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AMP CIRCULAR QUAY PRECINCT MASTER PLAN_ REVISED VIEW ANALYSIS REPORT

Prepared for AMP Capital
31 May 2013

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Introduction

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.

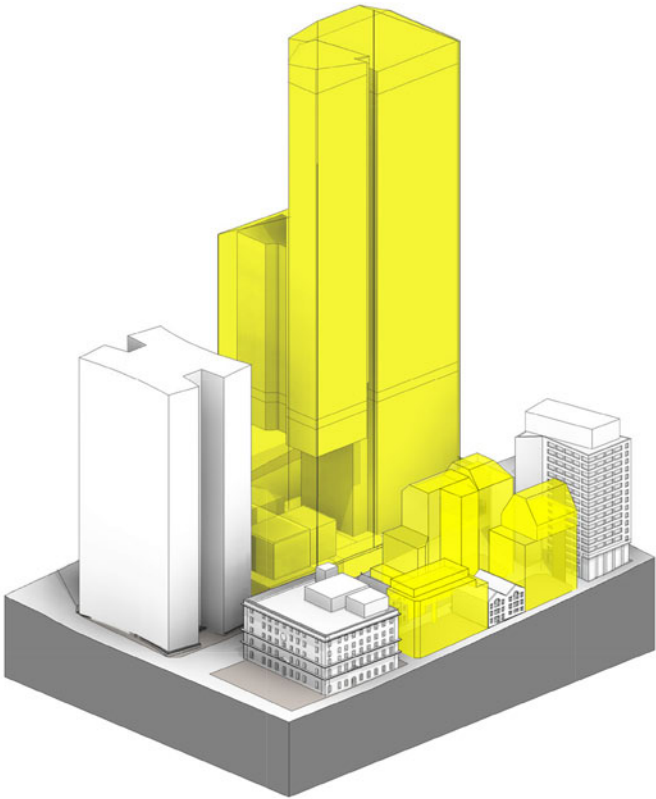
The view analysis studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.

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 revised view analysis report 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).



Proposed built form envelope and indicative massing

Key Public Views

Key Public Views | Location Map

- (A) Mrs Macquarie's Chair
- (B) Olympic Drive Kirribilli
- (C) Sydney Harbour Bridge Pylon
- (D) Observatory Hill
- (E) Opera House Steps
- (F) Overseas Passenger Terminal
- (G) Corner George and Bridge Streets

A view analysis has been carried out from 7 local public view corridors illustrating the existing and proposed buildings side by side. Refer to subsequent pages for the analysis.

Conclusion

- _The proposed building envelopes and massing have negligible visual impact on key public views.
- _The Bridge Street tower extension compliments views of the CBD skyline and emphasises the eastern ridge of taller buildings along the Macquarie Street/ Phillip Street edge.
- _The lower Young and Loftus Block massing emphasises views through the Loftus Street 'valley' and reveals views of the valley floor and Bridge Street sandstone buildings beyond.



6 **Key Public Views**

View A Farm Cove



Existing



Proposed

Key Public Views

View B Olympic Drive Kirribilli



Existing



Proposed

8 Key Public Views

View C Sydney Harbour Bridge



Existing



Proposed

Key Public Views

View D Observatory Hill



Existing



Proposed

10 **Key Public Views**

View E Opera House



Existing



Proposed

Key Public Views

View F Overseas Passenger Terminal



Existing



Proposed

Key Public Views

View G Corner George and Bridge Streets



Existing



Proposed

View Impact (Neighbouring Properties)

View Impact (Neighbouring Properties)

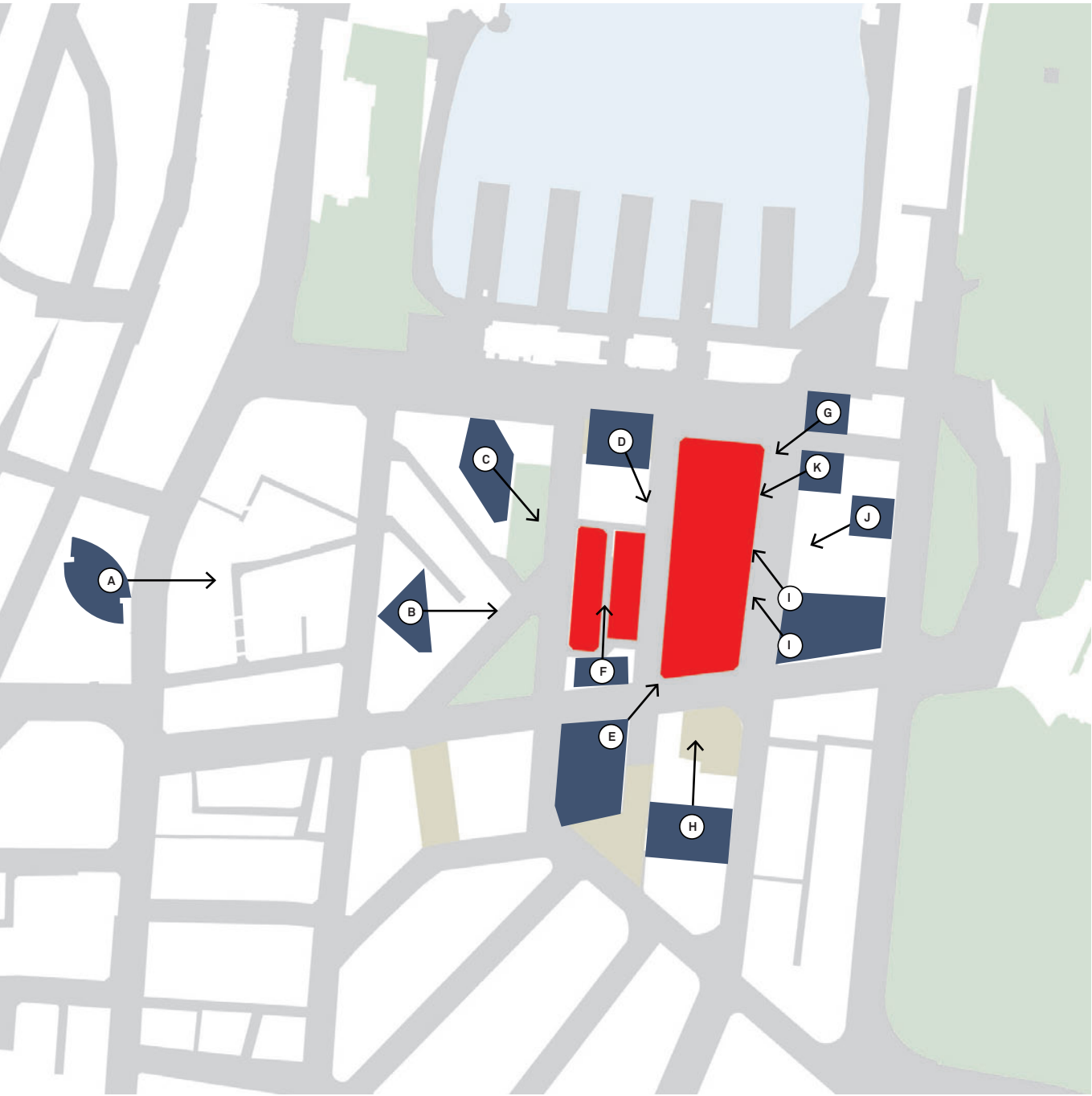
Neighbouring Property Views | Location Map

- (A) Grosvenor Place
- (B) Sydney Harbour Marriott Hotel
- (C) Gateway
- (D) Customs House Forecourt
- (E) Department of Education Building
- (F) Bridgeport Apartments
- (G) Quay Apartments
- (H) Governor Phillip Tower
- (I) InterContinental Hotel
- (J) Sir Stamford at Circular Quay Hotel
- (K) Police of Justice Museum

A view impact analysis has been carried out from 11 neighbouring properties illustrating the existing and proposed buildings side by side. Refer to subsequent pages for the analysis.

Conclusion

- _The proposed building envelopes and massing generally have a negligible impact to views from neighbouring properties.
- _The iconic views of Sydney Harbour, the Opera House and Harbour Bridge are generally maintained from neighbouring properties.



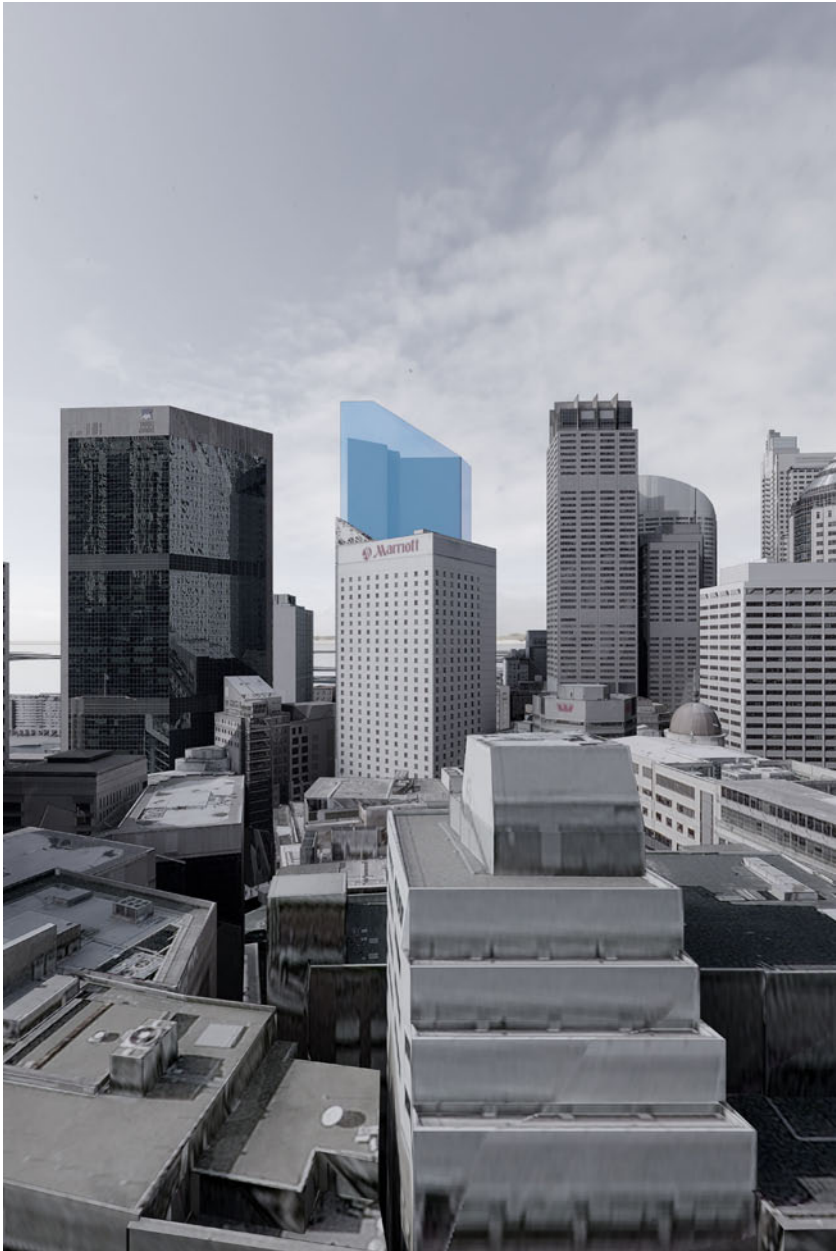
View Impact (Neighbouring Properties)

View A Grosvenor Place | Commercial accommodation

View from mid level



Existing



Proposed

View Impact (Neighbouring Properties)

View A Grosvenor Place | Commercial accommodation

View from top level



Existing

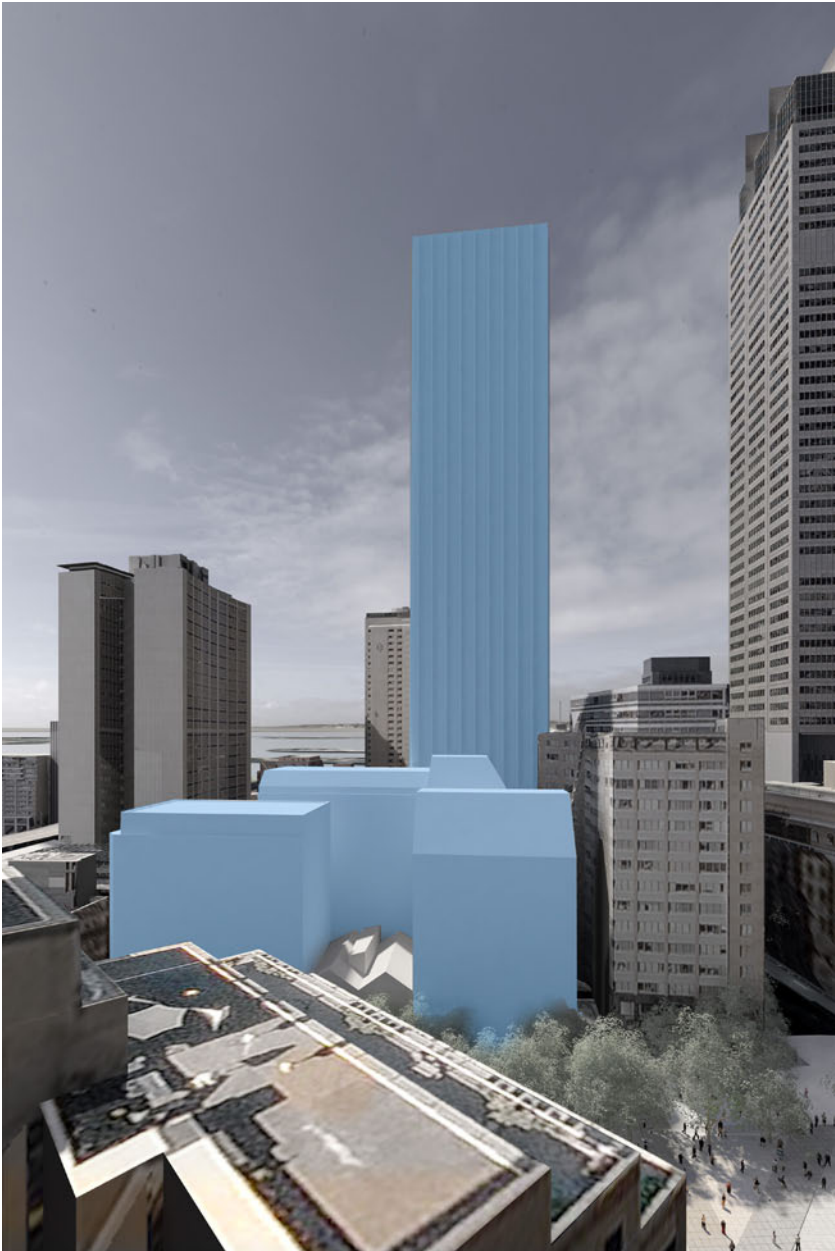


Proposed

View Impact (Neighbouring Properties)

View B Sydney Harbour Marriott Hotel | Hotel accommodation

View from mid level



Existing



Proposed

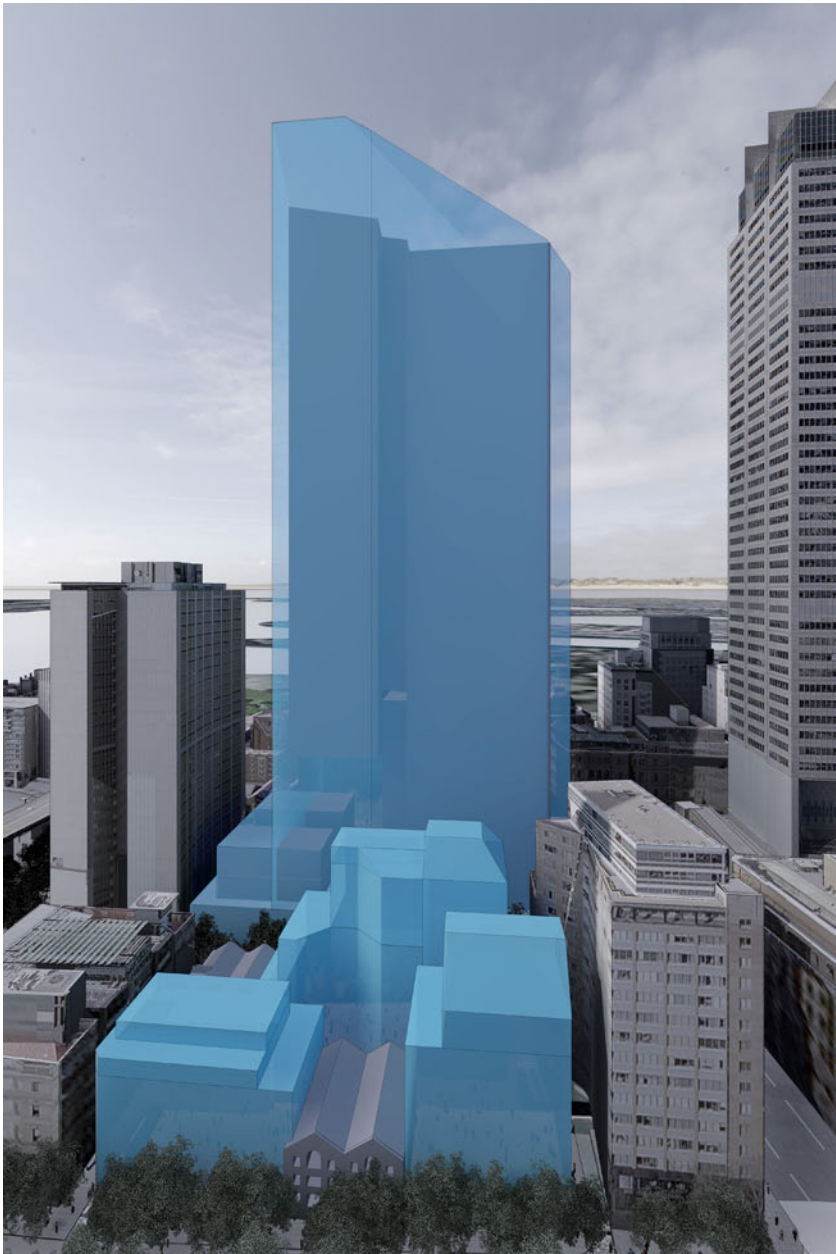
View Impact (Neighbouring Properties)

View B Sydney Harbour Marriott Hotel | Hotel accommodation

View from top level



Existing

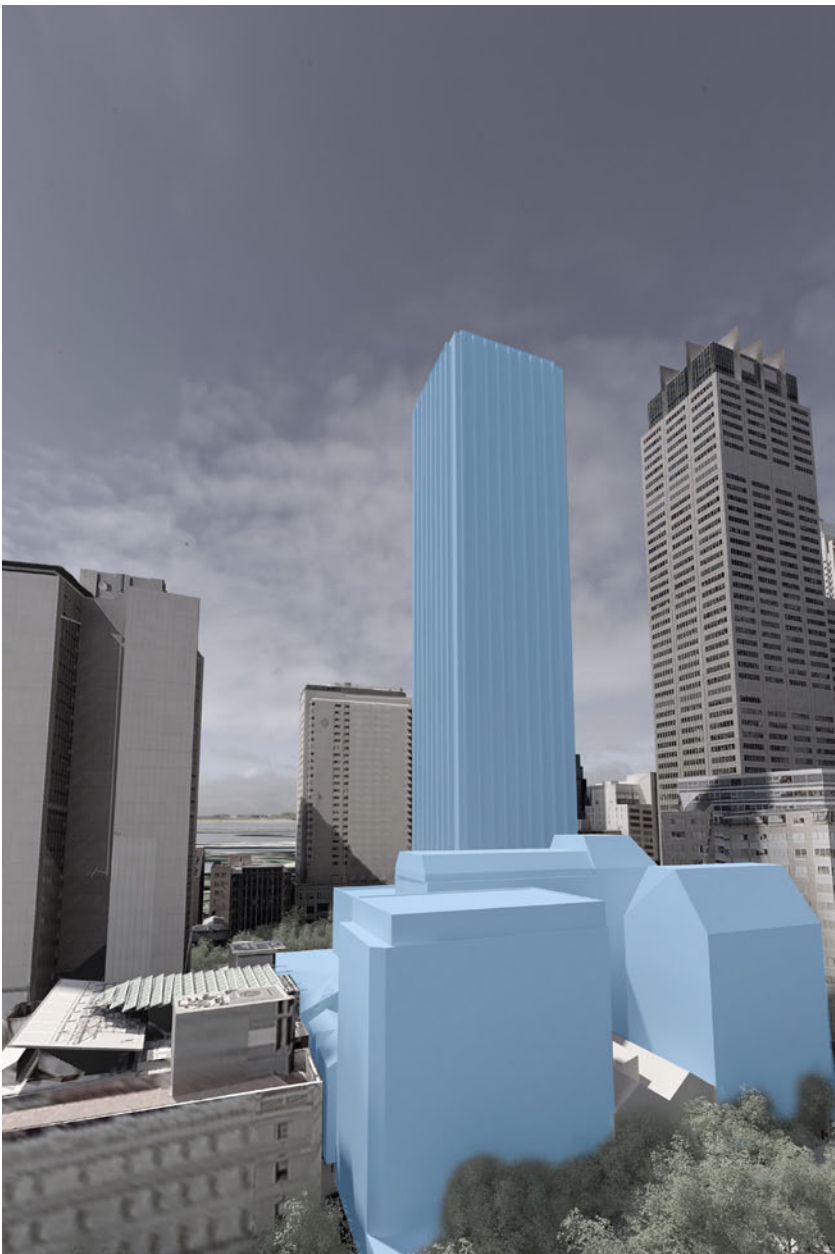


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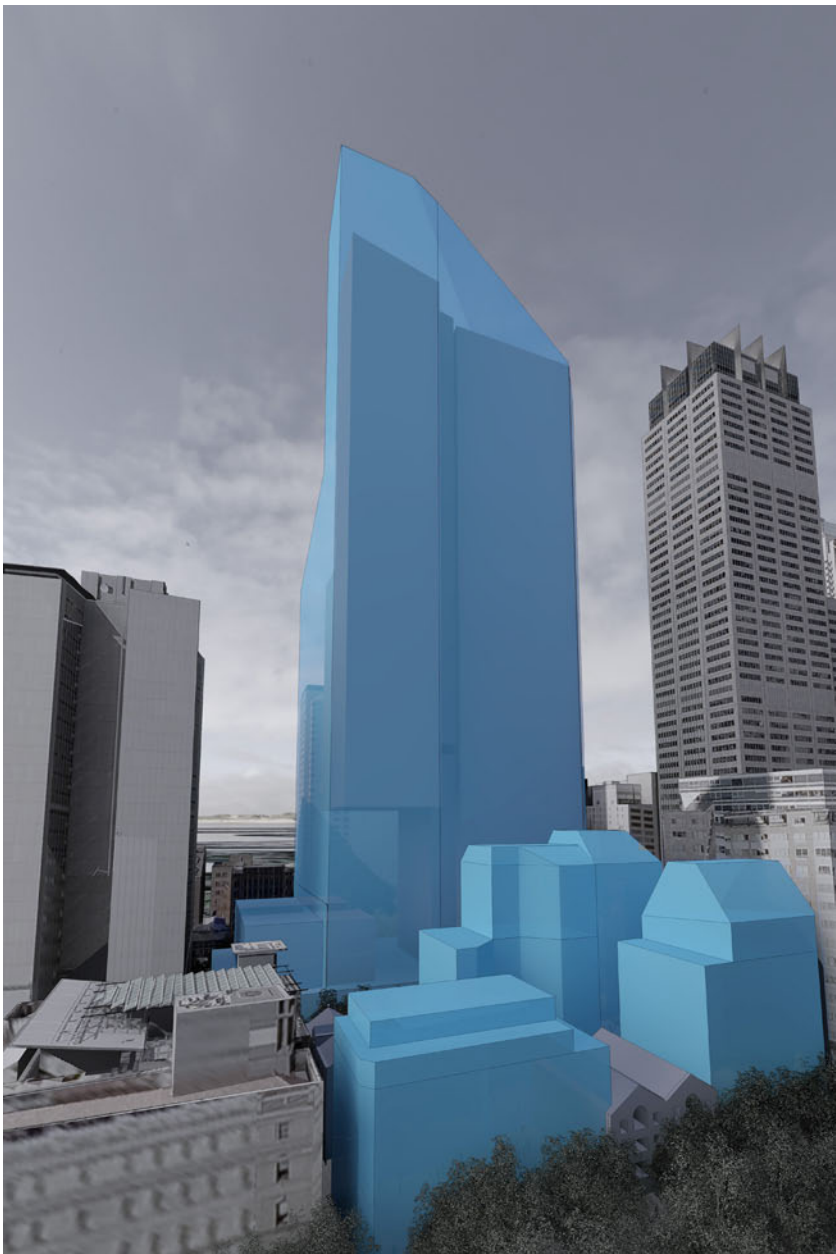
View Impact (Neighbouring Properties)

View C Gateway | Commercial accommodation

View from mid level



Existing

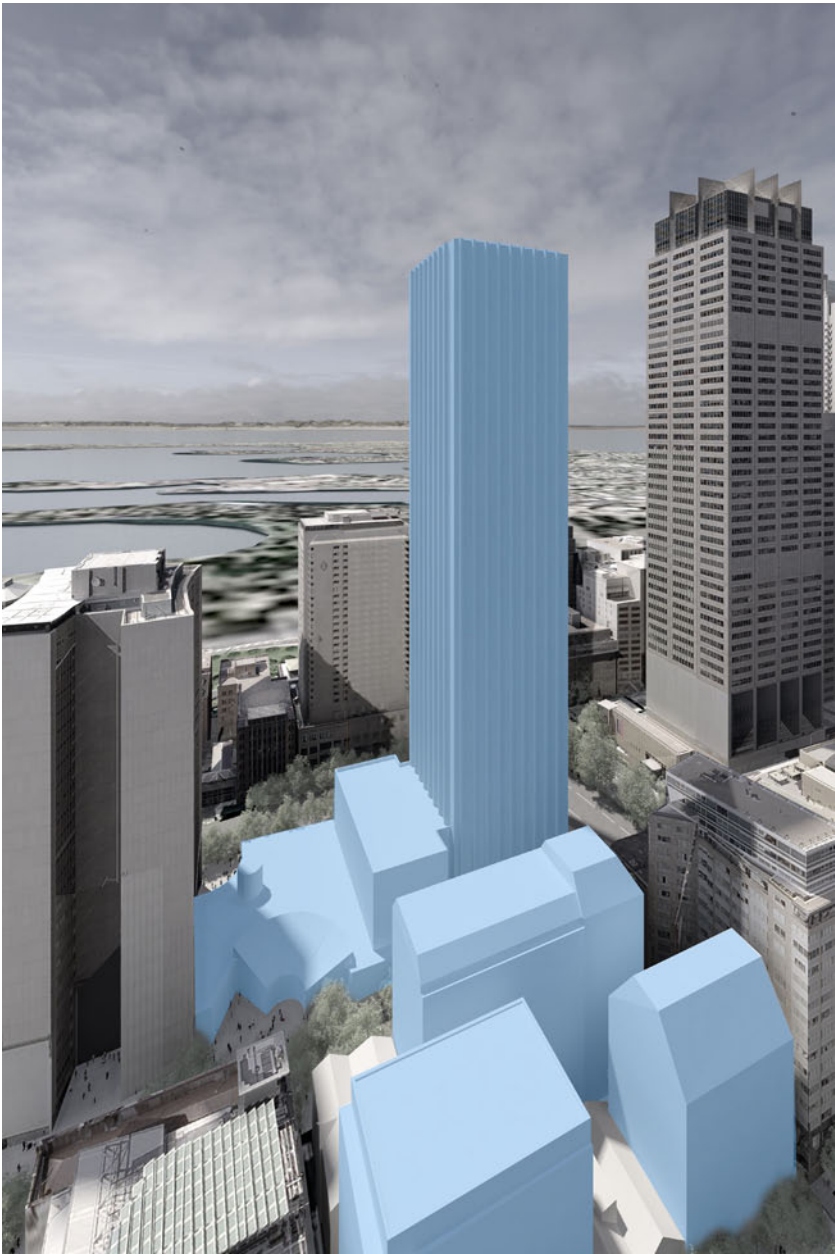


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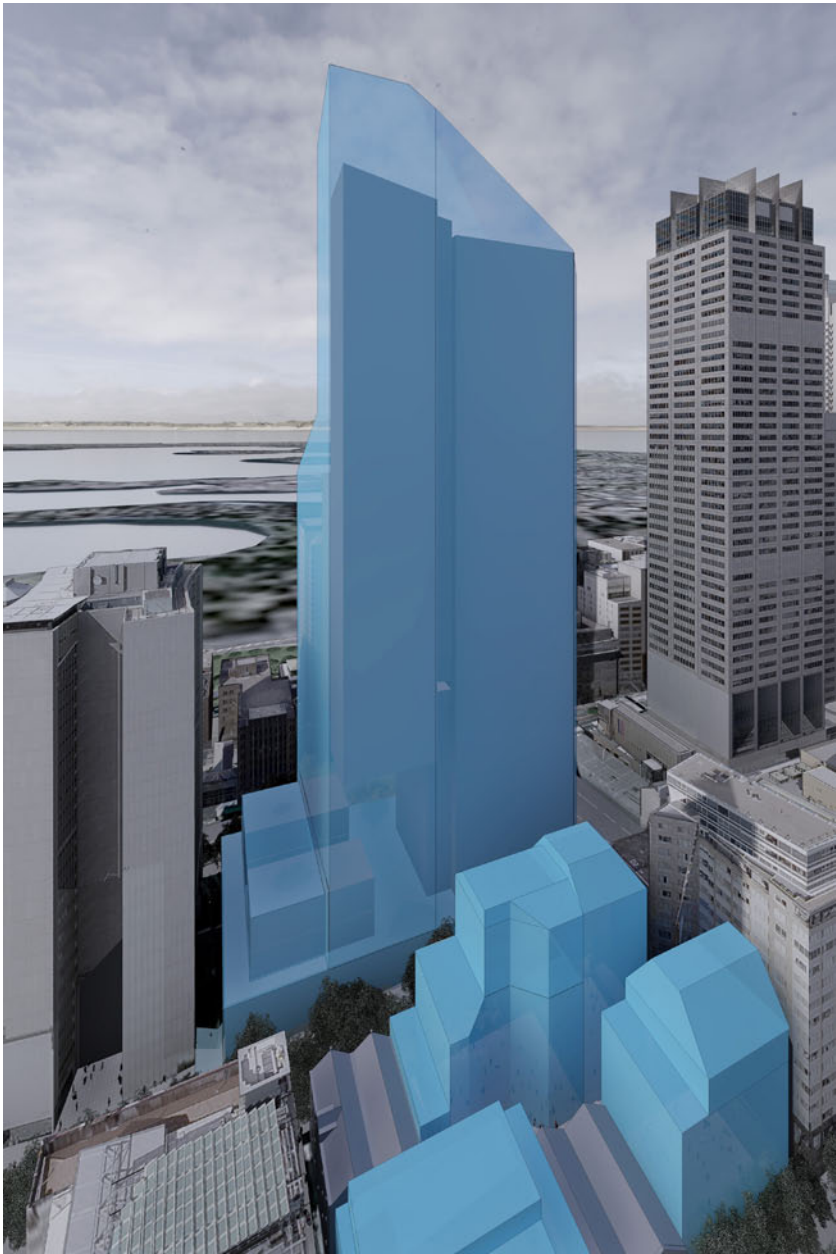
View Impact (Neighbouring Properties)

View C Gateway | Commercial accommodation

View from top level



Existing



Proposed

View Impact (Neighbouring Properties)

View D Customs House Forecourt | Open public space

View from street level



Existing

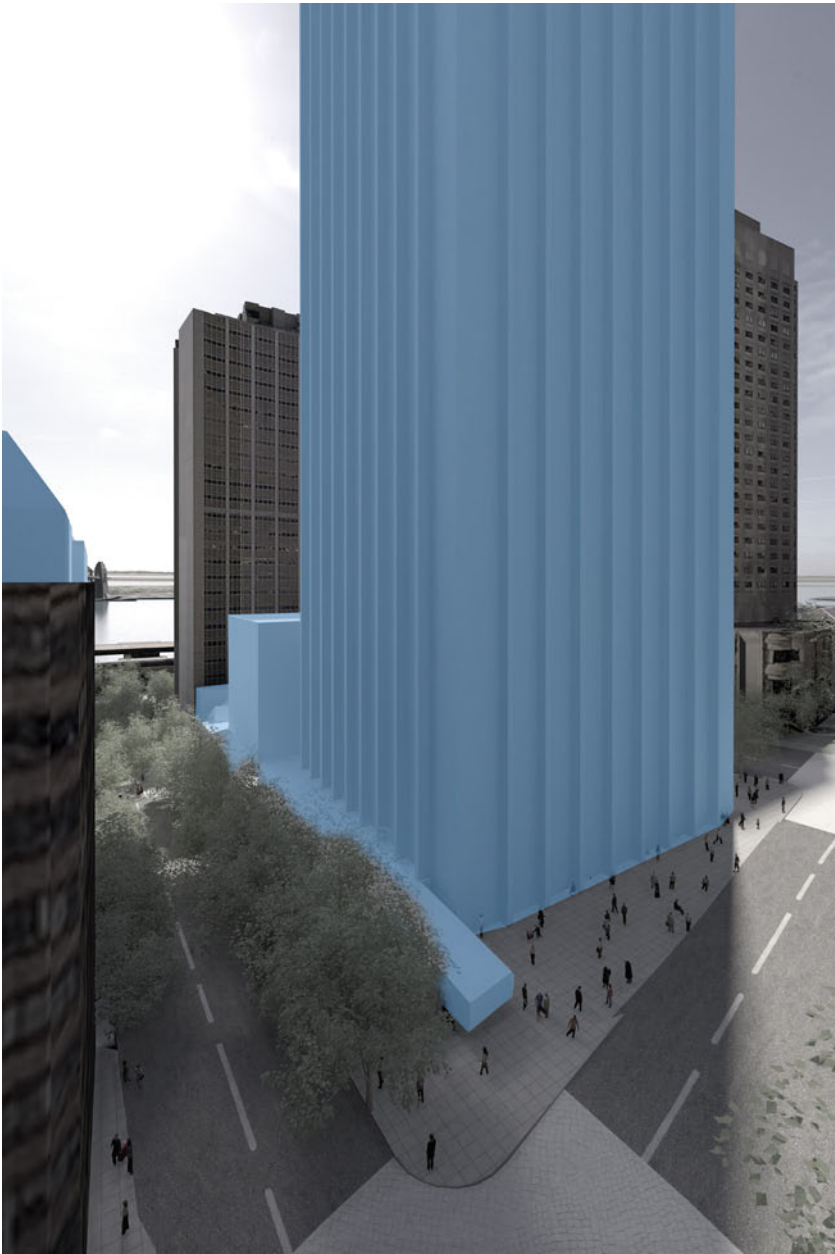


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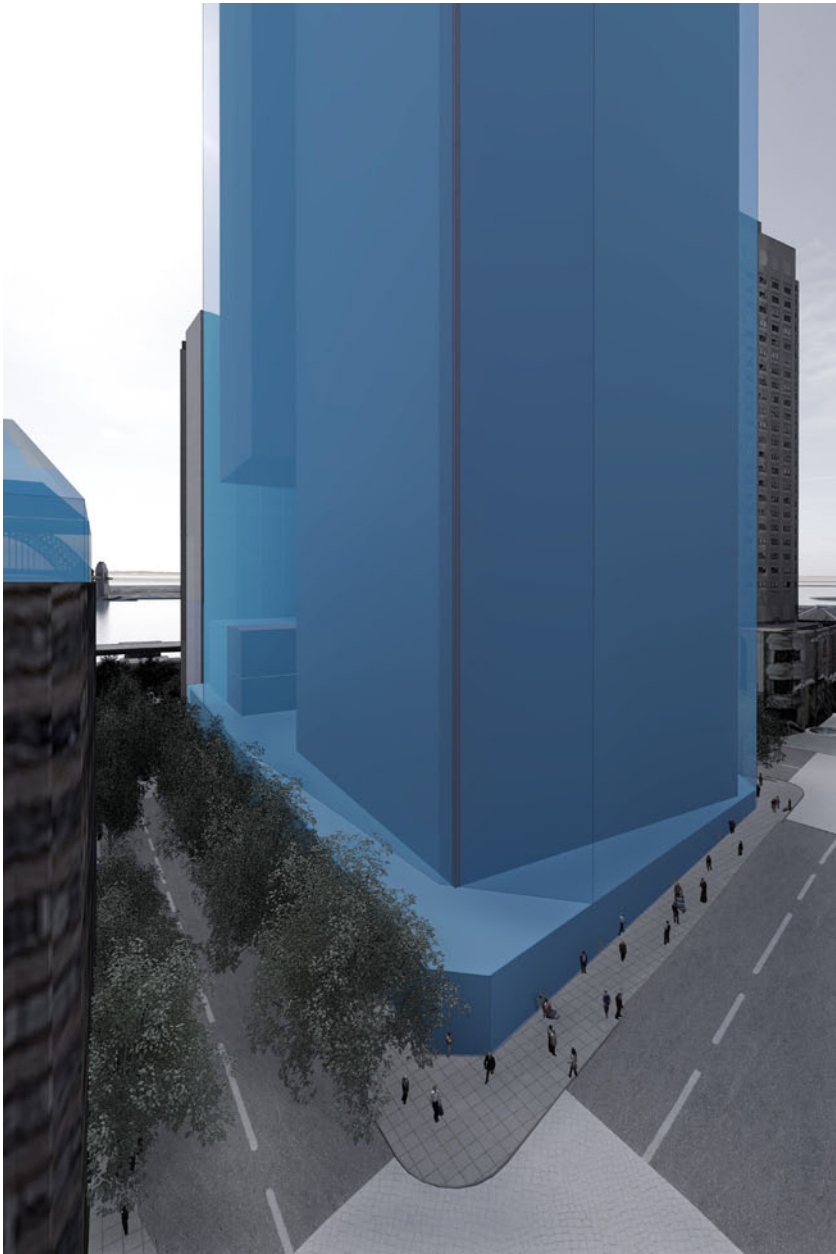
View Impact (Neighbouring Properties)

View E Department of Education Building | Commercial accommodation (Government)

View from top level



Existing

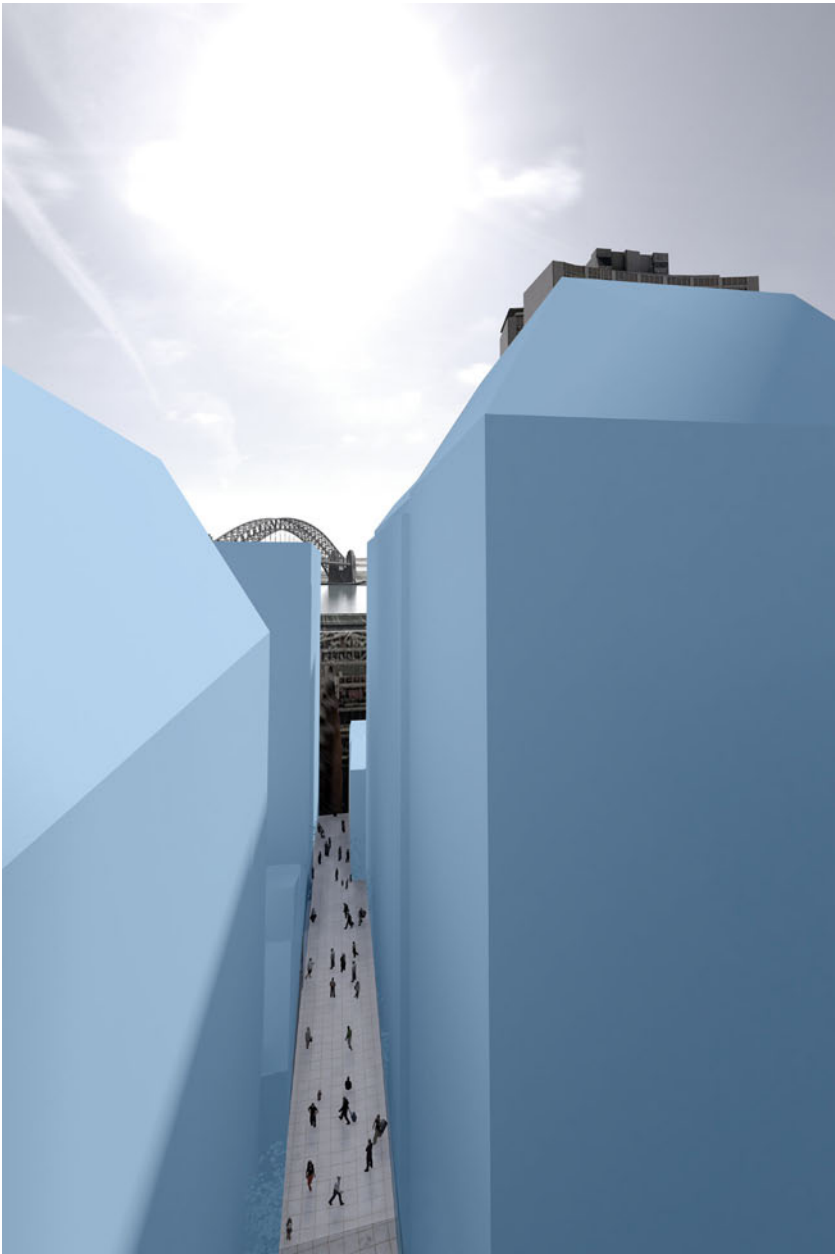


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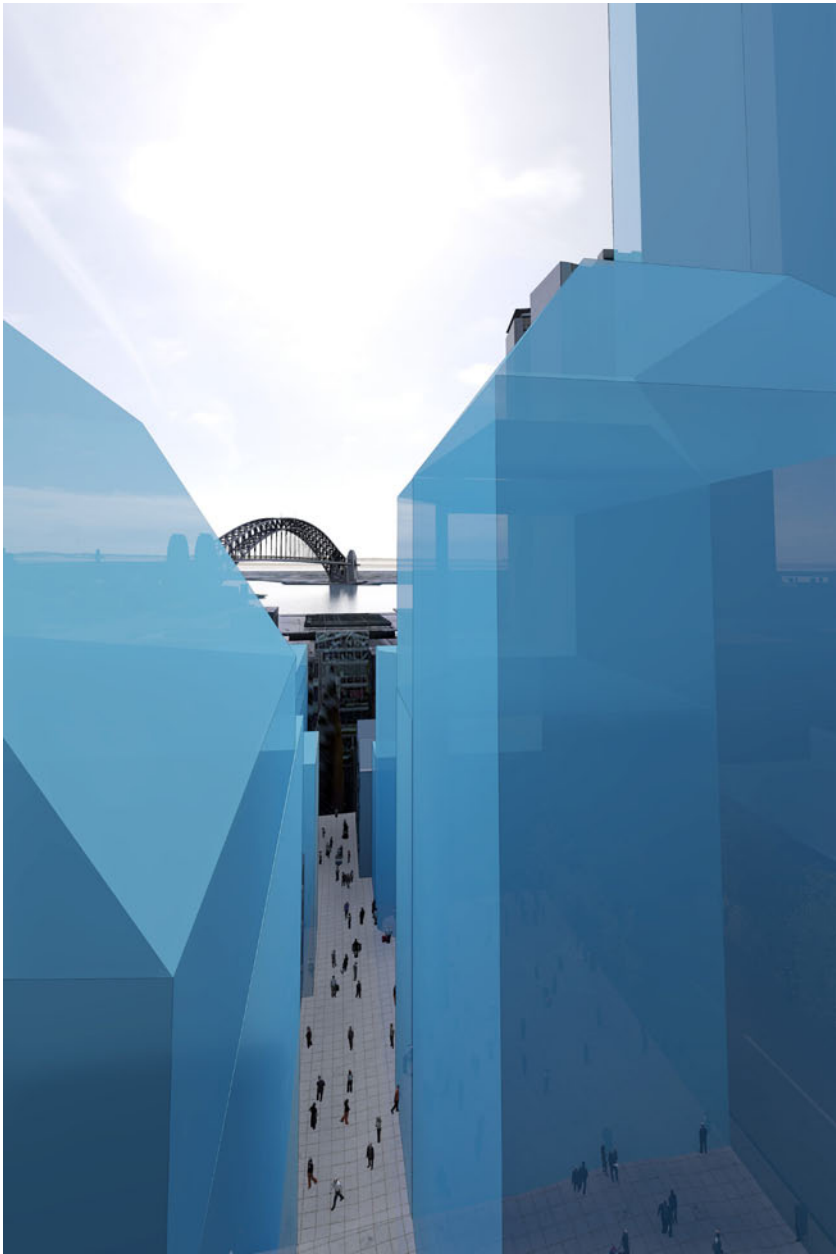
26 View Impact (Neighbouring Properties)

View F Bridgeport Apartments | Residential accommodation

View from mid level



Existing

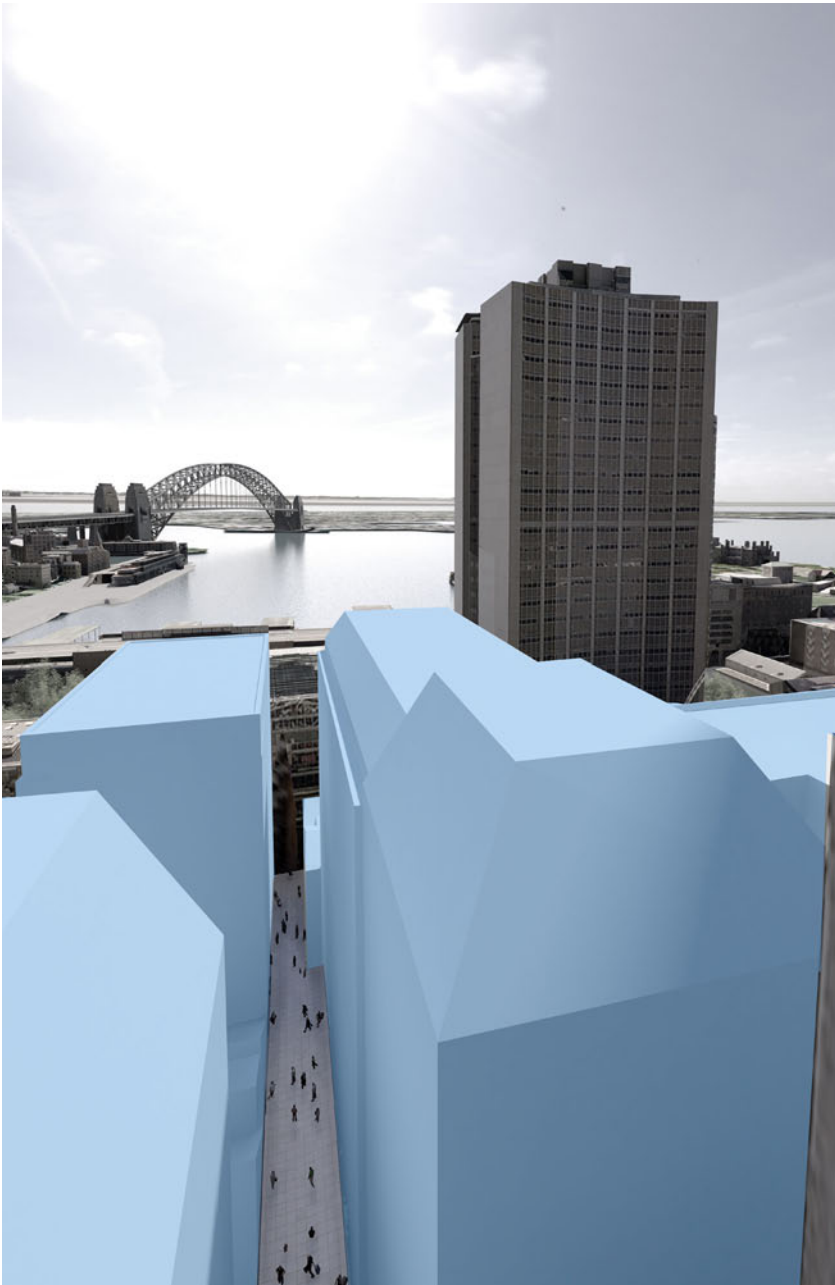


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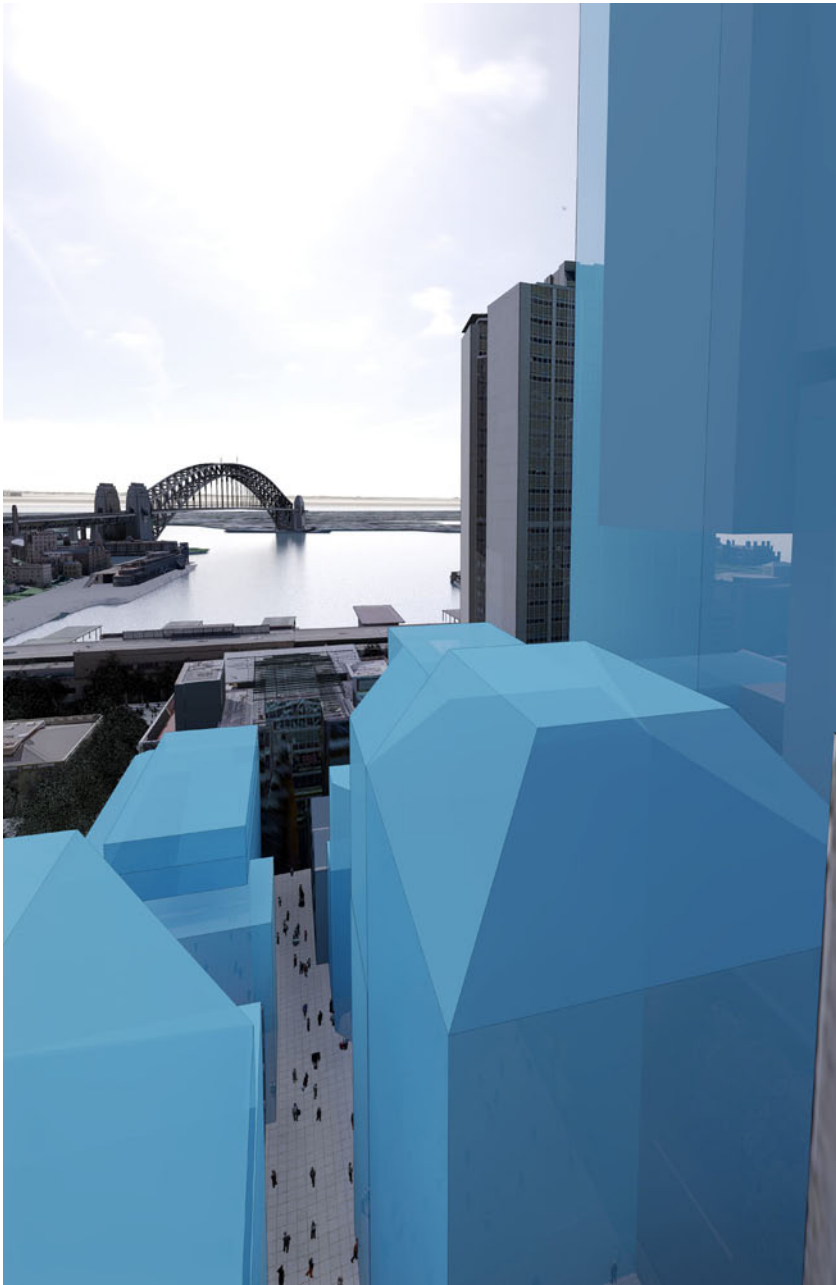
View Impact (Neighbouring Properties)

View F Bridgeport Apartments | Residential accommodation

View from top Level



Existing

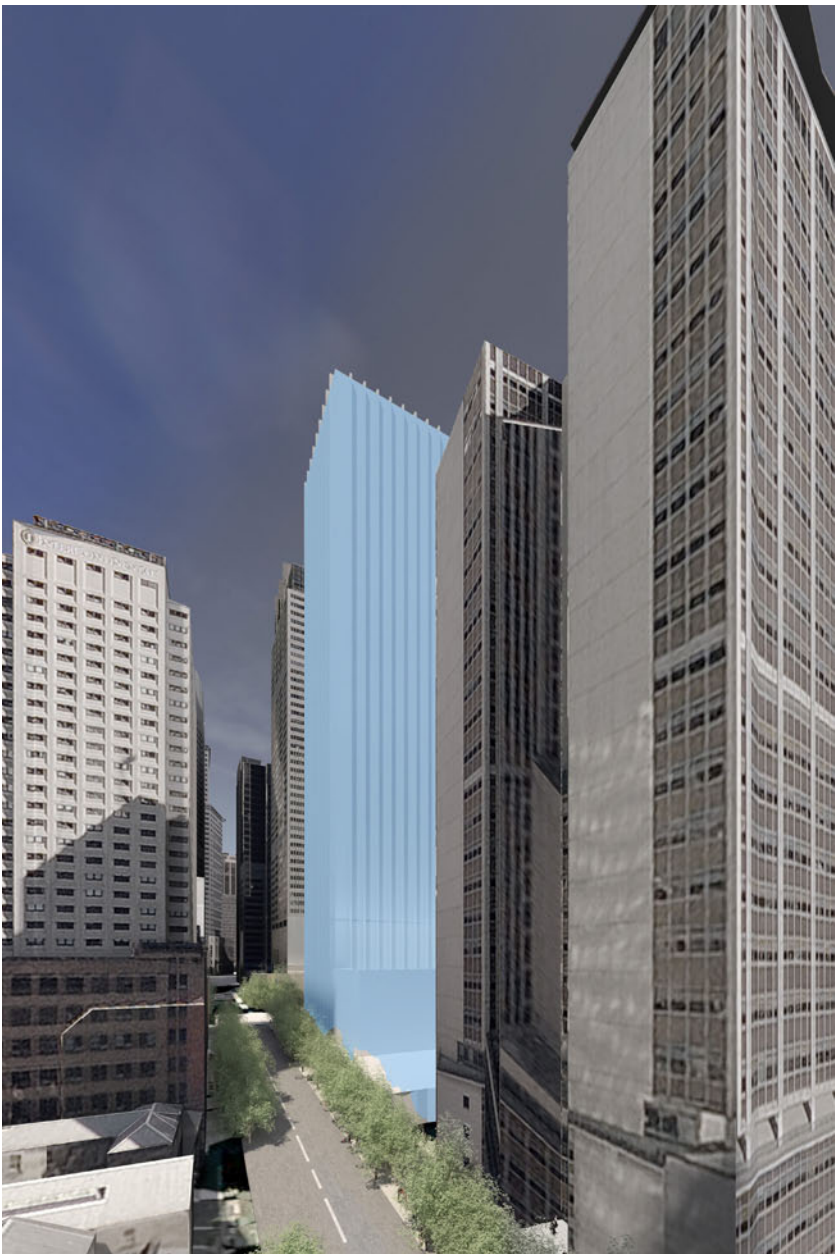


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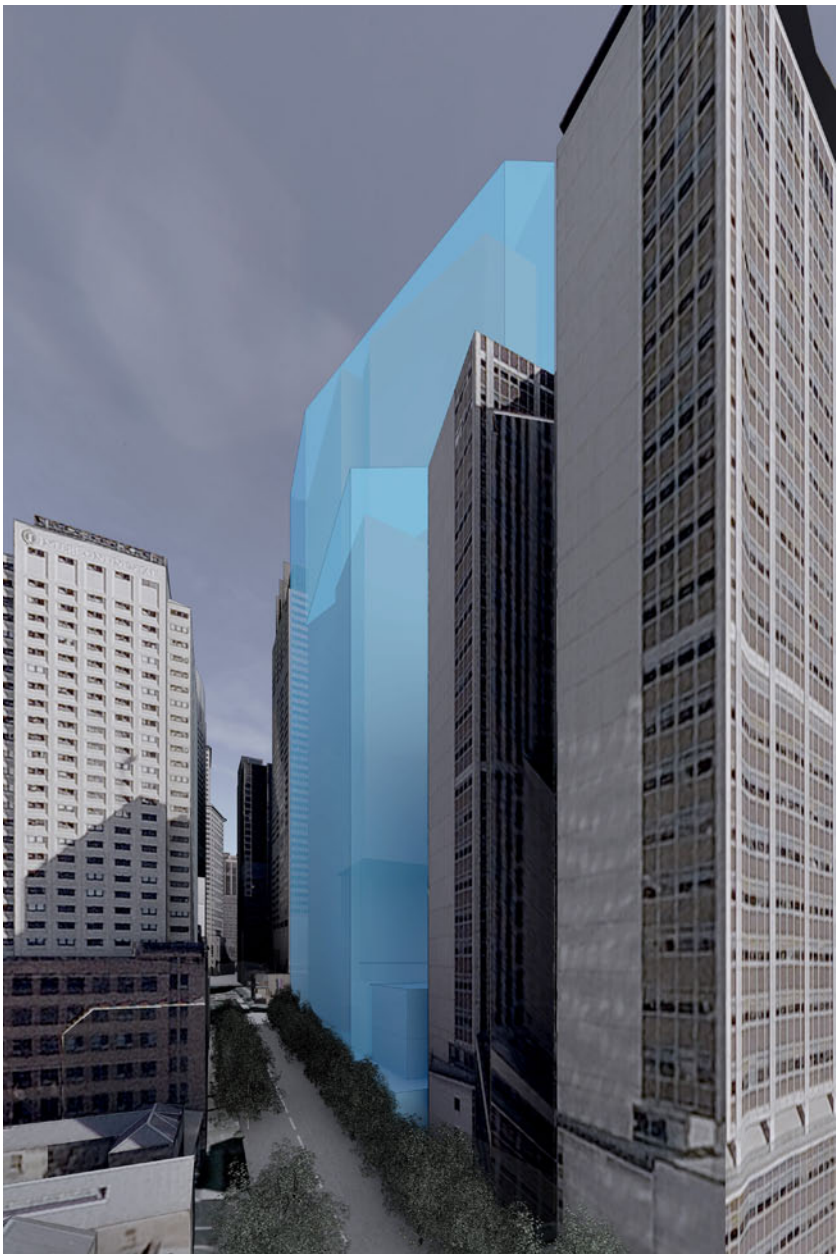
View Impact (Neighbouring Properties)

View G Quay Apartments | Residential accommodation

View from mid level



Existing

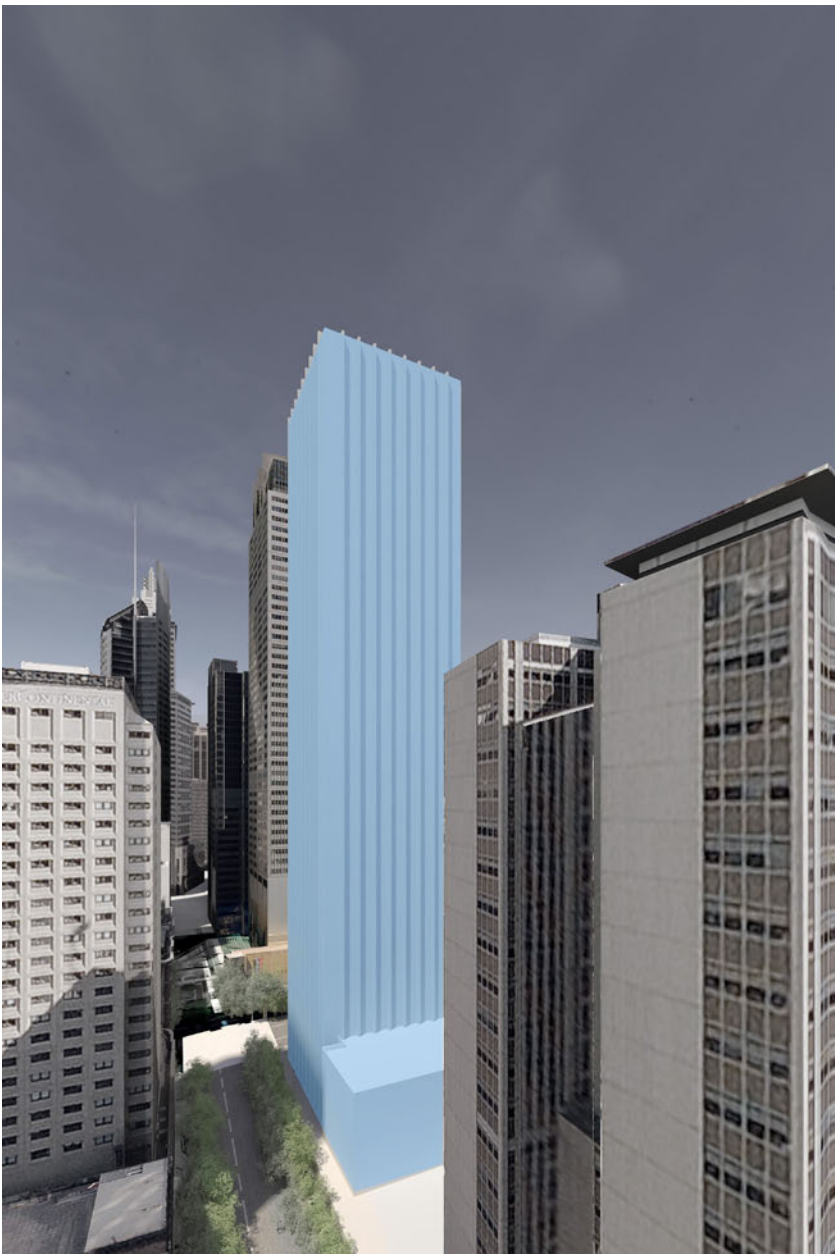


Proposed

View Impact (Neighbouring Properties)

View G Quay Apartments | Residential accommodation

View from top level



Existing

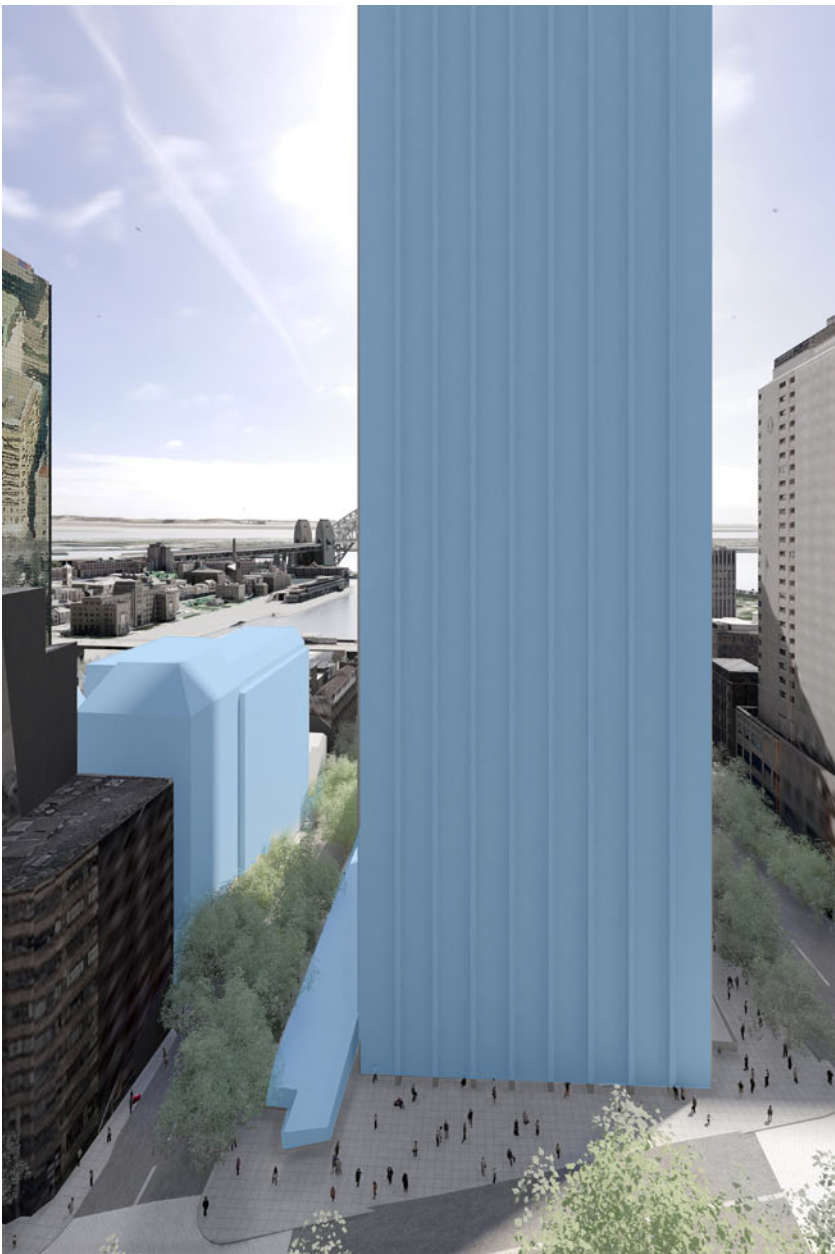


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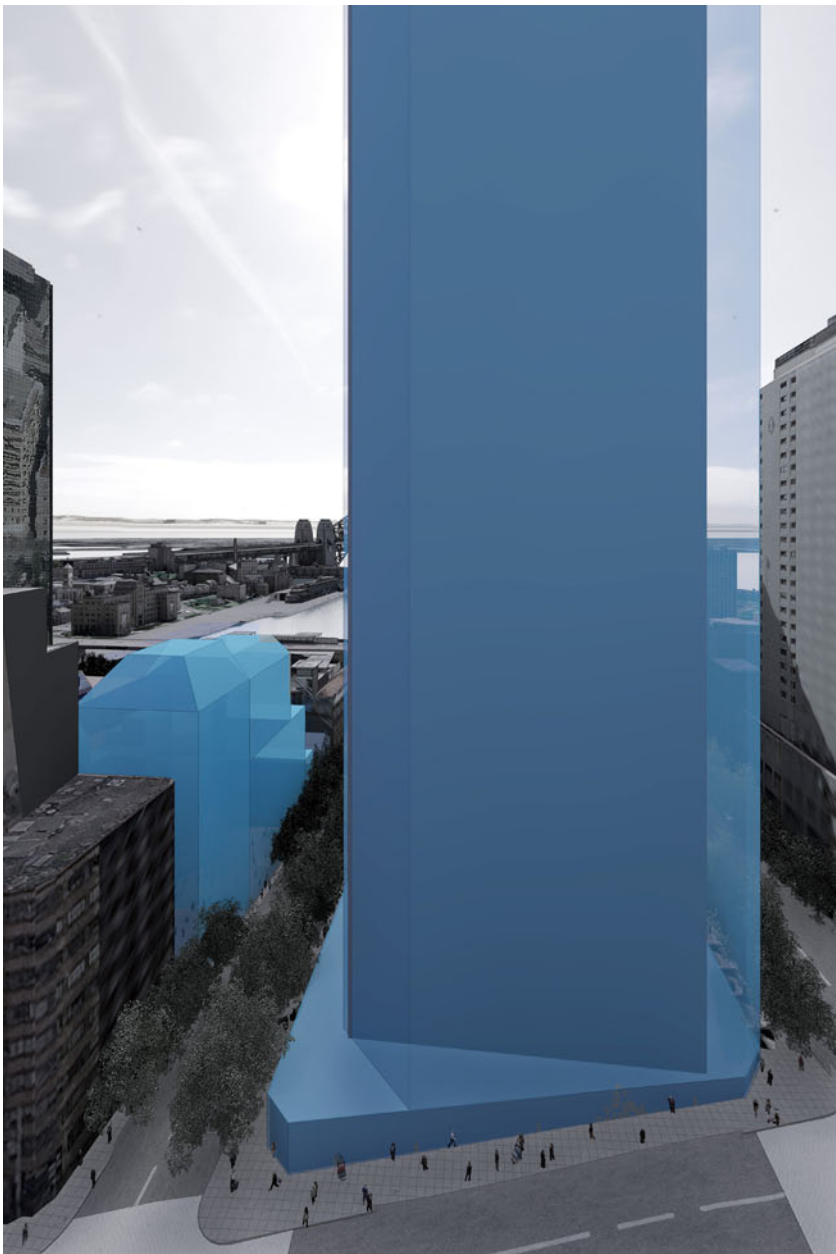
View Impact (Neighbouring Properties)

View H Govenor Phillip Tower | Commercial accommodation

View from mid level



Existing

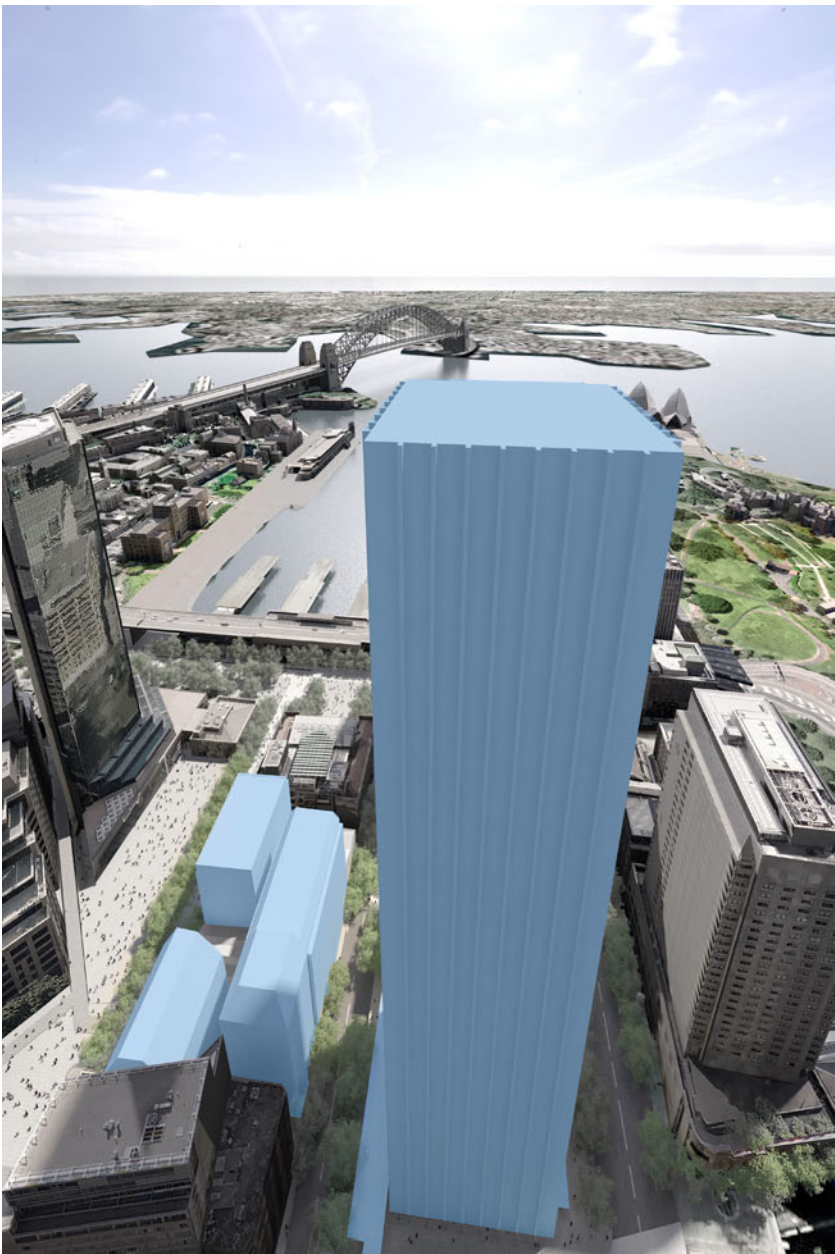


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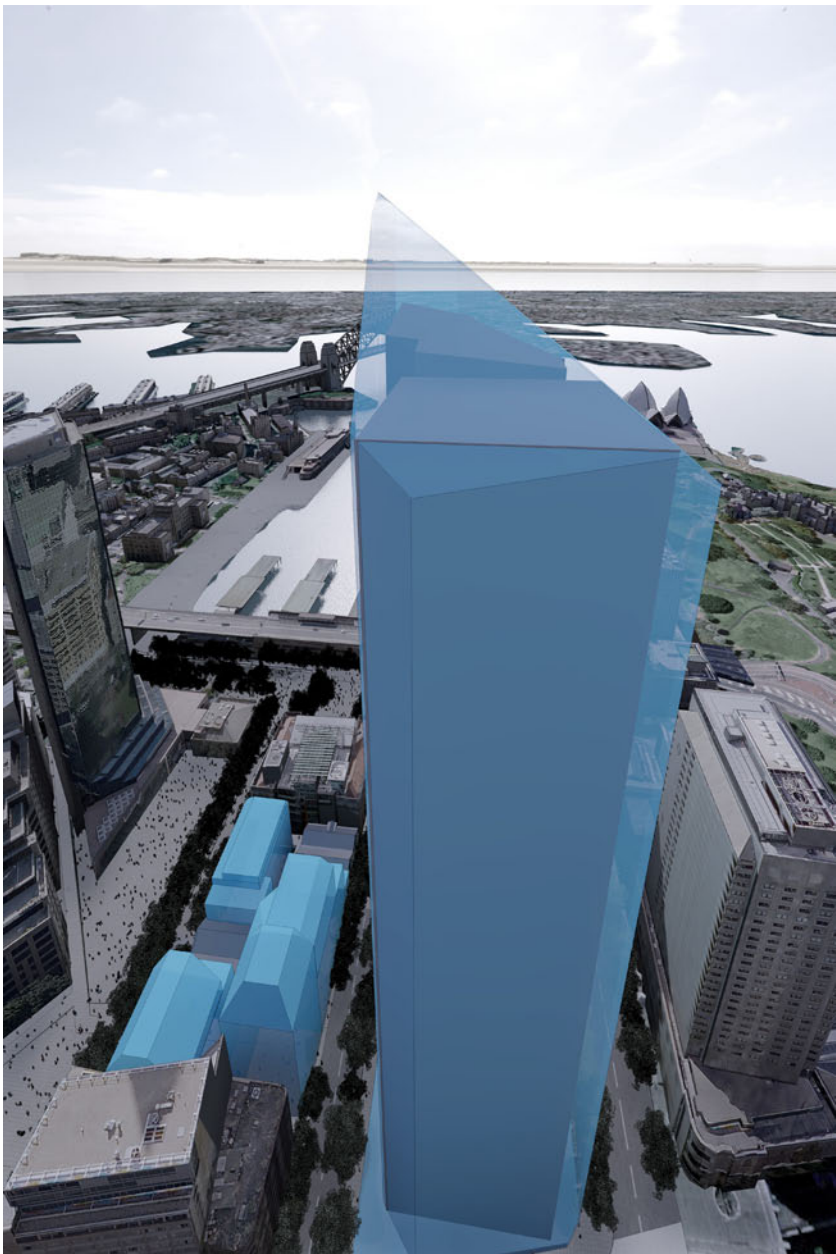
View Impact (Neighbouring Properties)

View H Govenor Phillip Tower | Commercial accommodation

View from top level



Existing

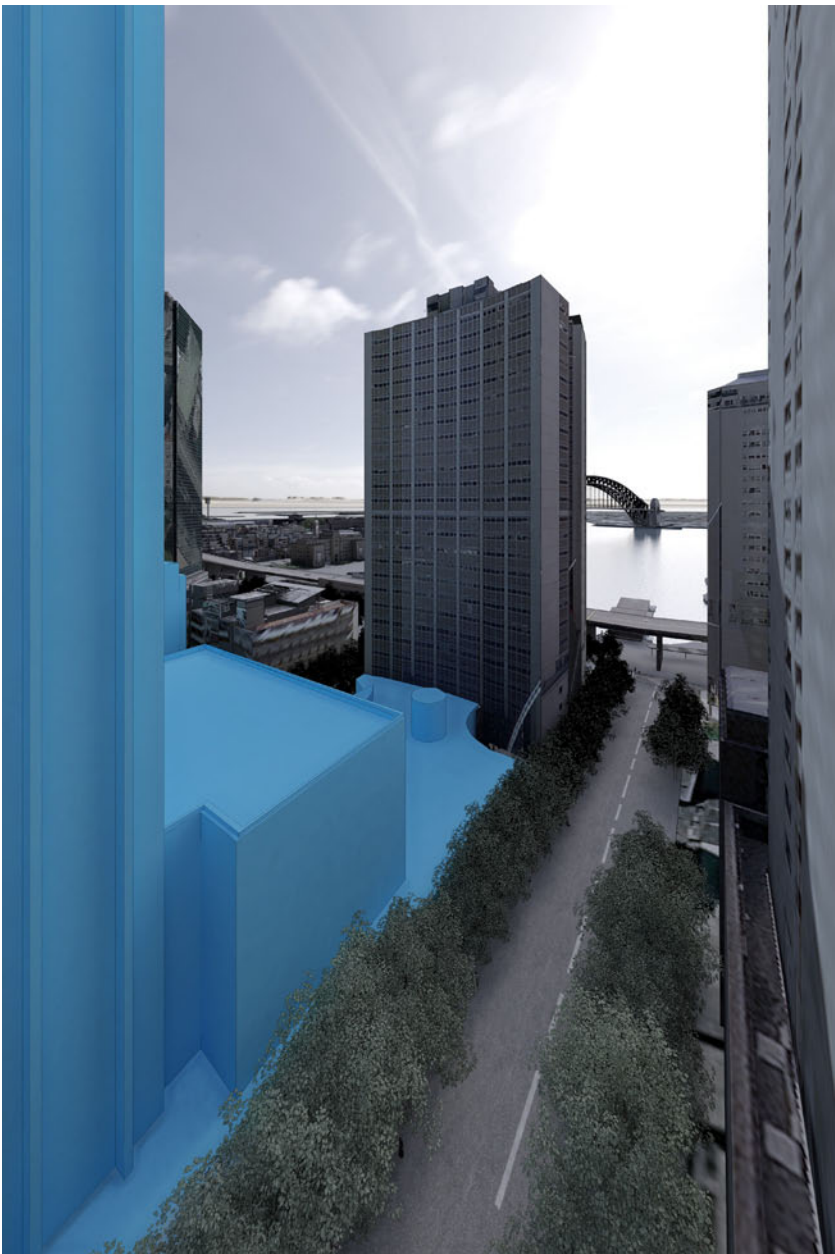


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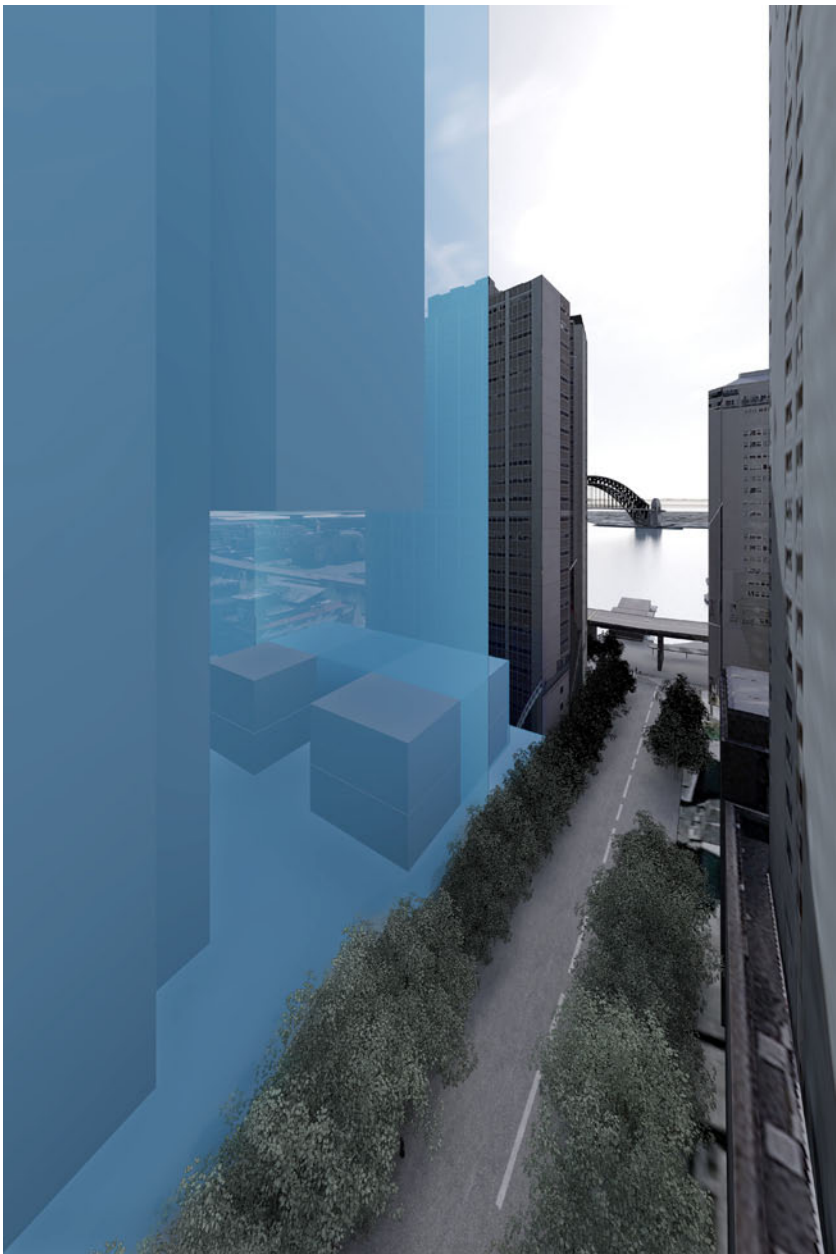
View Impact (Neighbouring Properties)

View I InterContinental Sydney | Hotel accommodation

View from mid level southern end | Looking north



Existing

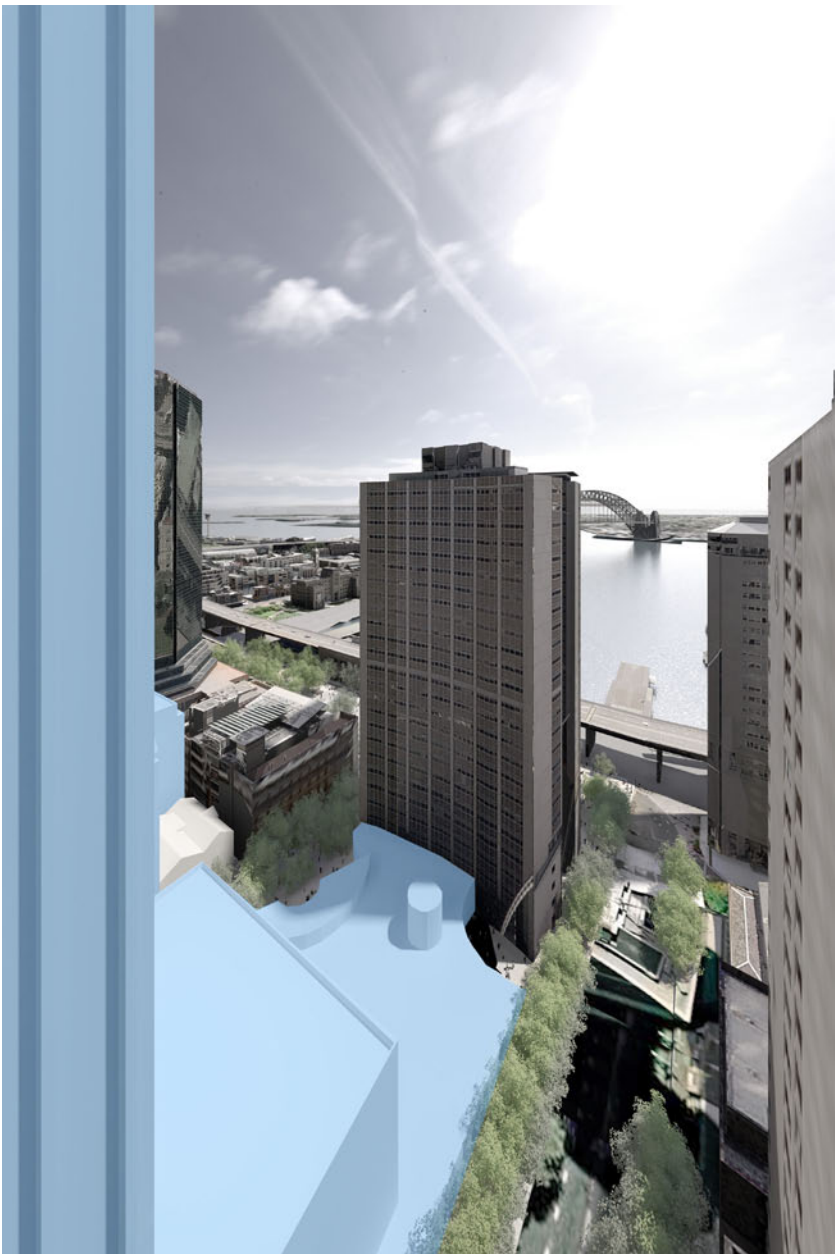


Proposed

View Impact (Neighbouring Properties)

View I InterContinental Sydney | Hotel accommodation

View from top level southern end | Looking north



Existing

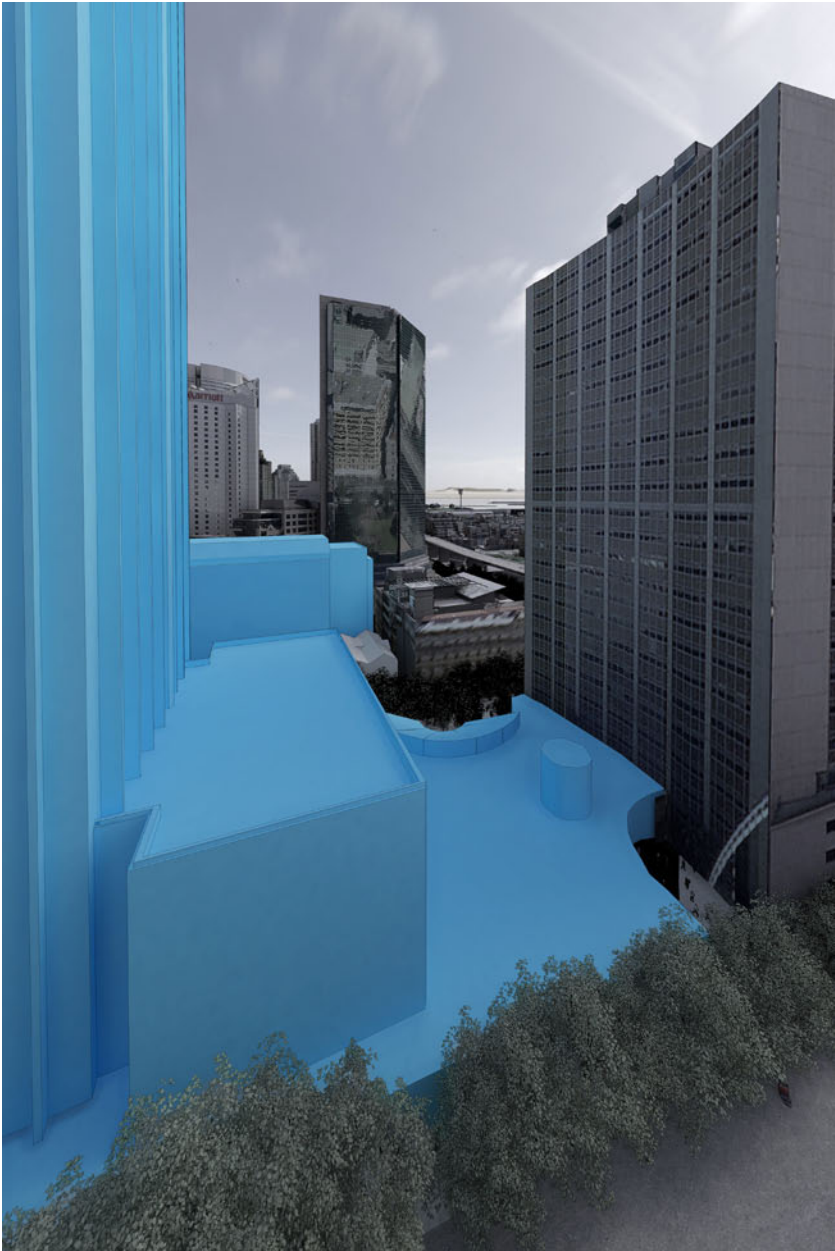


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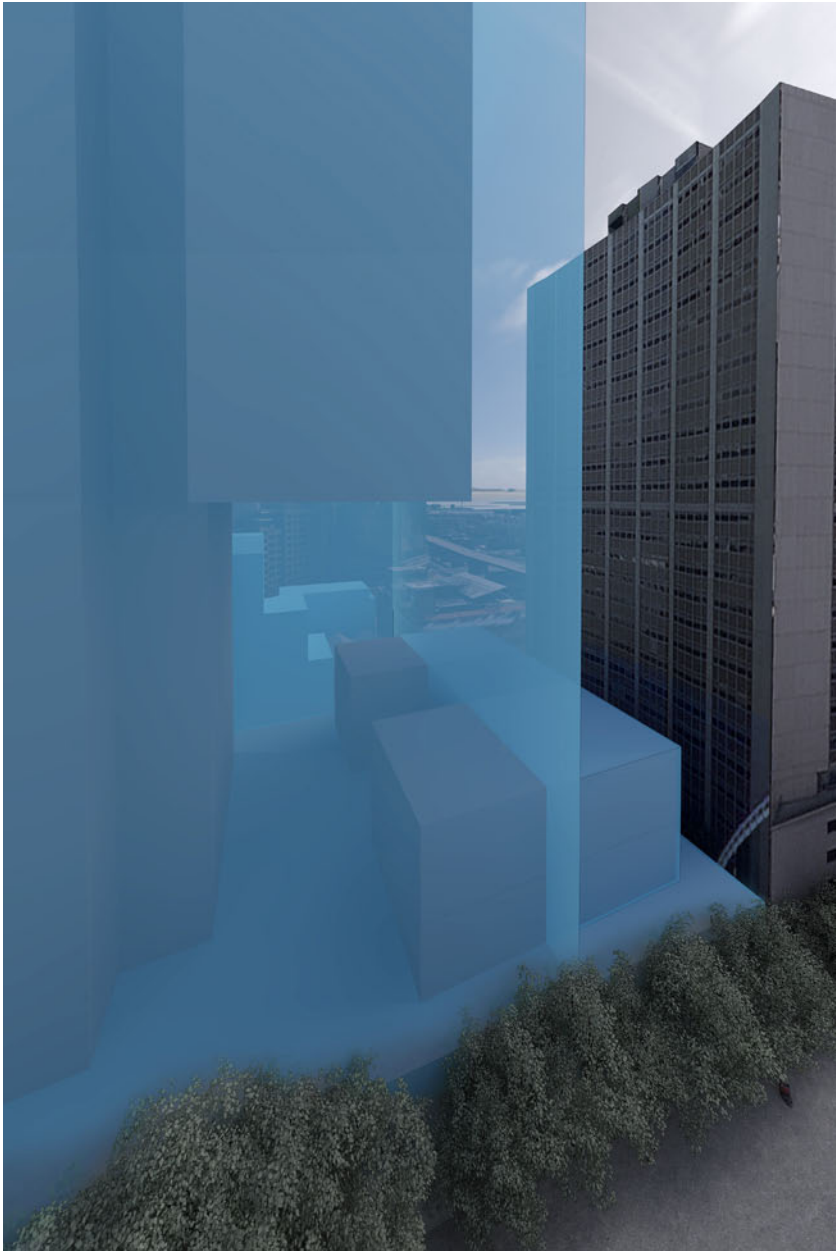
View Impact (Neighbouring Properties)

View I InterContinental Sydney | Hotel accommodation

View from mid level northern end | Looking west



Existing

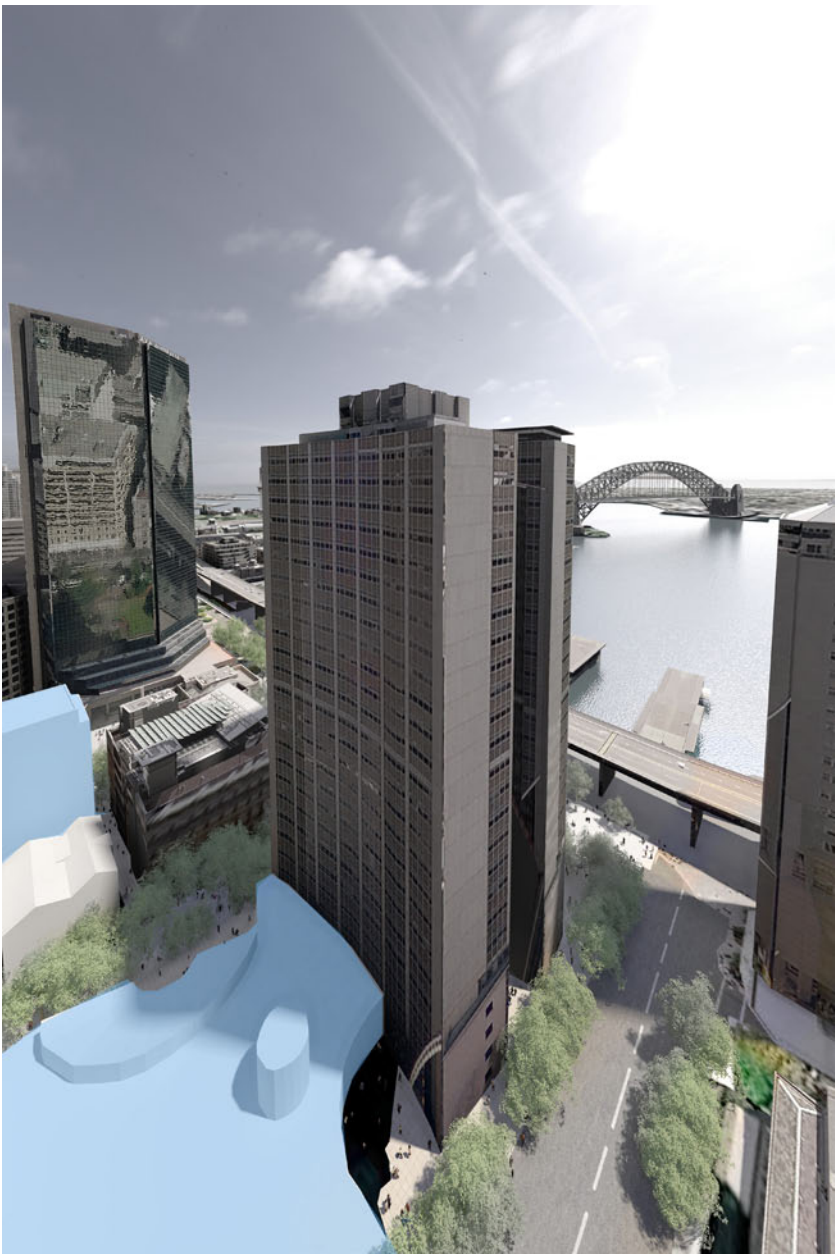


Proposed

View Impact (Neighbouring Properties)

View I InterContinental Sydney | Hotel accommodation

View from top level northern end | Looking west



Existing

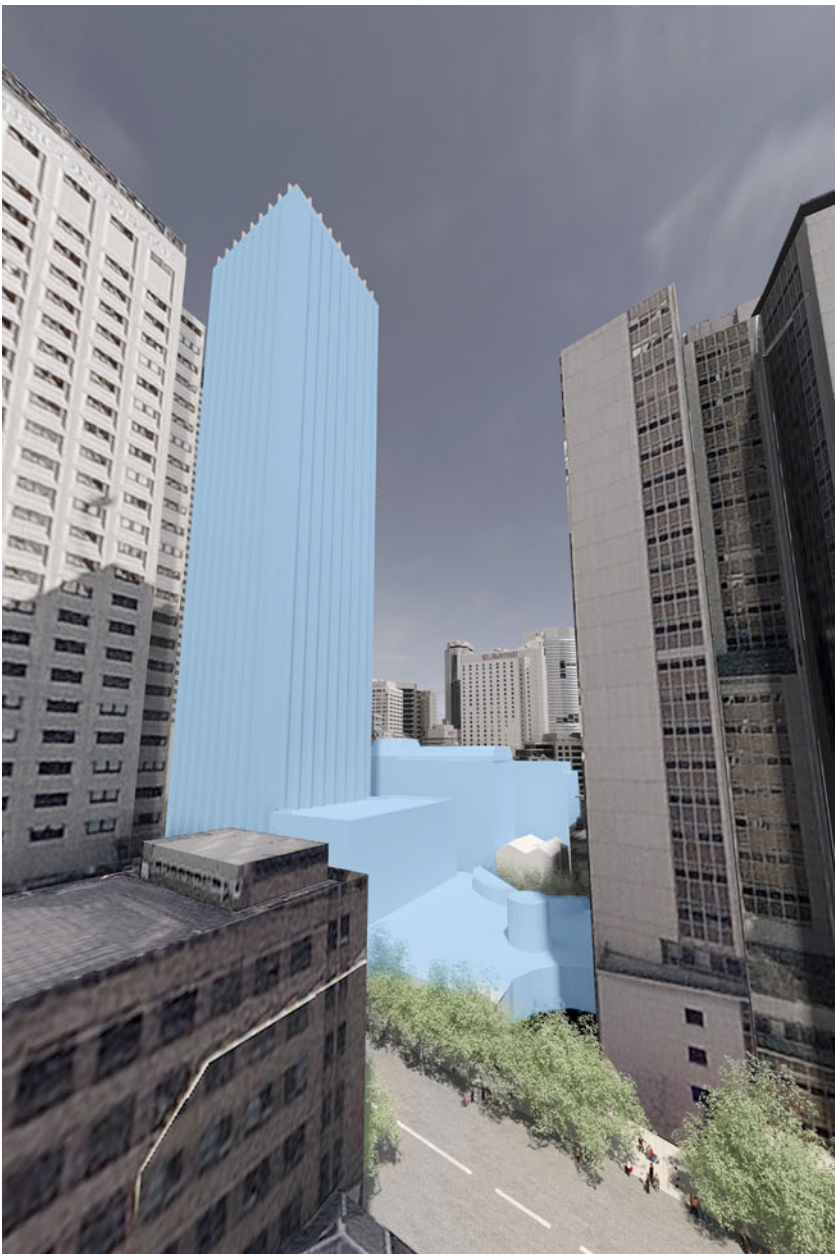


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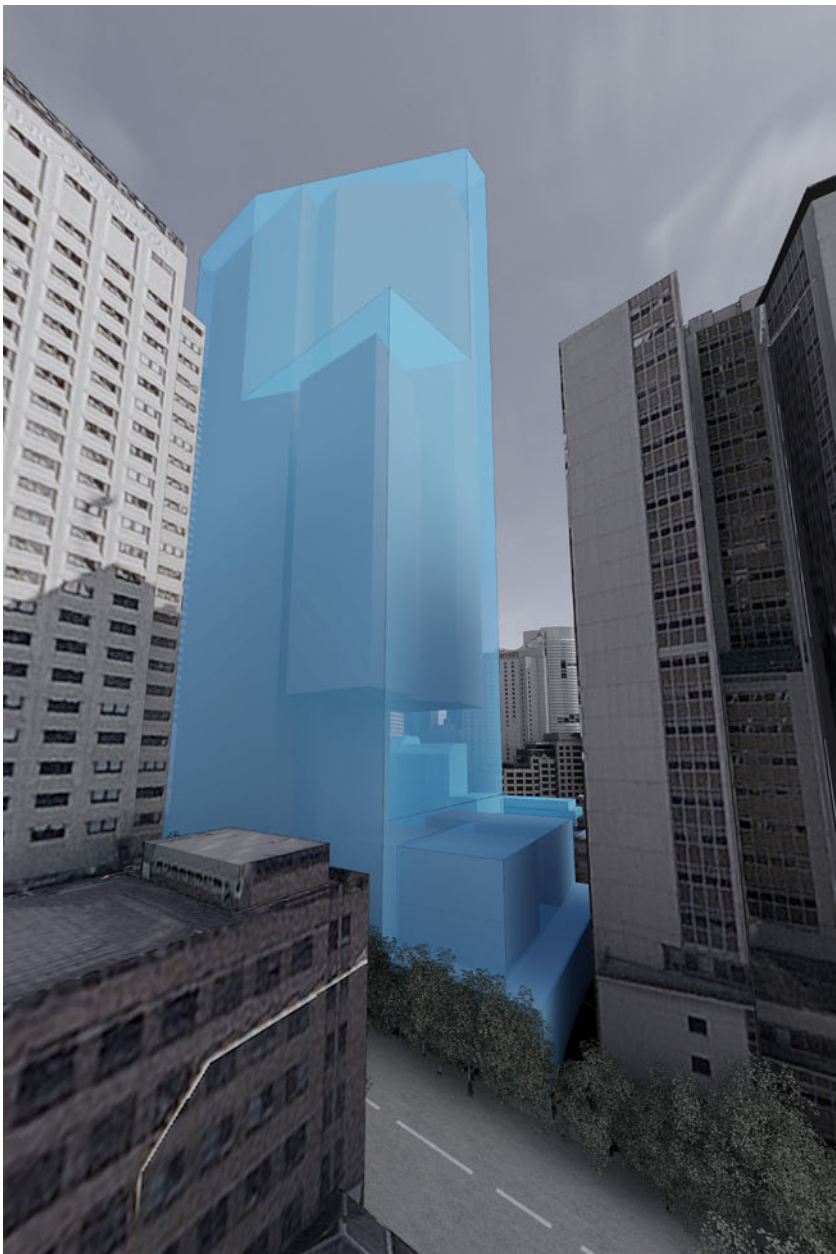
View Impact (Neighbouring Properties)

View J Sir Stamford Hotel | Hotel accommodation

View from mid level



Existing



Proposed

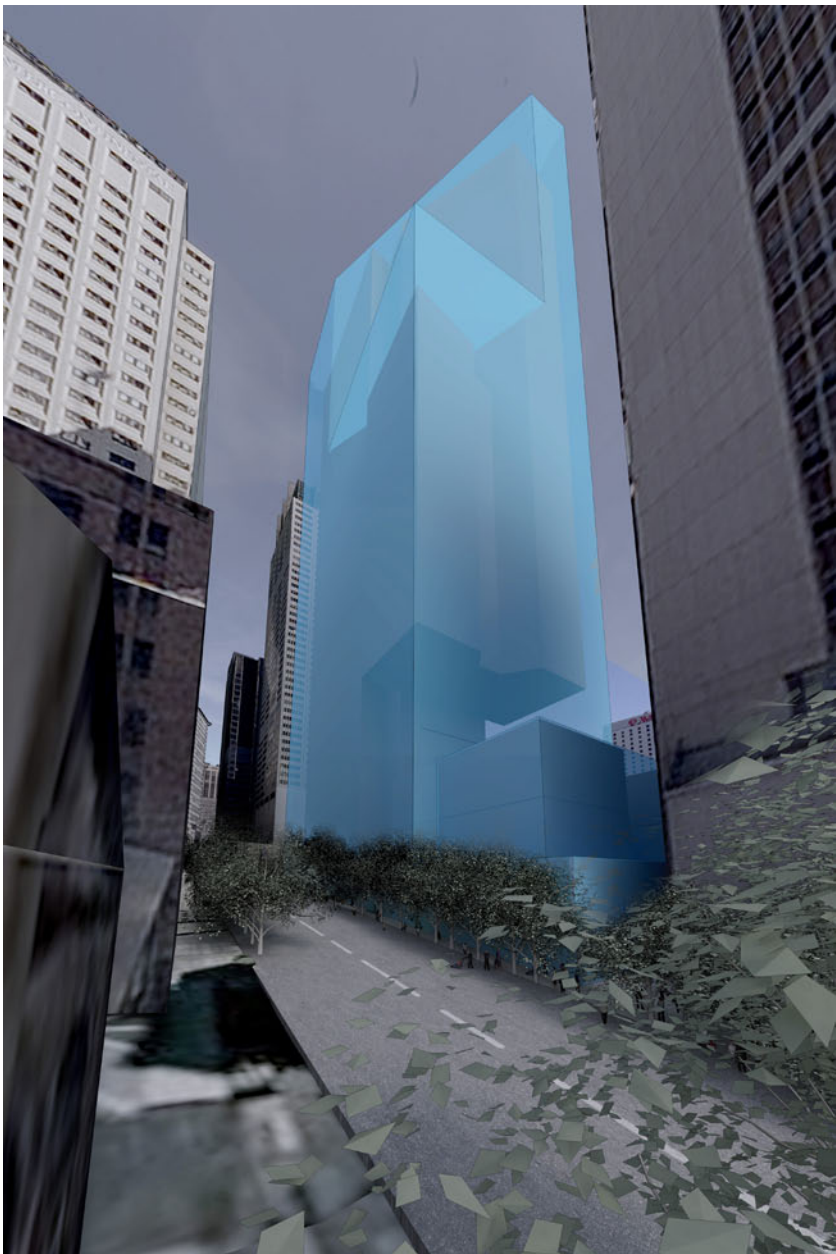
View Impact (Neighbouring Properties)

View K Police of Justice Museum | Museum

View from ground level



Existing



Proposed

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