

1

VIEW ANALYSIS

View Analysis Introduction

This Visual Impact report has been prepared in response to the Department of Planning's letter 27-09-2010, which requires an assessment of building envelopes proposed within block 4 with particular regard to the impact on residential units in Kent street [Highgate, The Georgia, Stamford Marque, and Stamford on Kent.]

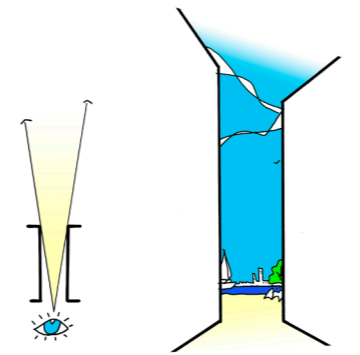
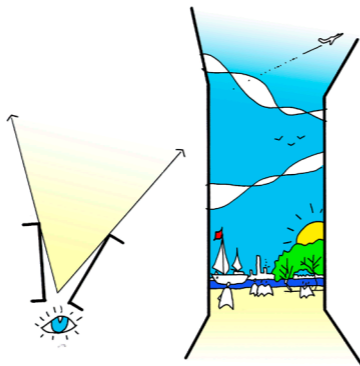
The view sharing principle at Barangaroo South is augmented by the underlying design principle of the scheme which is the 'fan'.

The radial, fanned arrangement responds to the changing nature of the site and its context with the city. This change in geometry is deliberate, providing for deeper sunlight and daylight penetration into the spaces between buildings. This move changes the character of the building's silhouette and skyline and helps temper the density of the development that is established by the grid as it nears the waterfront.

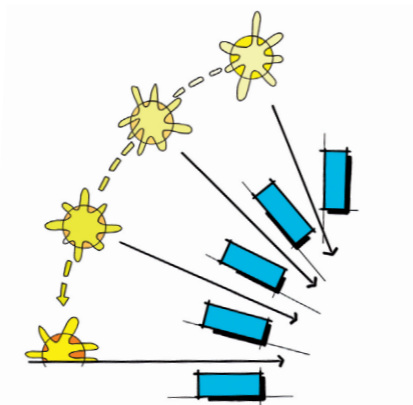
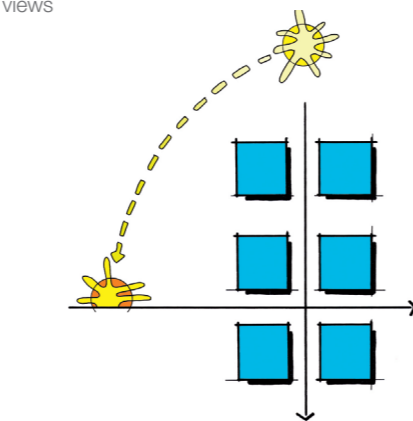
In contrast to a rectilinear grid, the fan establishes a more democratic arrangement eliminating distinction between absolute waterfront and second tier sites.

This grid fragmentation creates the opportunity for an elegant skyline with slender elevations of the buildings that face the waterfront.

The buildings provide a funnel of space that opens up the viewing corridors, which are expanded and drawn out towards the water.



Fan opens up views



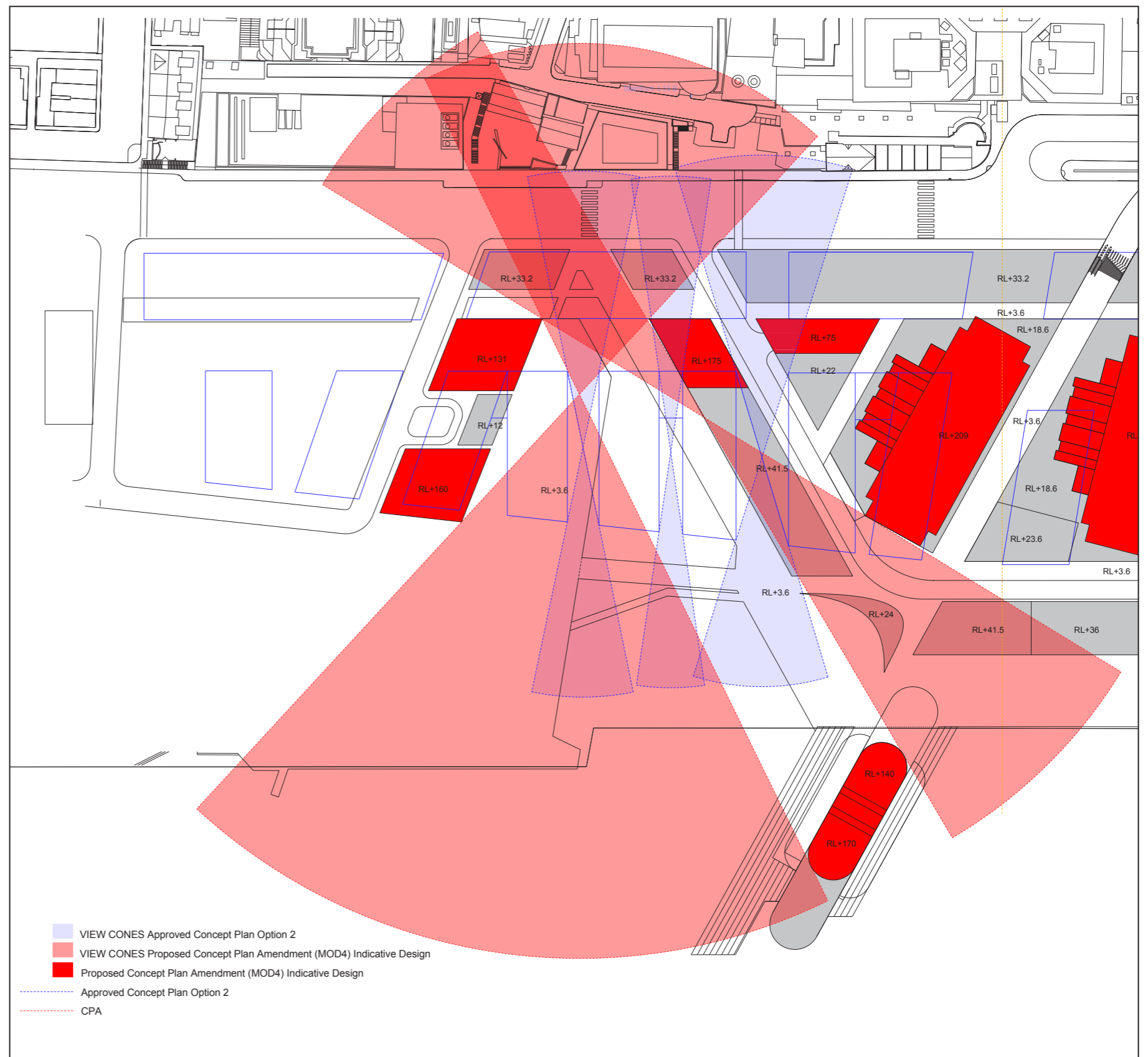
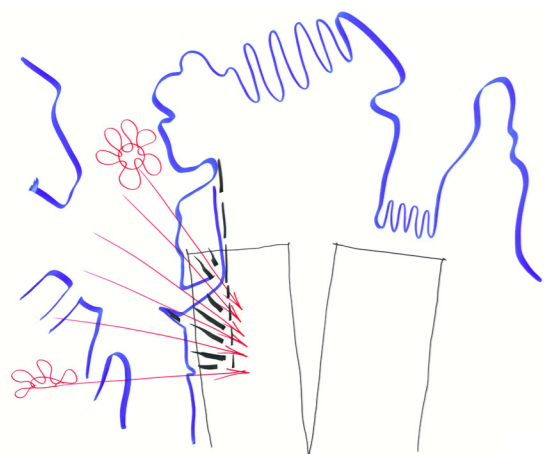
Fan opens up solar aspect



Fan opens up views and solar aspect

By providing a fan from the residential units and bringing the water body into the site, the intention, when combined with proposing taller more slender buildings is to mitigate the view impact of the scheme at the lower levels replacing the narrow view corridors of the current Concept Plan (as modified) with a broader fanned break between the residential towers.

Our aim in the Visual Analysis is to compare the view conditions of the residential units in Kent Street (Highgate, Stamford, Georgia, and Stamford Marque), and to ascertain the impact of the overall distribution and view corridors with the Proposed Concept Plan Modification (Mod 4) when compared to the Approved Concept Plan (as modified).



Oblique View Analysis - Approved Concept Plan (as modified) (ACP1) Option 2 Indicative Design

View Analysis and Methodology

View Analysis

Comparisons were carried out between the following Concept Plans:-

Proposed Concept Plan Amendment (Mod 4) Indicative Design - (CPA)

Approved Concept Plan (as modified) - ACP

Approved Concept Plan (as modified) Option 1 Indicative Design - (ACP1)

Approved Concept Plan (as modified) Option 2 Indicative Design - (ACP2); and

Approved Concept Plan (as modified) Option 3 Indicative Design - (ACP3)

The impacts that these indicative designs would have on the residential buildings on Kent Street. The residential buildings Highgate, Georgia, Stamford Marque and the Stamford on Kent were analysed.

The indicative design options for the Approved Concept Plan (as modified) is described in detail in the Concept Plan Modification 2 Application approved by the Minister for Planning on 16.02.2009.

Methodology

No accurate survey information was available to verify the accuracy of the built buildings but the illustrations give a level of understanding and indication of the impacts on the views. This is further supported by 3D visual illustrations from the view points used for this analysis.

Two methods were used to assess the impact on the views on the residential buildings.

- **Orthogonal** - the projection of uninterrupted views were taken from the west looking east as orthogonal to the residential buildings to establish which views would be affected.

- **Oblique** - the orthogonal assessment methodology is a simplistic method of assessing of the views and as such we have provided a more considered assessment of view sharing utilising an oblique methodology.

Using this method two heights were taken as samples for views from each of the residential buildings at levels of RL59 and RL90.

To measure a reasonable level of uninterrupted views and no loss of amenity from the residential buildings we used an angle that matched the average view angles of the Approved Concept Plan Amendment (as modified) which is an angle of 54° or greater. This has been measured from Stamford on Kent lower level, as shown on Page 26, and therefore used as the benchmark to assess the Concept Plan Amendment.

For the purposes of this analysis, the ACP2 - Approved Concept Plan (as modified) Option 2 Indicative Design was taken as the base scheme to measure against.

Kent Street Residential Units



Orthogonal Projection of Scheme onto Residential Units

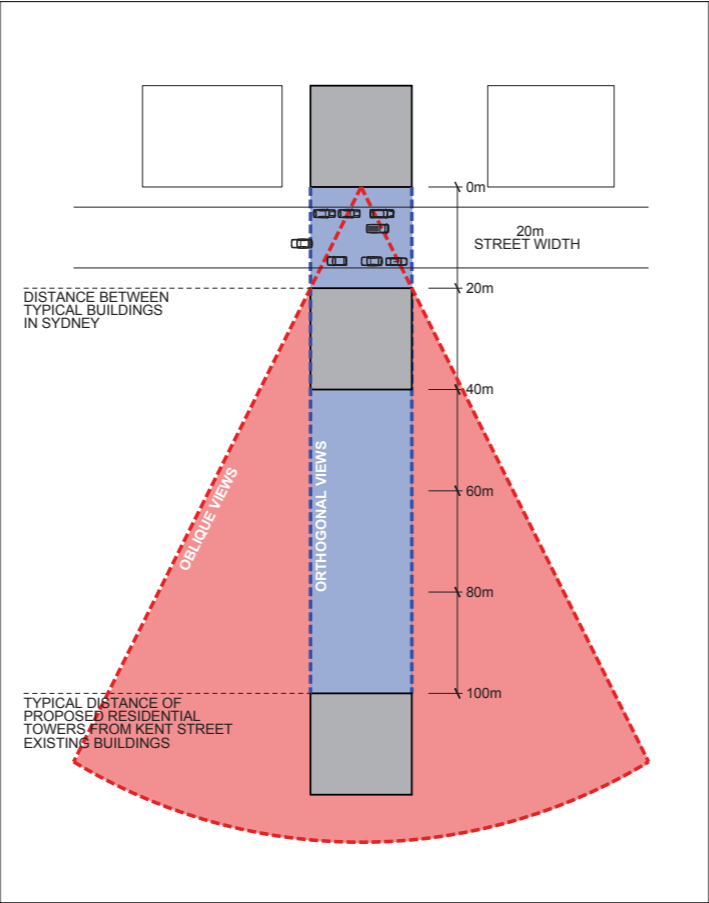
The elevation of the residential buildings: Highgate, Georgia, Stamford Marque, and Stamford on Kent have been illustrated. On each of the building's facades the floor levels and the number of units have been illustrated. Further to this the following has been identified:

- Areas which views have not changed (Blue);
- Areas that have increased view corridors in comparison with the Approved Concept Plan (as modified) (Green); and
- Areas that have reduced view corridors in comparison with the Approved Concept Plan (as modified) (Orange).

The orthogonal studies indicate that the number of units with reduced view corridors is greater than the number of units with increased view corridors, but it is recognised that this approach does not assess oblique views. This methodology provides an assessment of the simple elevation and ignores improved view sharing provided by the Proposed Concept Plan Amendment (Mod 4) Indicative Design when compared with the options proposed in the approved Concept Plan (as modified).

Based on the orthogonal view methodology there are impacts on the views from the residential buildings and this loss is quantified in the table below.

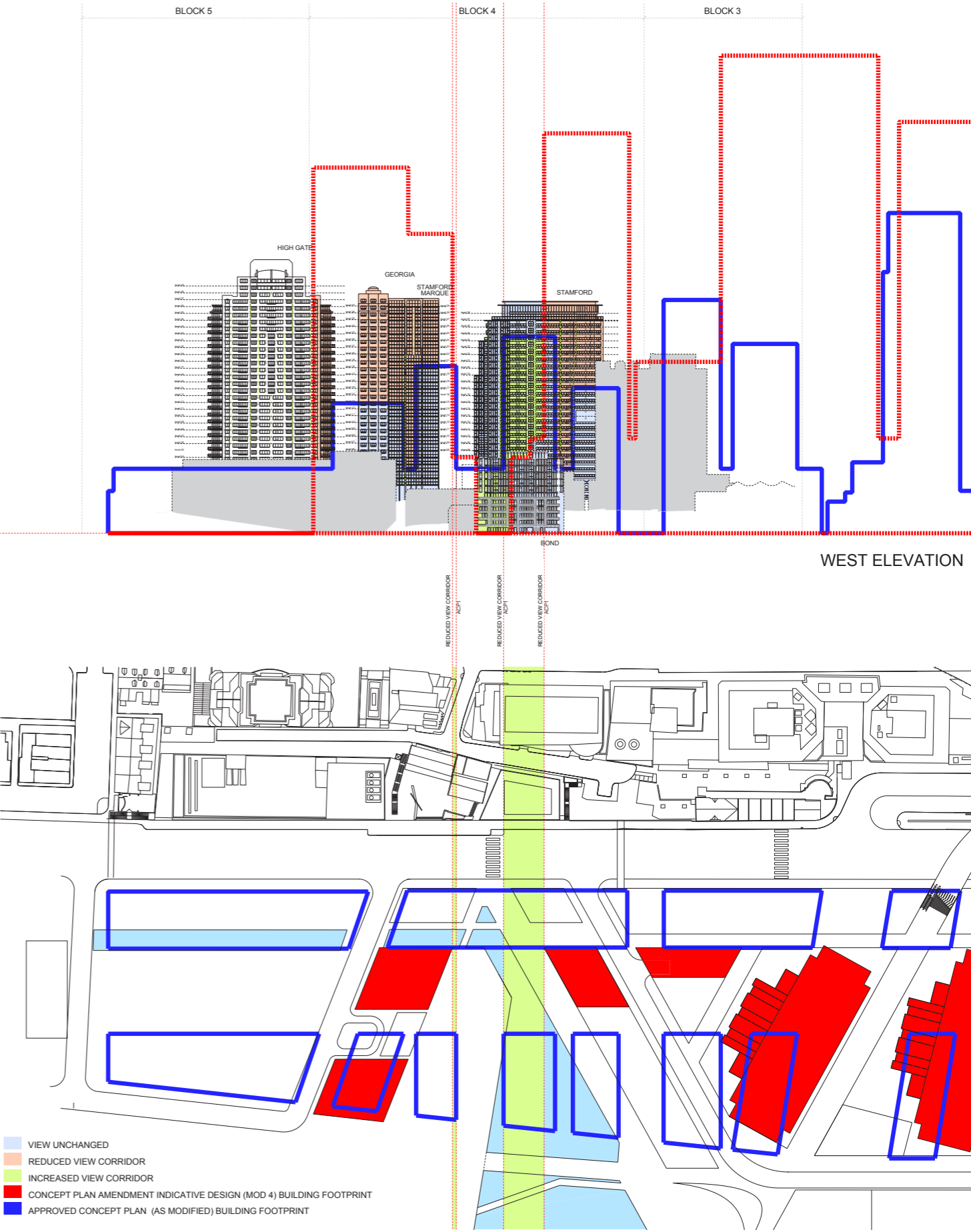
The orthogonal view should also be considered in context. As indicated in the adjacent diagram, the distance from the Kent Street residential buildings to the primary residential tower on the Barangaroo South is circa 100m. This has the added benefit of a wider field of view.



Orthogonal and oblique view diagram

Approved Concept Plan	View loss in total units When compared to CPA	View gain in total units When compared to CPA	Balance
Option 1 (ACP1)	113	52	-61
Option 2 (ACP2)	80	43	-37
Option 3 (ACP3)	67	37	-30

Table of quantities summary



Proposed Concept Plan Amendment (Mod 4) Indicative Design comparison to Approved Concept Plan (as modified) (ACP1)