



Figure 56 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 57 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)



6.5.5 MOD 9 - exhibited

Figure 56 shows the view with MOD 9 - exhibited . The taller built form (seen in purple) is the north face of the Block 7 tower which is visible protruding from above the trees at the southern end of Merriman Street. The tower is predominantly seen against the towers of One Sydney Harbour, with the north western corner of the building seen in relief against the sky in the gap between One Sydney Harbour and the Crown Hotel and Resort.

6.5.6 MOD 9 - RtS

Figure 57 shows the MOD 9 - RtS development envelope (in purple) positioned at the end of the street, but screened from view by trees. It would not be visible within the view.

6.5.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view is described in Section 6.5.1.

The existing view comprises a row of State Heritage listed housing on Merriman Street, with Barangaroo Reserve (Stargazer Lawn) to right centre and right of frame behind the tall palisade fence. The Crown Hotel and Resort and One Sydney Harbour within Barangaroo South are seen protruding above the horizon at the end of the street, with more distant city towers visible beyond the housing to the east. The view includes groupings of mature street trees.

The Approved Concept Plan would not be visible within this view. The Block 7 tower of MOD 9 - exhibited would have been visible protruding from above trees at the southern end of Merriman Street, seen against the towers of One Sydney Harbour and against the sky in the gap between One Sydney Harbour and the Crown Hotel and Resort.

MOD 9 - RtS would not be visible within the view.

6.5.8 Visual Impact Assessment

Considering the lack of difference between the Approved Concept Plan and MOD 9 - RtS development envelopes when viewed from this location and the lack of visibility of these developments within the view, the visual impact of MOD 9 - RtS is considered to be Negligible and the full assessment tables have not been engaged. Table 28 and Table 29 illustrate the sensitivity and magnitude of the change.

There would be no impact to the view from this location.

Table 28 Visual impact assessment - Observer Location 5: Clyne Reserve

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>Visual receptors are considered likely to comprise local residents including parents with small children using the playground, or walking before or after work or on the weekend. Other sensitive receptors may include families with young children visiting Barangaroo and using this location, e.g. as a cool, shady play stop and resting point for the children before travelling home. Caregivers could be expected to have time to take in this interesting view while watching the children. A further key sensitive visual receptor groups comprises recreational users leaving Barangaroo Reserve and walking south along Merriman Street.</p> <p>The contrasting nature of the view within the context of the historic Merriman Street and the broader Millers Point Conservation Area is a compelling one and has the potential to slow recreational users to better appreciate the view as they pass by.</p> <p><b>Value attached to views:</b></p> <p>This view has not been identified within planning and heritage documents as a key view of importance. However, within the context of the State heritage-listed Merriman Street housing, and the contrasting nature of the view, with the ‘monumentally’ scaled, set-down Barangaroo South built form providing the backdrop to the intimately scaled, elevated landscape of Merriman Street, with substantial tree cover, the view is considered to have a high level of value.</p>
Magnitude of change				<div><div></div></div>	<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Negligible</b>.</p> <p><b>Size or scale:</b></p> <p>There would be no change to the size and scale between the Approved Concept Plan and MOD 9 - RtS. Both developments are effectively screened from view by trees at this location.</p> <p>The period of time over which sensitive park users can be expected to take in the view is Moderate to Low.</p> <p><b>Geographical Extent:</b></p> <p>The Approved Concept Plan and MOD 9 - RtS would not be visible from this location.</p>

Table 29 Visual impact assessment results matrix - Observer Location 5: Clyne Reserve

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



## 6.6 Observer Location 6: Barangaroo Reserve - Wulugul Walk

### 6.6.1 Observer Location Position

Observer Location 6 is located the northern edge of Nawi Cove, alongside Wulugul Walk, at an informal water edge seating area (refer Figure 58). It provides panoramic views west and south across Darling harbour from Barangaroo Reserve.

### 6.6.2 Observer Location Rationale

This observer location has been chosen as this location is a detailed viewing location for MOD 9 - RtS from an informal seating area (sensitive visual receptors) within Barangaroo Reserve.

### 6.6.3 Existing View

Figure 59 shows the existing view as of 12 July, 2023. The view looks south across Nawi Cove to Central Barangaroo and Barangaroo South with the Crown Hotel and Resort and One Sydney Harbour towers seen in front of the International Towers Sydney in the middle ground to centre of frame, at a distance of some 600m.

To centre left of frame, the Hickson Cutting and southern end of the Millers Point Conservation Area is clearly visible, with State heritage-listed terraces atop, along High Street, descending with the line of the cutting. The contemporary architecture of Langham Hotel (long white building) comprises a visually dominant element within this part of the view. To the right of Langham Hotel are four residential towers located on Kent Street, that look west over Darling harbour to the western horizon.

In the background, city towers are seen in sharp profile against the open sky. To right of frame, the view looks south across Darling harbour to Cockle Bay, taking in Pyrmont Point and waterfront development including Jones Bay Wharf, Ballarat Park / Darling Island, Pyrmont Bay and the National Maritime Museum. The Star Casino and Sofitel Hotel are prominent on the skyline.

### 6.6.4 Approved Concept Plan

Figure 60 shows the Approved Concept Plan development envelope in purple. The Approved Concept Plan development envelope is seen about 200m south-east of this observer location, comprising a rectangular form with a small set-down near the southern end of the development. The scale and mass of the envelope is substantial, and blocks views to the east (the Millers Point Conservation Area) from the southern end of High Street and Langham Hotel. The long, low form of the development envelope can be seen to provide a contrasting mass, scale and form to the slender, elevated towers of the buildings within Barangaroo South. The skyline of existing towers within the CBD remains seen above the roofline of the Approved Concept Plan development envelope in Central Barangaroo.

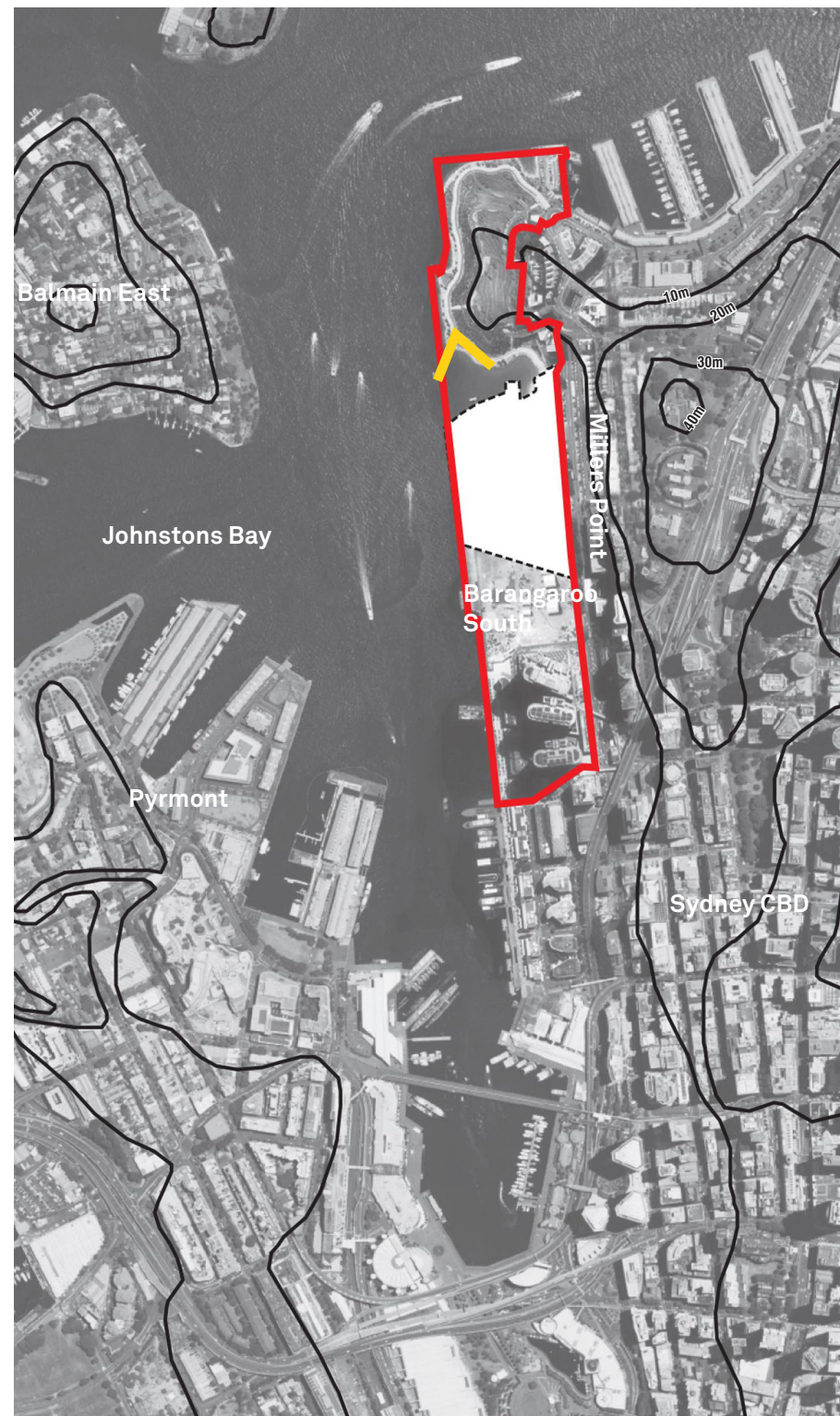


Figure 58 Observer Location (Source: AECOM modified Google Map)

### 6.6.5 MOD 9 - exhibited

Figure 61 shows the view with MOD 9 - exhibited. The development envelope presents as a more modulated series of block forms, with Block 5 and Block 6 at the southern end of the envelope project slightly higher than the Approved development envelope. The view of Block 7 comprises the visually prominent tower element, set towards the front of the view (north-west corner of the envelope) and flanked to the east and south with a lower level step down in the development envelope, before stepping back up to mid height blocks that act as a bridge to development above the Hickson Cutting.

The effect of the modulated development envelope is to view a collection of several buildings, rather than one building mass, which is in contrast but complimentary to the simplified forms of the One Sydney Harbour towers behind. The mass and scale of Block 7 tower comprises a visually prominent element, further emphasised by the composition of the surrounding envelope elements. It is seen as a wide element in high contrast against the sky, forming a dominant landmark within the view. The skyline within the view is changed, with the CBD towers replaced with the bulkier form of the Block 7 tower.

### 6.6.6 MOD 9 - RtS

MOD 9 - RtS is shown in Figure 62, returning to the lower, more horizontal development envelope of the Approved Concept Plan. The northern façade of Block 7 is split by a separation, which reduces the visual bulk of the northern-most block when viewed from this location. The three blocks within the view appear similar but slightly more homogenous along the western façade due to more regular separations than the Approved Concept Plan. The tallest part of the development envelope, Block 5 at the southern end of the development, does not appear visually taller within the view due to the viewing angle and length of Central Barangaroo in comparison with the surrounding horizontal towers to the east and south.

### 6.6.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view looks across Nawi Cove to Central Barangaroo and Barangaroo South, encompassing the Hickson Cutting and the southern end of the Millers Point Conservation Area, with State heritage-listed terraces atop along High Street. The contemporary architecture of Langham Hotel (long white building) comprises a visually dominant element within this part of the view. The backdrop to the view is dominated by a virtual wall of tower blocks, including One Sydney Harbour and the Crown Hotel and Resort.





Figure 59 Existing view (AECOM, July 2023)



Figure 60 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





**Figure 61** Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



**Figure 62** Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



The scale and mass of the Approved Concept Plan development envelope is substantial, and blocks views to the southern end of the Millers Point Conservation Area, including the Langham Hotel. The long, low rectangular form of the Approved development envelope provides a grounded block form in mass and scale to the slender, elevated towers of the buildings within Barangaroo South.

The MOD 9 - exhibited development envelope comprises a significantly different form to that of the Approved Concept Plan. The visual mass of the MOD 9 - exhibited development envelope is significantly greater than for the Approved Concept Plan in the north-western corner where the Block 7 tower sits. The proximity of the observer location, the level from which the view is taken (in this case near sea level), and subsequent perceived increase in height and sense of perspective further emphasises the mass of the Block 7 tower compared to the Approved Concept Plan composition.

MOD 9 - RtS includes lower block heights, returning to similar heights of the Approved Concept Plan. The development appears as a homogenous collection of blocks with uniform separations along the long and short edges of the development. The southern Block 5 projects slightly beyond (south) of the Approved Concept Plan, seen against the backdrop of One Sydney Harbour. It would be difficult to pick this difference in the length of the development from this location due to the viewing distance and angle.

6.6.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 30 for the General Assessment Criteria, Table 31 and Table 32 for View Sharing Assessment Criteria and Table 33 and Table 34 for Visual Impact Assessment and rating.

MOD 9 - RtS this location is rated as **Moderate**.

Table 30 General Assessment Criteria - Observer Location 6: Barangaroo Reserve - Wulugul Walk

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 130 m and 480 m
Observer type				●	View from an informal seating area within Barangaroo Reserve which is likely to be regularly well patronised.
Number of observers	●				Observer numbers are regularly likely to be High.
Duration of observation		●	●		The duration of observation is expected to be Moderate to Low as people sit and look out across the water, or pass along Wulugul Walk towards Central Barangaroo.
Visibility	●				High, considering the close proximity and clear view to the development
Visual absorption capacity		●			Moderate for both the Approved Concept Plan within the context of the tall tower development within Barangaroo South and the tall apartment towers to the east along Kent Street.

Table 31 View Sharing Assessment Criteria - Observer Location 6: Barangaroo Reserve - Wulugul Walk

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.6.4
1 (a)	Nature / extent of existing view				●	Refer Section 6.6.4
1 (b)	Compositional elements				●	Compositional elements include the parkland edge in the foreground, with the harbour extending to the south and west. An open view of the western and southern harbour foreshores, rising to an unbroken horizon. Central Barangaroo is visible in the middle ground from across Nawi Cove, with a backdrop of the impressive horizontal towers of the city rising in the background to the east and south, including Crown Hotel and Resort and One Sydney Harbour in the centre of the view within Barangaroo South.
1 (c)	Curtilages of important elements				●	The foreshore edge of Nawi Cove and the extensive harbour views.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan obstructs views to Millers Point Conservation Area and the lower portions of high rise buildings on Kent Street and within Barangaroo South.
3	Number of observers	●	●			The number of observers is considered likely to be High to Moderate.
4	Documented importance of view				●	None



Table 32 Analysis of impacts - Observer Location 6: Barangaroo Reserve - Wulugul Walk

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
						Not referenced specifically as an important view within planning documents.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements					MOD 9 - RtS extends minimally south-west in front of the lower portion of One Sydney Harbour.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?					Yes. It would be difficult to pick this change within the view given the scale of One Sydney Harbour in comparison to the more horizontal Central Barangaroo.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?					No. The view blocks no more of the Millers Point Conservation Area than is currently in place with the Approved Concept Plan.
7.1(b)	If so, which organisation / why?					N/A
7.2	Would the proposed change make the view less desirable / why?					No, the change would not be significant given the size of the proposed change within the overall view, and the small portion of the base of the One Sydney Harbour tower that would be screened.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?					No change.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?					As above, the attraction to the view would not be altered.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?					No. The change is effectively limited to further removal of views to a small portion of a commercial tower block behind the development
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?					N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?					Refer Item 7.4 above



Table 33 Visual impact assessment - Observer Location 6: Barangaroo Reserve - Wulugul Walk

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>The susceptibility of visual receptors to change in the existing view and visual amenity can be expected to be high. This harbour side location provides a quiet, informal setting where park users can take in an excellent panoramic view across Darling harbour to Balmain East, White Bay, and Pyrmont Point, and then south and eastwards across Nawi Cove to Central Barangaroo and the city skyline beyond. The attention of the park users can be expected to be trained on this view for much of the time. However, none of the more attractive elements within the view would be affected by the change.</p> <p><b>Value attached to views:</b></p> <p>The quality of the view to the west through south to south-east is considered to be high. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location. That part of the view looking south-east across Barangaroo can be expected to provide an impressive city scape view of high quality contemporary architecture, including monumentally scaled towers, for the most part seen in profile against a broad, open sky.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>There is very little change to the size or scale of the development between the Approved Concept Plan and MOD 9 - RtS.</p> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low. The form, mass and scale of Central Barangaroo is considered visually subservient to the towers in Barangaroo South within the view.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be Moderate to Low as above.</p> <p><b>Geographical Extent:</b></p> <p>MOD 9 - RtS is seen in elevation view. Given the viewing distance of between 140 m and 480 m, MOD 9 - RtS would be seen in a high to moderate level of detail. However, the increase in height and length of Block 5 would be seen in minimal detail given the viewing angle. There would be a minimal change within the view between the Approved Concept Design and MOD 9 - RtS.</p>

Table 34 Visual impact assessment results matrix - Observer Location 6: Barangaroo Reserve - Wulugul Walk

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



## 6.7 Observer Location 7: Barangaroo Reserve - Stargazer Lawn

### 6.7.1 Observer Location Position

Observer Location 7 is located at the high point on Stargazer Lawn in Barangaroo Reserve looking south (refer Figure 63). The Stargazer Lawn is a large, gently sloping open lawn area from which views to the surrounding landscape can be seen, including Jacksons Bay, White Bay, Pyrmont, the Sydney CBD skyline and Central Barangaroo and South can be viewed. The area is available for hire as a venue, along with the Walumil Lawns, which have views north to the Sydney Harbour Bridge.

### 6.7.2 Observer Location Rationale

This observer location has been chosen as it is a well visited area that has a substantial view of the Approved Concept Plan within Central Barangaroo from an informal seating area (sensitive visual receptors) within Barangaroo Reserve.

### 6.7.3 Existing View

Figure 64 shows the existing view as of 12 July, 2023. The foreground comprises an extensive open turfed area with a setting of single fig trees and a substantial perimeter planting of shrubs and trees, including the heavily vegetated upper terraced plantings of the steep 'Headland' side slopes. Associated perimeter buildings include glimpse views to terrace housing on Merriman Street between perimeter vegetation to the left of frame and low glass lift building to centre of frame.

The middle ground of the view contains an impressive city skyline dense with commercial and residential towers, the tops of which comprise a jagged line, seen in sharp contrast against vast open sky. The Crown Hotel and Resort and One Sydney Harbour towers are the tallest of these buildings, seen in the centre of the view to the south.

The landscape beyond the perimeter planting fringing the lawn is screened by the vegetation, with only tiny glimpse views through the plantings to the water seen to the right of the centre within the view.

### 6.7.4 Approved Concept Plan

Figure 65 shows the Approved Concept Plan development envelope in purple. The Central Barangaroo development envelope is effectively seen as an undifferentiated rectangular block, the northern face is seen in the centre of the frame, the western face is just seen behind screening vegetation projecting back towards One Sydney Harbour.

The composition of the view is slightly altered, with the horizontal roofline of the development envelope projecting across the vertical alignment of city towers behind.



Figure 63 Observer Location (Source: AECOM modified Google Map)

### 6.7.5 MOD 9 - exhibited

Figure 66 shows the view including the MOD 9 - exhibited development envelope. Much of the lower, horizontal roofline of the development envelope is screened from view by the large Block 7 tower - although a substantial visual element - sits comfortably with the similar height of the city tower back drop behind. The addition of taller Block 7 tower provides a visual bridge, assisting in the integration of the heights of the One Sydney Harbour and Crown Hotel and Resort towers to the built form to the east. The visual composition of this grouping of development envelopes is seen to be highly dynamic, as the tower visually bookends the city towers beyond.

### 6.7.6 MOD 9 - RtS

The view including the MOD 9 - RtS development envelope is shown in Figure 67. The lower height of Blocks 6 and 7 in the foreground reinstates the horizontal roofline which bisects the taller towers to the south and east. The raising in height of Block 5 at the southern end of the development is not visible from this location due to the viewing angle along, with the perspective view distorting the roofline so all blocks look visually similar.

### 6.7.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view is described in Section 6.7.3, where a clear line of delineation between open lawn foreground, the middle ground perimeter of planting to the open lawn area, and the background of towers to the east and south. The view to the dense wall of the city skyline towers in the background, terminating abruptly with One Sydney Harbour and the Crown Hotel and Resort is a dramatic one.

The Approved Concept Plan is essentially seen as a contrasting horizontal solid block form that runs across the grain of the more horizontal towers behind it.

MOD 9 - exhibited introduced a visual bridge to the line of the tower blocks, with the Block 7 tower sitting between the lower Kent Street high rises, stepping up to One Sydney Harbour and the Crown Hotel and Resort.

MOD 9 - RtS returns to the lower, more horizontal form of the Approved Concept Plan. While Block 5 is taller within MOD 9 - RtS, this height increase is visually lost due to the distance of viewing, viewing angle and perimeter planting around the lawn, which screens part of the development. The visual prominence of Central Barangaroo would reduce as the trees in the perimeter planting continue to grow.





Figure 64 Existing view (AECOM, July 2023)

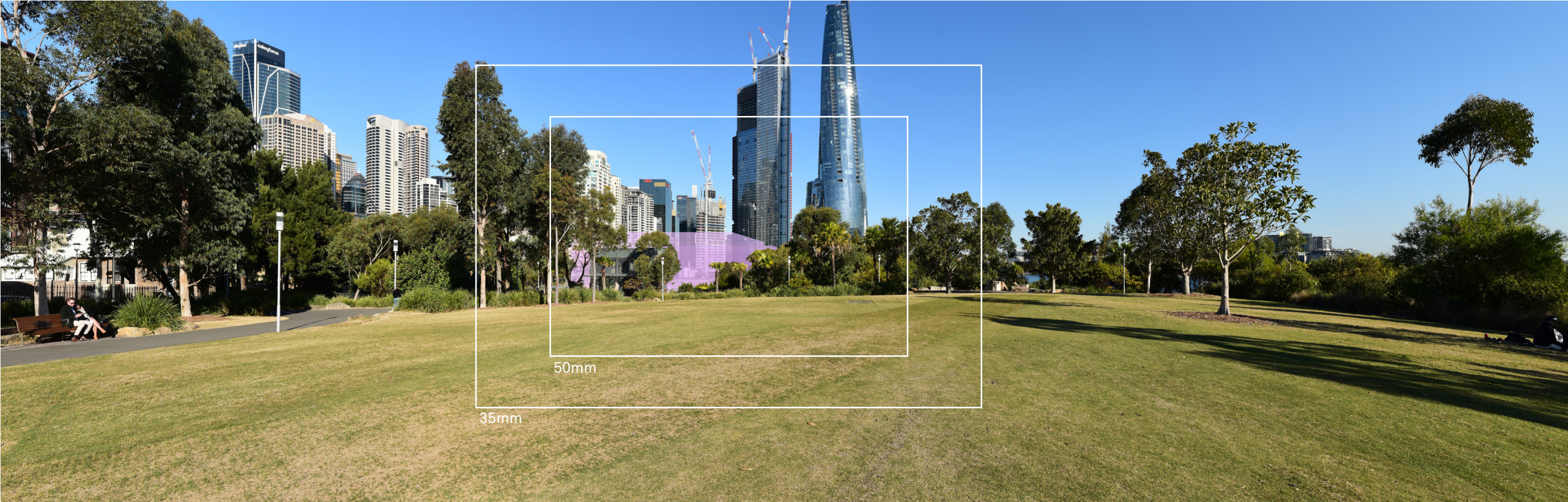
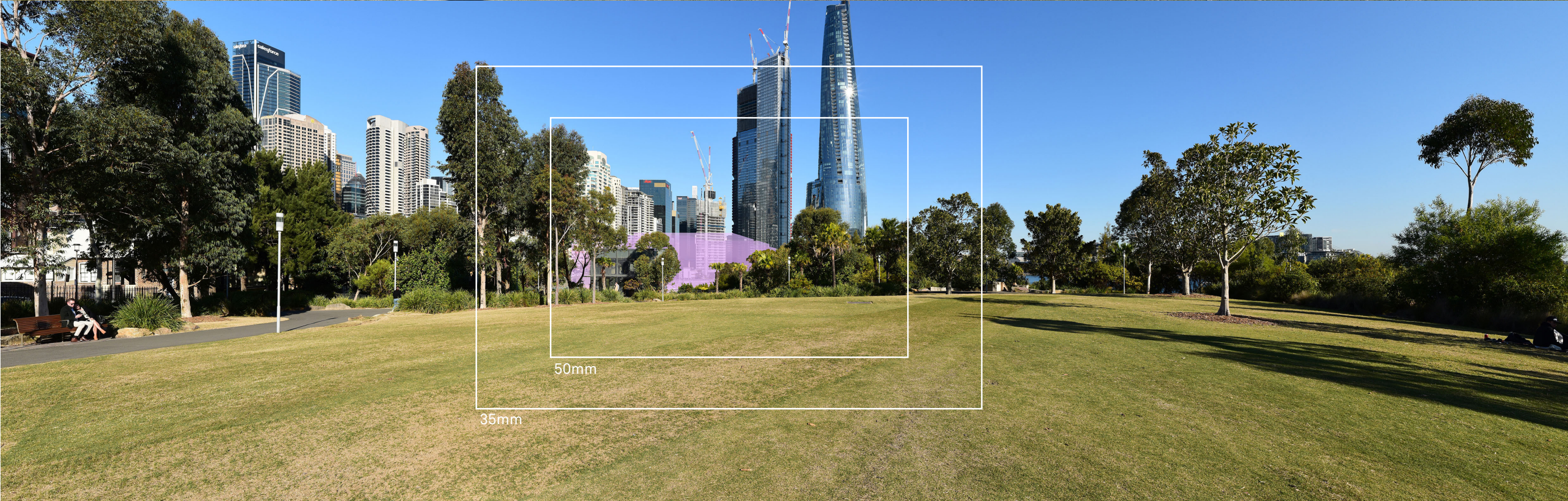


Figure 65 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





**Figure 66** Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



**Figure 67** Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



6.7.8 Visual Impact Assessment

Considering the lack of difference between the Approved Concept Plan and MOD 9 - RtS development envelopes when viewed from this location, the visual impact of the MOD 9 - RtS is considered to be Negligible and the full assessment tables have not been engaged. Table 35 and Table 36 illustrate the sensitivity and magnitude of the change.

There would be no impact to the view from this location.

Table 35 Visual impact assessment - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity		<div></div>			<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>The susceptibility of visual receptors to change in the existing view and visual amenity can be expected to be moderate. The elevated location provides a relatively quiet, informal setting which falls gently towards the north where perimeter planting is limited to facilitate extensive harbour views. A dynamic city view south across Central Barangaroo is available. However, the scale of the space, and extent of perimeter planting suggests it may also be used for large gatherings, in which case attention maybe more inward rather than outward focused.</p> <p><b>Value attached to views:</b></p> <p>The quality of the view from north, through the west to the south is considered to be high. That part of the view looking south across Barangaroo can be expected to provide an impressive city scape view of high quality contemporary architecture, including the monumentally scaled towers of Barangaroo South and a dynamic, satisfying composition of Central Barangaroo and Barangaroo South development envelopes. The observers at this location are anticipated to be recreational visitors to the location, the view is a strong attraction for visitors to this park</p>
Magnitude of change				<div></div>	<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Negligible</b>.</p> <p><b>Size or scale:</b></p> <p>There would be no change in the seen size and scale between the Approved Concept Plan and MOD 9 - RtS from this location.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be Moderate to Low as above, with the location providing a substantial view of the proposed change.</p> <p><b>Geographical Extent:</b></p> <p>The upper portion of MOD 9 - RtS is seen in elevation view.</p> <p>Given the viewing distance of between 230 m and 500 m, much of MOD 9 - RtS would be seen in a High to Moderate level of detail. However, there is no change in the extent of the view affected by Central Barangaroo.</p>

Table 36 Visual impact assessment results matrix - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



6.8 Observer Location 8: Hickson Road

6.8.1 Observer Location Position

Observer Location 8 is located on Hickson Road (refer Figure 68) in front of 'The Bond' (part of which is shown in Figure 69), adjacent to Barton Street looking north. Barangaroo South is to the west.

6.8.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

- The view looking north along Hickson Road is identified as part of an important view from this location in a local heritage study Davies (2006)
- The observer location is situated at the south edge of Central Barangaroo, and therefore illustrates both the full street frontage for MOD 9 - RtS, and the relationship with the Approved Concept Plan buildings and Hickson Park.

6.8.3 Existing View

Figure 70 shows the existing view, photographed on the 12th July, 2023.

The view comprises the road corridor of Hickson Road, culminating in the Dalgety Bond Store to the north which is just visible at the end of the street. 30 Hickson Road ('The Bond') is seen to the right of the frame. 'The Bond' is a commercial office building.

The western side of Hickson Road is lined with construction hoarding due to construction works within Barangaroo South and Central. There is a break in the hoarding for the newly completed Barton Street, which borders the southern edge of the Central Barangaroo development area. The base of Crown Hotel and Resort is visible to the south of Barton Street in the background, with hoarding in the foreground associated with the construction of One Sydney Harbour to the left of frame.



Figure 68 Observer Location (Source: AECOM modified Google Map)



Figure 69 'The Bond' at 30 Hickson Road





Figure 70 Existing view (AECOM, July 2023)



Figure 71 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





Figure 72 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 73 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



#### 6.8.4 Approved Concept Plan

Figure 71 shows the Approved Concept Plan within the view. The Approved Concept Plan is visible to the north of Barton Street, framing the view to the north west along Barton Street between the Crown Hotel and Resort and Central Barangaroo.

Once complete, the area between Barton Street and the Central Barangaroo development envelope will comprise open space (Hickson Park). The view along Barton Street looks north-west towards Darling harbour and Balmain East along Barton Street. Hoarding along the road screens views to the lower parts of Balmain and the harbour, although the canopy of trees along the ridge line is seen against the horizon.

The Central Barangaroo development envelope comprises a relatively low, broadly quadrilateral form, with the southern end splayed to follow Barton Street. A small set-down along the Hickson Road frontage is clearly visible. A substantial part of the view of the Dalgety Bond Store is removed by the development envelope.

#### 6.8.5 MOD 9 - exhibited

Figure 72 shows MOD 9 - exhibited within the view. The Block 5 envelope can be seen to have extended marginally further south along Hickson Road, and extended marginally towards the harbour, resulting in a narrower view corridor between the Crown Hotel and Resort and the Central Barangaroo development envelope to the north west.

A cantilever to the development envelope provides relief to the Hickson Road frontage. The modulated forms of the blocks are visible on the south side of the Block 5 envelope. The eastern side of the development envelope is marginally higher than that of the Approved Concept Plan, however, would be seen within the context of the significantly taller towers in Barangaroo south. A gap is visible along the eastern façade between Block 5 and Block 6.

#### 6.8.6 MOD 9 - RtS

Figure 73 shows MOD 9 - RtS within the view. The development envelope extends to the north from Barton Road along Hickson Road, framing the view to the north along the road corridor but screening part of the Dalgety Bond Store at the northern end. The built form is articulated by three separations along the eastern edge of the development.

The taller Block 5 is seen in the foreground of the view, framing the view along Barton Street to the north west. The shorter, south-western portion of Block 5 is visible extending slightly to the left of the taller 'rear' south-eastern portion of the block. The step down from the taller south-eastern block to the shorter south-western block provides a visual cue to the stepping down of built form to the lower parkland by the harbour.

#### 6.8.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view includes a view to the Dalgety Bond Store at a distance of about 450 m. Most of the southern elevation is seen in a moderate level of detail but is partially obscured by street furniture such as lighting and signage. There is a view towards the harbour and western suburbs along Barton Street, but this is screened by hoarding surrounding Central Barangaroo, with only the top canopy of trees on the opposite ridgelines visible. Hickson Road is regularly subject to high to moderate traffic volumes.

The Approved Concept Plan splits the low, visually open view across Central Barangaroo into two more axial views along Hickson Road to the north and Barton Street to the north-west. Along the narrower view along Hickson Road, a substantial portion of the southern elevation of the Dalgety Bond Store is lost to view behind the development envelope. The visible portion is considered sufficient to highlight the historic nature of the building and will be gradually be revealed as people walk north along Hickson Road.

The wider view north-west along Barton Street would include a view across Hickson Park between the Crown Hotel and Resort and the Central Barangaroo development envelope. The Central Barangaroo development envelope comprises a contrasting relatively long, low form seen against open sky, which blocks the harbour view to the north of the opening. The angling down of the southern splayed end of the envelope further opens the view corridor up to the sky. The width of the view corridor is considered sufficient to obtain a reasonable understanding of the breadth of the view beyond.

By contrast, the MOD 9 - exhibited development envelope reduces the extent of the harbour / inner western suburbs view from this location by slightly more than half. The ground plan section of the view between the envelopes would still contain the key elements of Darling harbour, Balmain East and low Cumberland Plain horizon. This would comprise a reduced view, but still sufficient to understand of the breadth of the view beyond. The northern end of Block 7 is marginally expanded in comparison to the Approved Concept Plan, which obscures a fraction more view to the Dalgety Bond Store. The development envelope is substantially larger relative to the Approved Concept Plan and would be more imposing along the Hickson Road streetscape.

The MOD 9 - RtS development envelope is set back from Hickson Road similar to that of the Approved Concept Plan. Block 5 is taller, and therefore more visually imposing than the Approved Concept Plan, but steps down towards the west within Block 5, to the lower harbour and parkland surrounding it. The taller form of Block 5 references the taller towers of Barangaroo South and 'The Bond' to the east.

The view along Barton Street to the harbour is slightly narrowed, but still wide enough to read the view through to the landscape beyond. Trees within the parkland would help integrate the more horizontal form of the south-eastern 'rear' building of Block 5 with the surrounding streetscape.

#### 6.8.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 37 for the General Assessment Criteria, Table 38 and Table 39 for View Sharing Assessment Criteria and Table 40 and Table 41 for Visual Impact Assessment and rating.

MOD 9 - RtS this location is rated as **Moderate to Low**.



Table 37 General Assessment Criteria - Observer Location 8: Hickson Road

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 60 m and 320 m
Observer type					The view from footpath would be seen by pedestrian receptors moving between Central Barangaroo and Barangaroo Reserve, by residents within the 38 Hickson Road apartment building, workers walking to and from work or into Barangaroo for lunch.
Number of observers					Observer numbers are likely to be High to Moderate for visitors to Barangaroo and other attractions to the north, including Walsh Bay Wharves, the Sydney Harbour Bridge, and The Rocks.
Duration of observation					The duration of observation is expected to be low as people will in the main be passing through this area.
Visibility					High.
Visual absorption capacity					Visual absorption capacity is considered to be low considering the close proximity to Central Barangaroo and the dominance of the development within the landscape.

Table 38 View Sharing Assessment Criteria - Observer Location 8: Hickson Road

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in <a href="#">Section s.6.8.4</a>
1 (a)	Nature / extent of existing view					Refer <a href="#">Section s.6.8.4</a>
1 (b)	Compositional elements					The view comprises the base of One Sydney Harbour and the Crown Hotel and Resort to the south (left of frame), with Central Barangaroo in the centre of frame and the blocky form of 'The Bond' to the east (right of frame). Axial views along Hickson Road to the north and Barton Street to the north west are key within the view, as is the view corridor along Barton Street towards the harbour and western shoreline and suburbs.
1 (c)	Curtilages of important elements					The open area (proposed Hickson Park) between the towers in Barangaroo South and Central Barangaroo to conserve the view to the west.
2	Nature / extent of any obstructions to view					The Approved Concept Plan in Central Barangaroo reduces the extent of the view west to Darling harbour and the inner western suburbs. The Approved Concept Plan blocks part of the view to the Dalgety Bond Store, retaining the view of the Munn Street overbridge.
3	Number of observers					The number of observers is considered likely to periodically be High to Moderate.
4	Documented importance of view					Yes - Heritage reporting - Davies (2006).



Table 39 Analysis of impacts - Observer Location 8: Hickson Road

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements	●				MOD 9 - RtS marginally reduces the extent of the harbour / inner western suburbs view from this location by narrowing the view along Barton Street. It would also obscure a small amount of more sky view than for the Approved Concept Plan with the increased height of Block 5
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The view to the west between the Crown Hotel and Resort and Block 5 envelopes would still contain the key elements of Darling harbour, Balmain East and low Cumberland Plain horizon. This comprises a more restricted view, however, it is sufficient to entice observers to walk towards / through the gap to the harbour shoreline to experience the full view. There would be no change to the extent of the Dalgety Bond Store seen along Hickson Road. .
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			The view to the west from this location is not identified as a key view in existing planning documents, with the key identified view from this location being the view north to the Dalgety Bond Store and Munn Street overpass. The significance of the view compared to that available with the Approved Concept Plan would not be altered. The full view to the heritage item will be gradually revealed as people walk north along Hickson Road.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?	●				Yes but only slightly. The wider view to the harbour would assist in better understanding and appreciation of the panoramic nature of view.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		The view to Dalgety Bond Store would continue to remain 'dynamic' with vehicular traffic. The modulation of the built form (particularly the 'step down' from the south-eastern rear Block 5 to the south-western building towards the harbour)
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		The harbour view from this location is unlikely to be the reason that the public would be attracted to this location. This view would be seen in passing as recreational observers were on their way into Barangaroo or attractions beyond such as the Walsh Bay Wharves.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No. Refer Item 6(b) above.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?			●		Yes. Refer Item 6(b) above.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		Refer Item 6(b) above.



Table 40 Visual impact assessment - Observer Location 8: Hickson Road

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>The susceptibility of visual receptors to change in the existing view from this eastern side of the road can be expected to be low. Visitors to this area would for the most part be on their way into Barangaroo or further north, e.g. to Walsh Bay Wharves, Sydney Harbour Bridge or The Rocks.</p> <p>Hickson Road could be expected to have High to Moderate levels of vehicular traffic on it for substantial periods of time. The amenity / suitability of this location for more than casual viewing is therefore considered likely to be low. The interest of these receptors could also be expected to be partially focused on where they are going / wayfinding, ensuring they reach their destination.</p> <p>Workers in the adjacent buildings would regularly see the change. This type of visual receptor is considered likely to be less sensitive than many other visual receptor types as their attention is likely to be predominantly focused on their work rather than on their surroundings.</p> <p><b>Value attached to views:</b></p> <p>This view provides an enticing glimpse and entry opportunity to the destination of Central Barangaroo.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b></p> <p>The view of the Dalgety Bond Store will be the same as with the Approved Concept Plan.</p> <p>The scale of change in the available view to Darling harbour is moderate, as is the proportion of the of the view encompassed by the change. The view to the shoreline is narrowed by the position and angle of MOD 9 - RtS.</p> <p>The period of time over which visual receptors can be expected to take in the view is considered to be low, as is the level of attention that could be paid to it while wayfinding and within the context of an often busy road.</p> <p><b>Geographical extent:</b></p> <p>The geographical extent of the visual change would be similar to that of the Approved Concept Plan given that three of the outside corners of the Central Barangaroo envelope are visible from this location.</p>

Table 41 Visual impact assessment results matrix - Observer Location 8: Hickson Road

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



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6.9 Observer Location 9: Gas Lane

6.9.1 Observer Location Position

Observer Location 9 is located on Kent Street, looking west along Gas Lane. The view looks west along Gas Lane from the intersection, framed by the Stamford on Kent to the south and the Stamford Marque to the north.

6.9.2 Observer Location Rationale

This observer location has been chosen for the following key reasons:

- Director-General’s requirement for a view from Kent Street through this lane
- The view was identified as important panorama within a public domain study (City of Sydney, 2011)
- The location provides a surprising view when walking north along Kent Street where this may be the first occasion that the observer has been aware of how close they were to the harbour
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

6.9.3 Existing View

Figure 75 shows the existing view as of 13 July, 2023. The view provides a glimpse of the harbour and Balmain beyond. The view is tightly framed by modern, monolithic, darkly coloured buildings, with a contrasting low, long colonial sandstone and slate roof building at the bottom of the lane (the rear façade of ‘The Bond’ on Hickson Road, refer Figure 69). The Crown Hotel and Resort tower is seen behind the building extending across about half of the opening between the framing buildings.

6.9.4 Approved Concept Plan

Figure 76 shows the view including the Approved Concept Plan (Block 5) in purple to the right. As can be seen, the Approved Concept Plan development envelope screens approximately half the view between the Crown Hotel and Resort and built form to the north to the harbour, retaining a small harbour view glimpse between them.

6.9.5 MOD 9 - exhibited

Figure 77 shows the view with MOD 9 - exhibited. As can be seen, the MOD 9 - exhibited development envelope would reduce the harbour view seen between the Crown Hotel and Resort and the Approved Concept Plan development envelope by half again, leaving only a small window of water view retained. Block 5 of MOD 9 - exhibited is also fractionally higher.

6.9.6 MOD 9 - RtS

Figure 78 shows MOD 9 - RtS within the view, where Block 5 is increased to obscure all but a small sliver of the view to the harbour, glimpsed between the Crown Hotel and Resort and the south-eastern edge of the MOD 9 - RtS Block 5 development envelope. Block 5 would appear as a solid, blocky element, with the roof and vertical built edge seen predominantly against the sky within the gap in buildings in the foreground along Gas Lane.



Figure 74 Observer Location (Source: AECOM modified Google Map)





Figure 75 Existing view (AECOM, July 2023)



Figure 76 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





Figure 77 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 78 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



6.9.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view comprises an axial view along Gas Lane, terminating in gap in foreground buildings with the horizontal roofline and top of the sandstone ‘The Bond’ building in the middle ground. The Crown Hotel and Resort is visible in the background framing a narrow but still intelligible ‘cameo’ view of the harbour landscape, sufficient to interpolate a potentially much wider view.

The Approved Concept Plan blocks a further half of the remaining view to the harbour and Balmain, although it does retain a substantial window to open sky above the development envelope of Central Barangaroo. This leaves a small but still useful harbour glimpse that orientates the viewer when travelling from the CBD with regard to the proximity of the harbour. The relatively low height of this development envelope within Central Barangaroo provides a substantial window to open sky.

MOD 9 - exhibited brings the development envelope fractionally further south within the view, further restricting the view to the harbour. A small square of the harbour view remains between Crown Hotel and Resort and the Central Barangaroo development envelope. The development envelope is slightly higher, however, the clear sky view is still available above Block 5. It would be considered difficult for most people to recognise the harbour seen through what remains of the view to the west.

MOD 9 - RtS retains the height of Block 5 similar to that of MOD 9 - exhibited , but much larger than that of the Approved Concept Plan. The glimpse view to the harbour narrows further, approximately halving the view to the harbour from that experienced in the Approved Concept Plan. In the afternoon, when the sun moves westward and is not shining on the built form beyond Gas Lane, the whole view would be considerably darkened by the looming forms of the Crown Hotel and Resort and Central Barangaroo in the background. The glimpse view to the harbour beyond would be considerably bright, highlighting the nearness of the water to the observer location, but not offering enough of the view to understand the context of the western shoreline.

6.9.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 42 for the General Assessment Criteria, Table 43 and Table 44 for View Sharing Assessment Criteria and Table 45 and Table 46 for Visual Impact Assessment and rating.

The visual impact of MOD 9 - RtS from this location is rated as **Moderate**.

Table 42 General Assessment Criteria - Observer Location 9: Gas Lane

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	100 m
Observer type				●	View from a key street - public domain.
Number of observers		●			Observer numbers are likely to periodically be moderate to potentially high once Central Barangaroo is fully developed.
Duration of observation			●		Duration of observation is expected to be low as people either fairly quickly pass by the lane, or through the lane on their way down to Barangaroo.
Visibility				●	Crown Hotel and Resort and Block 5 together block much of the contextual view to the harbour.
Visual absorption capacity	●				High within the context of adjacent tower development and narrow lane view.

Table 43 View Sharing Assessment Criteria - Observer Location 9: Gas Lane

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Sections.6.9.4
1 (a)	Nature / extent of existing view				●	Refer Sections.6.9.4
1 (b)	Compositional elements				●	Compositional elements include the dark, visually dominant built form in the foreground framing an axial view along Gas Lane, terminating in the horizontal, warm, sandstone façade and roof of ‘The Bond’ building. Crown Hotel and Resort rises in the background, framing a view to the harbour and Balmain to the north.
1 (c)	Curtilages of important elements				●	Harbour view land / water interface.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan reduces the extent of the view to the water and the western shore of the harbour seen to the north of Crown Hotel and Resort.
3	Number of observers		●			Moderate to potentially high as above
4	Documented importance of view				●	Yes - City of Sydney (2011).



Table 44 Analysis of impacts - Observer Location 9: Gas Lane

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City of Sydney (2011)	●				Public domain study that specifically addressed the issue of views from ‘harbour Village North’ to the west across Barangaroo based on Approved Concept Plan. This was one of three ‘harbour view corridors along streets’ to the west.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements		●			The remaining harbour view is narrowed but retained.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The contrast with the darker corridor and the bright open space beyond the framing built form hints at the open view beyond.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No, although the view through to the Harbour would be substantially narrowed.
7.1(b)	If so, which organisation / why?			●		City of Sydney, which identified this as an important corridor view (refer Item 5(a).
7.2	Would the proposed change make the view less desirable / why?	●				Yes, but only marginally.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		Negative - the dynamic view to the harbour with passing water craft would be reduced.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		The view is unlikely to be an attraction, but rather an important reveal of the proximity of the location to the water for passersby.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes. It may comprise a revealing hint of the landscape beyond for some observers, sa described in 6(b) above.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		The view through built form to the water is reduced.



Table 45 Visual impact assessment - Observer Location 9: Gas Lane

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of visual receptors to MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>The susceptibility of sensitive visual receptors to change in the existing view from this location is considered to be moderate. A periodically High to Moderate number of visual receptors could be expected to use this lane on their way to Barangaroo. These receptors would not normally be expected to take interest in the tiny portion of harbour view as many people may not notice it. Further, these receptors could also be expected to have their attention focused on wayfinding and ensuring they were on track to their destination.</p> <p><b>Value attached to views:</b></p> <p>The value of the view is considered to be low for the reasons above, noting that a previous full width of slot view was available prior to the Approved Concept Plan, which was identified in City of Sydney (2011) as being an important view.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Size or scale:</b></p> <p>The scale of change in the view is high, noting the visible amount of Block 5 within the view and the reduced harbour view. The previous identified importance of the full slot within documentation has already been greatly diminished with the massing of the Crown Hotel and Resort.</p> <p>The degree of contrast is moderate given the height and width increase. The view would be experienced over a short period of time as people walked through the lane. The view to the harbour would comprise a narrow glimpse, potentially missed by most observers.</p> <p><b>Geographical Extent:</b></p> <p>The geographical extent of visible change from this location would be low, comprising the extension south of the Block 5 footprint.</p>

Table 46 Visual impact assessment results matrix - Observer Location 9: Gas Lane

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



6.10 Observer Location 10: Ballaarat Park

6.10.1 Observer Location Position

Observer Location 10 is located in Ballaarat Park in Pyrmont looking north-east across the broad expanse of Darling harbour to Barangaroo South and Central. Ballaarat Park is located between Jones Bay and Pyrmont Bay at the northern end of Darling Island Road.

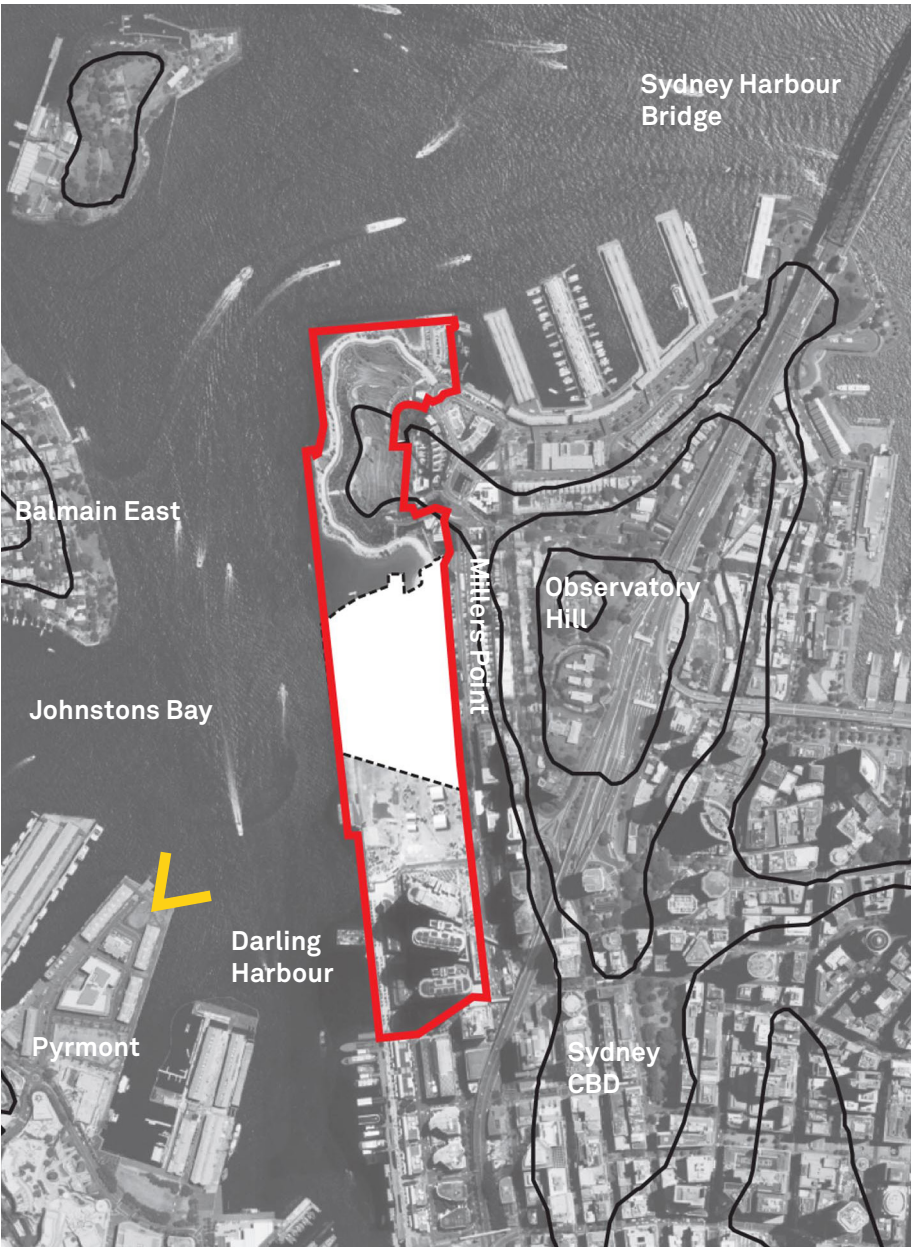


Figure 79 Observer Location (Source: AECOM modified Google Map)

6.10.2 Observer Location Rationale

This observer location has been chosen for the following key reasons:

- Director-General’s requirement for a view from this location
- The location is a public park within an area of medium rise residential development and business offices that has panoramic harbour and city views, including an oblique view to Central Barangaroo.

6.10.3 Existing View

Figure 80 shows the existing view photographed on 12 July, 2023. The view incorporates a substantial view of the Sydney CBD skyline, Central Barangaroo and Barangaroo South and North Sydney seen across the water, all viewed within an expansive harbour setting.

Within Barangaroo, the highly urbanised Barangaroo South development comprises a visual palette of tall commercial towers, medium-rise foreshore residential development and ferry wharves.

The backdrop to Central Barangaroo incorporates the upper part of the Sydney Harbour Bridge with the southern pylons prominent, and a moderate area of low scale development within Millers Point, including the Dalgety Bond Store seen against the skyline. The large figs at Sydney Observatory Hill Park crown the hill and are also seen against the skyline.

The heavily vegetated Barangaroo Reserve provides a strong naturalistic headland protruding into the harbour, mirrored to the west by the Balmain East headland and Goat Island. Beyond Barangaroo Reserve, the high rise commercial centre of North Sydney is seen in silhouette against the skyline.

6.10.4 Approved Concept Plan

Figure 81 shows the view including the Approved Concept Plan development envelope within Central Barangaroo in purple. As can be seen, the Approved development envelope extends north from the podium of the Crown Hotel and Resort, blocking the view to the Millers Point Heritage Conservation Area extending north to the Dalgety Bond Store, as well as a considerable further portion of the Sydney Harbour Bridge. The high tops of fig trees in Sydney Observatory Hill Park are just visible above the Central Barangaroo development envelope and Crown Hotel and Resort podium.

6.10.5 MOD 9 - exhibited

Figure 82 shows the view with MOD 9 - exhibited. As can be seen, a further portion of the Sydney Harbour Bridge, visible within the Approved Concept Plan, has now been removed with the north half of the remaining bridge view gone due to the extension of the Block 7 tower. The high tops of fig trees in Sydney Observatory Hill Park are still just visible above the Central Barangaroo development envelope and Crown Hotel and Resort podium.

The MOD 9 - exhibited development envelope is highly modulated, appearing as a collection of buildings. The height of the general development envelope is approximately equal to the Crown Hotel and Resort podium level and is seen to be visually integrated.

6.10.6 MOD 9 - RtS

Figure 83 shows the view including the MOD 9 - RtS development envelope. As can be seen, the development envelope extends north from the podium of the Crown Hotel and Resort similar to that of the Approved Concept Plan, blocking the view to the Millers Point Heritage Conservation Area and part of the Sydney Harbour Bridge. The high tops of fig trees in Sydney Observatory Hill Park are just visible above the development envelope.

6.10.7 Comparison of Existing, Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS

The existing view can broadly be characterised as a sweeping harbour view towards the CBD skyline, Barangaroo and North Sydney beyond. The backdrop to Central Barangaroo incorporates the upper part of the Sydney Harbour Bridge and southern pylons, and a moderate area of low scale development within Millers Point, including the large fig trees on the crown of the hill in Sydney Observatory Hill Park. Other than for the Sydney Harbour Bridge and the fig trees, these elements, seen at a moderately oblique viewing angle relative to the opposite shore, and moderate distance of about 500m to 600m, comprise a relatively small component of the broader view.

The Approved Concept Plan substantially removes the view to Millers Point and the Sydney Harbour Bridge, and comprises a strongly contrasting horizontal, ‘anchoring’ visual element to the soaring towers in Barangaroo South. While substantially diminished, the view to the Sydney Harbour Bridge is still considered to have some value due to it’s landmark qualities, including the ability to locate the observer within the broader harbour context.



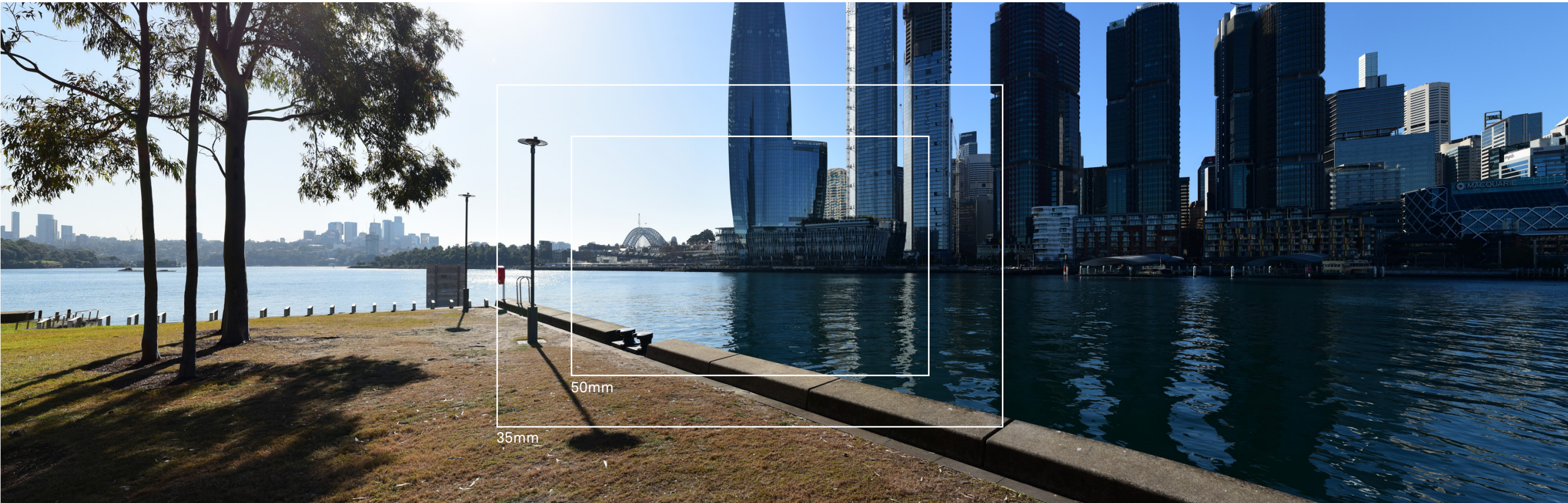


Figure 80 Existing view (AECOM, July 2023)

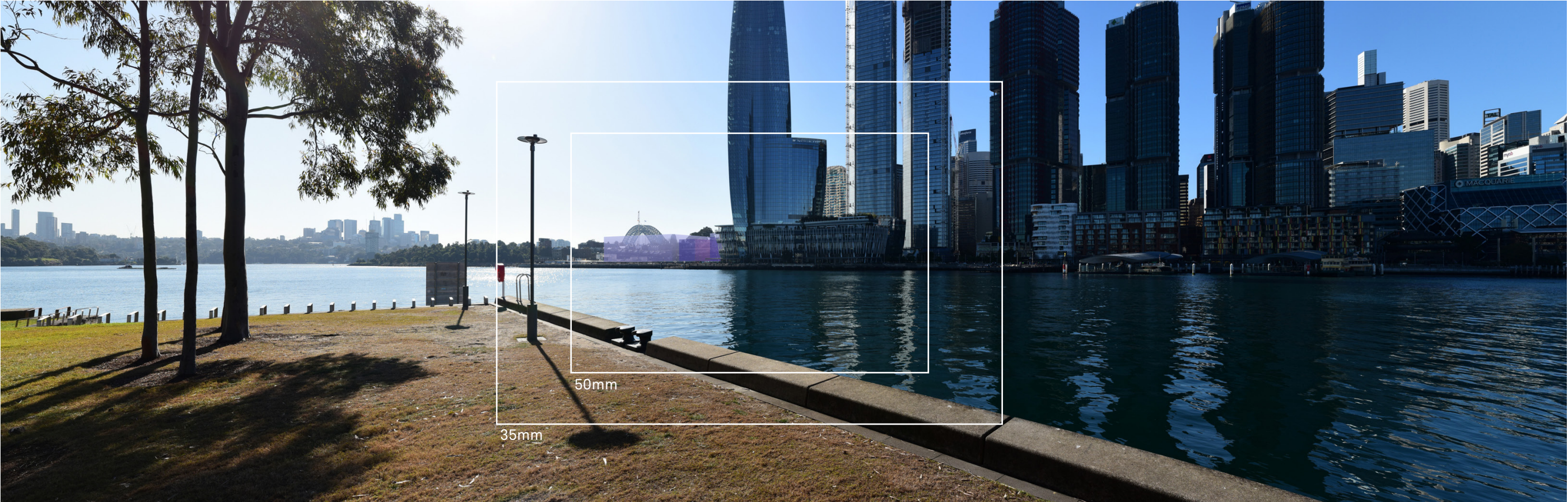


Figure 81 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



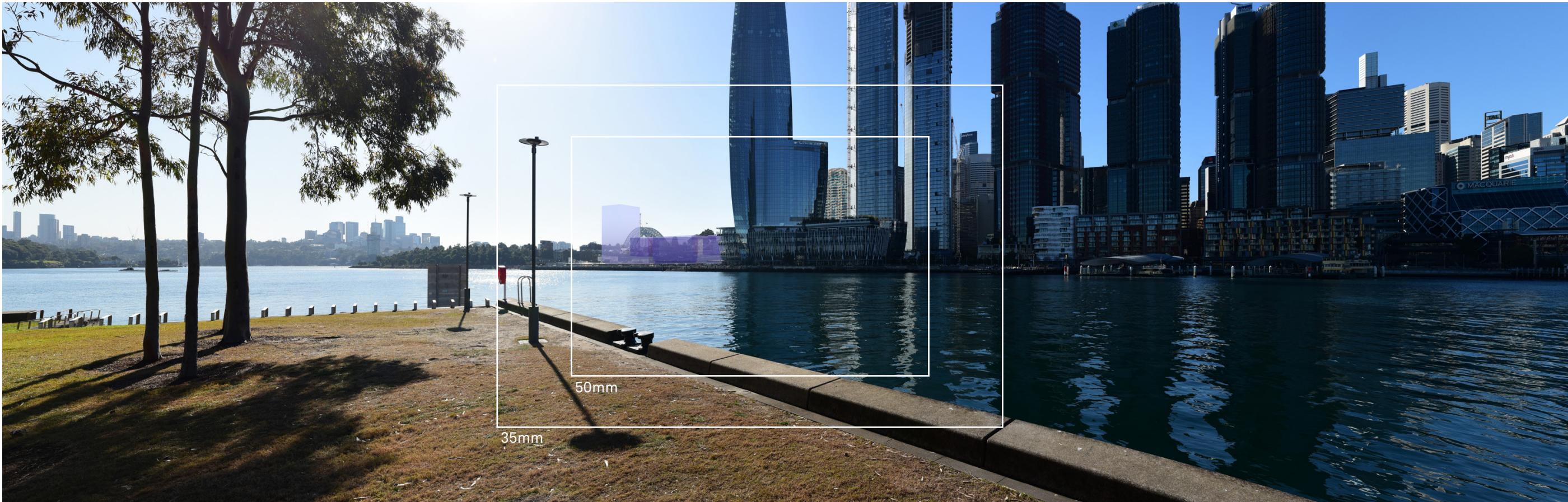


Figure 82 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

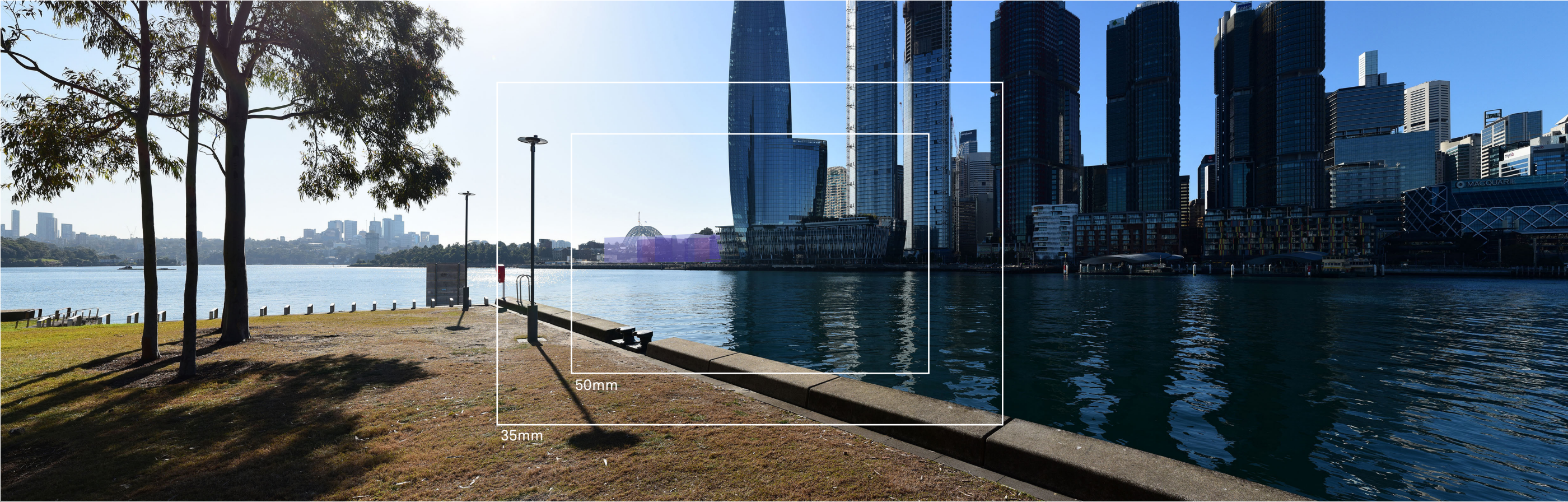


Figure 83 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



MOD 9 - exhibited comprises a moderately larger, highly modulated form. The envelopes at their apex are broadly similar in height to the neighbouring Crown Hotel and Resort podium and appear to integrate well into the existing built form environment. Generally the development envelope is relatively low north of this, with a moderately sized, elevated block book-ending the form adjoining its northern edge. This element further reduces the view to the Sydney Harbour Bridge by half from that of the Approved Concept Plan and seen in high contrast against the sky view.

MOD 9 - RtS returns to the lower, more horizontal composition of the Approved Concept Plan. Importantly, the MOD 9 - RtS development envelope does not screen any more of the Sydney Harbour Bridge than the Approved, and the only visible change (an increase in height of the southern block within the development) only slightly reduces the view to one of the fig trees on Observatory Hill Park. The separations between blocks create a more modulated built form within Central Barangaroo.

6.10.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 47 for the General Assessment Criteria, Table 48 and Table 49 for View Sharing Assessment Criteria and Table 50 and Table 51 for Visual Impact Assessment and rating.

The visual impact of MOD 9 - RtS from this location is rated as **Moderate**.

Table 47 General Assessment Criteria - Observer location 10: Ballaarat Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	500m to 600m
Observer type				●	View from a public park - park users comprising primarily of local residents and workers at lunch time from nearby business premises.
Number of observers	●				Observer numbers are likely to be high given the mixed uses in the area that would cater to the above described parks users.
Duration of observation		●	●		Moderate to Low.
Visibility	●				Visibility of the Approved Concept Plan is high, sitting low but in the central portion of the view and seen at the waterline across the harbour.
Visual absorption capacity		●			Moderate within the context of the Approved Concept Plan. The consistent height of the form of the development envelope comprises a visually subservient composition in terms of mass and form relative to that of the very tall South Barangaroo towers and associated podium forms.

Table 48 View Sharing Assessment Criteria - Observer location 10: Ballaarat Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section s.6.10.4
1 (a)	Nature / extent of existing view				●	Refer Section s.6.10.4
1 (b)	Compositional elements				●	The Approved Concept Plan development envelope for Central Barangaroo appears as a rectangular form with the exception of the small set-down in Block 6. It forms a natural linear extension of the Crown Hotel and Resort podium level and comprises a long, low visually contrasting, ‘anchoring’ element of relatively high mass to that of the South Barangaroo towers.
1 (c)	Curtilages of important elements				●	harbour view and land / water interface.
2	Nature / extent of any obstructions to view				●	The Approved Concept Plan obstructs the view of Millers Point north to the Dalgety Bond Store, including the fig trees within Sydney Observatory Hill Park much of the Sydney Harbour Bridge.
3	Number of observers	●				High as above.
4	Documented importance of view				●	Yes - City Plan Heritage (2006) with regard to nearby Pirrama Park.



Table 49 Analysis of impacts- Observer location 10: Ballaarat Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	<div></div>				Heritage report specifically commissioned to assess the impact of the East Darling harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The relevant location was Pirrama Park, which was nominated as an important viewing location and is in close proximity to this observer location. Ballaarat Park is also closer to Central Barangaroo than Pirrama Park, although with a more oblique viewing angle.
6	Quantitative evaluation					
6(a)	Extent of obstruction			<div></div>		Minimal loss of the view of the lower portion of a fig tree within the Sydney Observatory Hill Park.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				<div></div>	Yes. The extensive broader view remains relatively unchanged.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		<div></div>			No, given the small amount of the view that would be lost, and that no significant elements would be lost.
7.1(b)	If so, which organisation / why?			<div></div>		N/A
7.2	Would the proposed change make the view less desirable / why?		<div></div>			No. Refer Item 7.1(a) above.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			<div></div>		The view is dynamic with regard to the movement of pleasure craft, ferries and other vessels including large cruise liners. This is remains unchanged.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			<div></div>		The impact of MOD 9 - RtS would add a further architecturally dynamic quality to the view, potentially being seen by many park users as more interesting than that for the Approved Concept Plan due to the modulation of the built forms by the separation between the blocks. Approved Concept Plan. The general attraction of the view would remain unchanged with the development occupying only a small portion of the view.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		<div></div>			No. Refer Item 7.1(a) above.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?			<div></div>		N/A.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			<div></div>		Refer Item 7.4 above.



Table 50 Visual impact assessment - Observer location 10: Ballaarat Park

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></p> <p>The susceptibility of visual receptors (park users) to change in the existing view from this location is considered likely to be high within the context of the broader view, i.e. the extent of this harbour view extends substantially to left and right of frame of the above provided photomontage. Within the context of this extensive, dynamic view, the extent to which the attention of park users will be particularly focused on this small portion of the view is considered to be moderate.</p> <p><b>Value attached to views:</b></p> <p>The value of the view is effectively recognised as one of high value in City Plan Heritage (2006), with regard to the view from nearby Pirrama Park. Additionally, the fact that a well-considered park has been provided to this waterfront location attests to the value of the view. The iconic view of Sydney Harbour and city skyline (of which Barangaroo is part) would be a major draw card for visitors to the park, who are users of recreational space and the visual amenity of the park would be important to their enjoyment of the space.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>The scale of the change of the view is moderate to low, comprising a rise in height of the rear building within Block 5, which would stack the height within Central Barangaroo against the taller buildings of Barangaroo South. There would be a reduction in the canopy of fig trees seen within the view on Observatory Hill within the park.</p> <p>The development would be viewed over short to moderate periods of time, with much of the envelope visible from this location. .</p> <p><b>Geographical Extent:</b></p> <p>The view of the MOD 9 - RtS development is seen at a slightly oblique angle and at a distance of between 500m and 600m. The level of visual detail would be moderate. The extent of the area over which the changes would be visible is small relative to the broader view.</p>

Table 51 Visual impact assessment results matrix - Observer location 10: Ballaarat Park

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	H	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N



6.11 Observer Location 11: Pirrama Park

6.11.1 Observer Location Position

Observer Location 11 is located within Pirrama Park in Pyrmont near the eastern end of the boardwalk at the north-eastern end of the park, looking north-east across the broad expanse of Darling harbour to Central Barangaroo. The boardwalk at the north-eastern end of the park ramps up to a viewing platform, creating a vantage point from which the harbour can be viewed (refer Figure 85).

6.11.2 Observer Location Rationale

This observer location has been chosen for the following key reasons:

- The location was chosen as a preferred site over the nearby Director-General’s requirement for a view from Jones Bay Wharf (refer Figure 85) as it comprises a significantly more sensitive visual receptor than the wharf due to the large number of park users that can be expected to use this facility for potentially moderate to long time frames, in conjunction with children using the playground facilities, and sees more of the Central Barangaroo site than does Jones Bay Wharf.

- The park is located within an area of substantial medium and high-rise residential development and business offices that has panoramic harbour and city views, including a direct view into Central Barangaroo.



Figure 84 Observer Location (Source: AECOM modified Google Map)



Figure 85 Aerial image of the north-eastern corner of Pirrama Park, showing vantage point on decking (Source: Google Earth 2020)





Figure 86 Existing view (AECOM, July 2023)



Figure 87 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)