STREETSCAPE AND PROPORTION

Main park and O’Connor Street

Notwithstanding the distinctive curvilinear forms at the eastern gateway, the western section of the proposal follows a regular geometry and alignment to complement the Block 5b architecture.

In defining the main park of Central Park, a sympathy of height, scale, proportions and modulation with Block 5b is proposed to give definition and primacy to the Main Park and complement the scale of the Irving Street Brewery.

This scale and proportion is continued east in the streetscape of O’Connor Street as it opens out into the new O’Connor Street Park. A strong visual link is created between the two parks while maintaining a clear definition of these important green spaces.
Wellington Street
The brick warehouses and varying scales of Wellington Street is responded to in the linear, masonry-like plane of the new building with the lighter, translucent perforated metallic screens over the glazed upper levels which are set well back inside the Modified Concept Plan (MCP) envelope.

The existing Wellington Street buildings and the lower layer of the new building will define the expanded area and space of the new Wellington Street Park.

The gentle curves of the new building form the ideal complement to the linear and stepped heights of the existing buildings.

The long form of the Proposed Scheme shelters Wellington Street from potential detrimental wind impacts funneling between the 3 disjointed masses created by the MCP, whilst retaining through site ground plane connectivity.

Sunlight access to Wellington Street and specifically to the existing residential terraces on average is higher than that achieved by the MCP. Please refer Envelope Compliance: Environmental Effect p36.

Given the composition and careful stepping and setting back of the higher levels of the Proposed Scheme it has been calculated that the massing of the Proposed Scheme delivers 21.2% more direct sunlight into the new Wellington Street Park than that achieved by the MCP.
Regent Street and Kensington Street

Again, the brick warehouse and varying scale of Wellington Street and Regent Street is responded to in the linear, masonry-like plane of the new building with a lighter and more glazed upper level set back.

Significant views to the prominent corner location of the Castle Connell Hotel located on the intersection of Regent Street, Wellington and Kensington Streets are retained without any interruption.

The junction between the new building and the hotel has been carefully designed to ensure an appropriate intersection and scale is achieved.

The original hotel building was designed to form part of a larger terraced streetscape. To address this, the hotel has been incorporated into the larger design in a contemporary style to make a clear distinction between new and existing, incorporating the parapet line to preserve streetscape character and pedestrian scale.
MATERIALITY

The proposed palette of materials of terracotta, metal screens and glass provides contemporary reference to the existing masonry buildings of the site, and the neighbouring new buildings of Central Park.

Terracotta panels and coloured aluminium louvres and sliding and bi-fold screens will complement the warm, rich and textured materiality of The Irving Street Brewery in particular to form a distinctive character specific to this site.
ENVELOPE COMPLIANCE

The heights and alignments of the Proposed Scheme have been carefully determined to create great improvements to both the public domain, adjacent building amenity and value to the new apartments. Overshadowing effects have been carefully studied to avoid additional impacts on adjacent sites and enhance penetration into open space.

A direct comparison between the built form of the Modified Concept Plan (MCP) and the Proposed Scheme has been provided through a three dimensional overlay of both envelopes. Areas of red indicate where the concept design is beyond that of the Proposed Scheme, and areas of white where the Proposed Scheme is outside the MCP.

Red represents the Modified Concept Plan Envelope
White represents the Proposed Scheme Envelope
ENVELOPE COMPLIANCE: ENVIRONMENTAL EFFECT

The layering and setbacks provide a sensitive scaling of the building to Wellington Street and adjacent developments allowing an additional level to be created at the western end overlooking Central Park, and an additional level at the eastern tower form with negligible downstream environmental impacts.

This adjustment to the envelope causes no significant additional overshadowing as demonstrated by the three dimensional sun studies and sections.

Amenity to the existing residential buildings and sunlight access is maintained to the level equivalent of the concept plan. Red Text and line-work is relevant to the Modified Concept Plan

Blue Text is related to the Proposed Scheme

Orange Text is related to the Proposed Scheme

Blue Text and line-work is relevant to the Modified Concept Plan

Orange Text is related to the Proposed Scheme

SOLAR ACCESS SECTION AT WHITE RABBIT GALLERY

Blue Text and line-work is relevant to the Modified Concept Plan

Orange Text is related to the Proposed Scheme

SOLAR ACCESS SECTION AT RESIDENTIAL TERRACES

Blue Text and line-work is relevant to the Modified Concept Plan

Orange Text is related to the Proposed Scheme