

ROUGH RETAIL

PODIUM SETBACK ARTICULATION ZONE

TOWER SETBACK ARTICULATION ZONE

AVERAGE SETBACK 8m

MINIMUM SETBACK 3m

DECK

CRESCENT GARDEN

EXISTING BUILDING

EXISTING DARLING PARK TOWER 1

DECK STRUCTURE MAXIMUM PARAPET 6m FROM TOP OF DECK, POSITION TBA

UNDERSIDE OF DECK TO ALLOW FOR WESTERN DISTRIBUTOR TO REMAIN OPERATIONAL TO RMS REQUIREMENTS (5.5m CLEARANCE SHOWN INDICATIVELY)

INDICATIVE MARKET STREET WATERFRONT CONNECTION

HARBOUR STREET

WESTERN DISTRIBUTOR

MIN. 15m CLEAR

19.000

235.000

204.992

228.280

212.000

196.452

STE BOUNDARY

An aerial photograph of a boat docked at a pier. A vertical blue line, labeled with a large blue 'B' at both the top and bottom, indicates the location of a cross-section. The boat is outlined in red, and the water area around it is shaded in light blue. The background shows a city street with buildings and trees.