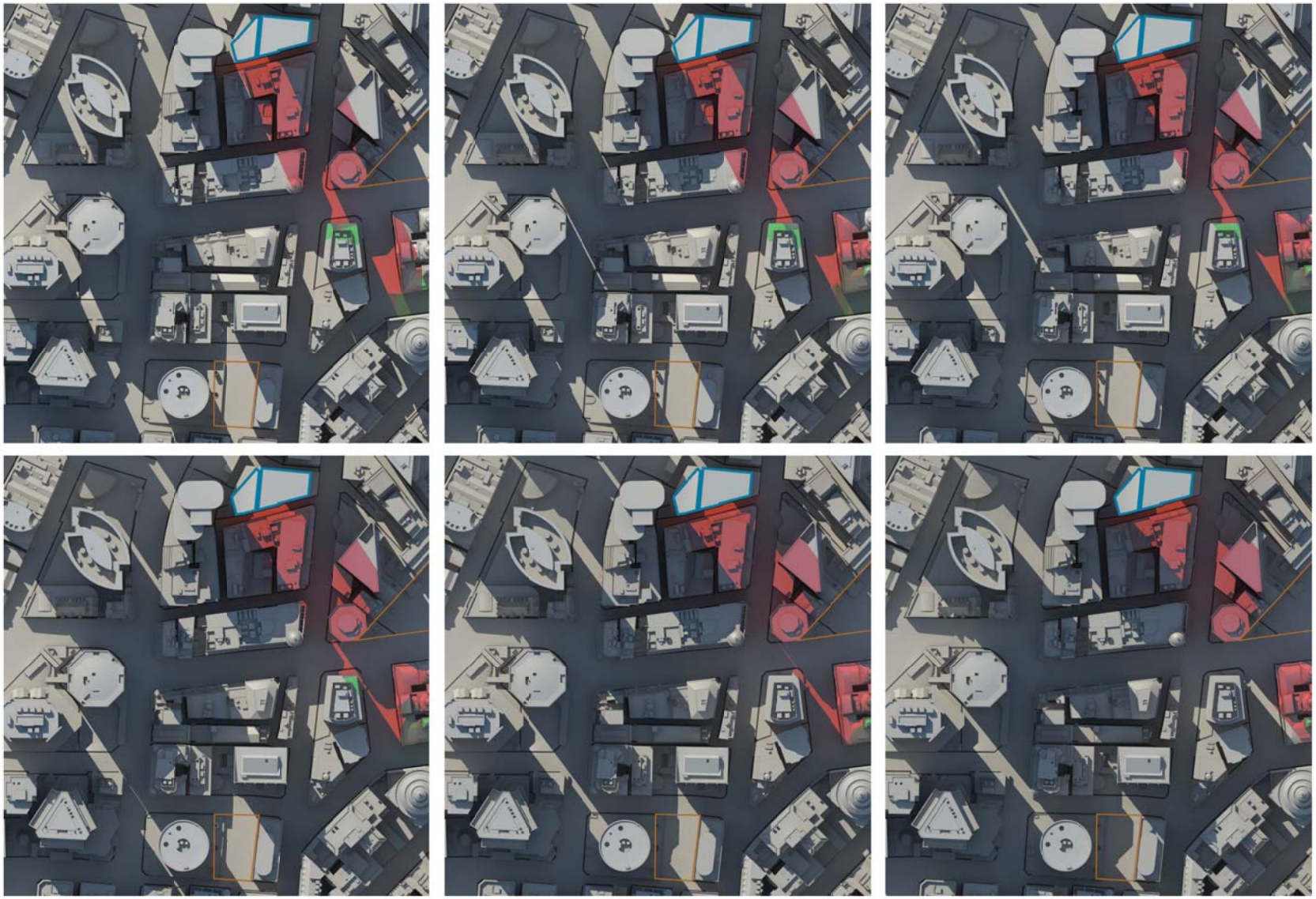
Australia Square
August 31
12-2 (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope



1.00 - 1.20

1.30 - 1.50

Australia Square
August 31
12-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

2.00

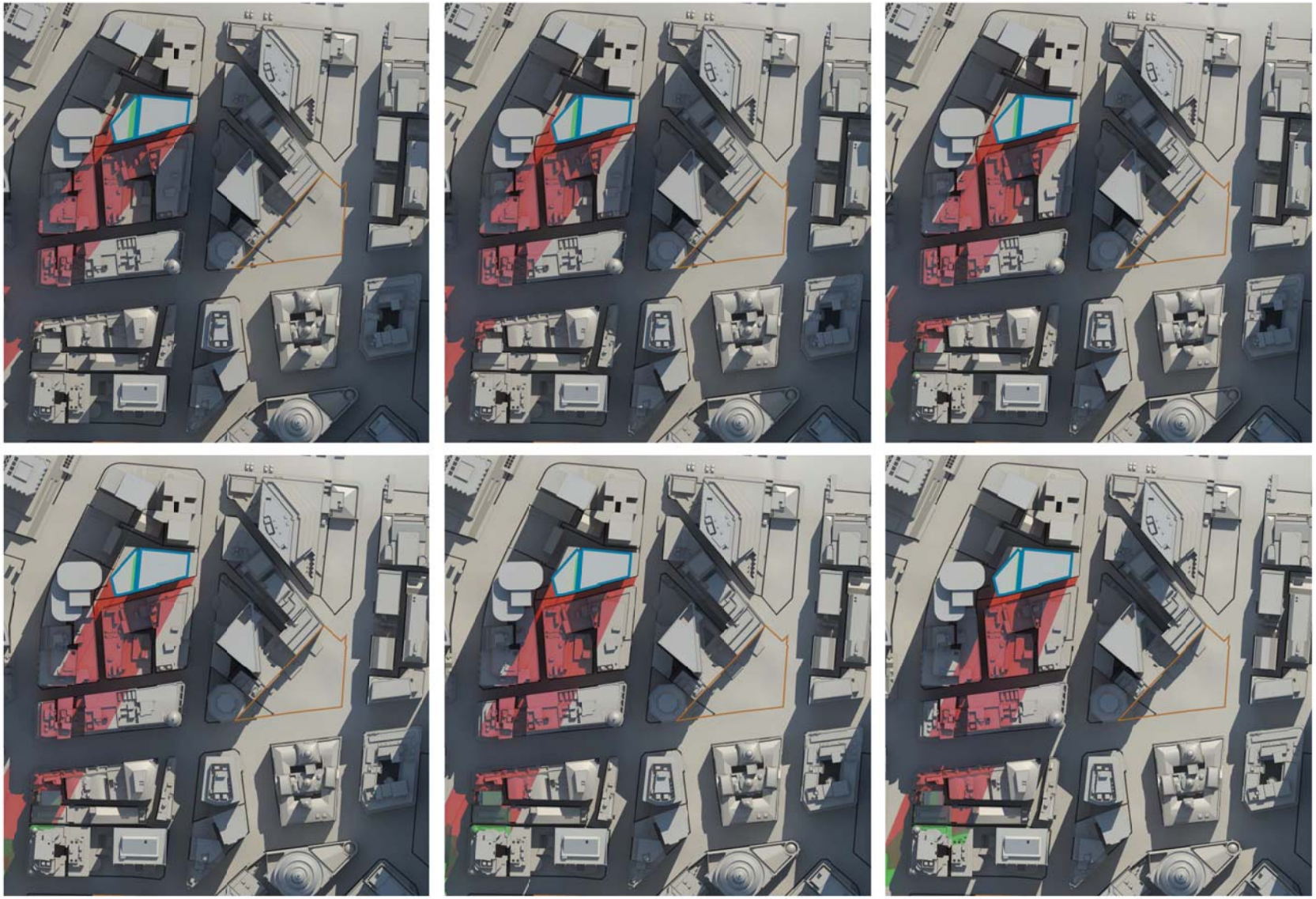
Macquarie Place
April 14
10-2 (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope



10.00 - 10.20

10.30 - 10.50

Macquarie Place
April 14
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

11.00 - 10.20

11.30 - 11.50

Macquarie Place
April 14
10-2pm (10 minute intervals)

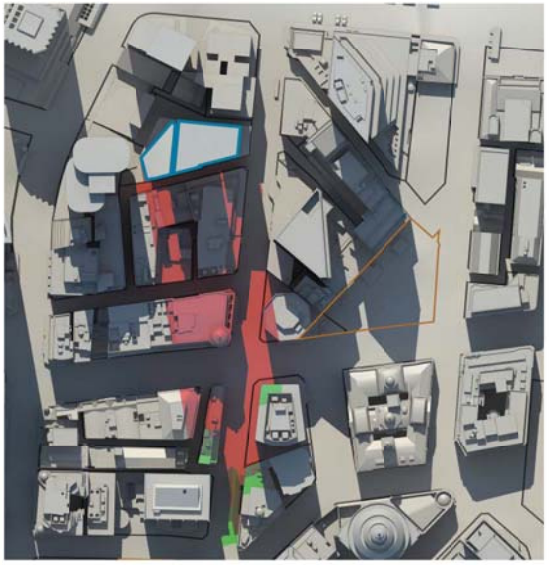
Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope

12.00 - 12.20



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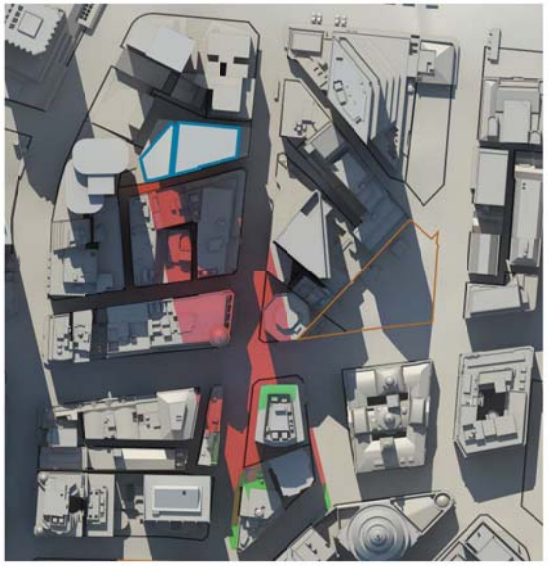
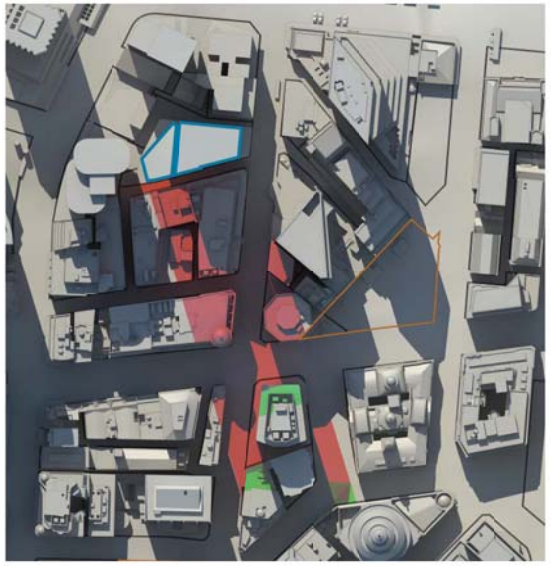
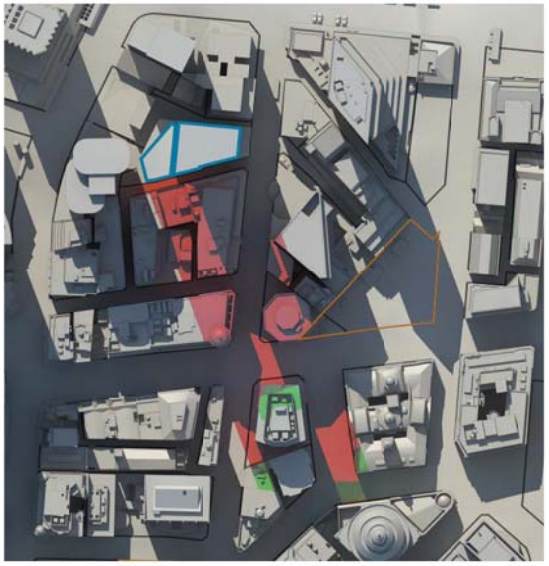






Macquarie Place
April 14
10-2 pm (10 minute intervals)

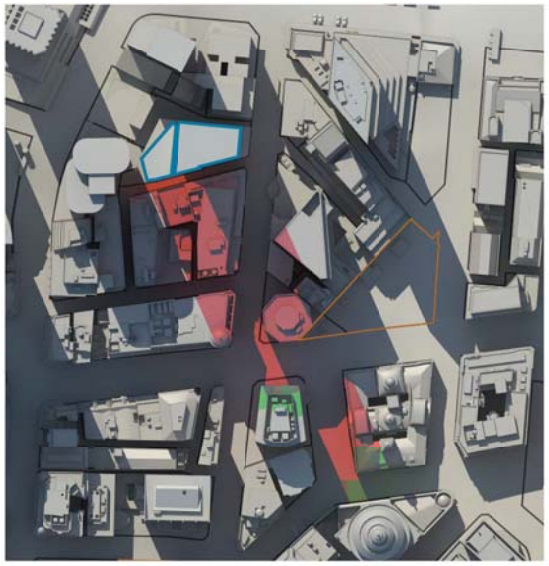
Public Space

Overshadowing caused by tower envelope

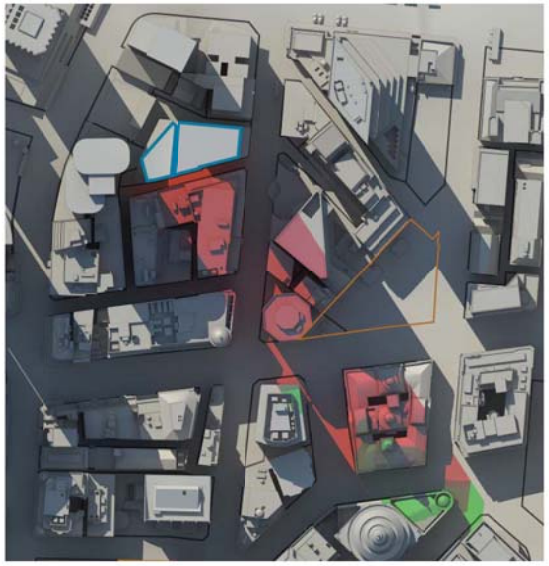
Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

1.00 - 1.20



1.30 - 1.50



Macquarie Place
April 14
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope

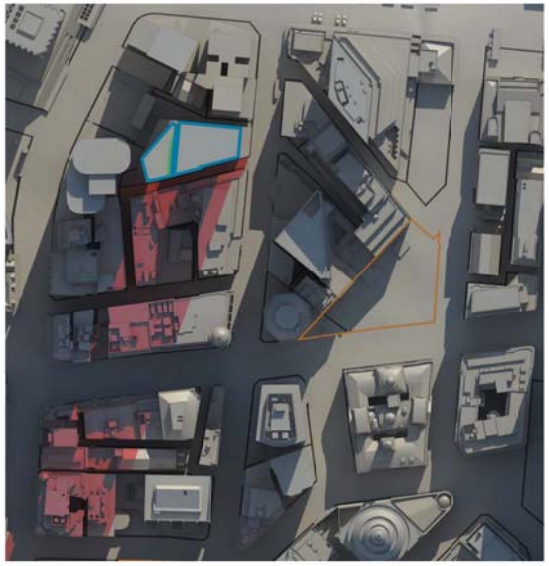
2.00

Macquarie Place
June 21
10-2pm (10 minute intervals)

- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m Indicative roof feature zone
- Proposed tower envelope

10.00 - 10.20

10.30 - 10.50



Macquarie Place
June 21
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope

11.00 - 11.20

11.30 - 11.50

Macquarie Place
June 21
10-2pm (10 minute intervals)

- Public Space
- Overshadowing caused by tower envelope
- Overshadowing caused by 15m Indicative roof feature zone
- Proposed tower envelope

12.00 - 12.20

12.30 - 12.50

Macquarie Place
June 21
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope

1.00 - 1.20

1.30 - 1.50

Macquarie Place
June 21
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

2.00

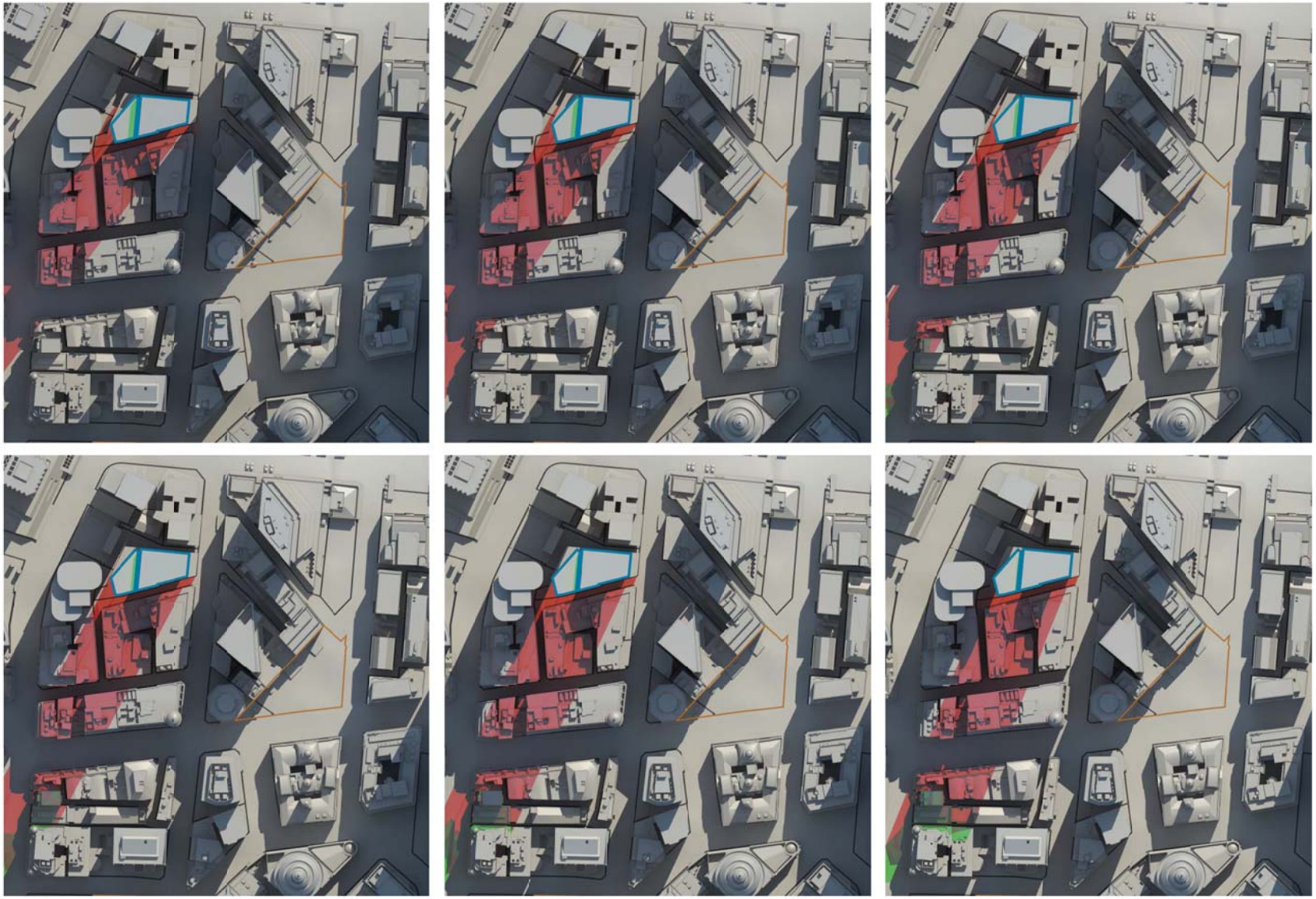
Macquarie Place
August 31
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope



10.00 - 10.20

10.30 - 10.50

Macquarie Place
August 31
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

11.00 - 11.20

11.30 - 11.50

Macquarie Place
August 31
10-2pm (10 minute intervals)

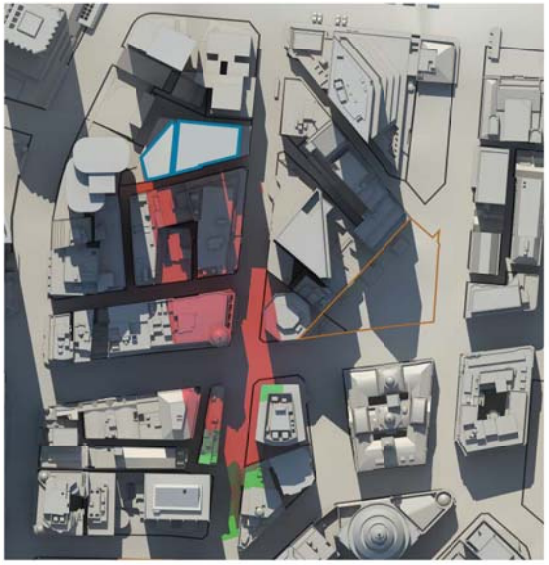
Public Space

Overshadowing caused by tower envelope

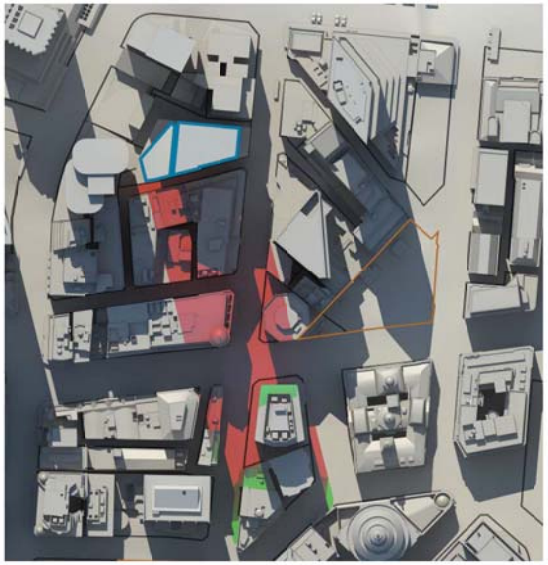
Overshadowing caused by 15m indicative roof feature zone

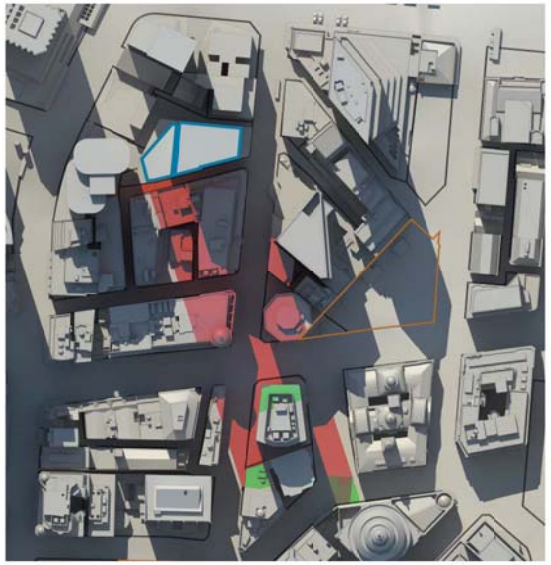
Proposed tower envelope

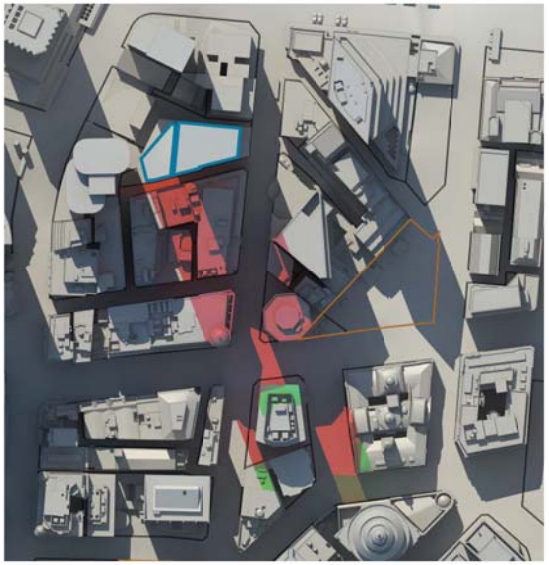
12.00 - 12.20



12.30 - 12.50







Macquarie Place
August 31
10-2pm (10 minute intervals)

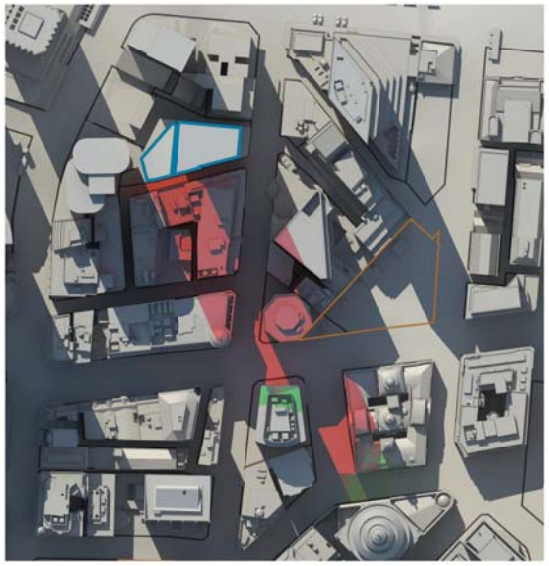
Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m Indicative roof feature zone

Proposed tower envelope

1.00 - 1.20



1.30 - 1.50

Macquarie Place
August 31
10-2pm (10 minute intervals)

Public Space

Overshadowing caused by tower envelope

Overshadowing caused by 15m indicative roof feature zone

Proposed tower envelope

2.00

Appendix A - Part 02
Publicly Accessible Square (Plaza) Solar Access Comparison

10

07 Appendix A - Part 02
Publicly Accessible Square (Plaza) Solar Access Comparison

Analysis Area

The scope of the analysis area is defined by the publicly accessible square as set out in the Public Domain Plan in the Sydney DCP 2102. This is to be compared to the publicly accessible square as defined by the new proposed public plaza.

Dates/Times Assessed

April 14 and August 31 between 10am and 2pm were selected in accordance with Sydney LEP 2012 control dates and times. In addition, June 21 was included to demonstrate the 'worst case scenario'.

Methodology

The overshadowing studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on the following base information:

_City model supplied by the City of Sydney including city buildings and topography (The supplied model has an accuracy of +/- 300mm)

_Proposed envelope model of the Lend Lease tower, podium and plaza prepared by HASSELL

_Indicative massing models of approved schemes located on other sites in the APDG Block*

The shadow 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 information prepared by other parties.

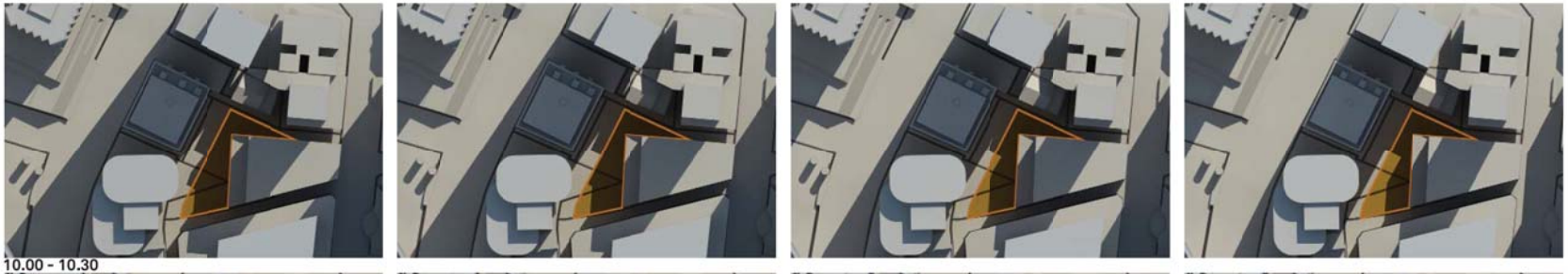
Summary of Results

The solar studies in this appendix illustrate that there is a significant improvement to the levels of solar access to the proposed George Street plaza in comparison to the publicly accessible square in the current DCP 2012. For further analysis and comparison, refer to Chapter 06, 'Planning Provisions - Solar Study Comparison.'

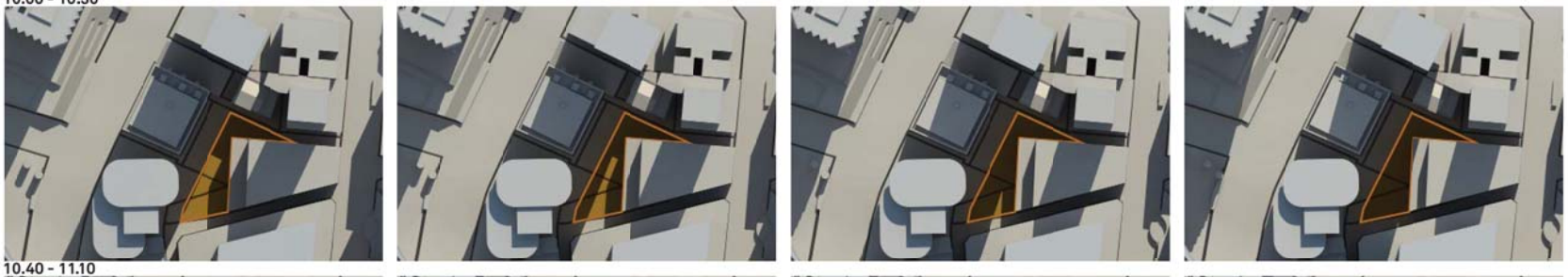
DCP Scheme
April 14
10-2pm (10 minute intervals)

Publicly accessible square

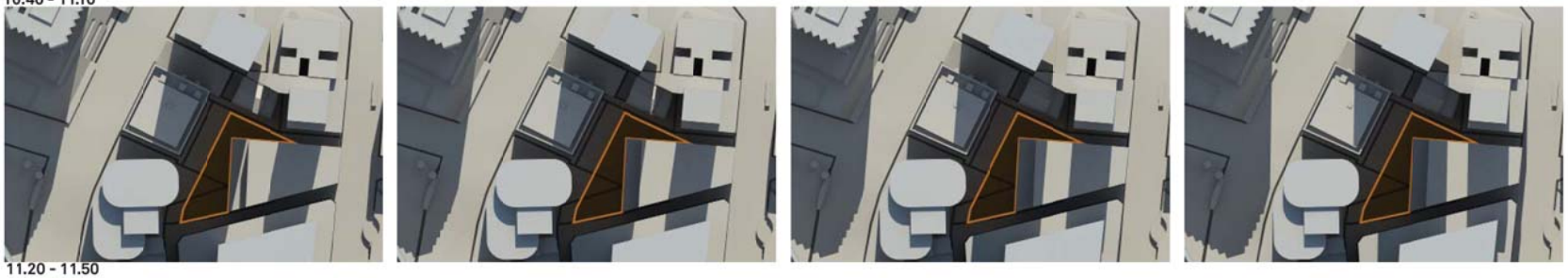
**At the time of preparation of this Urban Design Analysis Report, Wanda Sydney One had recently submitted DA 2015/882 and SSD 2015/7101. Neither of the Wanda applications are as yet approved. For the purpose of this Urban Design Analysis Report, approved envelopes relating to 1 Alfred Street (DA 2010-2029) and 19-31 Pitt Street (D/2010/1533) have been adopted.*



10.00 - 10.30



10.40 - 11.10



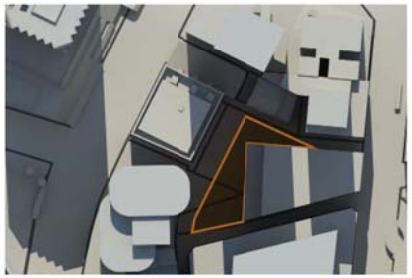
11.20 - 11.50

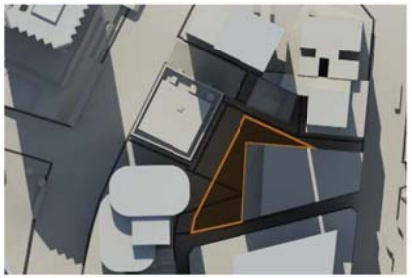
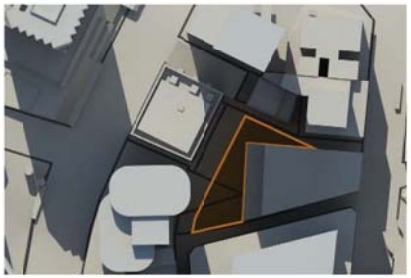
07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

DCP Scheme
April 14
10-2pm (10 minute intervals)

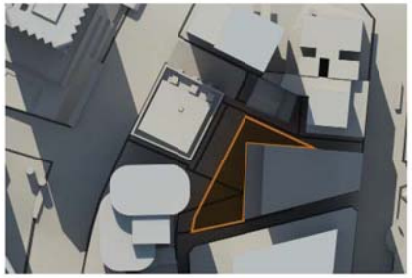
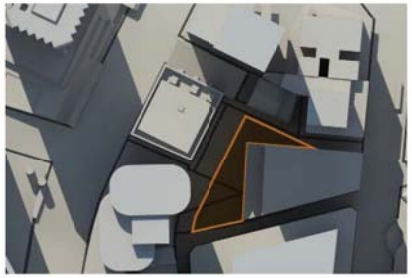
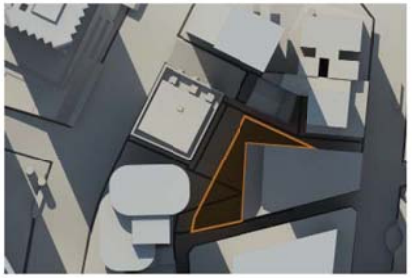
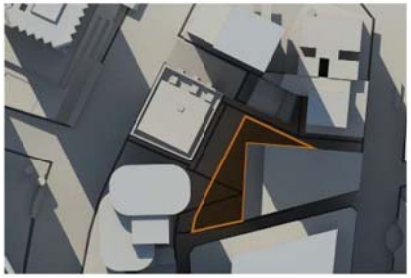
Publicly accessible square

12.00 - 12.30

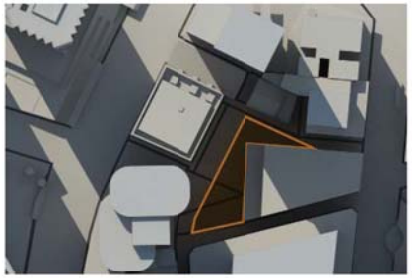
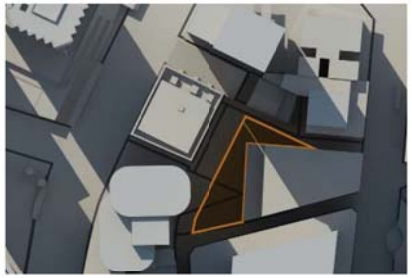
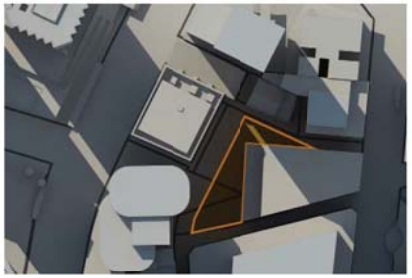
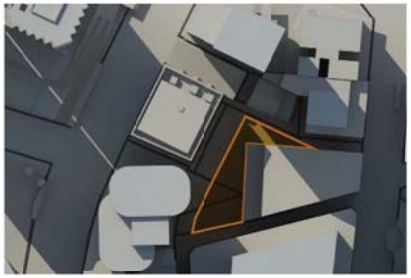


12.40 - 1.10

1.20 - 1.50

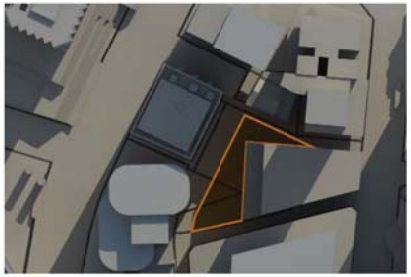
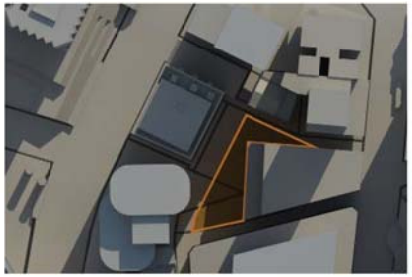
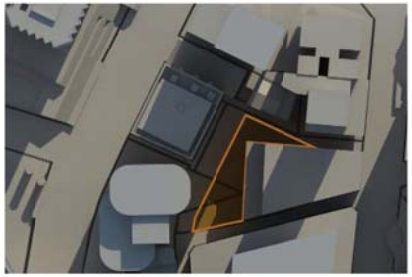
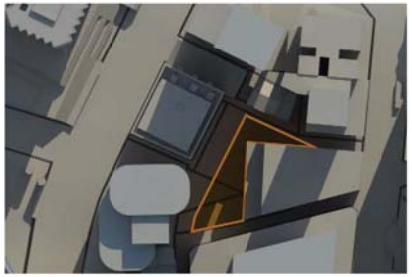
2.00

DCP Scheme
June 21
10-2pm (10 minute intervals)

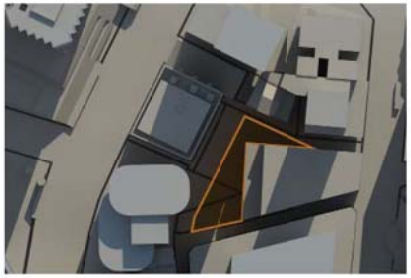
Publicly accessible square

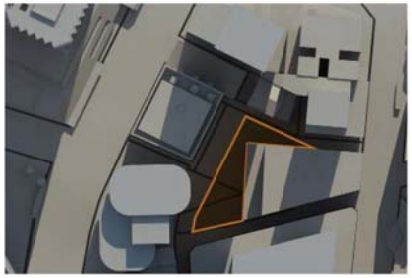
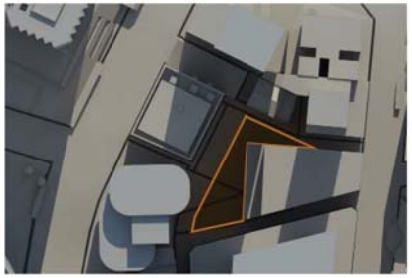
The plaza in the DCP scheme will receive up to 8% solar access between 10am and 2pm in mid-winter

10.00 - 10.30

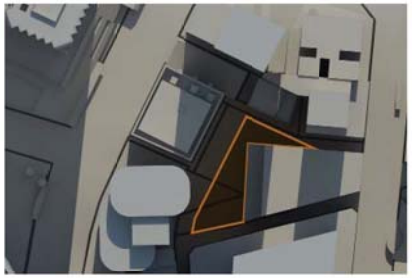
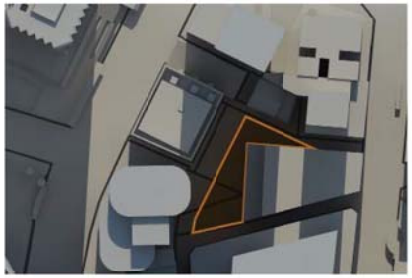
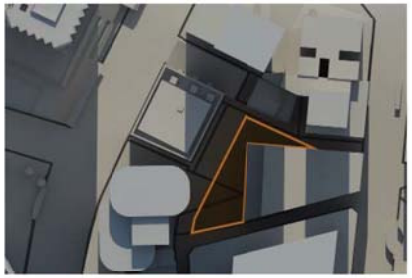





10.40 - 11.10

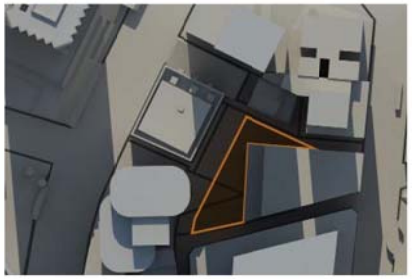


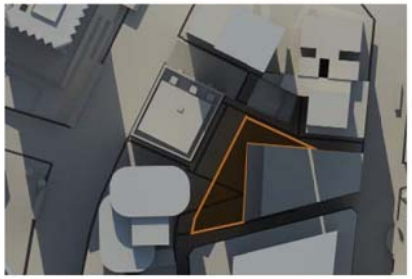



11.20 - 11.50

12.00 - 12.30

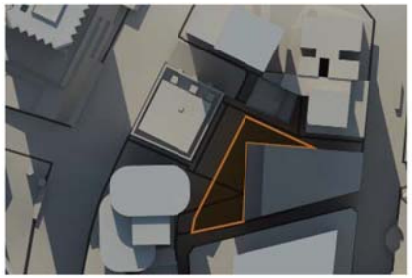


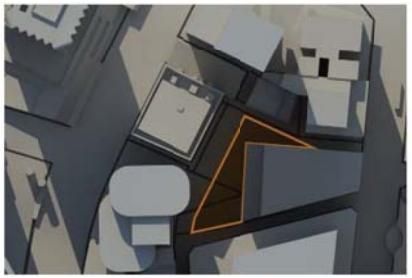
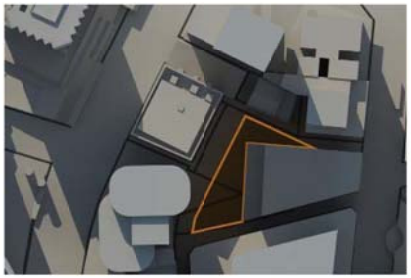
07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

DCP Scheme
June 21
10-2pm (10 minute intervals)

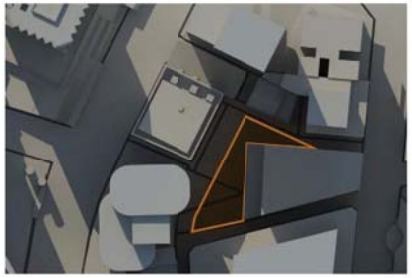
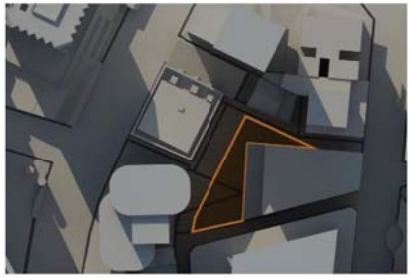
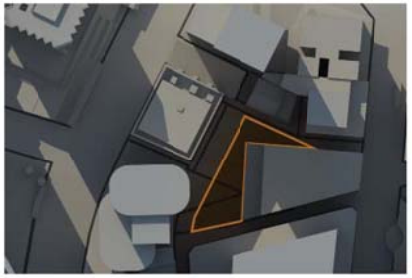
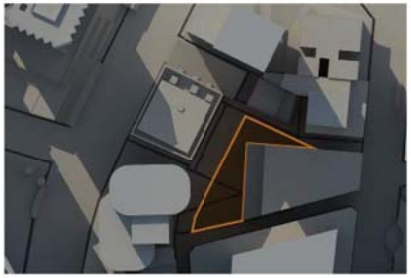
Publicly accessible square

12.40 - 1.10



1.20 - 1.50

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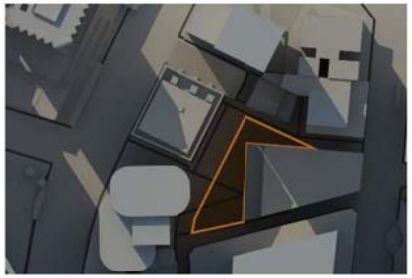
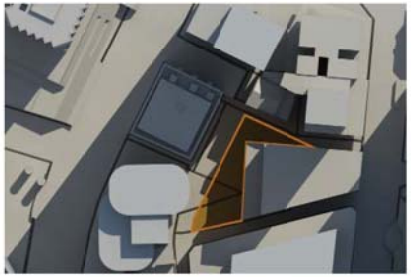


07 Appendix A - Part 02
Publicly Accessible Square (Plaza) Solar Access Comparison

DCP Scheme
August 31
10-2pm (10 minute intervals)

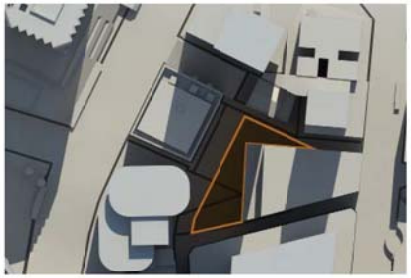
Publicly accessible square

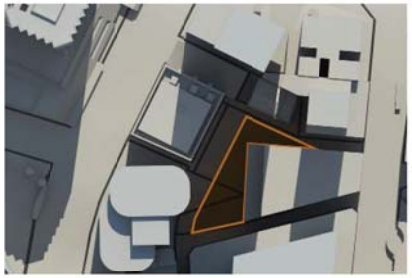
10.00 - 10.30

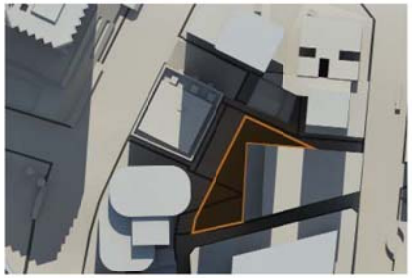


10.40 - 11.10

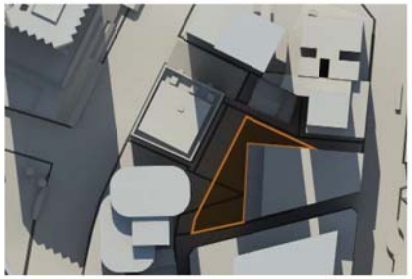
11.20 - 11.50

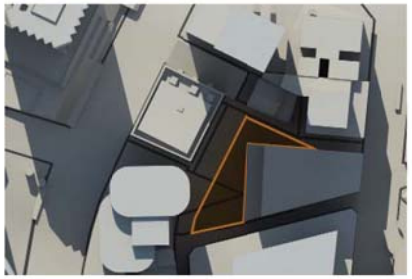






12.00 - 12.30



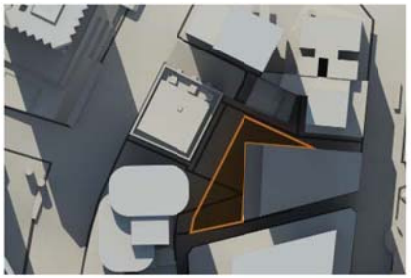
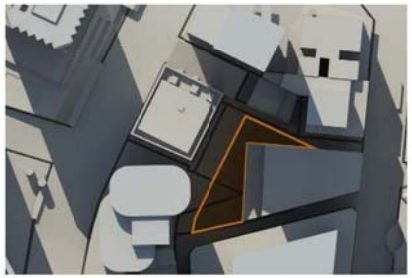
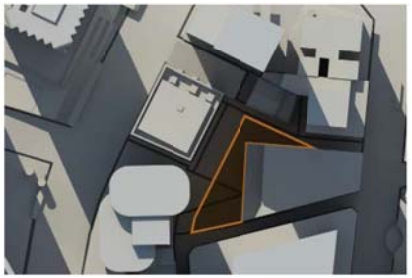
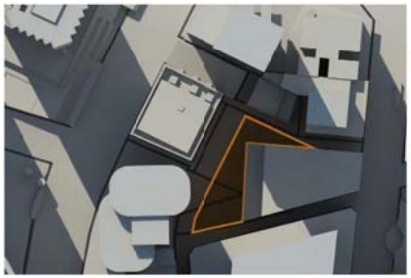


07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

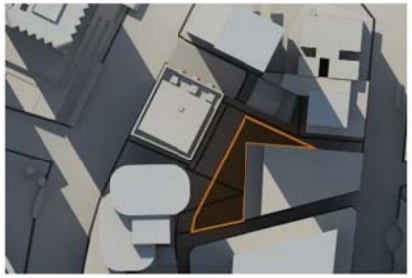
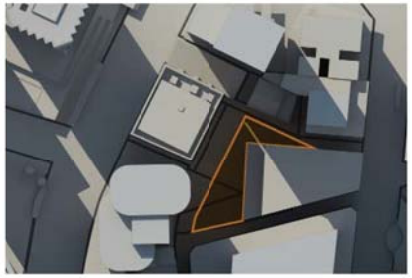
DCP Scheme
August 31
10-2pm (10 minute intervals)

Publicly accessible square

12.40 - 1.10

1.20 - 1.50

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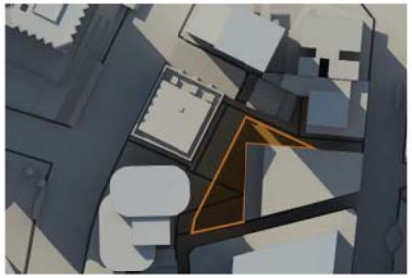
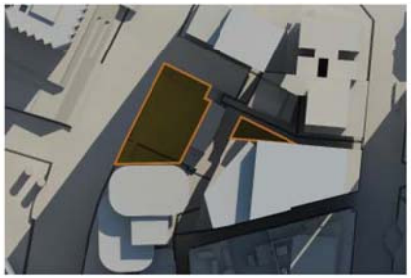
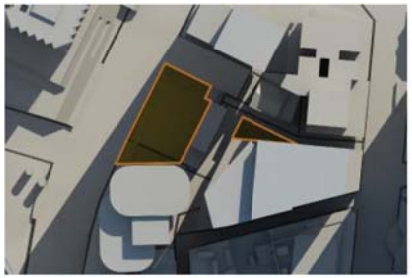
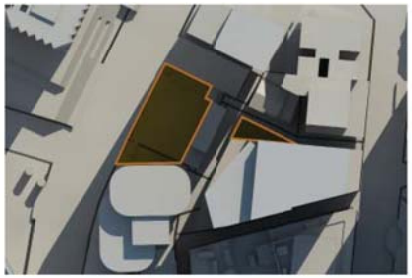


07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
April 14
10-2pm (10 minute intervals)

Publicly accessible square including adjacent publicly accessible land at 200 George Street

10.00 - 10.30

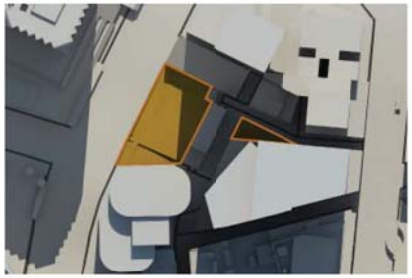





10.40 - 11.10




11.20 - 11.50






12.00 - 12.30




07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
April 14
10-2pm (10 minute intervals)

Publicly accessible square including adjacent publicly accessible land at 200 George Street

12.40 - 1.10




1.20 - 1.50




2.00

07 Appendix A - Part 02
Publicly Accessible Square (Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
June 21
10-2pm (10 minute intervals)

Publicly accessible square including adjacent publicly accessible land at 200 George Street

10.00 - 10.30

10.40 - 11.10

11.20 - 11.50

12.00 - 12.30

07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
June 21
10-2pm (10 minute intervals)

Publicly accessible square including adjacent publicly accessible land at 200 George Street

12.40 - 1.10




1.20 - 1.50



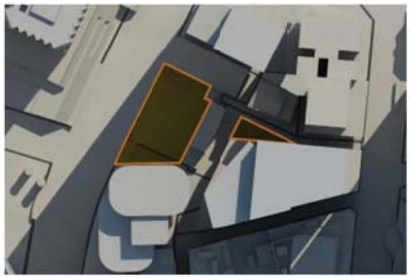
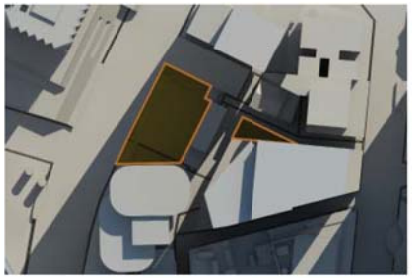
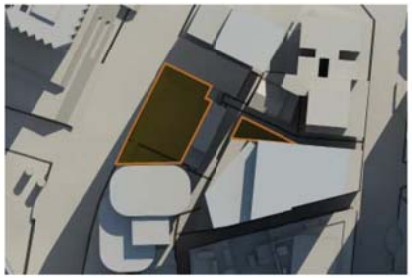
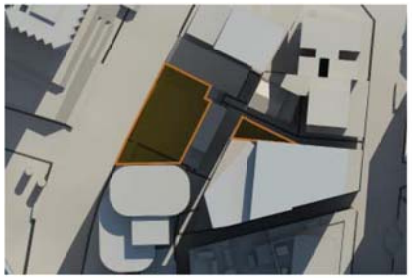

2.00

07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
August 31
10-2pm (10 minute intervals)

Publicly accessible square including adjacent publicly accessible land at 200 George Street

10.00 - 10.30

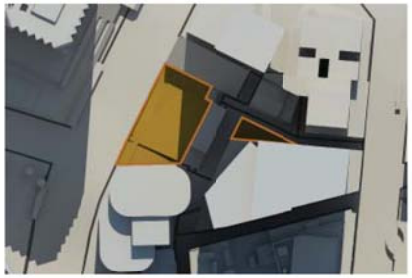





10.40 - 11.10




11.20 - 11.50






12.00 - 12.30

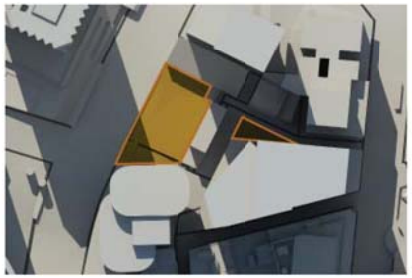



07 Appendix A - Part 02
Publicly Accessible Square
(Plaza) Solar Access Comparison

Proposed Public Plaza (including adjacent publicly accessible land at 200 George Street)
August 31
10-2pm (10 minute intervals)

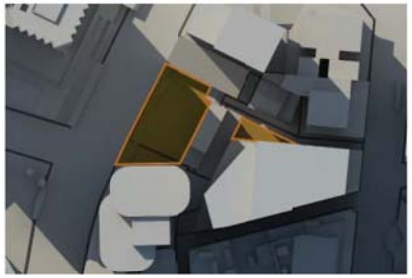
Publicly accessible square including adjacent publicly accessible land at 200 George Street

12.40 - 1.10



1.20 - 1.50

2.00



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 it's 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 Street. It also includes 178A George Street (Crane 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

At the time of preparation of this Urban Design Analysis Report, Wanda Sydney One had recently submitted DA 2015/882 and SSD 2015/7101. Neither of the Wanda applications are as yet approved. For the purpose of this Urban Design Analysis Report, approved envelopes relating to 1 Alfred Street (DA 2010-2029) and 19-31 Pitt Street (D/2010/1533) have been adopted.

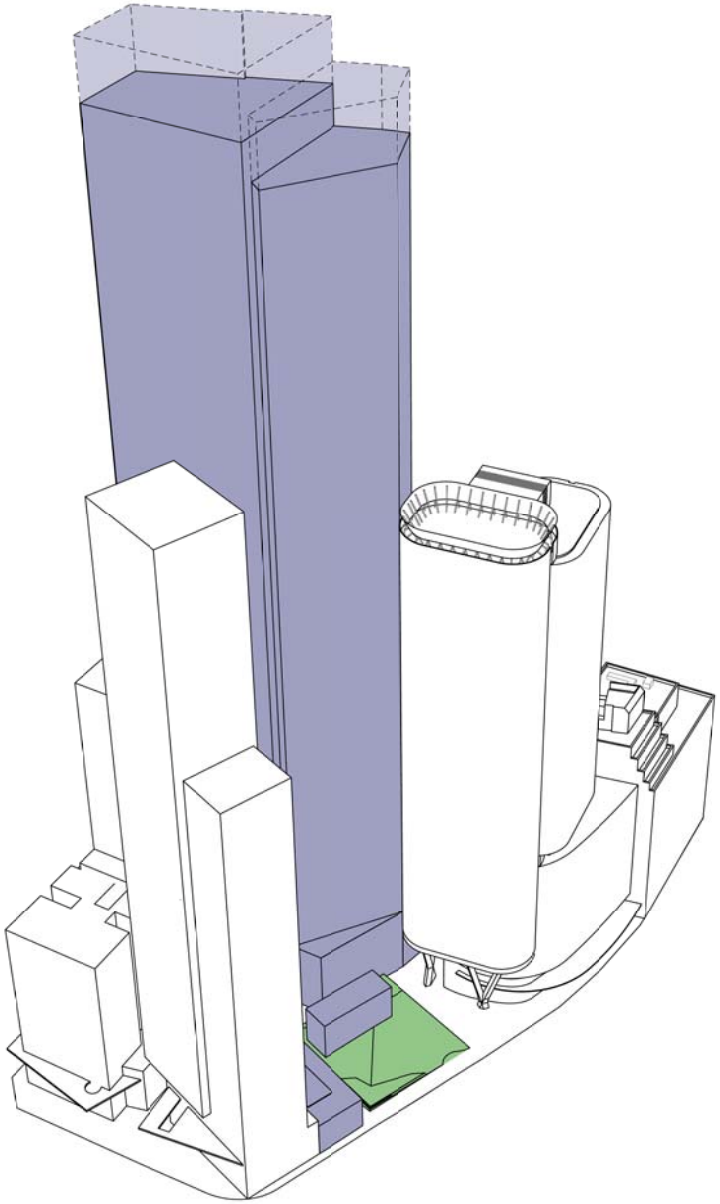
Methodology

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.

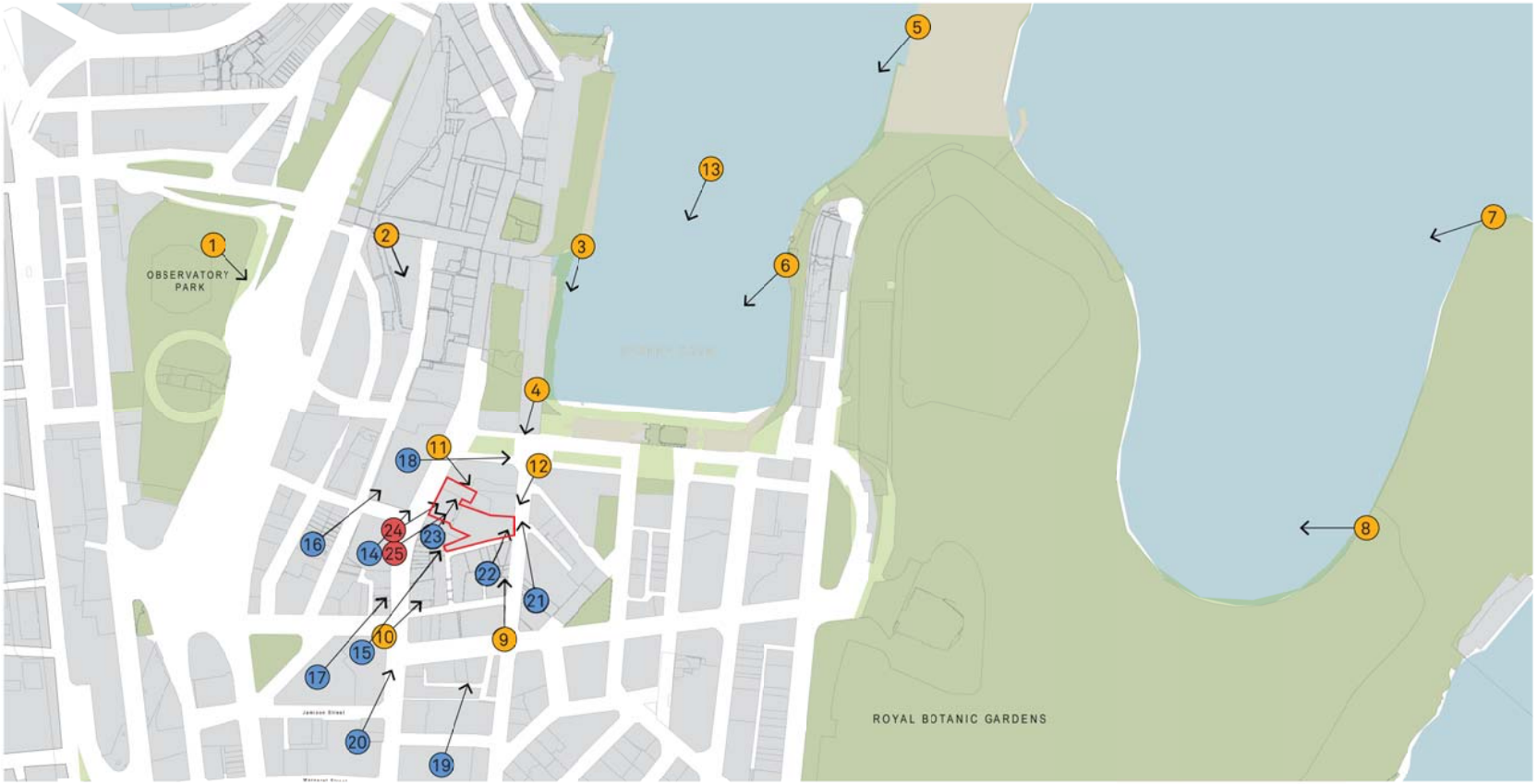
The views contained in this report are separated into three distinct categories:

1. 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.
2. 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
3. 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



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. 199 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

08 Appendix B
View Impact Analysis Report_
View 1

Observatory Hill

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

Render- Existing

3D model render- Prcposed

Lend Lease proposed envelope

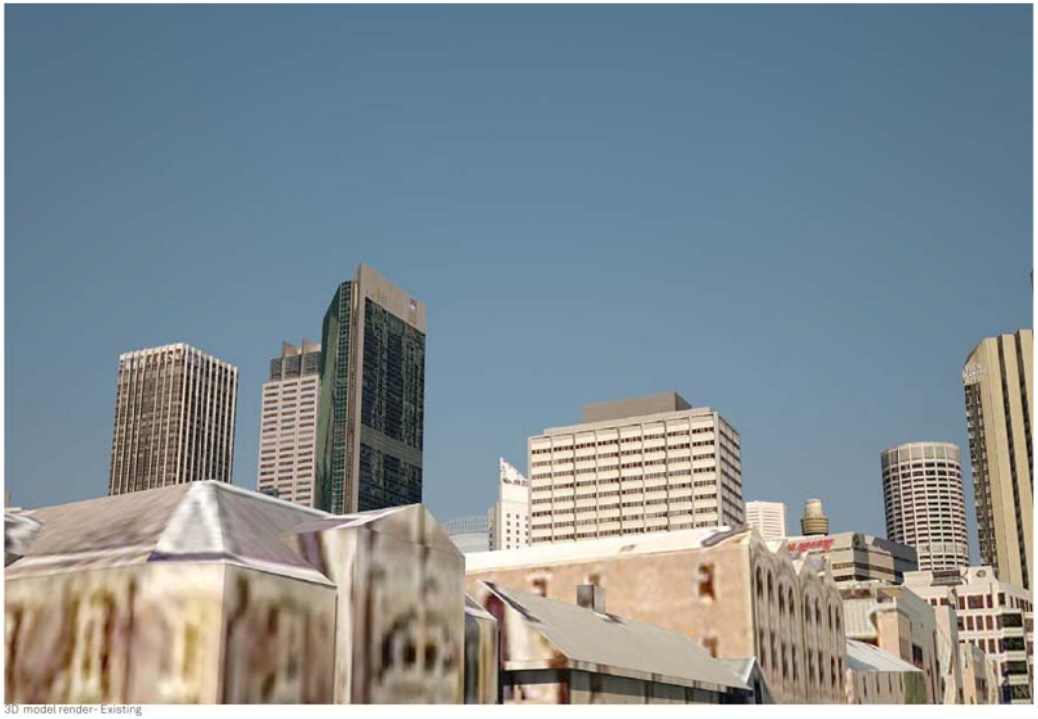
Lend Lease proposed roof feat ure zone

Approved surrounding developments

08 Appendix B
View Impact Analysis Report_
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

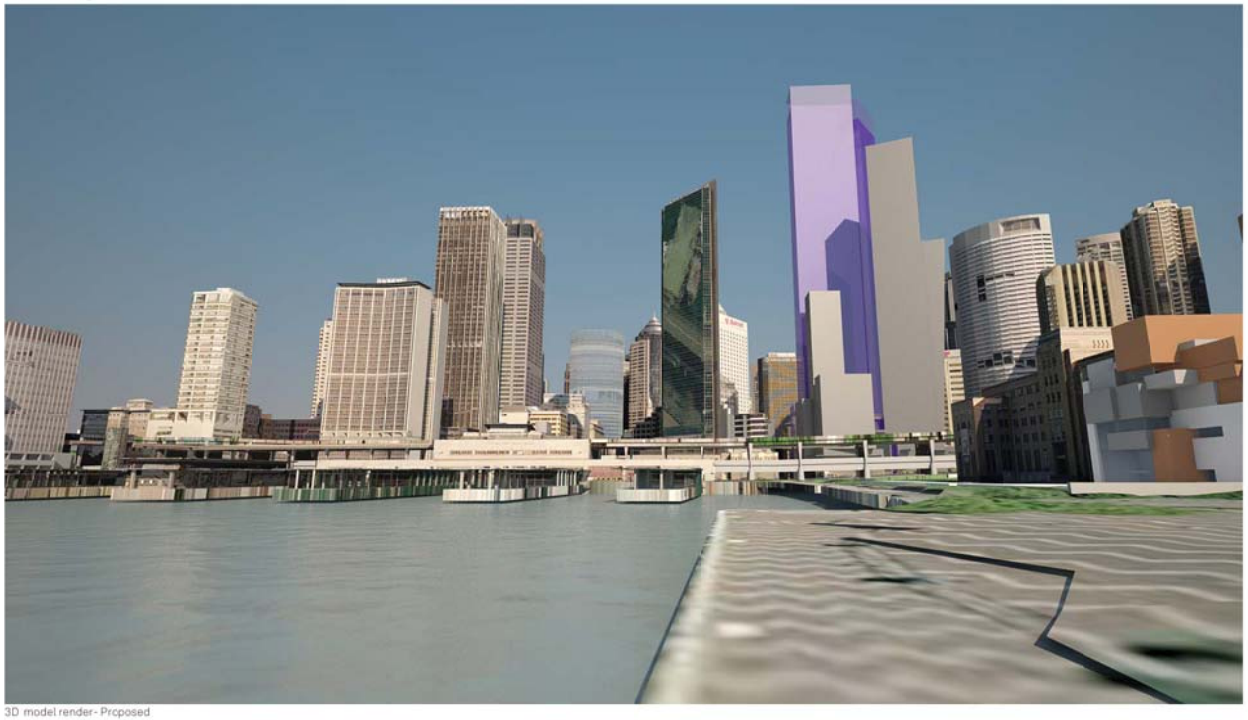
Lend Lease proposed envelope | Lend Lease proposed roof feature zone | Approved surrounding developments

08 Appendix B
View Impact Analysis Report_
View 3

Overseas Passenger Terminal

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

Render- Existing



3D model render- Prcposed

Lend Lease proposed envelope

Lend Lease proposed roof feat ure zone

Approved surrounding developments