

## Proposed Scheme - Strategic Design Concepts

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SATELLITE VIEW

## INTRODUCTION

The Proposed scheme maximises the benefits and approach to development on this important and strategic site.

The building form is more a layered curvilinear profile responsive to the varying street and existing building alignments. This sinuous built form defines a significant north facing green public space while maintaining the secondary green space on Wellington Street that remains of comparable size to that envisaged in the MCP.

The new open space and curvilinear built form create a memorable eastern gateway into the Central Park precinct addressing Kensington Street and resolving the new and existing street alignments.

The curvilinear form of the proposal creates an invitation to the Central Park precinct that provides a ground-plane and public domain that gently unfolds in an experience of discovery and expectation.

Notwithstanding the distinctive curvilinear forms at the eastern gateway, the western section of the proposal maintains a linear geometry and alignment to complement the neighbouring Block 5b (Park Lane) design and defining the important Chippendale Green of Central Park.

The form and massing of the proposed scheme is proportionately scaled with the Brewery Yard Buildings surrounding Chippendale Green. At high level (Levels 8-9) the Proposed Scheme sympathetically steps back from the Green to minimise the impact of the building bulk, whilst maintaining a sympathetic articulation of the massing to complement the large scale adjoining developments.

The layering and setbacks provide a sensitive scaling of the building to the new Central Park, Wellington Street and adjacent developments allowing an additional floor to be created at the western end overlooking Central Park, with an additional floor at the eastern end overlooking the new north facing park. These adjustments to the envelope cause no significant additional overshadowing but increase sun access into public open space.

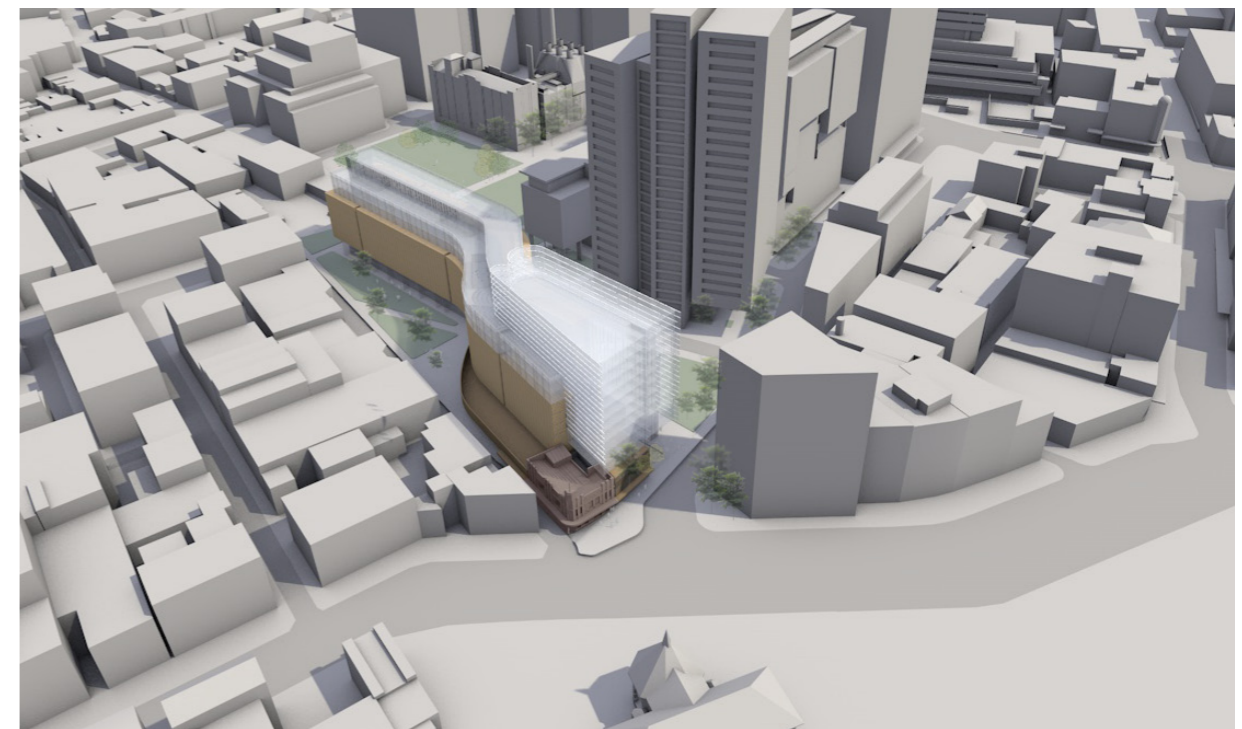
Importantly the views, natural light, sun access and amenity of the development are all considerably improved, as is the quality and quantity of public space.

## ARCHITECTURAL IDENTITY

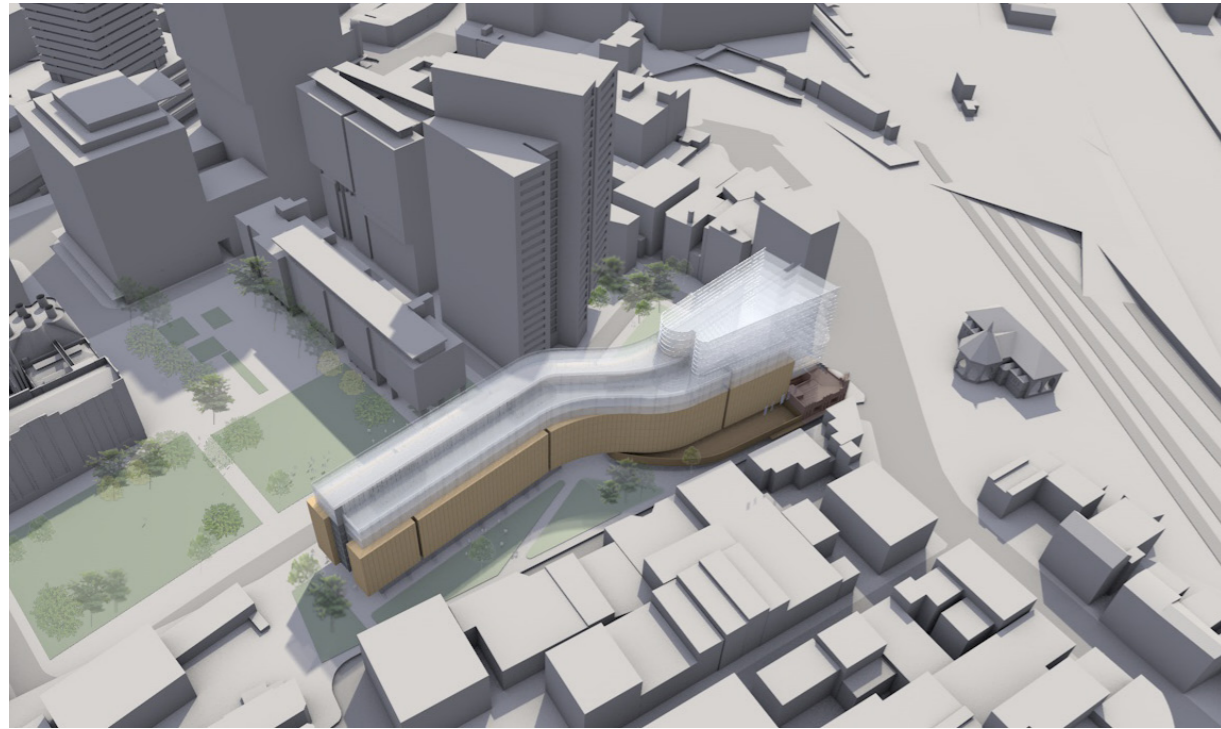
The curvilinear and layered architectural form provided a distinct and unique identity that will greatly assist in the branding and value of the development. The sinuous form will complement the innovative architecture of the signature developments of Central Park along Broadway, whilst providing a considered interface and transition to the existing urban grain of Chippendale.



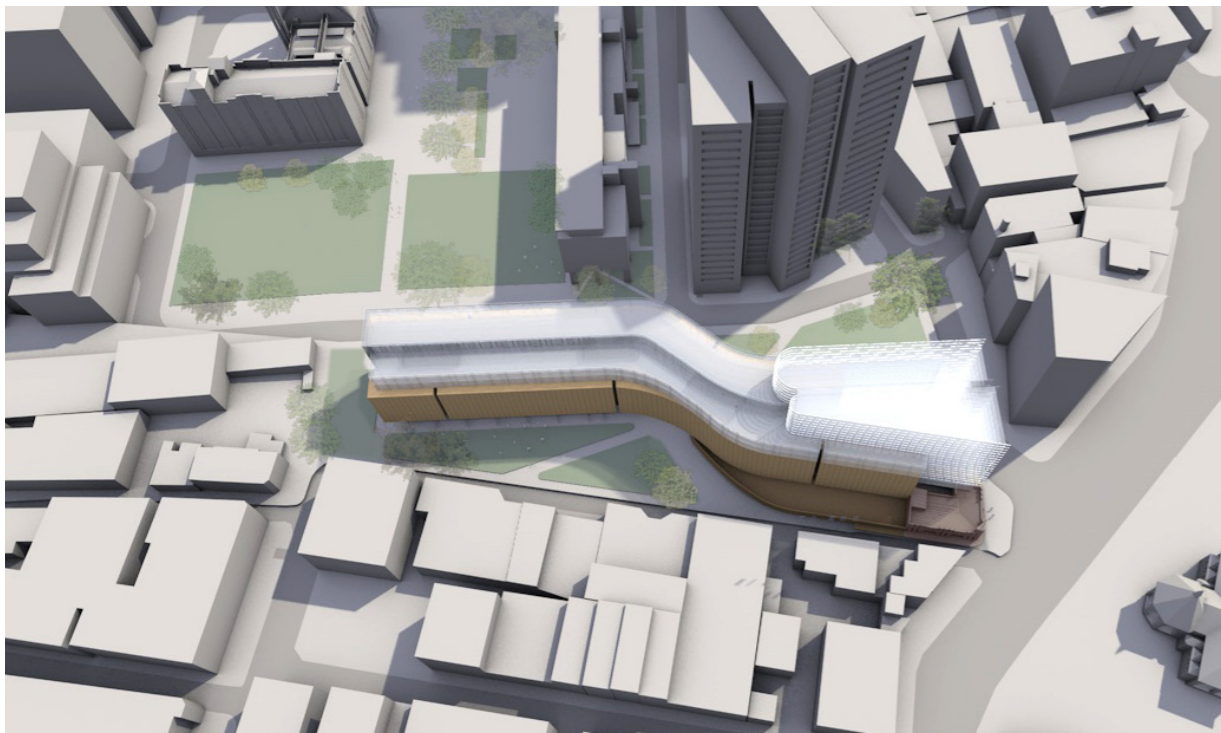
PROPOSED SCHEME NORTH WEST AERIAL VIEW



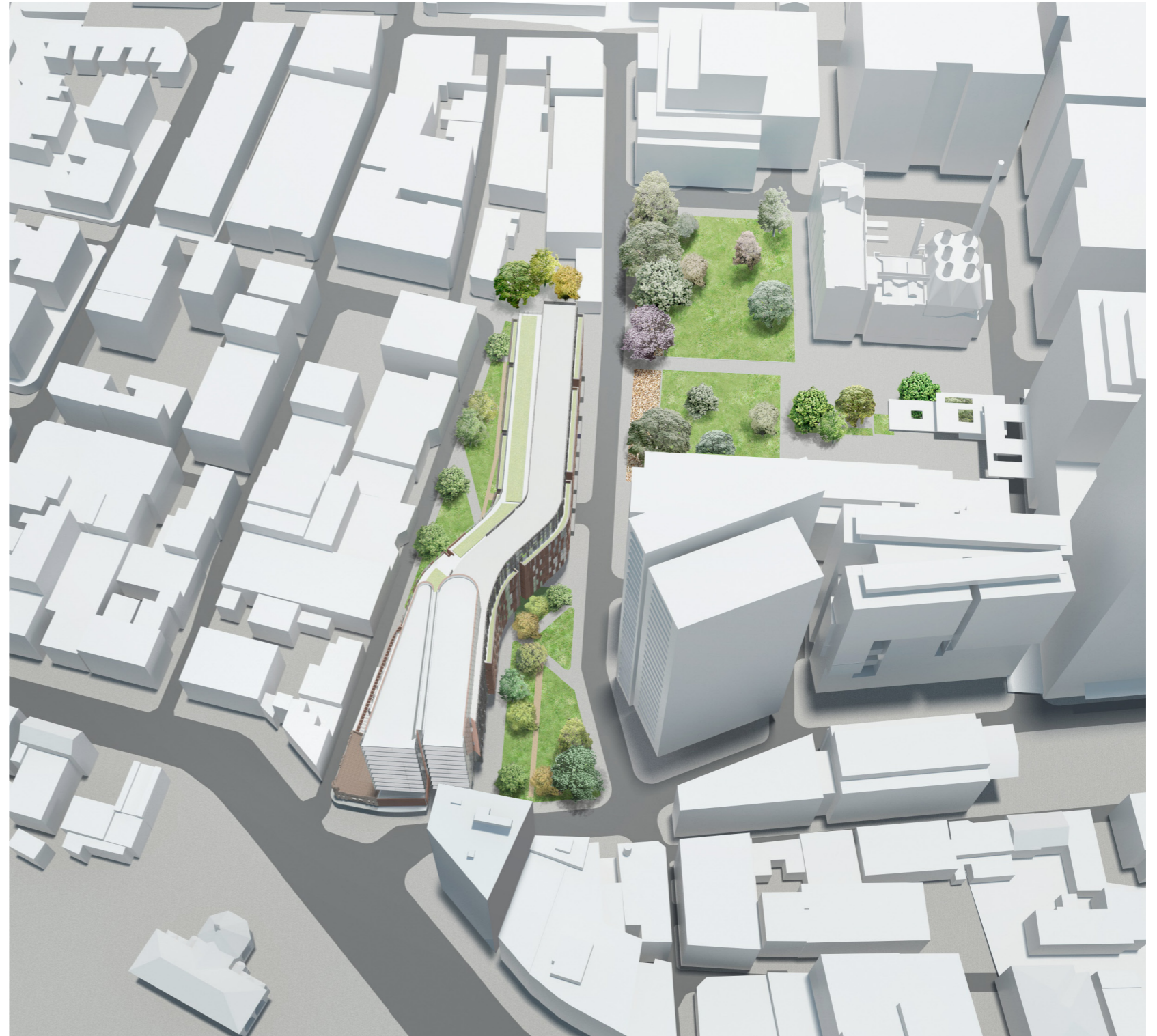
PROPOSED SCHEME SOUTH EAST AERIAL VIEW



PROPOSED SCHEME SOUTH WEST AERIAL VIEW



PROPOSED SCHEME SOUTH AERIAL VIEW

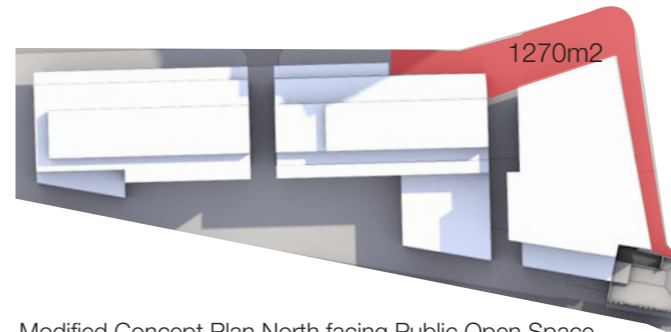


PROPOSED SCHEME EAST AERIAL VIEW

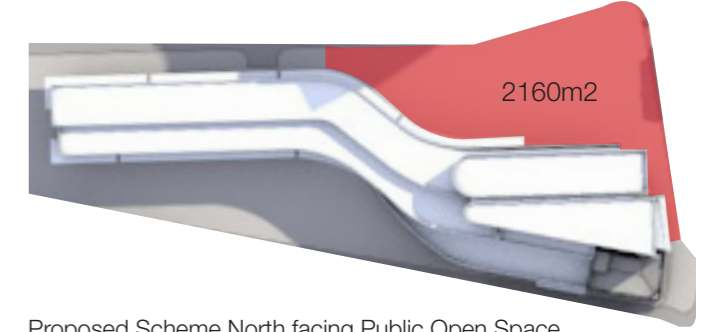
## NEW NORTH FACING PUBLIC OPEN SPACE: KENSINGTON STREET PARK

A key advantage of the Proposed Scheme is to create a more significant address and Eastern entry. The sinuous form of the proposal gently curves away from the O'Connor Street alignment creating a more substantial complement to the Central Park open space. Facing north, this new O'Connor Street Park will be a sunlit space and will provide a considered balance of hard and soft-landscaping to create a rich and animated ground-plane, accommodating passive recreation and "alfresco" dining.

Importantly, it will provide a "green buffer" to the Block 5C development, creating a significant public benefit that is not fully realised in the Modified Concept Plan envelope.



Modified Concept Plan North facing Public Open Space



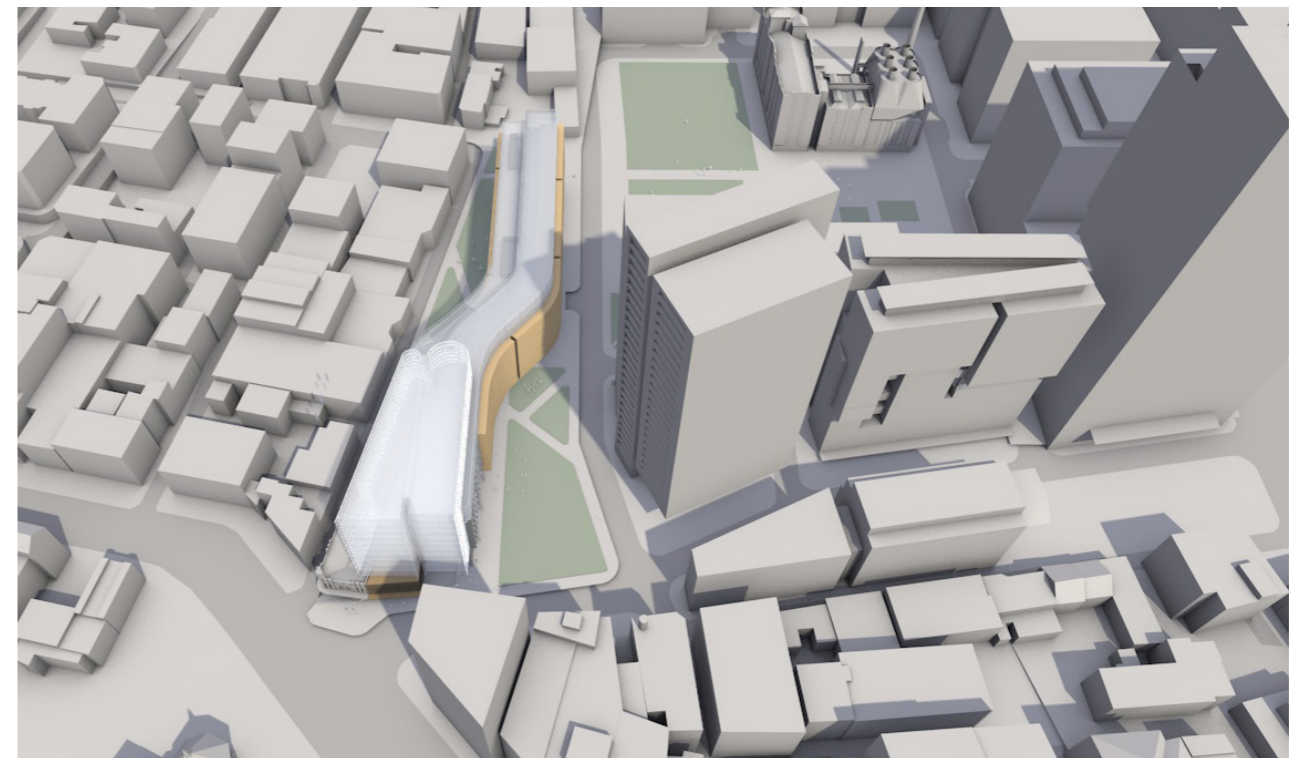
Proposed Scheme North facing Public Open Space

## EASTERN GATEWAY OPEN SPACE AND BUILT FORM

Rather than the axial entry of the Modified Concept Plan, this Eastern entry or gateway provides an "invitation" that entices exploration, with the wider public domain of the main park and wider Central Park development being gradually revealed. The refined approach to the Block 11 built form creates the opportunity for a more significant and meaningful arrival for the new Central Park development.

The built form and public domain are inter-related, both in plan and elevation, and are conceived as a series of organic layers. Ground level permeability connects the new O'Connor Street Park with Wellington Park reinforcing and continuing the alignment of Chippen Lane, providing connectivity and way-finding for new and existing residents of the wider Chippendale community through a series of interconnected components of the public domain.

The enhanced pedestrian activity will greatly assist the safety of the public spaces through enhanced activation and associated passive surveillance.



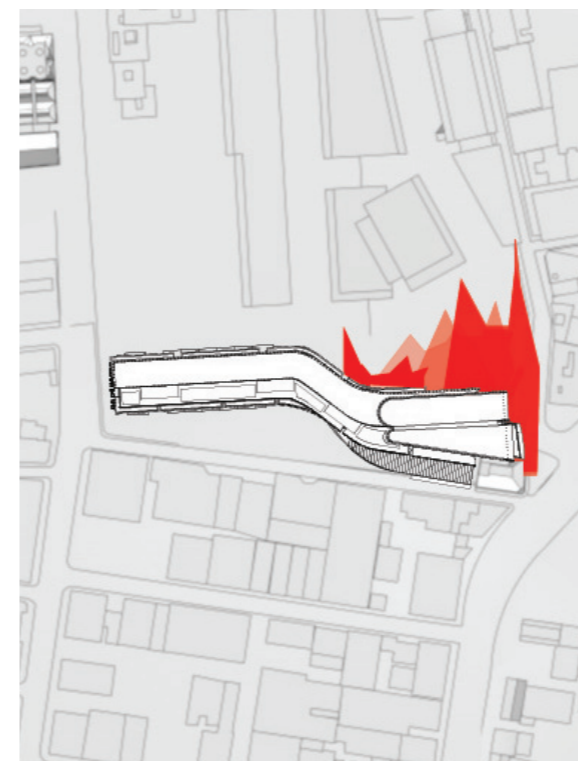
East View - Proposed Scheme North facing Public Open Space

### PUBLIC SPACE MICRO-CLIMATE: SUN AND WIND

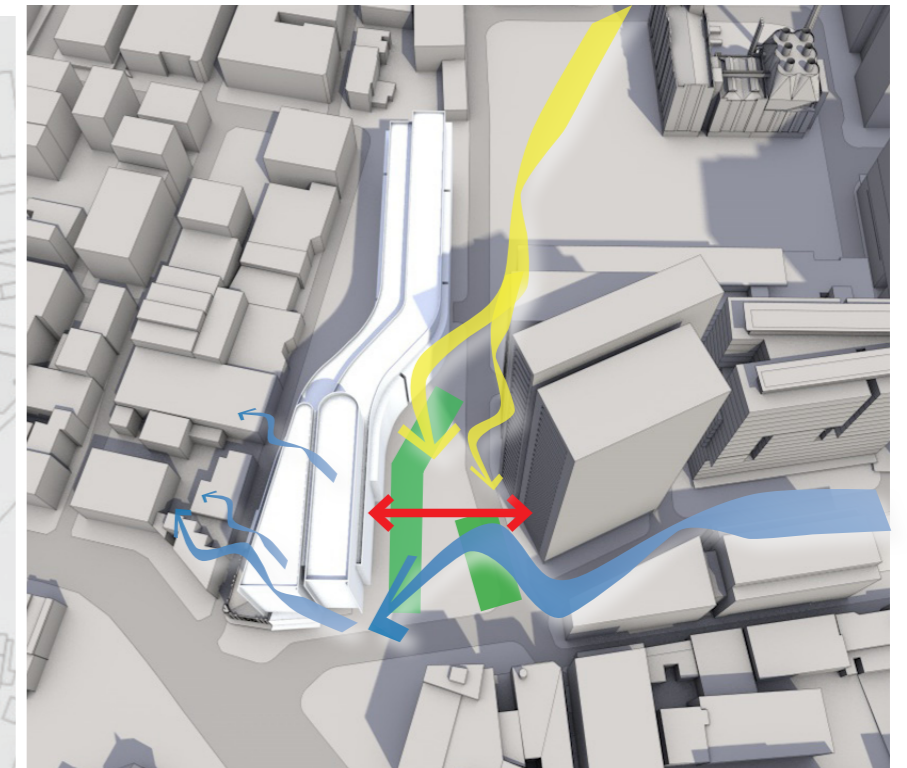
The new O'Connor Street Park is 2160m<sup>2</sup> of north facing open public space with soft and hardscape. Residential "Terraces" and Retail tenancies open directly onto this sun filled park. With the new park there is a very significant (170%) increase in comparison to the Modified Concept Plan north facing public space which is only approximately 1270m<sup>2</sup>.

The adjacent combined solar study diagram for 21 June illustrates the extent solar access into the new O'Connor Street Park. Refer to

Following extensive analysis of the proposed envelope, Graeme Wood, Director of Cermak Peterka Petersen Pty. Ltd found that "in summary, from a wind perspective the Proposed Scheme has a number of beneficial features that will help provide a suitable pedestrian-level wind environment around the building."



Sun Study 21 June



Wind Analysis

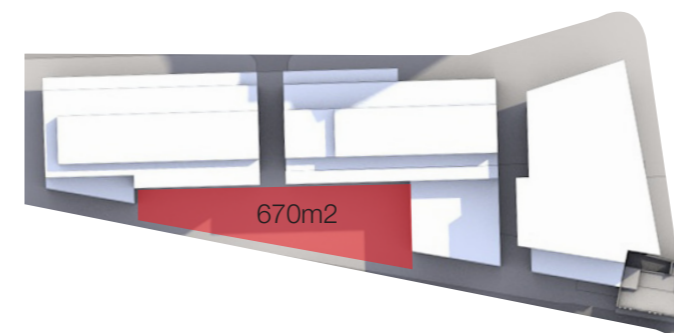
### WELLINGTON STREET PARK

The Wellington Street Park is of considerable importance mitigating the impact of the new development on existing residences and businesses. The Wellington Street Park will provide both a valuable public open space and shared amenity for all residents. Its focus is directly related to the housing along Wellington Street, offering substantial benefit to this existing community.

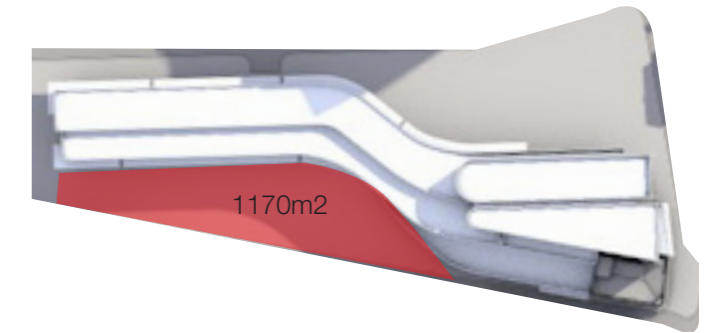
Accordingly, the streetscape along Wellington Street will not be a uniform approach but similar to the approach and design of O'Connor Park, the public domain will be comprised of a sequence of compressed and opened experiences.

Wellington street will be narrow and built to street alignments at the East, and will open towards the centre of the proposal and west to reflect the more pedestrian emphasis of its urban context and usage.

There is a very substantial increase in publicly accessible open space with the Proposed Scheme offering 175% more open space than the Modified Concept Plan.



Modified Concept Plan South facing Public Open Space



Proposed Scheme South facing Public Open Space

## INCREASED SUN PENETRATION INTO APARTMENTS

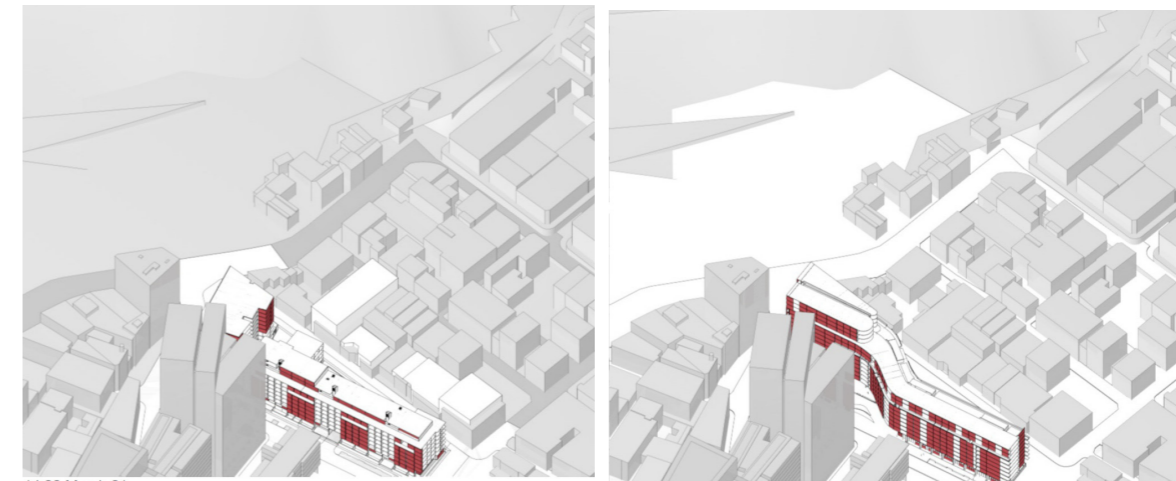
The Proposed Scheme incorporates apartment layouts that are designed to facilitate sun access to living spaces, and carefully responding to solar access whilst mitigating the impacts of over-shadowing from neighbouring buildings.

The built form gently curves away from the neighbouring Block 5C development to not only reduce the impact of this building and create an enhanced arrival and public domain for the wider development, but provides more apartments with good solar access and view. Rather than a component of the scheme that potentially is seen as less desirable in comparison to the western part which addresses the main park, through easing its proximity and creating a greater separation with Block 5C, an increased scale can be accommodated, and in turn further reinforce the address to the East through a more substantial built form.

By setting the eastern portion of the building further east and south the apartments are moved away from Block 5C. This allows for a substantial improvement in relation to daylight access as follows:

- June 21 - 217 out of 296 apartments achieve 2 hours daylight access This equates to 73%
- March 21 - 258 out of 296 apartments achieve 2 hours daylight access This equates to 83.5%

The northern orientation of public open space and private apartment living space is most important. The Proposed Scheme built form optimise this northern orientation through the curvilinear form, providing significantly increased sun access into both the public space and the apartments.



14:30 March 21  
14:30 March 21  
Modified Concept Plan - North facing Public Open Space

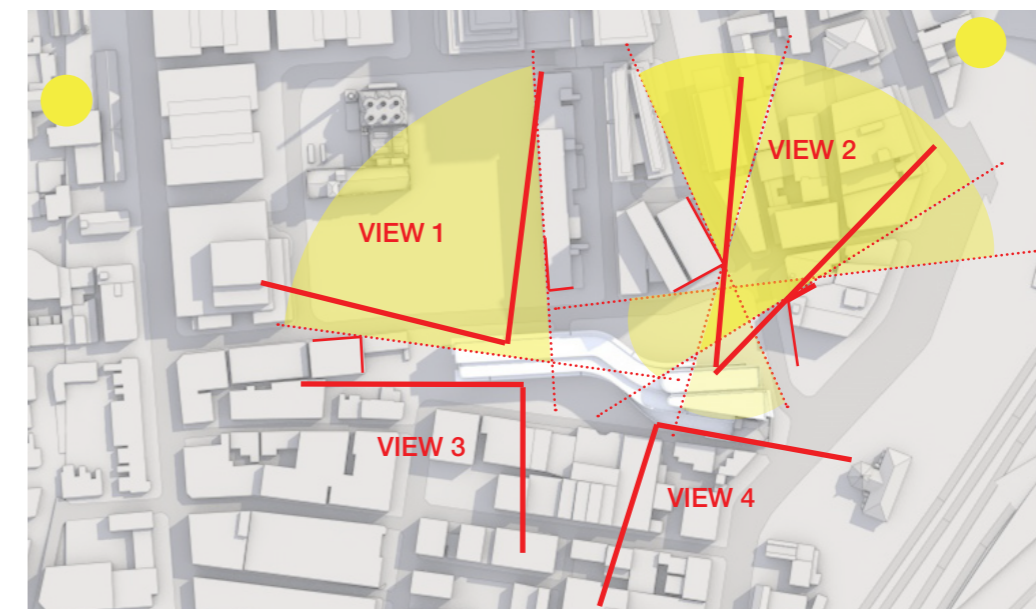
14:30 March 21  
14:30 March 21  
Proposed Scheme - North facing Public Open Space

## INCREASED AMENITY

In addition to creating a distinct identity for the proposed development through its unique curvilinear form and articulation, the Proposed Scheme will deliver increased amenity to the community and apartment owners.

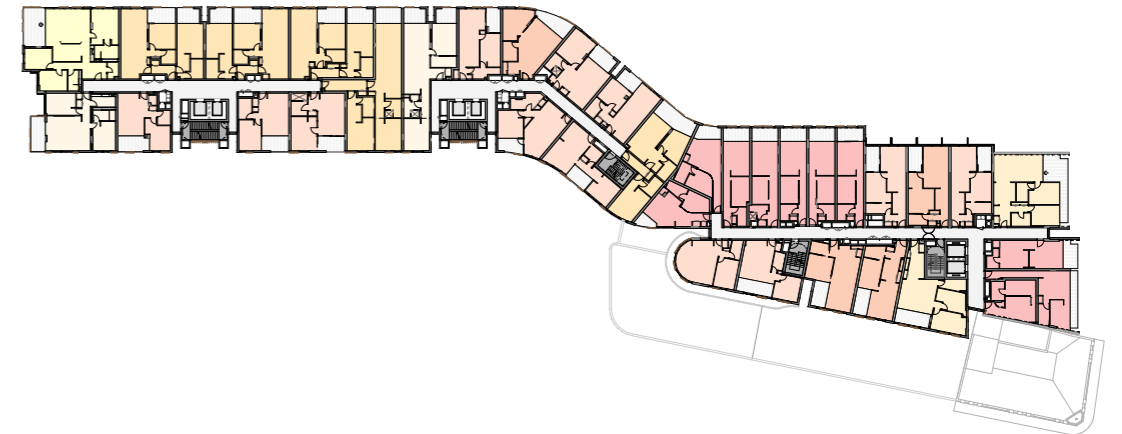
The ground-plane and public domain offer the potential for a more significant and valuable address through the creation of entry and permeability through the extension of Park Lane to create a mid-block pedestrian linkage.

The presence of the neighbouring Block 5C development is mitigated with apartments not only addressing the main park of Central Park, but opening to the city views to the north and east.



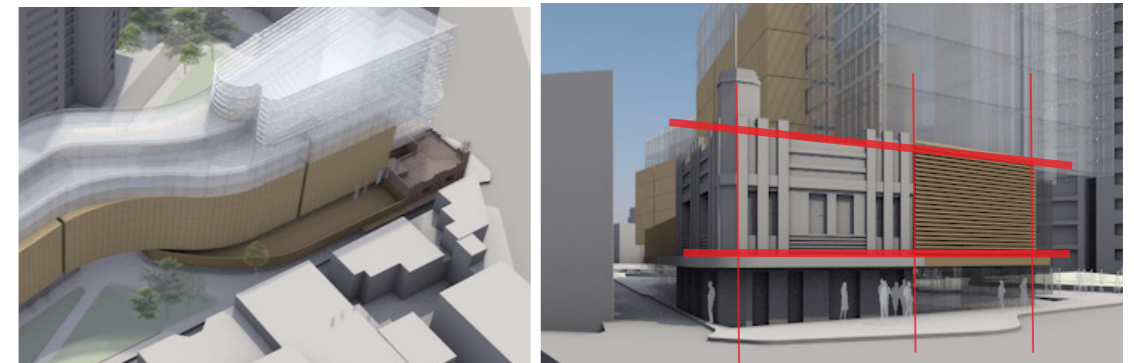
### EFFICIENCY AND AREA TO PERIMETER RATIO

The Proposed Scheme provides increased resource efficiency and economy over and above the Modified Concept Plan Envelope by limiting the extent of facade. Rather than being articulated as separate buildings, the scheme is a single continuous curvilinear form that reduces facade area compared against a separate articulation



### IMPROVED RELATIONSHIP WITH THE HERITAGE HOTEL

The Proposed Scheme provides a greater emphasis to the east of the development and therefore gives a greater prominence to the heritage hotel. The increased scale of the development more appropriately acknowledges the Wellington and Kensington Street junction and through this new development will promote greater usage and patronage. The single curvilinear form of the scheme that gently sweeps to the south is terminated by the heritage hotel and is associated with much active usage that will reinforce the importance of this Chippendale landmark.



### LOADING DOCK AND CAR PARK ACCESS

The servicing entry, loading and carpark entry is appropriately located, reducing its impact on the ground-plane and amenity of the public domain. The form of the Proposed Scheme builds to the Wellington Street alignment, acknowledging the more functional and support usage of the development and commercial activity of the street, providing the opportunity to transition into Wellington Park through the curvilinear sweep of the development in order to provide enhanced amenity associated with residences.

