 2020 | REVISION E

Client: Chris Lock, IP Generation

● 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

The Brewery Yard (block 4B) is located in the heart of the Central Park precinct framed by the DUO and The Steps, Chippendale Way and Chippendale Green. A brick paved courtyard is proposed to provide breakout opportunities for the new upgraded Brewery Building. This Significant Development Application (SSDA) will also include a renewed through site link, connecting from the forecourt to the southern open space. The new publicly accessible courtyard and through site link will be characterised by active building frontages, visually striking trees, planting features and a detailed brick paving palette.

### CONNECTIVITY

Centrally located within the Central Park precinct, the Brewery Yard will be an important gateway for those travelling from the DUO site, Broadway, UTS, Kensington Street and the Main Park. It is expected that the most pedestrian traffic will be coming from the DUO through site link and Main Park via the Brewery courtyard and through site link.

### 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.

### PLANTING

Evergreen trees proposed within key planters to the centre of the courtyard, west of the building. These trees will provide shade all year round and visual nodes for this industrial space. To complement the trees and the site wide character, lush vibrant coloured understorey species were proposed.

### MATERIALS

The proposed design include a simplified palette that stitch together the historic character of the brewery building and footprints of modernity across Central Park. New herringbone brick paving intend to share the flavours of the new bustling Kensington Street and Spice Alley. Steel planters emphasises the industrial character of the Brewery building while connecting with the neighbouring public forecourt between DUO and The Steps.

Client Chris Lock, IP Generation	Architect Tzannes	Landscape Architect ● Jeppe Aagaard Andersen & Turf Design Studio Landscape Architects Denmark   Sydney   p. +61 2 9527 3380   f. +61 2 9527 2307 95	Project CENTRAL PARK BREWERY YARD	Document Title PROJECT DESCRIPTION	Project No. <b>0721</b>	Revision no. E	Page No. <b>2</b>
					Scale	Date 2nd July 2020	
					Dwg Status <b>SSDA</b>		





**LEGEND**

- - - Brewery Yard site boundary
- Proposed feature trees
- Brick paving, herringbone pattern
- Brick banding, stretcher pattern
- Concrete unit paving match existing
- Brick stairs, handrails and TGSIs
- ① Steel raised planters. Powdercoated finish. Refer to page 5 for planting information.
- ② Removable bollards to protect existing pipeworks
- ③ Main Western entrance with Architectural awning over.
- ④ Stairs access with intermediate planters
- ⑤ Steps and breakout terrace mediating levels between public domain and internal FFL.
- ⑥ Future signage location for further approval. Design development required.
- ⑦ Hatch access to Trigen plant below basement. Infill lid to match adjacent surface finish.
- ⑧ DDA compliant access ramp in accord with AS1428.1.
- ⑨ DDA compliant access from building east. Refer to Architectural plans. Design development required.
- ⑩ Through site link. After hours security gates to be provided.
- ⑪ Existing structures to be clad to complement site. Architect to specify.
- ⑫ Pedestrian ramp dimensions have been adopted from City of Sydney's technical specification for concrete unit paving, drawing No:2.3.6, revision D, Dated 1 December 2019
- ⑬ Vehicular crossing dimensions have been adopted from City of Sydney's technical specification for concrete unit paving, drawing No: 2.3.9, revision D, Dated 1 December 2019
- ⑭ Removable bollards to allow for restricted access only

**Notes:**

- All works that interfaces with heritage fabric are to be carried out in accordance with the Schedule of Conservation Works prepare by Urbis.
- Public Domain Area : 1490 m2 area excludes existing building, foyer and 3x existing structures (8).
- Public Art to be installed in courtyard. Artwork by others. Final location to be determined in consultation with City of Sydney, client and artist.
- Existing pit to be in-filled to match surrounding pavement where applicable.



CENTRAL PARK AVENUE



LEGEND

- - - Brewery Yard site boundary
- +13.97(e) Existing surveyed levels.
- +12.80 Proposed levels
- 1:40 → Proposed grade

Client  
Chris Lock,  
IP Generation

Architect  
Tzannes

Landscape Architect  
● Jeppe Aagaard Andersen & Turf Design Studio  
Landscape Architects Denmark | Sydney |  
p. +61 2 9527 3380 | f. +61 2 9527 2307 95

Project  
CENTRAL PARK  
BREWERY YARD

Document Title  
LEVELS & GRADING PLAN



Project No. <b>0721</b>	Revision no. E
Scale 1:200@A3	Date 2nd July 2020
Dwg Status <b>SSDA</b>	

Page No.



## Street elements & Furniture

### PAVING & STAIRS



CoS Concrete Unit Paving - match existing



Brick banding - match existing banding.



Granite Setts - loading bay



Brick paving - Bowral Hamlet  
Blue Paver 230 x 76 x 55mm



Brick stairs - indicative brick arrangement.



### FURNITURE & FIXTURES



Removable bollard



Raised planter - powdercoat finish



Steel handrails + TGSI.  
AS1428.1 compliant

## Planting palette

Suggested species:

### Tree

*Ficus benjamina*

### Understorey

*Alcantarea 'Rubra'*

*Buxus microphylla*

*Gardenia florida*

*Murraya 'Min-A-Min'*

*Raphiolepis 'Oriental Pearl'*

### Ground cover

*Trachelospermum jasminoides*

*Plectranthus neochilus*

Notes:

Trees to be installed at >400L pot.

All understorey plant to be installed at 300mm pot and 400mm spacing to provide immediate visual impact.

Minimal mulch exposure.



*Ficus benjamina*



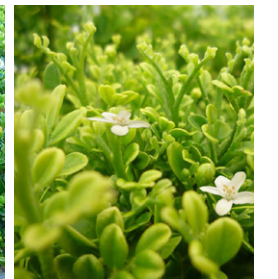
*Alcantarea imperialis 'Rubra'*



*Buxus microphylla 'Microphylla'*



*Gardenia augusta 'Florida'*



*Murraya 'Min-A-Min'*



*Raphiolepis 'Oriental Pearl'*



*Plectranthus neochilus*



*Trachelospermum jasminoides*



Typical Planter Section