

8 Design options / alternatives

A number of built form options were explored throughout the development of the design. These options and an analysis of the pros and cons of each follow.

Option 1 - Streetscape Perspectives



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET

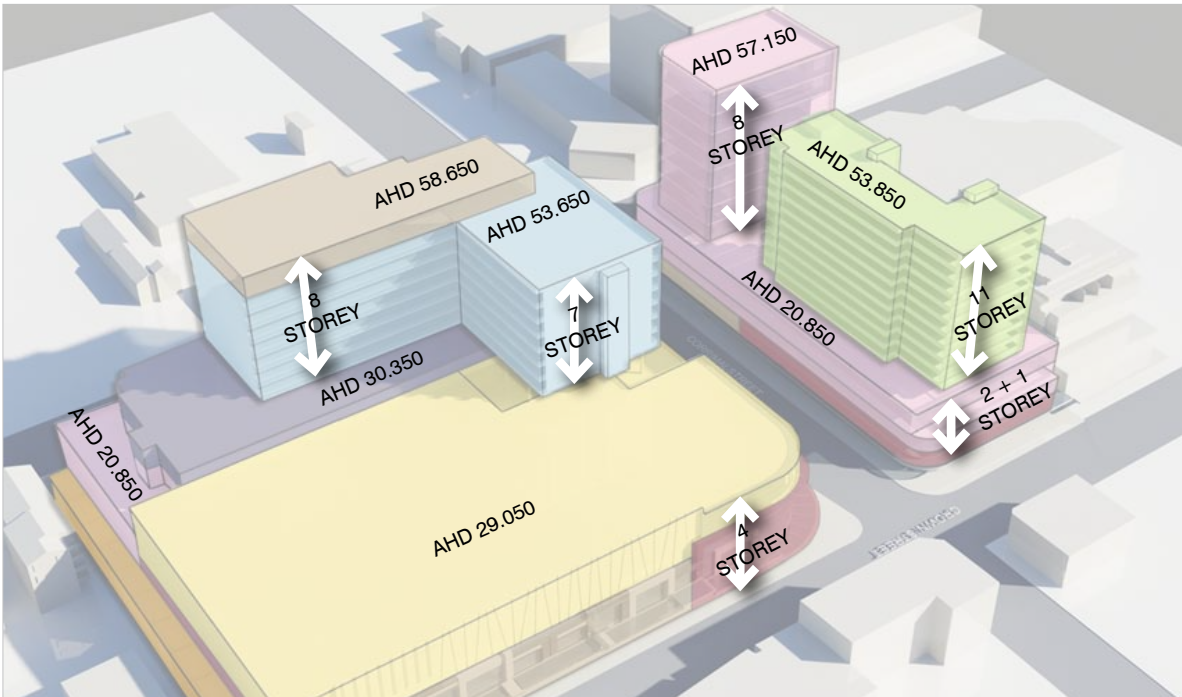
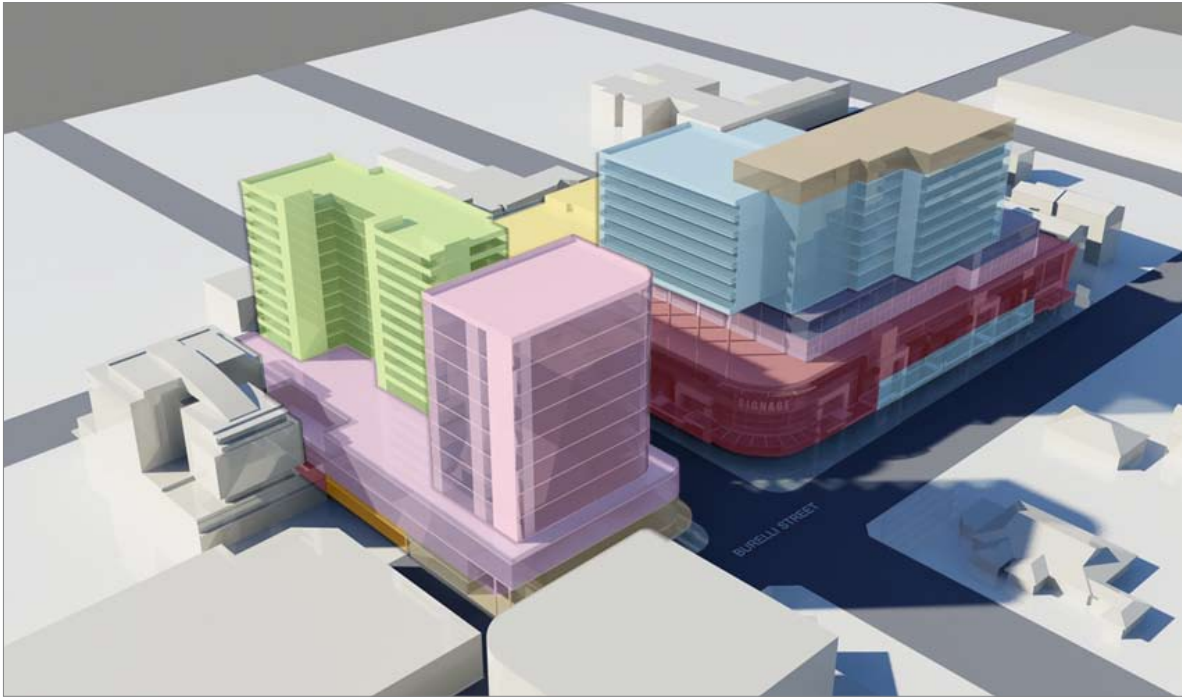


VIEW SOUTH ON CORRIMAL STREET



VIEW WEST ON BURELLI STREET

Option 1- Building Envelope and Land Use Composition



- | | | |
|-------------------------|------------------------|------------------|
| Basement Parking | Residential | Service Vehicles |
| Plant | Hotel | |
| Back of House/Amenities | Office | |
| Food & Beverage Outlets | Entertainment (Cinema) | |
| Retail | Conference | |

Crown Street

Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 1 - Shadow Impact



March 21 9:00am



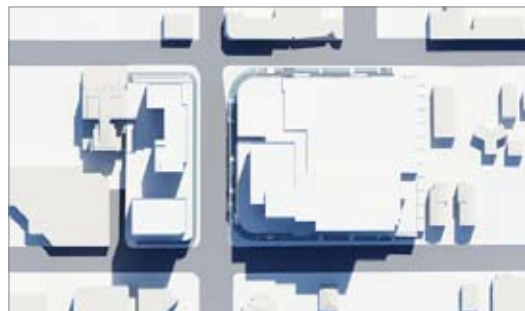
June 21 9:00am



September 21 9:00am



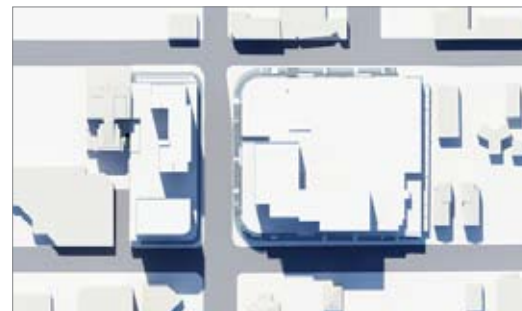
December 21 9:00am



March 21 12:00noon



June 21 10:00am



September 21 12:00noon



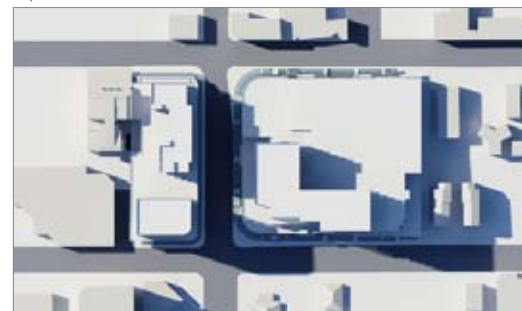
December 21 12:00noon



March 21 3:00pm



June 21 11:00am



September 21 3:00pm



December 21 3:00pm

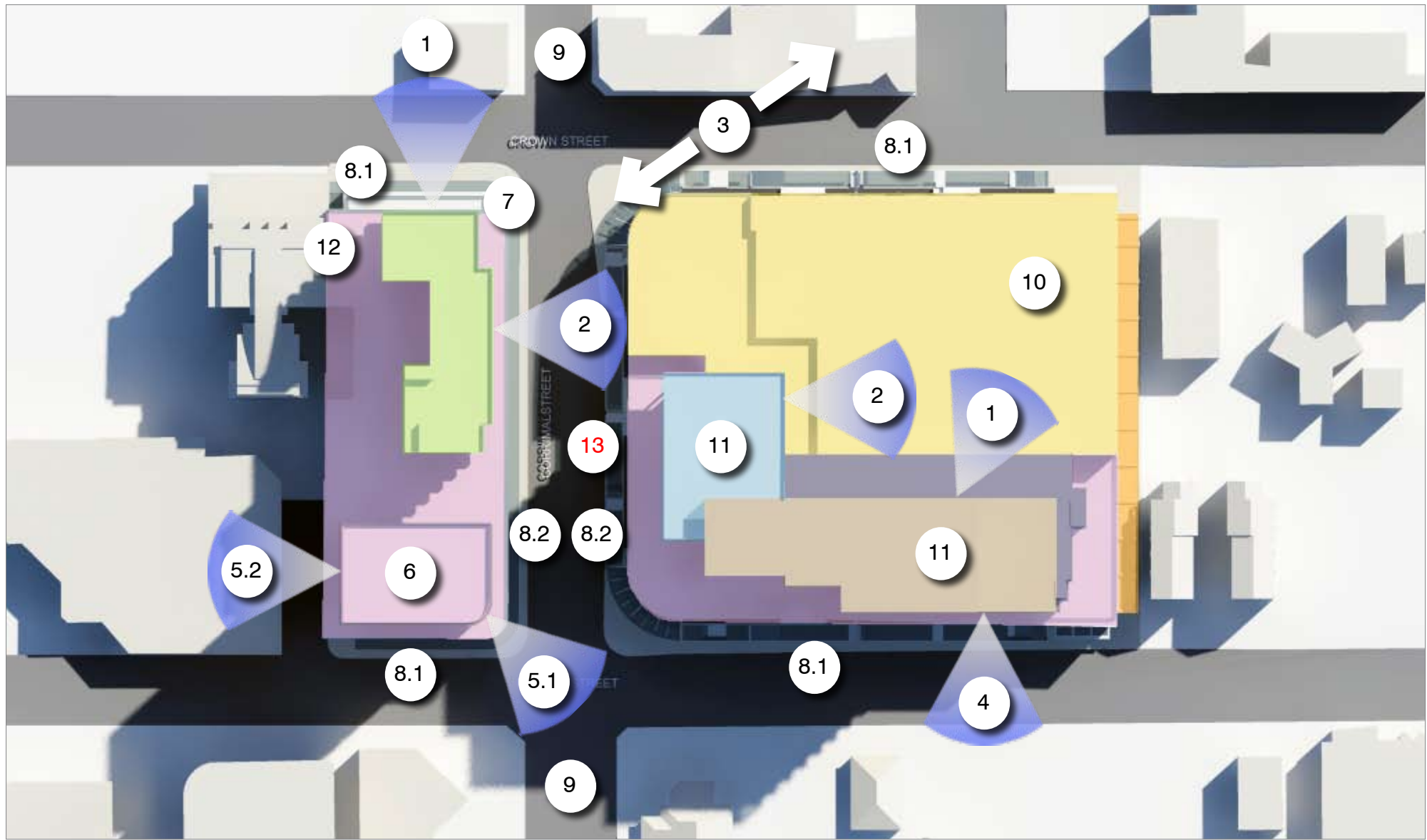


June 21 12:00noon



June 21 3:00pm

Option 1 - Discussion of Advantages and Disadvantages



- 1. NORTHERLY ASPECT - VIEWS TO BEACH.
- 2. BEACH VIEWS + FLAGSTAFF HILL. VIEWS POSSIBLE FOR MAJORITY OF RESIDENTIAL APARTMENTS.
- 3. DESIRABLE NORTH EAST ASPECT. WINTER MORNING SUN
- 4. SOUTHERLY VIEWS - ASPECT TO PORT KEMBLA.
- 5.1 OCEAN VIEW FOR OFFICE TOWER.
- 5.2 VIEWS TO CITY CORE AND ILLAWARRA ESCARPMENT.
- 6. EFFICIENT OFFICE FLOOR PLATES. OFFICE TOWER PROVIDES DESIRABLE PRESENCE IN CITY CENTRE.
- 7. RESIDENTIAL TOWER ADDRESSES CORNER, AND FRAMES VISTAS ALONG CROWN STREET.
- 8.1 L 1 RETAIL/PODIUM DEFINES STREET ALIGNMENT.
- 8.2 ARTICULATION OF PODIUM ELEMENTS ALONG CORRIMAL STREET AT APPROPRIATE SCALE FOR PASSING MOTORISTS.
- 9. BUILT FORM ESTABLISHES STRONG PRESENCE ON BUSY THROUGH-ACCESS STREET.
- 10. LANDSCAPED PODIUM - HIGH VISUAL AMENITY FOR HOTEL AND RESIDENTIAL TOWER.
- 11. DOUBLE LOADED HOTEL CORRIDORS - EFFICIENT FLOOR LAYOUT, LESS BULK.
- 12. GOOD SEPARATION FROM PLATINUM.
- 13. VISUAL INTRUSION POTENTIAL BETWEEN RESIDENTIAL & HOTEL.

 Basement Parking	 Residential	 Service Vehicles
 Plant	 Hotel	
 Back of House/Amenities	 Office	
 Food & Beverage Outlets	 Entertainment (Cinema)	
 Retail	 Conference	

Crown Street

Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 2 - Streetscape Perspectives



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET



VIEW SOUTH ON CORRIMAL STREET



VIEW WEST ON BURELLI STREET

Option 2 - Building Envelope and Land Use Composition



- | | | |
|-------------------------|------------------------|------------------|
| Basement Parking | Residential | Service Vehicles |
| Plant | Hotel | |
| Back of House/Amenities | Office | |
| Food & Beverage Outlets | Entertainment (Cinema) | |
| Retail | Conference | |

Crown Street

Environmental Assessment | Concept Plan and Stage 1 Project Application

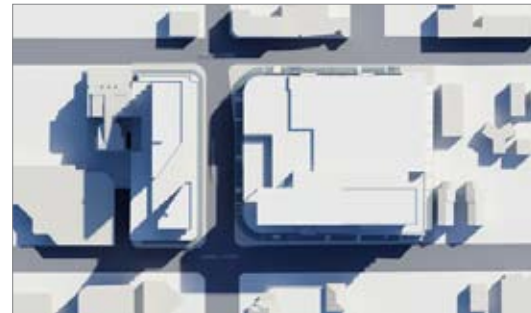
Option 2 - Shadow Impact



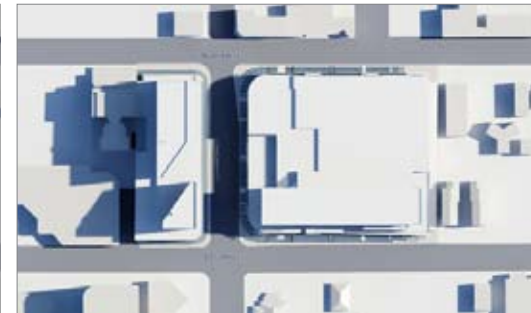
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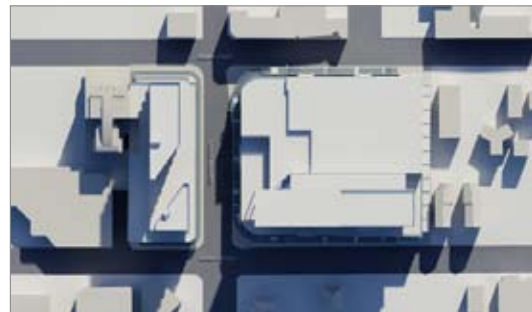
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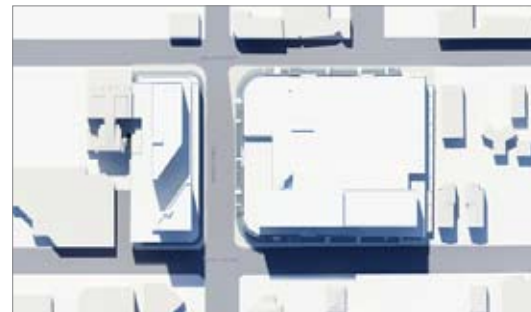
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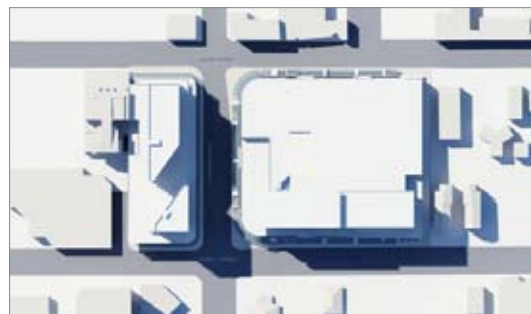
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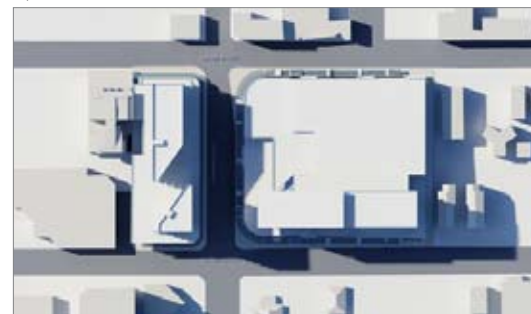
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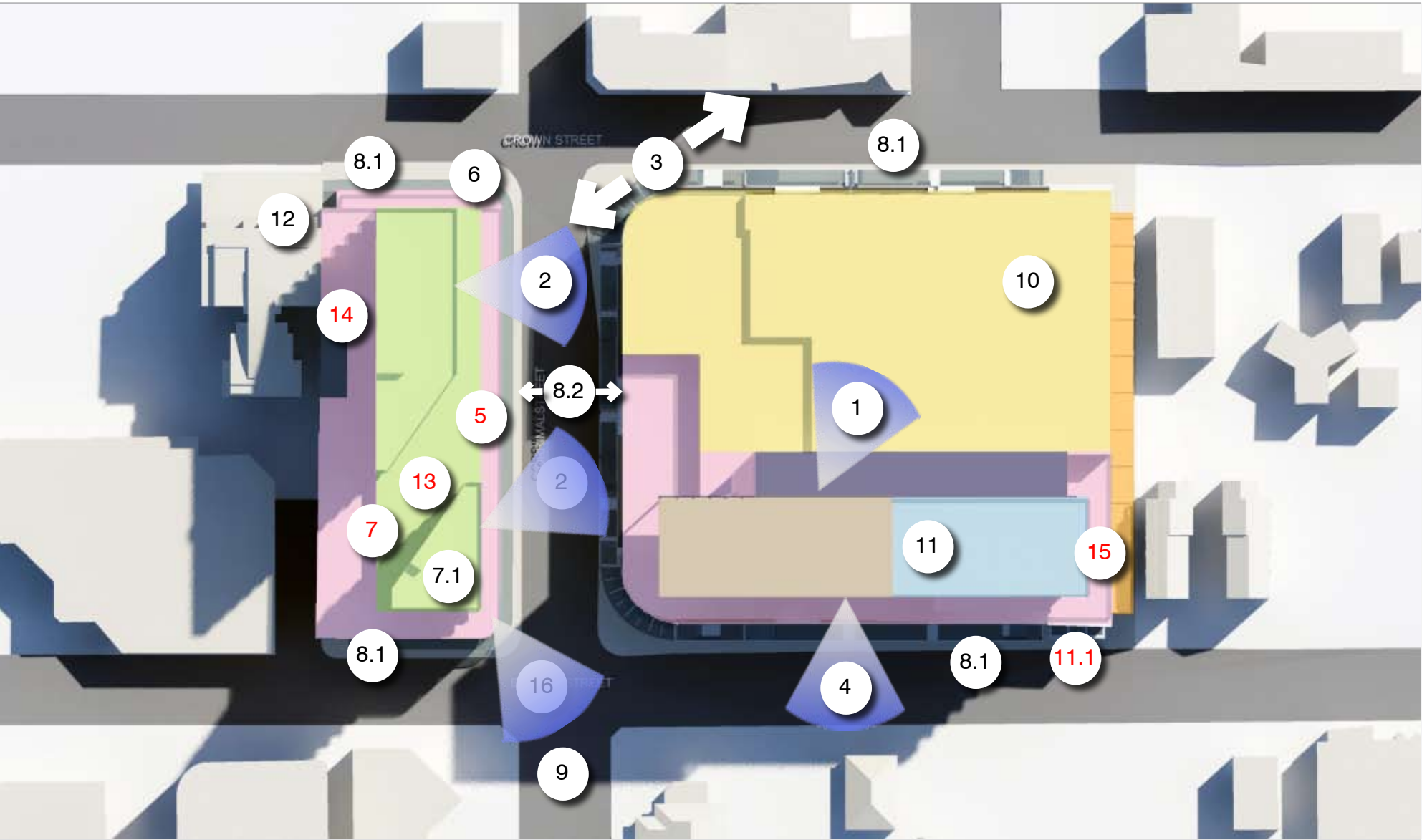


June 21 12:00noon



June 21 3:00pm

Option 2 - Discussion of Advantages and Disadvantages



- | | | |
|-------------------------|------------------------|------------------|
| Basement Parking | Residential | Service Vehicles |
| Plant | Hotel | |
| Back of House/Amenities | Office | |
| Food & Beverage Outlets | Entertainment (Cinema) | |
| Retail | Conference | |

- 1. NORTHERLY ASPECT - VIEWS TO BEACH.
- 2. BEACH VIEWS ACHIEVED BY MANY RESIDENTIAL APARTMENTS.
- 3. DESIRABLE NORTH EASTERLY ASPECT. WINTER MORNING SUN
- 4. HOTEL SOUTHERLY VIEWS TO PORT KEMBLA.
- 5. OFFICE COMPONENT LOCATED IN PODIUM - FLOOR PLATE NOT AS EFFECIENT (DIFFICULT TO STRATA)
- 6. RESIDENTIAL TOWER ADDRESSES CORNER, AND FRAMES VISTAS ALONG CROWN STREET.
- 7. RESIDENTIAL TOWER SEPARATION NOT EFFICIENT - DUPLICATION OF VERTICAL CIRCULATION.
- 7.1 SEPARATED RESIDENTIAL TOWER OFFERS IMPROVED VISUAL AMENITY.
- 8.1 L 1 RETAIL/PODIUM DEFINES STREET ALIGNMENT.
- 8.2 ARTICULATION OF PODIUM ELEMENTS ALONG CORRIMAL STREET - APPROPRIATE SCALE FOR PASSING MOTORISTS.
- 9. BUILT FORM /TOWER ESTABLISHES STRONG PRESENCE ON BUSY THROUGH-ACCESS STREET.
- 10. LANDSCAPED PODIUM - HIGH VISUAL AMENITY.
- 11. HOTEL DOUBLE LOADED CORRIDOR EFFECIENT.
- 11.1HOTEL ROOMS 50% SOUTH FACING ASPECT.
- 12. GOOD SEPARATION FROM PLATINUM.
- 13. VISUAL INTRUSION POTENTIAL BETWEEN RESIDENTIAL TOWERS.
- 14. 4 STOREY PODIUM WILL HAVE POTENTIAL OVER SHADOWING AND OVER BEARING UPON ADJACENT PLATINUM DEVELOPMENT.
- 15. REDUCED SEPARATION FROM ADJOINING PROPERTIES.