

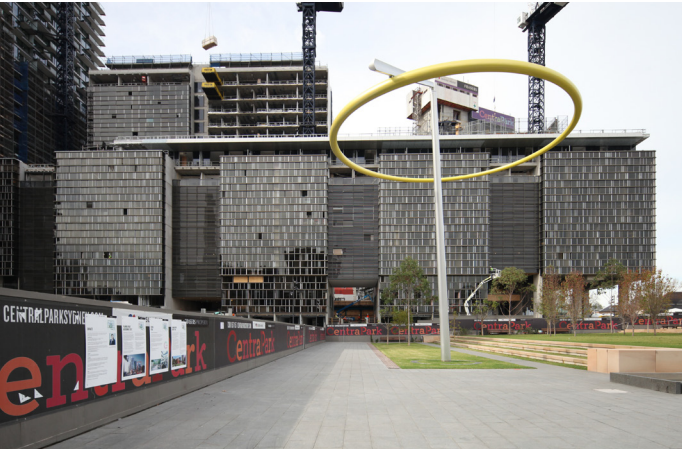
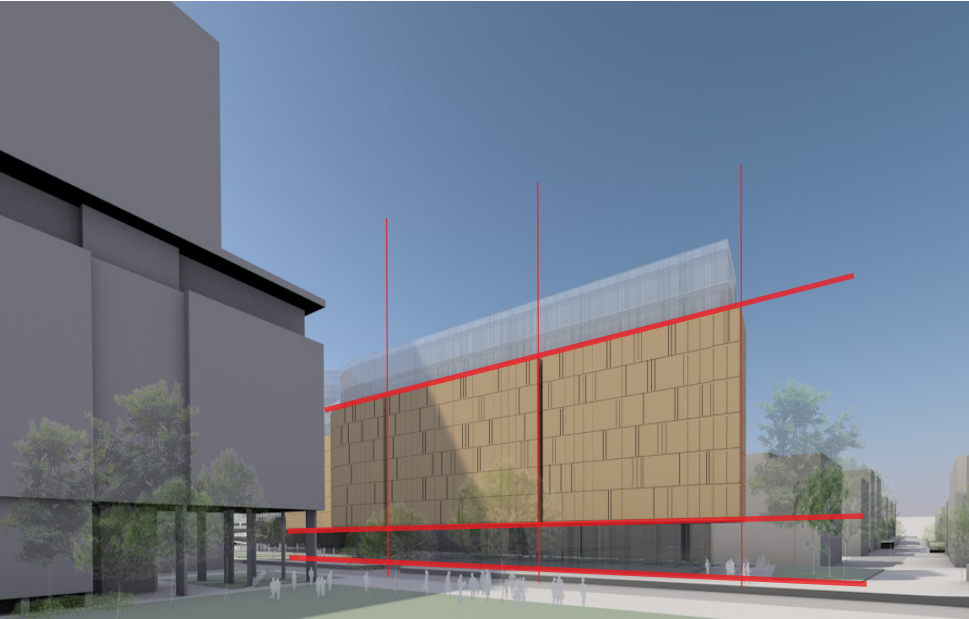
STREETSCAPE AND PROPORTION

Main park and O’Connor Street

Notwithstanding the distinctive curvilinear forms at the eastern gateway, the western section of the proposal follows a regular geometry and alignment to complement the Block 5b architecture.

In defining the main park of Central Park, a sympathy of height, scale, proportions and modulation with Block 5b is proposed to give definition and primacy to the Main Park and complement the scale of the Irving Street Brewery

This scale and proportion is continued east in the streetscape of O’Connor Street as it opens out into the new O’Connor Street Park. A strong visual link is created between the two parks while maintaining a clear definition of these important green spaces.



Wellington Street

The brick warehouses and varying scales of Wellington Street is responded to in the linear, masonry-like plane of the new building with the lighter, translucent perforated metallic screens over the glazed upper levels which are set well back inside the Modified Concept Plan (MCP) envelope.

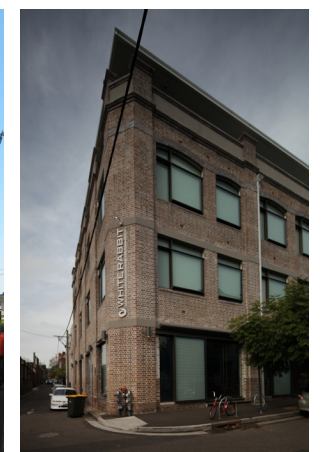
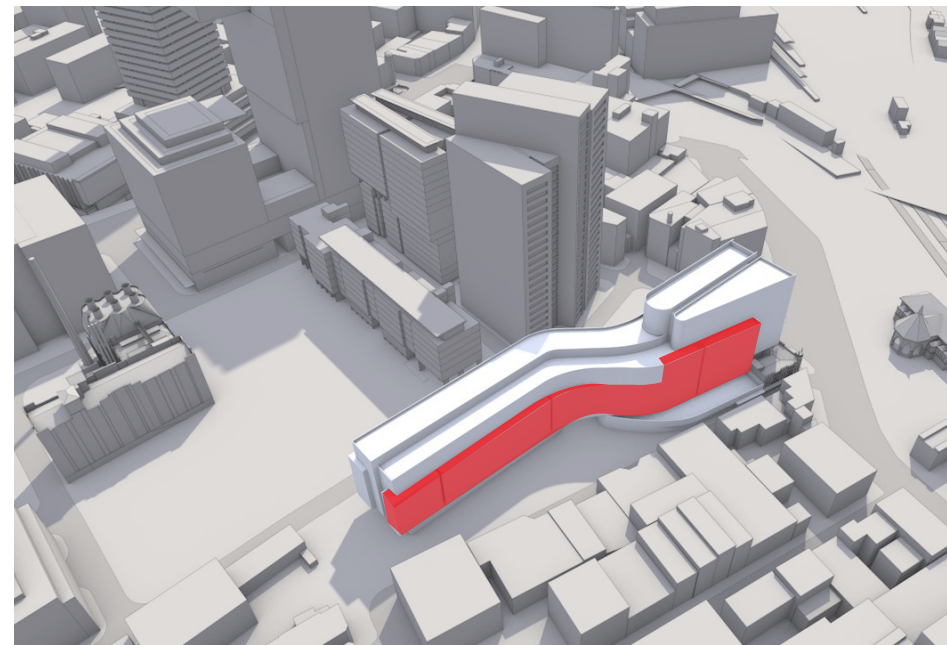
The existing Wellington Street buildings and the lower layer of the new building will define the expanded area and space of the new Wellington Street Park.

The gentle curves of the new building form the ideal complement to the linear and stepped heights of the existing buildings.

The long form of the Proposed Scheme shelters Wellington Street from potential detrimental wind impacts funnelling between the 3 disjointed masses created by the MCP, whilst retaining through site ground plane connectivity.

Sunlight access to Wellington Street and specifically to the existing residential terraces on average is higher than that achieved by the MCP. Please refer Envelope Compliance: Environmental Effect p36

Given the composition and careful stepping and setting back of the higher levels of the Proposed Scheme it has been calculated that the massing of the Proposed Scheme delivers 21.2% more direct sunlight into the new Wellington Street Park than that achieved by the MCP.



Regent Street and Kensington Street

Again, the brick warehouse and varying scale of Wellington Street and Regent Street is responded to in the linear, masonry-like plane of the new building with a lighter and more glazed upper level set back.

Significant views to the prominent corner location of the Castle Connell Hotel located on the intersection of Regent Street, Wellington and Kensington Streets are retained without any interruption.

The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved.

The original hotel building was designed to form part of a larger terraced streetscape. To address this, the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing, incorporating the parapet line to preserve streetscape character and pedestrian scale.

