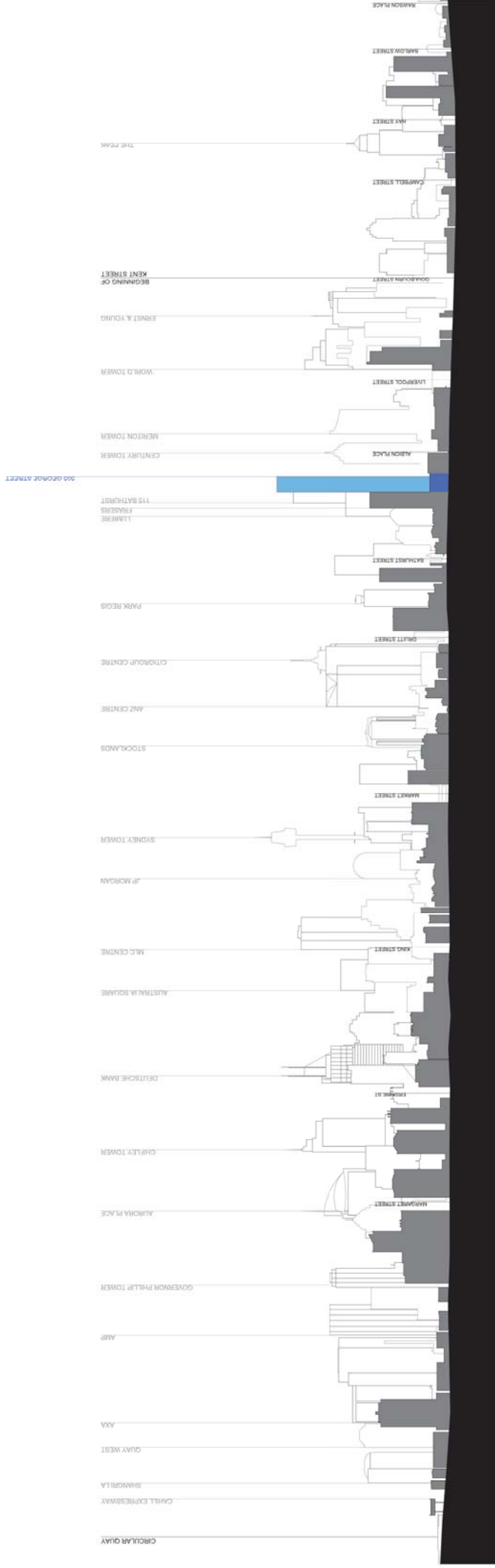


Investigation & Analysis

City Skyline Analysis

When a building of a substantial height is proposed, it's essential that a comparative analysis is undertaken across the city as a whole. The sectional diagram below identifies the major buildings located between Circular Quay and Central, and also reveals the existing density of the city skyline.

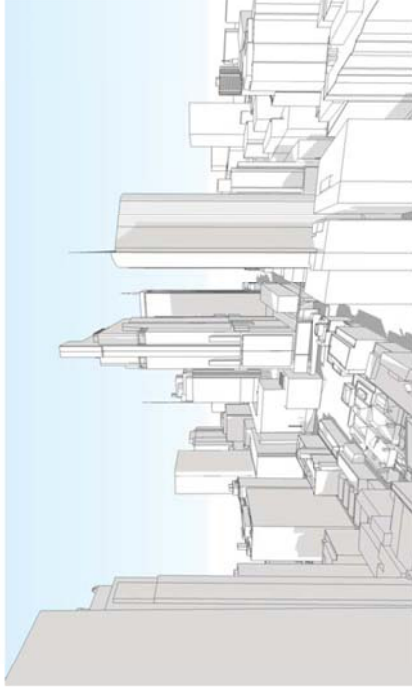
The proposed envelope at 505 George St, indicated in blue, has a maximum height of 260m, and presents a concomitant proportionality, balance and an appropriateness of place amongst other tall towers across the CBD. It will make a positive contribution to the city skyline and potentially serve as a future landmark.



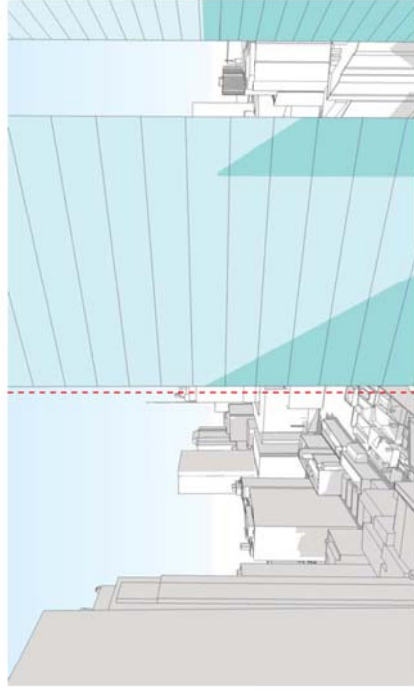
Investigation & Analysis View Access Through Site

A - From Lumiere 100m above ground

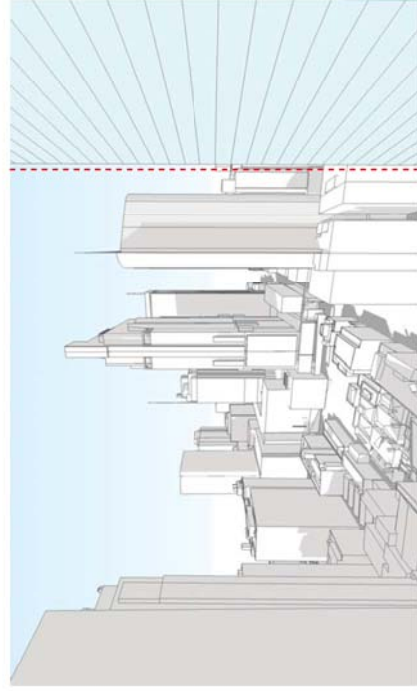
The proposed envelope substantially improves amenity and views to the south and south west, when compared to a complying dual tower arrangement, due to the generous tower setback from George St.



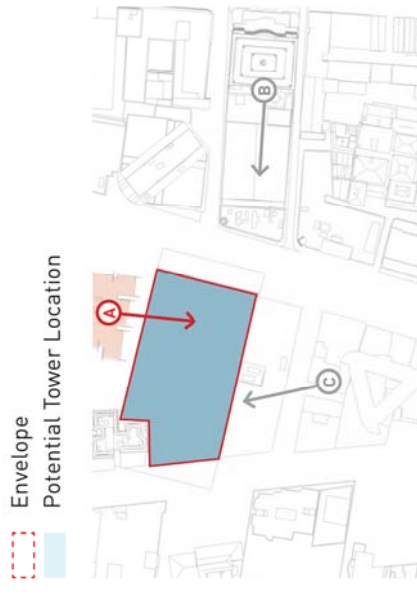
Existing Condition



Potential Complying Envelope & Tower



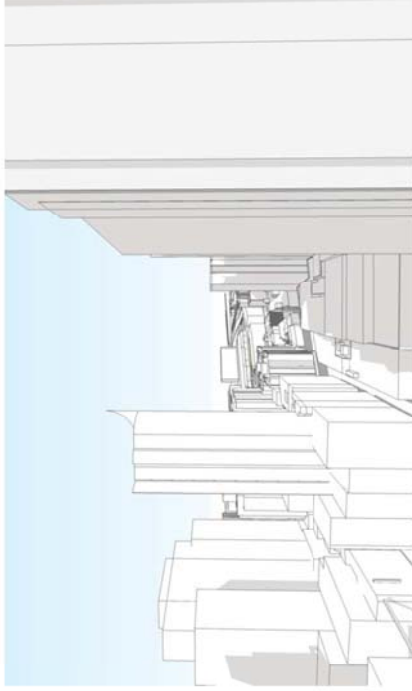
Proposed Envelope & Tower



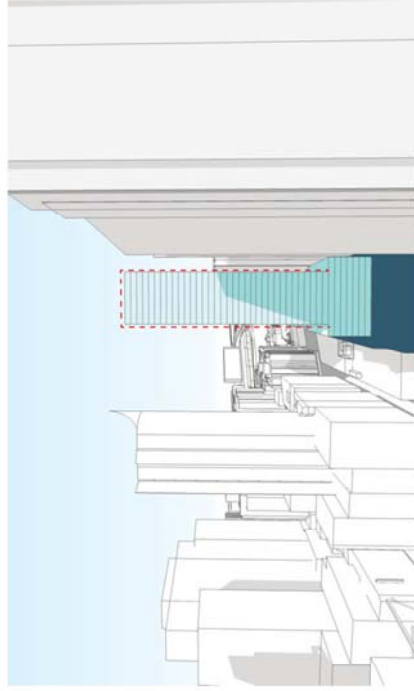
Investigation & Analysis View Access Through Site

B - From Century Tower 100m above ground

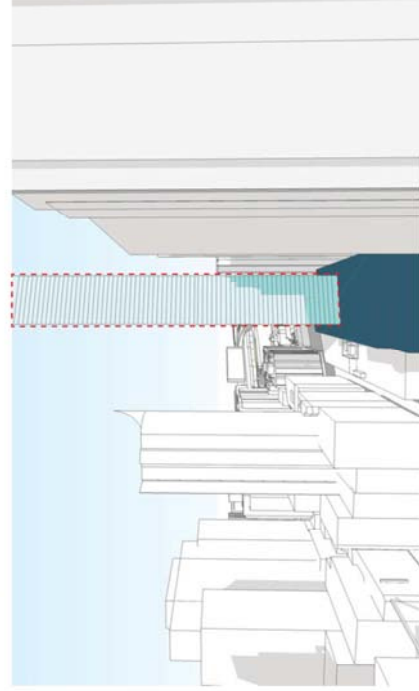
The proposed envelope improves views and aspect to the west, when compared to a complying dual tower arrangement, due to the slenderness of the tower and the generous setback from George St.



Existing Condition



Potential Complying Envelope & Tower



Proposed Envelope & Tower

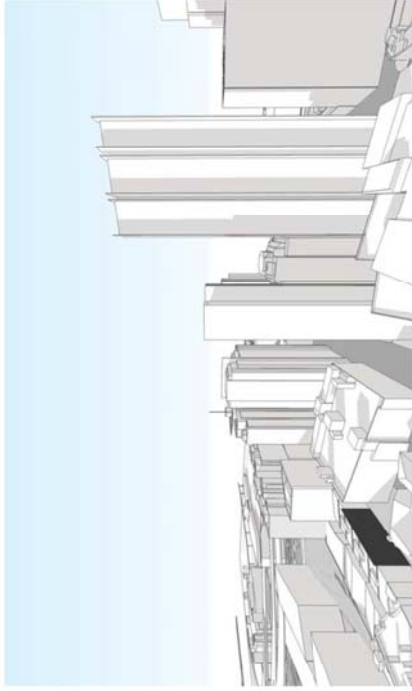
Envelope
Potential Tower Location



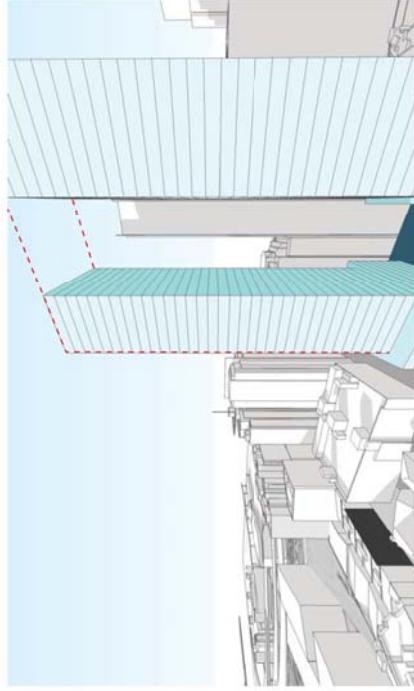
Investigation & Analysis View Access Through Site

C - From Meriton Tower 100m above ground

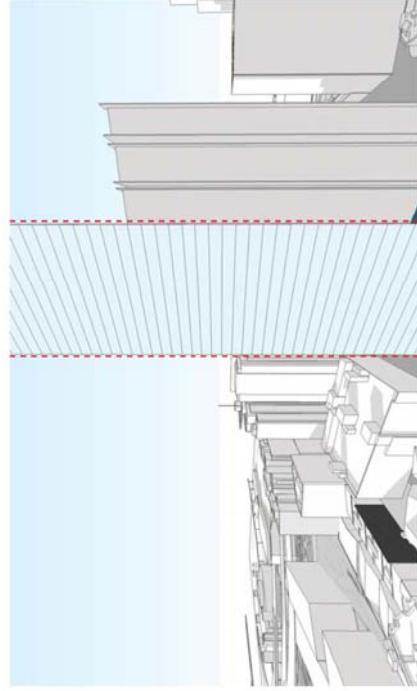
The proposed envelope substantially improves views and aspect to the north and northeast, when compared to a complying dual tower arrangement, due the generous setback from George St.



Existing Condition



Potential Complying Envelope & Tower

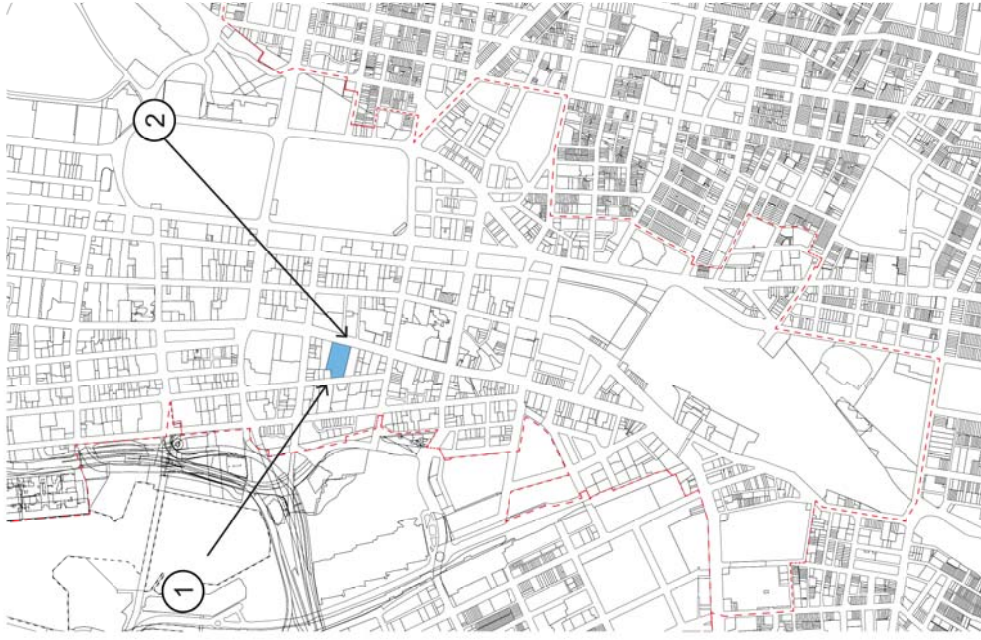


Proposed Envelope & Tower

Envelope
Potential Tower Location



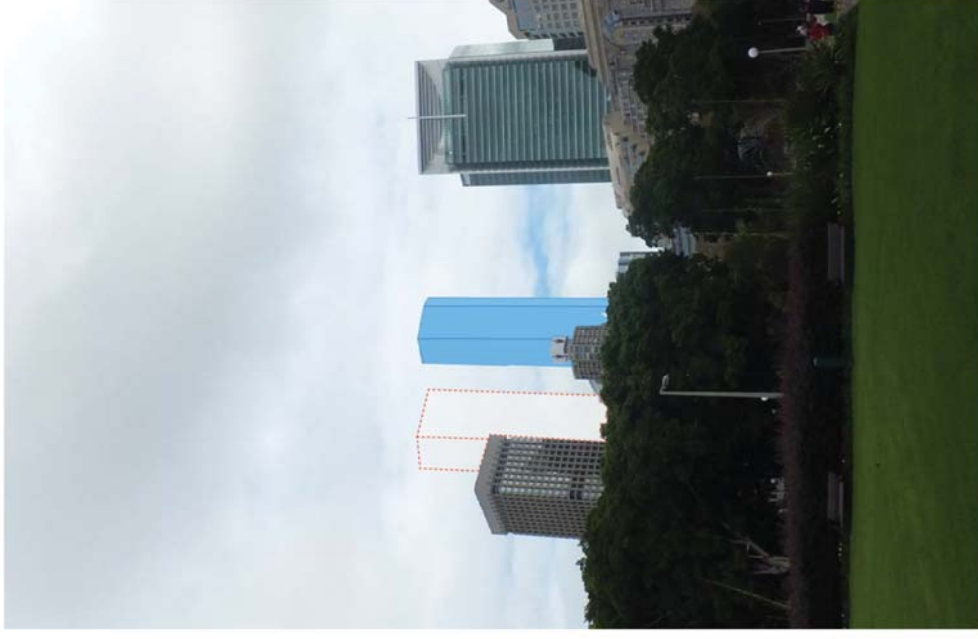
Investigation & Analysis View Corridors Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



1. Darling Harbour

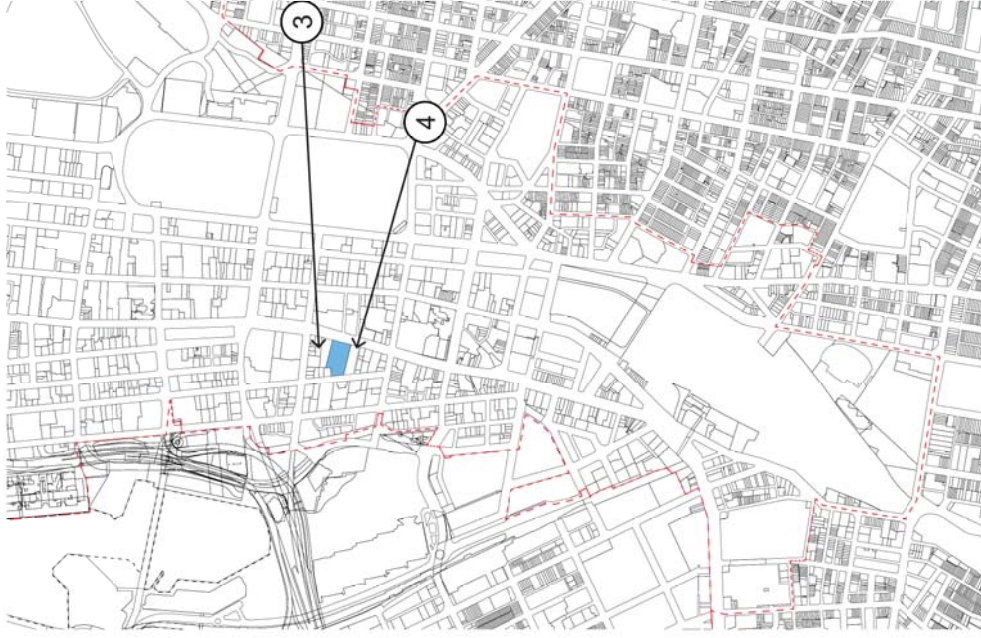


2. St Mary's Cathedral / Hyde Park

Investigation & Analysis

View Corridors

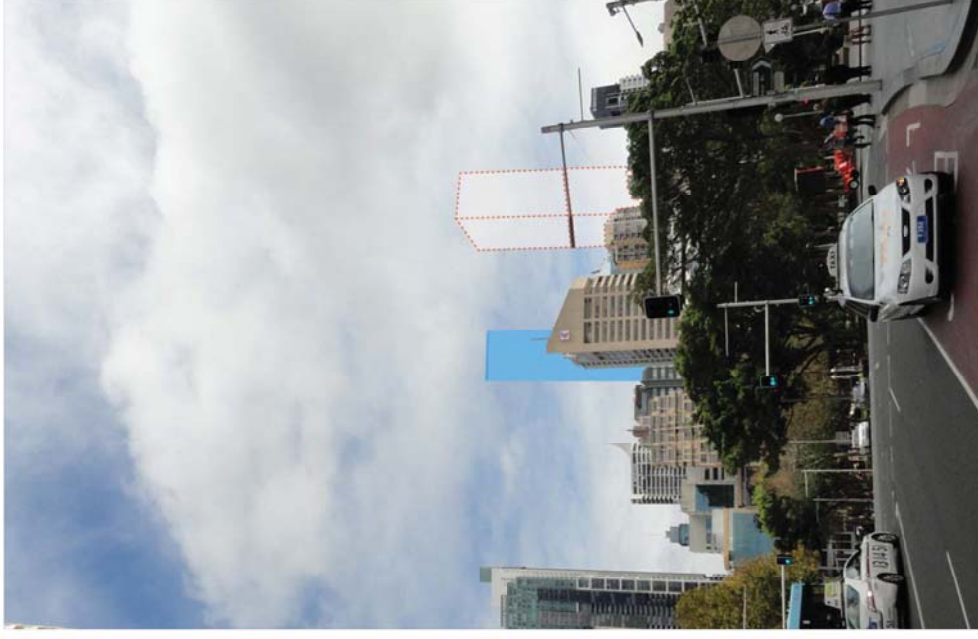
Proposed Envelope



-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)



3. William St / Kings Cross

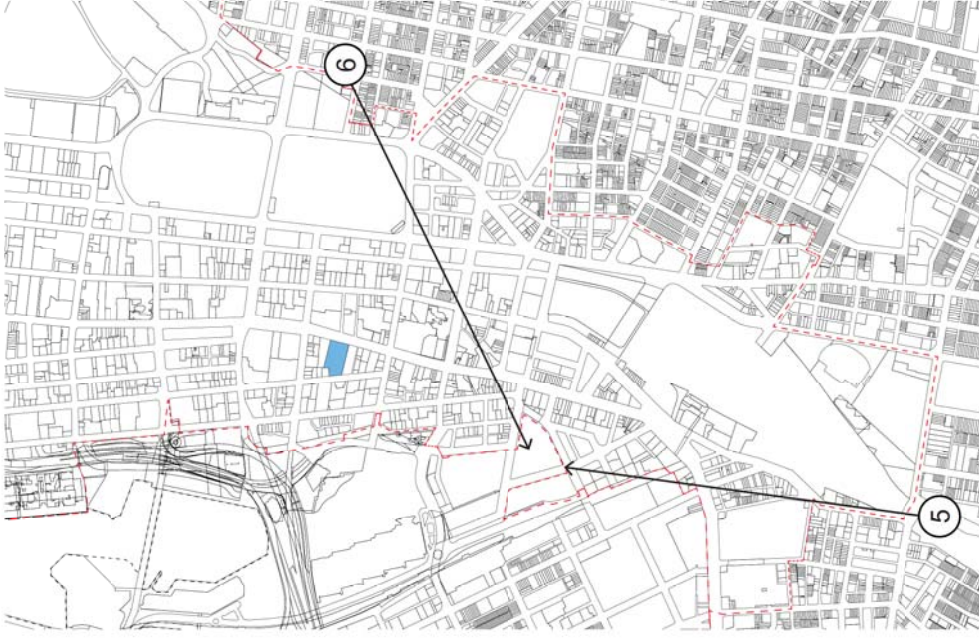


4. Oxford St / Hyde Park

Investigation & Analysis

View Corridors

Proposed Envelope



-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)

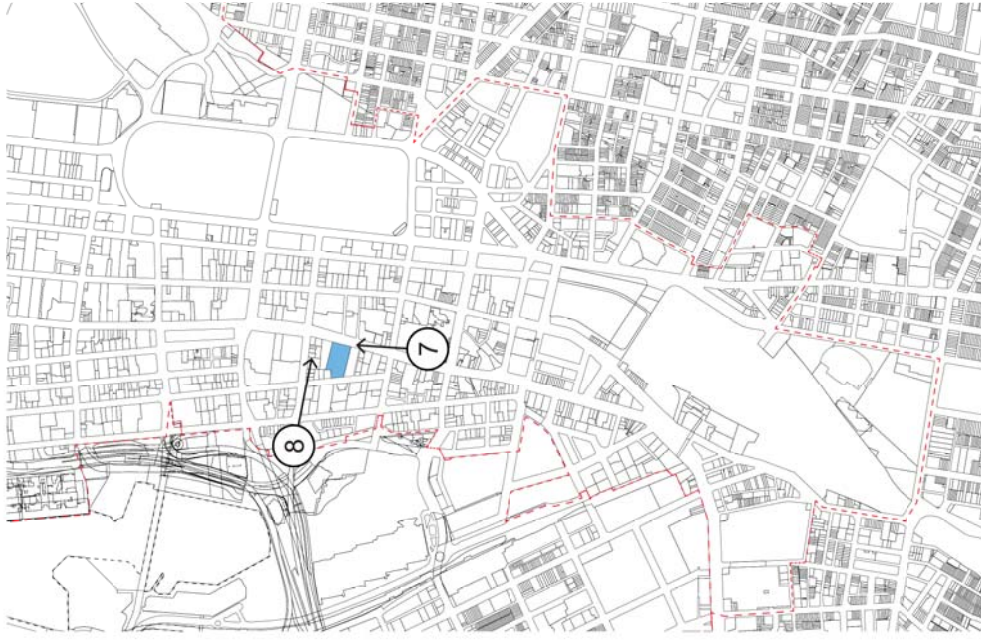


5. Cleveland St



6. Challis Ave / Victoria Street, Potts Point

Investigation & Analysis View Corridors Proposed Envelope



505 George St Proposed Envelope
 115 Bathurst St (Greenland development)

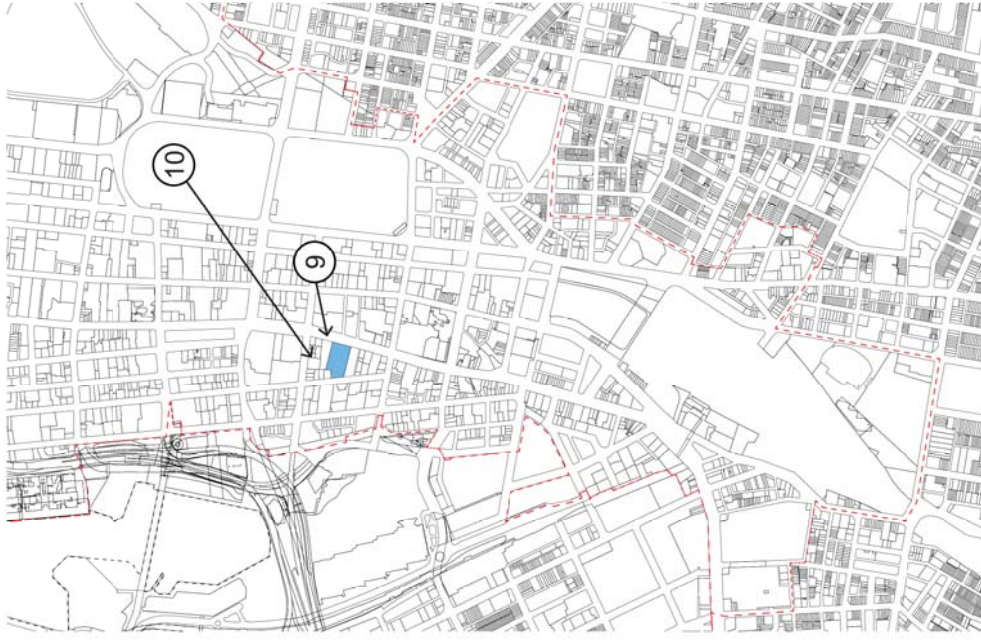


7. Looking North along George St



8. Looking East along Bathurst

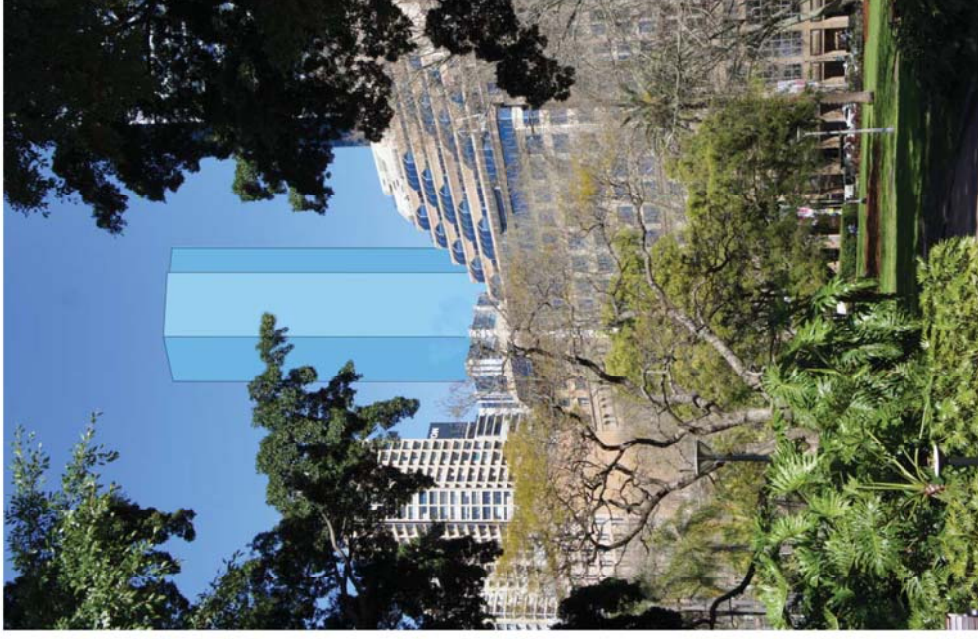
Investigation & Analysis View Corridors Proposed Envelope



505 George St Proposed Envelope
115 Bathurst St (Greenland development)



9. Looking West along Bathurst St

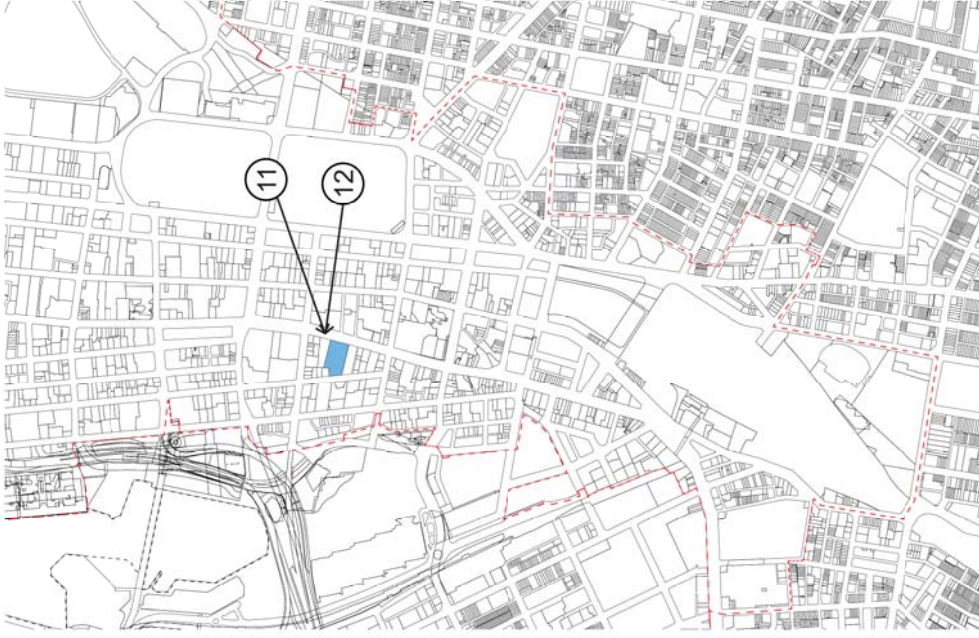


10. Looking South-West from Hyde Park North

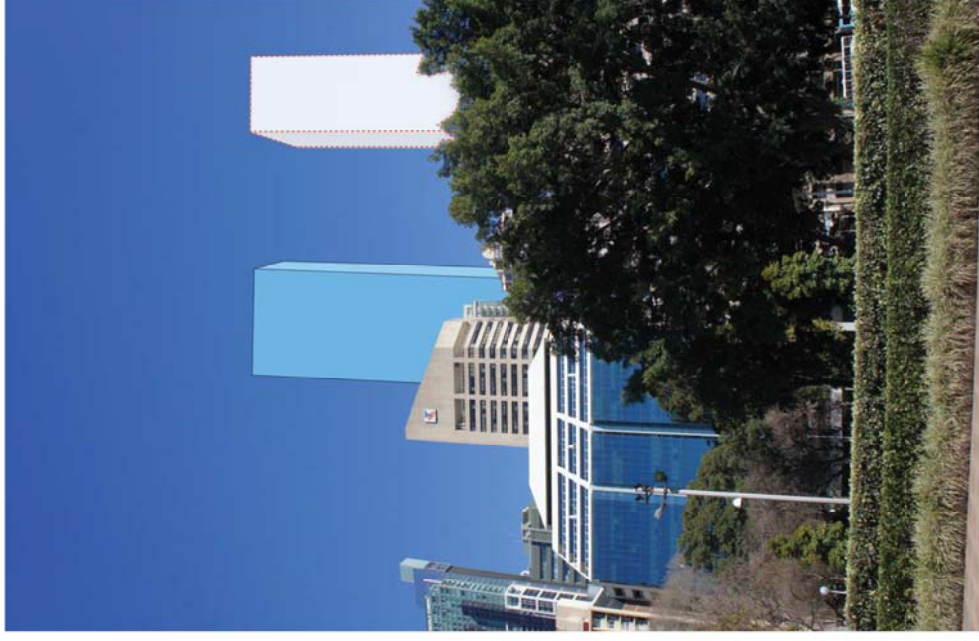
Investigation & Analysis

View Corridors

Proposed Envelope



11. Looking West from Hyde Park Central



12. Looking West from Hyde Park South

- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)

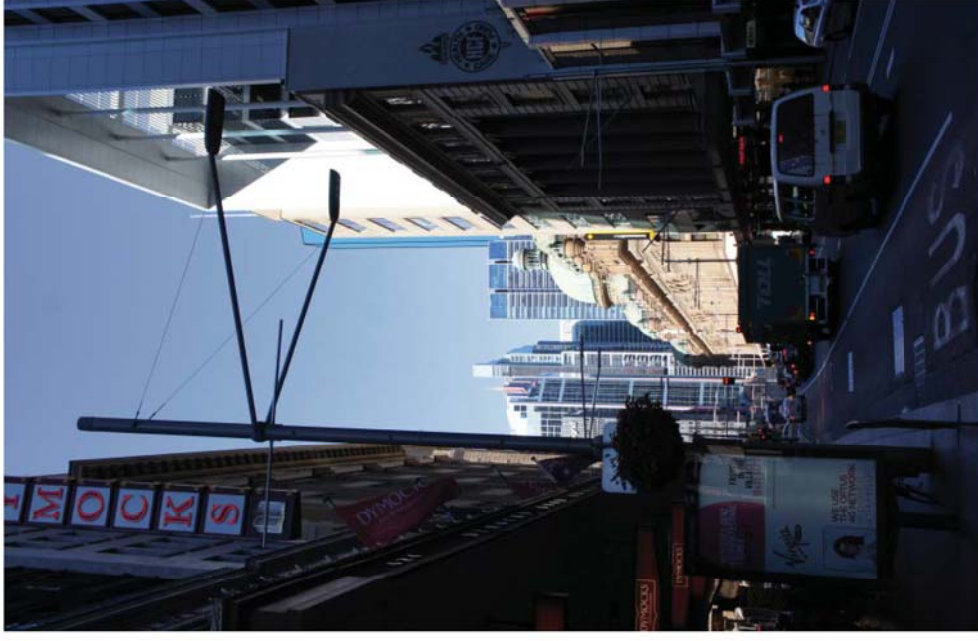
Investigation & Analysis

View Corridors

Proposed Envelope



13. Looking South towards QVB on George Street



14. Looking South towards QVB on George Street

505 George St Proposed Envelope

115 Bathurst St (Greenland development)



Investigation & Analysis View Corridors Proposed Envelope

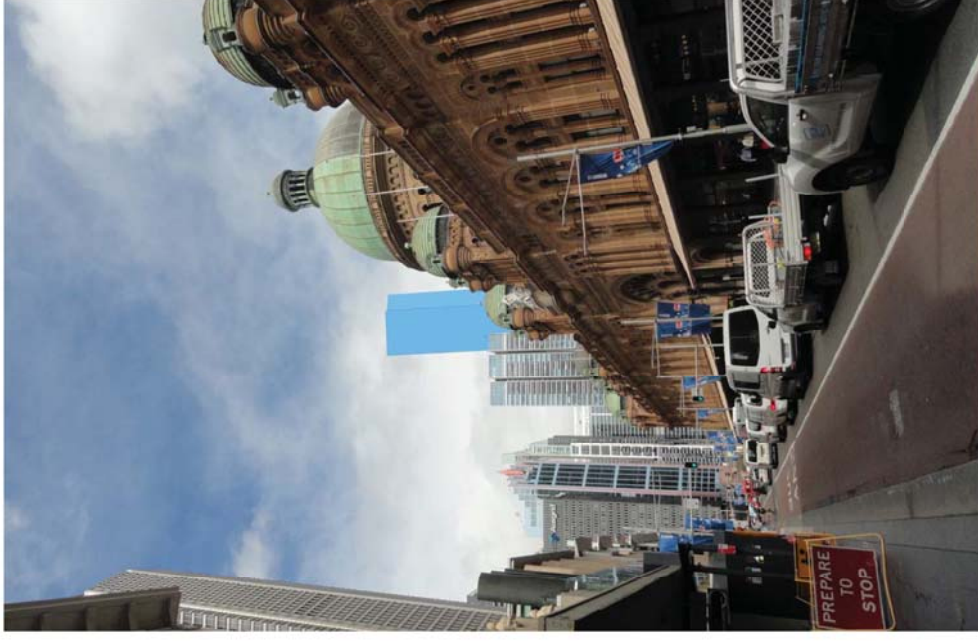


505 George St Proposed Envelope

115 Bathurst St (Greenland development)



15. Looking South towards QVB on George Street



16. Looking South along George St

Investigation & Analysis View Corridors Proposed Envelope



17. Looking South on York Street



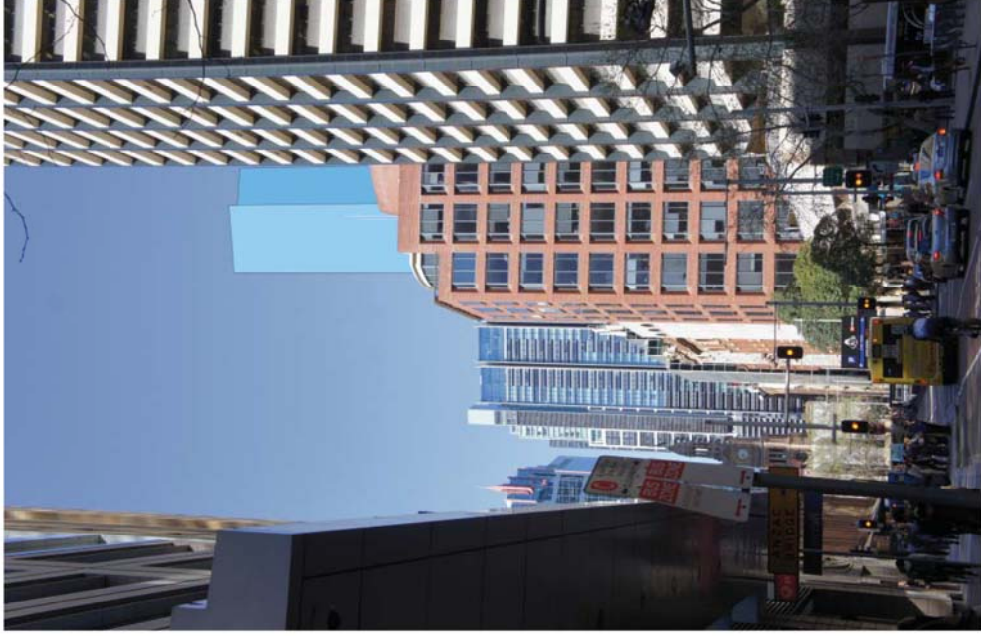
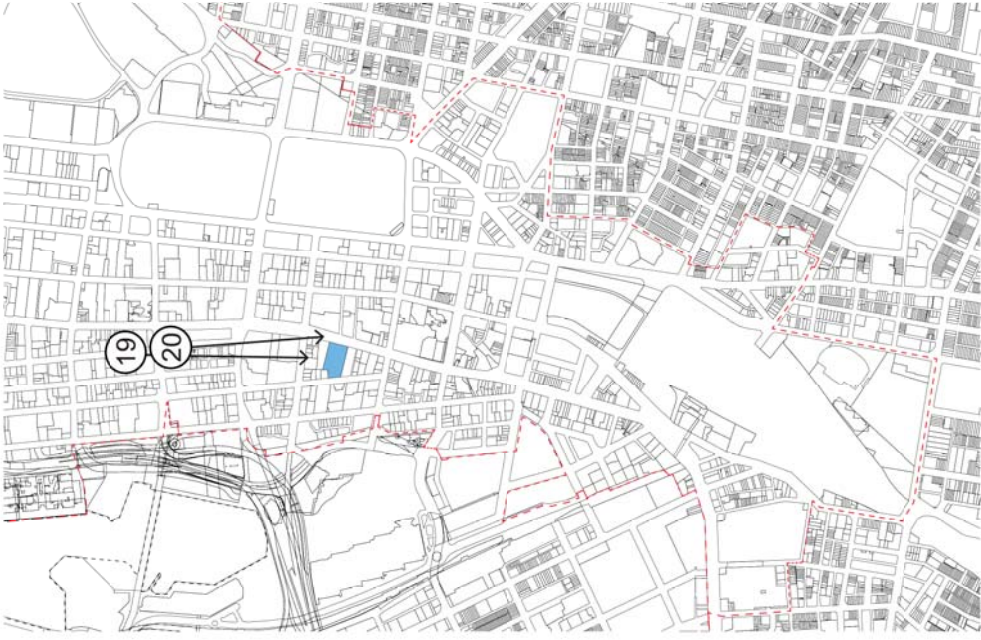
18. Looking South on York Street

-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)

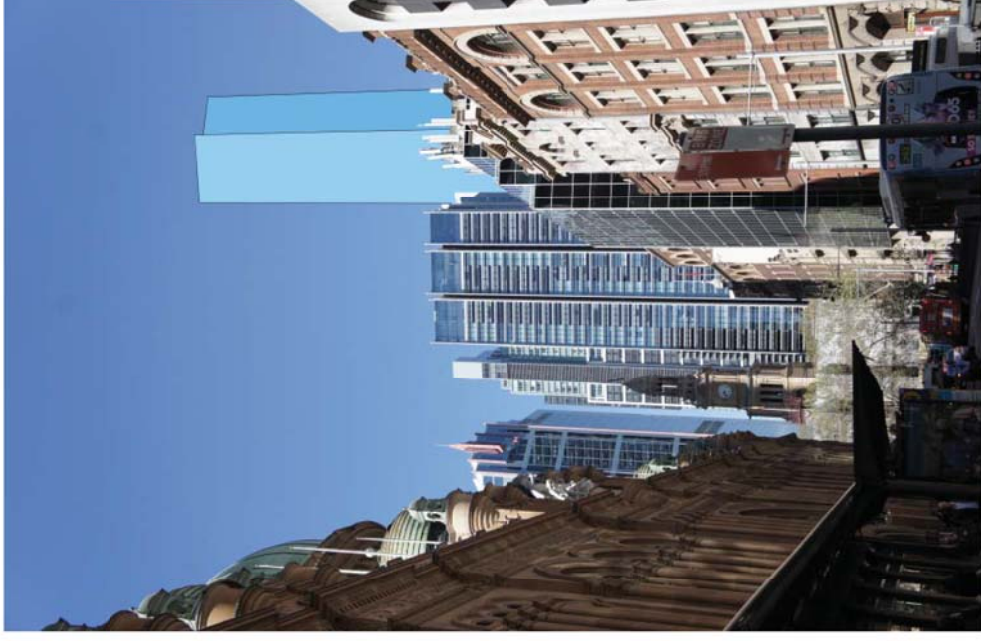
Investigation & Analysis

View Corridors

Proposed Envelope



19. Looking South on York Street



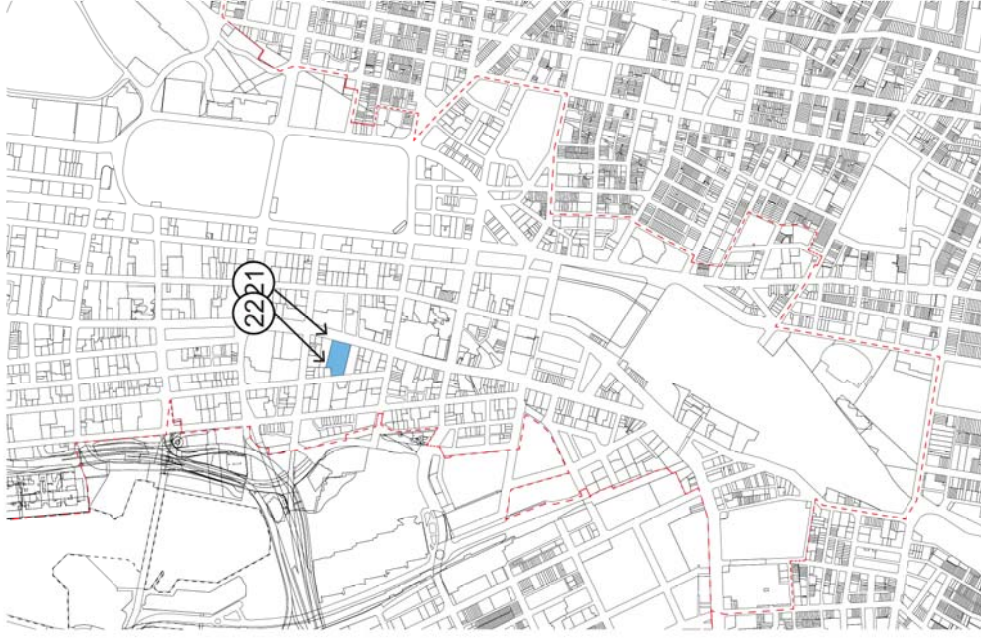
20. Looking South on York Street

- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)

Investigation & Analysis

View Corridors

Proposed Envelope



505 George St Proposed Envelope

115 Bathurst St (Greenland development)



21. Looking West towards Town Hall on Park Street

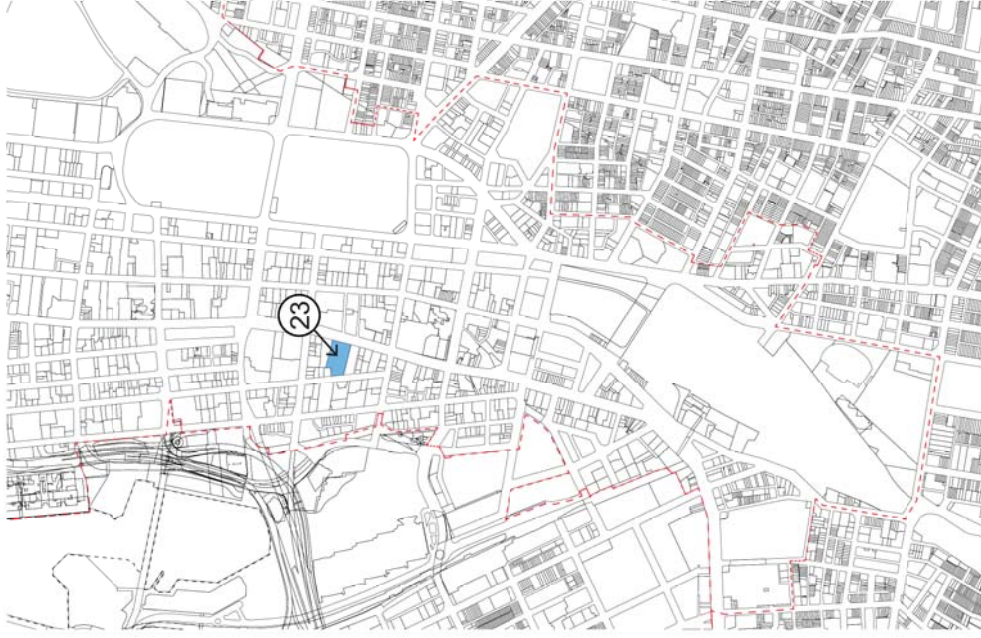


22. Looking South towards Town Hall from the corner of George and Park Street

Investigation & Analysis

View Corridors

Proposed Envelope



23. Looking South towards Town Hall from the corner of Bathurst and George Street

505 George St Proposed Envelope

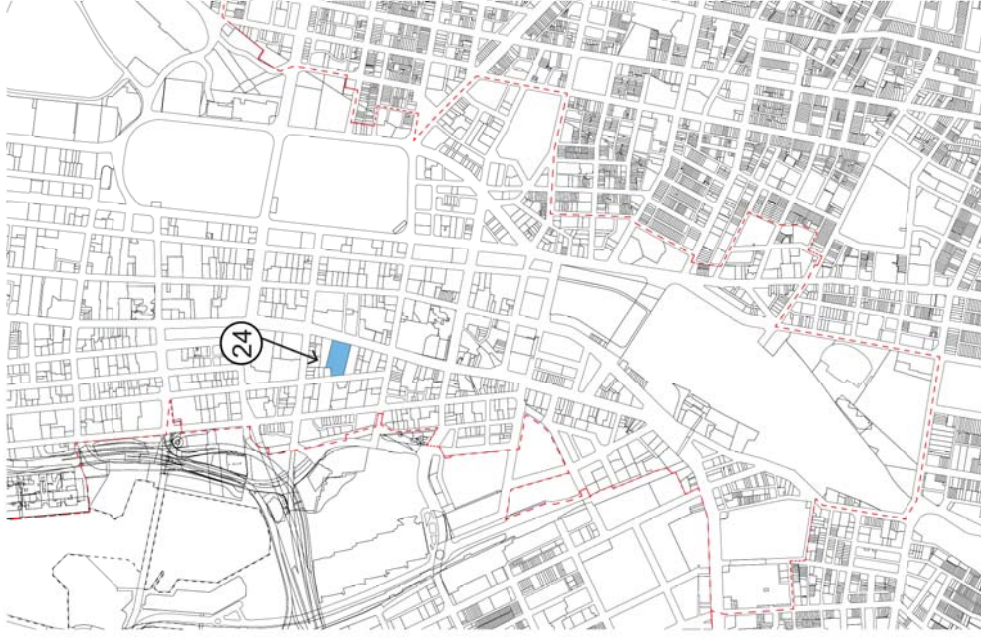
115 Bathurst St (Greenland development)



Investigation & Analysis

View Corridors

Proposed Envelope



505 George St Proposed Envelope

115 Bathurst St (Greenland development)



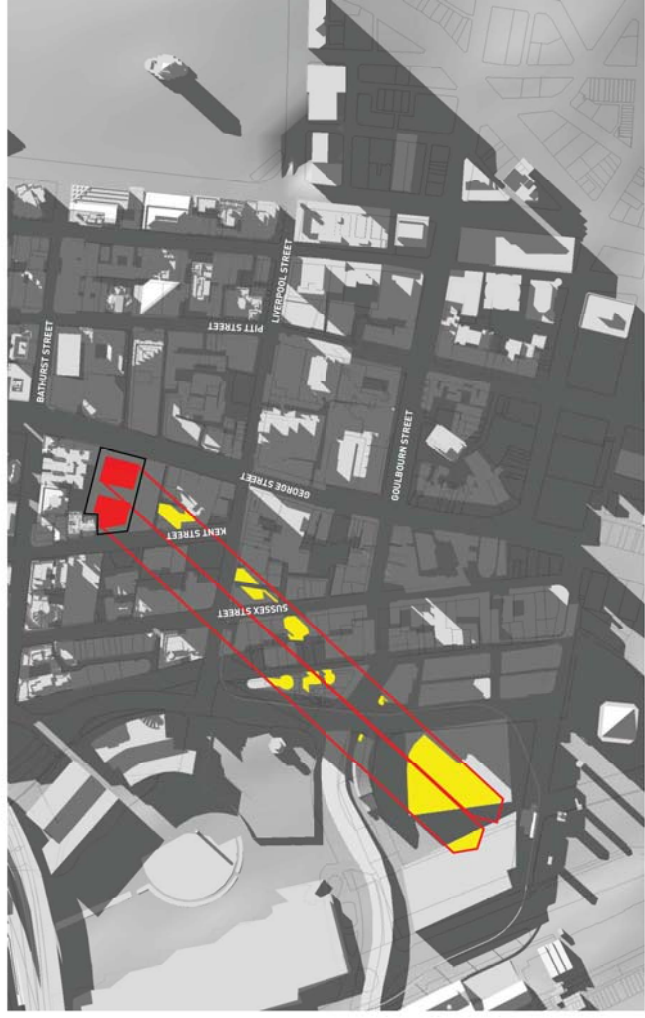
24. Looking South towards Town Hall from the corner of York and Druitt Street

Investigation & Analysis

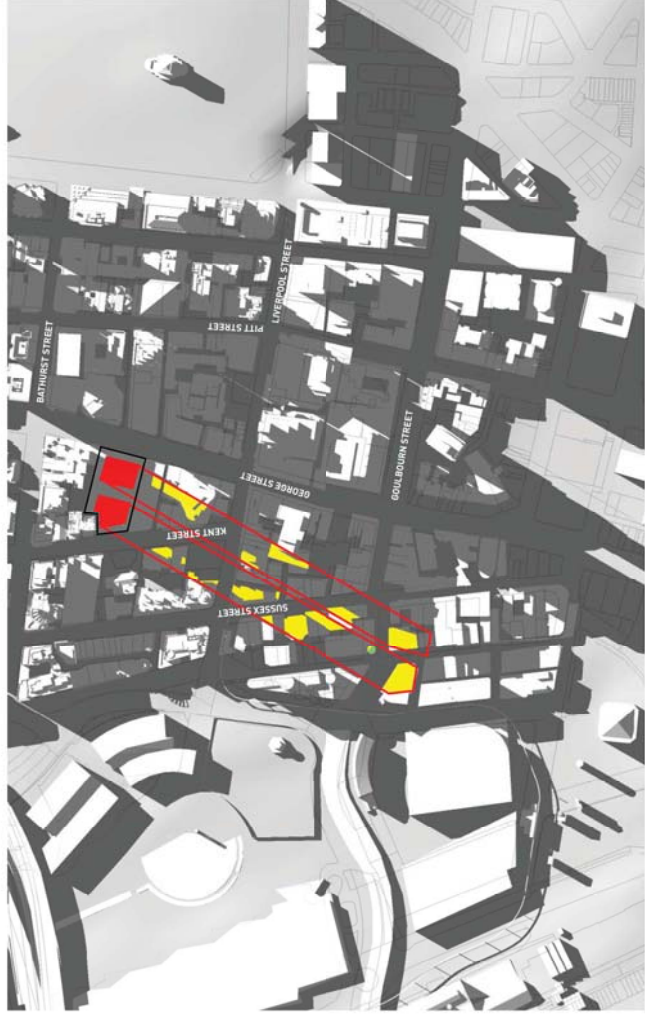
Shadow Analysis - Context

Complying Dual Tower

Winter Solstice - 21 June



9am



10am

- Existing Shadow
- Proposed Envelope Shadow
- Rooftops Affected by Proposed Envelope
- Street Level Affected by Proposed Envelope

Investigation & Analysis

Shadow Analysis - Context

Complying Dual Tower





Winter Solstice - 21 June



11am



12pm

-  Existing Shadow
-  Proposed Envelope Shadow
-  Rooftops Affected by Proposed Envelope
-  Street Level Affected by Proposed Envelope

Investigation & Analysis

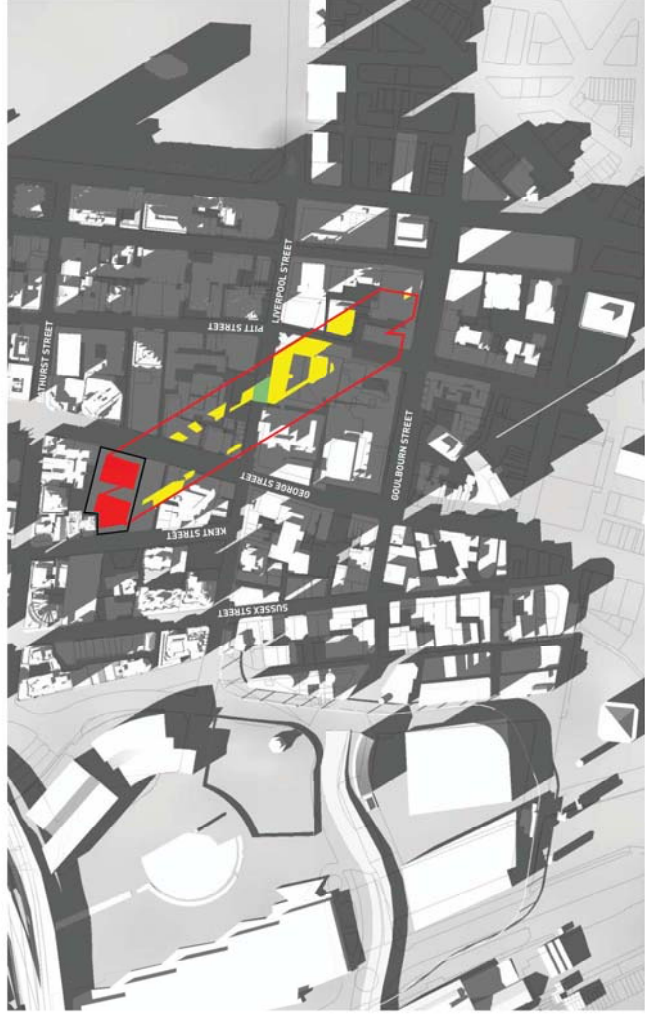
Shadow Analysis - Context

Complying Dual Tower

Winter Solstice - 21 June



1pm



2pm

- Existing Shadow
- Proposed Envelope Shadow
- Rooftops Affected by Proposed Envelope
- Street Level Affected by Proposed Envelope

Investigation & Analysis

Shadow Analysis - Context

Complying Dual Tower

Winter Solstice - 21 June



3pm

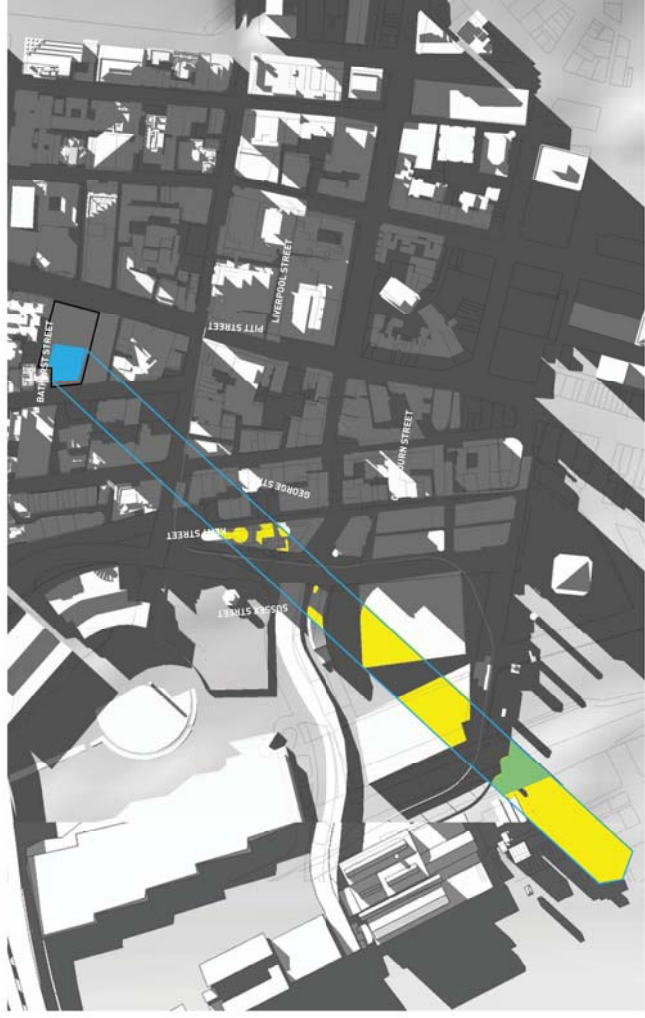
- Existing Shadow
- Proposed Envelope Shadow
- Roof tops Affected by Proposed Envelope
- Street Level Affected by Proposed Envelope

Investigation & Analysis

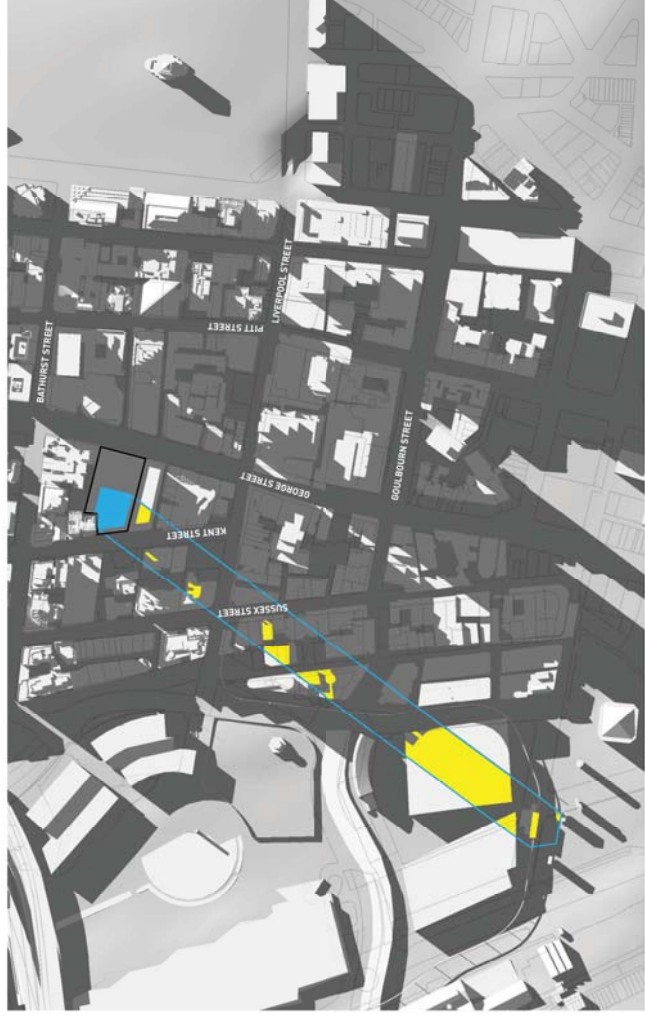
Shadow Analysis - Context

Proposed Envelope

Winter Solstice - 21 June



9am



930am

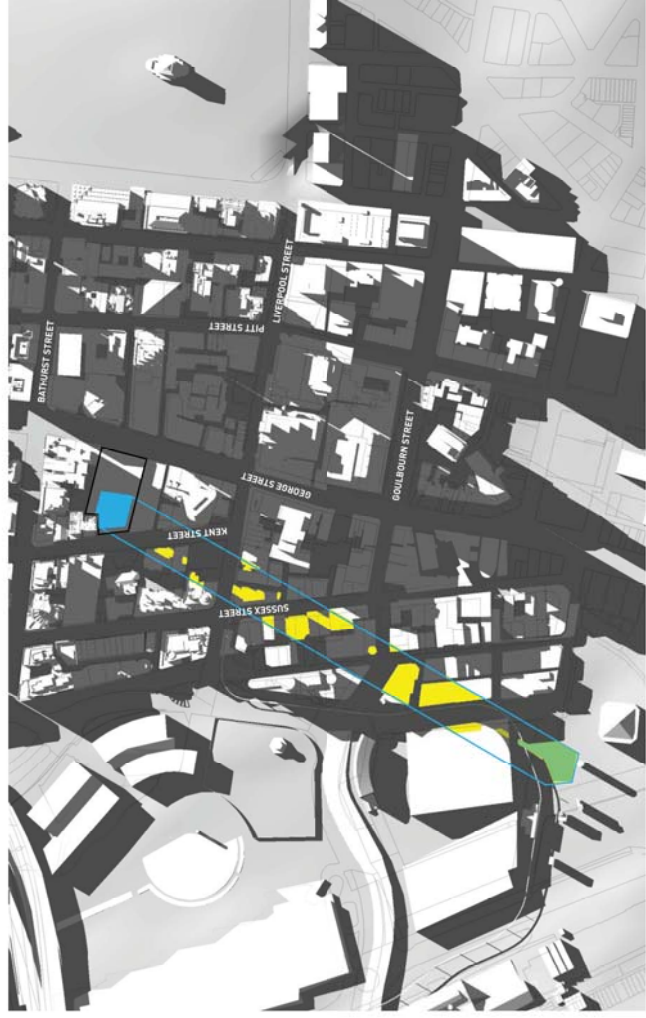
- Existing Shadow
- Proposed Envelope Shadow
- Rooftops Affected by Proposed Envelope
- Street Level Affected by Proposed Envelope

Investigation & Analysis

Shadow Analysis - Context

Proposed Envelope

Winter Solstice - 21 June



10am



11am

- Existing Shadow
- Proposed Envelope Shadow
- Rooftops Affected by Proposed Envelope
- Street Level Affected by Proposed Envelope