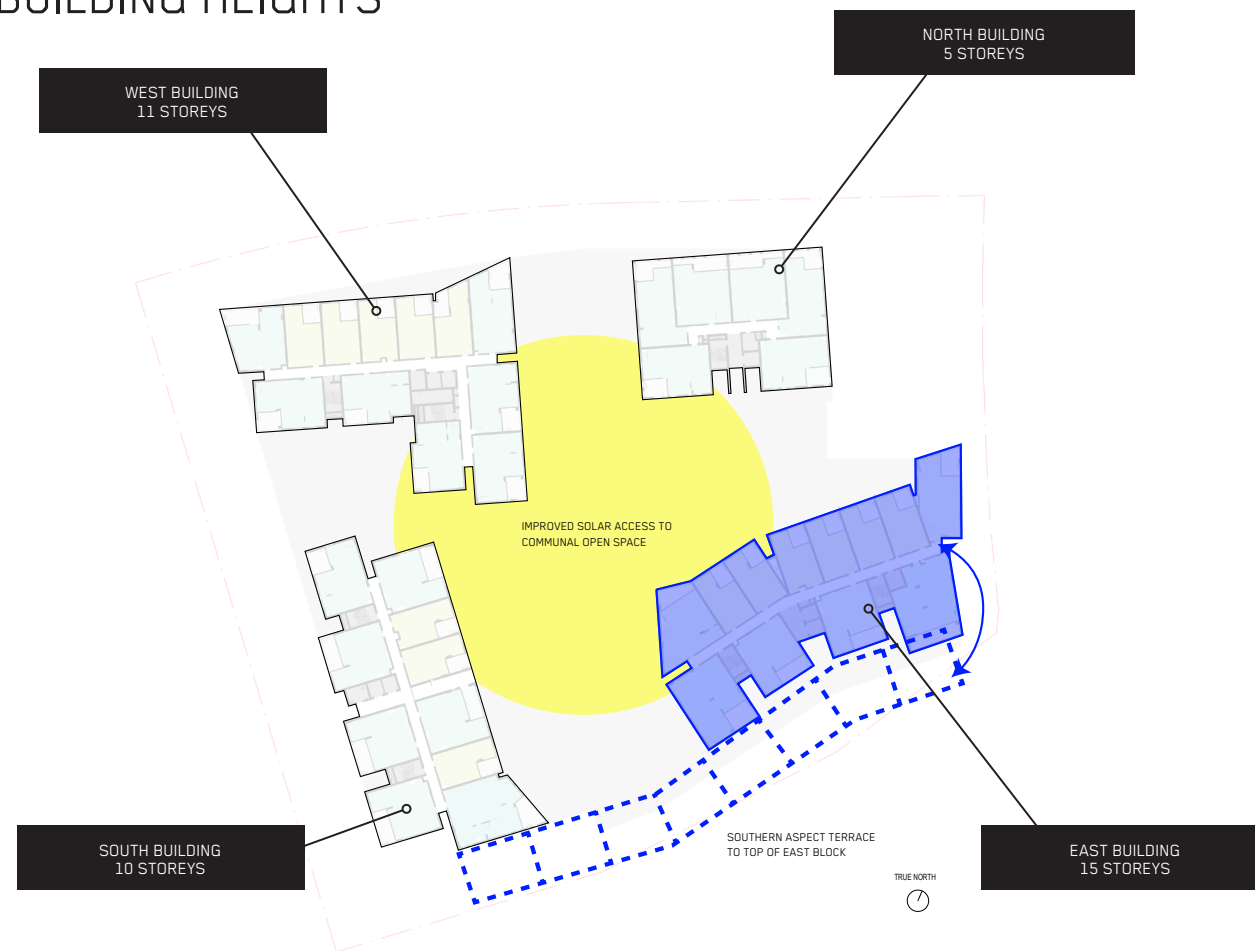


## BUILDING HEIGHTS



43

The complying 10 Storey building envelope in accordance with the SOPA Masterplan 2030 provides a uniform built height across the site, together with the allowable FSR this creates a very dense built environment.

The proposed varied building heights achieves better solar access and amenity into the communal open space and lower level apartments to the southern side of the site. This shift creates a varied built for streetscape.

The lower built form element responds to the scale and character of the existing fig trees on the site, while the setback tower element responds to the higher built form buildings of the nearby Australia Towers and the approved Opal Tower.

The southern aspect terrace apartments along the podium have been relocated to the top of the east block building. These apartments were single aspect south facing, and close to the railway line that is a noise source. Due to the significantly reduced amenity to these apartments it is proposed to place them at the top of the eastern block that will allow the apartments to enjoy better natural light, natural ventilation and views.

When comparing the view studies from Australia Avenue and Figtree Drive opposite between the 14 storey and 15 storey building forms is almost not perceivable. Due to the significant setback of the building to the street the impact to the public domain is minimal.



ADJUSTED DESIGN REVIEW PANEL SCHEME



DA SCHEME



SIGHT LINES THROUGH VIEW CORRIDOR

ISSUE B

DEVELOPMENT APPLICATION SCHEME



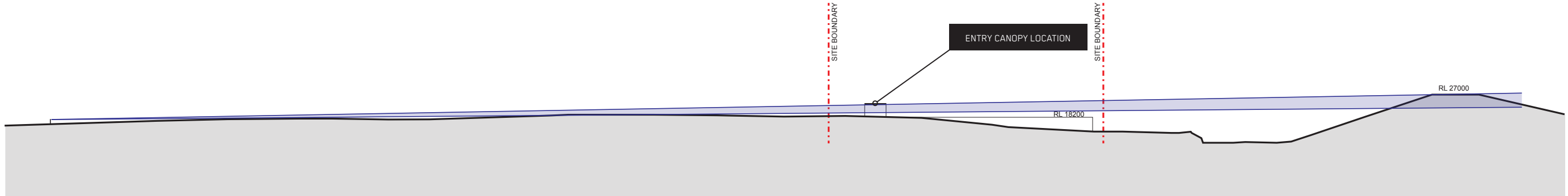
VIEW FROM SOUTHERN SIDE OF FIGTREE DRIVE TOWARDS BICENTENNIAL MARKER

THE DESIGN OF THE ENTRY PORTAL WAS RAISED AT THE SOPA DESIGN REVIEW PANEL PRESENTATION ON THE 25.03.15. THEIR COMMENT BEING: THE 'PORTAL' USED TO MARK THE MAIN ENTRY POINT INTO THE DEVELOPMENT IS OVER SCALED AND OBSTRUCTS THE REMAINING GLIMPSE OF THE BICENTENNIAL MARKER.

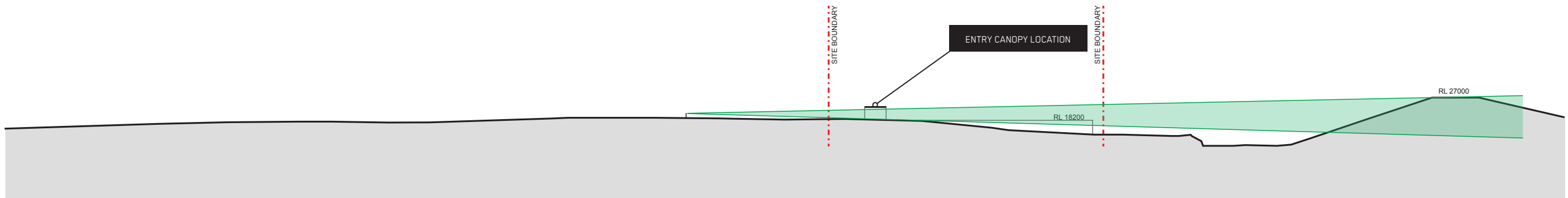
BELOW IS A VIEW ANALYSIS STUDY SHOWING THE HEIGHT AND WIDTH OF THE ENTRY PORTAL HAS BEEN CAREFULLY DESIGNED TO MAINTAIN VIEWS THROUGH THE SITE AND FRAME THE VIEW OF THE BICENTENNIAL MARKER ALONG THE WHOLE LENGTH OF THE VIEW CORRIDOR. THE PORTAL HAS ALSO BEEN ROTATED TO BE PARALLEL WITH THE VIEW CORRIDOR TO MINIMISE ANY OBSTRUCTION OF THE VIEW.



VIEW FROM NORTHERN SIDE OF FIGTREE DRIVE TOWARDS BICENTENNIAL MARKER



SIGHT LINE FROM TRAIN STATION TOWARDS BICENTENNIAL MARKER



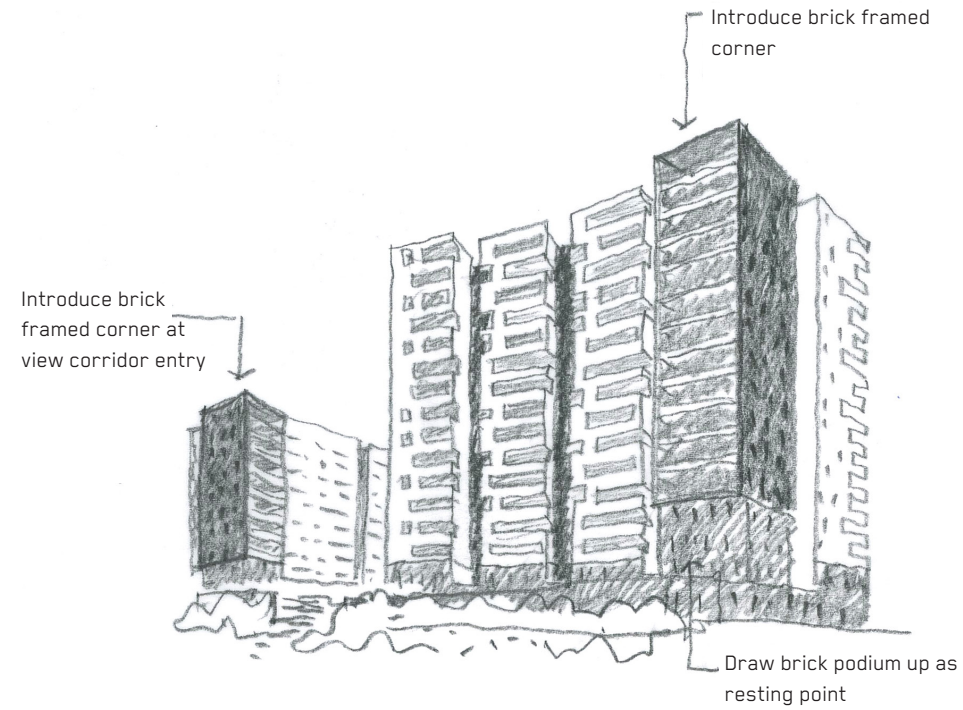
SIGHT LINE FROM HIGHEST POINT TOWARDS BICENTENNIAL MARKER

SOPA SITE 53 - SEPTEMBER 2015

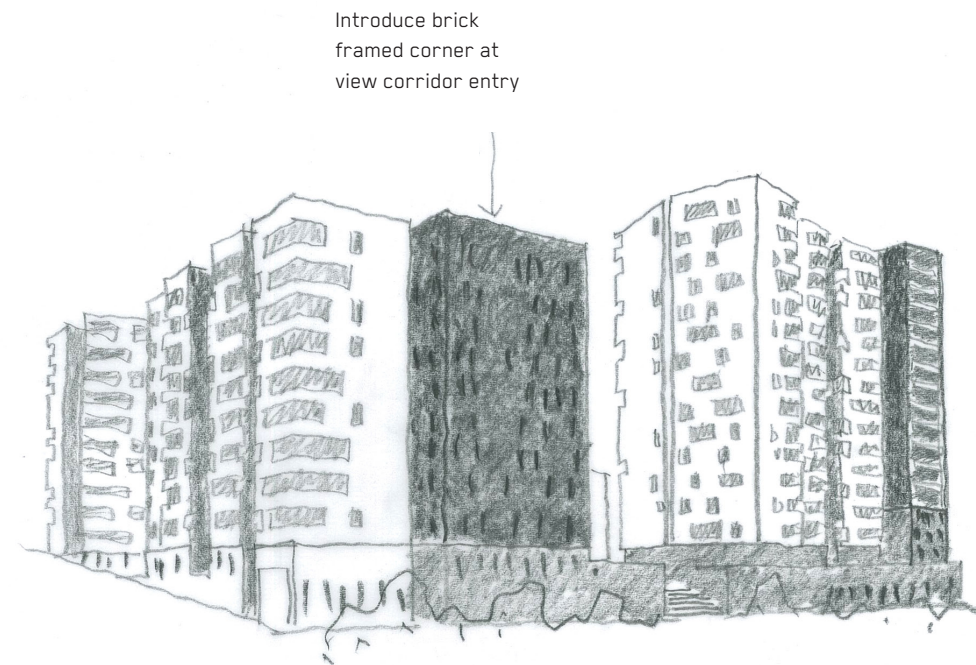


# BUILT FORM ARTICULATION

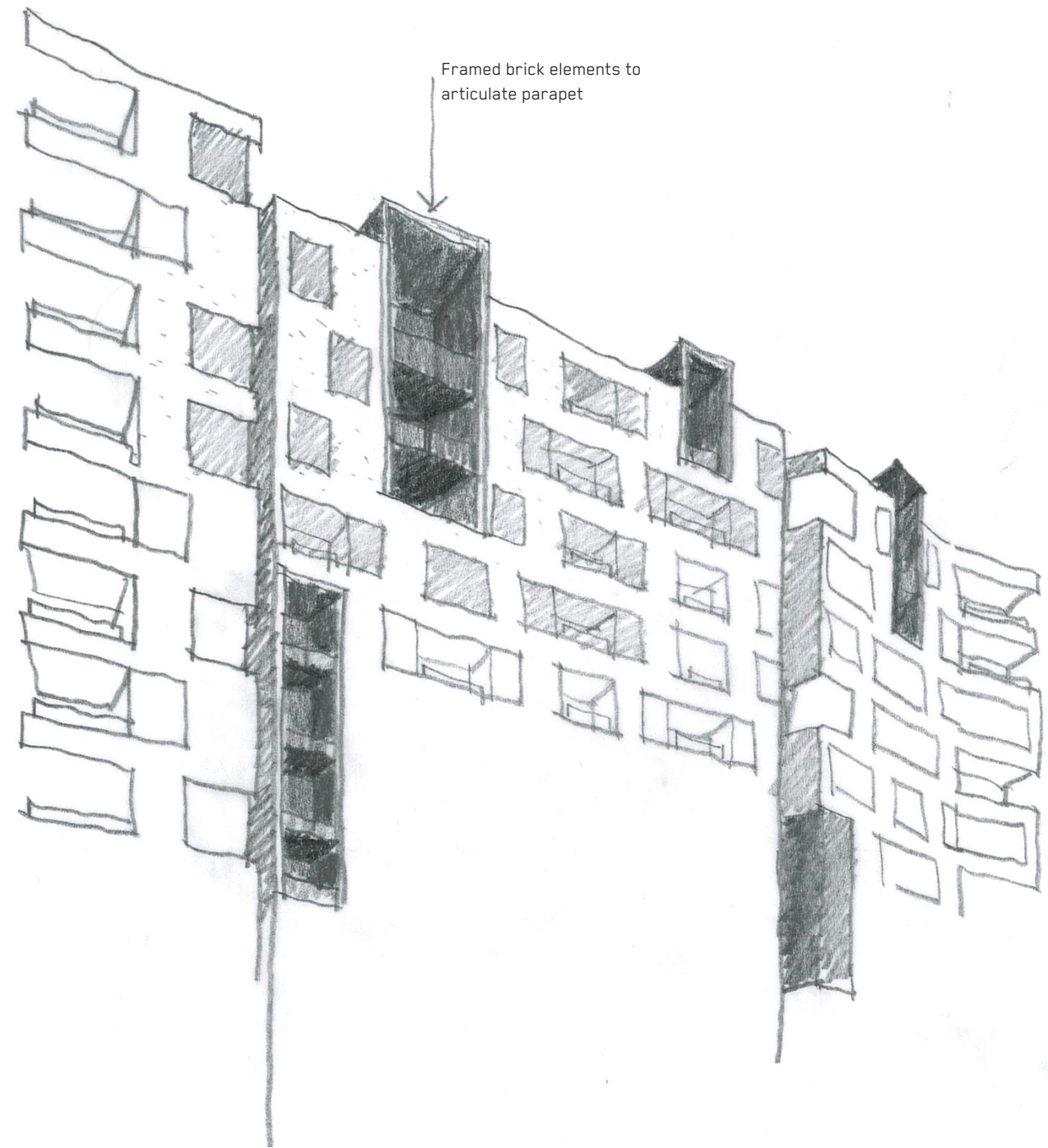
45



VIEW FROM SOUTH EAST ALONG AUSTRALIA AVENUE



VIEW FROM SOUTH CORNER LINEAR PARK AND NEW STREET



DETAIL VIEW FROM FIGTREE DRIVE



# VIEW COMPARISON