

Proposed Scheme - Design Principles

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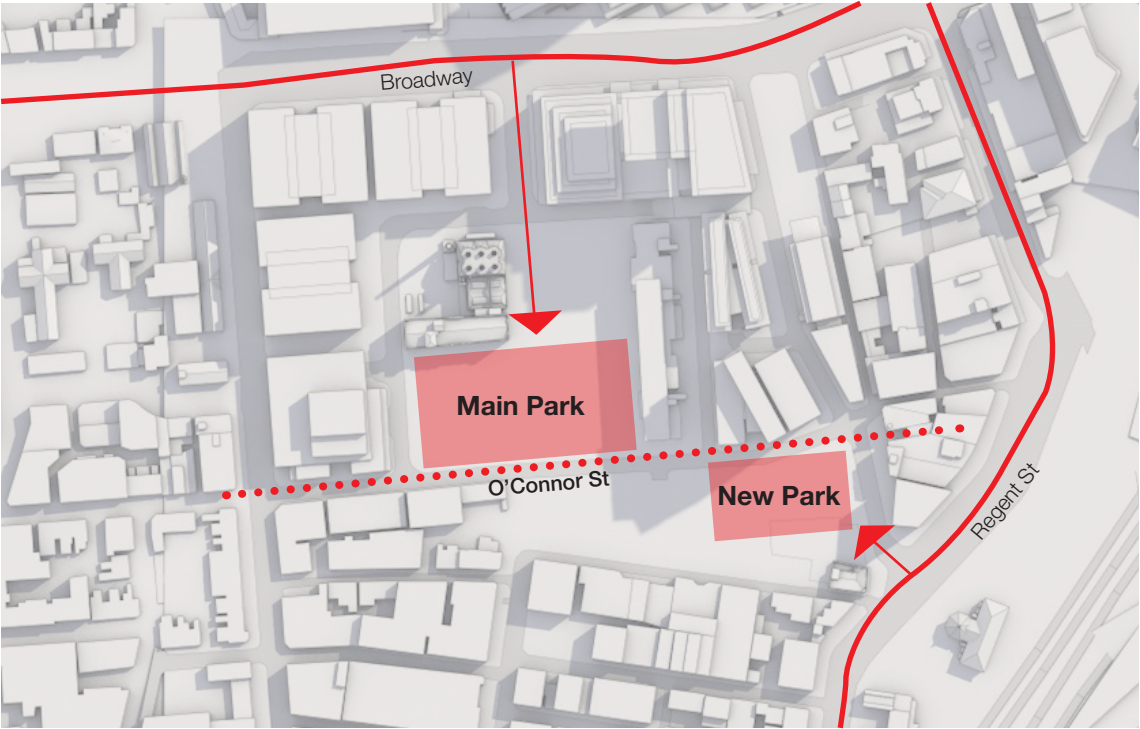




PUBLIC DOMAIN

GATEWAY AND ADDRESS

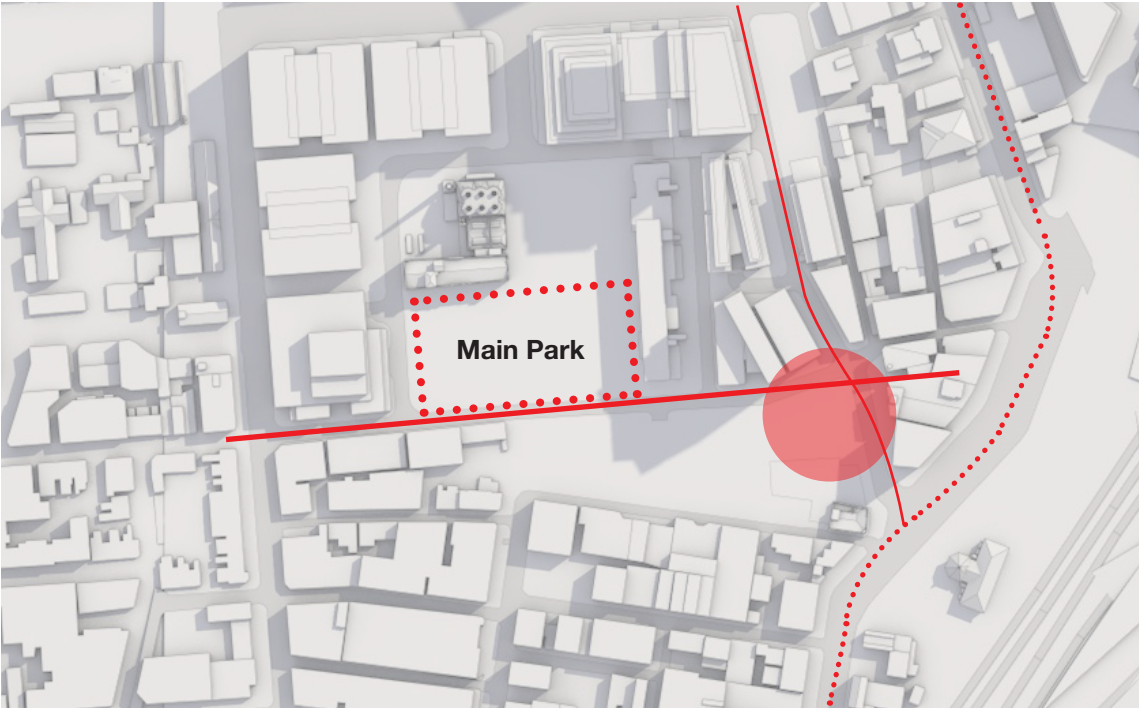
A new north facing public park is created off O'Connor Street, forming a pairing with the Main Park and providing significant additional public amenity to not only the new Block 11 apartments but to all the surrounding residents near this new park.



NEW PUBLIC SPACE

A new gateway and address is created for Central Park at the important eastern Kensington Street entry junction.

This urban gateway is defined through a distinctive built form and new public open space.



URBAN CONNECTIVITY AND PERMEABILITY

A rich and natural series of pedestrian pathways interconnecting the parkland and open space is proposed. Importantly these series of gently curving pathways follows the natural desire-lines of interconnecting O'Connor Street, Park Lane, Wellington and Kensington Streets.



GREEN SPACES

A significant increase in landscaped open space is proposed through not only the new 'O'Connor St Park' but also the expanded Wellington Street Park.

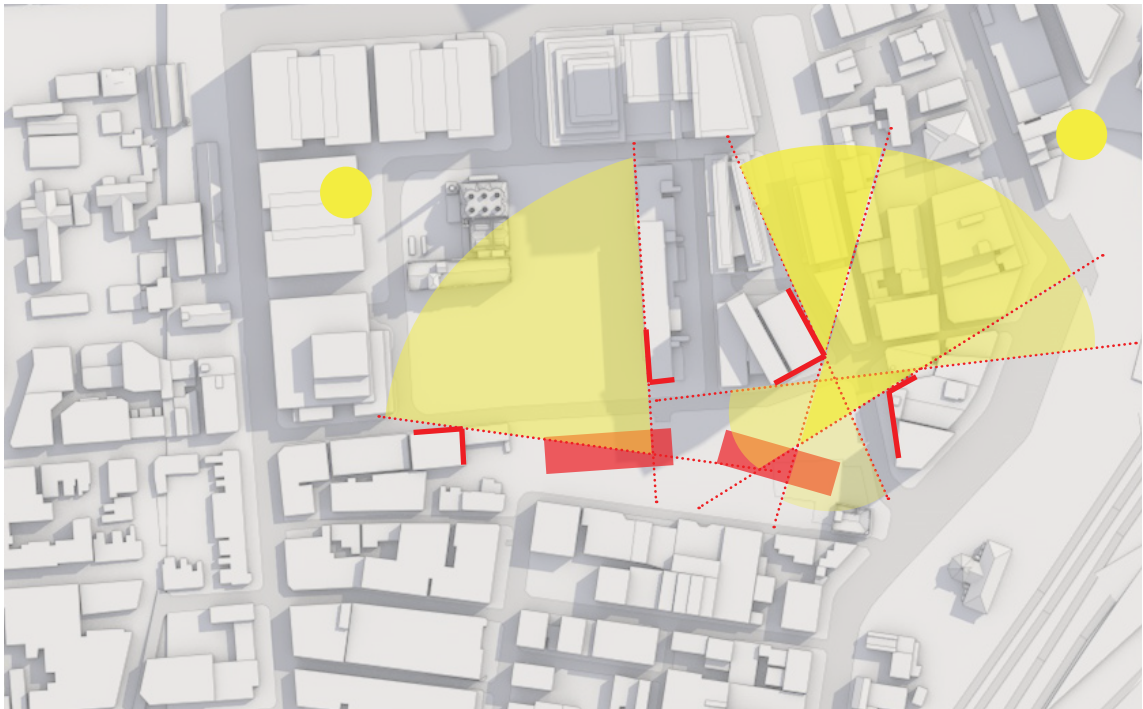
This adds to the rich network of interrelated green space created within Central Park.



SOLAR ACCESS

The northern orientation of public open space and private apartment living space is most important.

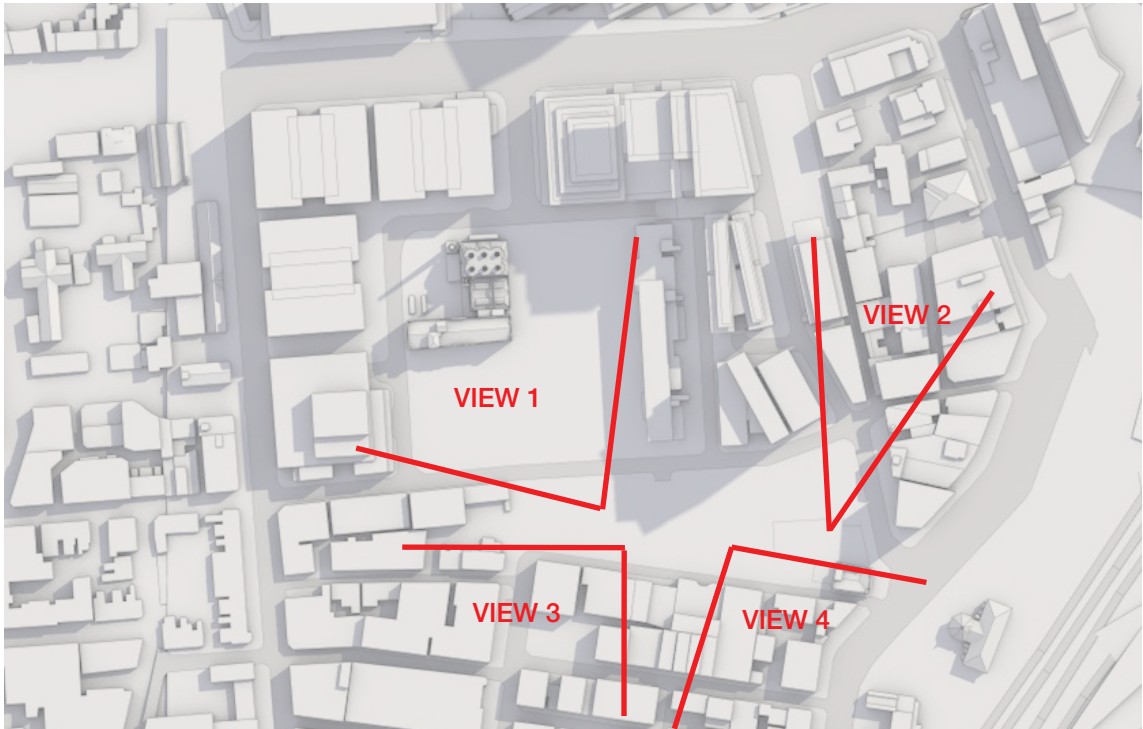
The Proposed Schemes built form optimises the northern orientation through the curvilinear form, providing significantly increased solar access to the accessible public spaces and to a lesser extent the apartments.



VIEWS

There is a hierarchy of views for both the public domain and apartments which includes;

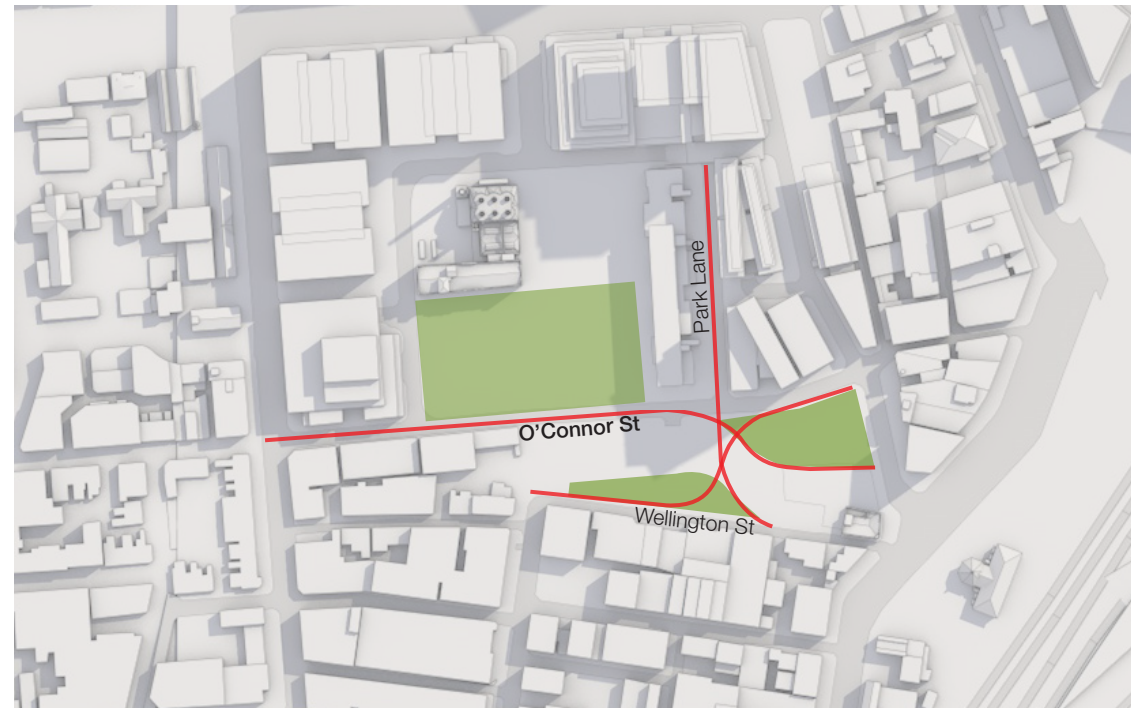
- 1 - the most desirable overlooking Central Park;
- 2 - overlooking the new O'Connor Street Park and offering distant views to the city (also of high desirability), and;
- 3/4 - southern distant views.



GROUND PLANE CONNECTIVITY AND PERMEABILITY

A rich and natural series of pedestrian pathways interconnecting the parkland and open space is proposed.

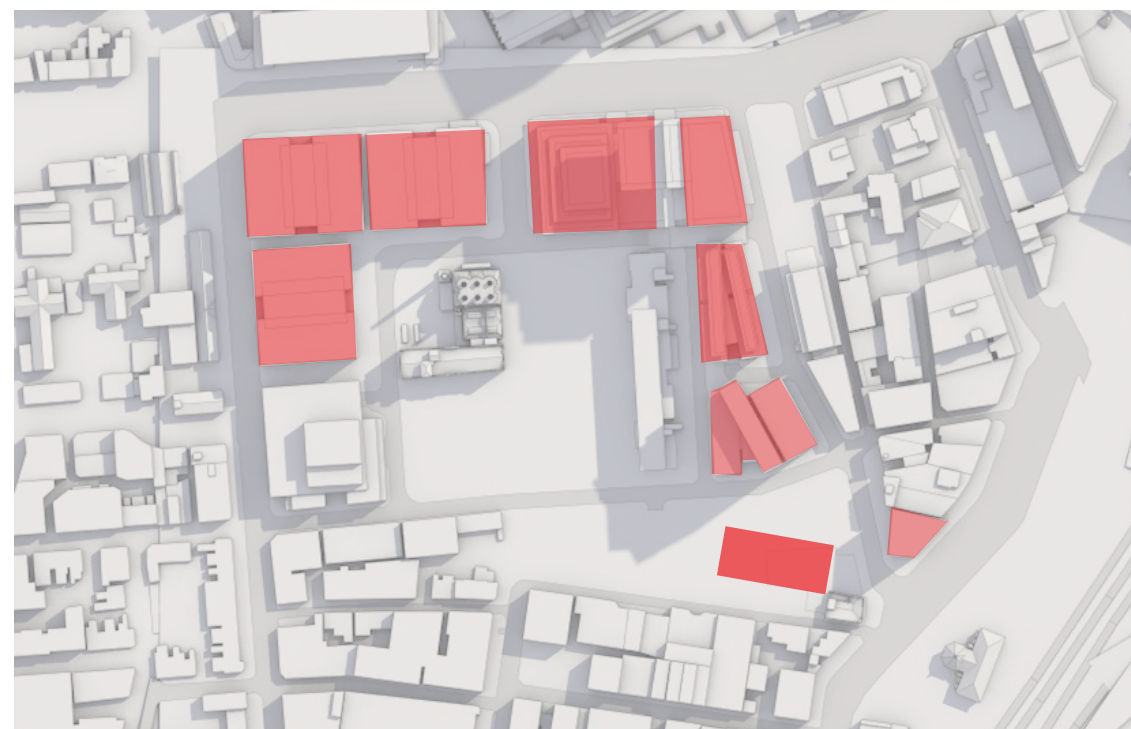
Importantly these series of gently curving pathways follows the natural desire-lines of interconnecting O'Connor Street, Park Lane, Wellington and Kensington Streets.



URBAN DENSITY

The Modified Concept Plan has established a clear pattern of density in response to the context and environment.

Block 11 massing will continue this pattern and compliment the Modified Concept Plan and surrounding neighbourhoods.



O'CONNOR STREET PARK

O'Connor Street Park will be a significant new addition to the open green space within the Central Park precinct. It will complement the Central Park and is directly linked with the expanded Wellington Street Park.

Important aspects of the new park include:

Northern Orientation: The park receives direct sunlight in mid-winter (June 21) between 8.30 am - 1.30 pm.

A New Precinct Gateway: The new park creates an eastern urban gateway into the Central Park Precinct

Improved Amenity: Improved Views Light and Amenity are created for park users as well as for the neighbouring development of Block 5C and the existing buildings on Regent St.

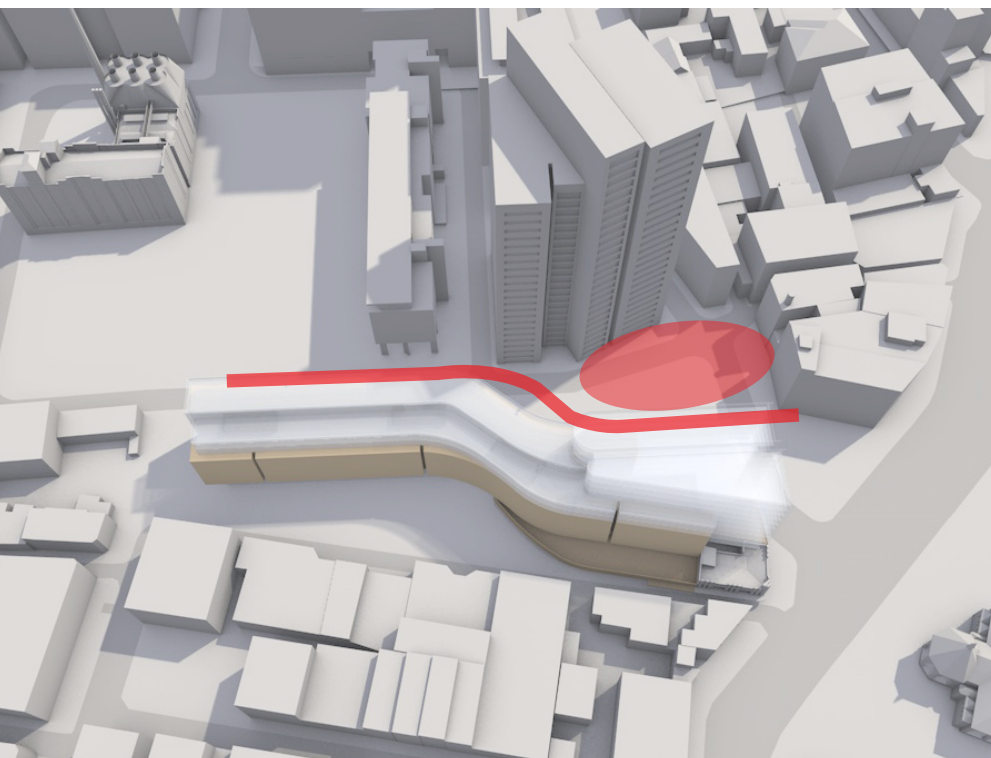
Improved Views and Sunlight: The new Park allows increased solar access for the expanded green spaces as well as apartments and enhanced views out.

Wellington Park Interconnection: The new Park is directly linked to the Wellington Park via a shared way to create an unified and extended public green spaces.

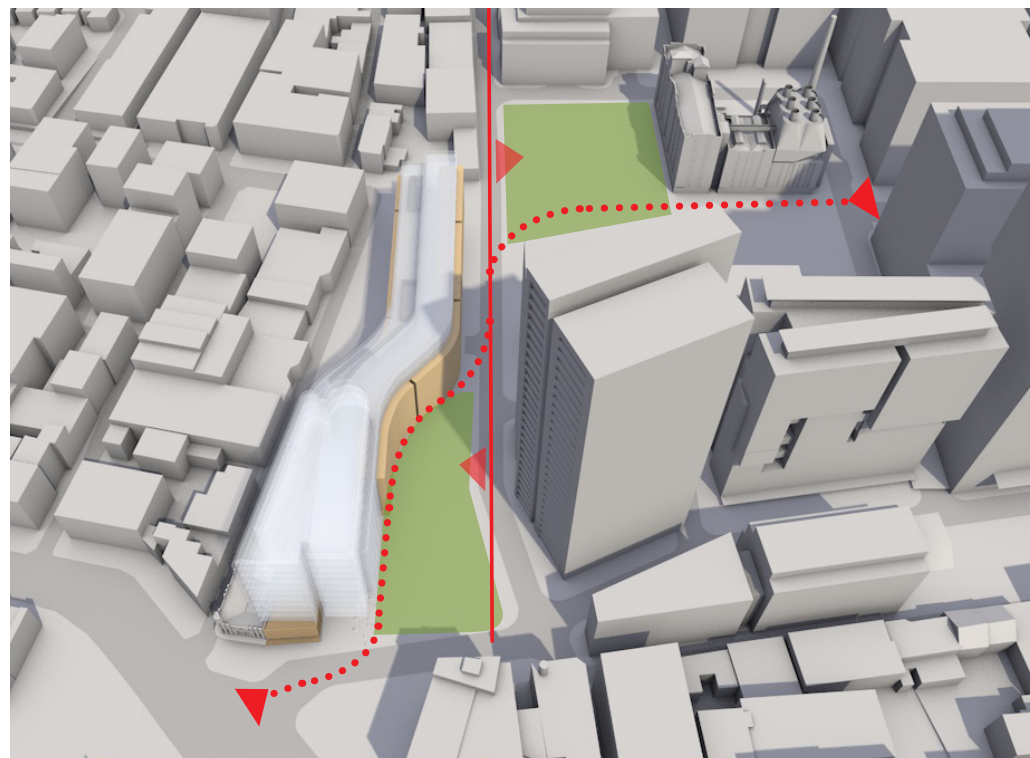
Urban Activation: The amenity of the outdoor space is improved through the orientation and green space, ideal for outdoor dining, cafe and active uses that line the lower levels of the curvilinear form.

Urban Scale: An appropriate transition in urban scale is proposed with a stepping down in height from the Central Park buildings of Blocks 2 to 5 to 9 to 11 and in relation to the existing building heights of Regent St.

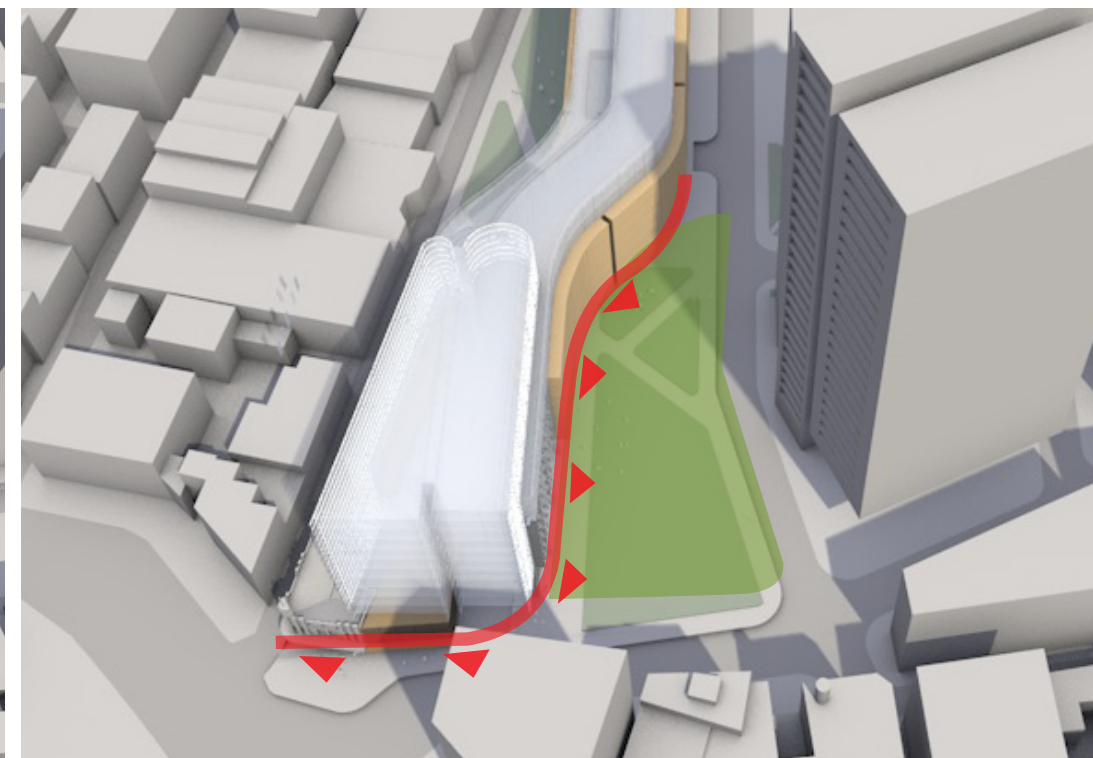
Built form bends to expand O'Connor St and Wellington St Parks



New address and entries to the precinct

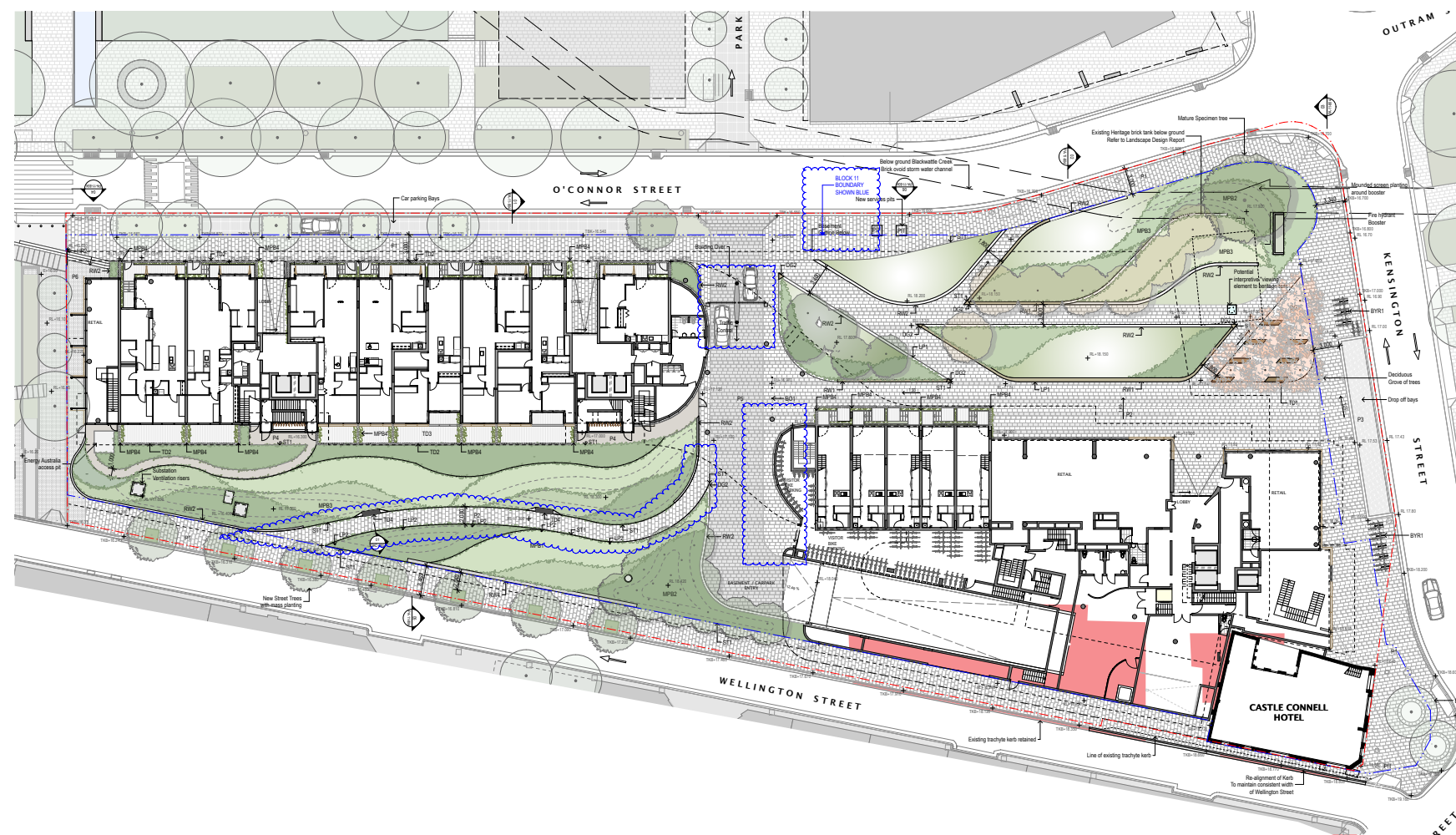


Ground plane activation to the O'Connor St Park

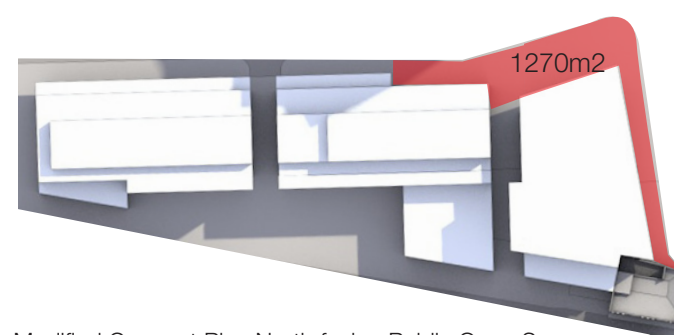


O'Connor Street Park is 2160m² of north facing open public space with soft and hardscape.

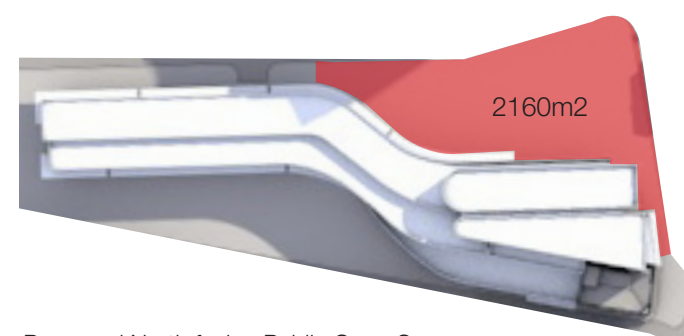
Retail tenancies open directly to this sun filled park. In comparison to the Modified Concept Plan this is an 170% improvement over its north facing public space which only achieved 1270 m².



Expanded frontage and variety of use helping to activate the new O'Connor St Park



Modified Concept Plan North facing Public Open Space



Proposed North facing Public Open Space



Solar Access Studies for O'Connor Street Park on 21 March

Solar Access Studies for O'Connor Street Park on 21 June

WELLINGTON STREET PARK

The Wellington Street Park is of considerable importance to mitigating the impact of the Modified Concept Plan (MCP) envelope on the existing residences and businesses.

The proximity of the MCP envelope to Wellington St was specifically raised by residents and business owners as a significant concern during the community consultation sessions.

In response the massing of the proposed scheme was reconsidered with a view to moving the proposed envelope as far North as was practicable.

In doing this the proposed scheme expands the Wellington St green space by 175% over the MCP. This is achieved by shifting the proposed building form north.

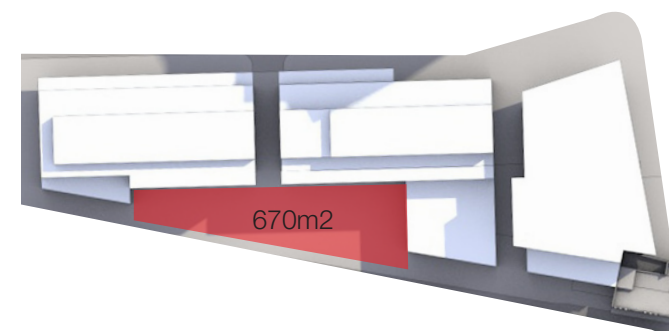
In expanding the park area by shifting the building mass north inside MCP envelope the solar access amenity has been significantly increased across the length of the year for all of Wellington Street.

The expansion in length and breadth of the Wellington Street Park provides valuable public open space and shared amenity for all residents.

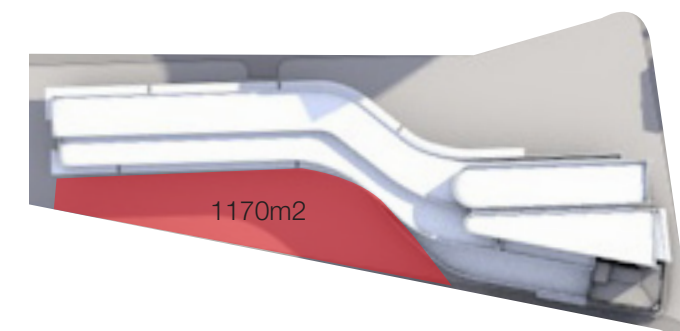
The curvilinear profile of the proposed design together with the associated improvements to the basement access, create the opportunity for an integrated and extended Wellington Street Park.

A consistent built form edge to the park is proposed to give greater definition to the open space.

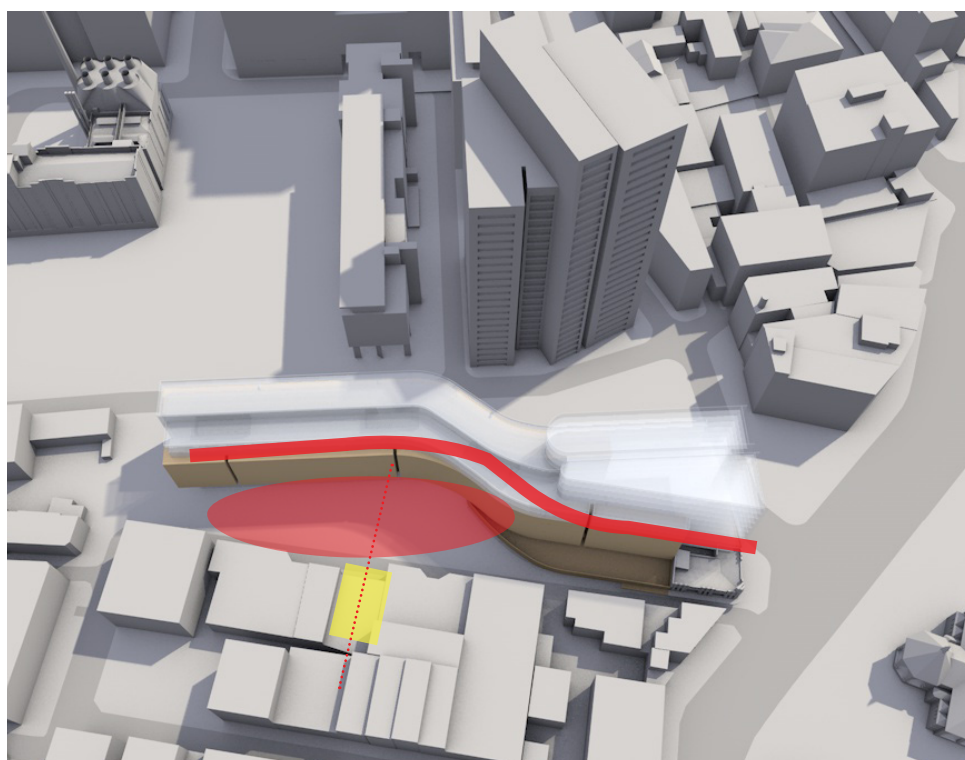
Importantly the through site link now takes the form of an integrated public ground plane aligning directly with Park Lane and connecting the two new and important green spaces.



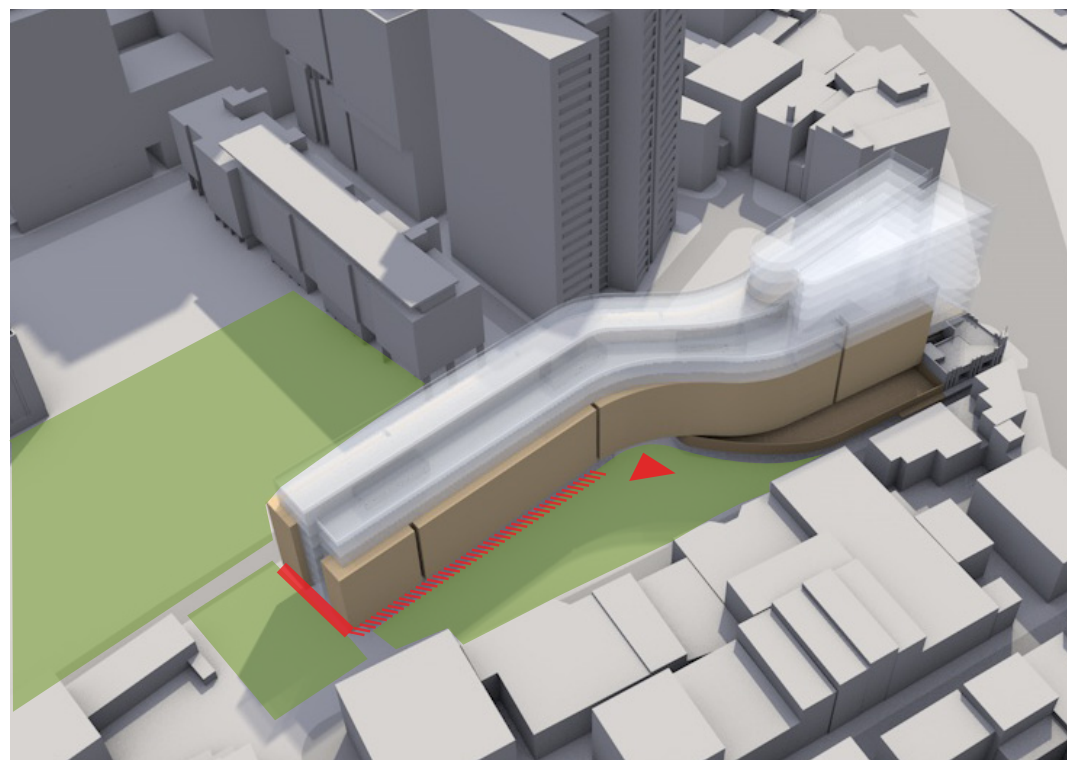
Modified Concept Plan South facing Public Open Space



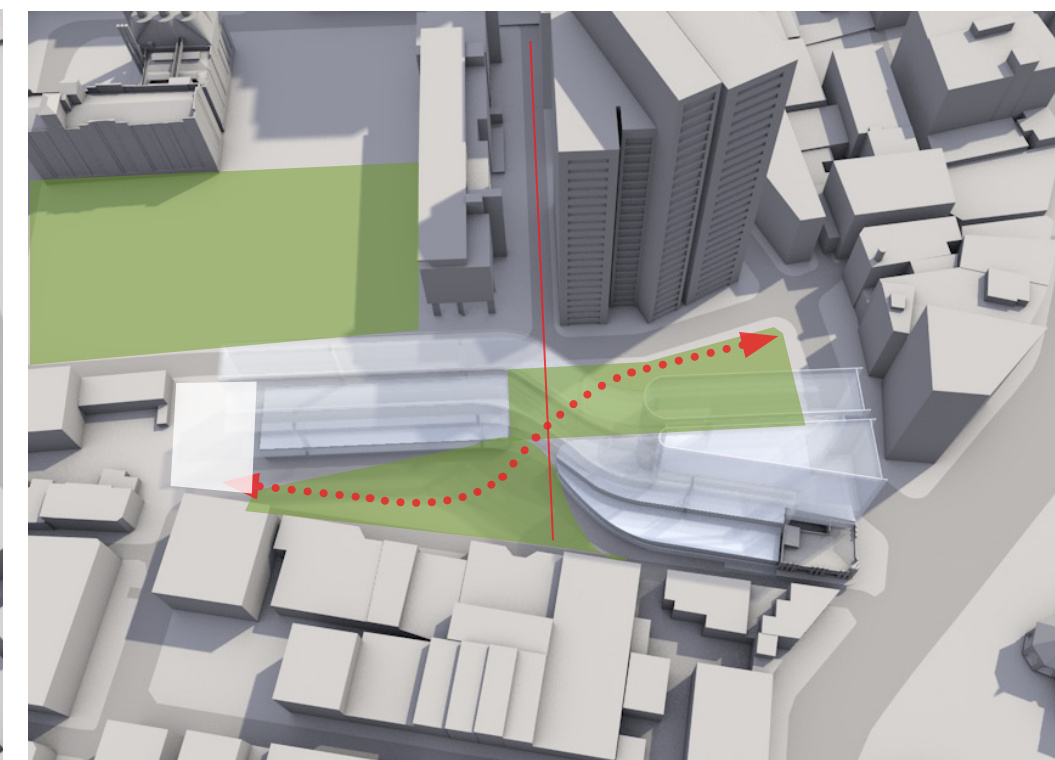
Proposed Scheme expands Wellington Street Park by 175%



Built form bends to create and optimise the extent of the Wellington Street Park



Ground plane activation through pedestrian movements across the new through site link



Connectivity to Central Park, Balfour Park, Wellington and O'Connor St Parks

LANDSCAPE DESIGN

O'Connor Street Park

By consolidating the potential green space, the spatial and social impact of the outdoor space within Block 11 is leveraged which maximises the benefits. The continuation of the street tree planting into an avenue along the building facade emphasises and defines the public usage of the space.

Access to sunlight and the opportunity of a larger open space enables both passive and recreational activity. The park design takes advantage of a north-facing aspect with direct sunlight.

Another significant advantage is the ability to mitigate the north-east wind by locating a large specimen and shade tree grove at the intersection of O'Connor Street and Kensington Street/Regent Street.

The paved promenade, adjacent to the ground floor retail tenancies, facilitates outdoor dining spaces overlooking the park.

A series of low walls subtly subdivide the space and provide additional robust seating and spaces for individual passive recreation. Gentle arcs define a series of flat and sloping lawns interspersed with layered native shrub, ground cover planting and granular surfaces.

Wellington Street Park

A green outlook and transitional open green space between the Block 11 apartments and Chippendale beyond is provided by this park.

A series of curved native mass planting extends the informal and playful Chippendale landscape character. Layered mass planting and screen walls transition the private apartment courtyards to the public open space of the park.

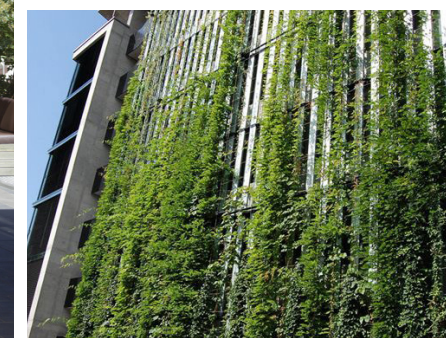
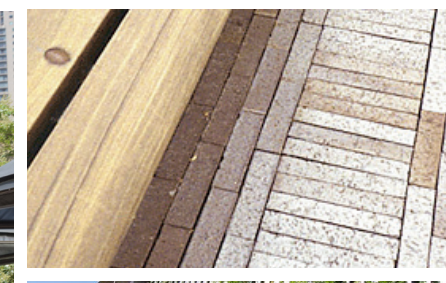
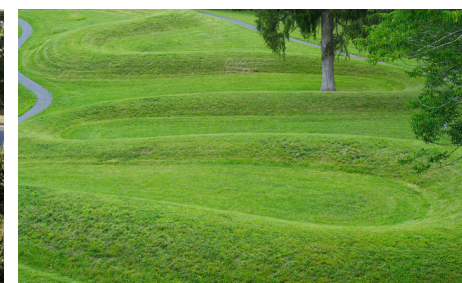
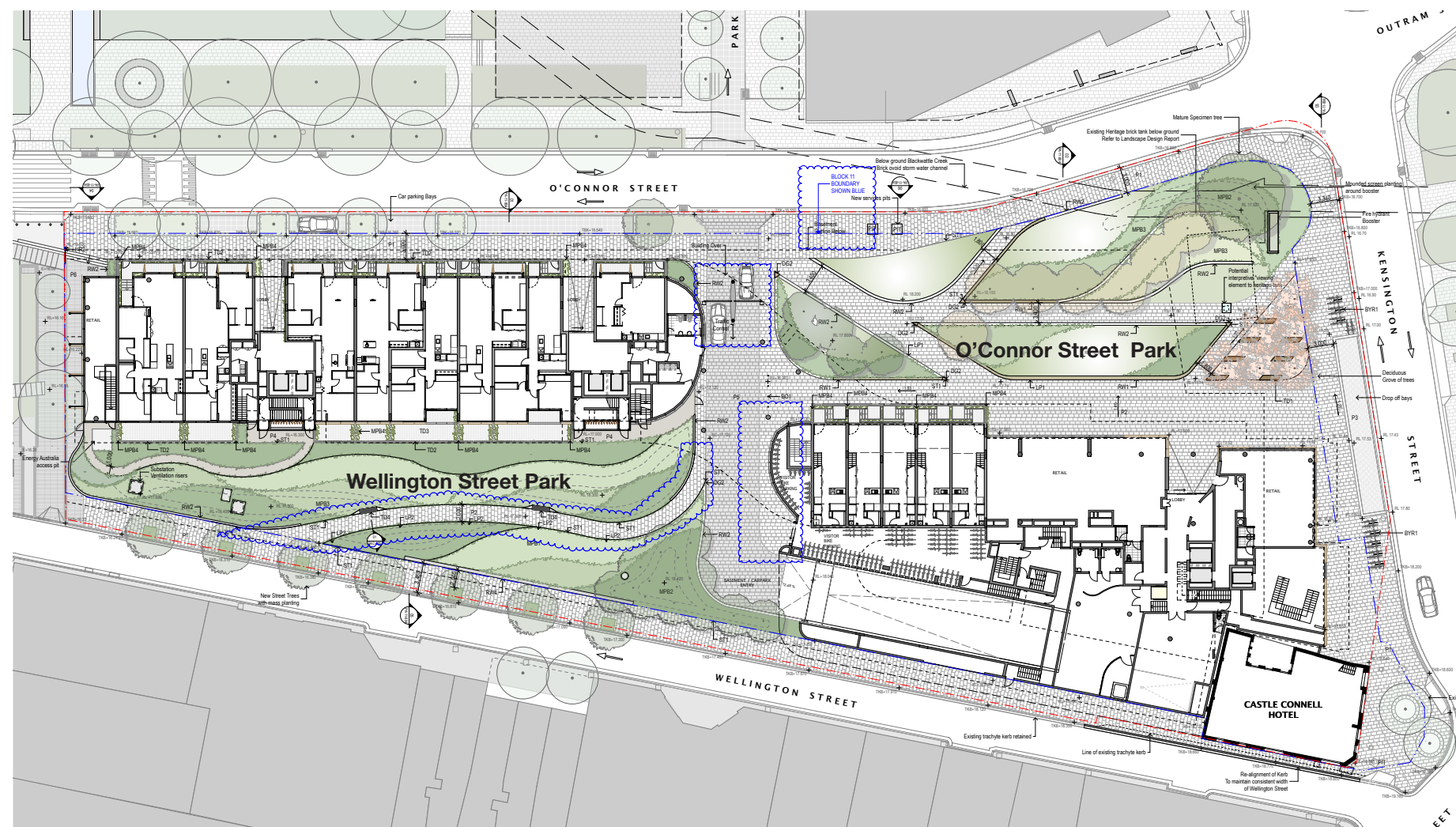
These planting beds are mounded to add an informal character to the space and enable tree planting over the Basement. A convenient pedestrian path connects Wellington Park under the building to O'Connor Street Park beyond whilst tree planting and a pedestrian footpath are also provided along Wellington Street.

Streetscape

The street tree planting and under-storey planting along O'Connor Street extends the green corridor of Central Park and connects it to the new O'Connor Street Park.

Limited on-street parking is provided and screen walls filter views to the private apartment courtyards along the street. Augmenting the landscape character are a series of vertical landscape installations on the apartment building itself.

Outdoor cafe seating (associated with a retail tenancy) is proposed along the Balfour Park frontage. The O'Connor Street frontage is afforded access and views onto the proposed large green space.



FORMS AND MASSING

The object site is surrounded by a suite of buildings and open spaces which are composed of a myriad of differing scales, modulations, textures and use. Instead of the traditional rectilinear response of the Modified Concept Plan (MCP) the Proposed Scheme developed from integrating a layered curvilinear profile response to the varying street and existing building alignments which exist along the boundaries of the site.

The form of the Proposed Scheme began and developed through a process of analysis which reduced the MCP envelope to its essential objective components, of building Height, Massing and Setback with a view to improving, expanding and where possible, optimising the relationship and hence environmental impact of these components.

The MCP proposed a form of 3 disparate block masses of varying height, scale and perceived address. The three forms rose from the west toward the east end of the site, such that the highest component was located adjacent the tall residential building forms of Block 5C and 71-75 Regent St.

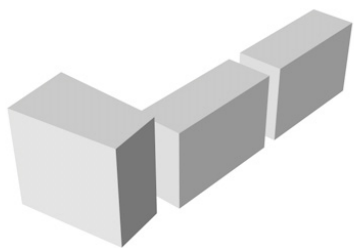
The 2 remaining blocks of the MCP were designed to compliment the height of Block 5A and complete the formal “wall” surrounding the Chippendale Green. In turn these

forms were separated to allow for a midwinter solar access path toward 3 residential terraces on Wellington Street.

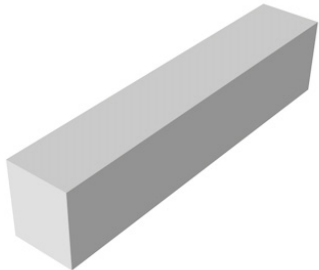
The form of the Proposed Scheme was then carefully composed to the address the negative environmental impacts of the MCP whilst retaining its key conceptual tenants of locating the largest mass toward the east and then stepping down the massing from there to the west. Whilst maintaining the “street wall” articulation adjacent the Chippendale Green and creating a permeable public domain for pedestrians.

A series of setbacks, material and fenestration creates a built form that aligns with the height and scale of adjacent buildings, from the two storey scale of the existing hotel, the mid scale of Wellington Street, the unified definition of the Main Park and the increased scale to the east.

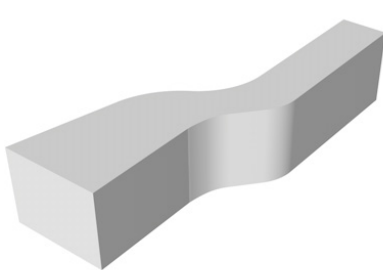
The Proposed Scheme in departing from the constraints of the MCP delivers new public domains on both Wellington and O’Connor Streets that substantially exceed both the extent and degree of amenity proscribed by the MCP. The area of publicly accessible landscape space is far more extensive and the direct solar access to these spaces is far and away greater than that which was proposed and or could be achieved by the MCP.



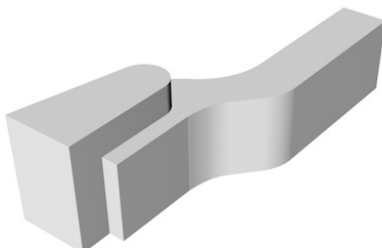
Approved Modified Concept Massing



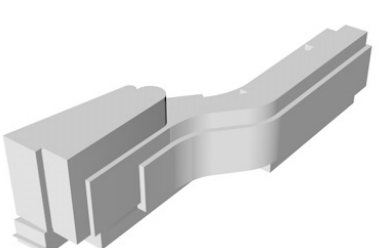
The Block



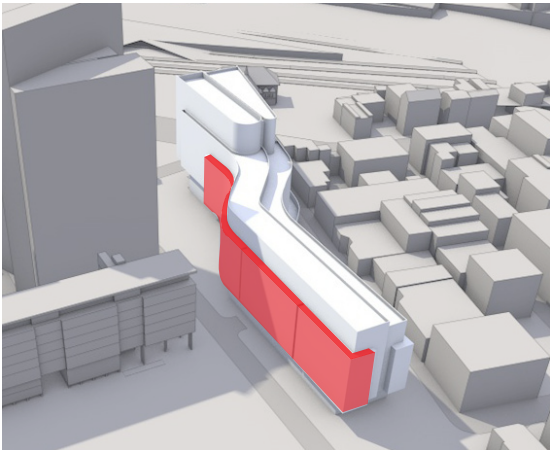
Curve to create New Park



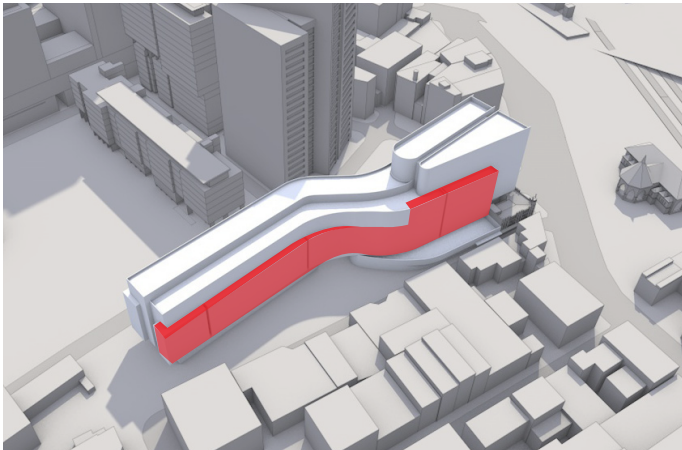
Tower Insertion



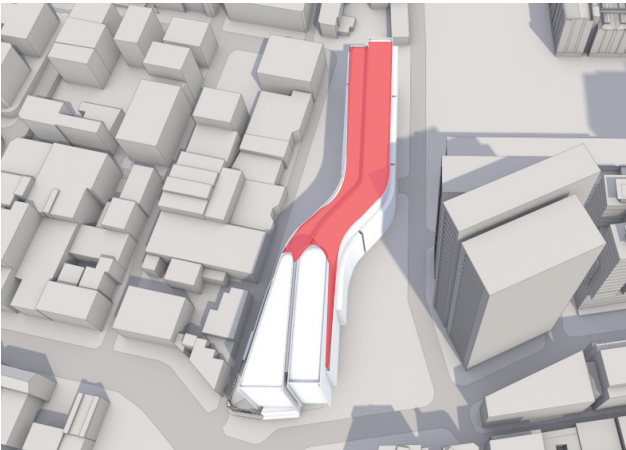
Layering to Streetscape



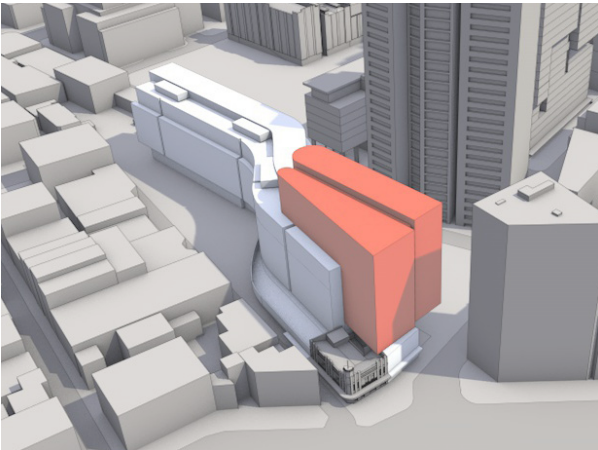
Articulation of form through facade slots



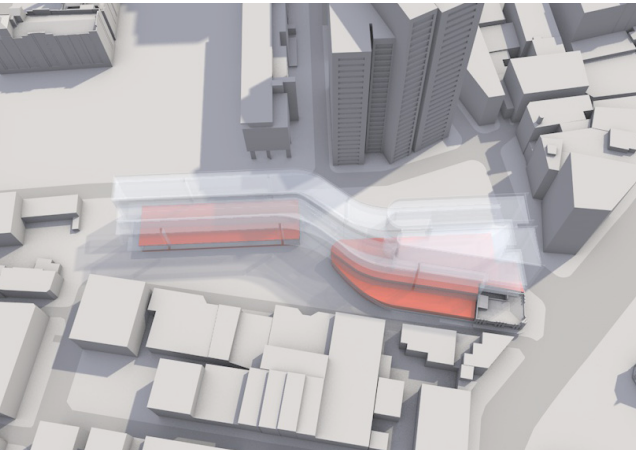
Articulation of form through facade slots



Lower level ribbons curve south to expand extent of north facing park area to create New Park



Tower form inserted into the eastern ribbon forms to mitigate its scale



Layering and stepping back of ribbons to streetscape to mitigate the impact of the building scale on the streetscape

