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# AMP CIRCULAR QUAY PRECINCT MASTER PLAN SHADOW AND SUN ACCESS REPORT

Prepared for AMP Capital  
12 December 2012

HASSELL

AMPCAPITAL 

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Winter Solstice 21 June  
LEP Control Date 14 April  
Spring Equinox 23 September

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Survey



## Introduction

**This shadow and sun access report has been prepared for AMP Capital in support of a formal request to the City of Sydney for an amendment to the Sydney LEP 2012 (SLEP) and Sydney DCP 2012 (DCP) and forms part of the Planning Justification Report submission for the AMP Circular Quay Precinct. The shadow and sun access report should be read in conjunction with the urban design report.**

The proposed amendments to the SLEP and DCP seek to facilitate a significant redevelopment of the AMP Circular Quay Precinct by transferring a notional floor space entitlement from the Young and Loftus block to the Bridge and Alfred Street block. This transfer of floor space from a constrained site to another more able to accommodate it will enable a significant transformation, reinforcing the economic viability and amenity of one of the key parts of the city.

### The Precinct

The AMP Circular Quay Precinct is made up of the area bounded by Loftus, Bridge, Phillip and Alfred Streets (but excluding land to the north of Customs House Lane and south of the east-west leg of Loftus Lane), it comprises the following buildings under the control of AMP Capital Investors:

- The Bridge and Alfred Block**
  - 50 Bridge Street Tower (AMP Centre)
  - 33 Alfred Street Tower (Sydney Cove Local heritage listed)
- The Young and Loftus Block**
  - 5-7 Young Street (Hinchliff House, State heritage listed)
  - 9-13 Young Street
  - 15-17 Young Street
  - 2-10 Loftus Street (AMP General House)
  - 12 Loftus Street (Gallipoli Club, Local heritage listed)
  - 20 Loftus Street

### Proposed Built Form Envelope

The overshadowing studies contained within this report illustrate the shadowing impact of the maximum proposed built form envelope. The proposed built form envelope documents the geometric envelope achievable within the constraints of the site.

### Methodology

The overshadowing studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on the following base information (see appendix):

- City model supplied by the City of Sydney, including city buildings and topography (The supplied model has an accuracy of +/- 300mm)
- Survey Drawings prepared by Denny Linker & Co:
  - \_ Plan showing detail and levels at First Government House Place and Macquarie Place Park (22/10/2012)
  - \_ Plan showing elevations Young Street & Loftus Street (20/07/2012)
- Survey Drawings prepared by Frank M Mason & Co:
  - \_ Plan showing spot levels and features over AMP property between Young and Loftus Streets (22/02/2001)
- Survey Drawings prepared by PSN:
  - \_ Sections showing typical structure north-south
  - \_ Plan showing location of buildings and structures at 50 Bridge Street (Sheet 1)
  - \_ Plan showing spot levels and structures at 50 Bridge Street (Sheet 2)
- The proposed master plan has been based on solar access envelopes described in the 'Solar Impact Report' by PSN/Matter (12/09/2011)

The shadow studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.





**Built Form Controls Review**

**Clause 6.16 - Sun access planes**

**Sydney Local Environment Plan (LEP) 2011 - Draft**

The objective of this clause is to ensure that buildings maximise sunlight access to the public places set out in this clause.

The consent authority must not grant consent to development on land if the development will result in any building on the land projecting higher than any part of a sun access plane taken to extend over the land under this clause.

- Macquarie Place  
Approximately 35 metres above the junction of the eastern alignment of Loftus Street and the northern alignment of Loftus Lane and approximately 35 metres above the junction of the eastern alignment of Loftus Street and the southern alignment of Customs House Lane.
- Royal Botanic Gardens  
Approximately 45 metres above the western alignment of Macquarie Street where that alignment is directly below the southern alignment of the Cahill expressway and approximately 45 metres above the western alignment of Macquarie Street 94 metres roughly north from the junction of the western alignment of Macquarie Street and the northern alignment of Bent Street.

**Section 5 – Specific Areas**

**Sydney Development Control Plan (DCP) 2010 - Draft**

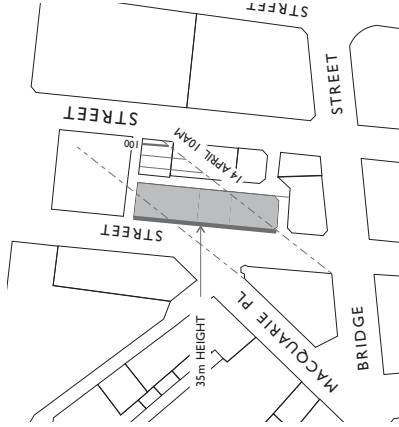


Figure 5.27 - Macquarie Place Controls 14 April 10am

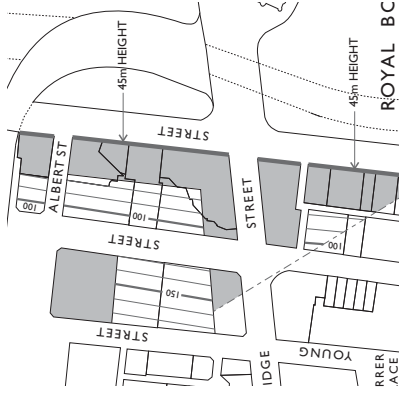


Figure 5.31 - Royal Botanic Gardens Controls 21 June 2pm

**Clause 6.18 - Overshadowing of certain public places**

**Sydney Local Environment Plan (LEP) 2011 - Draft**

The consent authority must not grant consent to development that results in any part of a building causing additional overshadowing between 14 April and 31 August in any year of any of the following locations during the times specified below:

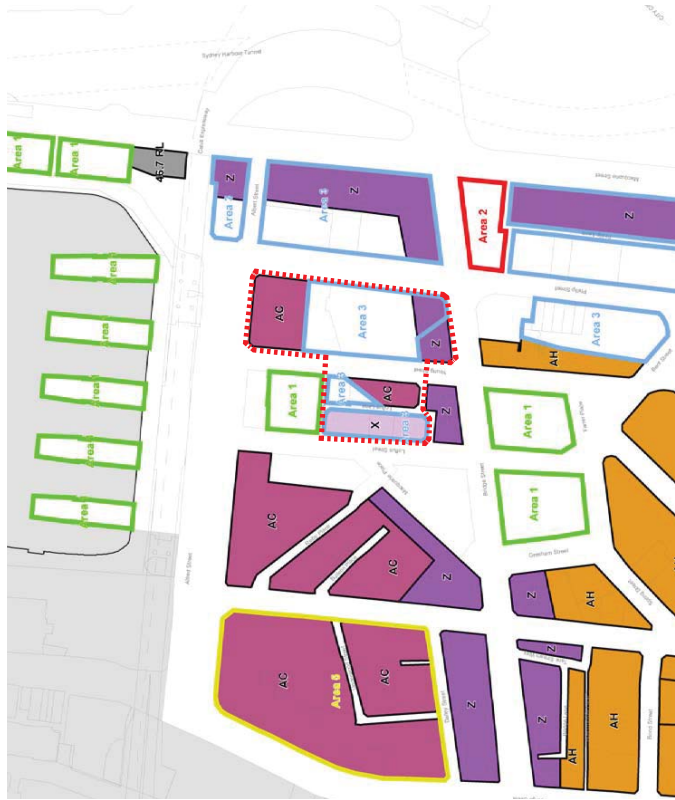
- First Government House Place—between 12.00–14.00
  - Macquarie Place (beyond the shadow that would be cast by a wall with a 35 metre street frontage height on the eastern alignment of Loftus Street) between 10.00–14.00
- A development causes additional overshadowing if the total overshadowing of the relevant location during the specified times is greater after the development is carried out than the overshadowing of that location during the specified times caused by buildings existing as at 1 January 2010.



Built Form Controls Review

Height of Buildings Map (Sydney Local Environment Plan 2011 Draft)

Maximum Building Height (m)



- X 45
- Z 55
- AC 110
- AH 235
- Area 1 - Existing height
- Area 2 - Existing height under sun access plane - refer to clause 6.16
- Area 3 - Sun access plane - refer to clause 6.16

Sun Access Protection Map (Sydney Local Environment Plan 2011 Draft)

Land Affected by Sun Access Planes



- 4 Macquarie Place 4
- 7 The Domain 7
- 8 Royal Botanic Gardens 8
- Protected Area - refer to clauses 6.16 to 6.18
- No Additional Overshadowing - Refer to clause 6.18







## Executive Summary

By adopting a precinct-wide approach to the redistribution of floor space the master plan seeks to transfer the unrealised floor space from the Young and Loftus block to the Bridge and Alfred block.

The lower scaled Young and Loftus buildings will provide an increase in morning sunlight to Macquarie Place in mid winter, with the transferred floor space being accommodated within an extension to the 50 Bridge Street tower which whilst projecting through the Botanic Gardens sun access plane does so in a way that ensures no additional overshadowing to the Botanic Gardens at the control time of 2pm on 21st June.

A summary of the shadow and sun access analysis is as follows:

### Botanic Gardens

- \_ No additional overshadowing to the Botanic Gardens beyond that cast by the existing building at the control time of 2pm on 21st June (mid winter)
- \_ Negligible impact to the Botanic Gardens outside of control time (at 2pm on 21st June) beyond that cast by an LEP compliant envelope

### Macquarie Place

- Improved solar access and reduced overshadowing to Macquarie Place
  - \_ 680 m<sup>2</sup> increase in solar access at 9am 21st June (mid winter)
  - \_ 460 m<sup>2</sup> increase in solar access at 10am 21st June (mid winter)
- \_ No additional overshadowing to Macquarie Place beyond that cast by an LEP compliant envelope at control times of 10am to 2pm on 14th April
- \_ Improved solar access to the Loftus Street and Loftus Lane public domain

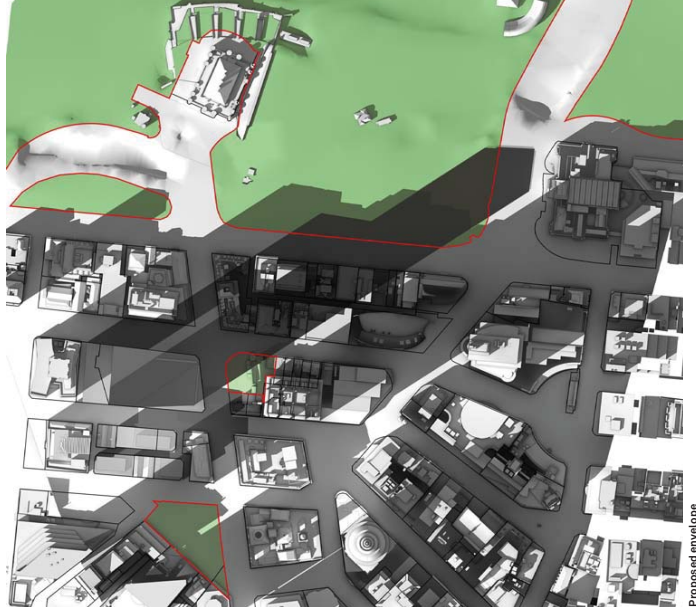
### First Government House Place

- \_ No additional overshadowing of First Government House place.
- \_ A modest net increase in solar access in mid winter has been achieved by offsetting a small (20 m<sup>2</sup>) additional shadow at 12pm with a (30 m<sup>2</sup>) improvement in solar access at 2pm.
- \_ See appendix A for detailed study.

### Australia Square and Chifley Square

- \_ No additional overshadowing

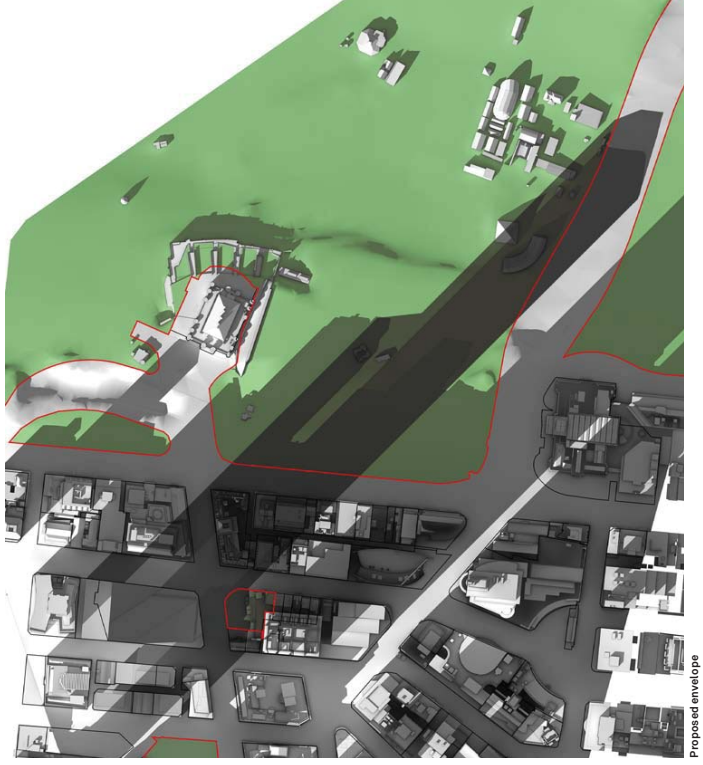
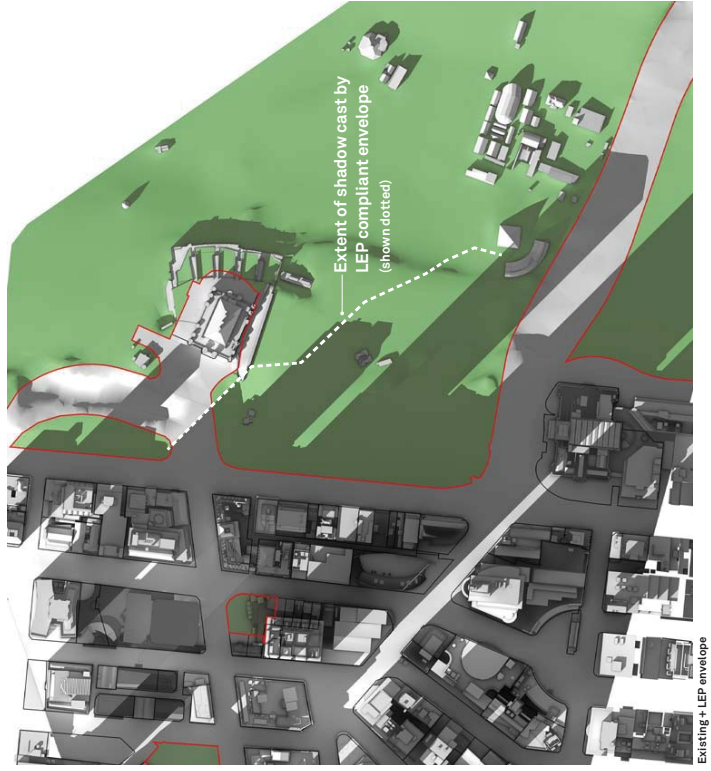
Botanic Gardens (control time)



No additional  
overshadowing to  
the Botanic Gardens  
at 2pm in mid winter

Executive Summary

Botanic Gardens (beyond control time)



**Negligible impact to Botanic Gardens at 3pm beyond that of an LEP compliant envelope**



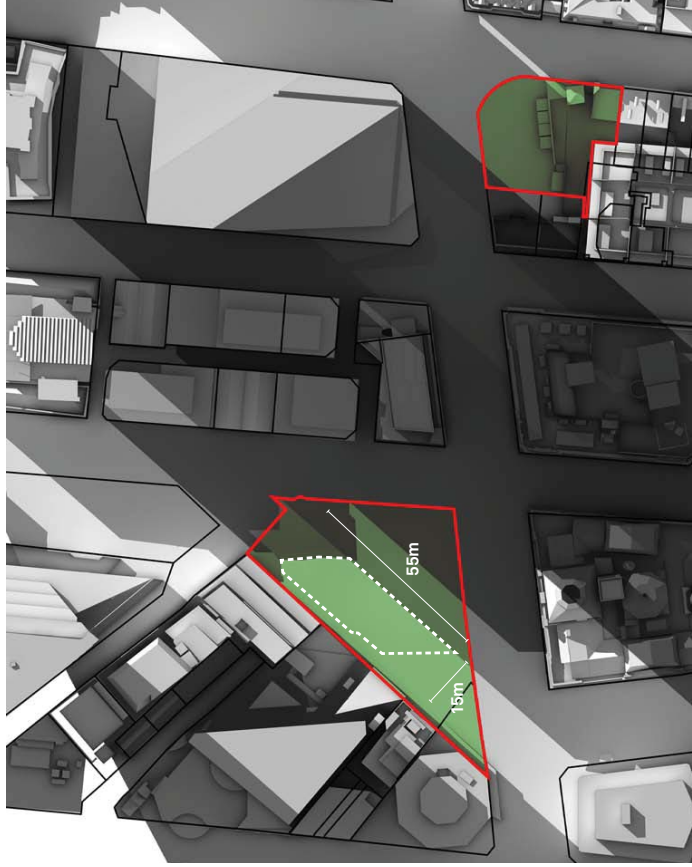
Time  
3 pm

Date  
21 June



Macquarie Place

680 m<sup>2</sup> additional solar access at 9am in mid winter



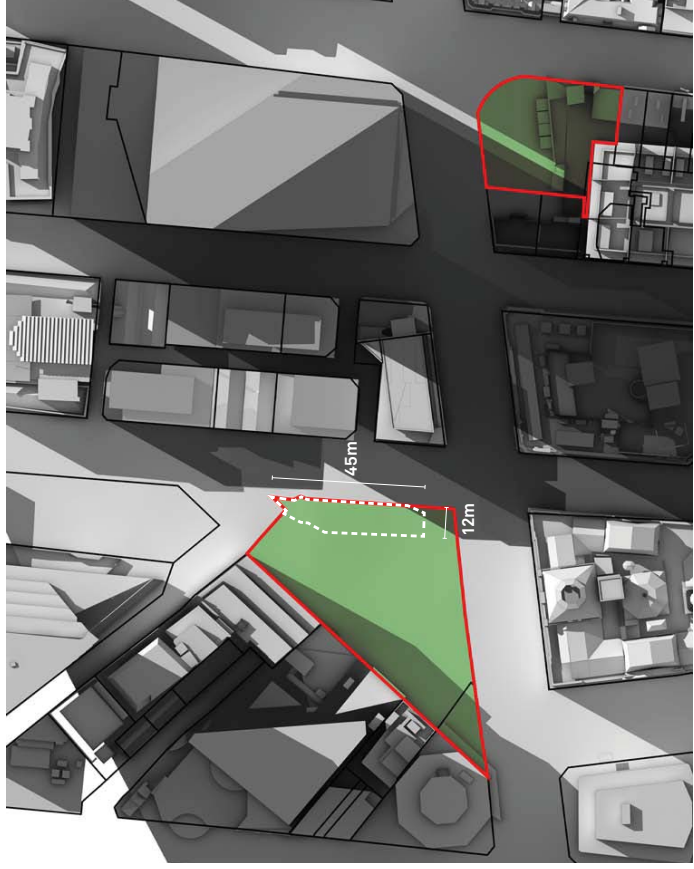
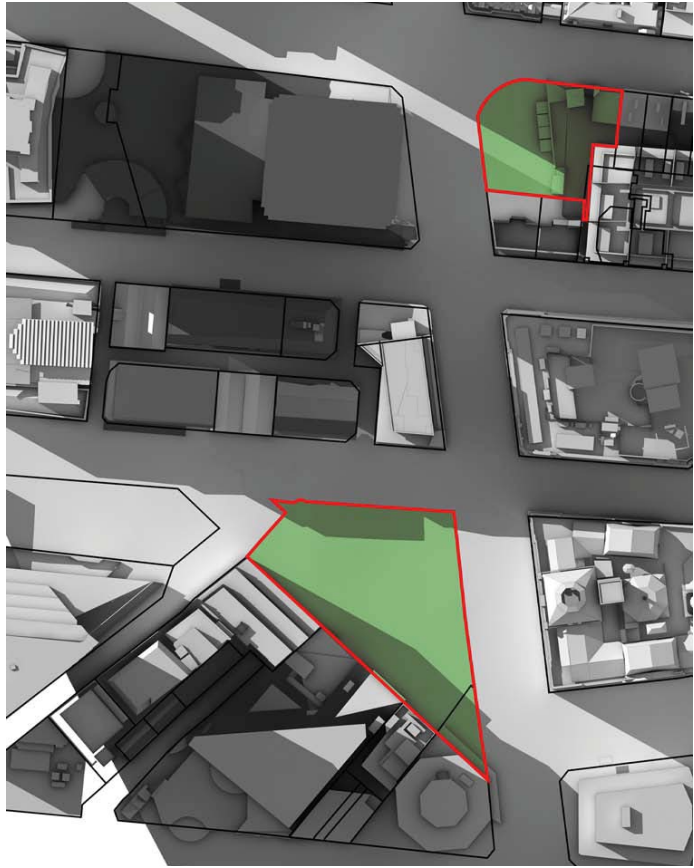
Time  
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Date  
21 June



Macquarie Place

460 m<sup>2</sup> additional solar access at 10am in mid winter

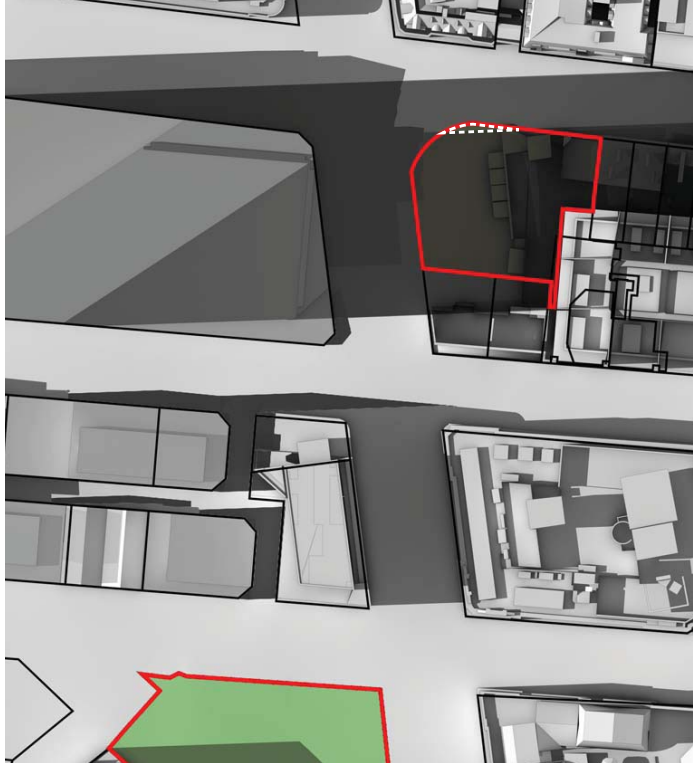


Time 10 am

Date 21 June

**First Government House Place**

See appendix A for more details



20 m<sup>2</sup> less  
solar access  
at 12pm in  
mid winter



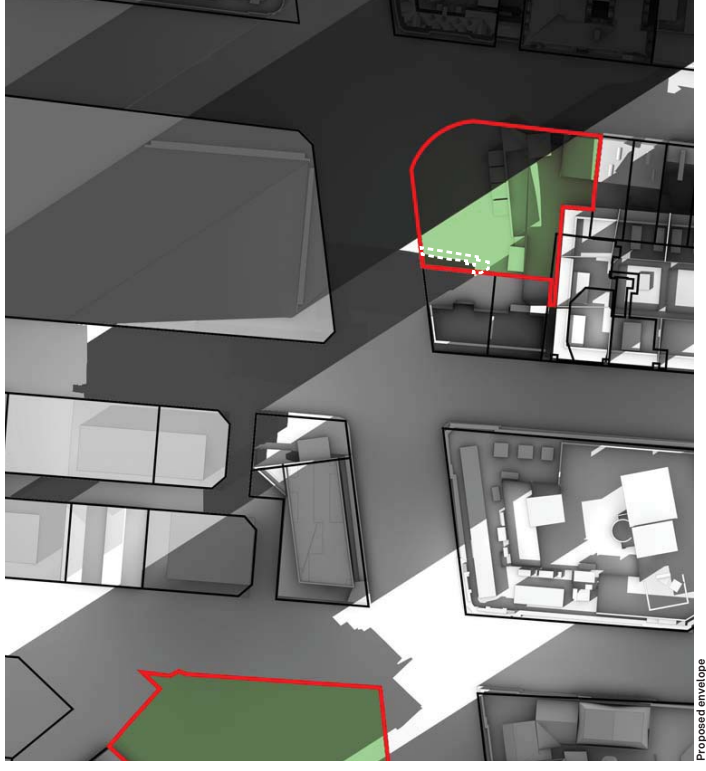
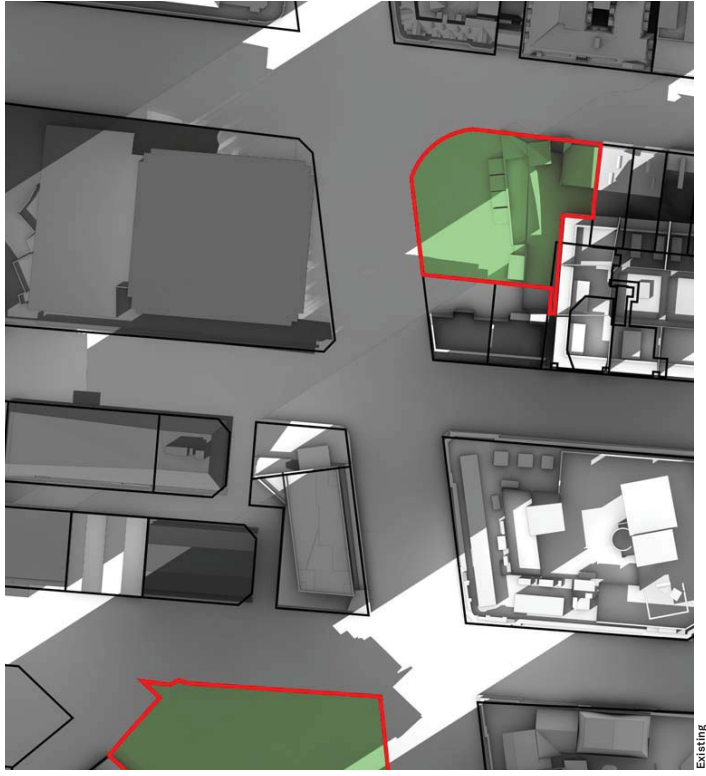
Time  
12 pm

Date  
21 June

Executive Summary

First Government House Place

See appendix A for more details



**30 m<sup>2</sup>  
additional  
solar access  
at 12pm in  
mid winter**



Time  
2 pm

Date  
21 June







Winter Solstice 21 June



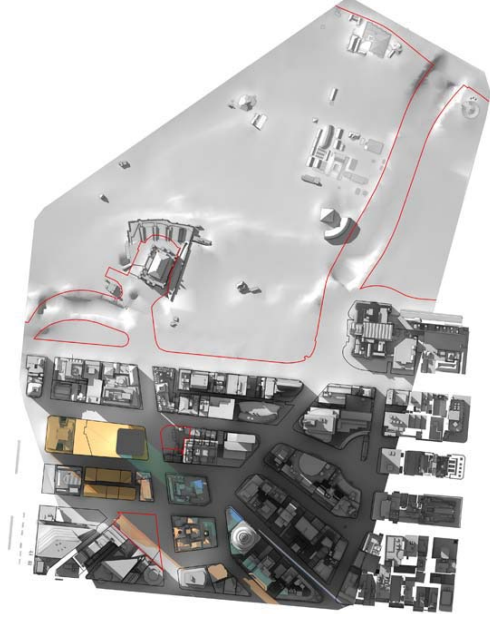


### Shadow and Sun Access Study

#### Winter Solstice



Existing situation



LEP Envelope



Proposed Envelope

#### Legend

- Existing situation
- LEP envelope
- Proposed envelope

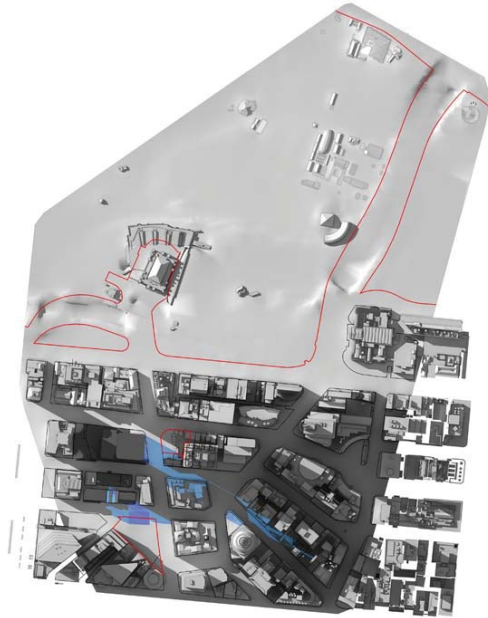


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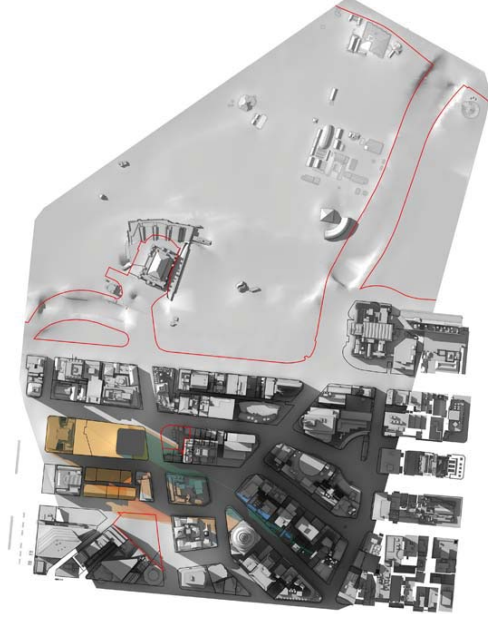
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Shadow and Sun Access Study

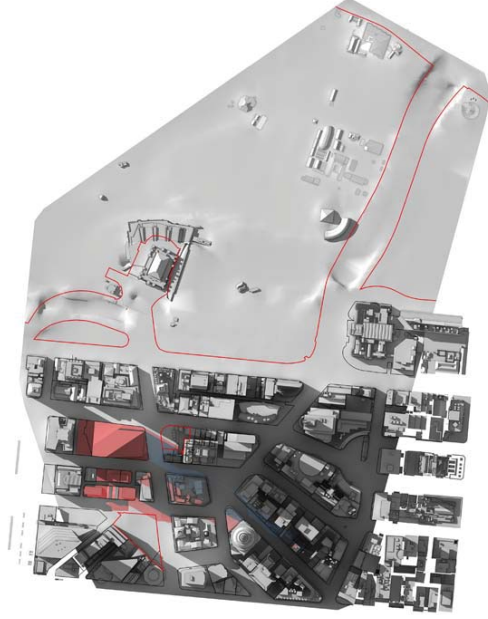
Winter Solstice



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

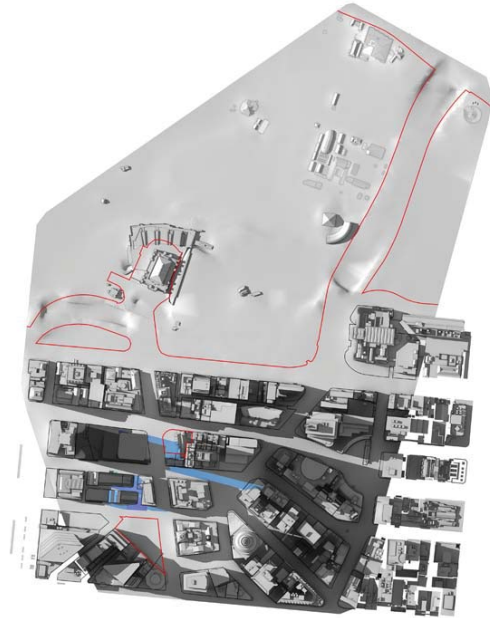


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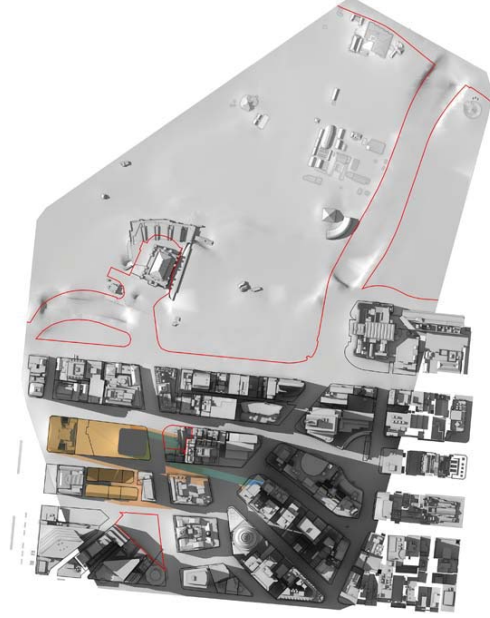
Date 21 June

### Shadow and Sun Access Study

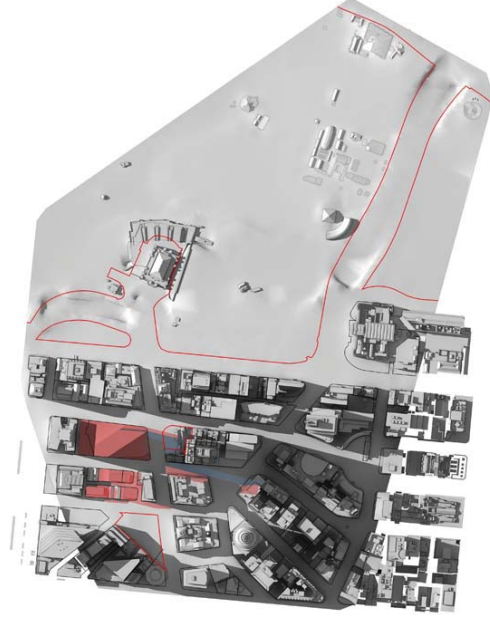
#### Winter Solstice



Existing situation



LEP envelope



Proposed envelope

#### Legend

- Existing situation
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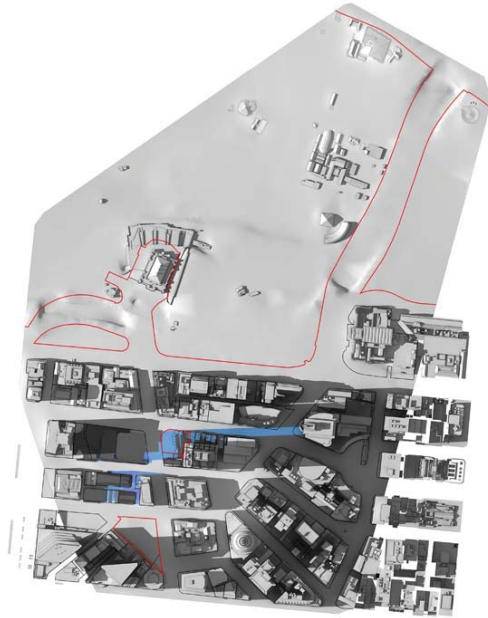


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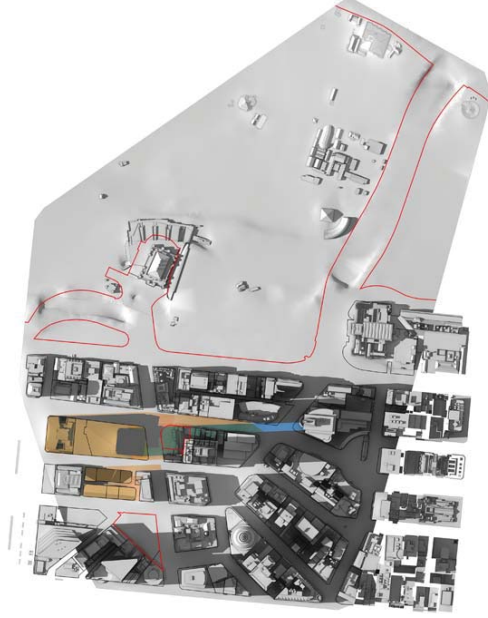
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Shadow and Sun Access Study

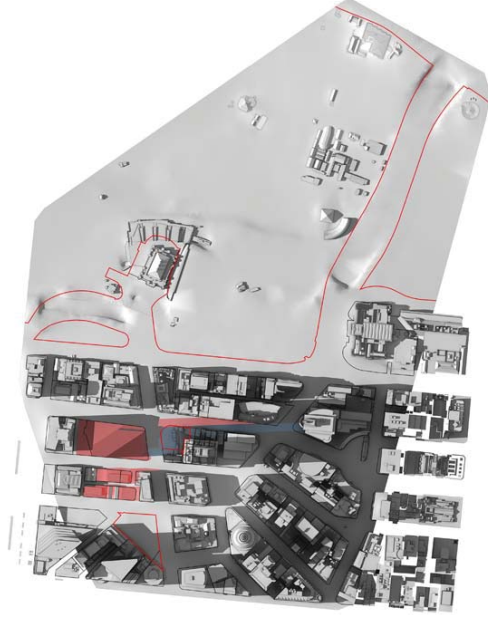
Winter Solstice



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope



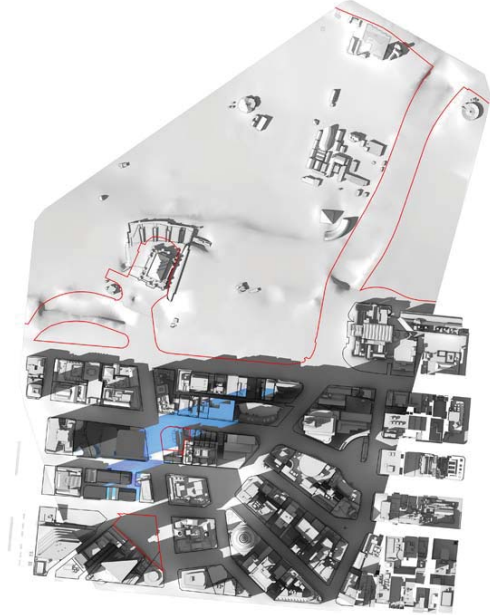
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Date 21 June

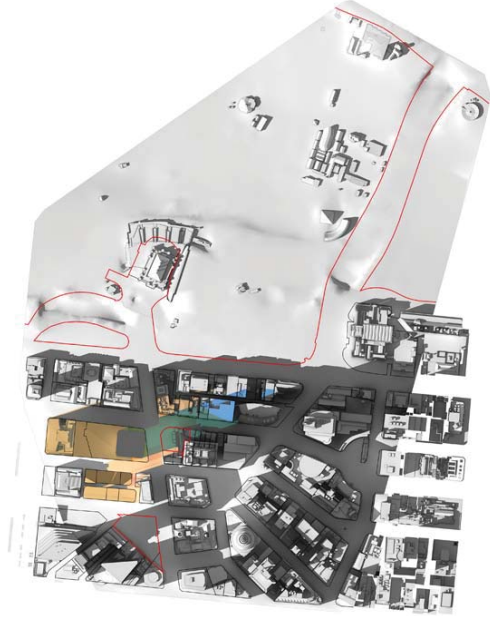


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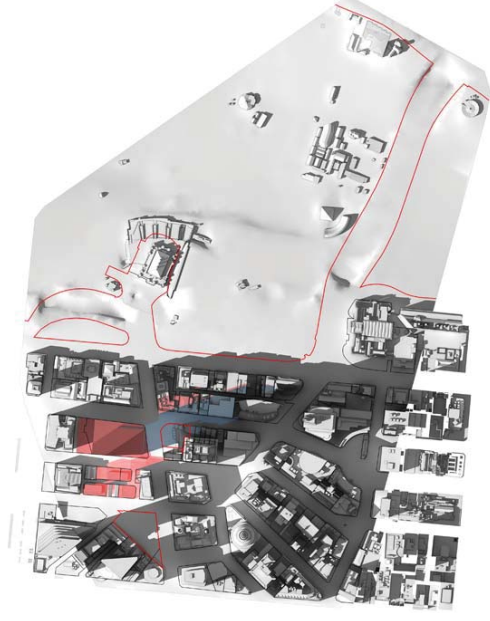
#### Winter Solstice



Existing situation



LEP envelope



Proposed envelope

#### Legend

- Existing situation
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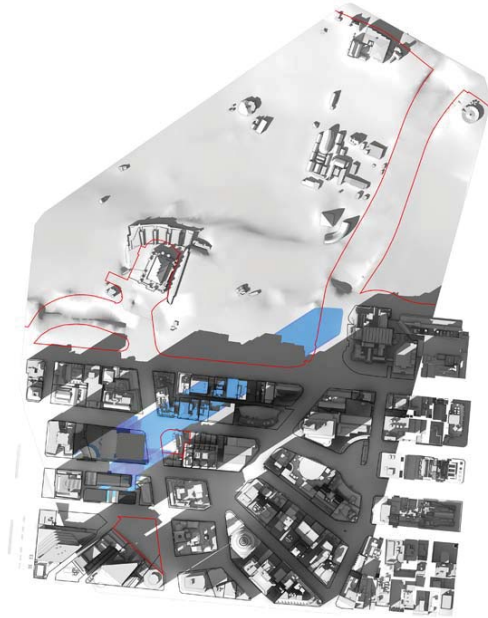


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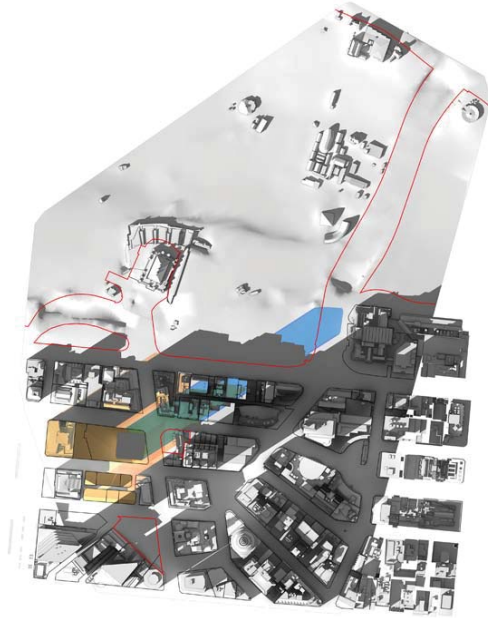
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Shadow and Sun Access Study

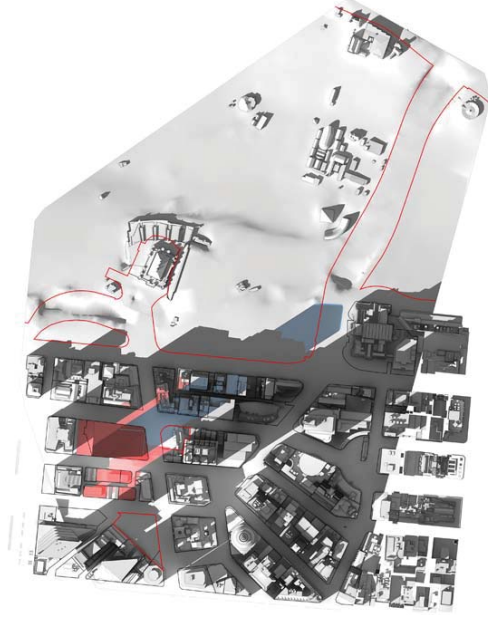
Winter Solstice



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

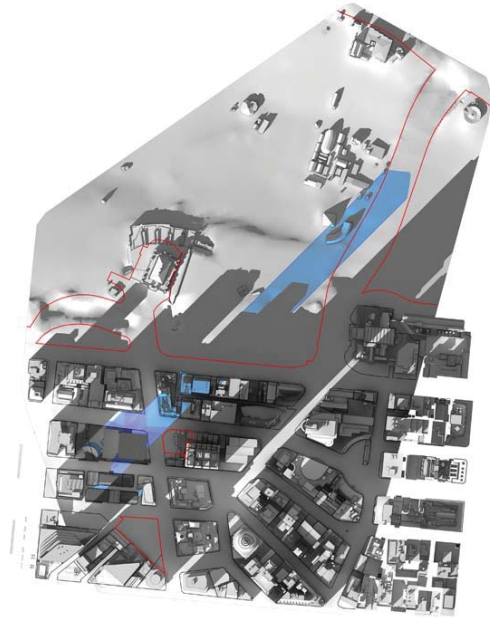


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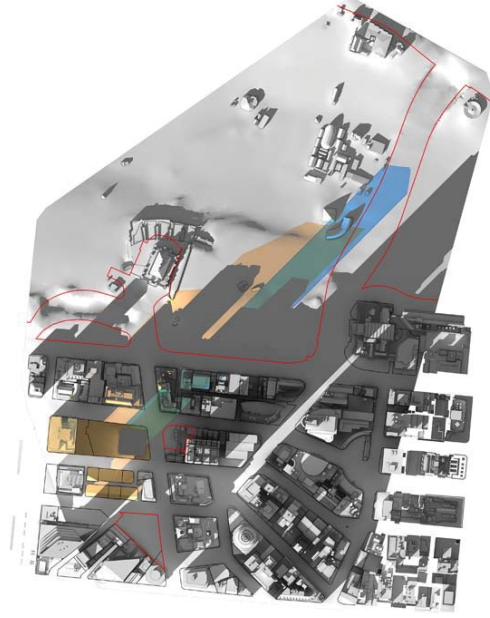
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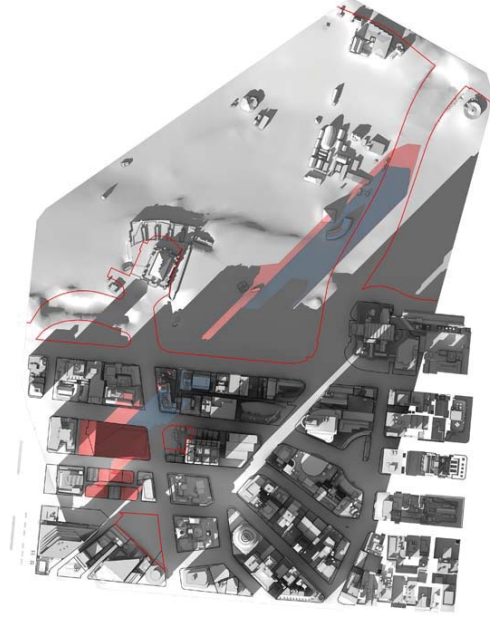
#### Winter Solstice



Existing situation



LEP envelope



Proposed envelope

#### Legend

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Time  
3 pm

Date  
21 June



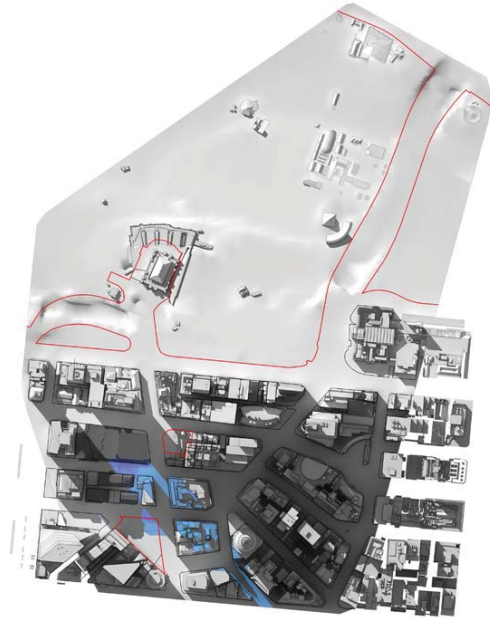


LEP Control Date 14 April

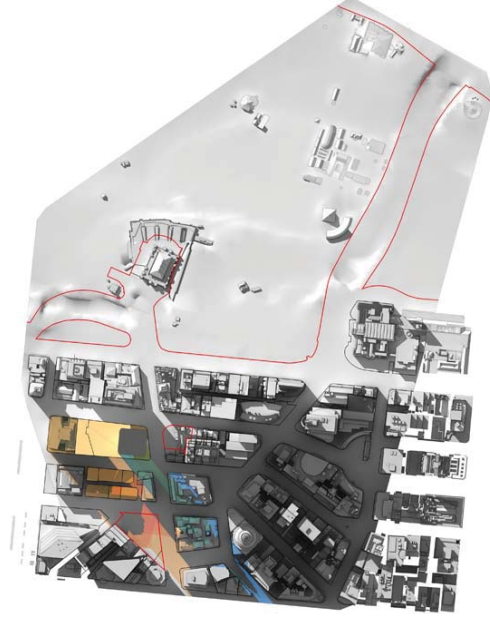


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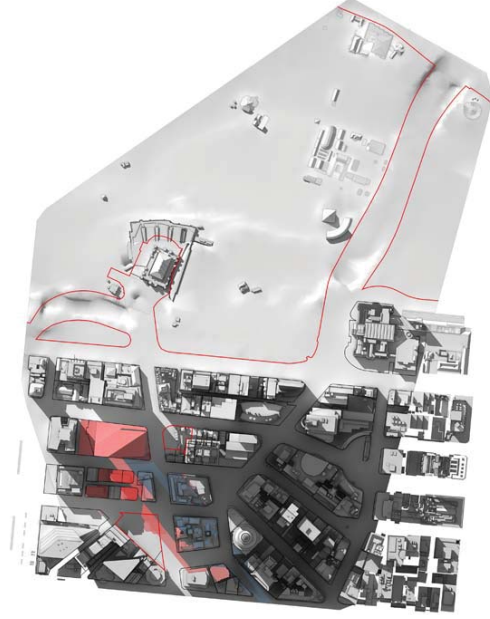
#### LEP Control Date



Existing situation



LEP envelope



Proposed envelope

#### Legend

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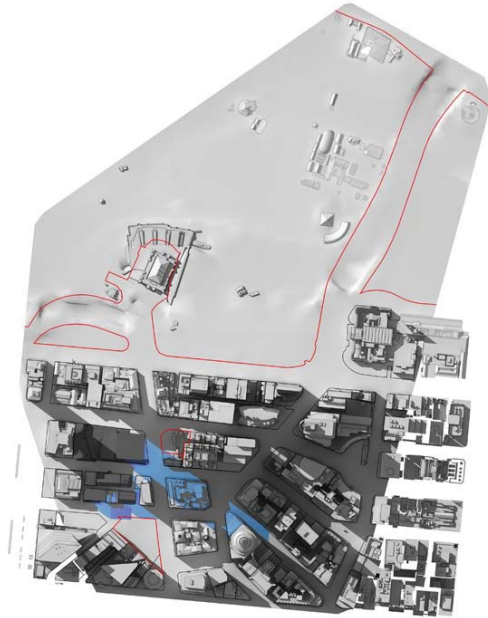


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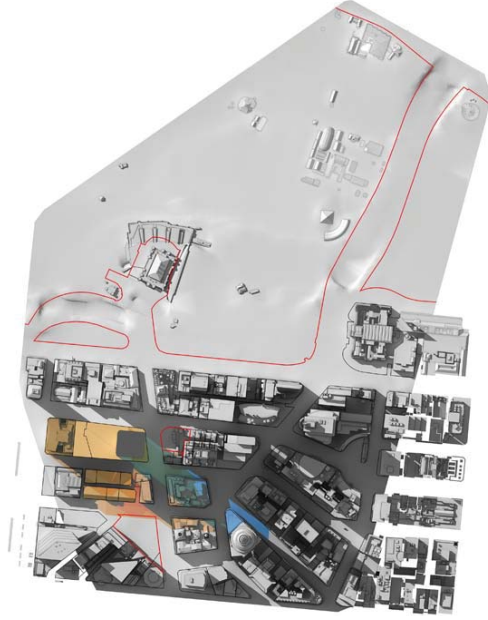
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Shadow and Sun Access Study

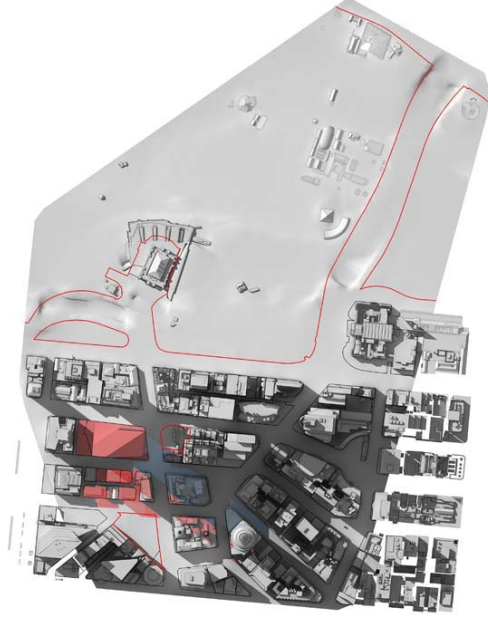
LEP Control Date



Existing situation



LEP envelope



Proposed envelope

Legend

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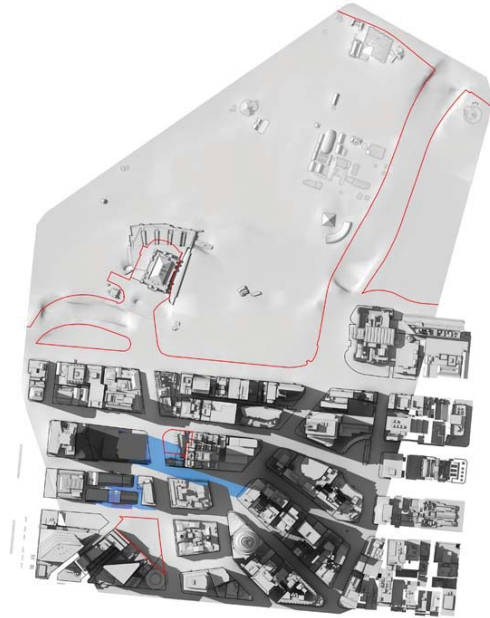


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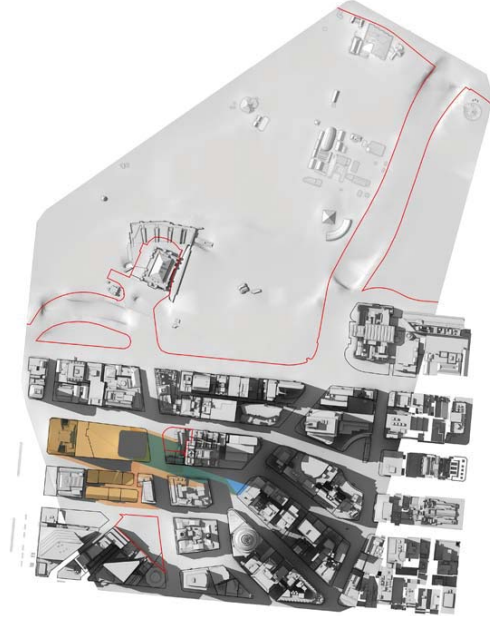
Date  
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### Shadow and Sun Access Study

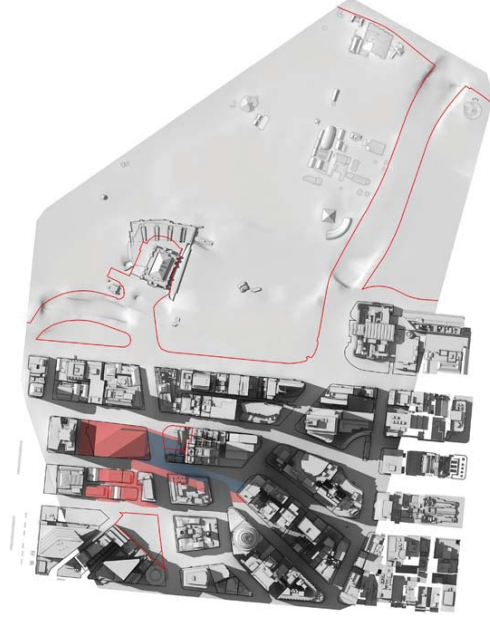
#### LEP Control Date



Existing situation



LEP envelope



Proposed envelope

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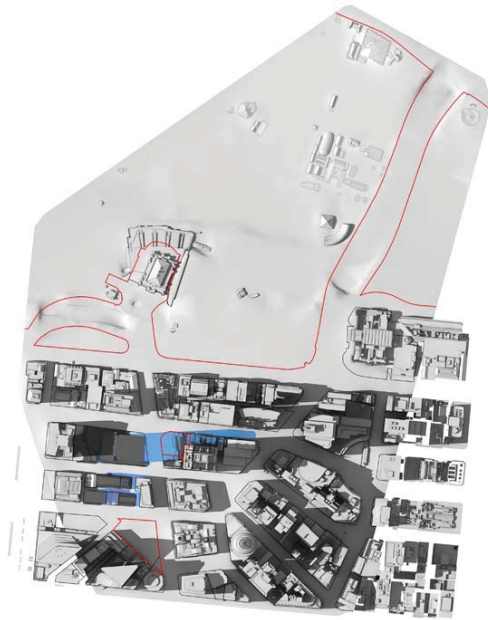


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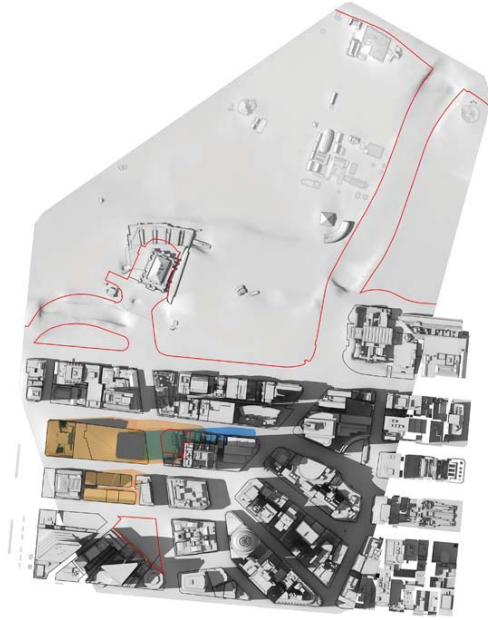
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Shadow and Sun Access Study

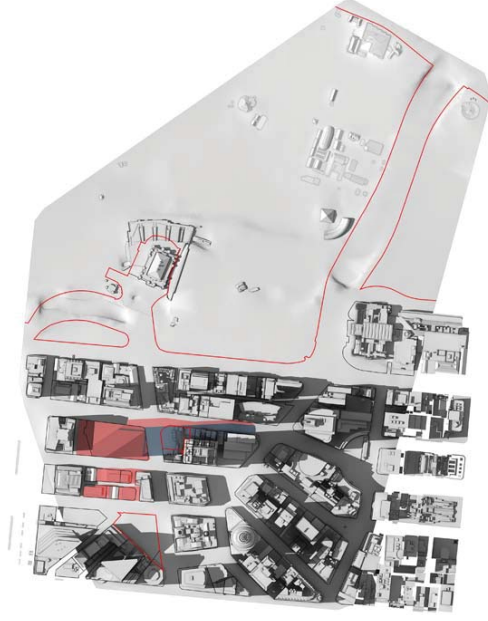
LEP Control Date



Existing situation



LEP envelope



Proposed envelope

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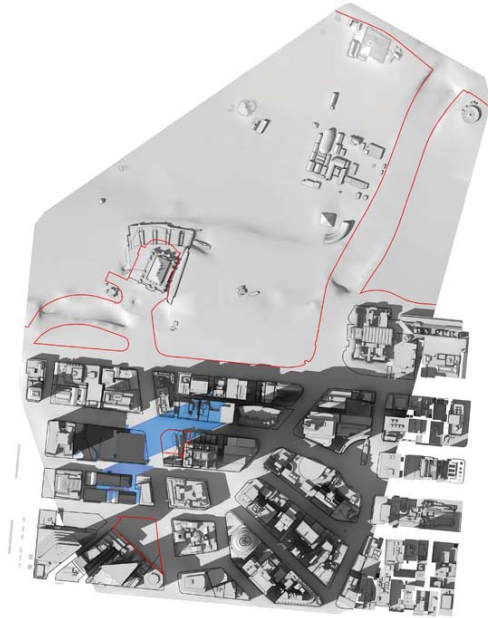
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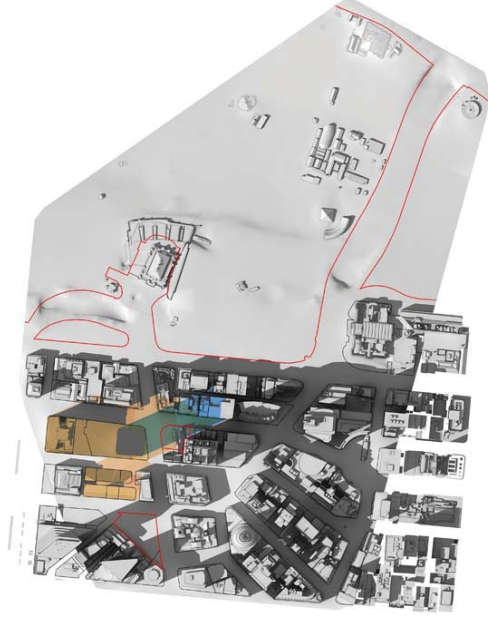


Shadow and Sun Access Study

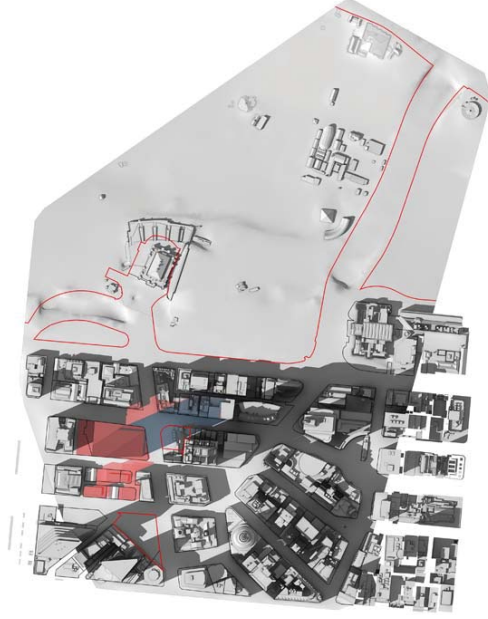
LEP Control Date



Existing situation



LEP envelope



Proposed envelope

Legend

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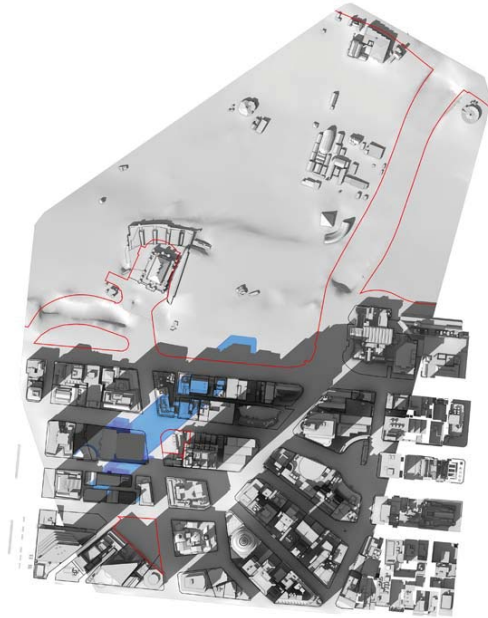


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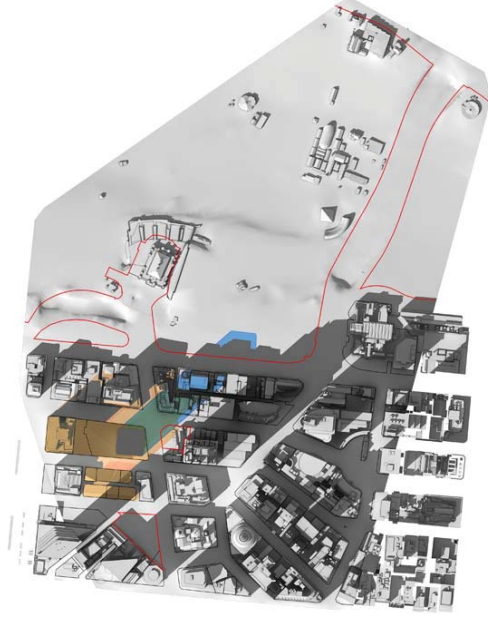
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Shadow and Sun Access Study

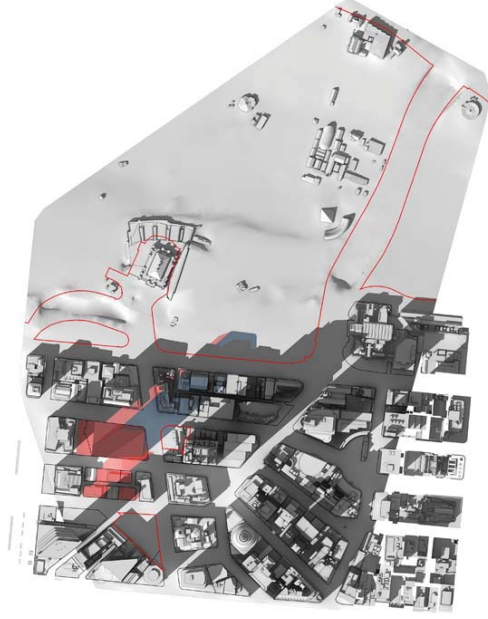
LEP Control Date



Existing situation



LEP envelope



Proposed envelope

Legend

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- LEP envelope
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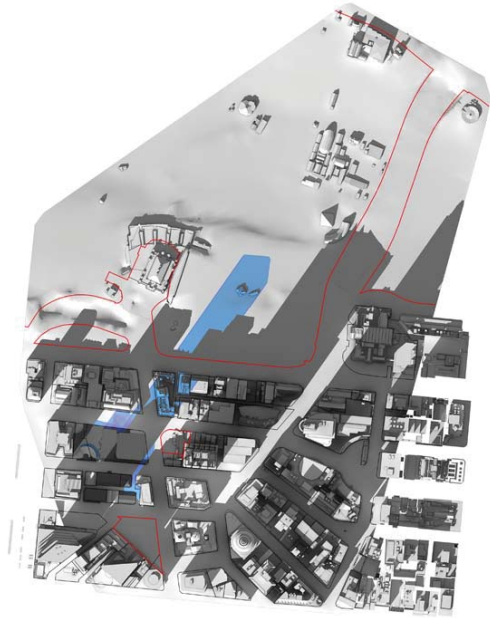
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2 pm

Date  
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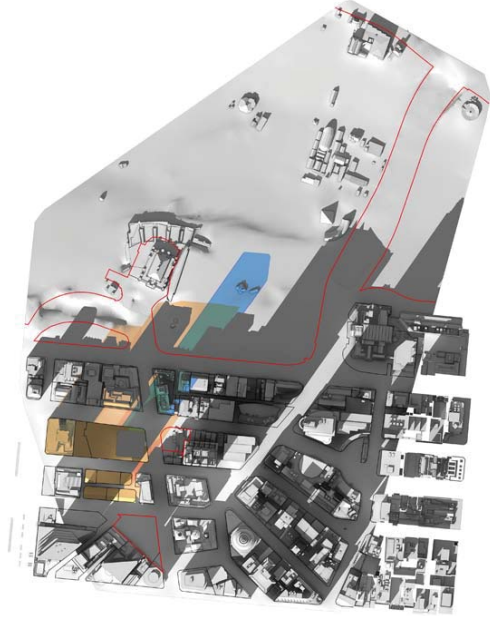


### Shadow and Sun Access Study

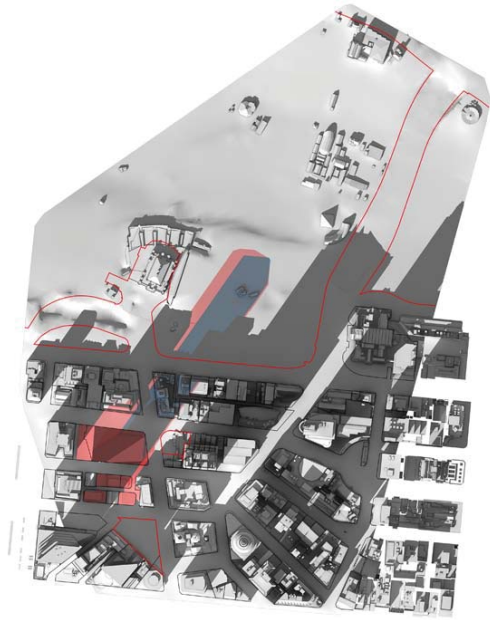
#### LEP Control Date



Existing situation



LEP envelope



Proposed envelope

#### Legend

- Existing situation
- LEP envelope
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Time  
3 pm

Date  
14 April

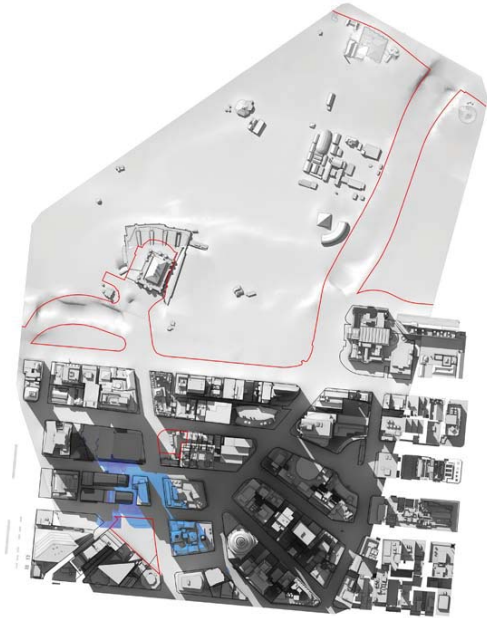


Spring Equinox 23 September

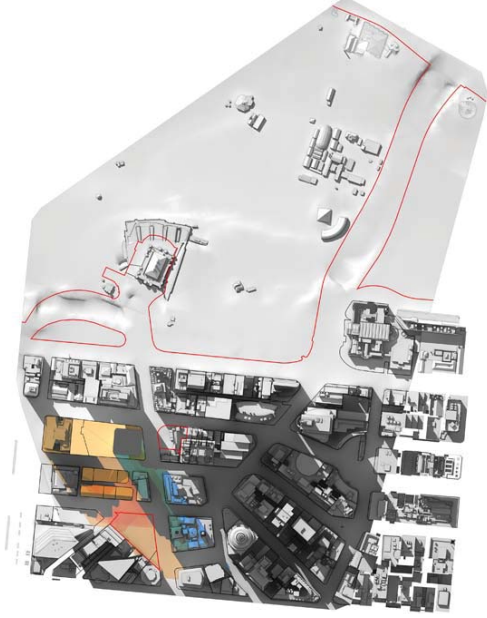


Shadow and Sun Access Study

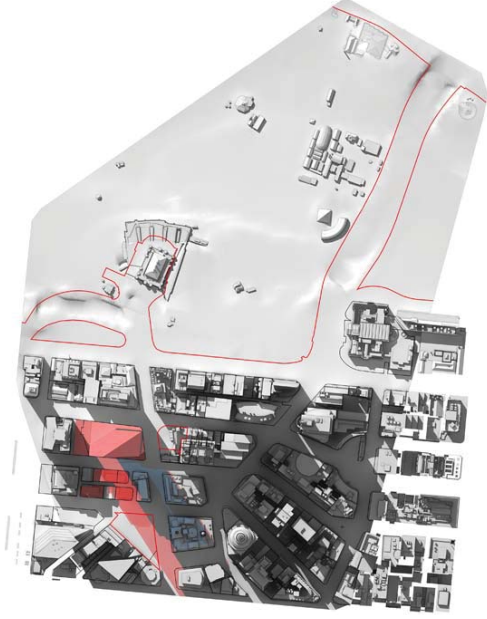
Spring Equinox



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

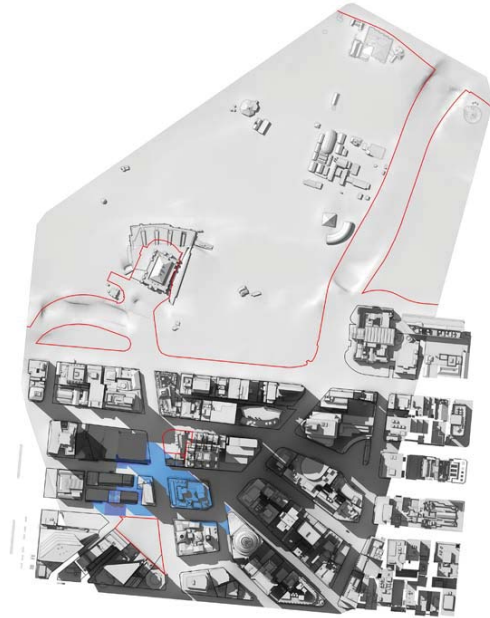


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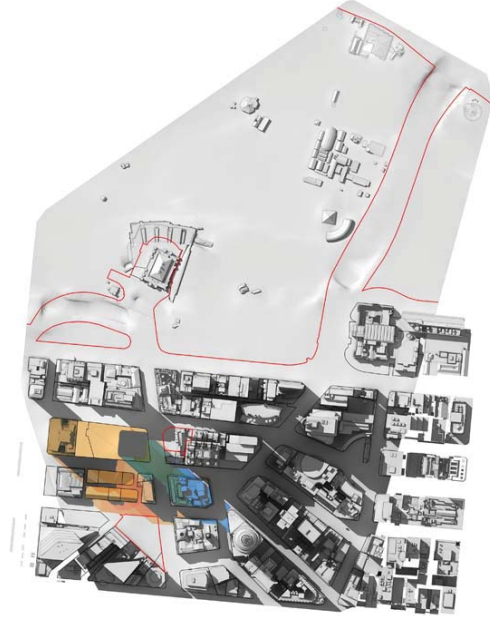
Date  
23 September

Shadow and Sun Access Study

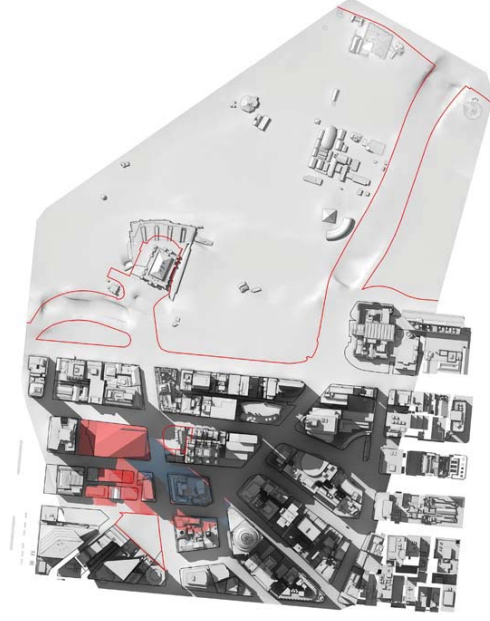
Spring Equinox



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

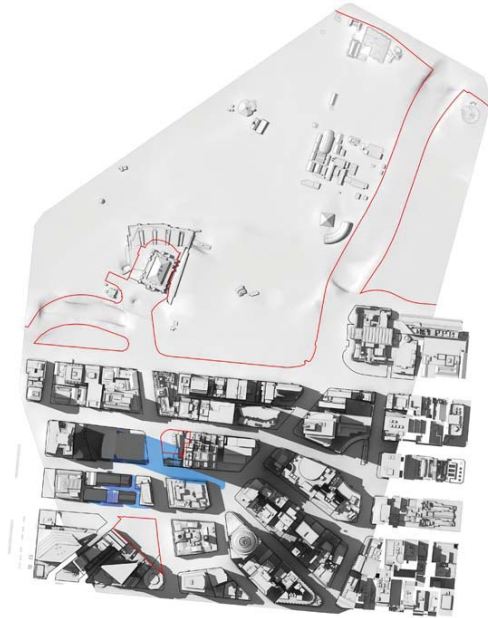


Time  
10 am

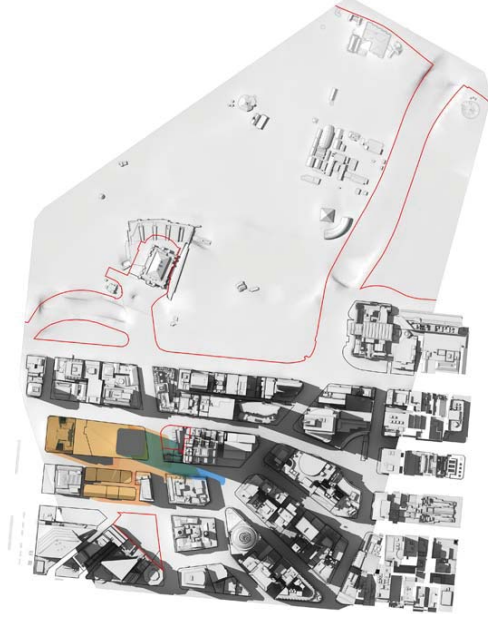
Date  
23 September

### Shadow and Sun Access Study

#### Spring Equinox



Existing situation



LEP envelope



Proposed envelope

#### Legend

- Existing situation
- LEP envelope
- Proposed envelope



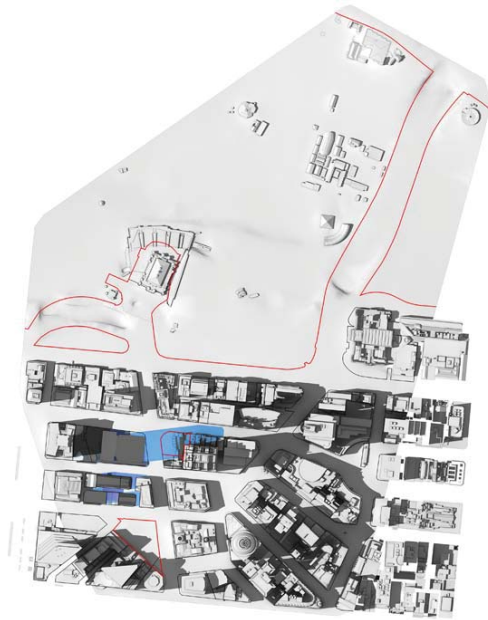
Time  
11 am

Date  
23 September

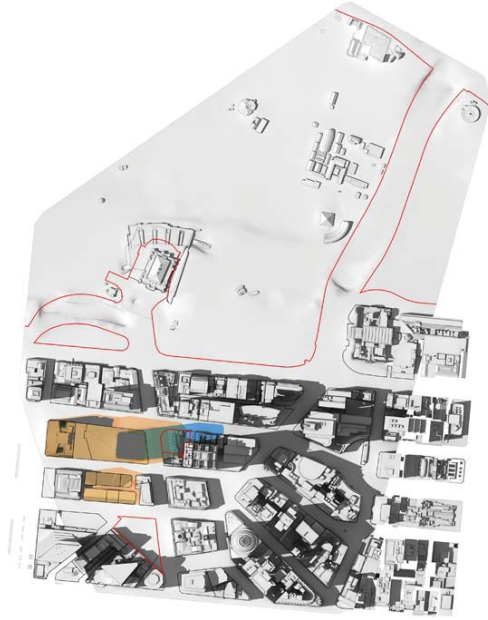


Shadow and Sun Access Study

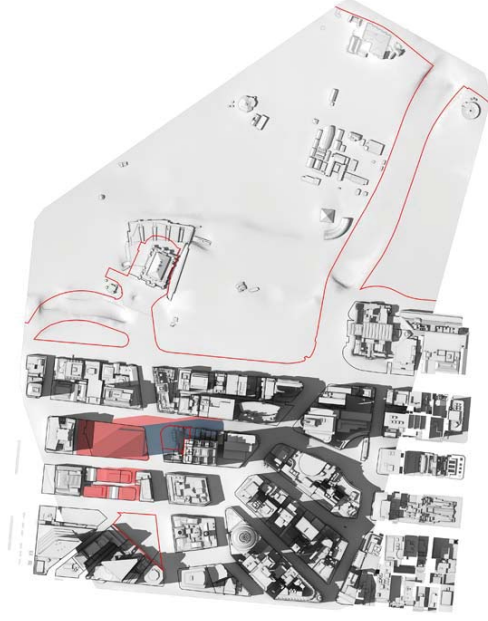
Spring Equinox



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope



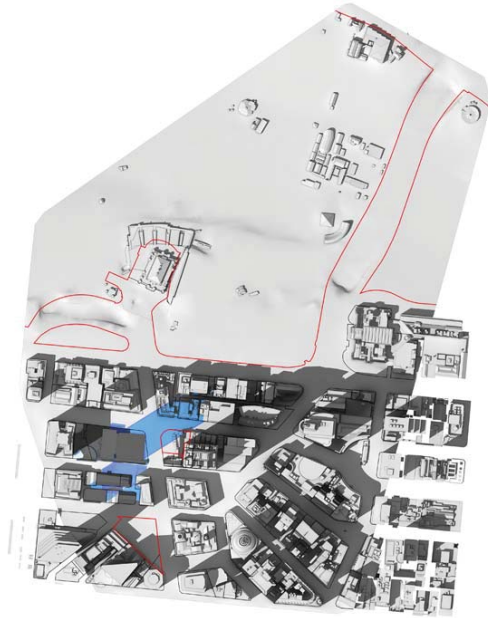
Time  
12 pm

Date  
23 September

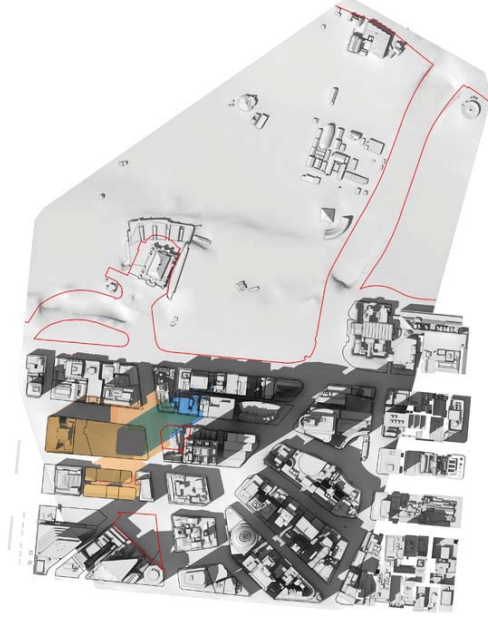


Shadow and Sun Access Study

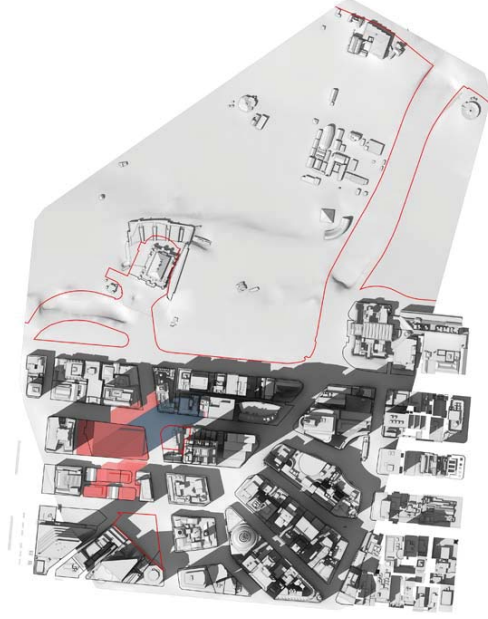
Spring Equinox



Existing situation



LEP envelope



Proposed envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

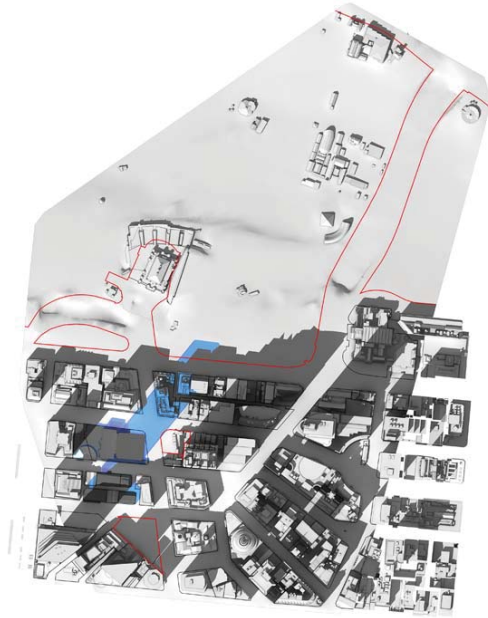


Time  
1 pm

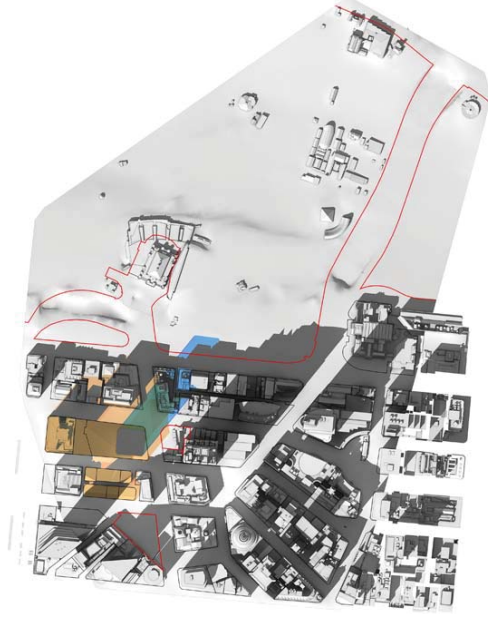
Date  
23 September

Shadow and Sun Access Study

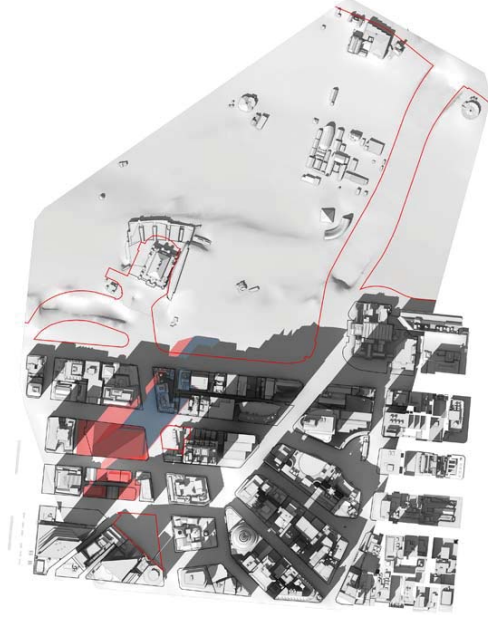
Spring Equinox



Existing situation



LEP Envelope



Proposed Envelope

Legend

- Existing situation
- LEP envelope
- Proposed envelope

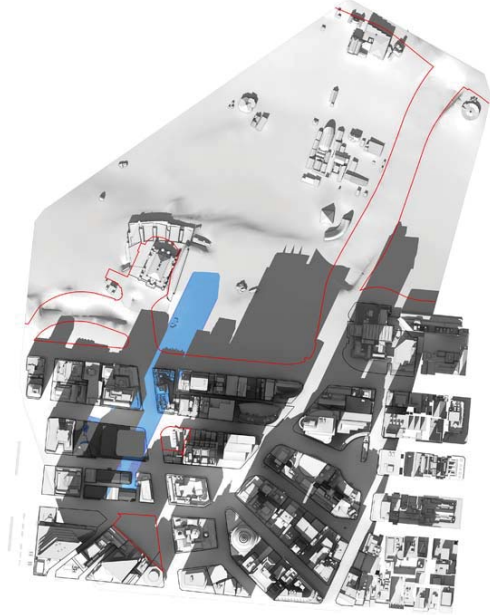


Time  
2:pm

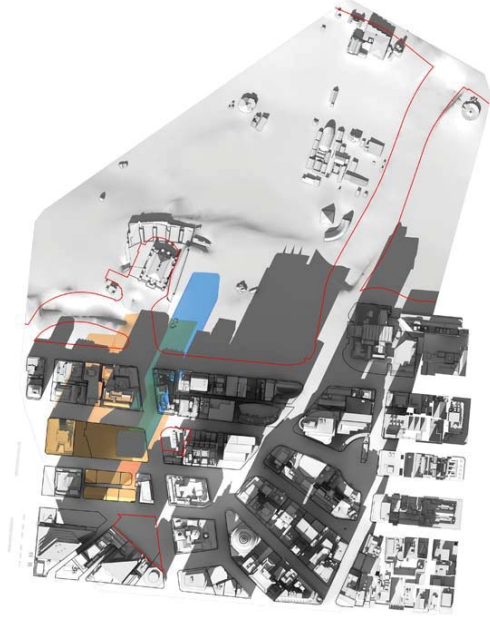
Date  
23 September

### Shadow and Sun Access Study

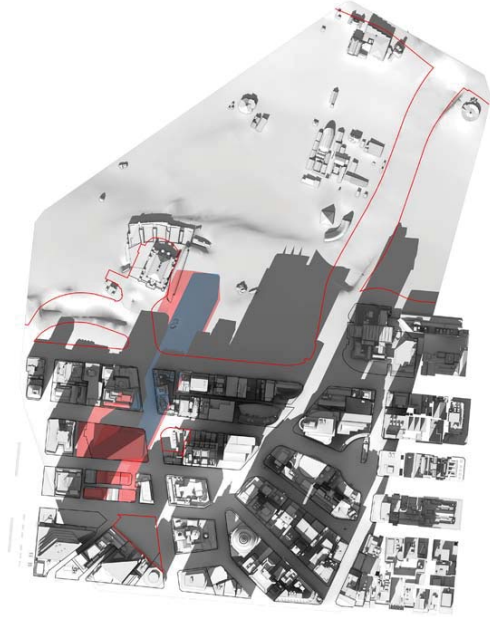
#### Spring Equinox



Existing situation



LEP Envelope



Proposed Envelope

#### Legend

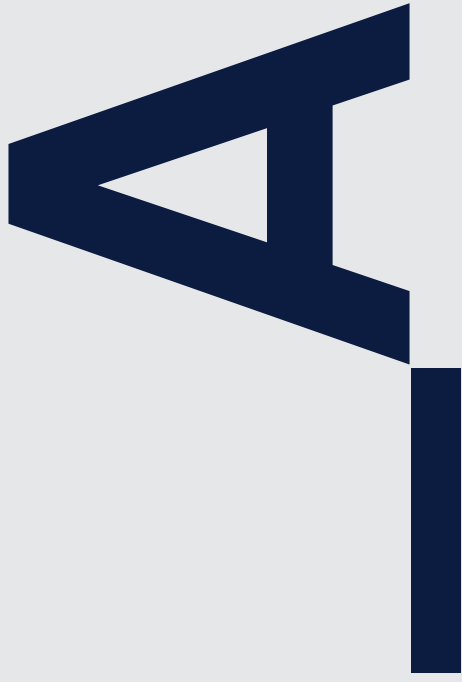
- Existing situation
- LEP envelope
- Proposed envelope



Time  
3 pm

Date  
23 September





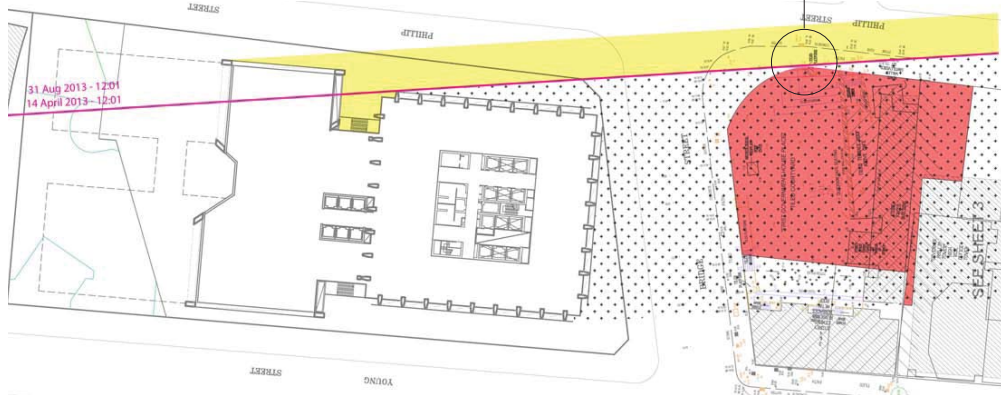
First Government House Place Study

**0.1%** of the overall control area is overshadowed at 12pm  
(2sqm of 1,376sqm)

**0.8%** of the control time is overshadowed  
(1 minute of 2 hours)



12:00 PM | 14 April - 30 August



12:01 PM | 14 April - 30 August

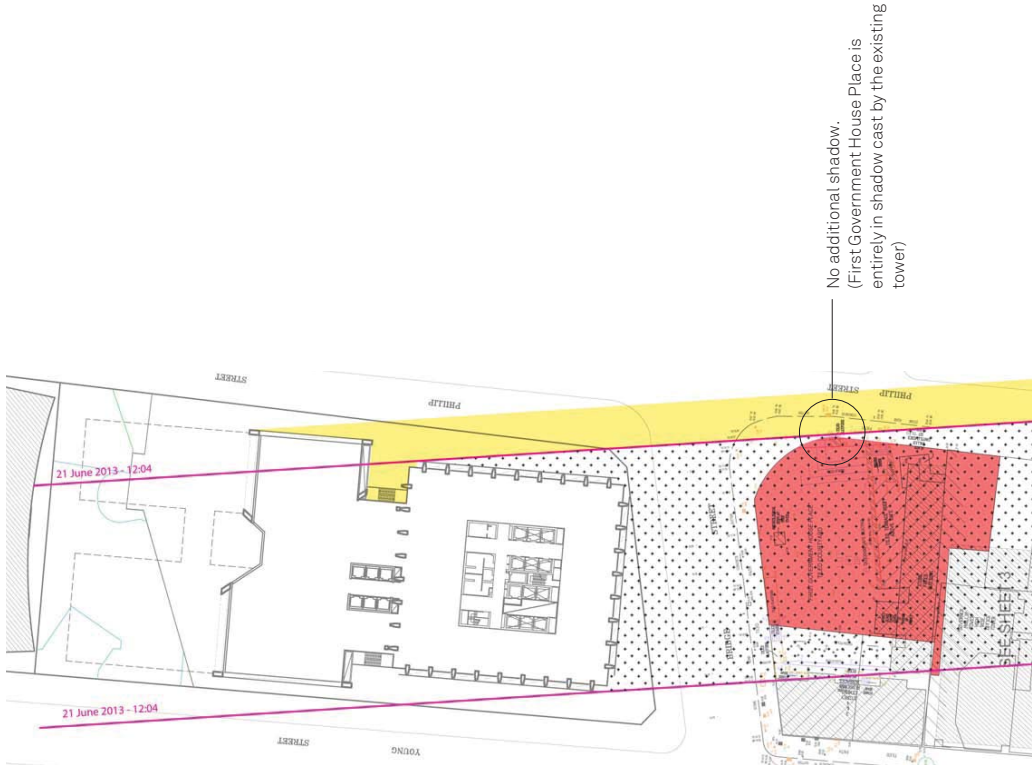
2sqm of additional shadow.  
(To First Government House Place cast  
by the tower extension)



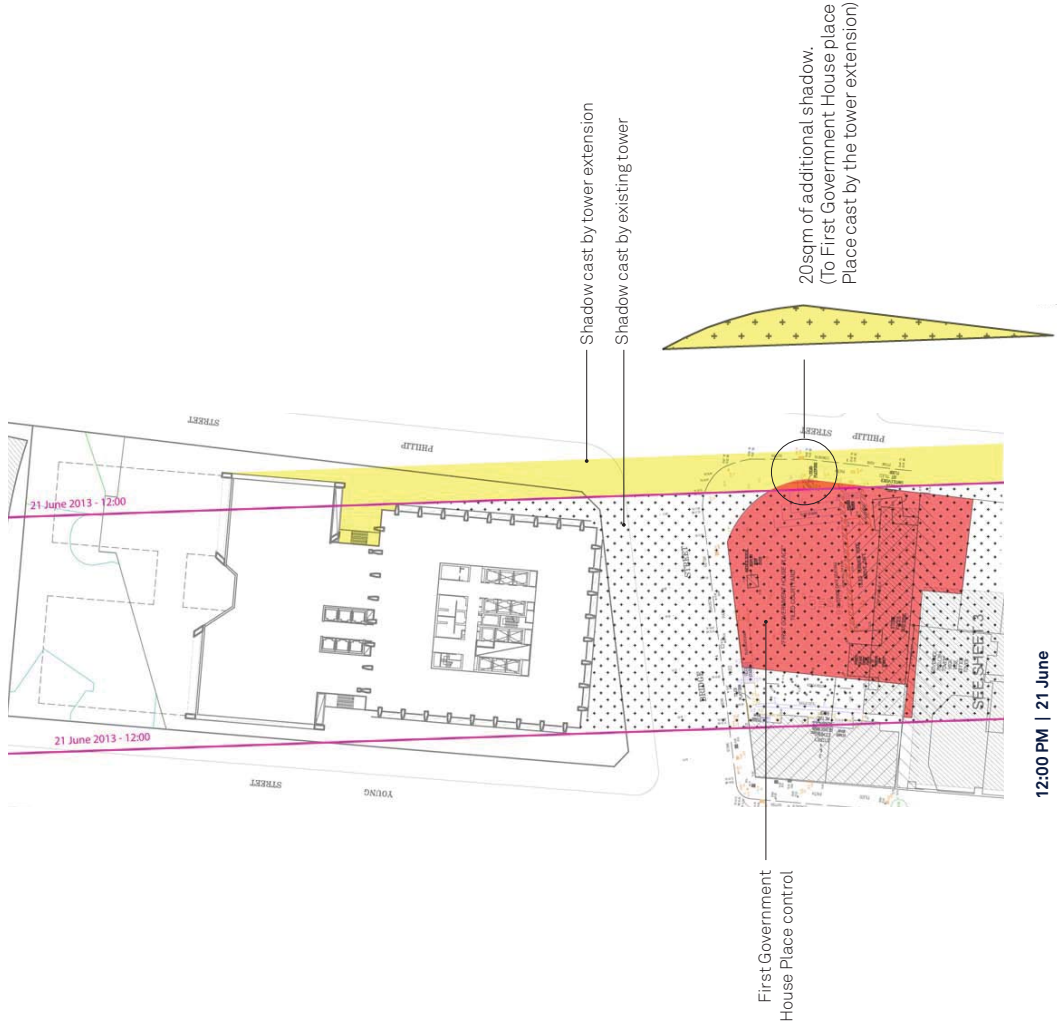
First Government House Place Study

**1.4%** of the overall control area is overshadowed at 12pm  
(20sqm of 1,376sqm)

**6.6%** of the control time is overshadowed  
(4 minutes of 2 hours)



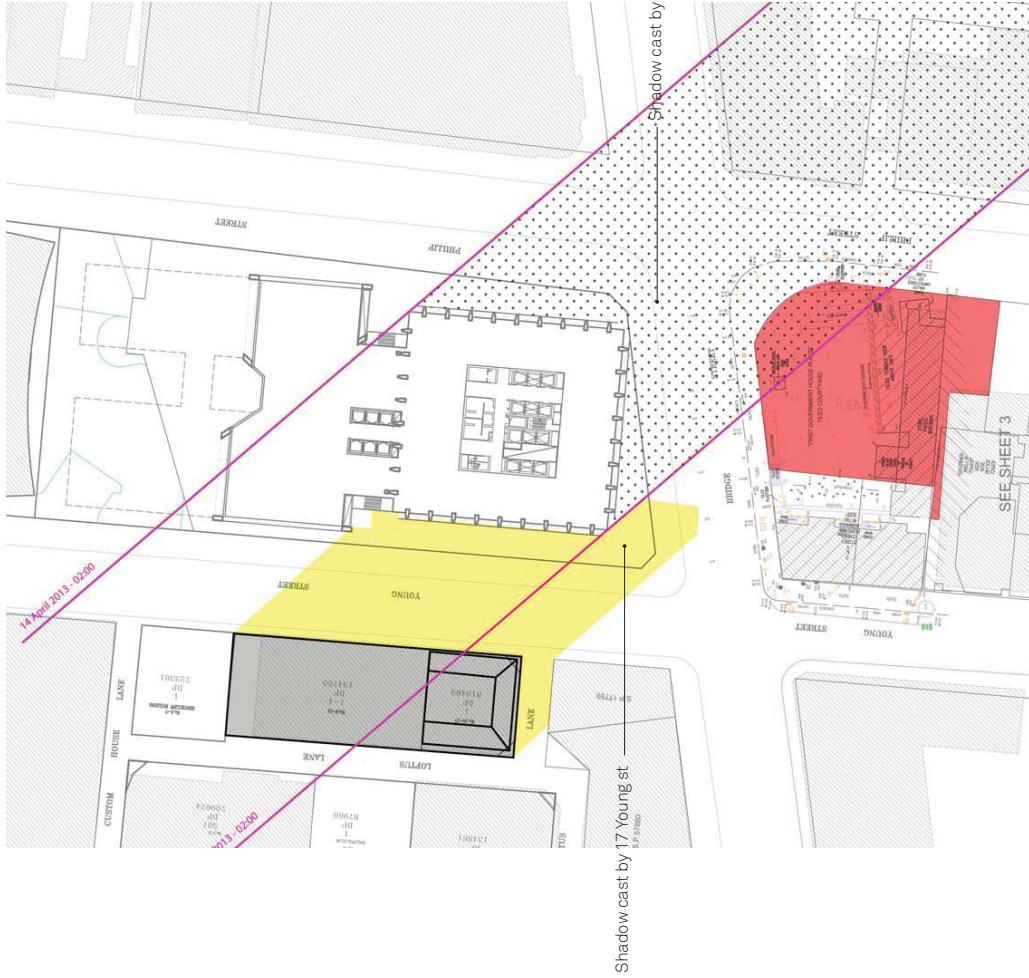
12:04 PM | 21 June



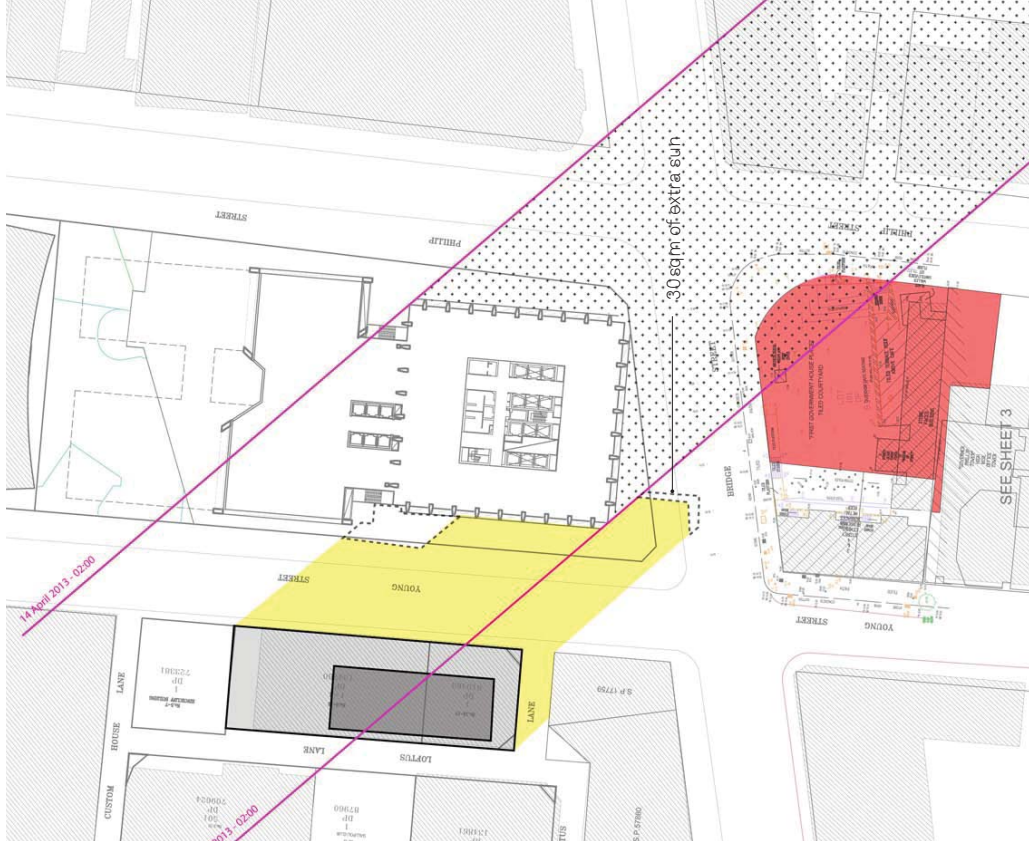
12:00 PM | 21 June

First Government House Place Study

No Change To First Government House Place



Existing  
2:00 PM | 14 April - 30 August



Proposed  
2:00 PM | 14 April - 30 August

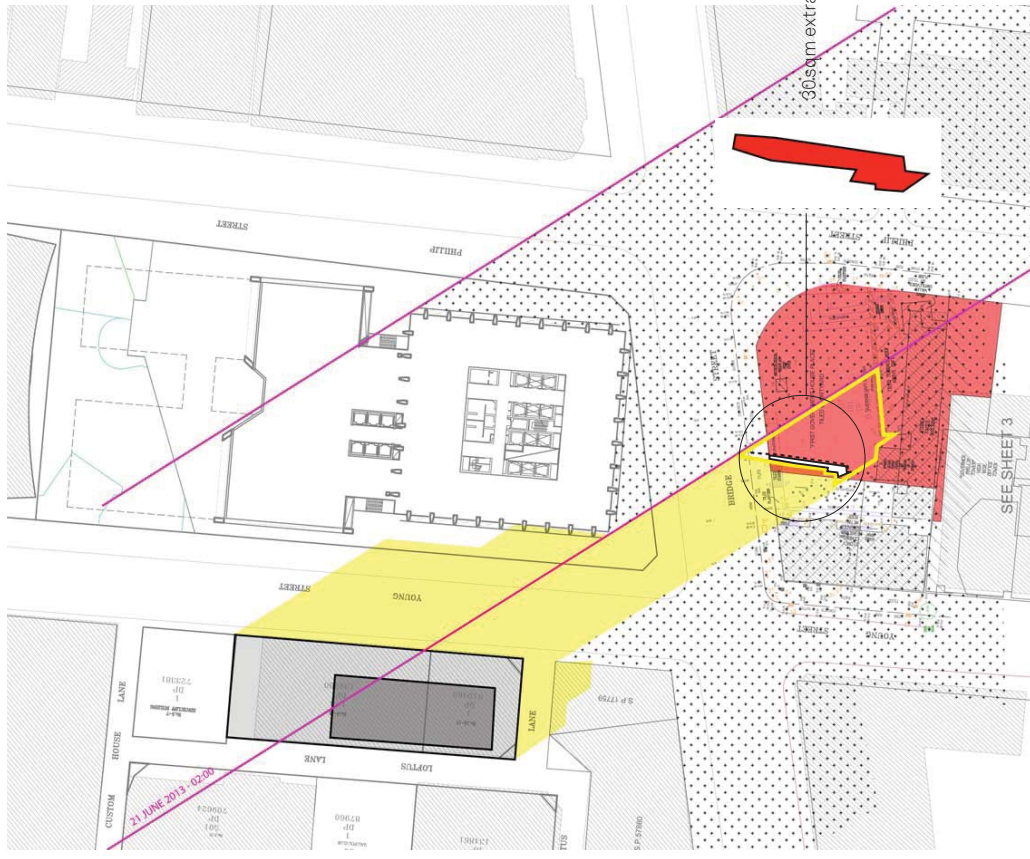


First Government House Place Study

**30m<sup>2</sup>** extra sun at 2pm  
(As a result of reduced massing to 17 Young Street building)

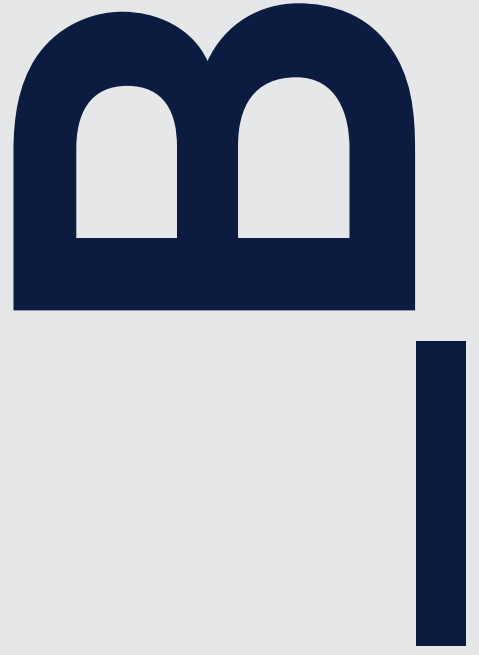


Existing  
2:00 PM | 21 June



Proposed  
2:00 PM | 21 June



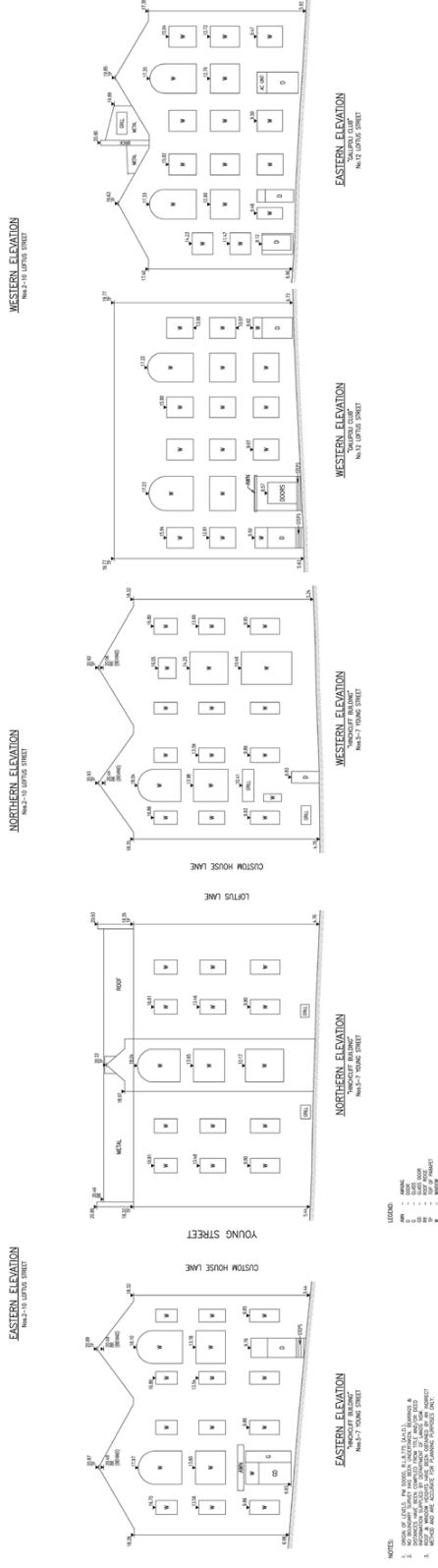
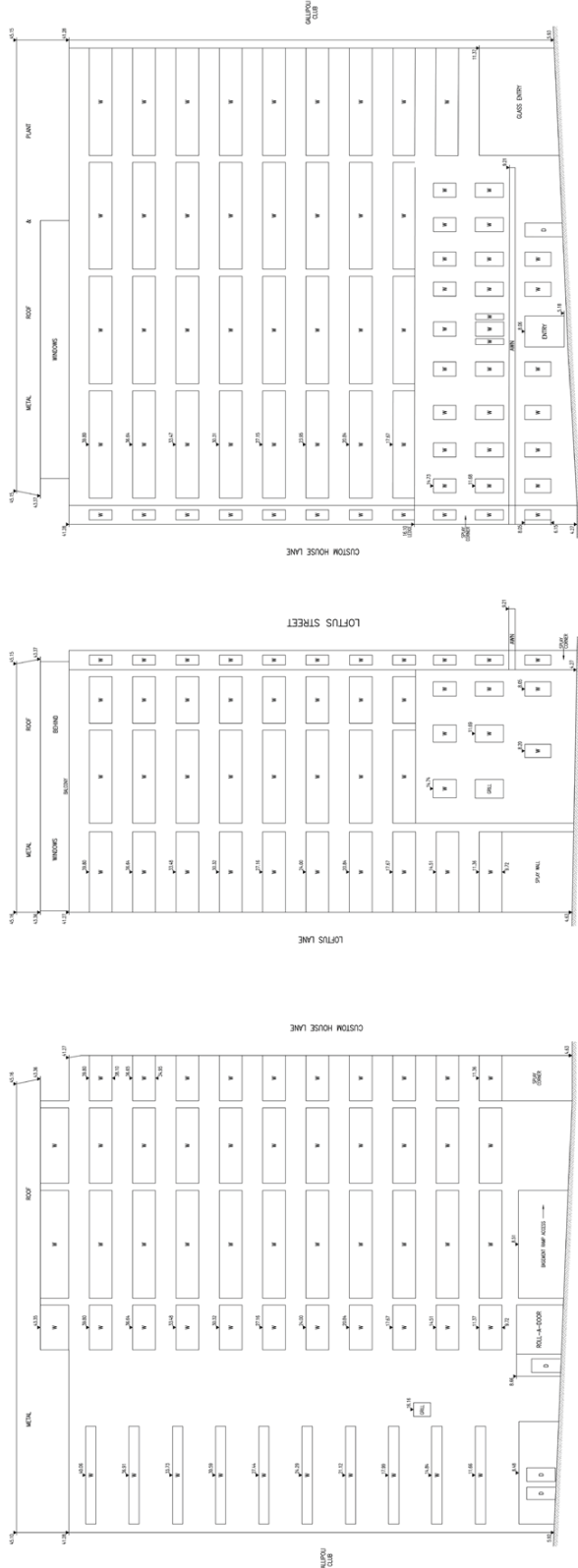








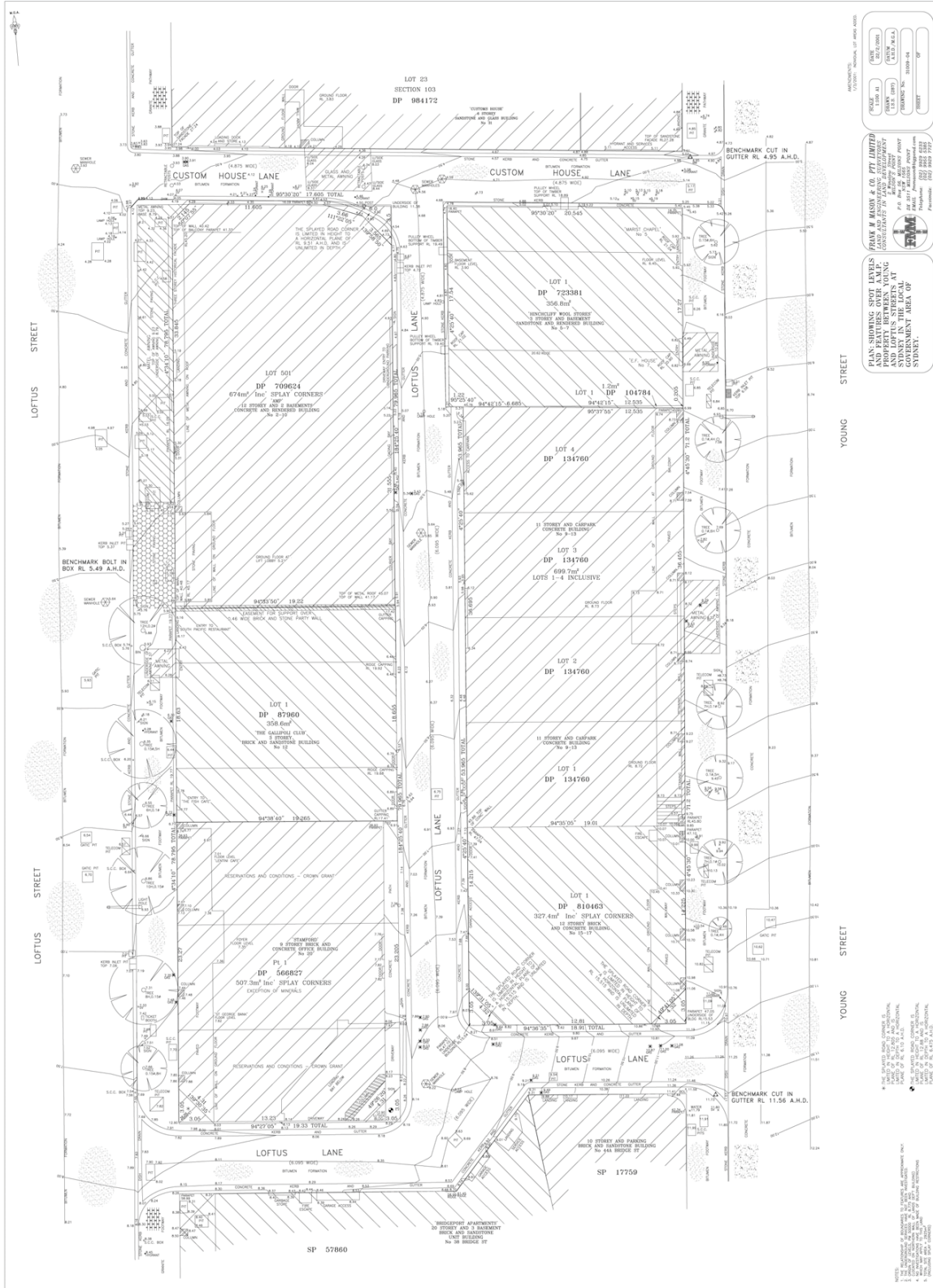




- NOTES:
1. CONSULT WITH THE ARCHITECT FOR ALL DIMENSIONS AND MATERIALS.
  2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- LEGEND:
- WALL
  - - - WINDOW
  - - - DOOR
  - - - ROOF
  - - - BALCONY
  - - - TERRACE
  - - - STAIR
  - - - ELEVATOR
  - - - PLUMBING
  - - - ELECTRICAL
  - - - MECHANICAL
  - - - FURNITURE
  - - - OTHER

CONSULTANTS: ARCHITECT: DENNY LINKER & CO. 20/07/12		DATE: 20/07/12	
PROJECT: AMP CIRCULAR QUAY PRECINCT SHADOW AND SUN ACCESS REPORT		DRAWN BY: JZ	
CLIENT: AMP CIRCULAR QUAY PRECINCT SHADOW AND SUN ACCESS REPORT		CHECKED BY: JZ	
PROJECT LOCATION: AMP CIRCULAR QUAY PRECINCT SHADOW AND SUN ACCESS REPORT		SCALE: 1:100	
PROJECT NO: AMP CIRCULAR QUAY PRECINCT SHADOW AND SUN ACCESS REPORT		PAGE: 59	

PLAN SHOWING ELEVATIONS  
YOUNG STREET & LOFTUS STREET  
STONEBY



SCALE: 1:500 (A1)  
 DATE: 02/12/2016  
 DRAWN BY: J. WILSON  
 CHECKED BY: J. WILSON  
 PROJECT: AMP CIRCULAR QUAY PRECINCT SHADOW AND SUN ACCESS REPORT

PLAN SHOWING LOT LEVELS AND FEATURES OVER A.M.P. AND LOTUS STREETS AT THE AMP CIRCULAR QUAY PRECINCT GOVERNMENT AREA OF SYDNEY.

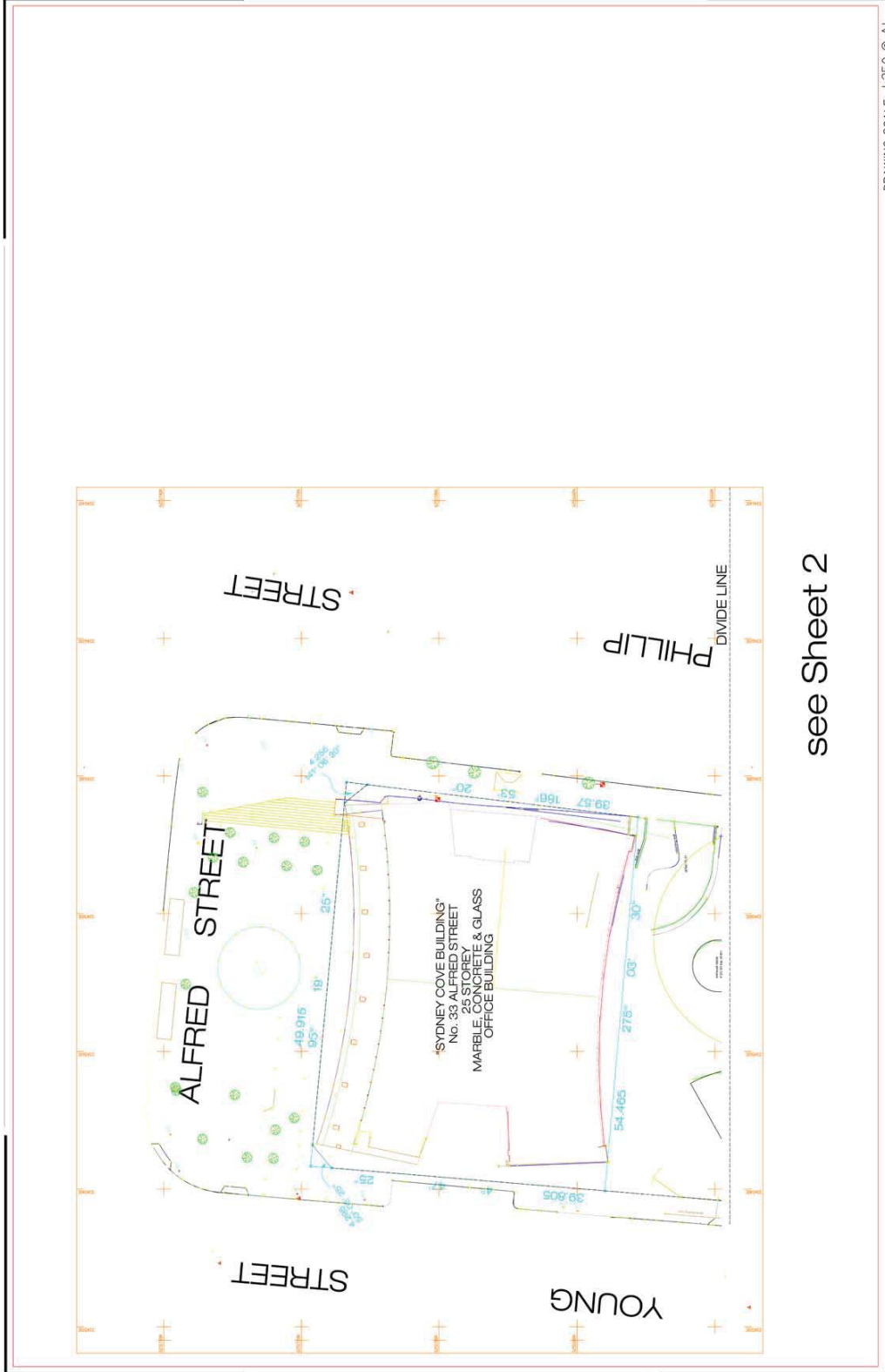
PREPARED BY: **PAVAK W. MASOK & CO. PTY LIMITED**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 10/110 MARKET STREET, SYDNEY NSW 2000  
 PHONE: (02) 9232 8888  
 FAX: (02) 9232 8888  
 EMAIL: PAVAK@PAVAK.COM.AU  
 WEBSITE: WWW.PAVAK.COM.AU

NOTES:

- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE PROPOSED BUILDINGS AT THE TIME OF THE REPORT.
- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE EXISTING BUILDINGS AT THE TIME OF THE REPORT.
- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE PROPOSED BUILDINGS AT THE TIME OF THE REPORT.
- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE EXISTING BUILDINGS AT THE TIME OF THE REPORT.
- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE PROPOSED BUILDINGS AT THE TIME OF THE REPORT.
- THE SHADDED AREAS INDICATE THE SHADOW CAST BY THE EXISTING BUILDINGS AT THE TIME OF THE REPORT.







see Sheet 2

DRAWING SCALE: 1:250 @ A1

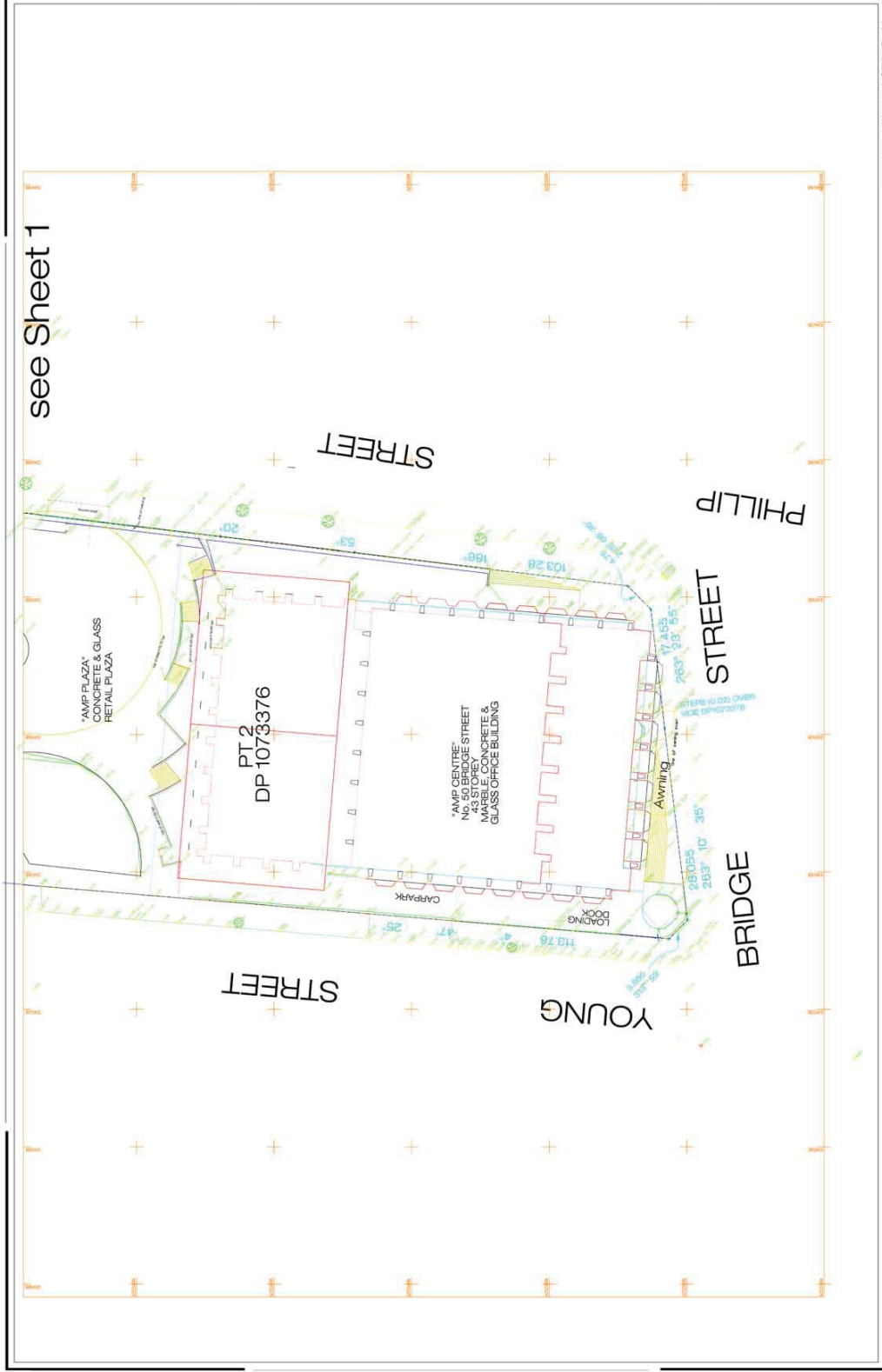
**NOTES**

- THESE NOTES FORM AN INTEGRAL PART OF THE PLANS AND MUST BE SHOWN AT ALL TIMES.
- DIMENSIONS ARE GIVEN IN METRES UNLESS OTHERWISE STATED.
- FORMATS IN A LARGE NUMBER (FOUR) ARE GIVEN IN METRES UNLESS OTHERWISE STATED.
- BOUNDARY AND TITLE INFORMATION DRAWN FROM DP 923576.
- NO AIRBORNE OR UTILITY INFORMATION HAS BEEN SHOWN OR INVESTIGATED.
- SCALE 1:250 @ A1

PLAN SHOWING LOCATION OF BUILDINGS AND LEVELS AT 50 BRIDGE STREET AT 50 BRIDGE STREET, SYDNEY PROJECT REFERENCE: 4216

**CLIENT:**  
AMP CAPITAL INVESTORS  
50 BRIDGE STREET  
SYDNEY, NSW, 2000

SHEET 1 OF 2  
DRAWING NO.: PL4216\_CADAST\_1



**NOTES**

- THESE NOTES FORM AN INTEGRAL PART OF THE PLANS AND MUST BE SHOWN AT ALL TIMES.
- ANY CHANGES TO THE PLANS MUST BE MADE IN THE ORIGINAL DIGITAL OR MICROCOPY FORMAT IN A legible manner.
- DIMENSIONS AND LEVELS ARE GIVEN IN METRES UNLESS OTHERWISE SPECIFIED.
- DIMENSIONS AND LEVELS ARE GIVEN IN METRES UNLESS OTHERWISE SPECIFIED.
- NO PARTS AND TOTAL DIMENSIONS HAVE BEEN CHECKED OR VERIFIED.
- SCALE 1:250 @ A1

**AMENDMENTS**

**PROJECT:**  
 PLAN SHOWING LOCATION OF BUILDINGS AND STRUCTURES AS SHOWN ON THE PLAN AT 50 BRIDGE STREET SYDNEY

**CLIENT:**  
 AMP CAPITAL INVESTORS  
 50 BRIDGE STREET  
 SYDNEY, NSW, 2000

**PSN**  
 LEVEL 21  
 211 MARKET STREET  
 NORTH SYDNEY, NSW, 2060  
 TELEPHONE 612 9556 6033  
 FACSIMILE 612 9556 7779

SHEET 1 OF 2  
 DRAWING NO. PL4216\_CADAST\_1  
 PROJECT REFERENCE: 4216

DRAWING SCALE: 1:250 @ A1

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