

VIEW ANALYSIS

Residential Buildings R4A, R4B & R5



10051 | August 2016

View Analysis Introduction

Introduction

The Visual Impact report was first prepared in response to the Department of Planning's direction on 27-09-2010. This was updated for the Mod 8 application made by Lend Lease.

This report has been updated with the currently proposed residential towers R4A + Band R5 in Blocks A and 4B as well as with the new hotel in Block Y, and compares this to the Mod 8 approval.

As per the original report, the following Oblique Visual Analysis assesses the proposed Barangaroo South buildings' impact on the existing residential units on Kent Street including: Highgate, Georgia, Stamford Marque and Stamford on Kent. A comparison of view conditions ascertains the impact of the overall distribution and view corridors within the Barangaroo South Master Plan when compared with Concept Plan (Mod 8).

Methodology

The illustrations give an indication of the impact on the views experienced as a result of the proposed indicative design. This is further supported by 3D visual illustrations from the viewpoints used for this analysis.

There are two methods of view analysis, orthogonal view projection and oblique views assessment. As detailed in the Barangaroo Concept Plan Application (Mod 8), orthogonal view projection provides an assessment of a simple elevation. This view analysis will

use Oblique View Analysis to provide a more considered assessment of view sharing.

Using this method, two heights set out in the previous Barangaroo Concept Plan Application were taken as samples for views from each of the residential buildings at RL59 and RL90.

To measure a reasonable level of uninterrupted views with no loss of amenity from the residential buildings, the first approved concept plan established a benchmark viewing angle of 54° given by the most significantly impacted residential tower, Stamford Marque. This benchmark has again been used to in this Barangaroo South Masterplan.



Image looking West to existing residential towers
Source: Rogers Stirk Harbour + Partners

Aims

As per Mod 8, the proposed buildings aim to ensure view sharing across the majority of levels for the adjacent Kent Street residential buildings rather than maximising views for the higher levels.

The view analysis should also consider oblique views in context. The distance between the proposed tower forms to Highgate, Georgia and Stamford Marque has increased from 100m to 192m thus significantly improving each tower’s wider field of view.

The summary of the oblique view analysis is outlined in the table. In all cases, an open and unobstructed north westerly view has been maintained.

	Total Oblique View Angle using Concept Plan Amendment (MOD 8)	Total Oblique View Angle using proposed R4A, R4B & R5 building footprints	Difference	Conclusion
Highgate Level 15 (RL59.699)	91°	92°	+1°	View greater than 54° is maintained
Highgate Level 25 (RL90.187)	91°	92°	+1°	View greater than 54° is maintained
Georgia Level 16 (RL 59.699)	85°	87°	+2°	View greater than 54° is maintained
Georgia Level 26 (RL90.187)	85°	87°	+2°	View greater than 54° is maintained
Stamford Marque Level 18 (RL59.699)	79°	80°	+1°	View greater than 54° is maintained
Stamford Marque Level 28 (RL90.187)	79°	80°	+1°	View greater than 54° is maintained
Stamford on Kent Level 18 (RL59.699)	67°	61°	-6°	View greater than 54° is maintained
Stamford on Kent Level 28 (RL90.187)	67°	61°	-6°	View greater than 54° is maintained

Table of Oblique Views
Source: JBA

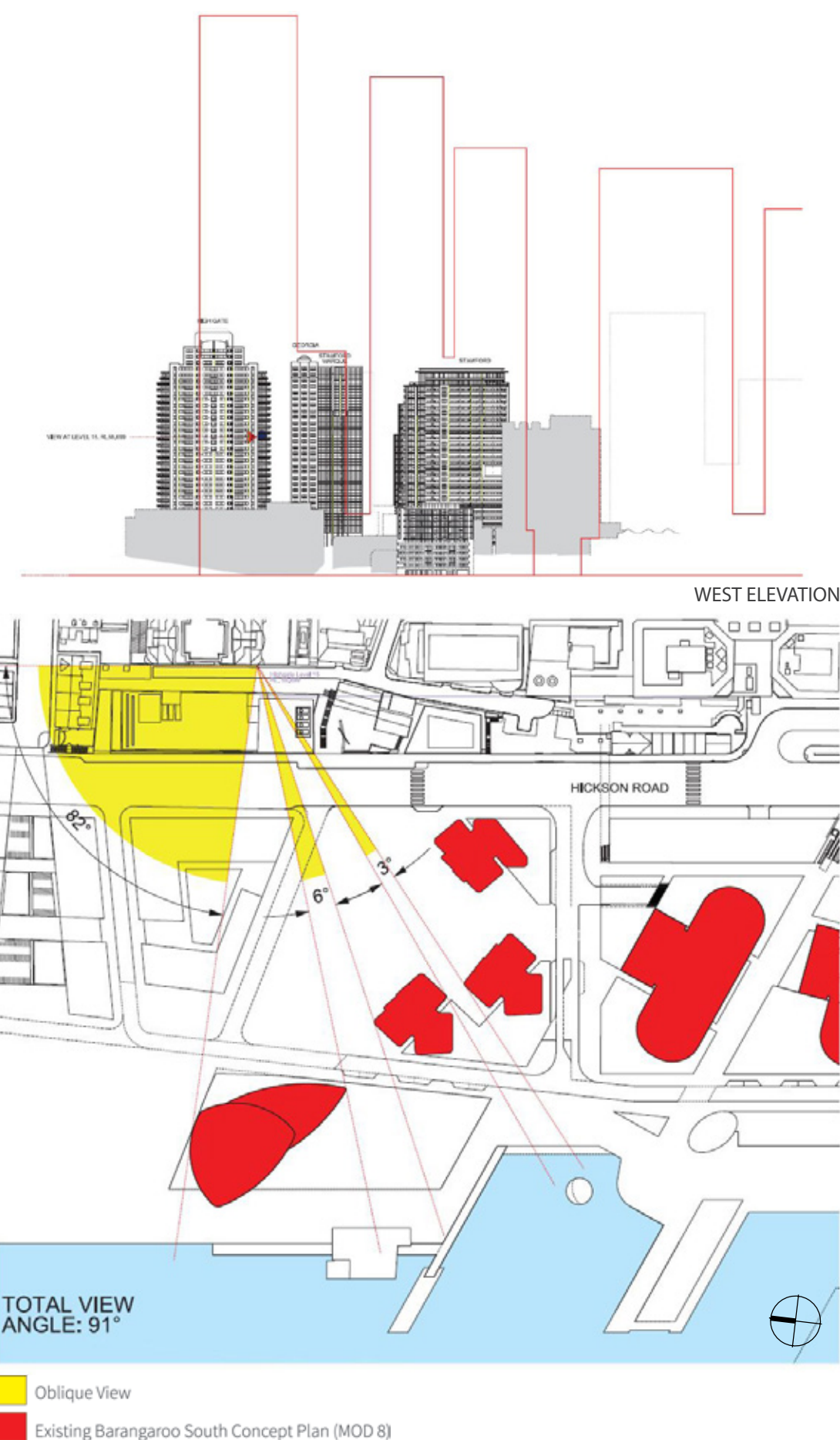
Highgate - Lower Levels

Concept Plan (MOD 8)

Indicative Design Level 15 - RL59.699



Image showing view from level 15 from Highgate
Source: Virtual Ideas



Highgate - Lower Levels

Proposed Buildings R4A, R4B & R5
Design Level 15 - RL59.699

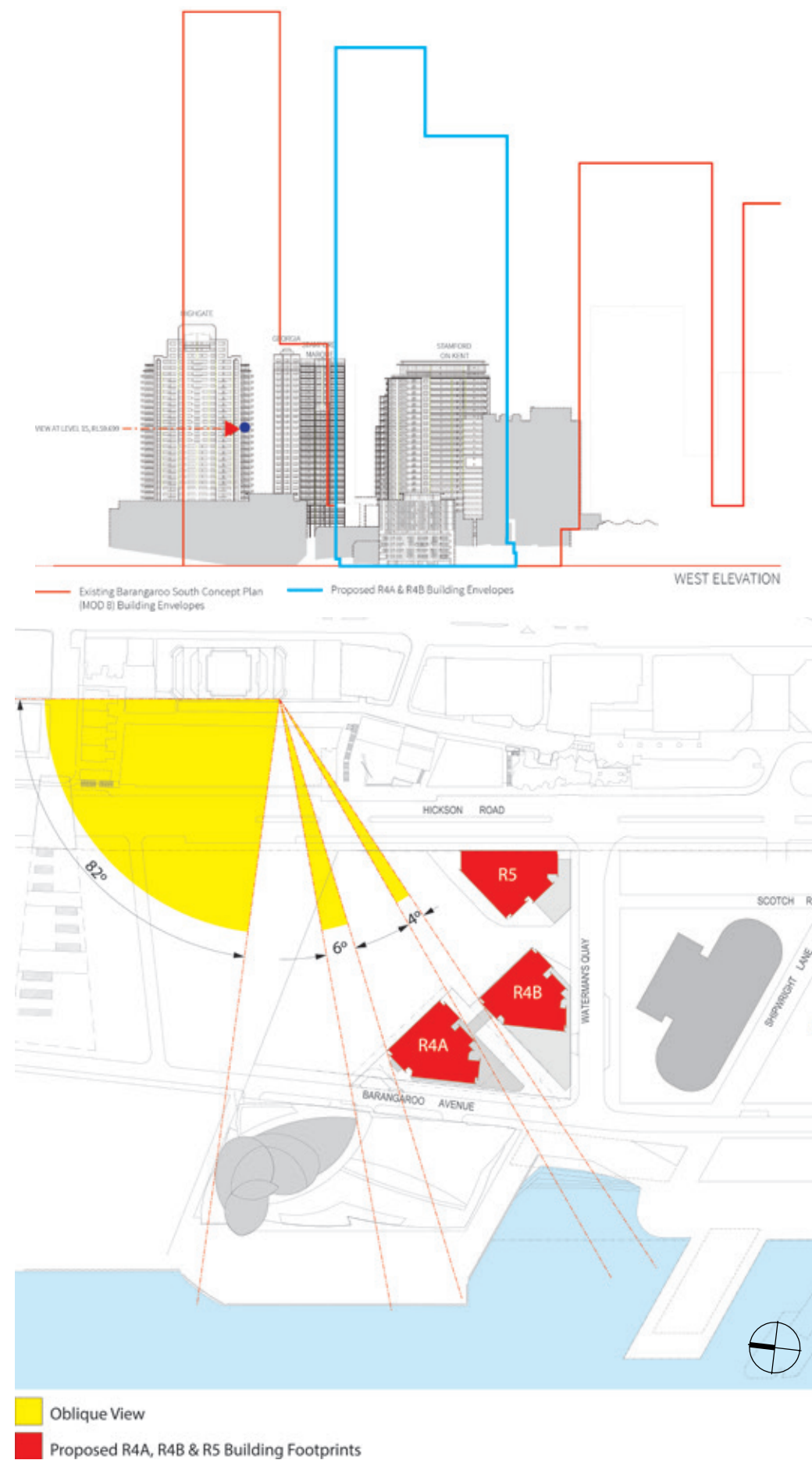


Image showing view from level 15 from Highgate
Source: Virtual Ideas

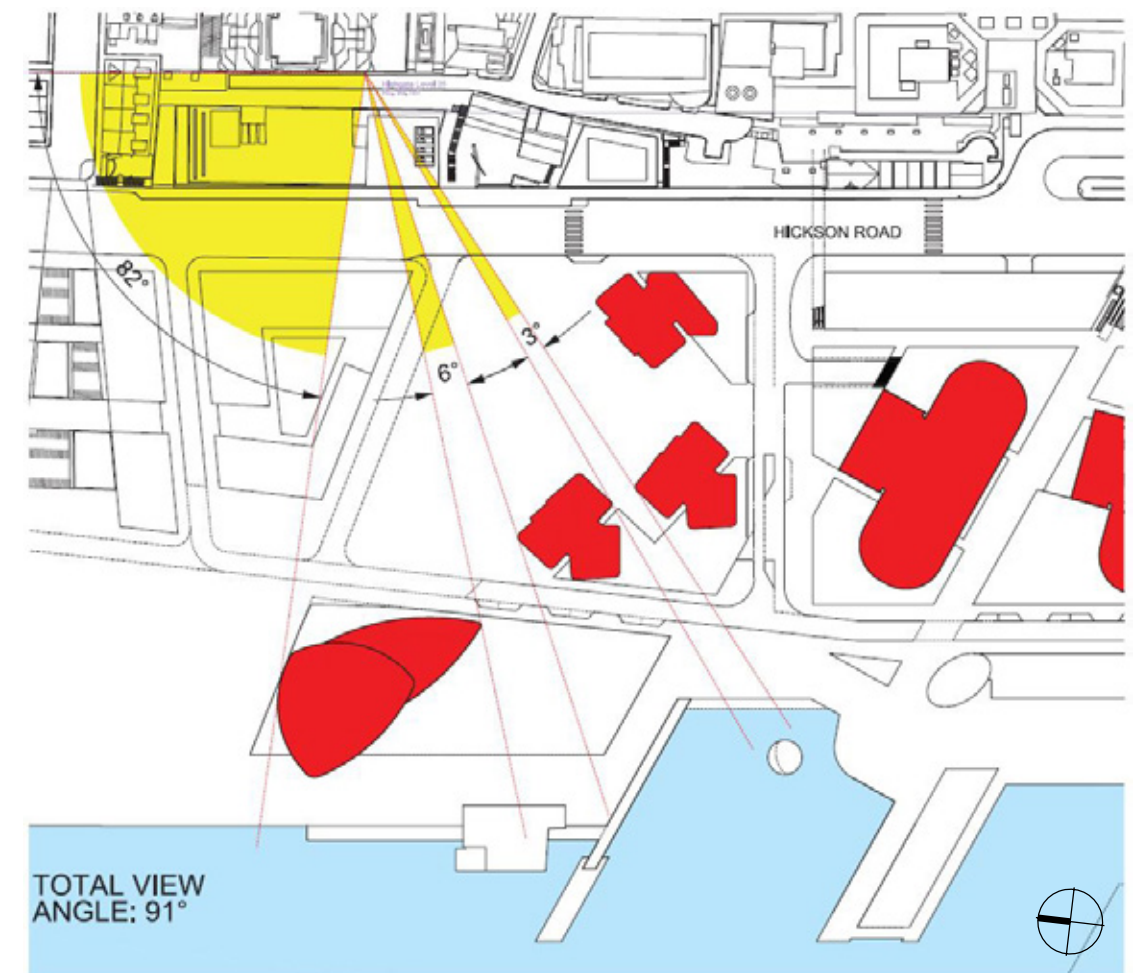
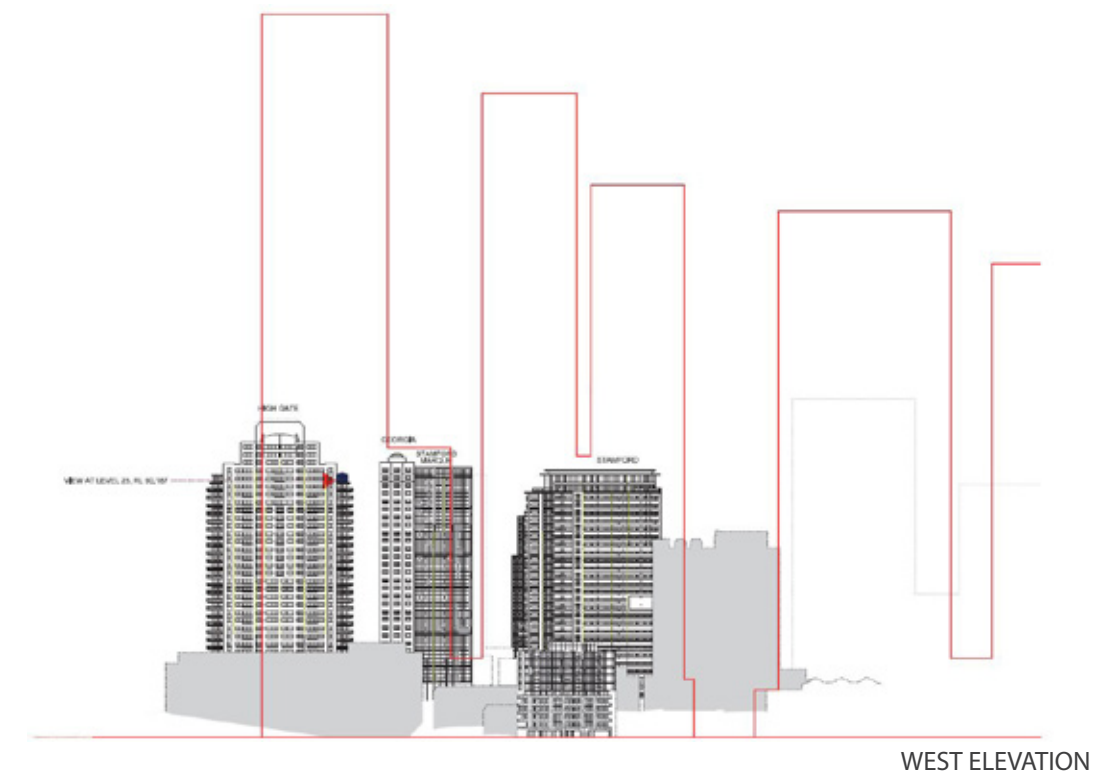
Highgate - Upper Levels

Concept Plan (MOD 8)

Indicative Design Level 25 - RL90.187



Image showing view from level 25 from Highgate
Source: Virtual Ideas



- Oblique View
- Existing Barangaroo South Concept Plan (MOD 8)

Highgate - Upper Levels

Proposed Buildings R4A, R4B & R5
Design Level 25 - RL90.187

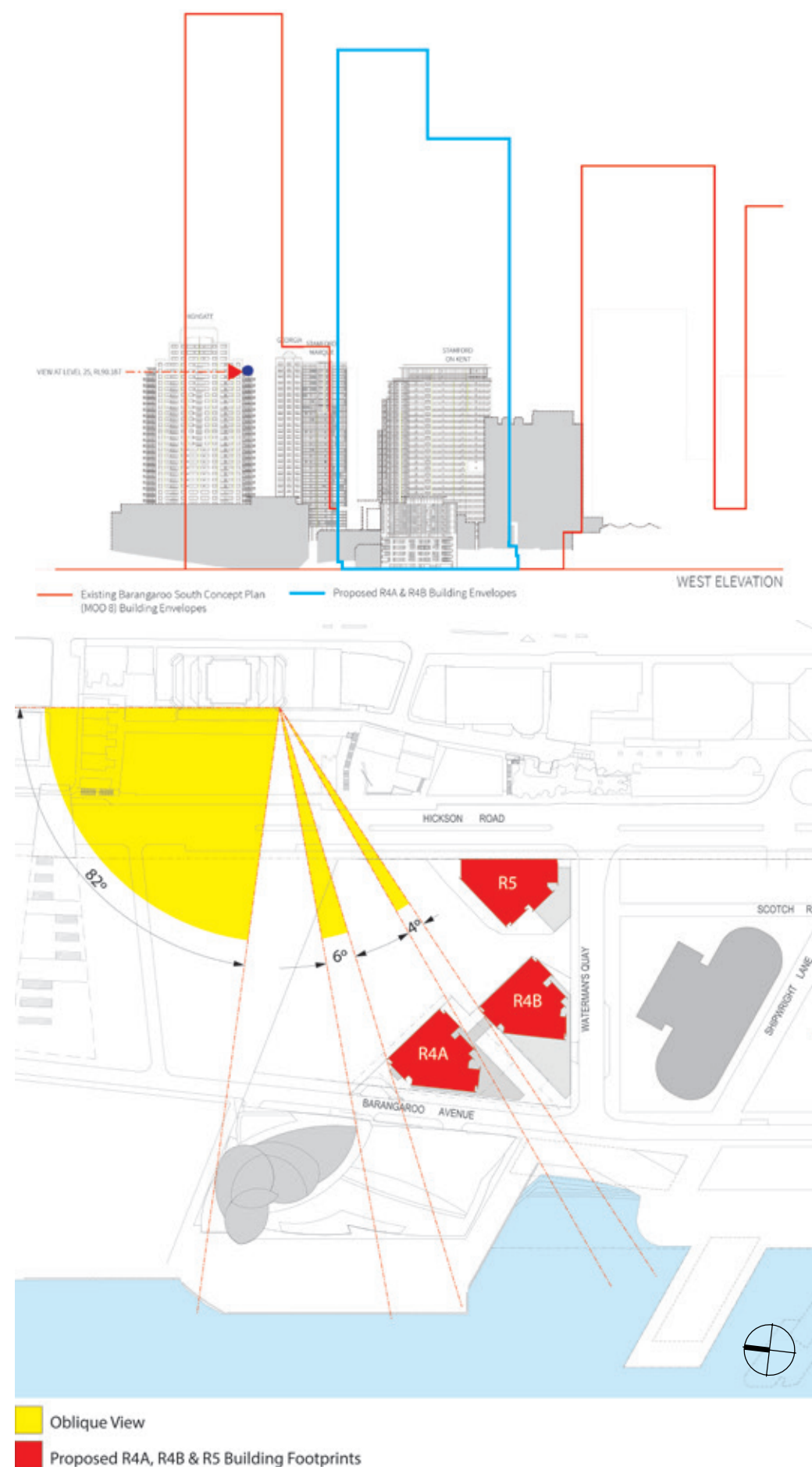


Image showing view from level 25 from Highgate
Source: Virtual Ideas

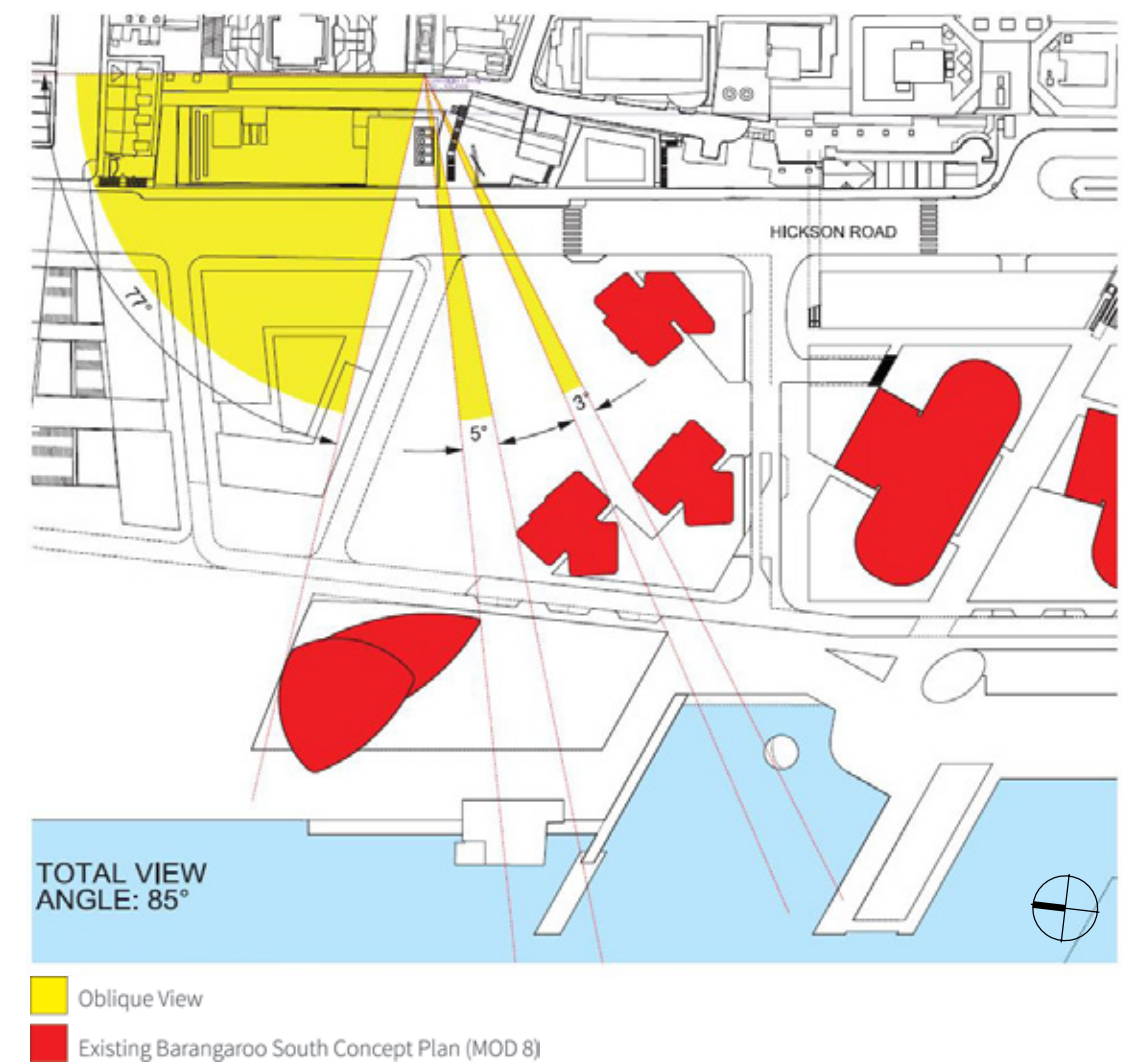
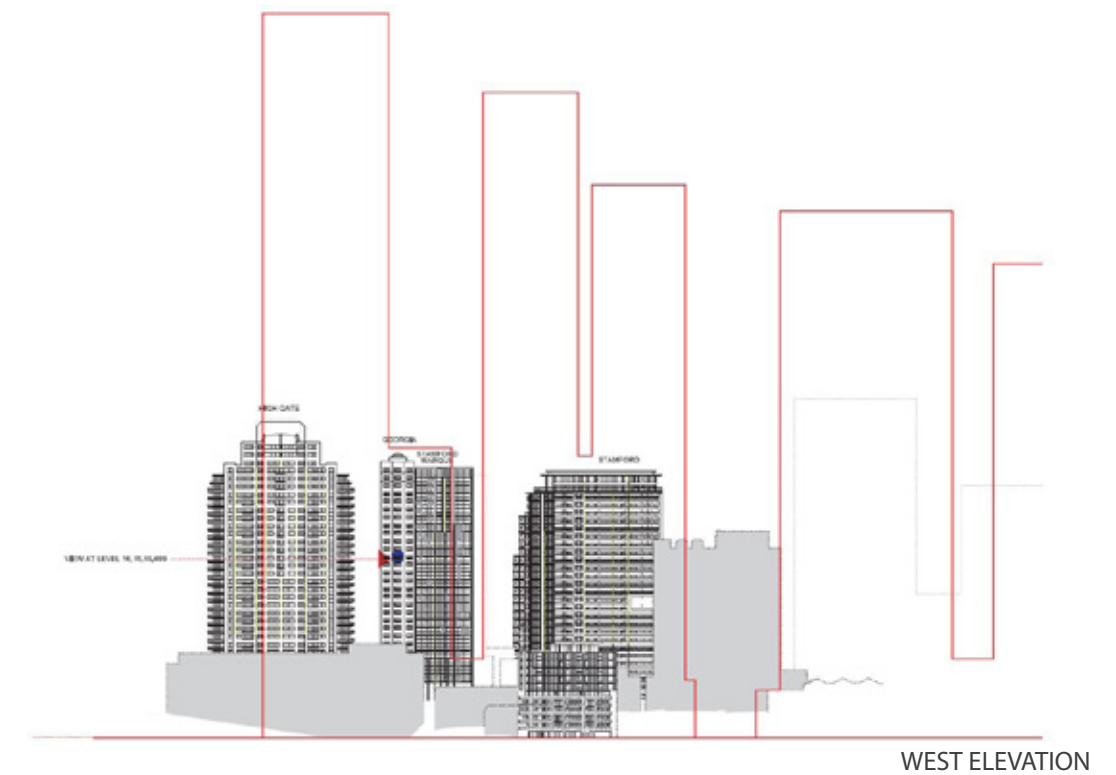
Georgia - Lower Levels

Concept Plan (MOD 8)

Indicative Design Level 16 - RL59.699



Image showing view from level 15 from Georgia
Source: Virtual Ideas



Georgia - Lower Levels

Proposed Buildings R4A, R4B & R5
Design Level 16 - RL59.699

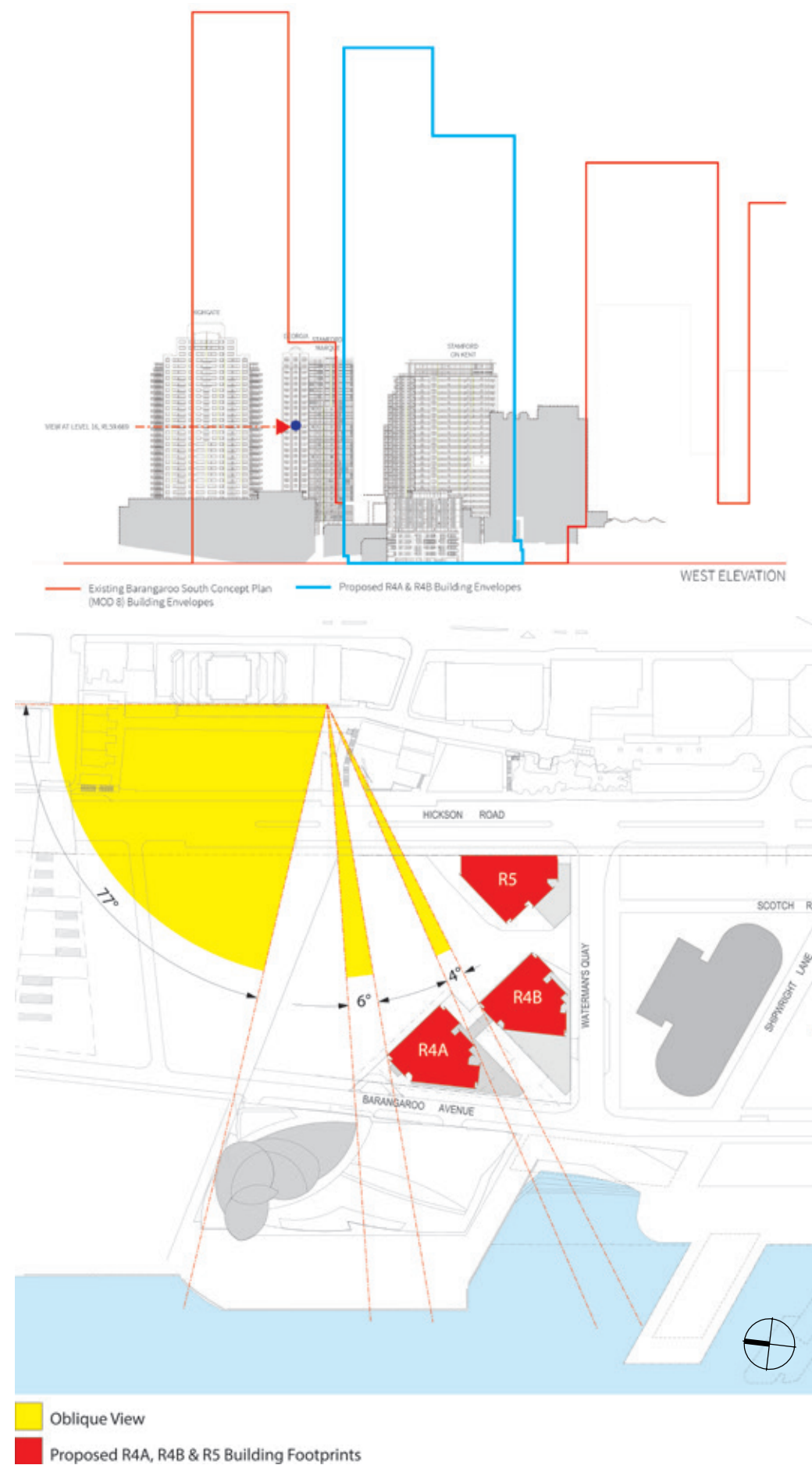


Image showing view from level 16 from Georgia
Source: Virtual Ideas

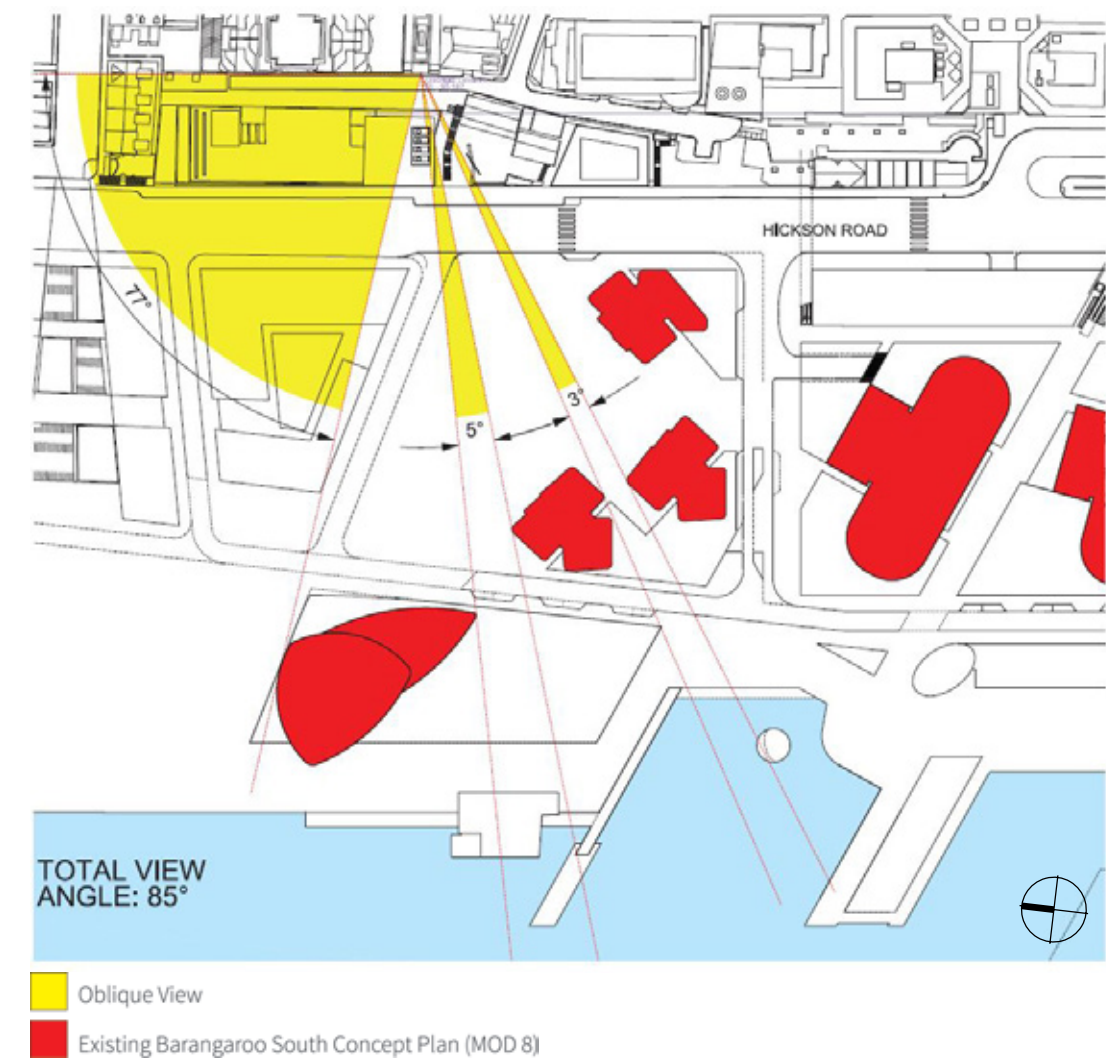
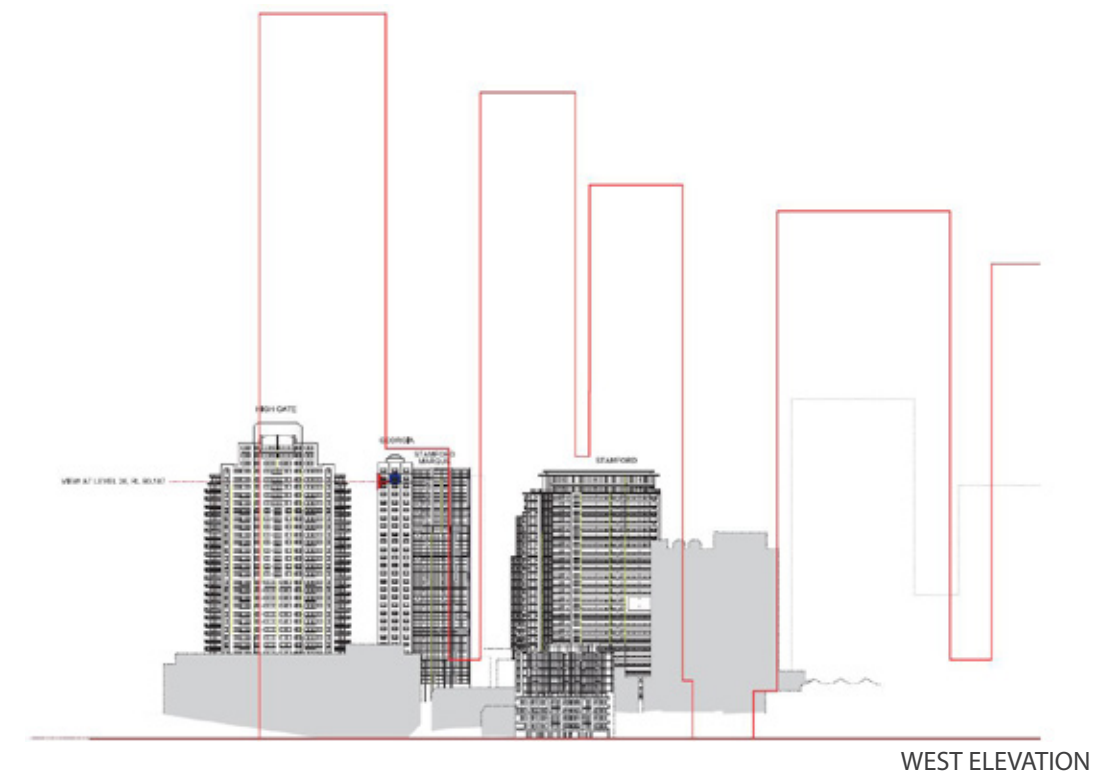
Georgia - Upper Levels

Concept Plan (MOD 8)

Indicative Design Level 26 - RL90.187



Image showing view from level 25 from Georgia
Source: Virtual Ideas



Georgia - Upper Levels

Proposed Buildings R4A, R4B & R5
Design Level 26 - RL90.187

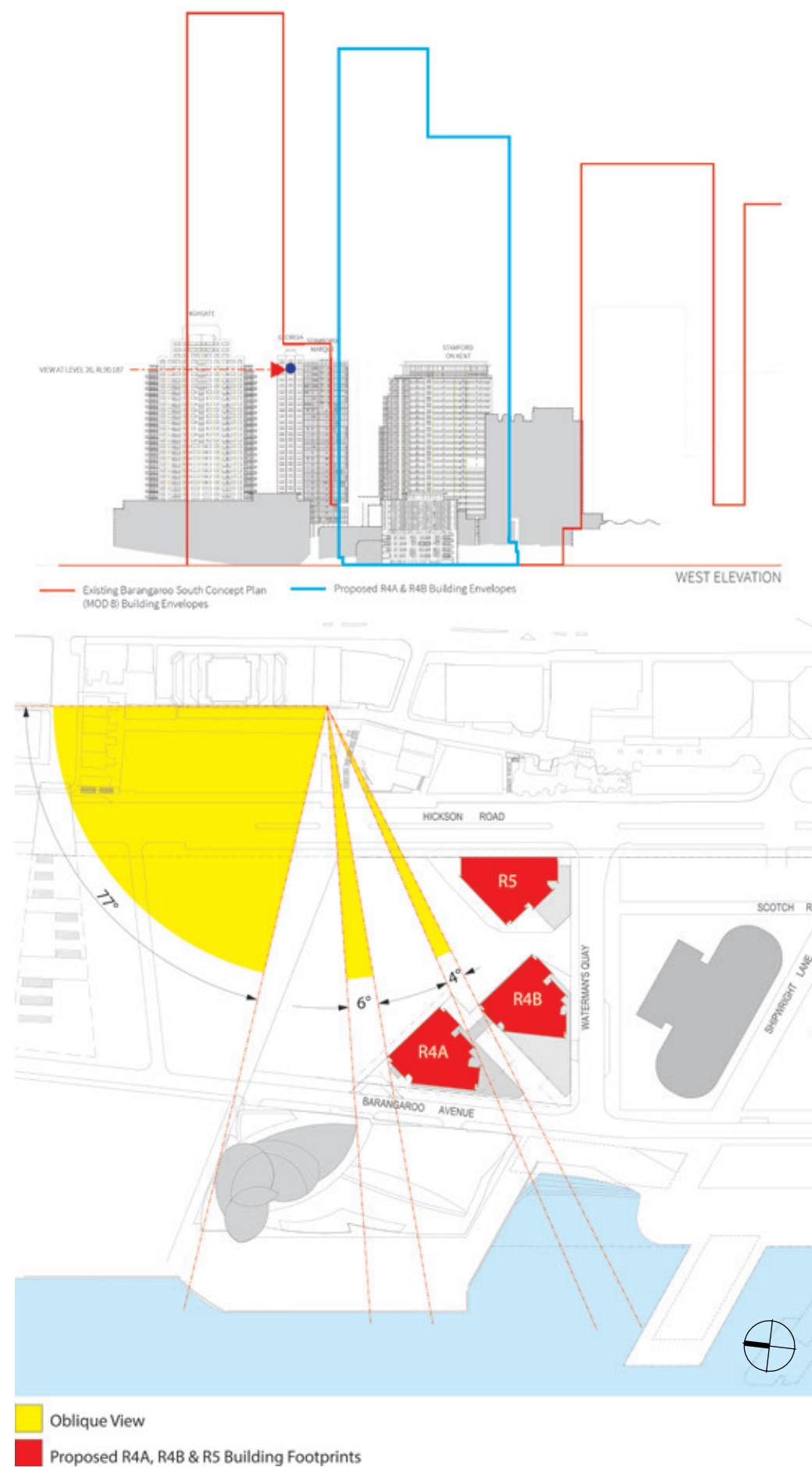


Image showing view from level 26 from Georgia
Source: Virtual Ideas

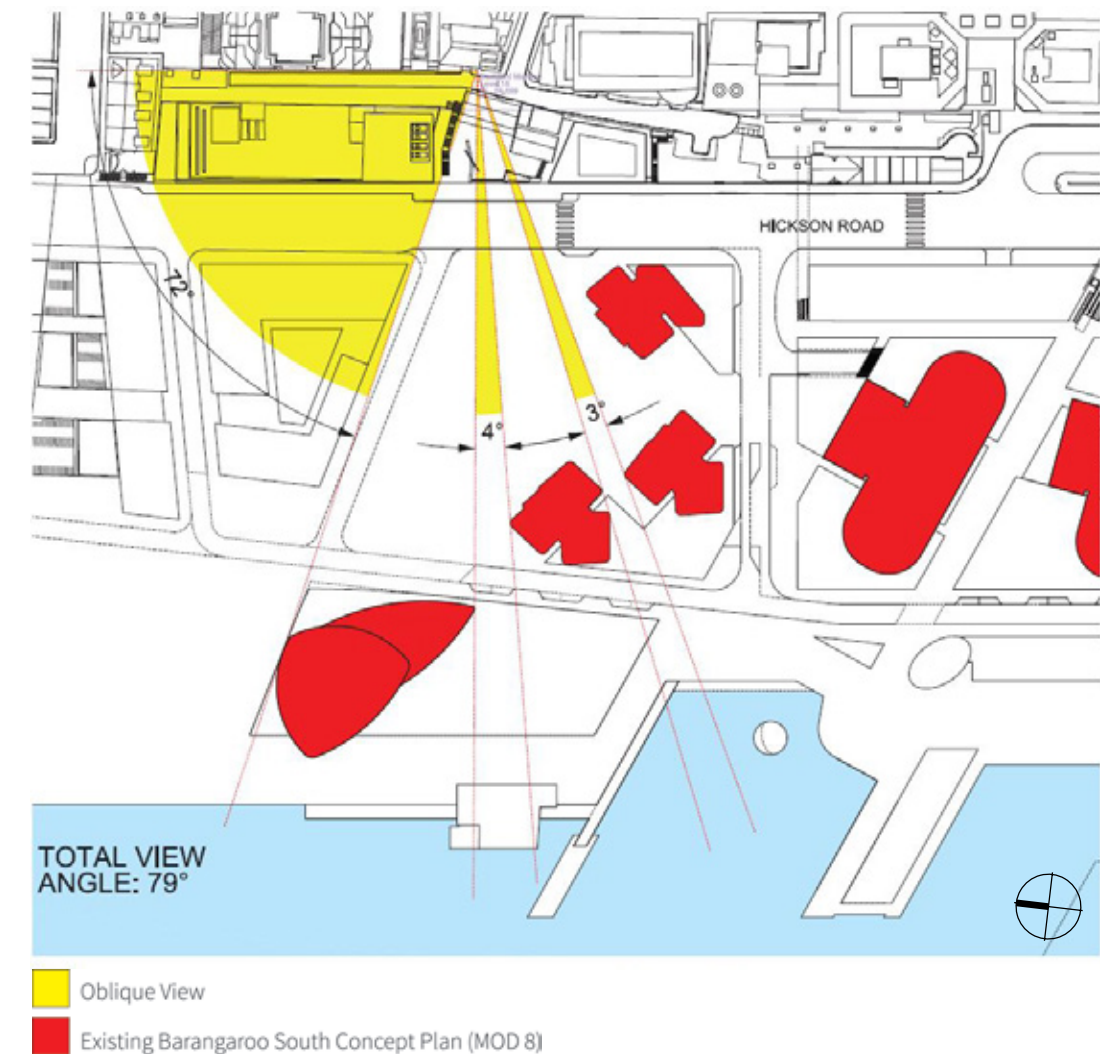
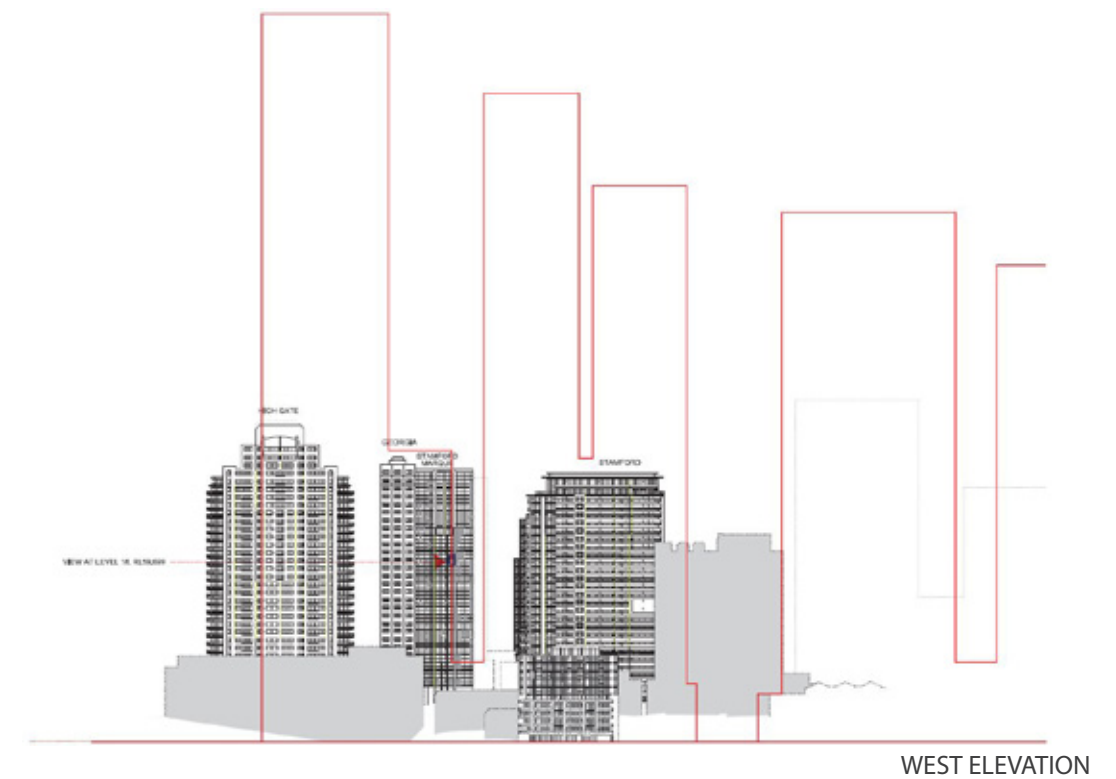
Stamford Marquee - Lower Levels

Concept Plan (MOD 8)

Indicative Design Level 18 - RL59.699



Image showing view from level 15 from Stamford Marquee
Source: Virtual Ideas



Stamford Marquee - Lower Levels

Proposed Buildings R4A, R4B & R5
Design Level 18 - RL59.699

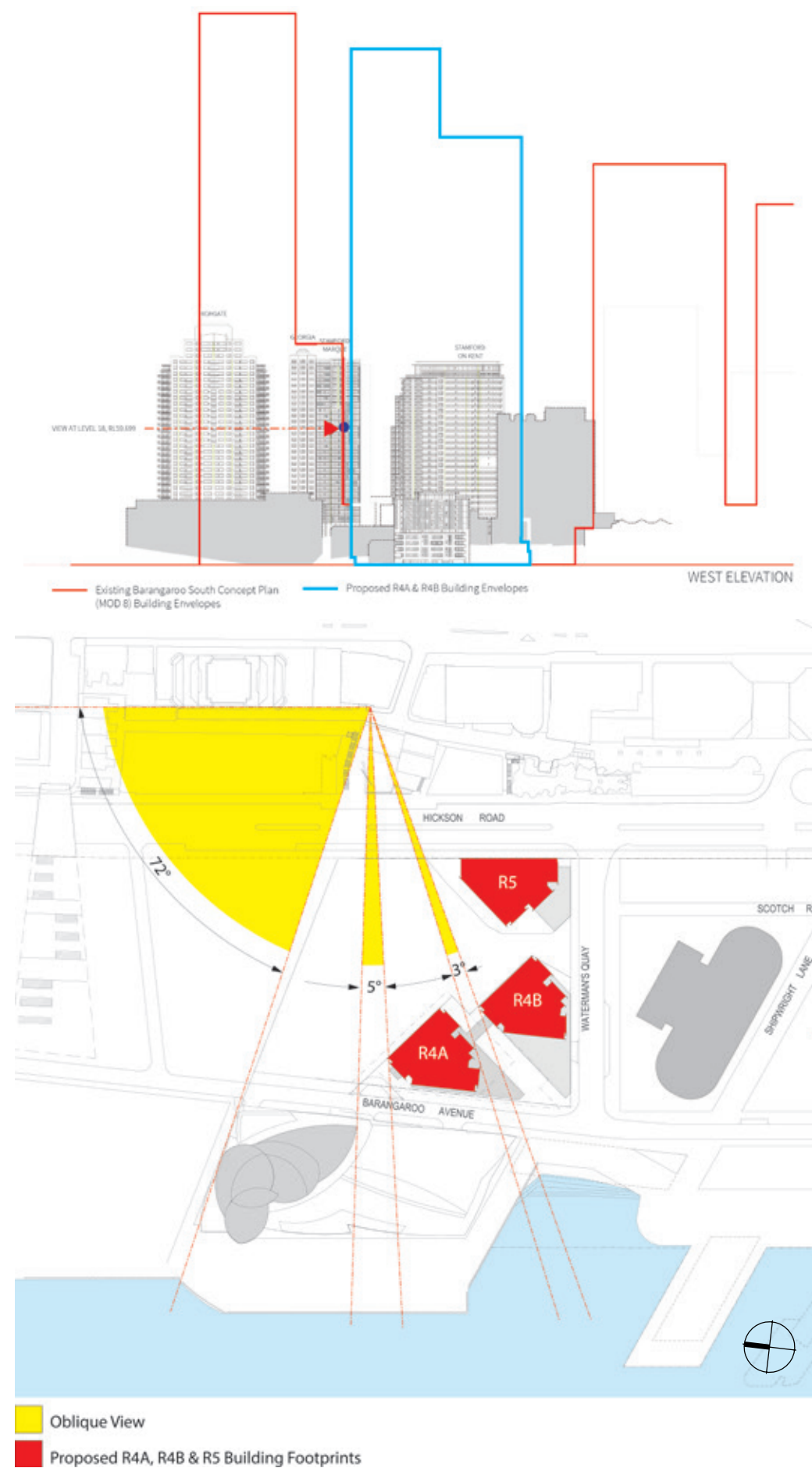


Image showing view from level 18 from Stamford Marquee
Source: Virtual Ideas

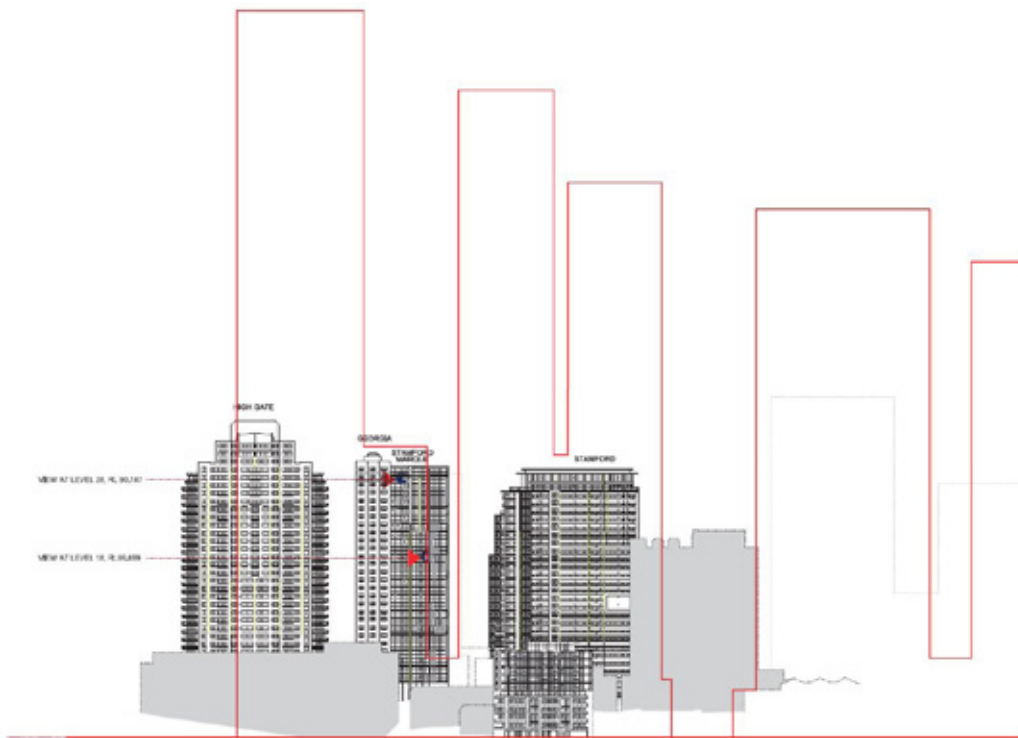
Stamford Marquee - Upper Levels

Concept Plan (MOD 8)

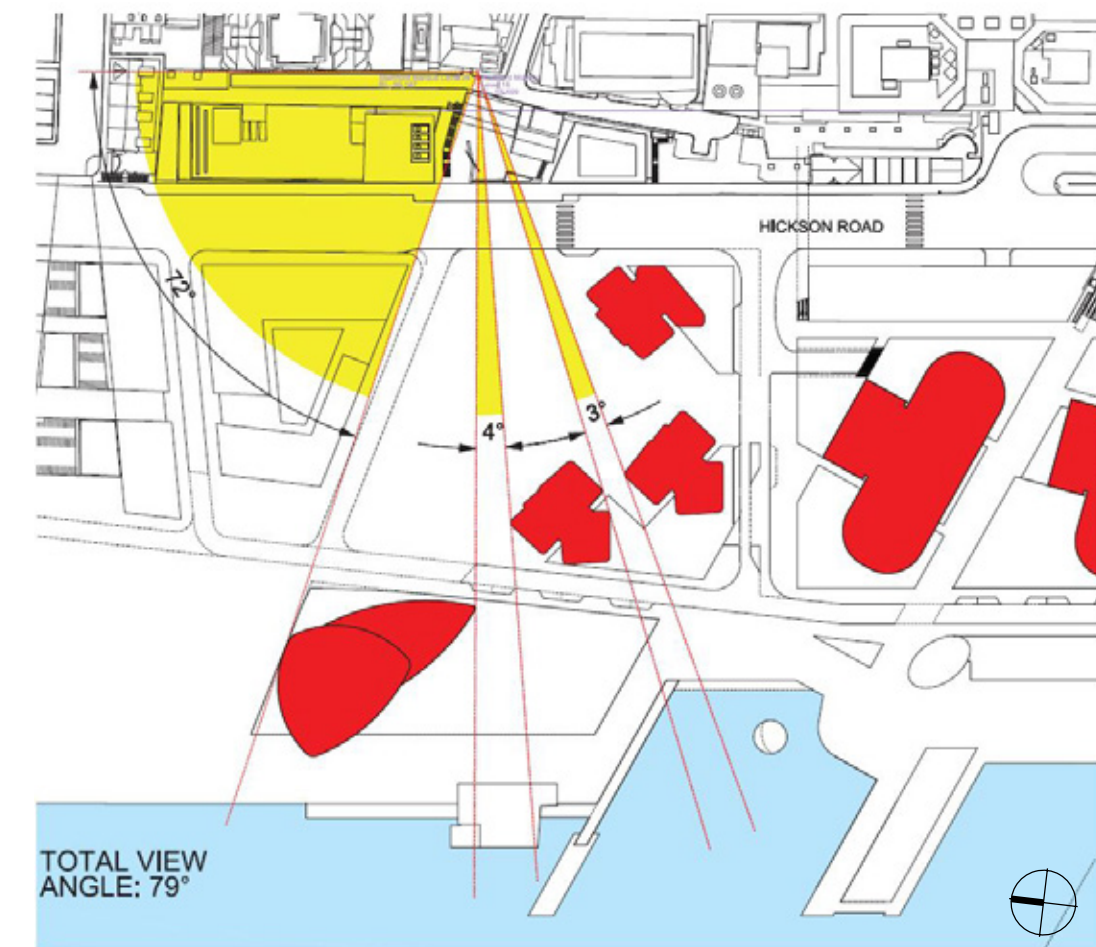
Indicative Design Level 28 - RL90.187



Image showing view from level 25 from Stamford Marquee
Source: Virtual Ideas



West Elevation



Stamford Marquee - Upper Levels

Proposed Buildings R4A, R4B & R5
Design Level 28 - RL90.187

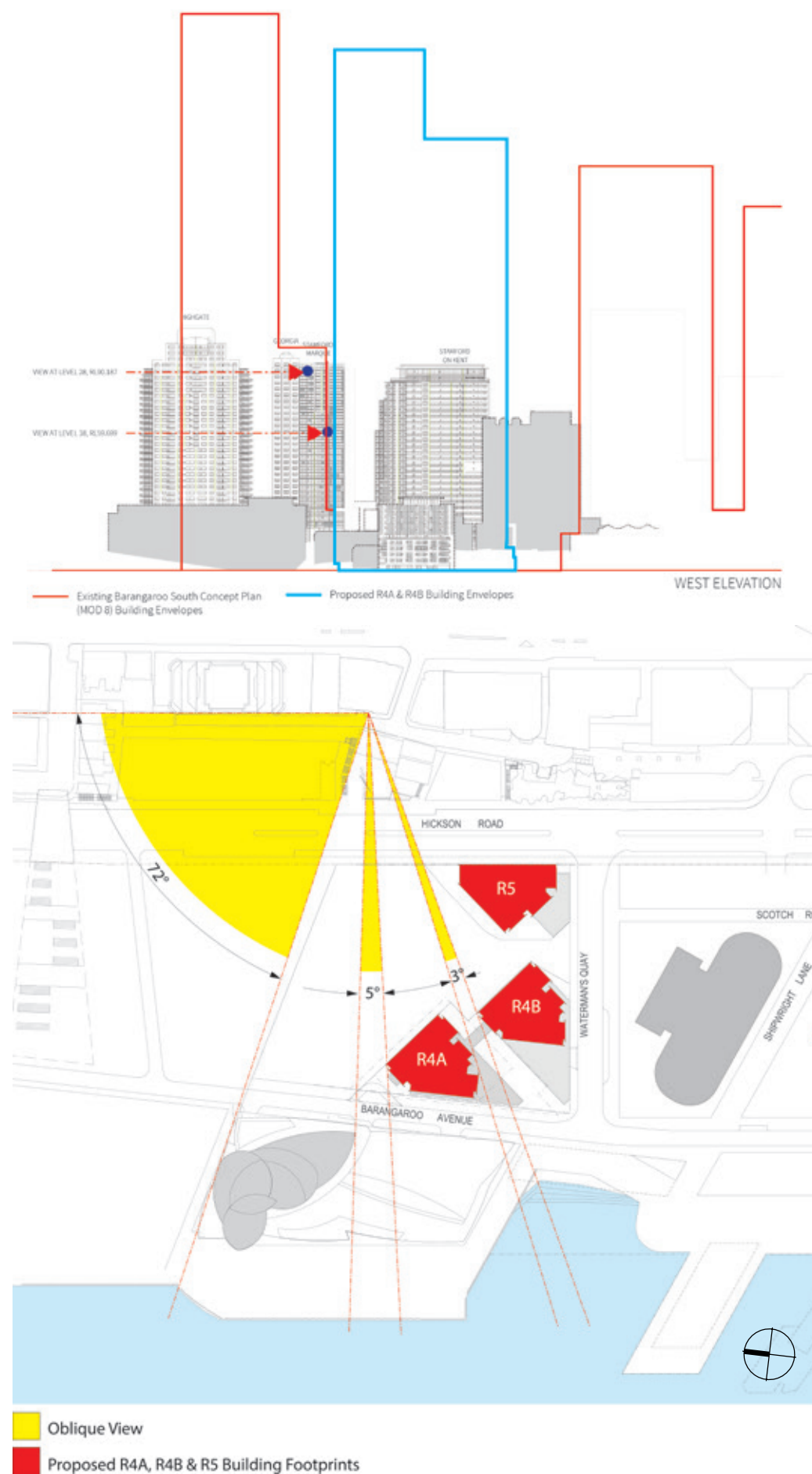


Image showing view from level 28 from Stamford Marquee
Source: Virtual Ideas

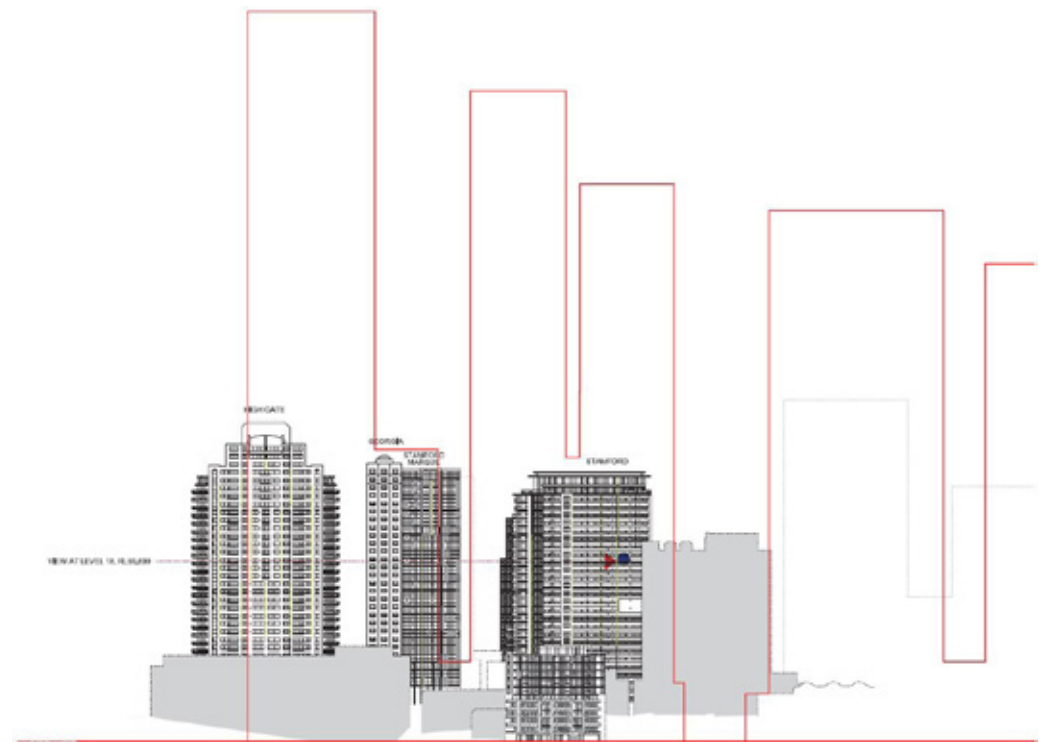
Stamford on Kent - Lower Levels

Concept Plan (MOD 8)

Indicative Design Level 18 - RL59.699



Image showing view from level 15 from Stamford on Kent
Source: Virtual Ideas



West Elevation



Oblique View
Existing Barangaroo South Concept Plan (MOD 8)

Stamford on Kent - Lower Levels

Proposed Buildings R4A, R4B & R5
Design Level 18 - RL59.699

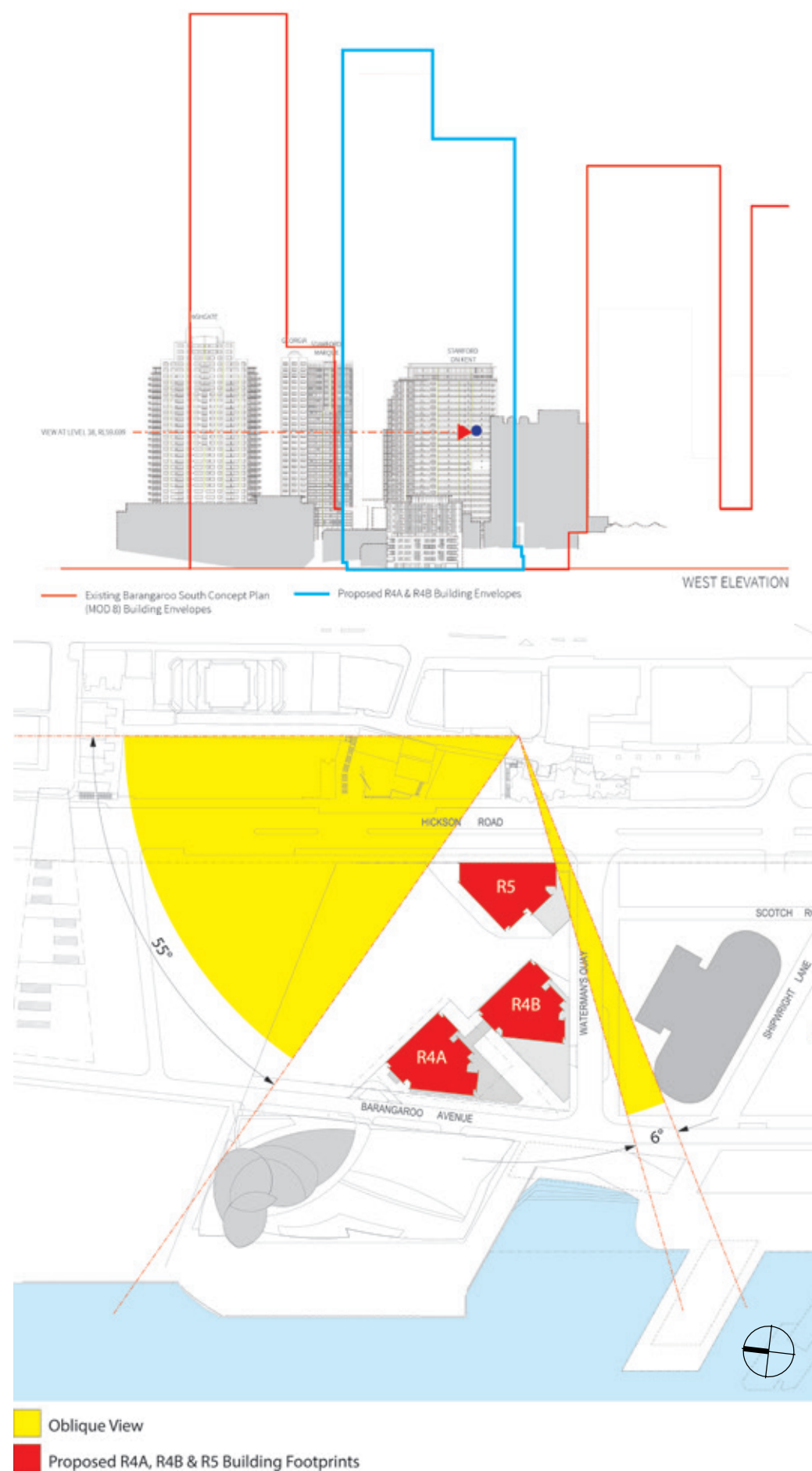


Image showing view from level 18 from Stamford on Kent
Source: Virtual Ideas

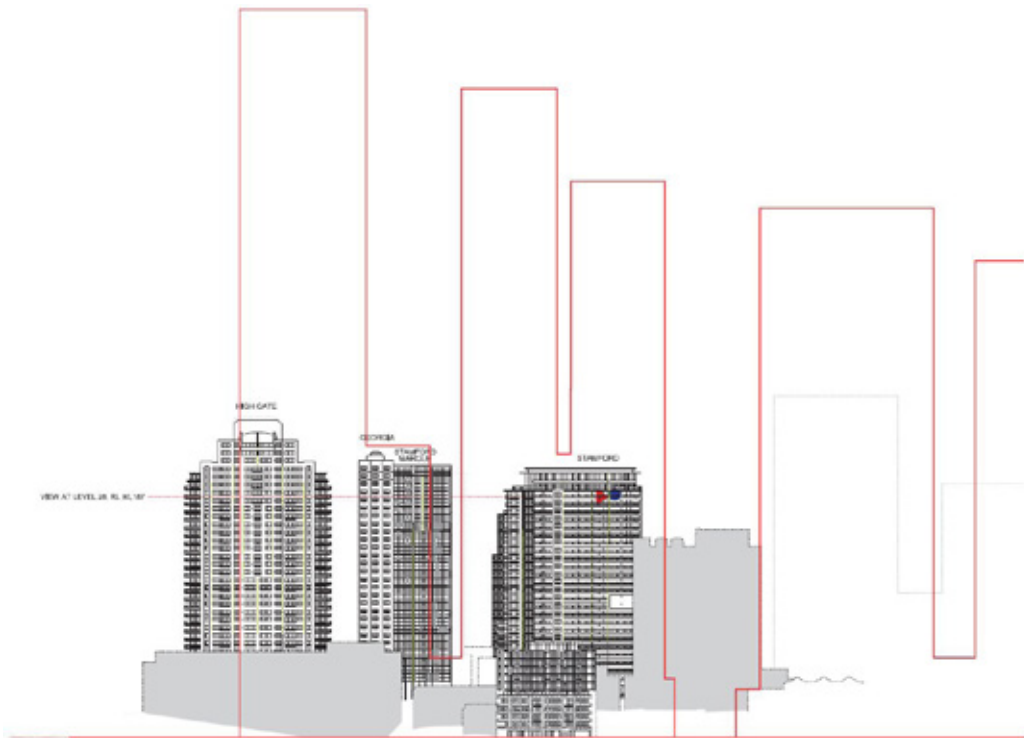
Stamford on Kent - Upper Levels

Concept Plan (MOD 8)

Indicative Design Level 28 - RL90.187



Image showing view from level 25 from Stamford on Kent
Source: Virtual Ideas



West Elevation



- Oblique View
- Existing Barangaroo South Concept Plan (MOD 8)

Stamford on Kent - Upper Levels

Proposed Buildings R4A, R4B & R5
Design Level 28 - RL90.187

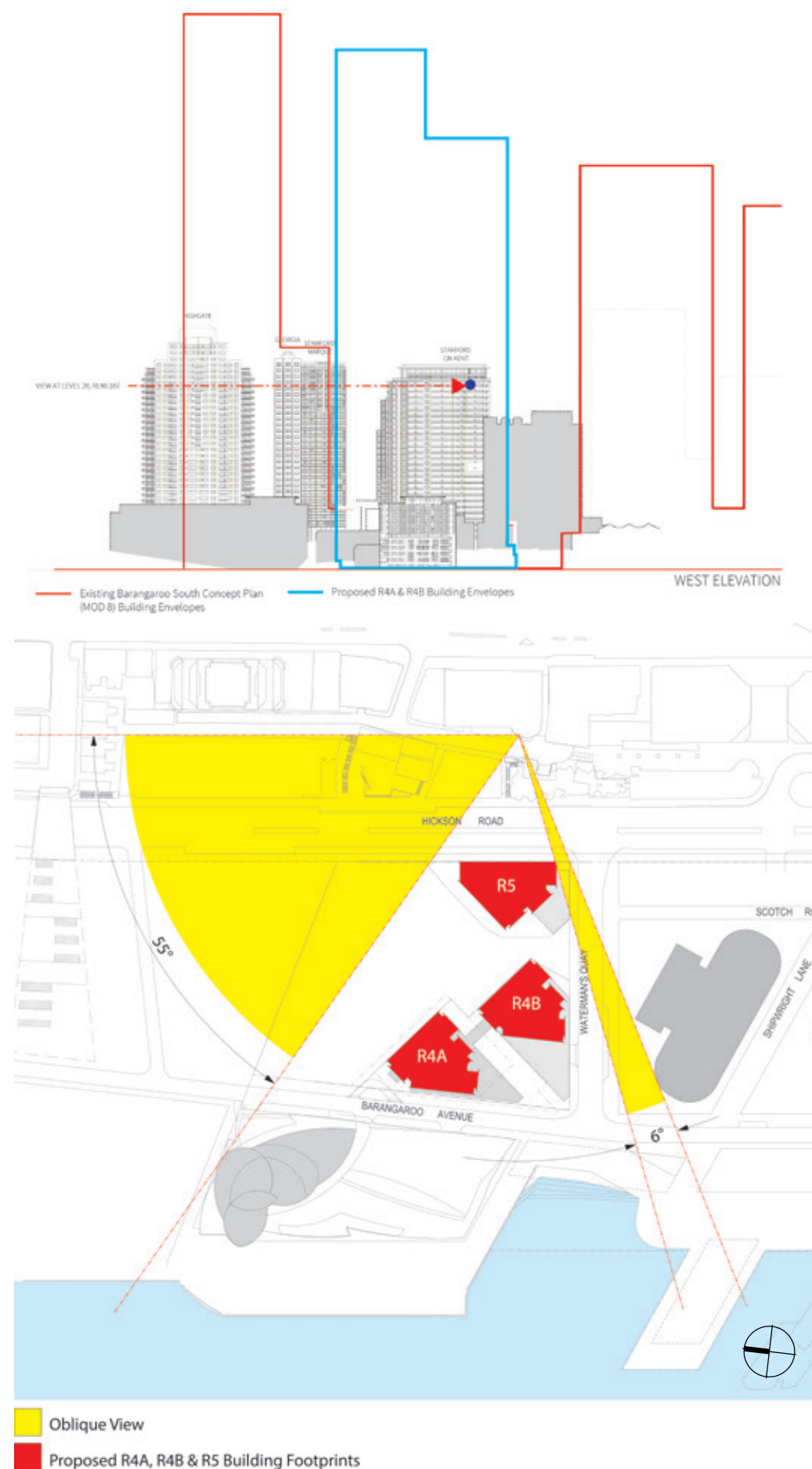


Image showing view from level 28 from Stamford on Kent
Source: Virtual Ideas

Conclusion of View Analysis from Existing Residential Units

	Total Oblique View Angle using Concept Plan Amendment (MOD 8)	Total Oblique View Angle using proposed R4A, R4B & R5 building footprints	Difference	Conclusion
Highgate Level 15 (RL59.699)	91°	92°	+1°	View greater than 54° is maintained
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Table of Oblique Views

Highgate - L15 RL59.699



Highgate - L25 RL90.187



Georgia - L16 RL59.699



Georgia - L26 RL90.187



Visualisations Approved Concept Plan Amendment (MOD 8)



Visualisations Residential Buildings R4A, R4B & R5

Stamford Marque - L18 RL59.699



Stamford Marque - L28 RL90.187



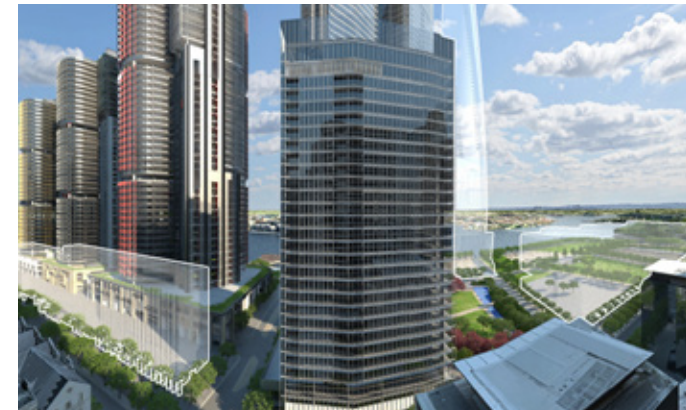
Stamford on Kent - L18 RL59.699



Stamford on Kent - L28 RL90.187



Visualisations Approved Concept Plan Amendment (MOD 8)



Visualisations Residential Buildings R4A, R4B & R5