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AMP CIRCULAR QUAY PRECINCT MASTER PLAN_ SHADOW AND SUN ACCESS REPORT

Prepared for AMP Capital
12 December 2012

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Introduction

This shadow and sun access 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

Clause 6.16 - Sun access planes

Sydney Local Environment Plan (LEP) 2011 - Draft

The objective of this clause is to ensure that buildings maximise sunlight access to the public places set out in this clause.

The consent authority must not grant consent to development on land if the development will result in any building on the land projecting higher than any part of a sun access plane taken to extend over the land under this clause.

_Macquarie Place

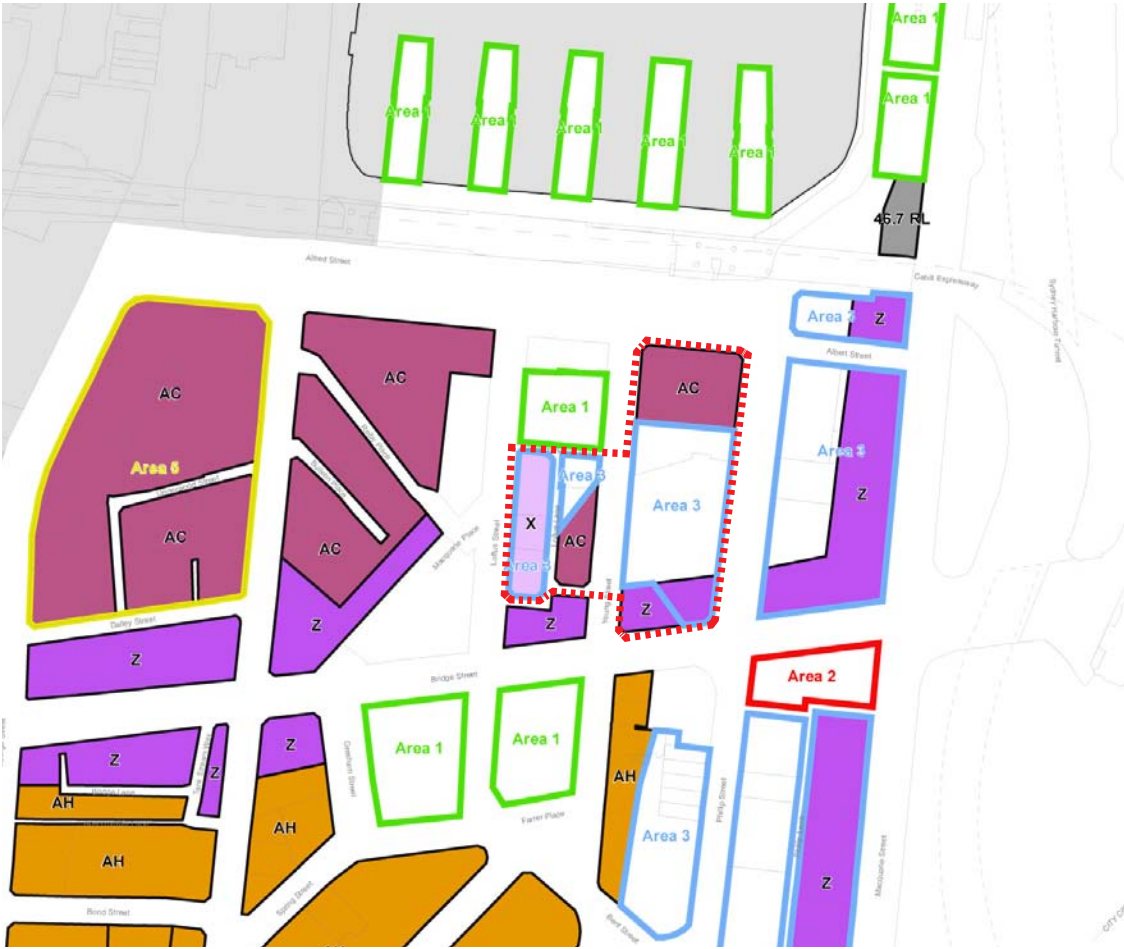
Approximately 35 metres above the junction of the eastern alignment of Loftus Street and the northern alignment of Loftus Lane and approximately 35 metres above the junction of the eastern alignment of Loftus Street and the southern alignment of Customs House Lane.

_Royal Botanic Gardens

Built Form Controls Review

Height of Buildings Map (Sydney Local Environment Plan 2011 Draft)

Maximum Building Height (m)



Executive Summary

By adopting a precinct-wide approach to the redistribution of floor space the master plan seeks to transfer the unrealised floor space from the Young and Loftus block to the Bridge and Alfred block.

The lower scaled Young and Loftus buildings will provide an increase in morning sunlight to Macquarie Place in mid winter, with the transferred floor space being accommodated within an extension to the 50 Bridge Street tower which whilst projecting through the Botanic Gardens sun access plane does so in a way that ensures no additional overshadowing to the Botanic Gardens at the control time of 2pm on 21st June.

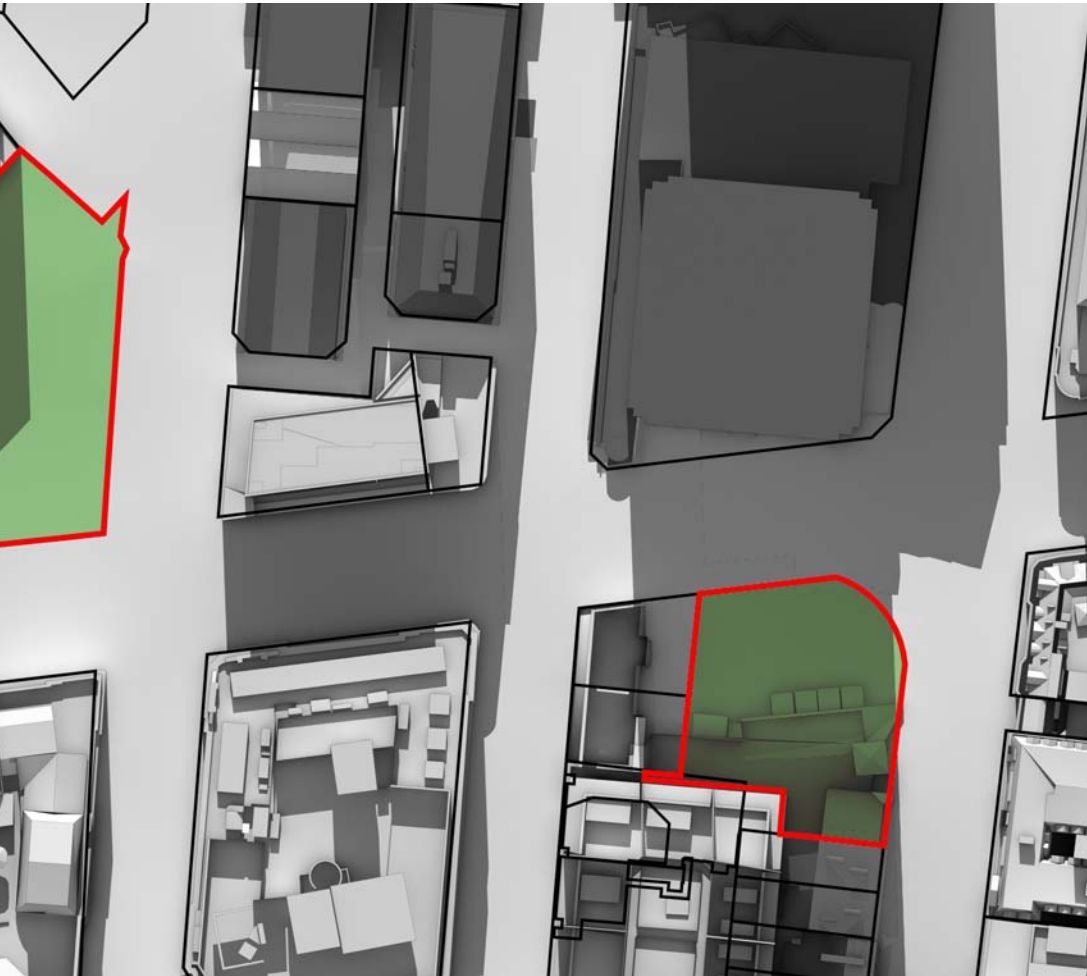
A summary of the shadow and sun access analysis is as follows:

Botanic Gardens

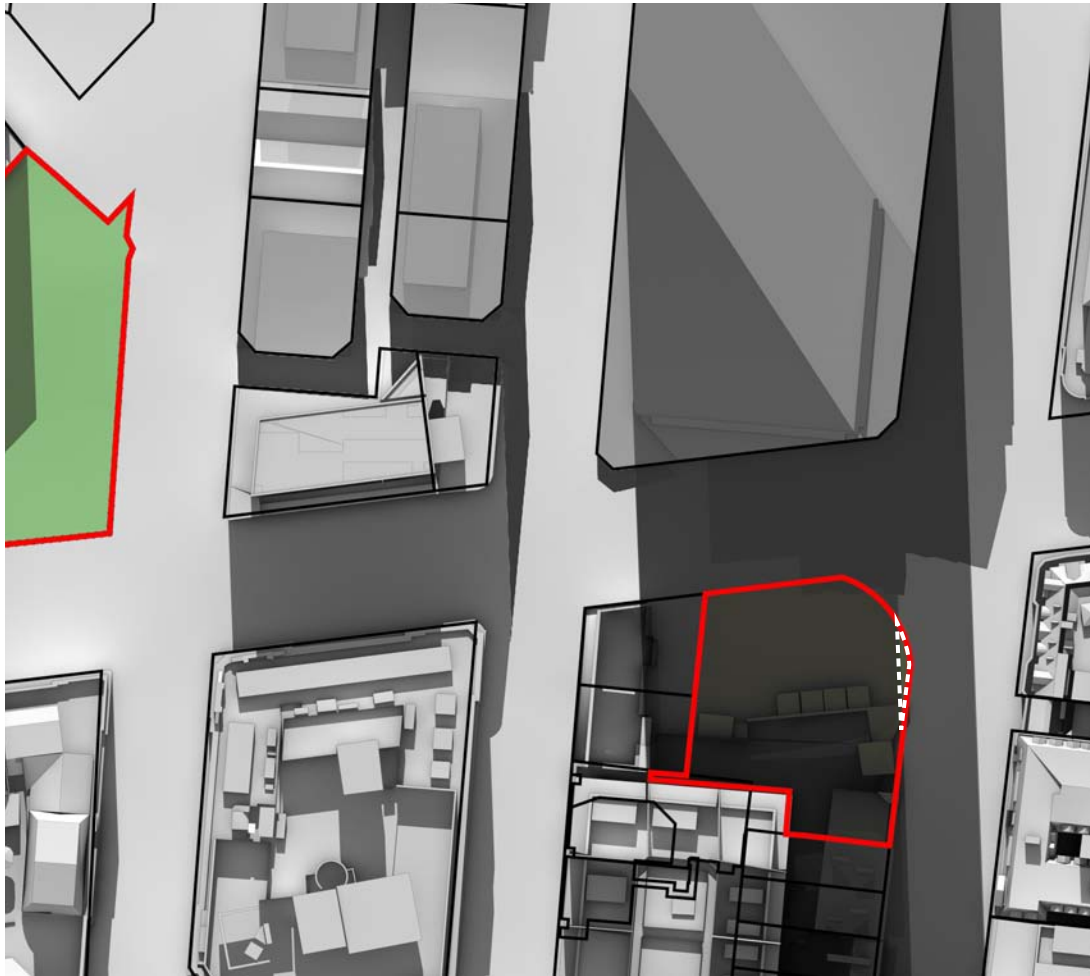
- _No additional overshadowing to the Botanic Gardens beyond that cast by the existing building at the control time of

First Government House Place

See appendix A for more details



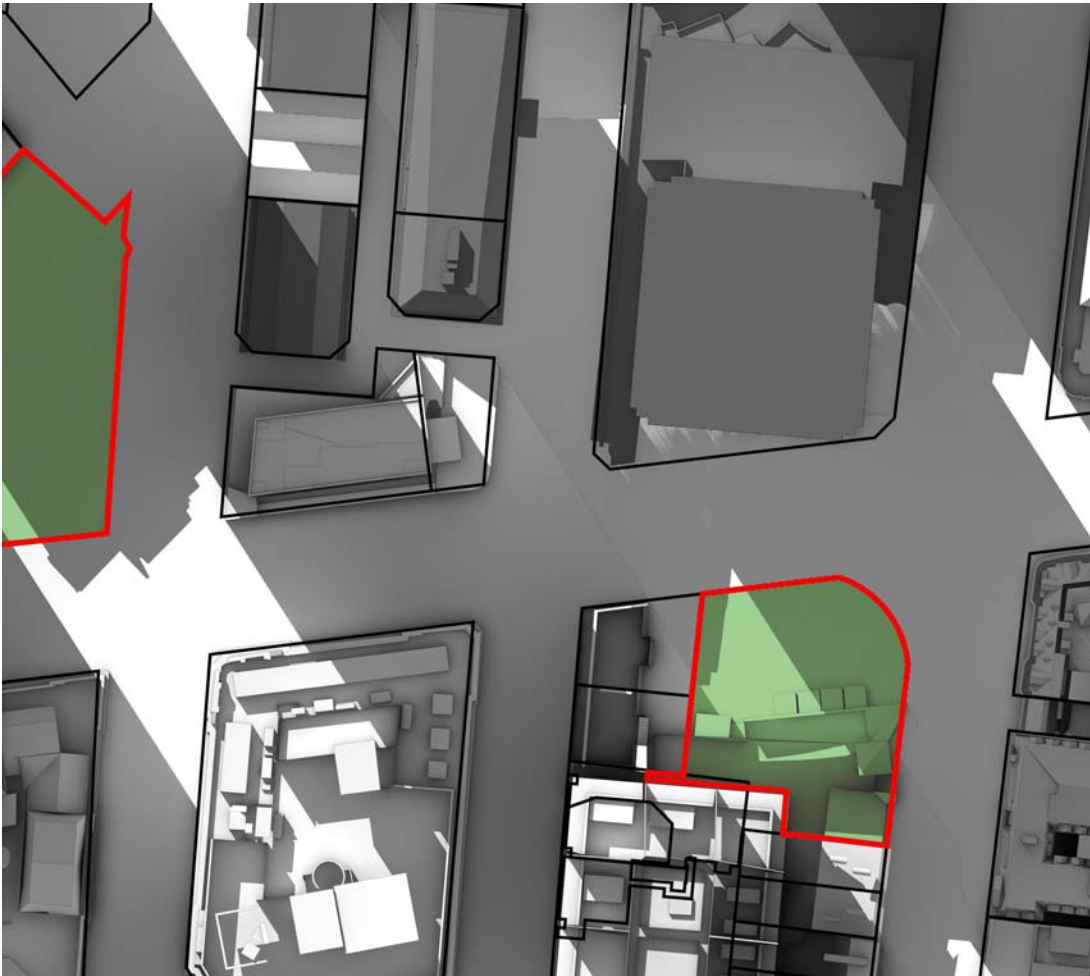
Existing



Executive Summary

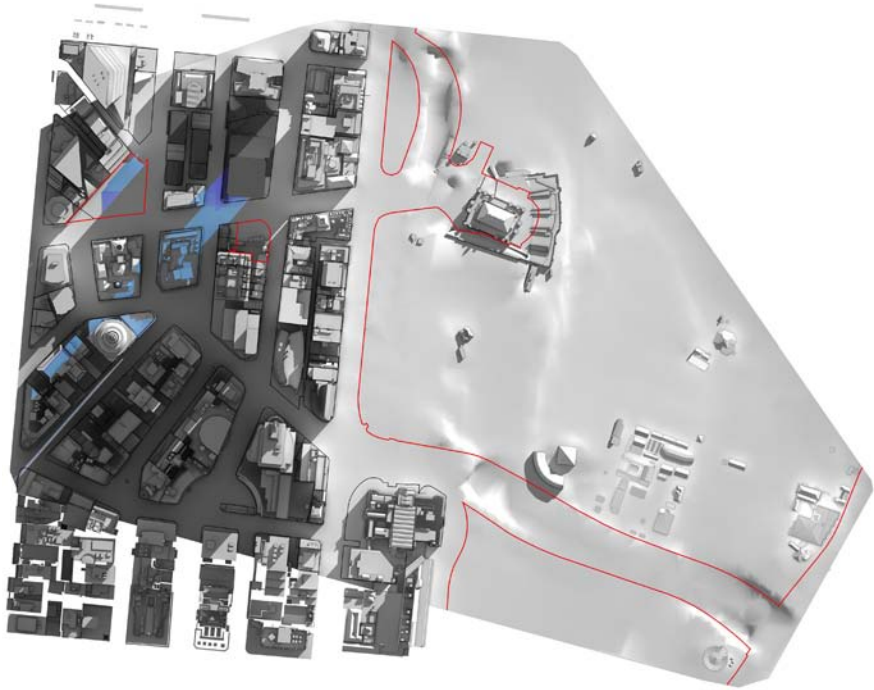
First Government House Place

See appendix A for more details

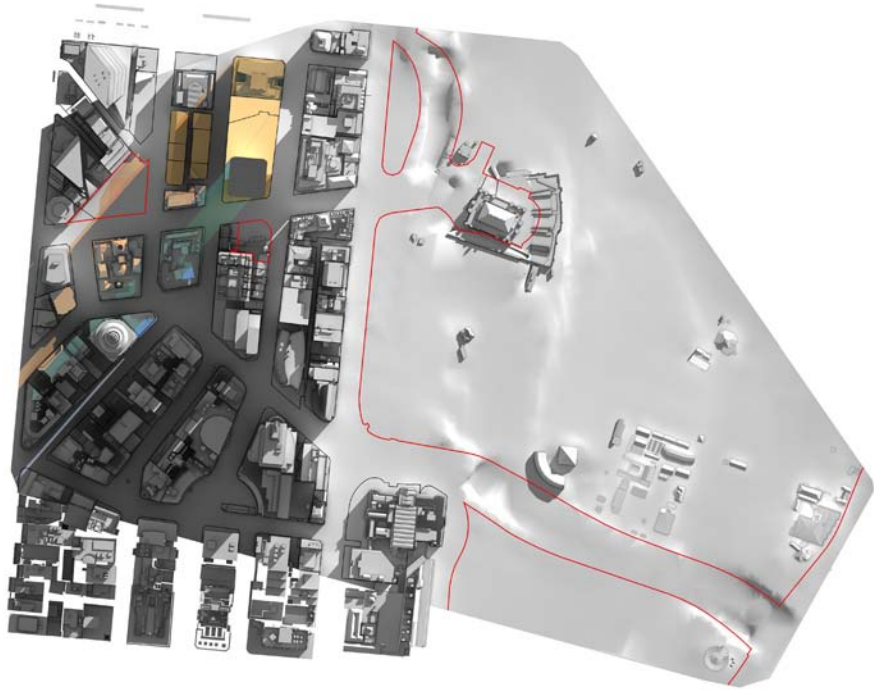


Shadow and Sun Access Study

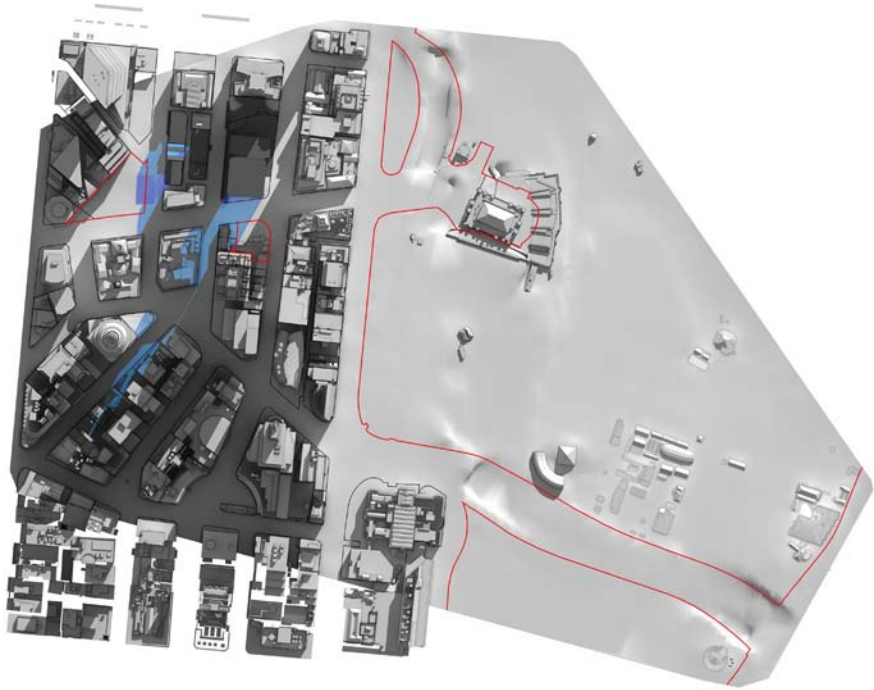
Winter Solstice



Existing situation

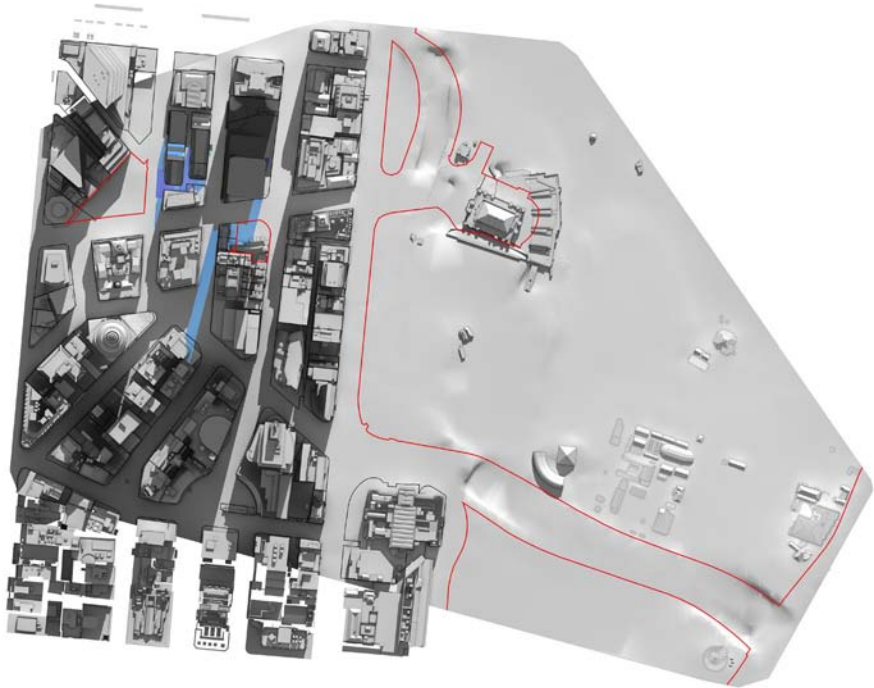


Winter Solstice

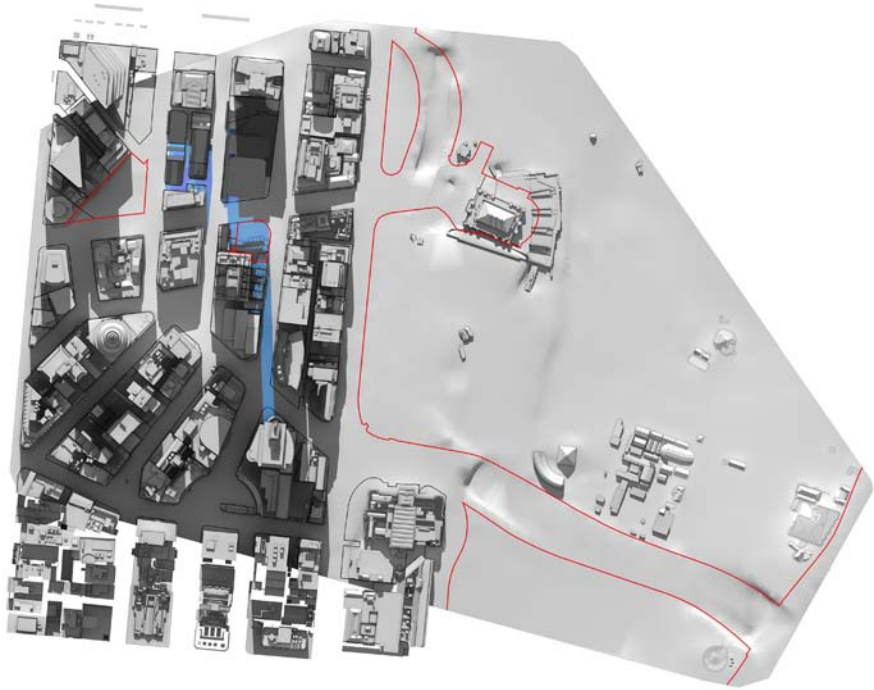


Shadow and Sun Access Study

Winter Solstice

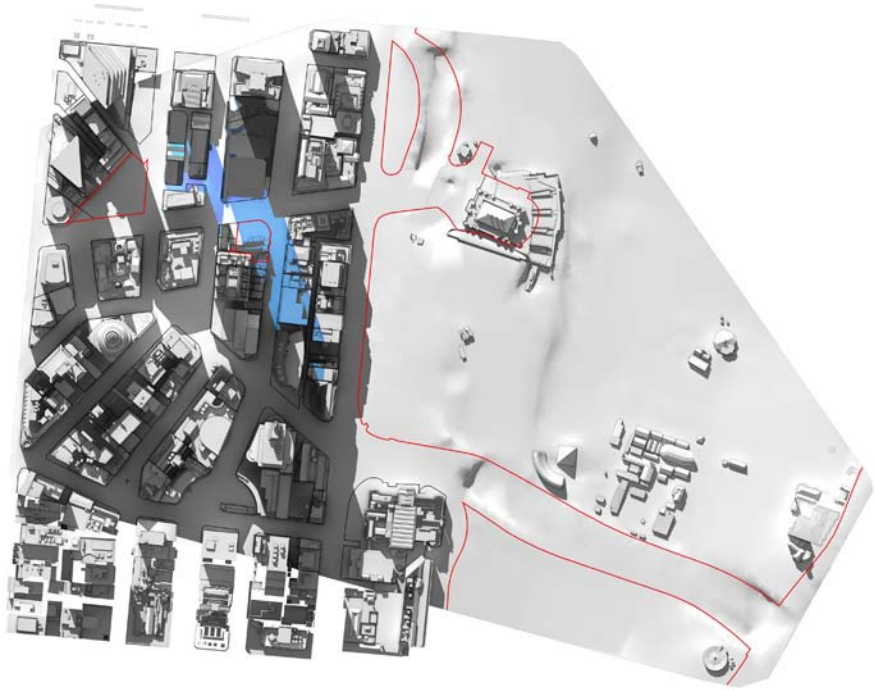


Winter Solstice



Shadow and Sun Access Study

Winter Solstice



LEP Control Date 14 April

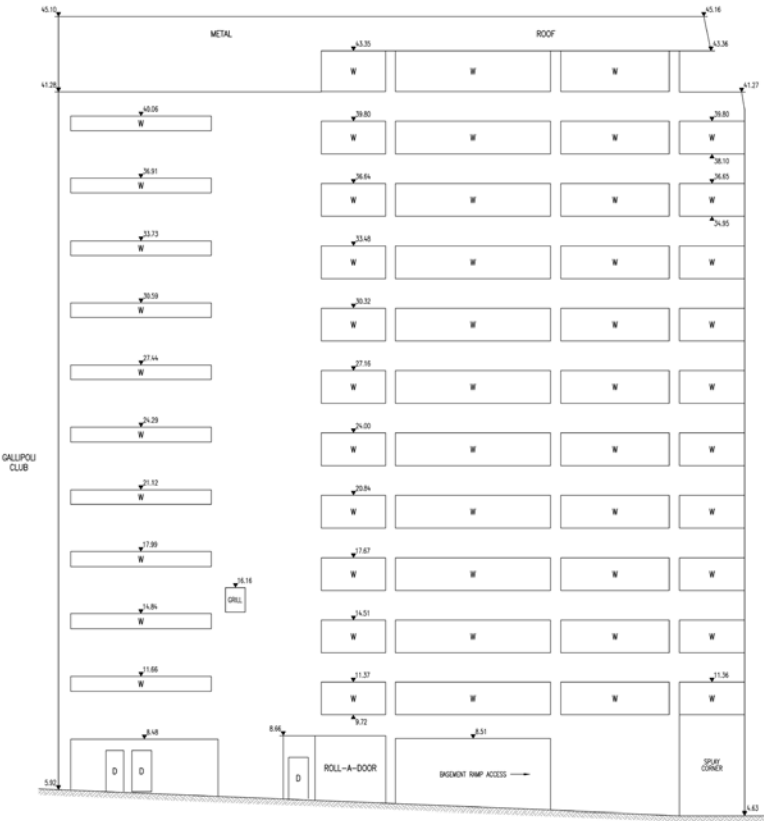
Spring Equinox 23 September



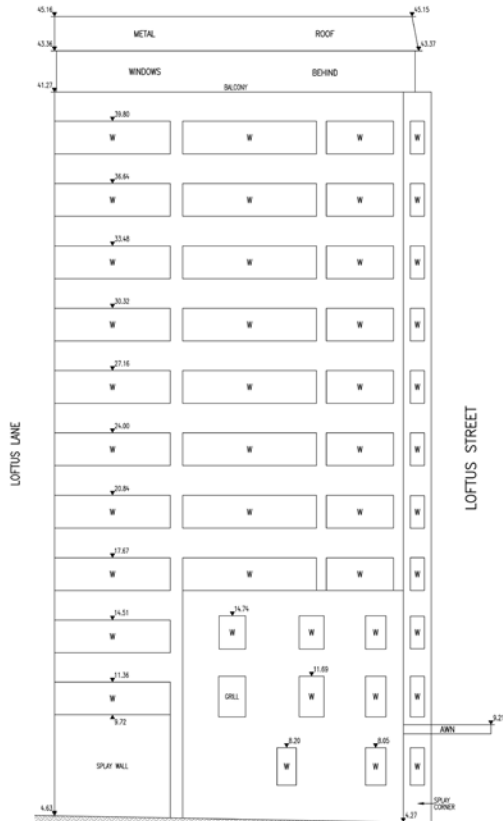
1. B

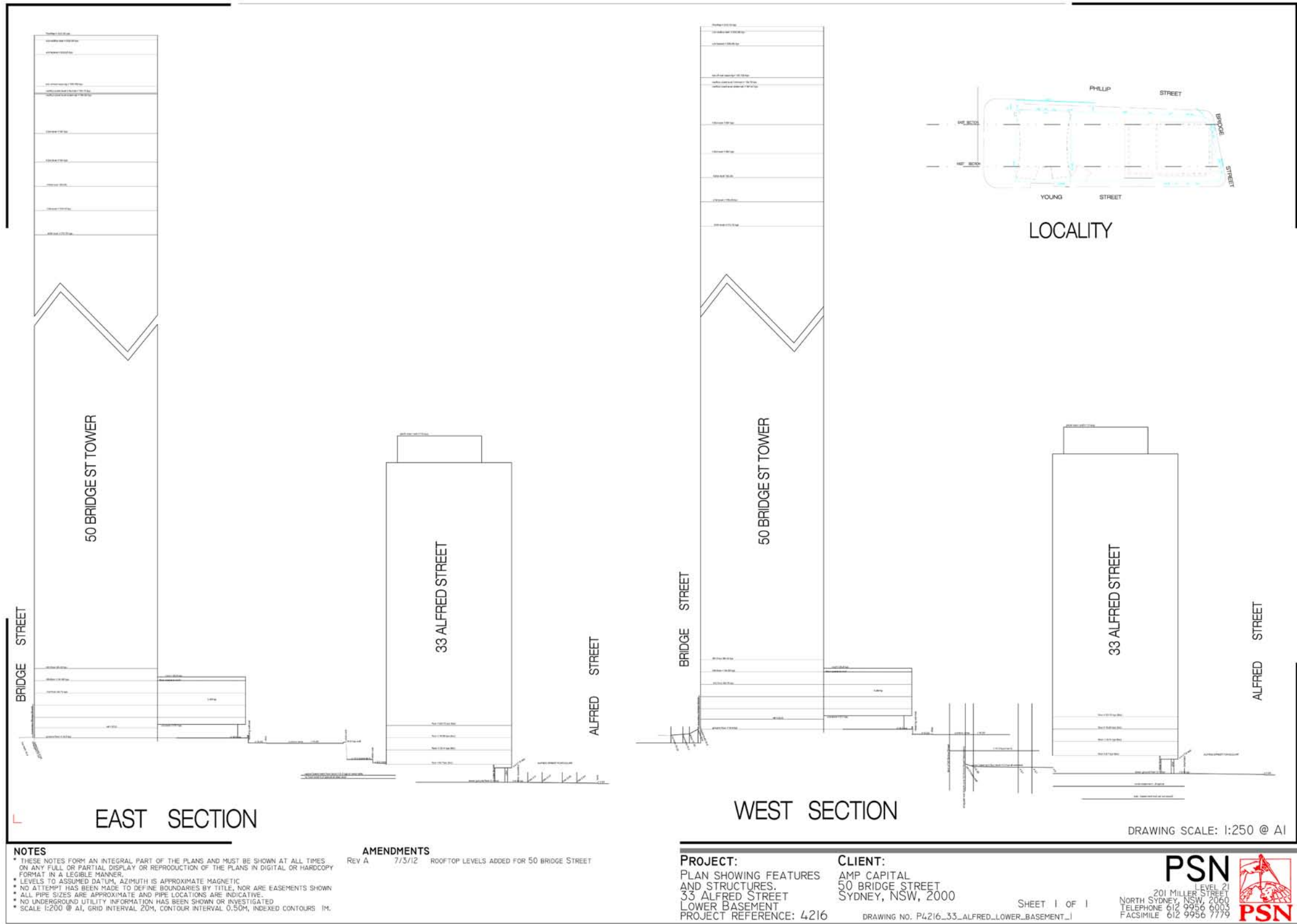


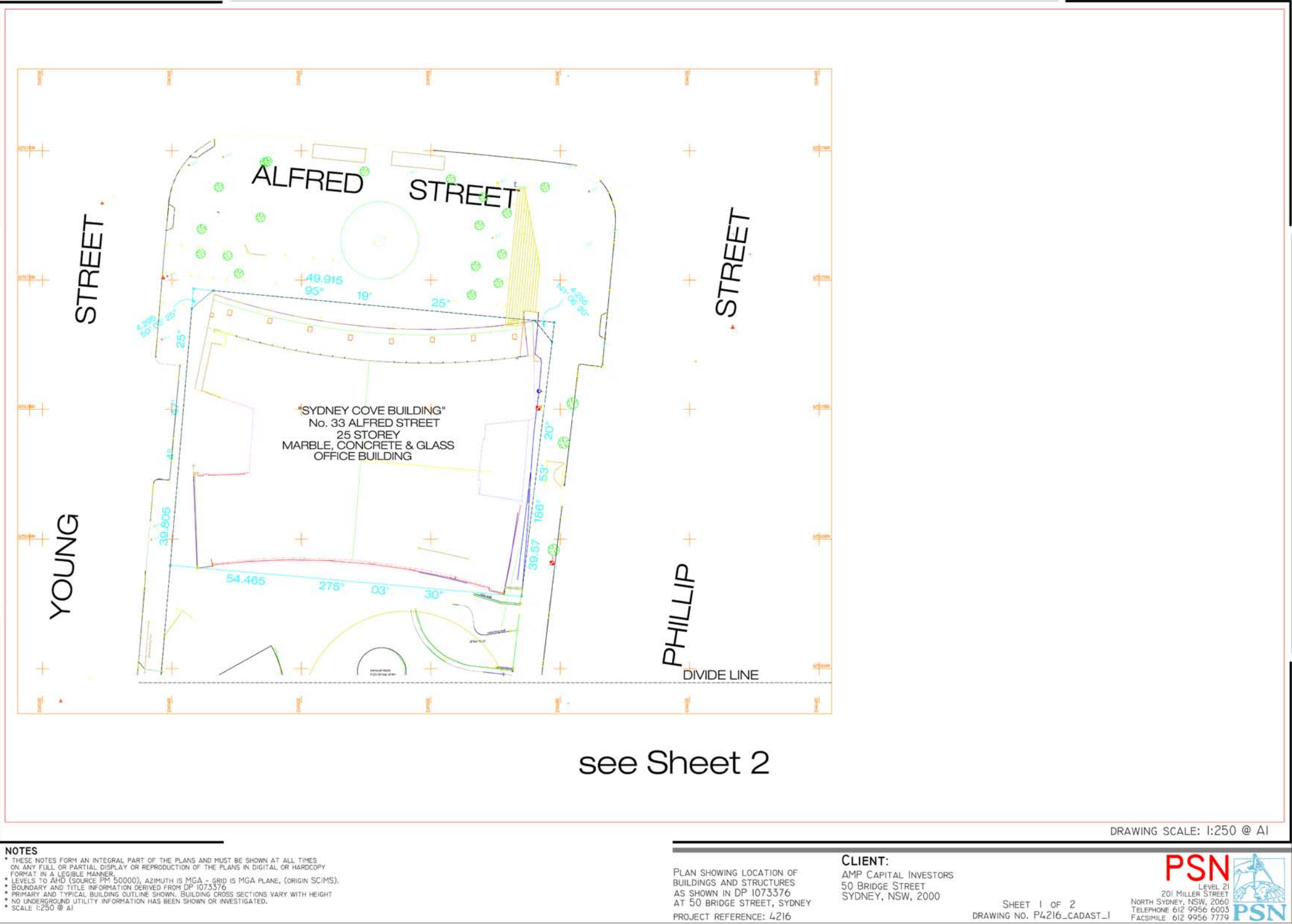
- LEGEND
- BK - BOTTOM OF KERB
 - BS - BOTTOM OF STEPS
 - BW - BOTTOM OF WALL
 - HYD - HYDRANT
 - INV - INVERT LEVEL
 - LP - LAMP POST
 - PC - PRAM CROSSING
 - PP - POWER POLE
 - RR - ROOF RIDGE
 - SV - STOP VALVE
 - SWGP - STORM WATER GRATED PIT
 - TEL - TELSTRA
 - TO - TOP OF CUTTER
 - TK - TOP OF KERB
 - TL - TRAFFIC LIGHT
 - TP - TOP OF PARAPET
 - TS - TOP OF STEPS
 - TW - TOP OF WALL
 - VC - VEHICLE CROSSING
 - US - UNDERSIDE
 - W - WINDOW

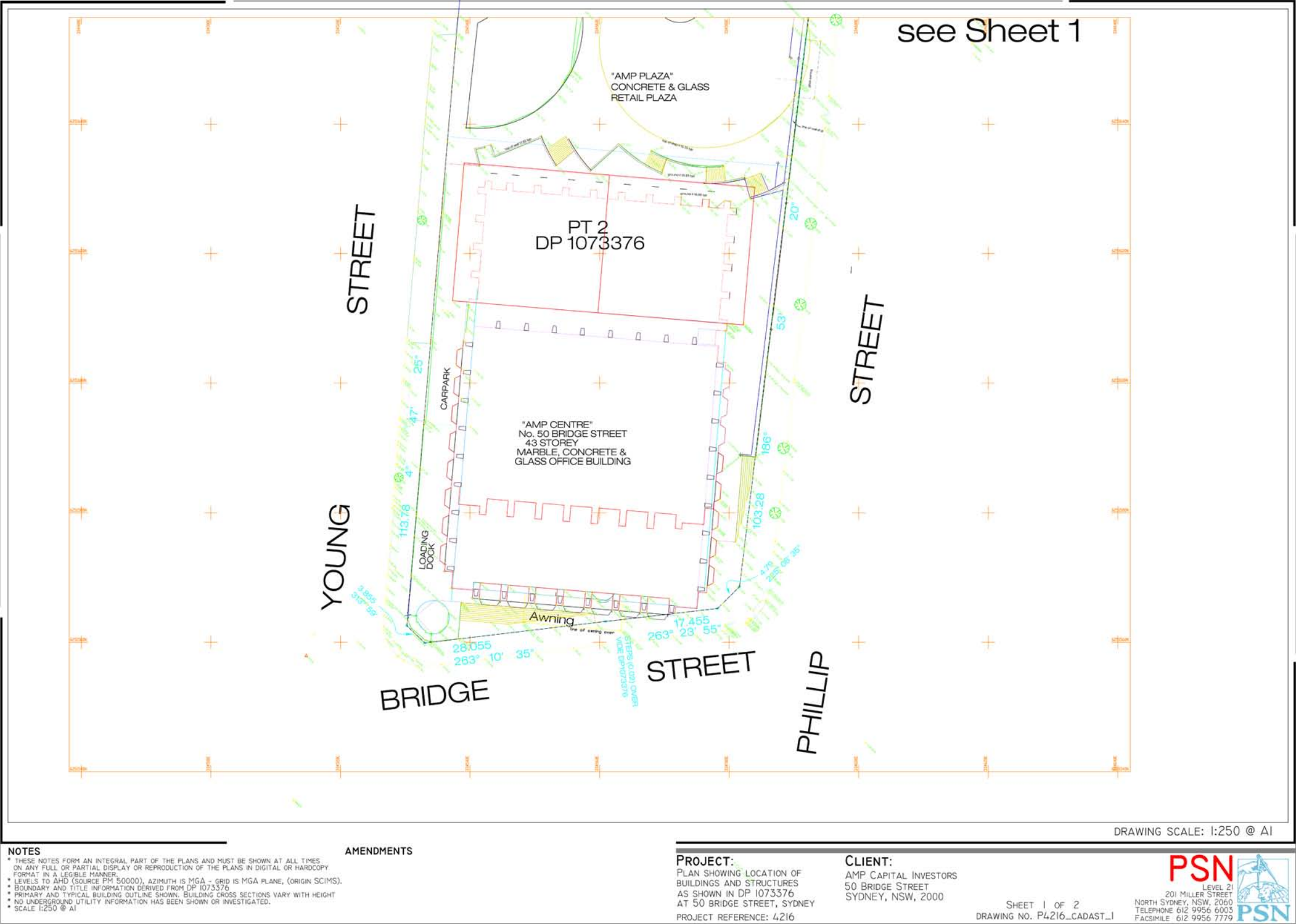


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