“Seeing this project for the first time stopped me dead. There have been major advances in the incorporation of greenery in high-rise buildings over the past few years – but nothing on the scale of this building has been attempted or achieved. One Central Park strongly points the way forward, not only for an essential naturalization of our built environment, but for a new aesthetic for our cities – an aesthetic entirely appropriate to the environmental challenges of our age.”

Antony Wood
Executive Director, CTBUH
Frasers Property’s visionary 5.8 hectare redevelopment of the former Carlton & United Brewery site, Chippendale aspires to develop Australia’s greenest mixed use urban precinct.

The Masterplan

At a cost of $2 billion the proposed six star Green Star rated precinct incorporates an on-site tri-generation power plant, water recycling plant and passive solar design throughout to ensure exceptional standards of environmentally sustainable design.

With an approved total GFA of 255,500sqm the mixed use masterplan breaks down into 11 blocks including residential, commercial, retail, heritage and parkland at its core.
One Central Park

Collaboratively delivered by Ateliers Jean Nouvel (Design Architect) and PTW Architects (Local Collaborating Architect), One Central Park is the centrepiece of the Central Park precinct.

Standing 116m tall, One Central Park’s East tower is 33 storeys, whilst the West tower is 64.5m high and 16 storeys. Collectively, the towers deliver a total of 623 residential units above a five level retail and recreation podium with five levels of basement car parking.

One Central Park represents the combined dedication of the client, architects and engineering team to achieve the vision and aspiration from design through to the completed building with a unified and cohesive façade expression.
01 Cantilever and Helistat
02 One Central Park viewed from Broadway
03 One Central Park Sky Garden
04 One Central Park Leisure Deck

One Central Park Sky Garden
One Central Park Leisure Deck
Incorporating both Central Thermal Plant and Water Recycling Plant into the heart of the development, One Central Park successfully achieves a 5 Star Green Star design rating under both the Multi Unit Residential Design v1 and Retail Centre Design v1 Green Building Council of Australia assessment systems.

**WATER RECYCLING**

The water reclamation plant has been designed to deliver 100% of the non-potable water needs for the entire Central Park precinct. As defined by the Australian Guide for Water Recycling the plant will produce only grade A water quality to the site.

**CENTRAL THERMAL AND ELECTRICAL PLANT**

Located over two levels of the Western Basement, the Central Thermal Plant houses the tri-generation system and the thermal plant for the precinct for the purposes of:

- Electricity supply to the thermal plant.
- Provide cooling and heating energy to the mechanical air conditioning systems serving the buildings across the site through the chilled and hot water distribution systems.
- Reducing greenhouse gas emissions from the precinct operation.
- Meeting energy efficiency objectives for the precinct.

— Provide hot water to the buildings across the site for domestic hot water needs including bathrooms basins through hot water distribution.

Green Building Council Green Star Rating
With the concept of ‘parkland’ at the heart of the precinct, this biomechanical building showcases extensive vertical and horizontal gardens, hydroponic green walls, modular metal clad polyethylene hydroponic planter boxes with stainless steel vine climbing cables, a 40m cantilevering sky garden/heliostat reflector and green roofs making this building’s envelope unparalleled in the international architectural arena.

The façade is dramatic and composed, as it is also highly tectonically resolved and expressive.
Cantilevering a further 20m from the South West corner of the Sky Garden, the heliostat reflector frame carries approximately 500sqm of mirrors. These fixed mirrors are arranged into several clusters designed to specifically target pre-determined ground and podium areas across the precinct.

The heliostats and reflector array is the largest application to any building and directs sunlight to the Southern courtyard.

The reflector frame receives sunlight from the 40 sun tracking heliostat mirrors located on the roof of the West tower. These heliostat mirrors follow the sun’s path and reflect light up to the fixed mirrors of the reflector frame.
Exclusive to the level 29 to 32 Sky apartments at One Central Park is access to the ‘Sky Garden’.

Suspended approximately 100m above ground floor and cantilevering out 26m from the West facade of the East Tower, the Sky Garden offers a dramatic green spatial experience at altitude.
There is 16,000sqm of retail area over five levels within the podium of One Central Park.

A large atrium with skylight above occupies the centre of the podium levels with heliodot sunlight directed though the skylight and atrium from above. A gymnasium on the retail upper level internally links to a garden terrace.
01 Retail atrium with skylight above
02 External retail space with green wall
03 View from One Central Park West Tower Apartment
04 One Central Park West Tower Apartment
One Central Park’s West Tower

APARTMENT STATISTICS

- 260 x apartments total
- 20 x apartments per typical floor
- Economical apartments with high quality finishes
- High studio and 1 bed component
- 2 key corner apartment component

Studio | 40sqm
2 Bed 2 key | 95sqm
One Central Park’s East Tower

APARTMENT STATISTICS

365 x apartments total
14 x apartments per typical floor
Economical apartments with high quality finishes
High 1 bed + study and 2 bed component
2 key corner apartment component

1 bed + study | 65sqm
2 bed | 75sqm
2 bed 2 key | 100sqm
One Central Park's East Tower Sky Apartments

APARTMENT STATISTICS
38 x apartments total
9 x apartments per typical floor
Large apartments with high quality finishes
2 bed and 3 bed components
3 bed 2 level duplex to top floors
2 bed | 115sqm
3 bed | 170sqm
3 bed duplex | 200sqm
Project Recognition

AWARDS

2016 Good Design Awards – Architectural Design, Commercial and Residential
2015 Best Innovative Green Building MIPIM Awards
2014 Best Design Implementation Award, CCDI Golden Fir Tree Awards
2014 Best Project Award, CCDI Golden Fir Tree Awards
2014 BPN Sustainability Award for Multi Density Residential, Highly Commended
2014 Leaf Awards - Overall Winner
2014 Leaf Awards - Best Sustainable Development of the Year
2014 AIA – Residential Architecture - Multiple Housing, Commendation
2014 World Green Infrastructure Congress - International Green Infrastructure Award

2014 Building & Structures - Engineers Australia Awards (won by Robert Bird Group, Arup, WSP and K2 Innovations)
2014 Engineers Australia Awards, Highly Commended - One Central Park’s Central Thermal and Electrical Plant
2014 WAN Facade Award, Highly Commended
2014 Sydney Design Awards – Landscape Design (won by Aspect Oculus)
2014 UDIA NSW Awards for Excellence - High Density Housing
2014 UDIA NSW Awards for Excellence - Design & Innovation
2014 Urban Taskforce Development of the Year
2014 Council for Tall Buildings and Urban Habitat Innovation Award, Finalist (won by Surface Design for Living Walls)
2014 Australian Institute of Builders NSW Professional Excellence Award - Residential Construction $100m plus (won by Watpac)
2014 IES Light Sculpture and Installation Award of Excellence – One Central Park Sea Mirror (won by Carter Leung & Tim Carr, Arup, Yann Kersale)
2013 Emporis Skyscraper Awards - Ranked 6th - One Central Park’s East tower
2012 UDIA NSW Awards for Excellence - Marketing Award
2011 MIPIM Awards Futura Projects Award, Finalist
2010 UDIA NSW Awards for Excellence - Concept Design

“Its vegetated systems are more than ‘green bling’ and provide new habitat for flora and fauna, improve building thermal efficiency, improve air quality, harvest storm water, provide biophilia, reduce noise pollution and mitigate the impacts of urban heat island effects.”

Matthew Dillon
Chairman, World Green Infrastructure Congress 2014

“One Central Park represents the very best of urban living and demonstrates that density and height can provide dynamic, cosmopolitan environments that many people are keen to live in.”

Chris Johnson
CEO, Urban Taskforce
DEVELOPER
Frasers Property Australia and
Sekisui House Australia

LOCATION
Chippendale
Sydney, NSW
Australia

DESIGN ARCHITECT
Ateliers Jean Nouvel

LOCAL COLLABORATING
ARCHITECT
PTW Architects

BUILDER
Watpac Construction

FAÇADE CONSULTANT
Surflies Design

TOWER WEST INTERIOR
DESIGNER
Smart Design

QUANTITY SURVEYOR
Davis Langdon

CIVIL ENGINEERS
Hughes Trueman

BDA CONSULTANT
City Plan Services

PLANNING CONSULTANT
JBA Planners

SURVEYOR
Denny Linker & Co

FAÇADE ACCESS
CONSULTANT
Ferra / Kerabiner Access

WIND CONSULTANT
Cermak Peterka Petersen

ACOUSTIC CONSULTANT
Acoustic Logic

HELIOSTAT MIRROR
CONSULTANT
Kennolights

ACCESSIBLE CONSULTANT
Accessibility Solutions

TRAFFIC CONSULTANT
Masson Wilson Twiney

FAÇADE CONTRACTOR
GJames and JML

GREEN WALL CONTRACTOR
Junglefy

PLANTER BOX CONTRACTOR
Palamont and Composite Industries

CLIMBING CABLE
CONTRACTOR
Tensile

PHOTOGRAPHY
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