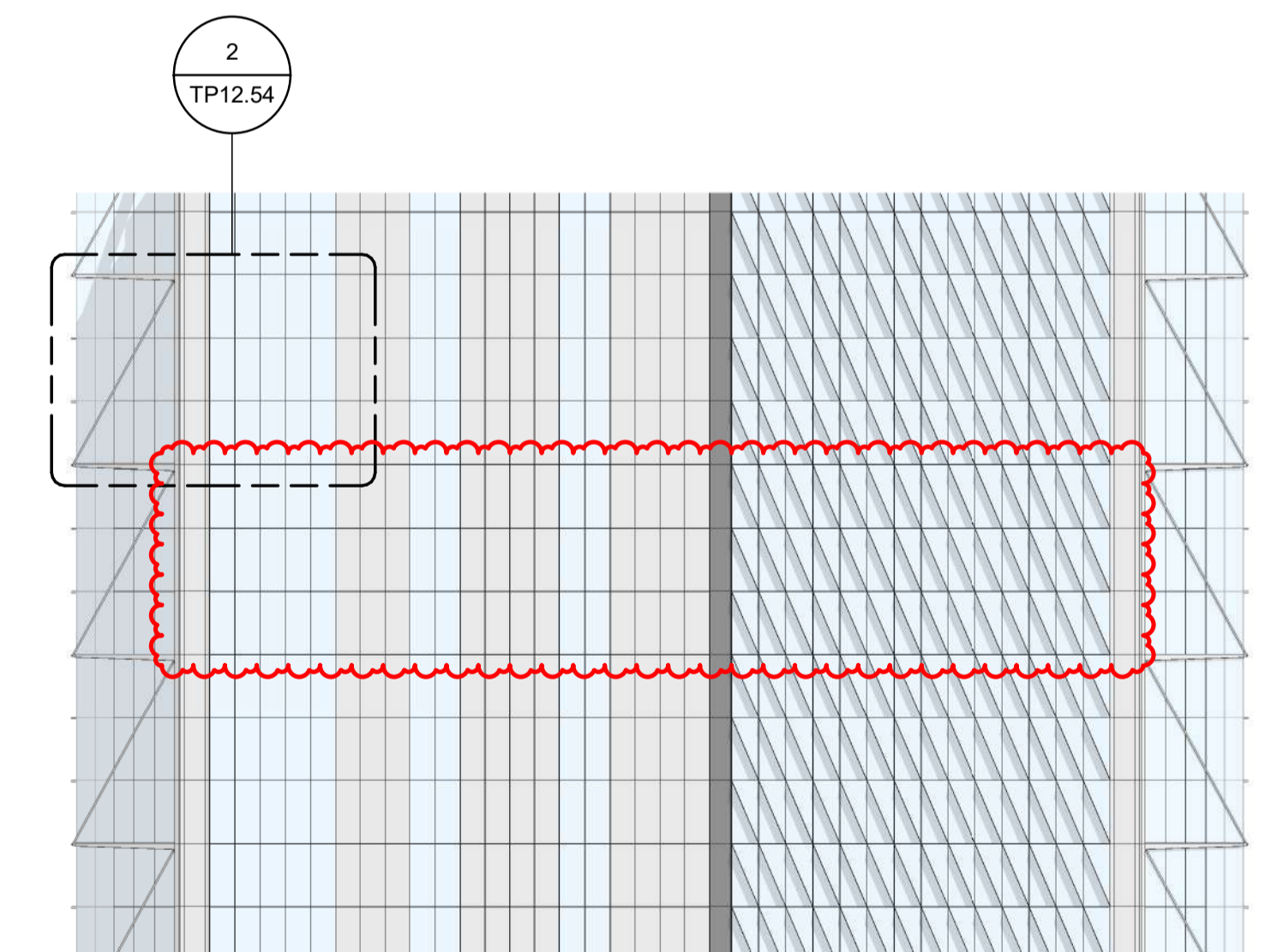


2 East Elevation Typical Levels Facade Detail  
1 : 50

**Facade System Legend:**

- FS-01** Laminated clear glass with expressed steel supports.
- FS-01B** Laminated clear glass with clear glass and diagonal aluminium shading fins.
- FS-01C** Laminated clear vision glass and expressed horizontal shading elements
- FS-02** Hi Performance IGU curtain wall system with clear vision glass with externally mounted diagonal aluminium shading fins
- FS-02B** Hi-performance IGU curtain wall system with shadow box spanrel panels with externally mounted diagonal aluminium shading fins..
- FS-03** Hi-performance IGU curtain wall system with clear glass.
- FS-03B** Hi-performance IGU curtain wall system with shadow box spanrel panels.
- FS-03C** Hi-performance IGU curtain wall system with clear vision glass and expressed horizontal shading elements.
- FS-05** Insulated Aluminium curtain wall units.
- FS-06** Insulated Aluminium curtain wall units with louvres to mechanical plant areas.
- FS-07** Coloured Pre-cast Concrete panels. Light blasted finish.
- FS-08** Brick veneer wall to match existing Goods Sheds.
- FS-09** Hi-performance IGU curtain wall system with clear vision glass and structural steel mullions, steel cross bracing and ceiling.
- FS-10** Main entry glazing with hi-performance IGU with clear vision glass and cable-rod suspension system.



**GOODS SHED PRECINCT**

**TP12 - Facade System  
Facade East - Typical Tower**

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.  
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect.

Revision	Date	Description	Initial	Checked
2	23/01/23	Town Planning Amendments Issue	BS	MN
1	10/03/22	Town Planning Issue	BS	AJ

Scale	As indicated	@ A1
Drawn	ZJ	Checked KW / TM
Project no.	M12492	
Status	Town Planning	
Plot Date	23-Jan-23 11:18:06 PM	
BIM	AB	
Drawing no.	TP12.54	Revision 2

**Melbourne** 1 Nicholson Street  
Melbourne VIC 3000 Australia  
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email mel@batesmart.com.au  
http://www.batesmart.com.au

**Sydney** 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
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http://www.batesmart.com.au

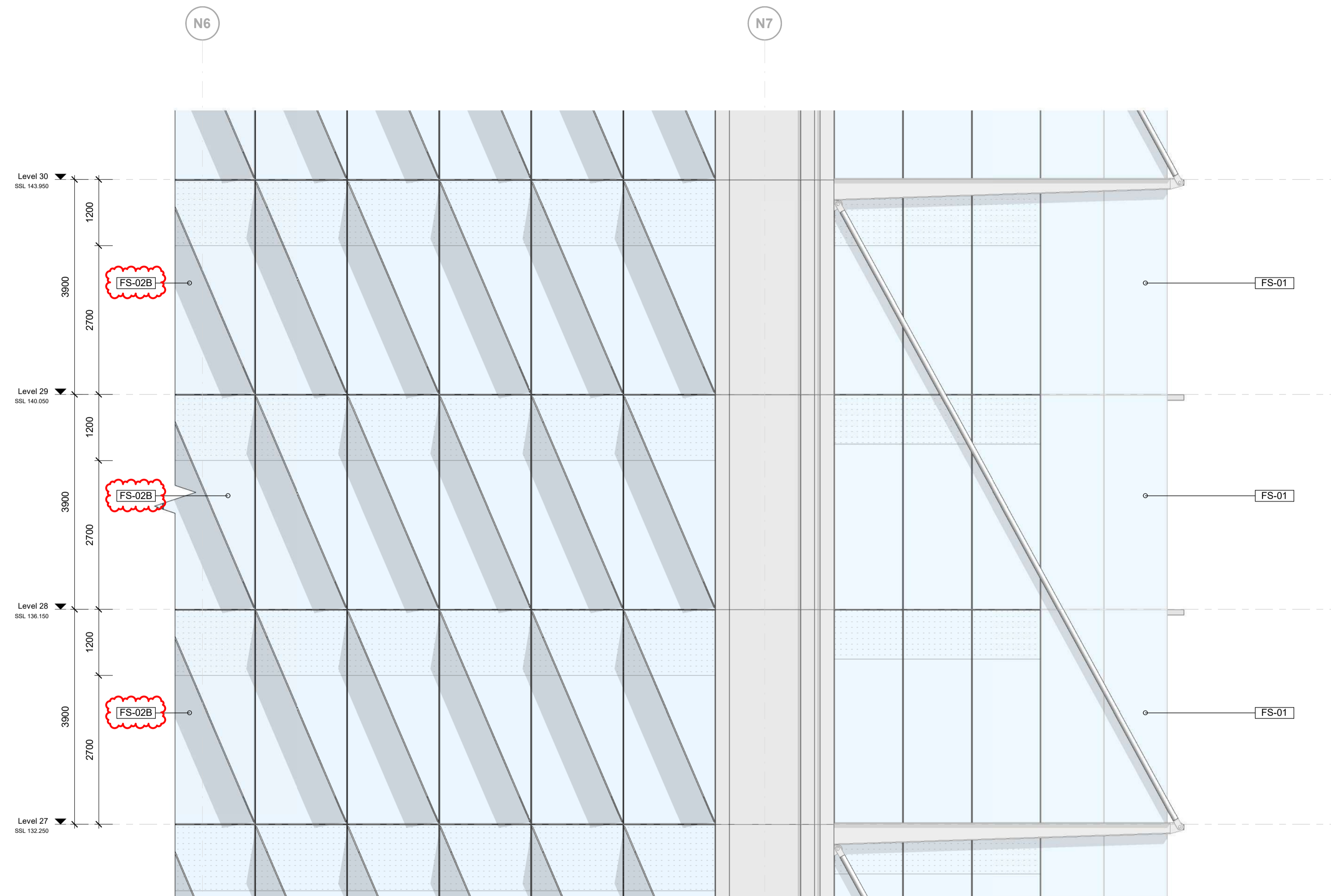
Bates Smart Pty Ltd ABN 70 004 999 400

**BATESSMART™**

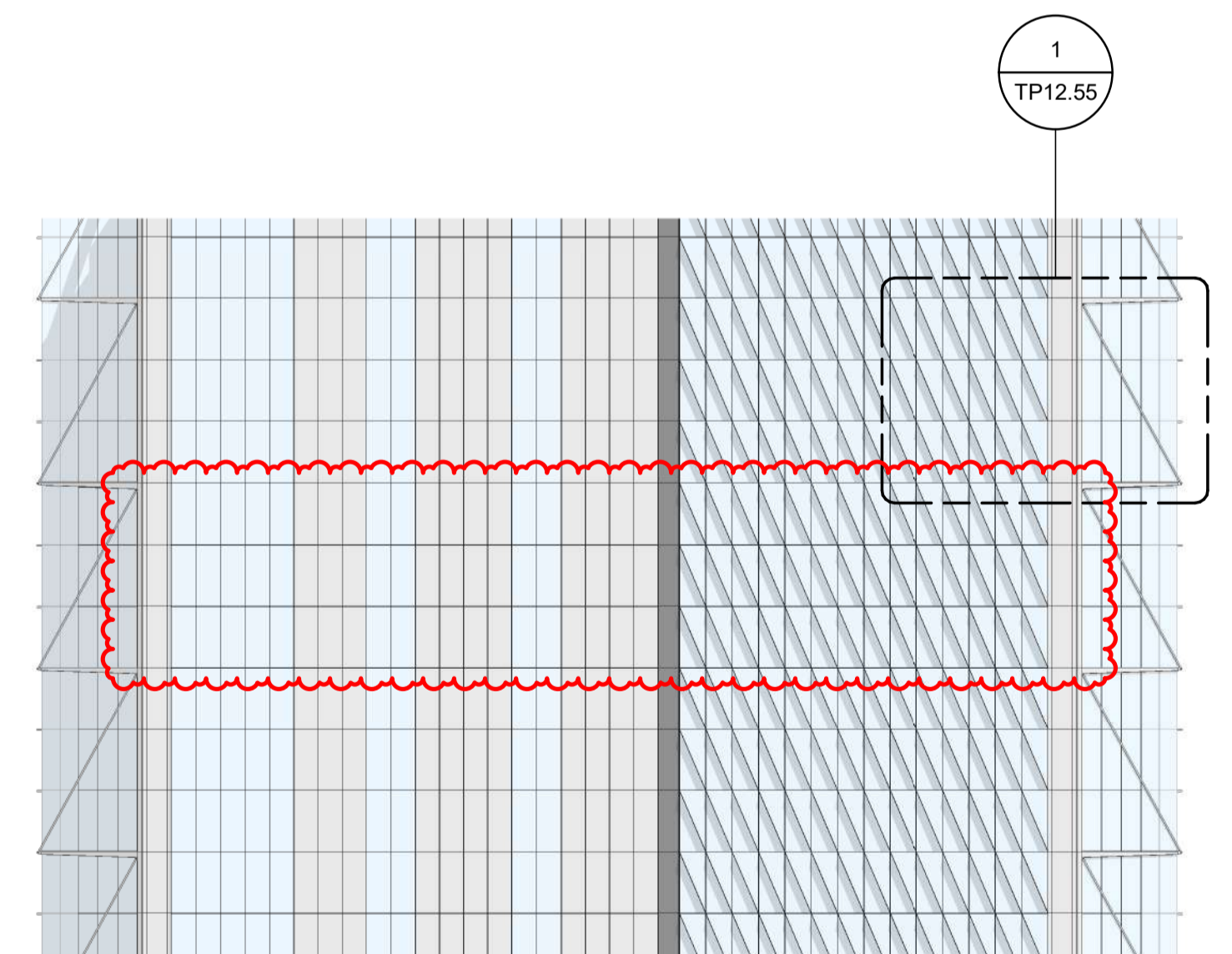


**Facade System Legend:**

- FS-01** Laminated clear glass with expressed steel supports.
- FS-01B** Laminated clear glass with clear glass and diagonal aluminium shading fins.
- FS-01C** Laminated clear vision glass and expressed horizontal shading elements
- FS-02** Hi Performance IGU curtain wall system with clear vision glass with externally mounted diagonal aluminium shading fins
- FS-02B** Hi-performance IGU curtain wall system with shadow box spanrel panels with externally mounted diagonal aluminium shading fins..
- FS-03** Hi-performance IGU curtain wall system with clear glass.
- FS-03B** Hi-performance IGU curtain wall system with shadow box spanrel panels.
- FS-03C** Hi-performance IGU curtain wall system with clear vision glass and expressed horizontal shading elements.
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1 East Elevation Typical Levels Facade Elevation Detail  
Elevation 1 : 50



**GOODS SHED PRECINCT**

**TP12 - Facade System  
Facade East - Typical Tower**

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2	23/01/23	Town Planning Amendments Issue	BS	MN
1	10/03/22	Town Planning Issue	BS	AJ
Revision	Date	Description	Initial	Checked



# A Unique Heritage Destination Goods Shed Precinct

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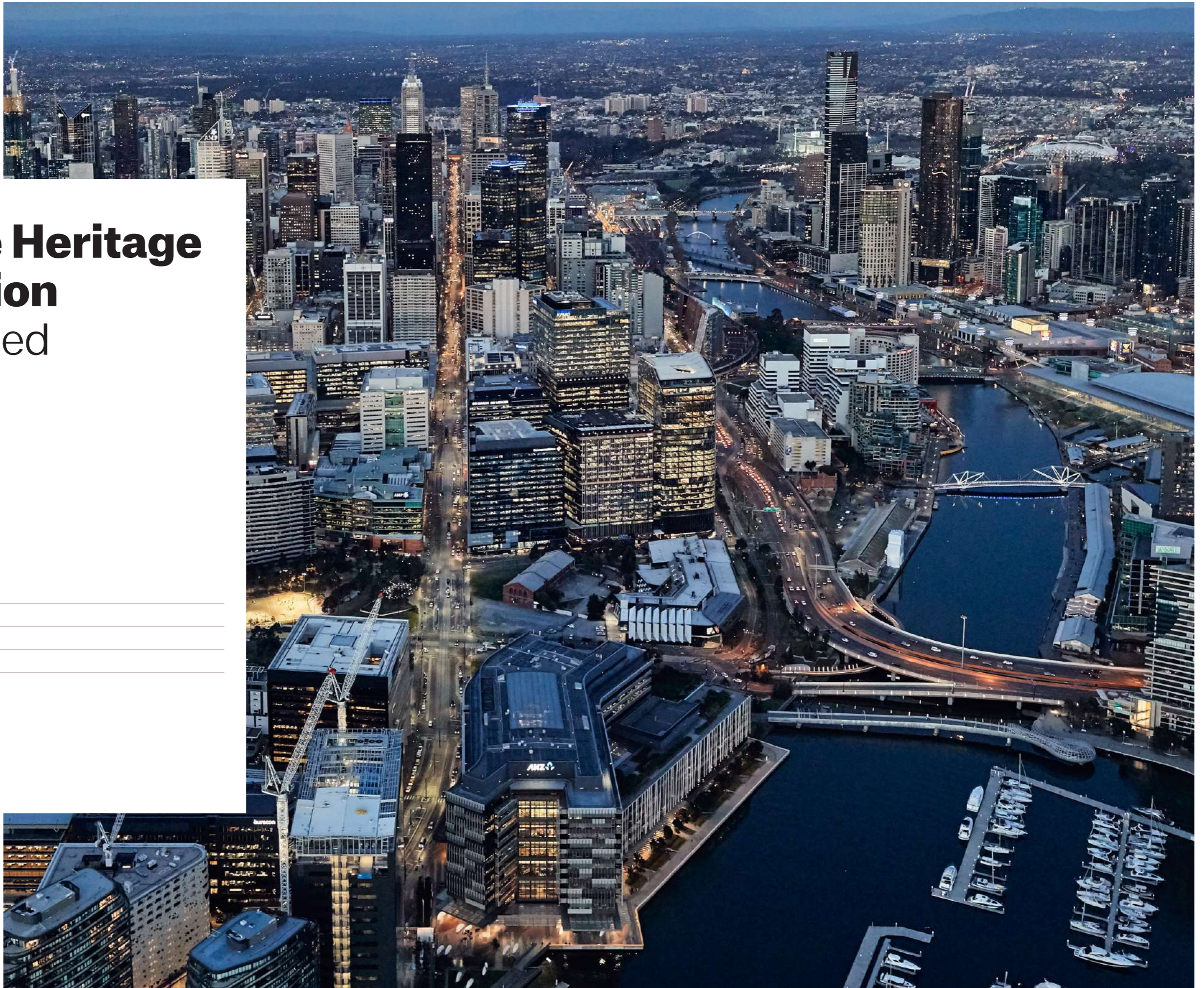
**Walker Corporation**

Development Plan

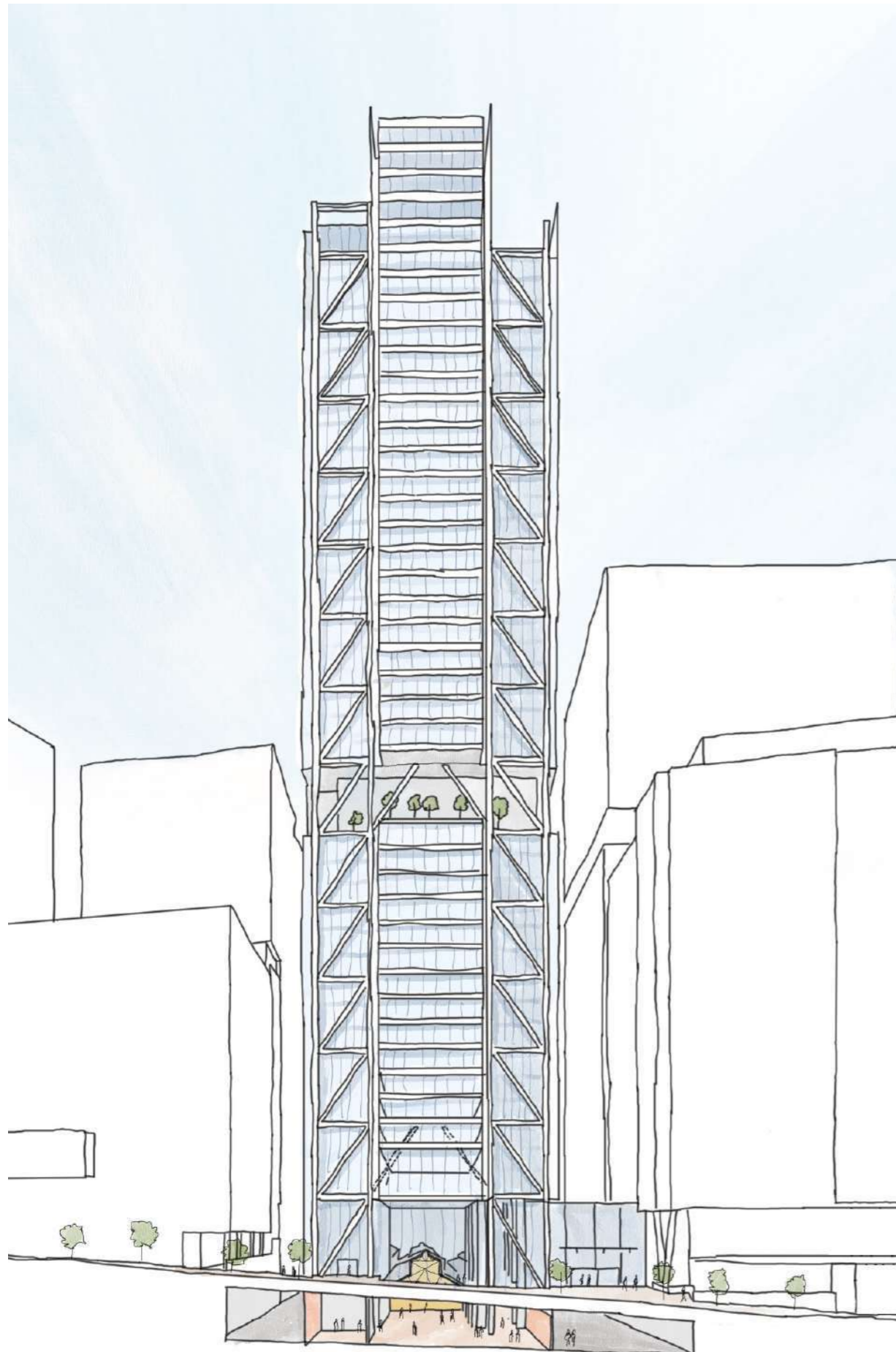
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23 January 2023

**BATESSMART™**







## 1.3 Urban Design Statement A Unique Heritage Destination

### Goods Shed Prominence and the Creation of an Authentic Place

The Goods Shed represents a unique part of Melbourne's history, yet its significance is not sufficiently celebrated. Over time, with the changing ways of handling goods, the construction of Collins Street bridge and the development of Docklands, its visibility and presence has been lost.

The Goods Shed Precinct is a unique city-shaping opportunity, with the following masterplan principles:

- to celebrate its heritage place
- to increase its prominence
- to improve connectivity
- to create an authentic public destination

The Goods Shed Precinct will build on the impetus of the Collins Square development and provide:

- A Cultural Gallery Link
- Vibrant Retail and Market Hall
- Collaboration and Education spaces
- Iconic Twin Towers
- Collins Street Public Realm
- Village Street Public Realm
- Northern and Southern Public Forecourts

The design principles for this masterplan will aim to:

- Reconnect the north and south ends of the Shed
- Extend the Shed to increase visibility from Collins Street
- Reinstate platforms and datums to articulate the true scale of the Shed
- Develop contextual twin towers
- Connect upper and lower ground planes
- Activate underutilised laneways
- Improve northern and southern forecourt presentation
- Invite the public in to enjoy the Shed

### Significance of the Site and the Rich History of Melbourne

The Goods Shed was constructed in 1889 during a time of great industrial growth. At the height of activity, it was the busiest goods shed in the Victorian system, employing up to 1500 men. The largest goods shed in Australia, it represents the industrial, social and cultural history of Melbourne and reflected the pulse of the city at the time.

Various alterations to the Goods Shed and new surrounding developments in Docklands over time have diminished its presence. The most significant of these include:

- 1980s freight train collision
- 2000s Collins Street Extension project
- 2010s Construction of Lantern buildings





**An Integrated Ground Plane: Collins Street Presence**

The Goods Shed Precinct will see the Lantern buildings demolished and the Shed's dominant central bays both extended towards Collins Street to reconnect the two ends. The Goods Shed's visibility will be elevated, and its prominence on Collins Street restored.

Collins Street will be activated by entrance lobbies, public entrances and a new public realm. The proposed significant public space will:

- provide a sheltered area for people to gather
- have clear visibility of the Shed and its impressive heritage roof structure
- offer views down to the Cultural Event space below
- allow the unique moment of Collins Street as a bridge to be experienced
- create new connectivity, both physically and visually, between the upper ground plane (Collins Street) and the lower ground plane (Village Street)



**A Public Place: Opportunity to Enjoy the Goods Shed**

With the aim of providing a new chapter for the Goods Shed, the public is invited in to enjoy it as a heritage place with new uses and activation. The northern end of the Goods Shed will be rebuilt with a north facing public forecourt that draws pedestrians in, improving connectivity to the Stadium precinct and elevating the Goods Shed's heritage presence on Bourke Street. A vibrant Market Hall and retail space is proposed to the northern end of the Shed with markets, food and drink premises, shops and other retail opportunities.

The southern end of the Goods Shed will house collaboration spaces with outdoor opportunities. A new cultural and event space is proposed for the central portion of the Shed and the Collins Street bridge undercroft. Activation and lighting will provide a safe and pleasant environment.





### Improved Public Realm and Connectivity

These uses are envisaged to spill out onto Village Street, activating the currently forgotten lower ground plane with a laneway character. Platforms are also re-established externally to create outdoor dining or working opportunities and provide much needed activation. The Village Street greening is extended for the full length of the street improving its role as a biodiversity corridor. The newly activated laneway will not only provide 24/7 vibrancy to the precinct but also improve north-south connectivity between the Yarra and the Harbour.

### Twin Towers: Unique Contextual Response

Growing out of the ground and its unique context, the towers sit comfortably in their urban setting. The North and South towers follow an identical pragmatic strategy. The tower forms are informed by the solar access plane, the dominant central bay of the Shed roof and the break in eastern and western faces of the towers. This strategy has resulted in an interesting stepped form to crown the towers.

### Goods Shed Precinct: A City Shaping Project

The scale of the Goods Shed Precinct is significant, not only for the precinct and Docklands but for Melbourne. Dockland's history and its role in shaping our city will be brought to attention, bringing prominence to the Goods Shed. The project will see the Goods Shed open to the public once more with vibrancy and activation, reflecting the pulse of the city in an authentic, diverse mixed use precinct.

The commercial towers will form a gateway to Docklands and provide a marker on Melbourne's skyline. The precinct is authentically Melbourne.

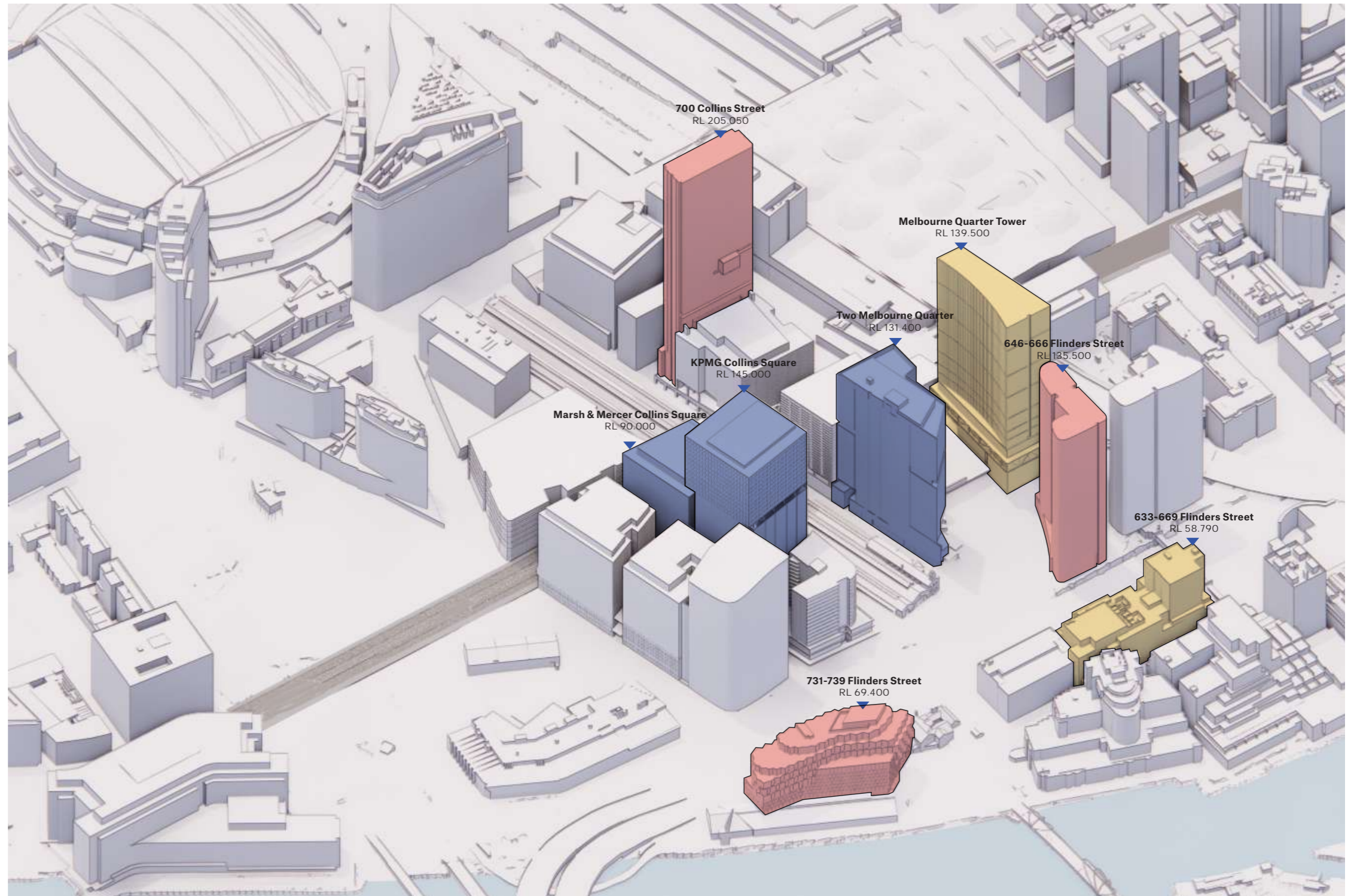
A new chapter for the Goods Shed in the shaping of our city, the design response is respectful of its past and present, and designed to endure. The result is a genuine, authentic heritage place ready for the future.



## 2.3 Surrounding Developments

Surrounding the Goods Shed Precinct are diverse land uses reflecting Dockland's significant development and the evolution of Docklands around the heritage Goods Shed.

To the north of the site is Marvel Stadium with redevelopment plans and Medibank building. Further renewal is planned for Harbour Esplanade and Central Pier further north of the site. To the south of the site is Wurundjeri Way, with Seafarer's Rest on the north bank beyond. Bisecting the centre of the site is Collins Street, built as a bridge connecting Southern Cross and Docklands, while the Goods Shed Precinct continues on the lower ground plane on Village Street and Aurora Lane.



- Completed
- Under Construction
- Permit Approved



## 2.3 Surrounding Developments

Major commercial developments surrounding the Goods Shed include Collins Square, ATO Quattro, the recently approved 700 Collins Street and 731 Flinders Street.

To the west of the site is Collins Square commercial developments. To the east is the significant Melbourne Quarter which shares service access on Aurora Lane.

The Melbourne Quarter development plan was endorsed in 2011 and the first building was completed in 2018, with planning permits approved and construction underway for subsequent development stages. Melbourne Quarter includes:

- three commercial towers
- three residential towers
- associated retail

### Pictured

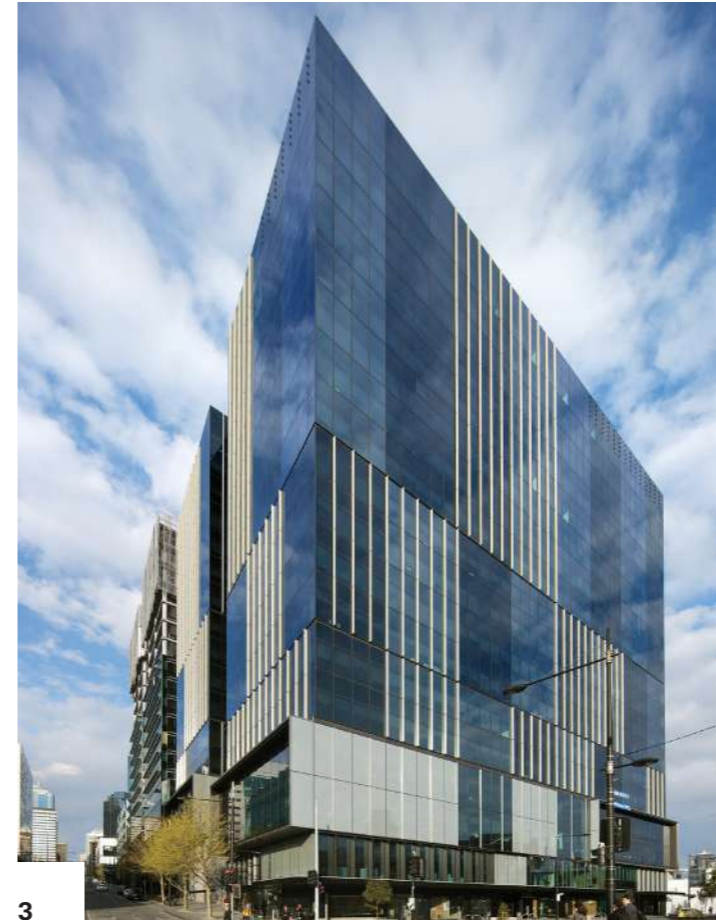
1. Collins Square Precinct
2. Marsh & Mercer Collins Square
3. ATO Quattro Collins Square
4. Melbourne Quarter
5. 700 Collins Street
6. 731-739 Flinders Street



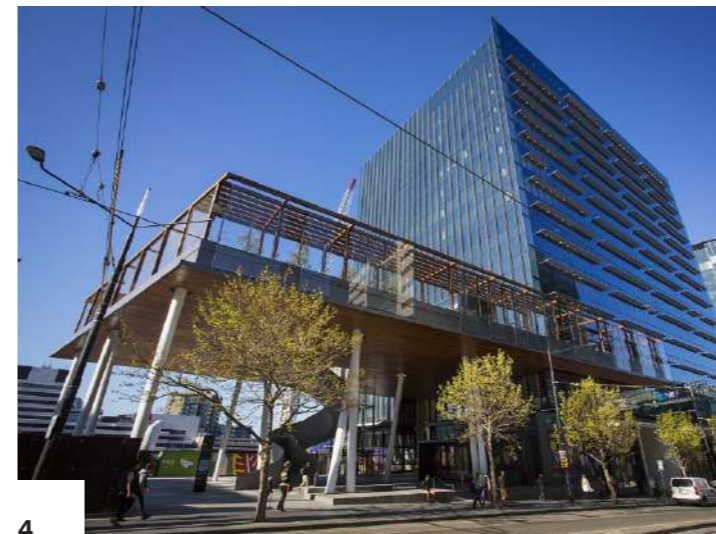
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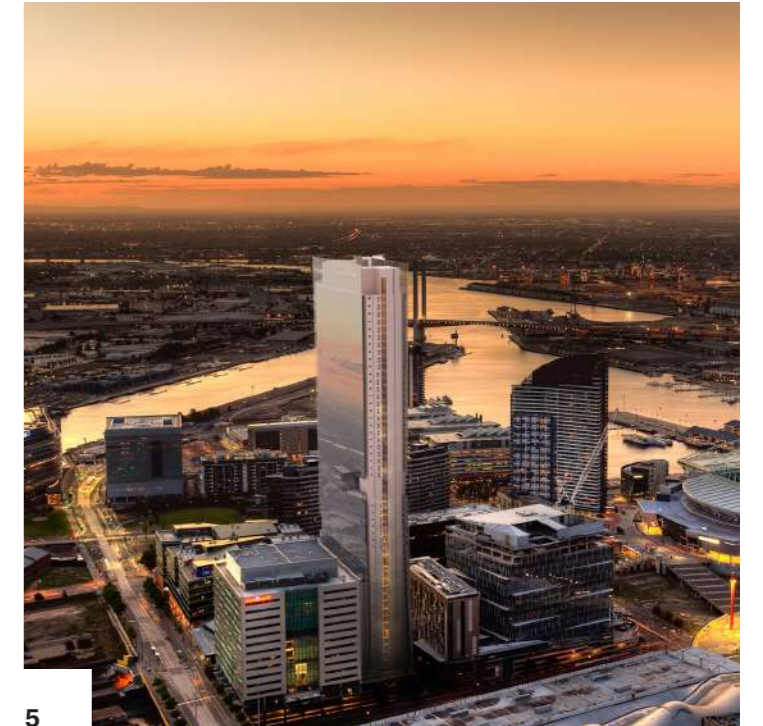
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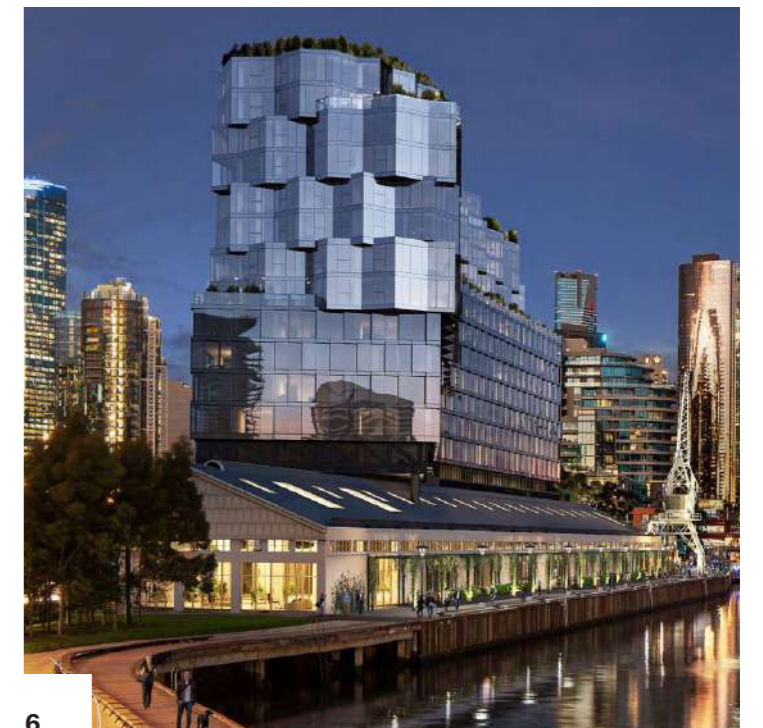
3



4



5



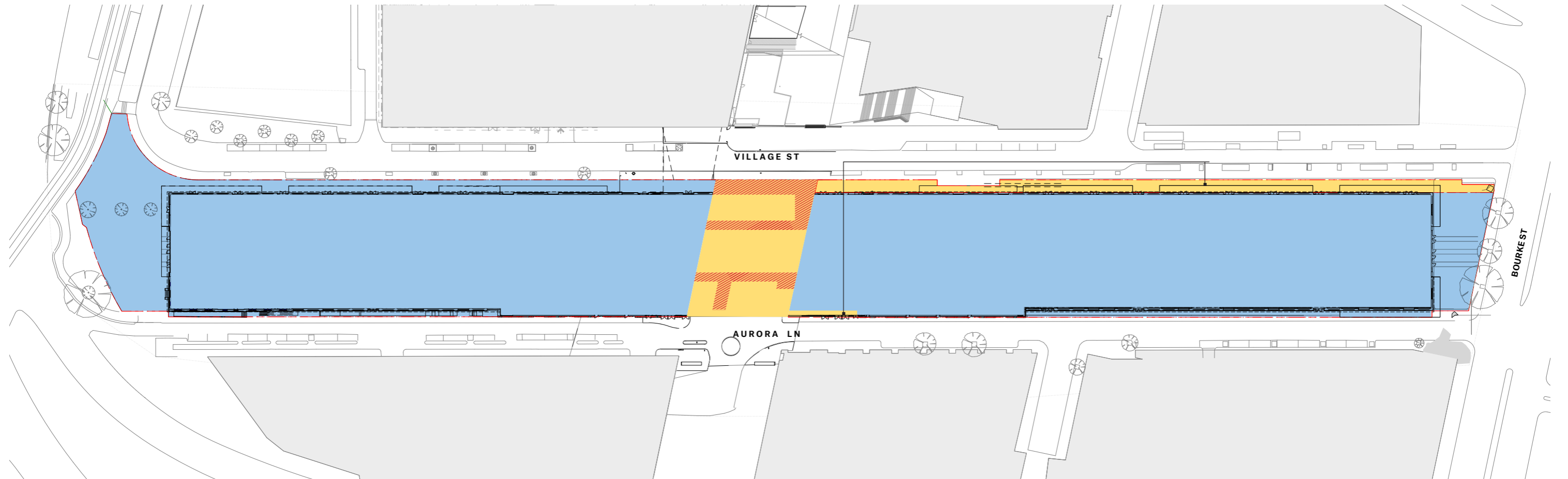
6



## 2.6 Current Site Ownership

### Lower Ground Level

The Site Ownership is a 3-dimensional title under multiple ownerships and joint ventures. The masterplan aims to provide a unified response to the precinct.



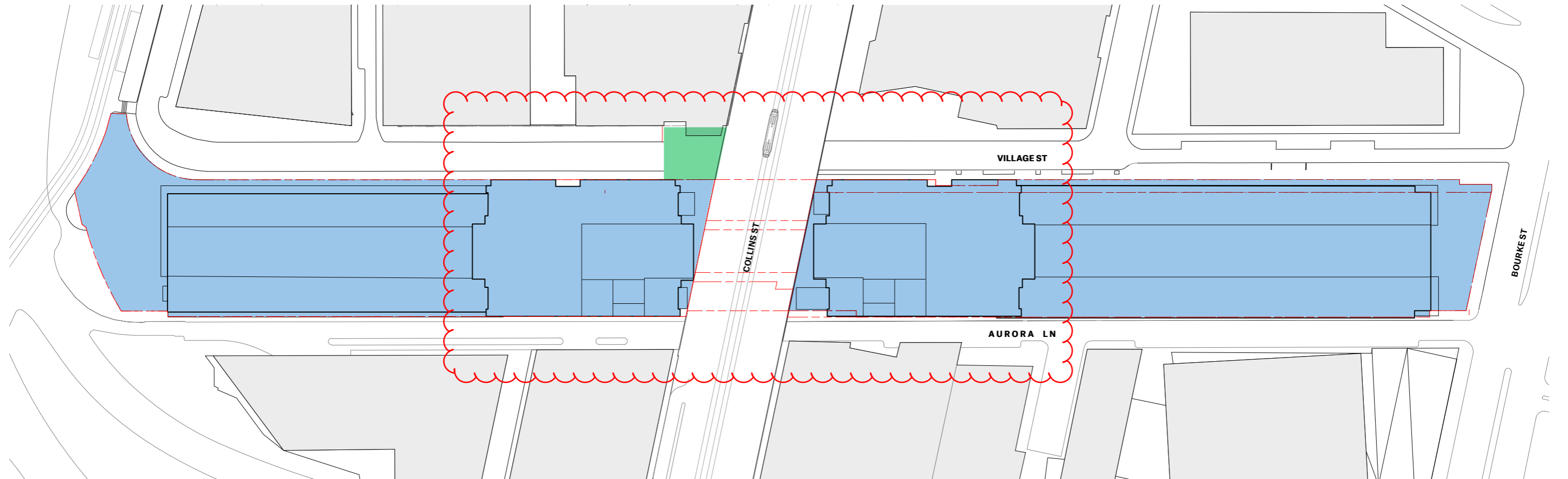
#### Current Site Ownership

- Walker Corporation Entities  
(100% ownership of Goods Sheds South / 50% ownership of Goods Sheds North)
- Council Easements for Bridge Maintenance
- Development Victoria



## 2.6 Current Site Ownership

### Collins Street Level



#### Current Site Ownership

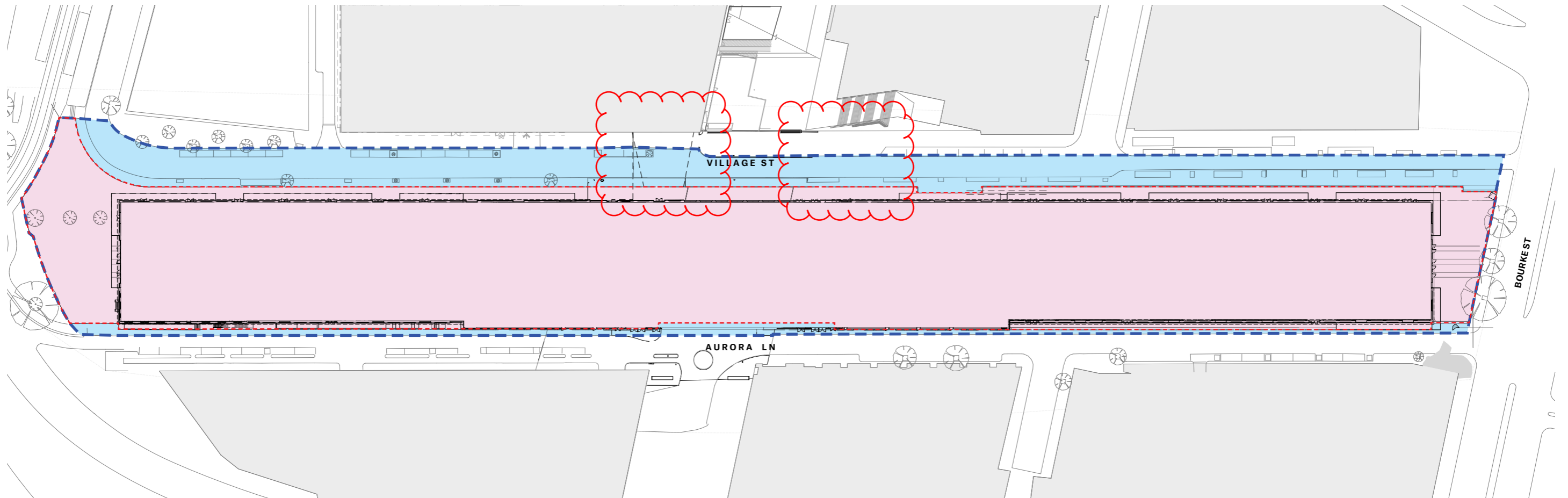
- Walker Corporation Entities  
(100% ownership of Goods Sheds South / 50% ownership of Goods Sheds North)
- City of Melbourne



## 2.7 Masterplan Extent

### Lower Ground Level

The site benefits from two ground planes at Collins Street and Village Street and Aurora Lane.



--- Masterplan Extent

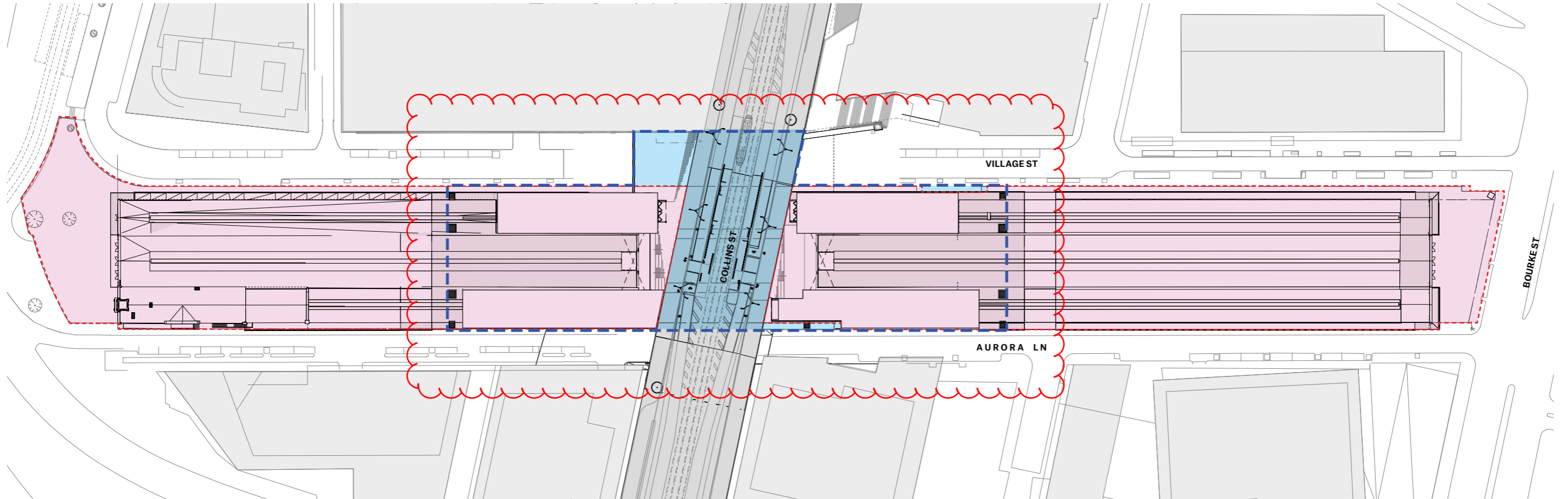
Site Boundary

Interface Works



## 2.7 Masterplan Extent Ground Level

A unified response to the precinct includes interface works in the public realm to improve the area and its connectivity.



--- Masterplan Extent

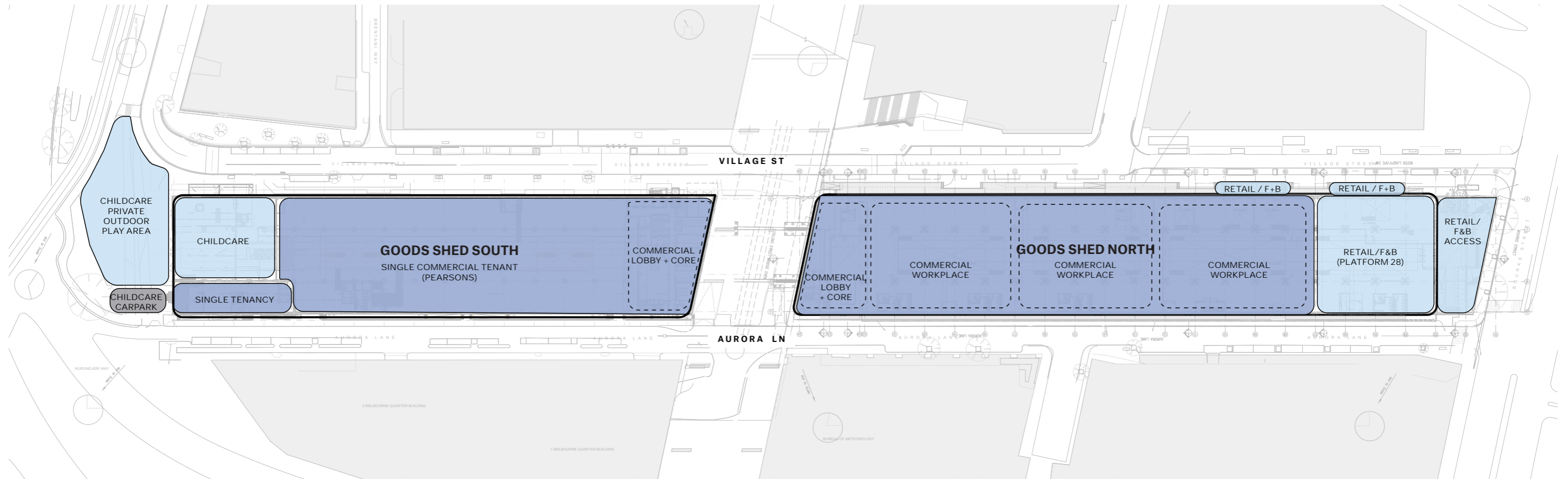
--- Site Boundary

■ Interface Works



## 2.8 Current Shed Use Privatised Workplace

The Goods Shed is currently occupied by privatised workplaces with separate tenancies that limit the experience of the Shed length and scale. The public is not able to experience its unique heritage character.





## 2.9 Existing Built Form

Existing Public Interface  
Lower Ground Plane

The lower ground plane is currently service in nature with limited active frontages and pedestrian activity. There are limited passive surveillance opportunities and the areas are disconnected.



①

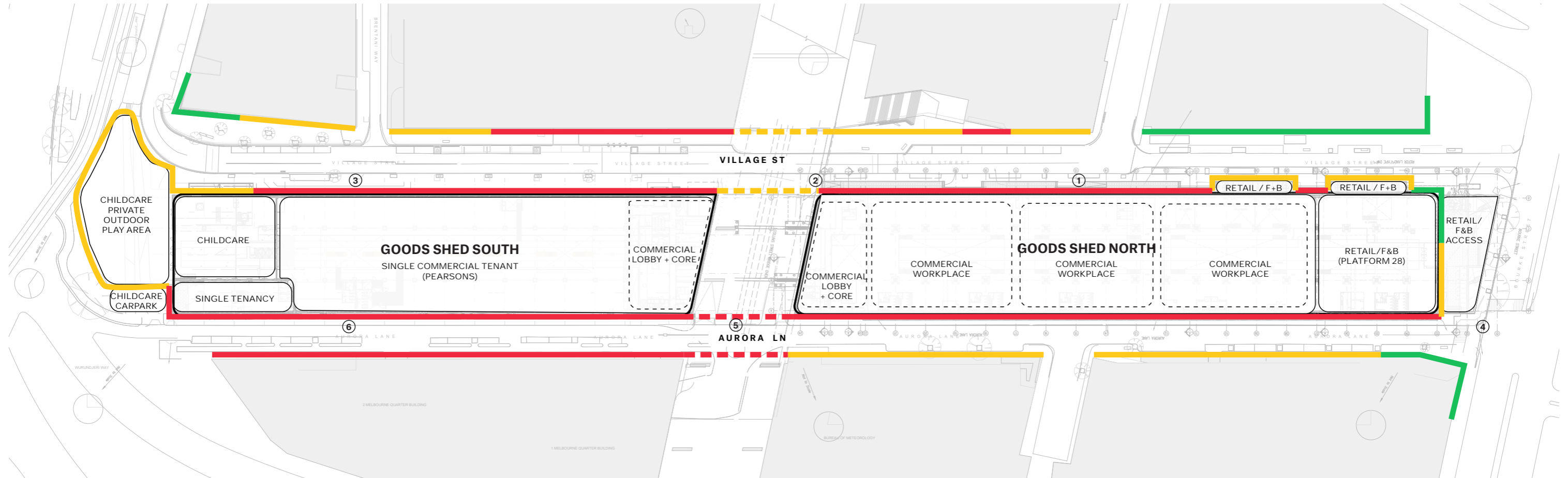
②

③

④

⑤

⑥



- Inactive Street Frontage
- Semi-active Street Frontage
- Active Street Frontage







**3.0**

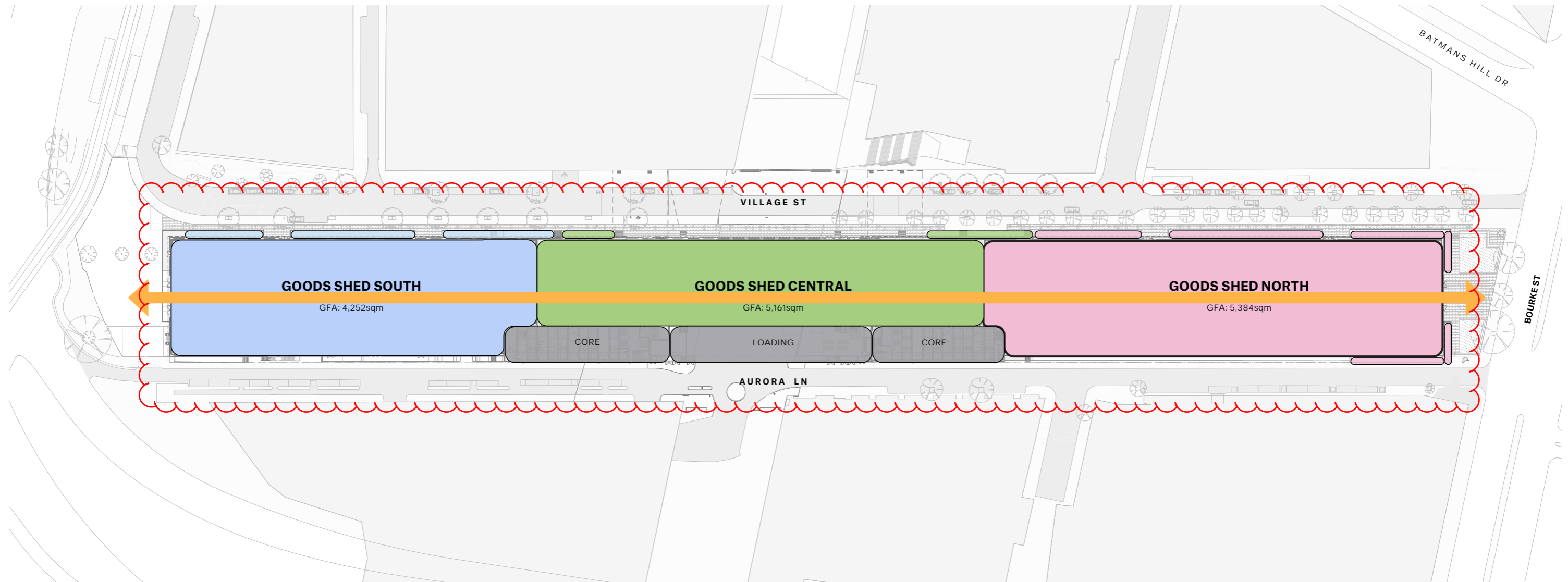
**Concept Plan**



### 3.2 Land Use Lower Ground Level

The Goods Shed Precinct will build on the impetus of the Collins Square development and provide a vibrant market hall and retail spaces to Goods Shed North; Goods Shed Central will be reconnected with cultural and event spaces;

Goods Shed South will house collaborative spaces. These public uses will provide much needed activation to the currently underutilised lower ground plane.



- **Collaborative Space**
- Education Centre
- ices

- **Cultural & Event Space**
- Place of Assembly
- Art Gallery
- Function Centre

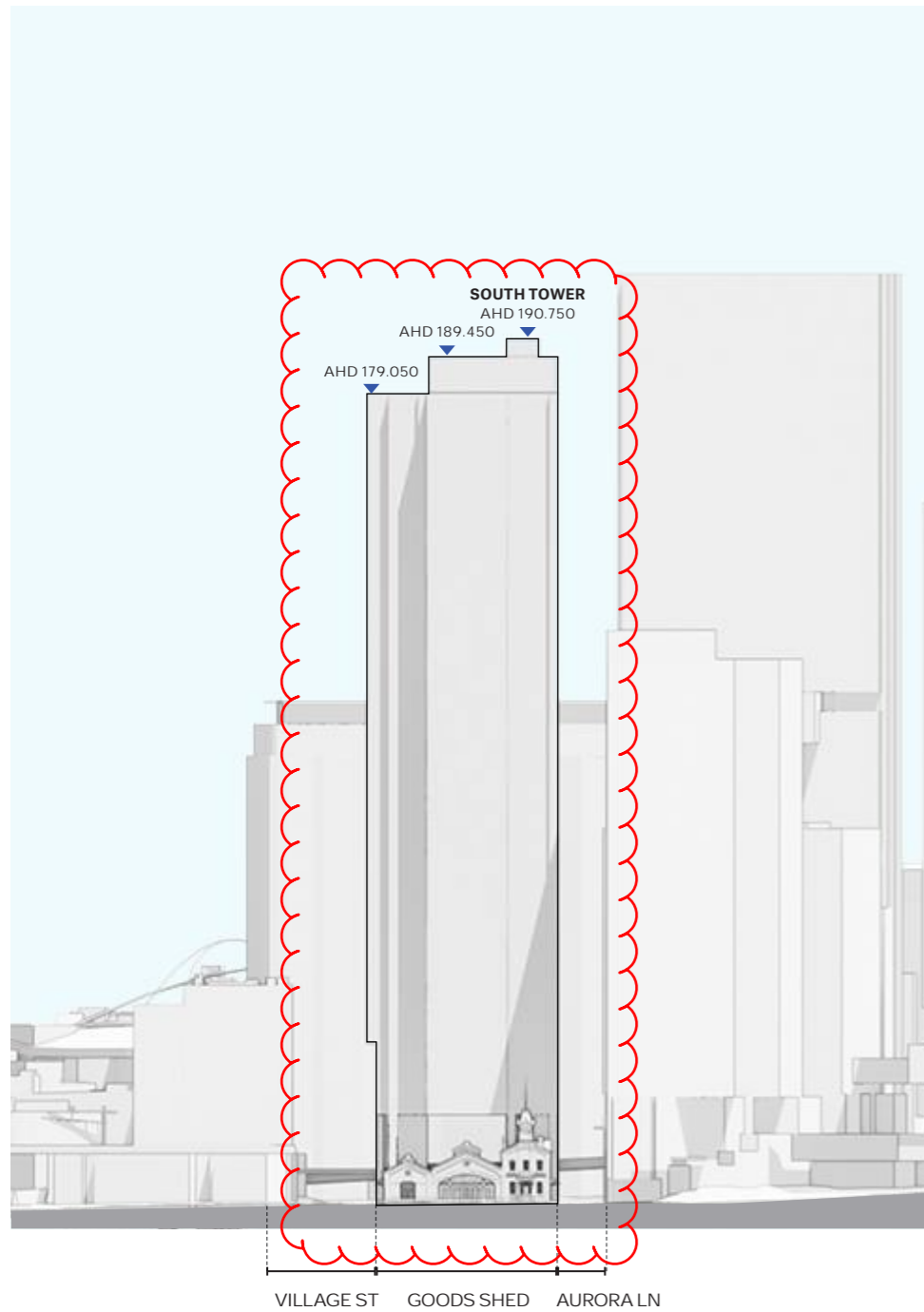
- **Market Hall & Retail Space**
- Market
- Retail
- Food and Drink Premises
- Shop



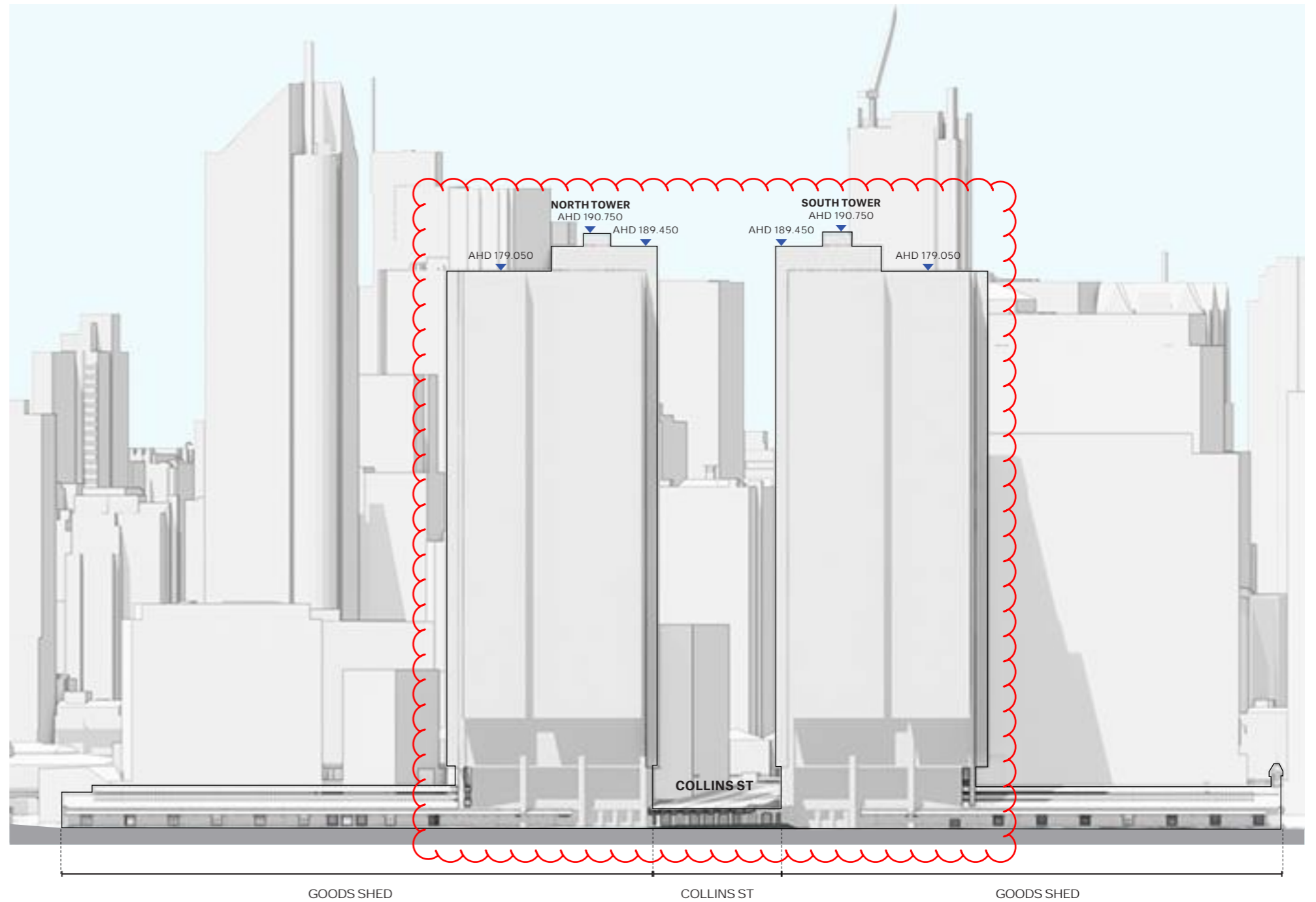


### 3.4 Built Form in Context

The proposed built form is sympathetic to the surrounding context and articulated to provide a unique contextual response.



South Elevation



West Elevation

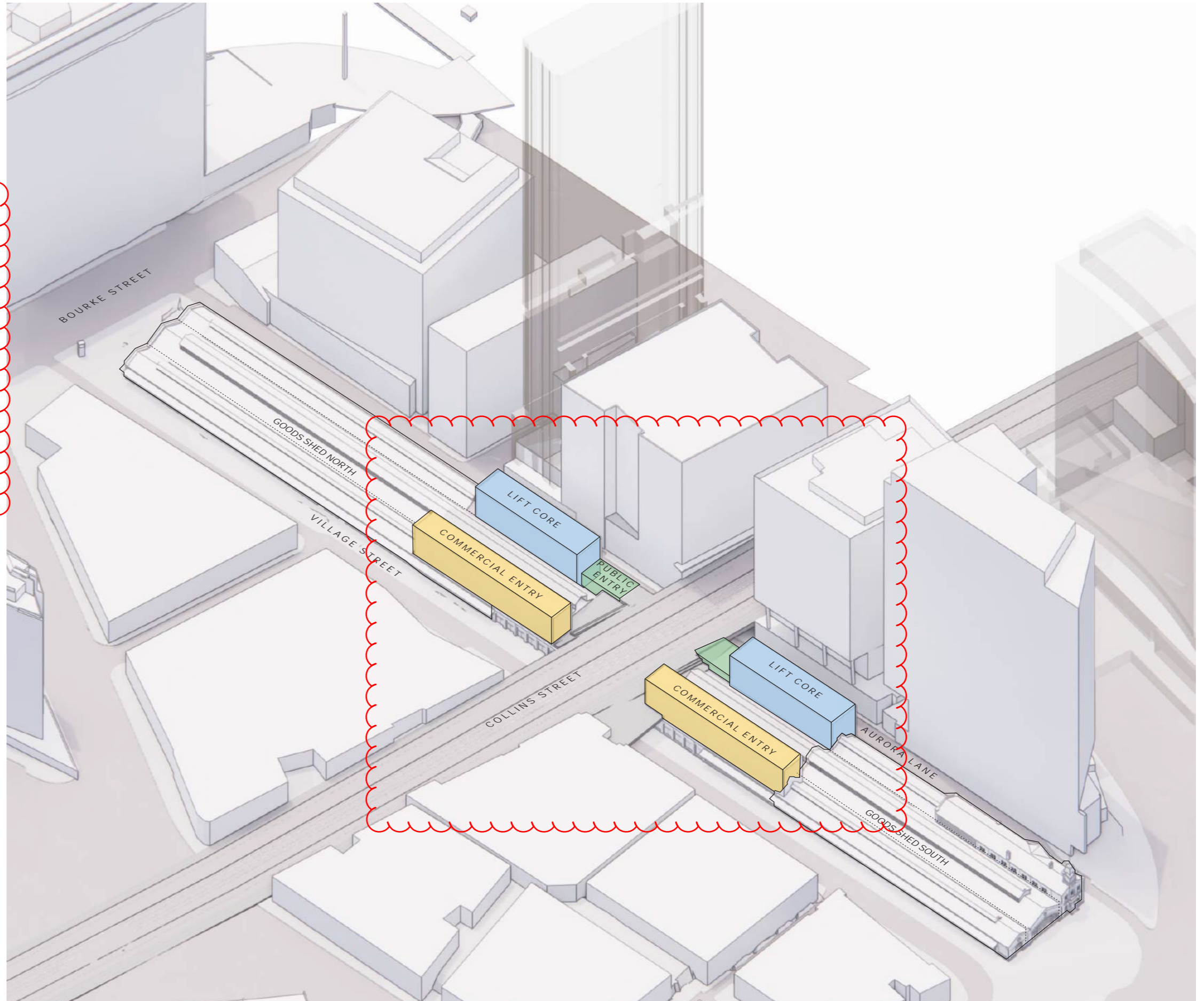


### 3.5 Massing Principles Entrance Lobby

New entrance lobbies will be provided to improve the address.

Physical and visual connectivity of the two ground planes, Collins Street and Village Street, will provide much improved activation and acknowledge Collins Street as a bridge.

Commercial entries are proposed to connect Collins Street to the sky lobbies and tower lift cores. This minimises heritage fabric removal and allows the continuous reading of the Shed from upper and lower ground planes.



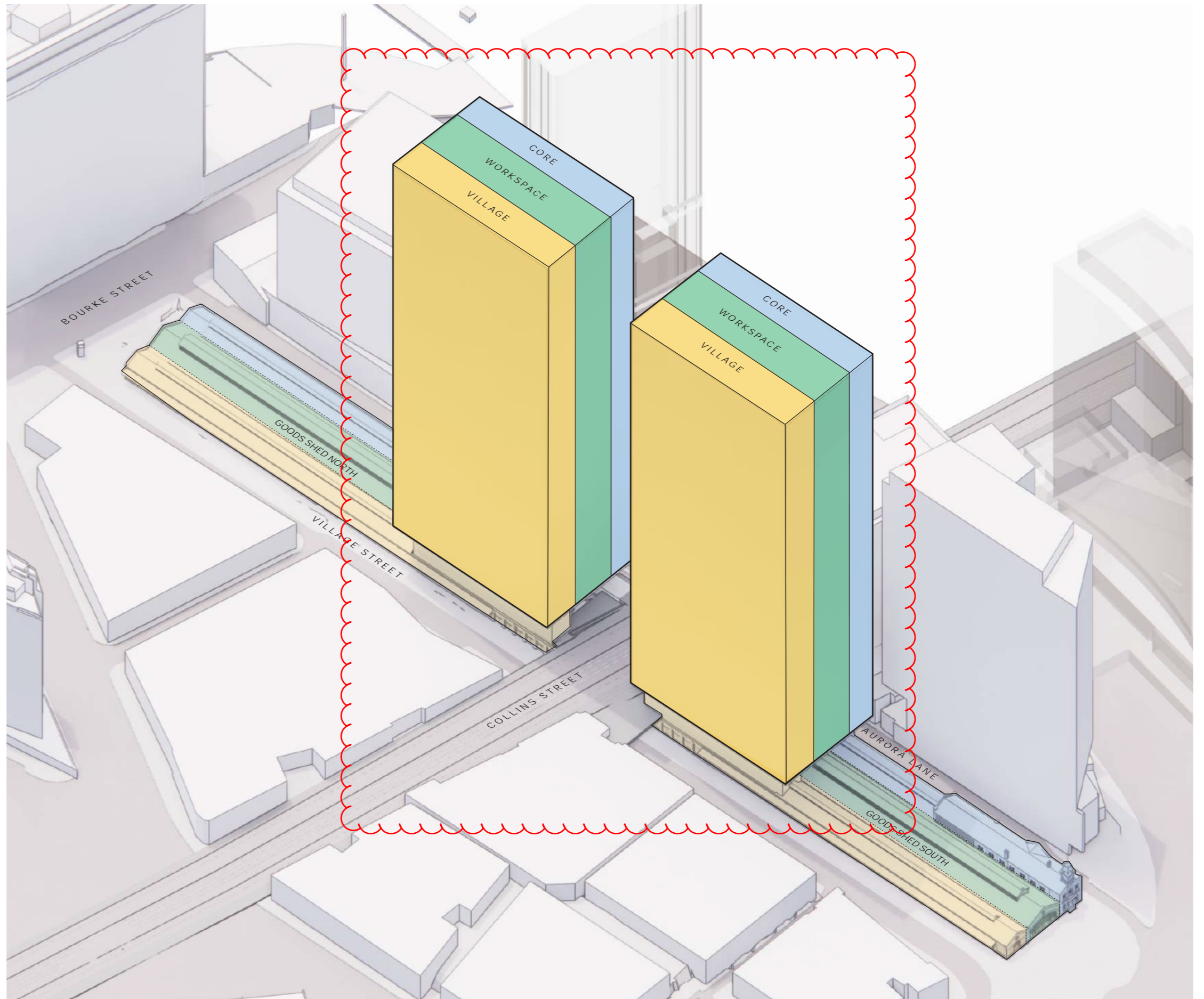


### 3.5 Massing Principles

#### Setting out Logic — Towers

Tower forms have been generated from the Goods Shed organisational logic of a one-two-one reading of the heritage structure.

The platform-track-platform arrangement created the original roof expression with the dominant roof lantern in the centre. The ground plane integration has led to the tower forms taking on the formal response of three volumes as a direct result. Core location, floorplate size, orientation and view opportunities will be considered to maximise flexibility and future proof the development. Infrastructure will support flexible and adaptable workplaces, opportunities to create villages and diverse types of active, collaboration, passive and breakout zones.



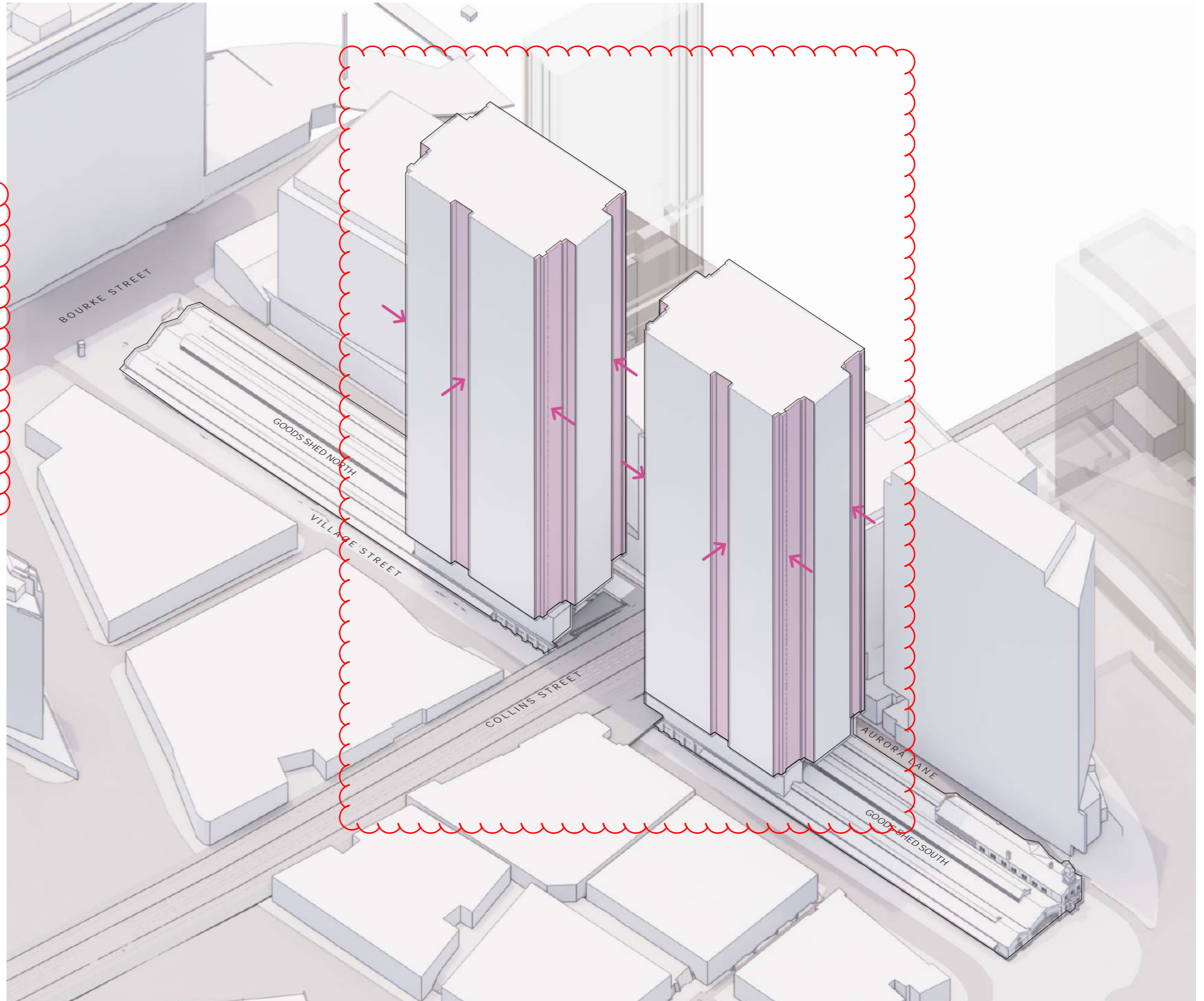


### 3.5 Massing Principles

#### Articulated Forms

Articulation of the massing establishes a formal relationship between the towers and the shed, while also refining the tower volumes into more visually slender forms.

The central portions of the tower floor plates project forward in both north and south directions to reflect the three volume structure of the Goods Shed and the prominence of its central bay. Prominent vertical notches along the western faces of the volumes further articulate the tower forms.

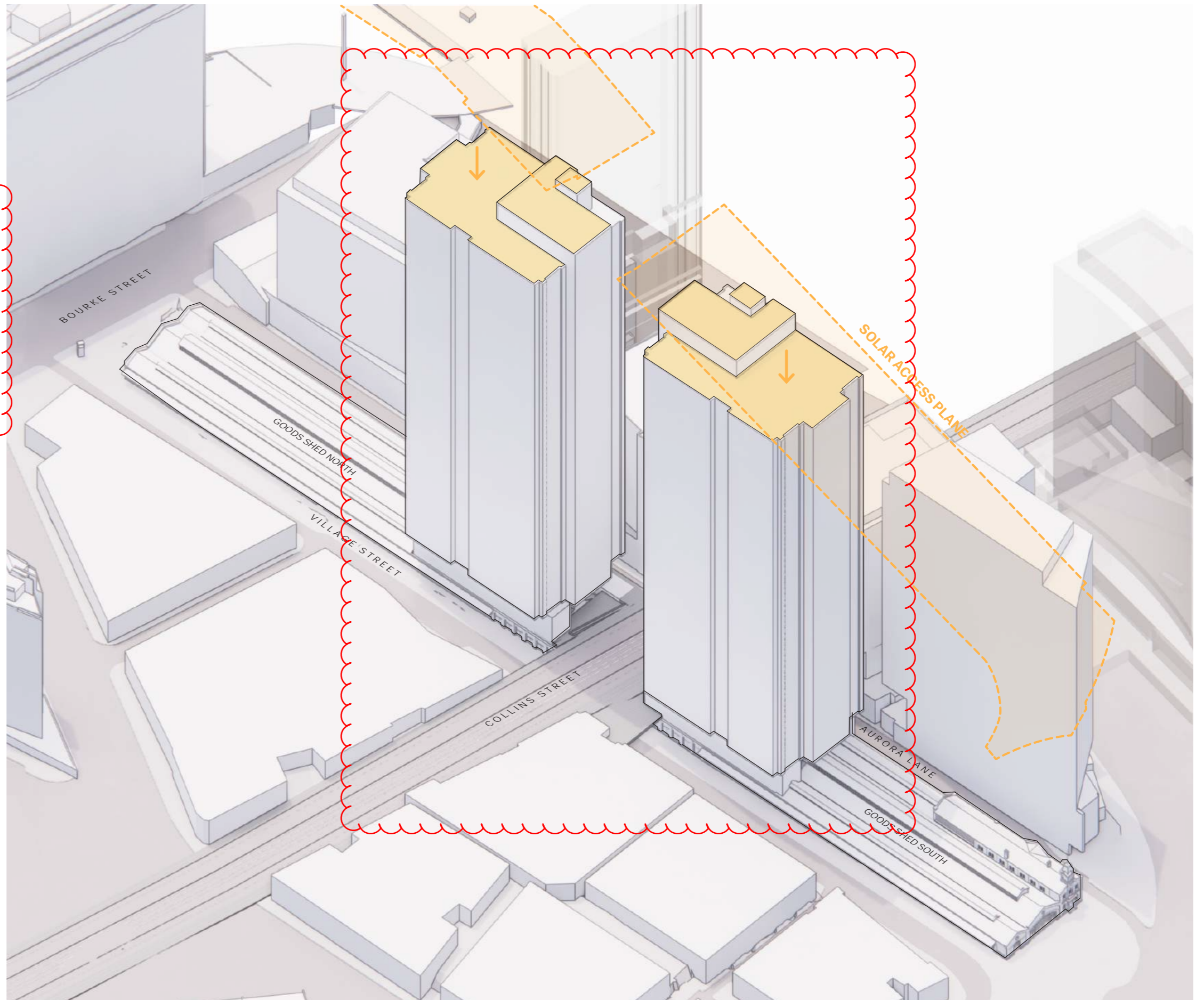




### 3.5 Massing Principles Tower Top & Height

Visually interesting stepped forms to the tower tops respond to the solar access plane and hierarchy of the shed roof.

The tower top is informed by the solar access plane, the dominant central bay of the shed roof and the breaks in the eastern and western faces of the towers.



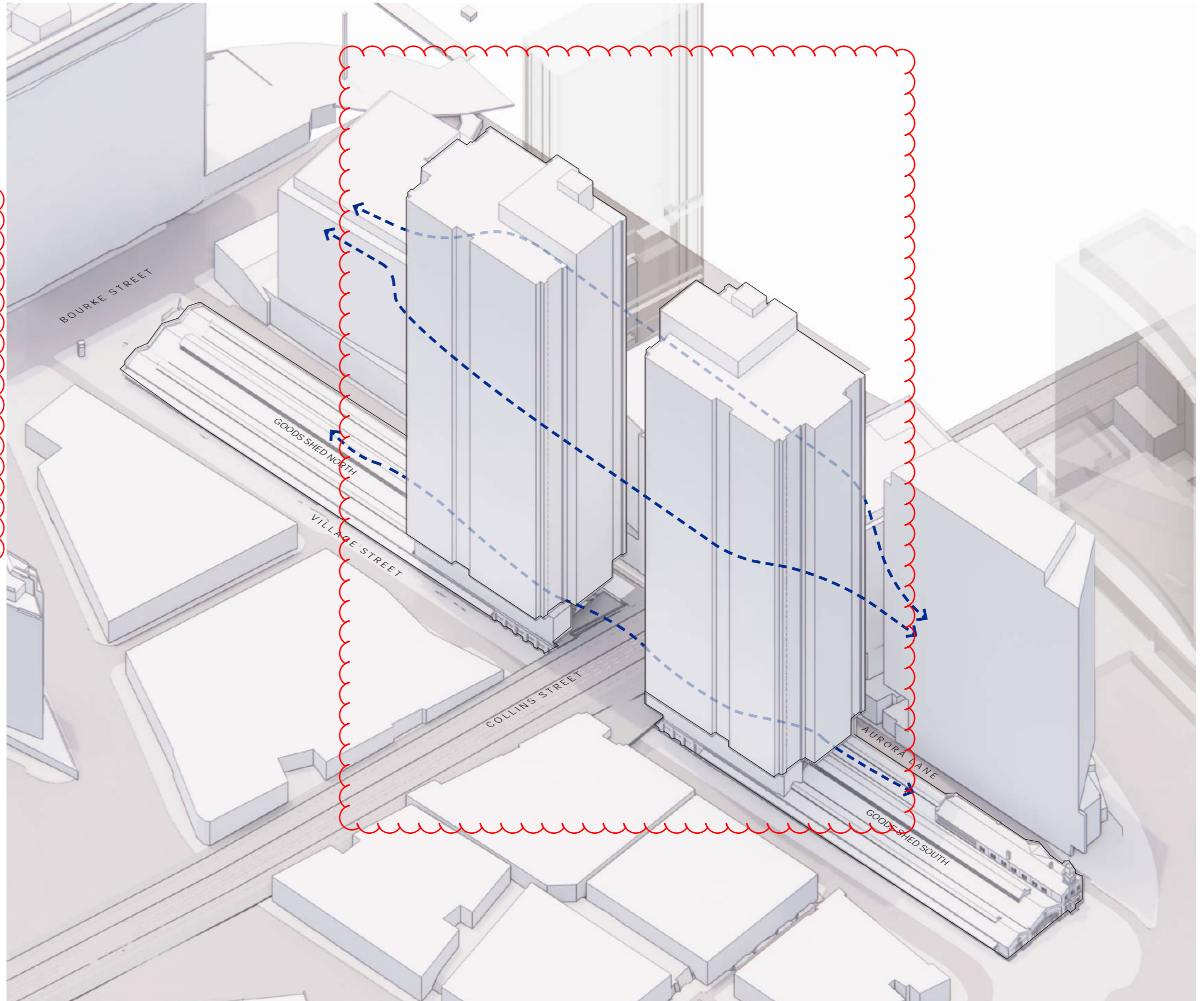


### 3.5 Massing Principles Wind Mitigation

Comfortable wind environments at the ground plane suitable for designated uses.

The wind conditions at the main entrances for both the Proposed Stages 1 and 2 Configurations have been shown to satisfy the standing criterion as a minimum. The shielding provided by the proposed development has been shown to improve wind conditions along Collins Street outside the development and these have been shown to satisfy the sitting and standing comfort criteria compared to the walking comfort conditions of the Existing Configuration.

Refer to Report 60-21-WT-ENV-04





### 3.6 Design Quality

Visibility and prominence of the heritage building is of utmost importance.

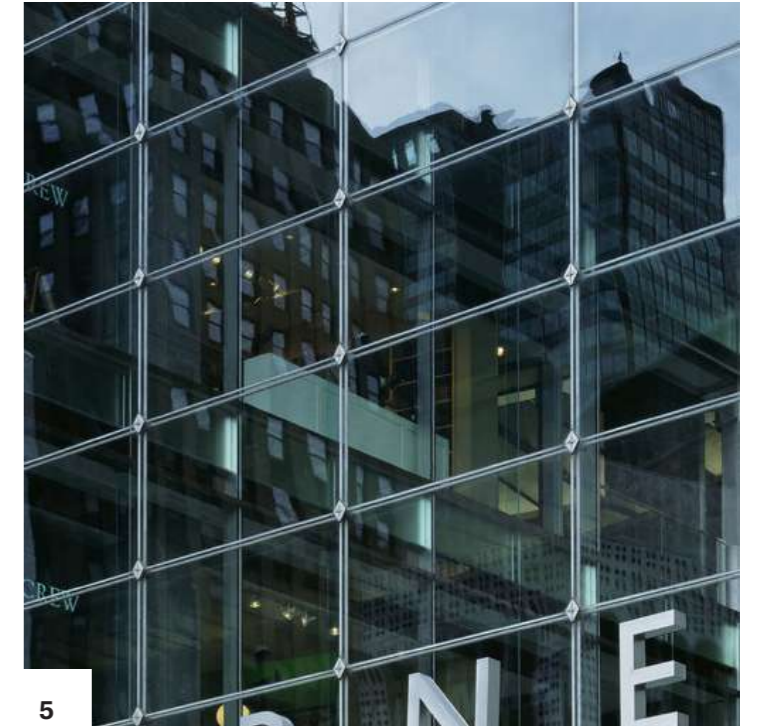
Facade treatments and glazing will be designed to minimise obstruction and maximise viewing opportunities into the lobbies. High quality glazed facades will be provided to the tower developments.



1



3



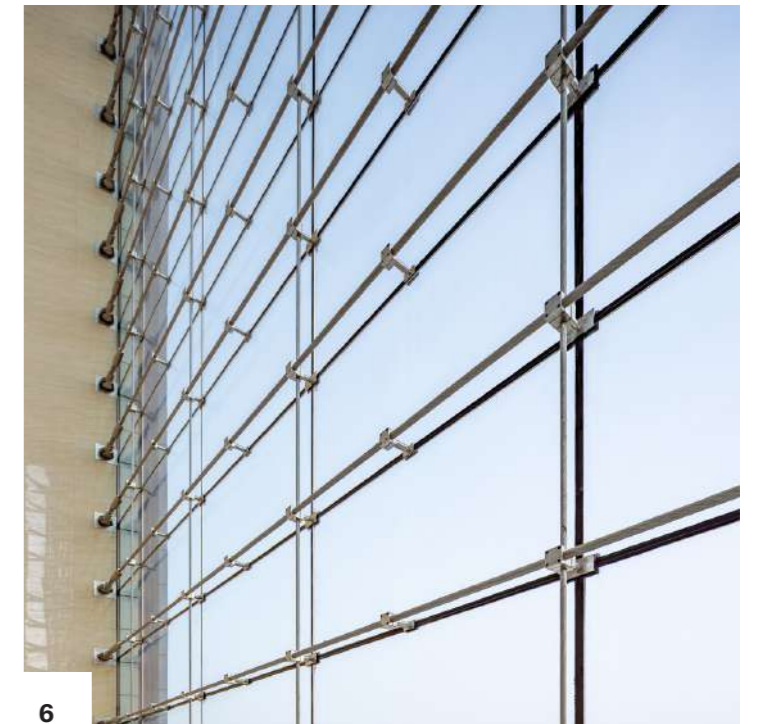
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2



4



6

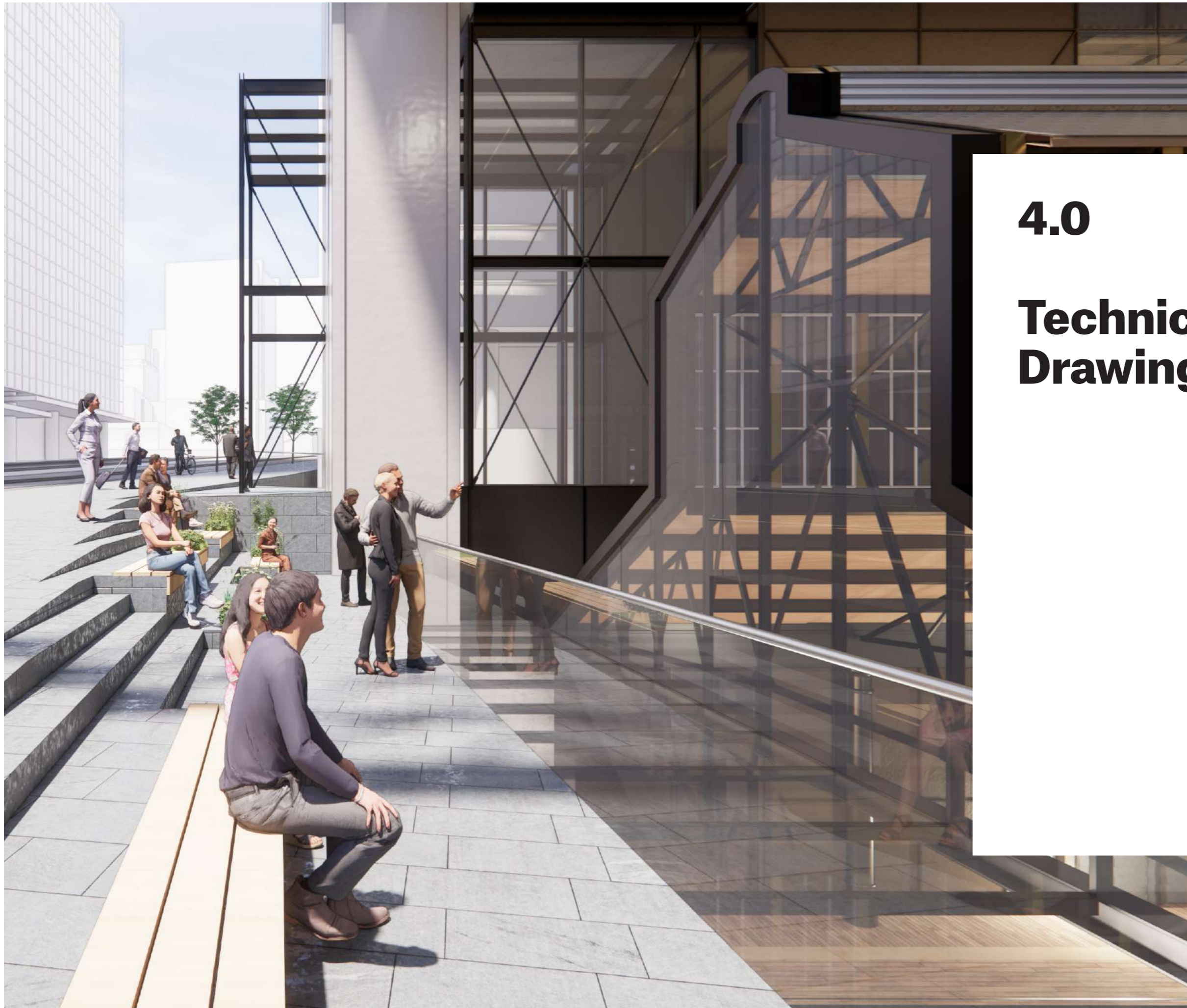
**Pictured**

- 1. 201 Bishopsgate and The Broadgate Tower
- 2. Leadenhall Building
- 3. Time Warner building New York
- 4. MOdA Headquarters of the Paris Bar Association
- 5. Time Warner building New York
- 6. Shanghai C&D Building









**4.0**

**Technical  
Drawings**



## 4.1 Existing Heritage Fabric

Lovell Chen, heritage consultants have been integral to the formulation of the development plan.

### Heritage Victoria

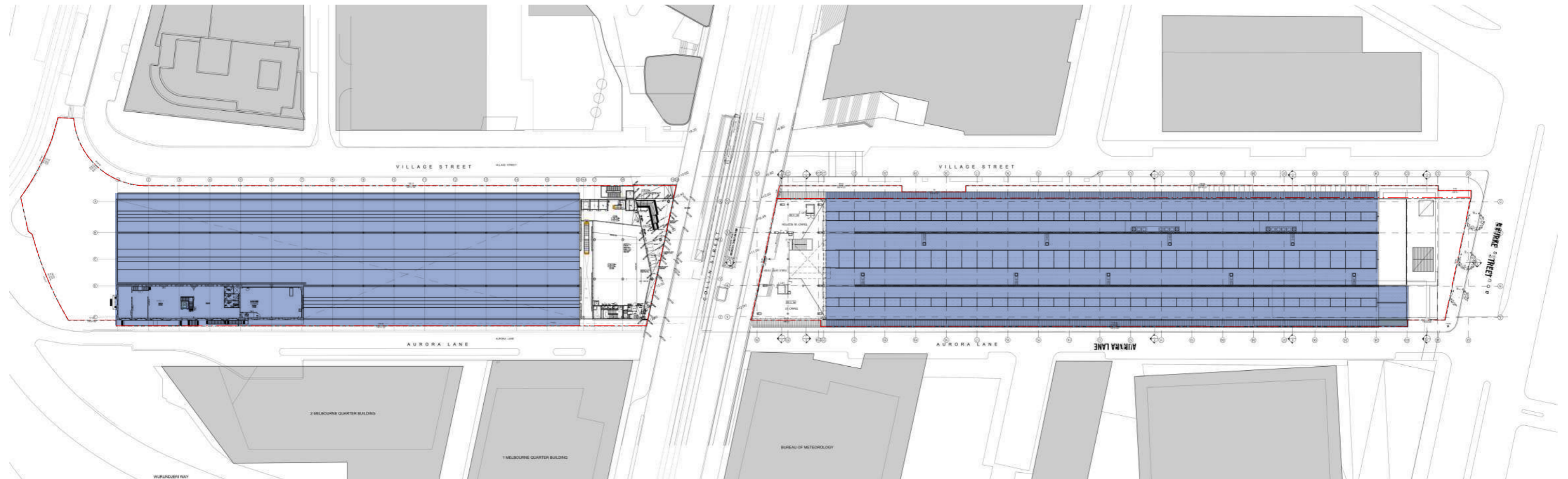
No. 2 Goods Shed is included on the Victorian Heritage Register, maintained by the Victorian Heritage Council, to the extent of the building known as No.2 Goods Shed, Spencer Street Railway Yards; and the land as defined by the Heritage Council. It is designated building H933 on the register (File No. 605240). Permits will be required from Heritage Victoria for subdivision, new buildings and works.

### Australian Heritage Commission

No. 2 Goods Shed was included on the Register of the National Estate, maintained by the Australian Heritage Commission, as a registered historic place on 30 May 1995 (Database Number 015772, File No. 2/11/033/0380). There are no statutory requirements as a consequence of this registration.

### National Trust of Australia (Victoria)

No. 2 Goods Shed was classified by the National Trust of Australia (Victoria) as a building of state significance on 21 April 1993 (File No. B6435). There are no statutory requirements as a consequence of this classification.



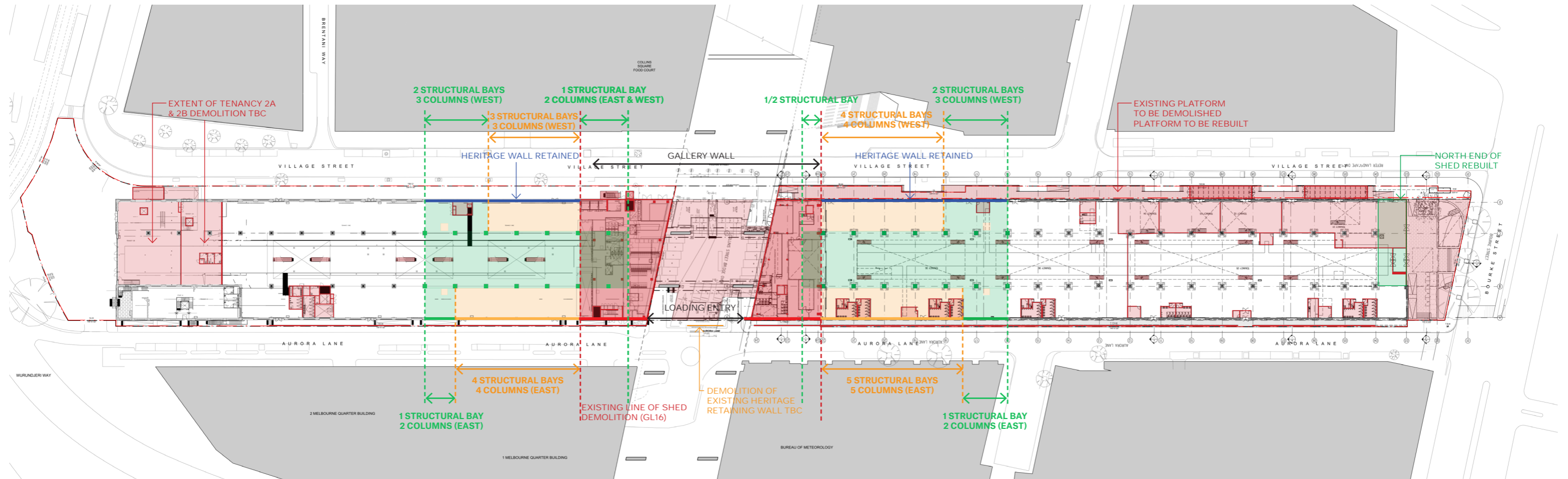
Existing heritage fabric



# 4.2 Extent of Proposed Demolition

## Lower Ground Level

New fabric added to the original heritage shed are planned to be demolished. The demolition of these new elements will assist with revealing the Goods Shed and the reading of the Goods Shed's original scale and function.



- Proposed reconstruction of existing heritage fabric
- Proposed removal of existing heritage fabric
- Proposed removal of existing non-heritage fabric

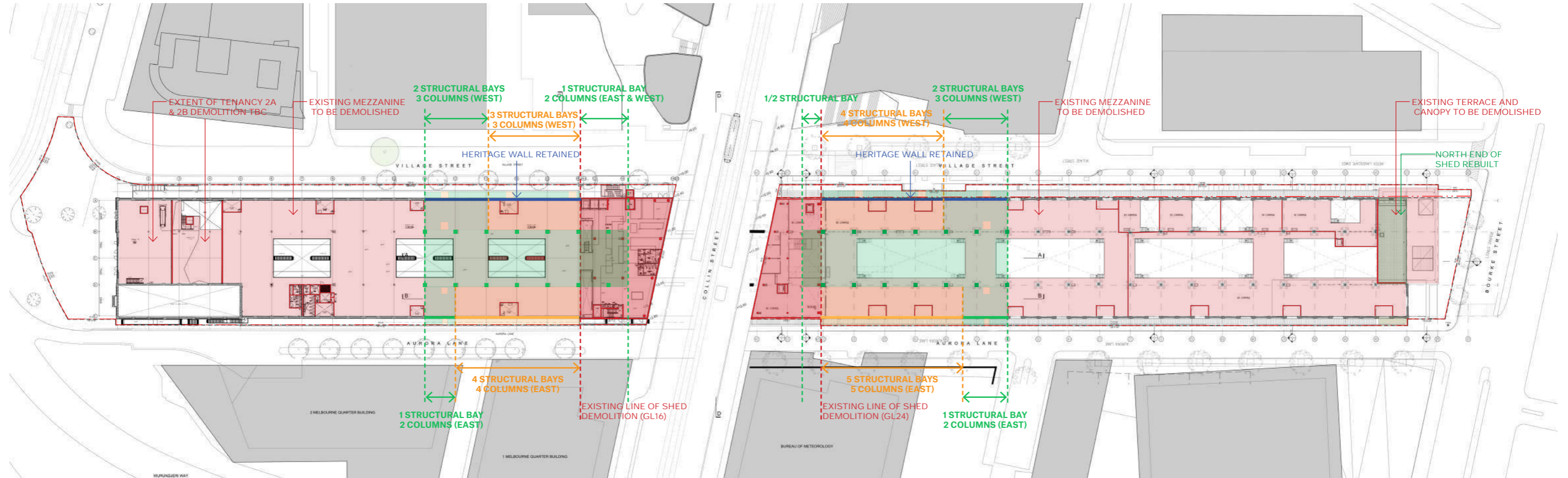


## 4.2 Extent of Proposed Demolition

### Mezzanine Level

These include:

- Two lantern buildings on Collins Street
- Mezzanine levels
- Internal walls
- Food and Beverage tenancy at the Northern end of the Goods Shed
- Existing platform and external glazed structure

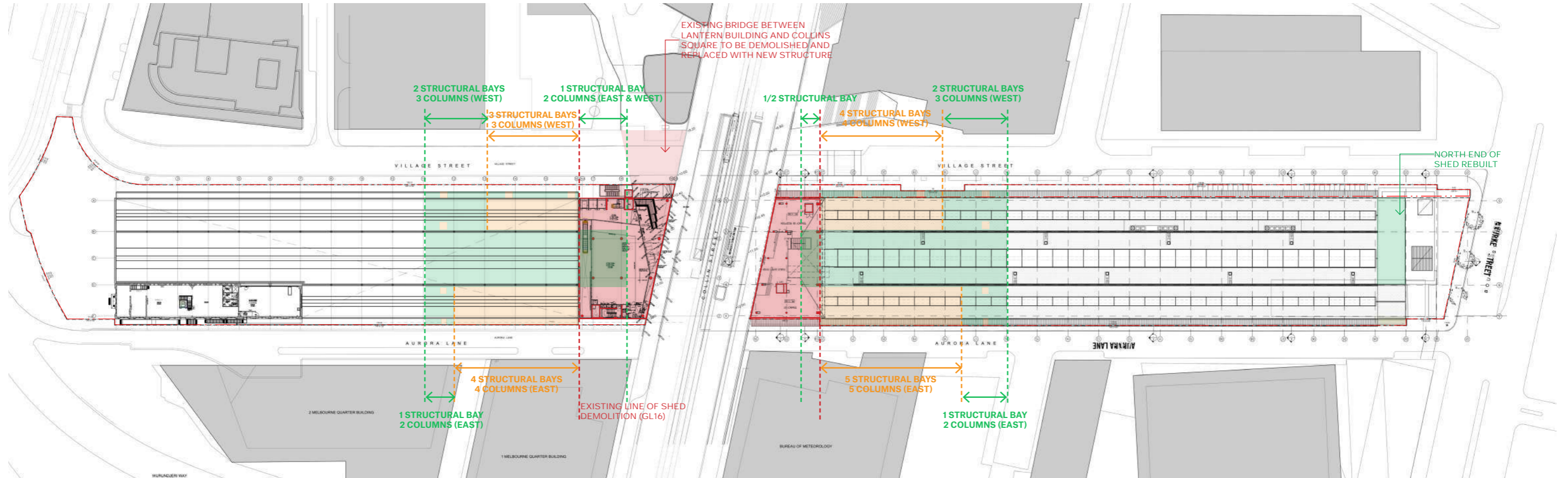


- Proposed reconstruction of existing heritage fabric
- Proposed removal of existing heritage fabric
- Proposed removal of existing non-heritage fabric



## 4.2 Extent of Proposed Demolition Ground Level

Thorough design development has been carried out to minimise the impact of the commercial towers and the removal of heritage fabric. The proposed demolition will facilitate the construction of the tower structure. Heritage structure removed will be stored, protected and reconstructed and will further extend the central dominant shed truss closer towards Collins Street. Construction methodology will ensure heritage fabric and footings left in place will be adequately protected during construction.

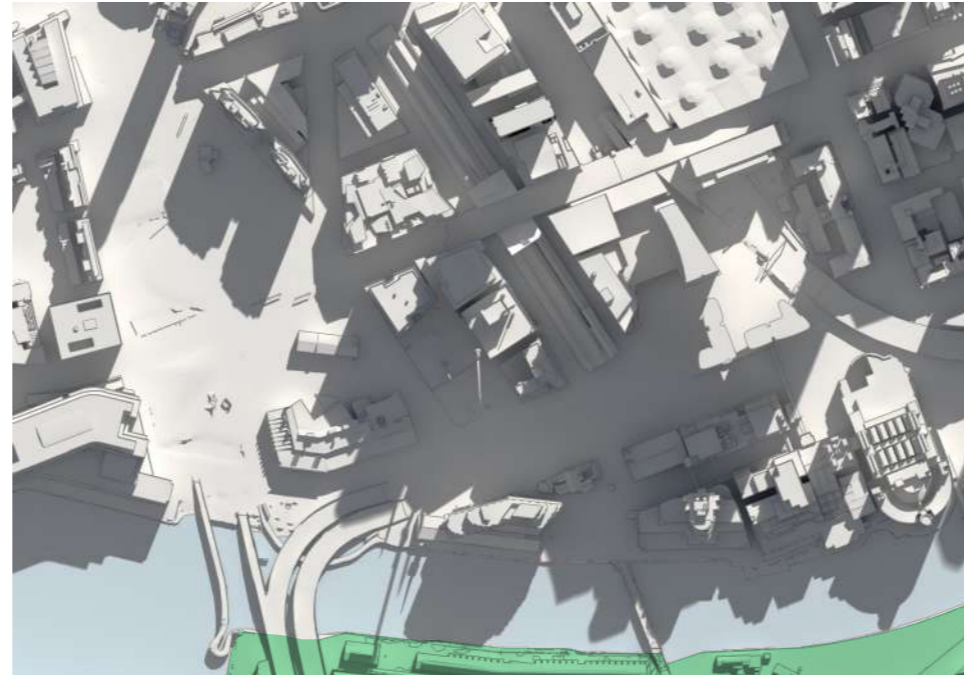


- Proposed reconstruction of existing heritage fabric
- Proposed removal of existing heritage fabric
- Proposed removal of existing non-heritage fabric

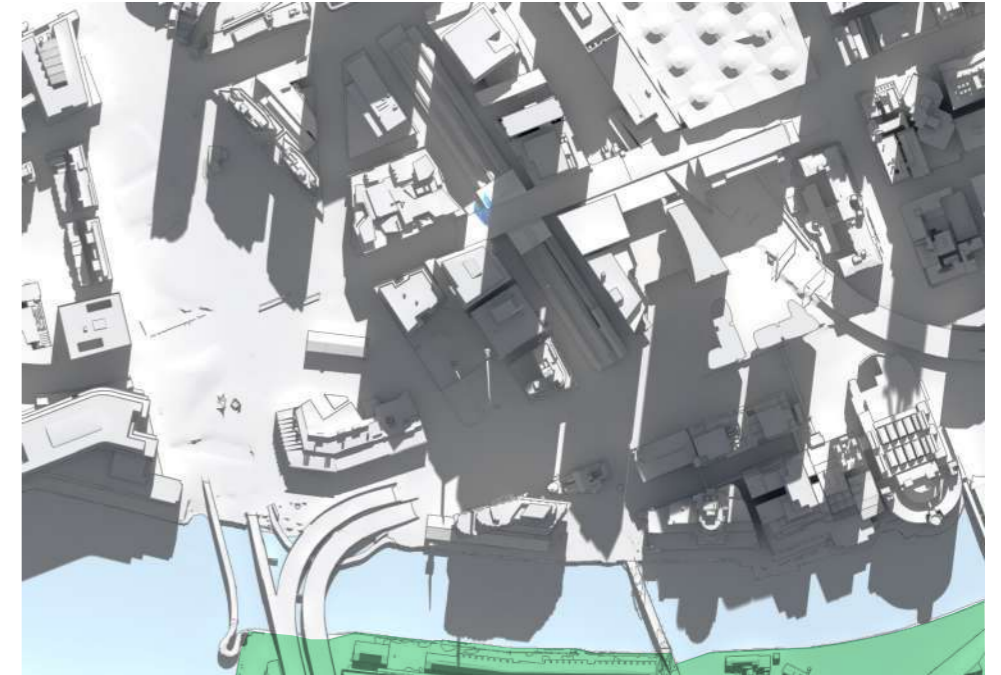


### 4.3 Shadow Analysis

#### Winter Solstice 11am-2pm — Existing Conditions



Winter Solstice, 21 June — 11am



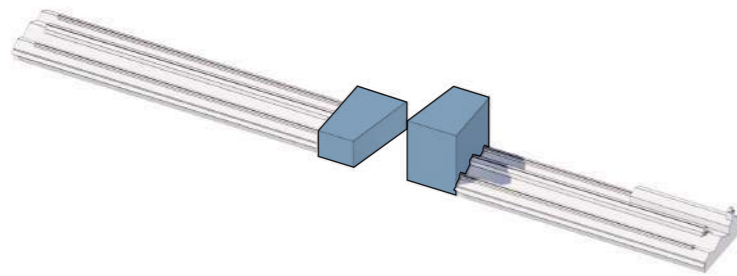
Winter Solstice, 21 June — 12pm





Winter Solstice, 21 June — 1pm



Winter Solstice, 21 June — 2pm



-  Additional shadows cast
-  South bank of the Yarra River

\*Shadow studies are approximate and should be verified by a shadow consultant.



# 4.3 Shadow Analysis

## Winter Solstice 11am-2pm — DDO51 Envelope

The permitted DDO51 envelope produces additional shadows to the North bank public open spaces including Seafarer's Park and the open space west of 731 Flinders Street between 11 and 2pm on 21 June.

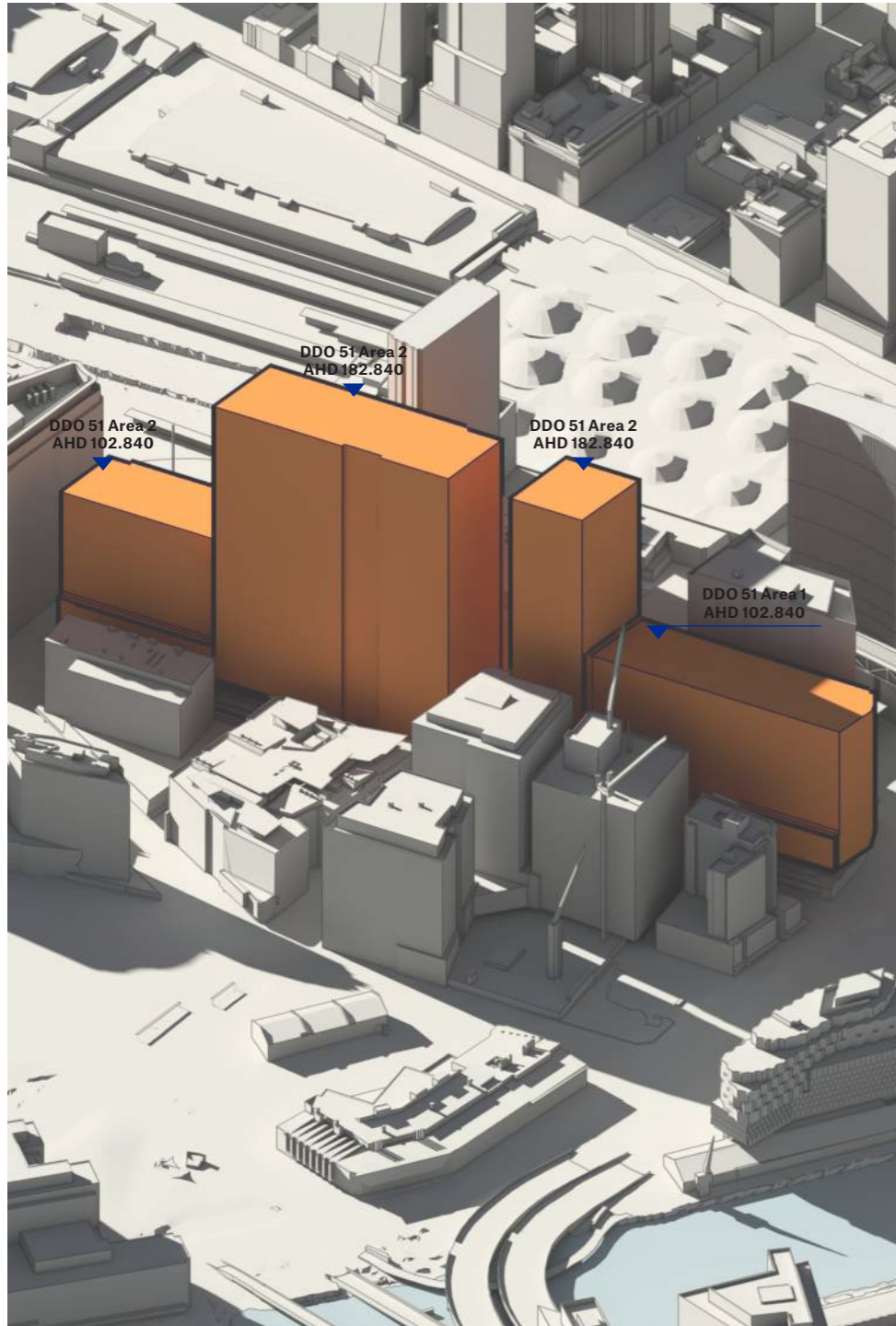
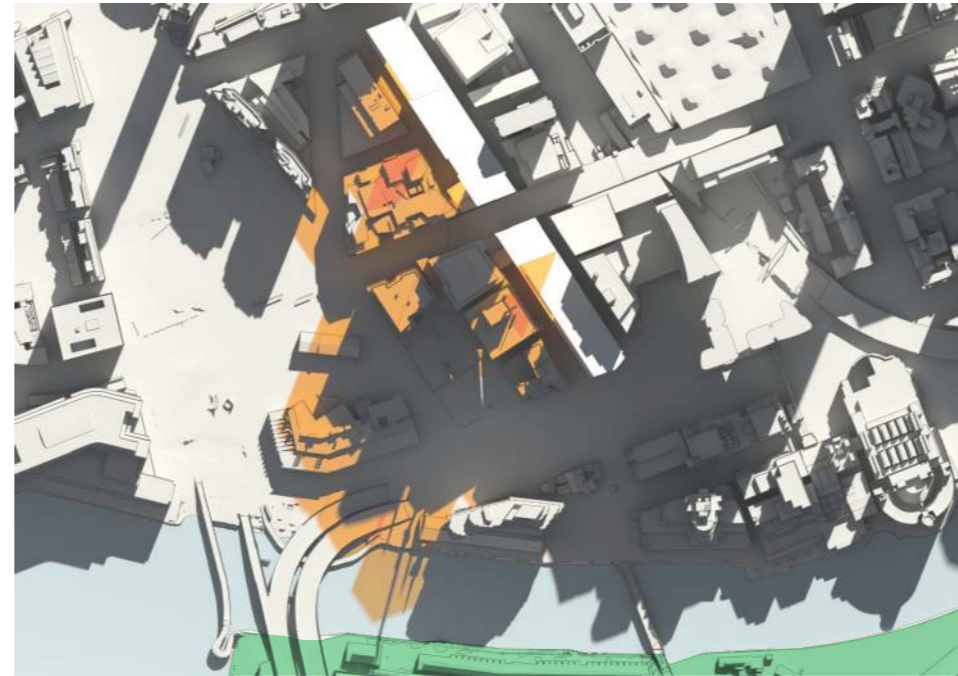


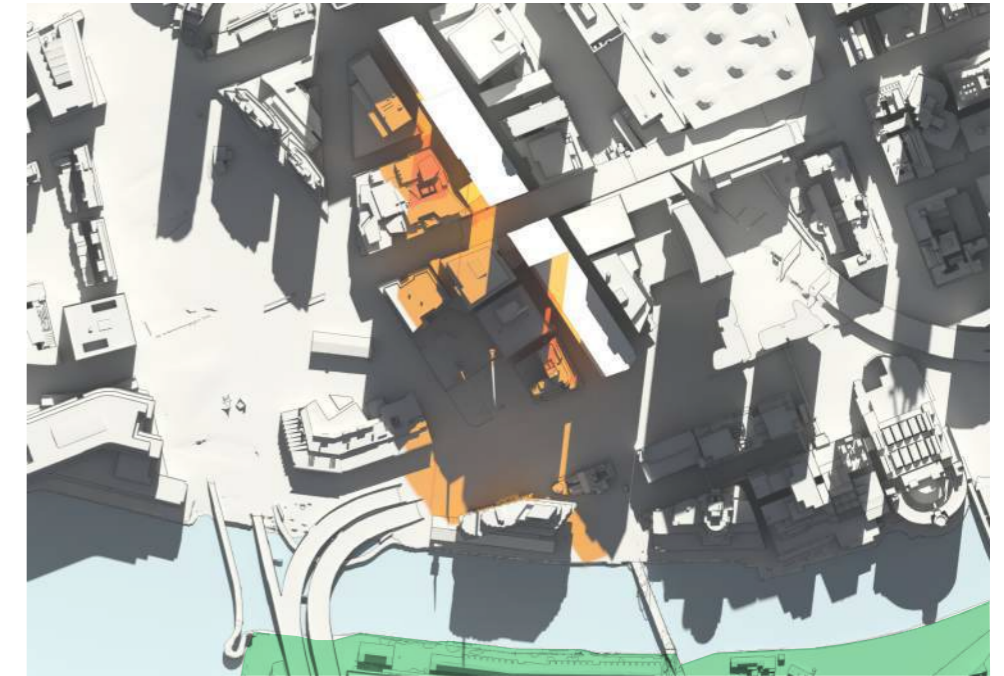
Table 1 to Schedule 51

Area	Maximum Building Height
DDO 51 Area 1	40 metres with the exception of towers to a height not exceeding 100 metres.
DDO 51 Area 2	180 metres

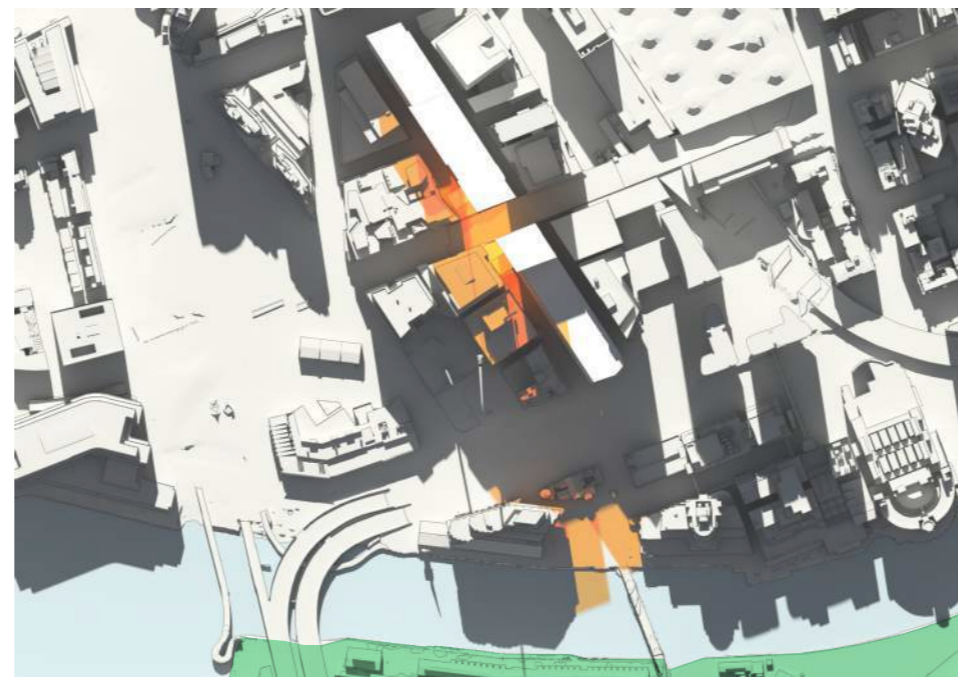
AHD 2.84m has been adopted as ground level for the purpose of this study.



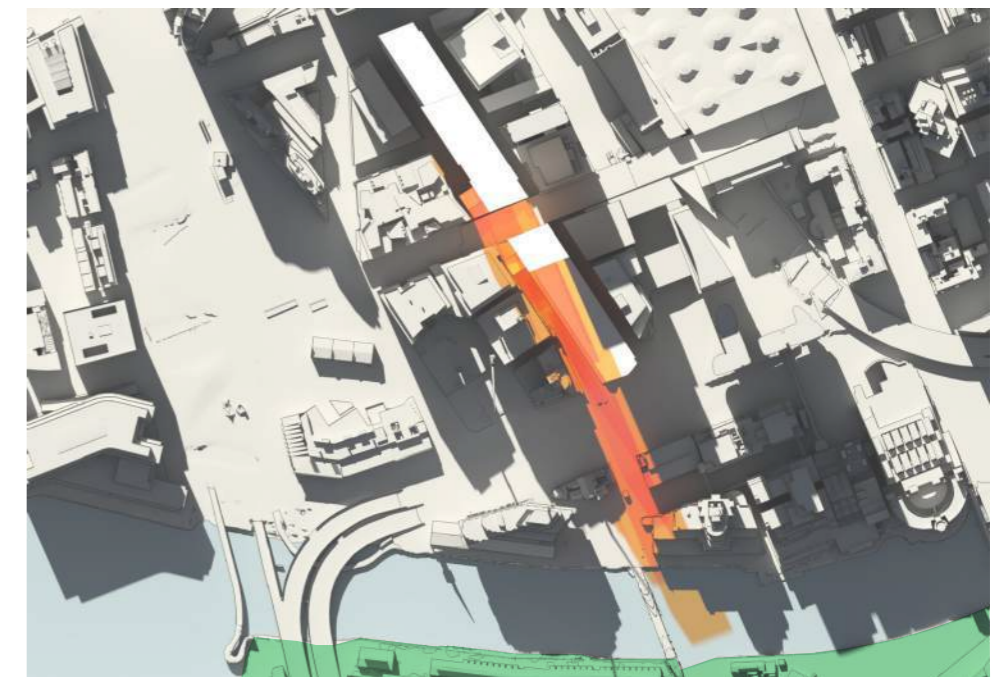
Winter Solstice, 21 June — 11am



Winter Solstice, 21 June — 12pm



Winter Solstice, 21 June — 1pm



Winter Solstice, 21 June — 2pm

- Additional ss of right shadows permitted by DDO51
- South bank of the Yarra River

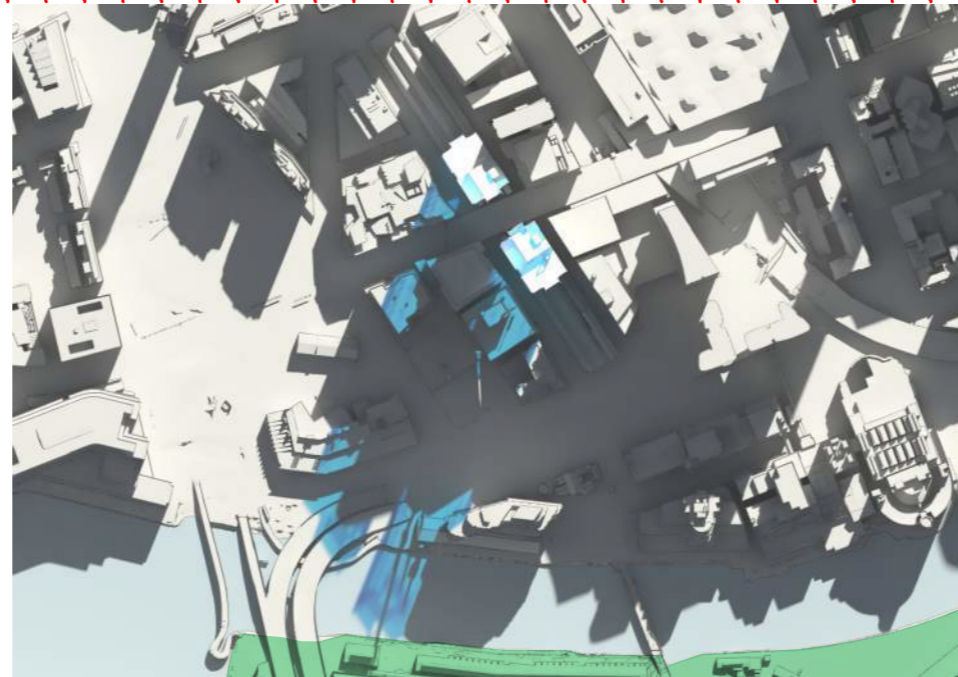
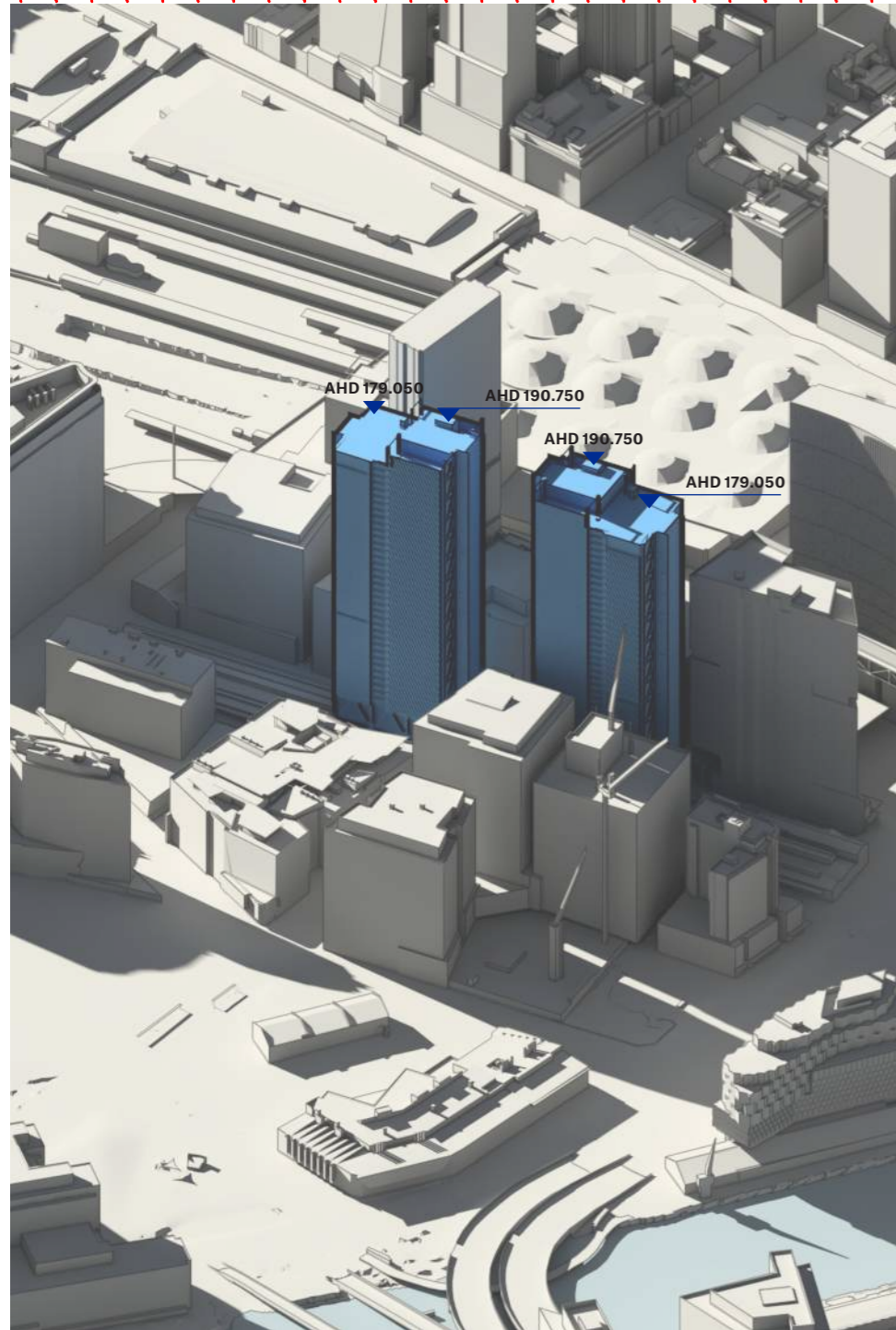


\*Shadow studies are approximate and should be verified by a shadow consultant.

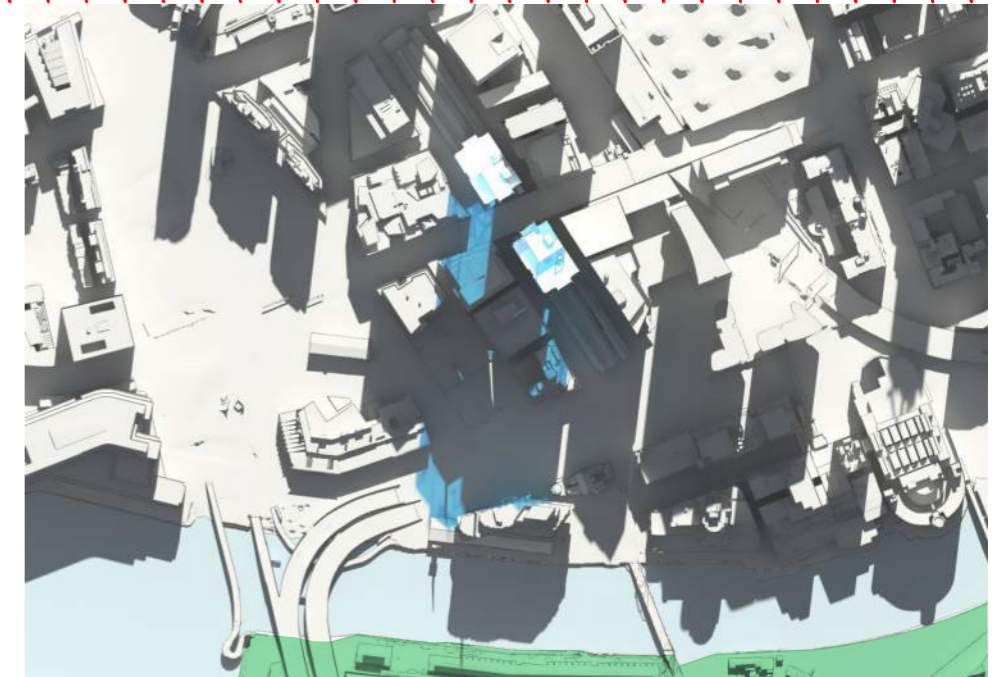


# 4.3 Shadow Analysis

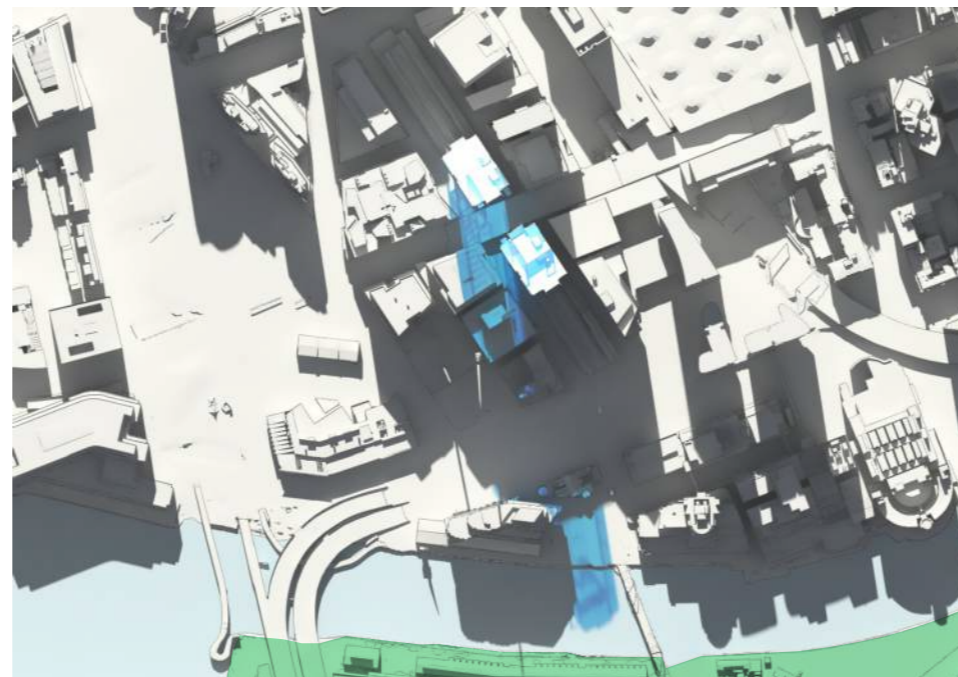
## Winter Solstice 11am-2pm — Proposed Towers



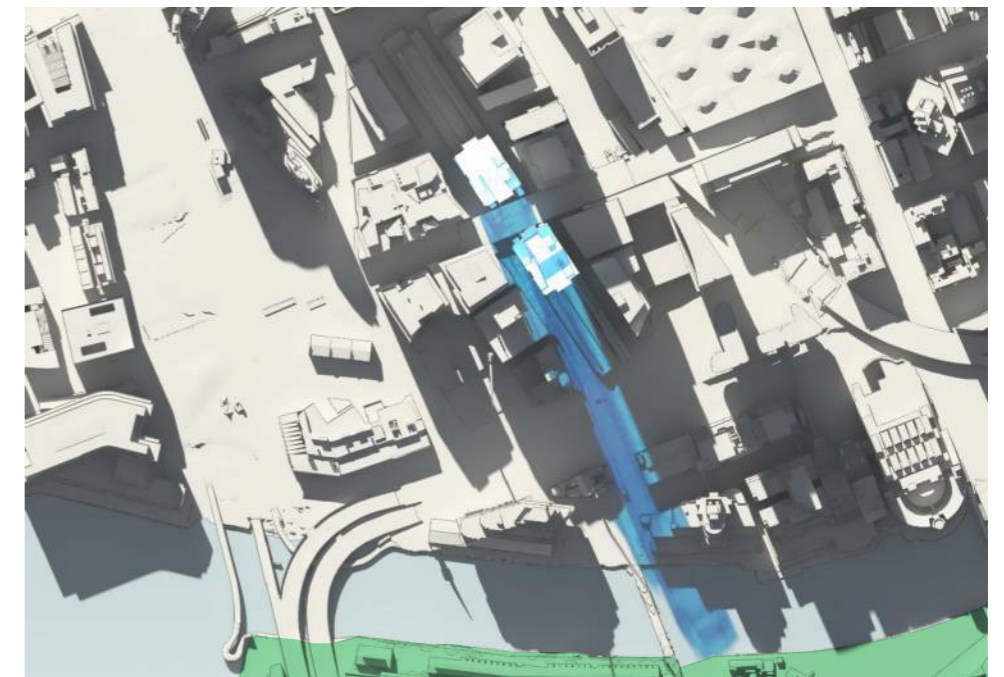
Winter Solstice, 21 June — 11am





Winter Solstice, 21 June — 12pm



Winter Solstice, 21 June — 1pm



Winter Solstice, 21 June — 2pm

-  Additional shadows cast by Response Design
-  South bank of the Yarra River



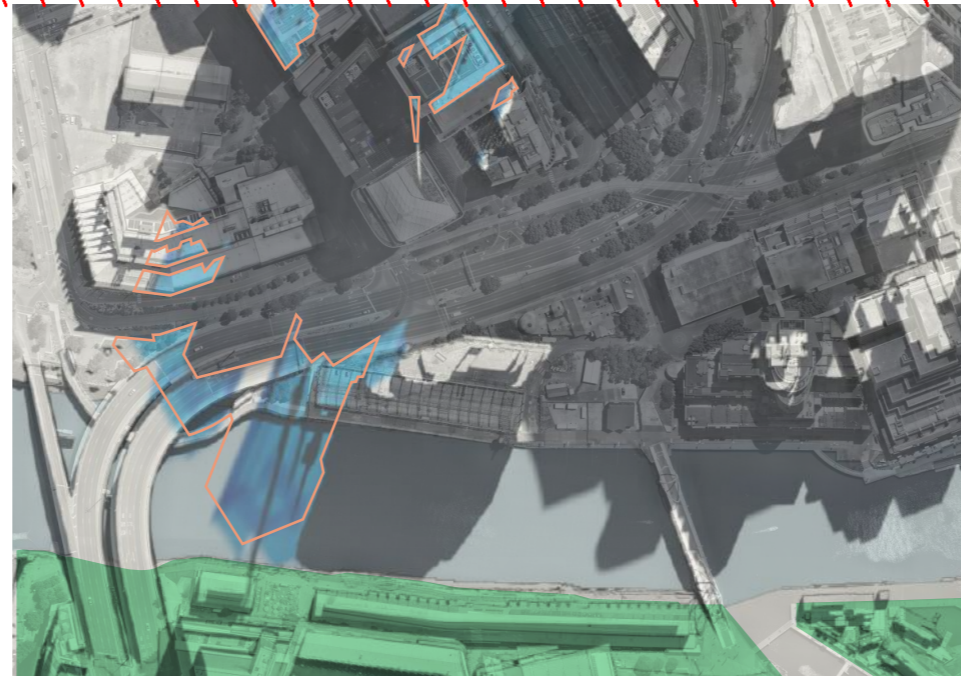
\*Shadow studies are approximate and should be verified by a shadow consultant.



### 4.3 Shadow Analysis

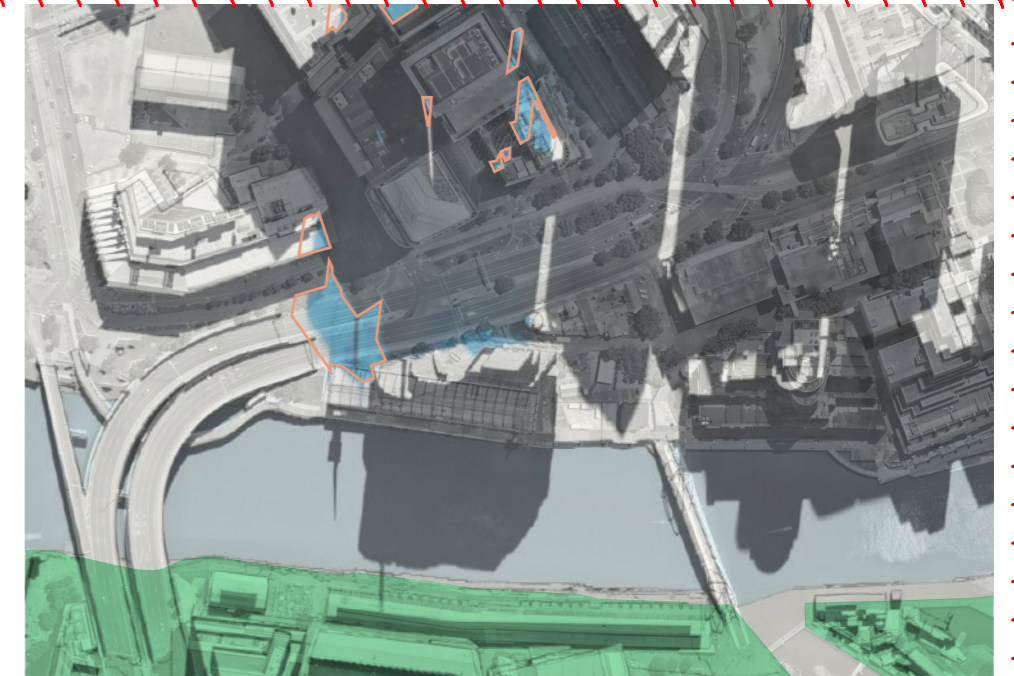
#### Shadow Impact of Proposed Towers on South Bank of River

Additional shadows cast by the proposed development do not overshadow the South Bank of the River at any point between 11am - 2pm on the 21<sup>st</sup> of June.



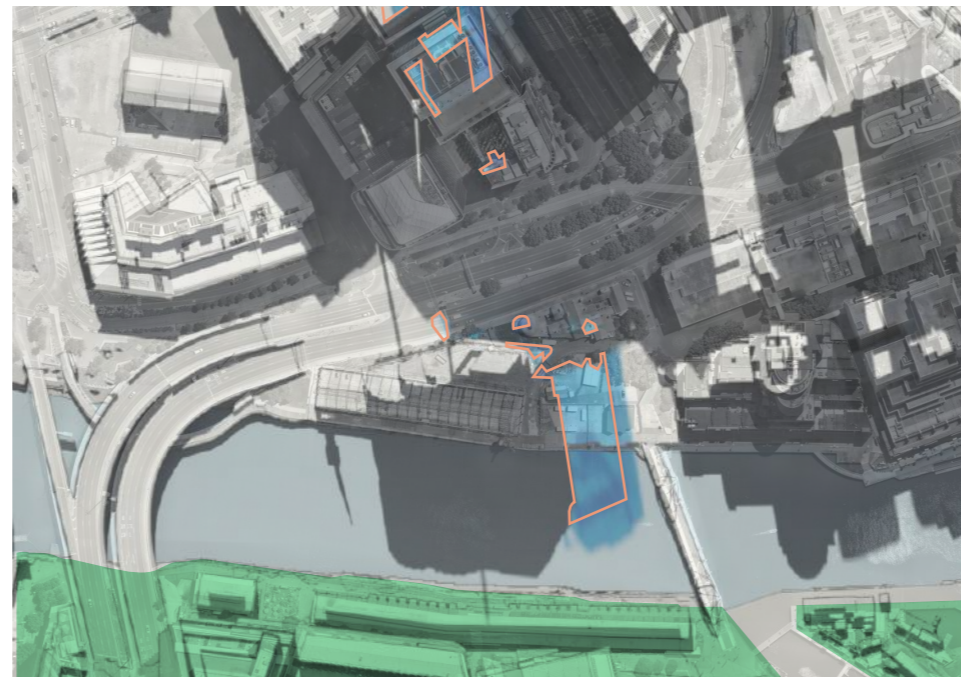
Winter Solstice, 21 June – 11am

No additional shadows cast over area



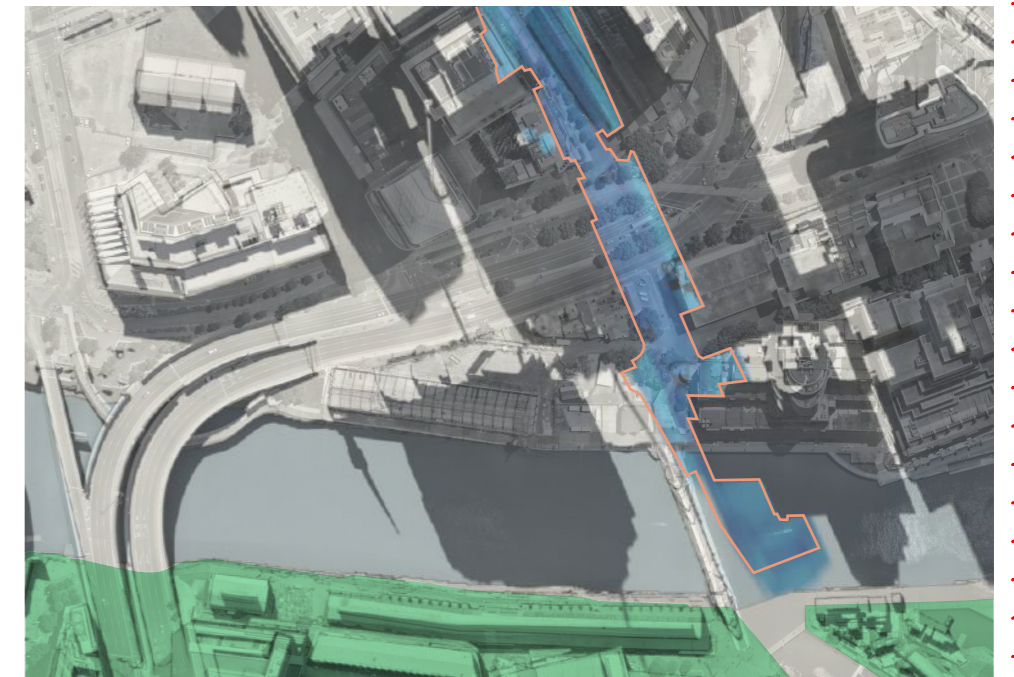
Winter Solstice, 21 June – 12pm

No additional shadows cast over area



Winter Solstice, 21 June – 1pm

No additional shadows cast over area



Winter Solstice, 21 June – 2pm

No additional shadows cast over area

- Additional shadows cast by Proposed Development
- Additional shadows cast by DDO51 Envelope
- South bank of the Yarra River

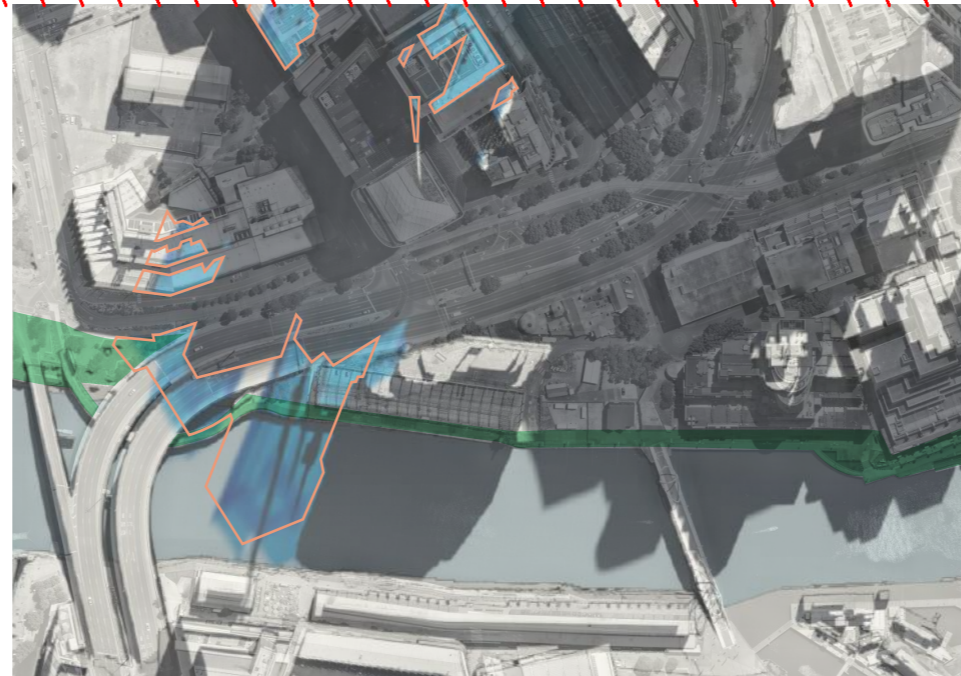


\*Shadow studies are approximate and should be verified by a shadow consultant.

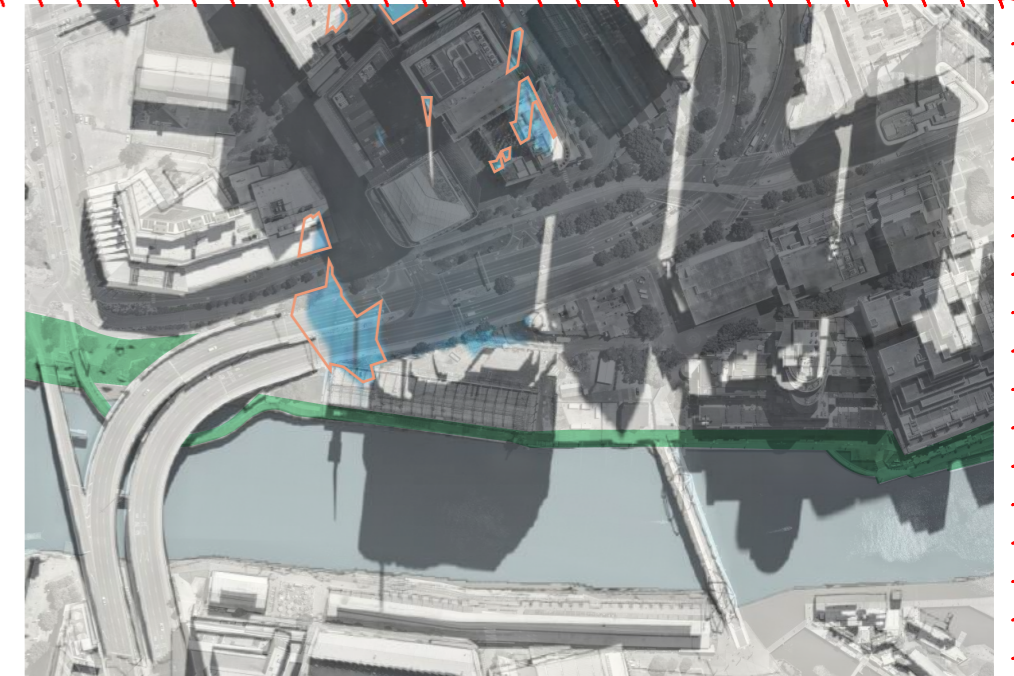


### 4.3 Shadow Analysis

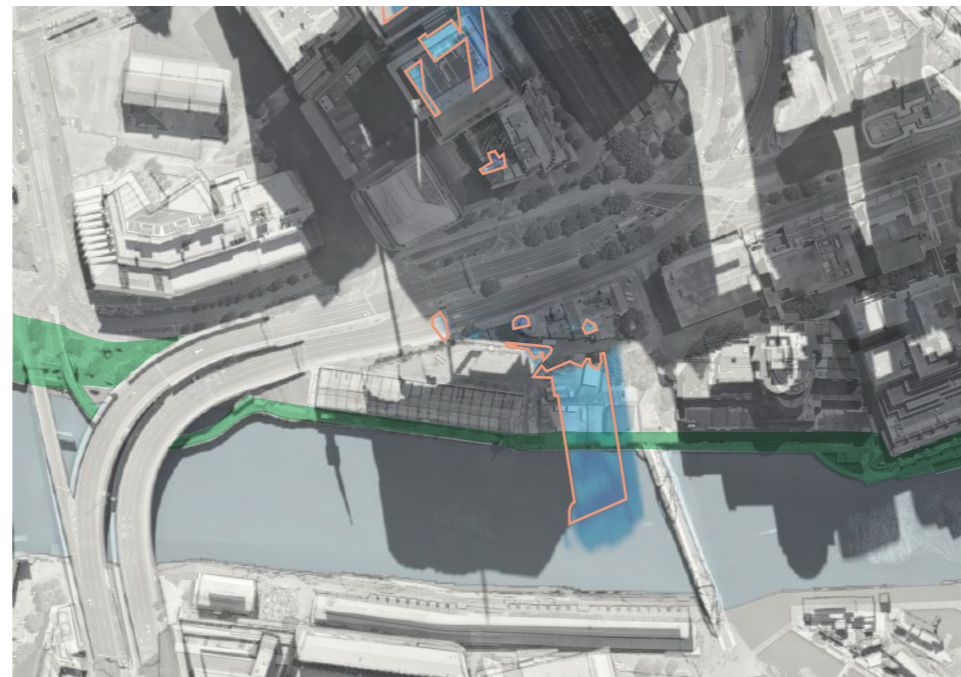
#### Shadow Impact of Proposed Towers on North Bank of River



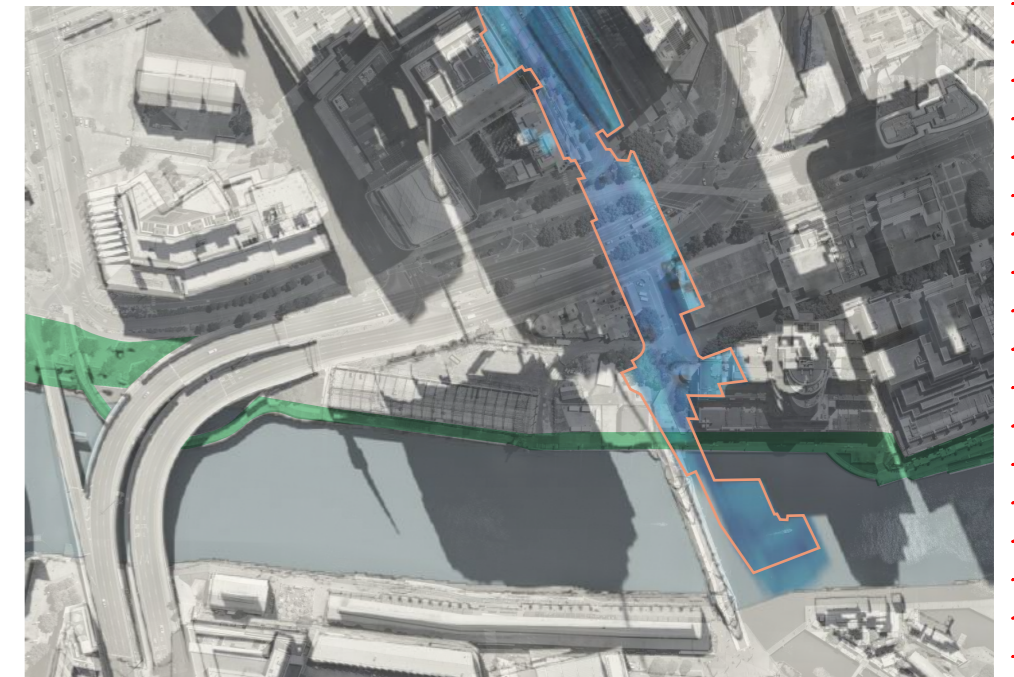
Winter Solstice, 21 June – 11am



Winter Solstice, 21 June – 12pm



Winter Solstice, 21 June – 1pm



Winter Solstice, 21 June – 2pm

- Additional shadows cast by Proposed Development

■ North bank of the Yarra River
- Additional shadows cast by DDO51 Envelope

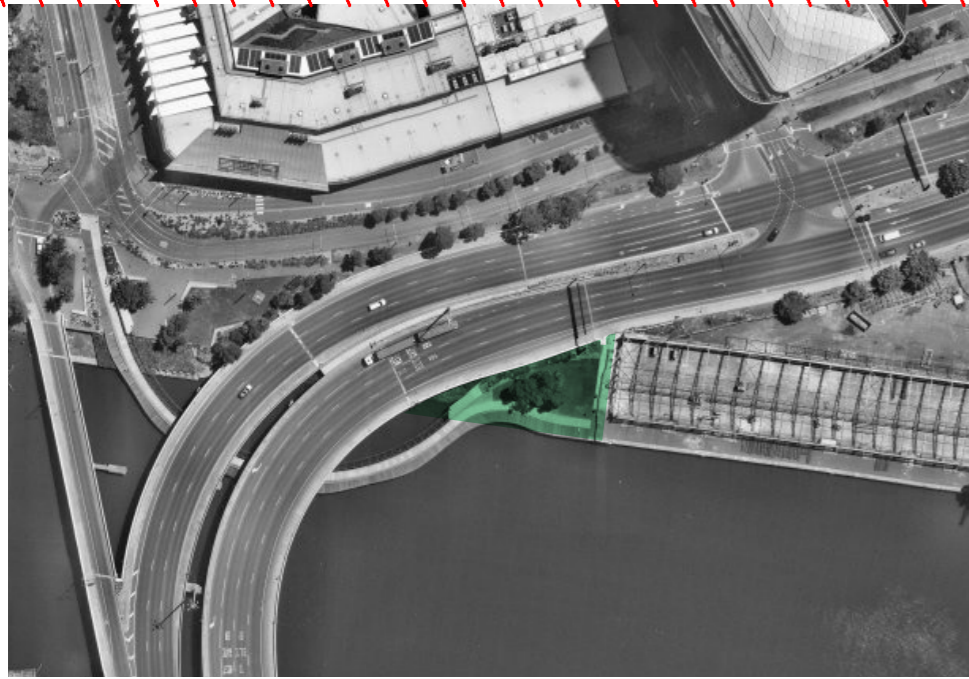


\*Shadow studies are approximate and should be verified by a shadow consultant.



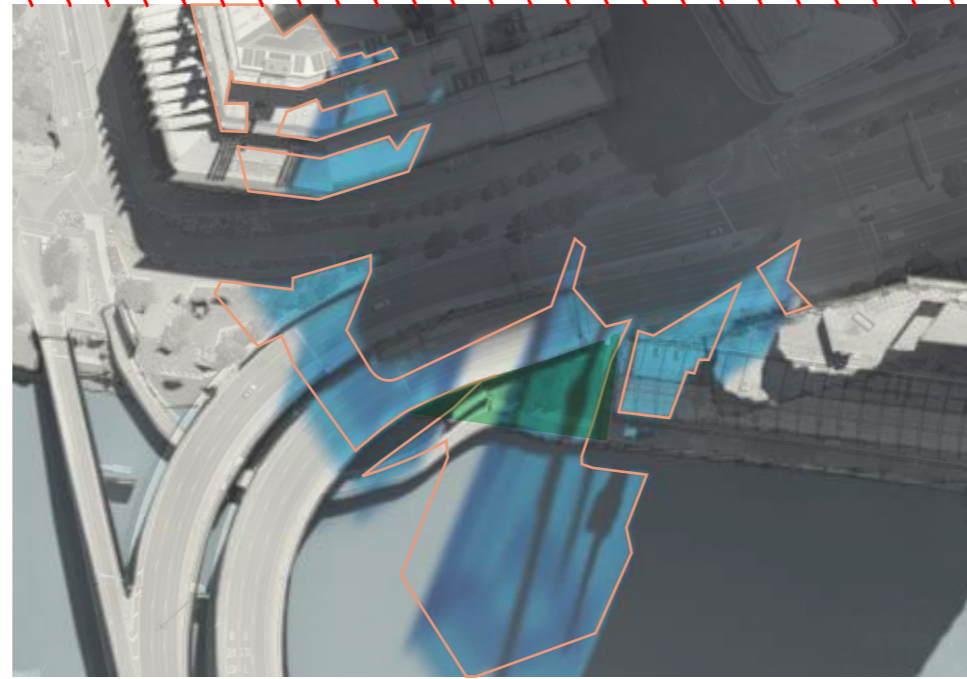
# Shadow Analysis

## Shadow Impact of Proposed Towers on Park to West of 731 Flinders Street

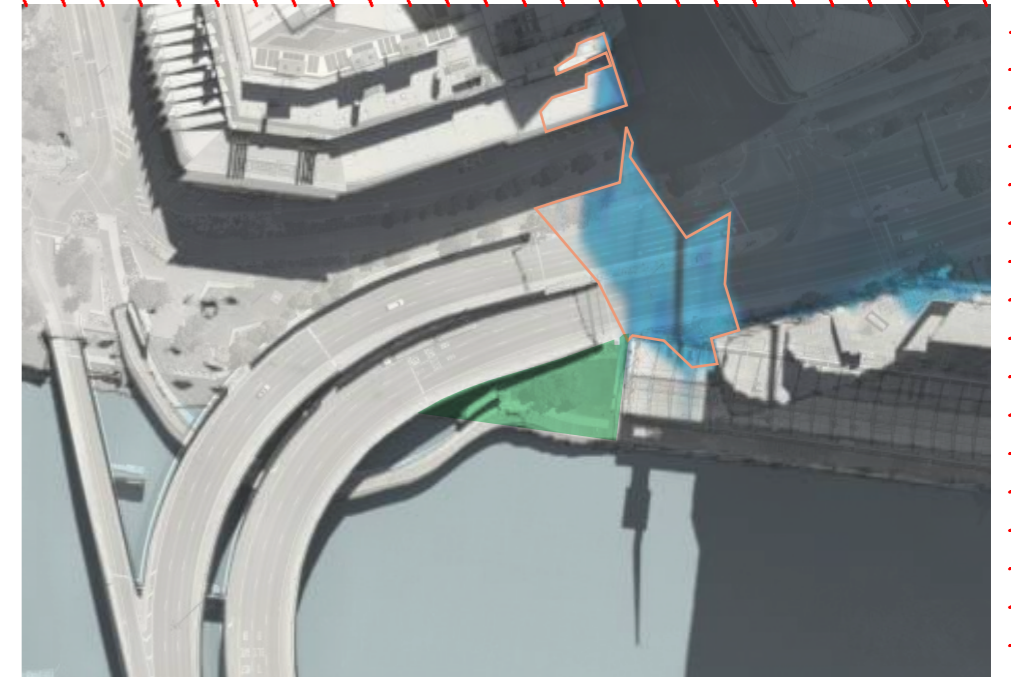


Park to West of 731 Flinders Street

On the 21st of June, the Proposed Towers do not cast any additional shadows over the park west of 731 Flinders Street beyond those permitted by DDO51.

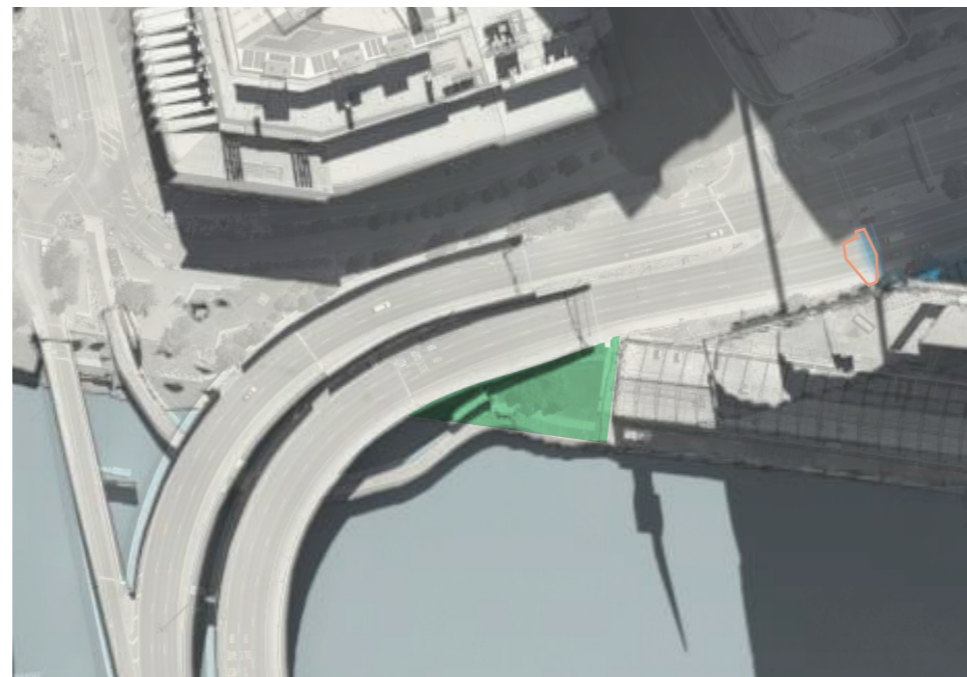


Winter Solstice, 21 June – 11am



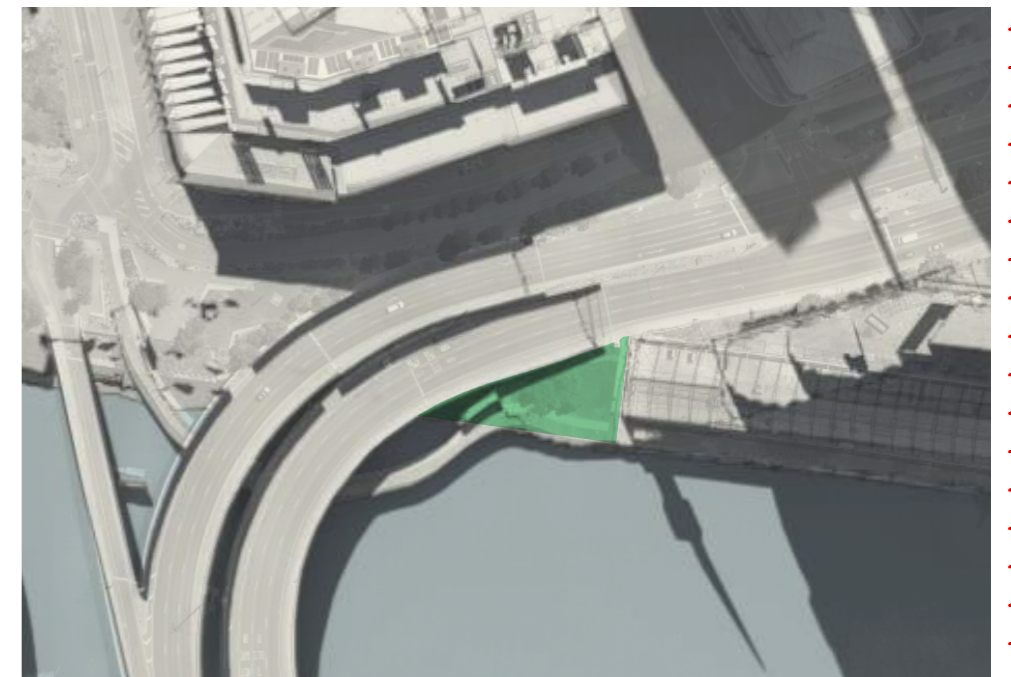
Winter Solstice, 21 June – 12pm

No additional shadows cast over area




Winter Solstice, 21 June – 1pm


No additional shadows cast over area



Winter Solstice, 21 June – 2pm

No additional shadows cast over area

 Additional shadows cast by Response Design

 Additional shadows cast by DDO51 Envelope

 Park to West of 731 Flinders St



\*Shadow studies are approximate and should be verified by a shadow consultant.



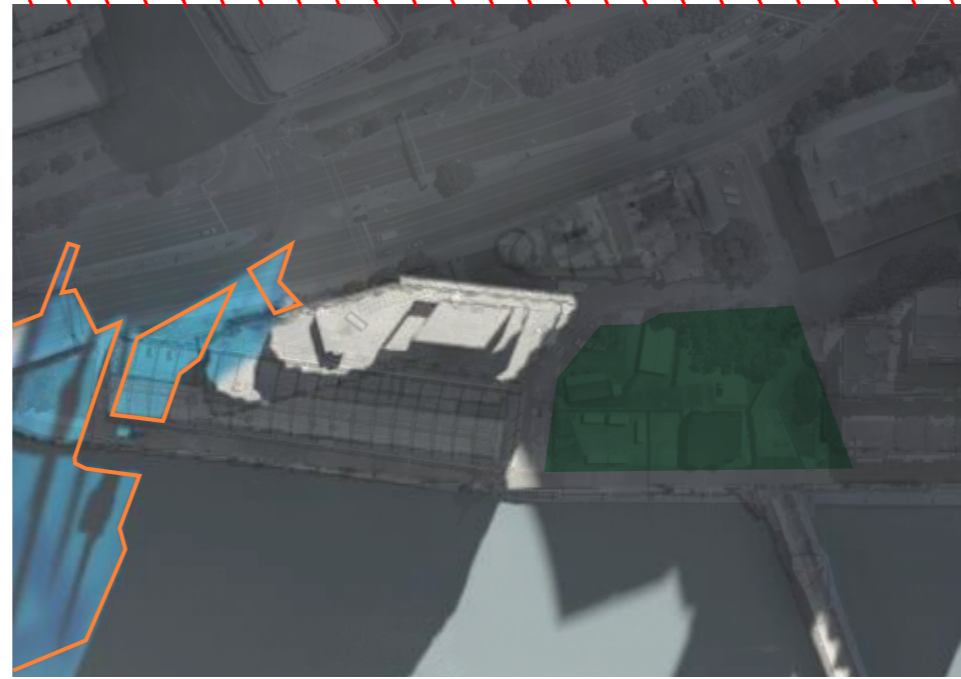
### 4.3 Shadow Analysis

#### Shadow Impact of Response Design on Seafarers Rest Park



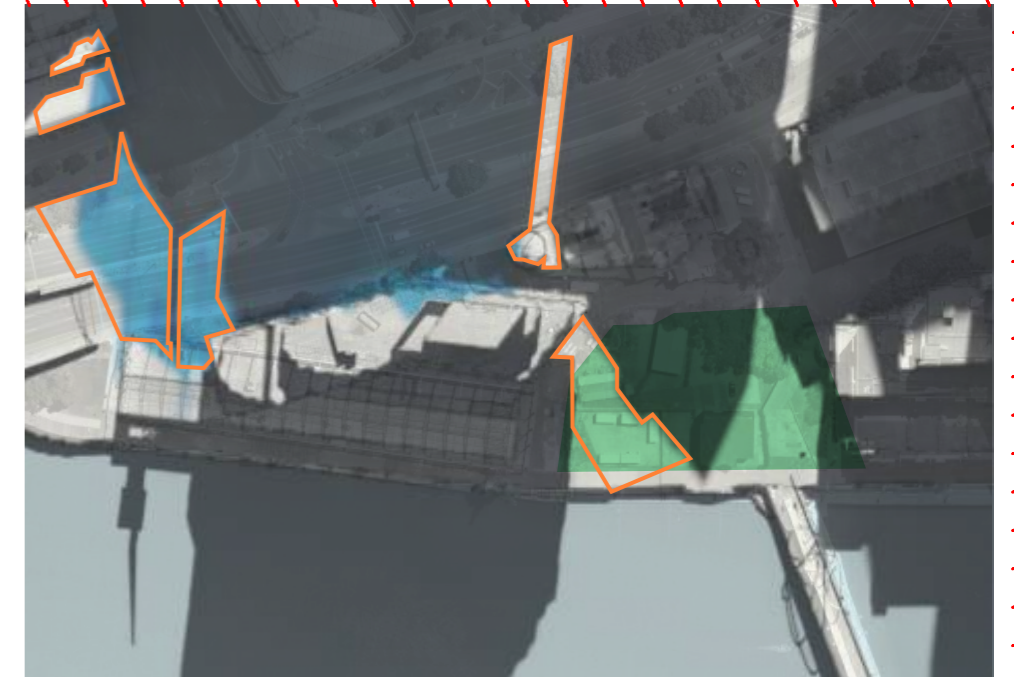
Seafarers Rest Park

On the 21st of June, portions of the Proposed Towers outside of the permitted DDO51 Envelope cast additional shadows over Seafarers Rest Park beyond those permitted by DDO51 from approximately 12:25pm – 1:15pm



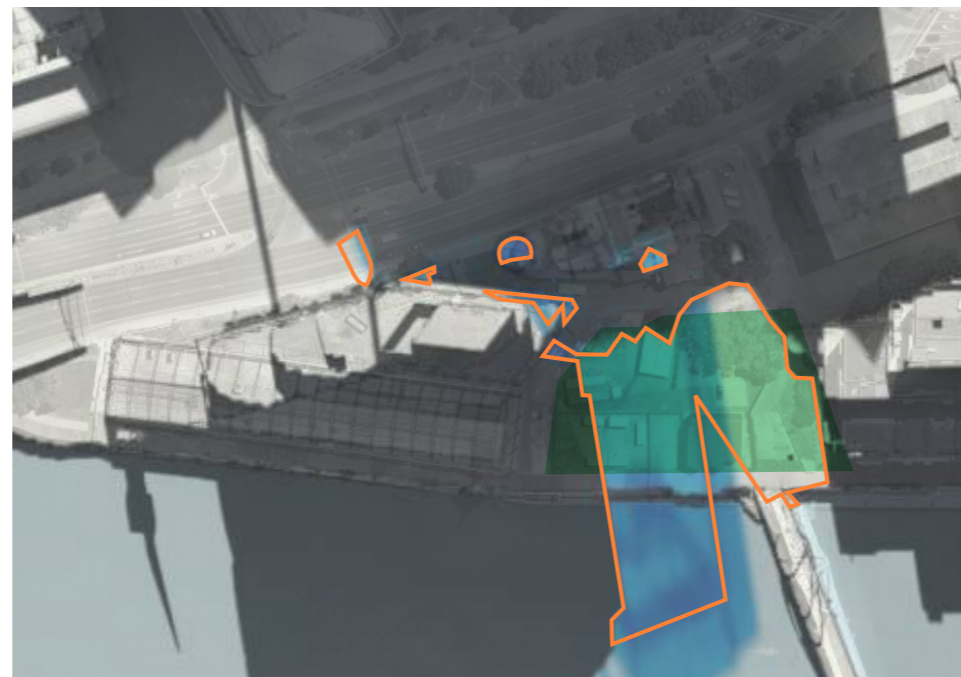
Winter Solstice, 21 June – 11am

No additional shadows cast over area

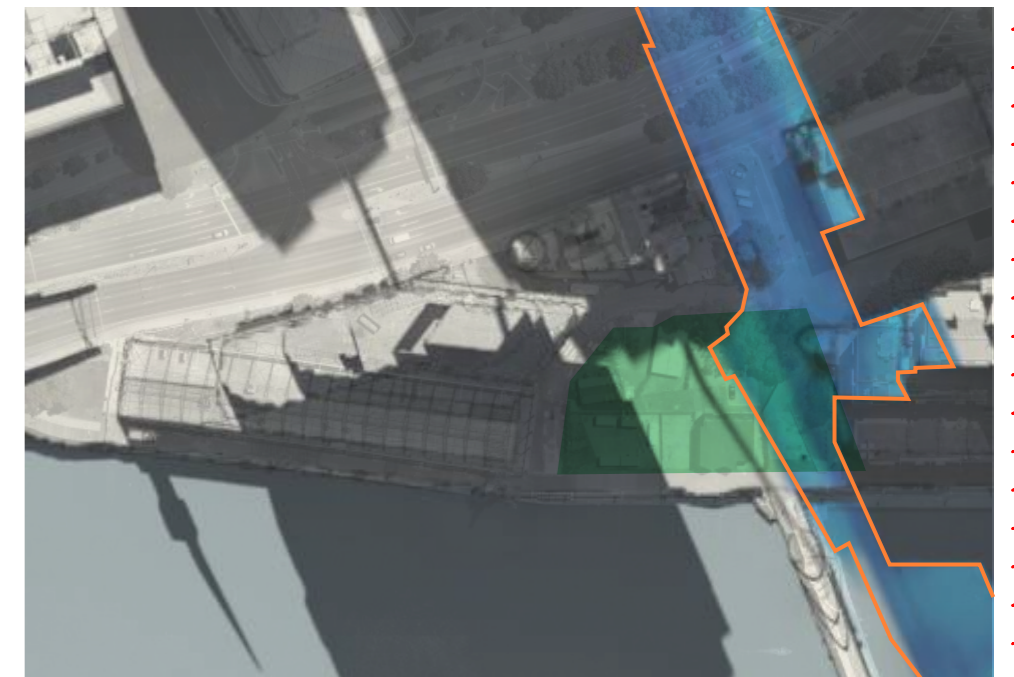


Winter Solstice, 21 June – 12pm

No additional shadows cast over area



Winter Solstice, 21 June – 1pm



Winter Solstice, 21 June – 2pm

No additional shadows cast over area

- Additional shadows cast by Response Design
- Seafarers Rest Park
- Additional shadows cast by DDO51 Envelope



\*Shadow studies are approximate and should be verified by a shadow consultant.

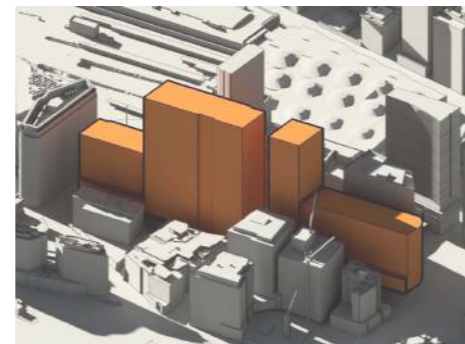


### 4.3 Shadow Analysis

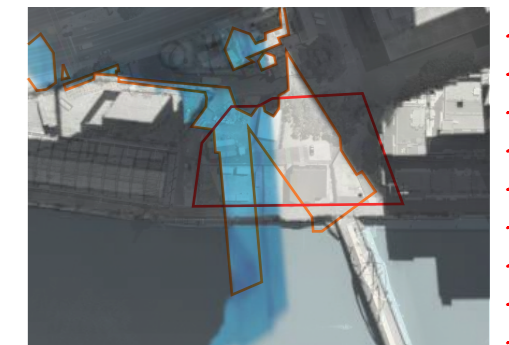
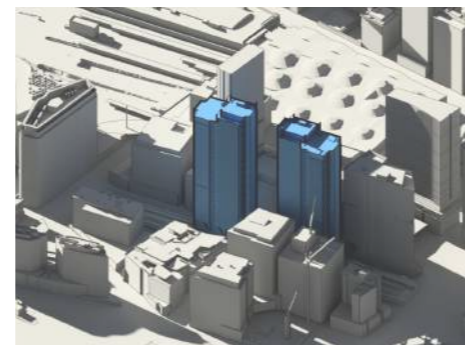
#### Shadow Impact of Proposed Towers on Seafarers Rest Park

On the 21st of June, portions of the Proposed Towers outside of the permitted DDO51 Envelope cast additional shadows over Seafarers Rest Park beyond those permitted by DDO51 from approximately 12:25pm – 1:15pm

		12:25pm	12:35pm	12:45pm
<b>Existing Overshadowing</b>	<b>SQM</b>	1604	1505	1098
	<b>%*</b>	45%	42%	31%



<b>Permitted Overshadowing (Additional)</b>	<b>SQM</b>	1182	1455	2074
	<b>%*</b>	33%	40%	58%



<b>Response Design Overshadowing (Additional)</b>	<b>SQM</b>	146	575	1005
	<b>%*</b>	4%	16%	28%

— Seafarers Rest Park

■ Additional permitted shadows cast by DDO51 Envelope

■ Additional shadows cast by Response Design

□ Additional permitted shadows cast by DDO51 Envelope

\*Percentage refers to portion of park overshadowed.

\*Shadow studies are approximate and should be verified by a shadow consultant.



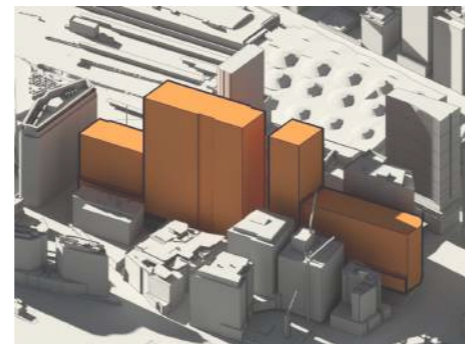


### 4.3 Shadow Analysis

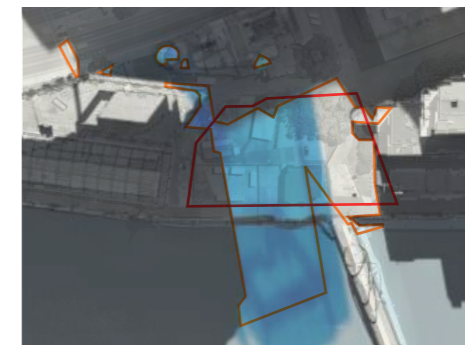
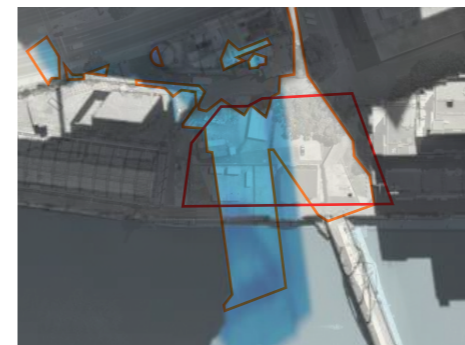
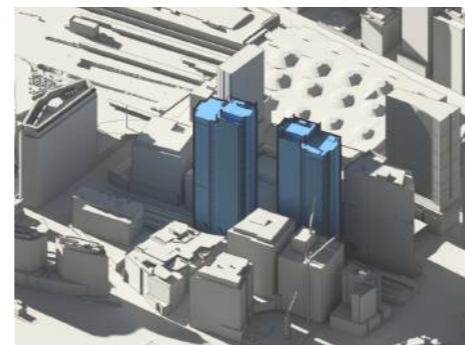
#### Shadow Impact of Proposed Towers on Seafarers Rest Park

On the 21st of June, portions of the Proposed Towers outside of the permitted DDO51 Envelope cast additional shadows over Seafarers Rest Park beyond those permitted by DDO51 from approximately 12:25pm – 1:15pm

		12:55pm	1:05pm	1:15pm
<b>Existing Overshadowing</b>	<b>SQM</b>	798	729	931
	<b>%*</b>	22%	20%	26%



<b>Permitted Overshadowing (Additional)</b>	<b>SQM</b>	2554	2750	2611
	<b>%*</b>	72%	77%	73%



<b>Response Design Overshadowing (Additional)</b>	<b>SQM</b>	1461	1870	2184
	<b>%*</b>	41%	53%	62%

— Seafarers Rest Park

■ Additional permitted shadows cast by DDO51 Envelope

■ Additional shadows cast by Response Design

□ Additional permitted shadows cast by DDO51 Envelope

\*Percentage refers to portion of park overshadowed.

\*Shadow studies are approximate and should be verified by a shadow consultant.

