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AMP CIRCULAR QUAY PRECINCT MASTER PLAN ADDITIONAL VIEW ANALYSIS REPORT

Prepared for AMP Capital
06 May 2013

HASSELL

AMPCAPITAL 

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INTRODUCTION 1

VIEW IMPACT (33 ALFRED STREET CURTLAGE) 3

Introduction

This view analysis 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 (Hinchcliff 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

Methodology

The view analysis studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on a 3D city model of Sydney licenced for use by HASSELL.

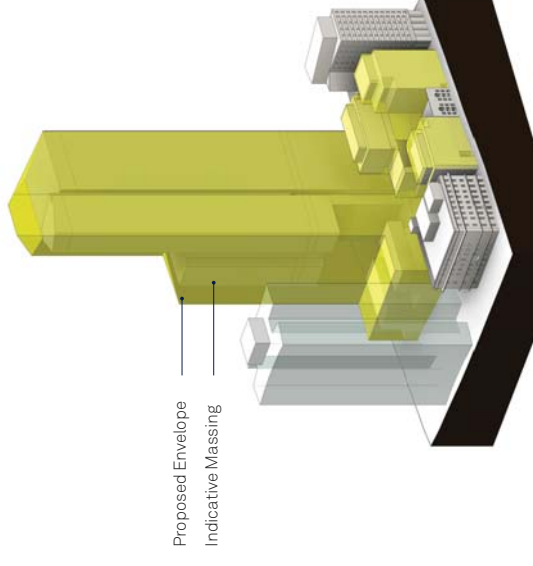
The view analysis studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.

Proposed Built Form Envelope

The view analysis studies contained within this report illustrate both the proposed built form envelope (shown transparent), and the indicative massing contained within the envelope (shown solid). See diagram opposite:

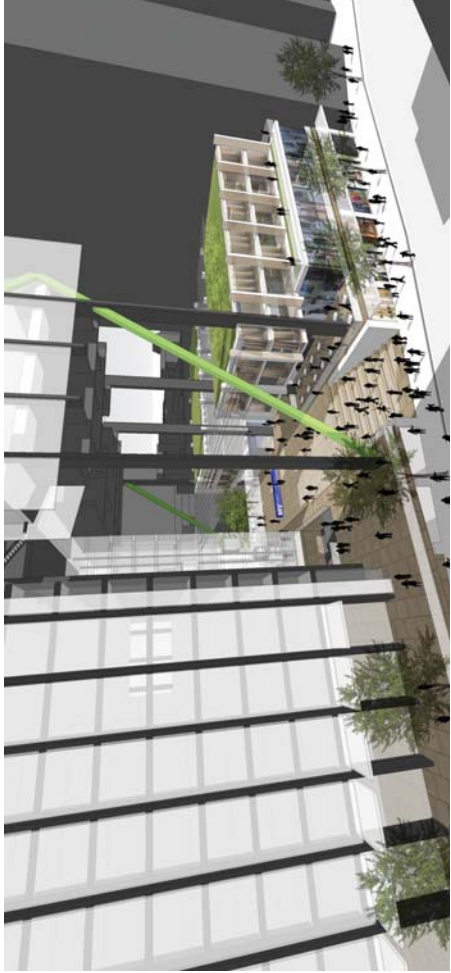
The proposed built form envelope documents the geometric envelope achievable within the constraints of the site, the indicative massing demonstrates one arrangement of the floor space quantum within the proposed envelope. The envelope is larger than the massing in order to preserve future flexibility.

Please note that this additional view analysis has been prepared in response to the ongoing consultation with Council's Strategic Planning Officers, following the submission to Council of the original View Analysis Report with the AMP Circular Quay Precinct Planning Justification Report (dated December 2012).



Proposed built form envelope and indicative massing

Indicative Architectural Concept Bridge & Alfred Podium



Indicative architectural concept (view from Philip Street)



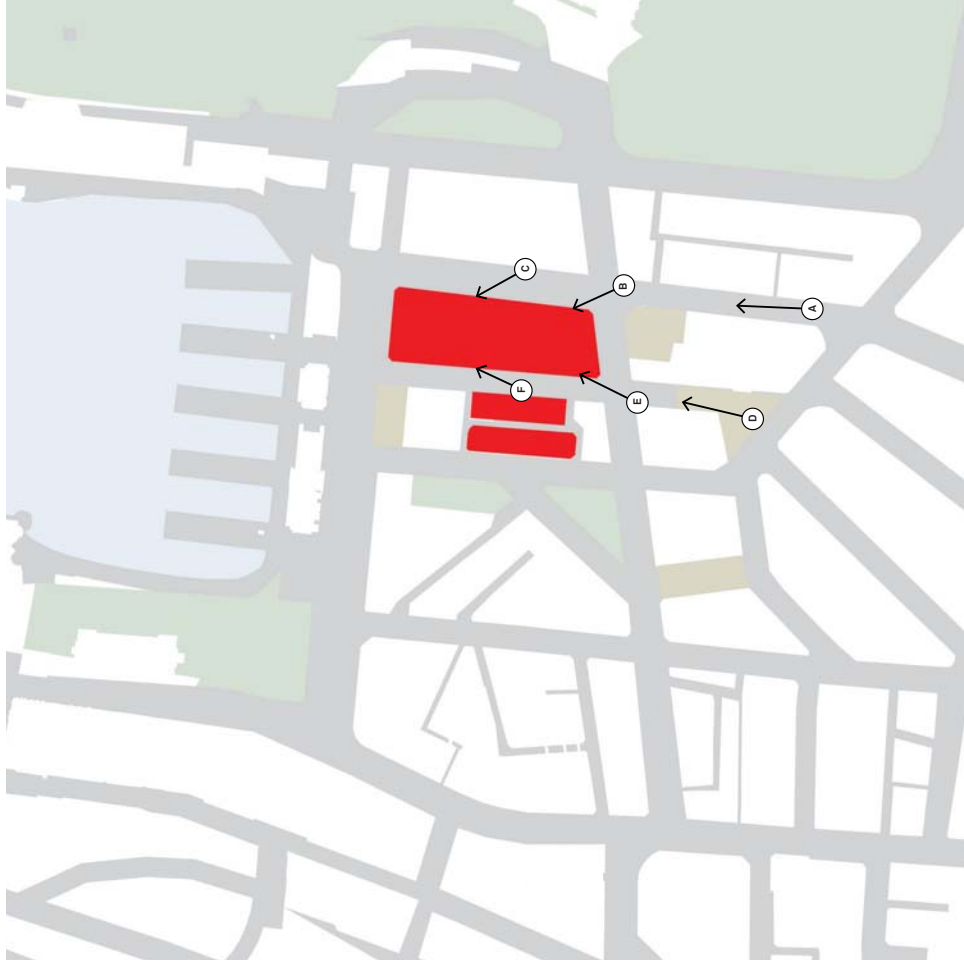
Indicative architectural concept (view from Young Street)

View Impact (33 Alfred Street Curtilage)

View Impact (33 Alfred Street Curtilage)

Location Map

- (A) Philip Street at Bent Street
- (B) Philip Street at Bridge Street
- (C) Philip Street midway between the Through Site Link & Bridge St
- (D) Young Street at Farrer Place
- (E) Young Street at Bridge Street
- (F) Young Street midway between the Through Site Link & Bridge St



View Impact (33 Alfred Street Curtilage)

View A Philip Street | At Bent Street



Existing



PREVIOUS ENVELOPE

Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)

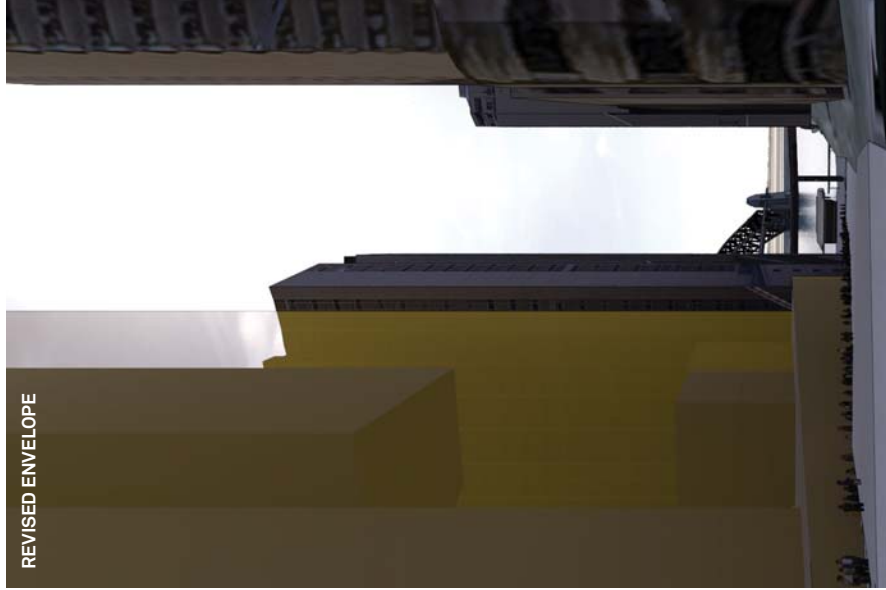
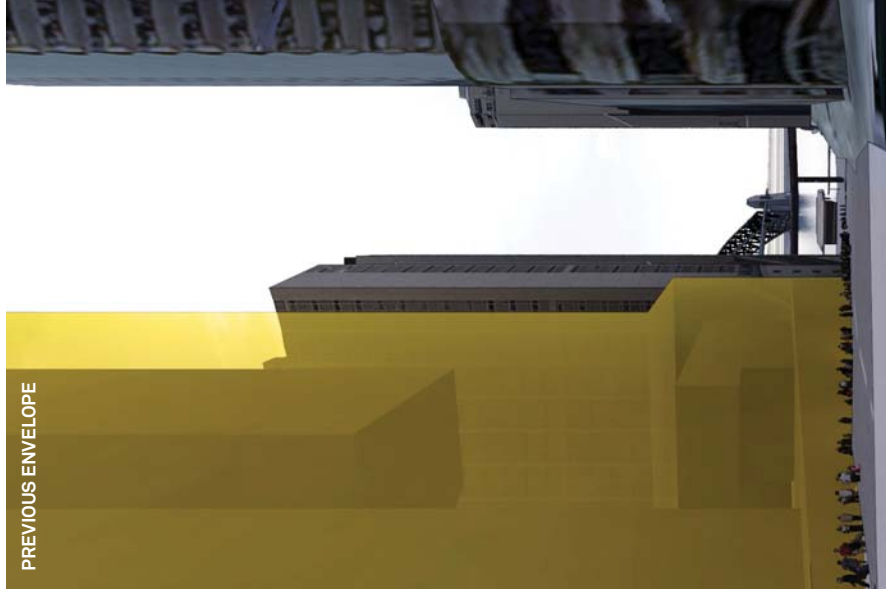


REVISED ENVELOPE

Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View B Philip Street | At Bridge Street



View Impact (33 Alfred Street Curtilage)

View C Philip Street | Midway Between The Through Site Link & Bridge St



Existing



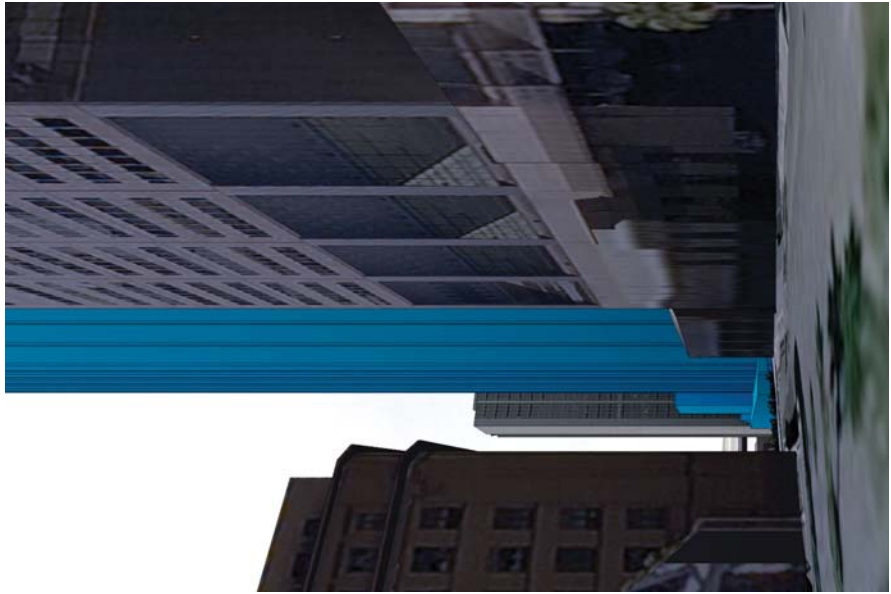
Proposed Maximum Envelope
Planning Justification Report Massing (Dec 2012)



Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View D Young Street | At Farrer Place



Existing



Proposed Maximum Envelope
Planning Justification Report Masing (Dec 2012)



Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View E Young Street | At Bridge Street



Existing



Proposed Maximum Envelope
Planning Justification Report Masing (Dec 2012)



Revised Maximum Envelope

View Impact (33 Alfred Street Curtilage)

View F Young Street | Midway Between The Through Site Link & Bridge St



Existing



Proposed Maximum Envelope
Planning Justification Report Missing (Dec 2012)



Revised Maximum Envelope

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