

Revised Block 4N CENTRAL PARK – Public Domain Plan
(PA-A4-1600 – Rev. 02)
ARCHITECTURAL DESIGN STATEMENT

21st October 2016

To Whom it May Concern,

The proposed amendments to the design have been made with the intention of clarifying the planned uses of the Heritage Courtyard. The amendments maintain the approved design; they relate only to the definition of publicly accessible areas. The proposed changes include a minor revision to the public domain plan which has been reached through an in-depth detailed design process with consideration to the Heritage Interpretation Plan and operational matters for both the Australian Hotels & Terraces and the commercial lobby.

The Heritage Courtyard has always been intended to be comprised of two distinct uses; as a primary space at the rear hotel & terraces for retail, and as the main thoroughfare and circulation route to the office lobby. These distinct uses are outlined in both the original Foster + Partners design statement, and the Urbis Heritage Interpretation Plan. Both reports allude to the two distinct uses noted above, however the approved public domain plan does not accurately reflect the design intent.

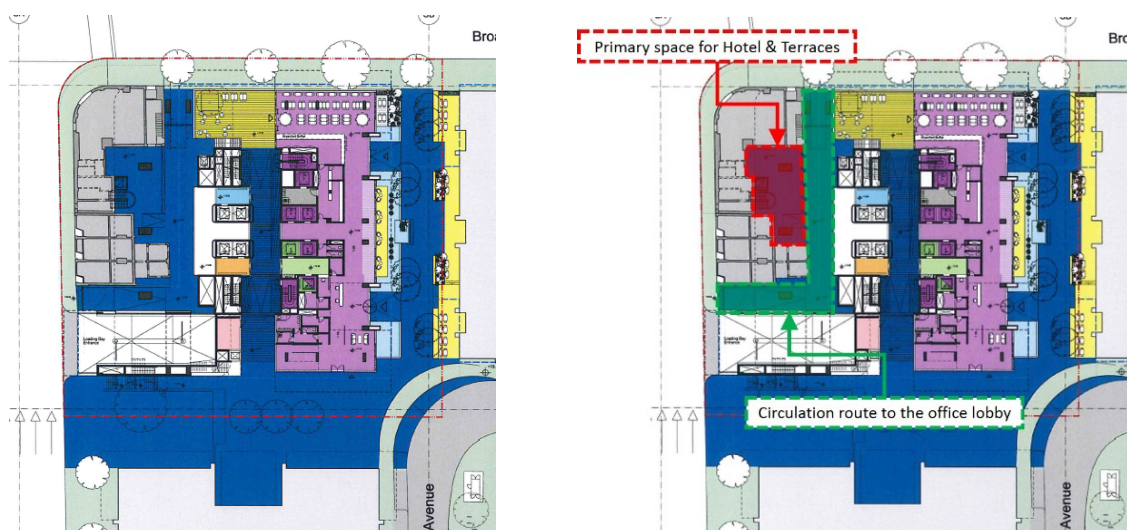
The Foster + Partners design statement noted:

"A subtle change in level is required however to delineate the rear terrace of the Australian Hotel from the main thoroughfare and circulation route to the office lobby"

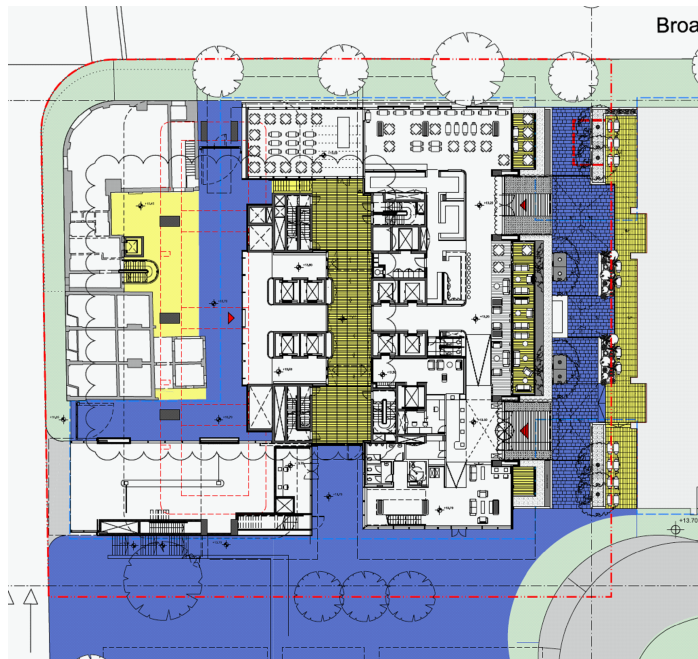
The Heritage Interpretation Plan noted:

"In the context of the development, the rear of the hotel and terraces becomes more of a primary space and forms part of the courtyard for the hotel and ground floor retail premises as well as providing access to the Block 4 north mixed use towers."

However, the approved public domain plan does not differentiate between the two uses in that it shows the entire space as publicly accessible:



The proposed amendments clarify the use of the Heritage Courtyard, showing the primary space at the rear of the hotel & terraces as zone of exclusive use by tenants whilst maintaining the publicly accessible thoroughway for the circulation route:



Grey	Publicly accessible road
Blue	Publicly accessible thoroughway
Light Green	Publicly accessible open space
Bright Green	Public open space / Park
Yellow	Zone of Exclusive Use By Tenants (Outdoor Seating)

Yours sincerely,

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