
View Analysis

Virtual Ideas and Lendlease
Integrated Solutions

VIEW ANALYSIS

Barangaroo
Concept Plan
Modification 10
18.12.2019



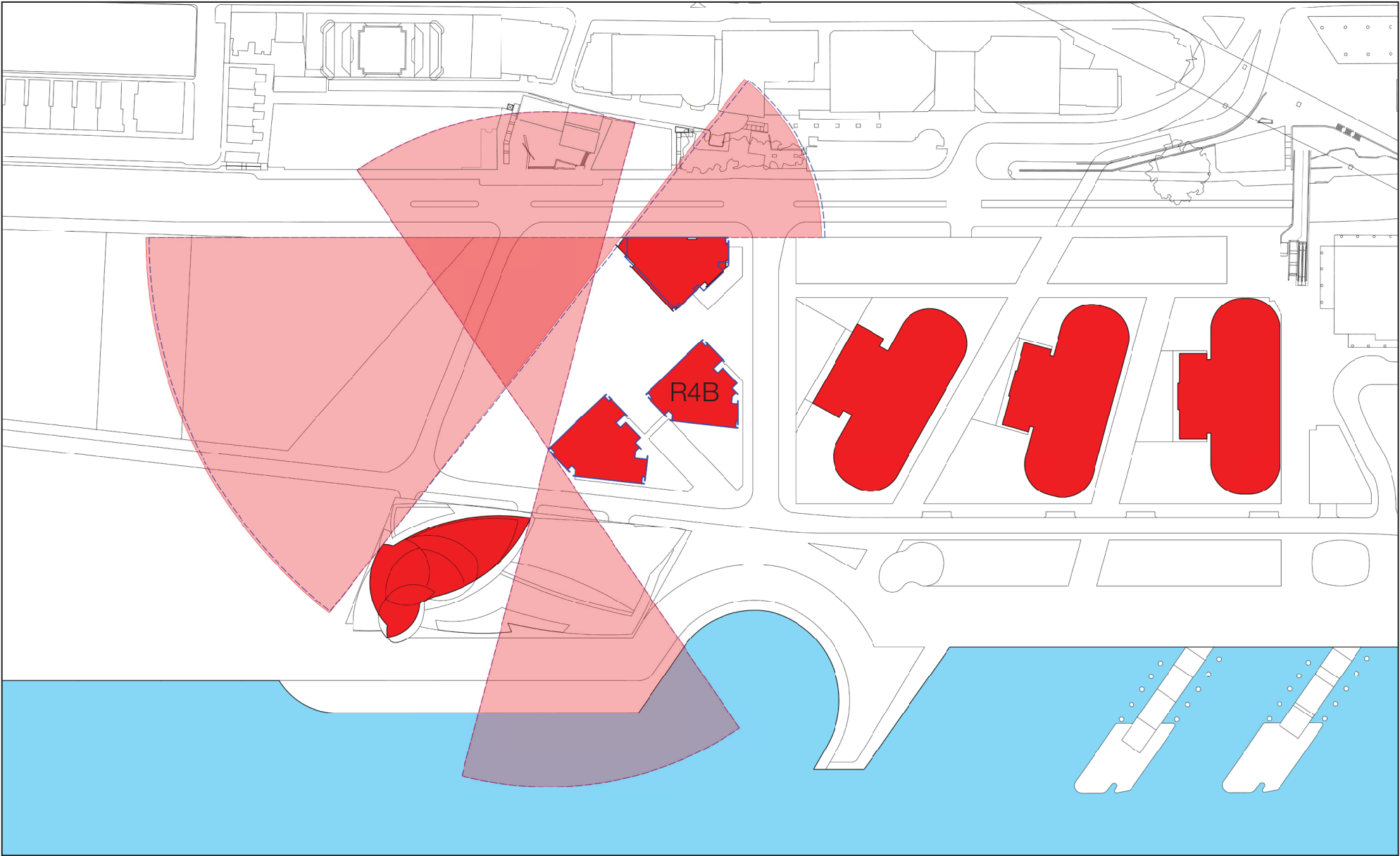
VIEW ANALYSIS

This Visual Impact Report was first prepared in response to the Department of Planning’s direction during the fourth modification of the Barangaroo Concept Plan. The report has been updated in response to subsequent Concept Plan modifications.

This analysis reviews any view impact on the residential units on Kent Street (Highgate, Stamford on Kent, Georgia, and Stamford Marque), as a result of the proposed additional height for the Building Envelope on Block 4A enabling Building R4B to increase to RL235 and the additional GFA on Block 4B enabling a minor increase to the Building R5 floorplate when compared with the approved Mod 8 Concept Plan.

The ground plane of the Barangaroo South Masterplan remains as approved under Concept Plan Mod 8 and as such the fan arrangement continues and all public spaces have equitable access to views and sunlight.

The residential towers are consolidated on the southern arc of Hickson Park resulting in broader oblique views across Central Barangaroo and towards the water.



Mod 8 approved Concept Plan oblique views compared to proposed Mod 10

- VIEW CONES Concept Plan Amendment (Mod 10)
- VIEW CONES Concept Plan Amendment (Mod 8)
- Proposed Concept Plan Mod 10 Indicative Footprints
- Concept Plan Mod 8 Approved Design RPBW Footprints

VIEW ANALYSIS AND METHODOLOGY

View Analysis

Comparisons were carried out between the following:

- Concept Plan Mod 8 Indicative Design (RSHP frames)
- Concept Plan Mod 8 approved design (RPBW Frames); and
- Proposed Concept Plan Mod 10 Indicative Design

The indicative design for the Concept Plan Mod 10 is described in detail in the Barangaroo Concept Plan Application (MP06-0162).

Methodology

The view analysis methodology is a comparison of the approved Concept Plan and the proposed Mod 10 by adopting an orthogonal view projection and oblique view assessment.

As per the Mod 8 approval two heights from the Kent Street buildings are used to demonstrate the views RL59 and RL90.

Earlier Concept Plan approvals measured a reasonable level of uninterrupted view as being 54° viewing angle. This was based on the Stamford Marque which was the most significantly impacted residential tower.

This benchmark has again been used to assess the proposed increase in height to the Building Envelope on Block 4A for Building R4B and the increased GFA on Block 4B.



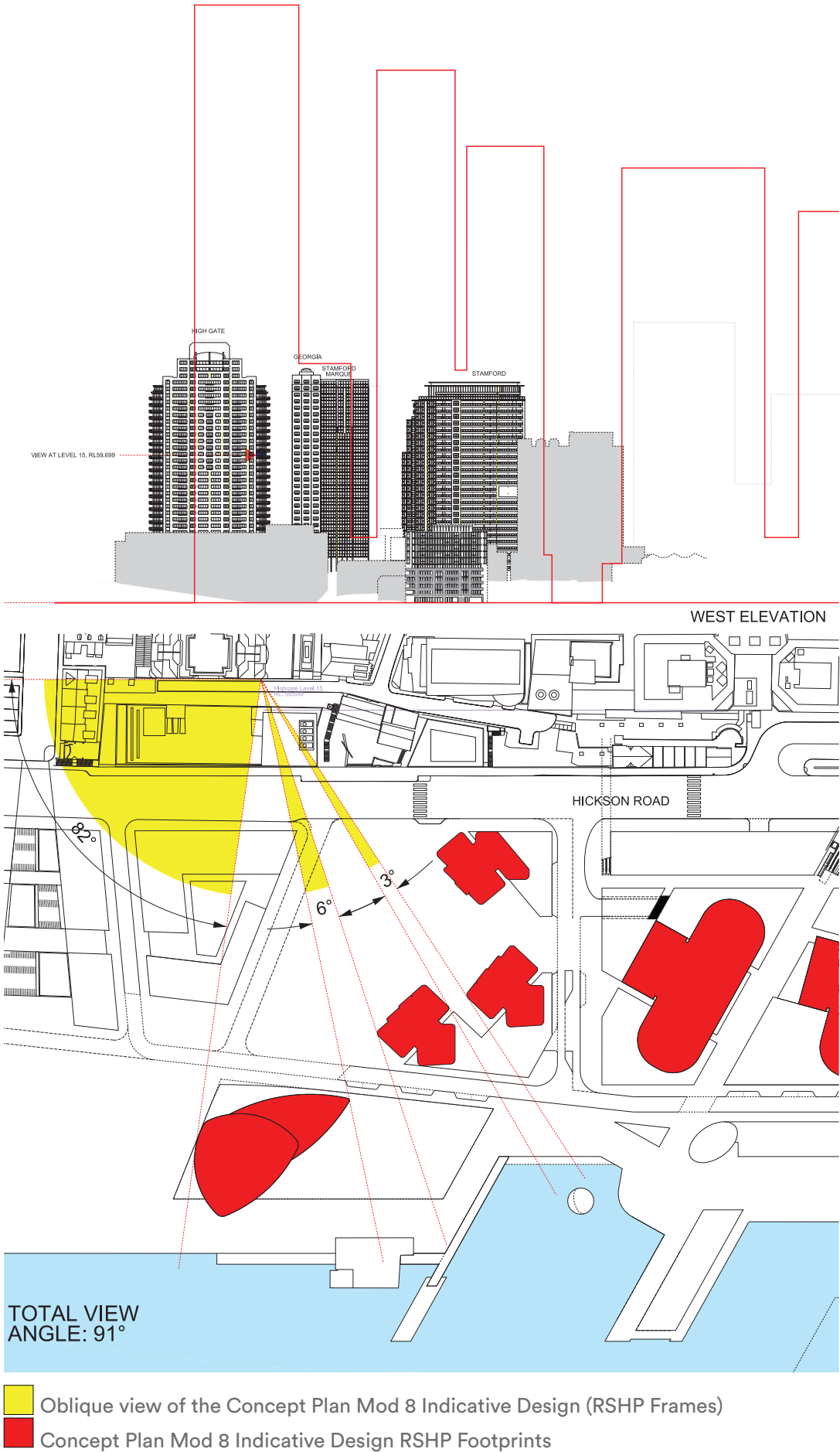
Kent St Residential Buildings

SUMMARY OF OBLIQUE VIEW ANALYSIS FROM RESIDENTIAL UNITS

	Total Oblique View Angle Concept Plan Mod 8 Indicative Design (RSHP Frames)	Total Oblique View Angle Concept Plan Mod 8 Approved Design (RPBW Frames)	Difference Mod 8 Frames	Total Oblique View Angle Proposed Concept Plan Mod 10 Indicative Design	Difference RPBW to Mod 10	Conclusion
Highgate Level 15 (RL59.699)	91°	92°	+1°	92°	NIL	View greater than 54° is maintained
Highgate Level 25 (RL90.187)	91°	92°	+1°	92°	NIL	View greater than 54° is maintained
Georgia Level 15 (RL59.699)	85°	85°	NIL	85°	NIL	View greater than 54° is maintained
Georgia Level 25 (RL90.187)	85°	85°	NIL	85°	NIL	View greater than 54° is maintained
Stamford Marque Level 15 (RL59.699)	79°	78°	-1°	78°	NIL	View greater than 54° is maintained
Stamford Marque Level 25 (RL90.187)	79°	78°	-1°	78°	NIL	View greater than 54° is maintained
Stamford on Kent Level 15 (RL59.699)	67°	62°	-5°	62°	NIL	View greater than 54° is maintained
Stamford on Kent Level 25 (RL90.187)	67°	62°	-5°	62°	NIL	View greater than 54° is maintained

The Mod 8 proposed indicative built forms were established by the masterplan Architect RSHP. An international design competition took place resulting in the appointment of Renzo Piano Building Workshop (RPBW) to design the actual buildings. The now approved RPBW buildings reflect the intent of the current approved RSHP master planning principles and sit wholly within the approved building envelopes. Mod 10 proposes additional height on Building R4B up to a maximum of RL235 and additional GFA on Block 4B which results in a minor increase in the Building R5 floorplate.

On this basis there are some minor improvements and some minor impacts to views per this modification. All approved buildings however still maintain an uninterrupted view greater than 54° as established through earlier concept plan amendments.



HIGHGATE - LOWER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 15 - RL59.699

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 91°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 15 from Highgate
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



HIGHGATE - LOWER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

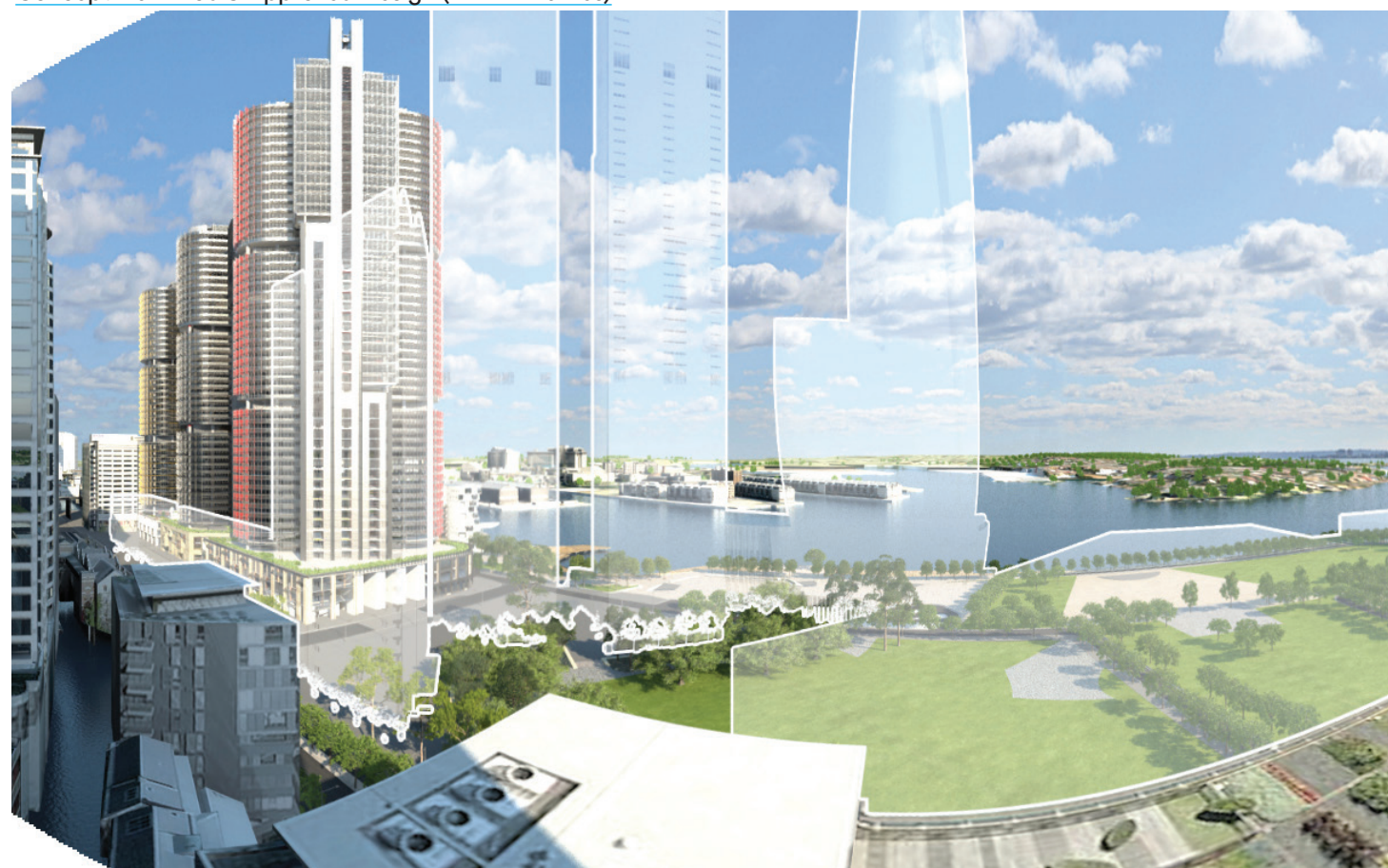
LEVEL 15 - RL59.699

Highgate - Views at Level 15 at RL59.699

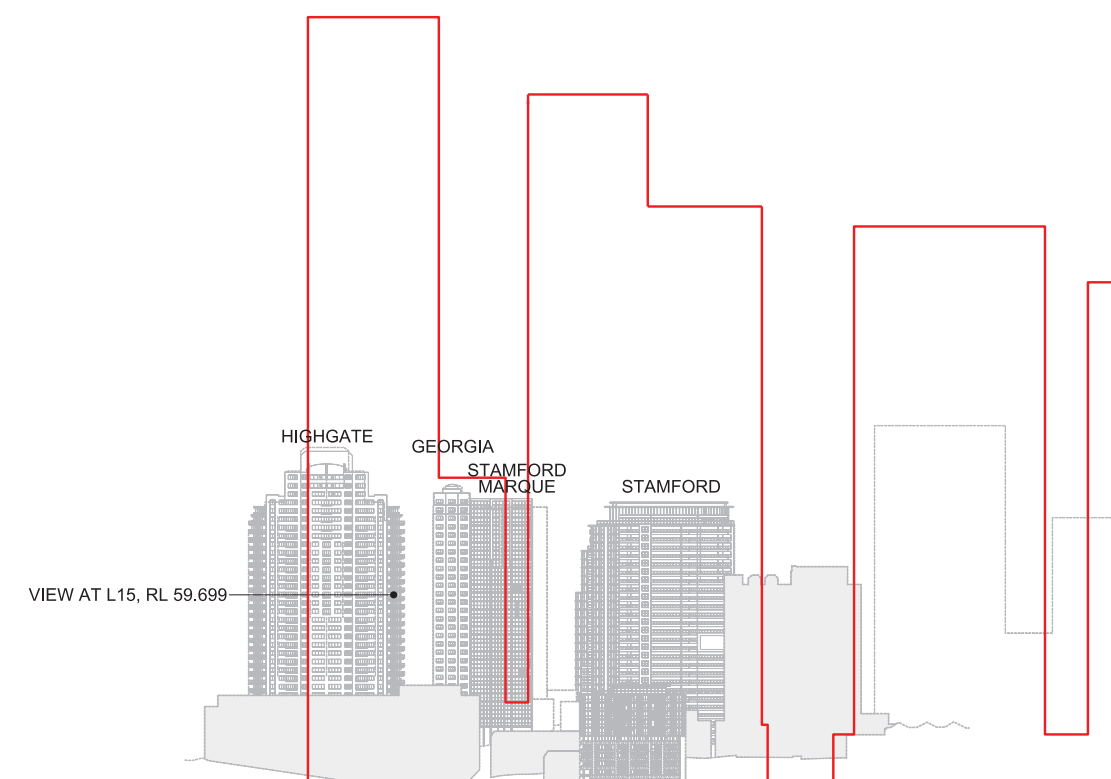
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 92°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 92°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 15 from Highgate
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



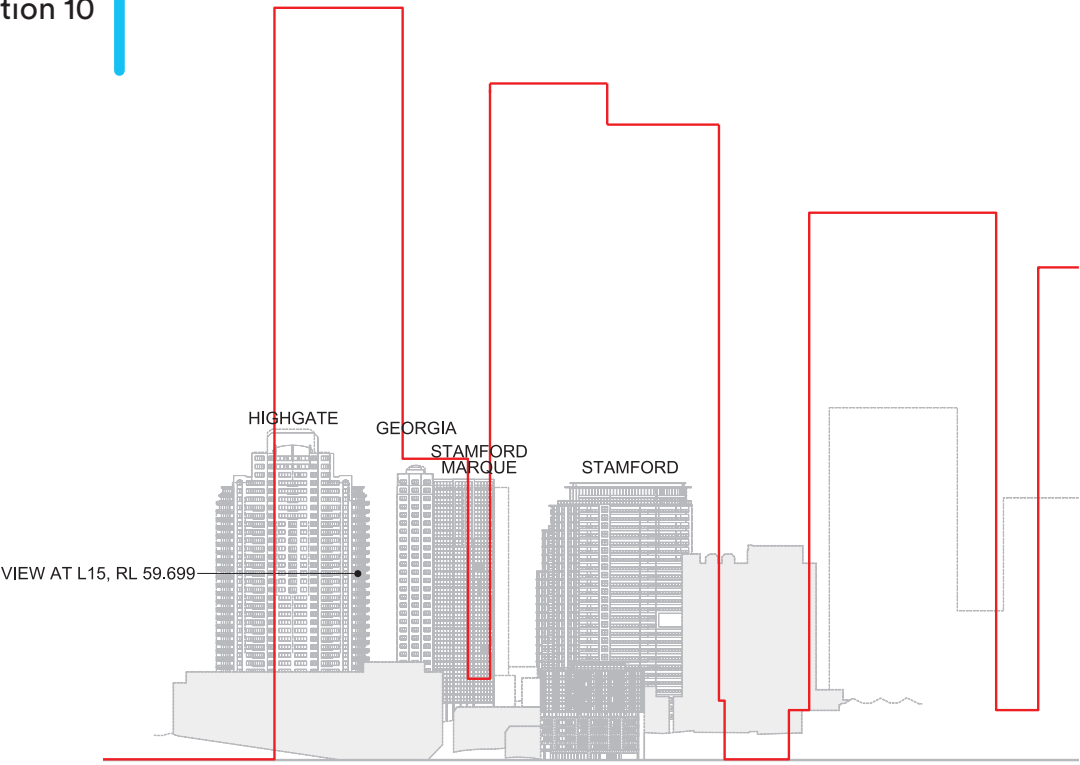
Amended by Lendlease Integrated Solutions

Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



HIGHGATE - LOWER LEVELS
PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 15 - RL59.699

Image showing view from Level 15 from Highgate
Proposed Concept Plan Mod 10 Indicative Design



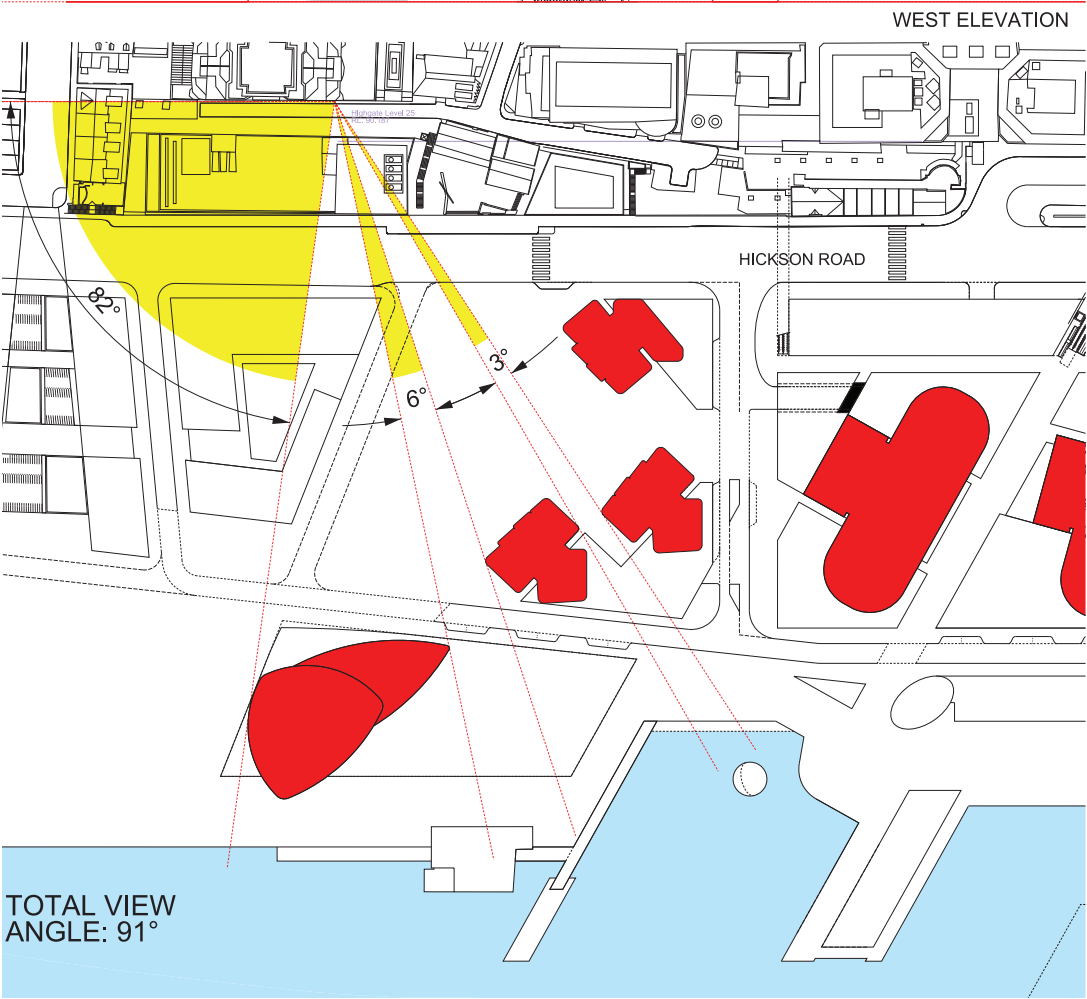
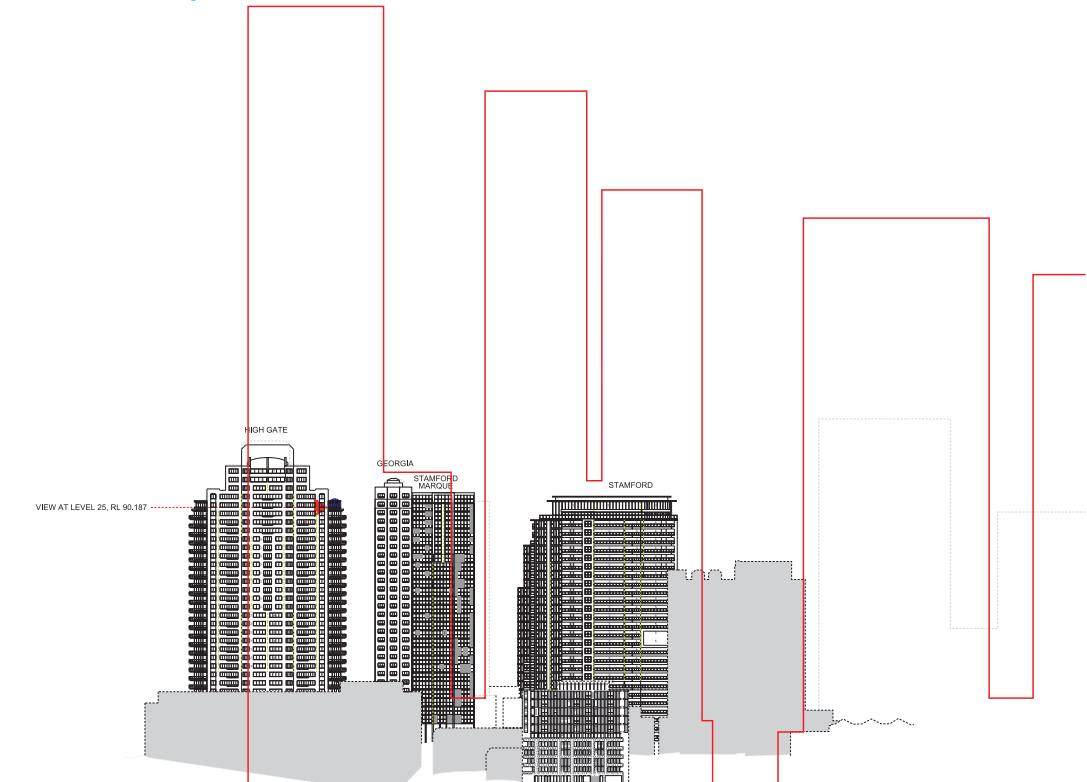
Amended by Lendlease Integrated Solutions
Yellow Oblique view of the proposed Concept Plan Mod 10 indicative design
Red Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights



Provided by Virtual Ideas

Note: Images are illustrative depictions of design concepts only



- Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
- Concept Plan Mod 8 Indicative Design RSHP Footprints

HIGHGATE - UPPER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 25 - RL90.187

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 91°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 25 from Highgate
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



HIGHGATE - UPPER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 25 - RL90.187

Highgate - Views at Level 25 at RL90.187

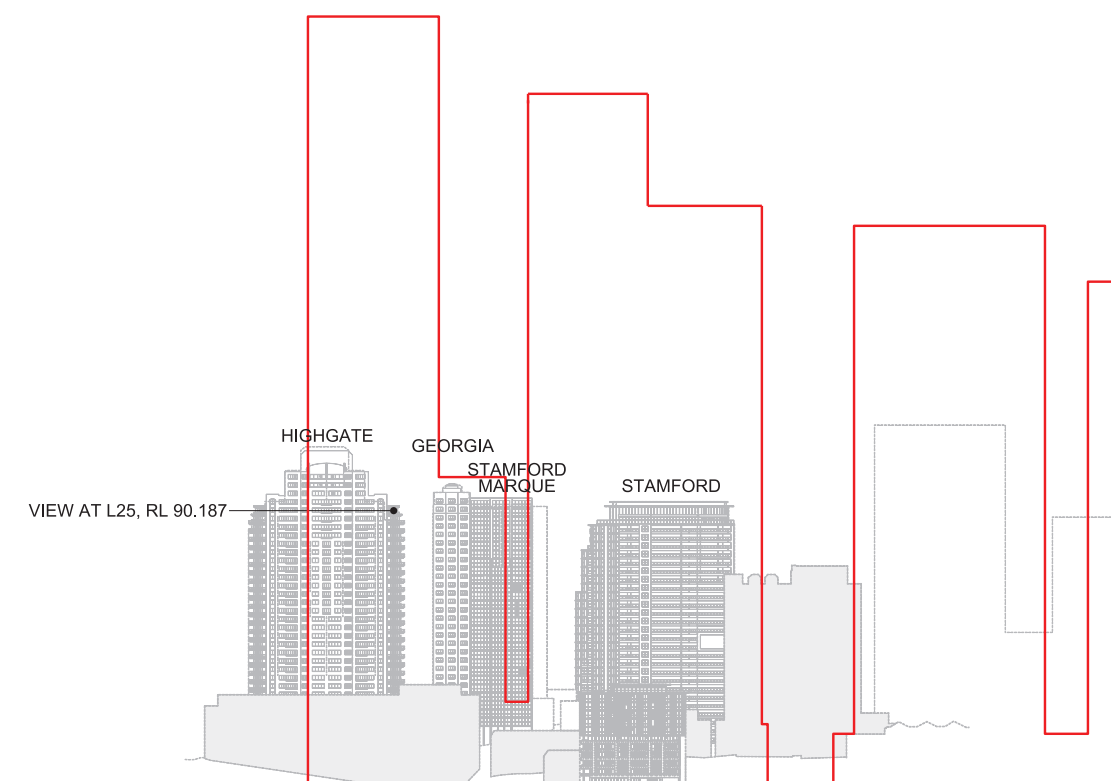
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 92°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 92°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 15 from Highgate
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



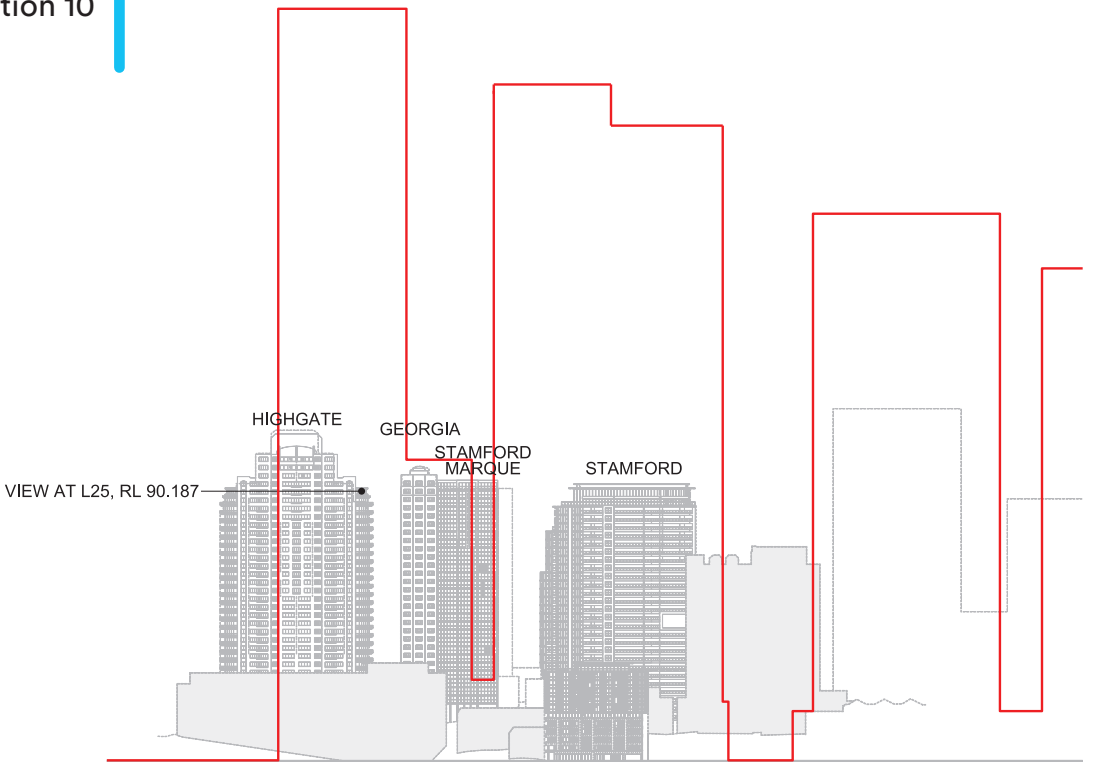
Amended by Lendlease Integrated Solutions

Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

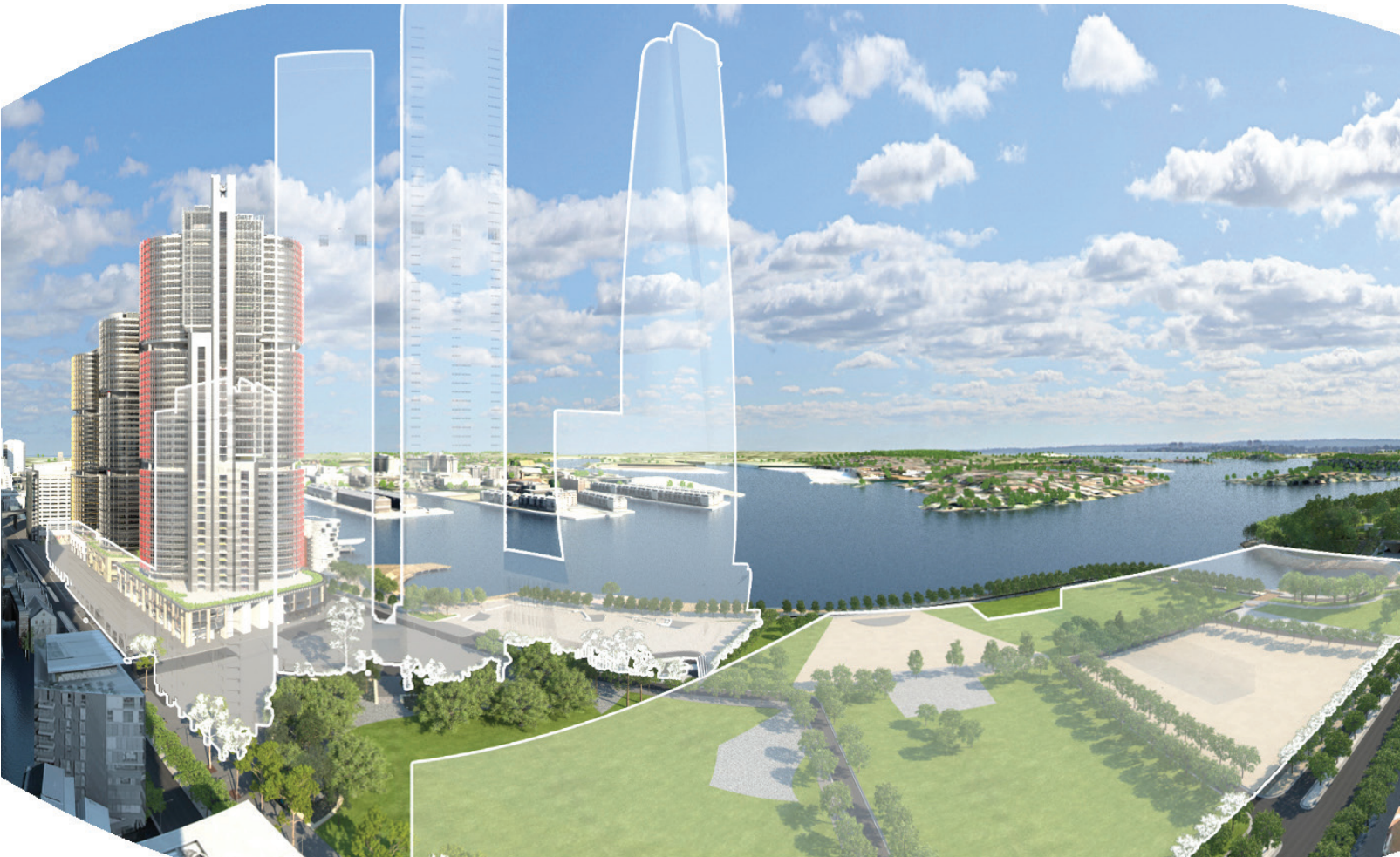
Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



HIGHGATE - UPPER LEVELS
PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 25 - RL90.187

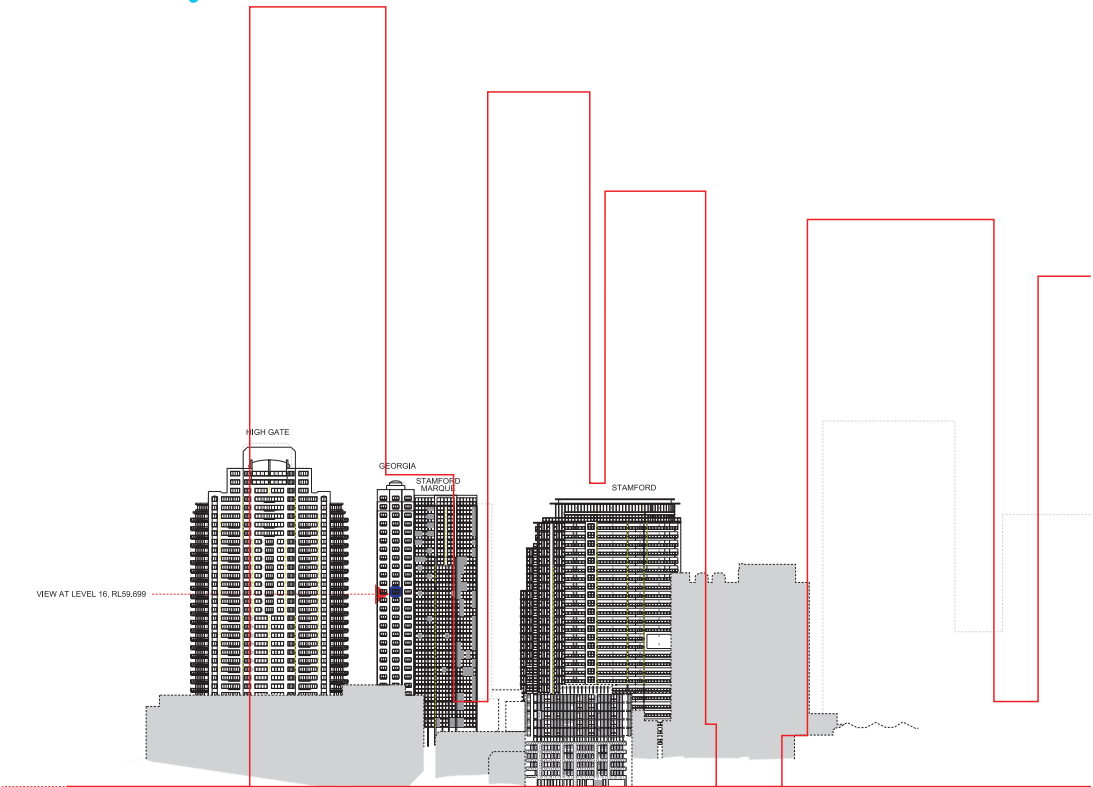


Amended by Lendlease Integrated Solutions

- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

Provided by Virtual Ideas



Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
Concept Plan Mod 8 Indicative Design RSHP Footprints

GEORGIA - LOWER LEVELS

CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 15 - RL59.699

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 85°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 15 from Georgia
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



GEORGIA - LOWER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 15 - RL59.699

Georgia - Views at Level 15 at RL59.699

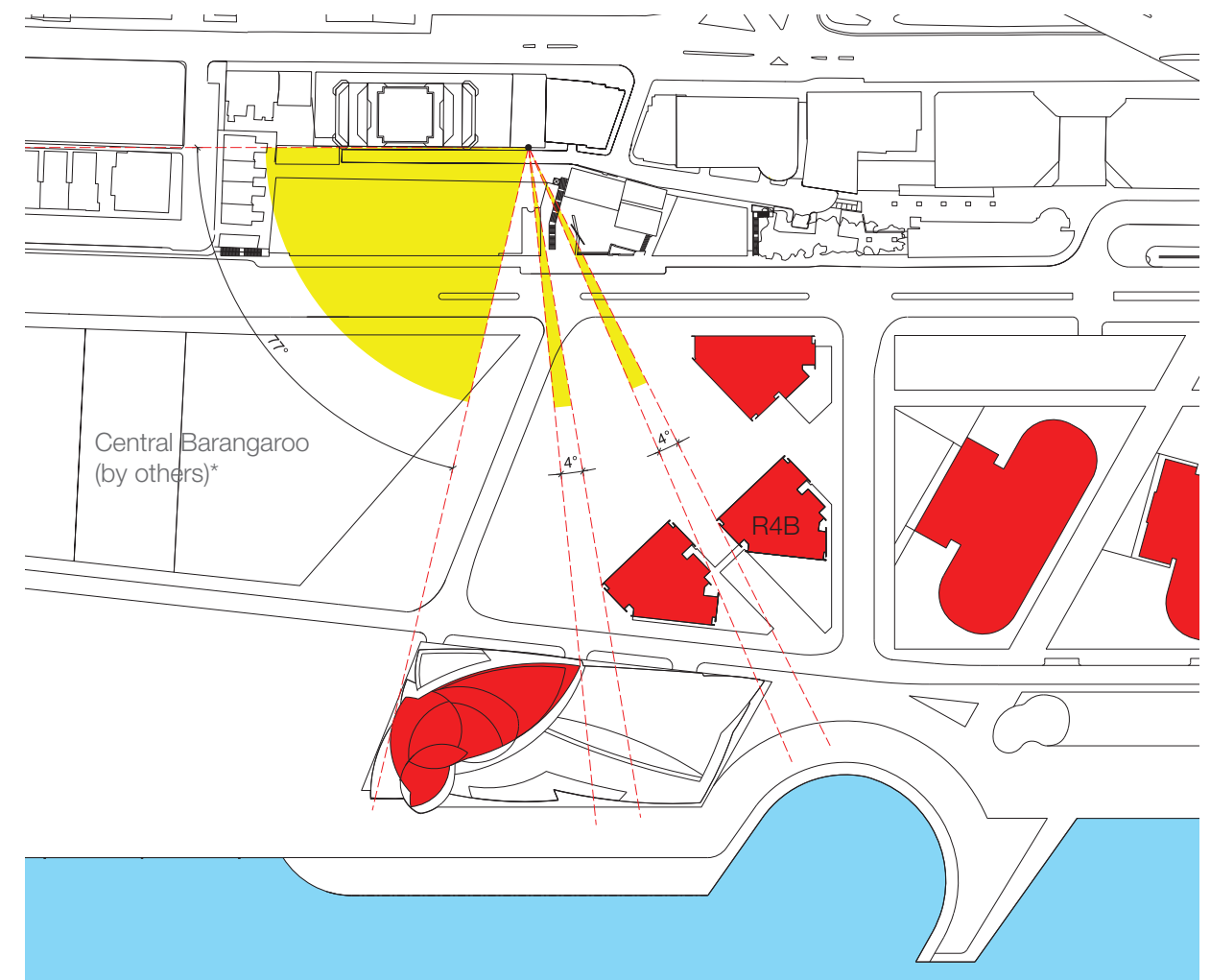
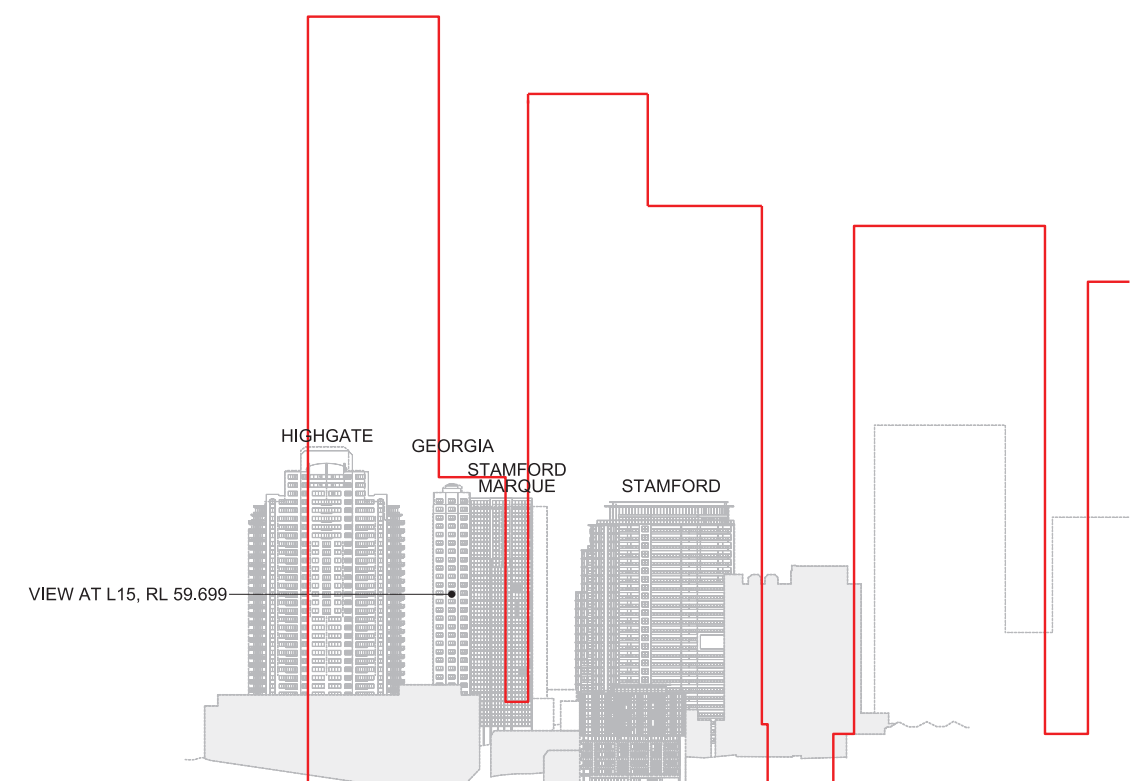
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 85°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 85°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 15 from Georgia
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



Amended by Lendlease Integrated Solutions

Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only

GEORGIA - LOWER LEVELS

PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 15 - RL59.699

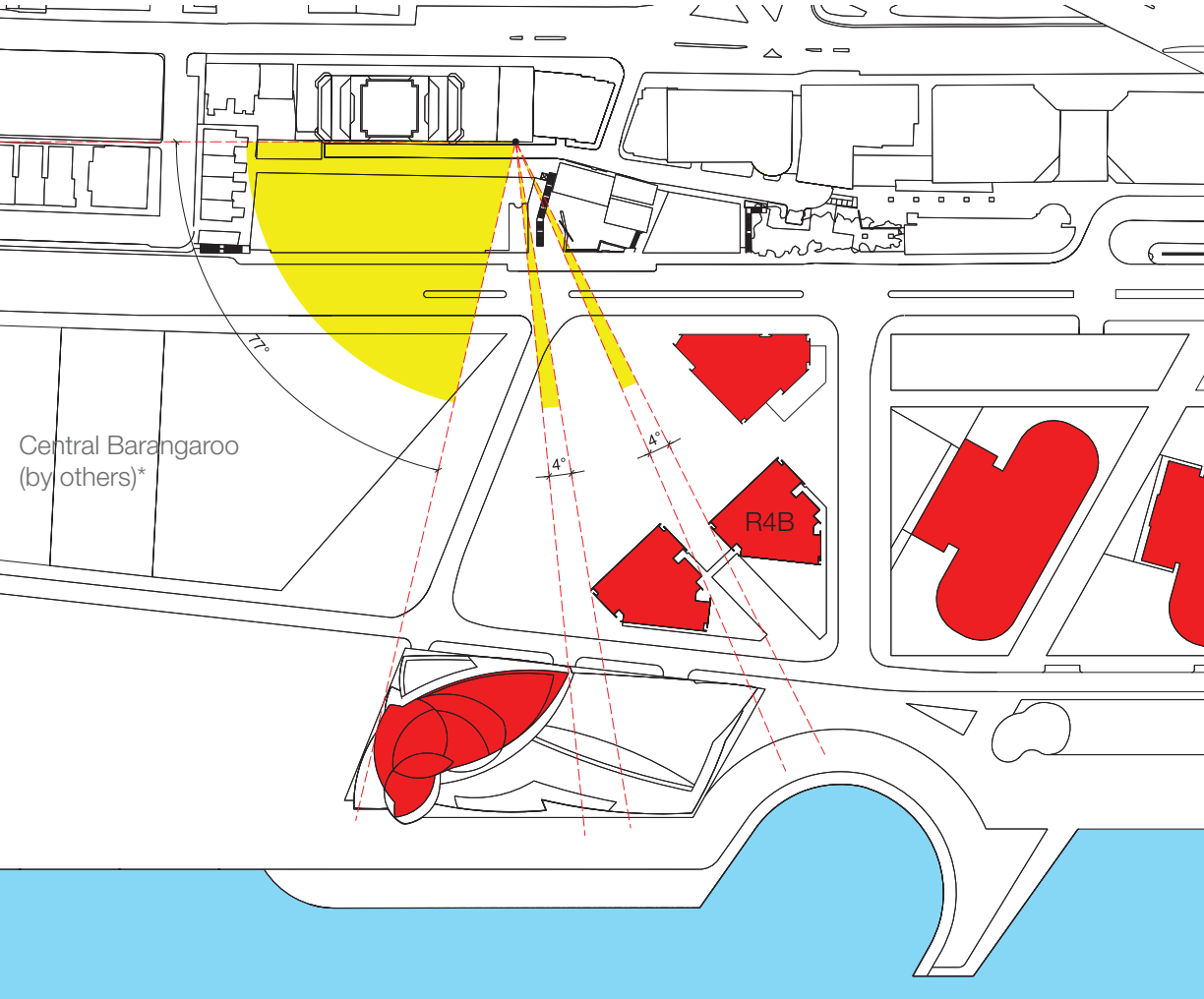
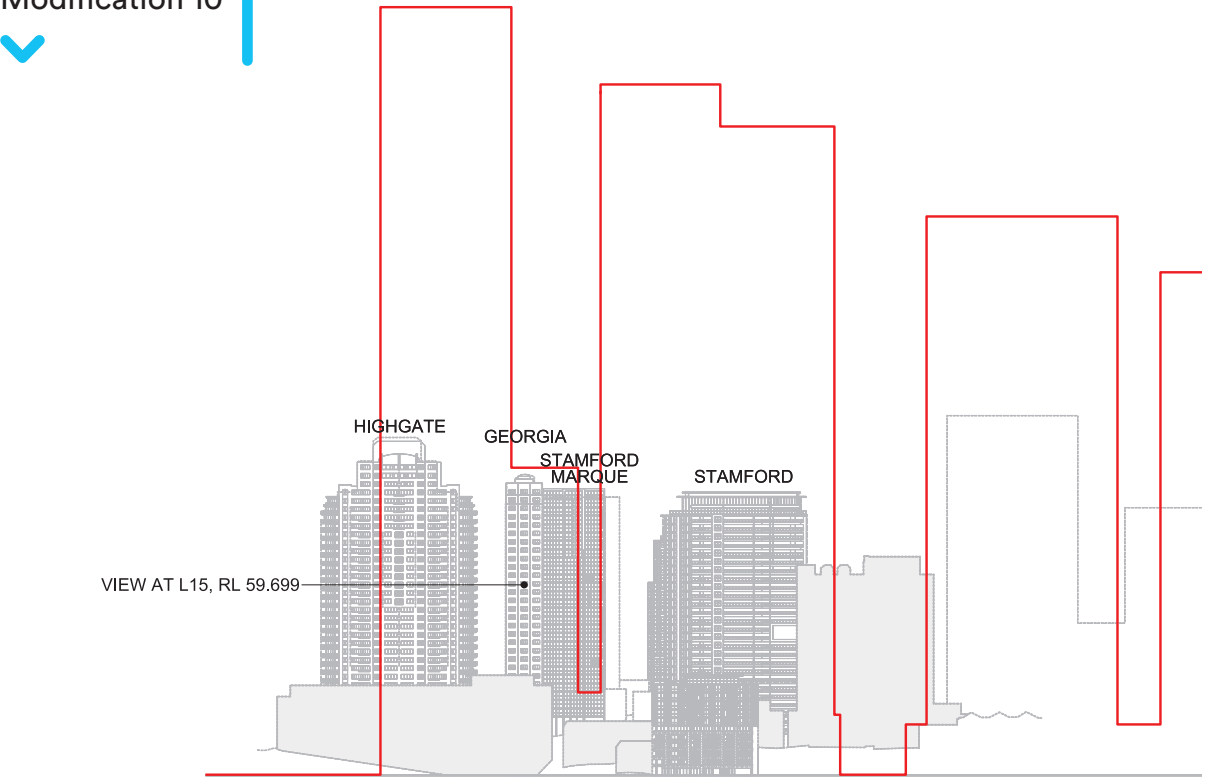


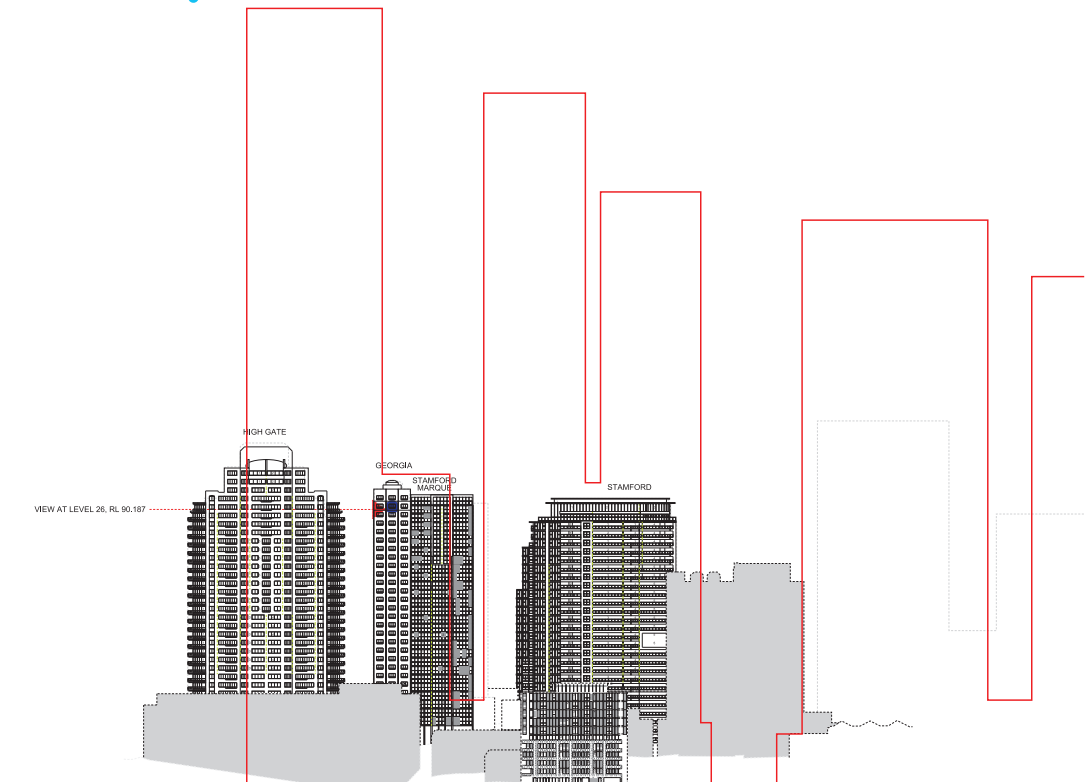
Image showing view from Level 15 from Georgia
Proposed Concept Plan Mod 10 Indicative Design

Amended by Lendlease Integrated Solutions

- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

Provided by Virtual Ideas



- Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
- Concept Plan Mod 8 Indicative Design RSHP Footprints

GEORGIA - UPPER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 25 - RL90.187

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 85°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 25 from Georgia
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



GEORGIA - UPPER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 25 - RL90.187

Georgia - Views at Level 25 at RL90.187

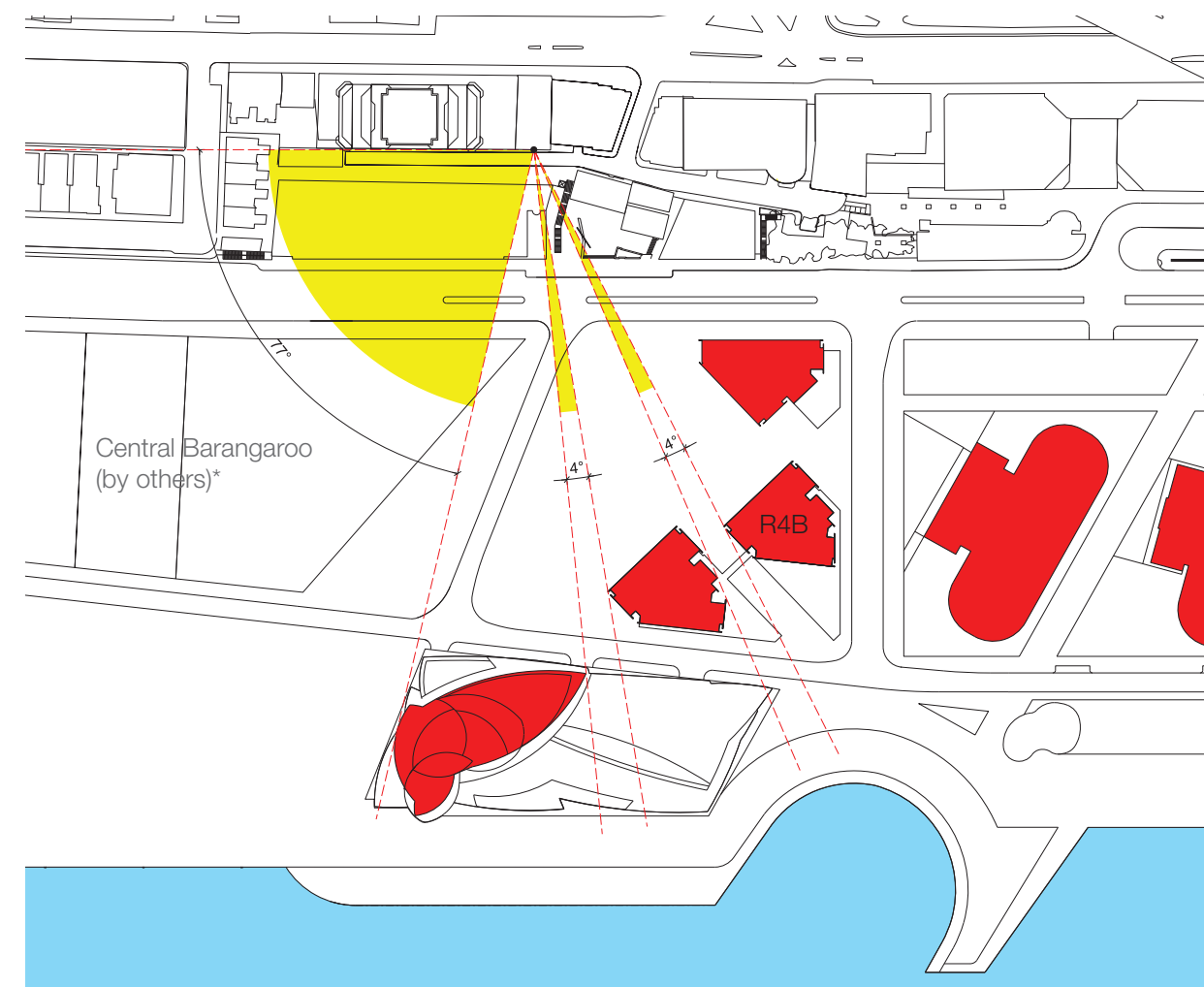
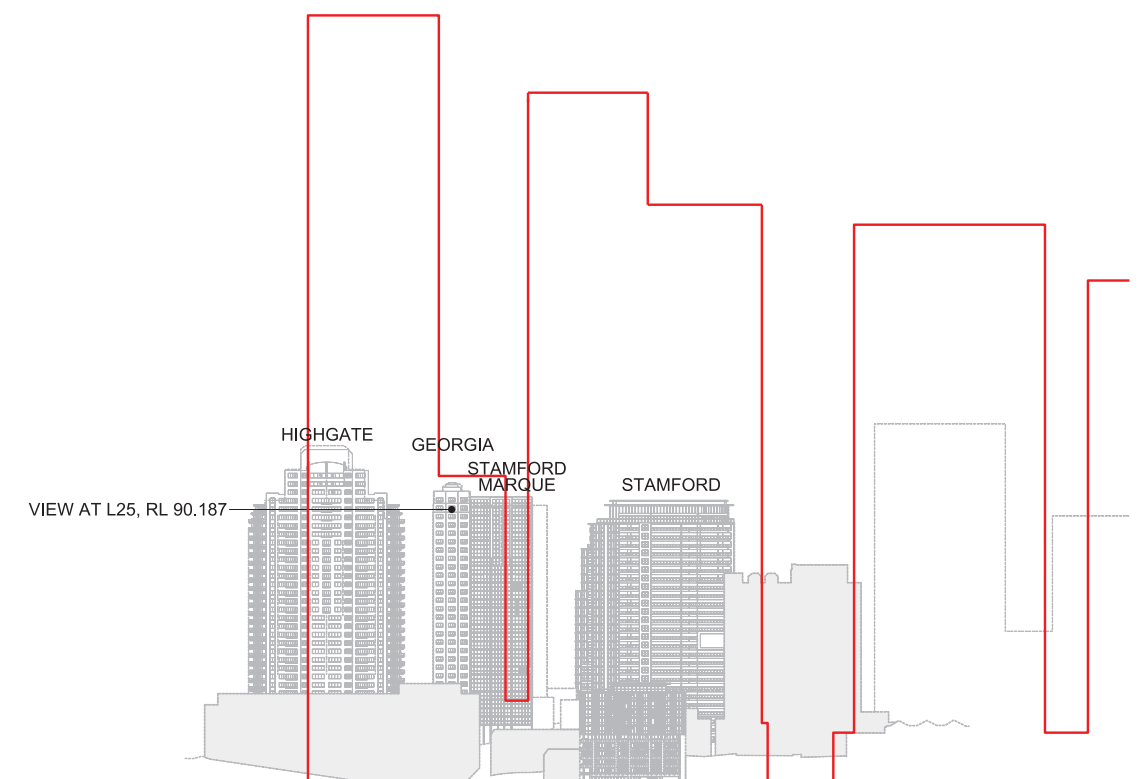
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 85°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 85°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 25 from Georgia
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



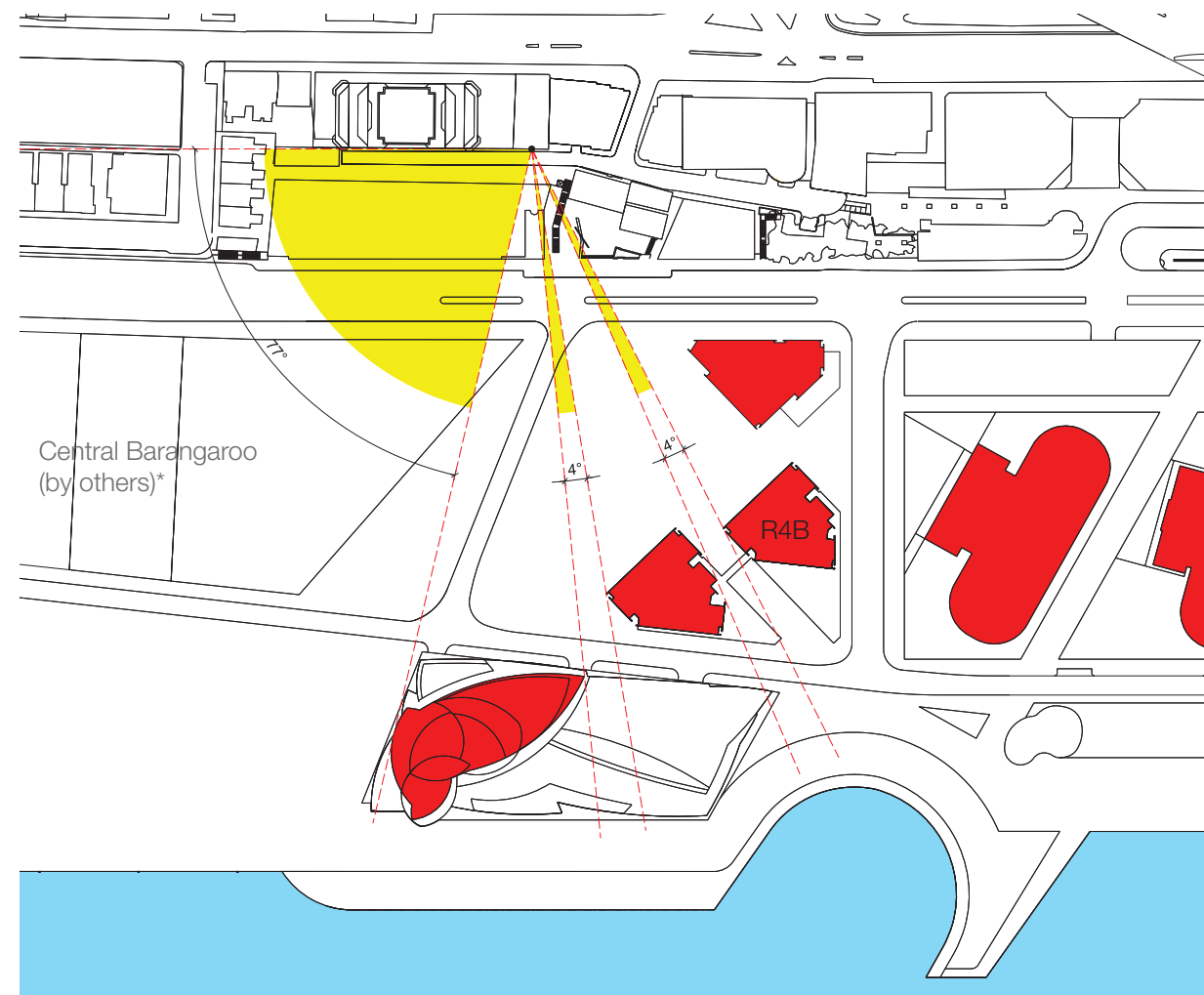
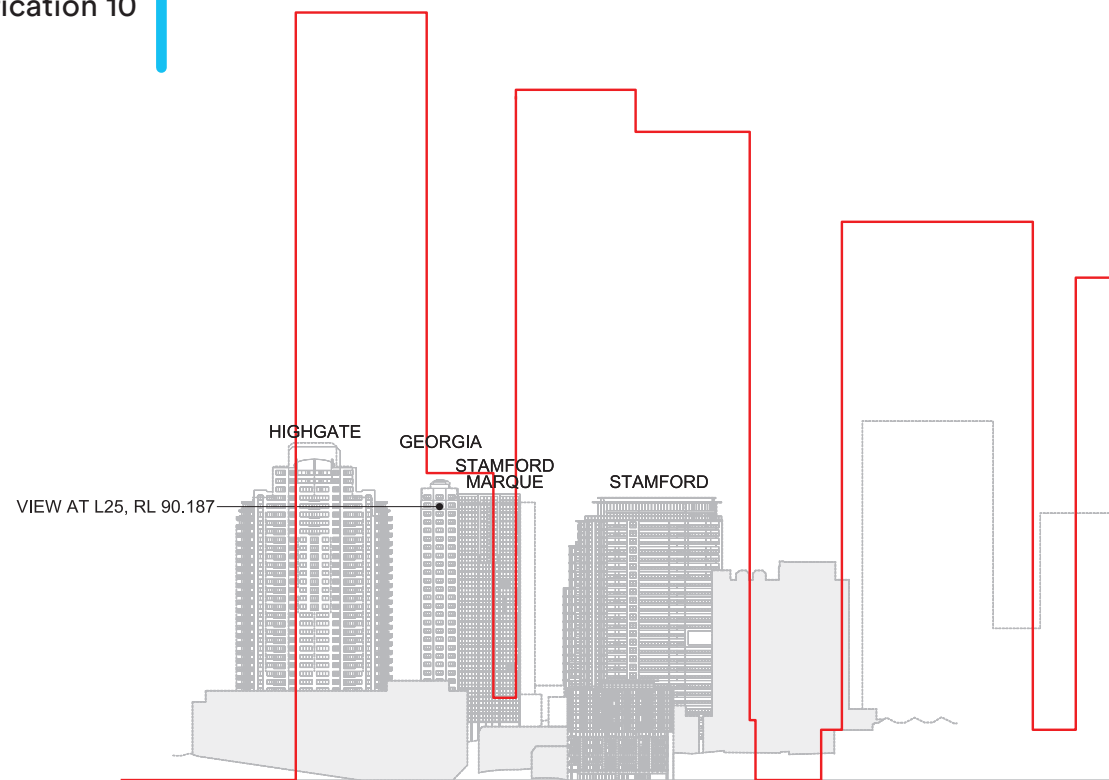
Amended by Lendlease Integrated Solutions

Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



Amended by Lendlease Integrated Solutions

Yellow area: Oblique view of the proposed Concept Plan Mod 10 indicative design

Red area: Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

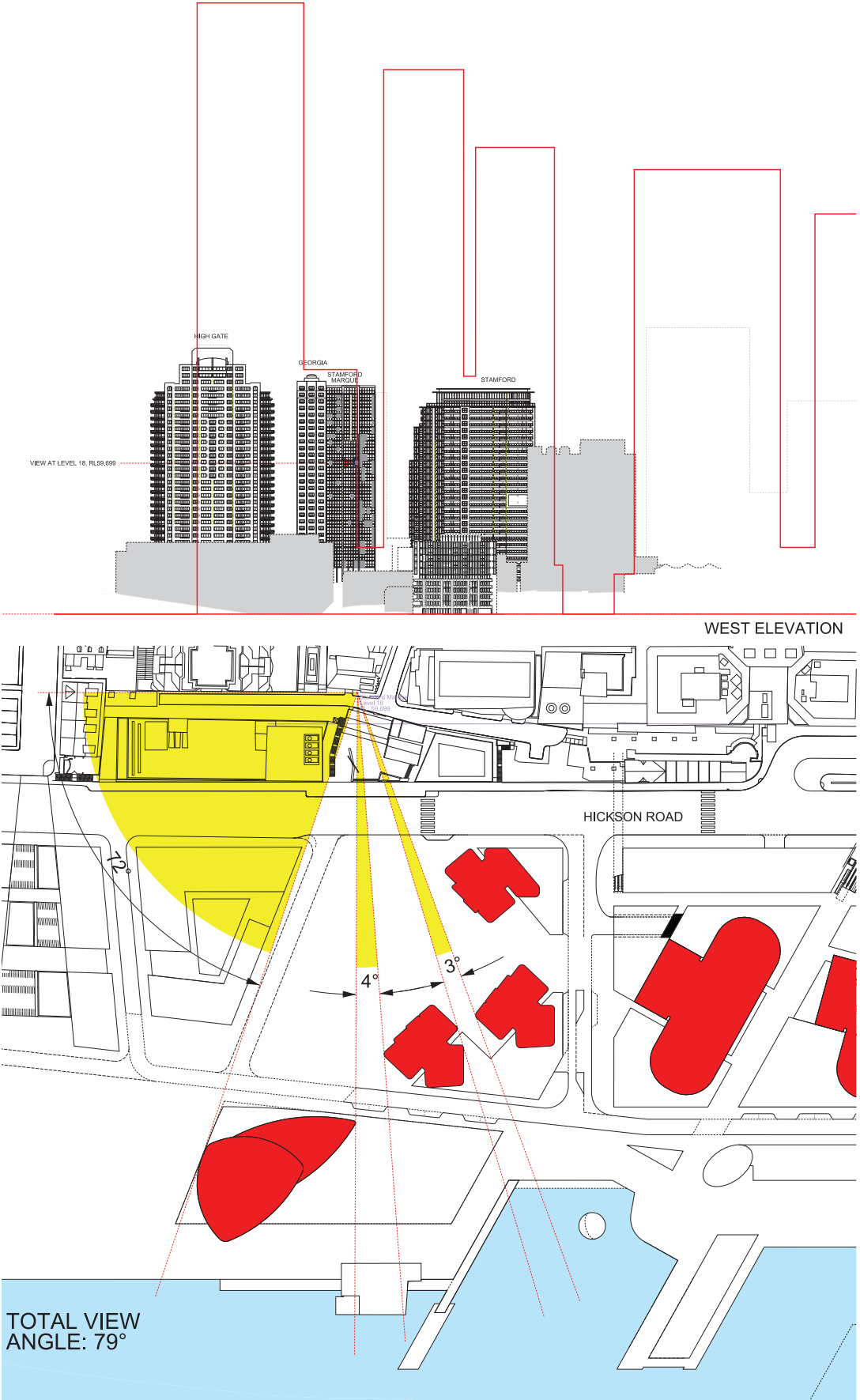
GEORGIA - UPPER LEVELS

PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN LEVEL 25 - RL90.187

Image showing view from Level 25 from Georgia
Proposed Concept Plan Mod 10 Indicative Design



Provided by Virtual Ideas



Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
Concept Plan Mod 8 Indicative Design RSHP Footprints

STAMFORD MARQUE - LOWER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 15 - RL59.699

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 79°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 15 from Stamford Marque
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



STAMFORD MARQUE - LOWER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 15 - RL59.699

Stamford Marque - Views at Level 15 at RL59.699

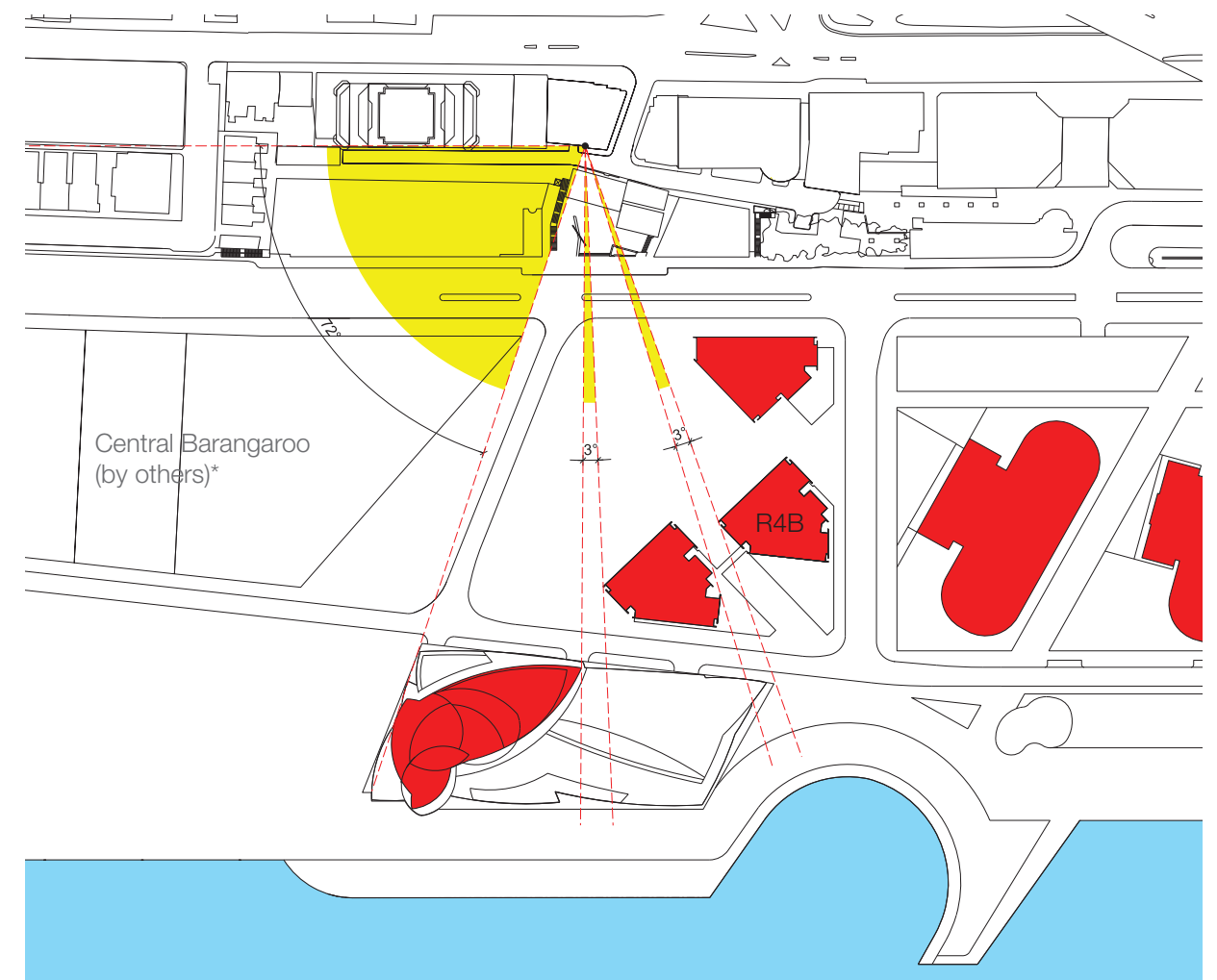
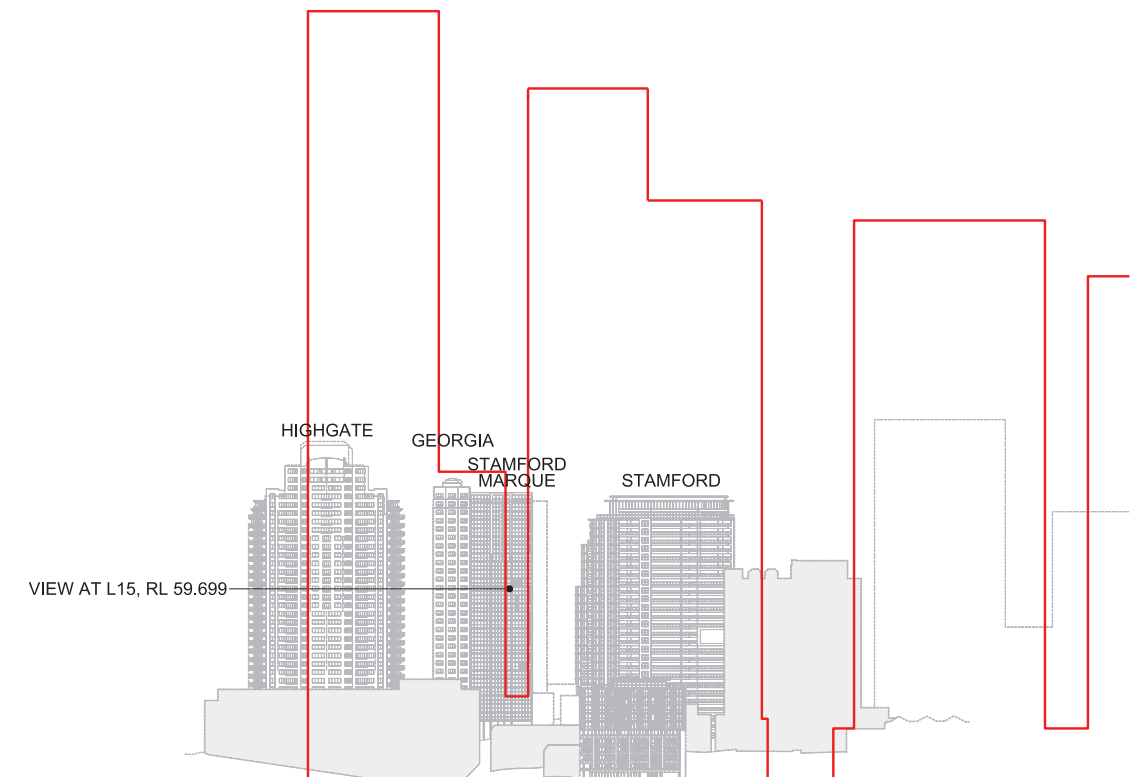
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 78°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 78°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 15 from Stamford Marque
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



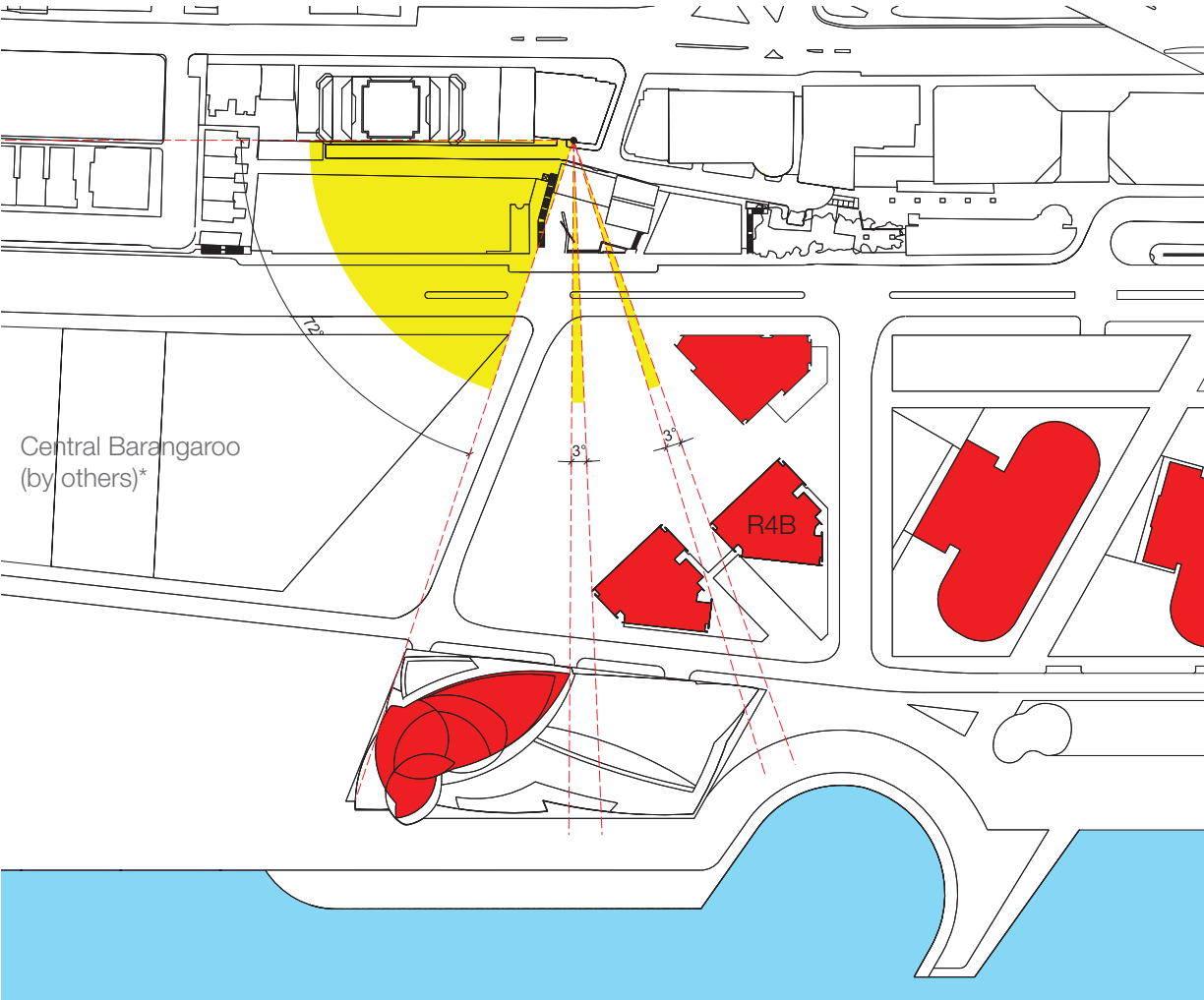
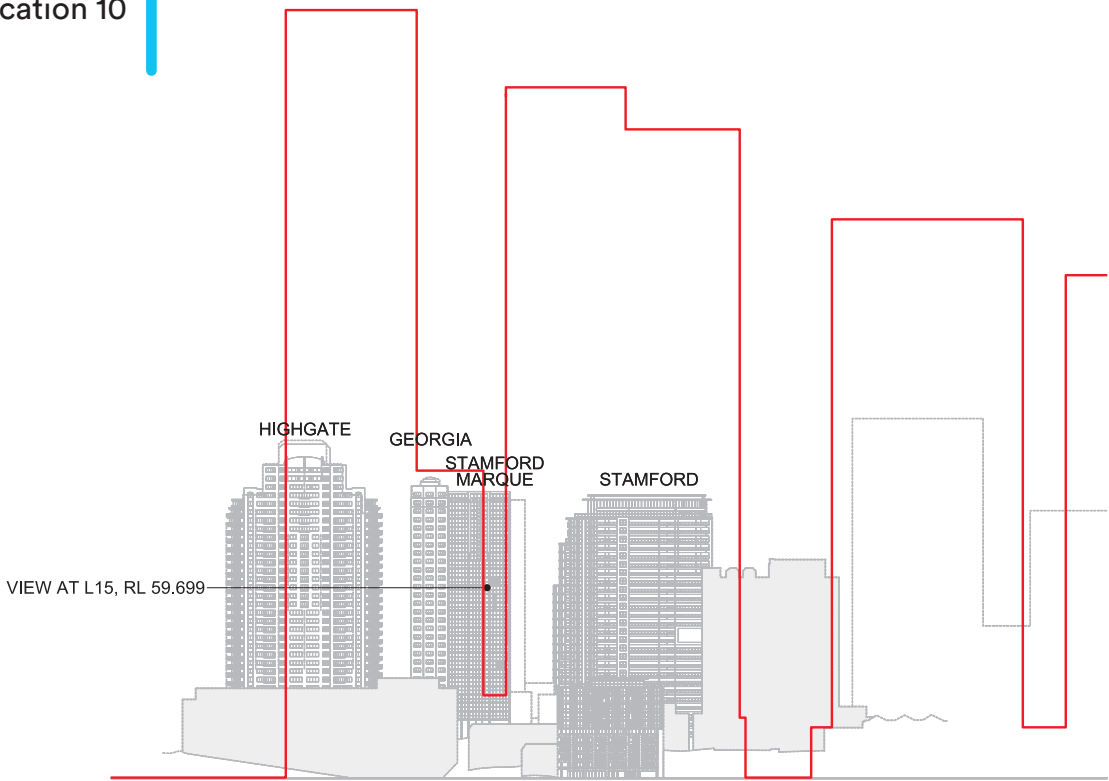
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Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



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- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

STAMFORD MARQUEE - LOWER LEVELS

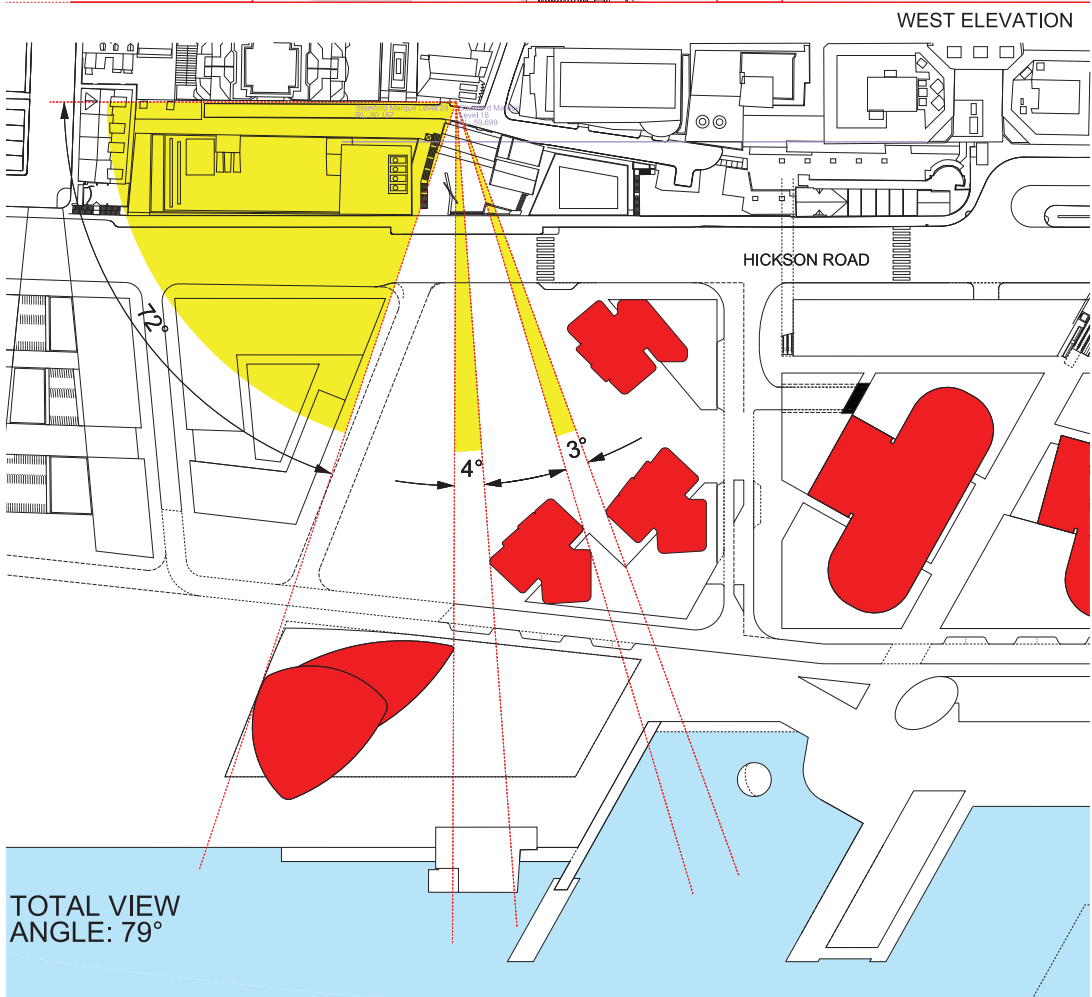
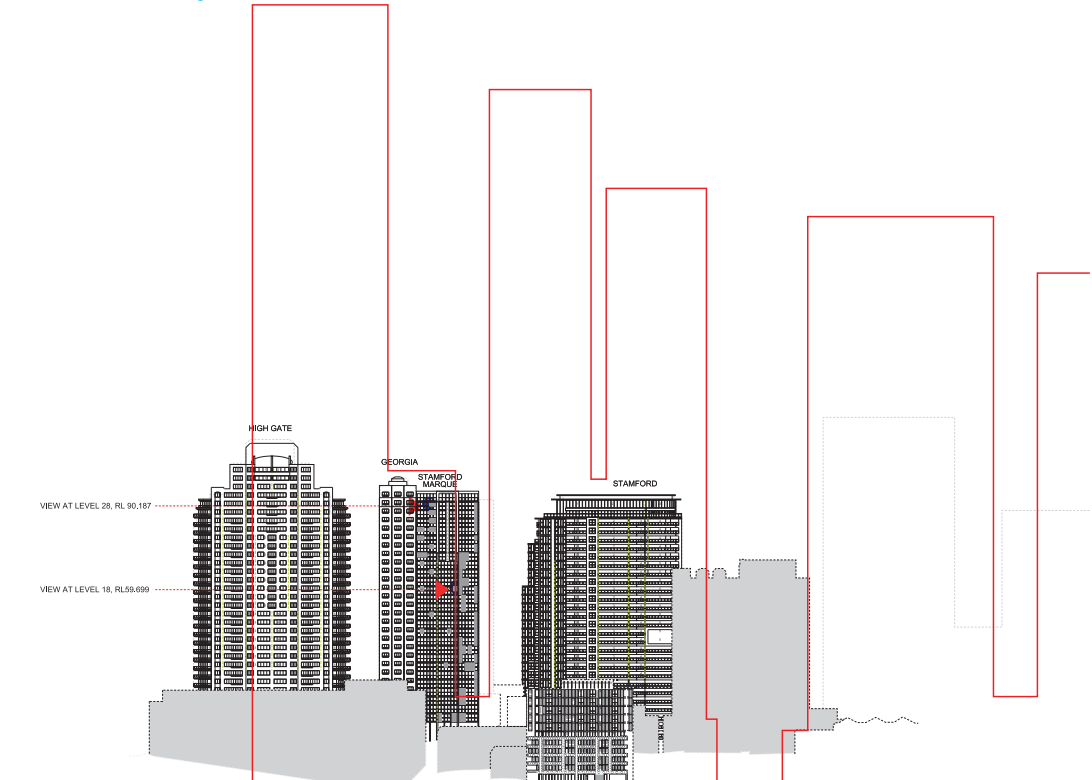
PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN

LEVEL 15 - RL59.699

Image showing view from Level 15 from Stamford Marquee
Proposed Concept Plan Mod 10 Indicative Design



Provided by Virtual Ideas



- Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
- Concept Plan Mod 8 Indicative Design RSHP Footprints

STAMFORD MARQUE - UPPER LEVELS

CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 25 - RL90.187

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 79°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 25 from Stamford Marquee
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



STAMFORD MARQUE - UPPER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 25 - RL90.187

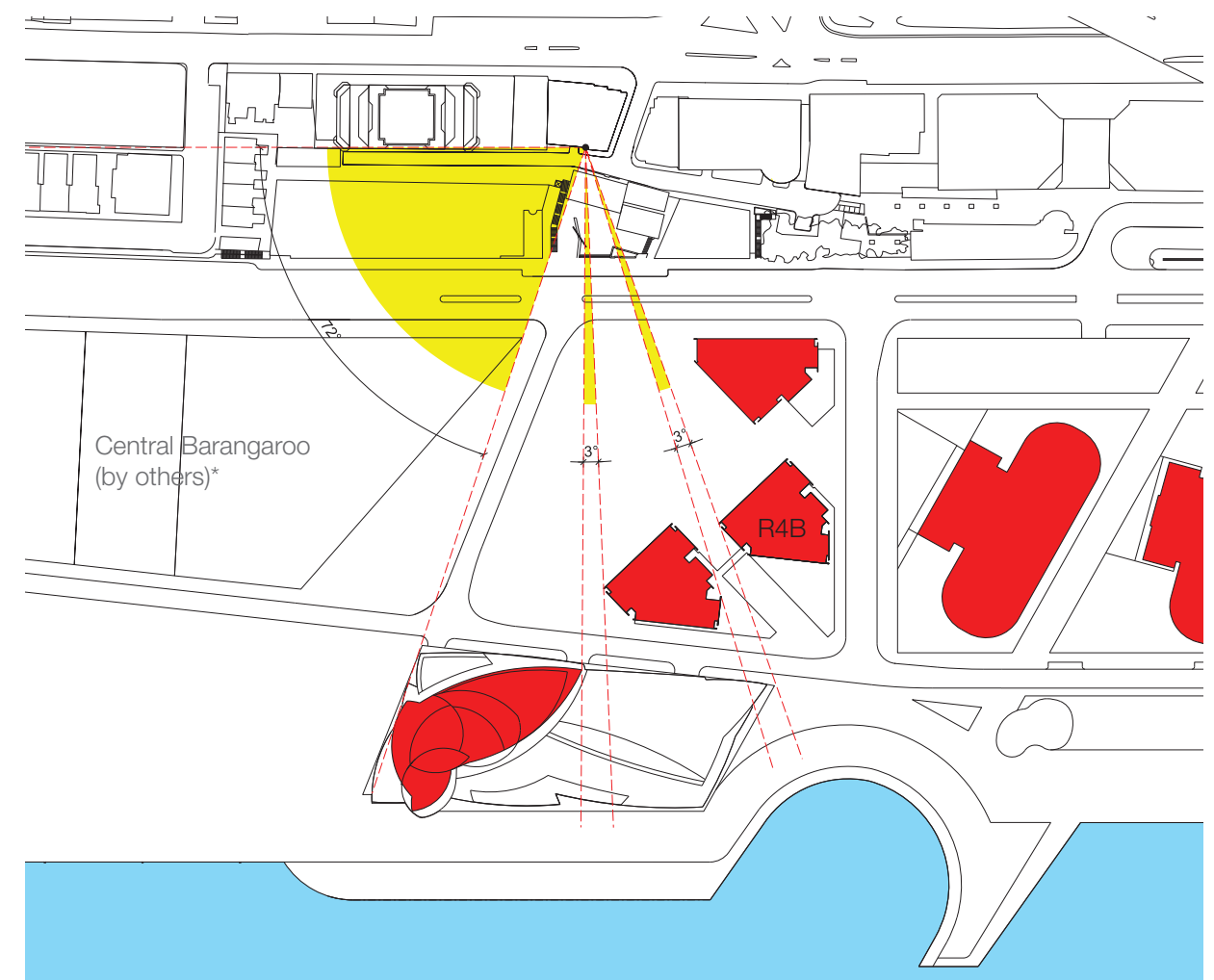
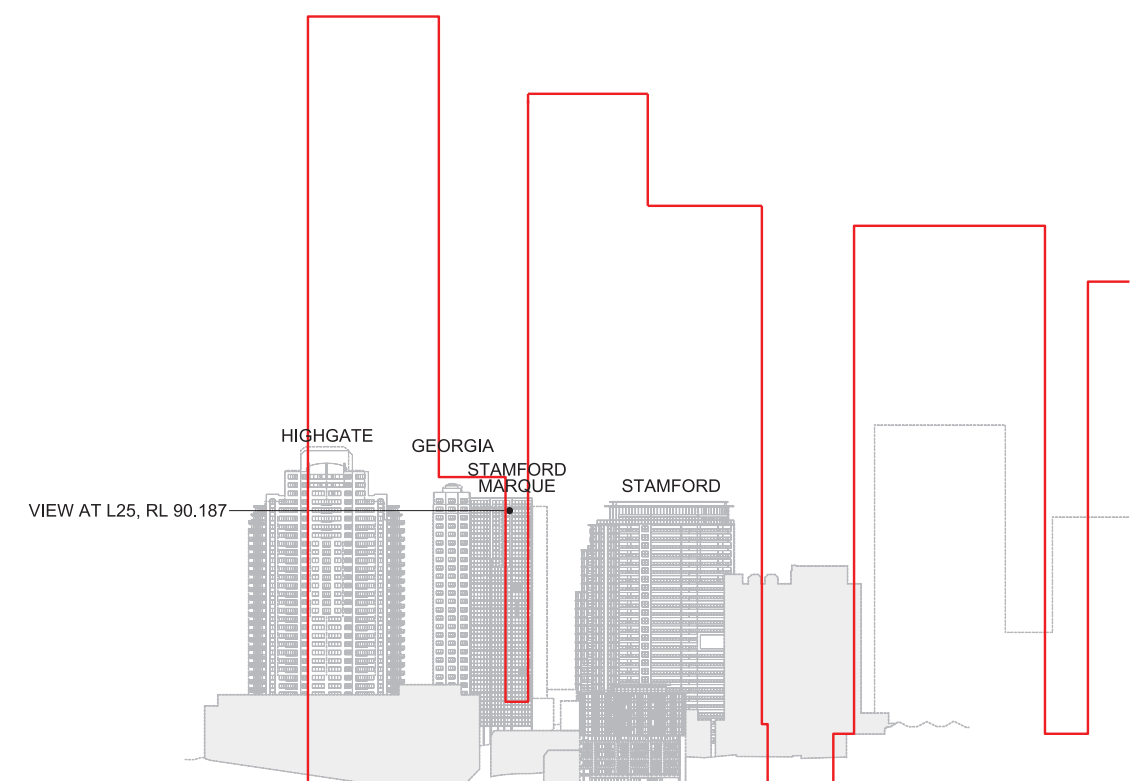
Stamford Marque - Views at Level 28 at RL90.187

- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 78°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 78°

Uninterrupted view greater than 54° is maintained



Provided by Virtual Ideas

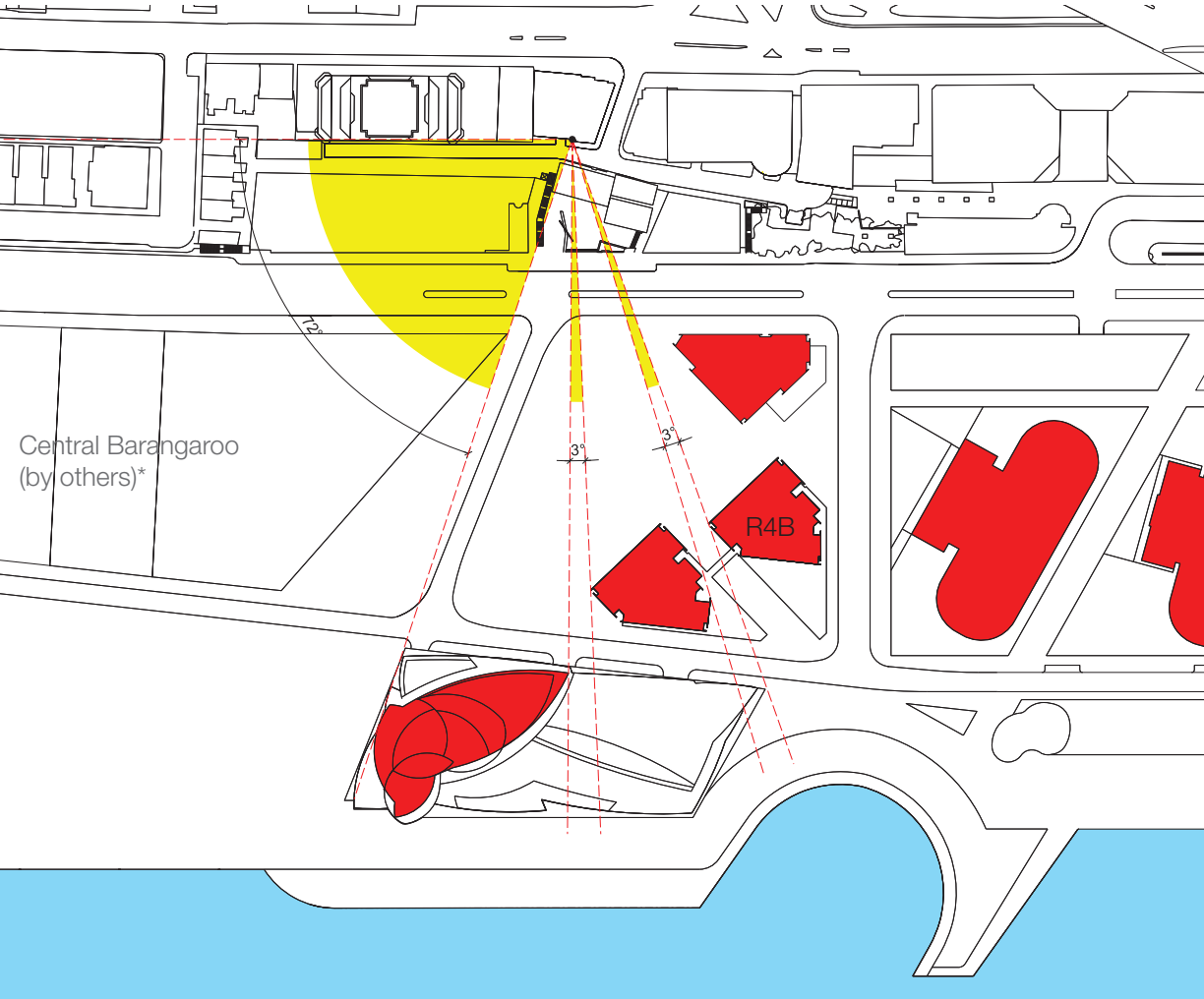
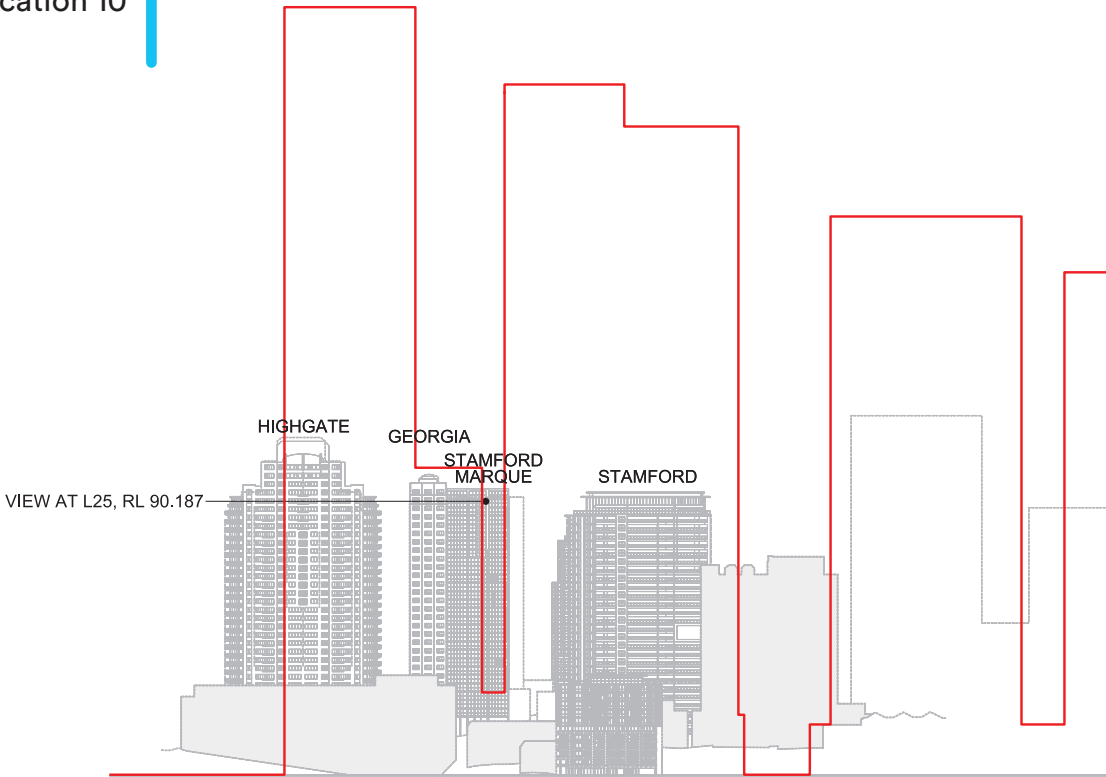


Amended by Lendlease Integrated Solutions

- Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)
- Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



Amended by Lendlease Integrated Solutions

- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

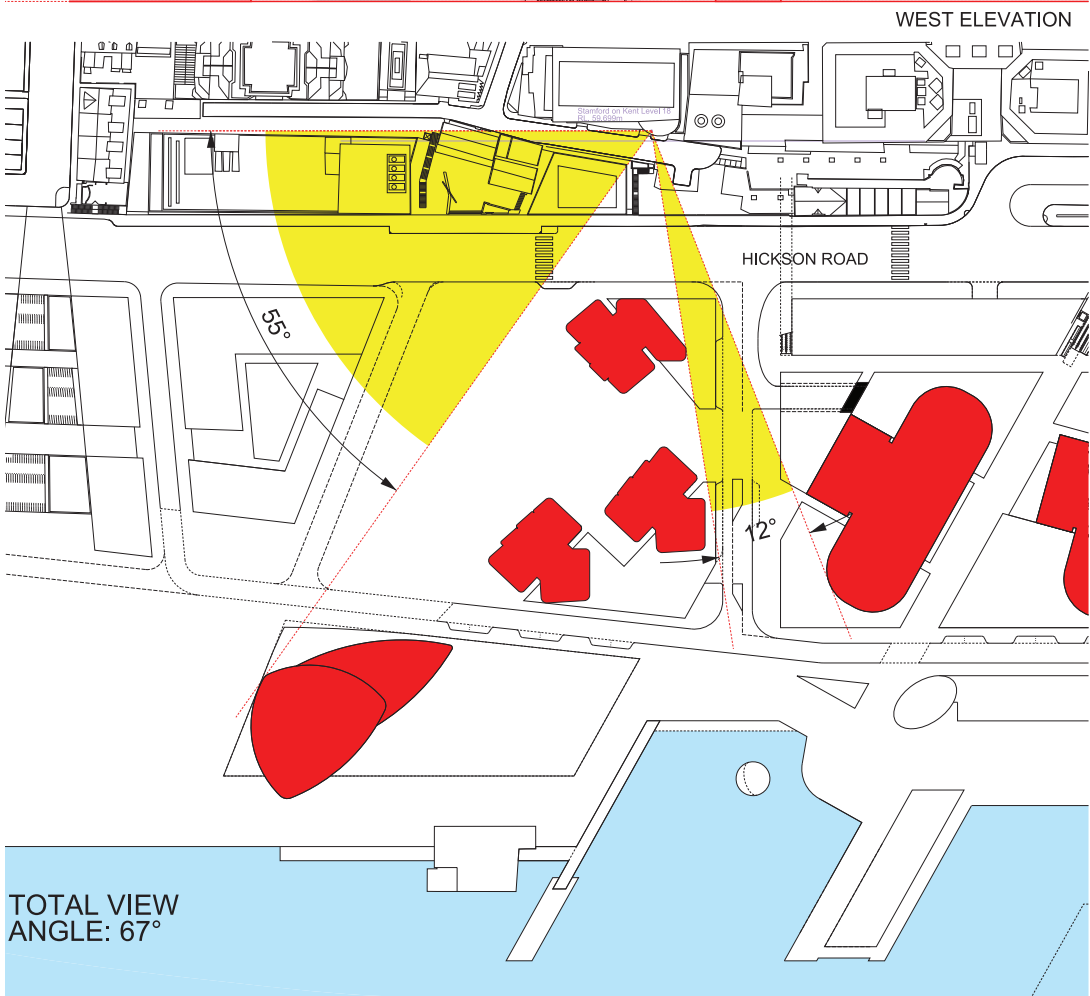
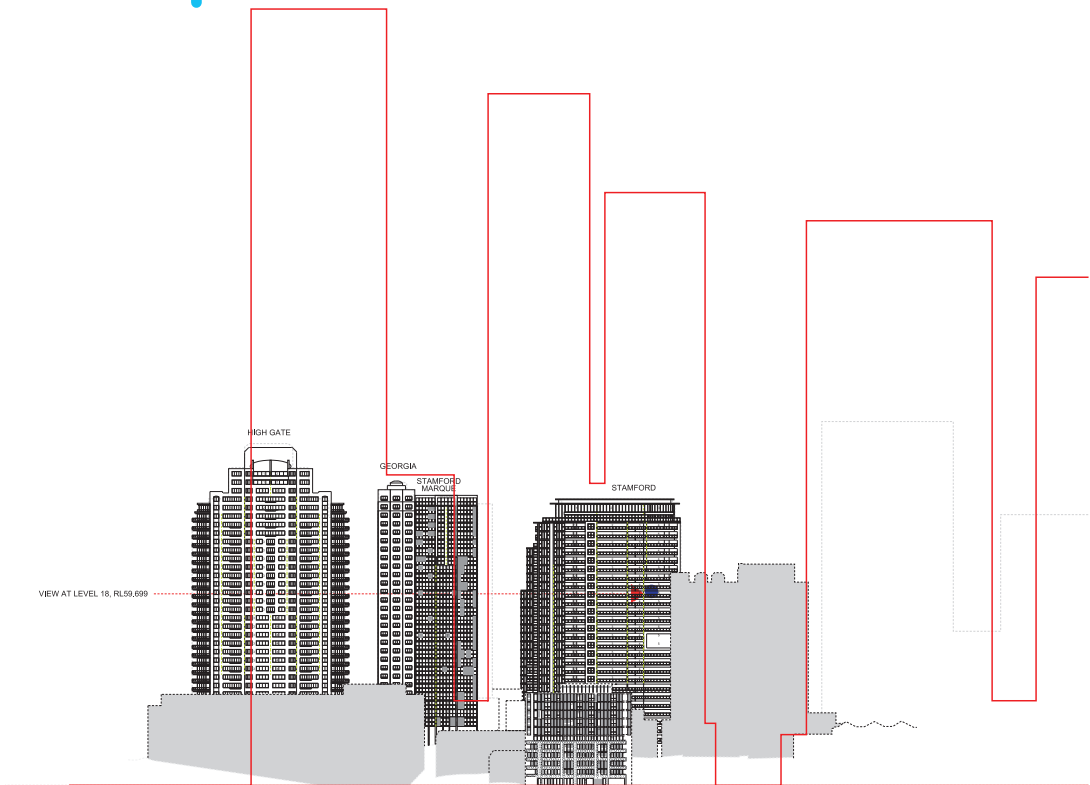
STAMFORD MARQUE - UPPER LEVELS
PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 25 - RL90.187

Image showing view from Level 25 from Stamford Marquee
Proposed Concept Plan Mod 10 Indicative Design



Provided by Virtual Ideas

Note: Images are illustrative depictions of design concepts only



- Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
- Concept Plan Mod 8 Indicative Design RSHP Footprints

STAMFORD ON KENT - LOWER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 15 - RL59.699

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 67°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 15 Stamford on Kent
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



STAMFORD ON KENT - LOWER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)

LEVEL 15 - RL59.699

Stamford On Kent - Views at Level 15 at RL59.699

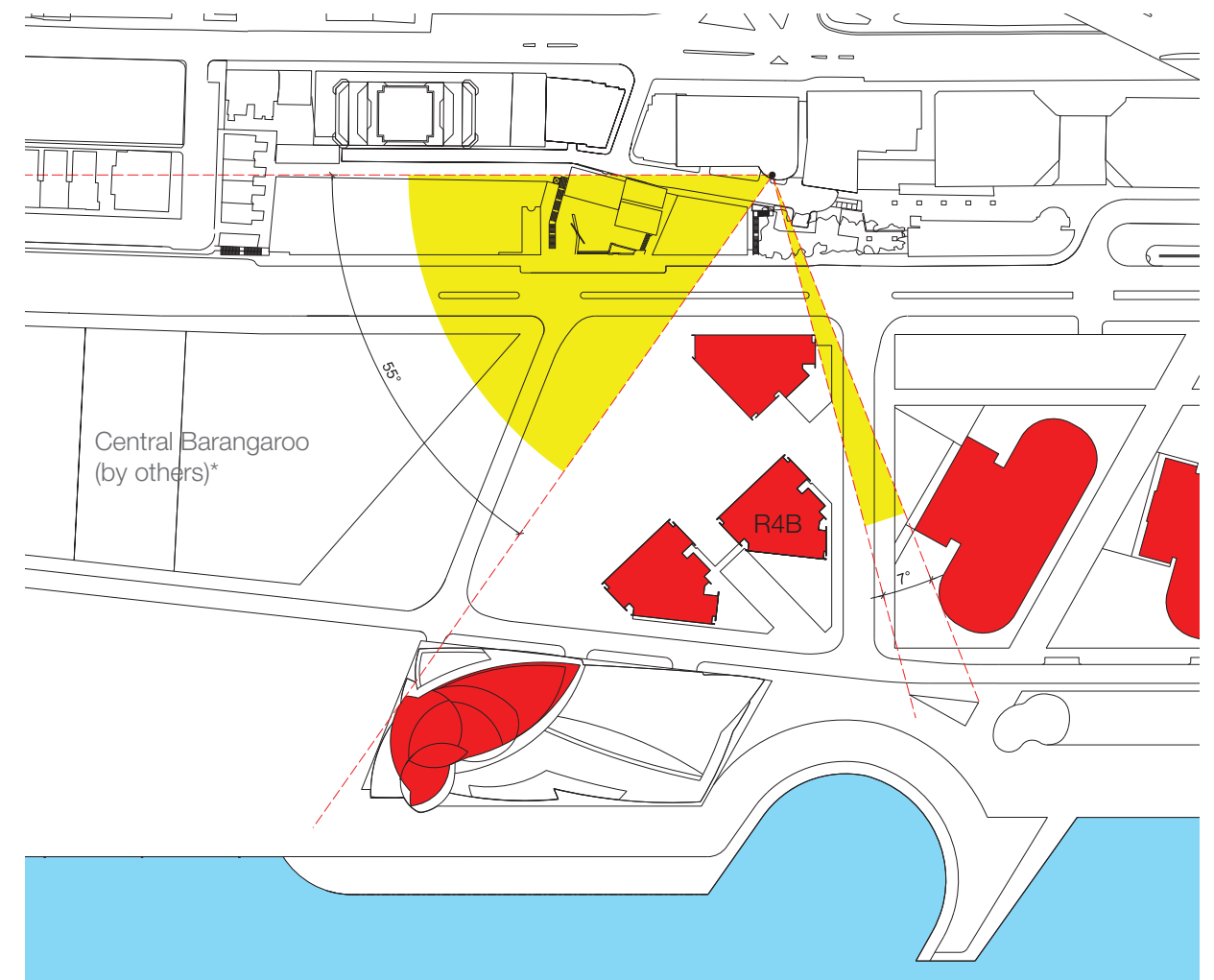
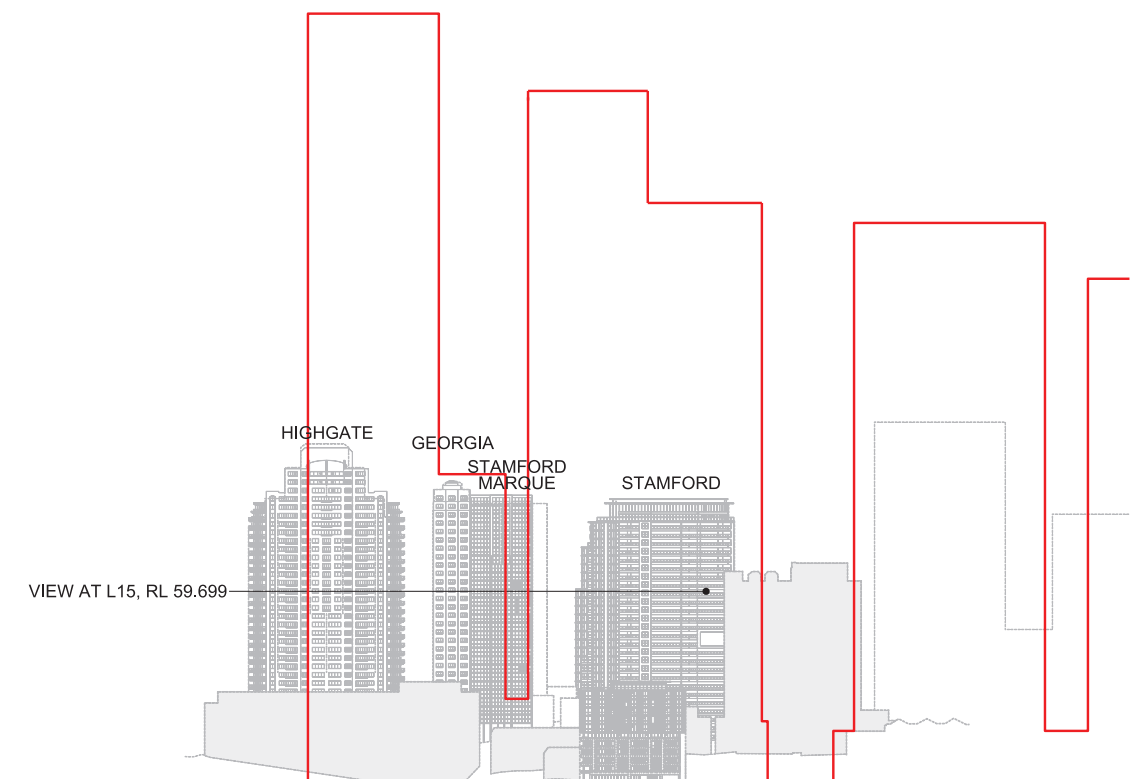
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 62°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 62°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 15 Stamford on Kent
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



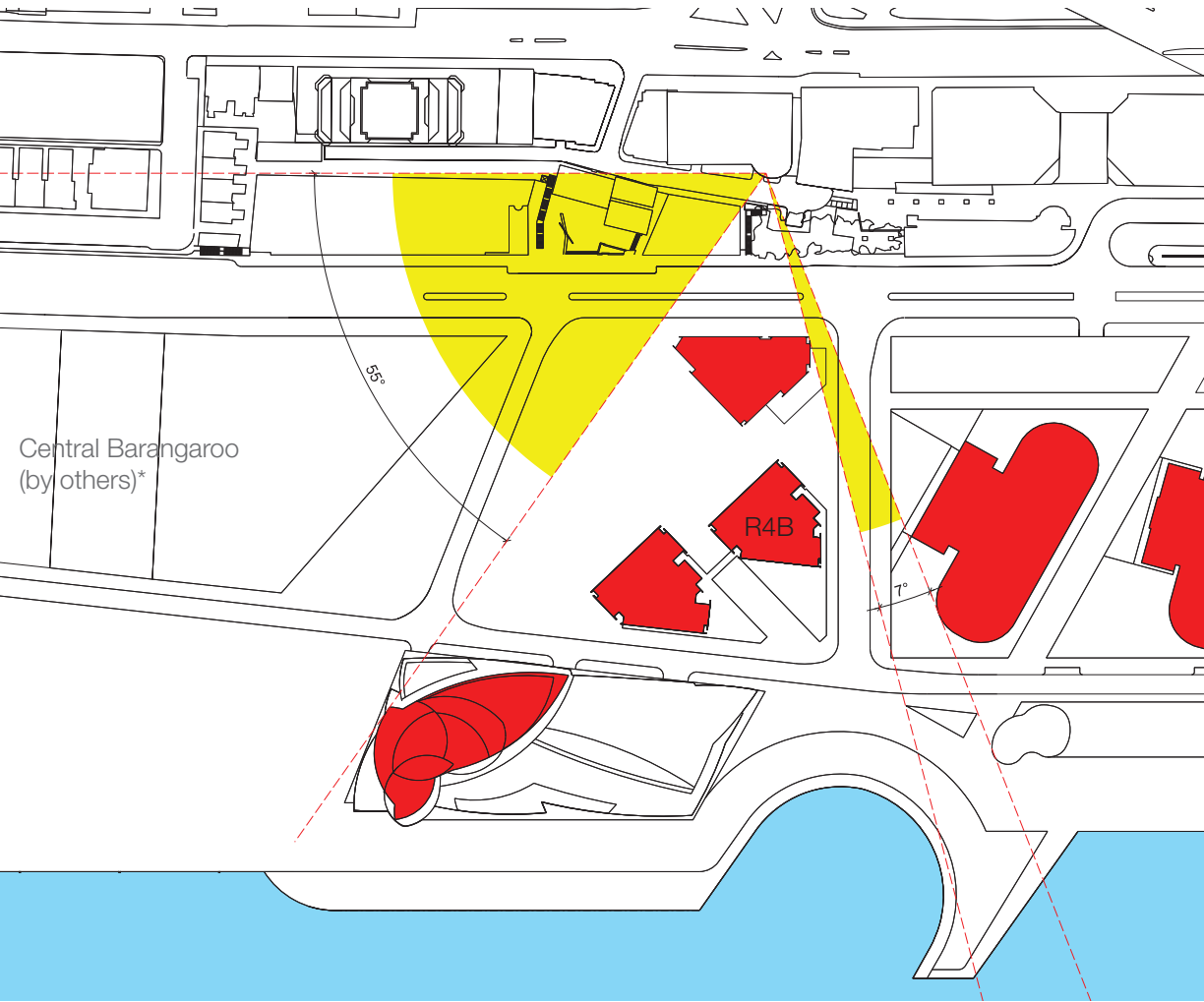
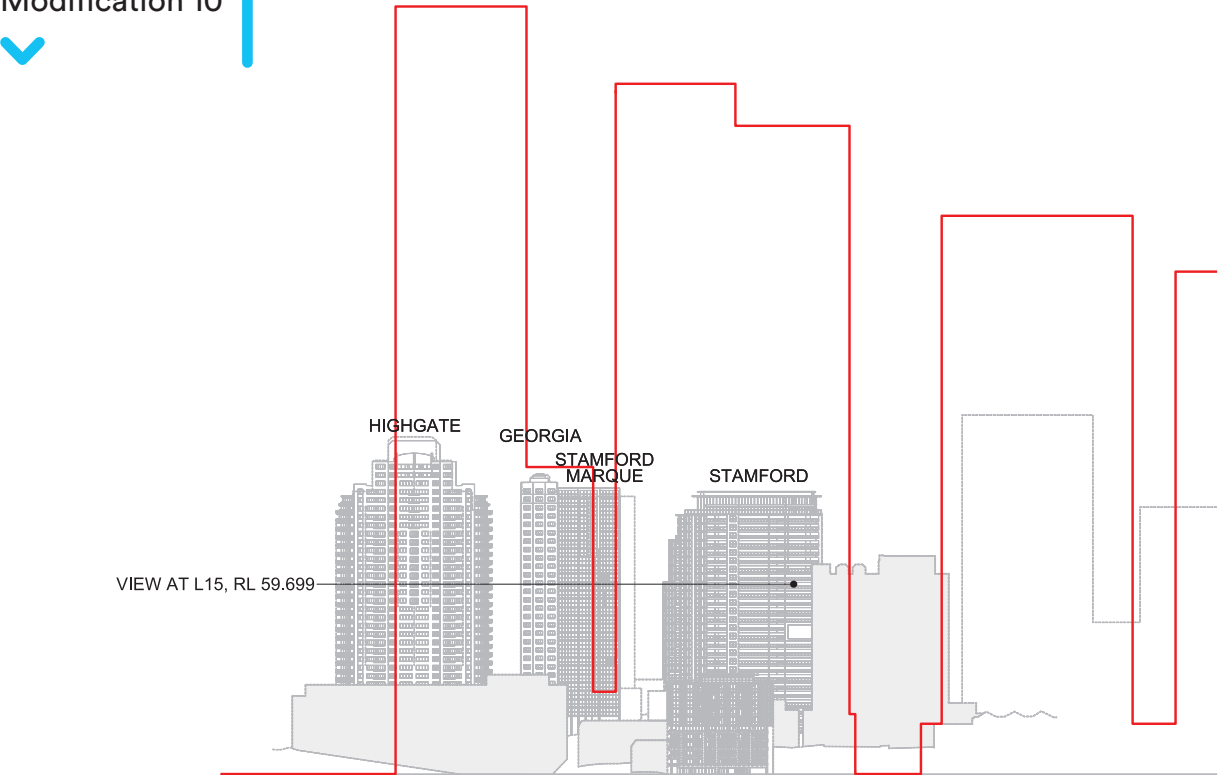
Amended by Lendlease Integrated Solutions

Yellow: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



Amended by Lendlease Integrated Solutions

- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

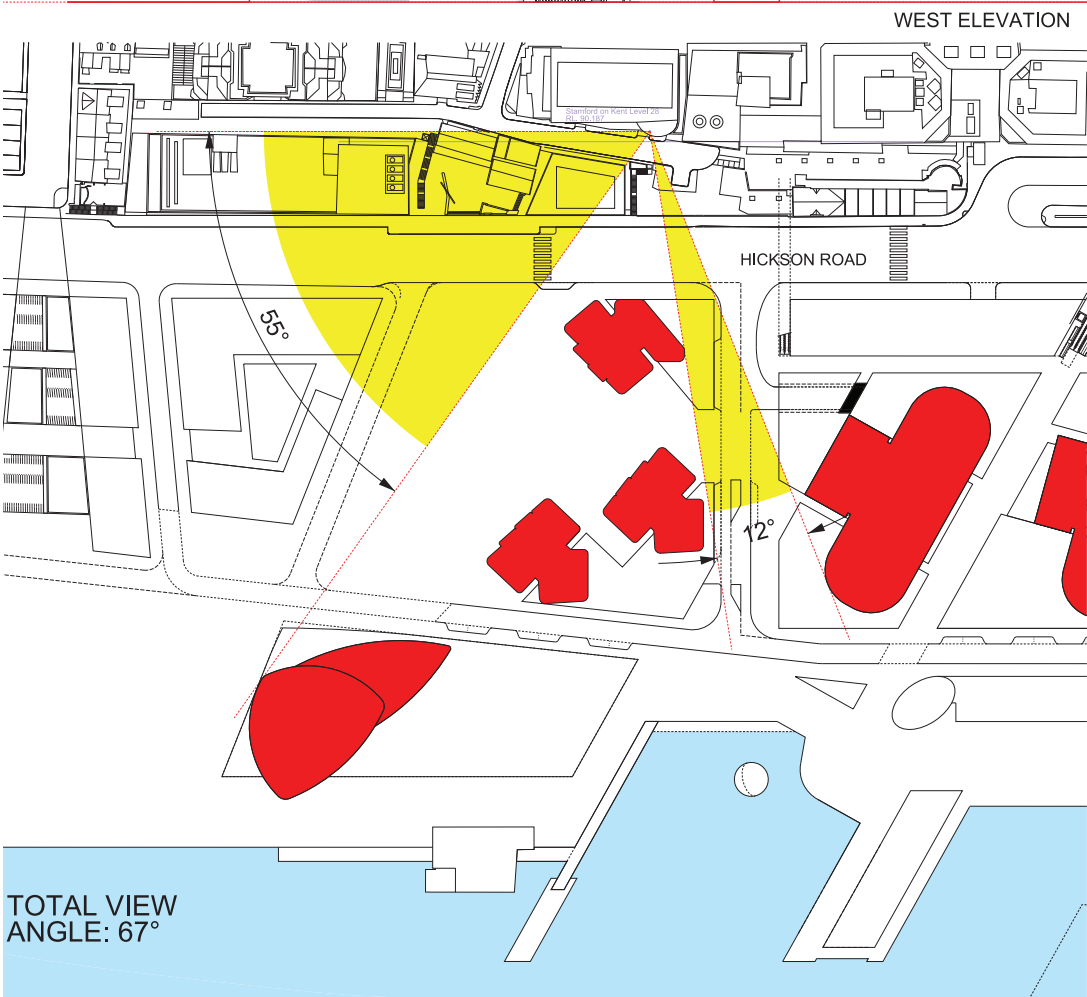
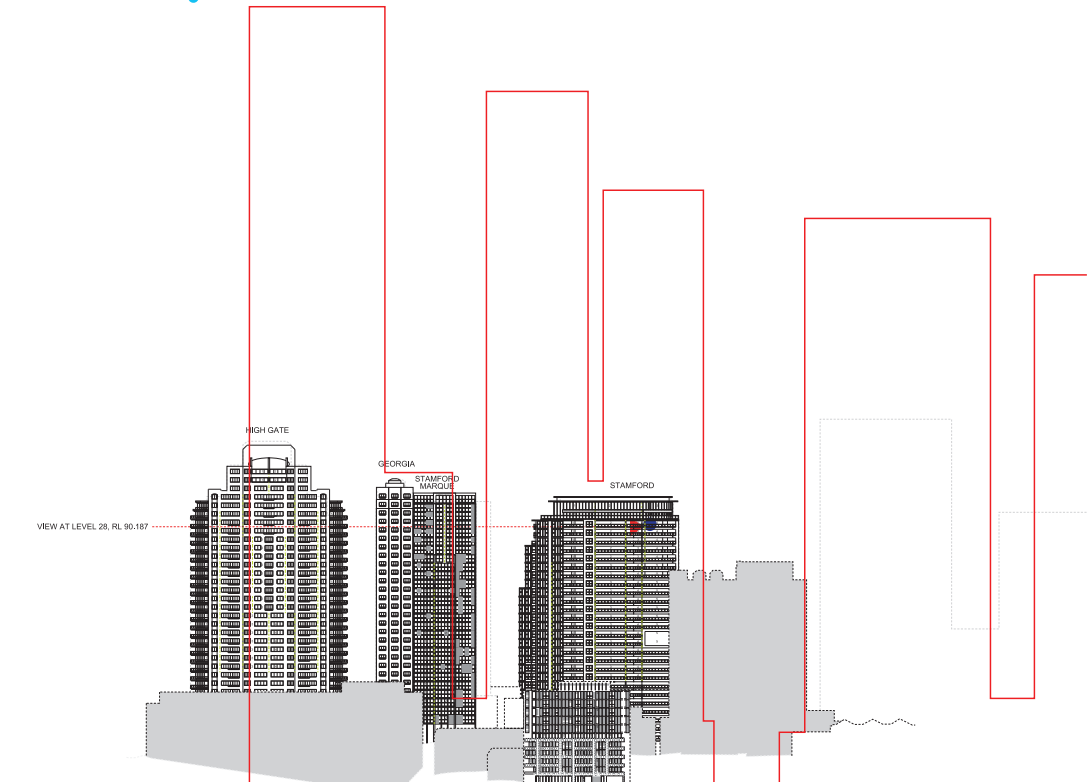
STAMFORD ON KENT - LOWER LEVELS

PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 15 - RL59.699

Image showing view from Level 15 Stamford on Kent
Proposed Concept Plan Mod 10 Indicative Design



Provided by Virtual Ideas



- Oblique view of the Concept Plan Mod 8 Indicative Design (RSHP Frames)
- Concept Plan Mod 8 Indicative Design RSHP Footprints

STAMFORD ON KENT - UPPER LEVELS
CONCEPT PLAN MOD 8 INDICATIVE DESIGN (RSHP FRAMES)
LEVEL 25 - RL90.187

- Concept Plan Mod 8 Indicative Design (RSHP Frames)
Uninterrupted view angle 67°

Uninterrupted view greater than 54° is achieved

Image showing view from Level 25 from Stamford on Kent
Concept Plan Mod 8 Indicative Design (RSHP Frames)



Provided by Virtual Ideas



STAMFORD ON KENT - UPPER LEVELS

CONCEPT PLAN MOD 8 APPROVED DESIGN (RPBW FRAMES)
LEVEL 25 - RL90.187

Stamford Marque - Views at Level 28 at RL90.187

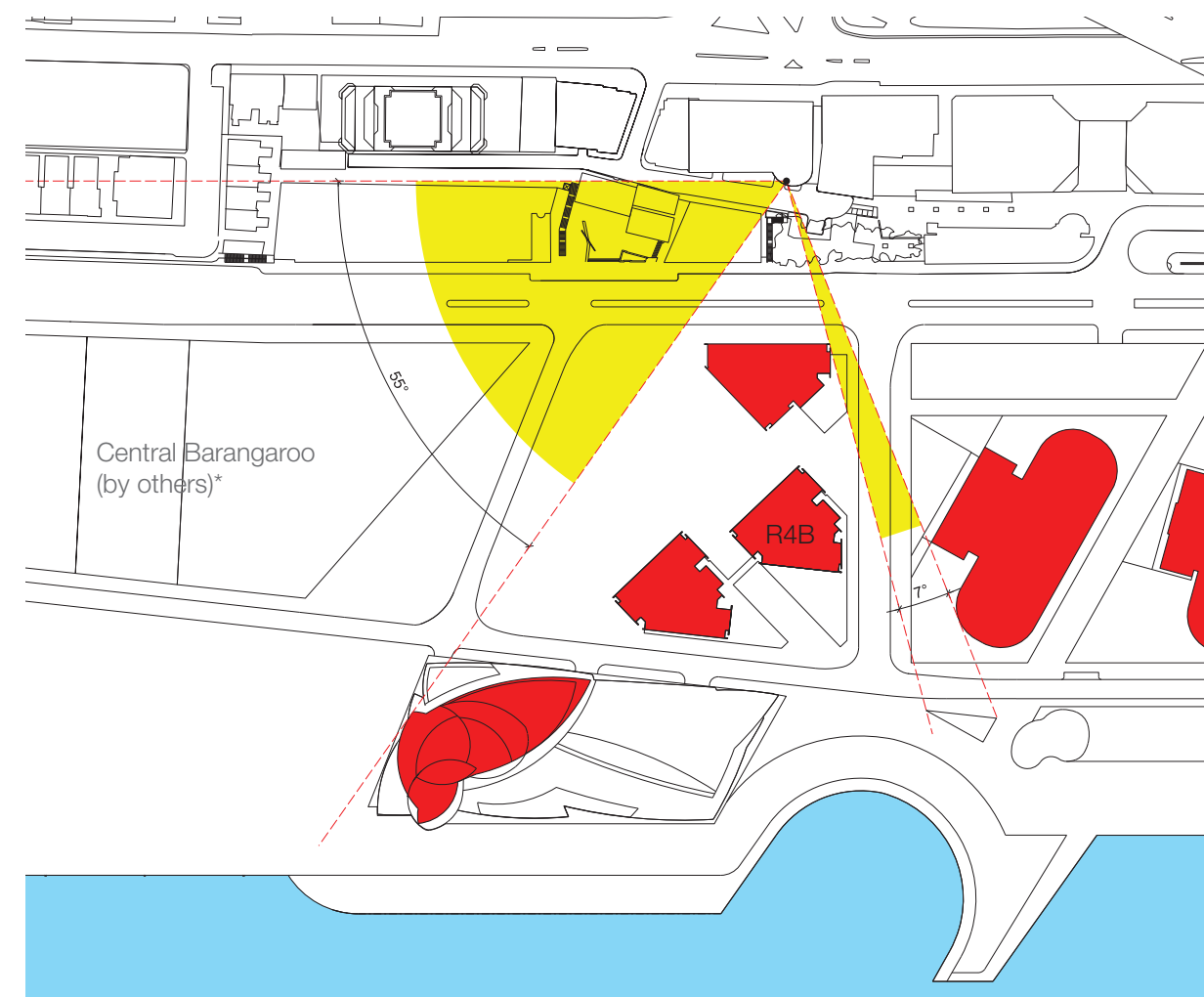
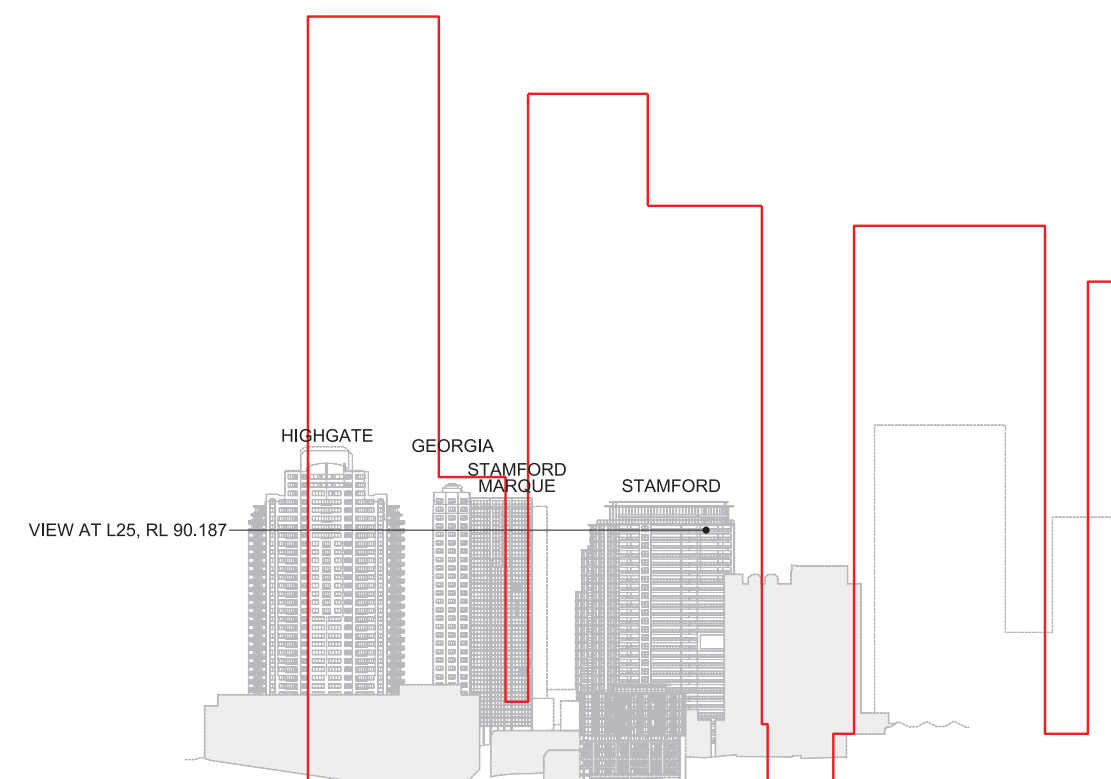
- Concept Plan Mod 8 Approved Design (RPBW Frames)
Uninterrupted view angle 62°
- Proposed Concept Plan Mod 10 Indicative Design
Uninterrupted view angle 62°

Uninterrupted view greater than 54° is maintained

Image showing view from Level 25 from Stamford on Kent
Concept Plan Mod 8 Approved Design (RPBW Frames)



Provided by Virtual Ideas



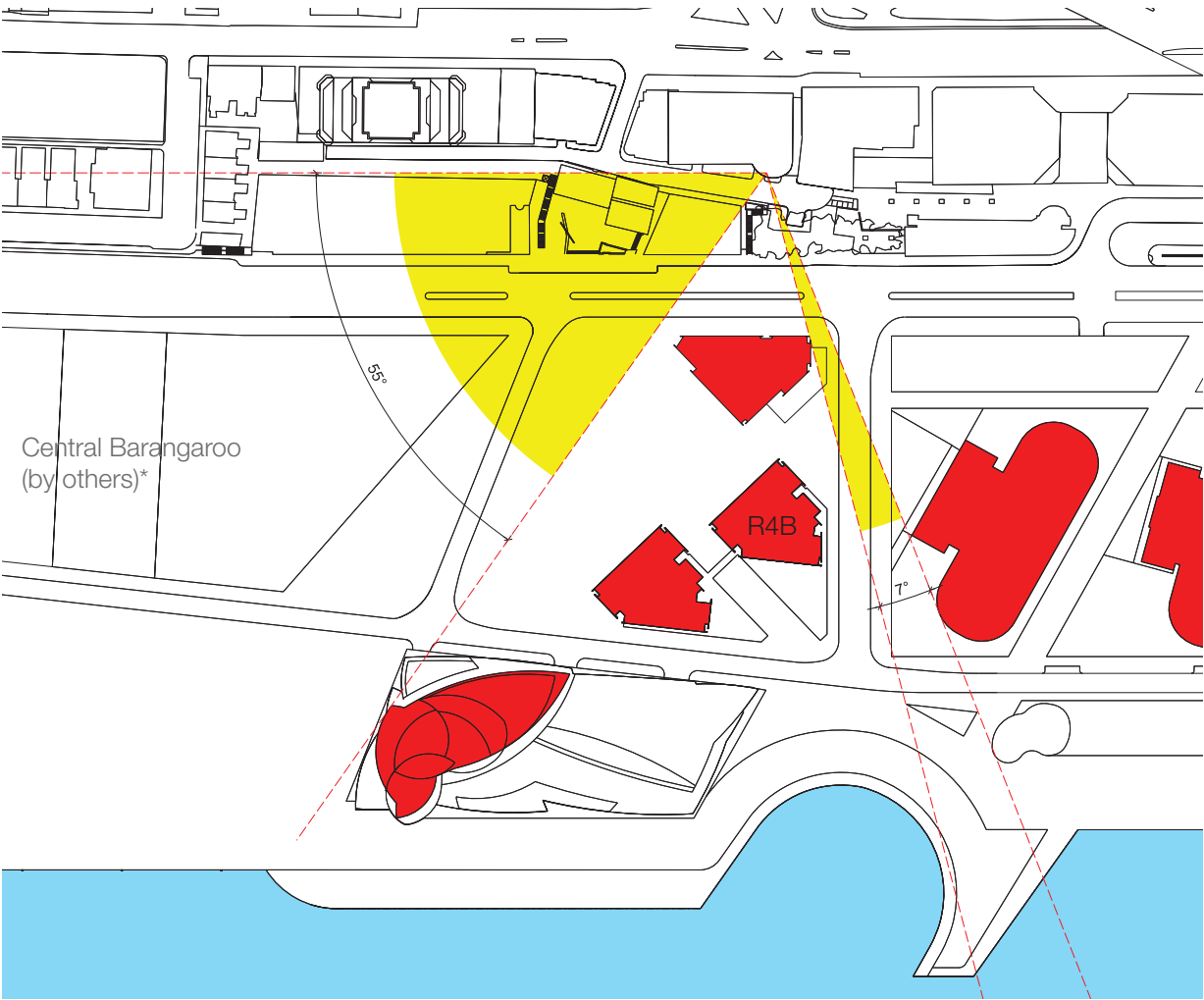
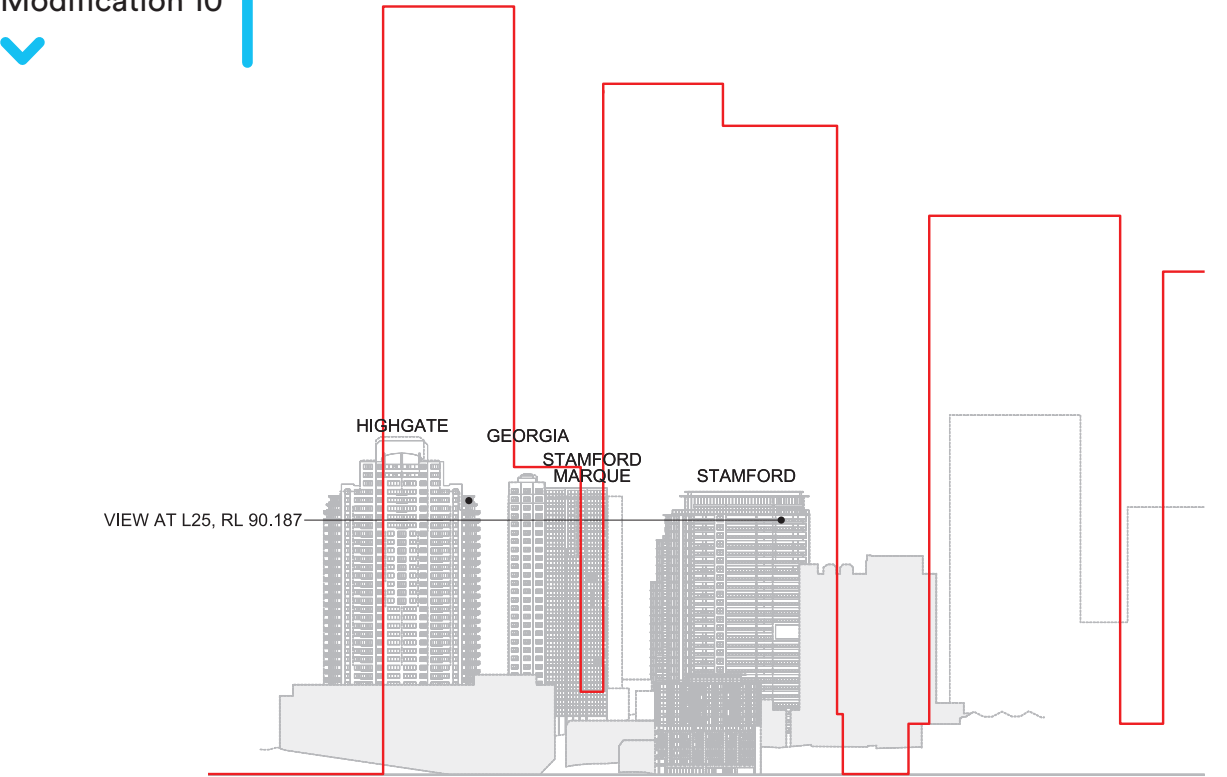
Amended by Lendlease Integrated Solutions

Yellow shaded area: Oblique view of the Concept Plan Mod 8 Approved Design (RPBW Frames)

Red shaded areas: Concept Plan Mod 8 Approved RPBW footprints

* Central Barangaroo Mod 8 approved SEPP Building Heights

Note: Images are illustrative depictions of design concepts only



Amended by Lendlease Integrated Solutions

- Oblique view of the proposed Concept Plan Mod 10 indicative design
- Proposed Concept Plan Mod 10 indicative design building footprint

* Central Barangaroo Mod 8 approved SEPP Building Heights

STAMFORD ON KENT - UPPER LEVELS

PROPOSED CONCEPT PLAN MOD 10 INDICATIVE DESIGN
LEVEL 25 - RL90.187

Image showing view from Level 25 from Stamford on Kent
Proposed Concept Plan Mod 10 Indicative Design



Provided by Virtual Ideas

CONCLUSION OF VIEW ANALYSIS FROM EXISTING RESIDENTIAL UNITS

The adjacent results show that the oblique views from the Kent St residential buildings are not impacted by the proposed modification to the Concept Plan. There is a minor loss of sky view for Highgate L25, Georgia L25, and Stamford Marque L25 however an uninterrupted oblique view range of 54° is maintained for all oblique viewing angles across all buildings. There is also a 5° adjustment in viewing angle for the Stamford on Kent as a result of the indicative RSHP building form changing to the approved RPBW built form. The proposed RPBW buildings respect the principals of the RSHP built form controls thus maintaining an overall 54° uninterrupted viewing angle.

	Total Oblique View Angle Concept Plan Mod 8 Indicative Design (RSHP Frames)	Total Oblique View Angle Concept Plan Mod 8 Approved Design (RPBW Frames)	Difference Mod 8 Frames	Total Oblique View Angle Proposed Concept Plan Mod 10 Indicative Design	Difference RPBW to Mod 10	Conclusion
Highgate Level 15 (RL59.699)	91°	92°	+1°	92°	NIL	View greater than 54° is maintained
Highgate Level 25 (RL90.187)	91°	92°	+1°	92°	NIL	View greater than 54° is maintained
Georgia Level 15 (RL59.699)	85°	85°	NIL	85°	NIL	View greater than 54° is maintained
Georgia Level 25 (RL90.187)	85°	85°	NIL	85°	NIL	View greater than 54° is maintained
Stamford Marque Level 15 (RL59.699)	79°	78°	-1°	78°	NIL	View greater than 54° is maintained
Stamford Marque Level 25 (RL90.187)	79°	78°	-1°	78°	NIL	View greater than 54° is maintained
Stamford on Kent Level 15 (RL59.699)	67°	62°	-5°	62°	NIL	View greater than 54° is maintained
Stamford on Kent Level 25 (RL90.187)	67°	62°	-5°	62°	NIL	View greater than 54° is maintained

CONCLUSION OF VIEW ANALYSIS FROM EXISTING RESIDENTIAL UNITS

Highgate - L15 RL59.699



Concept Plan Mod 8 Indicative Design (RSHP Frames)

Highgate - L25 RL90.187



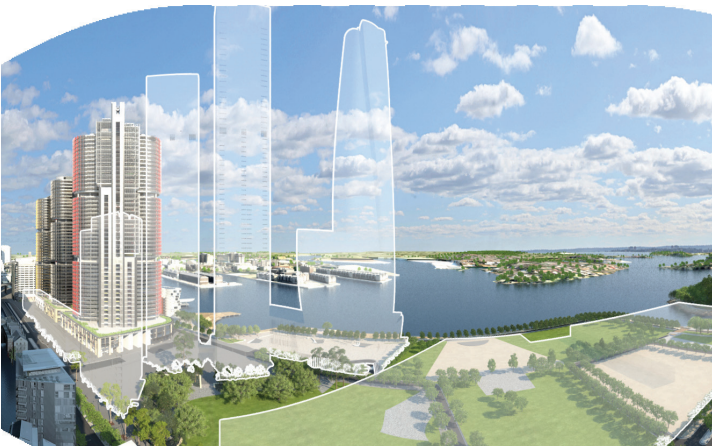
Georgia - L15 RL59.699



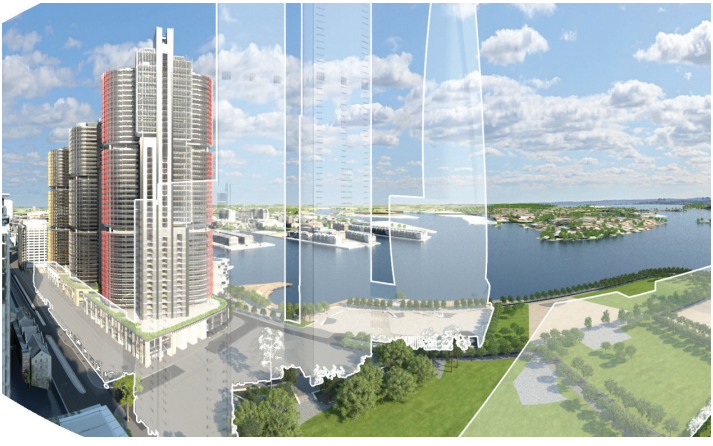
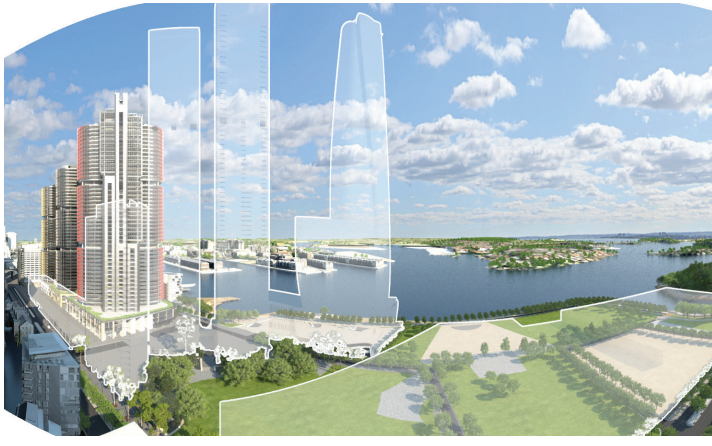
Georgia - L25 RL90.187



Concept Plan Mod 8 Approved Design (RPBW)



Proposed Concept Plan Mod 10



CONCLUSION OF VIEW ANALYSIS FROM EXISTING RESIDENTIAL UNITS



Concept Plan Mod 8 Indicative Design (RSHP Frames)



Concept Plan Mod 8 Approved Design (RPBW)



Proposed Concept Plan Mod 10

