

# Stamford on Kent - Upper Levels

Proposed Concept Plan Amendment (MOD 4) Indicative Design  
Level 25 - RL90.187

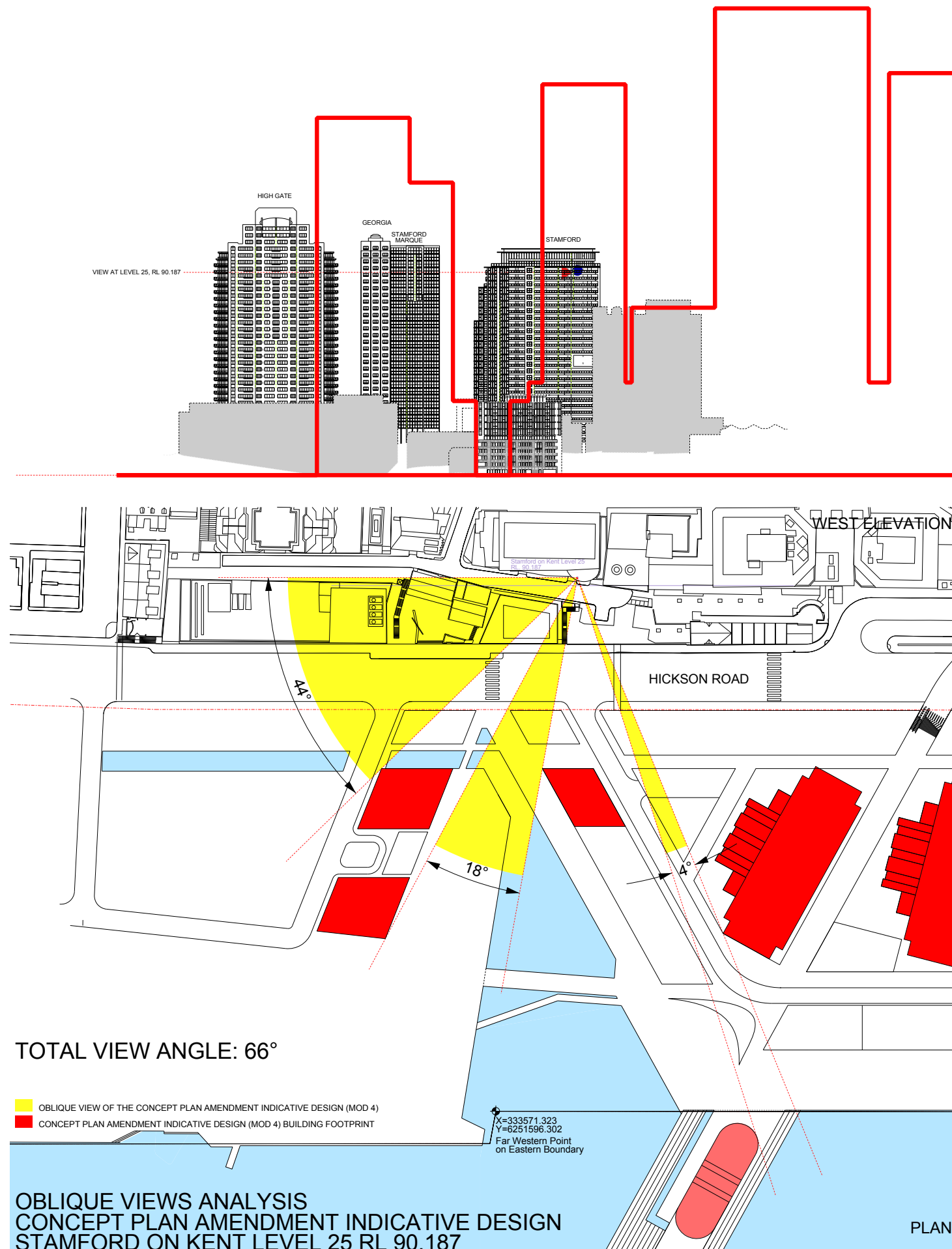


Image showing view from Level 25 from Stamford on Kent  
Proposed Concept Plan Amendment (MOD 4) Indicative Design



Provided from animation by Virtual Ideas



# Conclusion of View Analysis from Existing Residential Units.

This analysis indicates that the results to the most northerly building, Highgate, are largely unchanged as they are parallel to the edge of the site and therefore do not suffer a northerly view reduction.

This also largely applies to the Georgia but opens up southerly views at low and high level. The Stamford Marque benefits from the same and has more improved southerly views over the cove.

The Stamford on Kent benefits the most in terms of its low level views as it is placed partially in front of the increased view cone and therefore enjoys the benefits of the fan viewing cone of the buildings around the cove.

In addition it should be noted that the distance from the Kent Street residential buildings to the primary residential tower on the Barangaroo South is circa 100m. By comparison the typical CBD residential buildings are separated by a street width of 20m.

Although the distance from the Kent Street residential buildings to the Hotel building is 310m, and to commercial tower C3 is 215m, they have still been considered in the view analysis.

In conclusion we believe the view sharing outcome achieved in the Approved Concept Plan is achieved through the Proposed Concept Plan Amendment (Mod 4) Indicative Design.

	Total Oblique View Angle using approved Concept Plan (ACP2)	Total Oblique View Angle using Concept Plan Amendment (mod4)	Difference	Conclusion
Highgate Level 15	91°	94°	+3°	View greater than 54 ° is maintained
Highgate Level 25	129°	94°	-35°	View greater than 54 ° is maintained
Georgia Level 15	84°	88°	+4°	View greater than 54 ° is maintained
Georgia Level 25	125°	88°	-37°	View greater than 54 ° is maintained
Stamford Marque Level 15	77°	87°	+10°	View greater than 54 ° is maintained
Stamford Marque Level 25	120°	87°	-33°	View greater than 54 ° is maintained
Stamford on Kent Level 15	54°	62°	+8°	View greater than 54 ° is maintained
Stamford on Kent Level 25	102°	66°	-36°	View greater than 54 ° is maintained

Table of oblique views

Approved Concept Plan	View loss in total units when compared to the Concept Plan Amendment (mod4)	View gain in total units when compared to the Concept Plan Amendment (mod4)	Balance
Option 1 (ACP1)	113	52	-61
Option 2 (ACP2)	80	43	-37
Option 3 (ACP3)	67	37	-30

Table of orthogonal views