

A 15m HOB limit applied to the viewing corridor to the Uniting Church Spire from the vantage point of Apex Park and Lagoon St. This seeks to limit HOB in the corridor to lower than the Uniting Church Spire and retain this important view to a significant landmark.

A 21m HOB limit to provide a visual transition between the 15m HOB limit on the CBD peripheries with the higher limits in the CBD Core whilst enabling increased height.

Retain current HOB limit for a depth of 5m along all street frontages where the current streetscape character is to be retained

Views to both Cathedrals from the historic streetscape of upper Montague St leads to a more sensitive location in terms of building height, particularly whilst viewing south westward. The current 15m HOB limit is retained to maintain existing sightlines to St Peter's and Paul's Cathedral



A 10m deep band with a 21m HOB limit provides a visual transition between the 15m HOB limit in the Northern Gateway Precinct and the 33m HOB limit in the CBD Core

Lower elevation and less significant streetscape character than other parts of the CBD with limited adverse overshadowing impacts from additional height. These areas provide the opportunity to increase the HOB limit to 33m.

A more sensitive location in relation to overshadowing of Belmore Park. Overshadowing analysis demonstrates a 27m HOB limit alongside the 15m HOB limit for the first 5m would not result in adverse overshadowing impacts to Belmore Park.

Current HOB Limit retained around Post Office & Courthouse to avoid overcrowding of important landmarks and ensure their continued prominence.

A HOB limit of 21m in the area serving as the backdrop to the Courthouse which asserts this important landmark's prominence in the Cityscape and particularly as viewed from Montague Street. The backdrop has a width equal to the Courthouse.