

East & West Towers

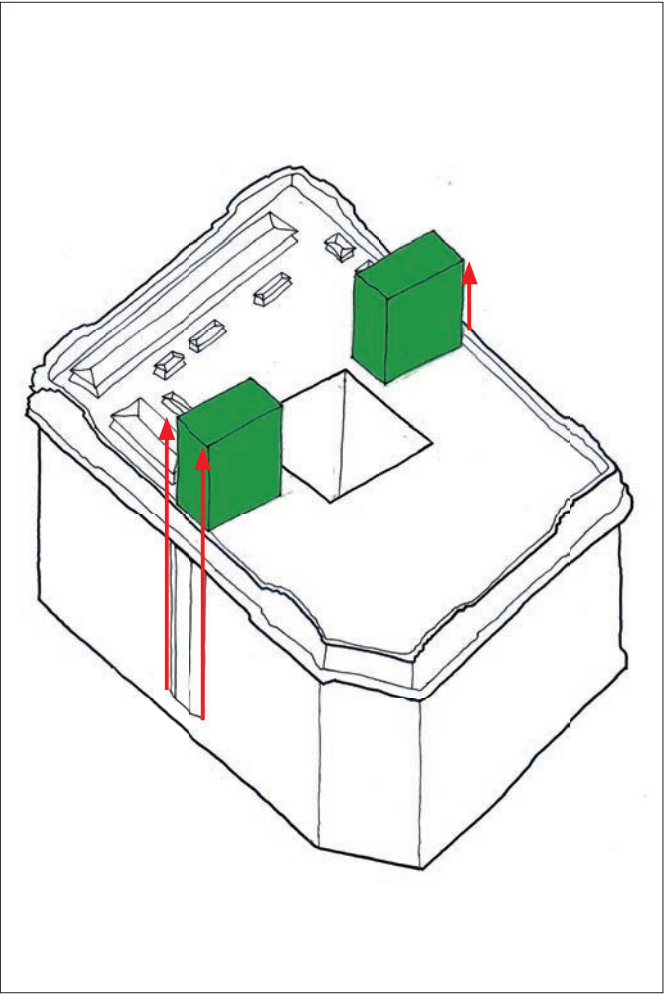
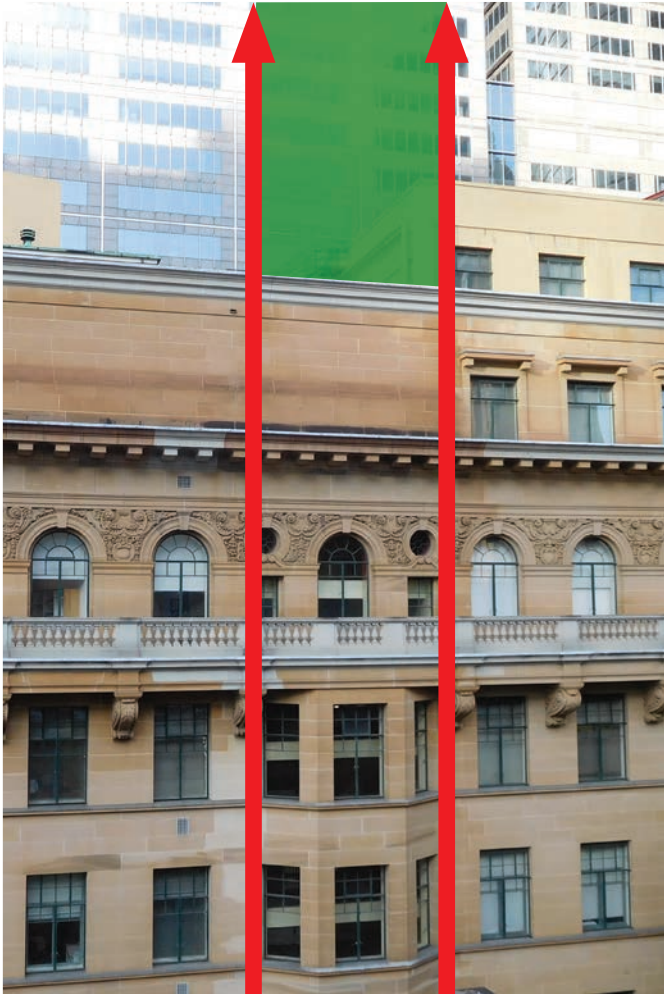
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Extending the sandstone bays

The east and west towers have been designed as heavier masonry elements that visually bookend the lightweight filigree nature of the colonnade facade. The are aligned centrally to the existing projecting bays of the building below - the point at which the northern and southern halves of the building were stitched together in the 1930s.

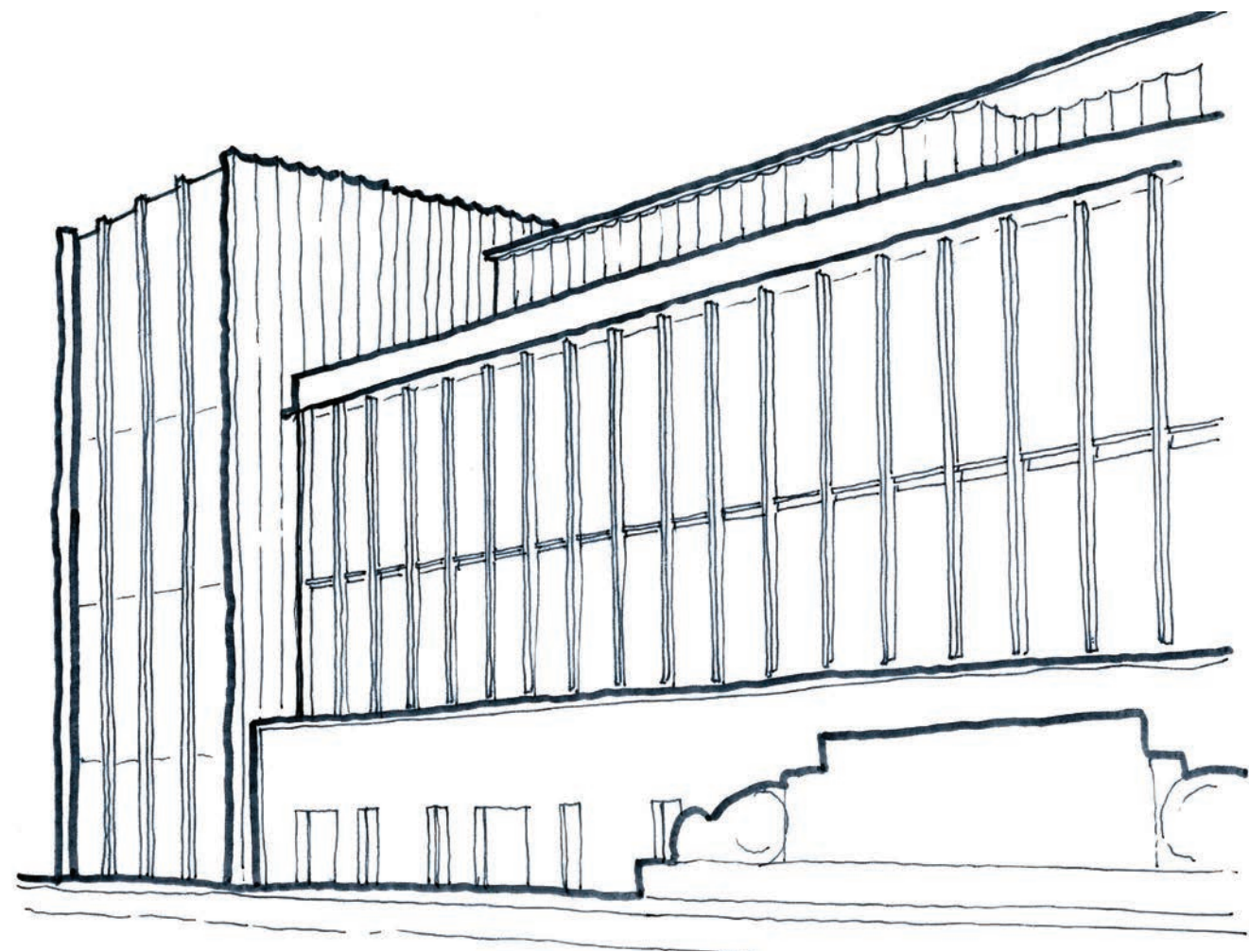


The size and height of the towers are the same as the approved Stage 2 DA towers but simply a different materiality to complement the existing sandstone facade.



West Tower

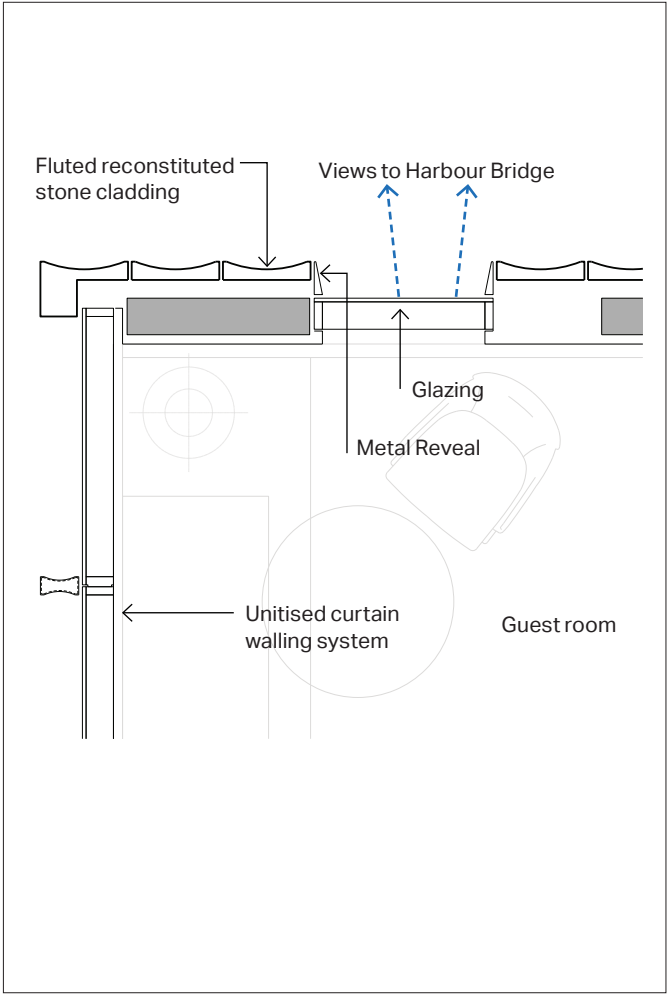
Corner detail



South West view



Junction and form precedents



Corner Detail

Note: The views are illustrative - the final materiality and colour selection will be determined via on site tests.



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Visual Impact Assessment

Introduction

This Visual Impact Assessment has been prepared in support of the S4.55 Application for the Sandstone Precinct.

This Report should be read in conjunction with the full submission documentation, including the Architectural Plans.

Assessment Process

Architectural drawings and survey data have been used to prepare a 3D CAD model of the site and proposed volume.

Photomontages have been prepared to match the various key views, and align with the Stage 1 submission. Each of the views shows four conditions

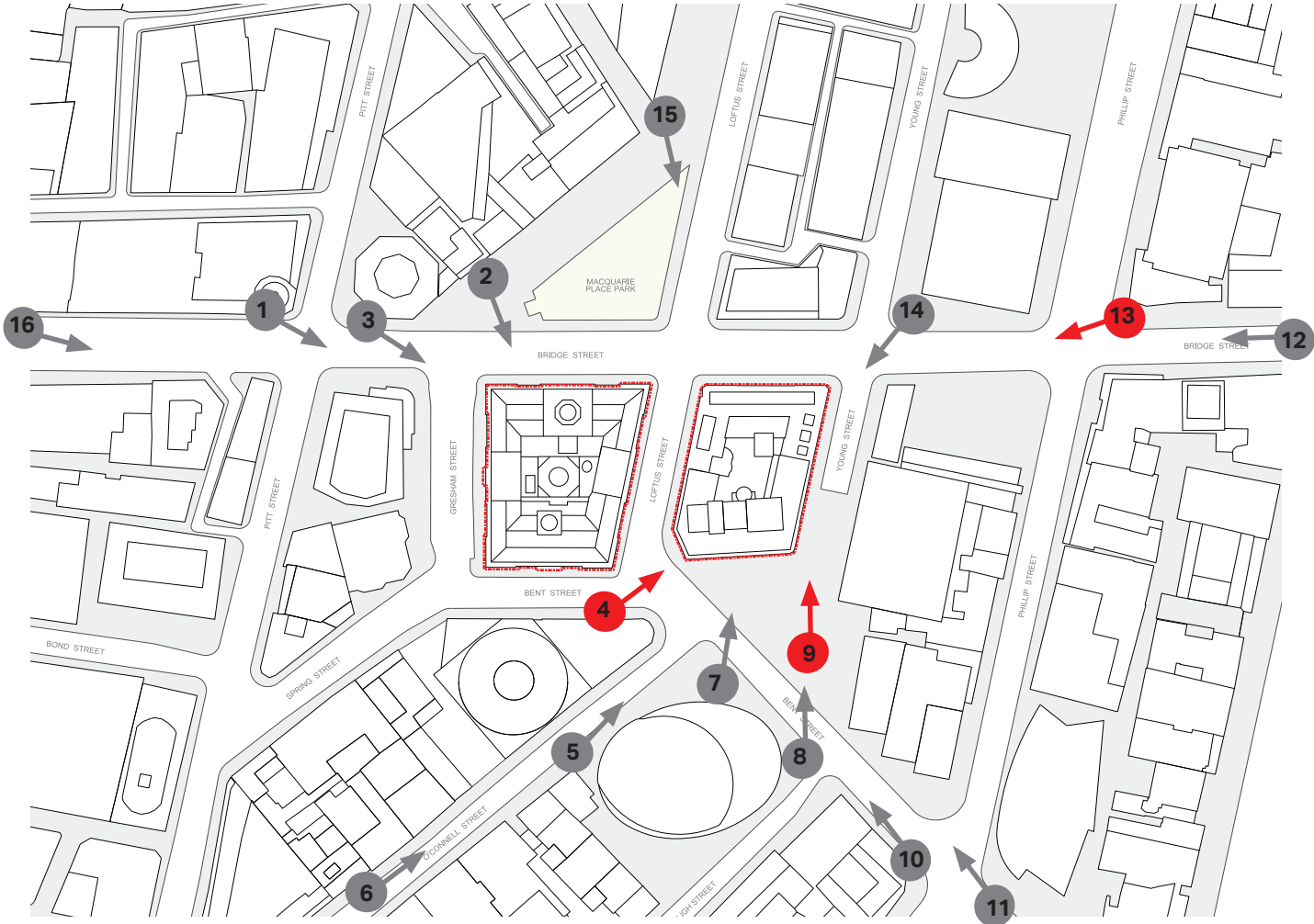
- The existing buildings;
- The Stage 1 Section 96 massing envelope;
- The Stage 2 design
- The S4.55 design

To ensure consistency, the original Stage 1 Development Application photography has been retained and reused for this assessment. The base photographs were taken in October 2014 with a Canon EOS 5D Mark III, with a lens focal length of 17mm. This data has been used to match the 3D camera settings and view points. The work has been undertaken by Doug and Wolf of Sydney.

Key views

Out of the sixteen originally submitted views with the Stage 2 DA the following three views were advised to be updated to demonstrate the proposed changes;

1. Corner of Pitt and Bridge Street (A)
2. Corner of Gresham and Bridge Street
3. Corner of Pitt and Bridge Street (B)
4. Corner of Loftus and Bent Street
5. O'Connell Street
6. O'Connell Street
7. Corner of O'Connell and Bent Street
8. Corner of Bligh and Bent Street
9. Farrer Place
10. Corner of Phillip and Bent Street
11. Corner of Macquarie and Bent Streets (State Library corner)
12. Macquarie Street near Conservatorium of Music
13. Corner of Phillip and Bridge Street
14. Corner of Young and Bridge Street
15. Corner of Loftus Street and Reiby Place
16. Bridge Street



View 04

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Corner of Loftus and Bent Street



Existing



Stage 1 (Amended Section 96)

Note that the baseline photographs have been brightened with minor amendments to street level animation.



Stage 2



S4.55 Proposal

View 09

—

Farrer Place



Existing



Stage 1 (Amended Section 96)

Note that the baseline photographs have been brightened with minor amendments to street level animation.



Stage 2



S4.55 Proposal

View 13

—

Corner of Phillip and Bridge Street



Existing



Stage 1 (Amended Section 96)

Note that the baseline photographs have been brightened with minor amendments to street level animation.



Stage 2



S4.55 Proposal