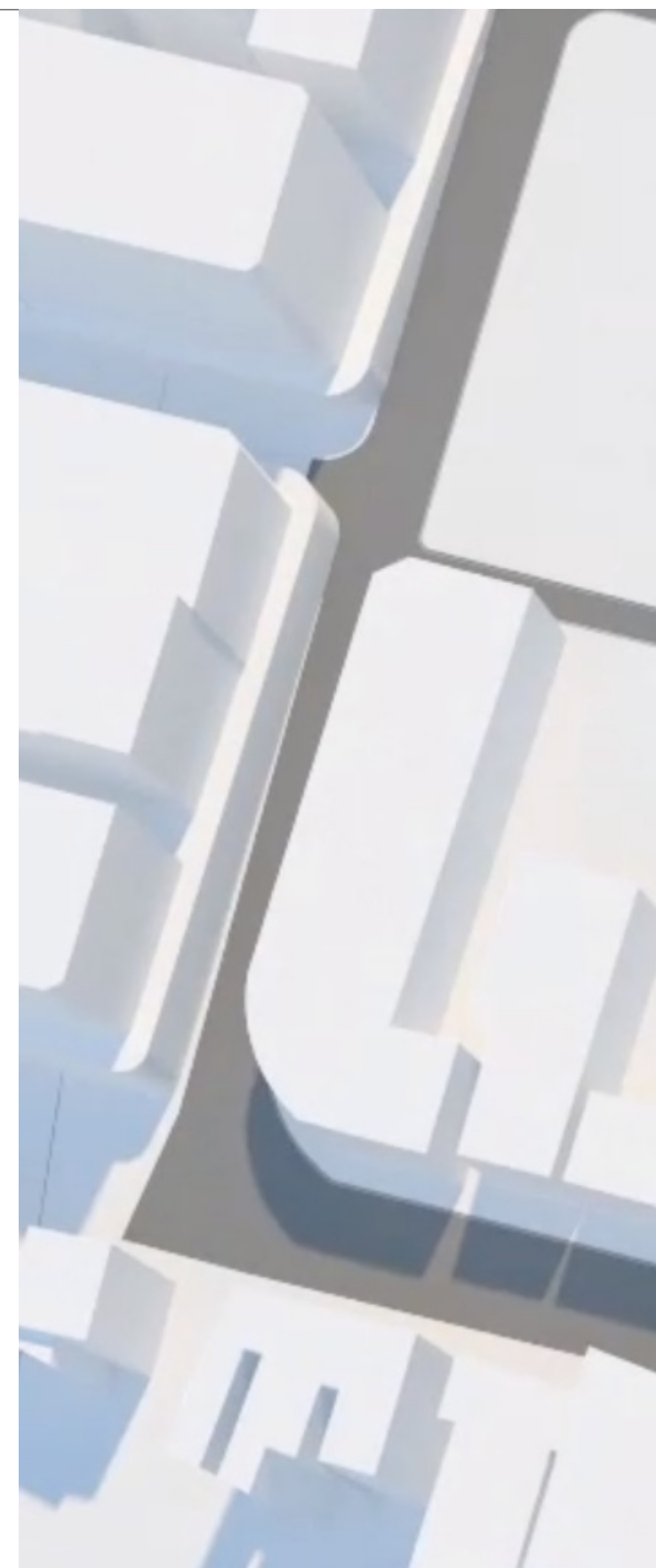


Proposed Scheme - Design Principles

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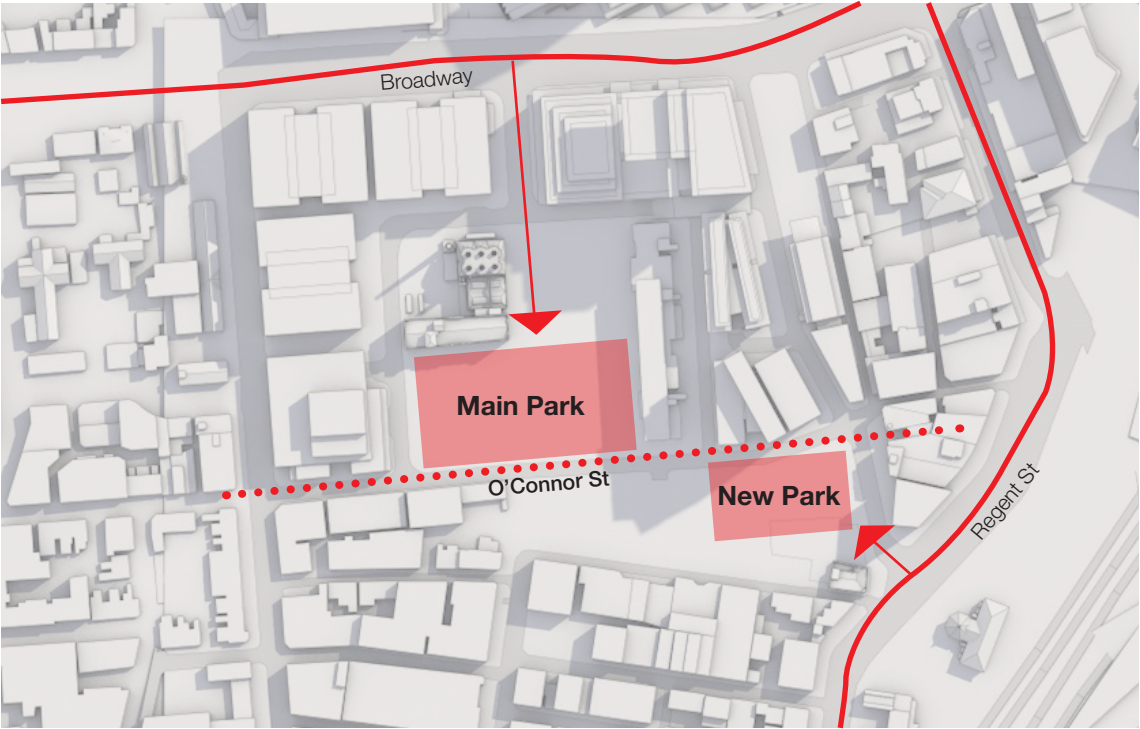




PUBLIC DOMAIN

GATEWAY AND ADDRESS

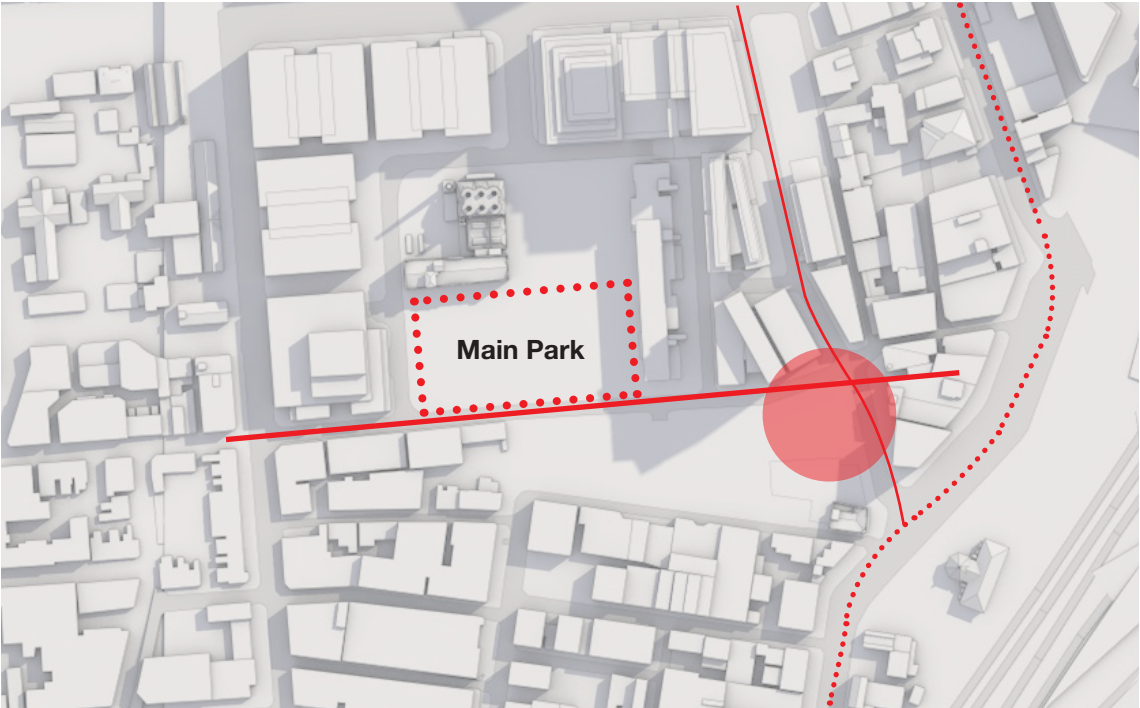
A new north facing public park is created off O'Connor Street, forming a pairing with the Main Park and providing significant additional public amenity to not only the new Block 11 apartments but to all the surrounding residents near this new park.



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.

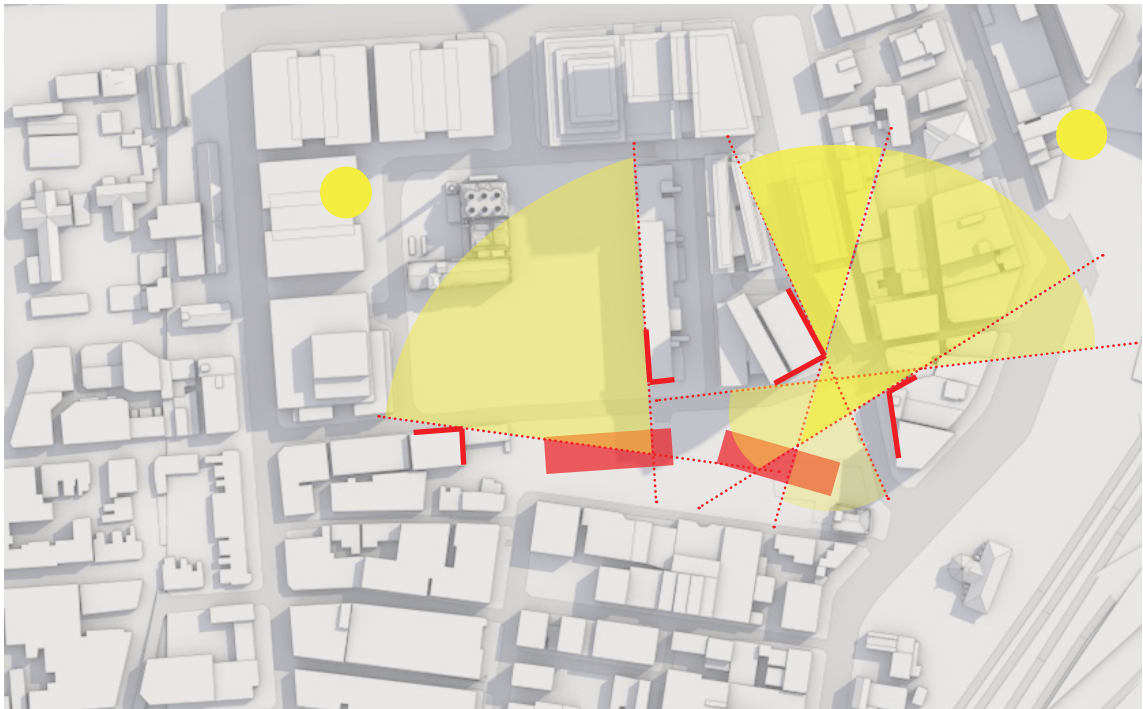
This adds to the rich network of interrelated green space created within Central Park.



SOLAR ACCESS

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

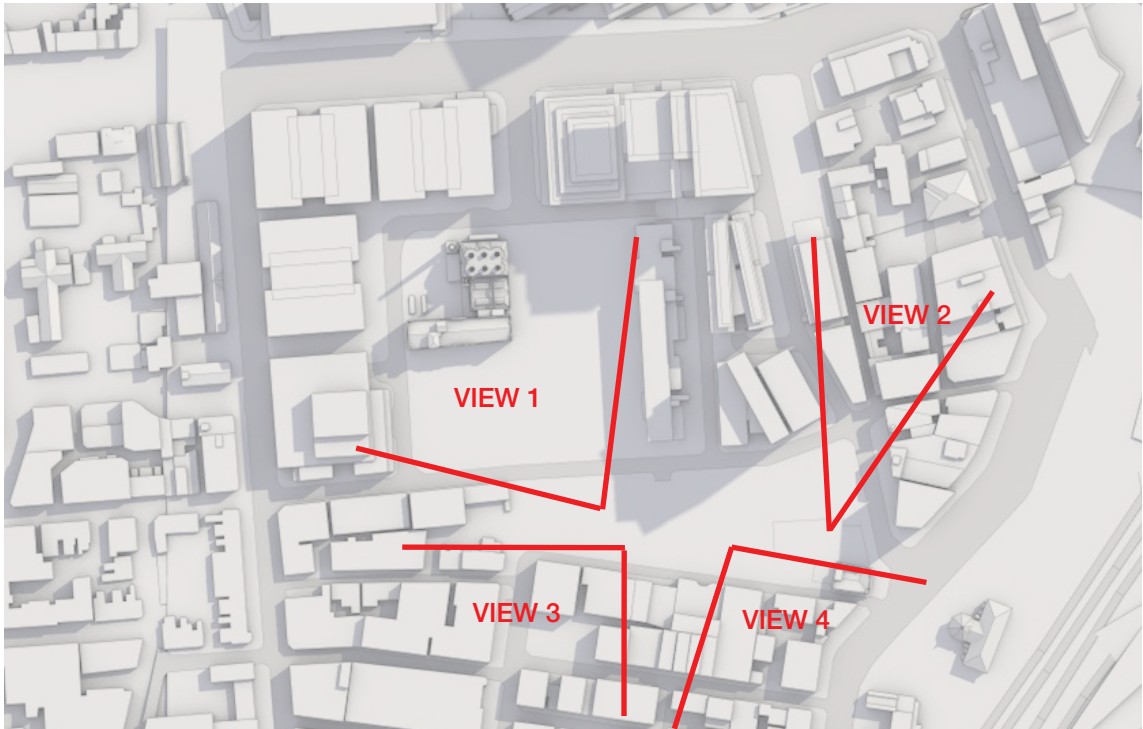
The Proposed Schemes built form optimises the northern orientation through the curvilinear form, providing significantly increased solar access to the accessible public spaces and to a lesser extent the apartments.



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.

