

Shadow Analysis

Impact on Context

Proposed Envelope
Equinox - 21 March/ 23 Sept



12pm



1pm

Key

- Existing Context & Approved DA Envelope Shadow
- Proposed Envelope Shadow
- Rooftops affected by Proposed Envelope
- Street Level affected by Proposed Envelope

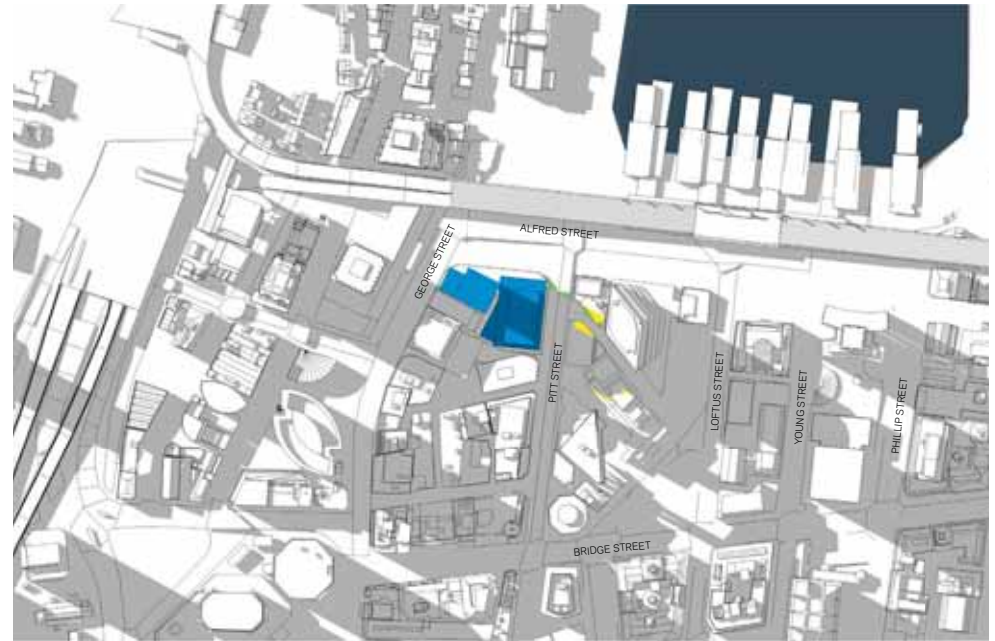
Shadow Analysis

Impact on Context

Proposed Envelope
Equinox - 21 March/ 23 Sept



2pm



3pm

Key

	Existing Context & Approved DA Envelope Shadow
	Proposed Envelope Shadow
	Rooftops affected by Proposed Envelope
	Street Level affected by Proposed Envelope

06 — View Analysis



View Analysis

Visual Assessment Methodology

Methodology

The view analysis has been determined by our understanding of our site's physical constraints and future development on neighbouring sites. With frontages to three main streets - George Street, Pitt Street, and Alfred Street, and Rugby lane at the rear, our site will have a significant impact in the streetscape and skyline of Sydney's CBD. future views of Sydney city skyline.

Visual Catchment

The location of the viewpoints were chosen to illustrate the likelihood impact of the development in different urban settings: A- from the water / harbour, B - public open spaces, C - key streets and D - main public buildings. The chosen locations include:

Major streets adjacent to subject site (George Street),
Prominent traffic corridors looking towards the harbour (Pitt Street),
Views from Sydney Icons (Opera Bar of Sydney Opera House, Cahill Walkway, and Sydney Harbour Bridge),
Public Buildings (Art Gallery NSW) and Parks (Botanical Garden, Observatory Hill)
Major transport interchanges (Overseas Passenger Terminal, Circular Quay Station)

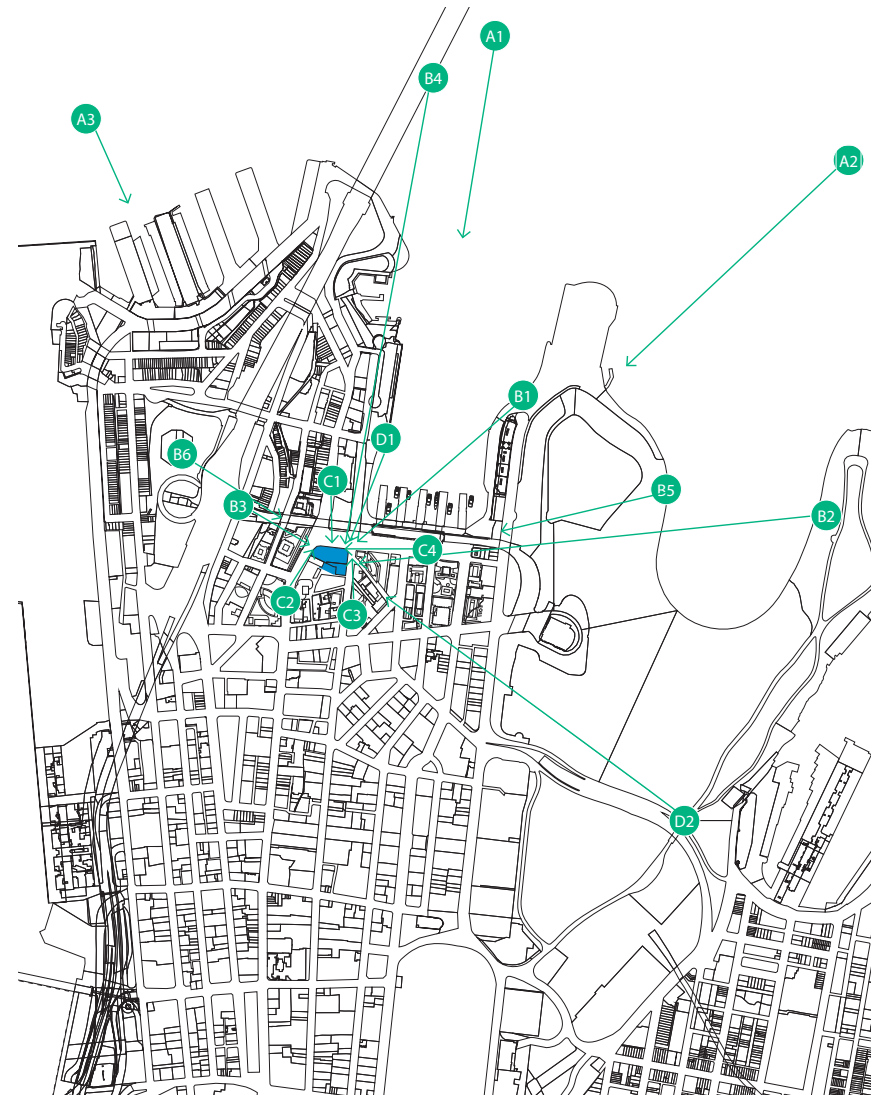
Further to the above the selection of the viewpoints was determined on the following principles: Proximity to the site, Likelihood of impact, Character and Permanence.

Camera setting

The photos were taken with a professional quality DSLR camera (Nikon D40) with a standard focal length 35mm. Each individual base image was taken using manual focus to accentuate the clarity of image and to ensure composition allowed a meaningful understanding of the context as observed by a potential viewer in the location of the photographer.

The views were generated at eye level views except on the views taken from the water (city skyline studies). In these instances the height of the camera has been set so that the skyline is perceived as an elevation.

The city skyline studies were generated to illustrate the urban relationship the proposed massing envelope will have in relation to the Sydney cityscape. This captures views seen from different positions to the east, north, and west of the subject site. The City Skyline studies were set up to compare the approved DAs (including Stage 2 DA of 1 Alfred Street and Stage 1 DA of 19-31 Pitt Street).



View Analysis

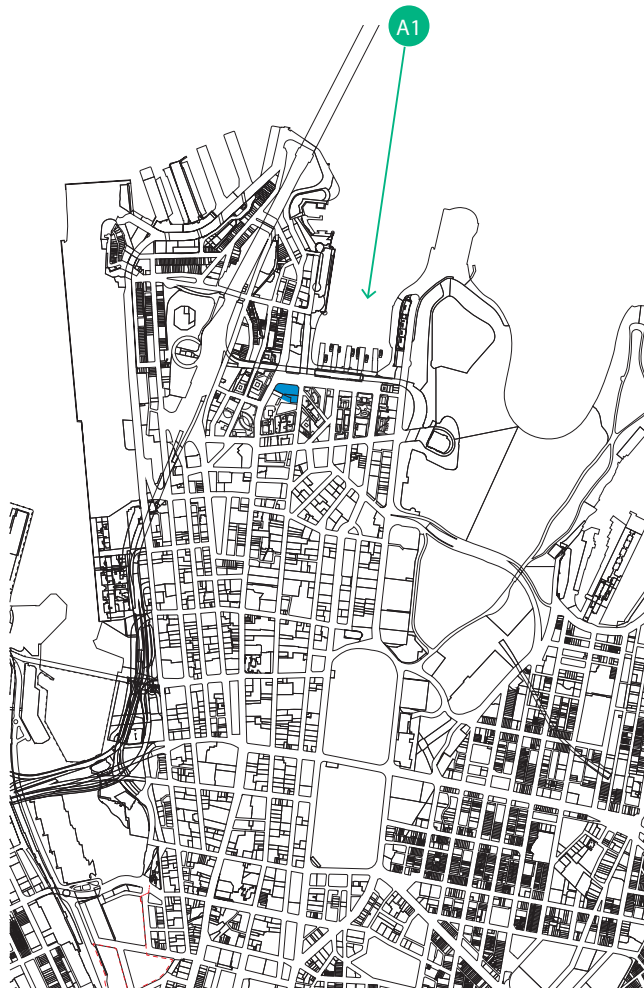
Visual Assessment Methodology

The Assessment Matrix below outlines how each public viewpoint is rated against the main criteria experienced by a viewer in the public domain.

		Proximity			Character			Permanence			Likelihood of impact		
Views		Close	Medium	Far	Street View	Recreational/ Park	Public Realm/ Destination	Transient	Contemplation	Permanent	Negligible	Minor	Moderate
Skyline	A1			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	A2			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	A3			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Public Open Spaces	B1		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
	B2			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	B3		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
	B4			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
	B5			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
	B6	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
Key Streets	C1	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
	C2	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
	C3	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
	C4	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Main	D1			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	D2	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

View Analysis

City Skyline (From Water)



A1: Relevant view to the city's skyline from Sydney Harbour and the Northern Suburbs such as Kirribilli.



A1: Skyline looking South | Approved Envelope



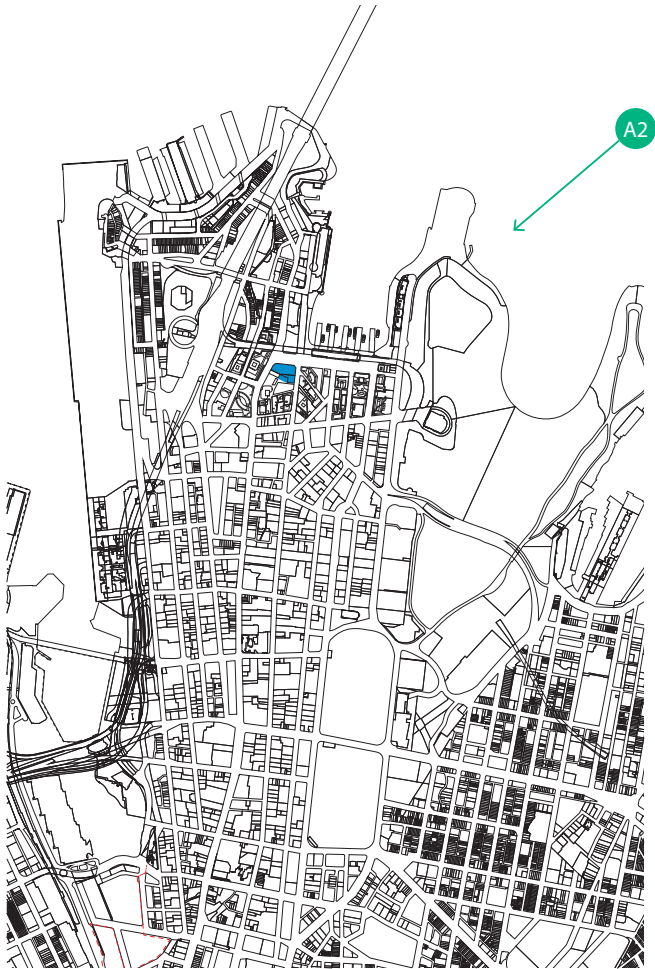
A1: Skyline looking South | Proposed Envelope

Key

- Approved Scheme
- Proposed Tower envelope (Subject to approval)

View Analysis

City Skyline (From Water)



A2: Relevant view to the city's skyline from Sydney Harbour and the Northern Suburbs such as Cremorne and Mosman.



A2: Skyline looking South-West | Approved Envelope



A2: Skyline looking South-West | Proposed Envelope

Key

■	Approved Scheme
■	Proposed Tower envelope (Subject to approval)

View Analysis City Skyline (From Water)



A3: Relevant view to the city's skyline from Sydney Harbour and the Northern Suburbs such as Pyrmont and Balmain.



A3: Skyline looking South-East | Approved Envelope



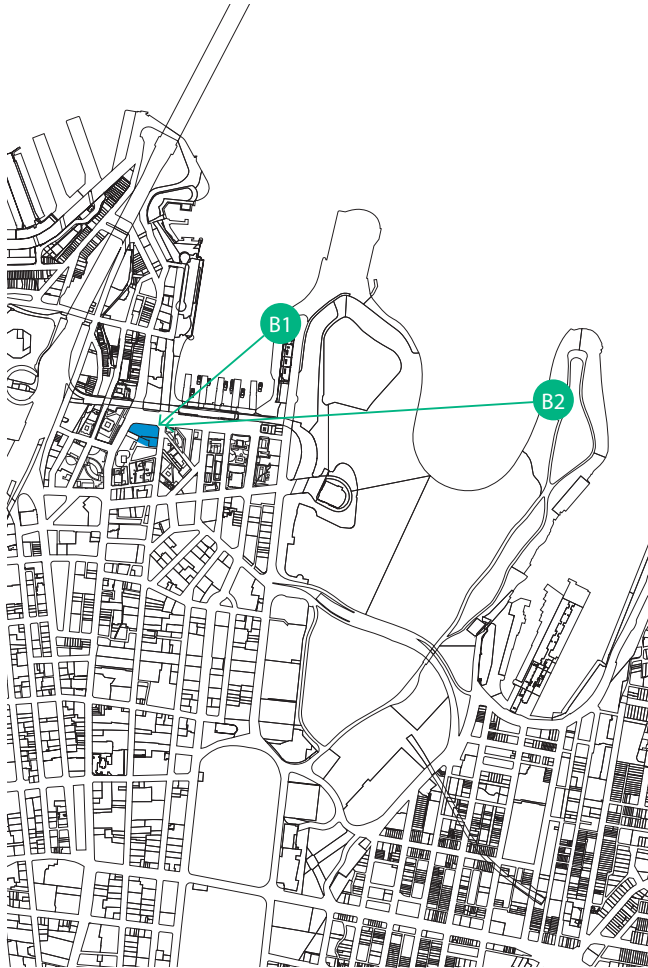
A3: Skyline looking South-East | Proposed Envelope

Key

■	Approved Scheme
■	Proposed Tower envelope (Subject to approval)

View Analysis

Public Open Space



B1: Major public open space with a high level of pedestrian traffic.
 B2: Relevant view to the city's skyline from the Botanical Gardens and Eastern Suburbs.



B1: Opera Bar - Looking South

Key

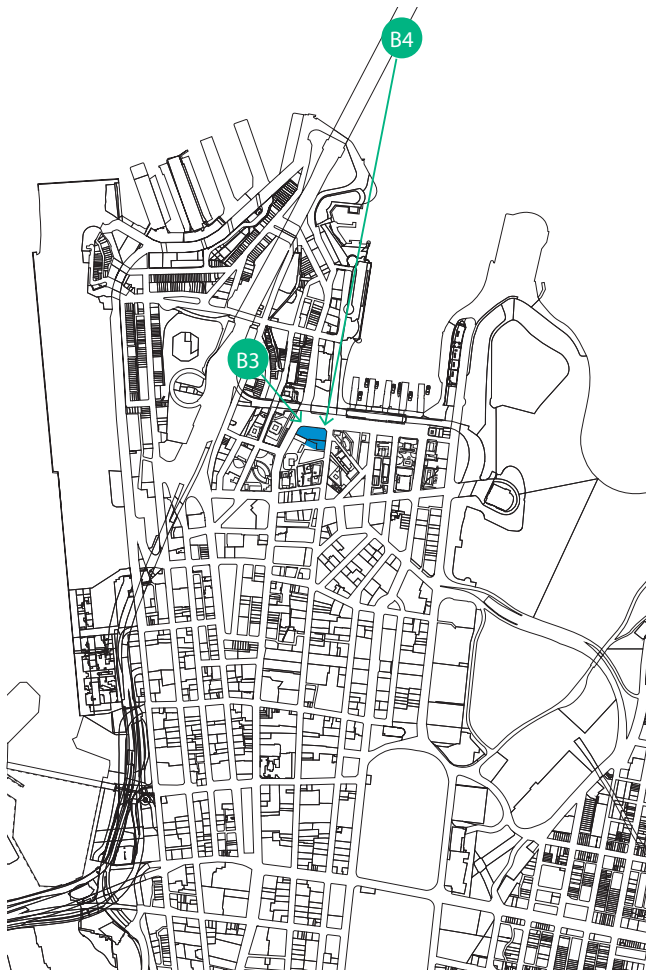
- Proposed Tower envelope (Subject to approval)
- Proposed Tower envelope by Others at rear (Subject to approval)



B2: Farmer's Cove - Looking South-West

View Analysis

Public Open Space



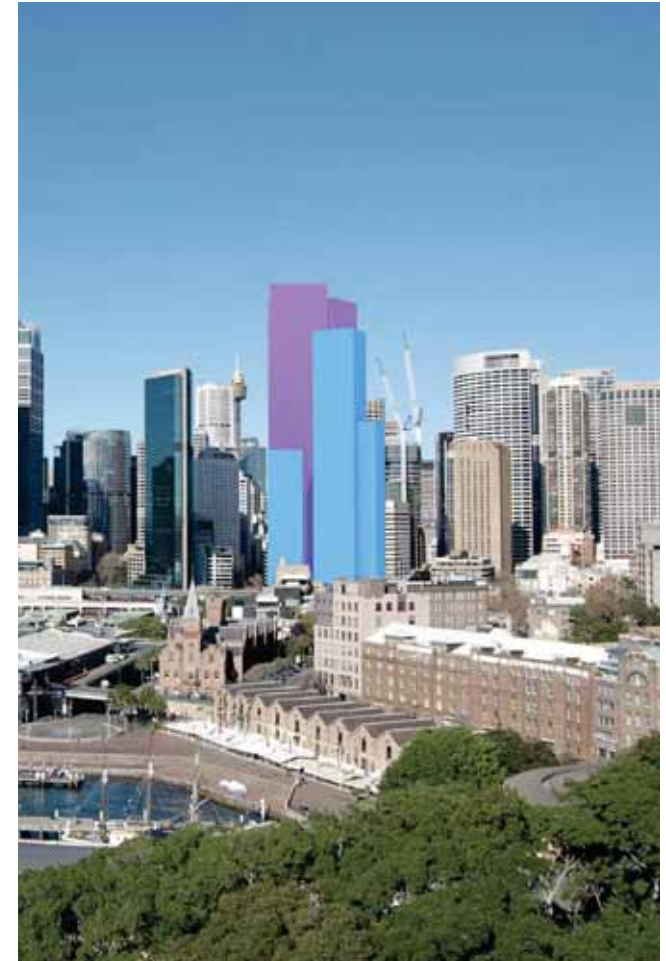
B3: Pedestrian thoroughfare with a high level of pedestrian traffic.
 B4: Pedestrian thoroughfare and tourist destination. Assess importance of how development impacts / contributes to the city's skyline.



B3: Cahill Walkway - Looking South-East

Key

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



B4: Harbour Bridge - Looking South