

Scale 1:1000 @ A3 N ↑ **Draft Landscape Masterplan**

- Legend**
- 1 Pedestrian Promenade
  - 2 Balfour Street entry
  - 3 Brewery Yard, Granite pavers
  - 4 Urban Plaza with terraces
  - 5 Lower Plaza level
  - 6 Main Park
  - 7 Balfour Park
  - 8 Wellington Street Park
  - 9 Regent Street park
  - 10 Urban Undercroft
  - 11 Chippen Lane, Brick paving
  - 12 Kensington Street
  - 13 Heritage gate
  - 14 O'Connor Street
- Proposed trees
  - Granite flags (Plaza)
  - Granite flags (Pedestrian paths)
  - Granite sets
  - Heritage brick
  - Blue / black brick
  - Austral Black granite (CoS)
  - Bitumen (CoS)
  - Water element
  - Grass
  - Garden bed
  - Rain garden

Connectivity, flow, and a variety of space and function allow the melding of landscape, infrastructure and history at the Frasers Broadway site. A prominent axis stitch the public domain extremities, drawing the visitor to the central public area of the site and across the design's versatile spaces.

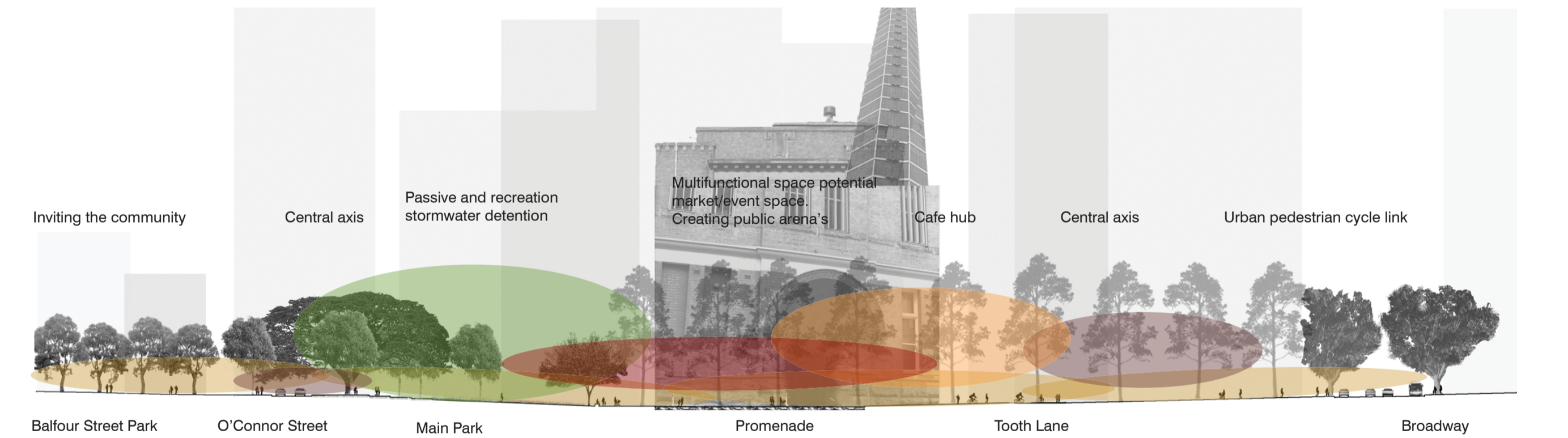
A gentle sloping north south Balfour axis provides a vital link from Broadway to the Chippendale community. Our design options have taken into consideration the community values and needs expressed through previous consultations.

Primary pedestrian movement is drawn from Broadway into the central plaza area where all cross connections meet showcasing the Brewery Building as the site's anchor. A water basin mirrors the sky, opens up the site & mediates between park & plaza as a simple urban element. It further strengthens the linear connection and provides multiple experiences, enhanced public interaction and pedestrian movement along the axis.

The versatile spaces that stem from the main axis and the east west connections allow for the transposition from recreational to cultural events creating a vibrant community place. Public amenity, accessible passive, recreational and event spaces will be provided. Uses of these spaces vary in accordance with surrounding building & street environments. Elements down to gentle slopes & small steps which enhance viewing during temporary events have been considered.

The landscape is favourably open amongst the new surrounding infrastructure. The parks open lawns provide opportunity to heighten the historical backdrop of the Brewery. Trees compose the public domain providing shade, environment, and greater green corridor links with Chippendale. The arrangement & variety of tree species define space, frame heritage elements, allow for summer shade & winter sun & display a play of colours & seasonal change. A large fig will be transported to provide an instant sense of place, positioned at the top of the park stating the southern part of the north south axis.

The Main Park of Frasers Broadway is an essential addition within the development & to its greater surrounds & community, realising a place where all can enjoy the simple outdoor pleasures of open & activated space.



**Spatial Character Section**

## Guiding Principles

- General:**
- Allow for diverse and flexible public uses.
  - Provide site specific design responses - retain heritage vistas / character.
  - Logical pedestrian and cycle access to the site and major destinations.
  - Provide amenities: seating, shade/shelter, toilets, bubblers and bike racks.
  - Work with existing levels to create interesting and functional spaces that contribute to the overall story of the site.
  - Allow for underground stormwater detention tanks and existing services.
  - Recycle heritage materials for interpretation within design elements.
  - Limited palette of new robust materials to create high quality finishes.
  - Maintain consistent lighting quality throughout the site for both feature/special effects and Crime Prevention Through Environmental Design (CPTED).
  - Provide simple easy to follow signage, both interpretive and way-finding.
  - Services: ensure emergency access.
  - Events: consider potential event spaces, access, bump in/out, additional transport load and temporary toilet locations.

- Planting:**
- Use planting to provide shade and ecological integrity as well as enhance the existing Chippendale character. Allow for underground services, plant rooms, basements and On-site Stormwater Detention (OSD).

- Park / Plaza**
- Provide shade for summer and maximise sun in winter.
  - Strategic placement to frame views and provide seating backdrops.
- Streets**
- Provide screening for residential buildings without blocking views
  - Use evergreen canopies to shade exposed streets.
  - Use deciduous canopy for shady streets to maximise light.
  - Tree scale to mediate between people and architecture.
  - Consider extending the Chippendale street tree character into the Broadway site.

- 1. Pedestrian Promenade:**
- Strong backbone that holds the site together linking the north & south.
  - Connects east/west paths and roads through the site.
  - Primarily an accessible pedestrian zone with share way for cyclists.
  - Provide a comfortable journey into the site displaying new and historic site character.

- 2. Balfour Street North Entry:**
- Cobblestone road finishes to slow vehicles.
  - Urban pedestrian/cycle entry through double tree canopy for character shared with vehicles.
  - Main vehicle entry and exit point off Broadway.

- 3. Brewery Yard:**
- Boutique bar forecourt rich in heritage character and charm.
  - Juxtapose granite pavers with the brick Brewery building to evolve the story of the site.
  - Place water element (with possible heritage interpretation) to improve the urban microclimate and provide a focal element that draws the Brewery Yard and surrounding architecture together.
  - Use feature lighting for unique site emphasis and 24hr vibrancy.
  - Potential market and exhibitions space.

- 4. Urban Plaza (with floating terraces):**
- Vibrant alfresco cafe precinct with garden terraces connecting the urban plaza to Block 2
  - Passive space: Provide for people watching, meeting places, potential market and event spaces.
  - Allow public access and pooling spaces to retail/commercial interface to the terraces, block 2, 5 and connections to the Brewery Building.
  - Consider visual and transitional spaces both vertically and horizontally.
  - Integrate Plaza and Park by responding to the terrace design and provide a unified space with diverse uses.
  - Street boutiques and cafe/bars activate the space through day and night.

- 5. Lower Plaza Level:**
- Connects to lower level retail space in Blocks 2 and 5.
  - Link Park and Plaza through careful use of display planting, level transitions and detailed alignments.
  - Provide water element as focal point.
  - Programming to activate the space; provide public use and safety.

- 6. Main Park:**
- Diverse spaces providing passive and recreational use.

- Create a unique park character through a layering of design elements such as, levels, bleachers, steps, open grass areas and vegetation; clever juxtaposition will provide interesting spaces with a comfortable and safe feel.
- Trees and planting express axis ways and visual corridors, while providing shade and beauty.
- Maintain vistas from the southern Park terrace to the Heritage Brewery Building and the AJN Terraces to the north.
- Water is an important heritage component to the Broadway site. The central water feature provides a fun interactive space with seating and access through to different park areas. While the east/west water element is a functional wetland system on the natural grade of the site, with aesthetic and interactive qualities and bridges linking the Brewery Building to the Park.
- The Parks central axis aligns with the existing Balfour Street maintaining a significant heritage link.
- Ambient lighting will enhance feature vegetation and provide safety.
- Underground stormwater detention; approximately 2300m<sup>3</sup>
- Potential heritage drain interpretation.

- 7. Balfour Park:**
- Open green space entry-way from Chippendale to the Broadway site.
  - Provide shady character. Avoid overcrowding and dense shadowing of the Park in winter.
  - Potential for children's play area.
  - Potential to continue the water feature from the Main Park promenade.
  - Provide for pedestrian and cycle entry.
  - Investigate potential of bio-swale with heritage lighting feature and bottle installation in paving (design by Sue Barnsely Design for City of Sydney) through a cohesive analysis of heritage elements within the Broadway Site.

- 8. Wellington Street Park:**
- Provide buffer between Chippendale community and Block 11 of Broadway.
  - Design scale for local community; public in nature, although more inclined to attract local residents.
  - Providing passive use, possible BBQ and play areas to activate the space.

- 9. Regent Street Park:**
- Provide green transition from the busy street into Broadway.

- Green character for continuity throughout the site and link to external green corridors including Prince Alfred Park.
- Provide diverse garden/plaza spaces for public use.
- Trees to provide screening/buffer from Regent Street.

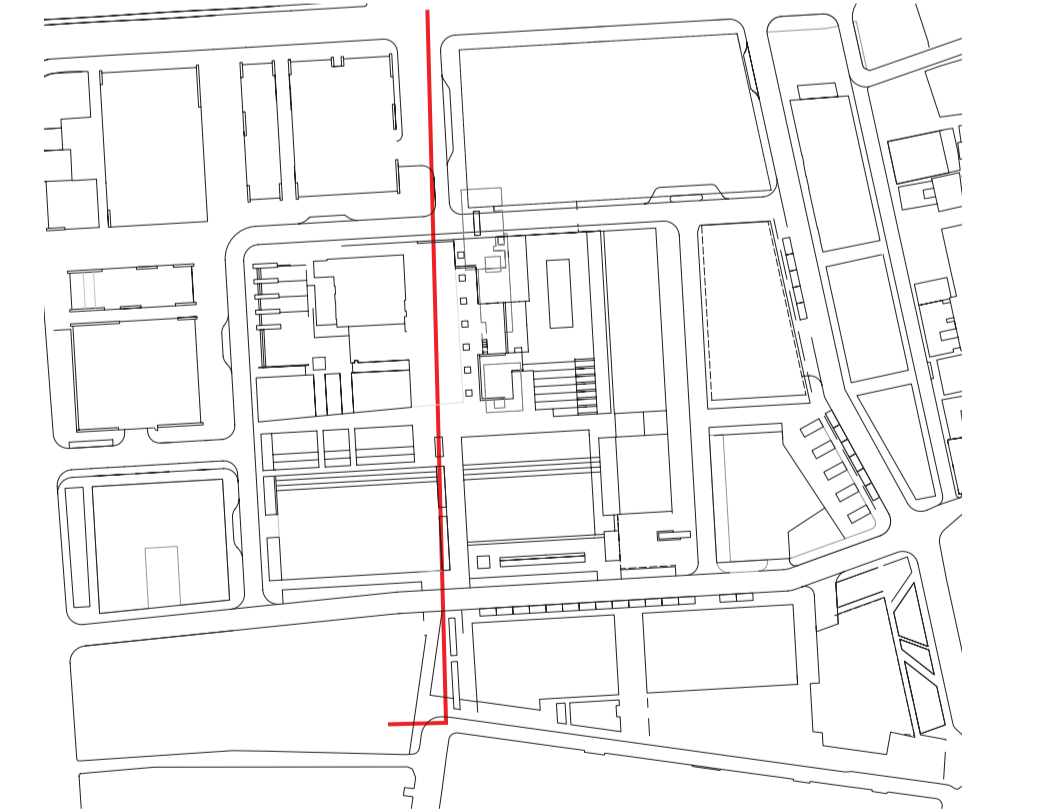
- 10. Urban Under-croft Garden:**
- Extend the Main Park character through to Chippin Lane.
  - Provide diverse garden/plaza space for public use.
  - Provide access into the Main Park.
  - Consider building interface and the relationship to the garden style of Chippin Lane

- 11. Chippen Lane:**
- Influenced by the existing Chippendale garden character to provide for predominantly residential use/garden lane.
  - Planting: diverse selection of low light tolerate trees.
  - Staggered tree line to mirror the Chippendale character, frame views.
  - Heritage brick paving laneway.
  - Allow congregational spaces for people at entries linking block 5 to the Park and Kent Road.

- 12. Kensington Street:**
- Mixed use buildings.
  - Pedestrian dominant laneway with blue/black brick paving.
  - Activate building edges and provide diverse cultural uses.

- 13. Heritage gate**
- The Fosters gate will remain in place as a historic reminder of the site.

- 14. O'Connor Street:**
- Two-way Street from Abercrombie Street to Kent Road, along the Park.
  - Street character will be influenced by the Main Park, providing a greener and more open feel.
  - West end characterised by the exiting Chippendale street interface.
  - East end takes on a wider character influenced by the internal street character of the Broadway site.



**Location Plan**