

## 06 — View Corridor Analysis





# View Corridor 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 to be in line with previous development application for this site, sensitive land use or orientation towards Circular Quay. These include:

- CQT (33-35 Pitt) (2 cameras)
- 200 George Street (1 camera)
- Grosvenor Place (1 camera)
- Cove Apartments (2 cameras)
- Marriott Hotel (1 camera)

### Visual Catchment

The chosen location of each view simulates the potential view loss towards the Sydney Harbour Bridge and the Opera House. The series of simulated montages were produced using the Sydney City model provided by AAM Pty Ltd and are based on the RLs in this model. The camera height of each view is listed beside each image for reference.

### Methodology

The visual assessment illustrates the view corridor from the major buildings in the vicinity. The proposed envelope of changes are highlighted to enable a clear comparison against the current approved building envelope.

The visual analysis was carried out on incremental levels up each building to allow for a better understanding of view loss at different datums.

### Camera setting

Camera settings used to produce the digital simulated images are:

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 46° angle of view - has not been adopted in this analysis because it could not represent the full view of the potential view impact. Due to the iconic nature of the Sydney Harbour Bridge and Sydney Opera House, where possible both items are present in each photographic frame for reference and assessment.

### Conclusion

The view impact assessment demonstrates that view loss incurred from the proposed envelope changes is either none or negligible.

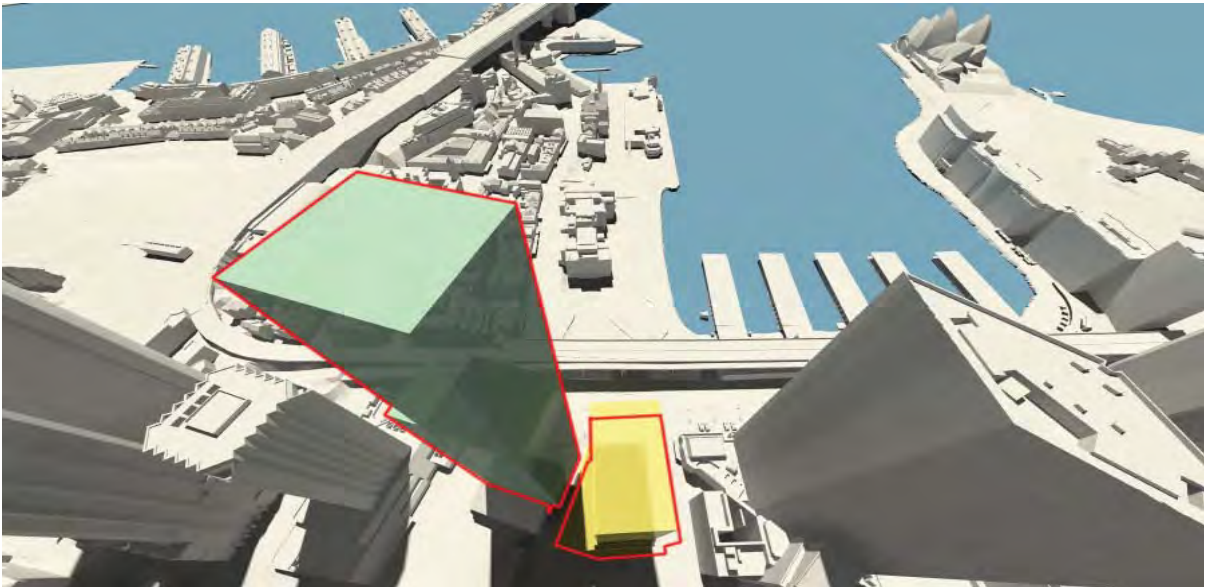


View Corridor Analysis  
Circular Quay Tower

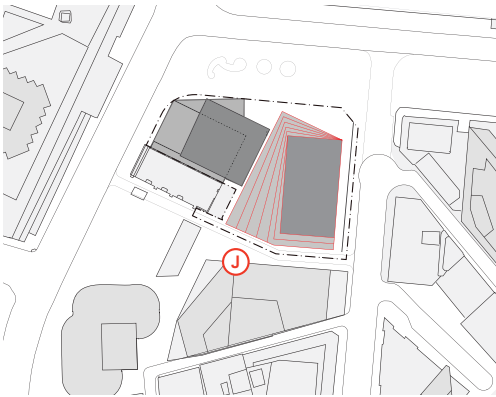
Circular Quay Tower  
View Corridor Impact: Minor

— Minor view loss towards ground plane





Circular Quay Tower  
View J



RL 245.00



Key

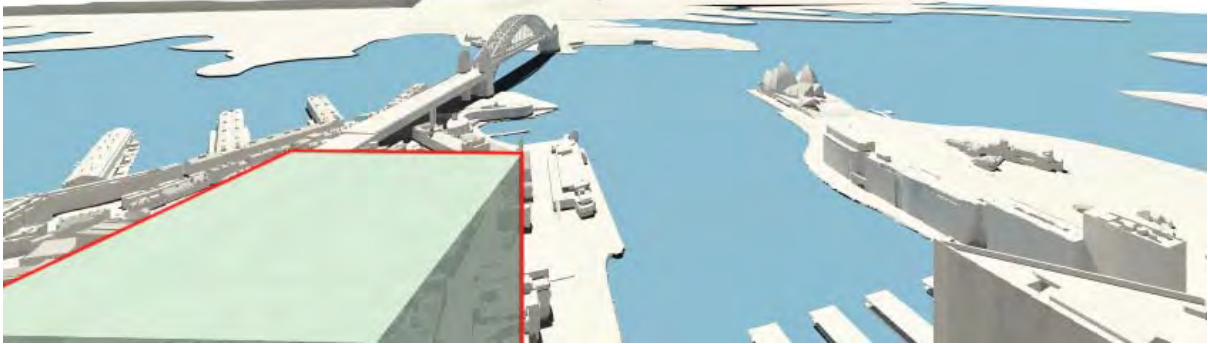
	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



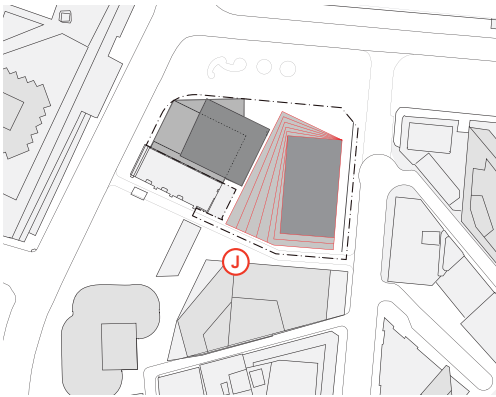
View Corridor Analysis  
Circular Quay Tower

Circular Quay Tower  
View Corridor Impact: None

Circular Quay Tower  
View J



RL 220.00



Key

<span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px;"></span>	Approved Stage 1 DA outline
<span style="background-color: blue; display: inline-block; width: 20px; height: 10px;"></span>	Tower A Massing Envelope
<span style="background-color: yellow; display: inline-block; width: 20px; height: 10px;"></span>	Hotel Envelope
<span style="background-color: purple; display: inline-block; width: 20px; height: 10px;"></span>	Circular Quay Tower Proposed Envelope

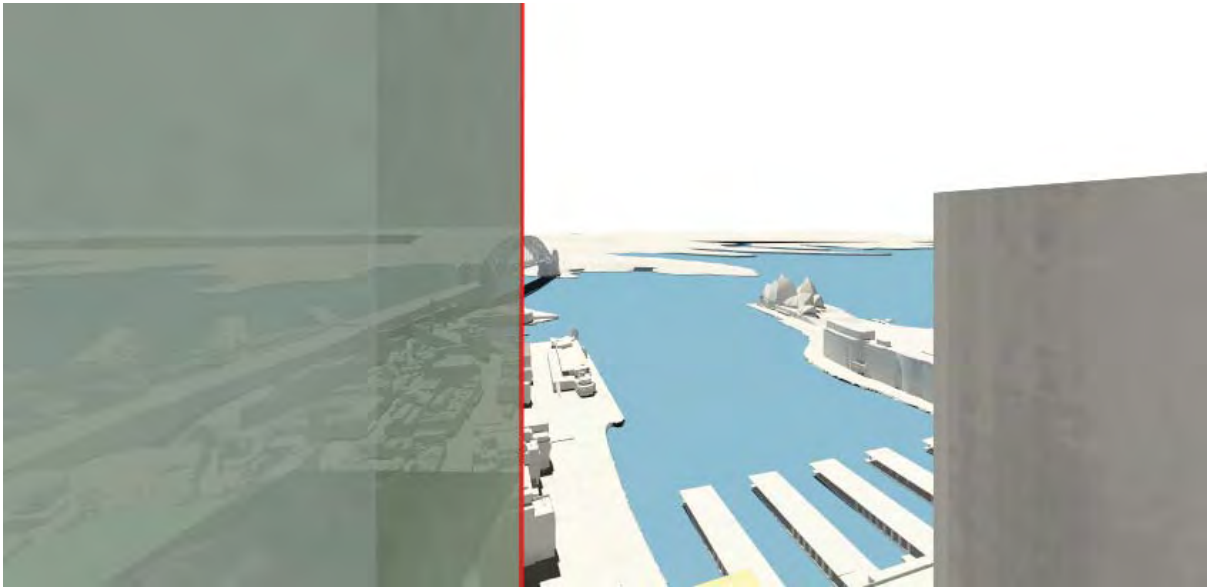


RL 200.00

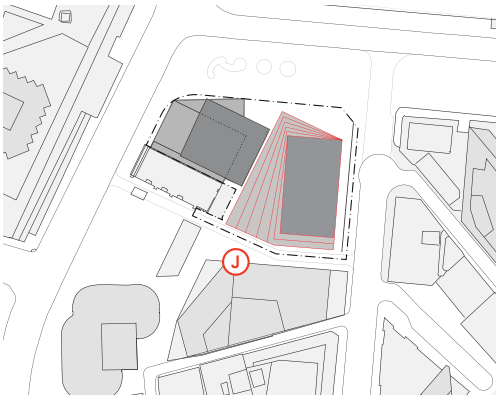
View Corridor Analysis  
Circular Quay Tower

Circular Quay Tower  
View Corridor Impact: Minor

Circular Quay Tower  
View J

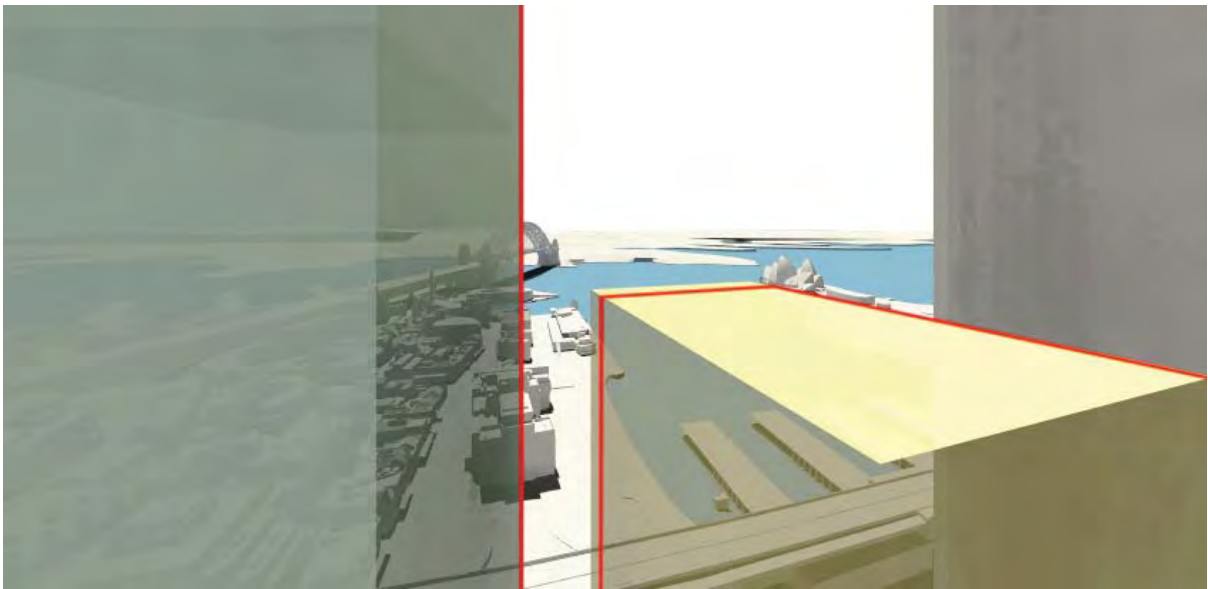


RL 160.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope

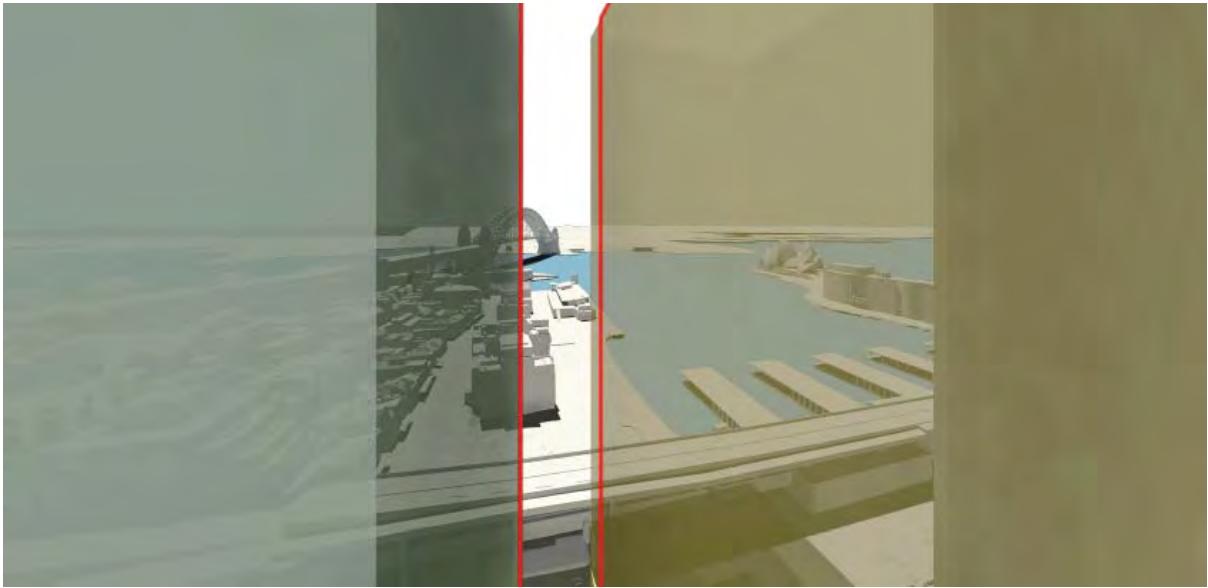


RL 120.00

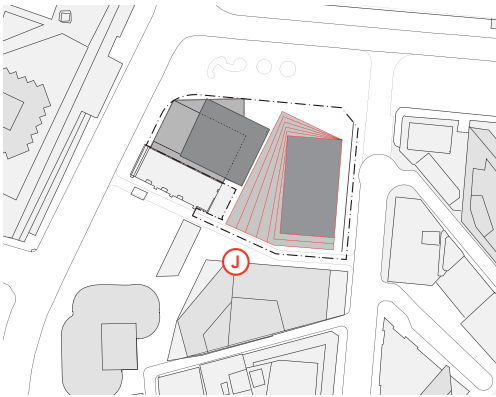
View Corridor Analysis  
Circular Quay Tower

Circular Quay Tower  
View Corridor Impact: Minor

Circular Quay Tower  
View J

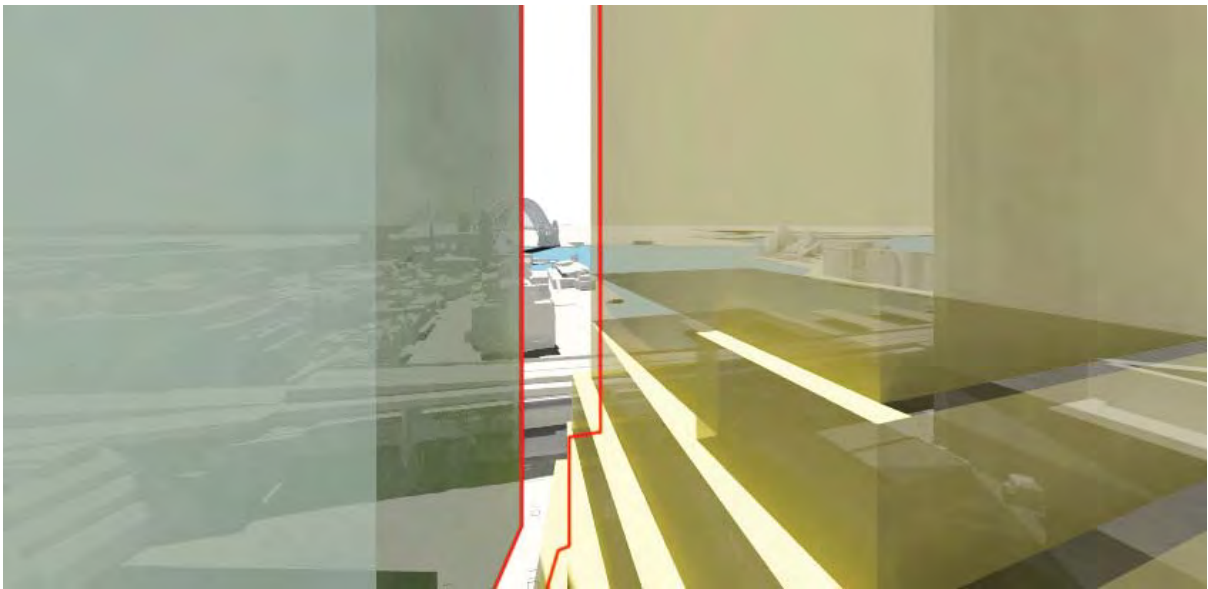


RL 90.00



Key

Approved Stage 1 DA outline
Tower A Massing Envelope
Hotel Envelope
Circular Quay Tower Proposed Envelope

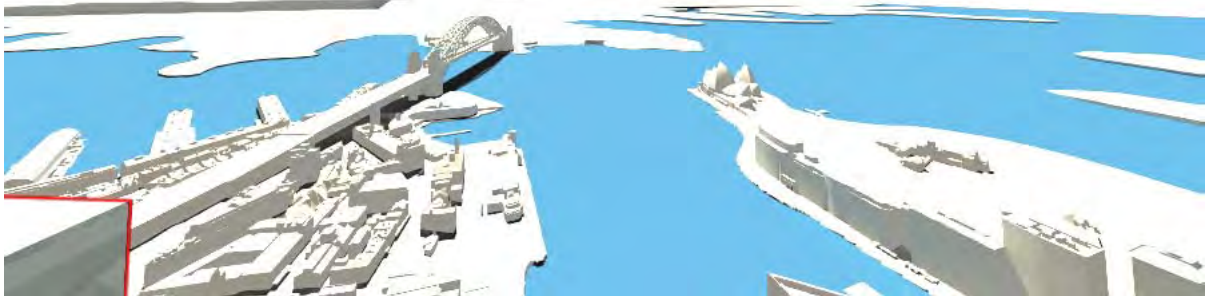


RL 60.00

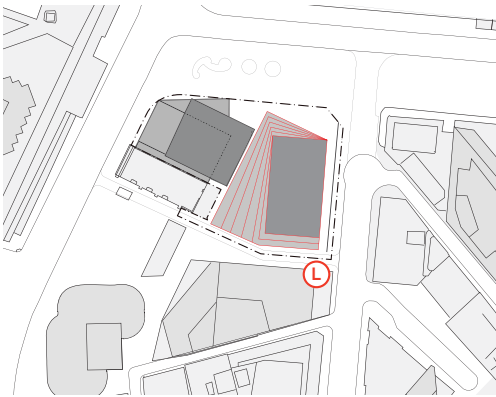
View Corridor Analysis  
Circular Quay Tower

Circular Quay Tower  
View Corridor Impact: None

Circular Quay Tower  
View L

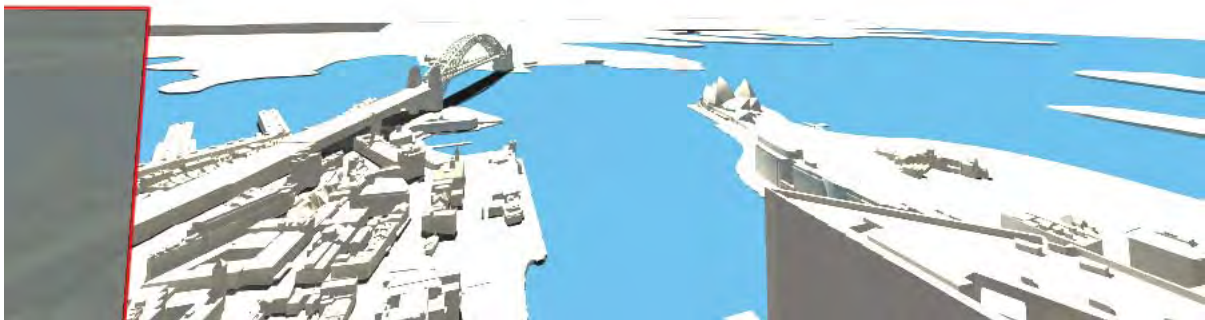


RL 220.00



Key

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<span style="background-color: #FFD700; display: inline-block; width: 20px; height: 10px;"></span>	Hotel Envelope
<span style="background-color: #808080; display: inline-block; width: 20px; height: 10px;"></span>	Circular Quay Tower Proposed Envelope



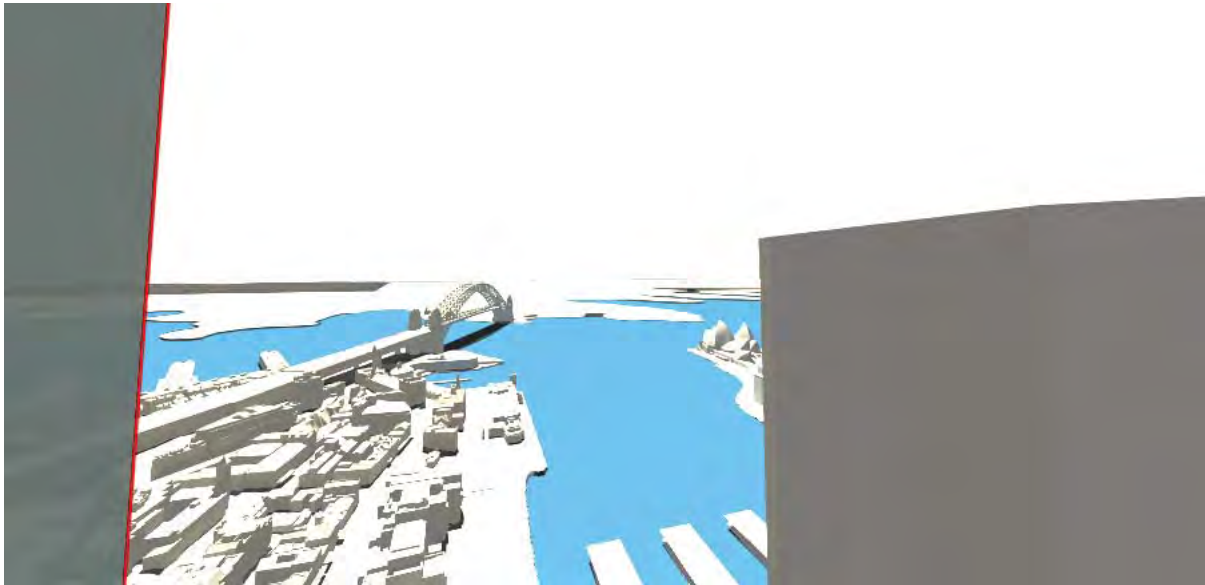
RL 200.00



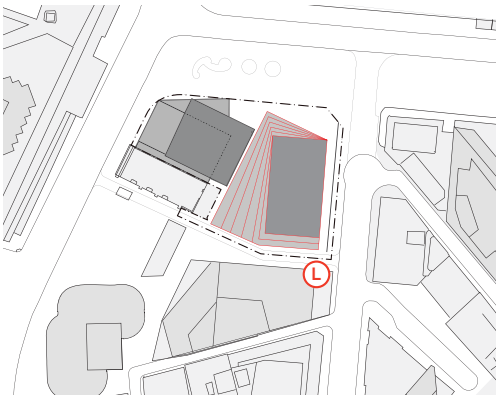
View Corridor Analysis  
Circular Quay Tower

Circular Quay Tower  
View Corridor Impact: Minor

Circular Quay Tower  
View L

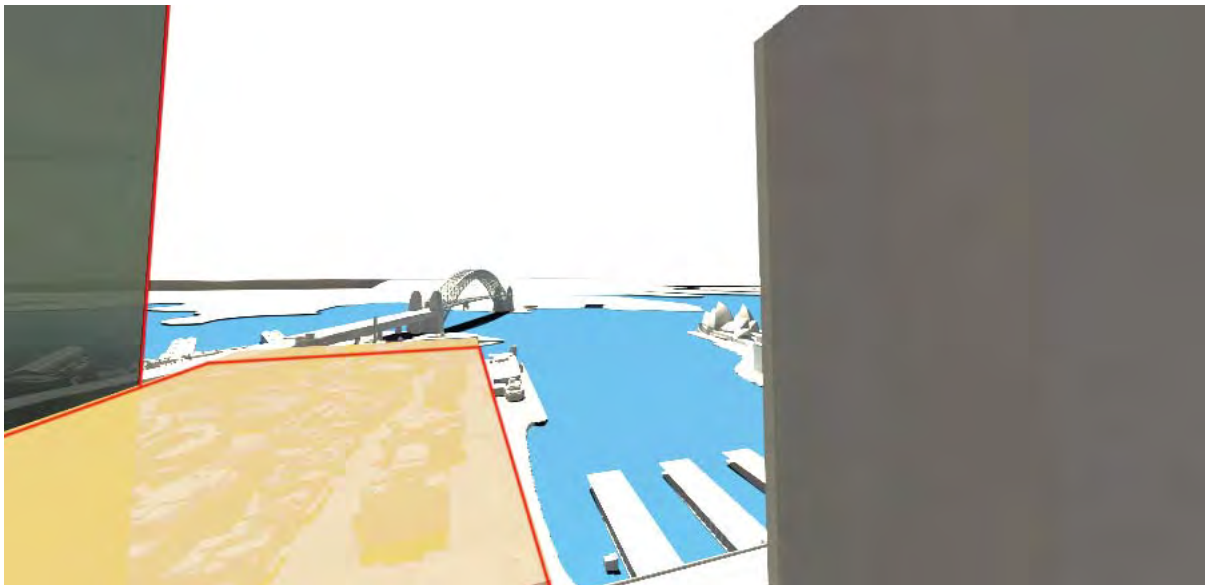


RL 160.00



Key

Approved Stage 1 DA outline
Tower A Massing Envelope
Hotel Envelope
Circular Quay Tower Proposed Envelope



RL 120.00

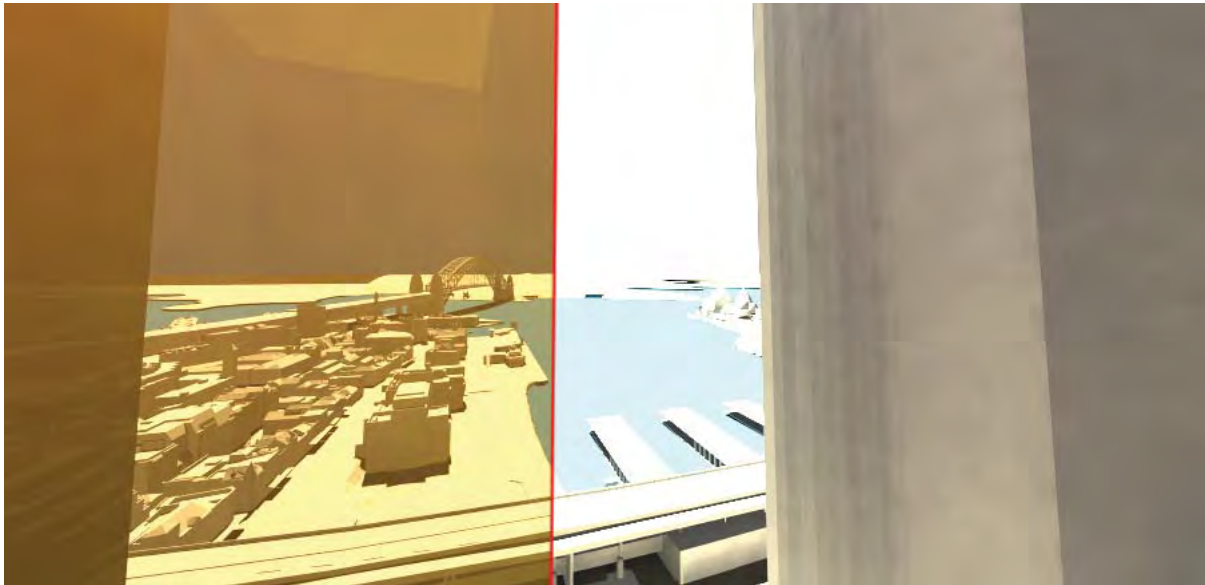


View Corridor Analysis  
Circular Quay Tower

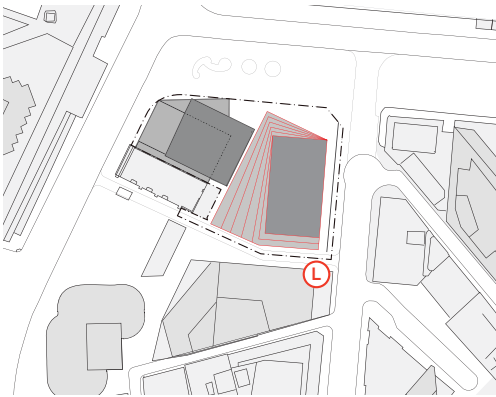
Circular Quay Tower  
View Corridor Impact: Minor

- Minor improvement to view corridor on the lower levels.

Circular Quay Tower  
View L

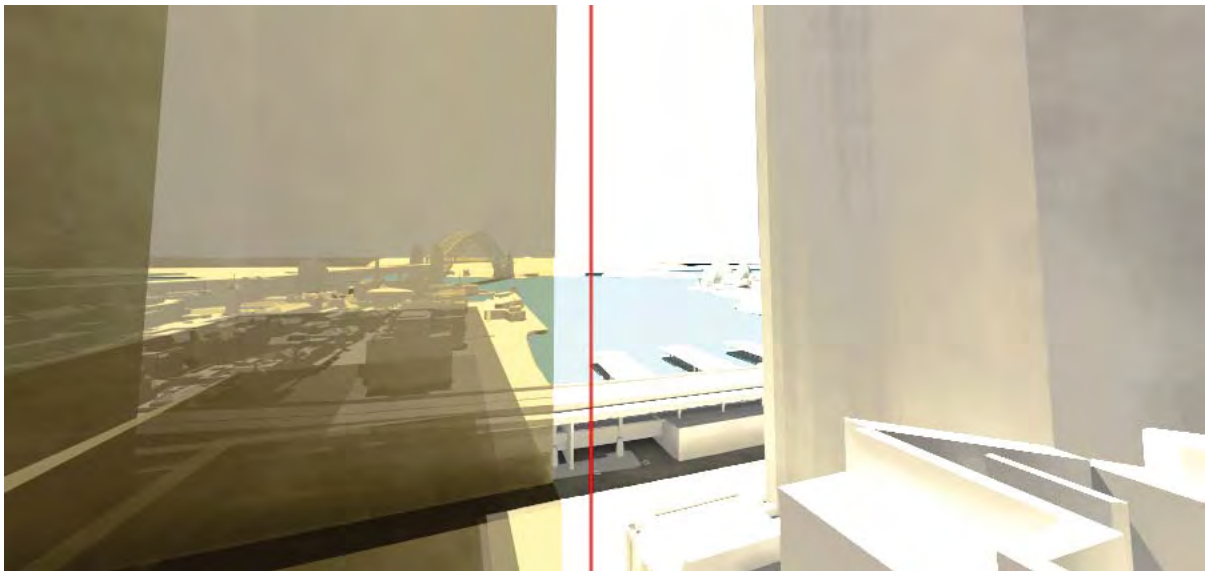


RL 90.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 60.00

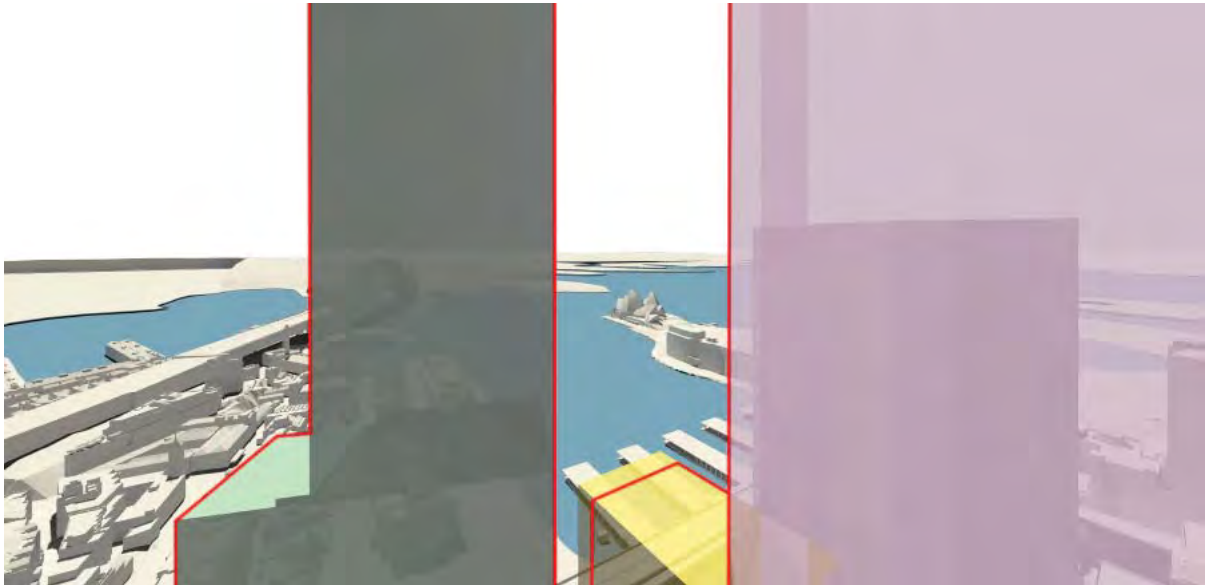
# View Corridor Analysis

## 200 George St

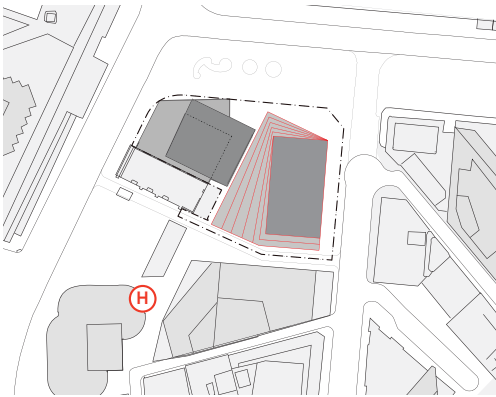
200 George St  
View Corridor Impact: Minor

- Minor impact on Tower A
- Minor impact to current view corridor.

200 George St  
View H



RL 160.00



Key

<span style="border: 1px dashed red; display: inline-block; width: 20px; height: 10px;"></span>	Approved Stage 1 DA outline
<span style="background-color: blue; display: inline-block; width: 20px; height: 10px;"></span>	Tower A Massing Envelope
<span style="background-color: yellow; display: inline-block; width: 20px; height: 10px;"></span>	Hotel Envelope
<span style="background-color: purple; display: inline-block; width: 20px; height: 10px;"></span>	Circular Quay Tower Proposed Envelope



RL 120.00

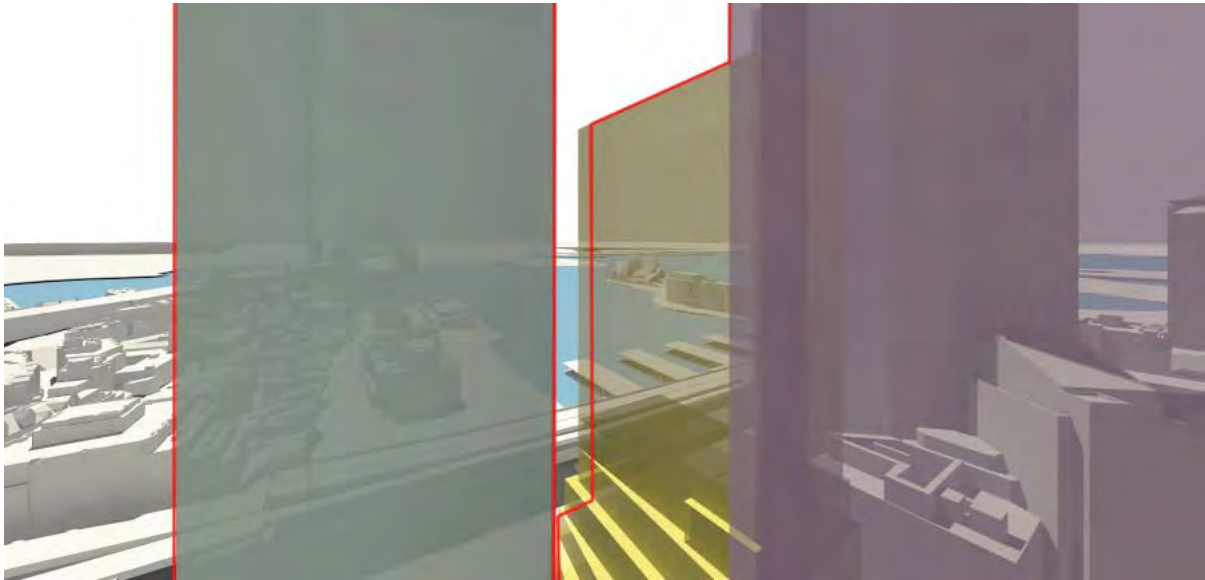


View Corridor Analysis  
200 George St

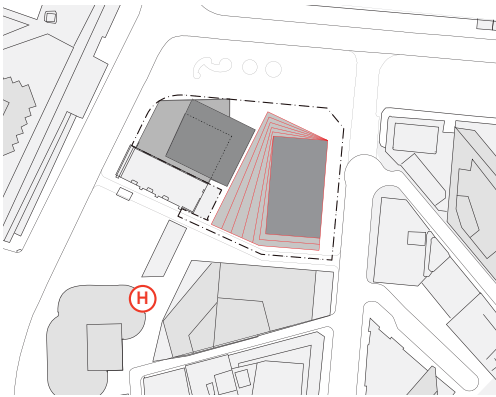
200 George St  
View Corridor Impact: Minor

- Negligible impact on Tower A in the through site link.
- Minor impact to current view corridor.

200 George St  
View H

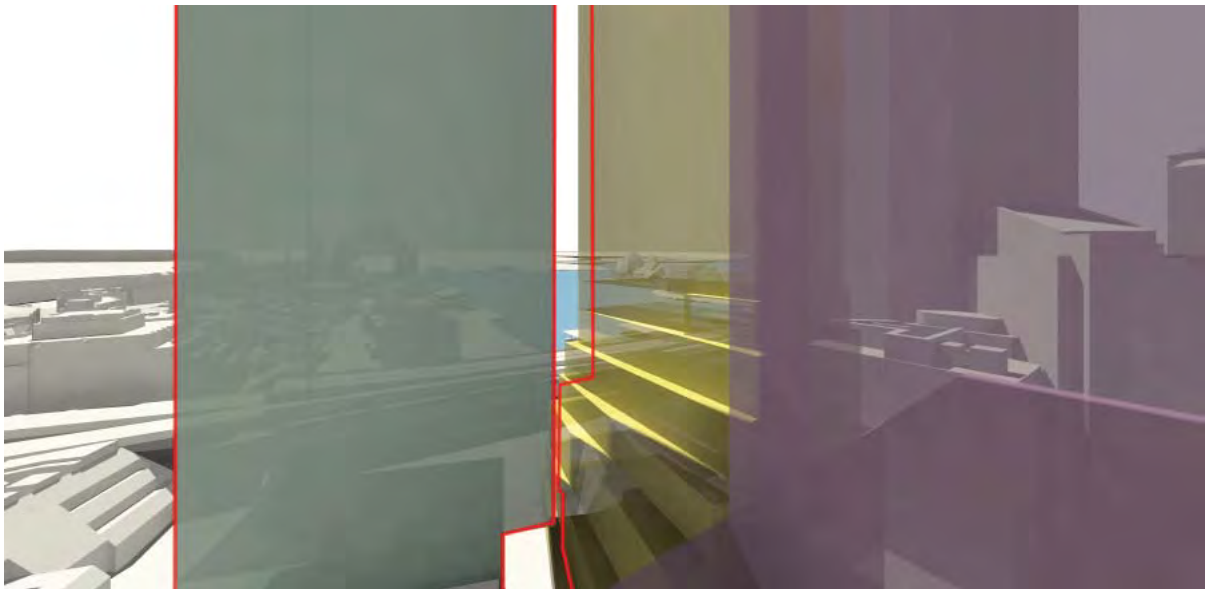


RL 90.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 60.00

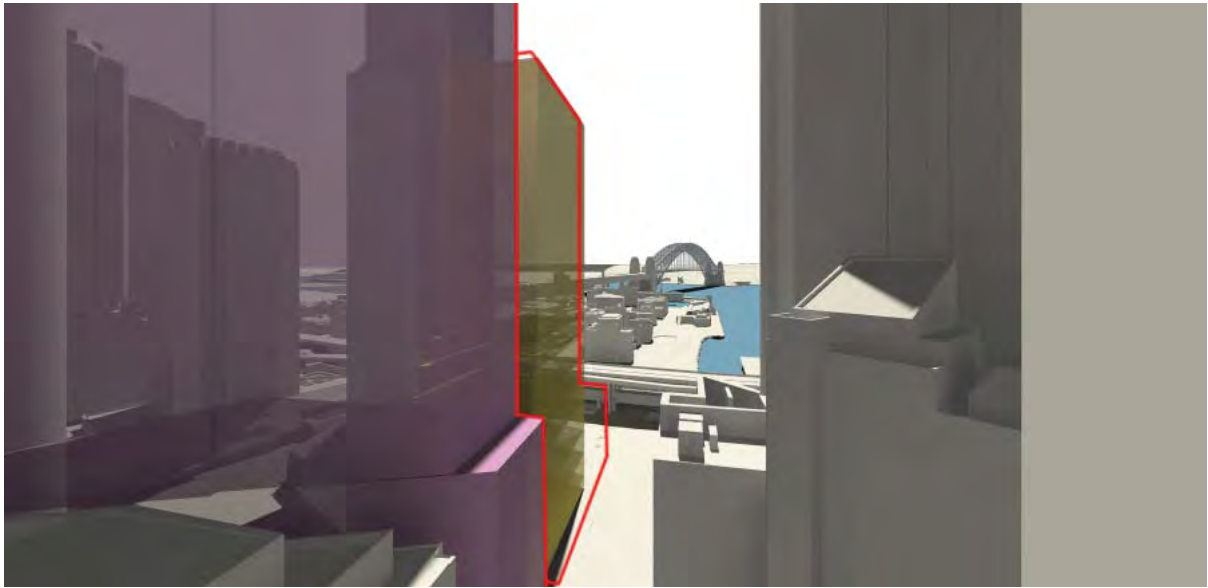
# View Corridor Analysis

## Marriot Hotel

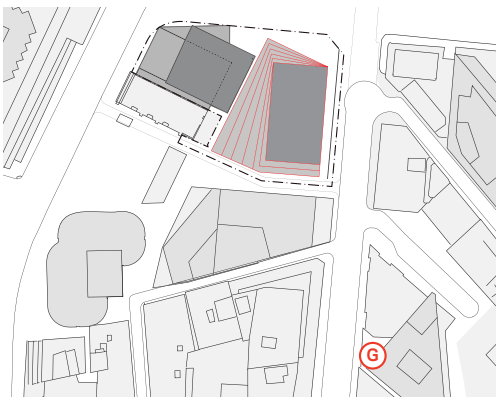
Marriot Hotel  
View Corridor Impact: **Minor**

- **No** additional view loss towards Harbour Bridge.
- **Additional** views to The Rocks on lower levels.

Marriot Hotel  
**View G**

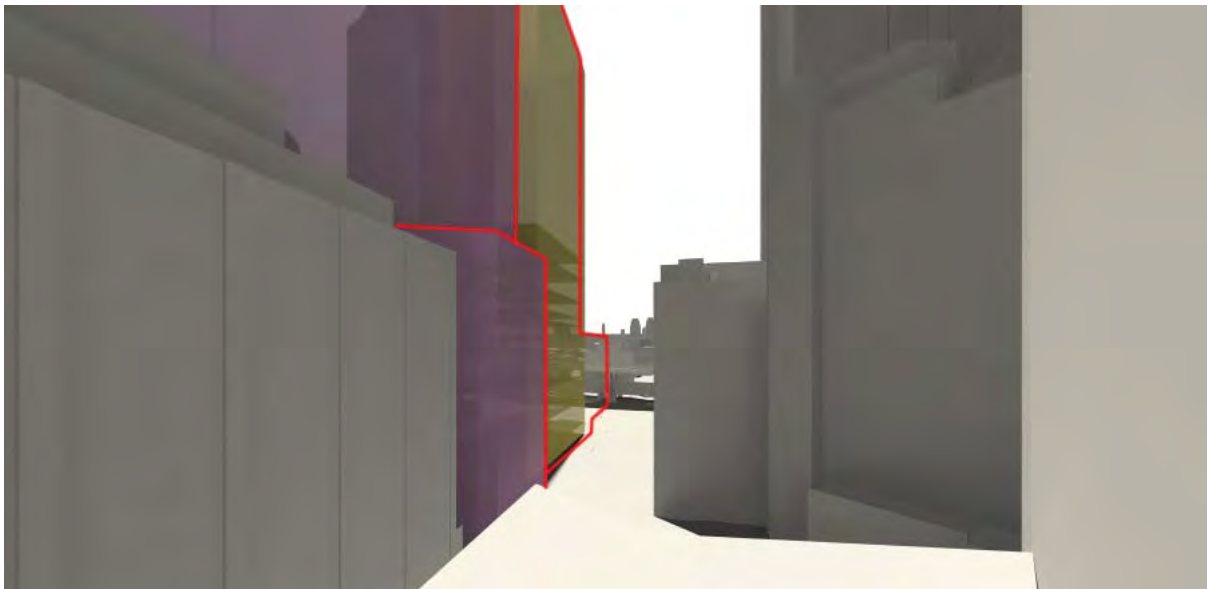


RL 70.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



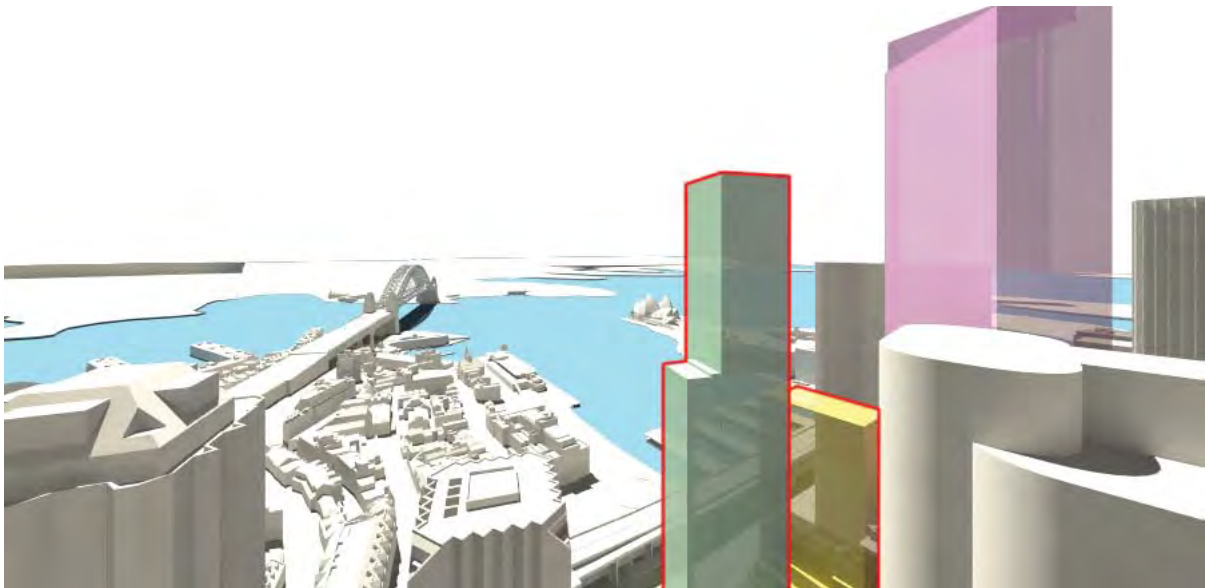
RL 30.00



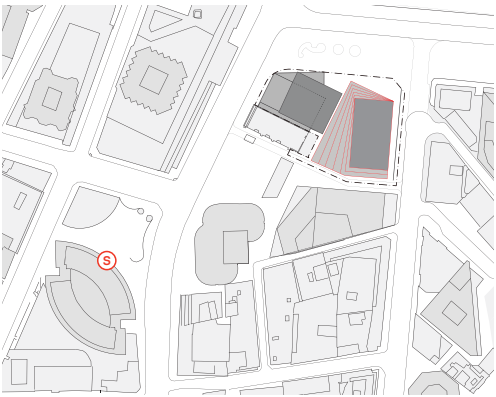
View Corridor Analysis  
Grosvenor Tower

Grosvenor Tower  
View Corridor Impact: None

Grosvenor Tower  
View S

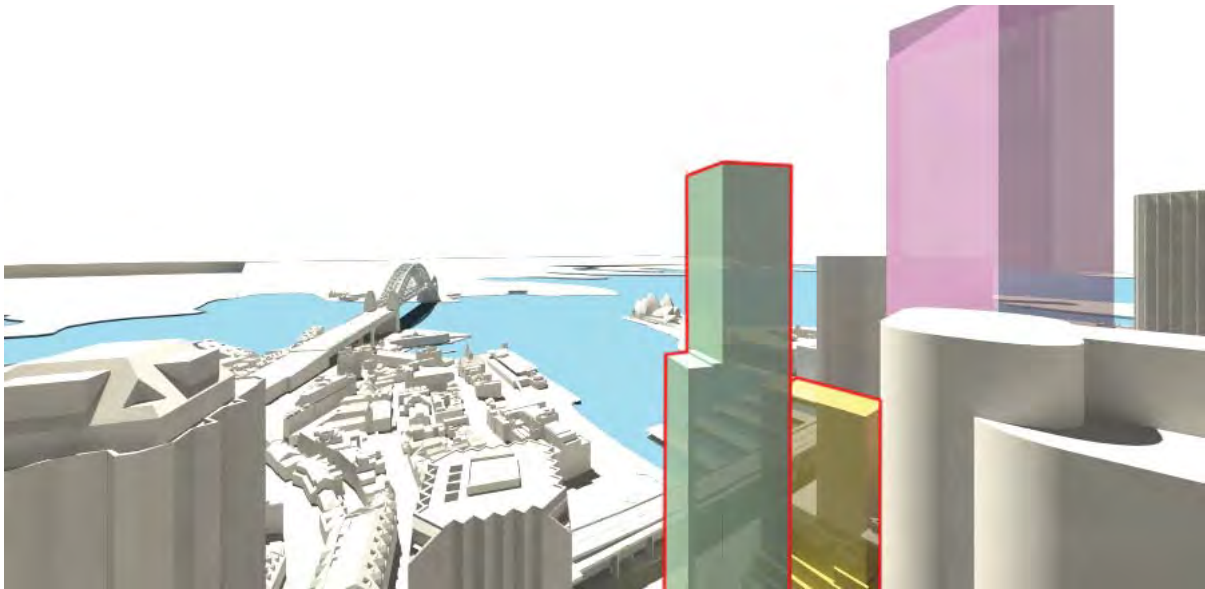


RL 173.50



Key

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<span style="background-color: #FFD700; display: inline-block; width: 20px; height: 10px;"></span>	Hotel Envelope
<span style="background-color: #800080; display: inline-block; width: 20px; height: 10px;"></span>	Circular Quay Tower Proposed Envelope

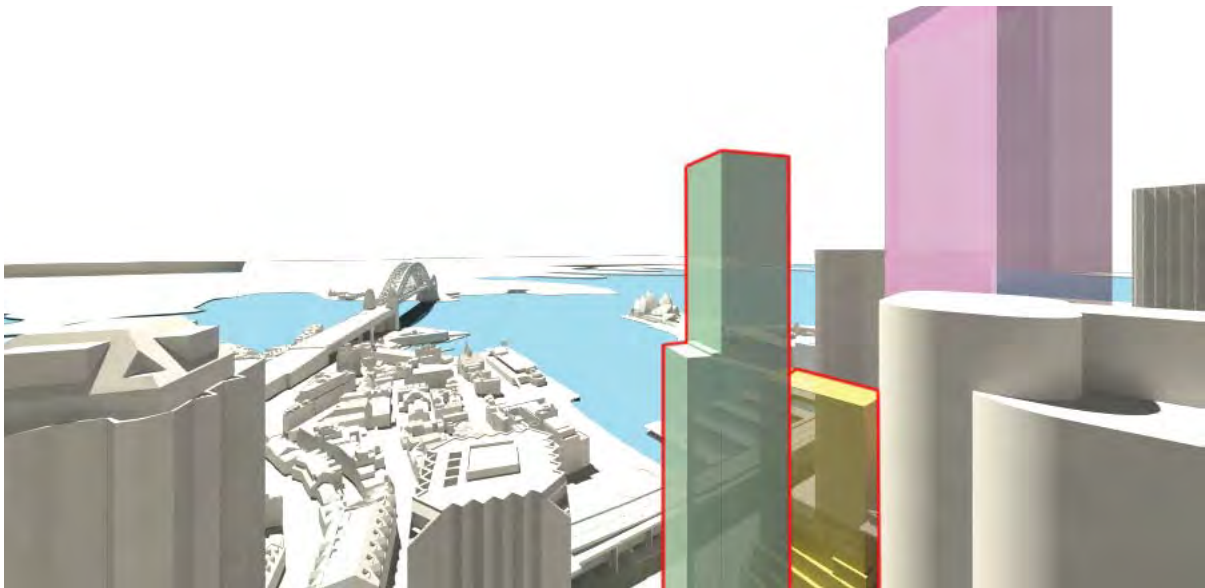


RL 170.00

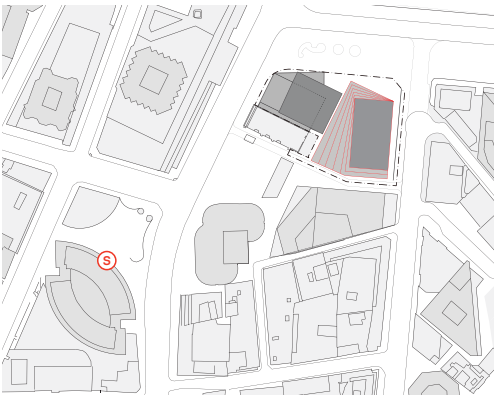
View Corridor Analysis  
Grosvenor Tower

Grosvenor Tower  
View Corridor Impact: None

Grosvenor Tower  
View S

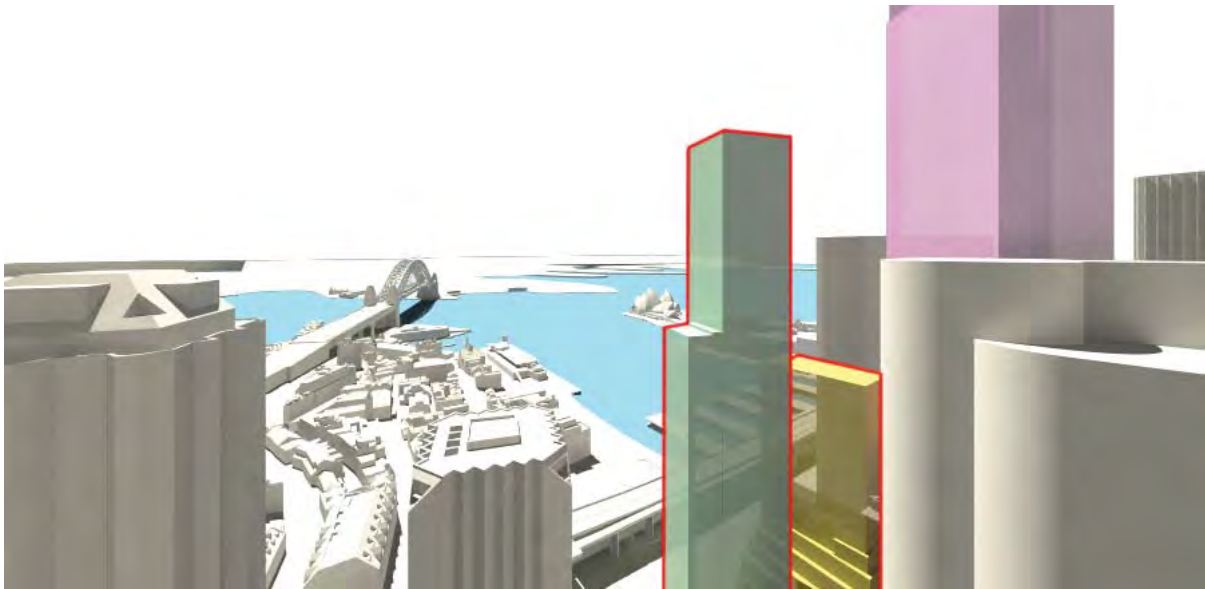


RL 166.50



Key

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<span style="background-color: #008080; display: inline-block; width: 20px; height: 10px;"></span>	Tower A Massing Envelope
<span style="background-color: #ffff00; display: inline-block; width: 20px; height: 10px;"></span>	Hotel Envelope
<span style="background-color: #800080; display: inline-block; width: 20px; height: 10px;"></span>	Circular Quay Tower Proposed Envelope



RL 159.50



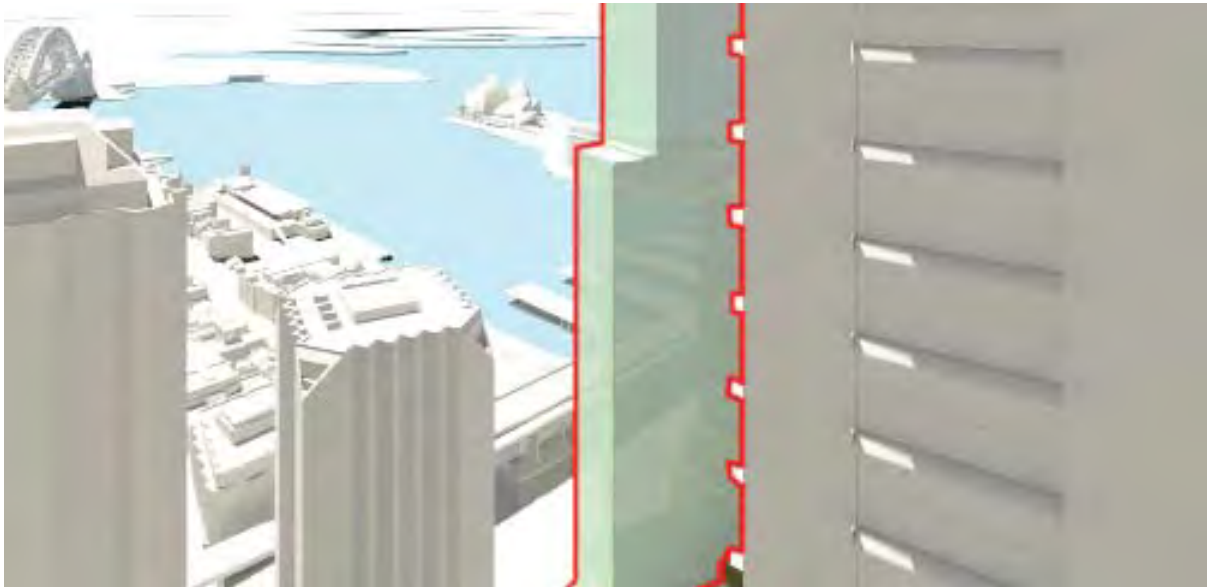
# View Corridor Analysis

## Cove Apartment

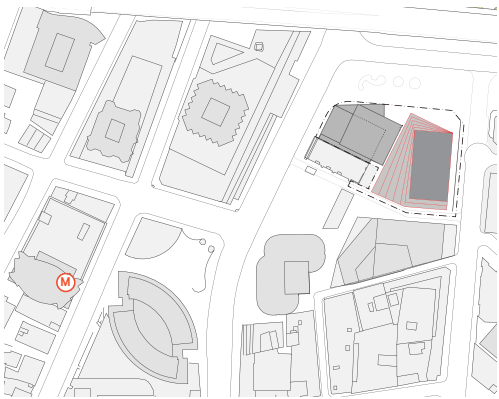
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
**View M**

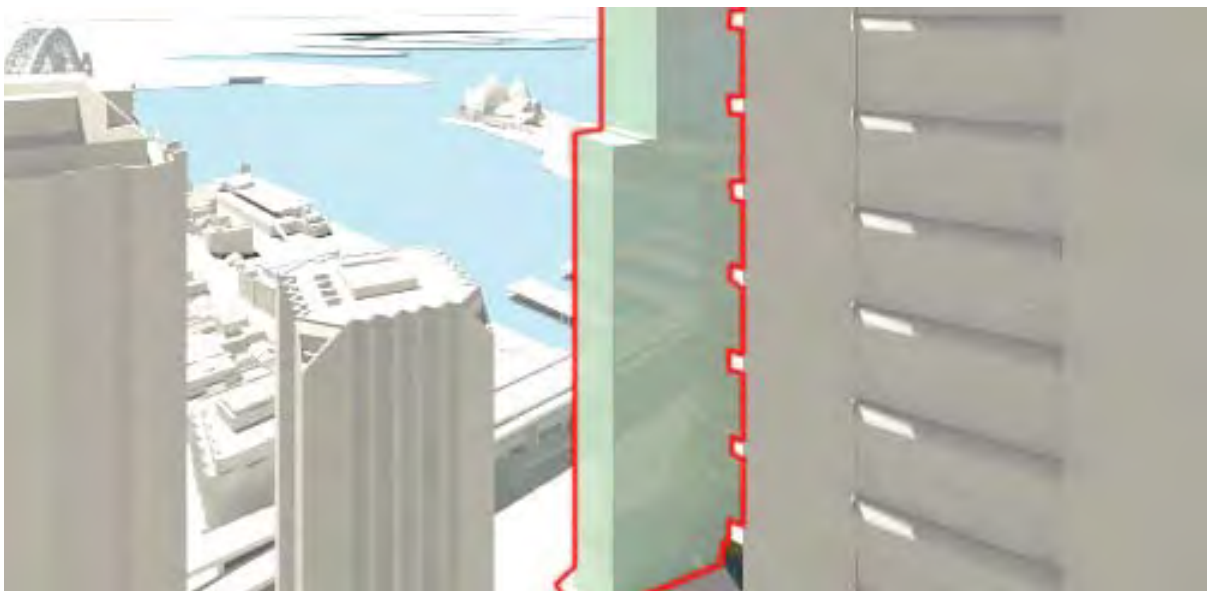


RL 170.00



Key

Approved Stage 1 DA outline
Tower A Massing Envelope
Hotel Envelope
Circular Quay Tower Proposed Envelope



RL 165.00

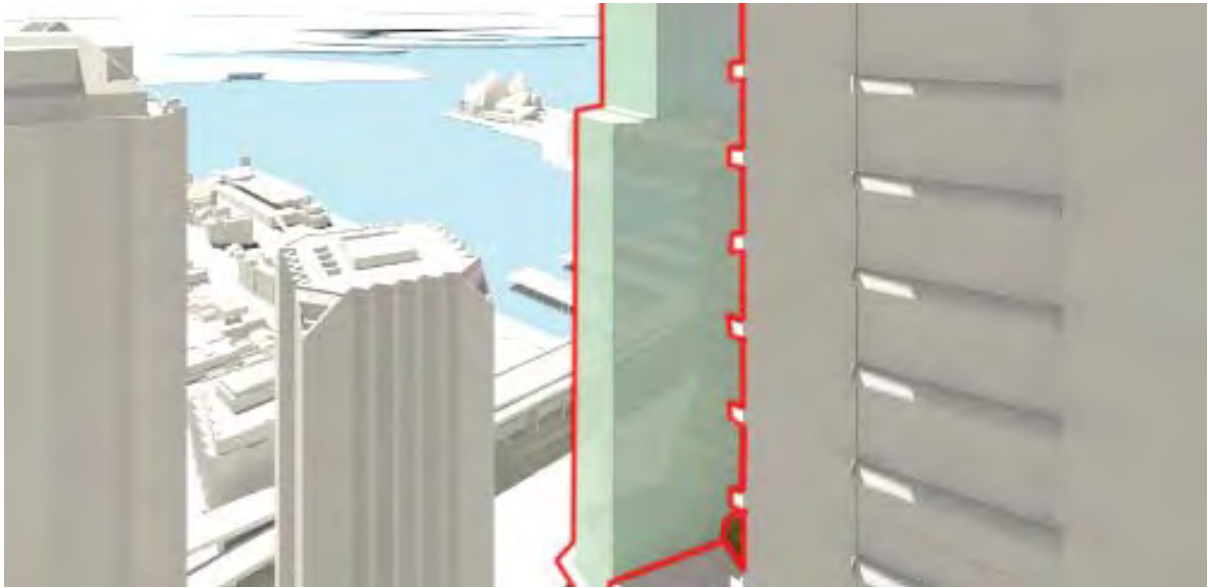
# View Corridor Analysis

## Cove Apartment

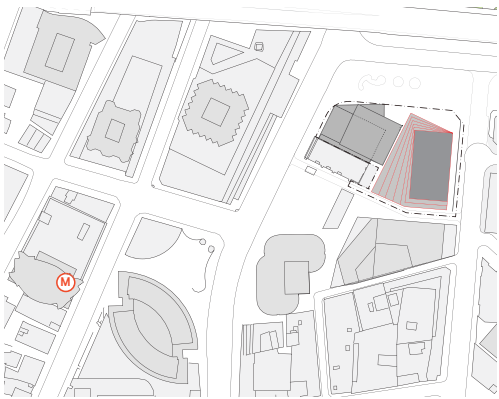
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
View M

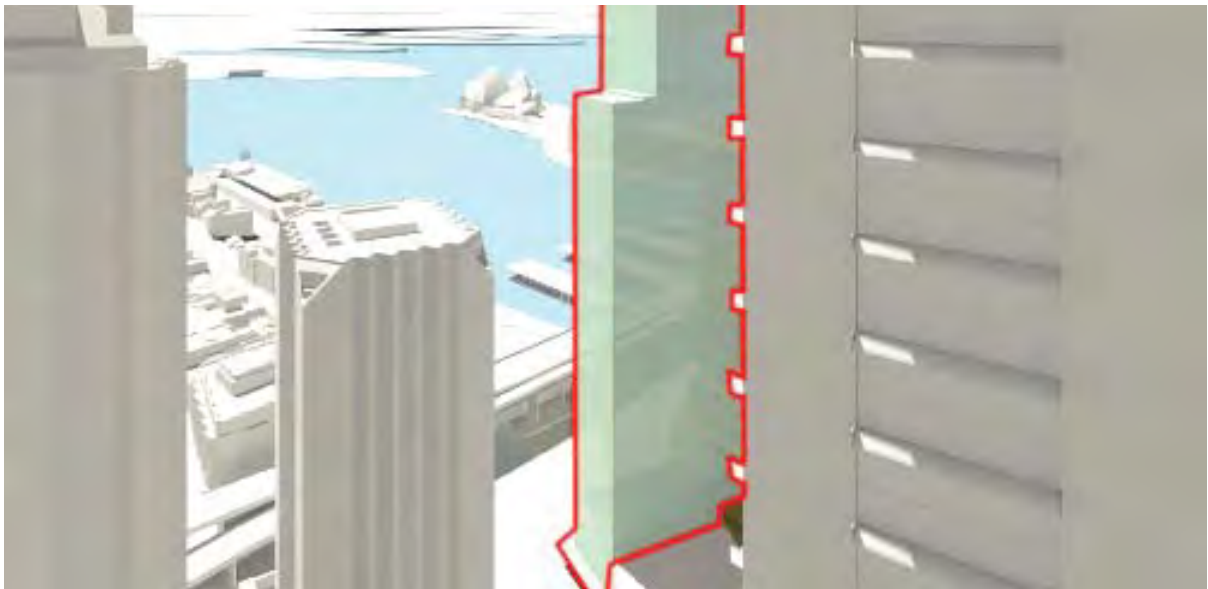


RL 160.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 155.00



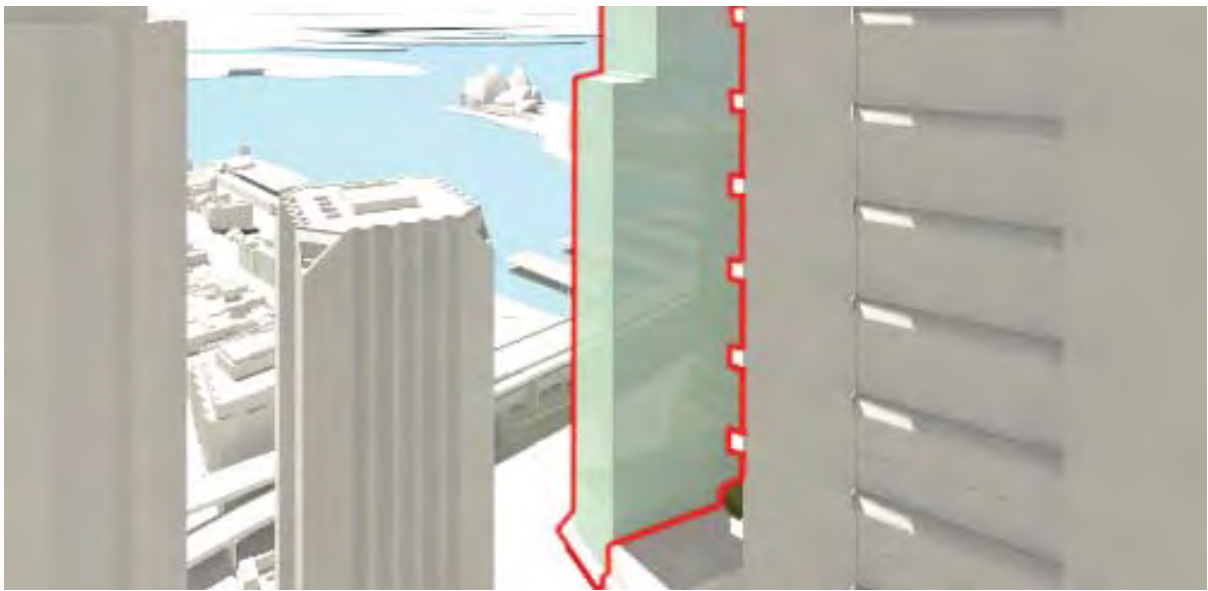
# View Corridor Analysis

## Cove Apartment

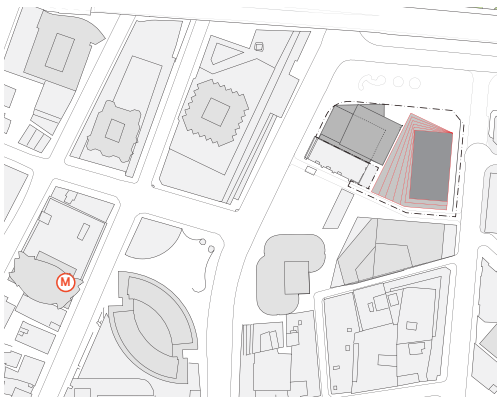
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
**View M**

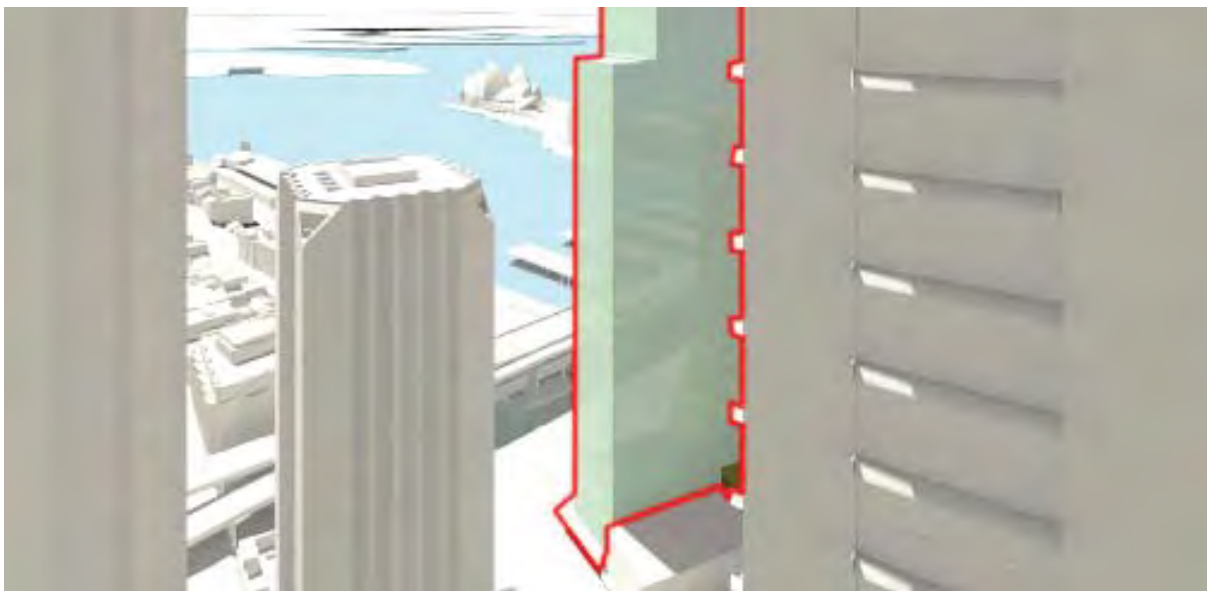


RL 150.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 145.00

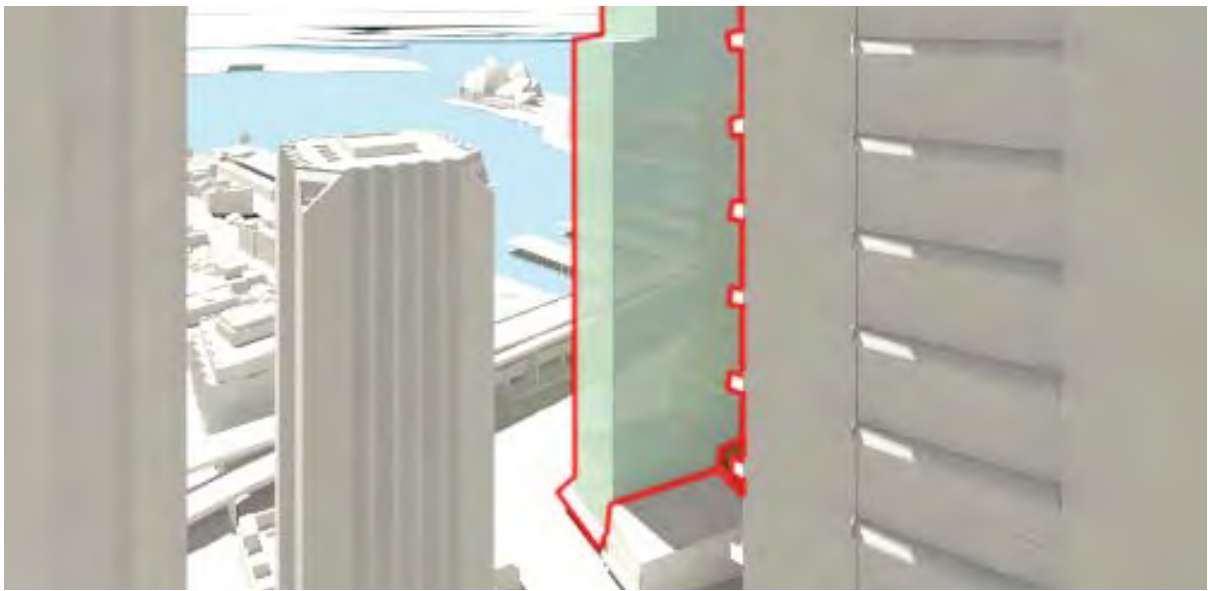
# View Corridor Analysis

## Cove Apartment

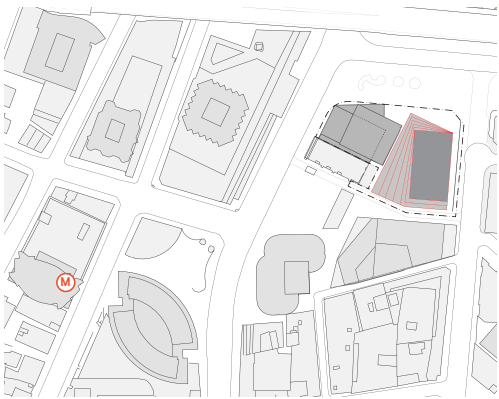
Cove Apartment  
View Corridor Impact: **None**

- **No** impact on view loss towards north eastern aspect.

Cove Apartment  
**View M**



RL 140.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
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	Circular Quay Tower Proposed Envelope



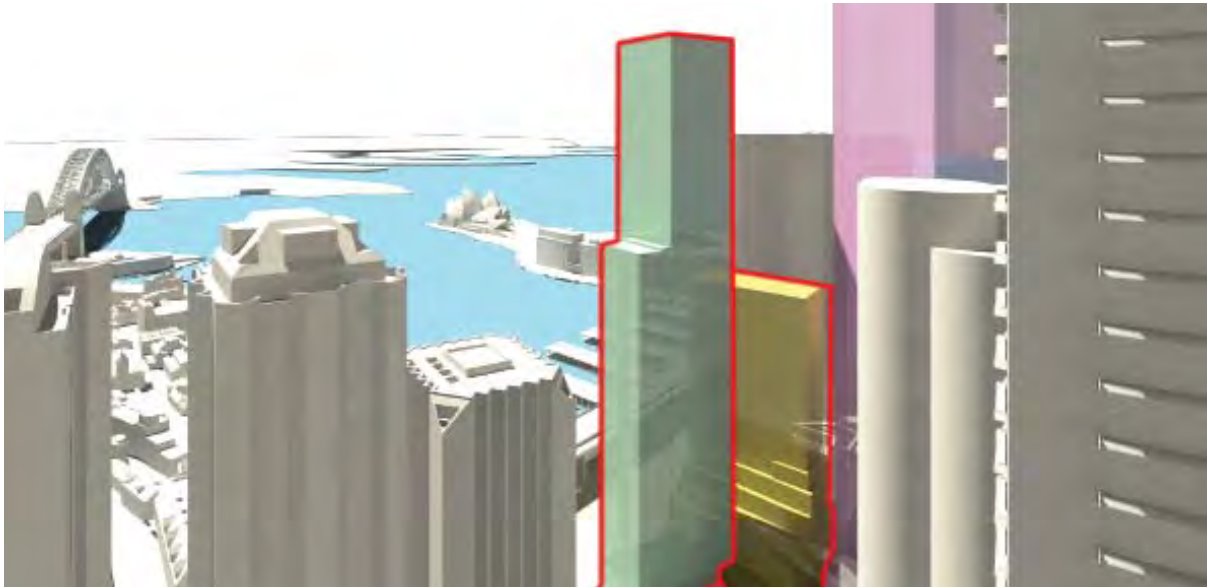
# View Corridor Analysis

## Cove Apartment

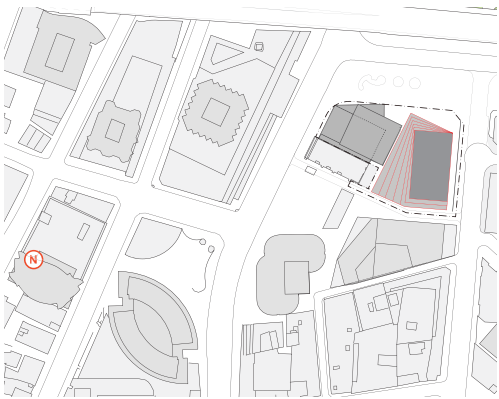
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
**View N**

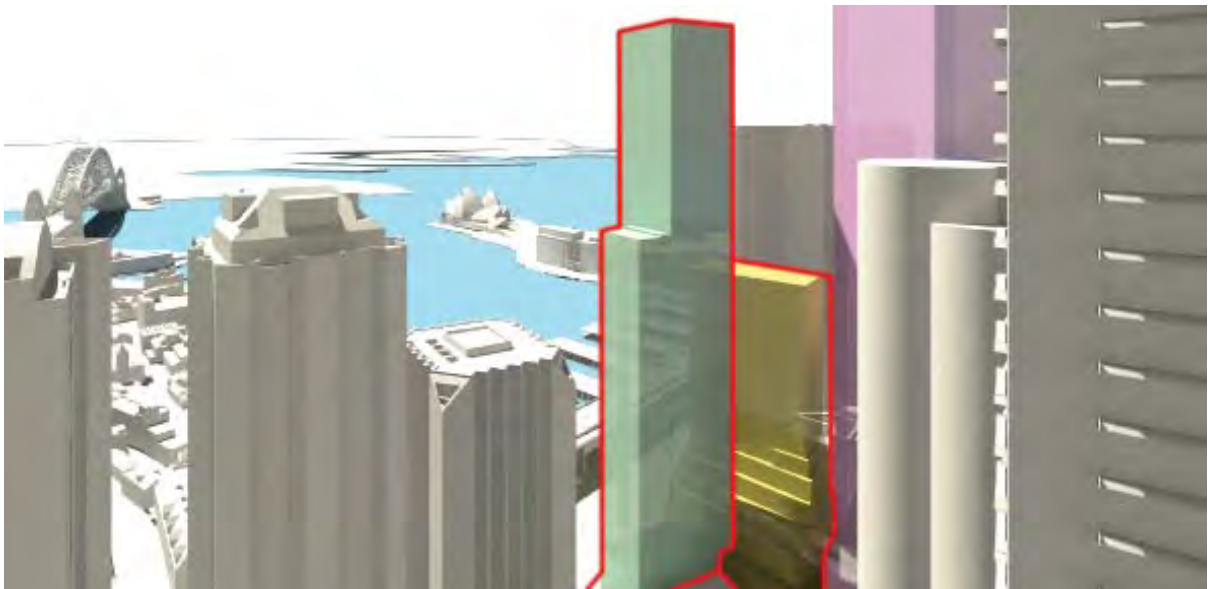


RL 170.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 165.00

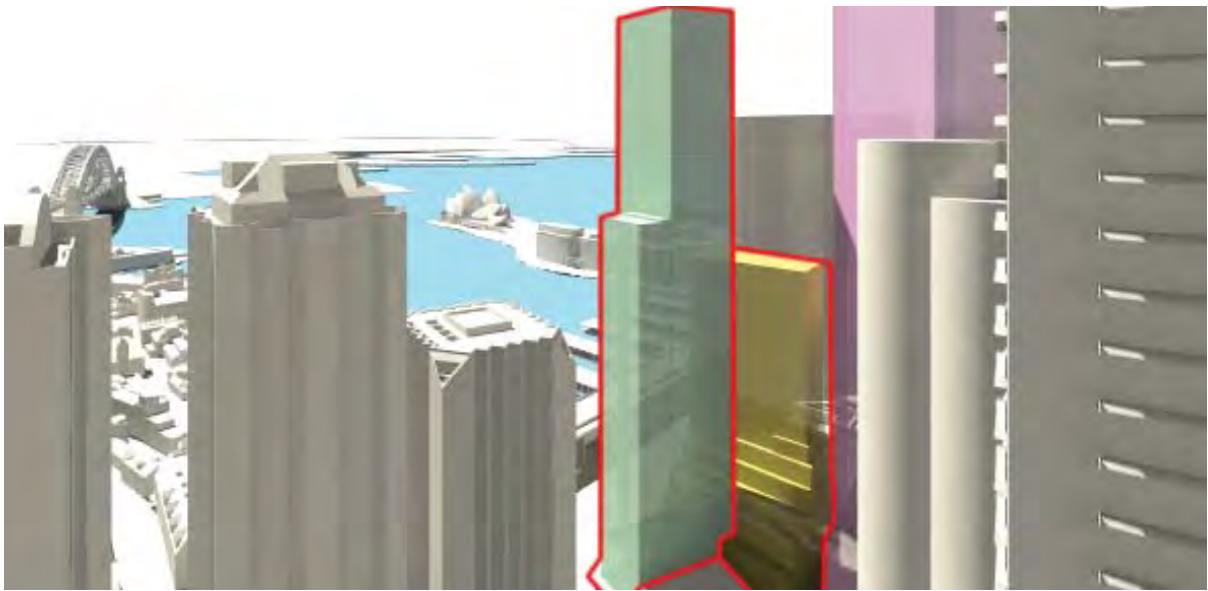
# View Corridor Analysis

## Cove Apartment

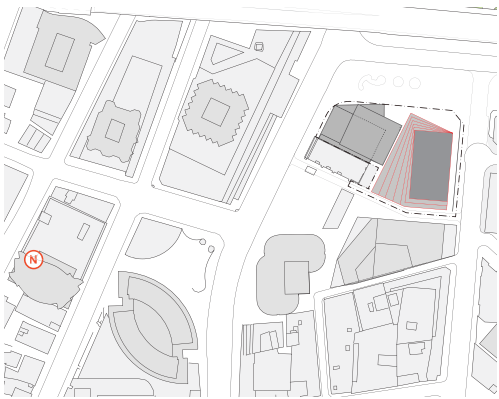
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
View N

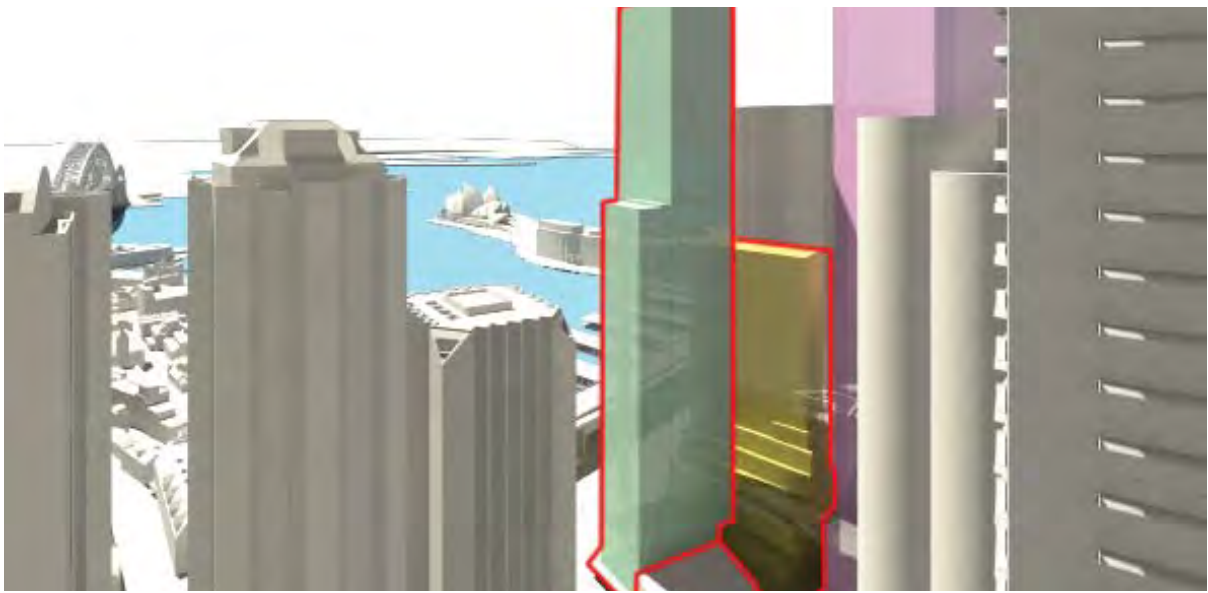


RL 160.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 155.00

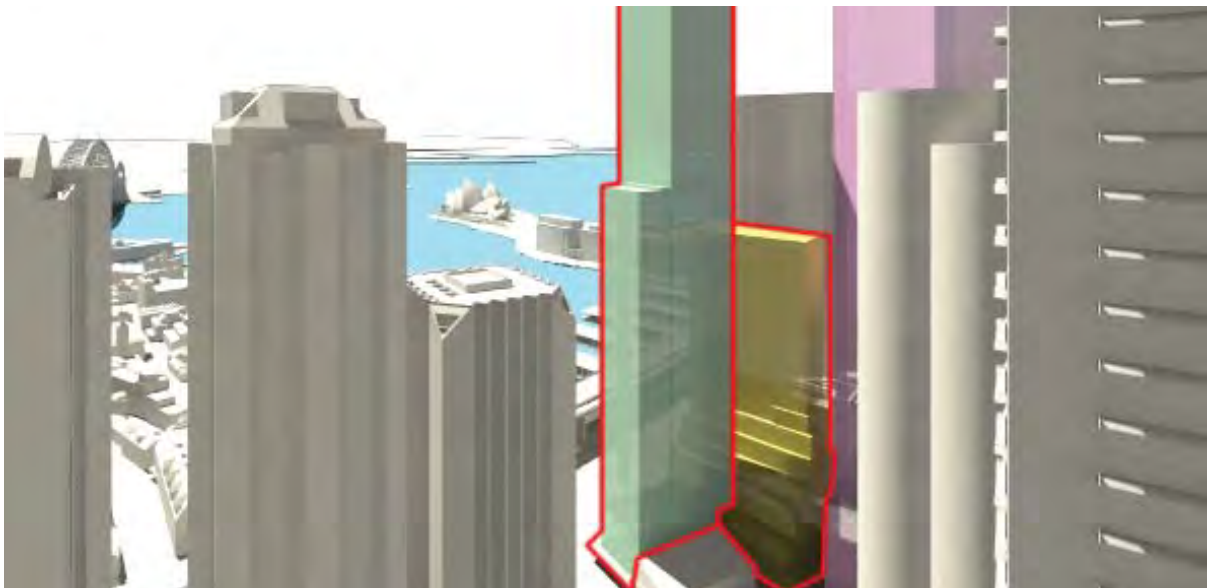
# View Corridor Analysis

## Cove Apartment

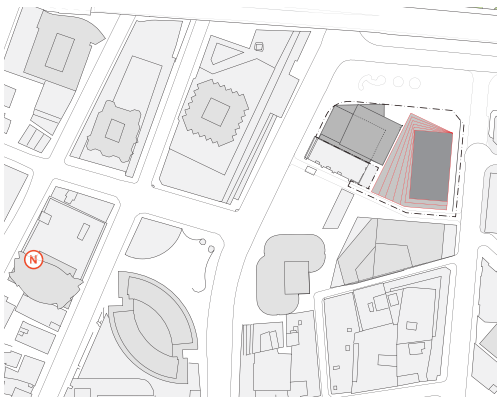
Cove Apartment  
View Corridor Impact: **None**

— **No** impact on view loss towards north eastern aspect.

Cove Apartment  
**View N**

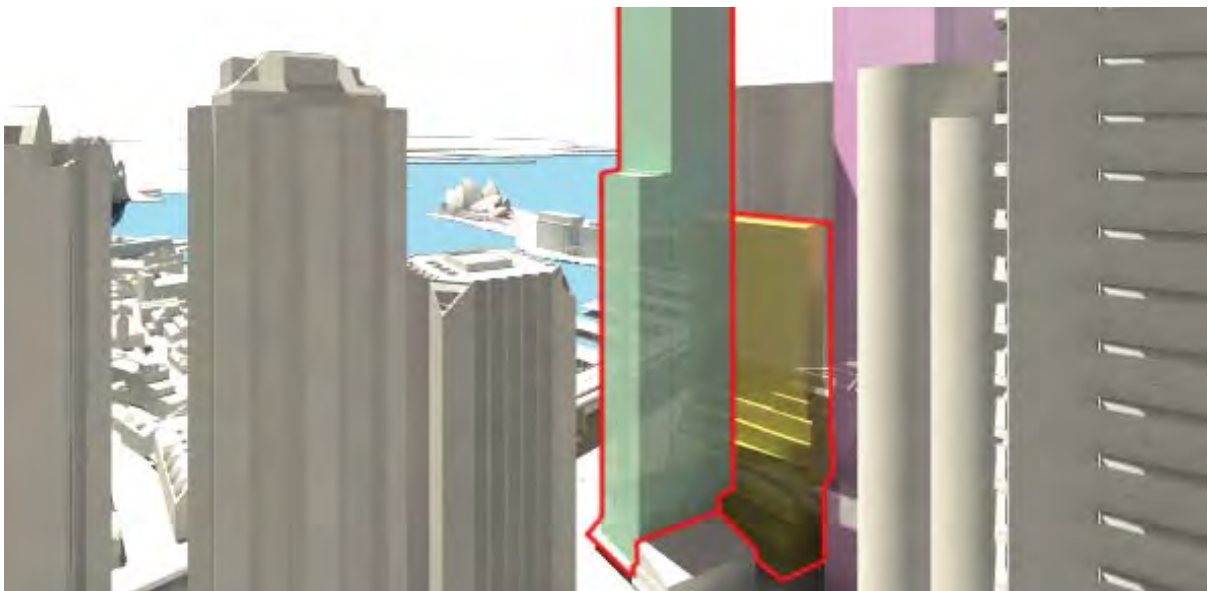


RL 150.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope



RL 145.00



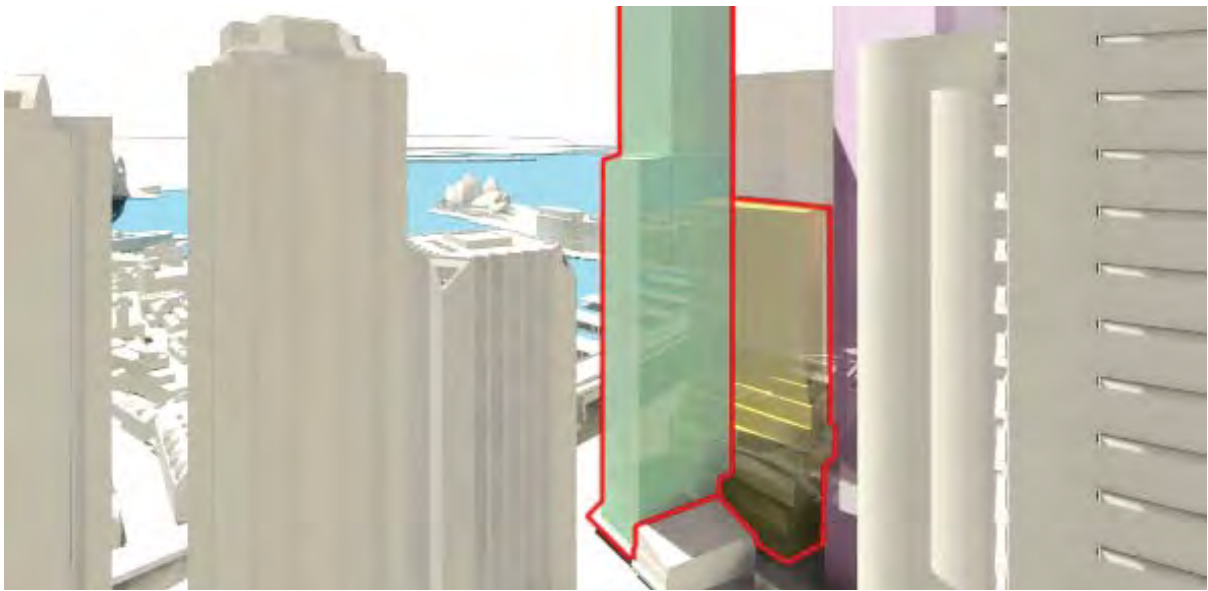
# View Corridor Analysis

## Cove Apartment

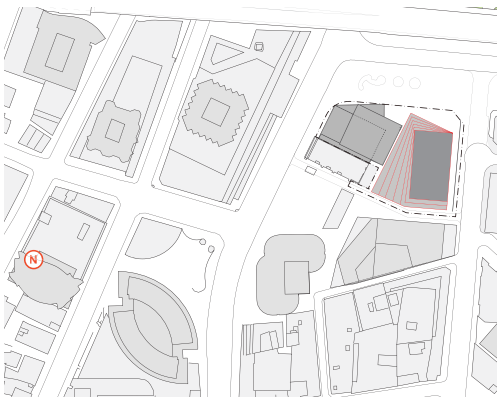
Cove Apartment  
View Corridor Impact: **None**

- **No** impact on view loss towards north eastern aspect.

Cove Apartment  
View N



RL 140.00



Key

	Approved Stage 1 DA outline
	Tower A Massing Envelope
	Hotel Envelope
	Circular Quay Tower Proposed Envelope