



Image 1.29 PERSPECTIVE: LITTLE HAY STREET NOTE: LANDSCAPE INDICATIVE ONLY. REFER TO APPENDIX B FOR LANDSCAPE REPORT



THE BOULEVARD INTERFACE

The Boulevard is a larger pedestrian promenade that opens up a new axis of the city, linking Central Station in the south to the waterfront in the north.

Gateway statements are created within the proposed development along the Boulevard in response to the open, urban scale of the space:

1 THE PODIUM

The Western facade of the podium creates a strong street defining form by sweeping down and meeting the ground plane to break up and activate this important intersection

2 RETAIL FACADES

Retail frontages are provided at the ground plane, protected by fixed awnings that reflect the materiality and character of the building over.

3 MATERIALITY

The distinctive materiality of the western podium facade and SE2 forms an address at the corner that intersects with Darling Square. The intersection between the Podium and the SE2 facades defines the lobby entry to the residential SE2 element.

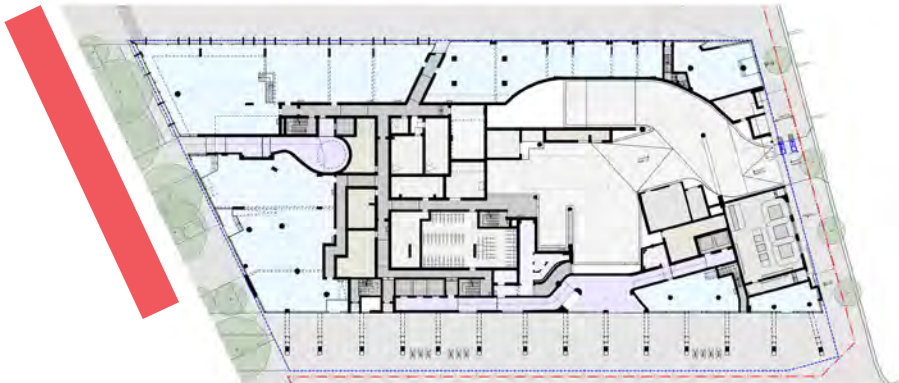


Image 1.30 KEY PLAN: THE BOULEVARD

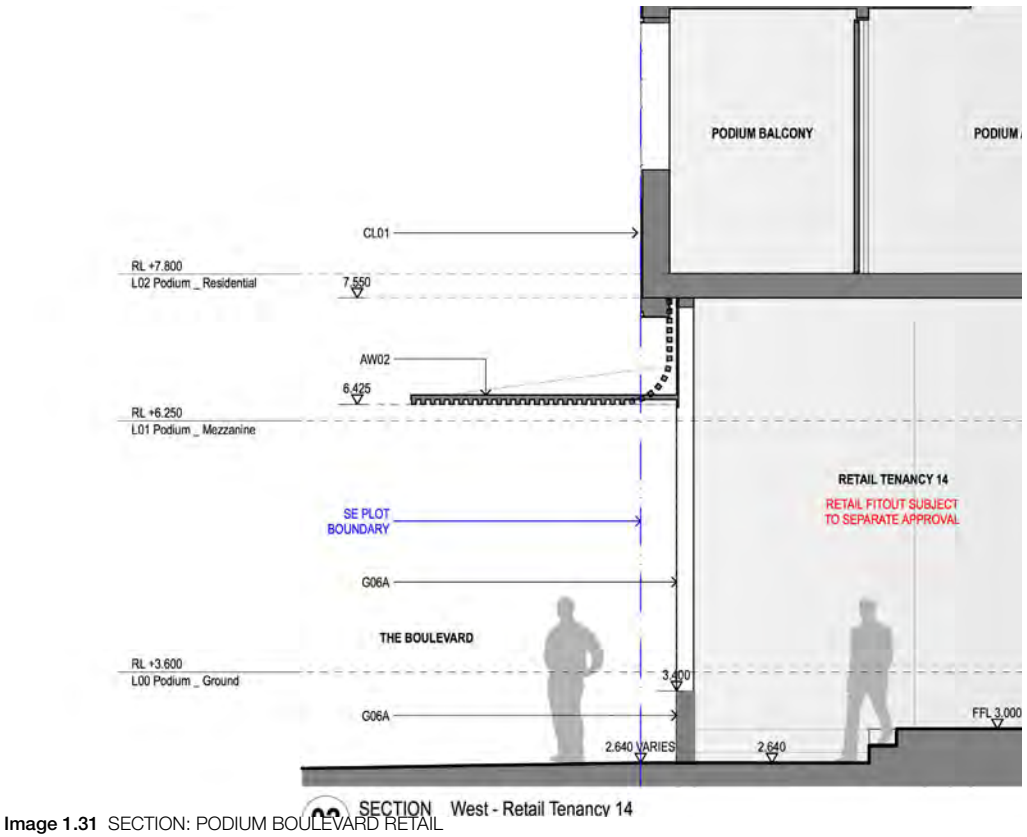


Image 1.31 SECTION: PODIUM BOULEVARD RETAIL

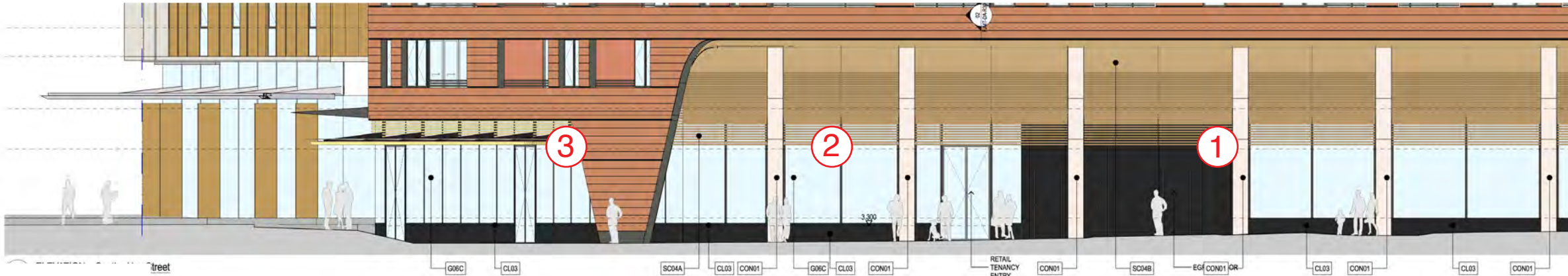


Image 1.32 WEST ELEVATION: THE BOULEVARD GROUND PLANE







Image 1.33 PERSPECTIVE: THE BOULEVARD LOOKING NORTH



HARBOUR STREET INTERFACE

The Harbour street facade of the proposed development presents a varying and appropriate scale and character to each of the street corners it addresses.

The podium form sweeps down to conceal service and egress doors, to create a continuous connection between the grand scale of the Hay Street undercroft, and the diverse and eclectic laneway atmosphere of Little Hay Street.

The podium terracotta is carved away to provide off street car park access which is recessed slightly from the street and contrasted with darker materials to further articulate the dramatic urban gesture of the sweeping podium form.

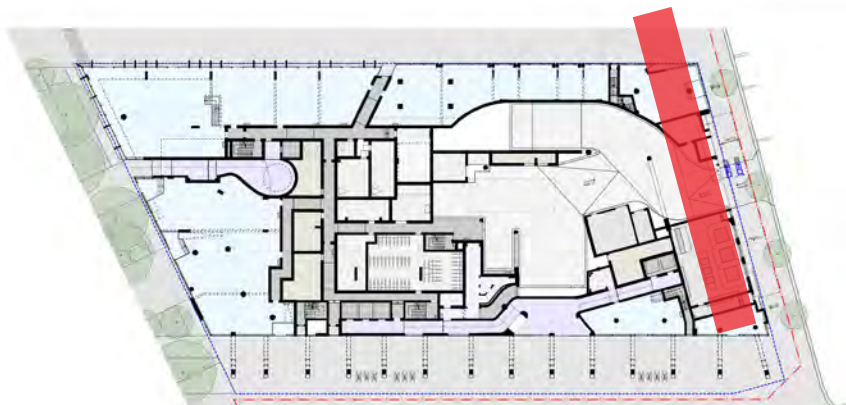
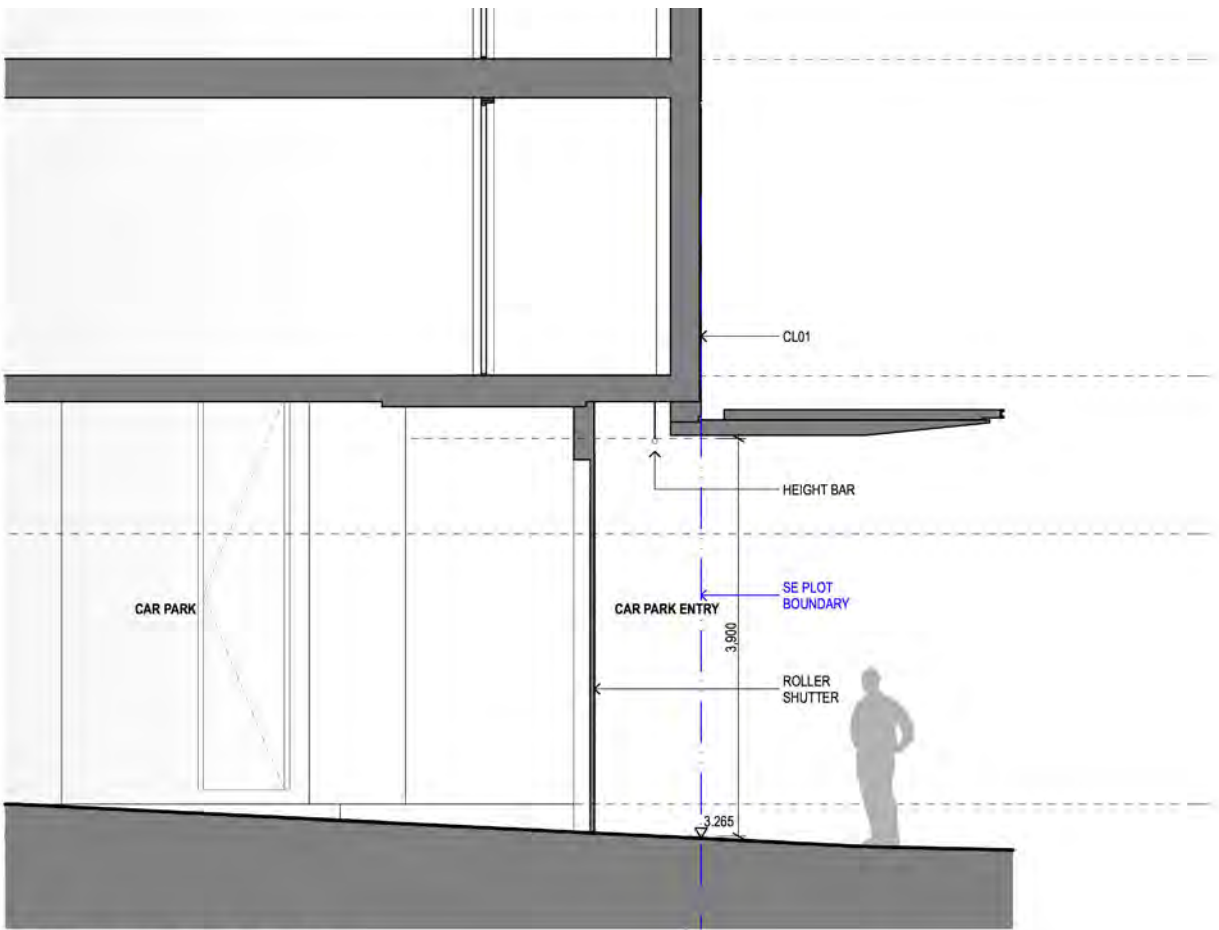


Image 1.35 KEY PLAN: HARBOUR STREET



SECTION East - Car Park Entry

Image 1.34 SECTION: HARBOUR STREET CAR PARK ENTRY



Image 1.36 EAST ELEVATION: HARBOUR STREET GROUND PLANE





Image 1.37 PERSPECTIVE: HARBOUR STREET FROM NORTH