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Dear Huw

This letter is to detail the external lighting for the proposed development at Tenancy 5 of the Overseas Passenger Terminal at Circular Quay West.

This report outlines the current lighting situation at the site as well as the proposed lighting for the microbrewery pod as well as the external restaurant/bar area. Attached is also an appendix containing images relevant to the report.

Current Lighting Situation

The lighting in the area currently is a mix of multiple light sources (LED, Metal Halide, Fluorescent as well as Sodium lighting) subsequently there is also a wide variation in the colour temperature of the lighting from 5000K Cool White in the fluorescents through 4000K in the LED and Metal Halide amenity lighting down to the near mono-chromatic Sodium lighting.

(See Appendix Image 1)

The light levels also vary significantly with a level of 1200 Lux at 1m under the LED Pole Top lights down to less than .5 Lux in other areas near to the road,

(See Appendix Image 2)

The overseas passenger terminal building has significant external lighting (See Appendix Image 3) with the elements on the building side where the development will be taking place being inoperative at the time of inspection. Other examples of these lights were in operation in another area, which provided a measured light level of 200 Lux.

(See Appendix Image 5)

Proposed Lighting installations.

Beer Brewing Pod

The micro-brewery pod consists of an elevated platform with all of the brewery equipment mounted, this is then clad in Amber Coloured Glass.

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The lighting of this installation consists of 2 different lighting installations;

The first being an operational lighting installation controlled via a motion sensor and consisting of baffled linear LED lights for use only when work is being undertaken inside the brewing area, these lights are required in order to bring the light level up to the standard as specified in *Australian Standard AS/NZS 1680.2.4:1997*.

The other lighting installation is the decorative lighting installation, which is designed to maximise the “theatre” of the elevated micro-brewery. The intent is that the Brewery glow with a luminance lesser than the surrounding light sources.

This lighting installation consists of a series of LED uplights installed around the external perimeter at the base of the equipment. The entirety of the light from this installation is to be trapped inside the confines of the Brewery Pod with the underside of the copper roof capturing any vertical spill of light so as not to add to Sydney’s “Sky Glow”.

The fittings used will be focused beam LED light sources with a CCT of between 2700K and 3000K (Warm White) this when combined with the amber glass will result in the appearance of the Pod being very warm and in keeping with the warmth of the lighting shown on the façade of the Campbell stores as well as the South Eastern Pylon of the Sydney Harbour Bridge.

This lighting installation is also fully dimmable via a Dynalite control system and will be controlled via an astronomical 365-Day timer clock.

The Luminance of the beer pod will be controlled to be less than the luminance of the installed amenity lighting, also to be significantly less than the high luminance levels on the OPT building.

Outdoor Seating Area Lighting

The light source proposed for the Outdoor seating area is Directional Spotlights mounted to the overhead structure pointed downwards onto the tables giving direct light. Designed light levels in this area are at or below 25 lux on the tabletop level- approx. 750mm.

Once again these spotlights will be 2500-2700K CCT with a Colour Rendering Index (CRI) of greater than 90 giving a rich warm tone with very accurate

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rending of colours. In addition these lights will also be fully controlled via the Dyalite control system as mentioned above.

Impact on surrounding properties and the public domain

Given that the intent of the design is for low levels of lighting both inside the restaurant as well as in the outside seating area and the micro-brewery there is little scope for lighting to impact on any surrounding properties and the public domain indeed using the provisions of *Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting* there is no detrimental impacts on the surrounding properties and the public domain.

Appearance from the Sydney Opera House

As can be seen in the attached photograph taken from the Sydney Opera House promenade, the Overseas Passenger Terminal building is the dominant lighting feature on the western side of Circular Quay with what can best be described a functional lighting befitting its nature as an operational port building. As such the lighting of the Restaurant and Micro Brewery by the very nature of the type of tenancy will be significantly subtler in keeping with the different purpose of the site. Therefore there would be no further adverse impact to the vistas from the Sydney Opera House from this development.

(See Appendix Image 4)

If you have any questions or queries, please don't hesitate to contact me at any time.

Kind Regards

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Appendix

Image 1.



Image 2.



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Image 3.



Image 4.



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Image 5.

