

6.4.1 fjmt

The facades to Pitt St take into account the character materiality and modulation of the heritage buildings in the vicinity and CBD context, demonstrating a strong degree of vertical and horizontal articulation and architectural modeling. A Complex hierarchy of proportions is used to incorporate fine grain into the facade while providing screening to mechanical plant, framing views out for the occupants and views in for the retail.

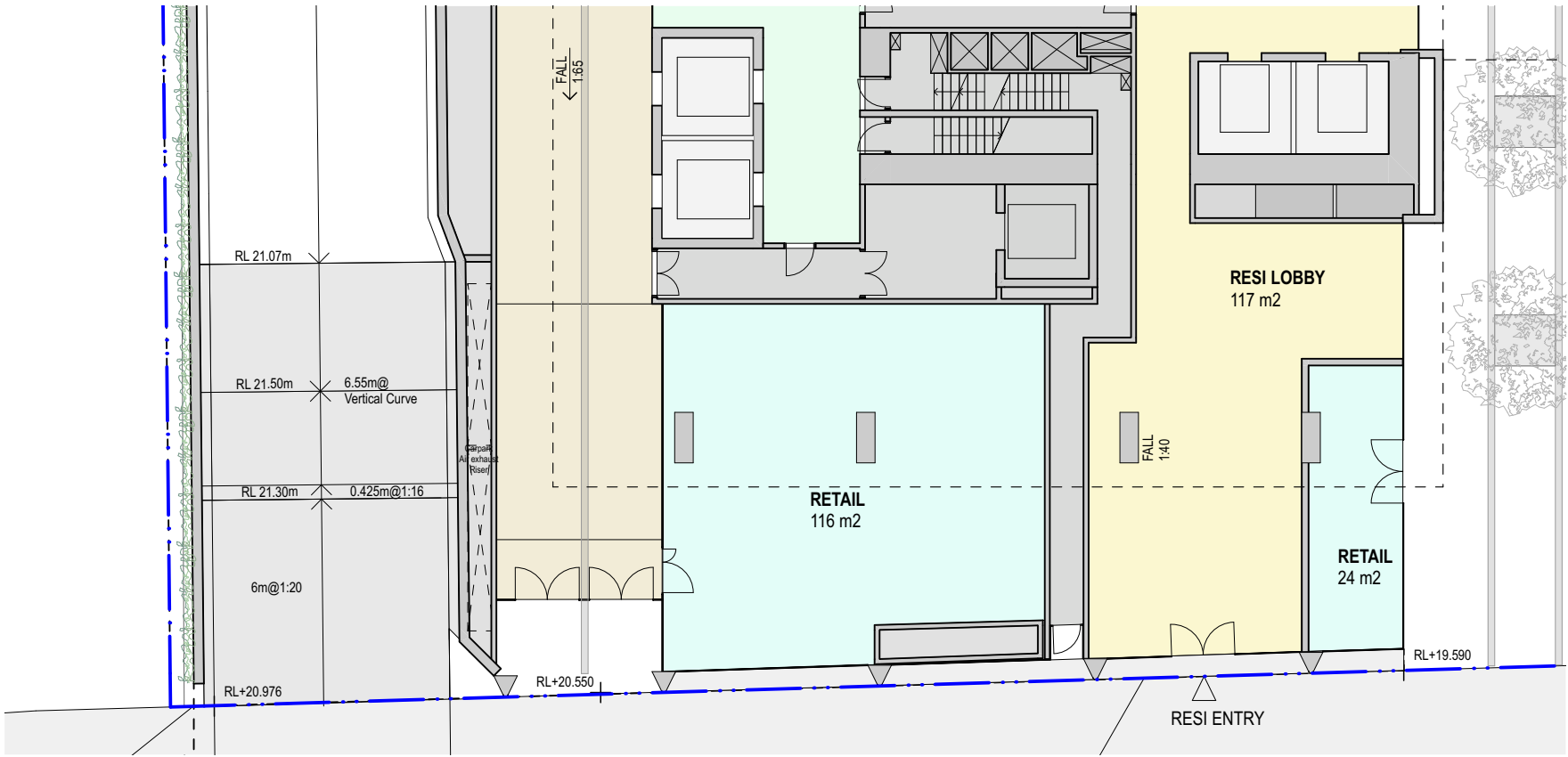
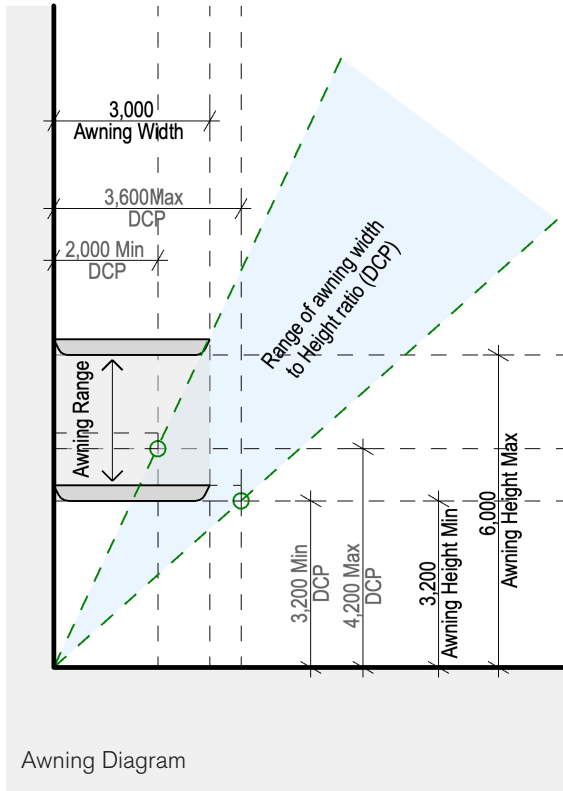
Development Control Plan

3.2.4 Footpath awnings

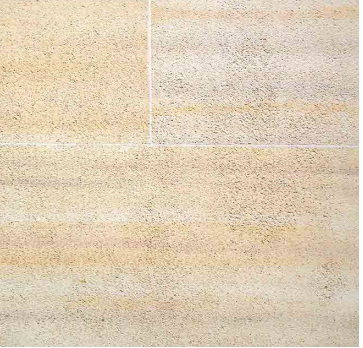
Objective

Encourage footpath awnings to enhance pedestrian amenity and provide weather protection. .

The design of the awning has been carefully considered to satisfy the objects setout within the city of Sydney Development Control Plan as shown in the diagram below..



1 Brass Screen



2 Sandstone



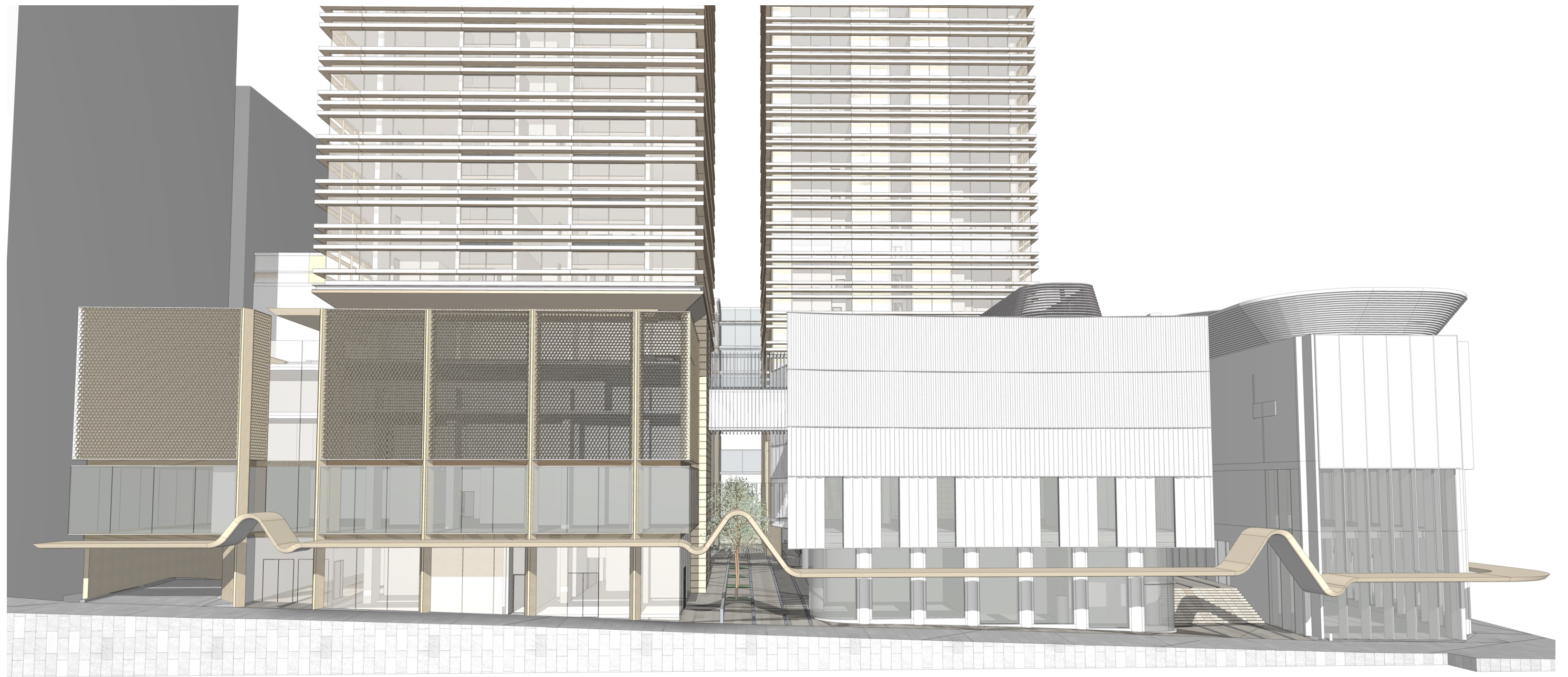
3 GRC (Sanstone)

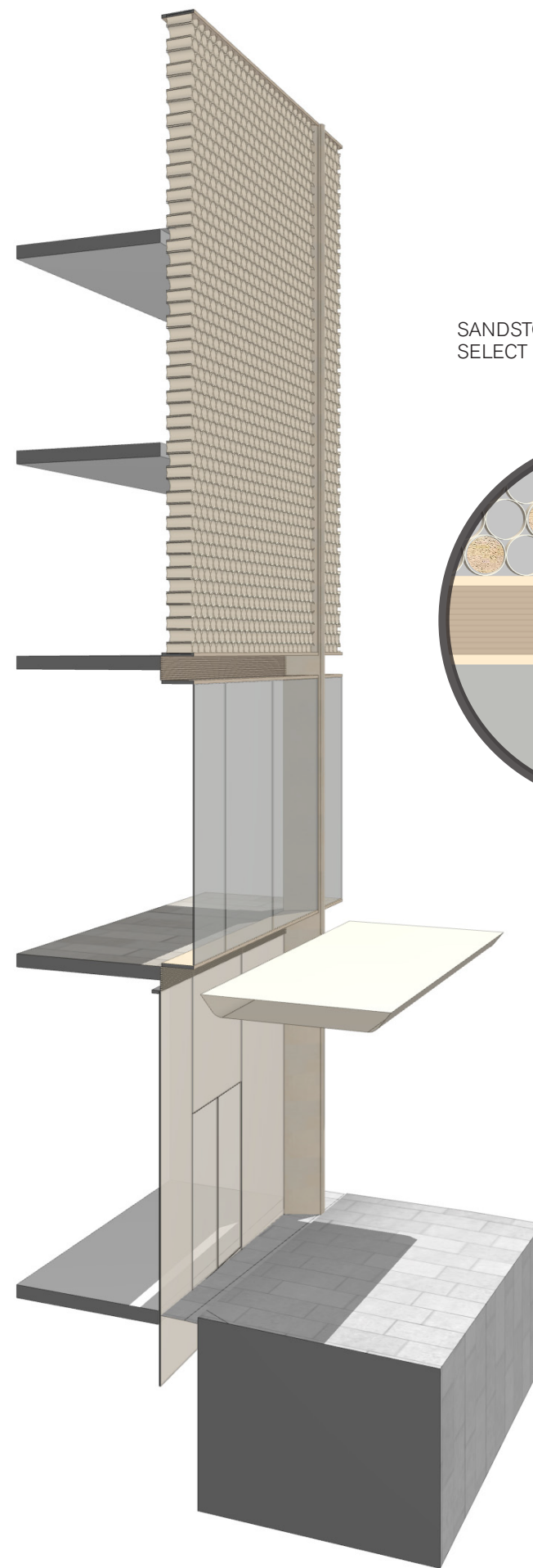
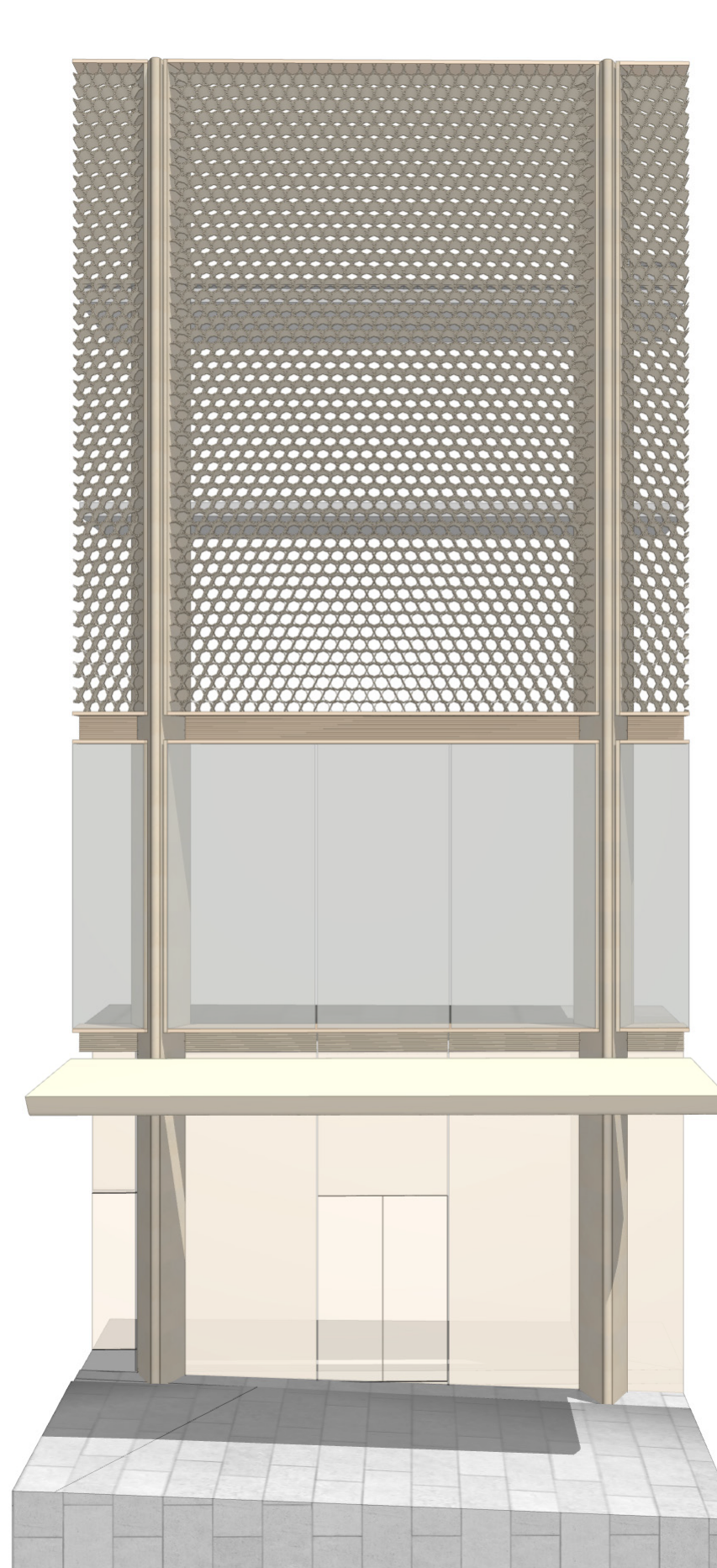


7 Clear glazing

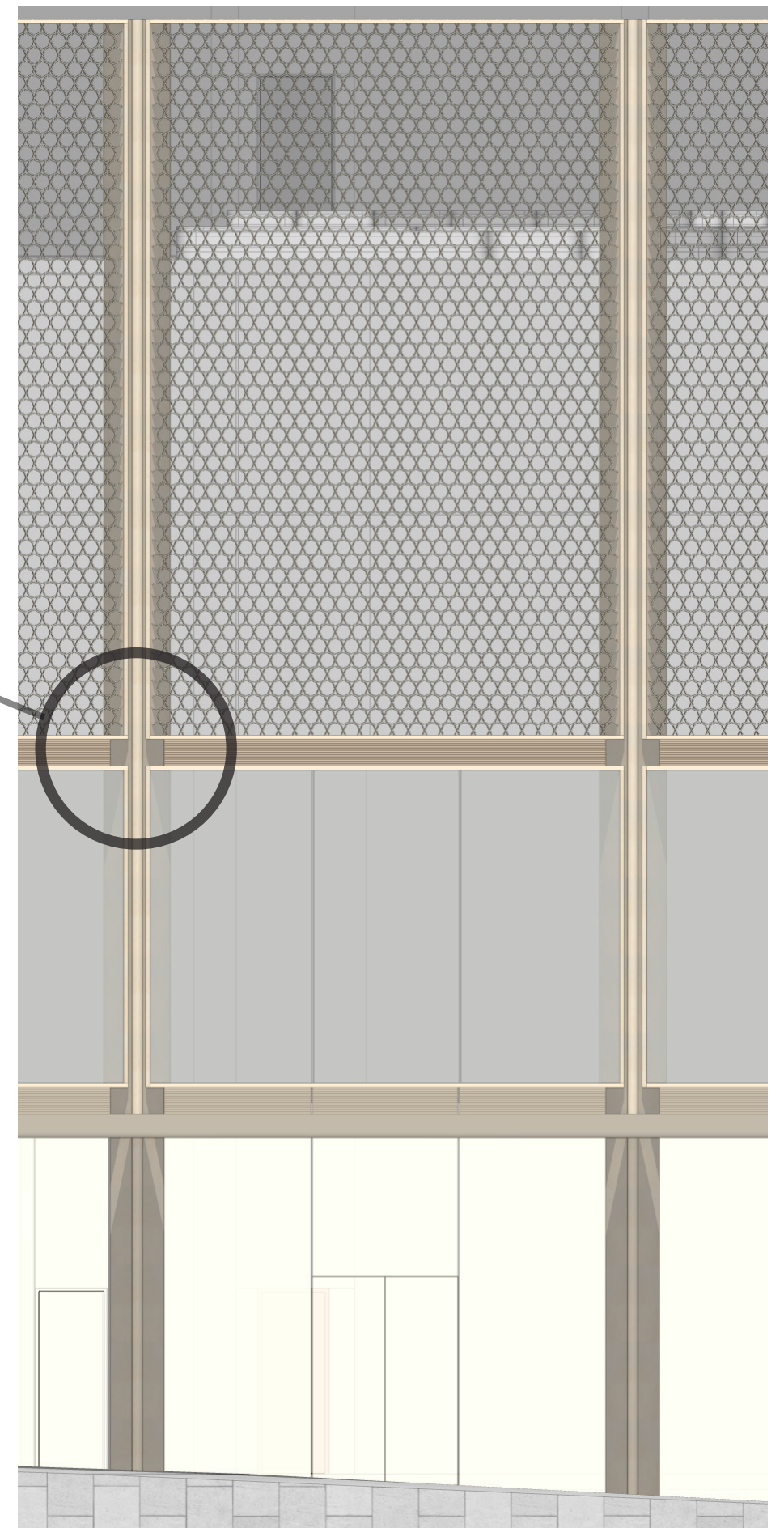
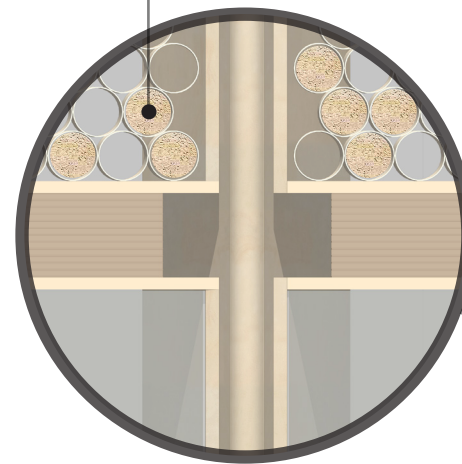


8 Lightly tinted bronze glazing





SANDSTONE PLUG INSERTED INTO
SELECT BRASS CYLINDERS



6.5 Castlereagh Street

Castlereagh Street lies on the edge of the Hyde Park precinct and within the retail core of Sydney, it is seen as a premium retail and business address.

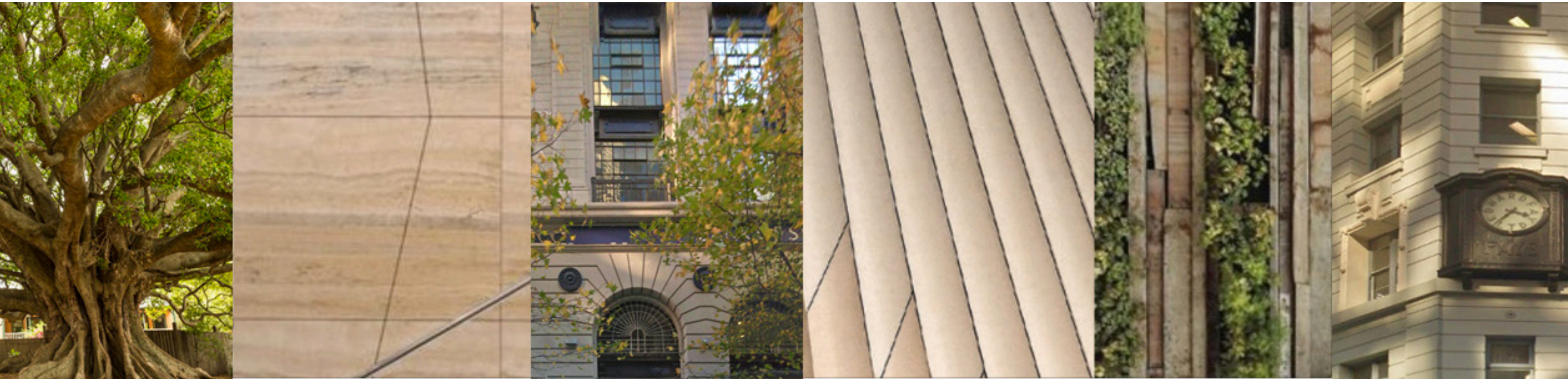
Castlereagh Street is a key north south pedestrian connection . An objective of the 338 development is to catalyse the rejuvenation of the street in mid town and extend the premium character of Castlereagh Street south.

Castlereagh Street contains a mix of building heights, styles and setbacks but retains the bones of an elegant 19th Century Street, with sufficient high quality heritage department store buildings to inform future development quality and scale. The streetscape is defined by the over-footpath awning provided by the majority of buildings.

The proposed streetscape along the Castlereagh Street is fine-grained and varied. Street wall heights are kept toward the low end of the perishable spectrum in admit additional natural light to the street. Ground level retail activates the streetscape the new square and the though site links. Retail and hotel levels continue the Castlereagh Street theme from the retail-core.

The Castlereagh Street Streetscape is finely designed and of masonry character with the façade composition responding to the adjacent heritage item at 219 – 227 Castlereagh Street and to the predominant historic department store typology of the area. This typology is characterised by facades with strong visual depth, a high degree of architectural modelling and articulation, a complex hierarchy of vertical and horizontal proportions and changes in architectural treatment with height and level.

Ground level retail activates the streetscape and the new square and the though site links with mezzanine retail towards the Liverpool Street corner. The hotel entrance is located at street level and reception/lobby frontage to castlereigh street. The hotel rooms are located on the upper podium levels in a series of independently articulated buildings linked by transparent bridge connections. The low scale hotel with varied building forms will create a boutique feel for the hotel with a close connection with the public domain below.

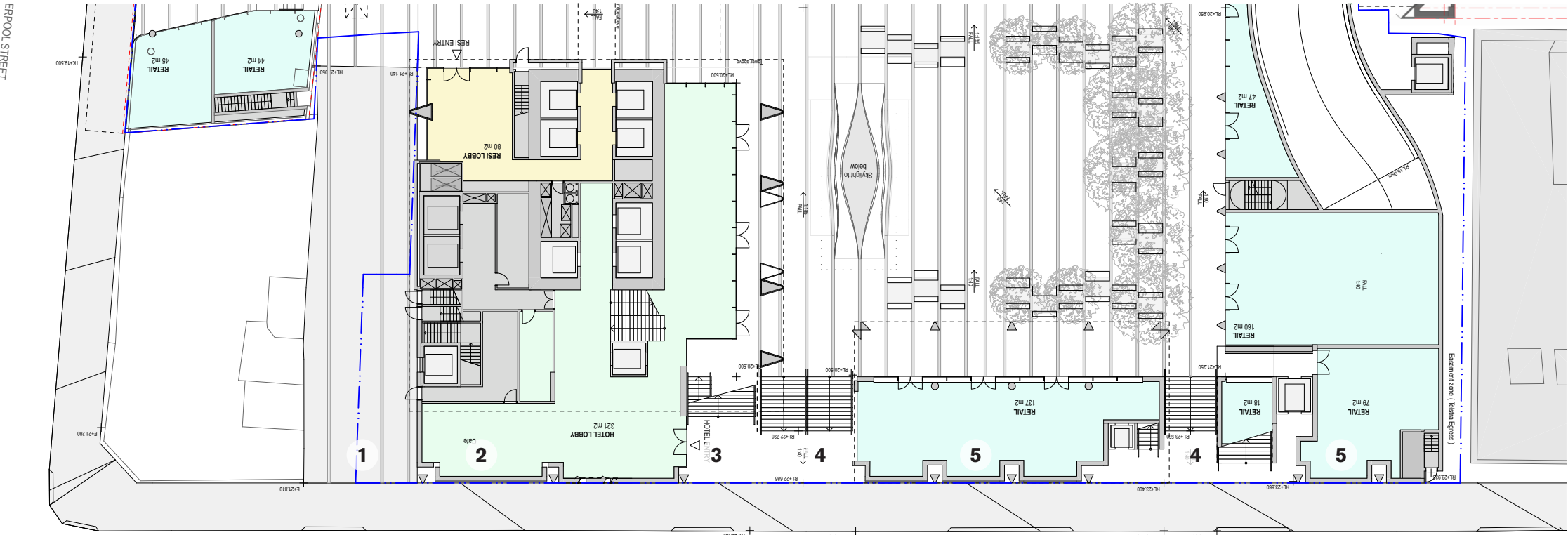
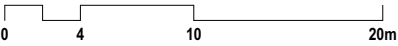


Legend

- 1 Dungate Lane
- 2 Hotel Reception/Lobby
- 3 Hotel Entrance
- 4 Through Site link
- 5 Retail
- 6 Hotel Amenity/Function
- 7 Hotel Rooms
- 8 Trias
- 9 Polly Harbison Design



Streetscape Elevation- Castlereagh Street 1:400



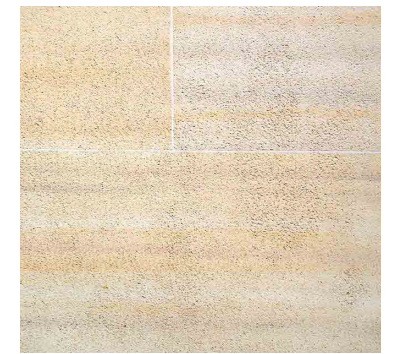
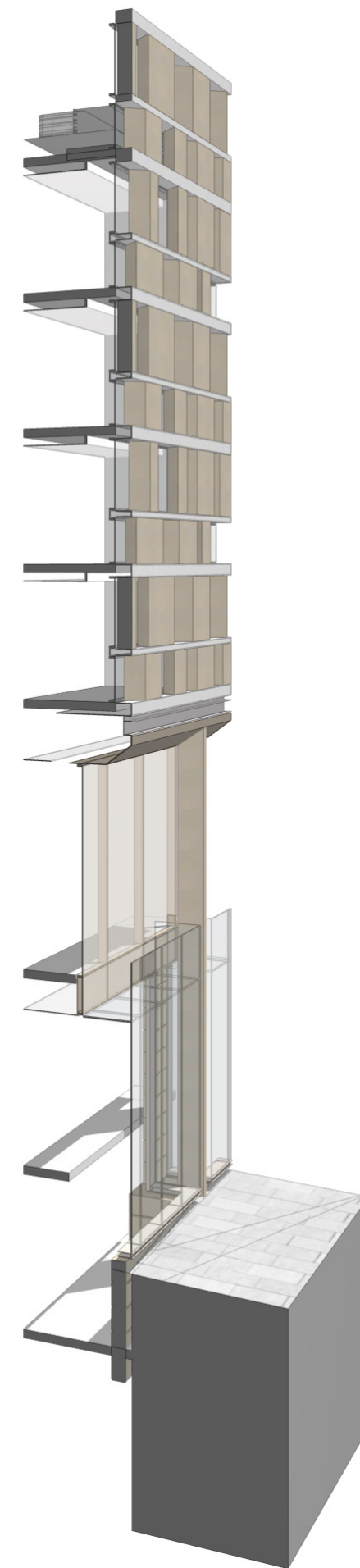
Ground Level Plan 1:400

6.5.1 Hote & Retail Facade





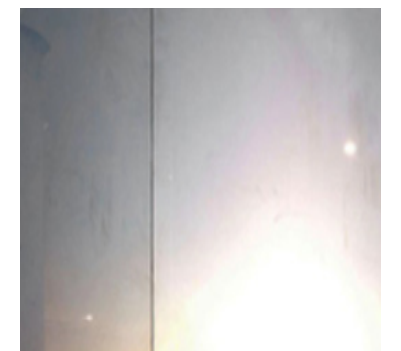




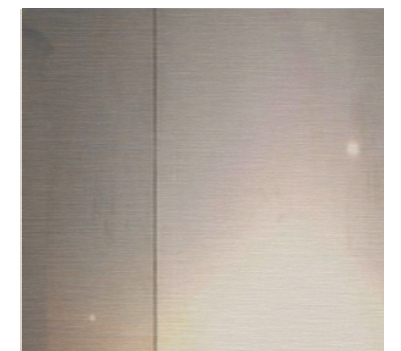
2 Sandstone



3 GRC (Sanstone)



7 Clear glazing



8 Lightly tinted bronze glazing