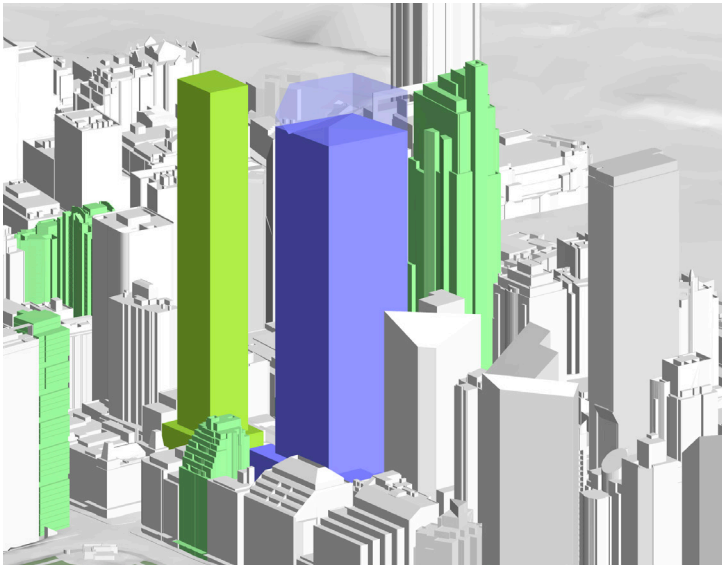


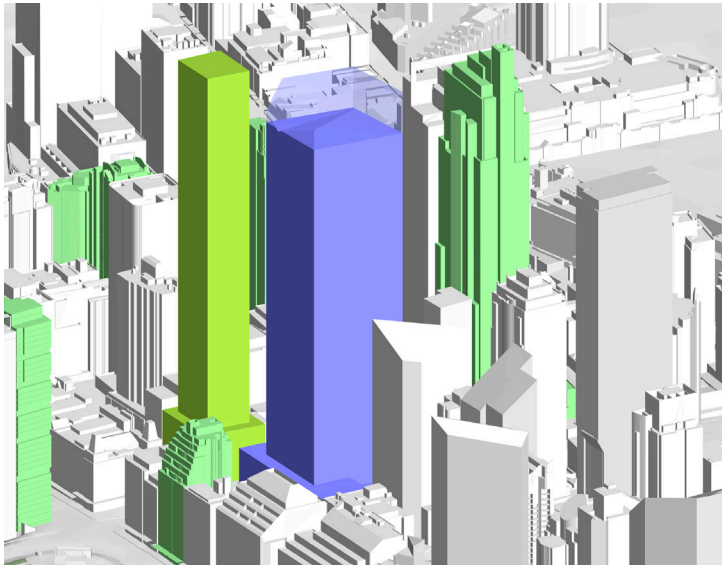
1.1 Stage 1 DA - Approved Envelope

Sun Eye View Study

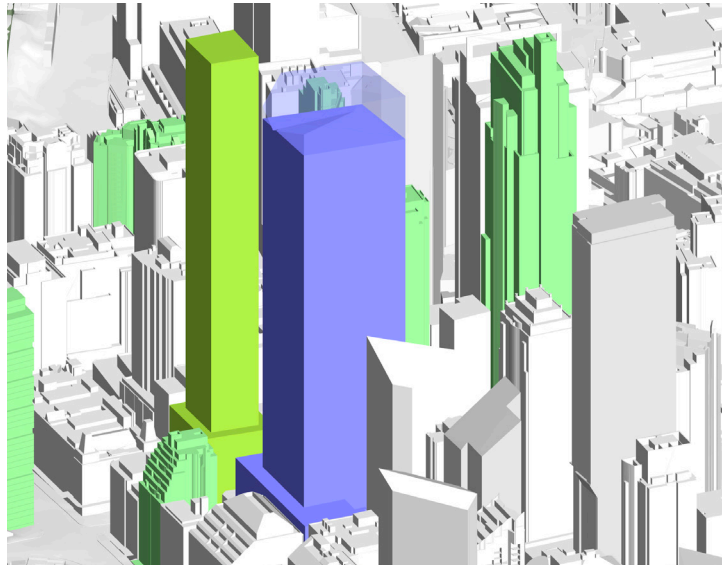
- 21 June (Mid-winter)
- 9am - 3pm
- 30 minutes interval



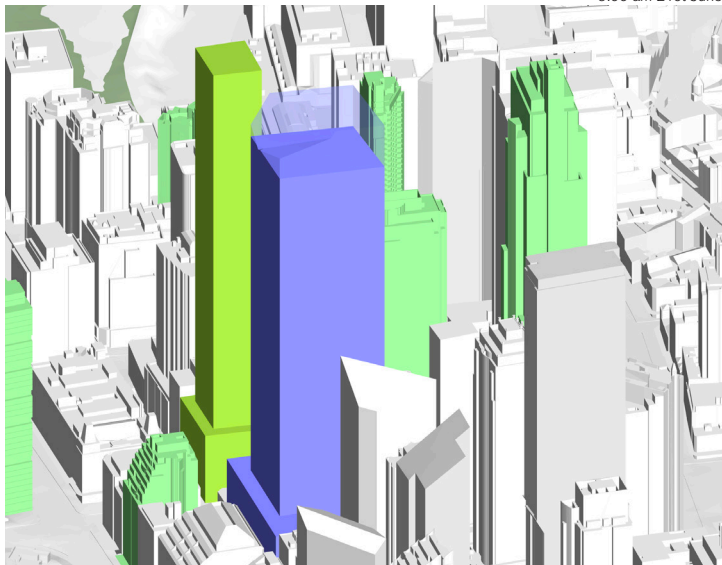
9:00 am 21st June



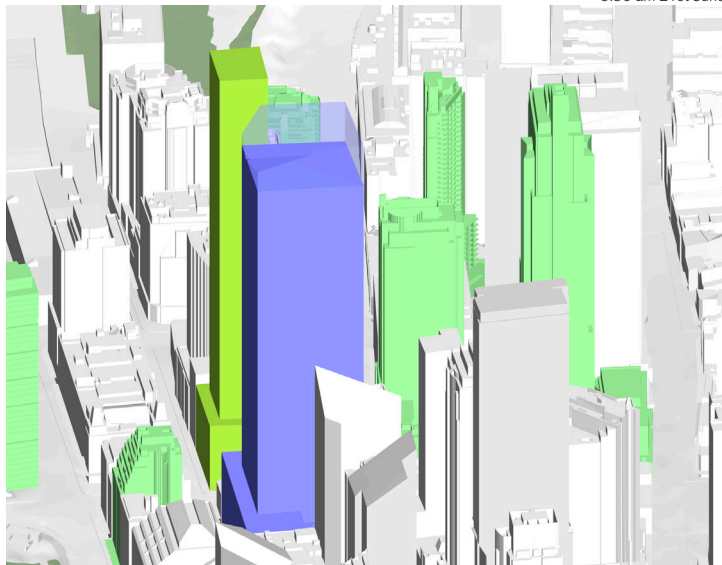
9:30 am 21st June



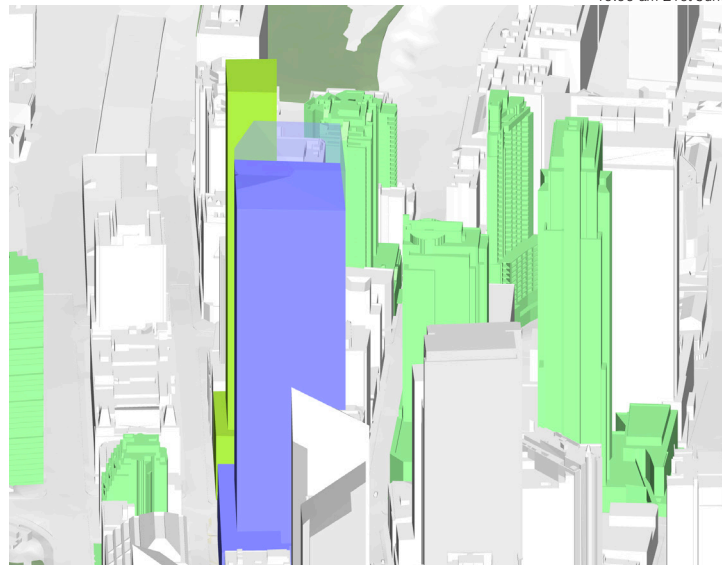
10:00 am 21st June



10:30 am 21st June

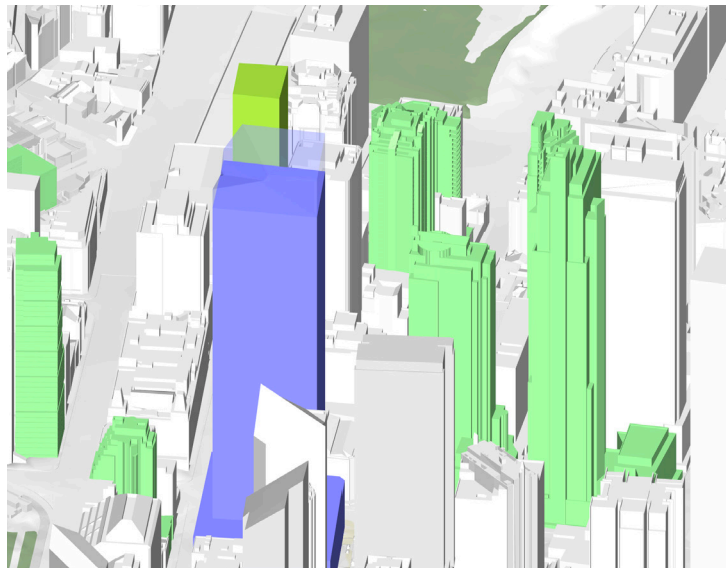


11:00 am 21st June

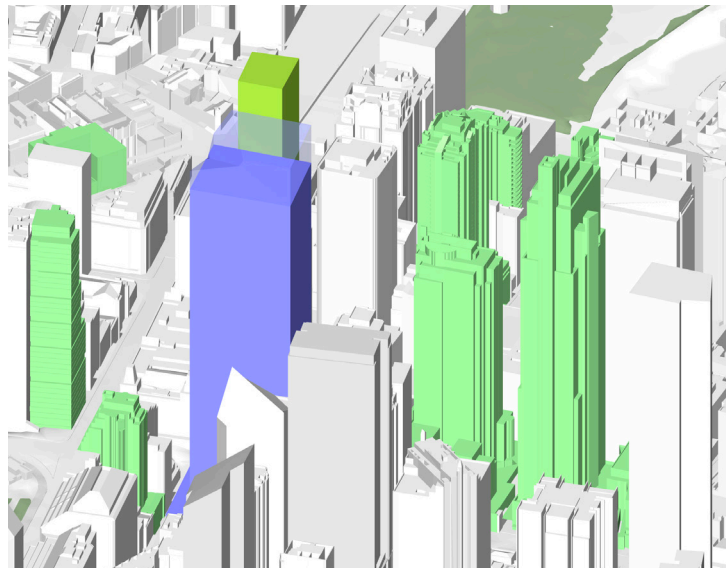


11:30 am 21st June

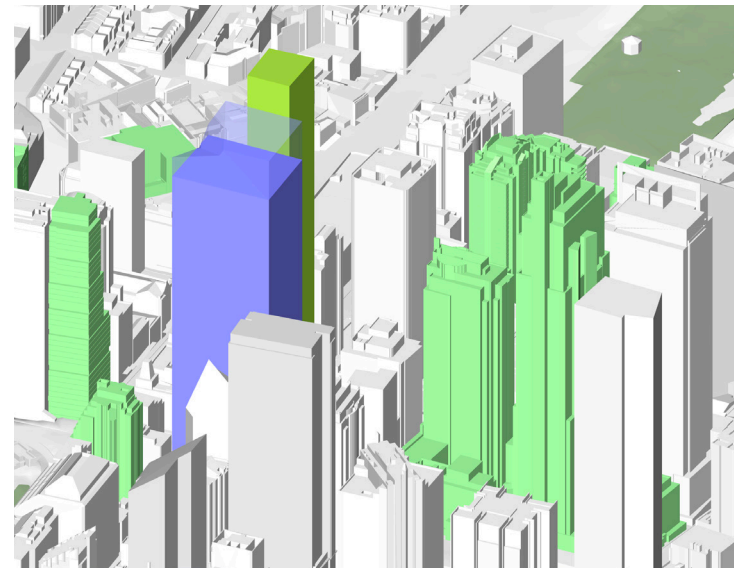
- Stage 1 DA Approved Envelope
(Transparent volume : 10% design excellence height bonus)
- Neighbouring residential buildings identified
by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope



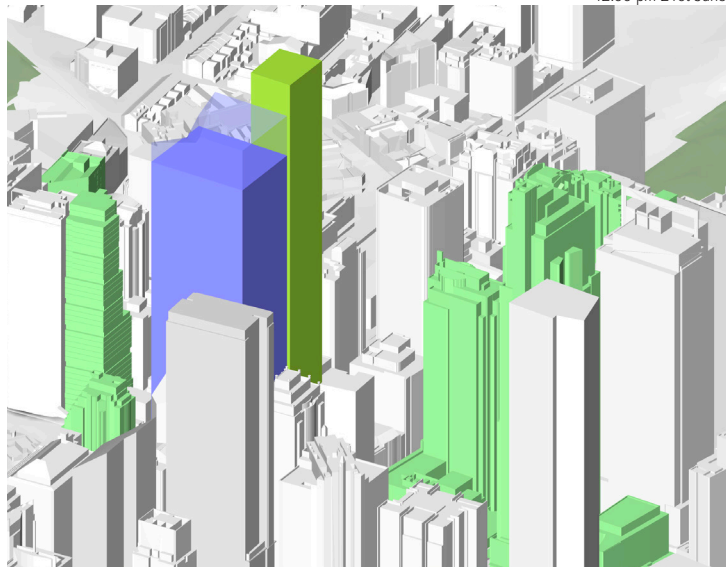
12:00 pm 21st June



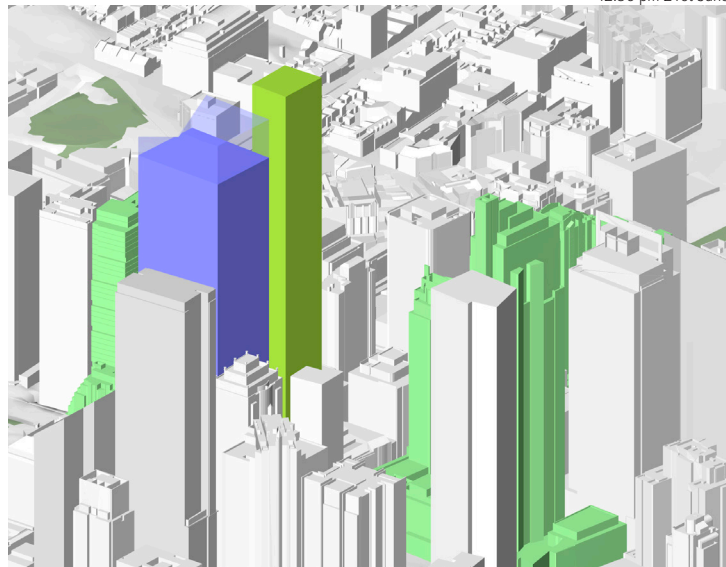
12:30 pm 21st June



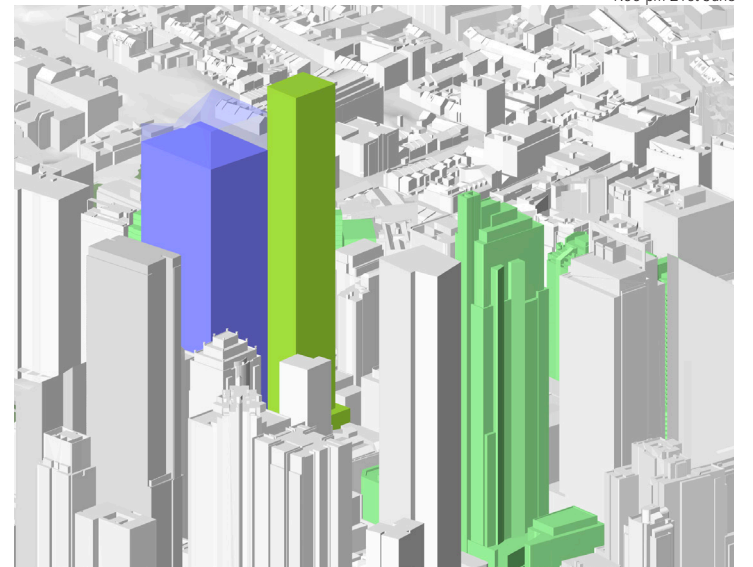
1:00 pm 21st June



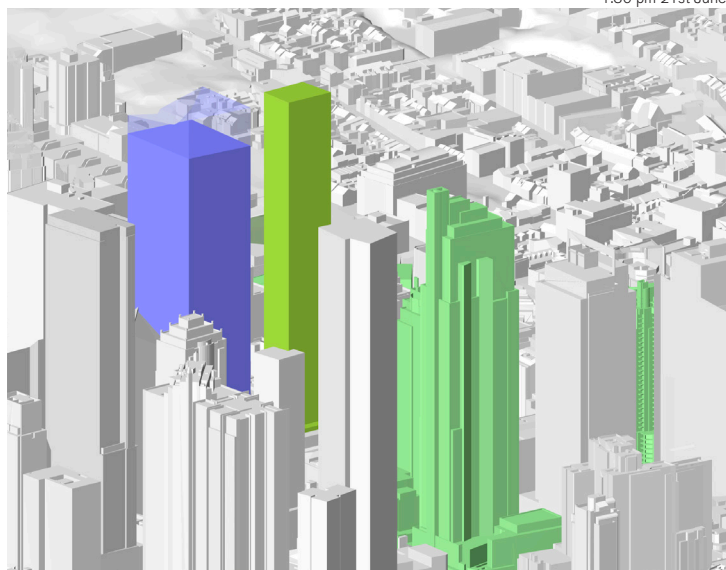
1:30 pm 21st June



2:00 pm 21st June



2:30 pm 21st June



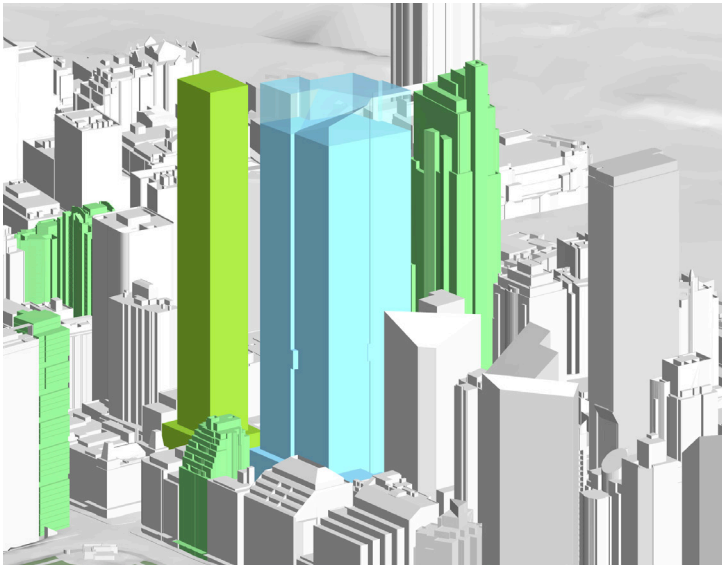
3:00 pm 21st June

- Stage 1 DA Approved Envelope
(Transparent volume : 10% design excellence height bonus)
- Neighbouring residential buildings identified by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope

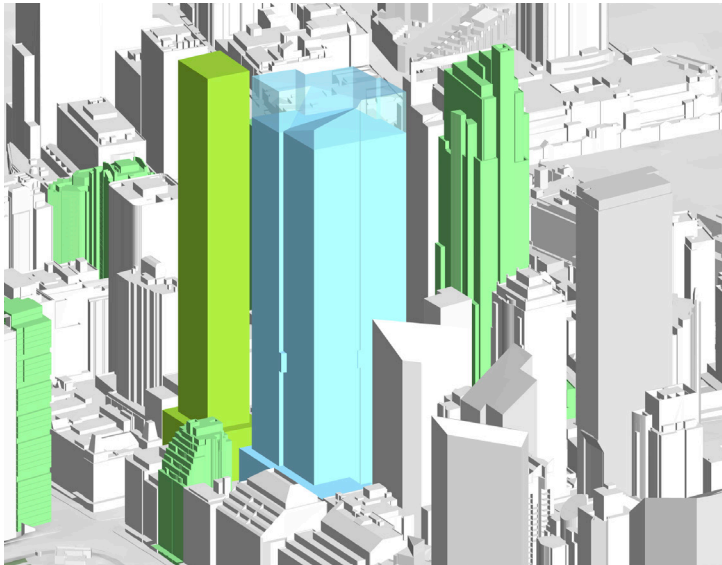
1.2 Stage 2 DA RFI Response - Proposed Envelope

Sun Eye View Study

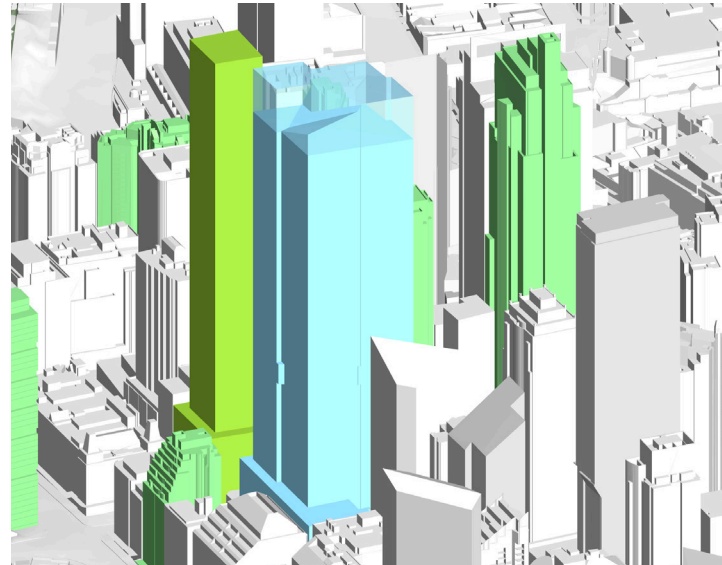
- 21 June (Mid-winter)
- 9am - 3pm
- 30 minutes interval



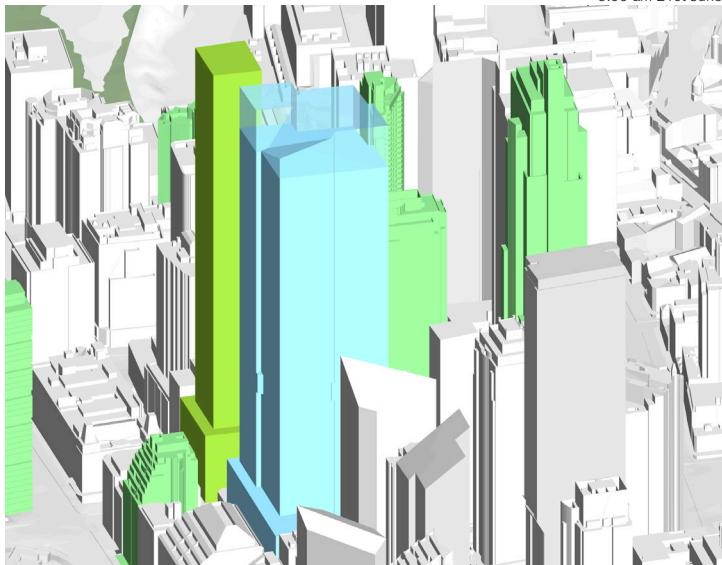
9:00 am 21st June



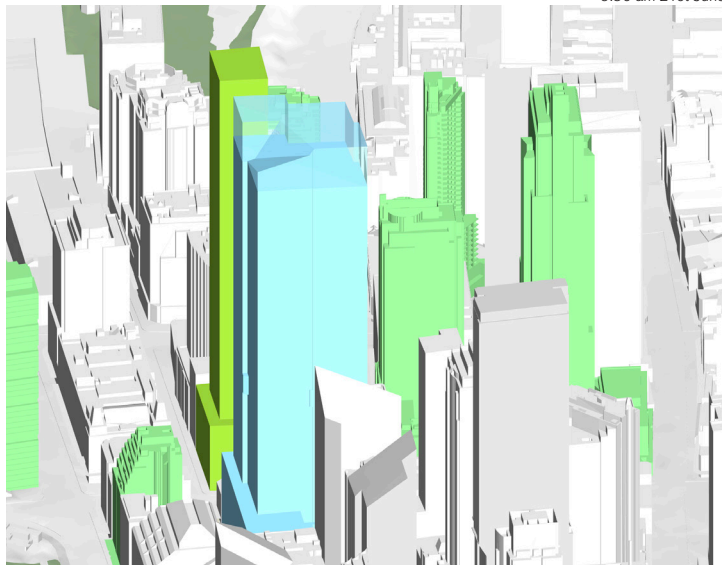
9:30 am 21st June



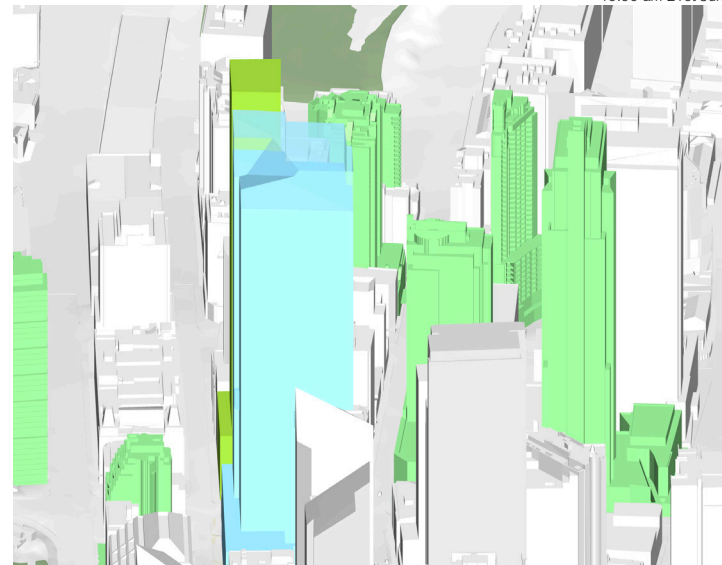
10:00 am 21st June



10:30 am 21st June

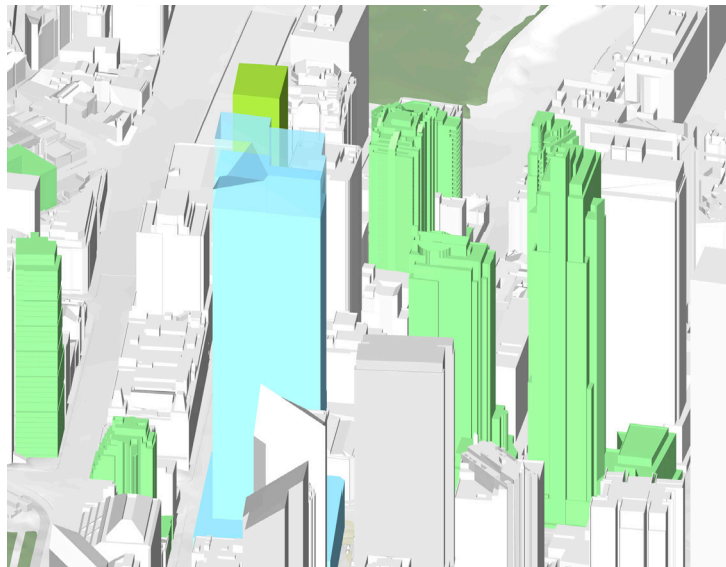


11:00 am 21st June

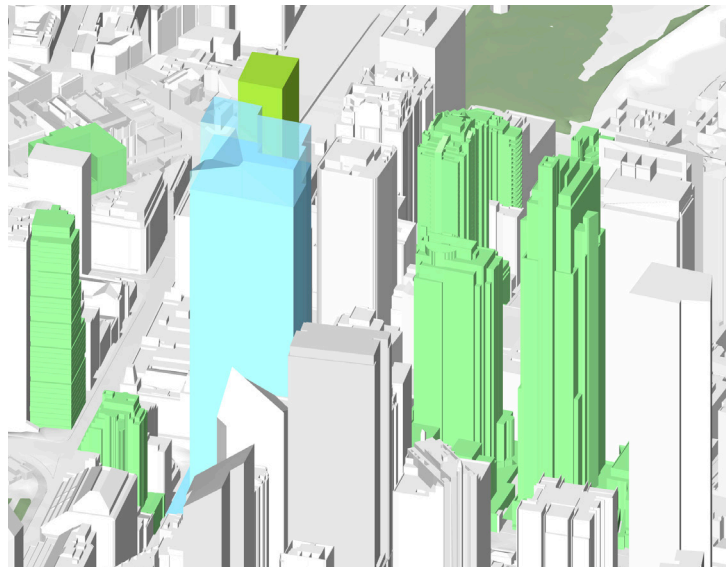


11:30 am 21st June

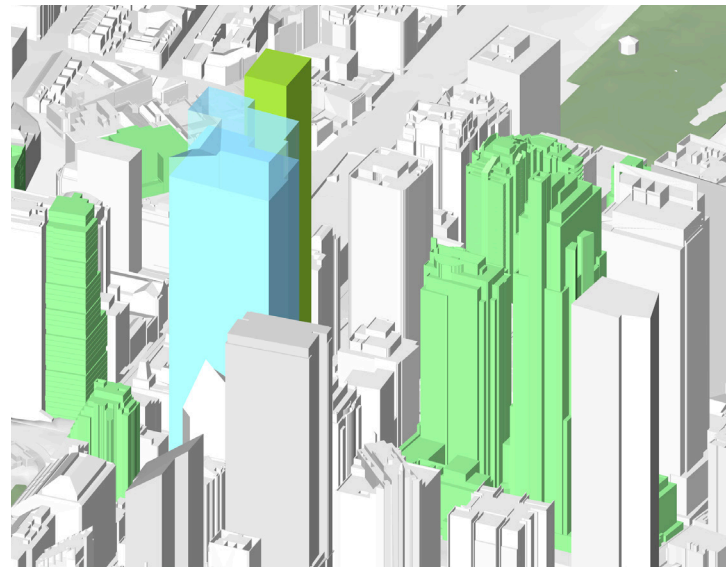
- Stage 2 DA RFI Response - Proposed Envelope
(Transparent volume : 10% design excellence height bonus)
- Neighbouring residential buildings identified
by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope



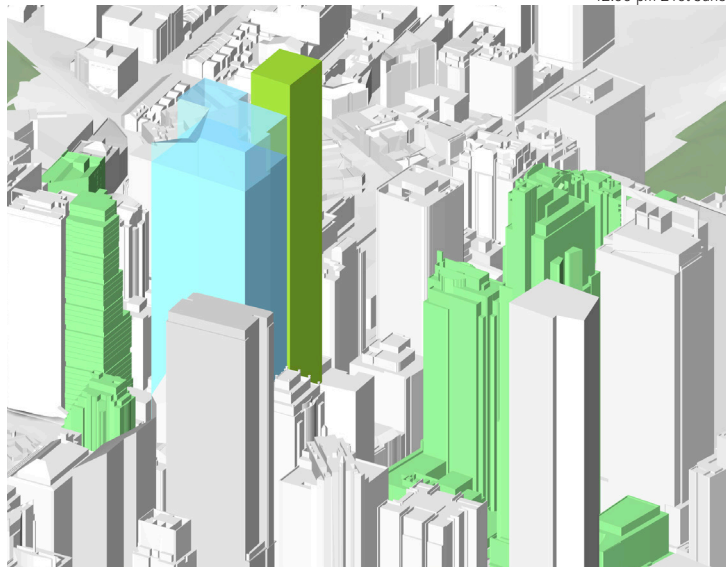
12:00 pm 21st June



12:30 pm 21st June



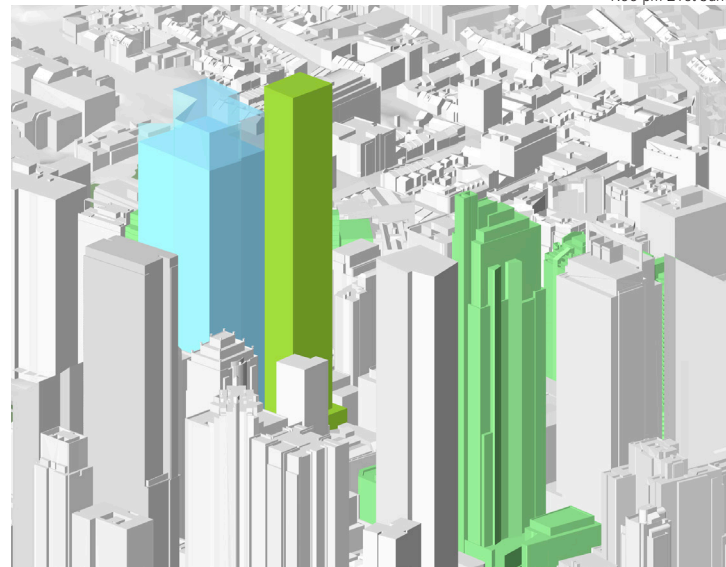
1:00 pm 21st June



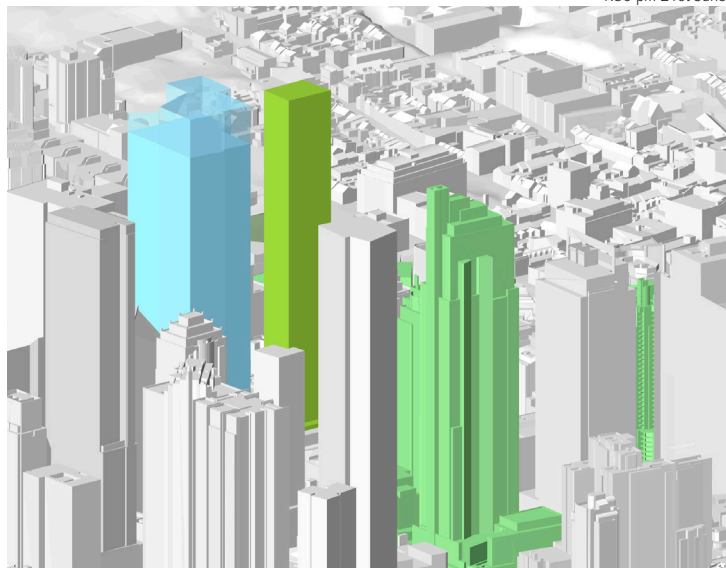
1:30 pm 21st June



2:00 pm 21st June



2:30 pm 21st June



3:00 pm 21st June

- Stage 2 DA RFI Response - Proposed Envelope
(Transparent volume : 10% design excellence height bonus)
- Neighbouring residential buildings identified by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope

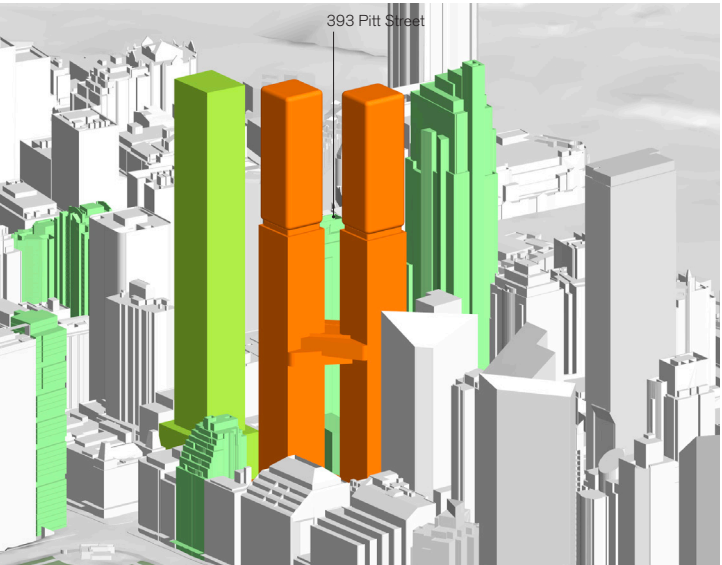
1.3 Stage 2 DA RFI Response - Proposed Building Massing

Sun Eye View Study

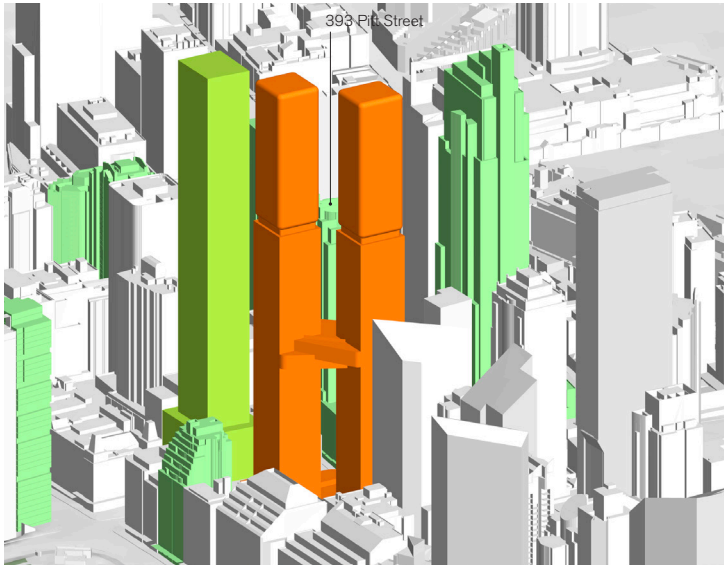
- 21 June (Mid-winter)
- 9am - 3pm
- 30 minutes interval

The proposed two slender towers result in a reduced profile to the sun compared to the approved stage 1 DA envelope between 9 am and 11am and between 1pm and 3pm, allowing additional sun through the gap in the towers and presenting a combined narrow profile to the afternoon sun.

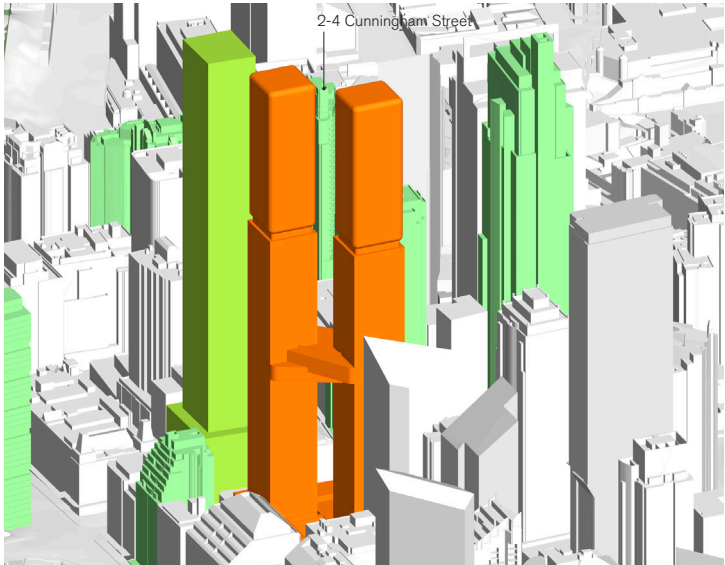
When it is compared to the approved stage 1 DA envelope, the overshadowing reduction particularly benefits buildings with non ADG compliant sun access at 393 Pitt Street, 2-4 Cunningham Street, 414-418 Pitt Street, 46-52 Wentworth Avenue and 47& 49-53 Wentworth Avenue.



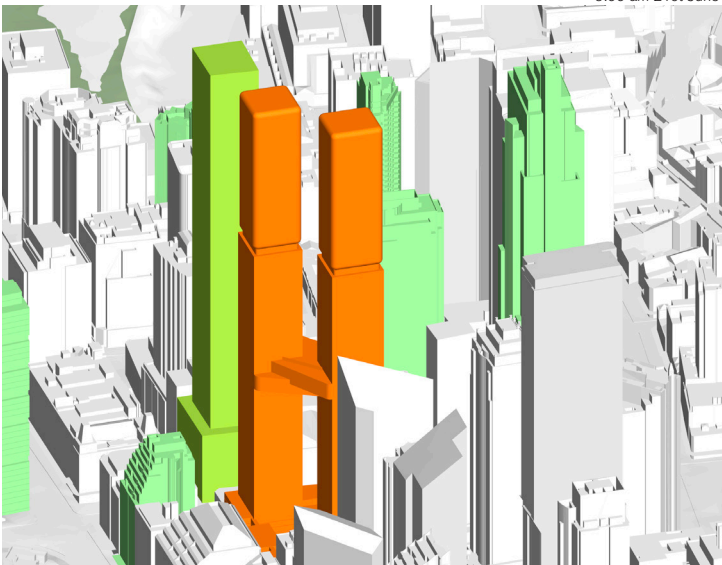
9:00 am 21st June



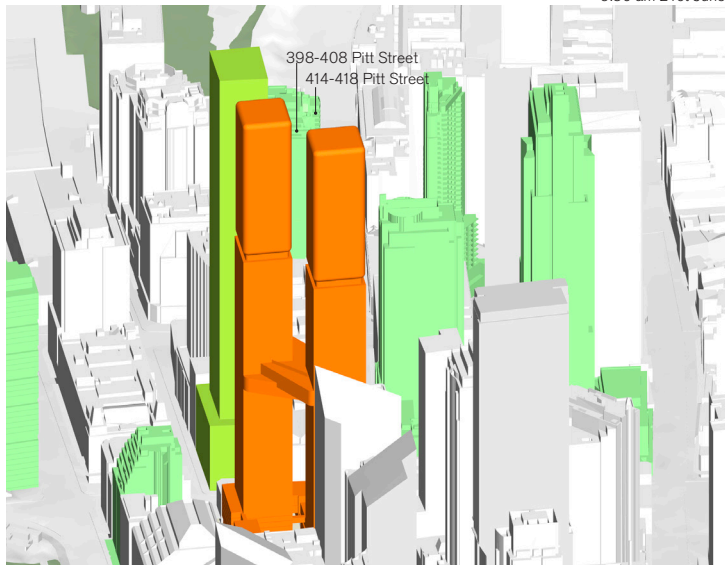
9:30 am 21st June



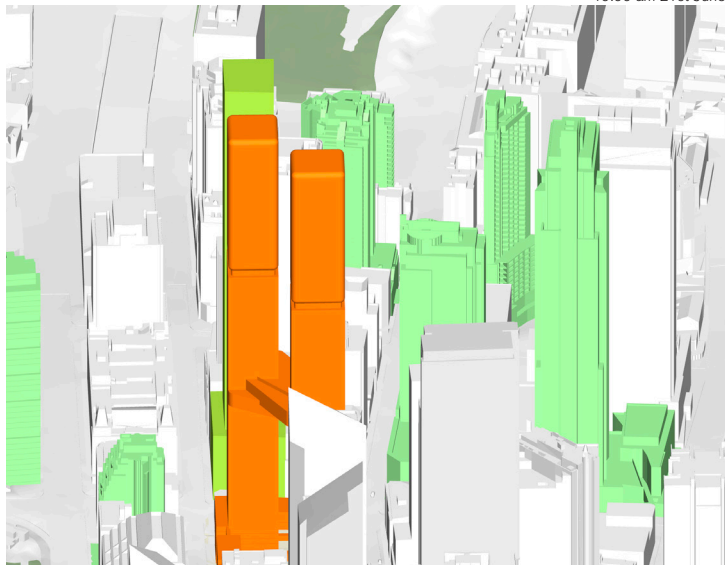
10:00 am 21st June



10:30 am 21st June

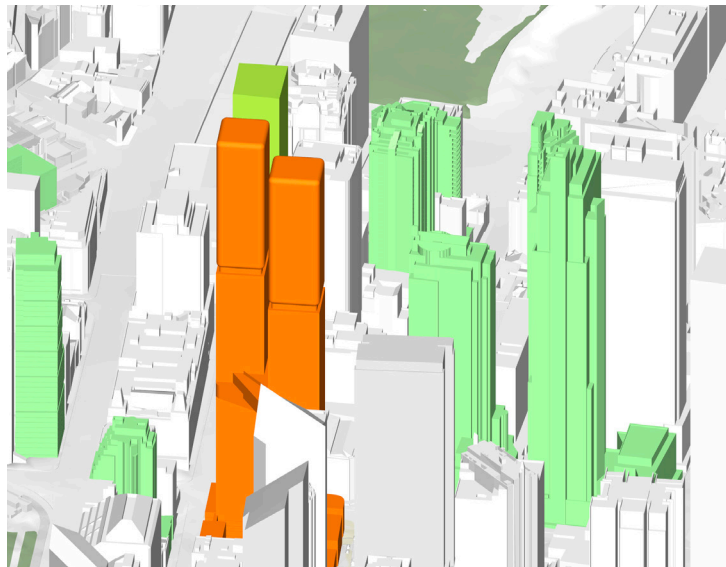


11:00 pm 21st June

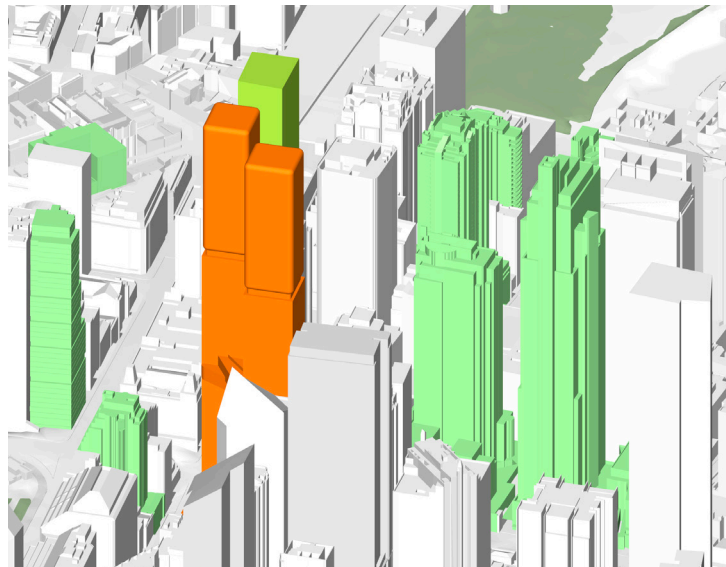


11:30 pm 21st June

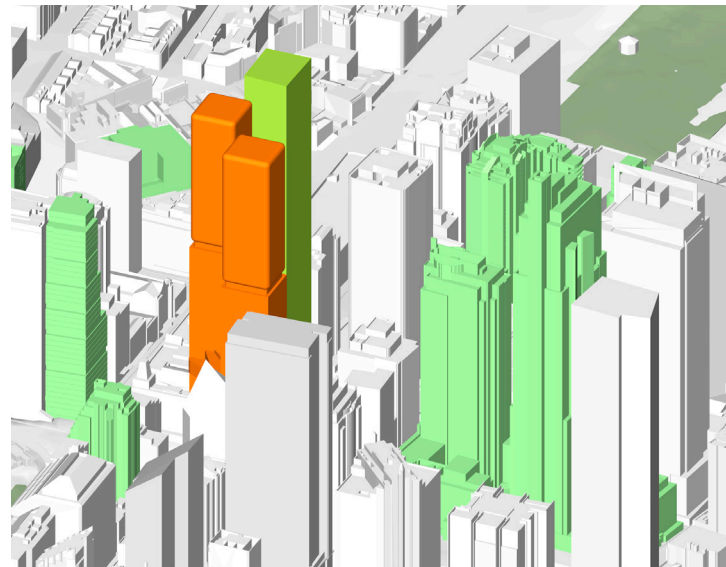
- Stage 2 DA RFI Response - Proposed Building Massing
- Neighbouring residential buildings identified by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope



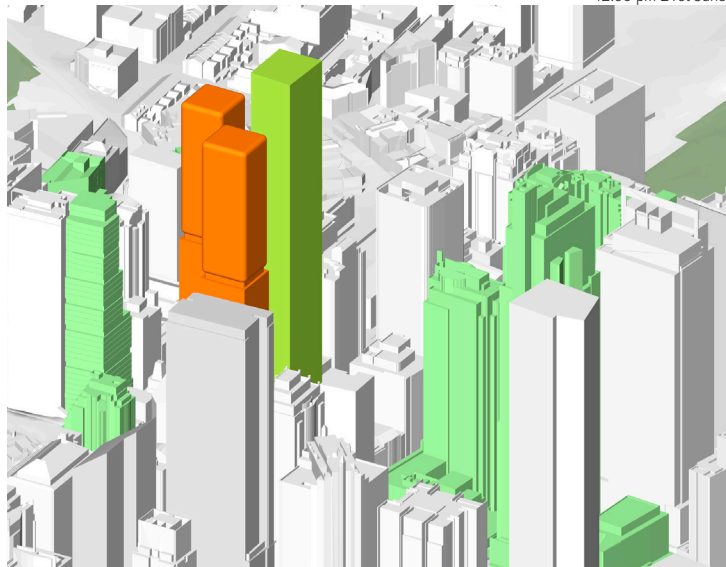
12:00 pm 21st June



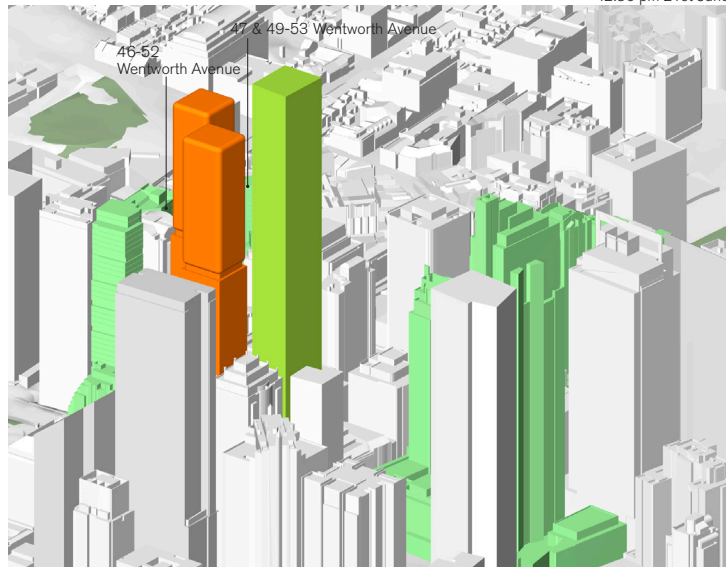
12:30 pm 21st June



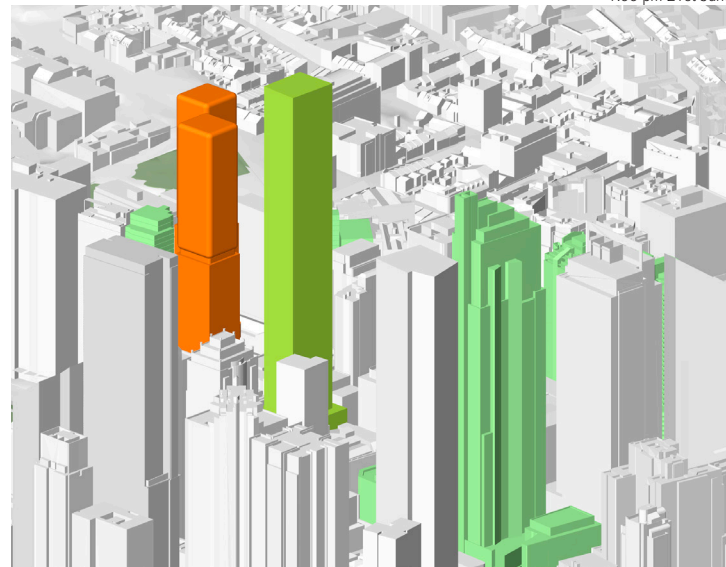
1:00 pm 21st June



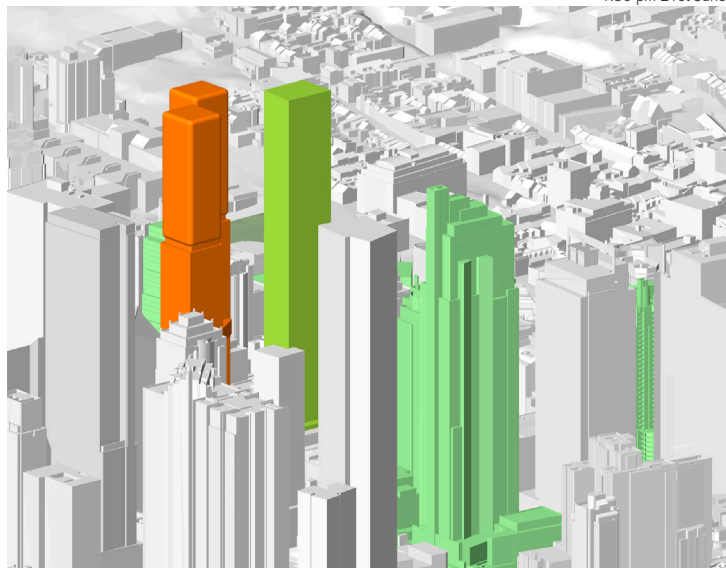
1:30 pm 21st June



2:00 pm 21st June



2:30 pm 21st June



3:00 pm 21st June

- Stage 2 DA RFI Response - Proposed Building Massing
- Neighbouring residential buildings identified by the council in Stage 1 DA
- 133 Liverpool Street - Stage 1 DA Approved Envelope