

ATTACHMENT B

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VISUAL IMPACT ASSESSMENT

50 BRIDGE STREET, SYDNEY

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Visual Impact Analysis



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DOCUMENT CONTROL

ISSUE	DATE	DESCRIPTION
1	02.07.2015	STAGE TWO DEVELOPMENT APPLICATION



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1.00 INTRODUCTION



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PROPOSED MASSING AND DCP ENVELOPE

EXISTING CONDITION AND DCP ENVELOPE



INTRODUCTION

1.1 THE SITE

This view analysis report has been prepared on behalf of AMP Capital (AMP), in support of a Stage 2 Development Application (DA) to be submitted to the City of Sydney Council.

SITE DESCRIPTION

Quay Quarter Sydney is located on the northern edge of the CBD within Circular Quay. The site is bounded by Alfred Street to the north, Phillip Street to the east, Bridge Street to the south and Loftus Street to the west. The site excludes land to the north of Customs House Lane and south of the east-west stretch of Loftus Lane.

Quay Quarter Sydney comprises the following properties (by street address):

- 33 Alfred Street (known as AMP Tower)
- 50 Bridge Street (known as AMP Centre)
- 5-7 Young Street (known as Hinchcliff House)
- 9-13 Young Street
- 15-17 Young Street
- 2-10 Loftus Street
- 12 Loftus Street (known as the Gallipoli Memorial Club)
- 16-20 Loftus Street

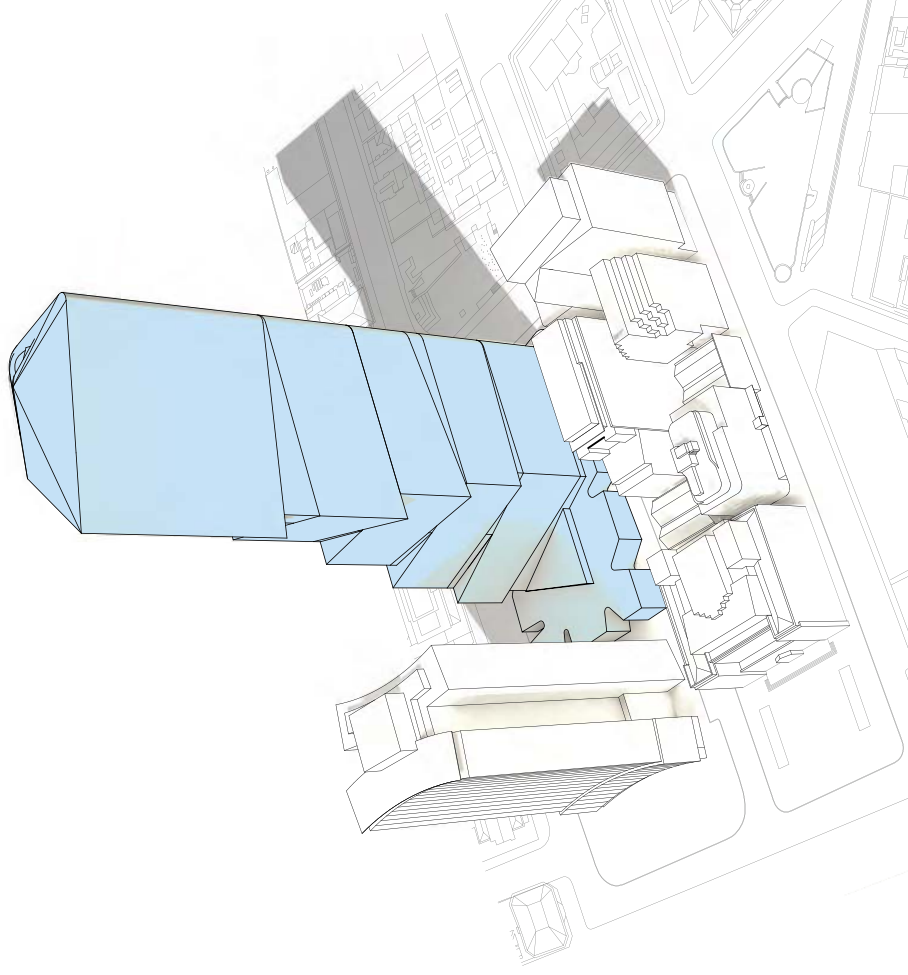
The north-south section of Loftus Lane also forms part of the land subject to the Stage 1 DA to the extent of the subterranean area proposed to be developed.

1.2 METHODOLOGY

The view analysis studies contained within this report have been produced by SXN, BVN and SJB using 3D Studio Max, and have been based on a 3D city model of Sydney provided by the City of Sydney. Key public views are presented as photomontages, photomatched using 3D Studio Max and the City of Sydney model. Neighbouring building views and the 33 Alfred Street curtilage views are presented as rendered images.

The view analysis studies contained within this report are accurate to the implied limits of the supplied base information.

1.3 MASSING USED FOR THE ANALYSIS



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2.00 KEY PUBLIC VIEWS



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KEY PUBLIC VIEWS

2.1 VIEWPOINT LOCATIONS

- 1 THE SYDNEY HARBOUR BRIDGE, EASTERN FOOTPATH
- 2 MRS MACQUARIE'S CHAIR, FARM COVE
- 3 KIRIBILLI
- 4 SYDNEY OPERA HOUSE, FORECOURT STEPS
- 5 OBSERVATORY HILL
- 6 CORNER OF BRIDGE AND GEORGE STREETS
- 7 THE OVERSEAS PASSENGER TERMINAL
- 8 JUSTICE AND POLICE MUSEUM, CORNER OF PHILLIP AND ALBERT STREET
- 9 CORNER OF BRIDGE AND PHILLIP STREETS
- 10 CAHILL EXPRESSWAY WALKWAY
- 11 CAHILL EXPRESSWAY WALKWAY
- 12 CIRCULAR QUAY STATION
- 13 MACQUARIE PLACE, LOOKING NORTHEAST

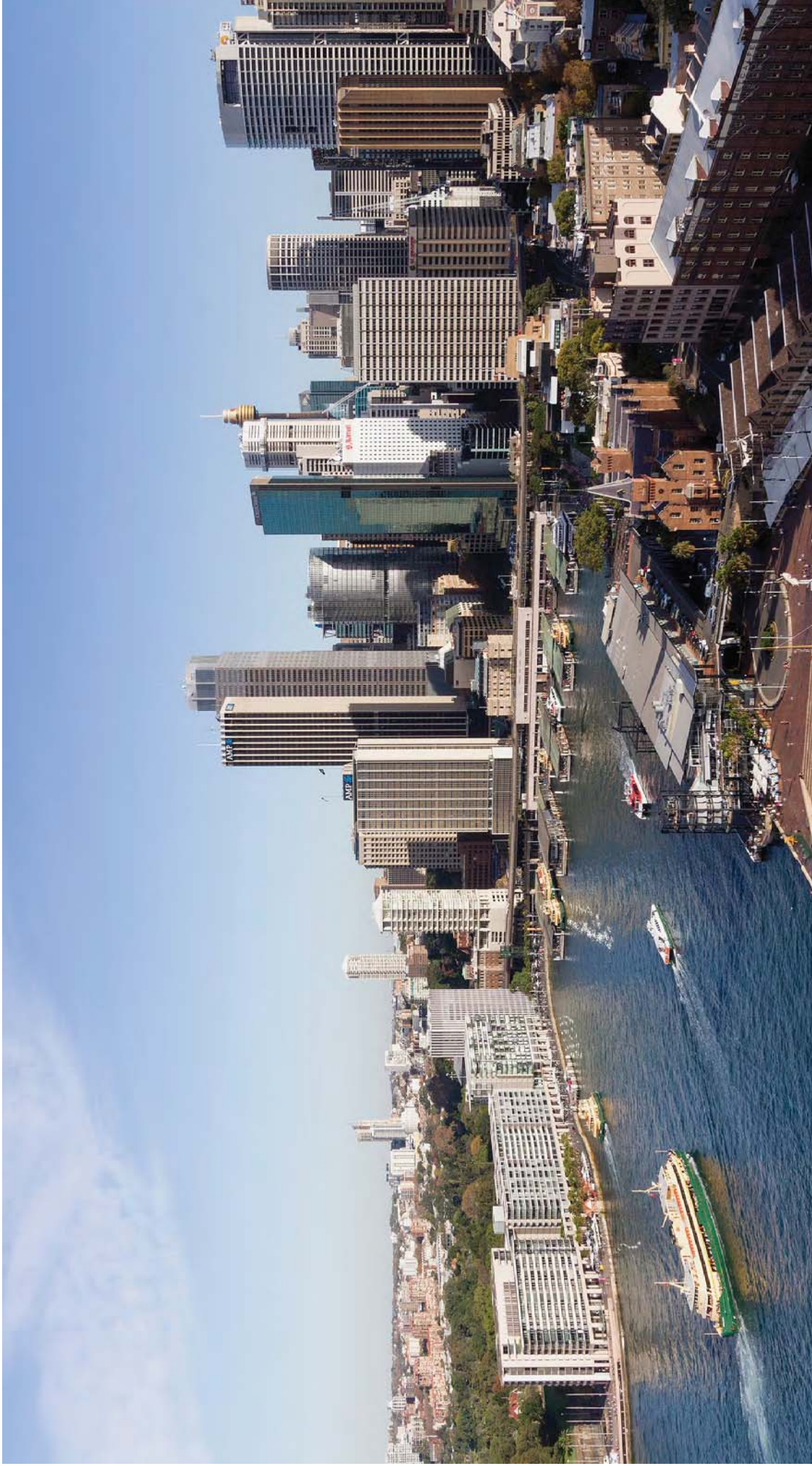
CONCLUSION

The adaptive reuse of 50 Bridge Street into a contemporary workplace tower has increased its overall size. However, this increased size has been mitigated through the overall form, massing and detailing of the tower. The five stacked blocks with their varying geometry break up the apparent scale of the building and introduce a new architectural order to the Sydney skyline. The articulated sunscreens further fragment the scale of the building, creating a changing interplay of light and shadow across the facade. Finally, the building terminates the Macquarie Street spine of tall buildings, creating a punctuation point where the city meets the Harbour.



KEY PUBLIC VIEWS

VIEW 1: THE SYDNEY HARBOUR BRIDGE



EXISTING

KEY PUBLIC VIEWS

VIEW 1: THE SYDNEY HARBOUR BRIDGE



PROPOSED

KEY PUBLIC VIEWS

VIEW 2: MRS MACQUARIES CHAIR, FARM COVE



EXISTING



KEY PUBLIC VIEWS

VIEW 2: MRS MACQUARIES CHAIR, FARM COVE

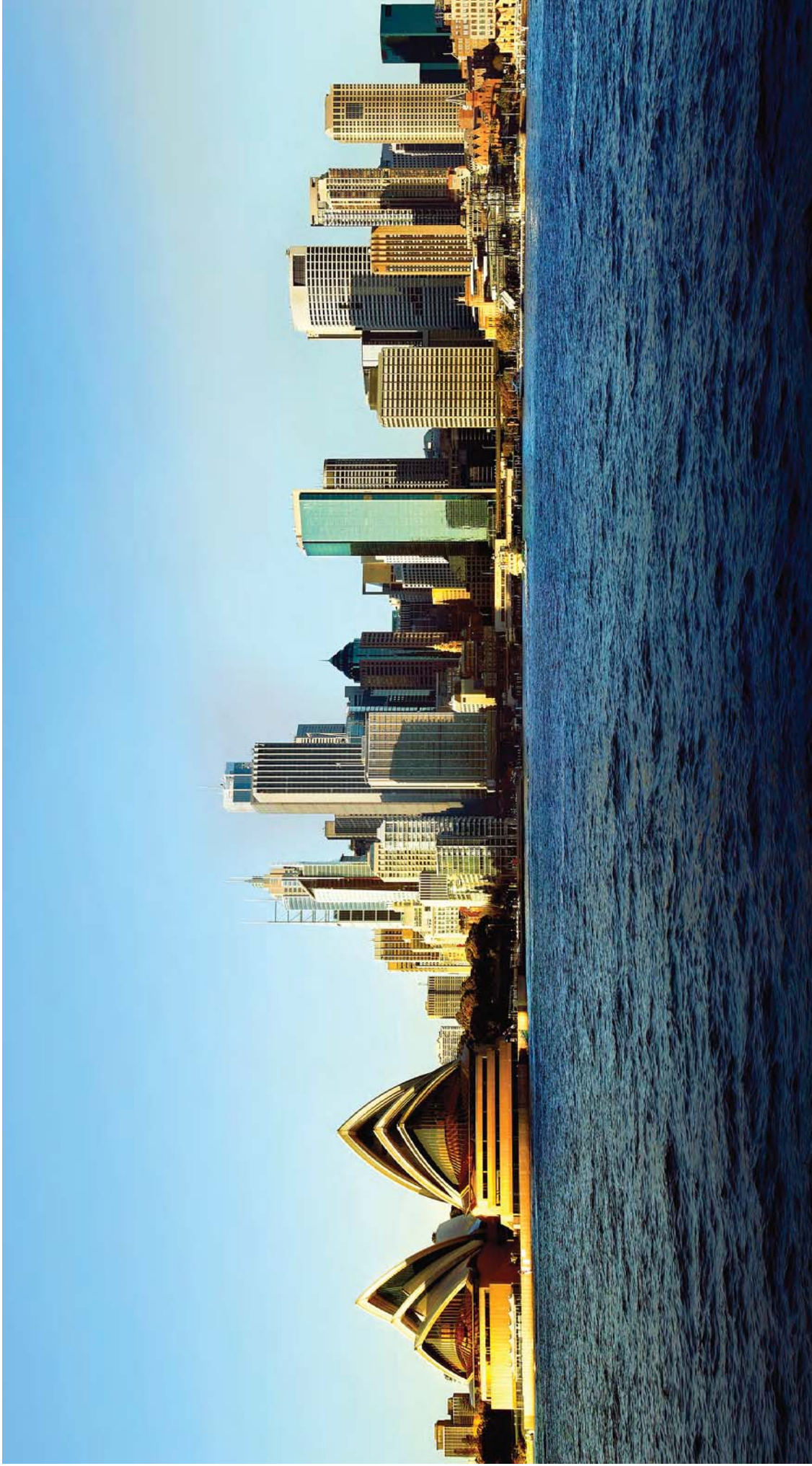


PROPOSED



KEY PUBLIC VIEWS

VIEW 3: KIRIBILLI



EXISTING



KEY PUBLIC VIEWS

VIEW 3: KIRIBILLI



PROPOSED



KEY PUBLIC VIEWS

VIEW 4: SYDNEY OPERA HOUSE FORECOURT



EXISTING

KEY PUBLIC VIEWS

VIEW 4: SYDNEY OPERA HOUSE FORECOURT



PROPOSED

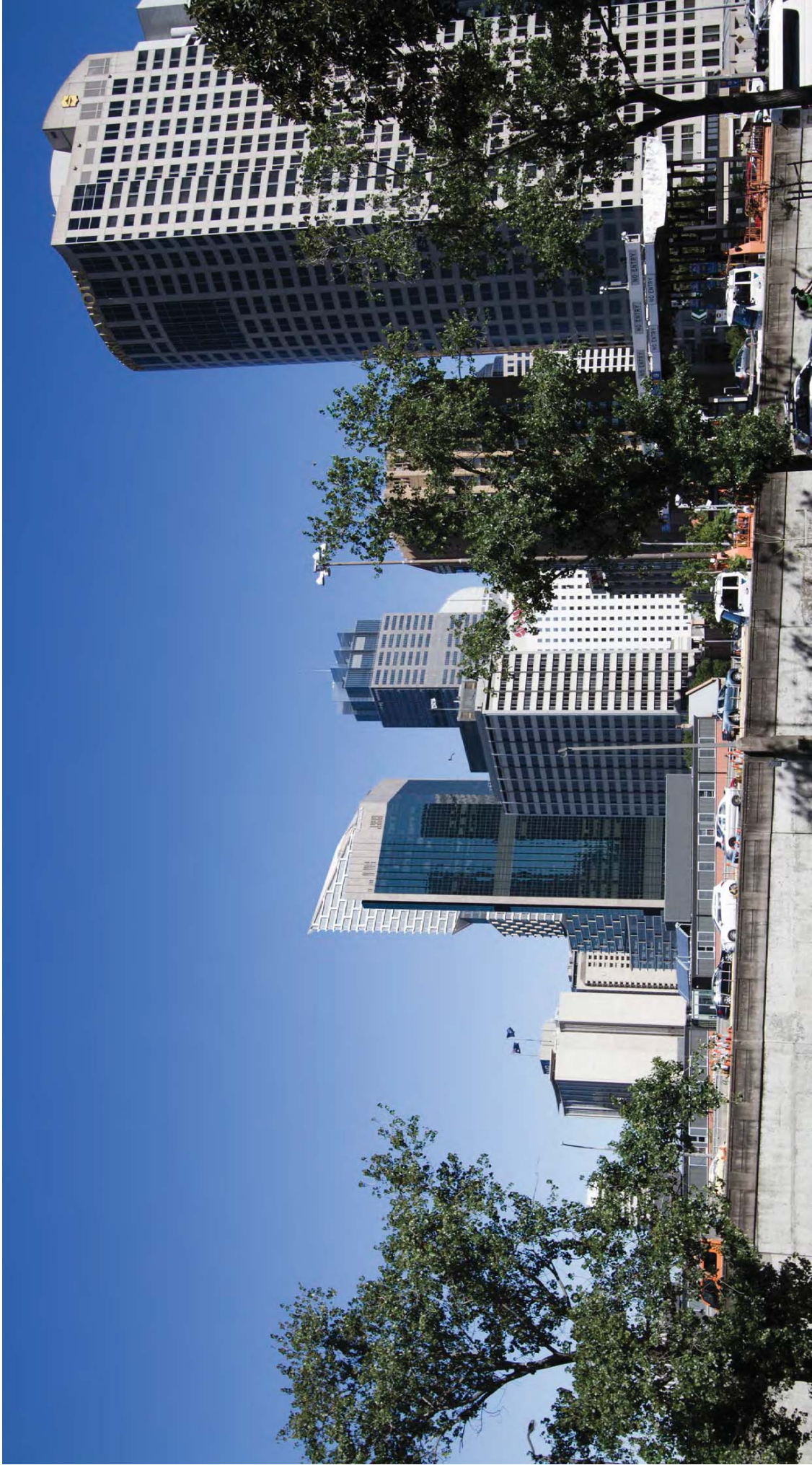
KEY PUBLIC VIEWS
VIEW 5: OBSERVATORY HILL



EXISTING



KEY PUBLIC VIEWS
VIEW 5: OBSERVATORY HILL



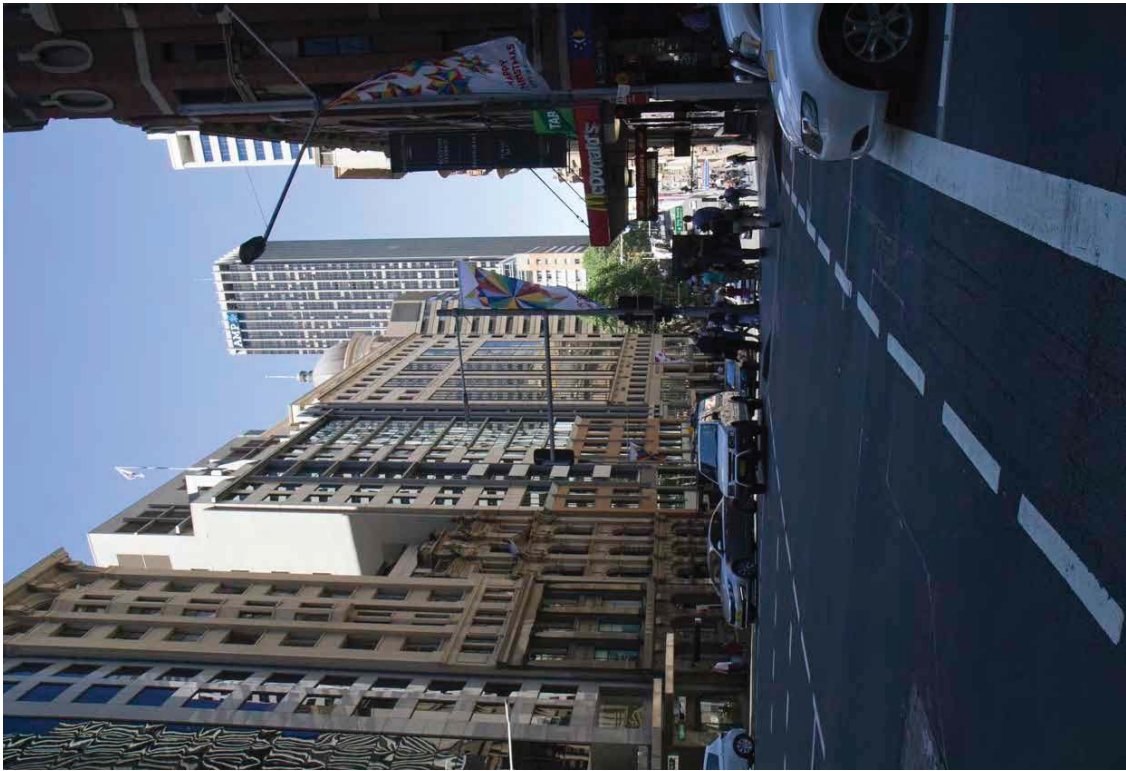
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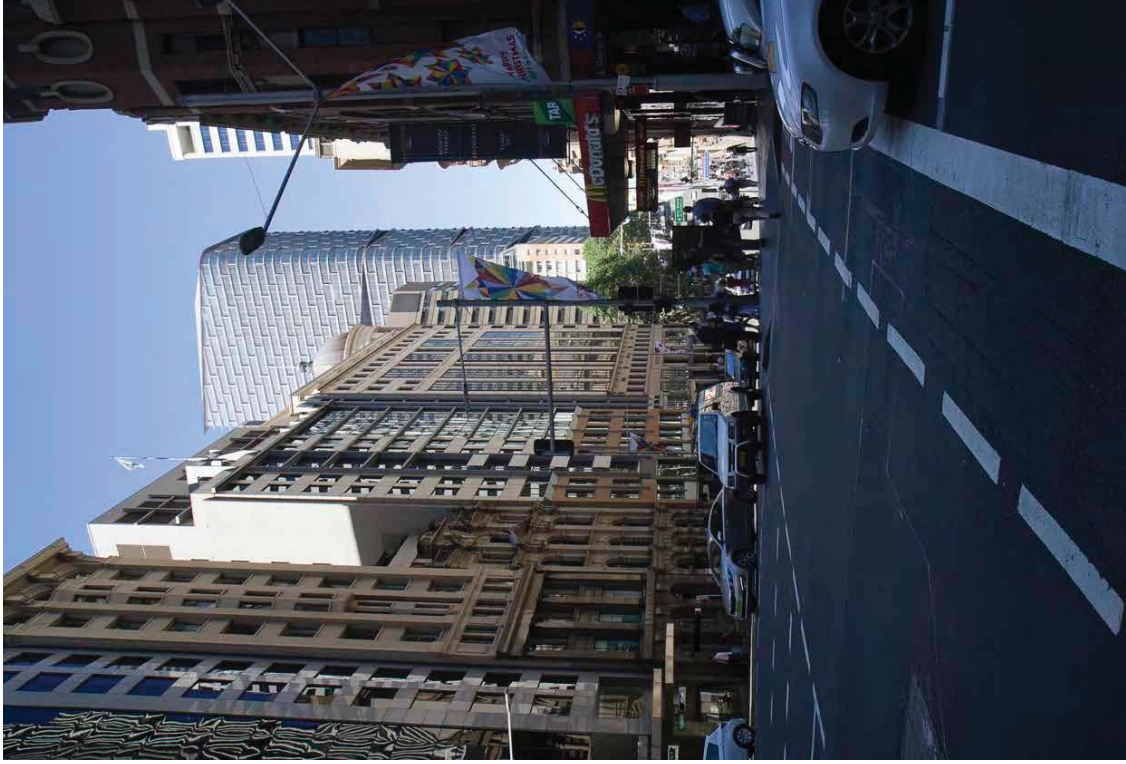
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KEY PUBLIC VIEWS
VIEW 6: CORNER OF BRIDGE AND GEORGE STREETS



EXISTING



PROPOSED



KEY PUBLIC VIEWS
VIEW 7: THE OVERSEAS PASSENGER TERMINAL



EXISTING

KEY PUBLIC VIEWS

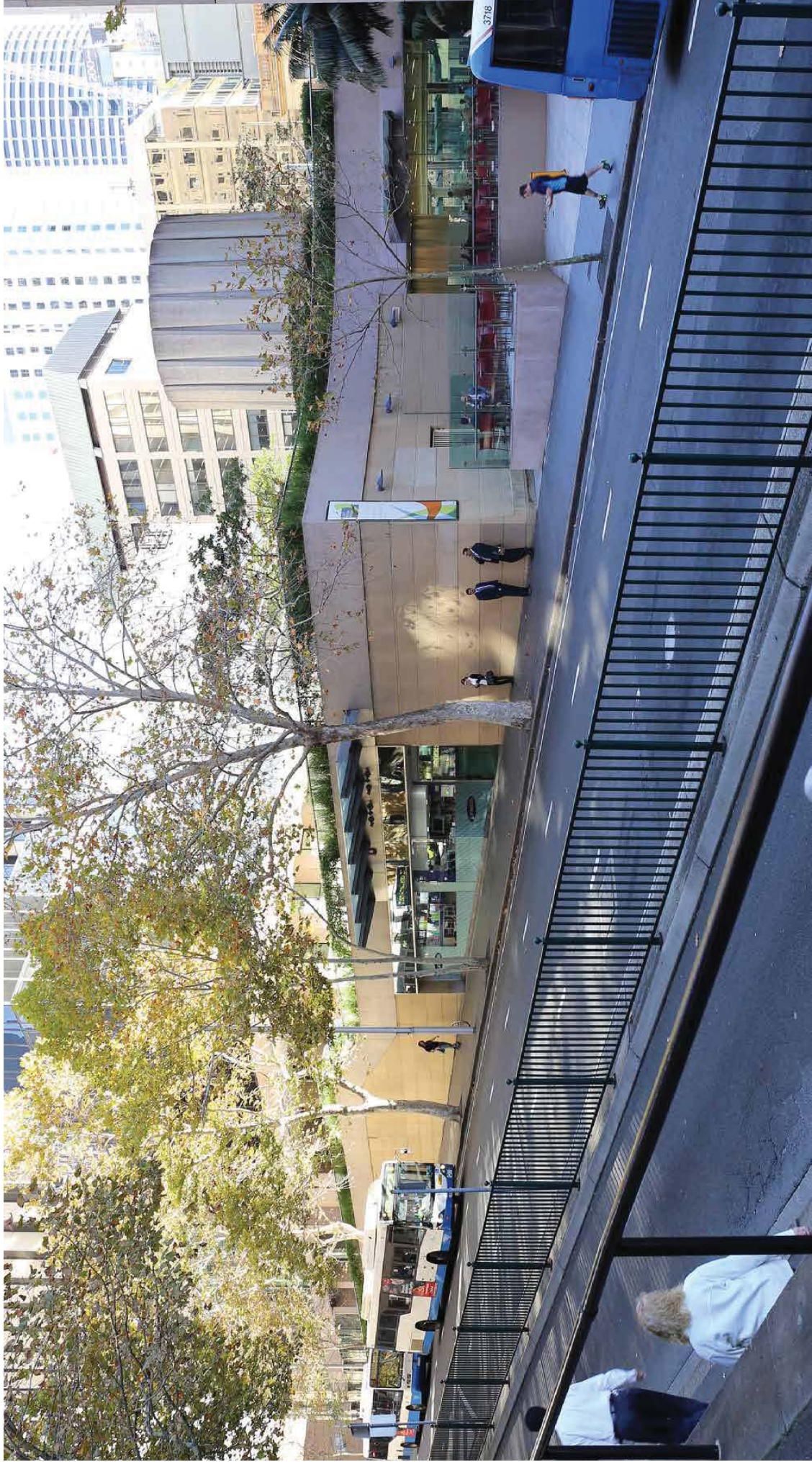
VIEW 7: THE OVERSEAS PASSENGER TERMINAL



PROPOSED

KEY PUBLIC VIEWS

VIEW 8: JUSTICE AND POLICE MUSEUM, PHILLIP ST



EXISTING

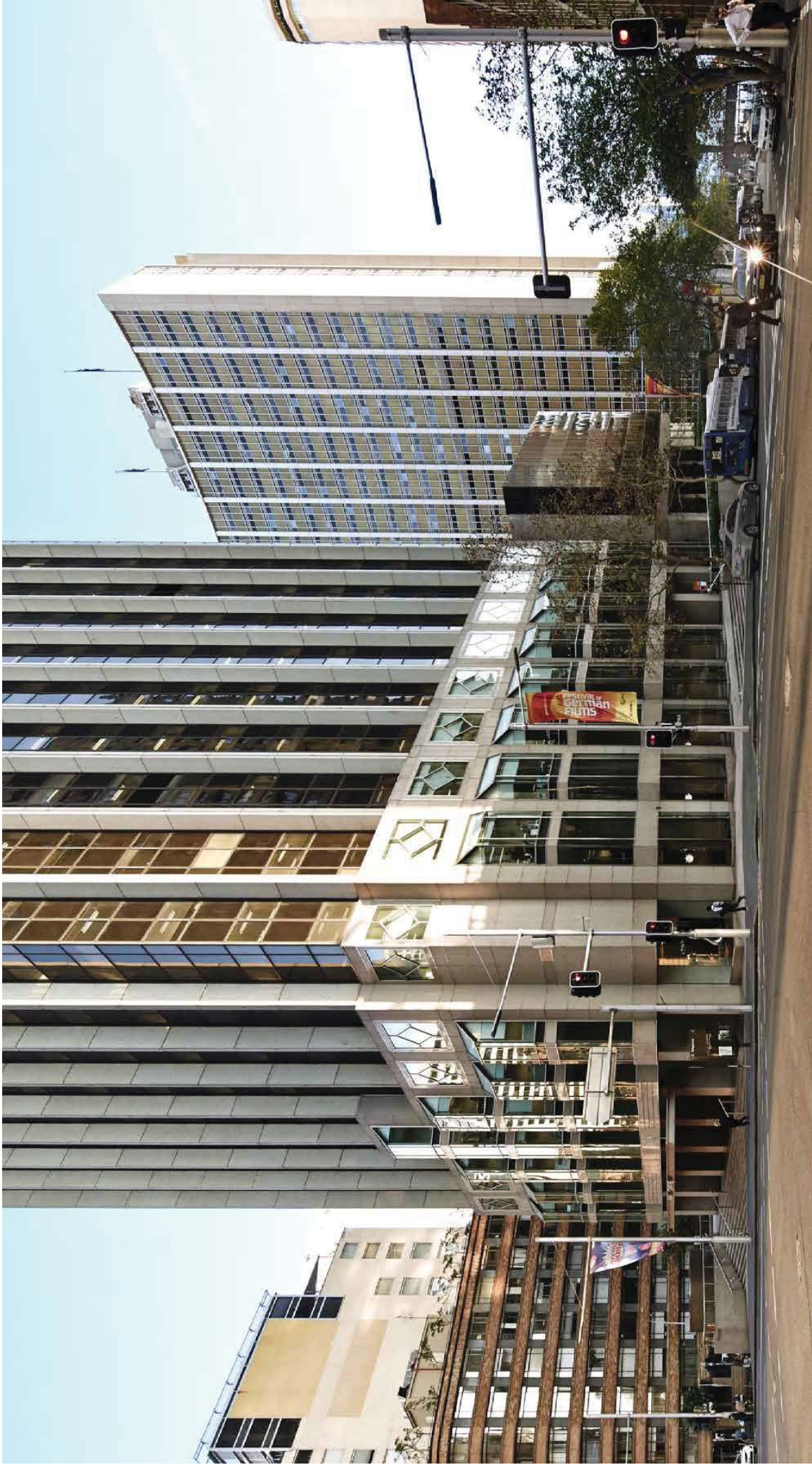
KEY PUBLIC VIEWS
VIEW 8: JUSTICE AND POLICE MUSEUM, PHILLIP ST



PROPOSED

KEY PUBLIC VIEWS

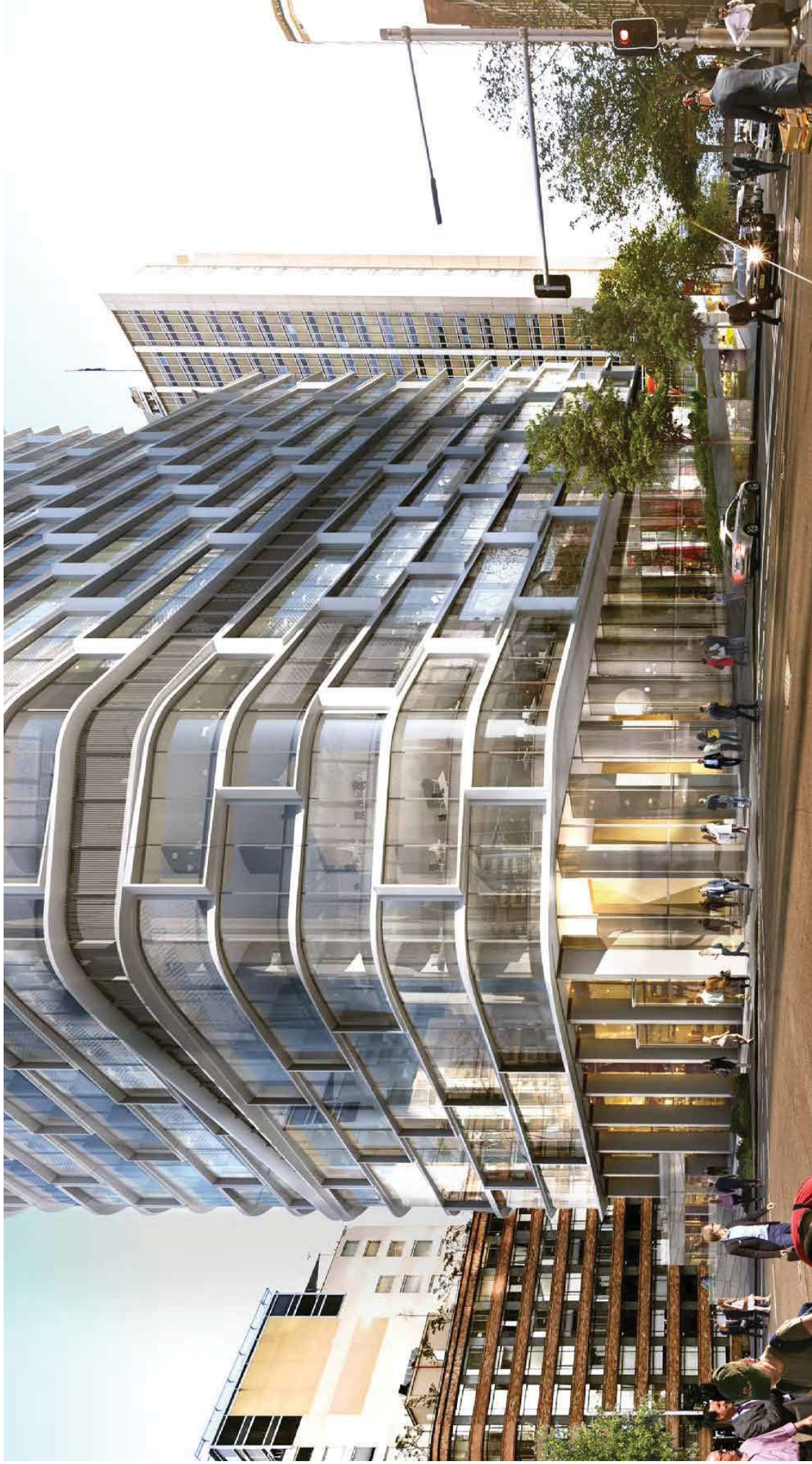
VIEW 9: CORNER OF BRIDGE AND PHILLIP STREETS



EXISTING

KEY PUBLIC VIEWS

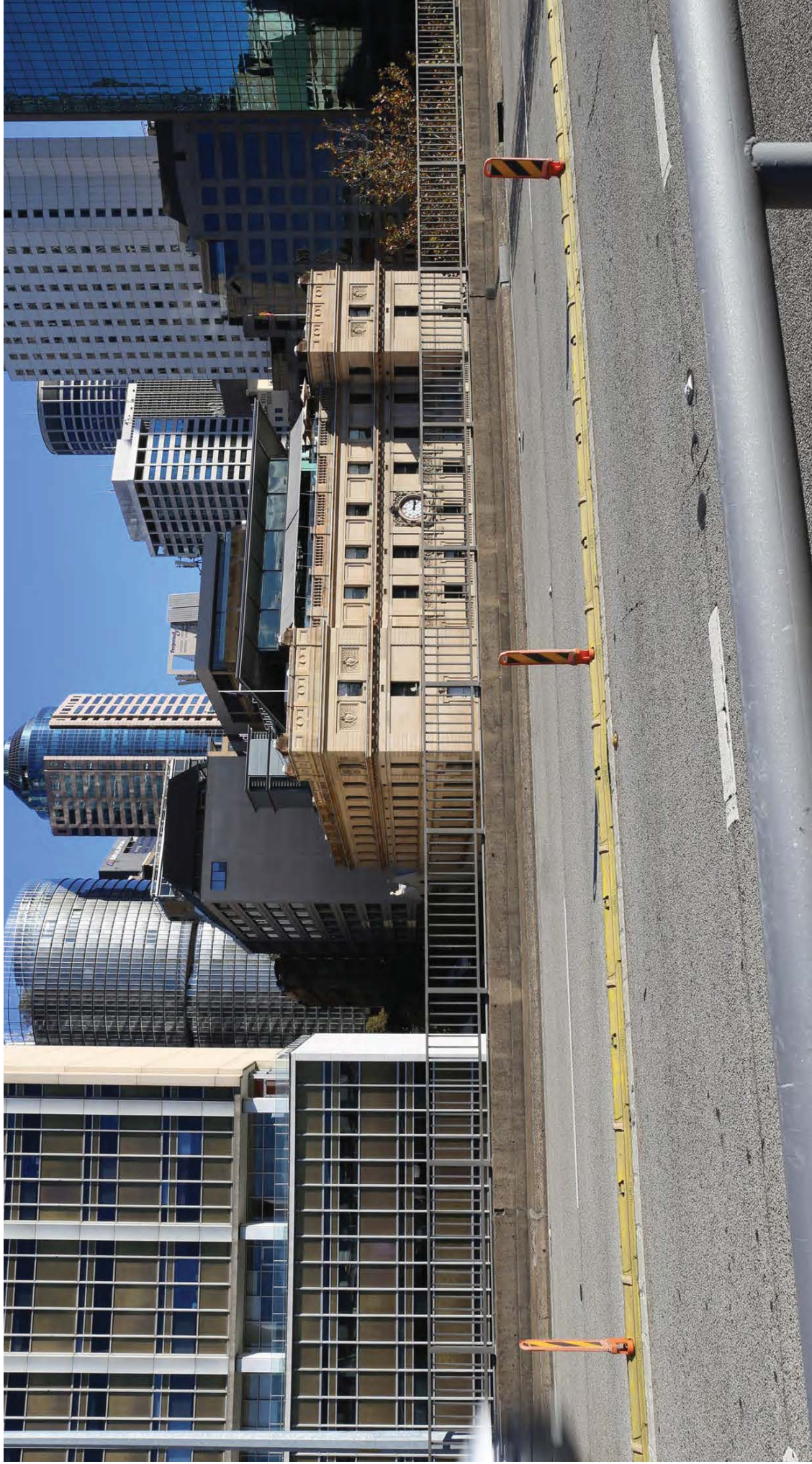
VIEW 9: CORNER OF BRIDGE AND PHILLIP STREETS



PROPOSED

KEY PUBLIC VIEWS

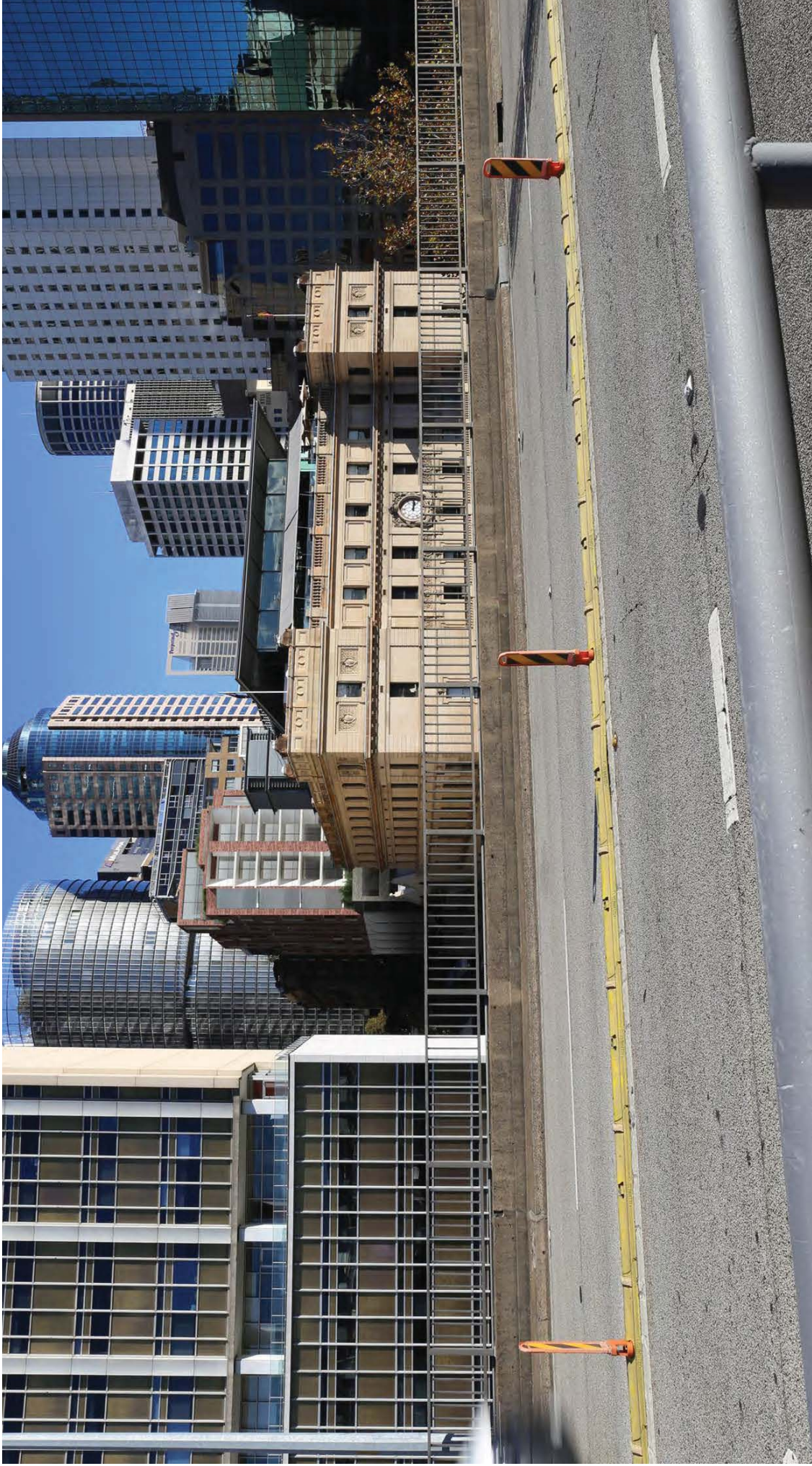
VIEW 10: CAHILL EXPRESSWAY WALKWAY



EXISTING

KEY PUBLIC VIEWS

VIEW 10: CAHILL EXPRESSWAY WALKWAY



PROPOSED