



6.0 Design Improvements

This section describes the key design improvements made to address the design issues raised in relation to the November 2017 Stage 1 State Significant Development application submission. This includes the outcomes of the design refinement workshops held with the Department of Planning & Environment and their advisor Professor Peter Webber, summarised in Section 5.2 of this report.

The design amendments now reflect a proposal that achieves the best balance of height, bulk, scale, slenderness, overshadowing and view impacts. Key changes include;

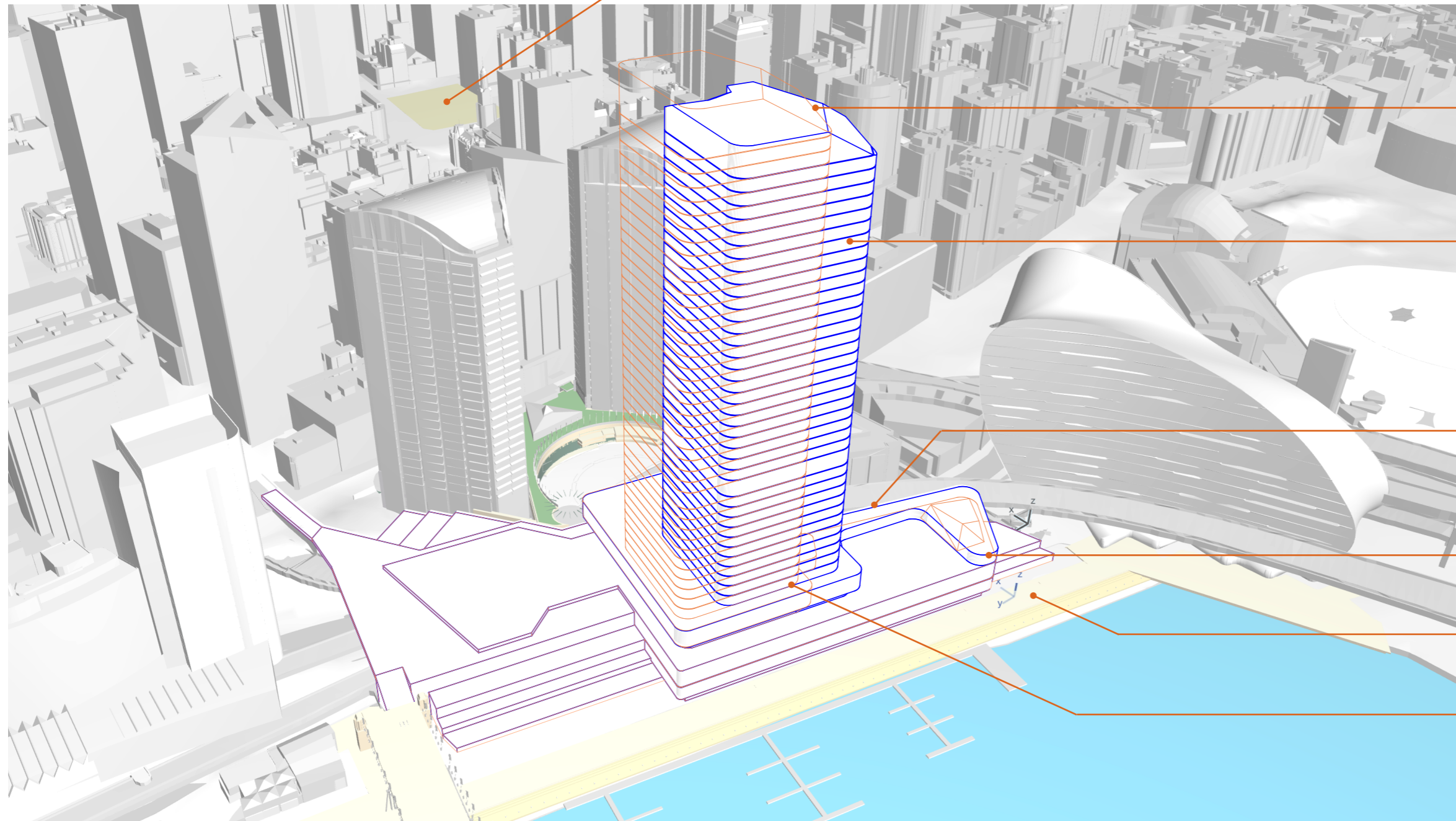
- Tower height reduction from RL 195 to RL 183
- Amended envelope position to allow for the most southerly tower location feasible given constraints such as structural, commercial access and address, and balancing residential view impacts
- A subsequent potential to increase the public open space to the North of the revised tower envelope position
- Promenade setback increased
- Improved built form separation between the southern public space and the Western Distributor
- Envelope flexibility at the southern podium for opportunities to decrease perception of the tower from the southern end of the Promenade
- Reduced overshadowing impacts to Town Hall Square and the Cockle Bay Promenade

Changes to the envelope resulting from these design improvements are described in Section 7 of this report.

In the next stage of design, the intent of these changes and key design principles will be controlled by;

- Revised maximum building envelope
- A competitive design process with agreed key design objectives and built form controls which define a maximum building volume, while maintaining flexibility for design excellence outcomes

Design Improvement Summary



Town Hall Square Overshadowing reduction

Tower height reduction from RL 195 to RL 183

Revised envelope to allow a tower position 15m further south. Massing to be developed and refined by design competition architects

Increased built form separation between the southern public space and the Western Distributor

Southern podium flexibility to improve building perception at the ground plane

No tower overshadowing to the 11.6m promenade zone 11 am - 2pm mid winter

Setback from promenade increased by 2m from 6m minimum / 8m average to 8m minimum / 10m average

Fig. 9. Design Improvement Summary

2017 S1DA INDICATIVE MASSING
(AVERAGE FLOOR PLATES)

INDICATIVE AMENDED MASSING

Tower Height

The envelope and maximum building height have been reduced from RL 235m to RL 195m in the November 2017 amended submission, and further reduced in this revised proposal to RL183m. The reduction in tower height improves the building fit within context and reduces Town Hall Square overshadowing impacts.

The height of RL 183 was the resulting limit in height reduction based on the following key constraints;

- Acceptable tower slenderness ratio while maintaining commercial requirements of floor plate sizes and overall area. Testing of further reductions in height resulted in shorter and wider buildings that increased the perception of bulk and scale when viewed from around Cockle Bay.
- Building massing that provides the best balance of private residential view sharing. Increasing slenderness reduces the visual impact of the massing through view corridors to the east and south.

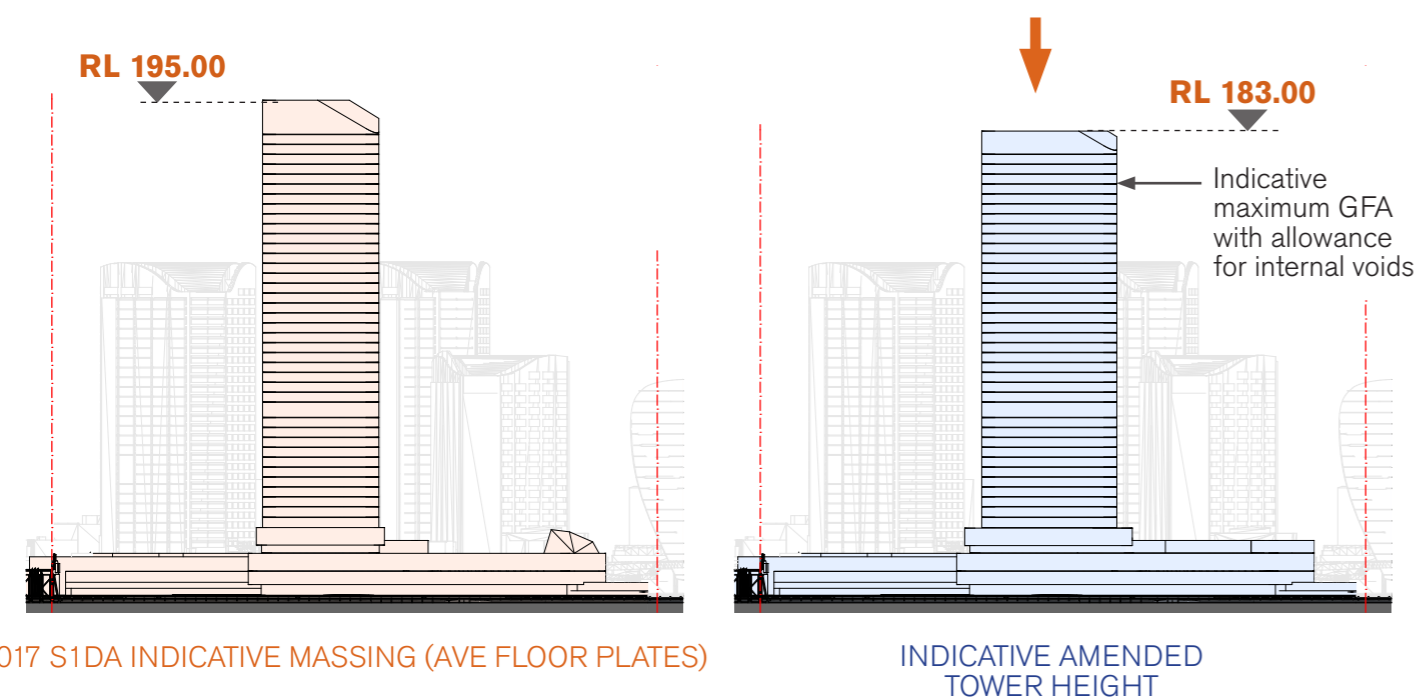


Fig. 10. Tower height reduction

Key design issue response:

— Building Height and Form

A 12m reduction in height (in addition to the 40m reduction from the original S1DA submission) will relate more closely to the current Darling Park Tower complex, as well as the broader CBD context. RL183 is the result of a series of design review studies to determine the best balance between minimising height, maintaining an acceptable tower slenderness, and creating a commercially feasible project that can deliver the public space outcomes of the original vision.

— View Impacts

The reduction in height to RL183 will reduce the visual presence of the tower when viewed from around Cockle Bay, while maintaining allowance for an acceptable slenderness ratio. Further reductions in height and subsequent increase in width would result in increased occupation of private view corridors from residential buildings such as the Astoria apartments, Millennium Towers and 60 Bathurst St. Refer to the Visual Impact Assessment by Ethos Urban and Virtual Ideas which addresses the anticipated impact of the revised Concept Envelope as it is now proposed, as well as an indicative building massing.

— Town Hall Square Overshadowing

The reduction in height significantly reduces the impact of overshadowing on the proposed Town Hall Square, with analysis indicating a minor (0.06%) increase in annual average overshadowing across the square. Further details on the overshadowing impact on Town Hall Square are provided later in this report.