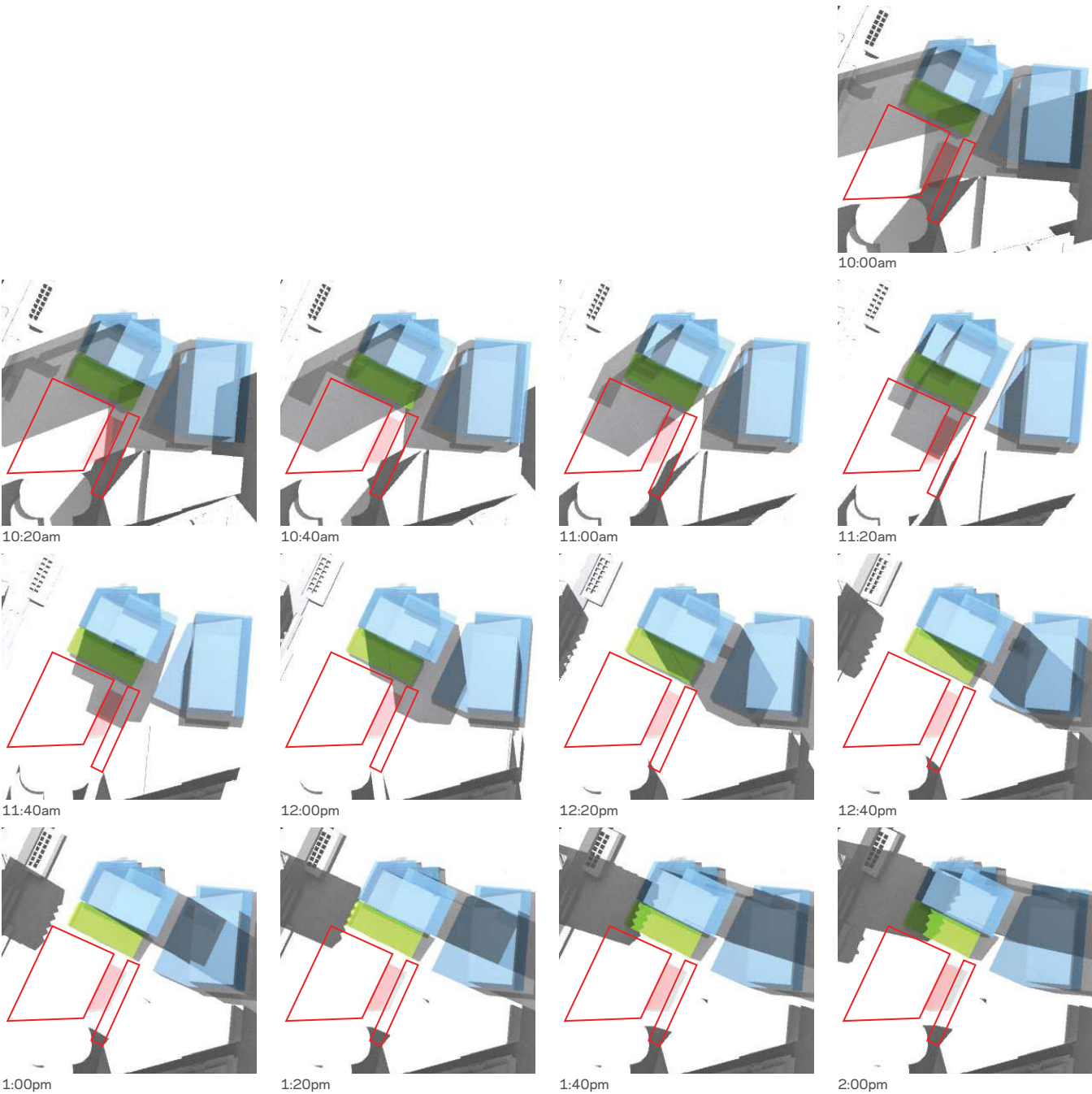


# Shadow Analysis

## Proposed George St Public Plaza

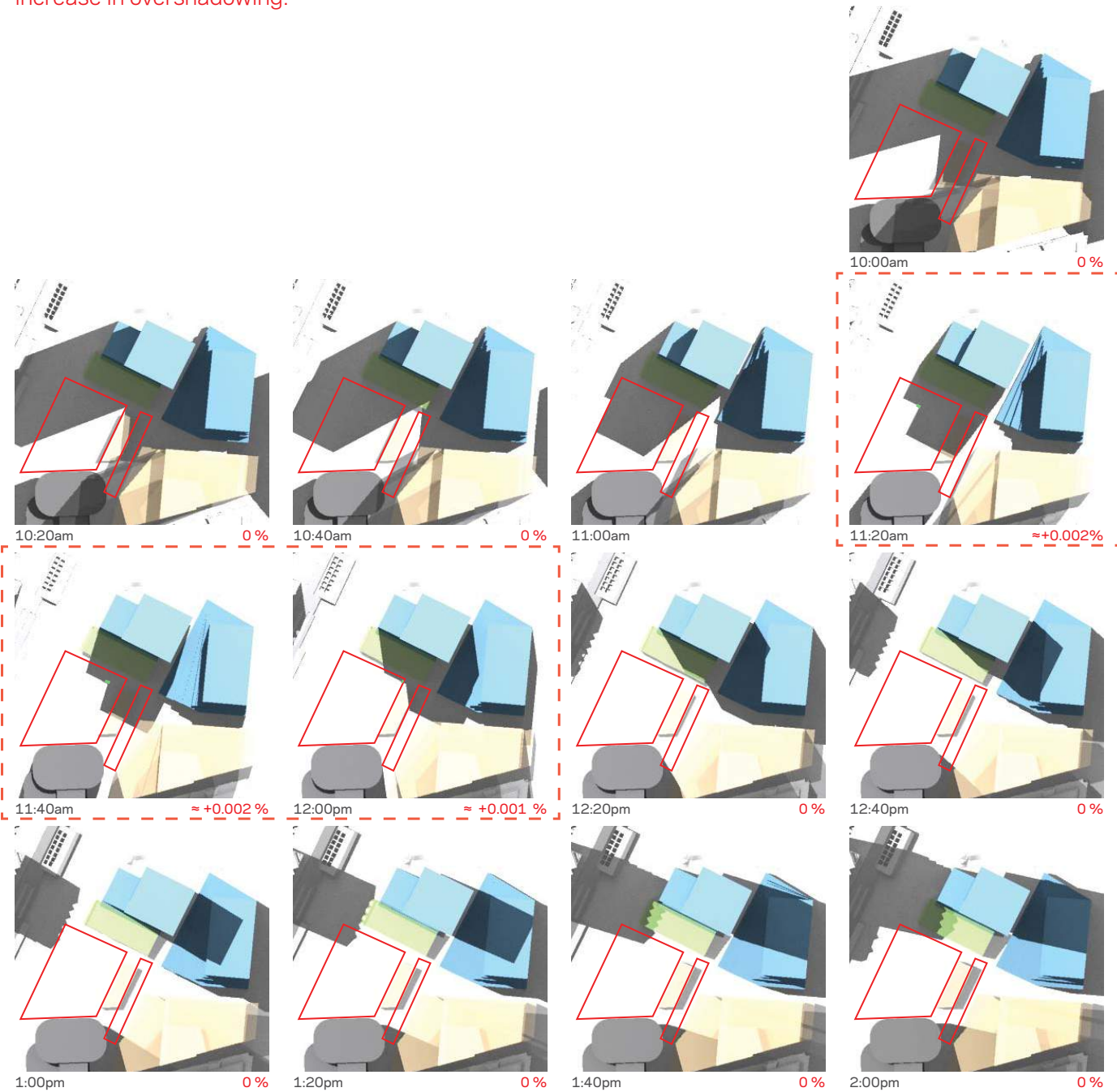
Approved Envelopes (August 16)  
December 21  
10am-2pm



Proposed  
December 21  
10am-2pm

Negligible additional  
overshadowing on Plaza  
between 11:20am and  
12:00pm.

A maximum of 0.002%  
increase in overshadowing.





# C ————— View Impact Assessment - City Skyline





# 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.

### Visual Catchment

The location of the viewpoints were chosen to illustrate the likelihood impact of the development in different urban settings:

- A - City Skyline
- B - Public Open Spaces
- C - Key Streets

The chosen locations include:

Major streets adjacent to subject site (George Street),

- Prominent north / south street corridors looking towards the harbour (Pitt Street & George 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 were determined on the following principles:

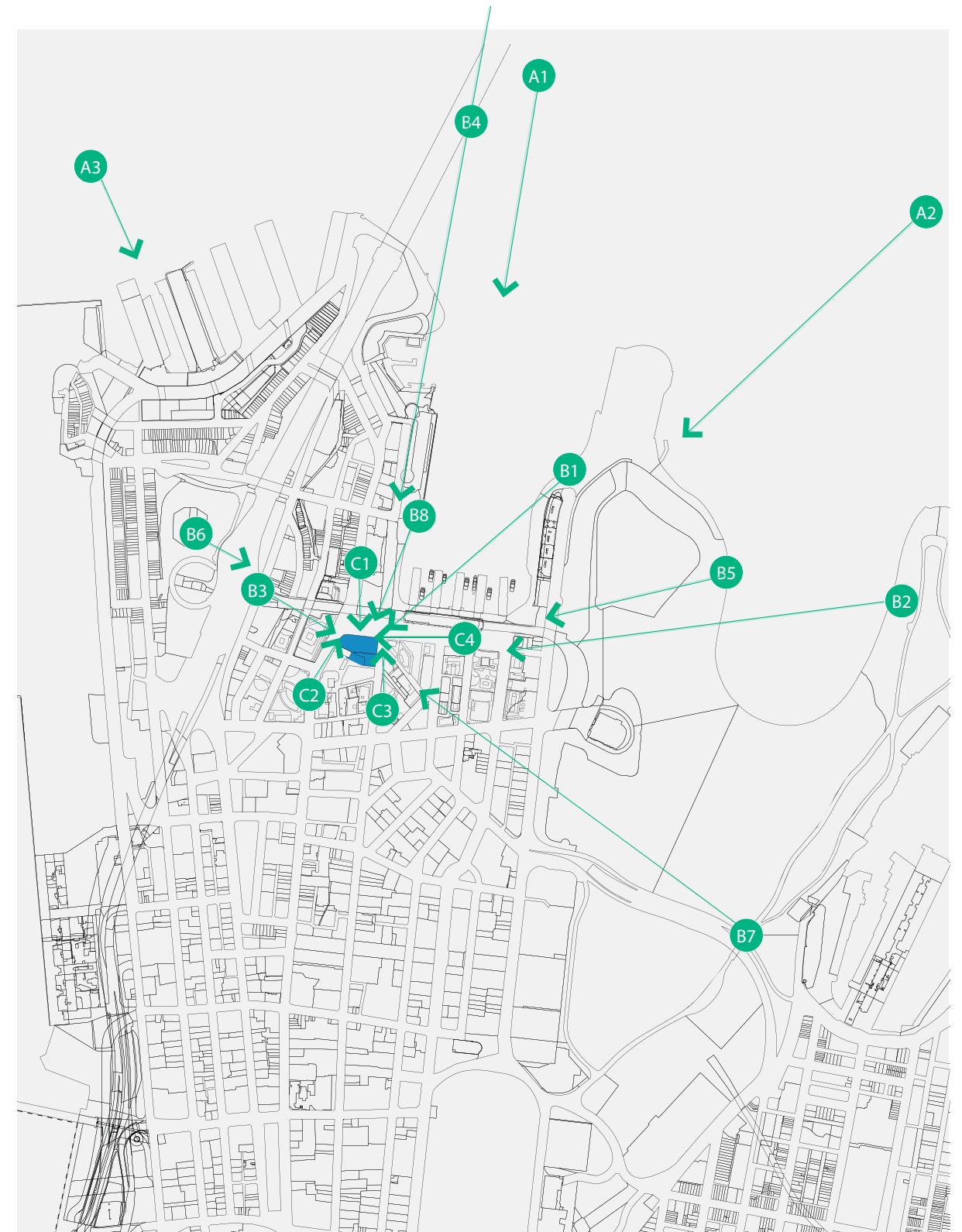
- Proximity to the site
- Likelihood of impact
- Character and permanence

### 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). 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. A key legend shown on the right outlines the origin location of each view analysis.



# View Impact Assessment

## Visual Assessment Methodology

### Background

The assessment makes a comparison between the currently approved massing envelope against the proposed minor height amendment.

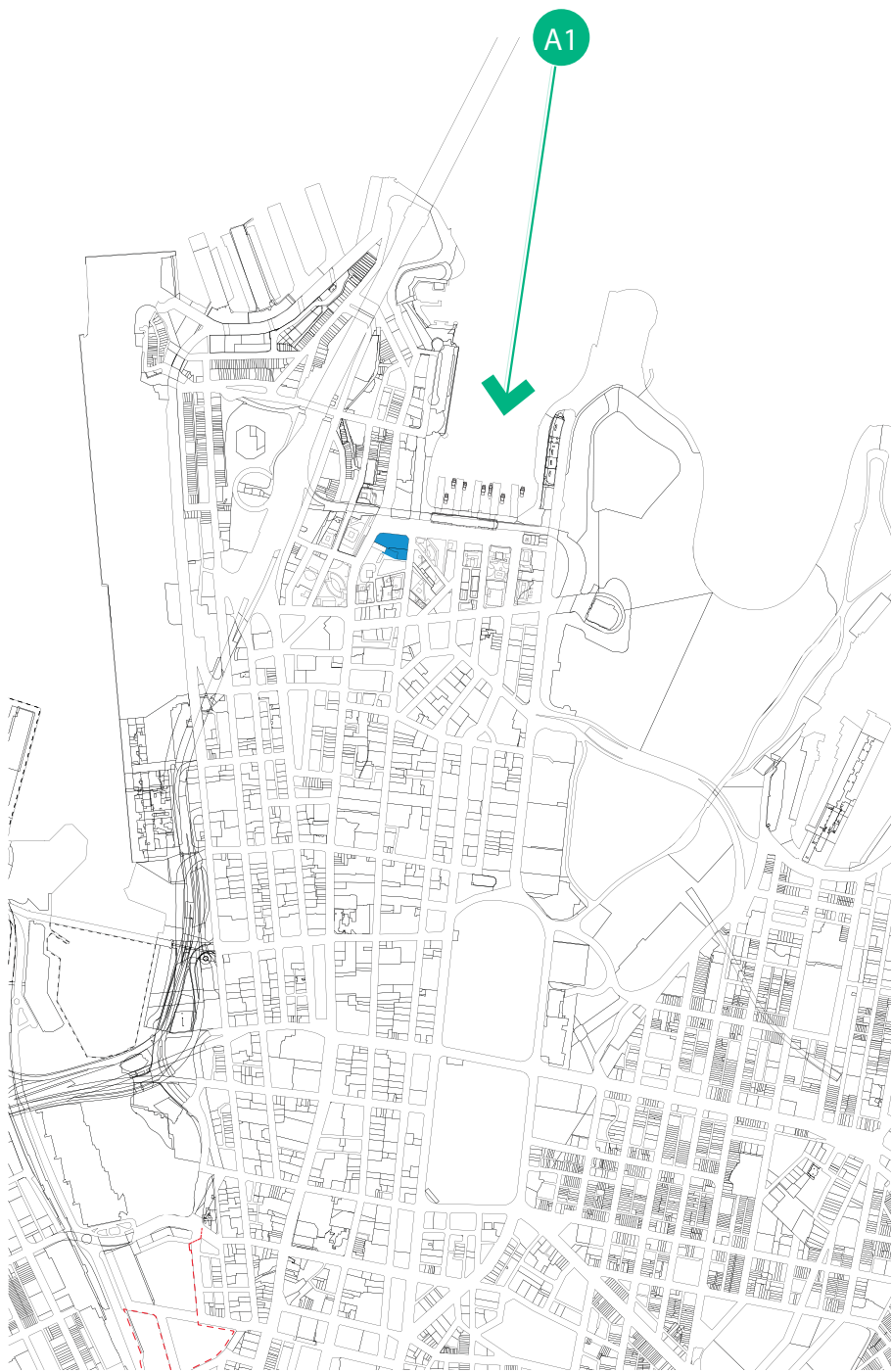
### Assessment Matrix

The Matrix below evaluates 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
City 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"/>		
	B7			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	B8	<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"/>		

# View Impact Assessment

## City Skyline



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	
<div></div>	Proposed Amendment
<div></div>	Approved Massing Envelope
<div></div>	Envelope Proposal by Others (Subject to Approval)