
Appendix B

View Impact Analysis

08 Appendix B View Impact Analysis Report

Introduction

This View Impact Analysis Report is submitted as supporting documentation for a Planning Justification Report prepared by BBC Consulting Planners and should be read in conjunction with this and its appendices. The Planning Proposal seeks an amendment to the Sydney Local Environment Plan 2012 (SLEP 2012) to facilitate the redevelopment of development block 1 which consists of the land that includes 178-186 George Street (to become known as 182 George Street), 174-176A George Street (known as Jacksons on George), and 33-35 Pitt Lane), and pending a land swap, it will also include the 'triangular' parcel of land (Mirvac triangle) currently part of 188-194A George Street (to become known as 200 George Street). This report has been prepared by Hassell on behalf of Lend Lease.

This report seeks to examine and assess the visual impact of the proposed development as described by the proposed built form maximum envelope.

The Precinct

The APDG block is made up of the block that is bounded by Alfred, Pitt, Dalley and George Streets. Within this block the following sites are the subjects of the View Impact Analysis Study:

- _182 George St (St George Bank)
- _176 George St (Jacksons on George)
- _33-35 Pitt St
- _Mirvac triangle/ land swap
- _Crane Lane land swap

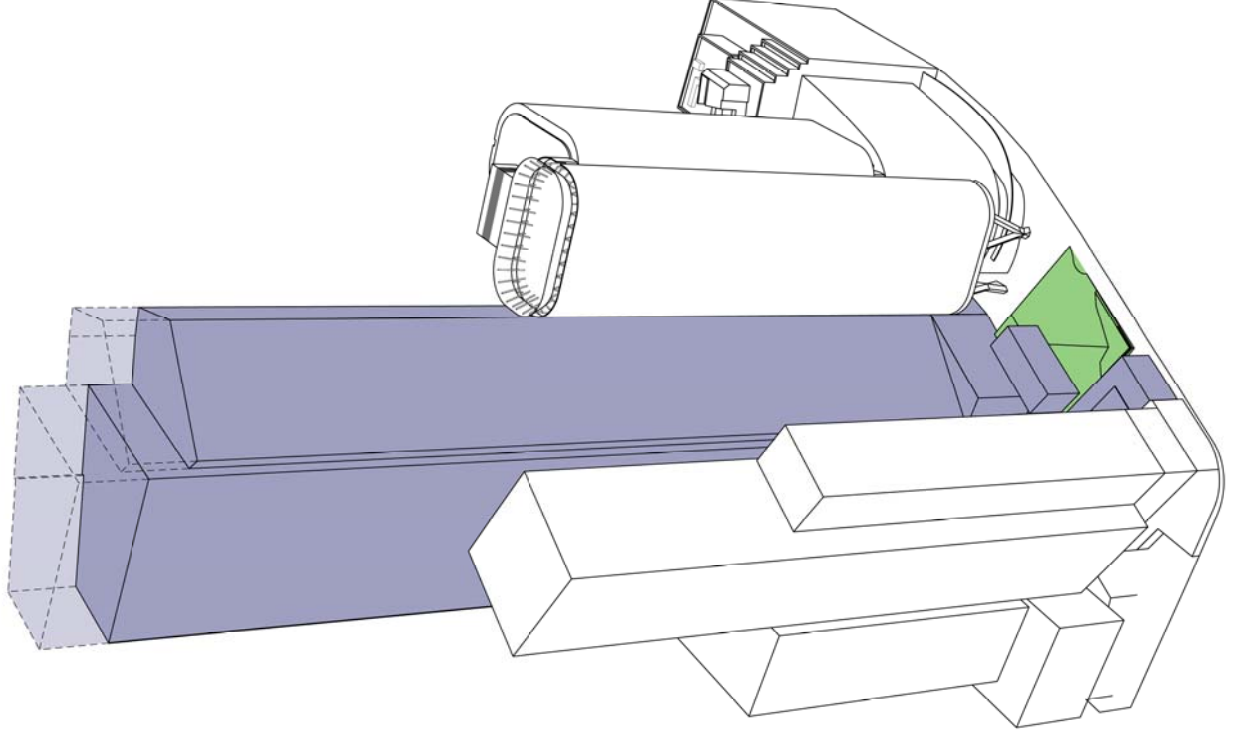
Methodology

The view and 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 licensed 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.

The views contained in this report are separated into three distinct categories:

- Street level views:** Photographs were taken at eye height (approximately 1700mm above ground level) from prominent locations in a 360° arc around the site. The photograph was matched with a 3D Max model view using the City of Sydney model to obtain an 'existing 3D render' image. The Lend Lease proposed envelope and approved future surrounding developments (1 Alfred Street, 19 Pitt Street and 200 George Street) were placed in the City of Sydney model to create a 'proposed' render using the same camera specifications.
- High level views:** Ten 'high level' existing tower developments were selected to assess the view impact of the proposed development. A 24mm focal length camera was used and placed at roof level of the selected tower developments to obtain a 3D studio Max 'existing render' image. The Lend Lease proposed envelope and approved future surrounding developments (1 Alfred Street, 19 Pitt Street and 200 George Street) were placed in the City of Sydney model to create a 'proposed' render image using the same camera specifications.
- Plaza views:** Two views of the new plaza taken at various heights were included to provide a visual assessment of the new public space on George Street. A 35mm focal length camera was used to obtain a 3D studio Max 'existing render' image. The Lend Lease proposed envelope and approved future surrounding developments (1 Alfred Street, 19 Pitt Street and 200 George Street) were placed in the City of Sydney model to create a 'proposed' render image using the same camera specifications.



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Key Views - Location Map

- 1 Observatory Hill
- 2 Corner of Argyle and Harrington Street
- 3 Overseas passenger terminal
- 4 Circular Quay / First Fleet Park
- 5 Opera House steps
- 6 Circular Quay / Bennelong Apartments
- 7 Mrs Macquarie's Chair
- 8 Farm Cove
- 9 Corner of Pitt and Bridge Street
- 10 Corner of George and Bridge Street
- 11 George Street / Grosvenor Tower
- 12 Corner of Essex and Harrington Street
- 13 View from Circular Quay ferry
- 14 225 George St (Grosvenor Place)
- 15 255 George St (NAB House)
- 16 129 - 131 Harrington St
- 17 259 George St (Suncorp Place)
- 18 189 George St (Four Seasons Hotel)
- 19 264 George St (Australia Square)
- 20 273 George St (Metcentre Sydney)
- 21 30 Pitt St (Marriott Hotel)
- 22 APDG south east Tower
- 23 200 George Street
- 24 Grosvenor Tower - Street level - to Plaza
- 25 Grosvenor Place to Plaza



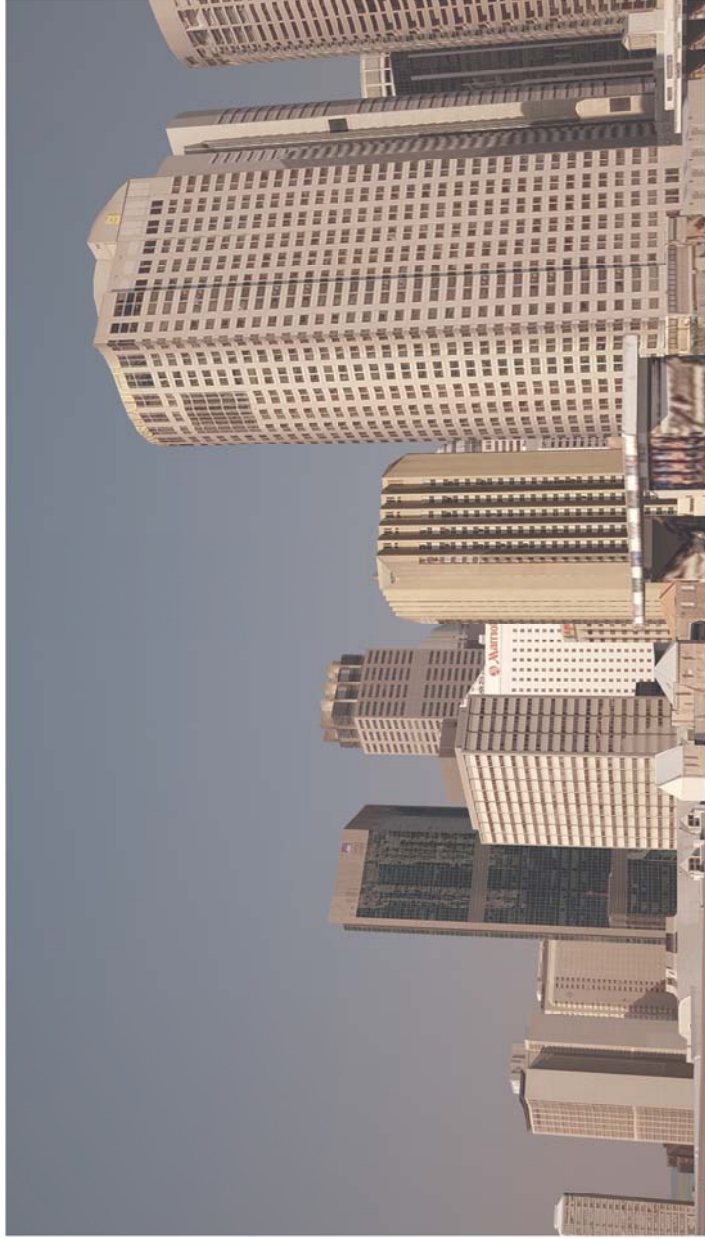
- Street level view
- High level (tower) view
- Plaza view

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View 1

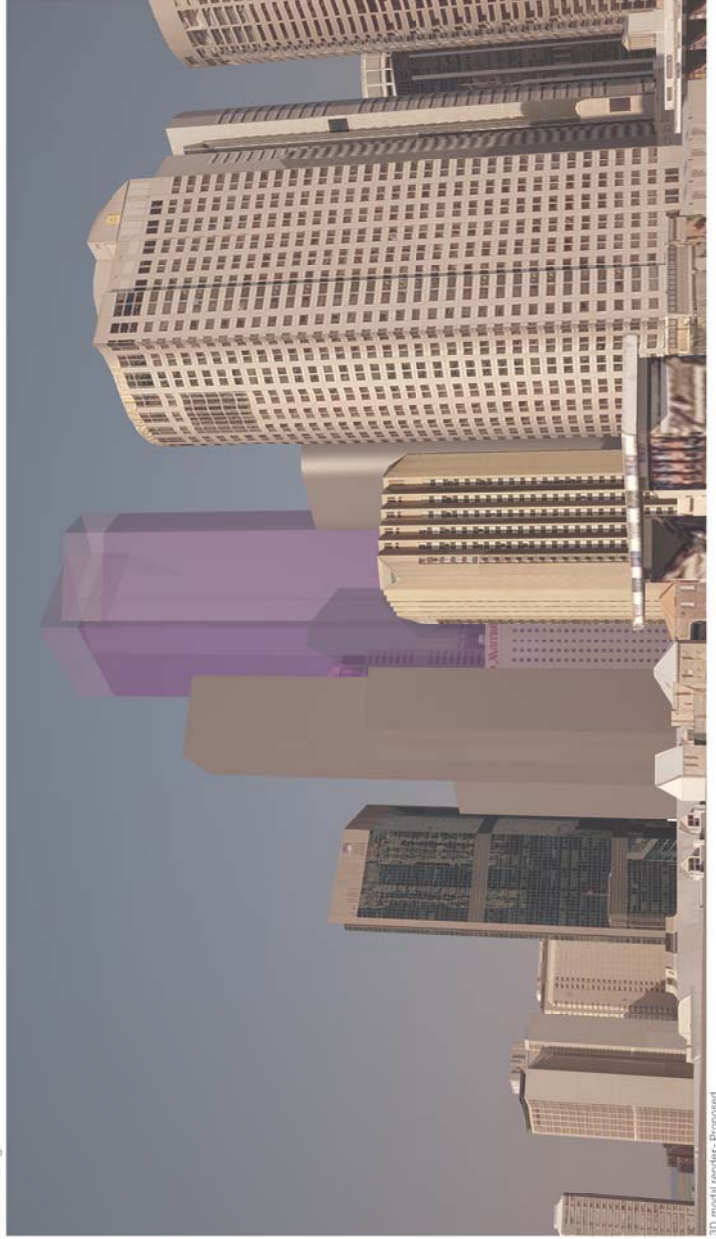
Observatory Hill



Existing photograph
Canon EOS 550D
38.4mm focal length
1800mm camera height



Render- Existing



3D model render- Proposed

- Lend Lease proposed envelope
- Lend Lease proposed roof feature zone
- Approved surrounding developments

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View 2

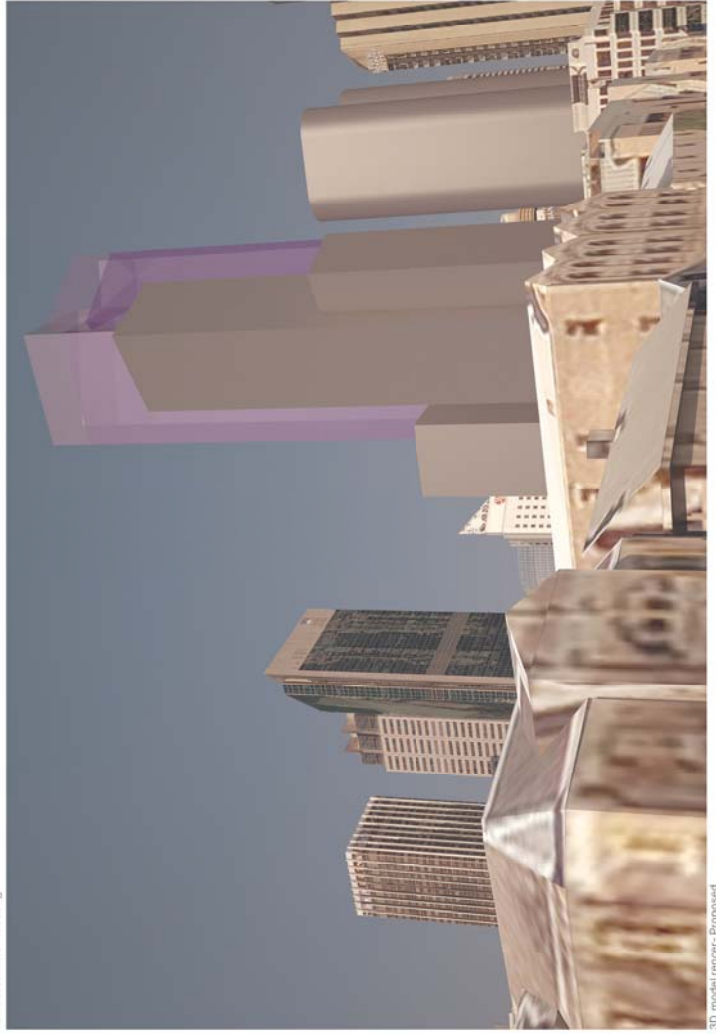
Corner of Argyle St and Harrington St



Existing photograph
Canon EOS 550D
40mm focal length
1800mm camera height



3D model render- Existing



3D model render- Proposed

Legend
 Lend Lease proposed envelope
 Lend Lease proposed roof feature zone
 Approved surrounding developments

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View 3

Overseas Passenger Terminal



Existing photograph
Canon EOS 550D
14.4mm focal length
1800mm camera height



Render - Existing



3D model render - Proposed

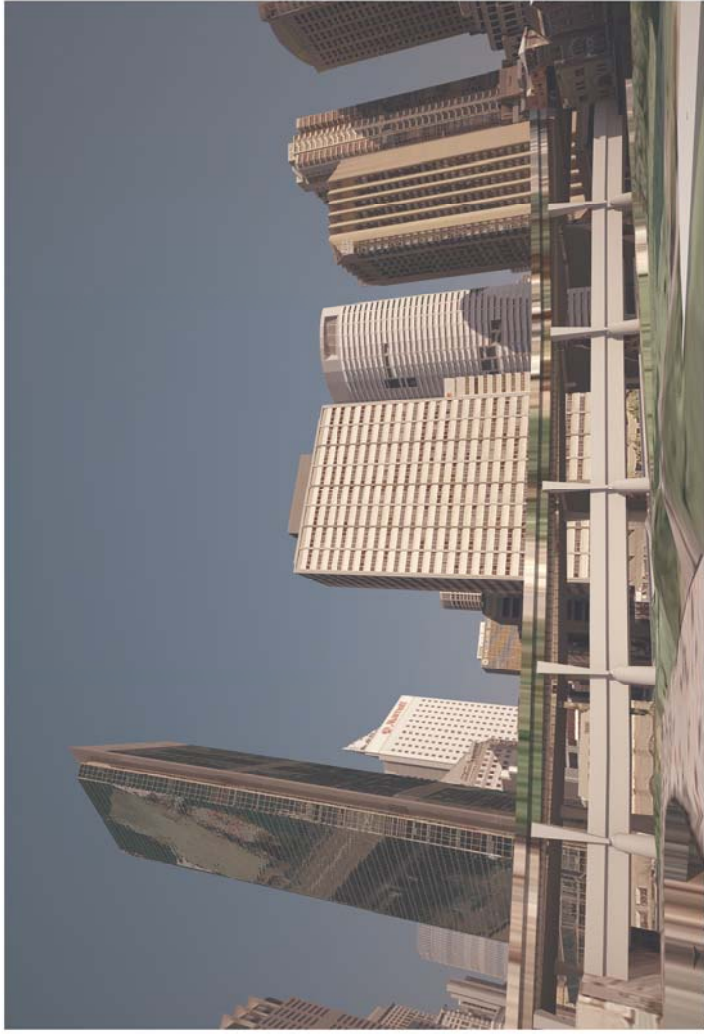
- 3D model render - Proposed
- Lend Lease proposed envelope
- Lend Lease proposed roof feature zone
- Approved surrounding developments

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View 4

Circular Quay adjacent to First Fleet Park



Existing photograph
Canon EOS 550D
20.7mm focal length
1800mm camera height



3D model remain- Existing



3D model remain- Proposed

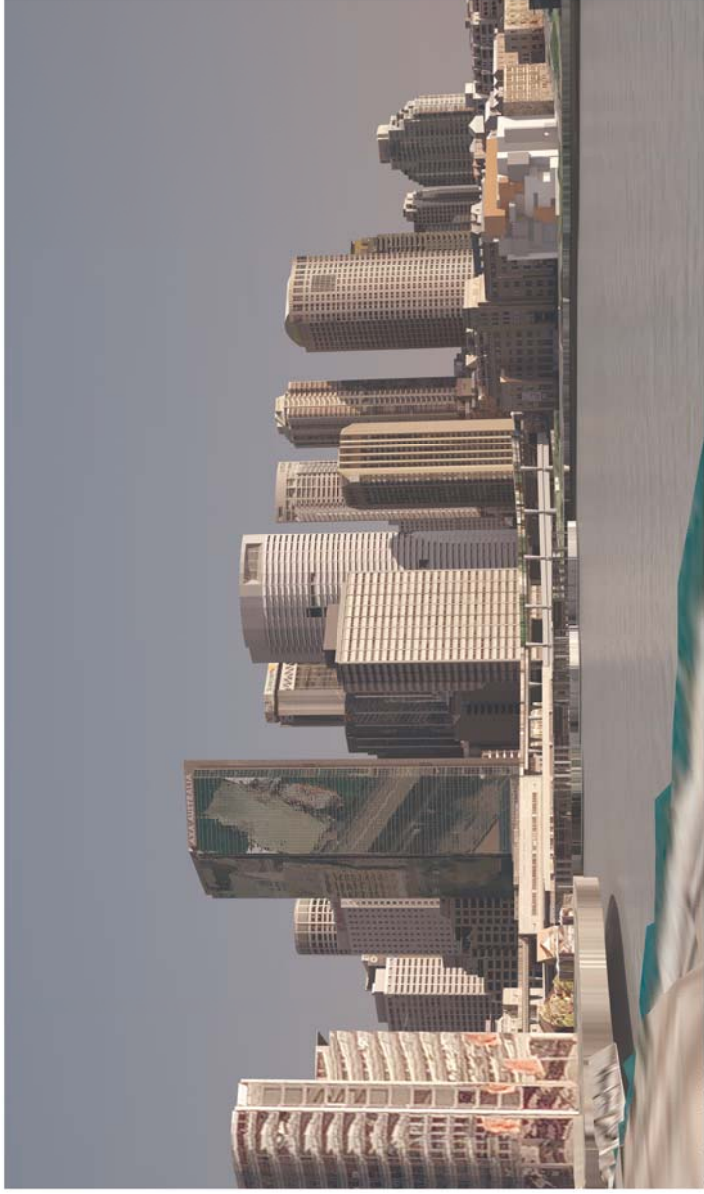
- Legend
- Proposed envelope
- Lease Lease proposed roof feature zone
- Approved surrounding developments

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View 5

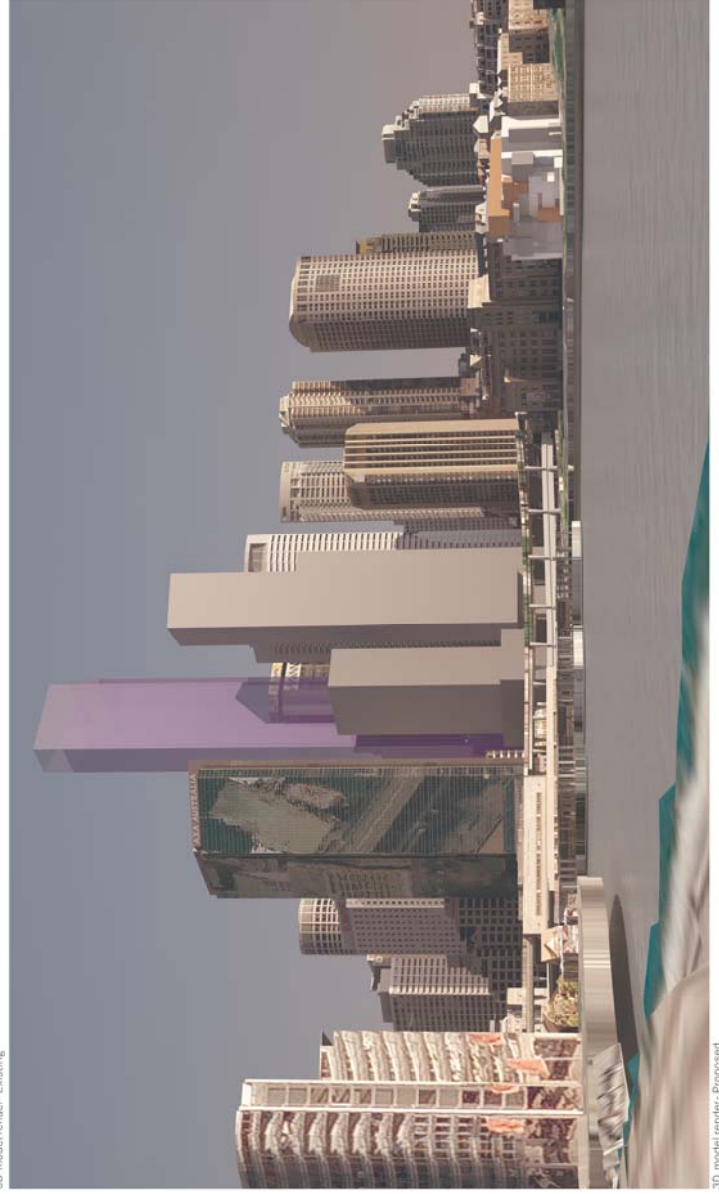
Opera House Steps



Existing photograph
Canon EOS 550D
35.2 mm focal length
1800mm camera height



3D model render - Existing



3D model render - Proposed
Lend Lease proposed envelope
Lend Lease proposed roof feature zone
Approved surrounding developments