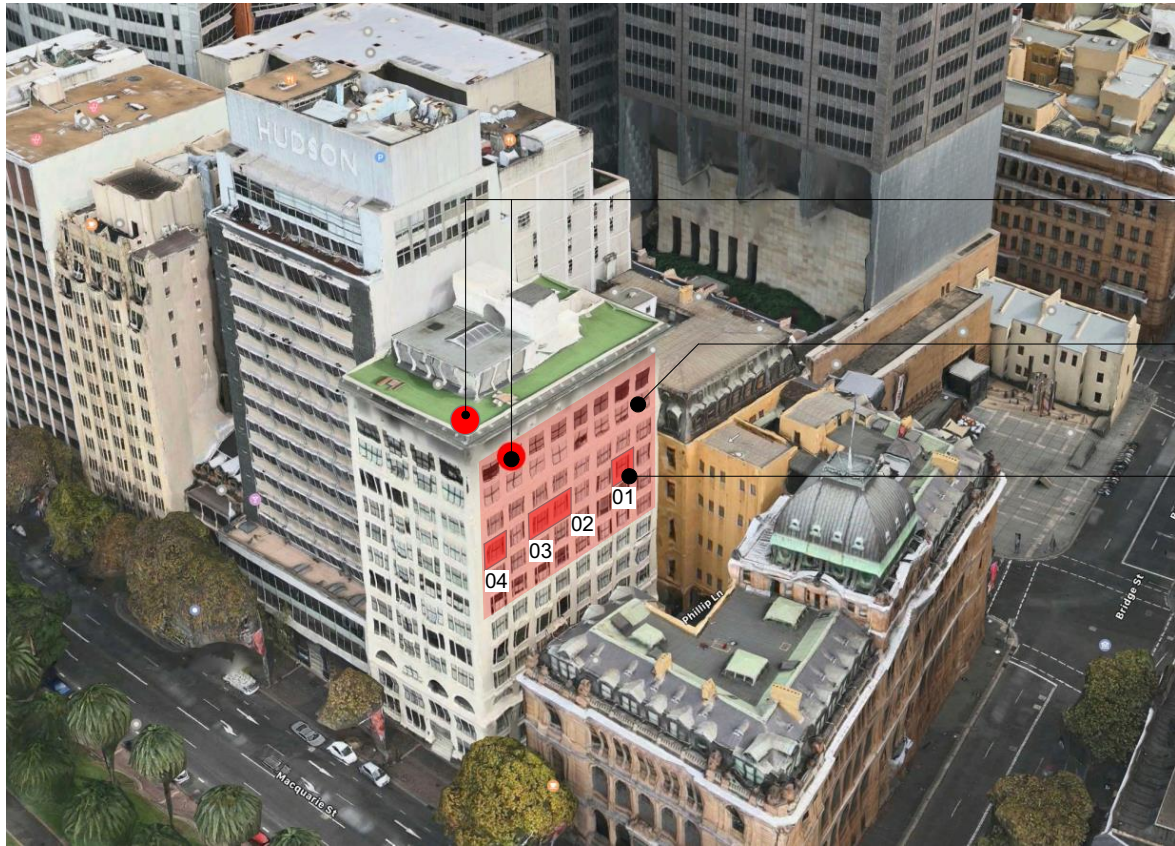




Astor Apartment Building - Northern Elevation Image
Base image sourced from applicant's submission documentation

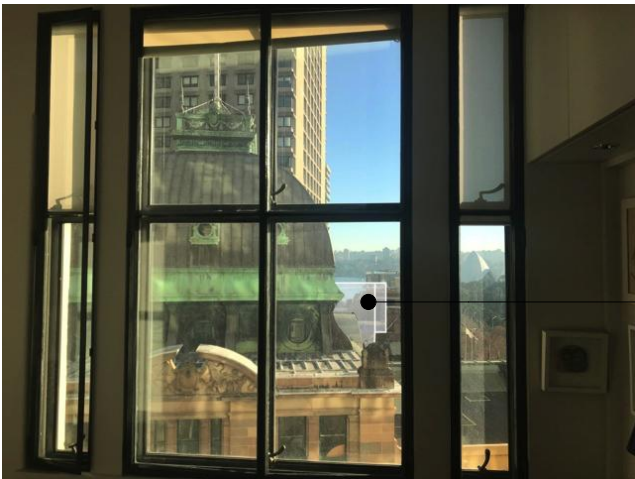
ISSUE 01 - VISUAL IMPACT TO HARBOUR VIEWS FROM ASTOR APARTMENT BUILDING

Summary:
The Visual Impact on the Astor Apartment Building, undertaken by Hassell (Attachment 3), has been assessed from an eastern location on the rooftop and also from one of the upper floor apartments. (Indicated as Level 10 but actually Level 11)

This is not a complete reflection of the potential impact on all apartments with views of the harbour. The impact of the proposed development increases significantly in magnitude for the lower floor windows and those to the west, on the northern elevation.

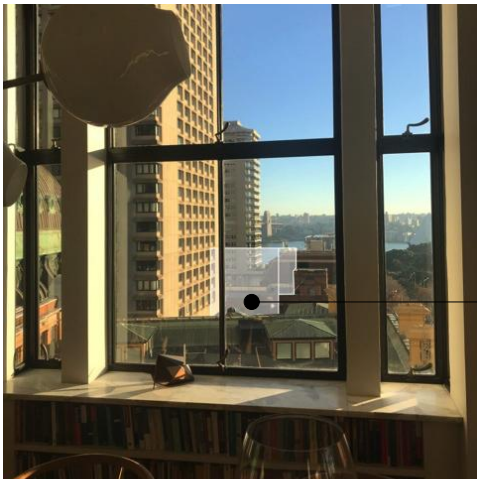
The photographs below are taken from Level 8 and show the impact of the proposed development on each view and give an approximate percentage reduction to the water view. They also give an indication of the likely impact on other apartments with harbour views.

It is requested that the full extent of the visual impact affecting the apartments on the north facing side of the Astor building, from level 11 to level 6, be established.



Proposed development

Location 01 - approx. 75% reduction in water view by proposed development



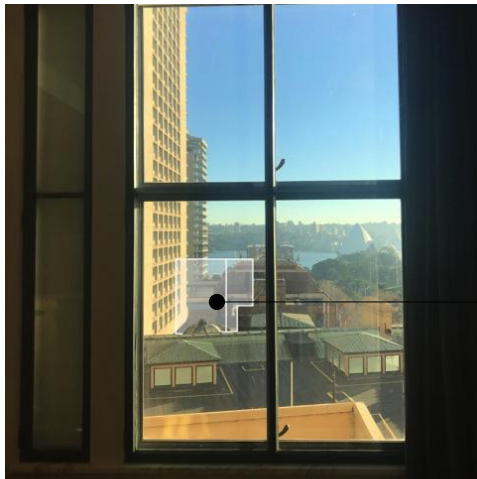
Proposed development

Location 02 - approx. 35% reduction in water view by proposed development



Proposed development

Location 03 - approx. 25% reduction in water view by proposed development



Proposed development

Location 04 - approx. 30% reduction in water view by proposed development



Location 01 - Existing harbour view



Location 02 - Existing harbour view



Location 03 - Existing harbour view



Location 04 - Existing harbour view

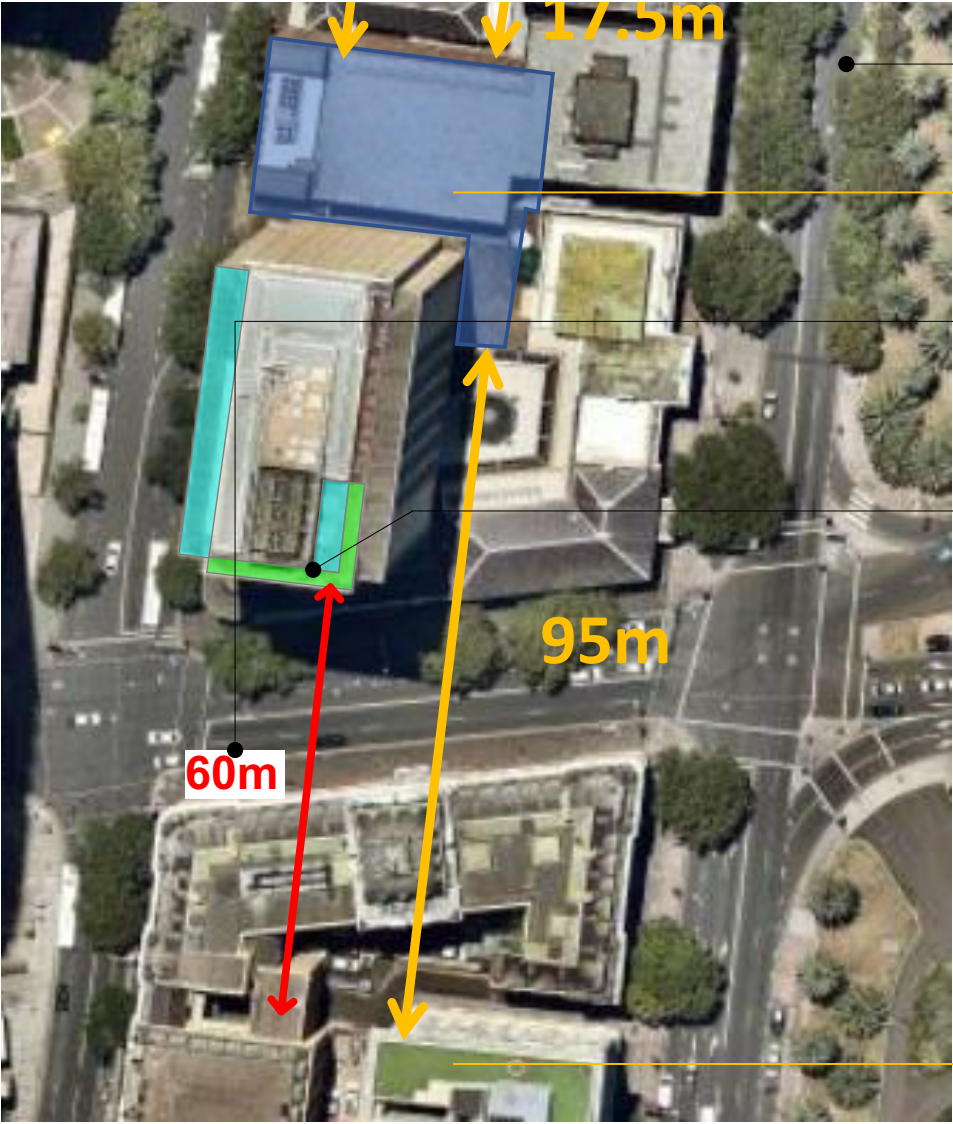
ISSUE 02 - PRIVACY FOR ASTOR APARTMENT BUILDING

Summary:
The Visual Impact and Privacy document has been provided as part of the submission, (Attachment 10) and indicates a setback to the new proposed work at 95 m.

No reference is made to the rooftop development of the Club Lounge extension on Level 32 to the Bridge St elevation, which is located at approximately 60 m from the Astor apartment's north facing windows. This includes Public balcony areas to the full extent of the southern elevation, off the function suite and terrace, at a Reference Level height of 109 m.

The increase in the floor area of this public function area will have significant impact on the privacy of the occupants to the upper floors and to the common roof area of the Astor Apartments. In potentially allowing patrons to have unimpeded line of sight into all north facing rooms of private residences, as well as visual access to the common roof area; the proposal in its current form, has not demonstrated how this impact could be reduced or even considered.

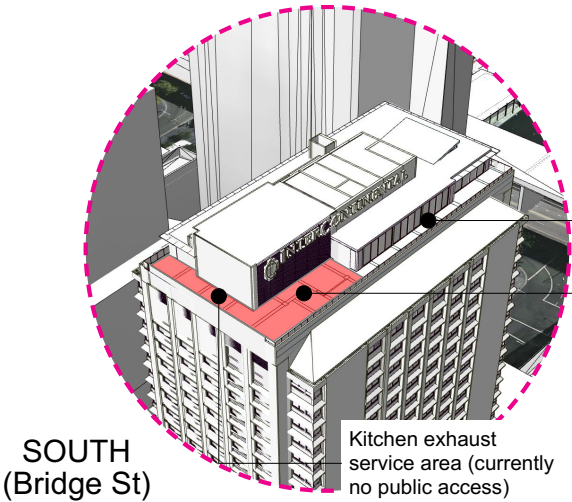
It is requested that the full extent of this potential impact be assessed in relation to the privacy of the North facing apartments as well as the public roof area of the Astor building.



Transport House –
Concept Ballroom Envelope

The Astor –
Residential Apartments

Extract from Privacy Impact Assessment
Base image sourced from applicant's submission documentation

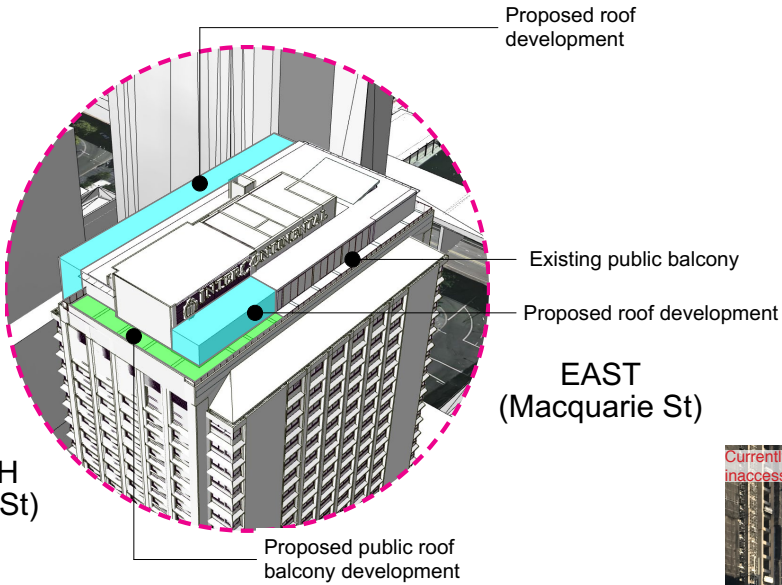


SOUTH
(Bridge St)

EAST
(Macquarie St)

EXISTING

Base image sourced from applicant's submission documentation

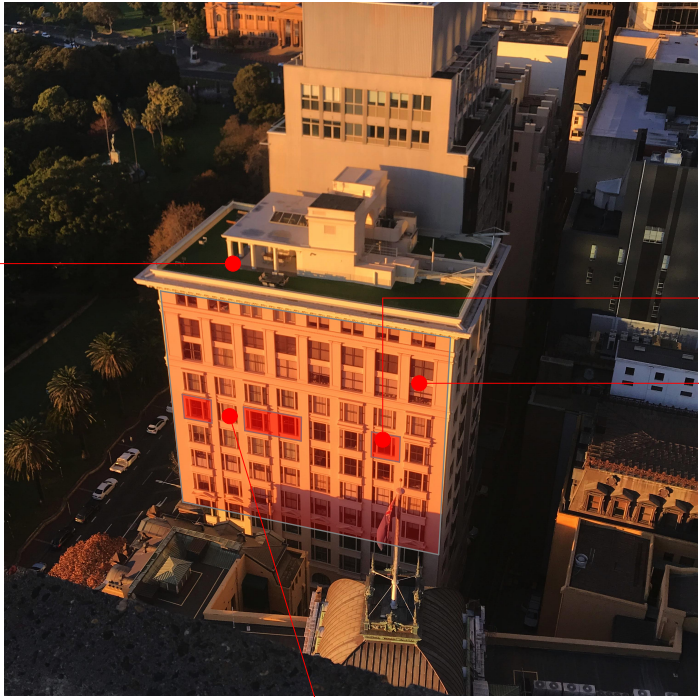


SOUTH
(Bridge St)

EAST
(Macquarie St)

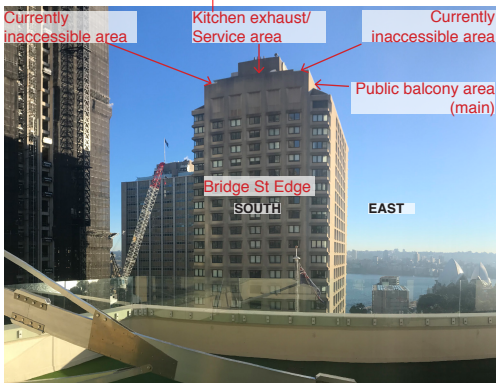
PROPOSED

Base image sourced from applicant's submission documentation



Apartment 81, 8th Floor

North elevation of Astor
Apartment Building
as viewed from proposed
public balcony development



View from Astor Apartment's
common roof area



View from apartment 81, 8th floor,
The Astor