There is no change to the non-core area.

The core area buildings have been remodelled with reduced tower heights above the podium in order to avoid exceeding the revised maximum FAR. The commercial FAR can be accommodated in the podiums. The eastern podium in the core area is large, potentially allowing the laneway to be moved to the east or an additional road included.

The maximum FAR is achieved in a height of only 8 storeys, which indicates a significant discrepancy between the maximum FAR and building envelope controls.

There is potential for the development to form a perimeter block or hybrid model, although the proposed planning provisions do not require this.
Mark Sheppard’s Wirraway evidence statement incorrectly noted that the maximum GFA could be reached on the site.

There is a 13,667m² GFA shortfall (~46% of the GFA) due to the requirements for a new road and public open space (totalling 60% of the site) and the proposed 23m (6 storey) height limitation.

While the buildings could be modelled in a number of different 6 storey configurations with either 2, 3 or 4 buildings on the site, the GFA cannot be reached within the height limit.

The buildings would need to be 11 storeys high to accommodate the maximum GFA on the site.
There is no change to the non-core area.

The core area building has been remodelled with reduced podium and increase in tower height in order to avoid exceeding the revised maximum FAR. The commercial FAR can be accommodated in the podium. The podium in the core area is large and could potentially be divided into 2.

There is potential for the development to form a perimeter block or hybrid model, although the proposed planning provisions do not require this.
Shadows as on 22nd September at 11am

Shadows as at 2pm

There is no change to the non-core area (all of which is required for a new road). The core area buildings have been remodelled with reduced tower heights in order to avoid exceeding the revised maximum FAR. The commercial FAR can be accommodated in the podium. The central tower has been decreased in depth for an improved floorplate. The maximum FAR is achieved in a height of only 12-14 storeys, which indicates a significant discrepancy between the maximum FAR and building envelope controls.

The GFA associated with the non-core area (7,411m²) could be accommodated in taller towers.