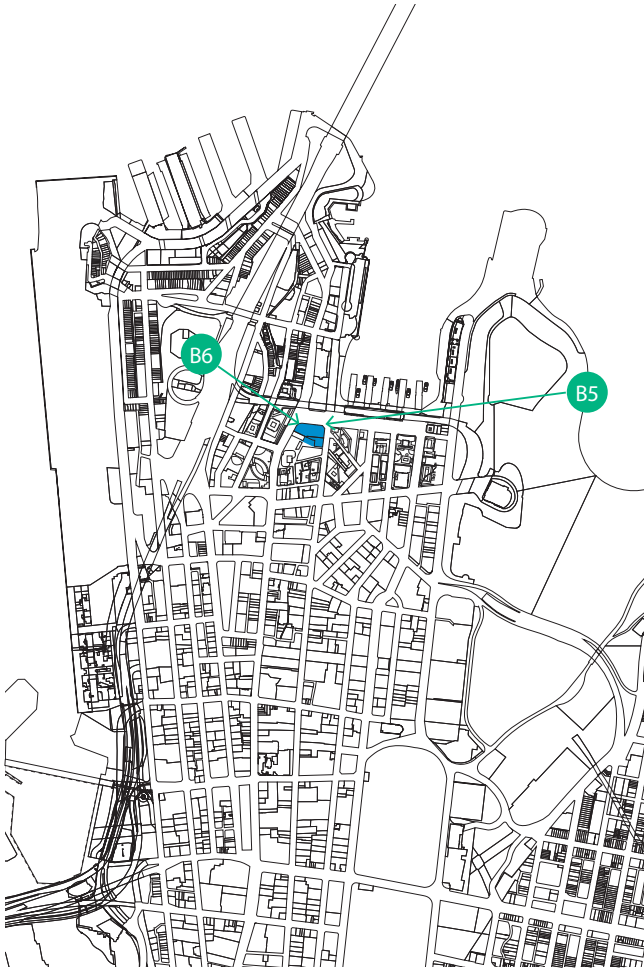


## View Analysis

### Public Open Space



B5: Major public open / recreational space with a high level of pedestrian traffic. Assess importance of how development affects the city's skyline from the Domain and Eastern Suburbs.  
 B6: Major public open / recreational space. Assess how the development impacts Circular Quay's Building Bulk & Skyline observed from Millers Point / Rocks.

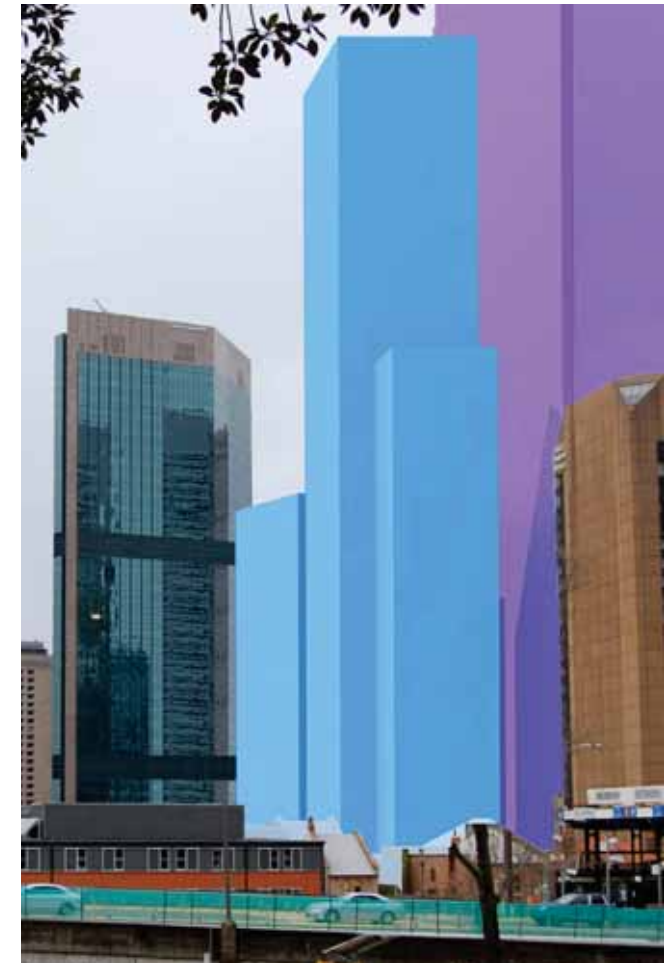
© 2015 Crone



B5: Botanical Gardens - Looking West

#### Key

	Proposed Tower envelope (Subject to approval)
	Proposed Tower envelope by Others at rear (Subject to approval)



B6: Observatory Hill - Looking East

# View Analysis

## Key Streets



C1: Key street and main focus point when moving north into the CBD. Assess importance of how development impacts / contributes to the streetscape and city's skyline.  
C2: Key street and main north / south city view corridor. Assess importance of how development impacts / contributes to the streetscape and street scale.

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C1: George Street, The Rocks - Looking South

### Key

- Proposed Tower envelope (Subject to approval)
- Proposed Tower envelope by Others at rear (Subject to approval)



C2: George Street - Looking North



## View Analysis

### Key Streets



C3: Key street and main north / south city view corridor.  
Assess importance of how development impacts / contributes to the streetscape and street scale.  
C4: Major public open space with a high level of pedestrian traffic. Assess importance of how development impacts / contributes to the streetscape.

© 2015 Crone



C3: Pitt Street - Looking North

#### Key

<span style="color: blue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: purple;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)



C4: Alfred Street - Looking West

## View Analysis

### Main Buildings



D1: Major Public Building. Assess importance of how development impacts / contributes to the city's skyline from the Botanical Gardens and Eastern Suburbs.  
D2: Major Public Building. Assess importance of how development impacts / contributes to the streetscape, street scale the city's skyline.

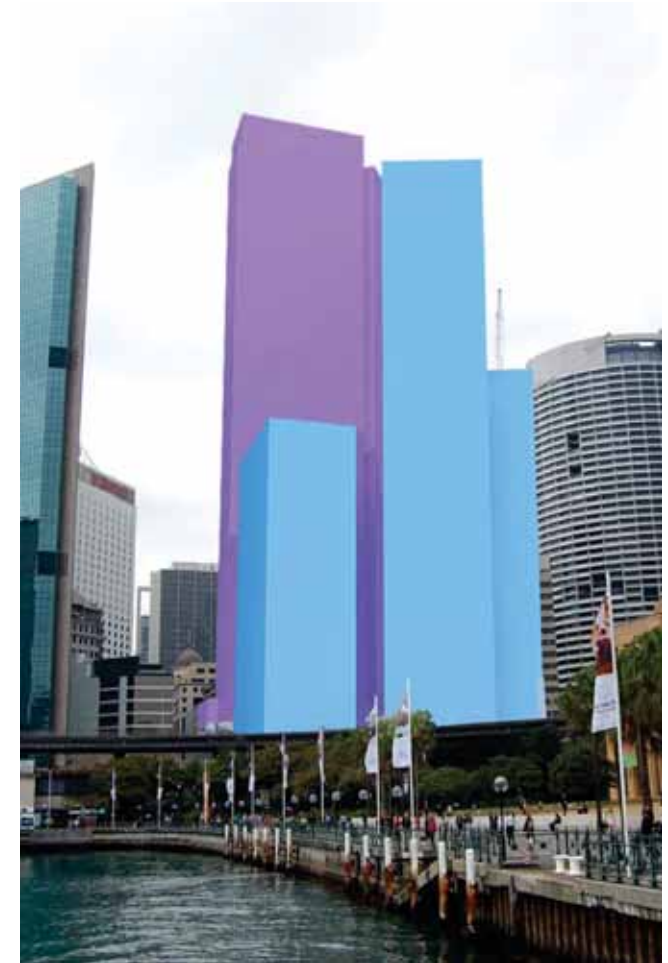
© 2015 Crone



D1: Art Gallery NSW - Looking West

#### Key

- Proposed Tower envelope (Subject to approval)
- Proposed Tower envelope by Others at rear (Subject to approval)



D2: Overseas Passenger Terminal - Looking South



# A — Visual Assessment



# View Impact Analysis

## Visual Assessment Methodology

The view analysis illustrates the potential view loss from buildings in the vicinity to the subject site. These buildings were chosen on the basis of the original assessment report, their sensitive land use (Cove Apartments) or orientation towards Circular Quay. These include:

- Grosvenor Place
- Cove Apartments
- 33-35 Pitt Development Proposal
- Australia Square
- 200 George Street

### Visual Catchment

The chosen location of each view simulates the potential view loss towards Sydney Harbour and Opera House. The series of simulated montages were produced using the Sydney City model provided by AAM Pty Ltd and have been based on accurate RLs. The height (AHD) is described below each image. Contours are not relevant due to the relatively flat urban topography of the site and surroundings.

### Methodology

A set of 'before', 'approved' and 'proposed' view impact have been identified in each image. The views included in the design report intentionally merged the 'before' view, that is the current state of view with the

'approved' and 'proposed' views. The view impact assessment demonstrates that many of the views analysed present no significant view loss or negligible impact compared to the current views and views resulting from previously approved developments.

### Camera setting

Camera settings used to produce the digital simulated images are noted below:

Angle of view	73.74
Focal length	24mm
Aspect Ratio	1.5

A wide angle camera setting was used in the visual impact analysis. The relevant human eye criteria - 50mm at 35mm FX format and 46o angle of view - has not been adopted in this analysis because it could not represent entirely the impact of view loss. It is our understanding that views towards the Sydney Harbour Bridge and Sydney Opera House are required to be in the photographic frame for reference and assessment.

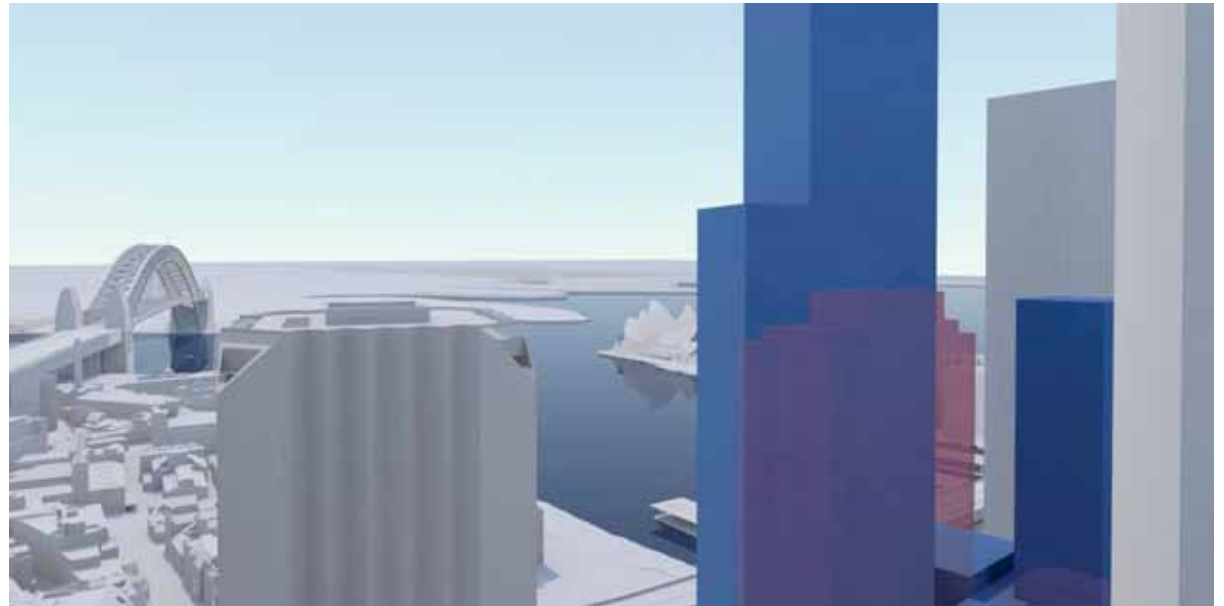
In response to the scale and height of neighbouring towers the visual analysis was carried out for both mid-rise and high-rise RLs. This will provide a better understanding of how the proposed development impacts surrounding buildings at different levels.



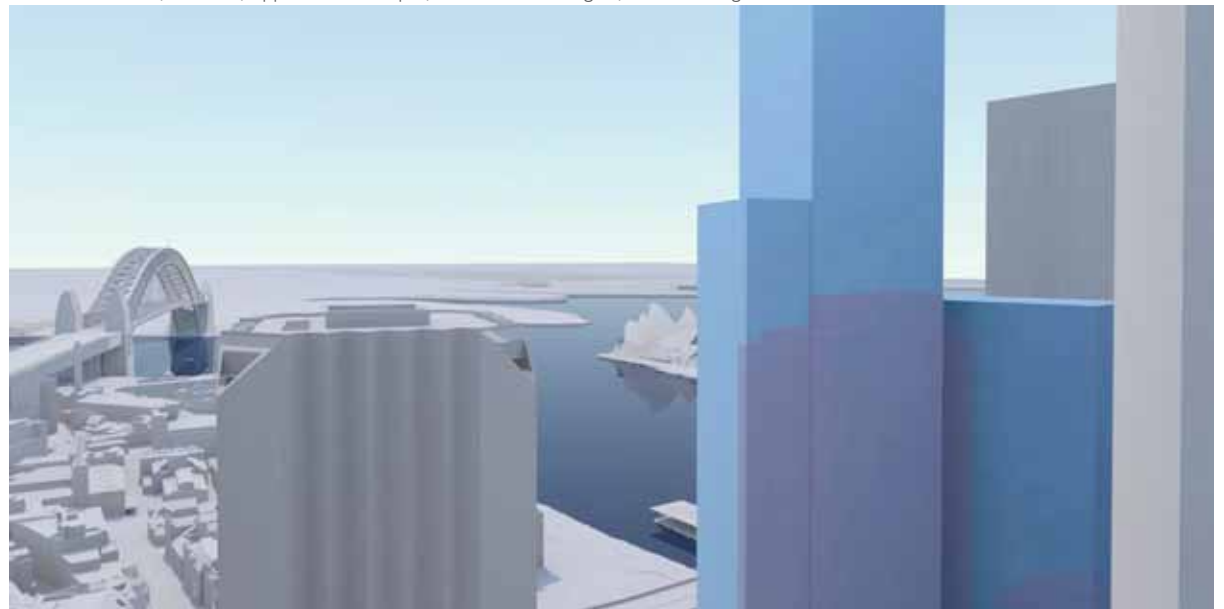
# Appendix A

## View Impact Analysis

### Grosvenor Place



Grosvenor Place | Midrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 120m



Grosvenor Place | Midrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 120m

#### Key

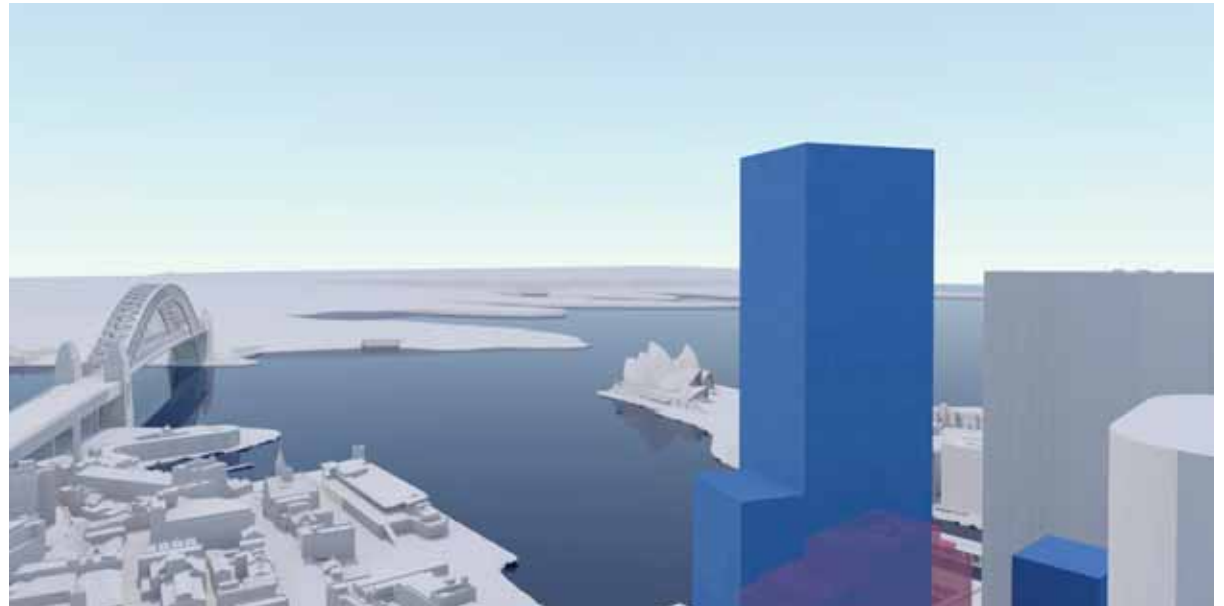
<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: lightgrey;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: red;">■</span>	Existing Goldfield House



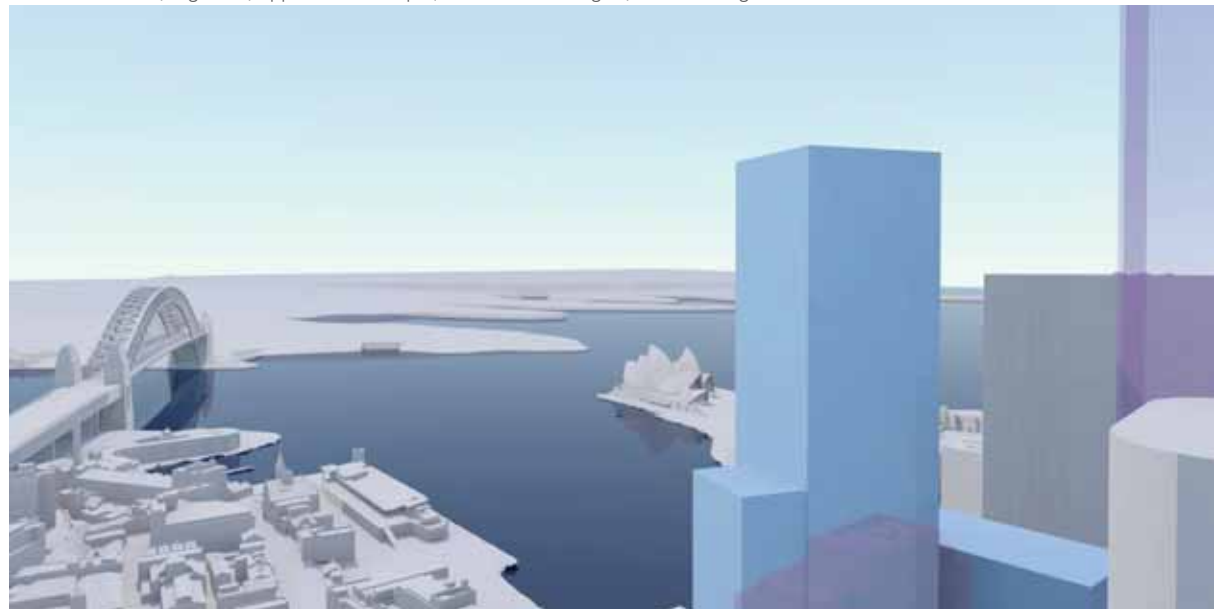
# Appendix A

## View Impact Analysis

### Grosvenor Place



Grosvenor Place | Highrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 175m



Grosvenor Place | Highrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 175m

#### Key

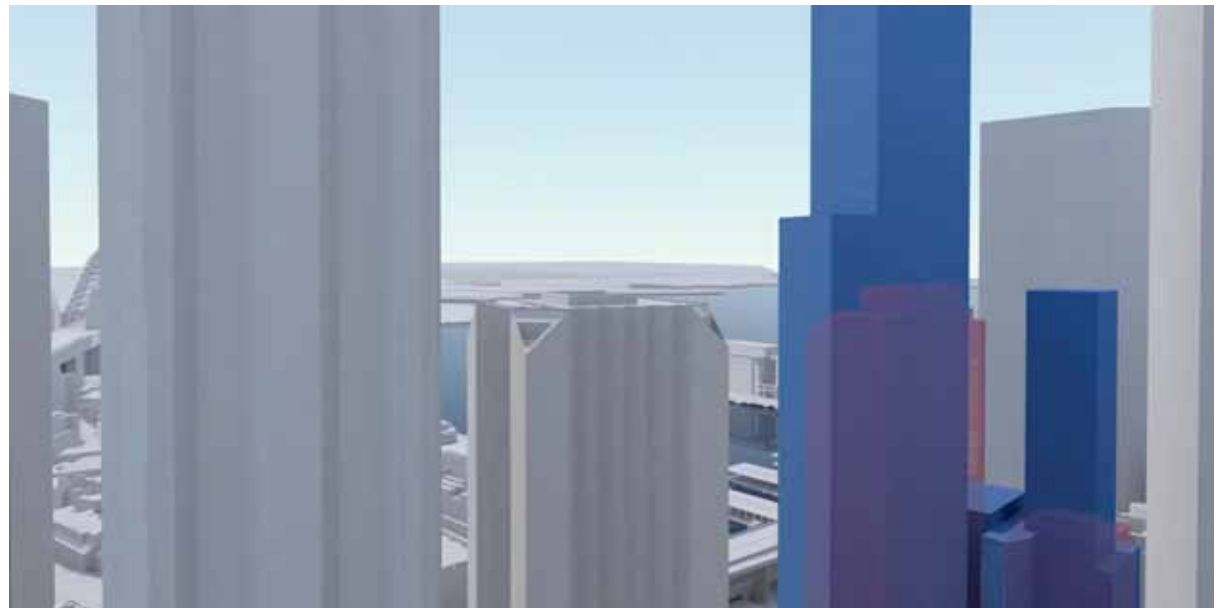
<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: purple;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: magenta;">■</span>	Existing Goldfield House



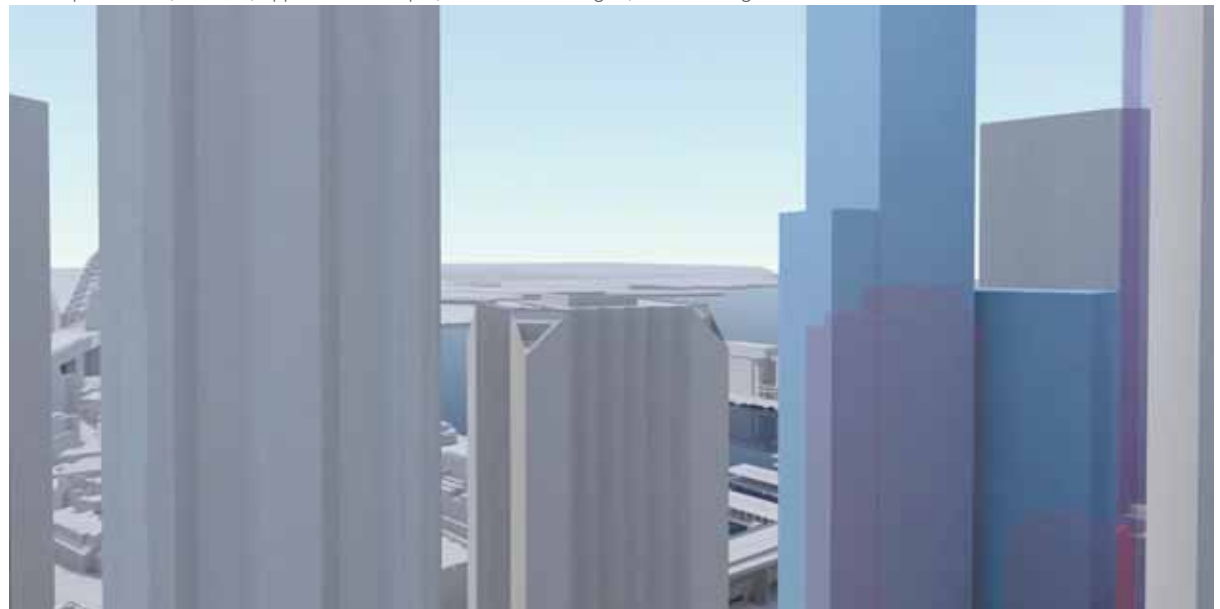
# Appendix A

## View Impact Analysis

### Cove Apartments



Cove Apartments | Midrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 120m



Cove Apartments | Midrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 120m

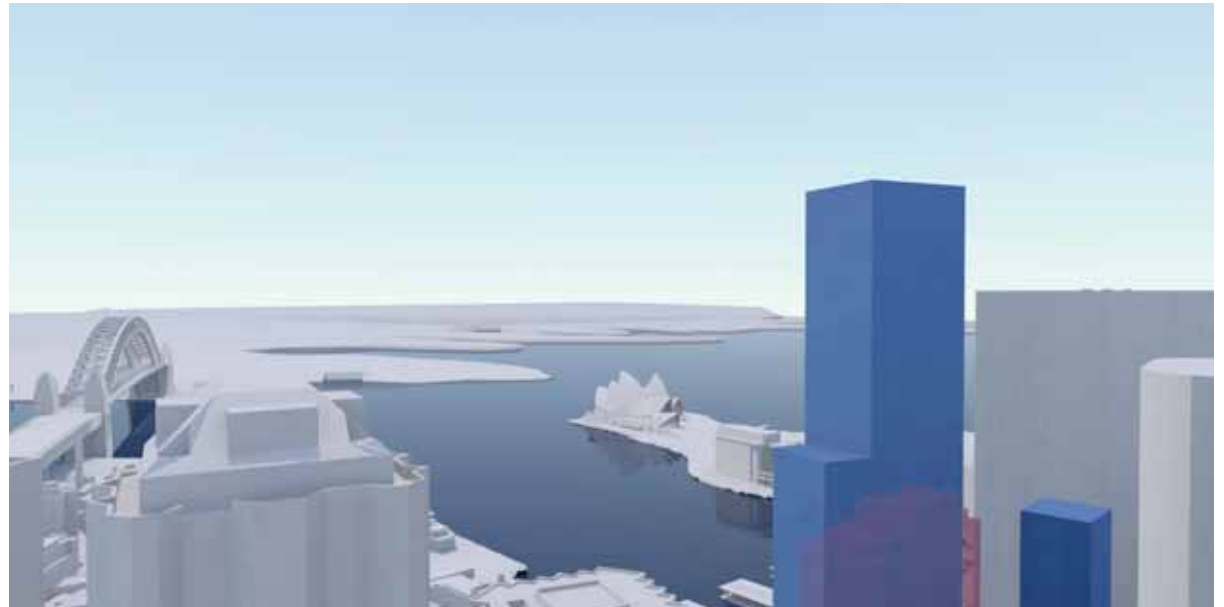
#### Key

<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: purple;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: magenta;">■</span>	Existing Goldfield House

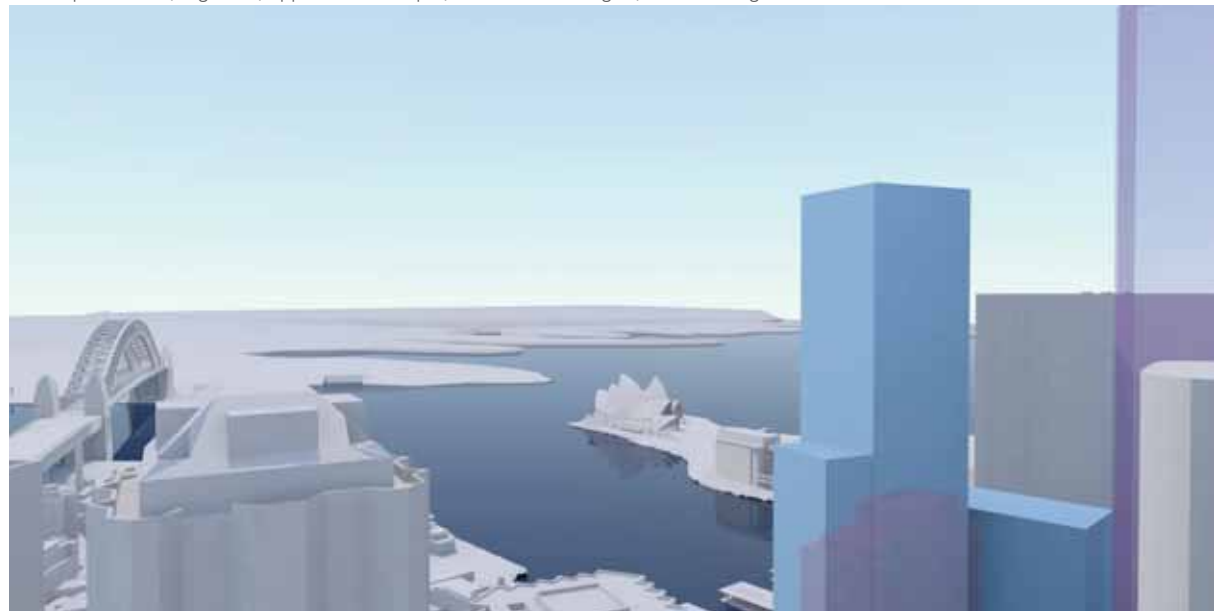
# Appendix A

## View Impact Analysis

### Cove Apartments



Cove Apartments | Highrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 160m



Cove Apartments | Highrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 160m

#### Key

<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: purple;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: magenta;">■</span>	Existing Goldfield House



# Appendix A

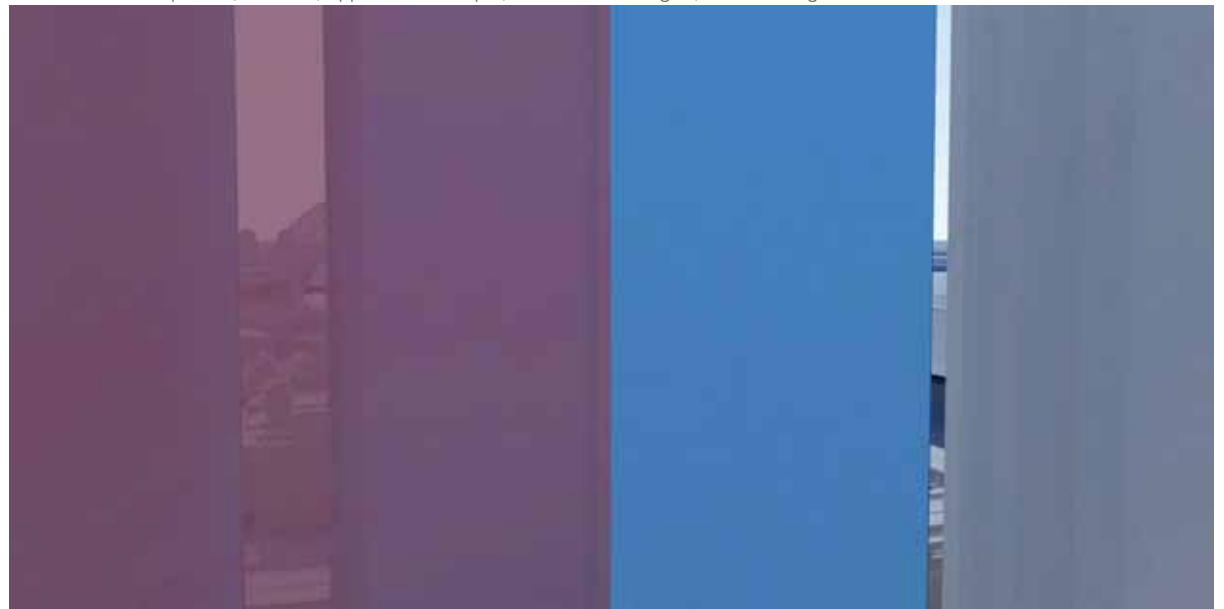
## View Impact Analysis

### 33-35 Pitt Development

### Proposal



33-35 Pitt Development | Lowrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 70m



33-35 Pitt Development | Lowrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 70m

#### Key

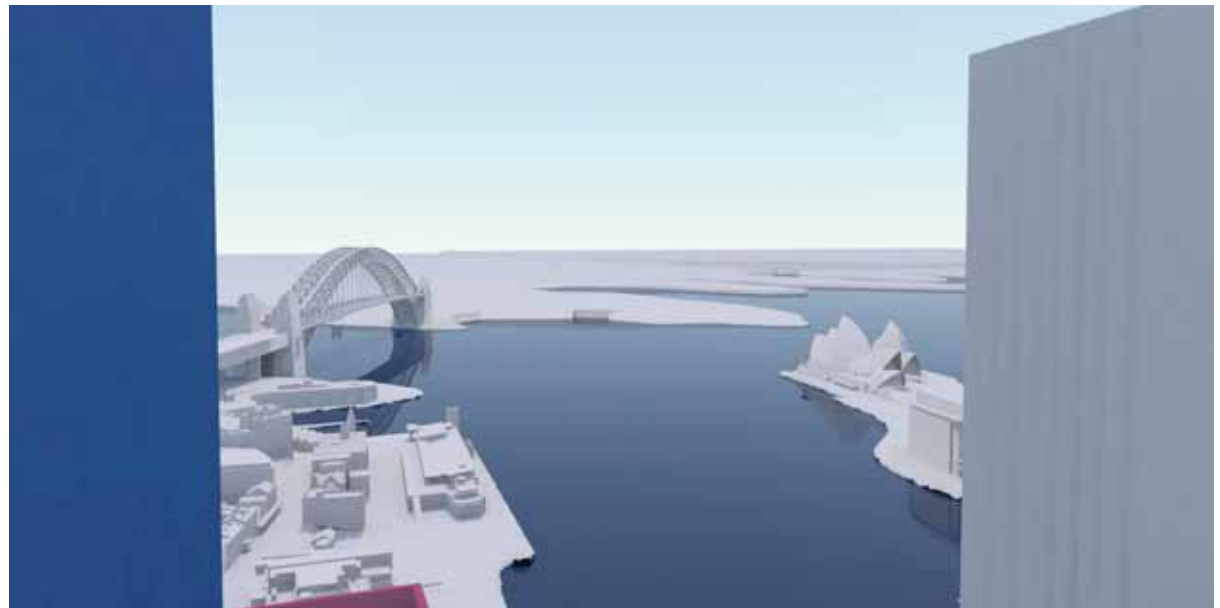
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	Approved Scheme
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	Proposed Tower envelope (Subject to approval)
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	Existing Goldfield House

# Appendix A

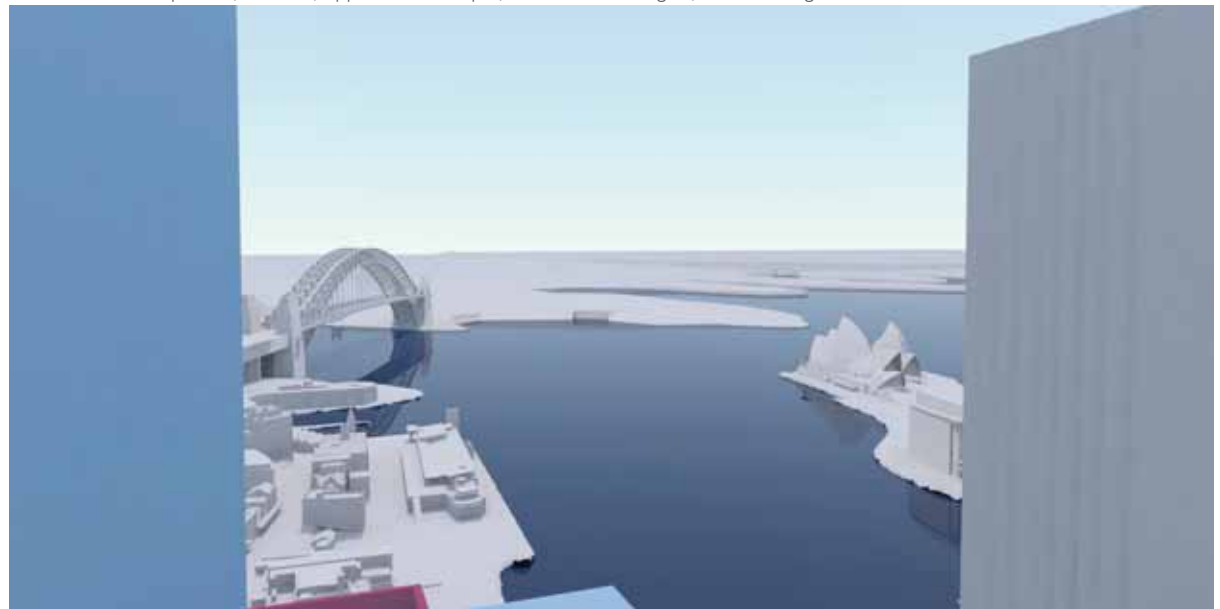
## View Impact Analysis

### 33-35 Pitt Development

### Proposal



33-35 Pitt Development | Midrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 140m



33-35 Pitt Development | Midrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 140m

#### Key

<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: lightblue;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: red;">■</span>	Existing Goldfield House

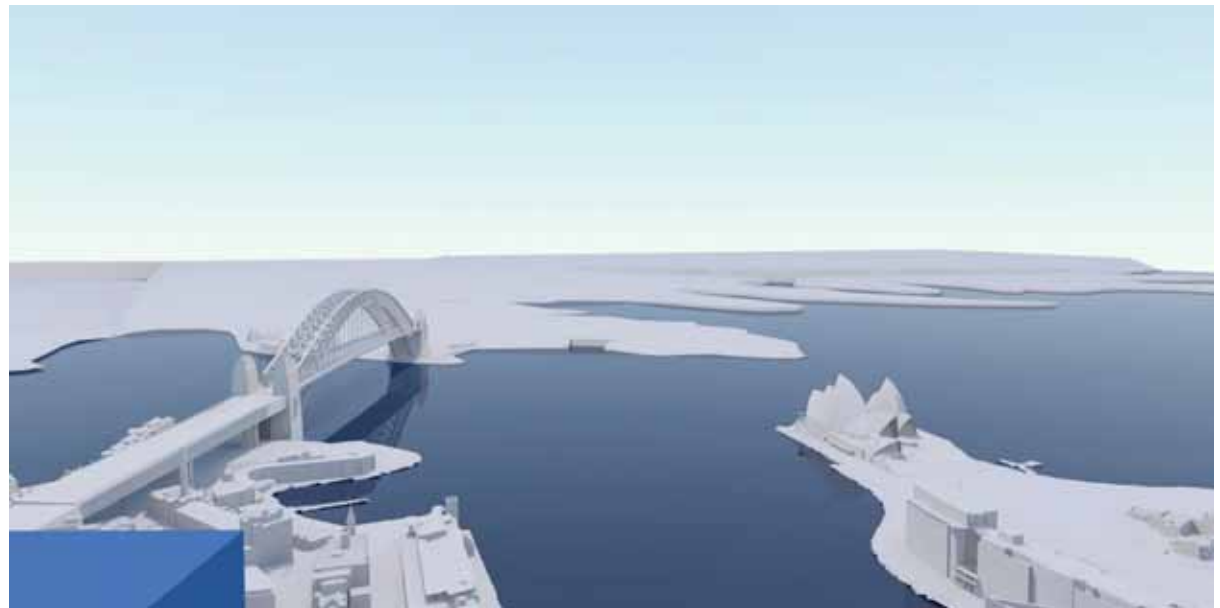


# Appendix A

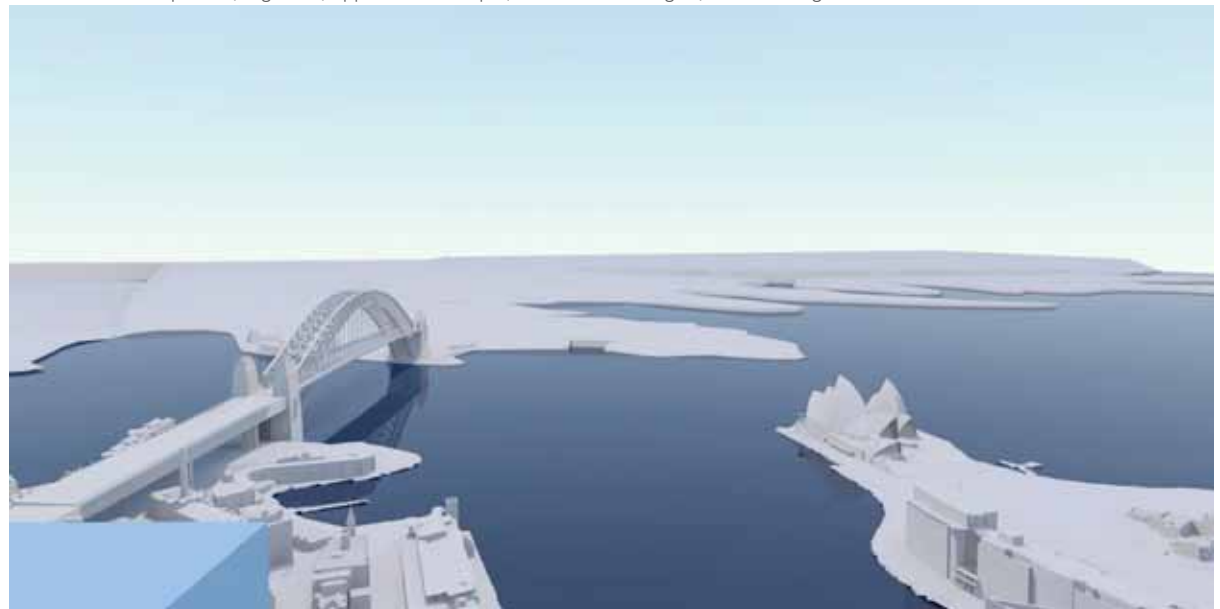
## View Impact Analysis

### 33-35 Pitt Development

### Proposal



33-35 Pitt Development | Highrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 220m



33-35 Pitt Development | Highrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 220m

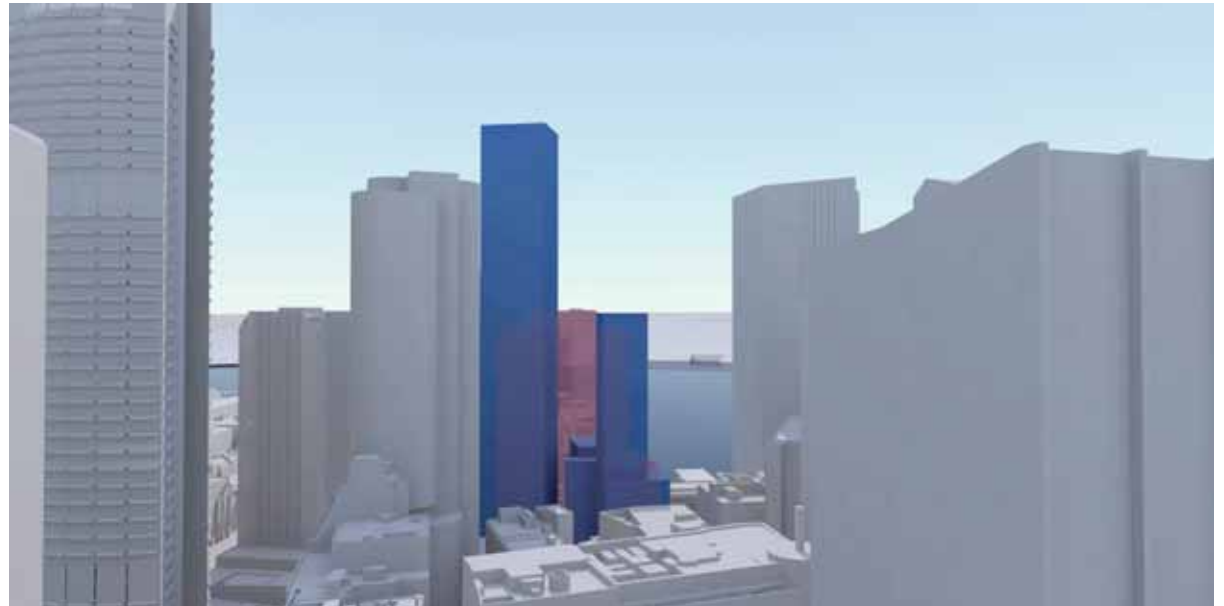
#### Key

Approved Scheme
Proposed Tower envelope (Subject to approval)
Proposed Tower envelope by Others at rear (Subject to approval)
Existing Goldfield House

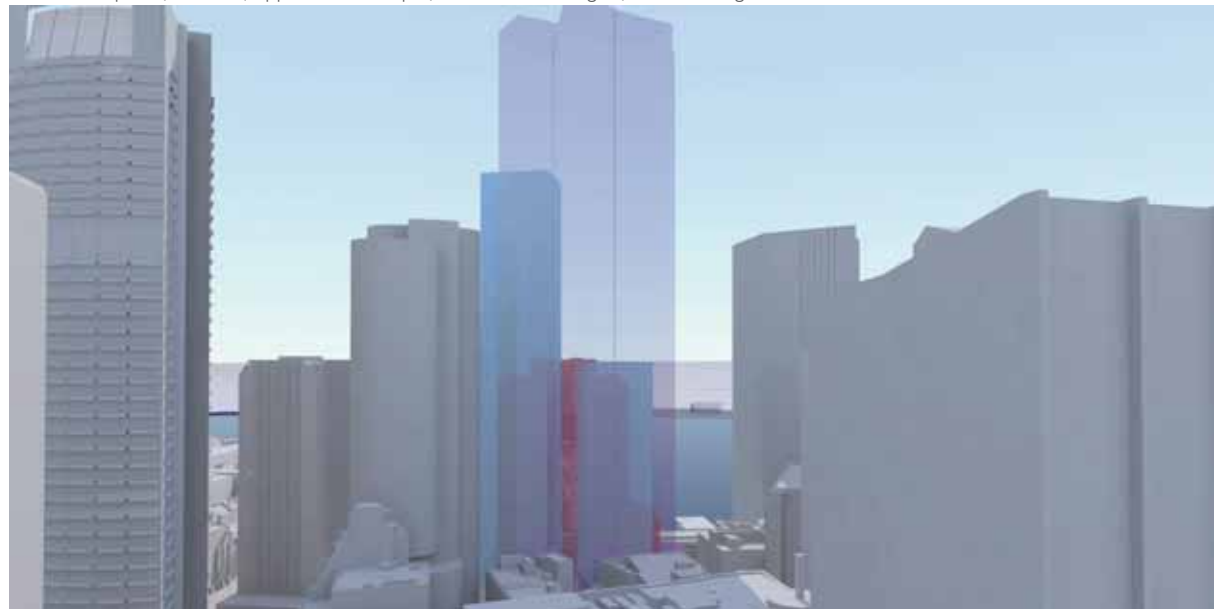
# Appendix A

## View Impact Analysis

### Australia Square



Australia Square | Midrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 110m



Australia Square | Midrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 110m

#### Key

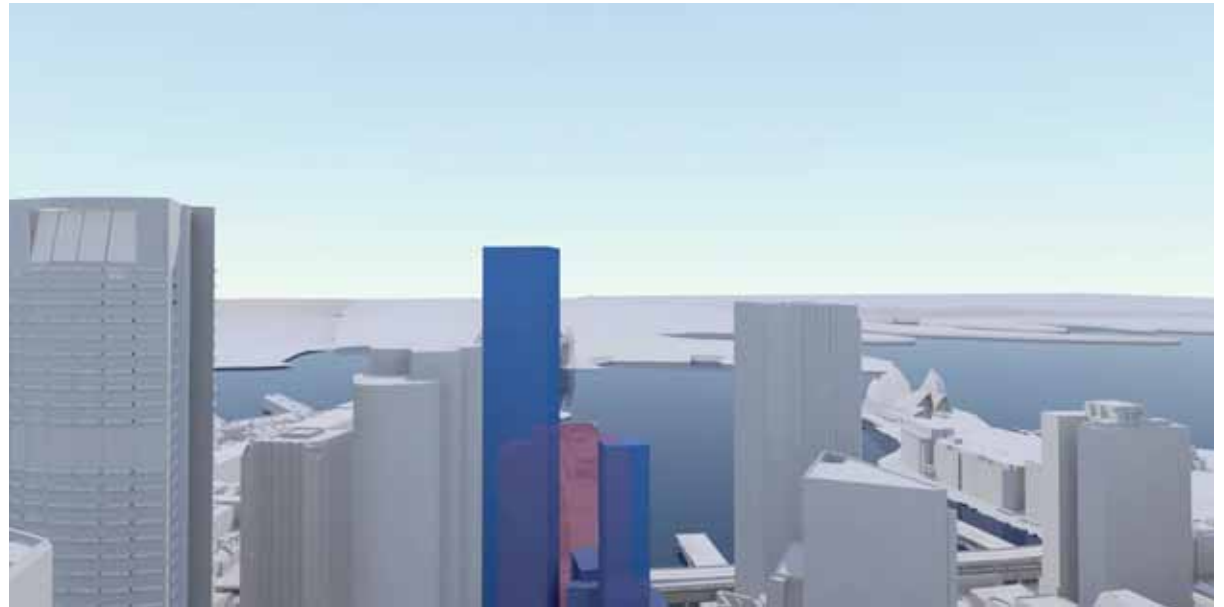
<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: lightgrey;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: brown;">■</span>	Existing Goldfield House



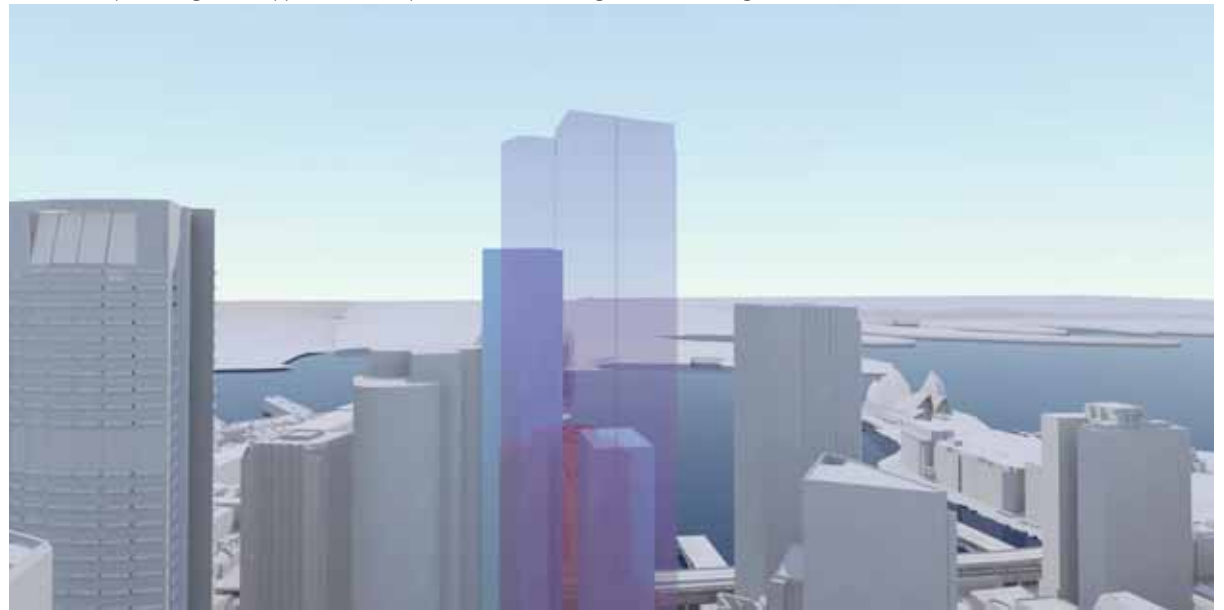
# Appendix A

## View Impact Analysis

### Australia Square



Australia Square | Highrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 175m

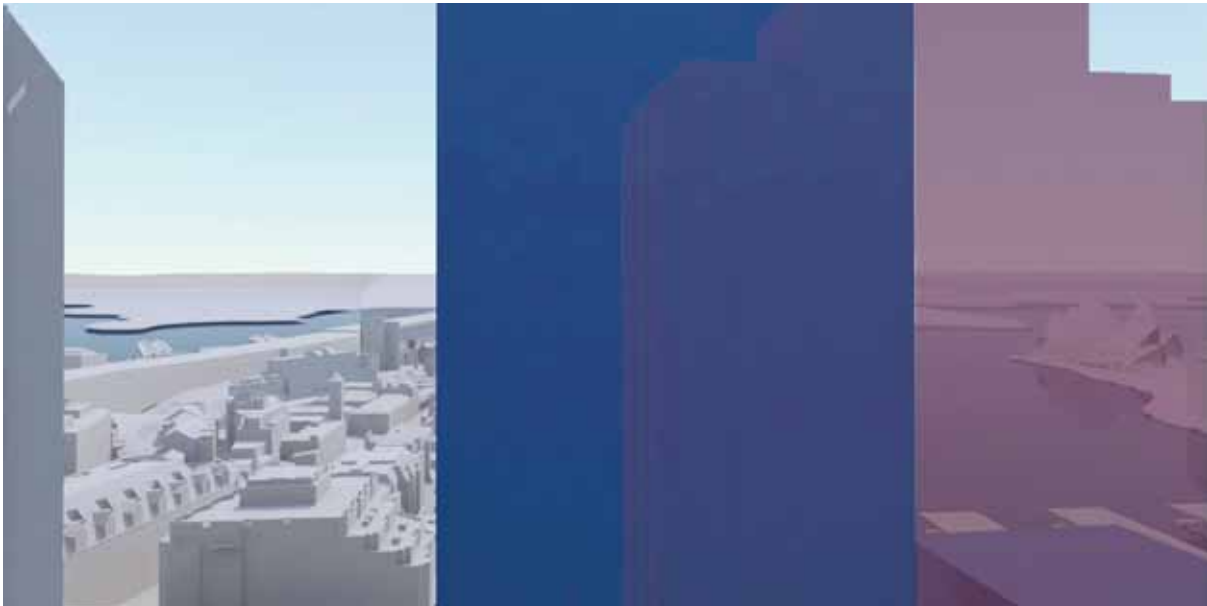
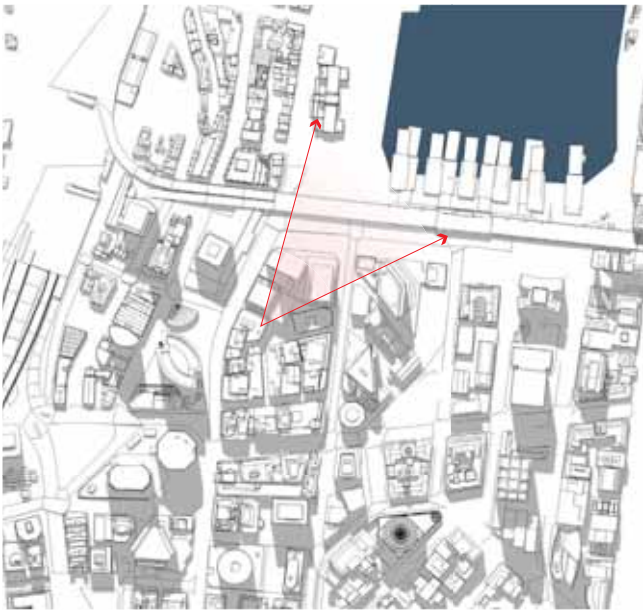


Australia Square | Highrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 175m

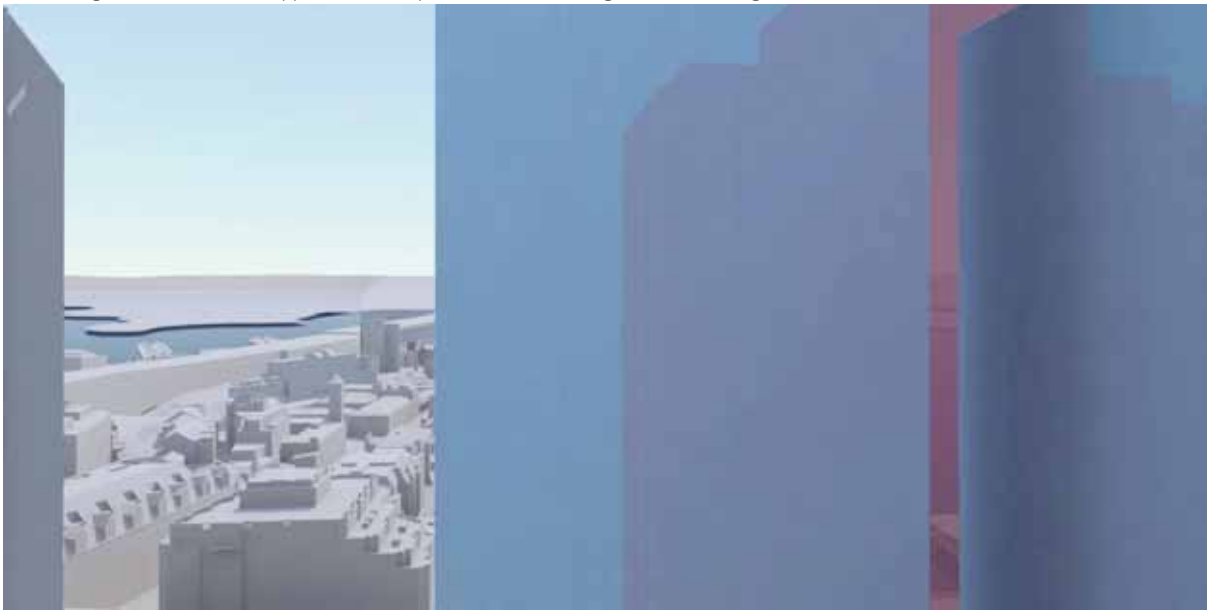
#### Key

<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: lightblue;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: red;">■</span>	Existing Goldfield House

Appendix A  
 View Impact Analysis  
 200 George Street



200 George Street | Midrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 90m



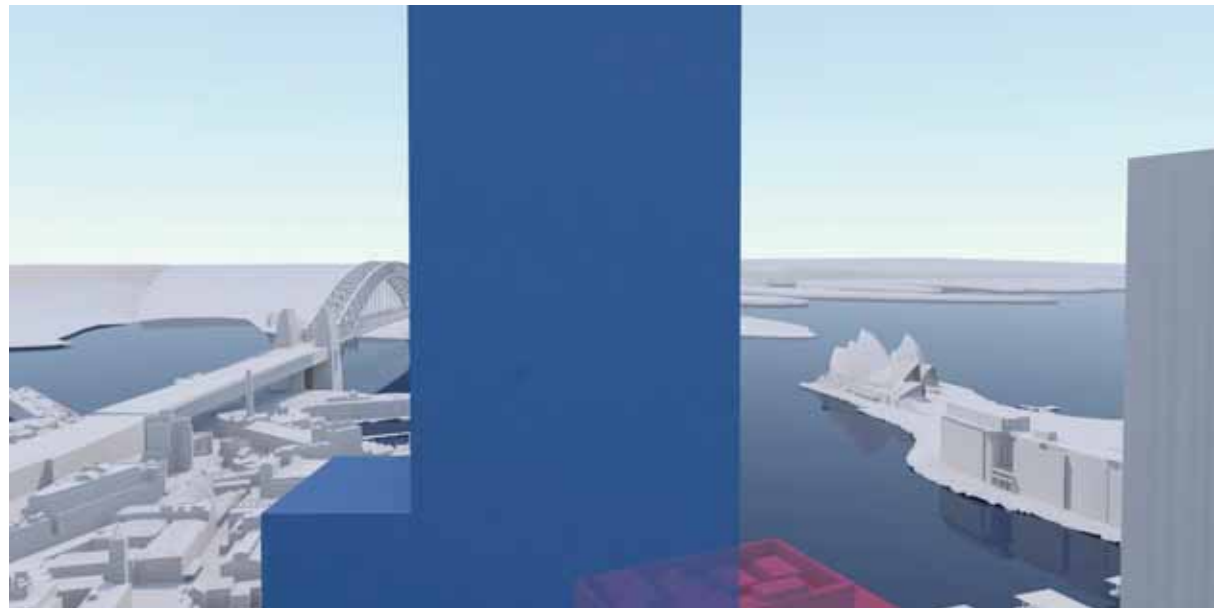
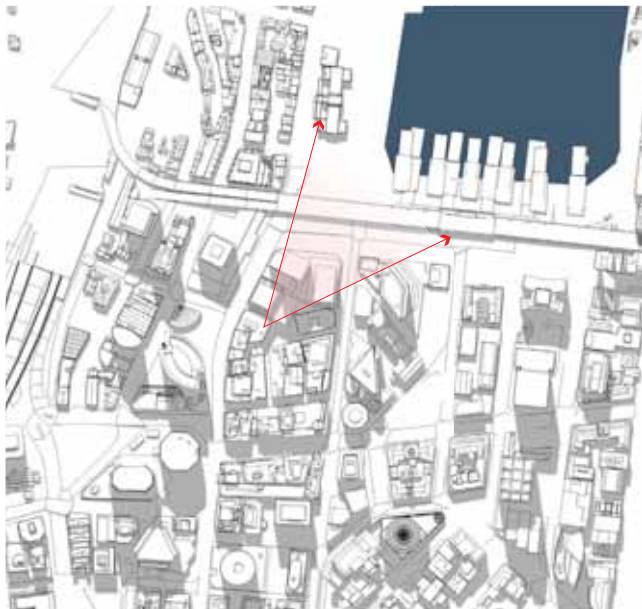
200 George Street | Midrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 90m

Key	
	Approved Scheme
	Proposed Tower envelope (Subject to approval)
	Proposed Tower envelope by Others at rear (Subject to approval)
	Existing Goldfield House

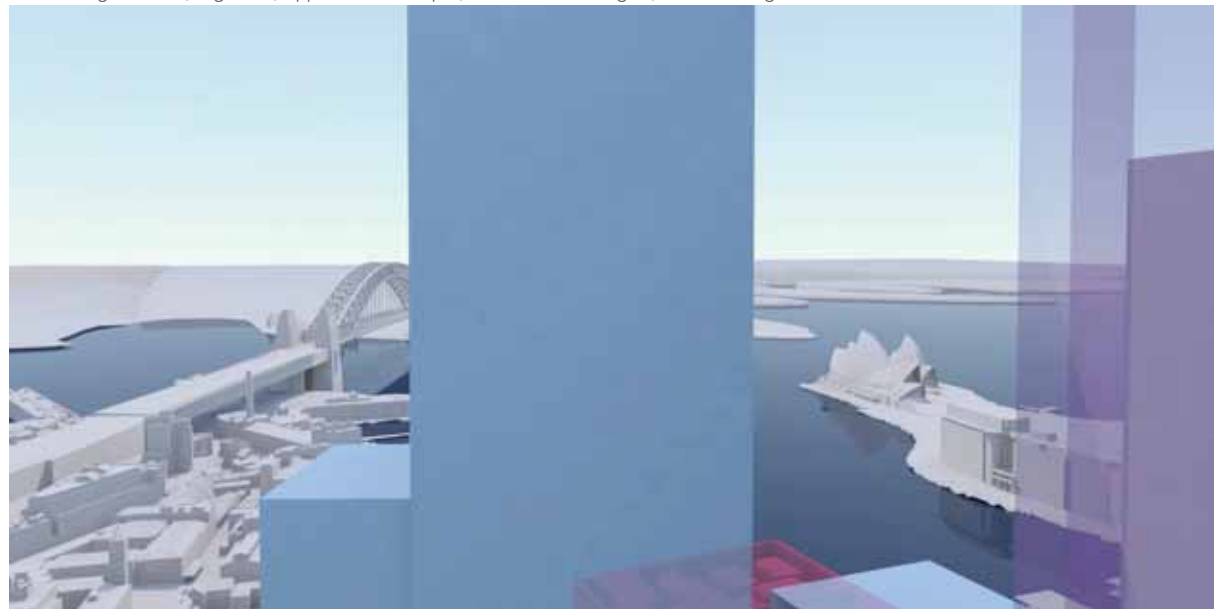
# Appendix A

## View Impact Analysis

### 200 George Street



200 George Street | Highrise | Approved Envelope | 24mm Focal Length | Camera Height RL: 140m



200 George Street | Highrise | Proposed Envelope | 24mm Focal Length | Camera Height RL: 140m

#### Key

<span style="color: blue;">■</span>	Approved Scheme
<span style="color: lightblue;">■</span>	Proposed Tower envelope (Subject to approval)
<span style="color: purple;">■</span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="color: red;">■</span>	Existing Goldfield House



## Appendix A

### Reverse Visual Impact Analysis



#### Reverse Visual Impact Analysis

A reverse visual impact analysis is presented for Grosvenor Place, 200 George Street, and 33-35 Pitt Development Proposal. The photograph used for this impact study is taken from the Opera House. In this particular study each image highlights the view loss extent compared to the existing buildings (1 Alfred Street, Fairfax House, and Rugby Clubs).



Impact upon Grosvenor Place from proposed development, when viewed from public domain at Opera House



Impact upon 200 George St from proposed development, when viewed from public domain at Opera House

#### Key

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Proposed Tower envelope (Subject to approval)
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Proposed Tower envelope by Others at rear (Subject to approval)
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	View Impact due to Proposed Tower Envelope