

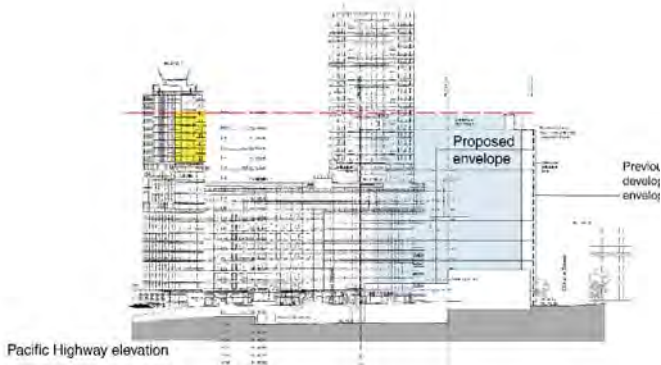


Architectural Design Statement
S11025 November 2010

Concept Plan Response to
Submissions (September
2010)

Revised development
envelope [Study 7]

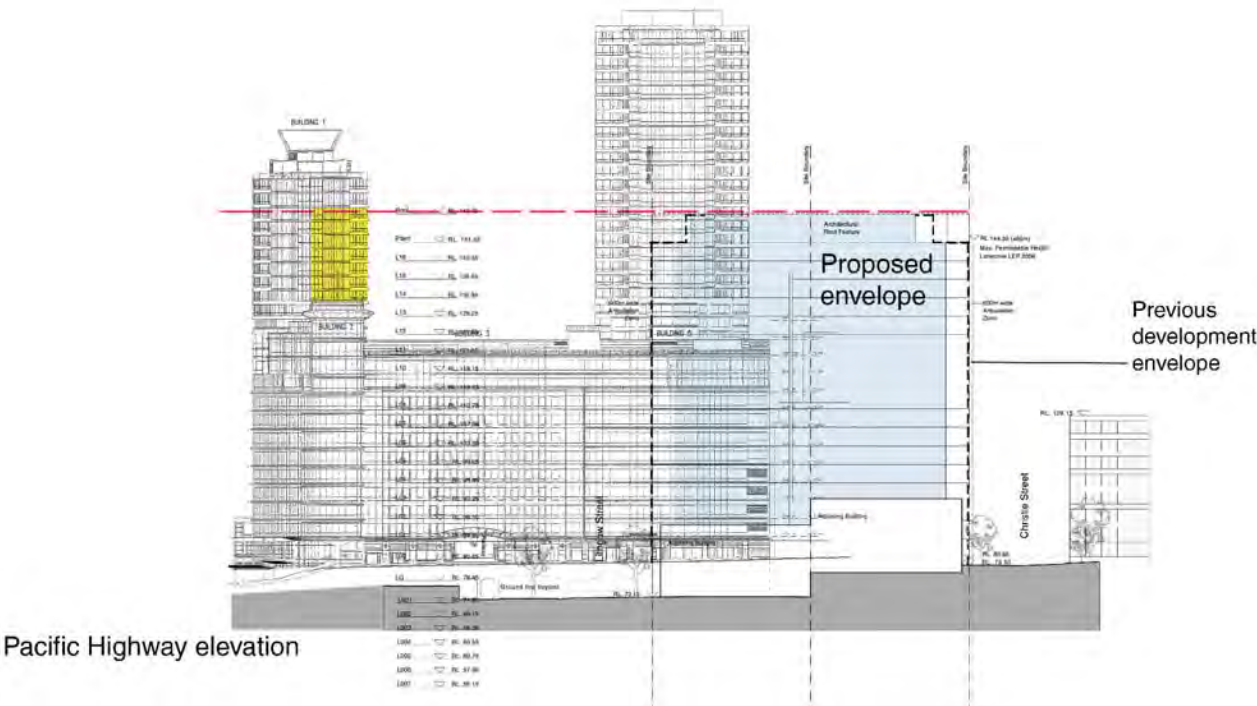
View loss diagram
Forum West Residential Tower



Forum West Impact on View
Units affected
Total units affected

1 per level
7 units [2%]







Architectural Design Statement
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View loss
Potential view loss from
Level 24 Forum West
Residential Tower





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View loss
Potential view loss from
Level 9 Commercial building
west





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View loss
Potential view loss from
Level 9 Commercial building
central





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View loss
Potential view loss from
Level 9 Commercial building
east





Architectural Design Statement
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Revised development
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View loss
Potential view loss from
Level 4 Commercial building
west





Architectural Design Statement
S11025 November 2010

Concept Plan Response to
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2010)

Revised development
envelope [Study 7]

View loss
Potential view loss from
Level 4 Commercial building
central



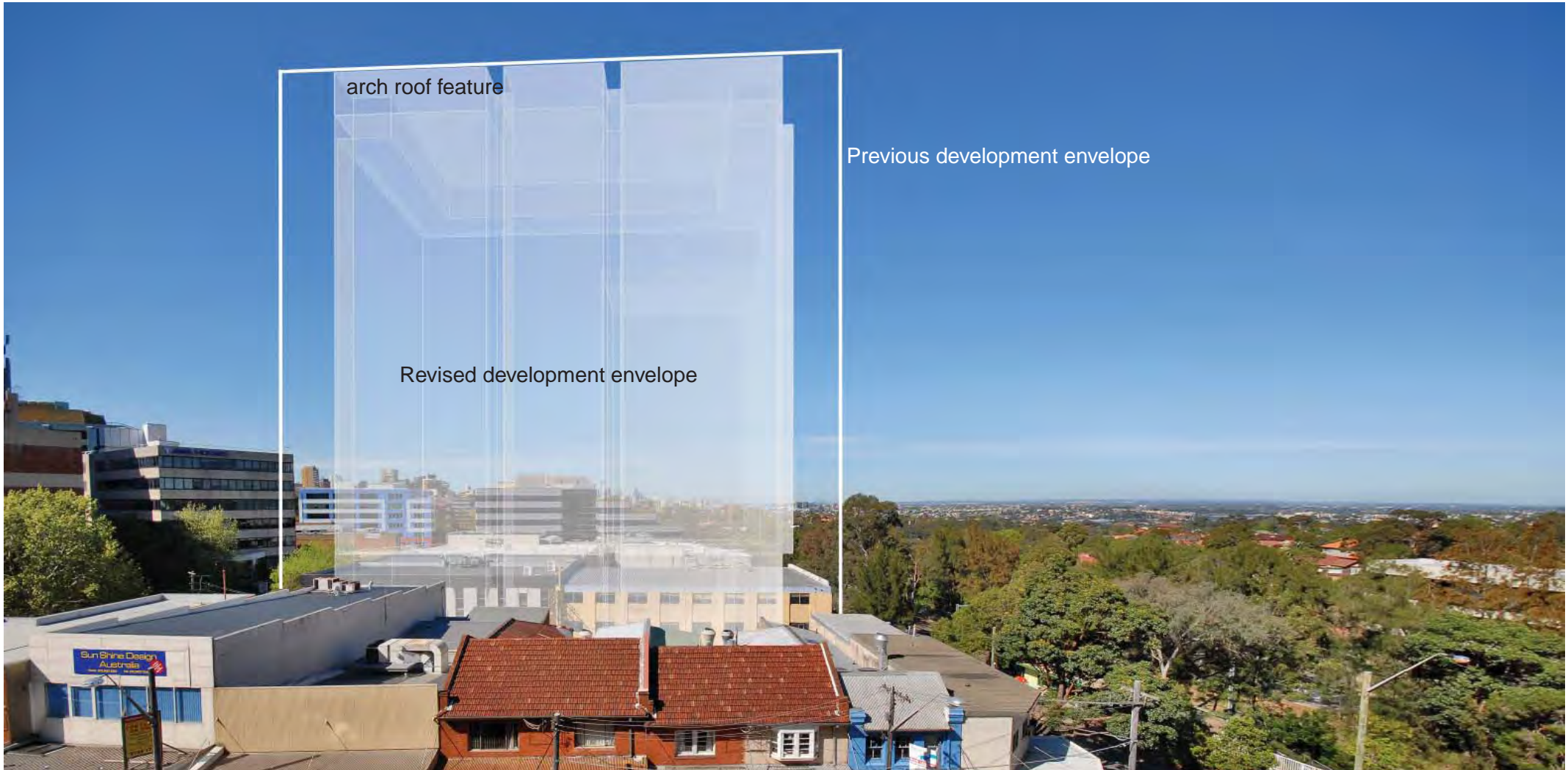


Architectural Design Statement
S11025 November 2010

Concept Plan Response to
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2010)

Revised development
envelope [Study 7]

View loss
Potential view loss from
Level 4 Commercial building
east



Concept Plan Response to
Submissions (September
2010)

View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 24 Forum West
Residential Tower





Architectural Design Statement
S11025 November 2010

Concept Plan Response to
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View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 9 Commercial building
west





Architectural Design Statement
S11025 November 2010

Concept Plan Response to
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View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 9 Commercial building
central



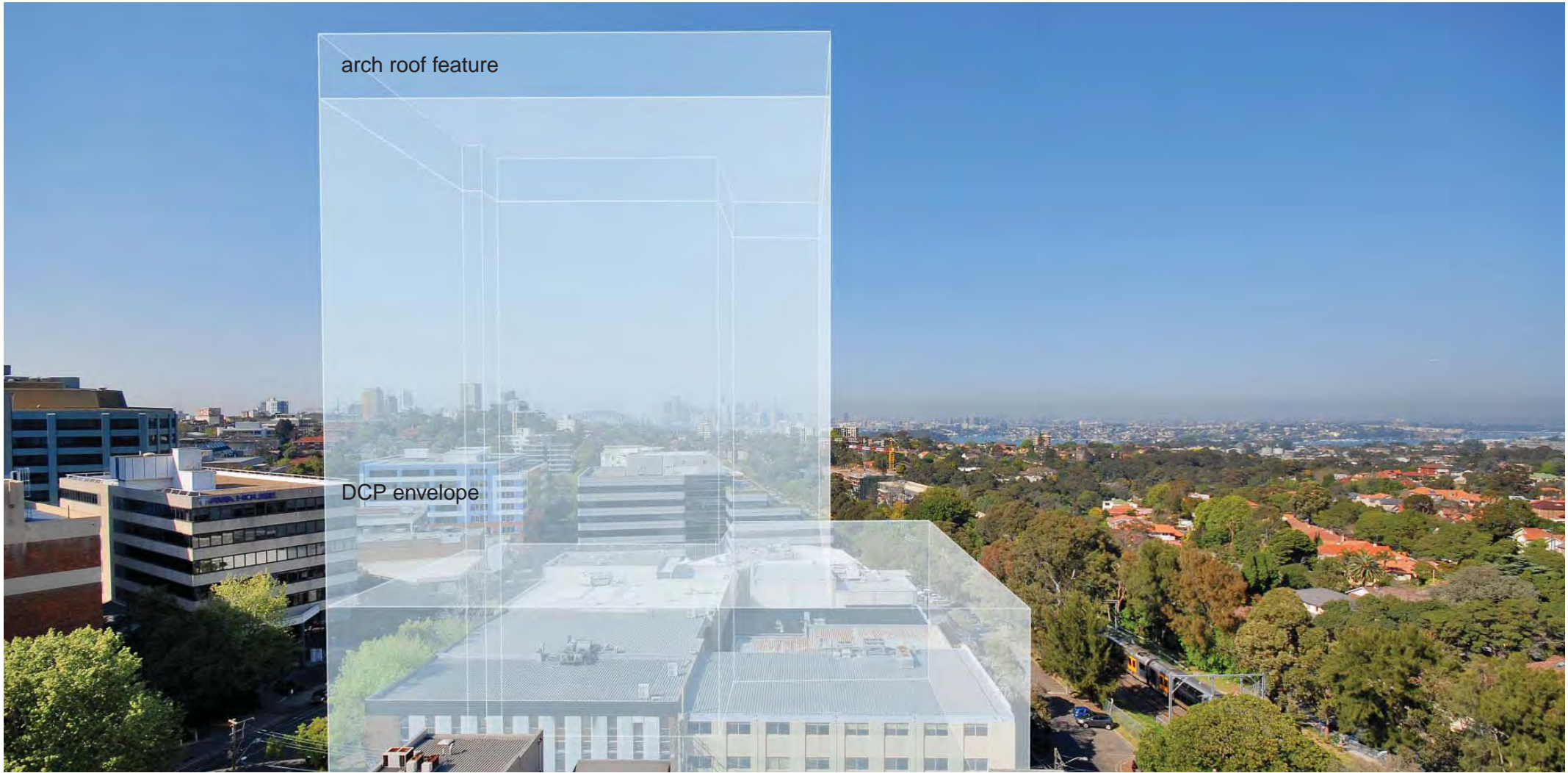


Architectural Design Statement
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Concept Plan Response to
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2010)

View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 9 Commercial building
east





Architectural Design Statement
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Concept Plan Response to
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View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 4 Commercial building
west





Architectural Design Statement
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Concept Plan Response to
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View Impact of DCP 18m
setback off Lithgow Street

Potential view loss from
Level 4 Commercial building
central





**Concept Plan Response to
Submissions (September
2010)**

**View Impact of DCP 18m
setback off Lithgow Street**

**Potential view loss from
Level 4 Commercial building
east**



Concept Plan Response to
Submissions (September
2010)

Revised development
envelope [Study 7]

Building height average

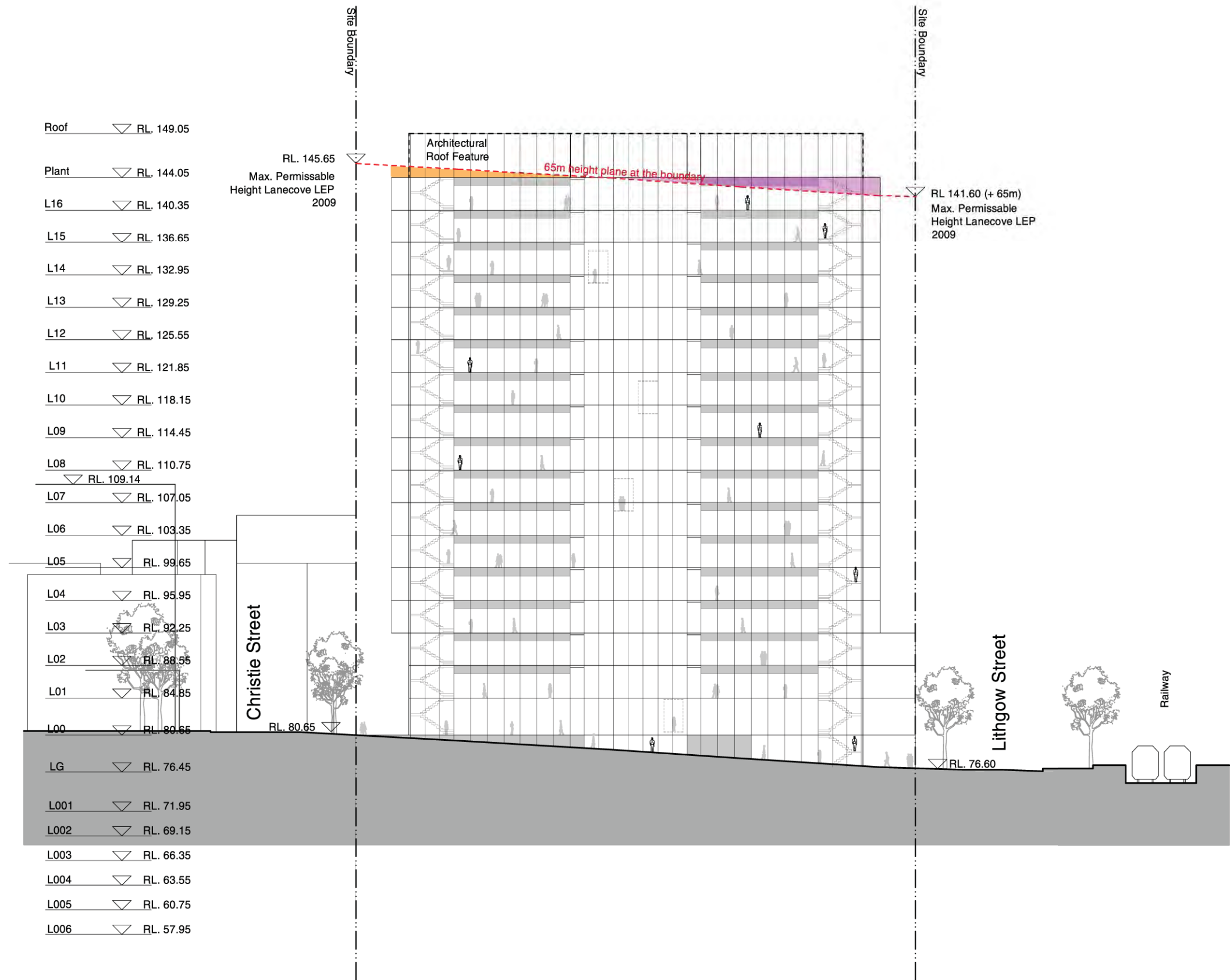
Elevation North



Area over the 65m height plane at building facade



Area under the 65m height plane at the building facade

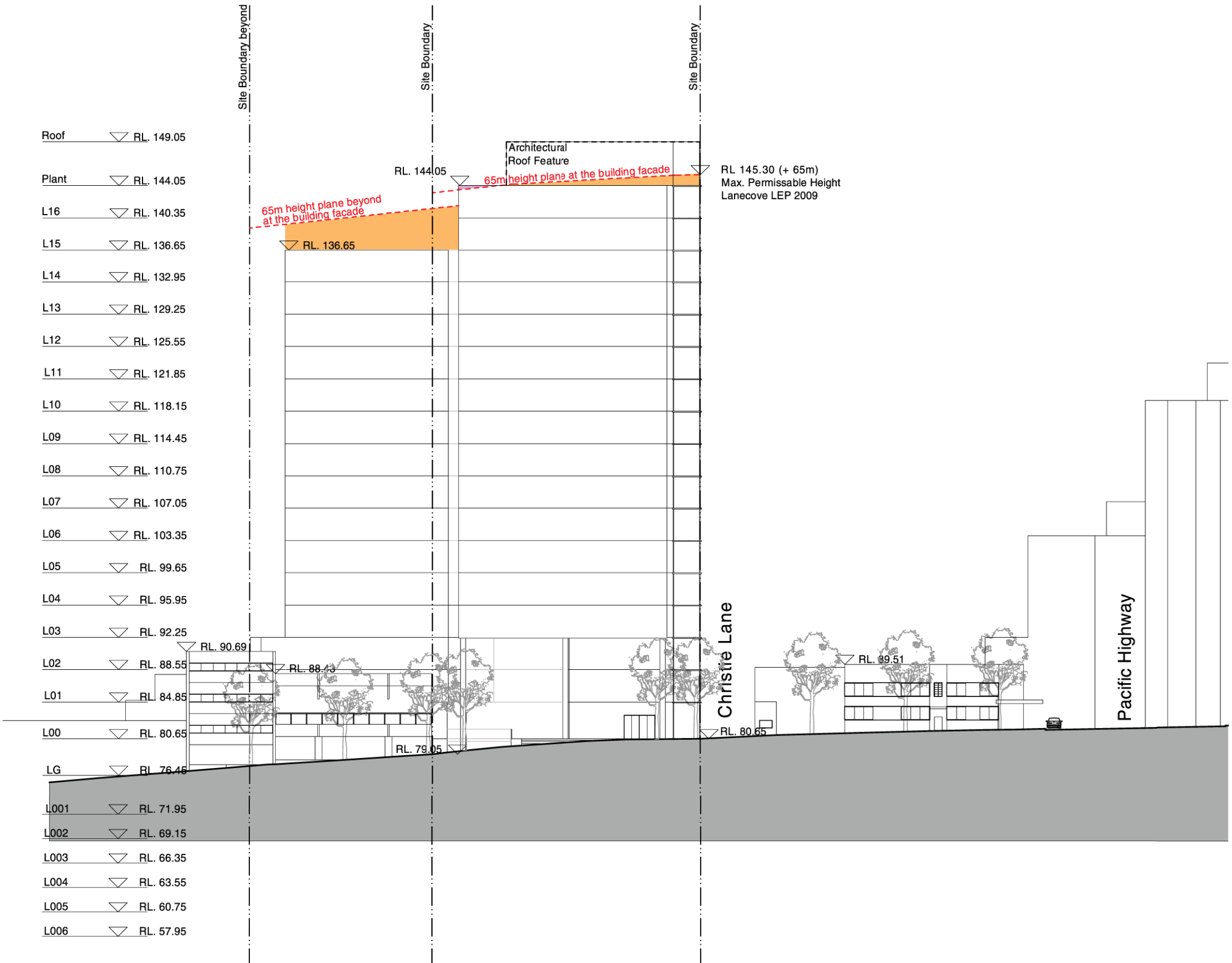
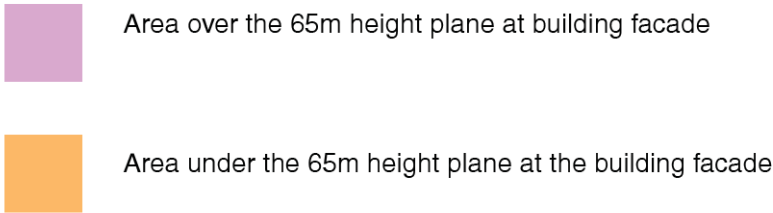


Concept Plan Response to
Submissions (September
2010)

Revised development
envelope [Study 7]

Building height average

Elevation East



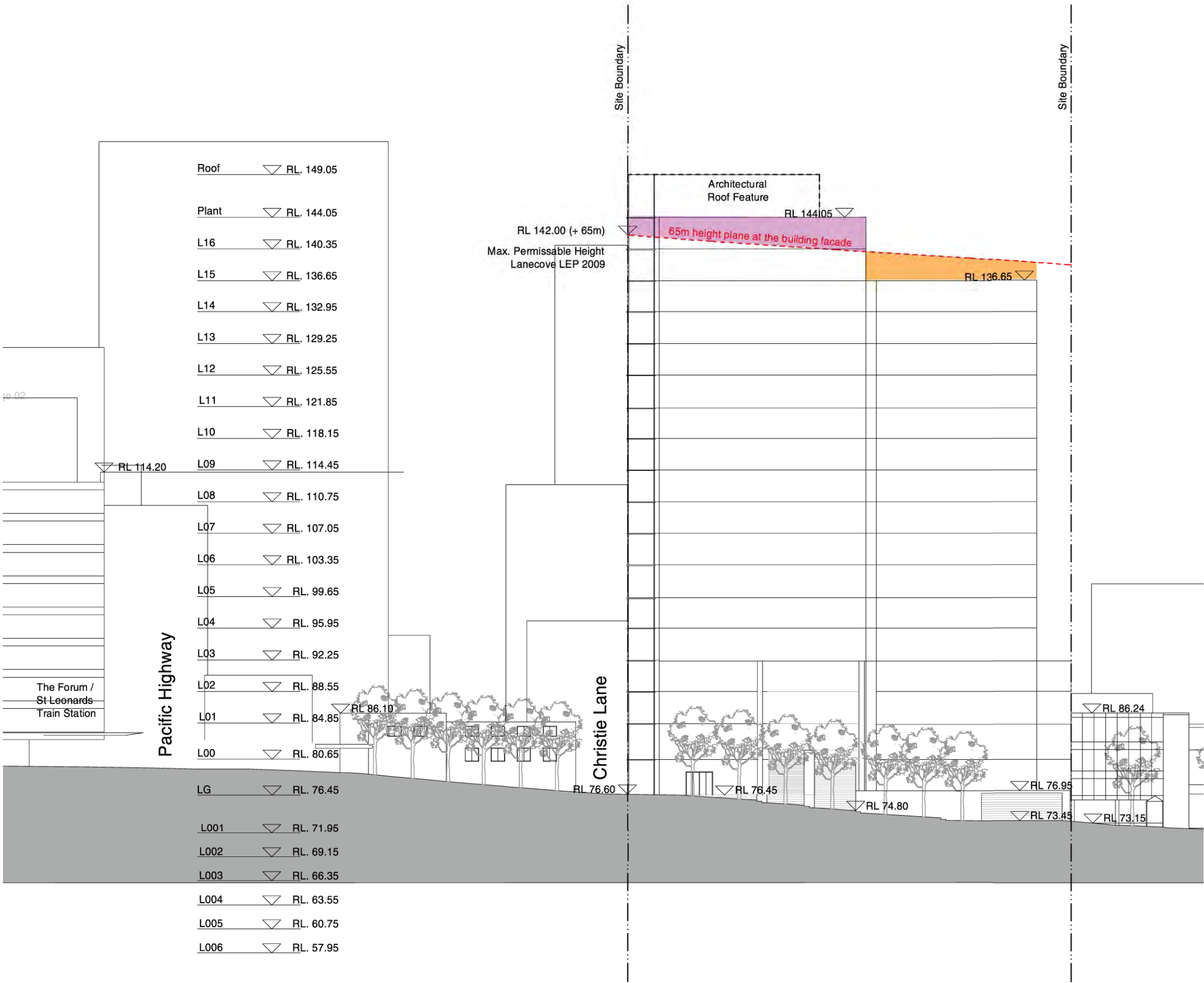
Concept Plan Response to
Submissions (September
2010)

Revised development
envelope [Study 7]

Building height average

Elevation West

- Area over the 65m height plane at building facade
- Area under the 65m height plane at the building facade



Concept Plan Response to
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Revised development
envelope [Study 7]

Building height average

Elevation South

