

KEY PUBLIC VIEWS

VIEW 11: CAHILL EXPRESSWAY WALKWAY



EXISTING

KEY PUBLIC VIEWS

VIEW 11: CAHILL EXPRESSWAY WALKWAY



PROPOSED

KEY PUBLIC VIEWS

VIEW 12: CIRCULAR QUAY STATION



EXISTING

KEY PUBLIC VIEWS

VIEW 12: CIRCULAR QUAY STATION



PROPOSED

KEY PUBLIC VIEWS

VIEW 13: MACQUARIE PLACE, LOOKING NORTHEAST



EXISTING

KEY PUBLIC VIEWS

VIEW 13: MACQUARIE PLACE, LOOKING NORTHEAST



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3.00 NEIGHBOURING PROPERTY VIEWS



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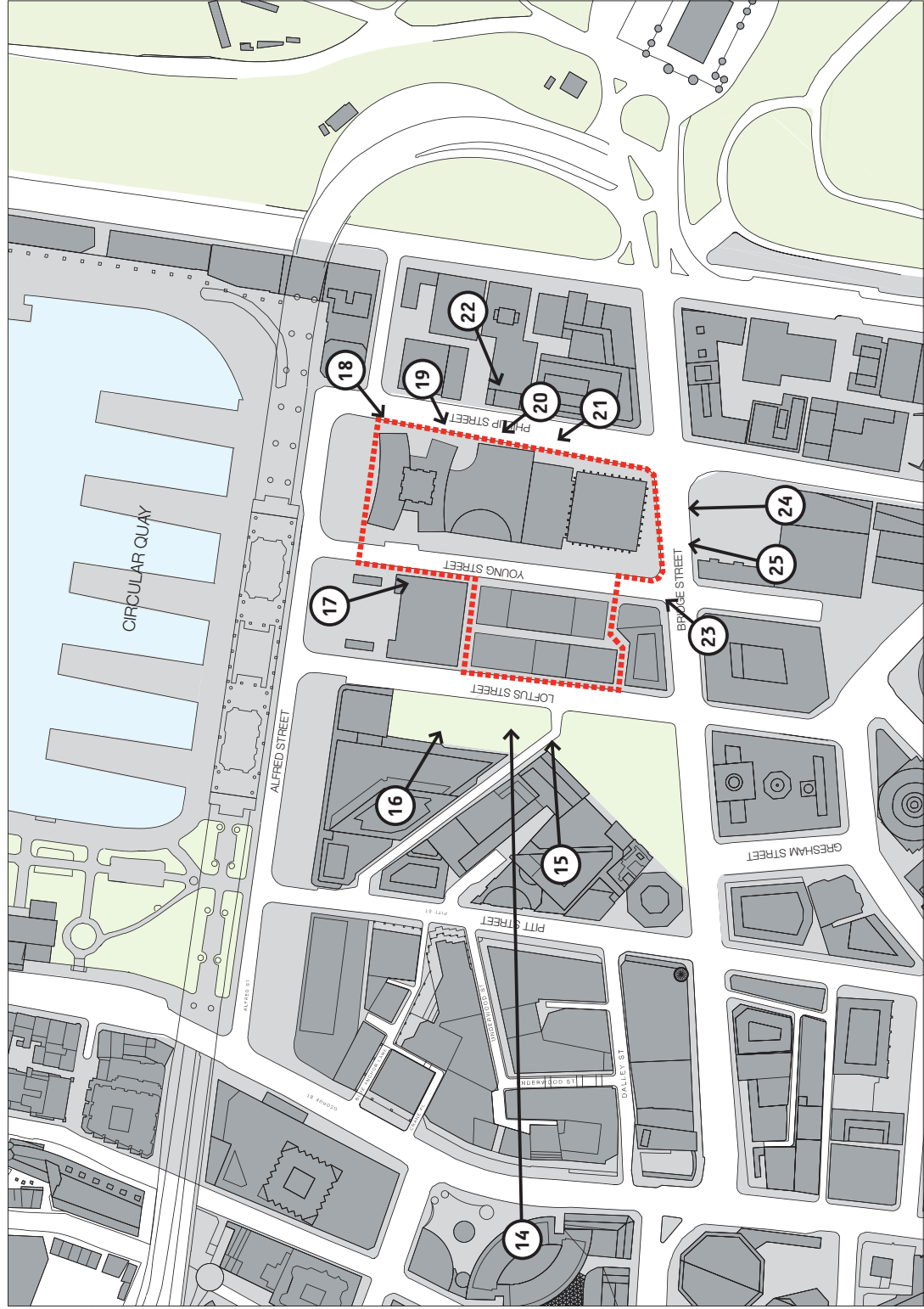
NEIGHBOURING PROPERTY VIEWS

3.1 VIEWPOINT LOCATIONS

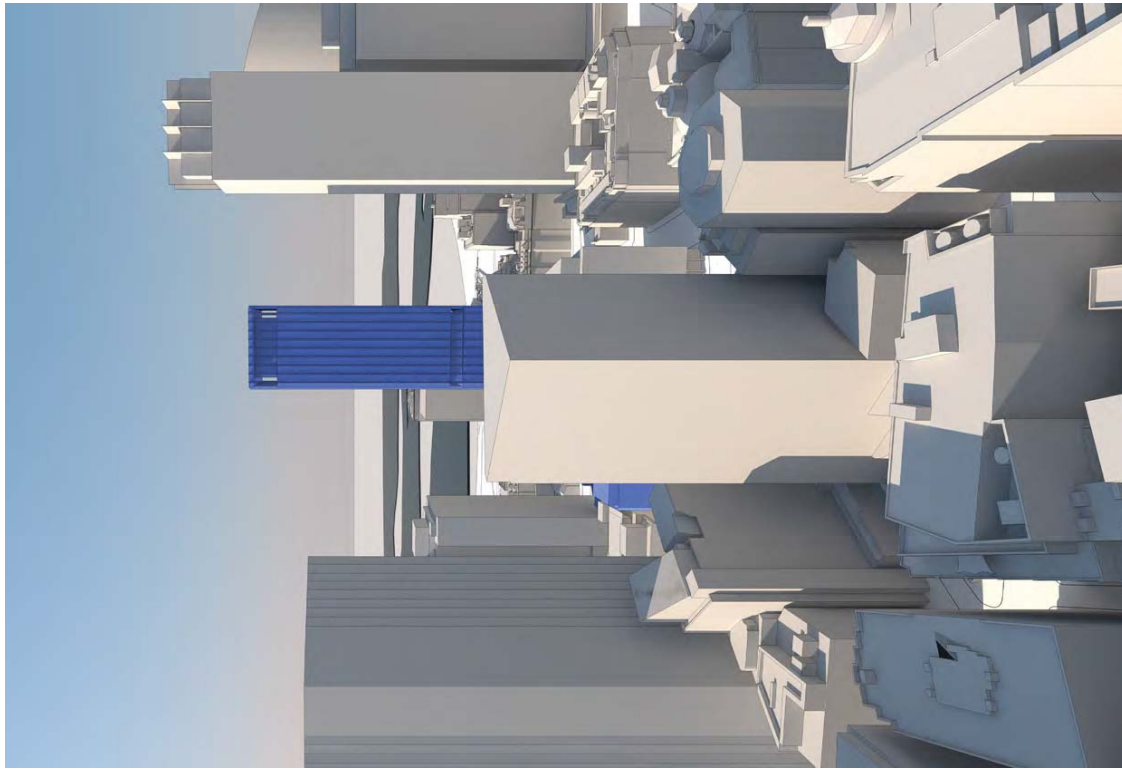
- 14 GROSVENOR PLACE
- 15 SYDNEY HARBOUR MARRIOTT HOTEL
- 16 GATEWAY BUILDING
- 17 CUSTOMS HOUSE FORECOURT
- 18 QUAY APARTMENTS
- 19 CORNER OF PHILLIP AND ALBERT STREET
- 20 INTERCONTINENTAL HOTEL
- 21 INTERCONTINENTAL HOTEL
- 22 SIR STAMFORD CIRCULAR QUAY HOTEL
- 23 DEPARTMENT OF EDUCATION BUILDING
- 24 GOVERNOR PHILLIP TOWER LVL 61 EAST
- 25 GOVERNOR PHILLIP TOWER LVL 61 WEST

CONCLUSION

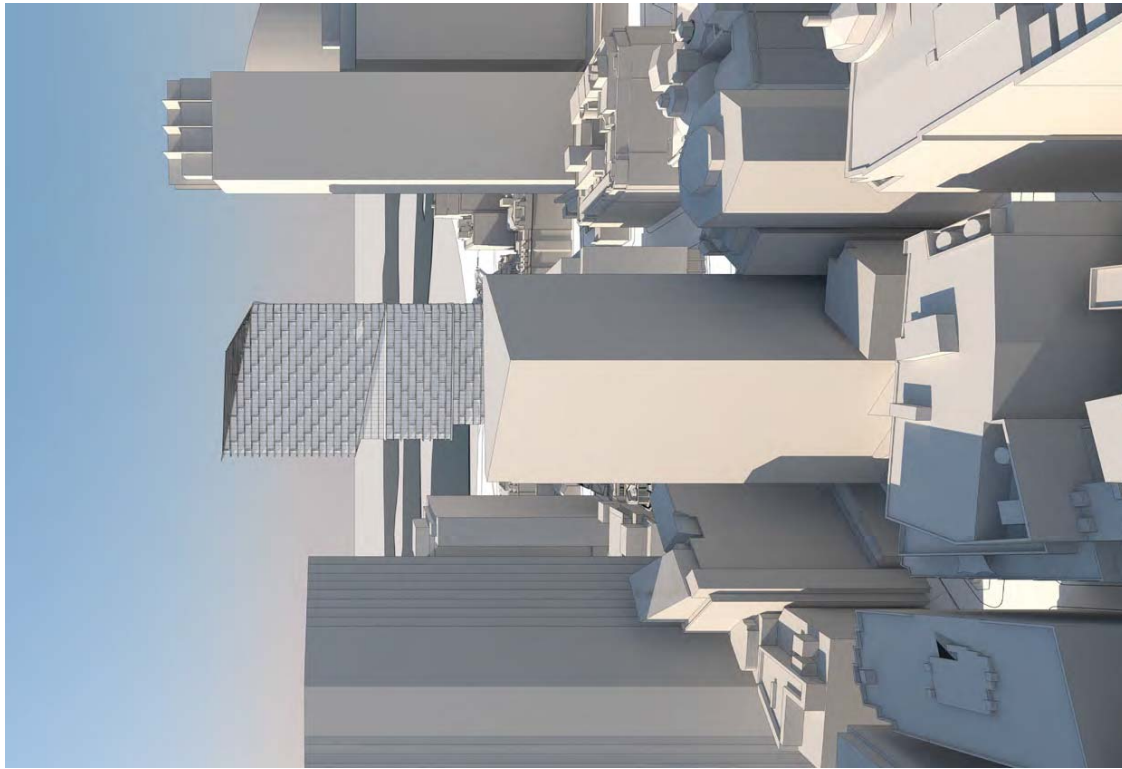
- The increased tower is consistent in overall size and height with other surrounding tall buildings. Whilst the east and west facades are relatively long, they are not dramatically larger compared to Aurora, 126 Phillip Street and Chifley Tower
- The reduced height of Building A provides improved views of the Quay from the Bridgeport apartments
- The crown has not been built to the full height of the DC. The extra height of the tower changes the top-most floors of Governor Phillip Tower view of the Sydney Harbour Bridge from the eastern portion of the GPT floorplate, however the sloping crown form reveals the Harbour Bridge and the Sydney Opera House



NEIGHBOURING PROPERTY VIEWS VIEW 14: GROSVENOR PLACE



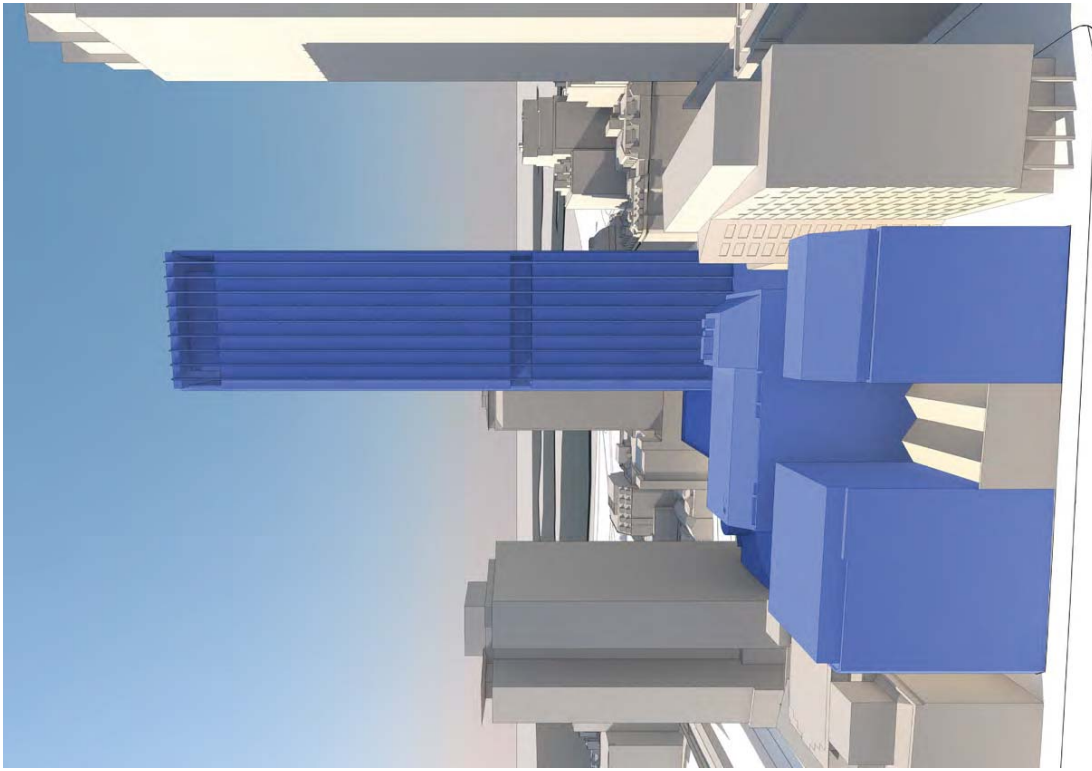
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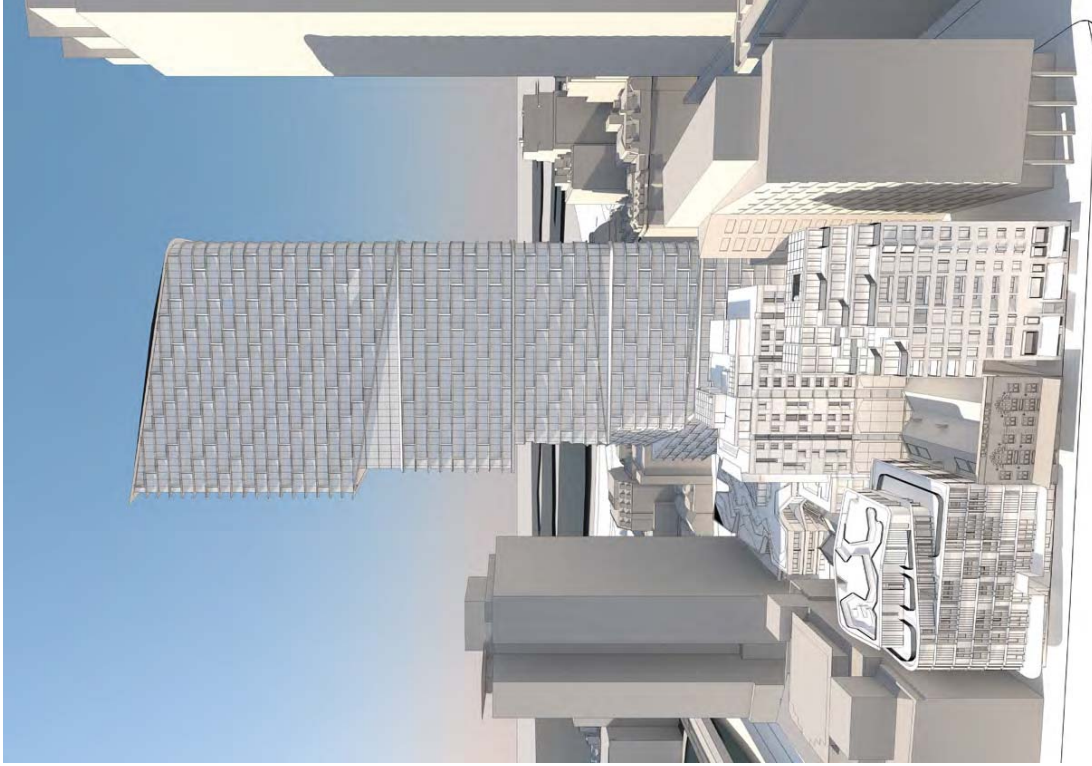
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NEIGHBOURING PROPERTY VIEWS
VIEW 15: SYDNEY HARBOUR MARRIOTT HOTEL



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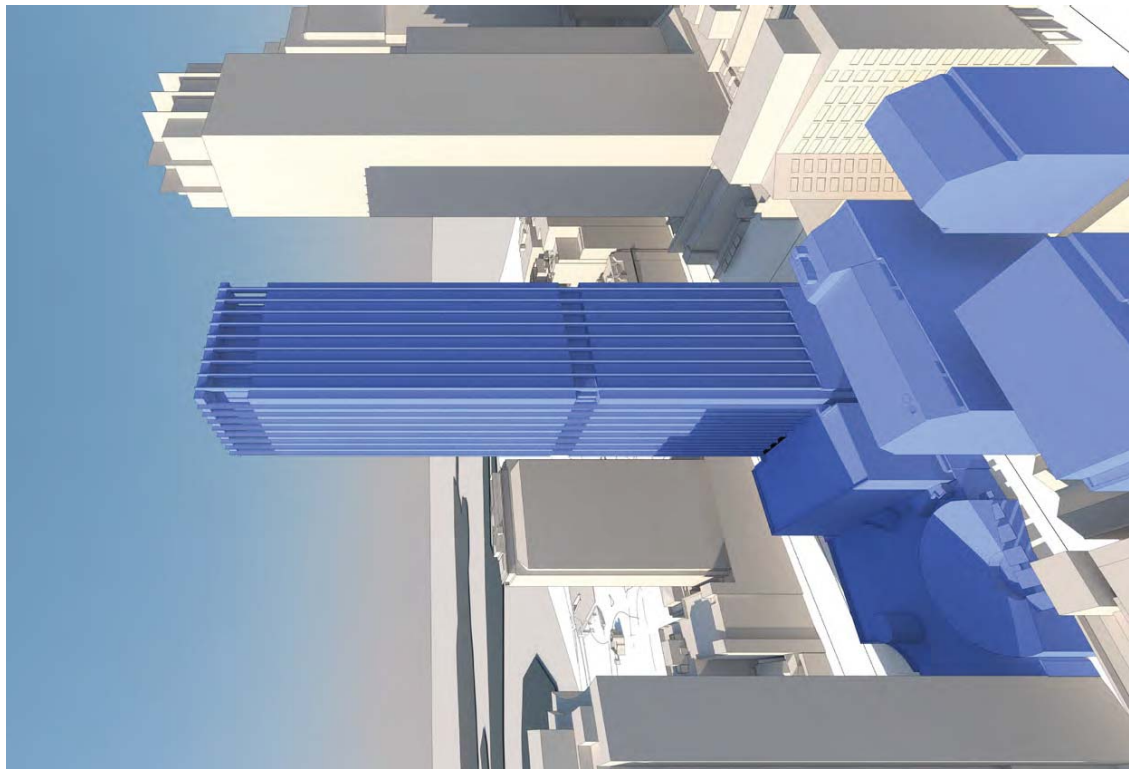


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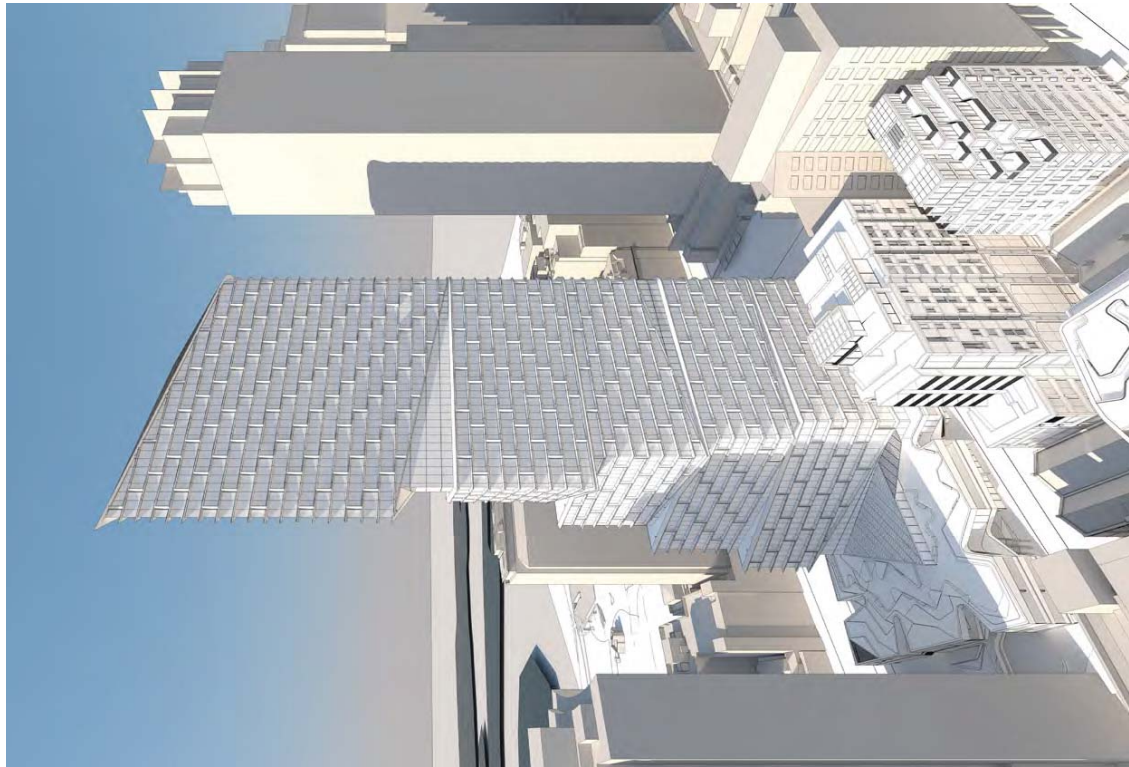


NEIGHBOURING PROPERTY VIEWS

VIEW 16: GATEWAY BUILDING



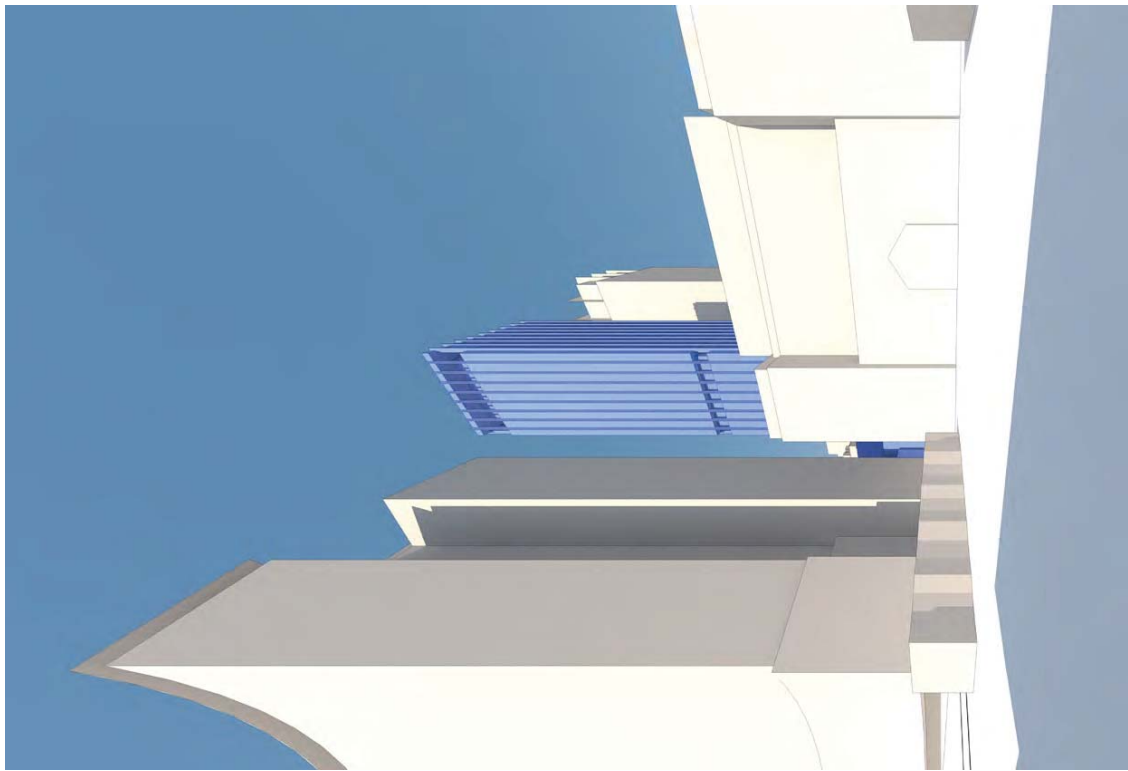
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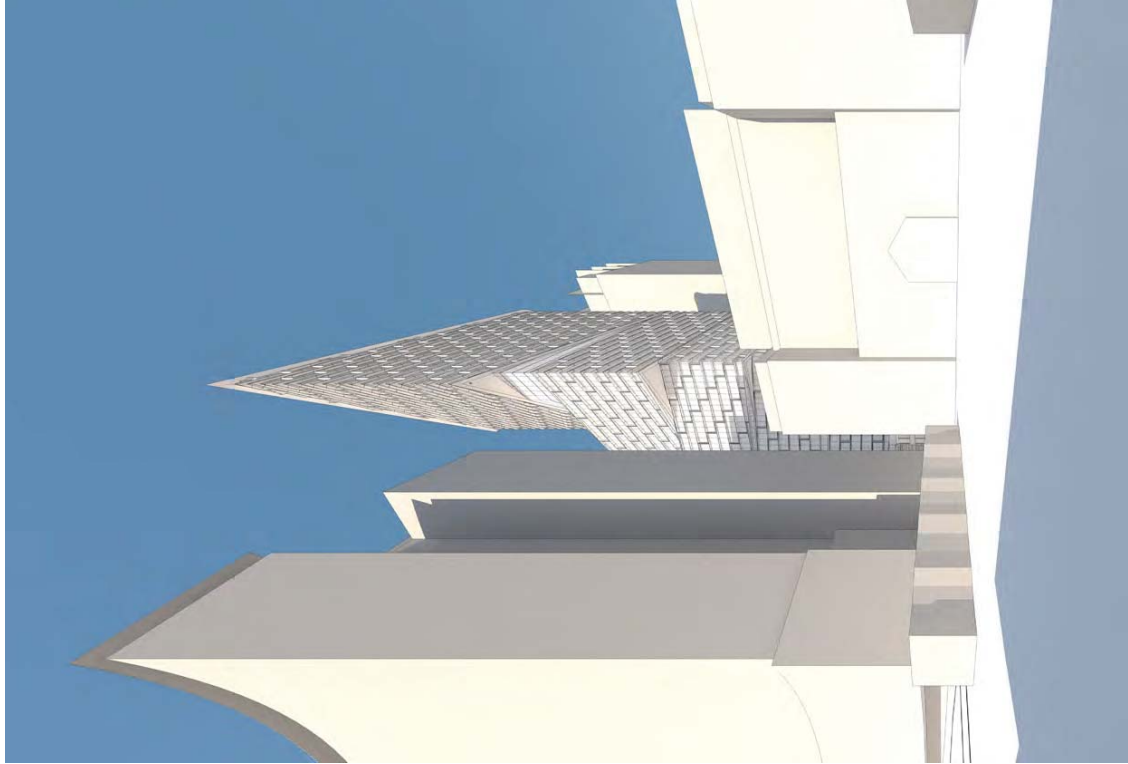
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NEIGHBOURING PROPERTY VIEWS VIEW 17: CUSTOMS HOUSE FORECOURT



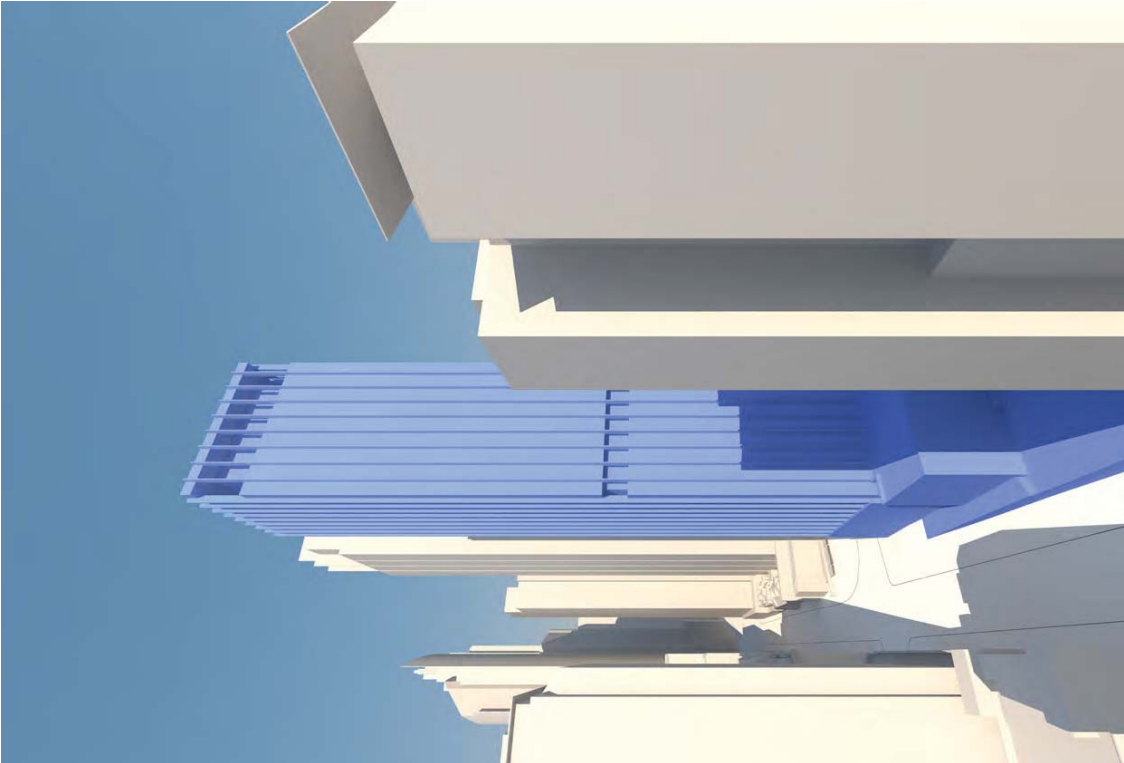
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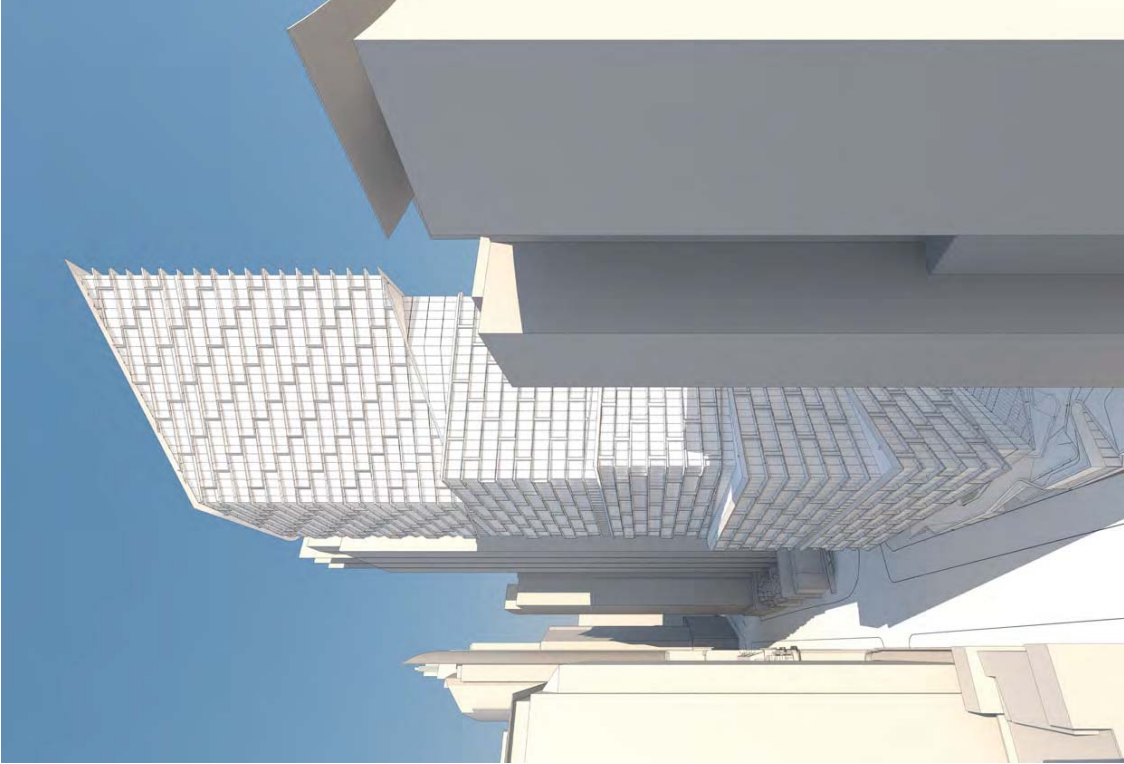
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NEIGHBOURING PROPERTY VIEWS
VIEW 18: THE QUAY APARTMENTS



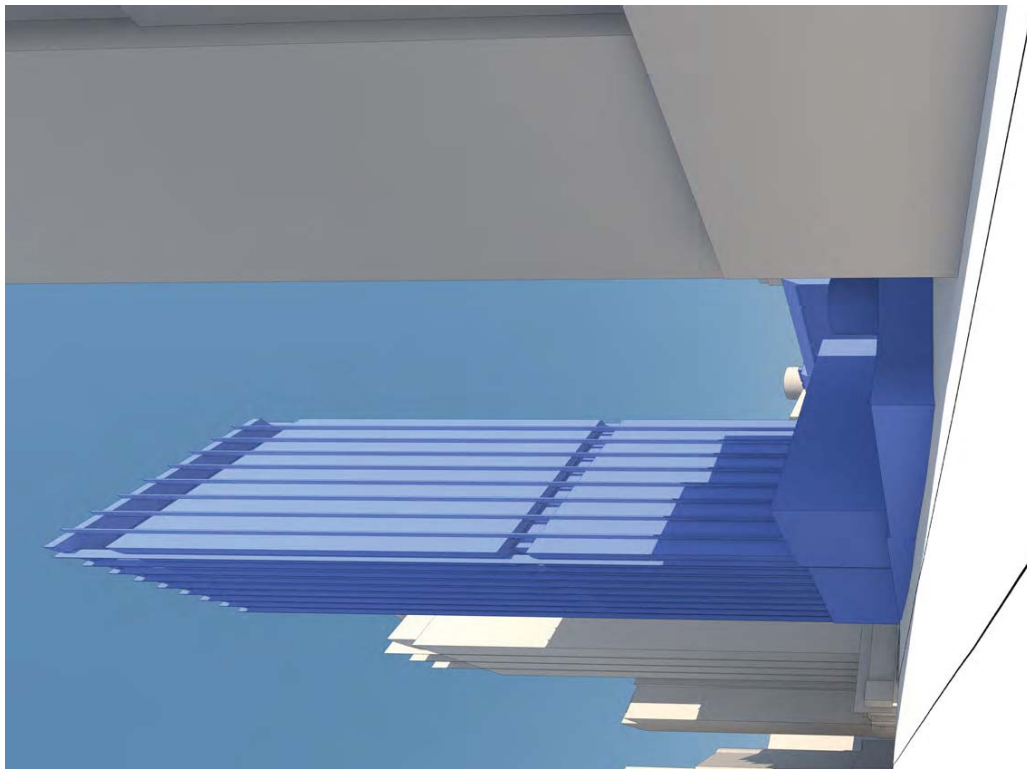
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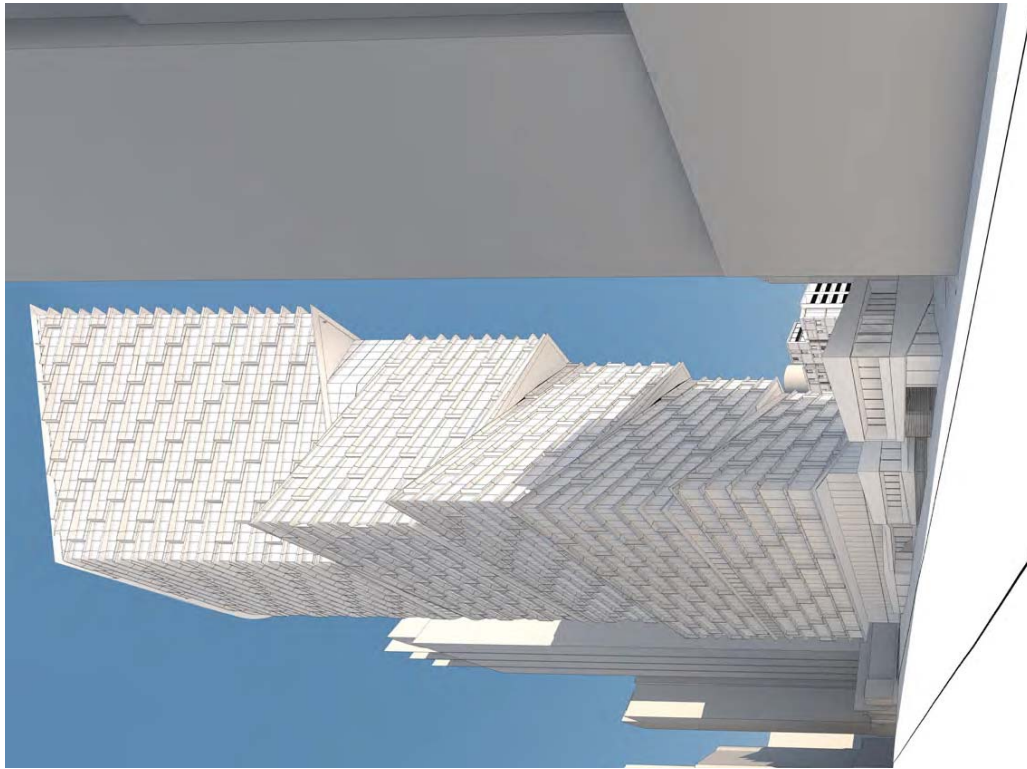
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NEIGHBOURING PROPERTY VIEWS VIEW 19: CORNER OF PHILLIP AND ALBERT STREET



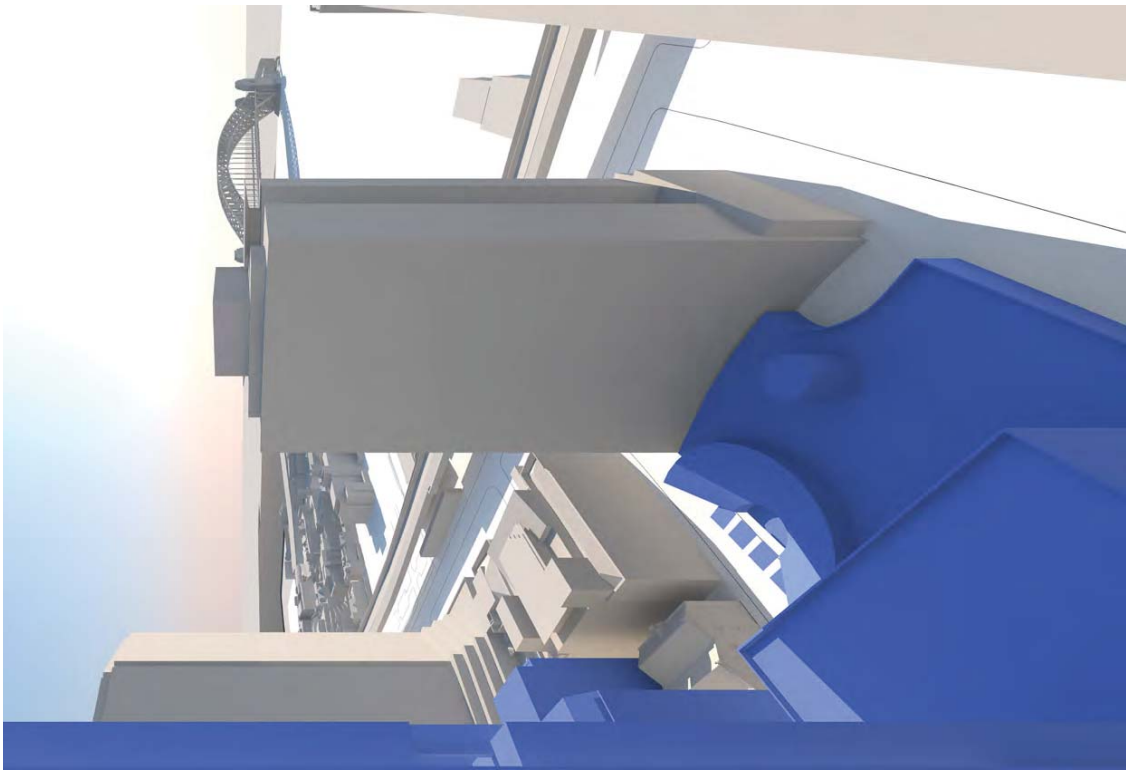
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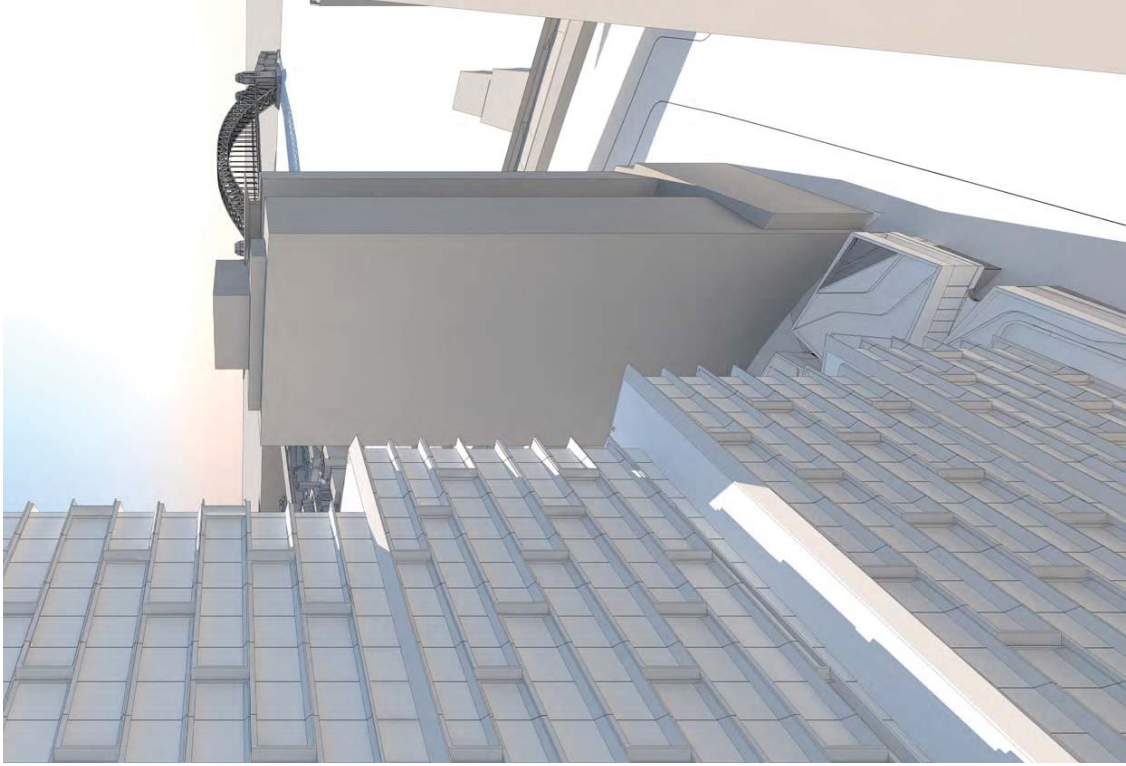
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NEIGHBOURING PROPERTY VIEWS VIEW 20: INTERCONTINENTAL HOTEL SYDNEY



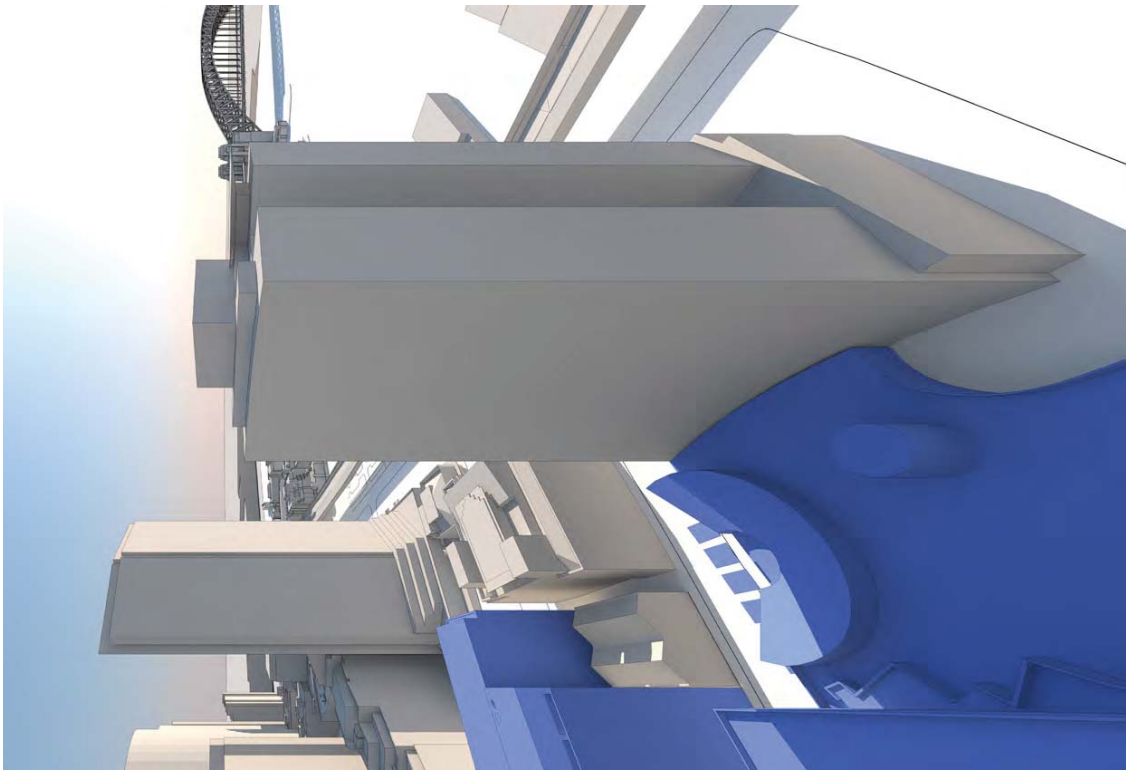
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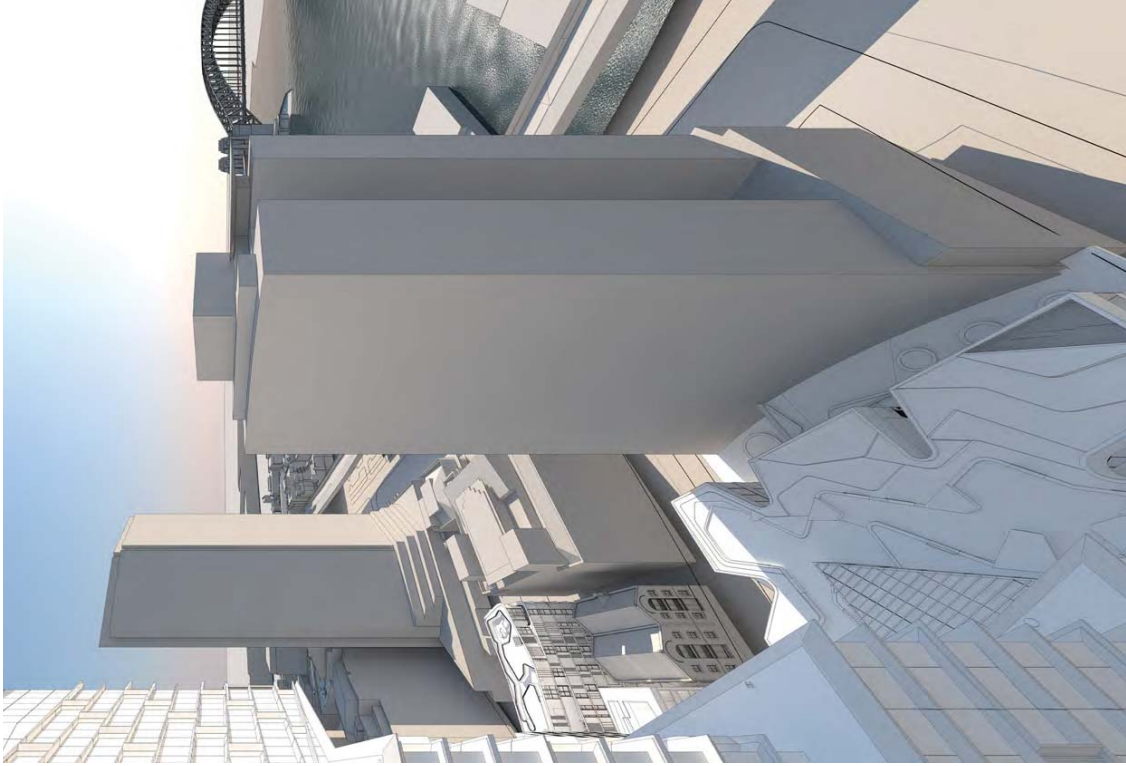
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NEIGHBOURING PROPERTY VIEWS VIEW 21: INTERCONTINENTAL HOTEL SYDNEY



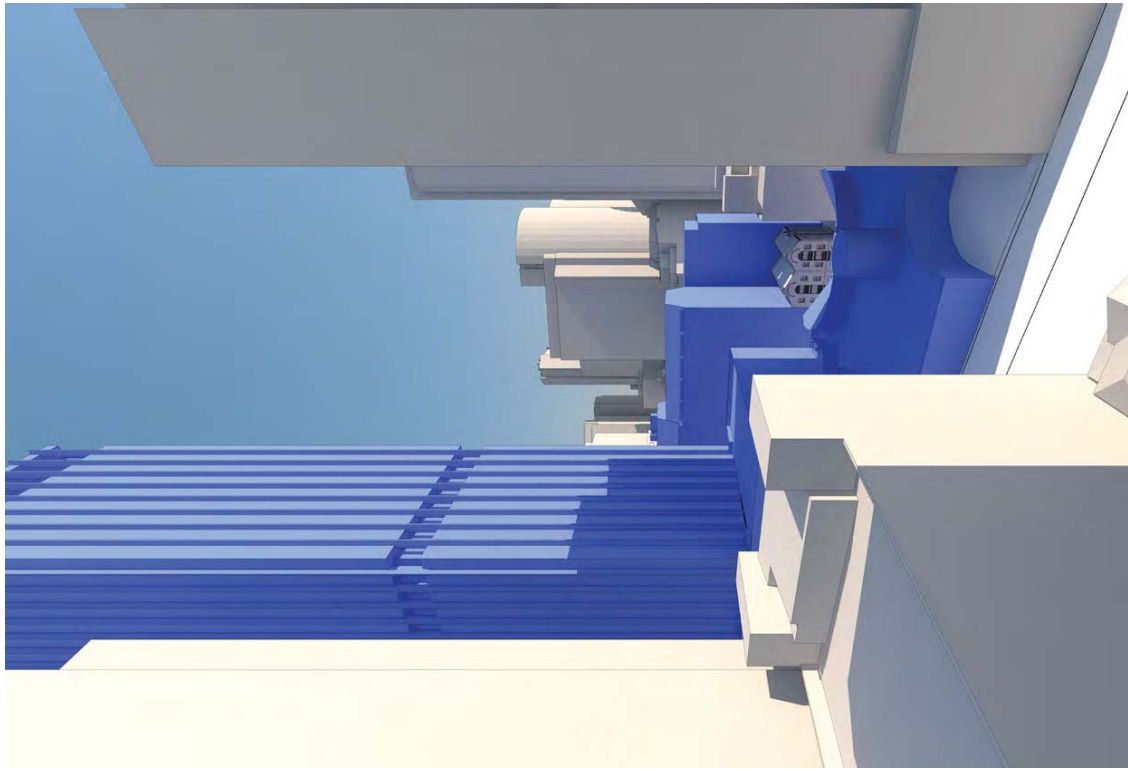
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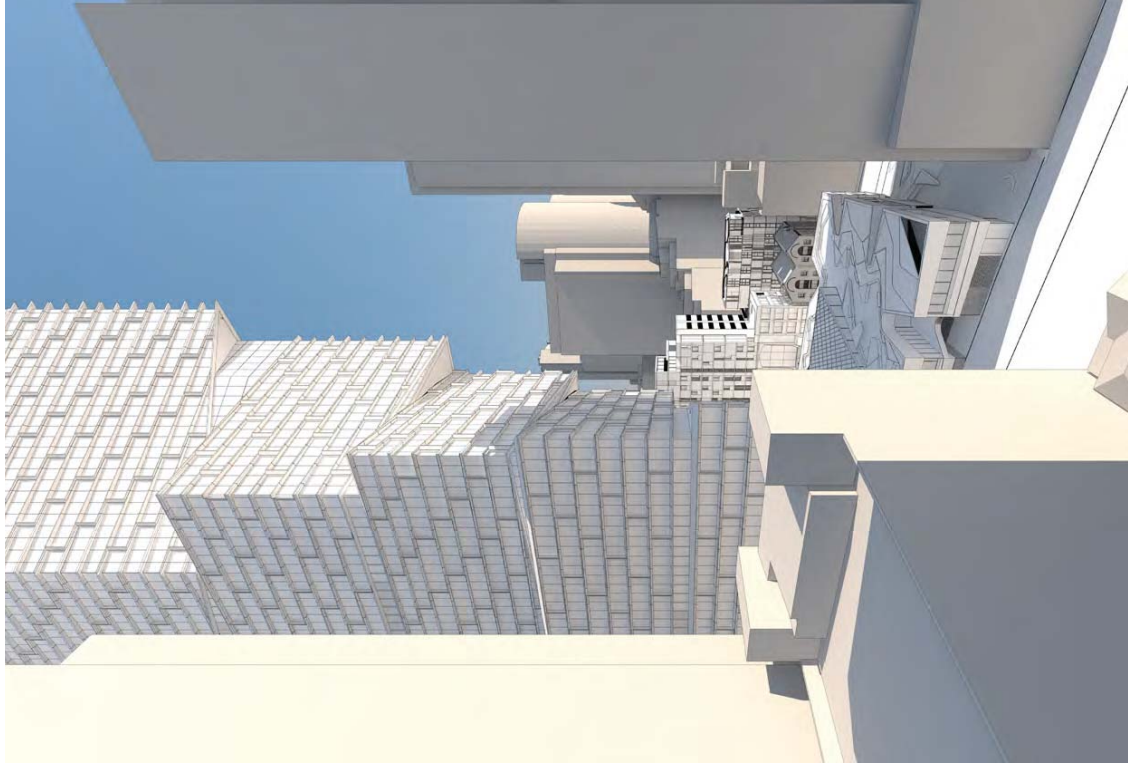
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NEIGHBOURING PROPERTY VIEWS
VIEW 22: SIR STAMFORD CIRCULAR QUAY HOTEL



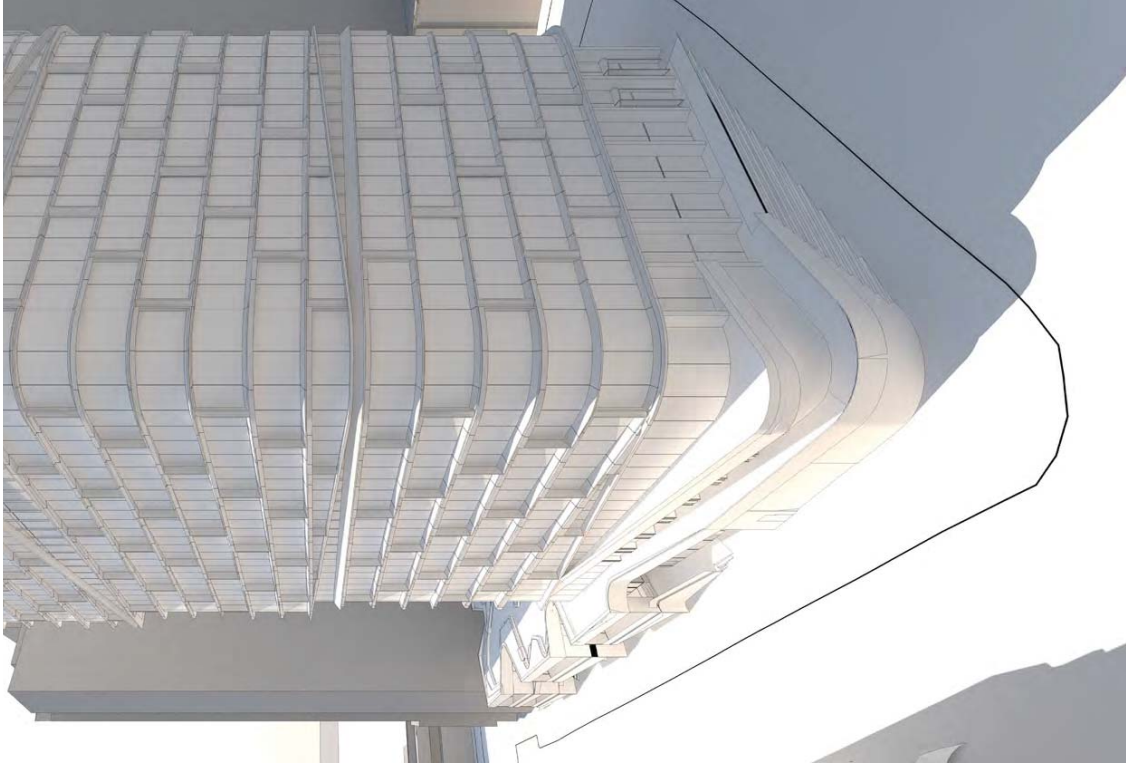
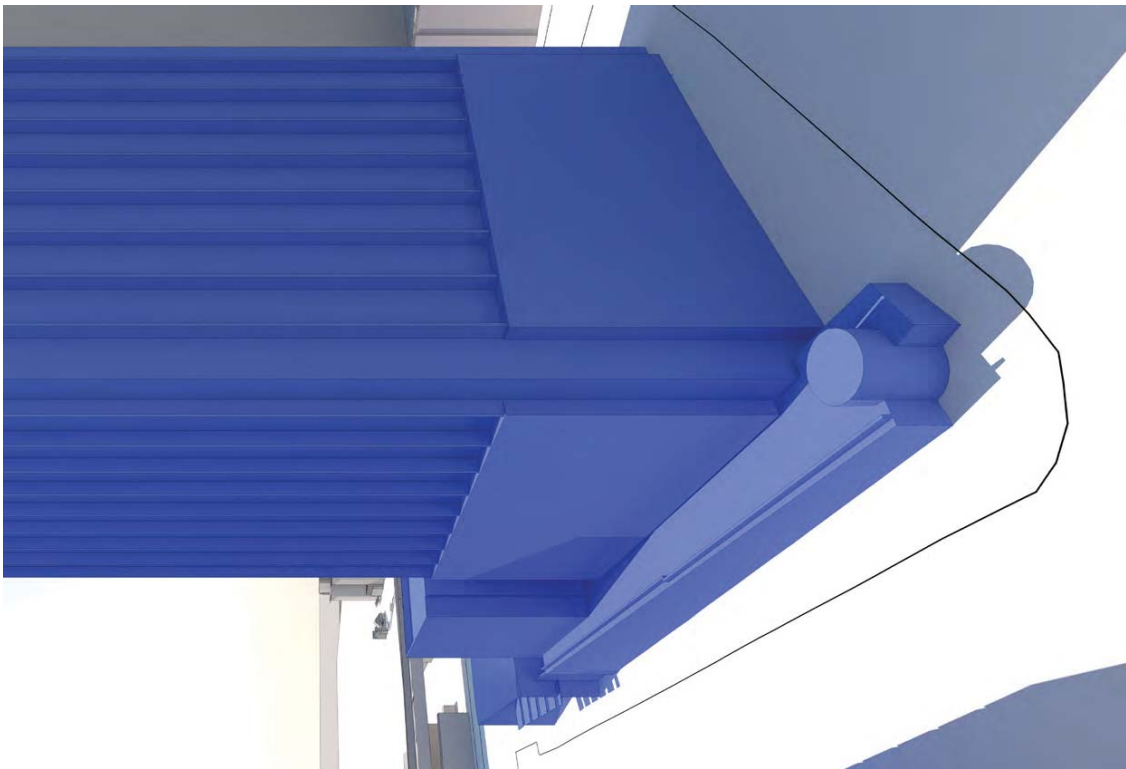
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NEIGHBOURING PROPERTY VIEWS VIEW 23: DEPARTMENT OF EDUCATION BUILDING



NEIGHBOURING PROPERTY VIEWS
VIEW 24: GOVERNOR PHILLIP TOWER LVL 61 EAST



EXISTING

NEIGHBOURING PROPERTY VIEWS
VIEW 24: GOVERNOR PHILLIP TOWER LVL 61 EAST



PROPOSED



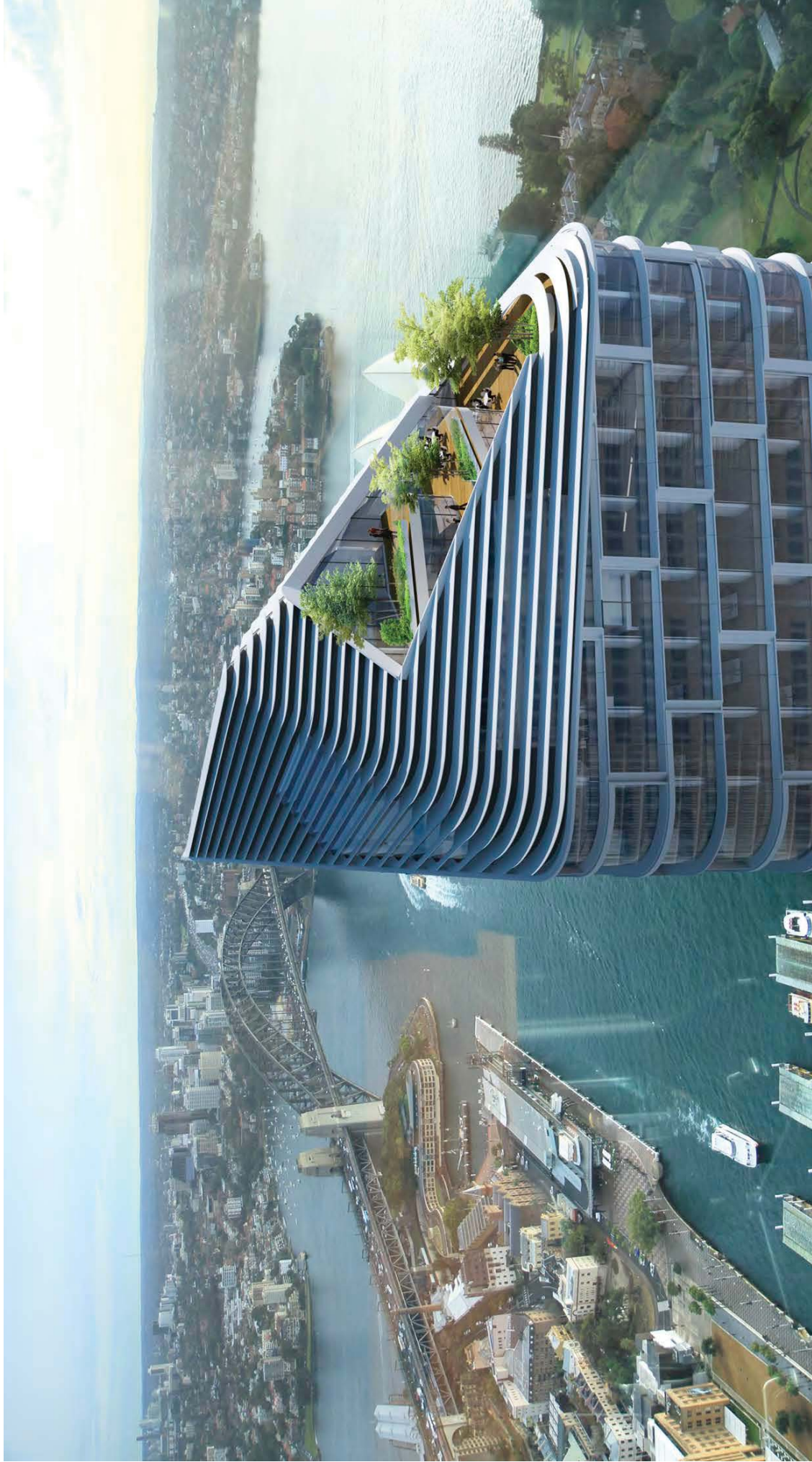
NEIGHBOURING PROPERTY VIEWS
VIEW 25: GOVERNOR PHILLIP TOWER LVL 61 WEST



EXISTING



NEIGHBOURING PROPERTY VIEWS
VIEW 25: GOVERNOR PHILLIP TOWER LVL 61 WEST



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4.00 VIEW IMPACT OF 33 ALFRED STREET CURTILAGE



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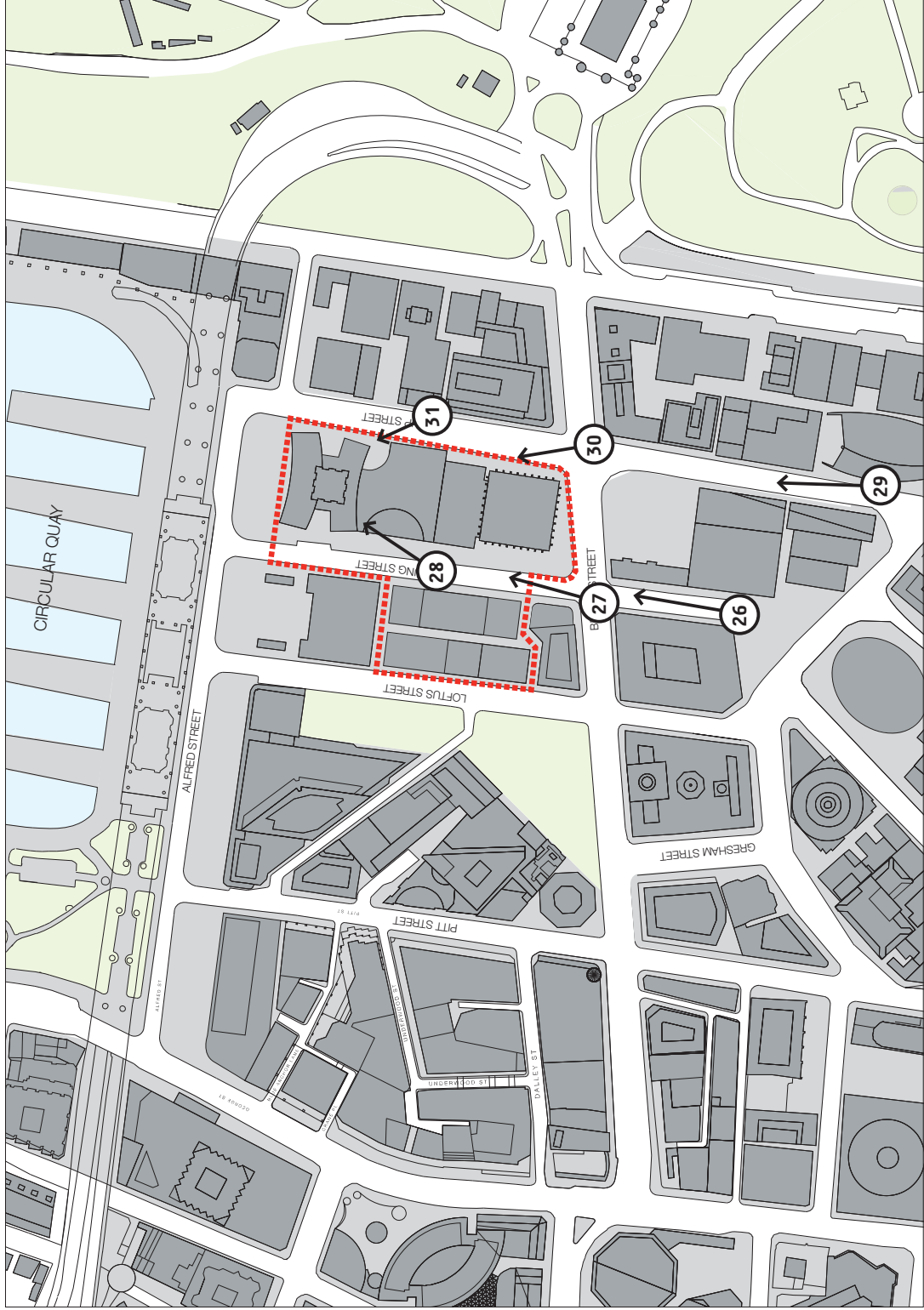
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VIEW IMPACT OF 33 ALFRED STREET CURTLAGE

4.1 VIEWPOINT LOCATIONS

- 26** YOUNG STREET AT FARRER PLACE
- 27** CORNER OF YOUNG AND BRIDGE STREETS
- 28** YOUNG STREET, MID BLOCK
- 29** PHILLIP STREET AT BENT STREET
- 30** CORNER OF PHILLIP AND BRIDGE STREETS
- 31** PHILLIP STREET, MID BLOCK



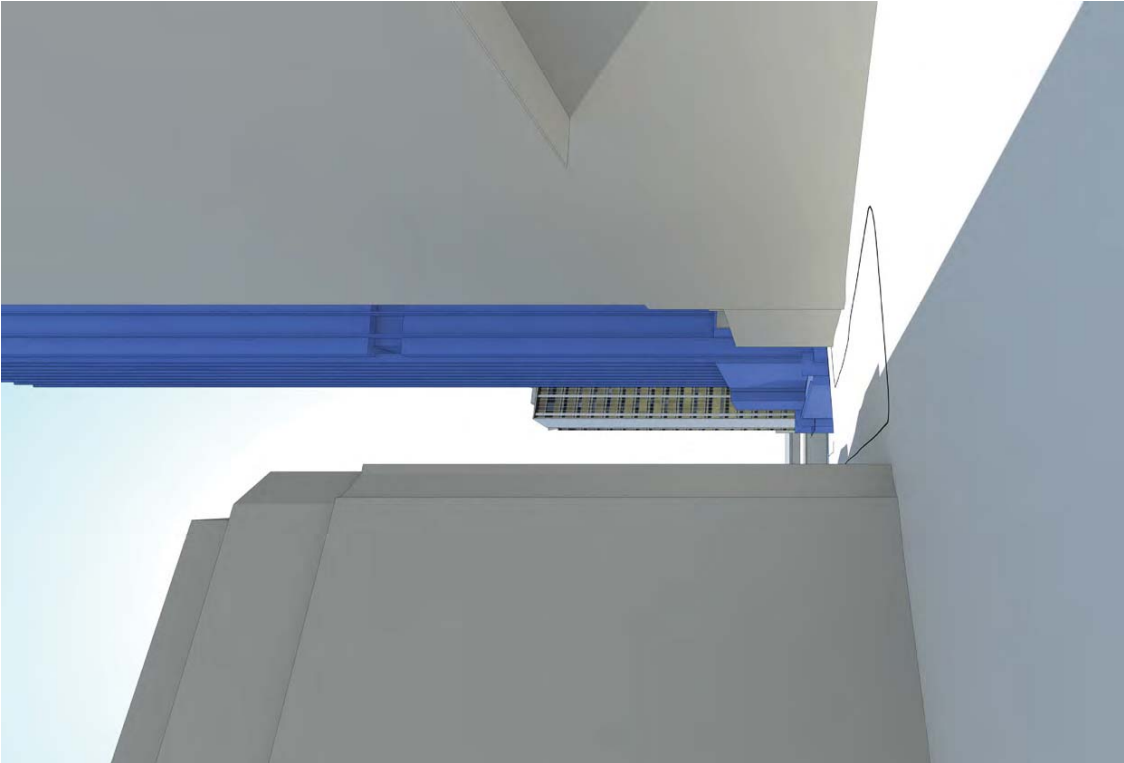
CONCLUSION

The new massing results in some reduction of view of the southern facade of 33 Alfred Street from Phillip and Young Streets. This has been ameliorated by:

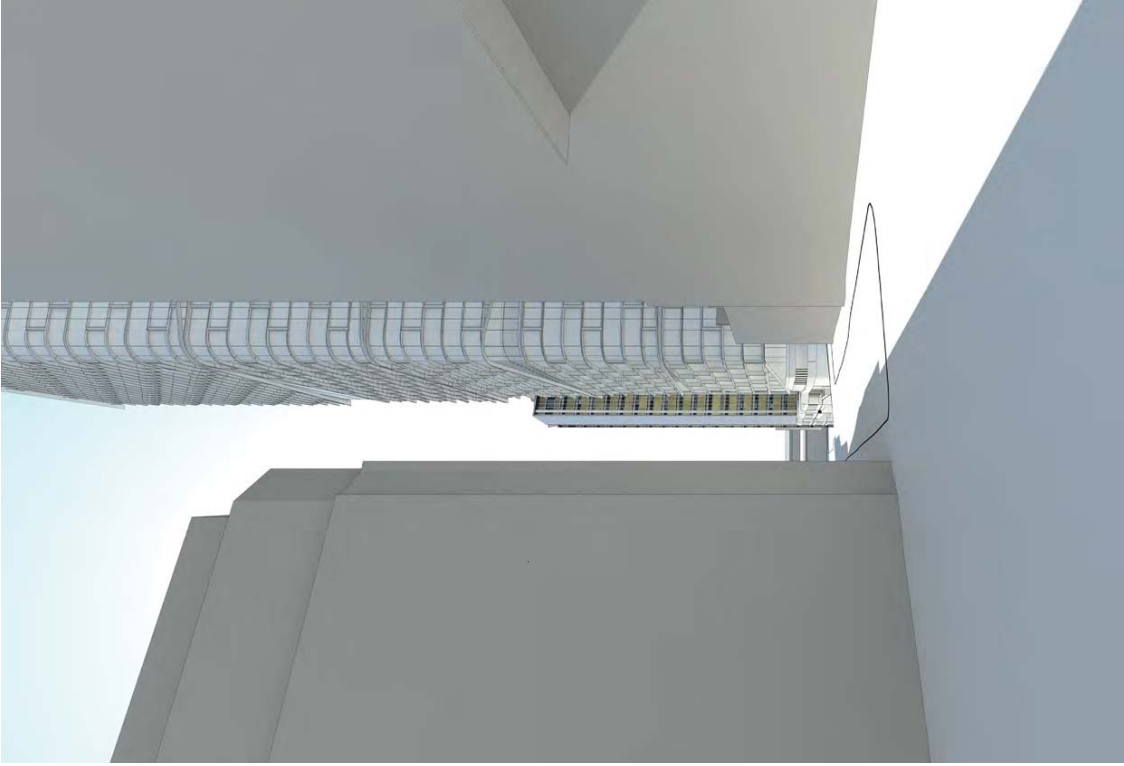
- Not building the mass to the extent of the DCP envelope on the east and west
- Increasing the setback from the southern facade of 33 Alfred beyond the minimum of 30m
- Not building to the full height of the DCP for the podium

VIEW IMPACT OF 33 ALFRED STREET CURTILAGE

VIEW 26: YOUNG STREET AT FARRER PLACE



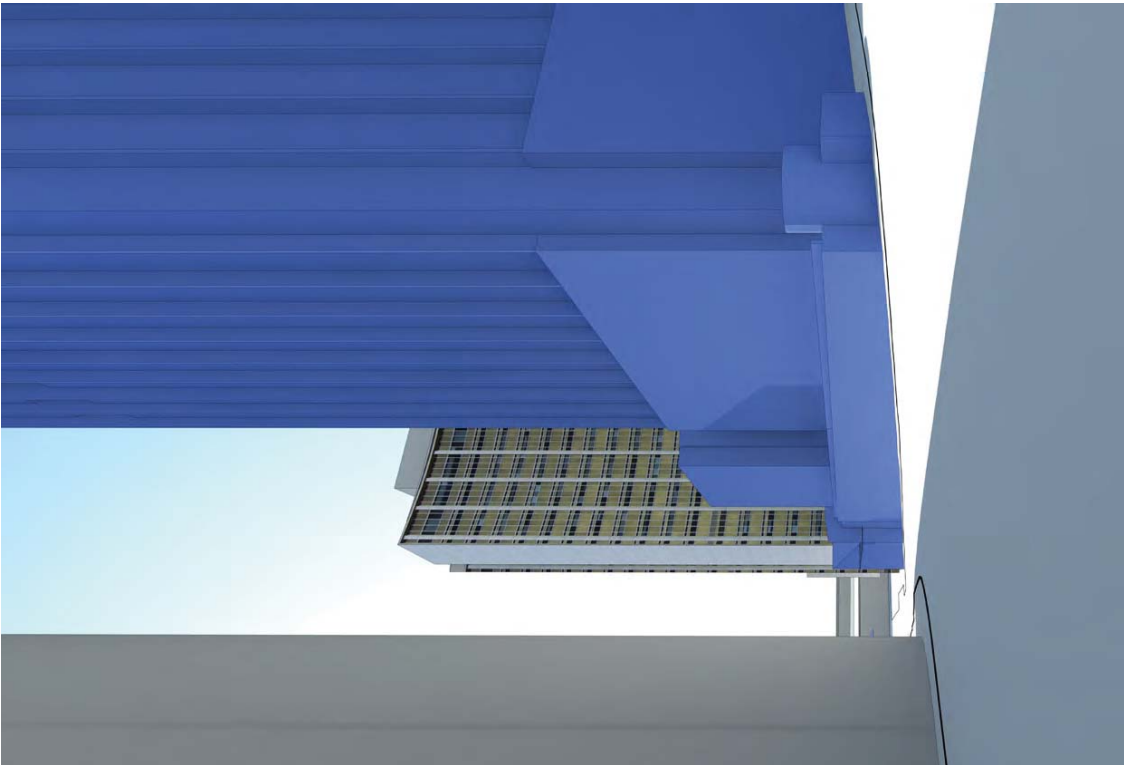
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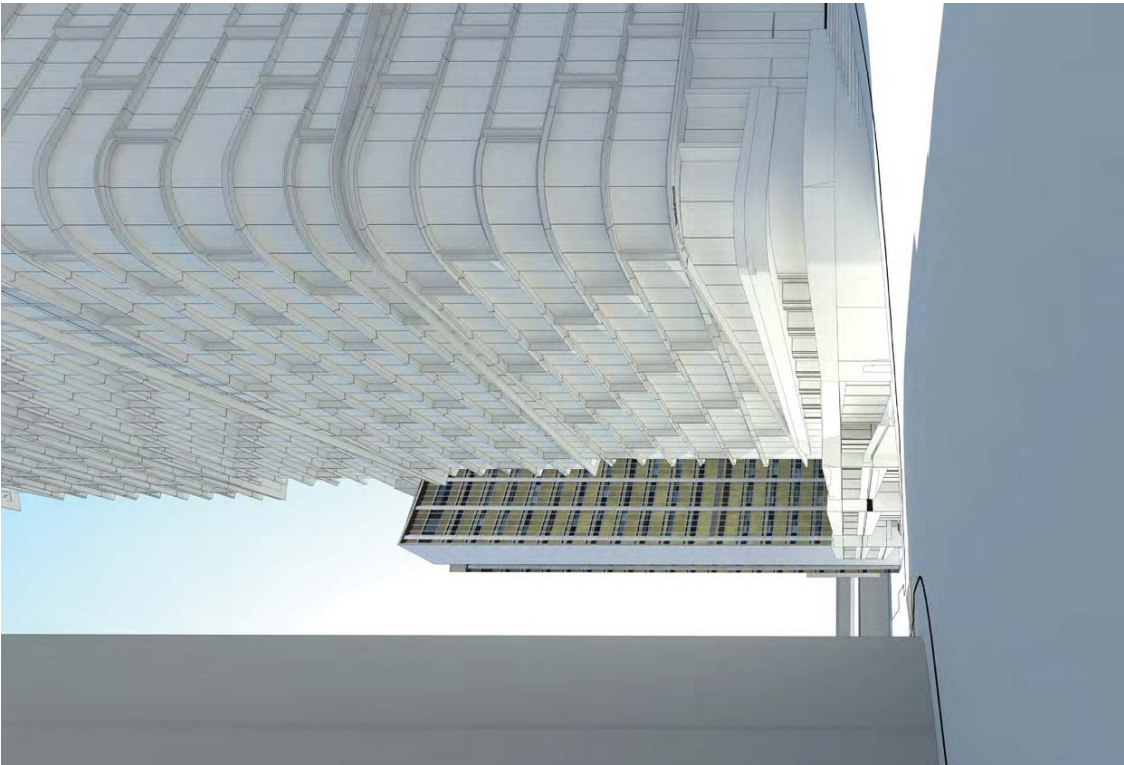
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VIEW IMPACT OF 33 ALFRED STREET CURTLAGE
VIEW 27: CORNER OF YOUNG AND BRIDGE STREETS



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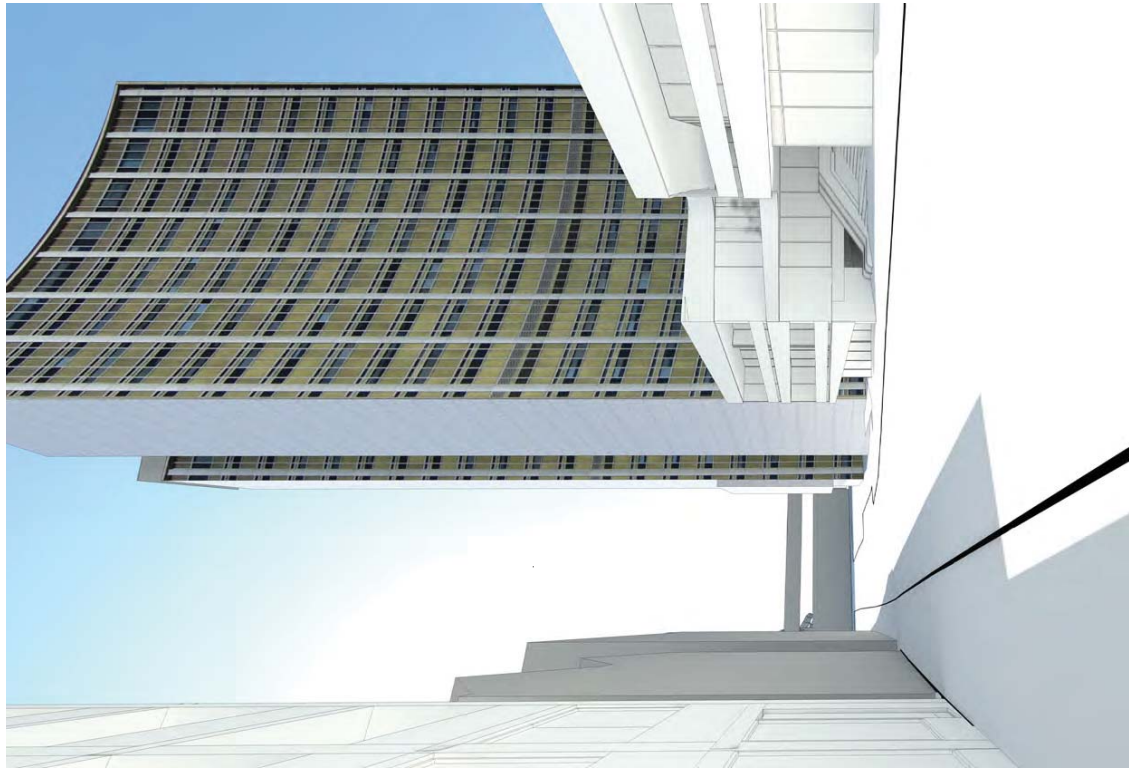
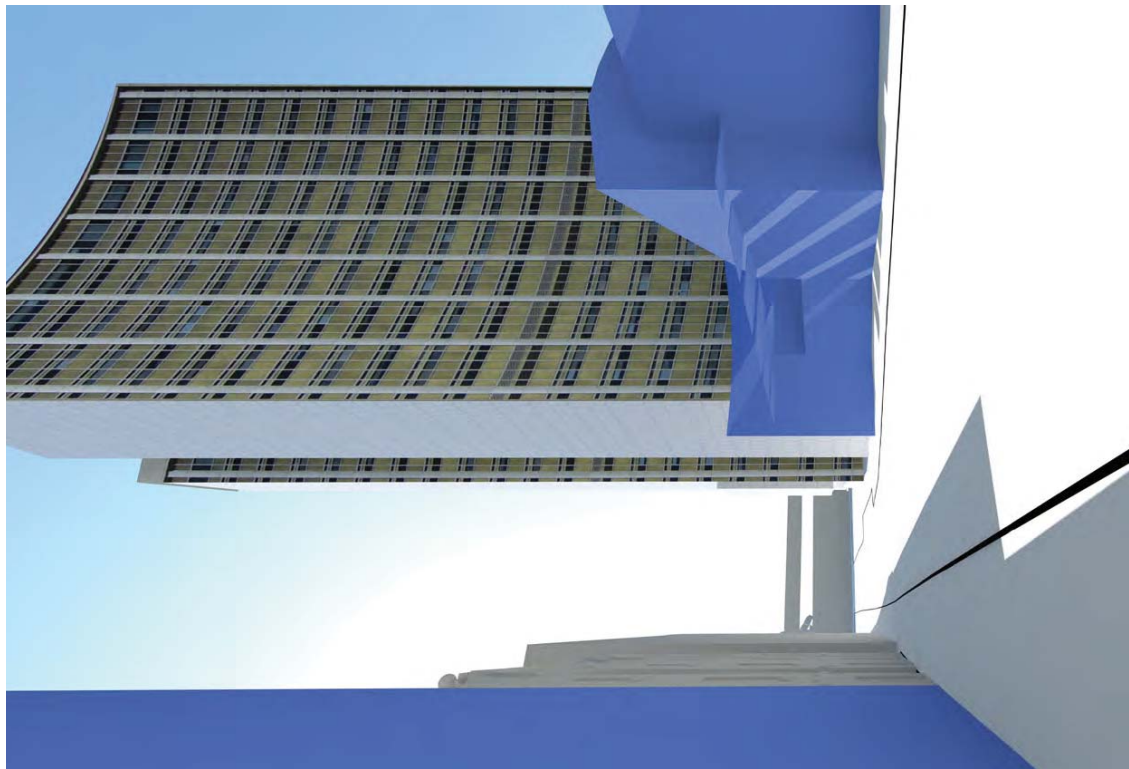


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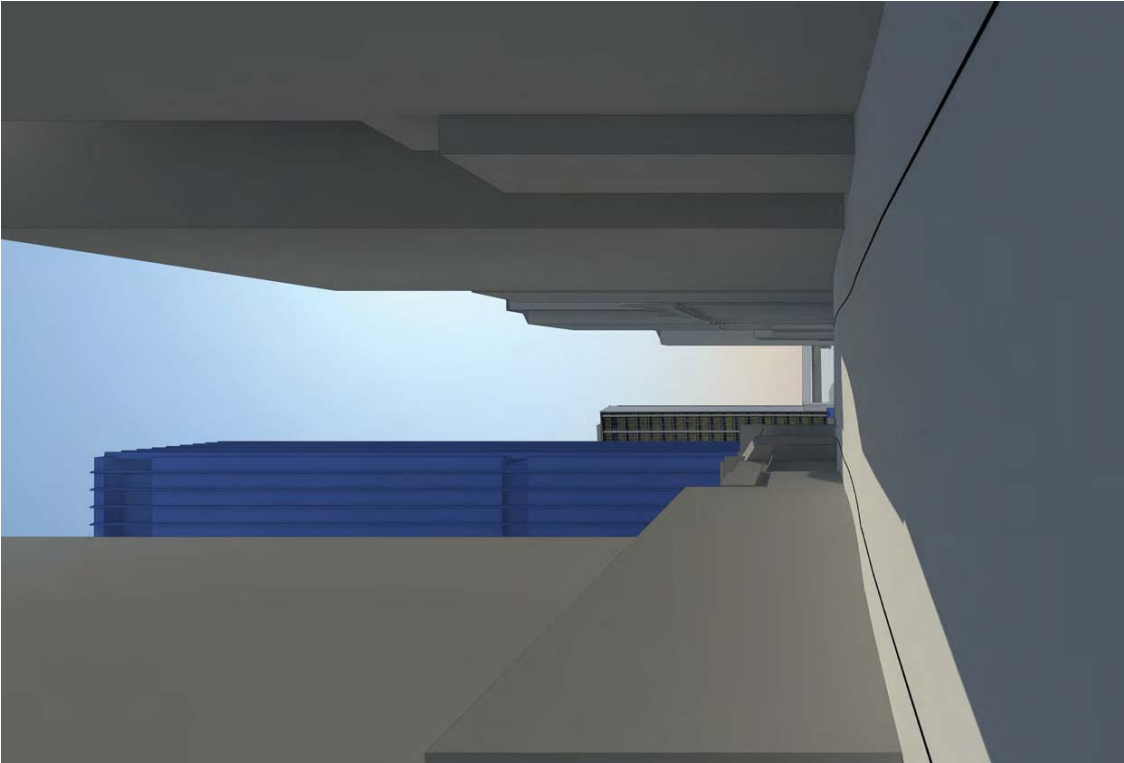
VIEW IMPACT OF 33 ALFRED STREET CURTLAGE

VIEW 28: YOUNG STREET MID BLOCK



VIEW IMPACT OF 33 ALFRED STREET CURTILAGE

VIEW 29: PHILLIP STREET AT BENT STREET



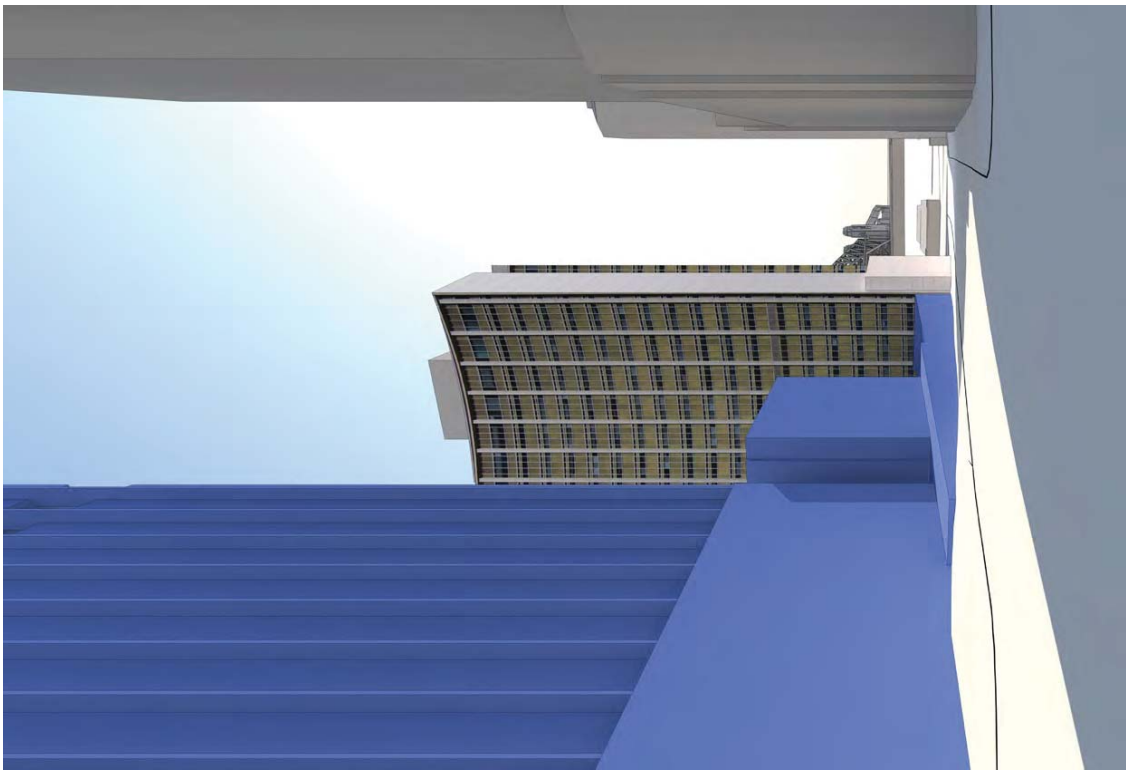
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VIEW IMPACT OF 33 ALFRED STREET CURTLAGE VIEW 30: CORNER OF PHILLIP AND BRIDGE STREETS



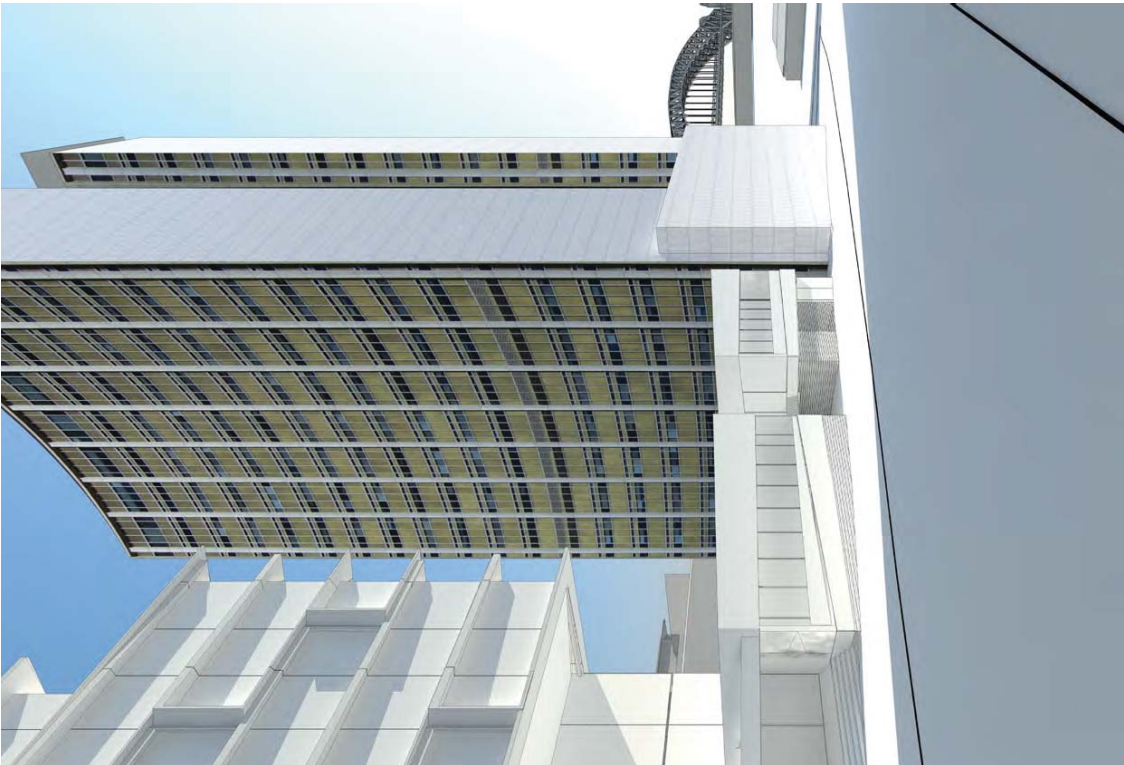
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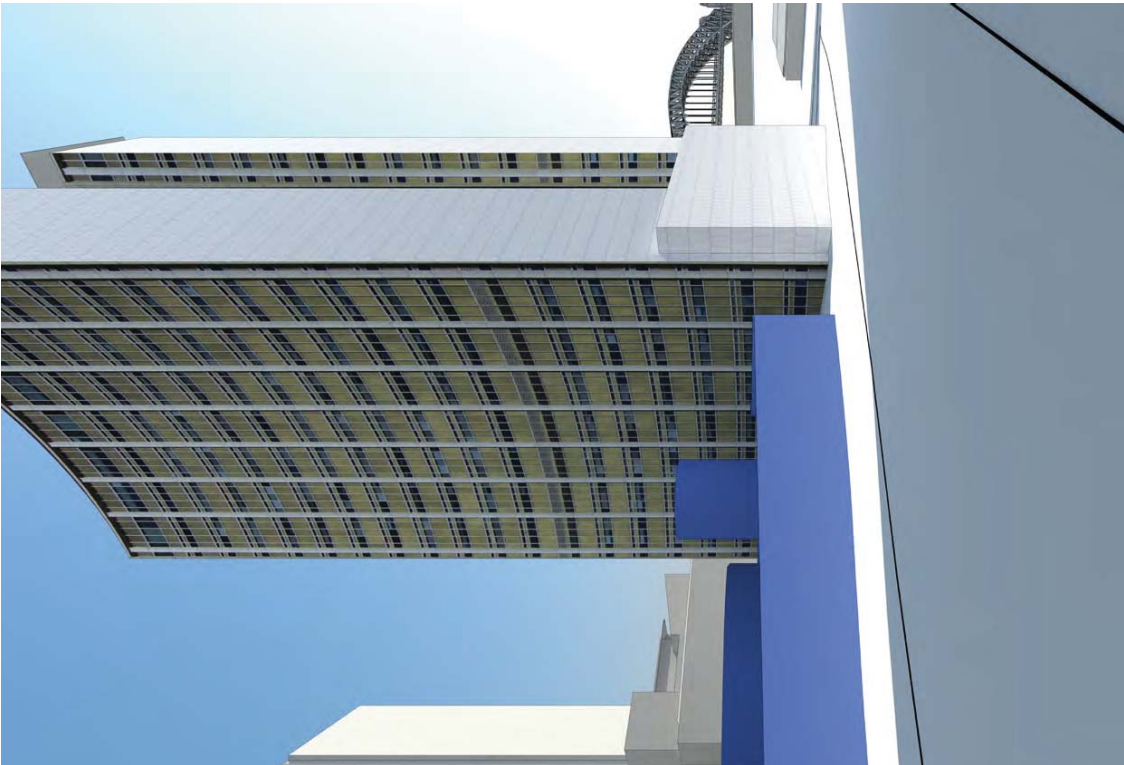
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VIEW IMPACT OF 33 ALFRED STREET CURTLAGE
VIEW 31: PHILLIP STREET, MID BLOCK



PROPOSED



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ATTACHMENT B

