

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

Australia
China
Hong Kong SAR
Singapore
Thailand
United Kingdom

AMP CIRCULAR QUAY PRECINCT MASTER PLAN_ ADDITIONAL VIEW ANALYSIS REPORT

Prepared for AMP Capital
06 May 2013

Contact

Matthew Pullinger Principal
mpullinger@hassellstudio.com

HASELL
Level 2
88 Cumberland Street
Sydney NSW
Australia 2000
T +61 2 9101 2000
© May 2013

INTRODUCTION	1
VIEW IMPACT (33 ALFRED STREET CURTILAGE)	3

This view analysis report has been prepared for AMP Capital in support of a formal request to the City of Sydney for an amendment to the Sydney LEP 2012 (SLEP) and Sydney DCP 2012 (DCP) and forms part of the Planning Justification Report submission for the AMP Circular Quay Precinct. The shadow and sun access report should be read in conjunction with the urban design report.

The proposed amendments to the SLEP and DCP seek to facilitate a significant redevelopment of the AMP Circular Quay Precinct by transferring a notional floor space entitlement from the Young and Loftus block to the Bridge and Alfred Street block. This transfer of floor space from a constrained site to another more able to accommodate it will enable a significant transformation, reinforcing the economic viability and amenity of one of the key parts of the city.

The Precinct

The AMP Circular Quay Precinct is made up of the area bounded by Loftus, Bridge, Phillip and Alfred Streets (but excluding land to the north of Customs House Lane and south of the east-west leg of Loftus Lane), it comprises the following buildings under the control of AMP Capital Investors:

The Bridge and Alfred Block

- _50 Bridge Street Tower (AMP Centre)
- _33 Alfred Street Tower (Sydney Cove Local heritage listed)

The Young and Loftus Block

- _5-7 Young Street (Hinchcliff House , State heritage listed)
- _9-13 Young Street
- _15-17 Young Street
- _2-10 Loftus Street (AMP General House)
- _12 Loftus Street (Gallipoli Club, Local heritage listed)
- _20 Loftus Street

Methodology

The view analysis studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on a 3D city model of Sydney licenced for use by HASSELL.

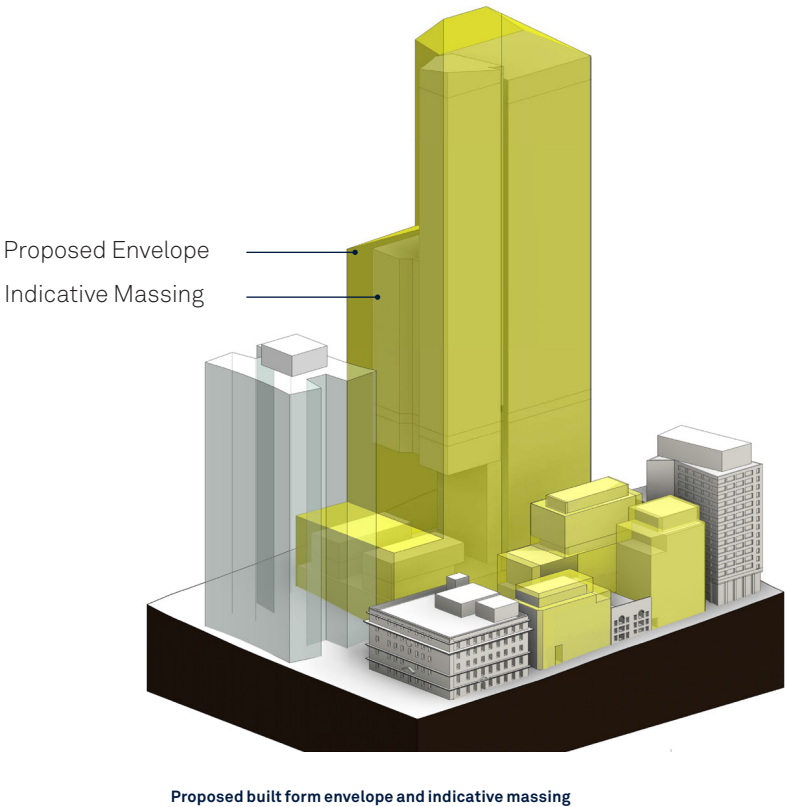
The view analysis studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.

Proposed Built Form Envelope

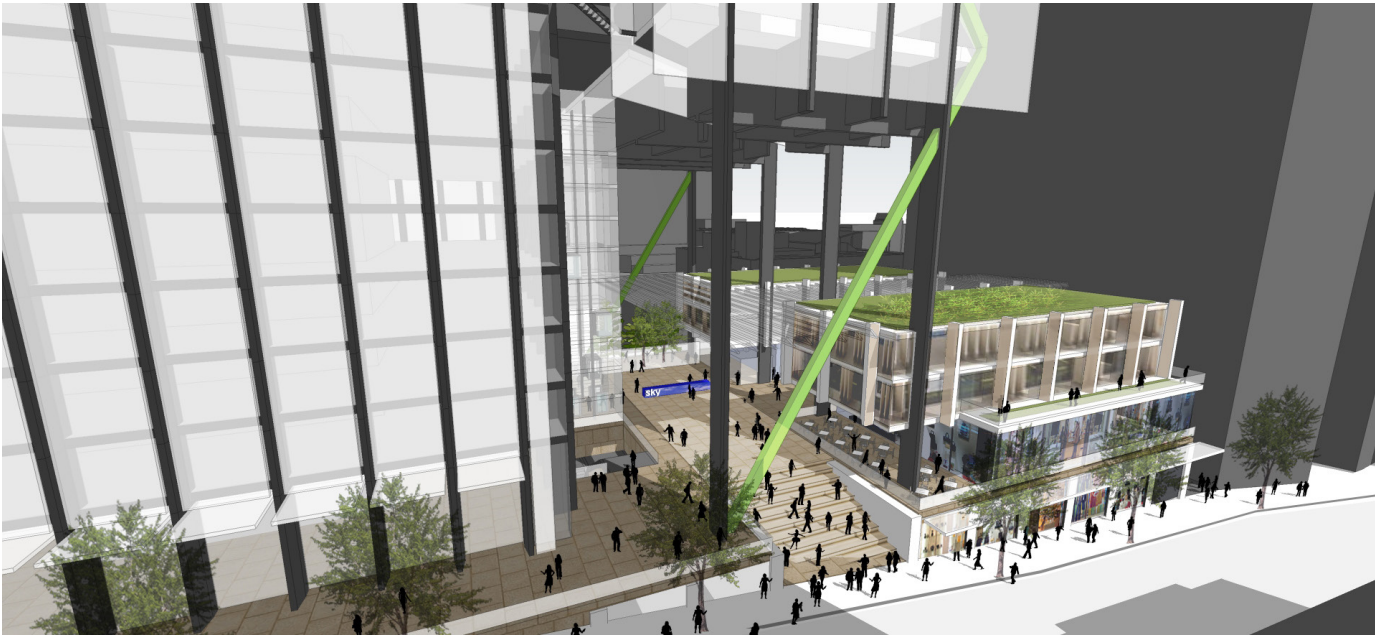
The view analysis studies contained within this report illustrate both the proposed built form envelope (shown transparent), and the indicative massing contained within the envelope (shown solid). See diagram opposite:

The proposed built form envelope documents the geometric envelope achievable within the constraints of the site, the indicative massing demonstrates one arrangement of the floor space quantum within the proposed envelope. The envelope is larger than the massing in order to preserve future flexibility.

Please note that this additional view analysis has been prepared in response to the ongoing consultation with Council's Strategic Planning Officers, following the submission to Council of the original View Analysis Report with the AMP Circular Quay Precinct Planning Justification Report (dated December 2012).



Indicative Architectural Concept Bridge & Alfred Podium



Indicative architectural concept (view from Phillip Street)



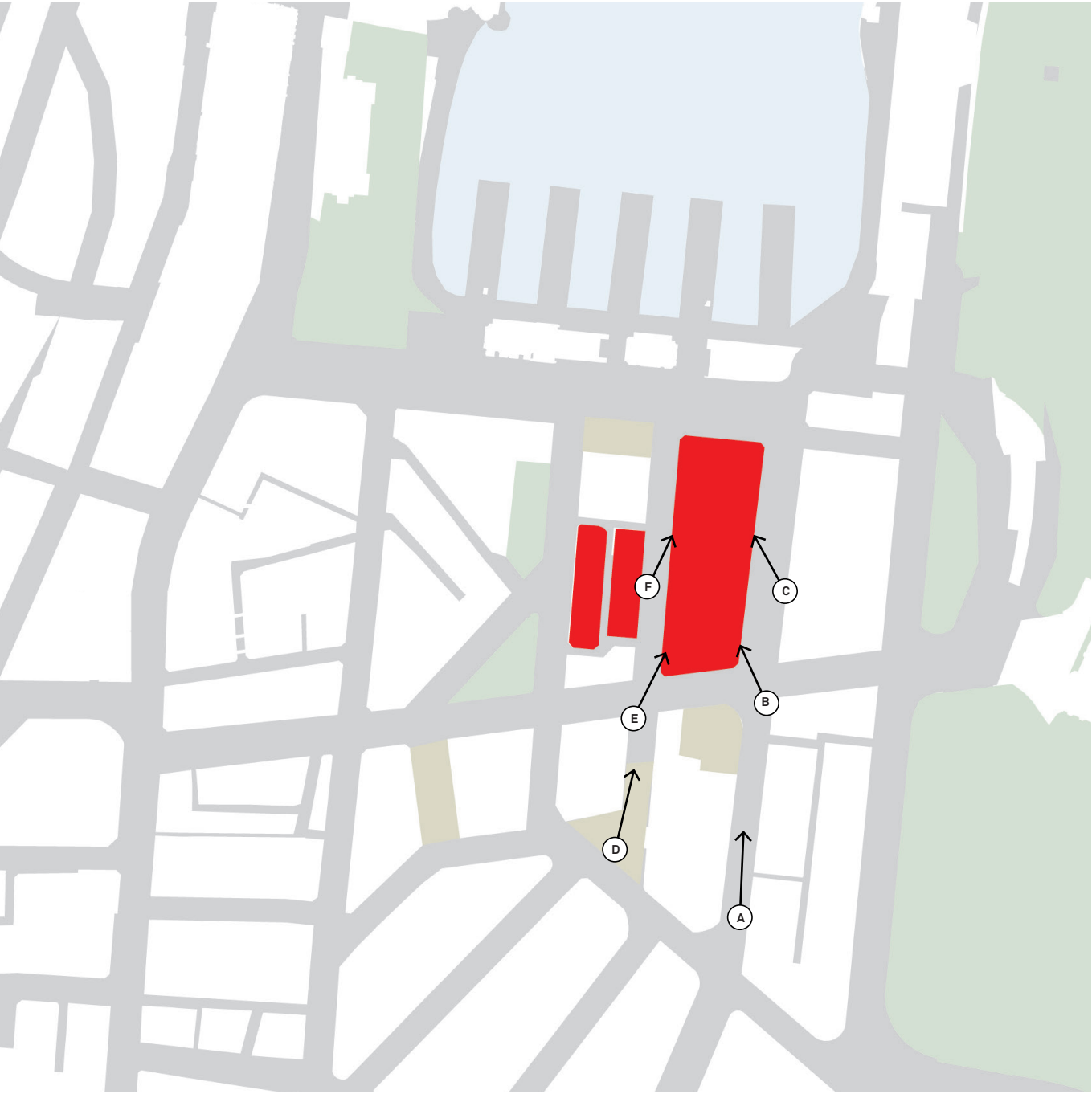
Indicative architectural concept (view from Young Street)

[View Impact \(33 Alfred Street Curtilage\)](#)

View Impact (33 Alfred Street Curtilage)

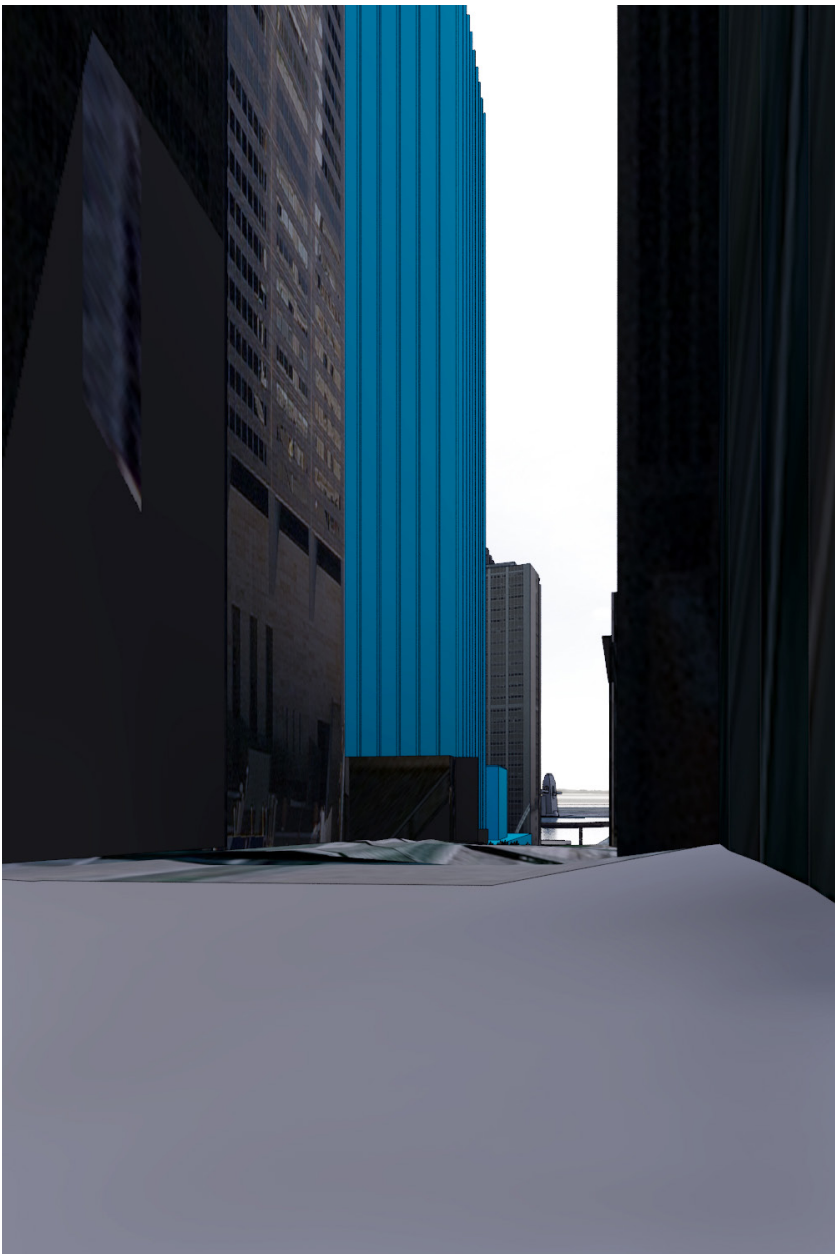
Location Map

- (A) Philip Street at Bent Street
- (B) Philip Street at Bridge Street
- (C) Philip Street midway between the Through Site Link & Bridge St
- (D) Young Street at Farrer Place
- (E) Young Street at Bridge Street
- (F) Young Street midway between the Through Site Link & Bridge St

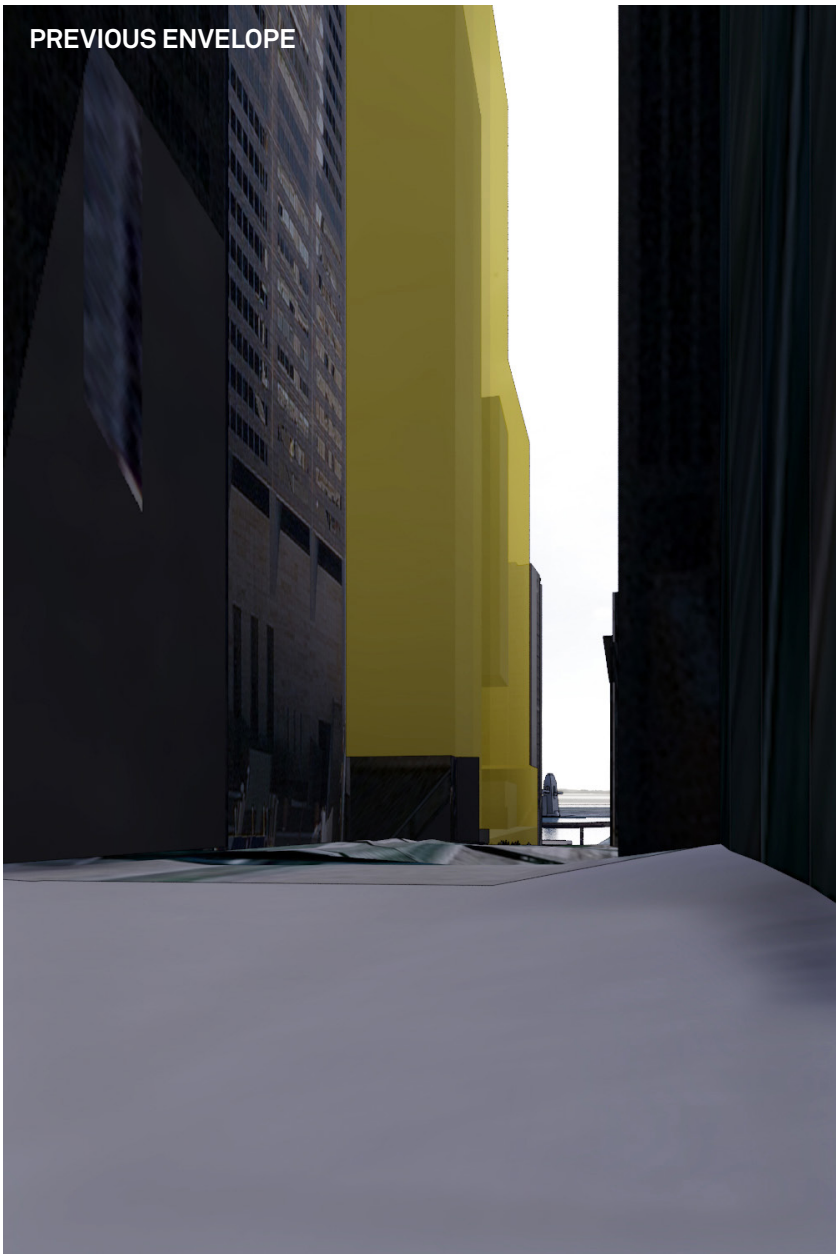


7 View Impact (33 Alfred Street Curtilage)

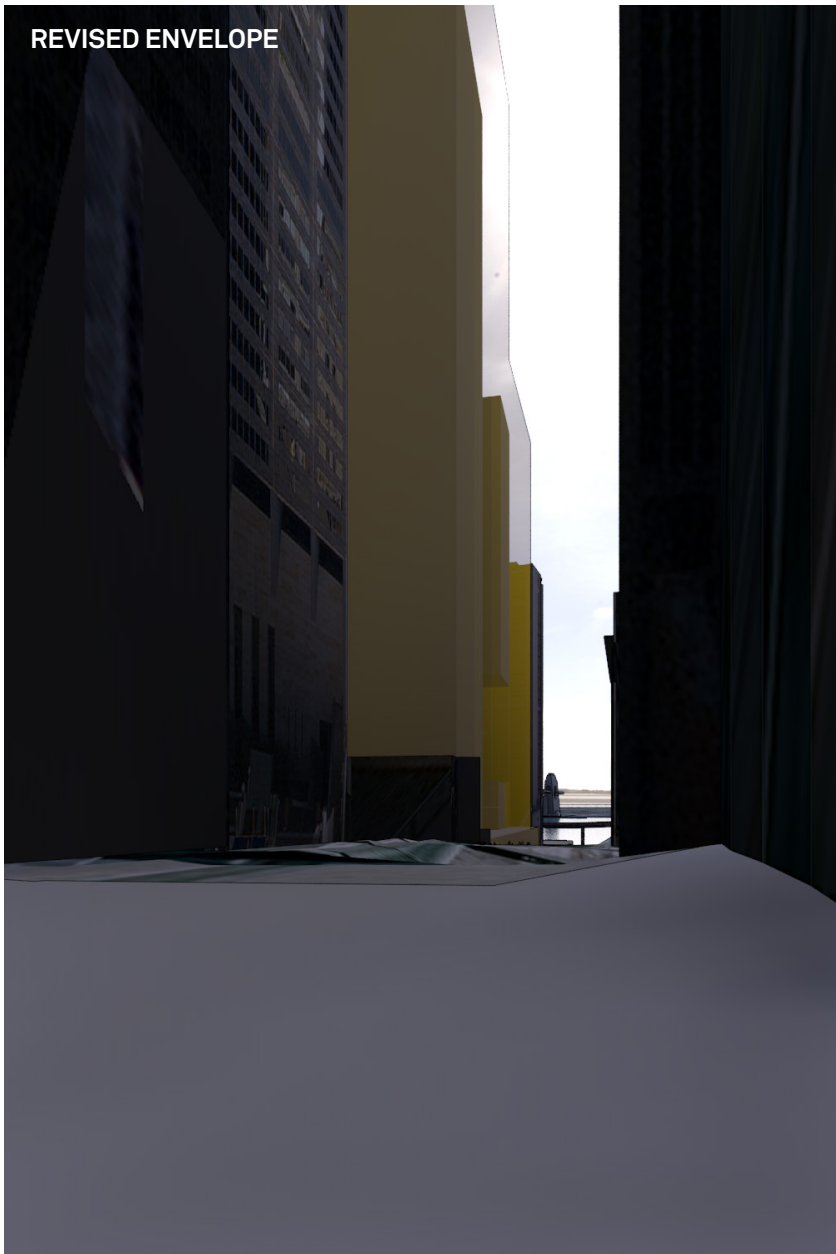
View A Philip Street | At Bent Street



Existing



Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



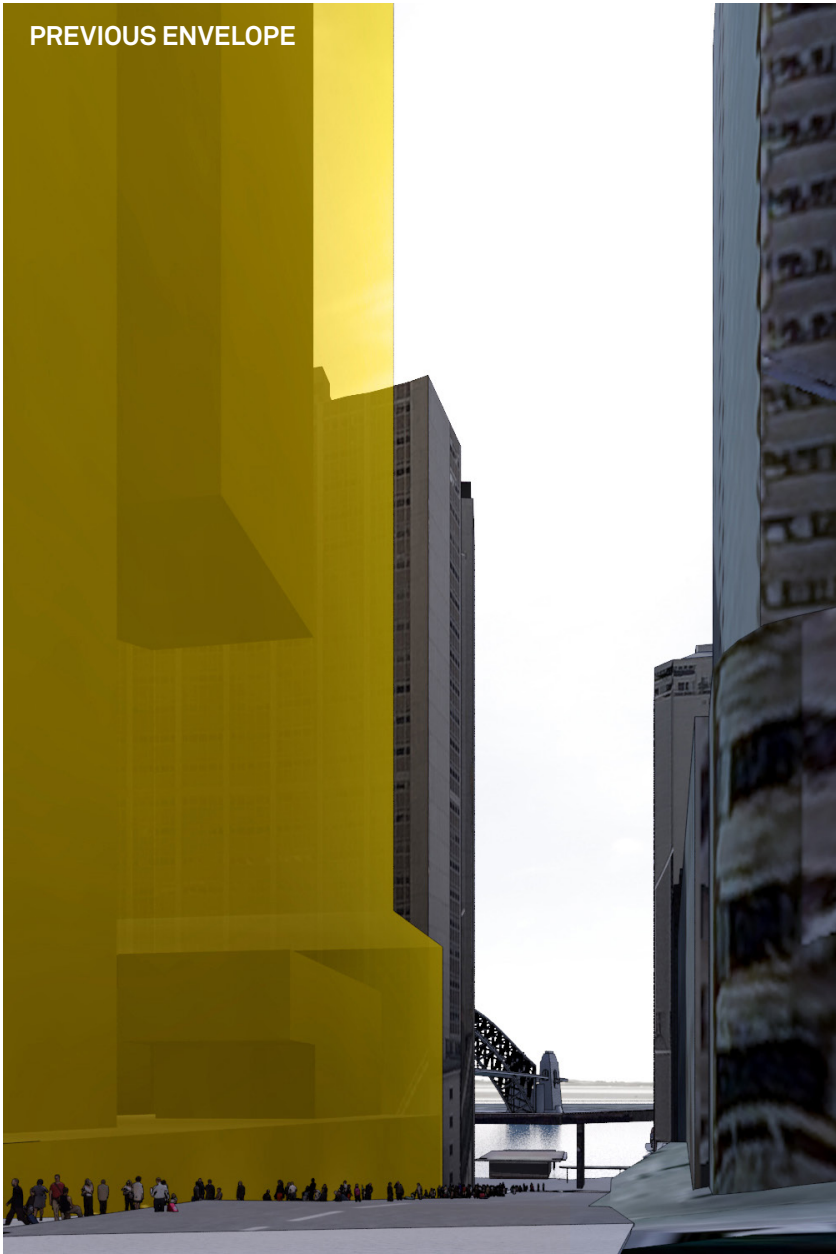
Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View B Philip Street | At Bridge Street



Existing



Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

9 **View Impact (33 Alfred Street Curtilage)**

View C Philip Street | Midway Between The Through Site Link & Bridge St



Existing



Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

11 View Impact (33 Alfred Street Curtilage)

View D Young Street | At Farrer Place



Existing



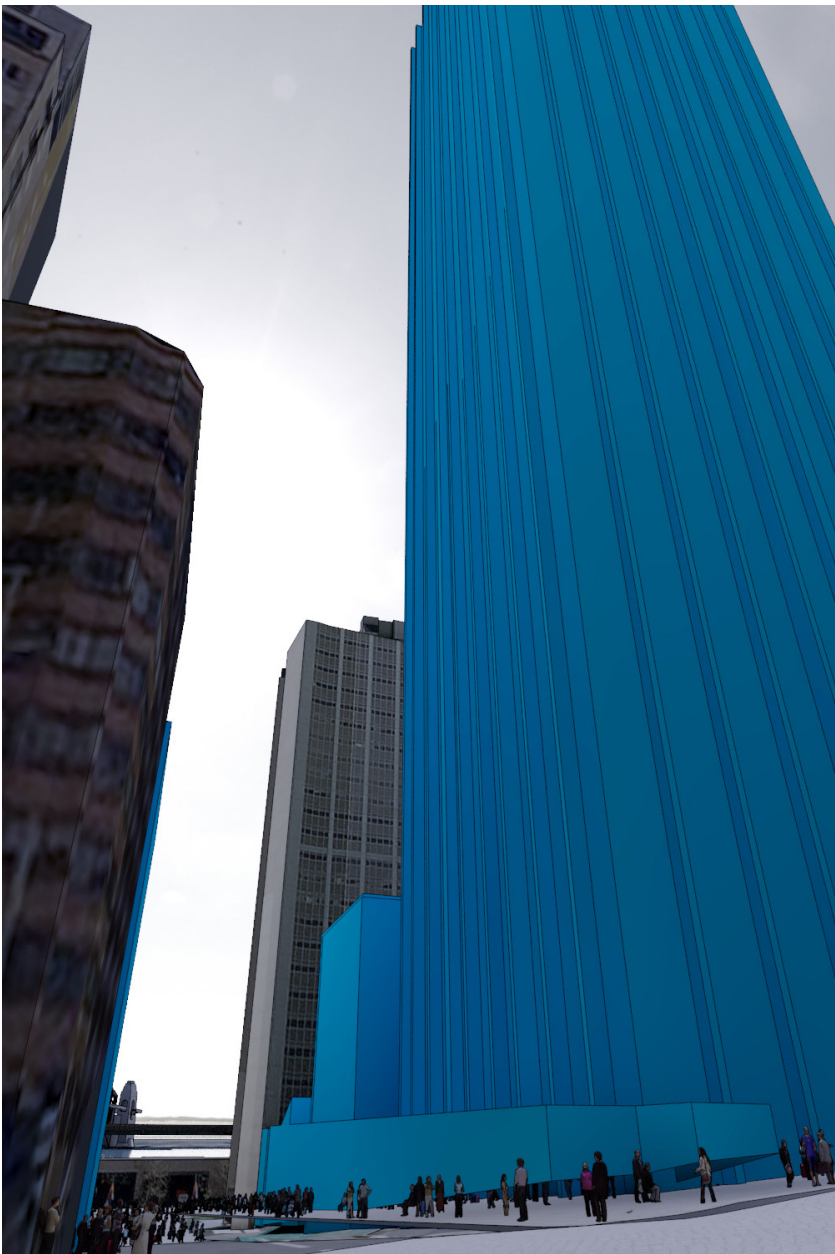
Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View E Young Street | At Bridge Street



Existing



Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View F Young Street | Midway Between The Through Site Link & Bridge St



Existing



Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

Australia

Adelaide
HASSELL
Level 5
70 Hindmarsh Square
Adelaide SA
Australia 5000
T +61 8 8220 5000
E adelaide@hassellstudio.com

Brisbane
HASSELL
36 Warry Street
Fortitude Valley QLD
Australia 4006
T +61 7 3914 4000
E brisbane@hassellstudio.com

Melbourne
HASSELL
61 Little Collins Street
Melbourne VIC
Australia 3000
T +61 3 8102 3000
E melbourne@hassellstudio.com

Perth
HASSELL
Podium Level, Central Park
152 – 158 St Georges Terrace
Perth WA
Australia 6000
T +61 8 6477 6000
E perth@hassellstudio.com

Sydney
HASSELL
Level 2
88 Cumberland Street
Sydney NSW
Australia 2000
T +61 2 9101 2000
E sydney@hassellstudio.com

China

Beijing
HASSELL
Building A7
50 Anjialou
ChaoYang District
Beijing 100125 China
T +8610 5126 6908
E beijing@hassellstudio.com

Chongqing
HASSELL
28F, International Trade Centre
38 Qing Nian Road
Yu Zhong District
Chongqing 400010 China
T +8623 6310 6888
E chongqing@hassellstudio.com

Hong Kong SAR
HASSELL
22F, 169 Electric Road
North Point Hong Kong SAR
T +852 2552 9098
E hongkong@hassellstudio.com

Shanghai
HASSELL
Building 8 Xing Fu Ma Tou
1029 South Zhongshan Road
Huangpu District
Shanghai 200011 China
T +8621 6887 8777
E shanghai@hassellstudio.com

Shenzhen
HASSELL
37F, Landmark
4028 Jintian Road
Futian District
Shenzhen 518035 China
T +86755 2381 1838
E shenzhen@hassellstudio.com

South East Asia

Bangkok
HASSELL
18F, K Tower
209 Sukhumvit Soi 21
Klongtoey-Nua Wattana
Bangkok 10110 Thailand
T +66 2207 8999
E bangkok@hassellstudio.com

Singapore
HASSELL
17A Stanley Street
068736 Singapore
T +65 6224 4688
E singapore@hassellstudio.com

United Kingdom

Cardiff
HASSELL
4th Floor, James William House
9 Museum Place
Cardiff CF10 3BD United Kingdom
T +44 29 2072 9071
E cardiff@hassellstudio.com

London
HASSELL
Level 2, Morelands
17 – 21 Old Street
Clerkenwell
London EC1V 9HL United Kingdom
T +44 20 7490 7669
E london@hassellstudio.com