

## Investigation & Analysis

### Urban Design Analysis

#### Complying Residential Development Analysis

The proposed development use is predominantly residential, and hence it is appropriate that an analysis of the impacts to local urban amenity and context be undertaken.

#### Views and Aspect

While the dual residential tower scenario complies with the relevant planning controls, it causes substantial view loss and amenity impacts. Lumiere is greatly affected by view loss to the south, and Meriton is affected by view loss to the north. The dual tower arrangement also causes a loss of amenity and views to its own apartments, especially those facing each other between towers 1 and 2.

#### Daylight Exposure

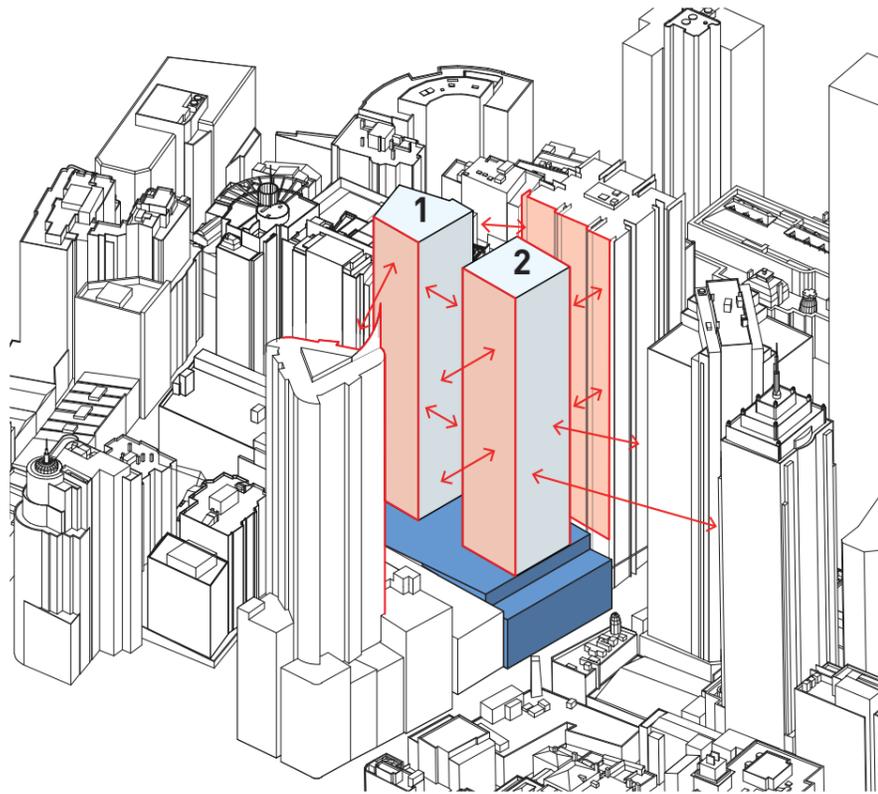
SEPP 65 and the RFDC specify certain controls and guidelines which aim to improve the amenity of residential apartments. Direct Sunlight is one of these key controls that can drive the design and orientation of apartments and affect the viability of a site's residential potential. Due to the 150m height limit and the close proximity of towers to our north and east, the compliance with the direct sunlight guidelines for the dual tower arrangement will be difficult.

#### Tower Crowding

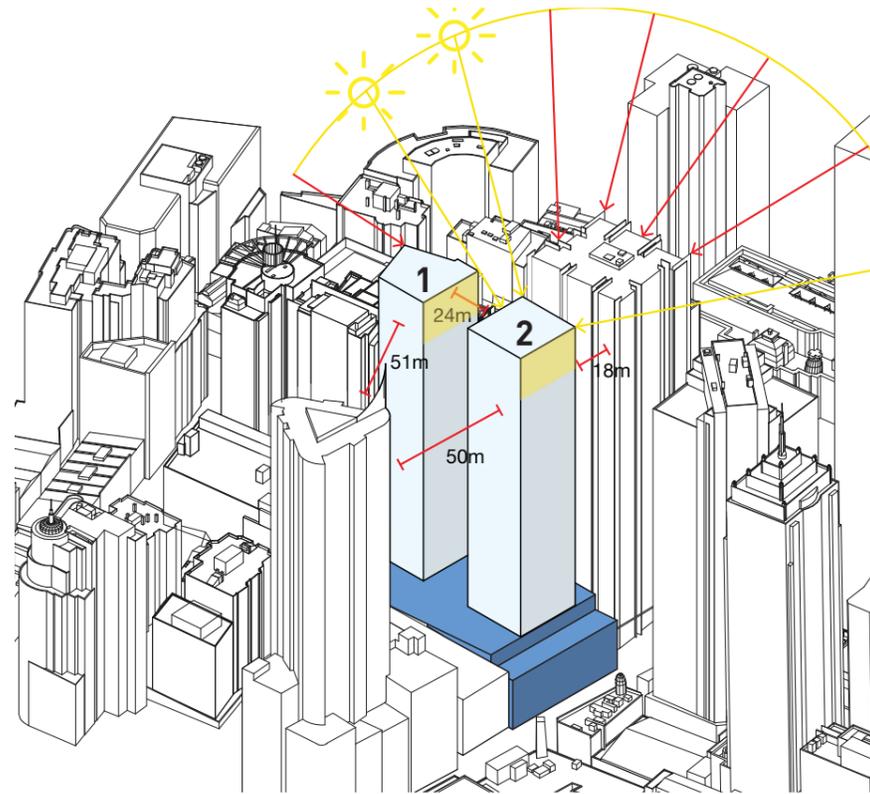
The addition of the dual residential tower configuration into the existing local skyline results in a tower crowding issue. With Lumiere, Meriton and the dual towers all being 150m high and equally setback from George St, a ubiquitous solid wall presence is felt at streetscape level. This is in contrast to the current local variance in tower height and location.

#### Overshadowing Impact

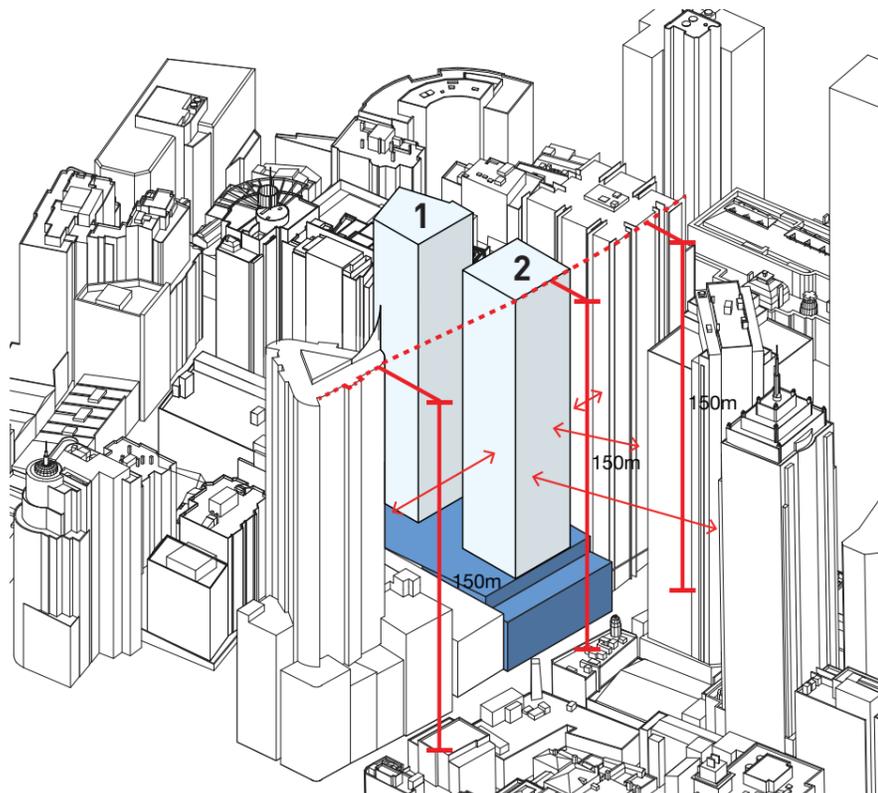
While the dual tower arrangement complies with the current 150m height limit, its overall width and massing creates a wide slow moving shadow which will have a greater impact to those buildings located within its southern solar path.



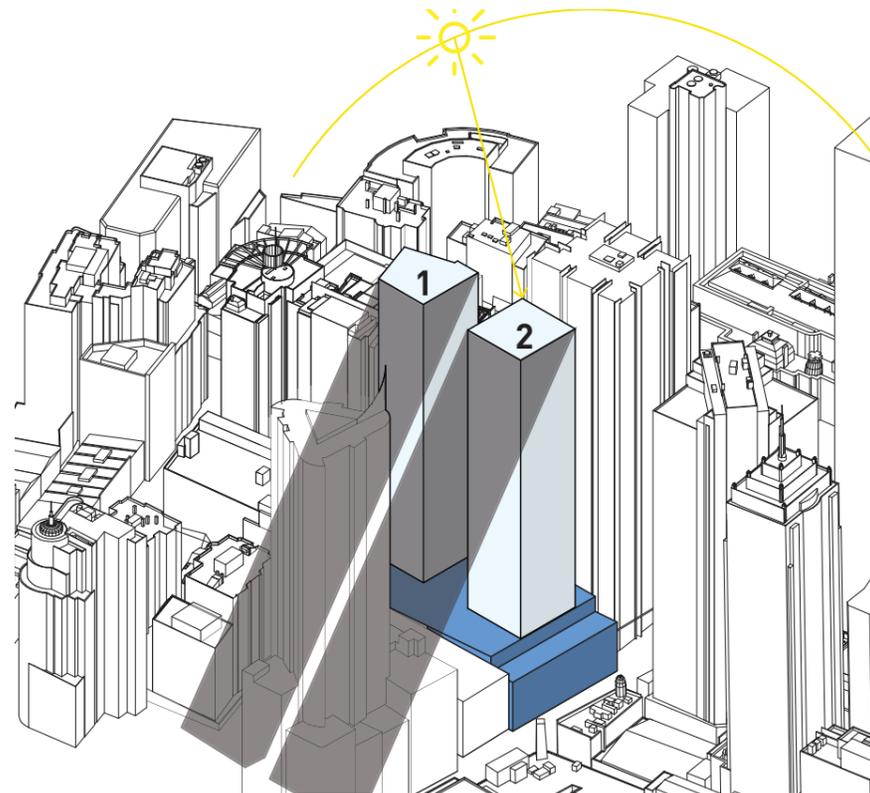
Views and aspect



Daylight exposure



Tower crowding



Overshadowing impact

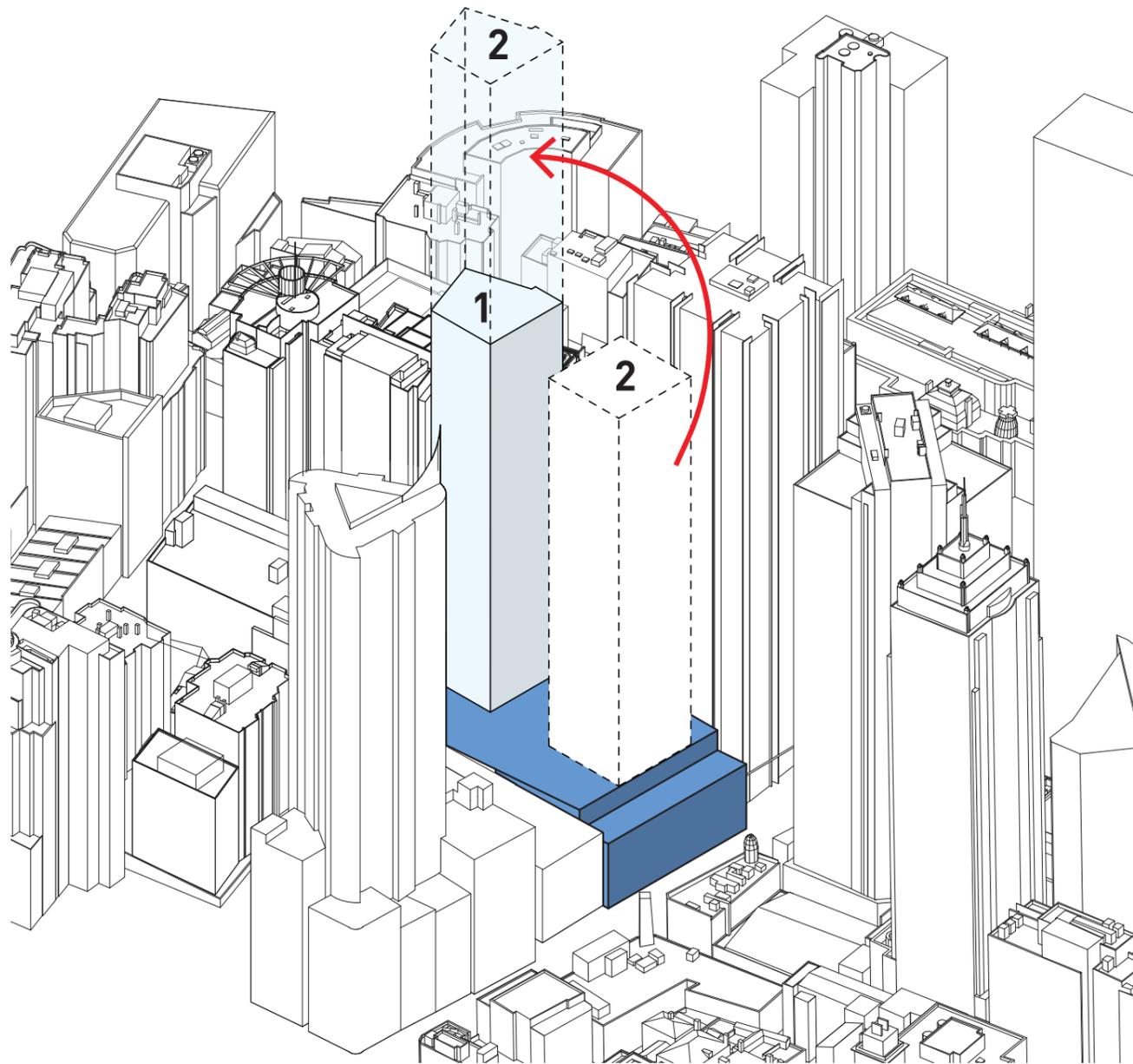
## Investigation & Analysis

### Urban Design Analysis

#### Proposed Alternative Solution

Considering the impact a dual tower configuration has on views, amenity, daylight access, tower crowding and overshadowing, the proposed scheme consolidates the towers into a single tall slender volume set back towards the Kent St portion of the site, thereby alleviating many of the concerns associated with a complying tower layout.

The proposed height adjustment to 260m is in keeping with neighbouring developments such as 115 Bathurst St (Greenland Centre) and World Square Tower.



Tower Consolidation

## Investigation & Analysis

### Urban Design Analysis

#### Proposed Residential Development Analysis

A comparison of the impacts the proposed residential envelope has over a complying residential scheme indicates a vast improvement to local urban context and amenity.

#### Views and Aspect

The consolidation of the dual tower scenario into a taller single tower allows for increased setbacks and provides better amenity and aspect to the site and its neighbouring developments, especially Lumiere and Meriton towers.

#### Daylight Exposure

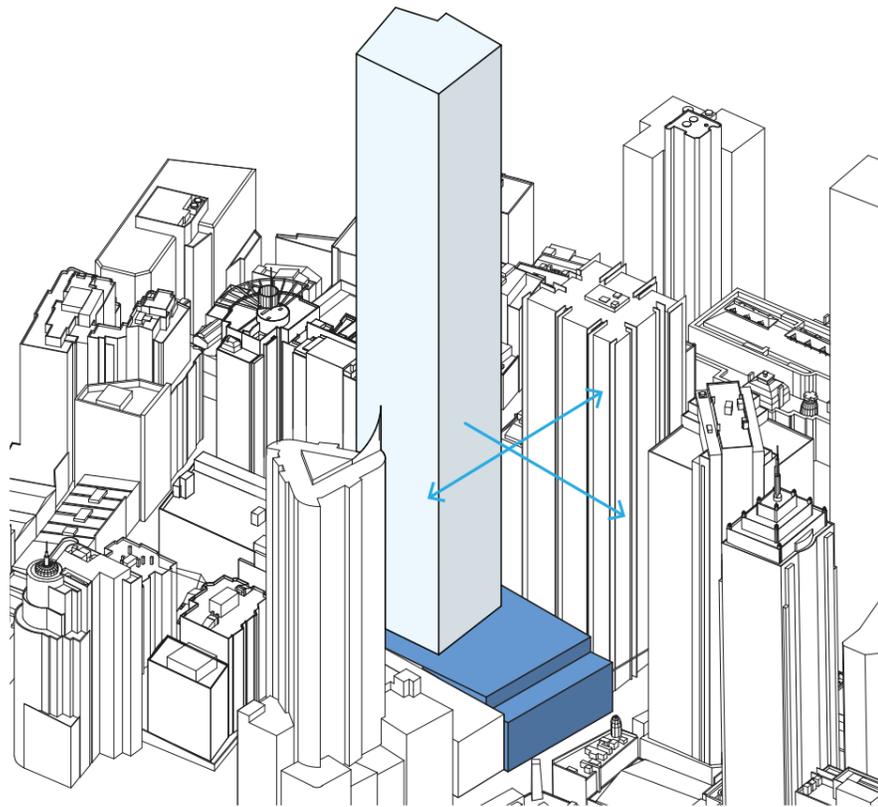
The tall single tower proposal increases the opportunity to achieve minimum SEPP 65 and RFDC requirements by maximising distances to neighbouring buildings and enabling the proposed tower to rise out of the darkness and into the direct sunlight.

#### Tower Crowding

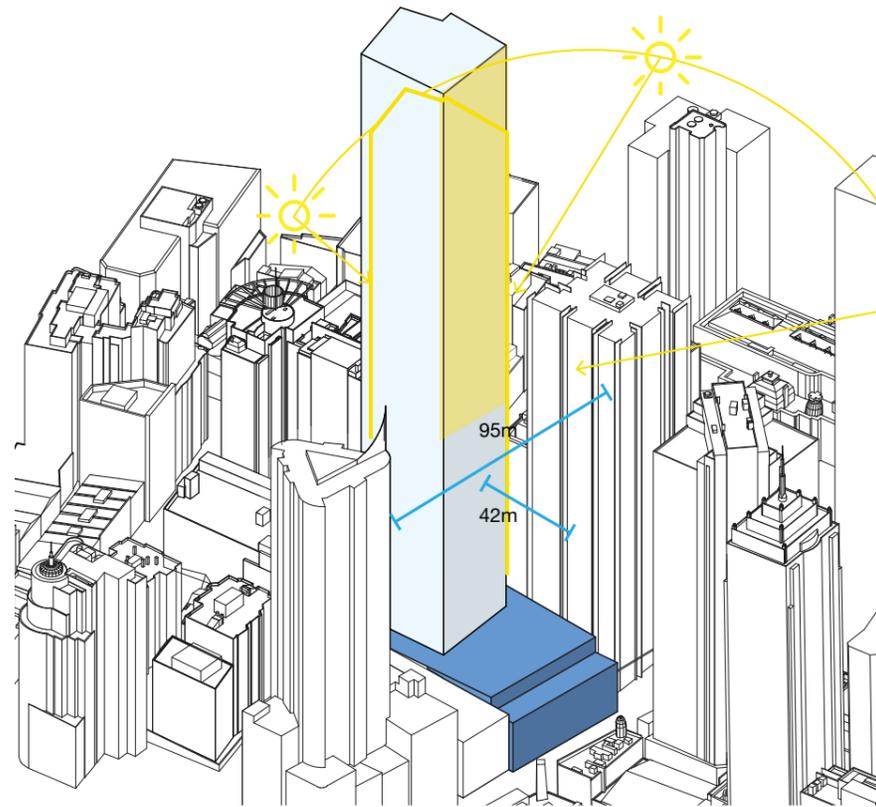
The proposed taller single tower envelope results in a design that is proportionally more attune with the dominant Lumiere and Meriton towers. It allows the skyline to “breathe” and increases the percentage of daylight that reaches street level, allowing pedestrians to have a visual link with the sky. A more articulated urban form is also achieved through the variance of height and setbacks.

#### Overshadowing Impact

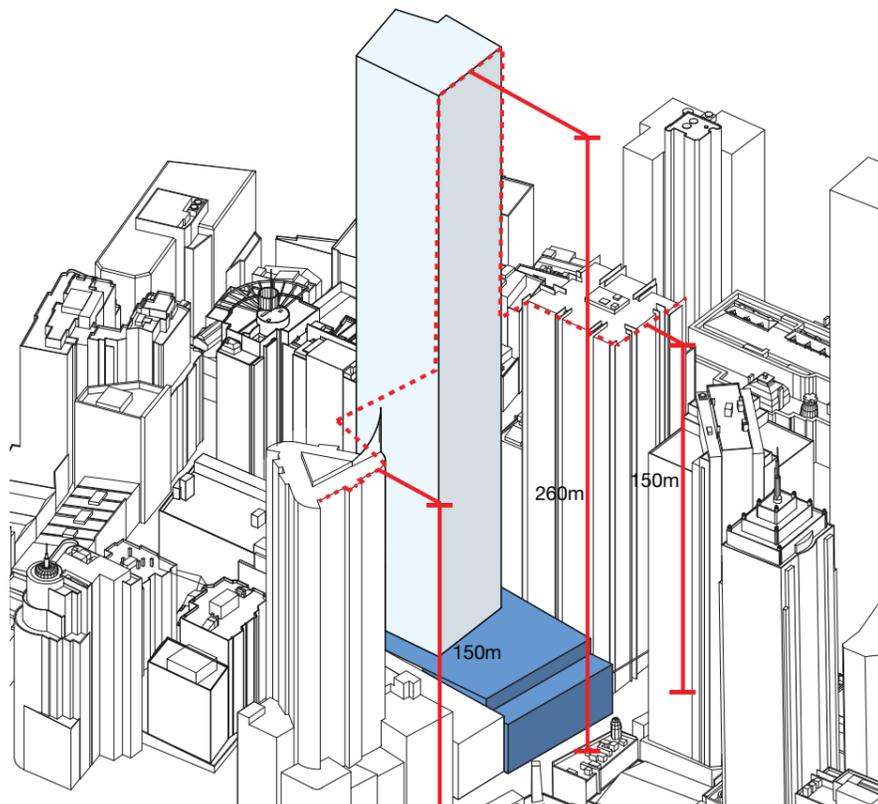
While a single taller tower results in a longer shadow, its speed across the local urban context is substantially increased due to its slenderness and hence reduces its impact on existing developments.



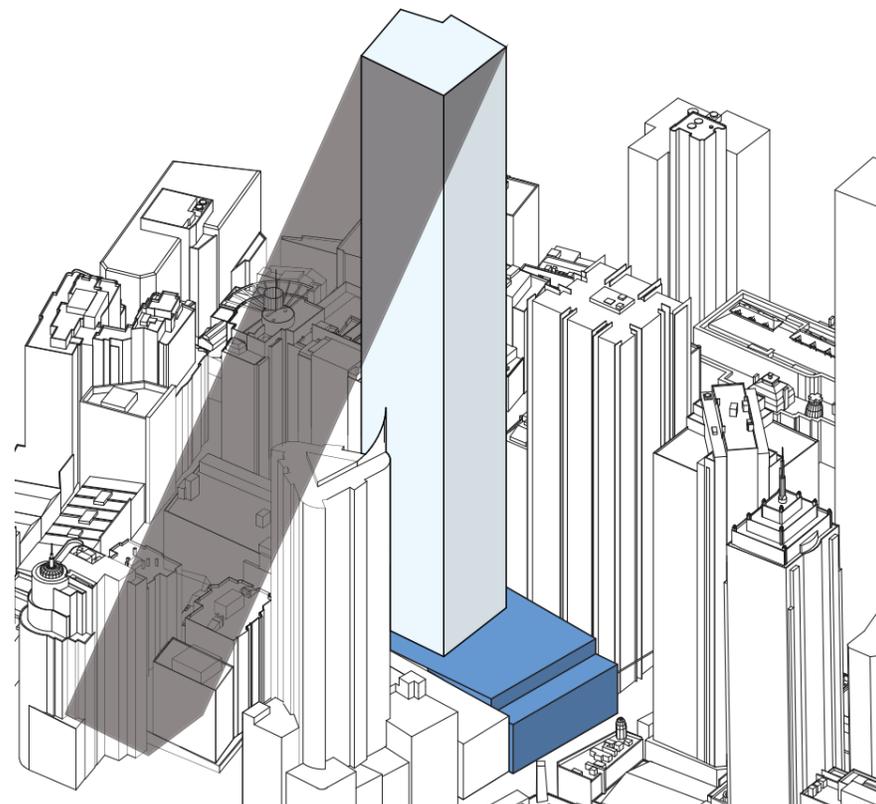
Views and aspect



Daylight exposure



Tower crowding



Overshadowing impact

# Indicative Scheme Aerial Montage



Existing Condition



Proposed Indicative Scheme