



Figure 88 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 89 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)

6.11.3 Existing View

Figure 86 shows the existing view, photographed on 12 July, 2023. The view comprises an open view to the harbour with Jones Bay Wharf and Balmain East in the fore to middle ground, and an extensive view over the water to the City, Barangaroo, the Sydney Harbour Bridge and North Sydney in the background.

The foreground includes the curving boardwalk at the point of the park, including Darling harbour, the mouth of Johnstons Bay and Jones Bay Wharf. The top of Sydney Tower is seen above the roof of Jones Bay Wharf, with tower buildings stepping up in height as they extend north towards the tallest building: Crown Hotel and Resort within Barangaroo South.

To the north west (left of frame), the well vegetated suburb of Balmain East rises from the waterline to a low ridgeline, protruding into the harbour and almost meeting with the more distant Barangaroo Reserve headland. Featuring centrally in the view, Central Barangaroo is visible beyond the harbour, with the Hickson Cutting and the distinctive terrace housing on High Street visible above it. Millers Point is clearly visible, with the most prominent building comprising the pale Langham Hotel at the southern end, and more terrace housing to the north.

The Sydney Observatory and Fort Street Public School are seen against the horizon, along with fig trees within the Sydney Observatory Hill Park. To the north, rising above Barangaroo Reserve, the southern pylons of the Sydney Harbour Bridge are visible above the Dalgety Bond Store. The Sydney Harbour Bridge is seen in relief on the horizon, along with North Sydney to the left, extending north to its tallest towers seen above Balmain East.

6.11.4 Approved Concept Plan

Figure 87 shows the view including the Approved Concept Plan development envelope in purple. The Approved Concept Plan extends north from behind the podium of the Crown Hotel and Resort. It comprises a series of three low, rectilinear forms separated by gaps between the blocks, particularly between the southern-most blocks (Block 5 and the smaller Block 6). Block 5 screens views to the southern end of Millers Point and the High Street Steps. The southern end and roofline of the Langham Hotel is just visible above the lower Block 6. Block 7 screens views to the central part of the Millers Point Conservation Area, including the low point of High Street and its terrace housing. Most of the Sydney Observatory is screened by Block 7, although a small portion of its roof is still visible between the canopy of fig trees within the surrounding park.

North of the Approved Concept Plan, a largely intact landscape of the Millers Point Heritage Conservation Area is visible, panning left past the distinctive Dalgety Bond Store to the Palisade Hotel. The highly contrasting landscape of Barangaroo Reserve closely adjoins these elements, with the landmark Sydney Harbour Bridge and its pylons seen behind, in high definition against open sky.

6.11.5 MOD 9 - exhibited

Figure 88 shows the view with MOD 9 - exhibited. As can be seen, the view to the very top of the Sydney Observatory is retained, with a moderately increased further extent of associated tree canopy loss caused by the increased height of Block 7. The remnant view of Fort Street Public School is predominantly lost due to the increased height of the southern blocks.

The mass, scale and modulated form of MOD 9 - exhibited is considerably larger, but more modulated due to the breaks between the built form and the change in heights seen along the roofline. The elevated form at the northern edge of Block 7 substantially increases the height of the development envelope adjacent to Nawi Cove and Barangaroo Reserve. The moderately elevated end to Block 7 provides a book end to the major built form within Barangaroo, albeit seen in high contrast against sky view.

6.11.6 MOD 9 - RtS

Figure 89 shows the view including the MOD 9 - RtS development envelope. The development comprises three distinct blocks, with the largest separation visible between Blocks 5 and 6 at the southern end. The height of the northern blocks (6 and 7) are comparable to that of the Approved Concept Plan and retain the view to the top of the Conservatory and its surrounding fig trees and the top, northern end of the Fort Street Public School. A glimpse view to the Langham Hotel in Millers Point is still visible through the separation between Blocks 5 and 6.

The raised Block 5 at the southern end of the development stacks the height within Central Barangaroo modestly to the south against the tall forms of South Barangaroo and the high rise buildings at the southern end of Kent Street.

6.11.7 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 from Johnstons Bay through Balmain East to Barangaroo South, framed by adaptively re-used Jones Bay Wharf. Development within Millers Point extends north from the Crown Hotel and Resort and the high rise buildings on Kent Street towards Barangaroo Reserve to the north. Heritage housing on Merriman Street, the Dalgety Bond Store and the Palisade Hotel are seen against the backdrop of the Sydney Harbour Bridge. The historic form and fabric of Millers Point is evident from this location.

The Approved Concept Plan removes much of the view to Millers Point, including effective removal of an important view to Sydney Observatory and Sydney Observatory Hill Park. The remaining view of the spreading fig tree canopies associated with Sydney Observatory is still considered to be sufficiently visible to appreciate the uncommon view of such large trees within Millers Point. A substantially intact seen area of the Millers Point Heritage Conservation Area north of the Approved Concept Plan development envelope in Central Barangaroo is conserved in this view, including filtered views to ridgetop housing on Merriman Street, set before an impressive skyline view of the Sydney Harbour Bridge. The rectangular form of the Approved Concept Plan comprises a strongly contrasting horizontal, ‘anchoring’ visual elements to the soaring towers in Barangaroo South.

MOD 9 - exhibited increased the height of the overall development, including an elevated form at the northern edge of Block 7 substantially increases the height of the development envelope adjacent to Nawi Cove and Barangaroo Reserve. The Block 7 tower provides a book end to the major built form within Barangaroo, albeit seen in high contrast against the sky.

MOD 9 - RtS returns to a similar height of the Approved Concept Plan development envelope. The separation between the three blocks reduces the overall visual prominence of the development within the view, providing a glimpse view through the blocks to Millers Point behind. The stacking of height against the tall buildings to the south is visually appropriate given its location. MOD 9 - RtS does not screen any important element over that of the Approved Concept Plan, preserving views to the north to Millers Point.

6.11.8 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 52 for the General Assessment Criteria, Table 53 and Table 54 for View Sharing Assessment Criteria and Table 55 and Table 56 for Visual Impact Assessment and rating.

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

Table 52 General Assessment Criteria - Observer location 11: Pirrama Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					750m
Observer type					View from a public park with a harbour lookout location - park users comprising substantially of local residents from high density apartments, and workers at lunch time from nearby business premises, and visitors on the weekend including a range of cultural groups.
Number of observers					Observer numbers are likely to be High given the size of the residential catchment and the quality of the park and it's setting.
Duration of observation					Moderate to Low.
Visibility					At a viewing distance of about 800m to High Street, a relatively high level of detail is available for the generally small individual architectural elements within Millers Point. By contrast, the CBD and Barangaroo South development reads clearly from this distance with Central Barangaroo having high visibility, but seen as a small component of the much larger and architecturally and compositionally dynamic Barangaroo South development.
Visual absorption capacity					The surrounding landscape would have a moderate level of visual absorption due to the position of Central Barangaroo within the central, albeit more distant middle to background. The composition of the development envelope has affinity with the modulated podium forms of the Crown Hotel and Resort. Central Barangaroo comprises a visually subservient composition in terms of mass and form relative to that of the soaring South Barangaroo towers and their associated podium forms.

Table 53 View Sharing Assessment Criteria - Observer location 11: Pirrama Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.11.4
1 (a)	Nature / extent of existing view					Refer Section s.6.11.4
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, forming a natural extension from the Crown Hotel and Resort podium level, and broadly relates to the scale of the Millers Point ridgeline. The wide expanse of the harbour and shorelines with the Sydney Harbour Bridge visible on the horizon are key components within the view.
1 (c)	Curtilages of important elements					harbour view and land / water interface. The interface between the Millers Point Heritage Conservation Area and the Approved Concept Plan. The Sydney Harbour Bridge.
2	Nature / extent of any obstructions to view					The Approved Concept Plan obstructs much of the view to Millers Point, including effective removal of the important view to Sydney Observatory and Sydney Observatory Hill Park. However, a substantially intact seen area of the Millers Point Heritage Conservation Area north of the development envelope is conserved in this view, including filtered views through to ridgetop housing on Merriman Street, set between Barangaroo Reserve and the Sydney Harbour Bridge in this view.
3	Number of observers					High, as above.
4	Documented importance of view					Yes - City Plan Heritage (2006) with regard to Pirrama Park.

Table 54 Analysis of impacts- Observer location 11: Pirrama Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				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.
6	Quantitative evaluation					
6(a)	Extent of obstruction		●			MOD 9 - RtS results in a slightly raised southern block, reducing the portion of the Fort Street Public School seen from this location.
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 Millers Point ridgeline has been retained. The extensive broader harbour view remains unchanged.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No. The remaining view to Fort Street Public School is retained, as is the Sydney Observatory tree canopy.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		N/A
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?		●			It will not be significantly further impacted.
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 still provides a view to dense, tall canopy, of which the view south of this point is devoid, and also signifies the location of Sydney Observatory to those familiar with the existing view. Barangaroo Reserve provides a new substantially visually compelling forested landform relative to the Millers Point Heritage Conservation Area.
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 will incorporate a slightly altered, relatively low rise form that responds well in scale and broad form relative to South Barangaroo towers, and in particular to the Crown Hotel and Resort. The remnant, backdrop view of Sydney Observatory and Fort Street Public School would be retained.

Table 55 Visual impact assessment - Observer location 11: Pirrama 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 High.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of visual observers (park users) to change in the existing view from this location is considered likely to be moderate within the context of the broader view, i.e. the extent of this harbour view extends substantially to left of frame. Barangaroo will likely be a place of interest for observers, however, within the context of the panoramic, dynamic view, the extent to which the attention of park users will be particularly focused on this relatively small portion of the view is considered to be moderate.</p> <p>Value attached to views:</p> <p>The value of the view from this location is recognised as one of high value in City Plan Heritage (2006). Additionally, the fact that a large, well-considered park has been provided to this waterfront location with iconic elements attests to the value of the view.</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 Low.</p> <p>Size or scale:</p> <p>The overall size and scale of MOD 9 - RtS is similar to that of the Approved Concept Plan, with a slight raising in height of the southern-most Block 5.</p> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS development envelopes is low.</p> <p>The development would be viewed over Moderate to Low periods of time.</p> <p>Geographical Extent:</p> <p>The view of MOD 9 - RtS is seen in close to full elevation view at a distance of about 750m, with Crown Hotel and Resort comprising the closest element on the opposite shore, about 630m distant. The level of visual detail would be moderate. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 56 Visual impact assessment results matrix - Observer location 11: Pirrama 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

6.12 Observer Location 12: Balmain East - Illoura Reserve

6.12.1 Observer Location Position

Observer Location 12 is located within Illoura Reserve in Balmain East. The reserve stretches along the eastern edge of the Balmain headland, from the Balmain East ferry wharf to Peacock Point, situated at the southern-most extent of the headland. The observer location is positioned approximately halfway between the ferry wharf and the headland in the body of the park.

6.12.2 Observer Location Rationale

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

- Director-General's requirement for a view from Balmain East
- The location provides the closest view to Millers Point available from the western side of Darling harbour, providing a high level of visual detail from the public domain
- The location is broadly midway between Peacock Point at the southern end of the Balmain Peninsula and Lookes Avenue Reserve north of the Balmain East Wharf.

6.12.3 Existing View

Figure 91 shows the existing view as of 12 July, 2023.

This view is taken from Illoura Reserve and comprises a sweeping harbour panorama stretching south from Milsons Point to the Sydney Harbour Bridge, the densely vegetated Barangaroo Reserve, Central Barangaroo with the Millers Point Heritage Conservation Area and Sydney Observatory sitting above it. High rise development dominates the view from midway through Central Barangaroo, rising to International Towers Sydney within Barangaroo South, and on to reduced height within Darling Park.

Within this view, Central Barangaroo is visually prominent, stretching broadly from the low point in High Street towards the Crown Hotel and Resort. Low scale heritage-listed buildings predominantly sit above Central Barangaroo, in conjunction with Langham Hotel (the long white building). Four residential tower blocks also sit above and abut Central Barangaroo comprising from left to right: Highgate; The Georgia; Stamford on Park; and Stamford on Kent.

At a viewing distance of about 600m to High Street, a moderate level of detail is available for the generally small individual architectural elements within Millers Point. Factors that detract from this view include the visually prominent and large scale Langham Hotel and the contrasting, light coloured open construction site below. These three elements are together seen as a visually incohesive whole.

6.12.4 Approved Concept Plan

Figure 92 shows the view including the Approved Concept Plan development envelope in purple. The Approved Concept Plan buildings comprise a relatively low and consistent series of blocks bisecting the horizontal towers to the south and east.

As can be seen, Approved Concept Plan obscures approximately half the existing view to the seen portion of the Millers Point Heritage Conservation Area. Importantly, this view conserves a substantial component of the Millers Point Conservation Area from the low point on High Street, including the skyline view of Sydney Observatory with associated mature fig trees within Sydney Observatory Park.

6.12.5 MOD 9 - exhibited

Figure 93 shows the view with MOD 9 - exhibited. From this location, the Central Barangaroo development envelope is seen to have substantial visual mass relative to the seen area of the towers in Barangaroo South. It also comprises a visually more dominant form relative to the Kent Street and CBD backdrop compared with the Approved Concept Plan. This is due to the marginally increased mass and the elevated tower form on Block 7 breaking up the continuity of the backdrop, and reducing their seen extent due to the increased height of Blocks 5, 6 and 7. The line of the Crown Hotel and Resort podium can be said to approximately visually continue through to the MOD 9 - exhibited podiums due to the similar height of the blocks visually extending further south due to a change in the angle of the development envelope.

6.12.6 MOD 9 - RtS

Figure 94 shows the view with the MOD 9 - RtS development envelope. The overall development is seen as a series of low, rectilinear blocks, terminating in a similar position to the north but extending further to the south than the Approved Concept Plan. The northern blocks are a similar height to those of the Approved Concept Plan, however, Block 5 of the MOD 9 - RtS development envelope protrudes slightly above the height of the Approved Concept Plan development envelope in the south.

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

The existing view is comprises a sweeping harbour view that includes the Sydney Harbour Bridge, stretching from Milsons Point south to the Darling harbour entertainment area. Within this view, Central Barangaroo is visually prominent, with low scale heritage-listed buildings sitting above it, although much of this part of the view is taken up by the contemporary, visually contrasting Langham Hotel on Kent Street. Three residential tower blocks also sit above and behind Central Barangaroo, with a fourth closely adjacent and located behind One Sydney Harbour to and the Crown Hotel and Resort.

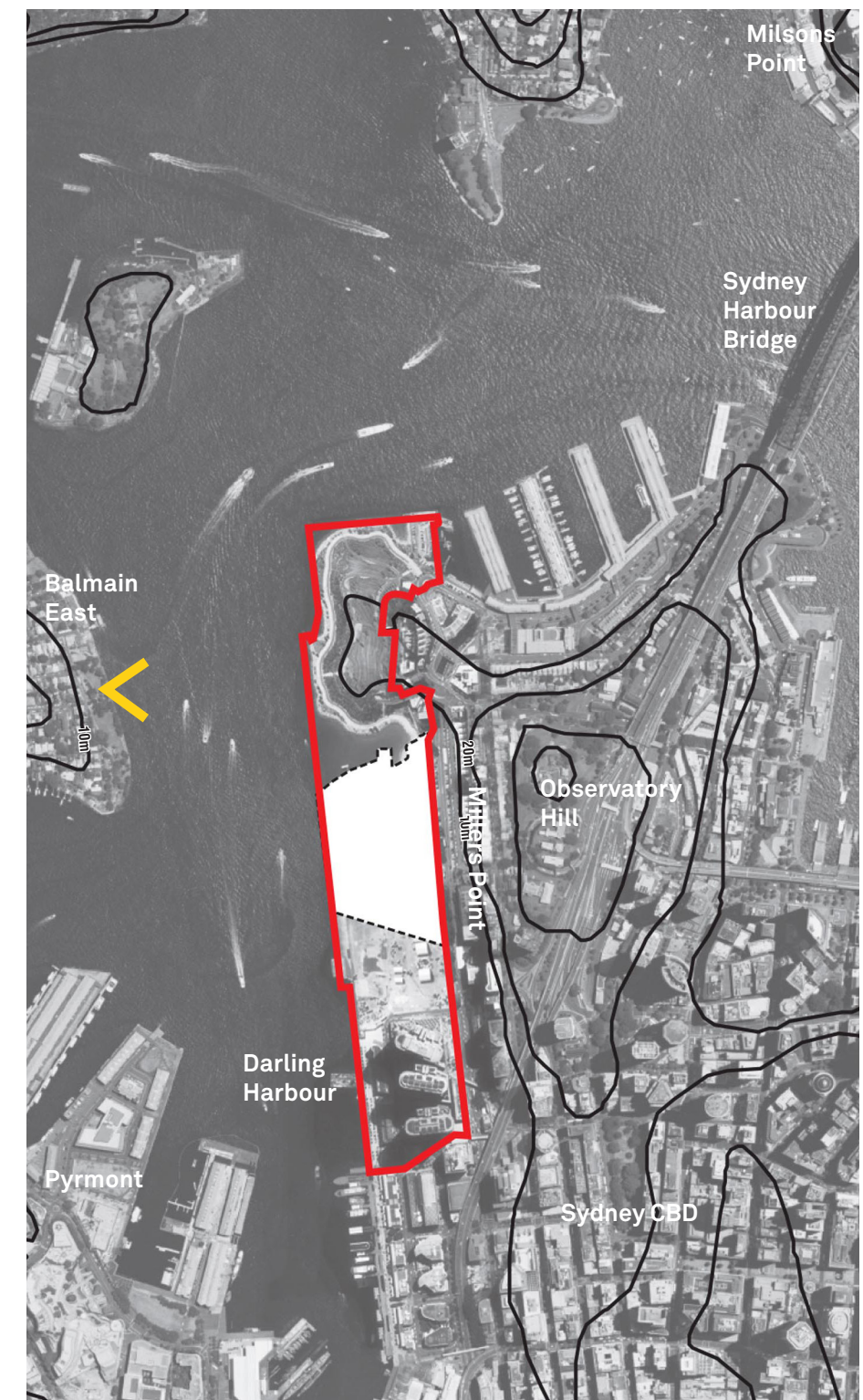


Figure 90 Observer Location (Source: AECOM modified Google Map)

At a viewing distance of about 600m to High Street, a relatively high level of detail is available for the generally small individual architectural elements seen within Millers Point. Factors that reduce the visual coherence of this view include the visually prominent Langham Hotel, and the contrasting, light coloured open construction site below. These three elements are together seen as a visually incohesive whole.

The Approved Concept Plan would be visible as a long, low series of blocks, screening views to the southern end of Millers Point, including the Langham Hotel and the southern portion of High Street and the Hickson Cutting. The development is seen as separate to the tall built form of Barangaroo South due to a gap between the southern-most block of Barangaroo and the nearest building to the south (One Sydney Harbour). Importantly, the Approved Concept Plan retains views to the northern portion of Millers Point, the Sydney Observatory and Observatory Hill Park.

MOD 9 - exhibited comprises a more highly modulated and elevated form that actively engages with the Barangaroo South composition. Central Barangaroo would be more visually prominent within the view due to the increased height of the development envelope, including a tower form in Block 7, which would result in a visual book-ending effect of the development.

MOD 9 - RtS would be seen as a low, horizontal development, with the separations between the blocks visible from this location. This development envelope screens a similar amount of the background to the Approved Concept Plan, with the exception of a slightly taller southern Block 5 and an extension of Block 5 southwards towards Barangaroo South. The separation between the southern end of Central Barangaroo and Barangaroo South would be retained, albeit narrowed slightly. There would be no additional loss of important elements within the view between the Approved Concept Plan and MOD 9 - RtS.

6.12.8 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 57 for the General Assessment Criteria, Table 58 and Table 59 for View Sharing Assessment Criteria and Table 60 and Table 61 for Visual Impact Assessment and rating.

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

Table 57 General Assessment Criteria - Observer Location 12: Balmain East

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					500m to 650m
Observer type					View from a public park - park users comprising primarily of local residents, in addition to ferry commuters, including at Darling Street Wharf.
Number of observers					Moderate, given the likely predominantly local catchment for park users.
Duration of observation					Moderate to Low.
Visibility					High.
Visual absorption capacity					Moderate. Central Barangaroo lies within the middle to background of the view in the centre, but seen as a small portion of an expansive harbour panorama which includes the Sydney Harbour Bridge and Sydney CBD skyline.

Table 58 View Sharing Assessment Criteria - Observer Location 12: Balmain East

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.12.5
1 (a)	Nature / extent of existing view					Refer Section s.6.12.5
1 (b)	Compositional elements					The overall view comprises a sweeping harbour view including the Sydney CBD skyline, heavily vegetated Barangaroo Reserve and the Sydney Harbour Bridge seen on the horizon. The Approved Concept Plan appears as a long and relatively low rectangular form within the view. The substantial scale and high visual mass of the envelope comprises a highly contrasting element with the adjoining fine grain 'cameo' view of Millers Point with it's small and diverse architectural elements reflecting changes in landform, crowned by the historic Sydney Observatory, and seen against the skyline between large mature fig trees.
1 (c)	Curtilages of important elements					The 'roofscape'* of the terraces on Kent Street that provide the historic, small scale and irregular visual edge to Sydney Observatory Park, including revealing part of the park ground plane. harbour view and land / water interface. Contrasting mass, scale and form of the Central Barangaroo development envelope and Barangaroo Reserve, book-ending the 'cameo' view of Millers Point between them. * As described by City Plan Heritage (2006)
2	Nature / extent of any obstructions to view					The Approved Concept Plan obstructs the view of Millers Point south of the Lance Preschool and Children's Centre at the low point of High Street.
3	Number of observers					Moderate
4	Documented importance of view					Yes - City Plan Heritage (2006) from the nearby end of Darling Street.

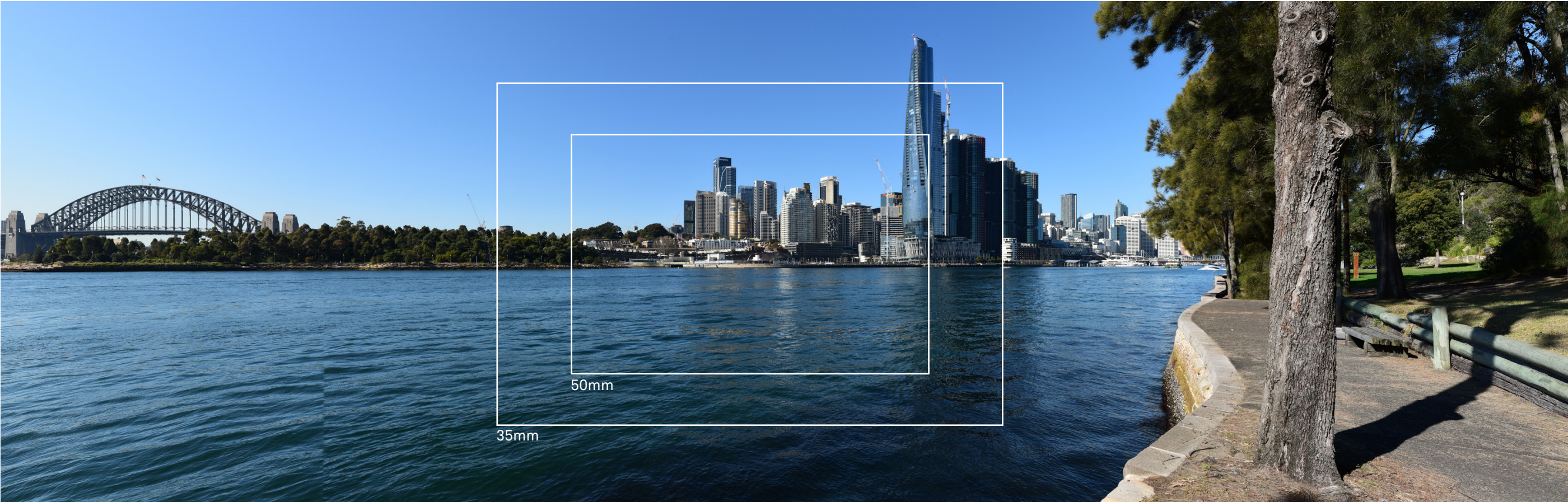


Figure 91 Existing view (AECOM, July 2023)

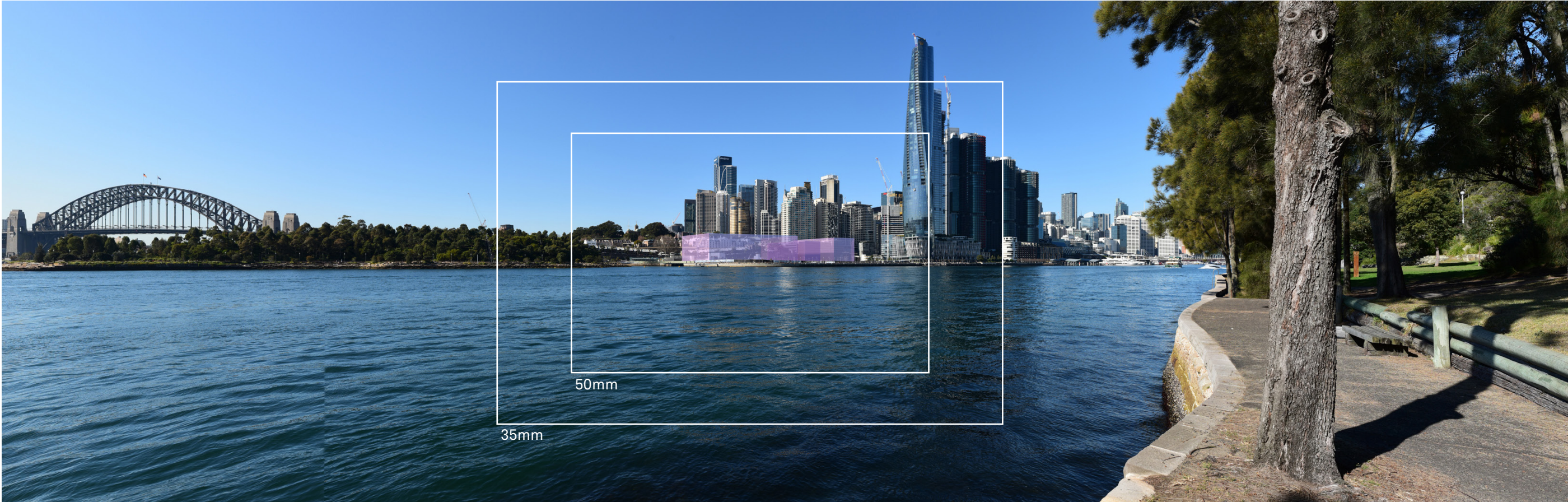


Figure 92 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

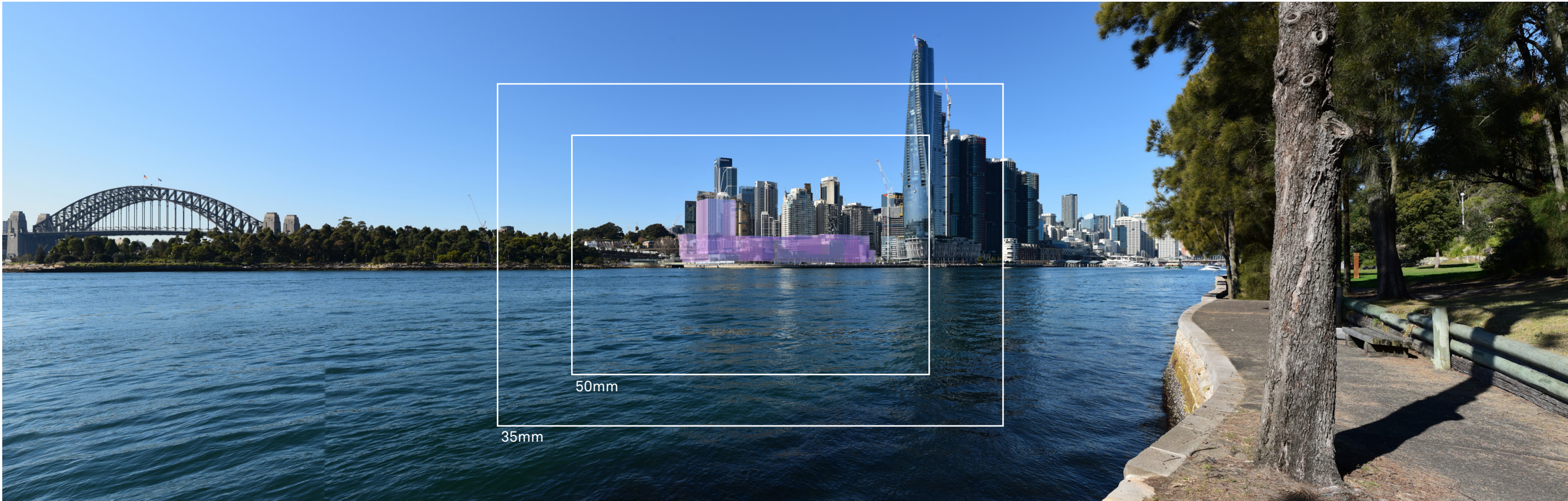


Figure 93 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

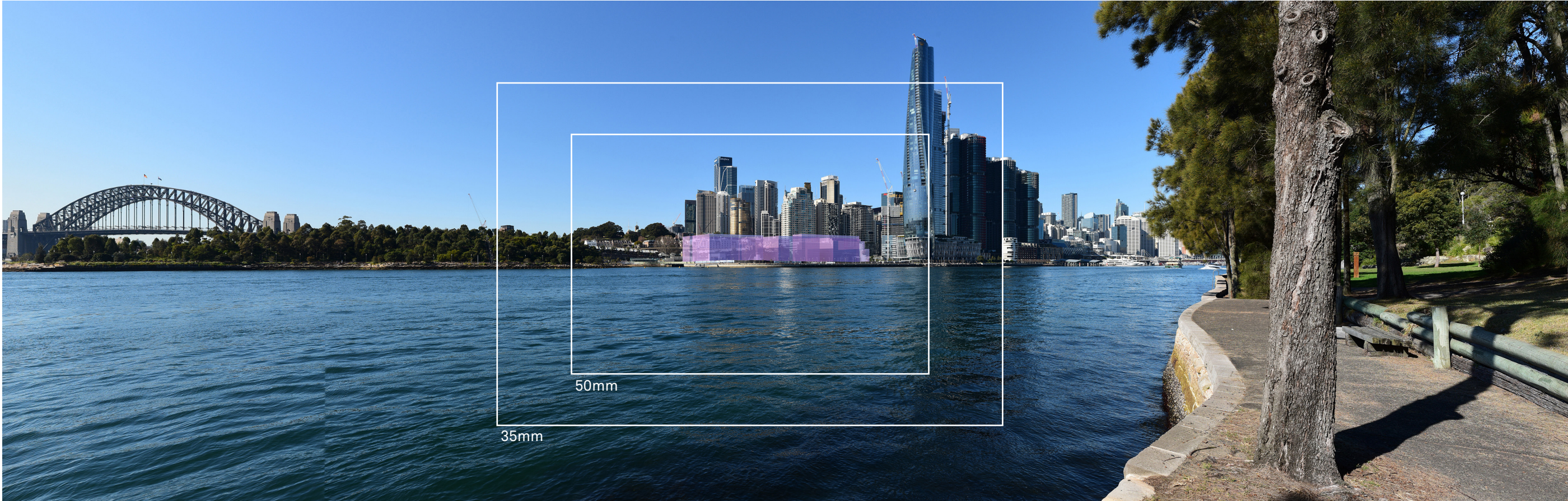


Figure 94 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)

Table 59 Analysis of impacts - Observer Location 12: Balmain East

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				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 view was taken from the nearby end of Darling Street, which was nominated as an important viewing location and is in close proximity to this observer location.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements		●			The Approved Concept Plan and MOD 9 - RtS development envelopes are similar in scale, although the MOD 9 - RtS development envelope is slightly taller and longer at its southern end, with the height stacked up against the taller high rise buildings of Barangaroo South.
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 above described 'cameo' view to Millers Point remains uninterrupted.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		With regard to watercraft on the harbour, the view will remain unchanged.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		There would be no change to the attraction fo the view
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No. The view to the southern end of the Millers Point Conservation Area has is already lost to the Approved Concept Plan. The additional view loss is that to the CBD backdrop, which is still readily understood.
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?			●		There would be no change to the nature of the view.

Table 60 Visual impact assessment - Observer Location 12: Balmain East

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 High.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of visual observers (park users) to change in the existing view is considered likely to be high given park users are likely to be focused on the view. However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none">the extent of the view, which reaches well to left of frame and the associated relatively small area that Central Barangaroo comprises within it, andthe range of interesting elements within the view including the Sydney Harbour Bridge, the densely vegetated Barangaroo Reserve, the ‘cameo’ view of the Millers Point Conservation Area, and the monumentally scaled tower development within Barangaroo South, including the Crown Hotel and Resort tower. <p>Value attached to views:</p> <p>The value of the view from this location is recognised as being High in City Plan Heritage (2006). Additionally, the Sydney Harbour Bridge is a widely recognised icon of Sydney around the world, and Barangaroo Reserve comprises an arresting new element within this part of the harbour, as no doubt will Crown Hotel and Resort. Additionally, the fact that a large, well-considered park has been provided to this waterfront location attests to the value of the view.</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 Low.</p> <p>Size or scale:</p> <p>The scale in the change of the view is moderate within the context of:</p> <ul style="list-style-type: none">the full length of the project is visiblethe line, form, mass and scale of MOD 9 - RtS is similar to that of the Approved Concept Plan, albeit slightly elevated and elongated to the souththe proportion of the view occupied by MOD 9 - RtS compared with that of the Approved Concept Plan is similar. <p>The development would be viewed over Moderate to Low periods of time.</p> <p>Geographical Extent:</p> <p>The view of MOD 9 - RtS is seen at a moderately oblique angle at a distance of about 500m to 650m. The closest opposite shore is about 360m distant, about 30m right of where the steps are seen rising from Wulugul Walk to Stargazer Lawn within Barangaroo Reserve. The level of available visual detail for the project would be High to Moderate. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 61 Visual impact assessment results matrix - Observer Location 12: Balmain East

		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

6.13 Observer Location 13: Balls Head Reserve

6.13.1 Observer Location Position

Observer Location 13 is located within Balls Head Reserve on the north shore of the harbour (refer Figure 95). The headland lies between Balls Head Bay and Berry Bay, with the observer location situated within a clearing at a high point of the headland.

6.13.2 Observer Location Rationale

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

- Identified by City Plan Heritage (2006) as an important view
- The location provides a substantially elevated view of Barangaroo from the north, highlighted by the form and well vegetated cover of Barangaroo Reserve, which stands in high contrast against the otherwise highly urbanised city backdrop.

6.13.3 Existing View

Figure 96 shows the existing view photographed on 12 July, 2023. This view is taken from Balls Head and comprises a sweeping panorama from a formal lookout point on Balls Head, looking south towards Sydney CBD.

Commencing from left of frame, the view takes in:

- Berrys Bay with Blues Point in the middle ground, Blues Point Tower set within the well vegetated point, and the Sydney Harbour Bridge behind it in the background
- the view across Sydney Harbour to the Bradfield Highway connection between George Street and the southern pylons seen in stark relief against the skyline, with the Walsh Bay northern piers seen in front of it
- the Sydney CBD irregular 'wall' of towers from the AMP Building at Circular Quay to International Towers Sydney within Barangaroo South, with the southern end of Walsh Bay the large fig trees within Sydney Observatory Hill Park crowning the Millers Point ridgeline behind, the well vegetated Barangaroo Reserve, Central Barangaroo and the Crown Hotel and Resort within Barangaroo South
- the historic, well vegetated Goat Island re-focuses the view back to the foreground, with maritime infrastructure located around much of it's shoreline, with Darling harbour and associated/nearby towers seen in the far background behind the low, northern end of the island
- the substantially vegetated Balmain East peninsula with a grouping of medium-rise apartment buildings and the towers and supporting cables of ANZAC Bridge seen projecting above the ridgeline behind.

The broad expanse of Sydney Harbour, confined within its convoluted edge can be seen to comprise the primary feature of this view.

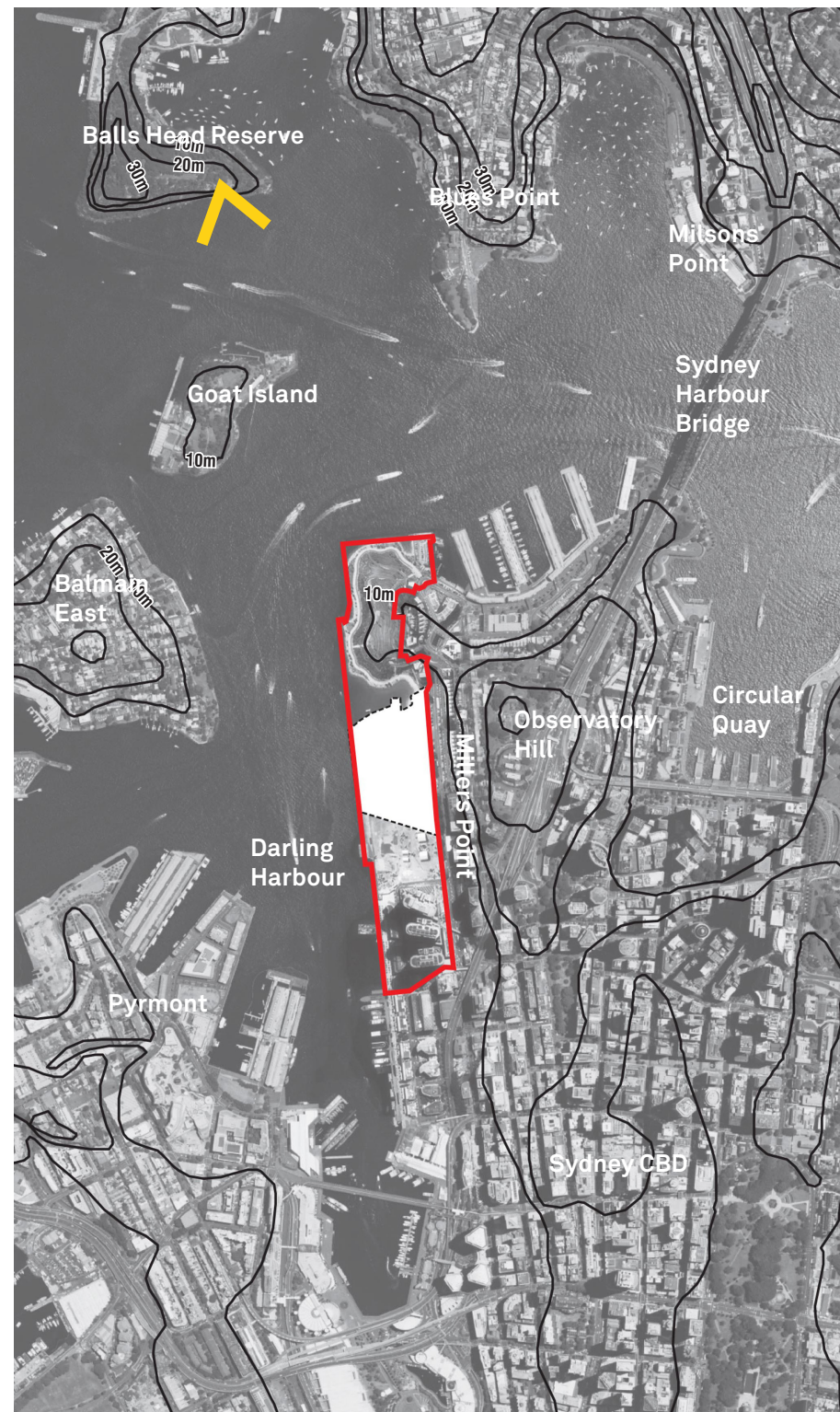


Figure 95 Observer Location (Source: AECOM modified Google Map)

6.13.4 Approved Concept Plan

Figure 97 shows the view including the relatively low and consistent upper line of the Central Barangaroo envelope, which reflects the mass, scale and line of the Crown Hotel and Resort podium and residential apartments seen just behind it. As can be seen, the Approved Concept Plan is set at a similar height to the high point of Barangaroo Reserve, and projects moderately above the western side of the reserve.

6.13.5 MOD 9 - exhibited

Figure 98 shows the view with the MOD 9 - exhibited development envelope, which can be seen compositionally to engage with the South Barangaroo towers in an entirely more dynamic manner compared with that of the lower Approved Concept Plan. A stepping down of tower forms is clearly discernible from Crown Hotel and Resort, through One Sydney Harbour, to Block 5 tower, Block 7 tower finishing with the north-western edge of Block 7. From this location the blocks within the development envelope step down from the Block 7 tower, to Block 6 and finally to the independent tower building of Block 5 (west).

The eastern edge of Block 7 can be seen to sit at approximately the same height as for the Approved Concept Plan development envelope, sitting just above the height of the Barangaroo Reserve.

6.13.6 MOD 9 - RtS

MOD 9 - RtS (shown in Figure 99) comprises a lower composition of blocks within Central Barangaroo. Block 5 can be seen projecting marginally above the northern blocks within the development, seen against the tower blocks of the Sydney CBD. The taller block provides a visual 'step' up to the towers behind it.

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

The existing view sees Central Barangaroo as a minor component of a sweeping harbour view including Blues Point, the Sydney Harbour Bridge, the Sydney CBD, and Goat Island.

The relatively low and long Approved Concept Plan reflects the mass, scale and line of the Crown Hotel and Resort podium, and comprises a relatively diminutive element within the context of Barangaroo, not least because much of it is lost to view behind Barangaroo Reserve and its height is approximately equal to that of the high point of the reserve. The long horizontal form can be seen to comprise an anchoring visual element to the monumentally scaled, slender composition of Crown Hotel and Resort and adjacent One Sydney Harbour towers.

By contrast, the MOD 9 - exhibited development envelope engages dynamically with the South Barangaroo towers via the elevated form within Block 7, and also with the Barangaroo Reserve via the eastern Bock 7 edge, bridging the height between the reserve and the elevated Block 7 tower. The development envelope is seen to become part of a larger, new composition that embraces the South Barangaroo towers.

MOD 9 - RtS lowers the height of most of the development envelope to those similar to the Approved Concept Plan, with the exception of the taller Block 5 element at the south-eastern (furthest) corner of the development from this location. The stacking of height to the rear of the Central Barangaroo site adjacent to the substantially taller towers of the Sydney CBD and Barangaroo South provides a visual ‘step’ up to the taller built form to the south, visually integrating Central Barangaroo within its surrounds. However, from this viewing distance, this change would be visually difficult to discern, and there would essentially be no change between the Approved Concept Plan and MOD 9 - RtS when viewed from this location.

6.13.8 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 62 and Table 63 for Visual Impact Assessment and rating.

No view sharing assessment is undertaken for this Observer Location. The loss of view to predominantly city tower blocks behind MOD 9 - RtS is not considered to comprise a view sharing problem when seen from this location.

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

Table 62 Visual impact assessment - Observer Location 13: Balls Head Reserve

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 Moderate.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of visual observers (park users) to change in the existing view is considered likely to be moderate given park users are likely to be focused on, and may spend extended periods of time, engaging with the view.</p> <p>However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none"><i>the extent of the view, which reaches well to left of frame, and the associated relatively small area that Central Barangaroo comprises within it, and</i><i>the range of interesting elements within the view including the Sydney Harbour Bridge, the densely vegetated Barangaroo Reserve, and the monumentally scaled tower development within Barangaroo South, including the Crown Hotel and Resort tower.</i> <p>Value attached to views:</p> <p>The value of the view from this location is recognised as being high in City Plan Heritage (2006). Additionally, the Sydney Harbour Bridge is a widely recognised icon of Sydney around the world. Barangaroo Reserve comprises an arresting new element within this part of the harbour, as will the Crown Hotel and Resort. Additionally, the fact that a large, well-considered park has been provided to this waterfront location attests to the value of the view.</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 Negligible.</p> <p>Size or scale:</p> <p>It would be difficult to see the change in the size and scale between the Approved Concept Plan and MOD 9 - RtS within the view, particularly given the distance of viewing and the small proportion of the view occupied by Central Barangaroo.</p> <p>The development would be viewed over Moderate to Low periods of time.</p> <p>Geographical Extent:</p> <p>The view of MOD 9 - RtS is seen at a moderately oblique angle, but from a distance of about 1,500m to 1,750m. The extent of the area over which the changes would be visible is small compared with the broader view.</p>

Table 63 Visual impact assessment results matrix - Observer Location 13: Balls Head 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

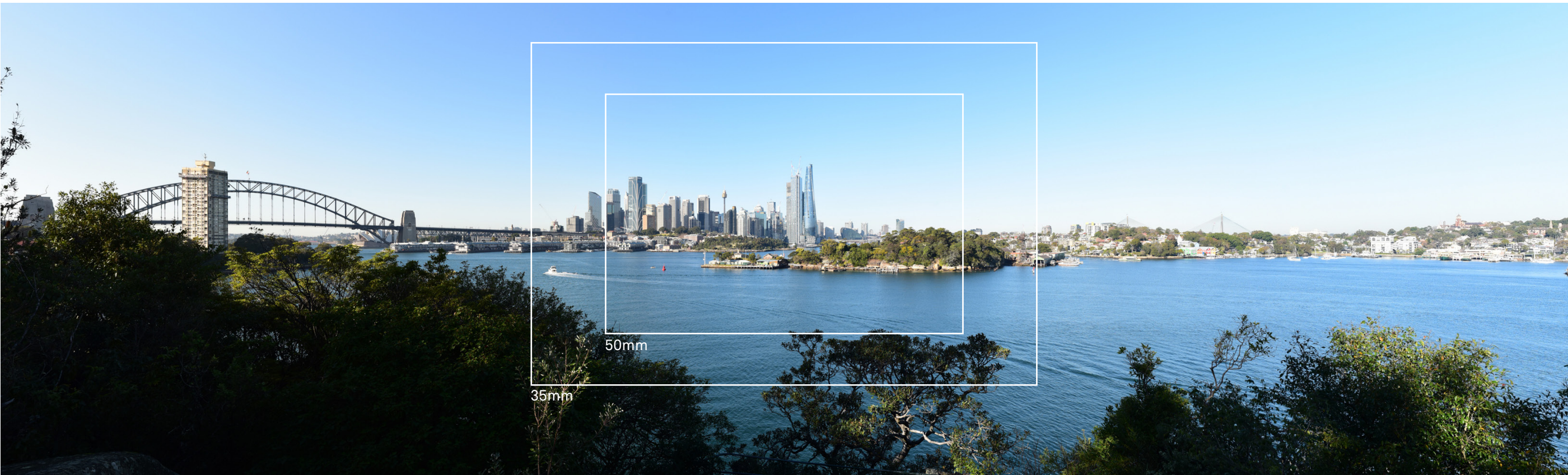


Figure 96 Existing View (Source: AECOM, July 2023)

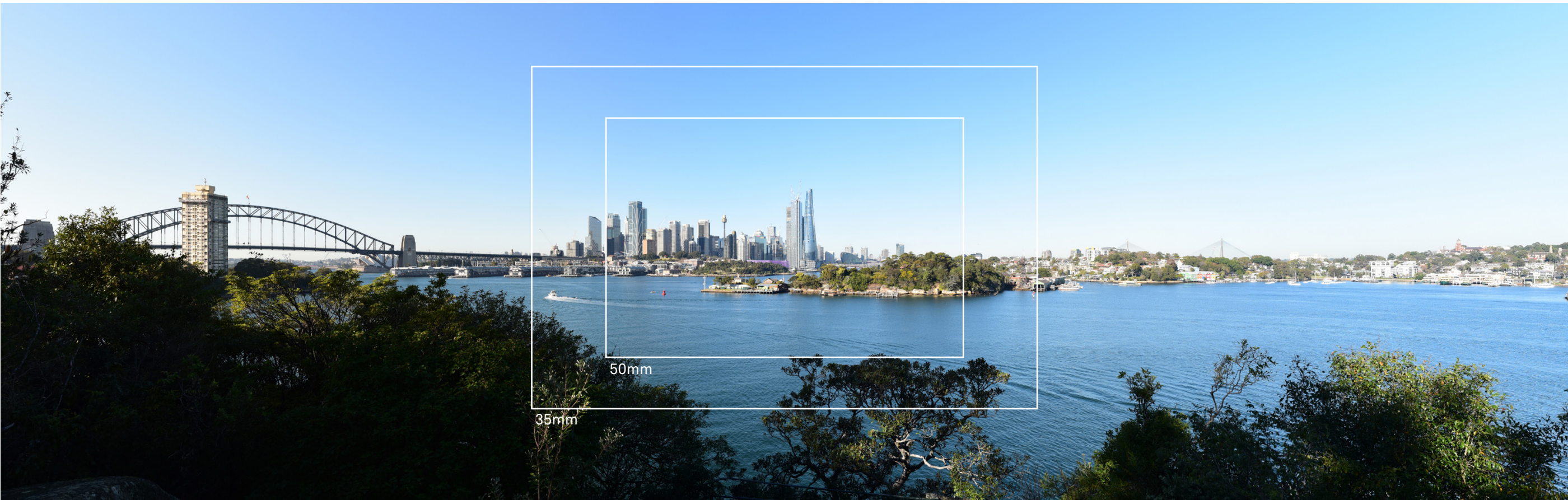


Figure 97 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

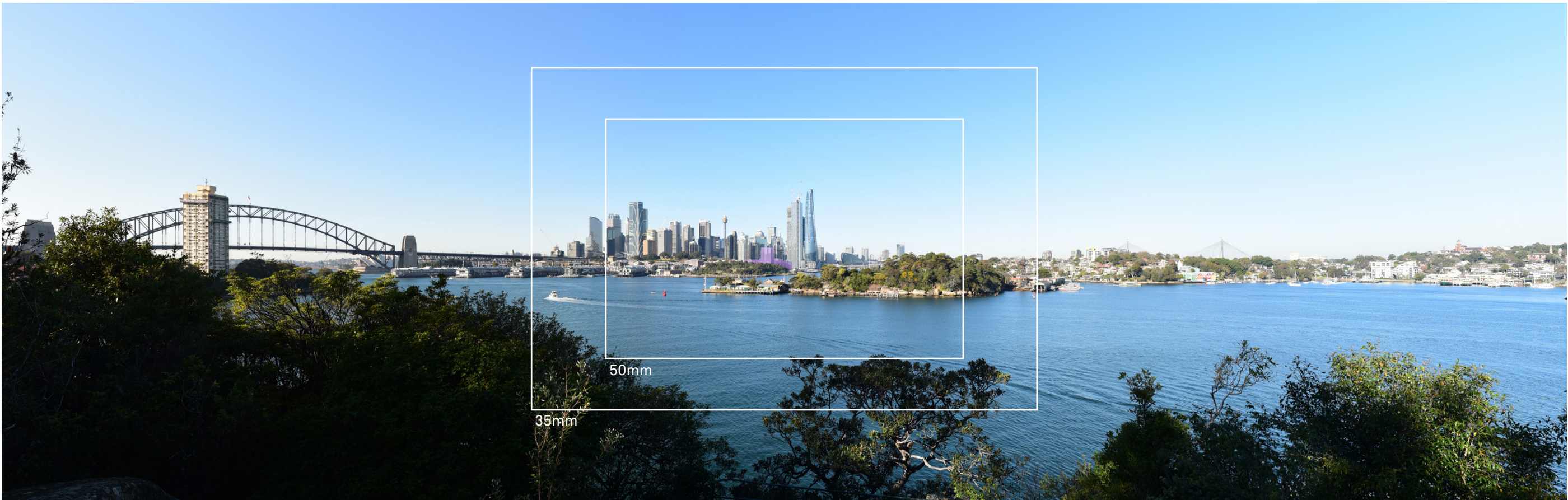


Figure 98 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 99 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)

6.14 Observer Location 14: Blues Point

6.14.1 Observer Location Position

Observer Location 14 is located within Blues Point Reserve on the northern shore of the harbour. The headland lies opposite Walsh Bay within Sydney Harbour. It is the closest headland on the north shore of the harbour to the Sydney Harbour Bridge. A pedestrian walkway is located on the shoreline of the reserve, from which panoramic views of the harbour and shorelines can be seen.

6.14.2 Observer Location Rationale

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

- Director-General's requirement for a view from Blues Point
- Identified by City Plan Heritage (2006) as an important view
- harbour's edge view from the northern shore of Sydney.

6.14.3 Existing View

Figure 101 shows the existing view photographed on 12 July 2023. This view is taken from the foreshore walk around Blues Point and comprises a sweeping panorama looking south towards Sydney CBD and Barangaroo.

Commencing from left of frame, the view takes in:

- tree cover and foreshore walk in the foreground with a view across Sydney Harbour to the Walsh Bay piers with the Bradfield Highway connection between George Street seen behind and above these
- a middle ground view of the Sydney CBD irregular 'wall' of taller towers to centre left of frame, the smaller Kent Street residential towers to the right of these and the towers within Barangaroo South, including One Sydney Harbour and the Crown Hotel and Resort to the right
- the Palisade Hotel seen against the skyline and Dalgety Street terraces within the Millers Point Heritage Conservation Area, and to right of that Barangaroo Reserve
- Darling harbour with Pyrmont Point and the towers of ANZAC Bridge in the background
- Balmain East in the middle ground, and Goat Island seen in the foreground in a substantial level of detail to far right of frame.

6.14.4 Approved Concept Plan

The Approved Concept Plan (refer Figure 102) introduces the development envelope nestled between low rise development within Millers Point and the soaring towers of One Sydney Harbour. The Approved Concept Plan development envelope for Central Barangaroo (seen in purple) is barely seen within this view, rising up adjacent to the Palisade Hotel.

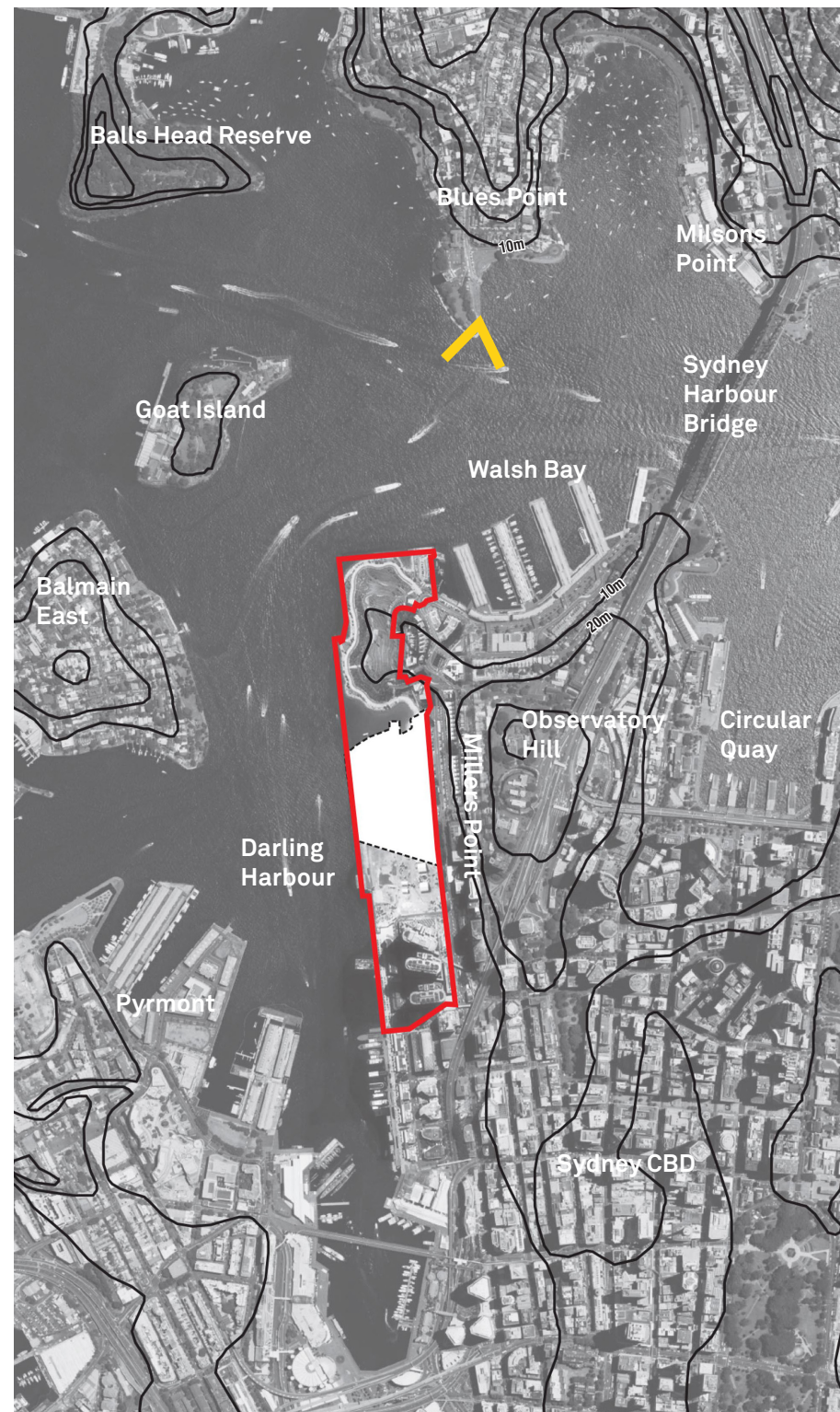


Figure 100 Observer Location (Source: AECOM modified Google Map)

6.14.5 MOD 9 - exhibited

As with the view from Balls Head, the MOD 9 - exhibited development envelope is seen to comprise a dynamic composition of blocks. The lower eastern block of Block 7 is visible to the left of the Hotel Palisade, and the western tower of Block 7 is visible to the right. The effect is the MOD 9 - exhibited development envelope blocks provide irregular steps from the development on the Wharves at Walsh Bay, through the envelope levels of Block 7, up to the Crown Hotel and Resort podium and on to the Crown Hotel and Resort tower. The north-western Block 7 tower removed a portion of sky view to the east of the Crown Hotel and Resort podium.

The envelope of Block 6 is viewed from this location as lower than Block 7, and can be seen in between and behind the two taller forms of Block 7, and to the east.

6.14.6 MOD 9 - RtS

As seen with the Approved Concept Plan, the very top of the MOD 9 - RtS development envelope is just visible projecting above Millers Point, to the left of the Palisade Hotel. The development is seen against the backdrop of the base of One Sydney Harbour.

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

The existing view comprises a sweeping harbour view including Walsh Bay, Sydney CBD, and Goat Island.

The South Barangaroo development introduces the distinctive forms and composition of the towers, with the Central Barangaroo component relatively diminutive form barely seen within this view, seen to the left of the Hotel Palisade.

MOD 9 - exhibited is seen to comprise a more dynamic and elongated envelope, with more elements visible due to the rise in height of the blocks. The irregularly stepped edges of Block 7 break up the central Barangaroo envelope and lengthen the visible north edge from this view. The development envelope is seen to interrupt the simplicity of the single ascending line described within Barangaroo South. The north-western Block 7 tower removes a portion of sky view to the east of the Crown Hotel and Resort podium, which is visible in the approved design.

MOD 9 - RtS returns to the more diminutive form of the Approved development envelope. It would be difficult to discern any difference between the Approved Concept Plan and MOD 9 - RtS due to the position of Central Barangaroo within the view and the viewing distance.

6.14.8 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 low visual prominence of the development 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 64 and Table 65 illustrate the sensitivity and magnitude of the change.

There would be no impact to the view from this location, and is therefore rated Negligible.

Table 64 Visual impact assessment - Observer Location 14: Blues Point

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 Moderate.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of observers (park users) to the proposed change in the existing view is considered to be moderate given park users are likely to be focused on, and may spend extended periods of time engaging with the view, which is taken from a well utilised harbour edge park. However, the view comprises a relatively small part of a much larger view extending beyond right of frame looking west up Sydney Harbour to Birchgrove Point and Balls Head. The extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none">the extent of the view taken up by Central Barangaroo given the distance and positionother interesting elements within the view including, Walsh Bay, the CBD skyline, and Goat Island. <p>Value attached to views:</p> <p>The value of the view from this location is recognised as being high in City Plan Heritage (2006). The park comprises a destination for international tourists in addition to attracting significant local patronage.</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 Negligible.</p> <p>Size or scale:</p> <p>There would be no change between the size and scale of the development envelope between the Approved Concept Plan and MOD 9 - RtS from this location, given the viewing distance and position of the development between the built form of Millers Point and One Sydney Harbour. The development would be viewed over moderate to low periods of time.</p> <p>Geographical Extent:</p> <p>The view of the upper portion of MOD 9 - RtS is seen in elevation from the north, at a distance of between about 1,100m to 1,350m. The extent of the area over which the changes would be visible is small relative to the broader view.</p>

Table 65 Visual impact assessment results matrix - Observer Location 14: Blues Point

		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

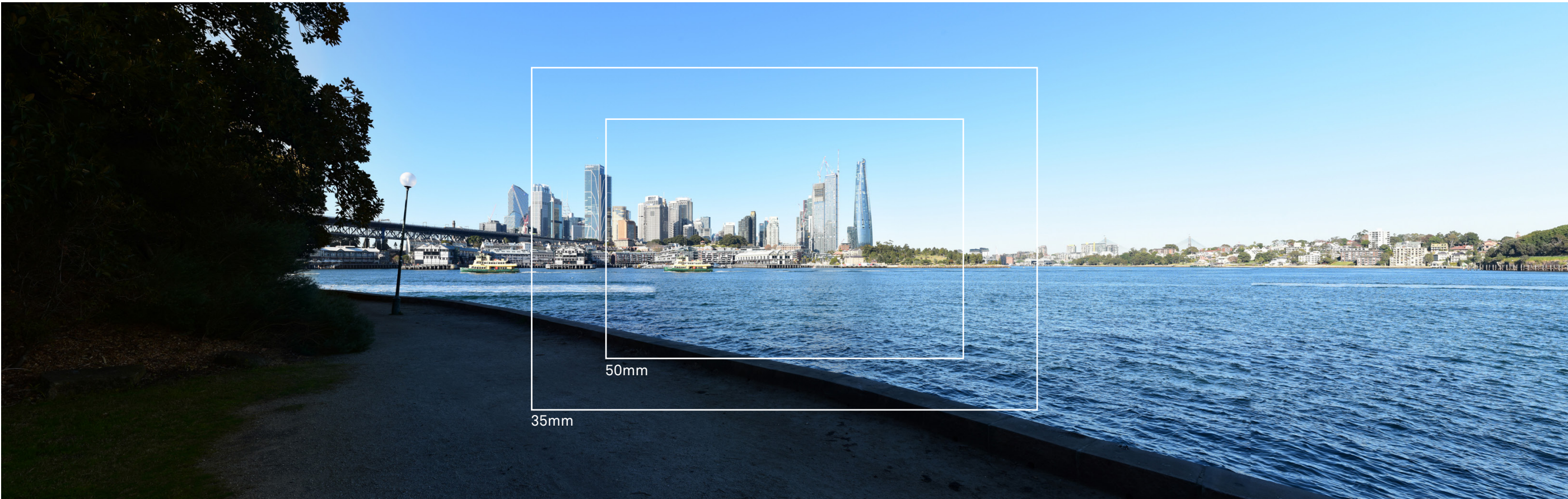


Figure 101 Existing View (Source: AECOM, July 2023)

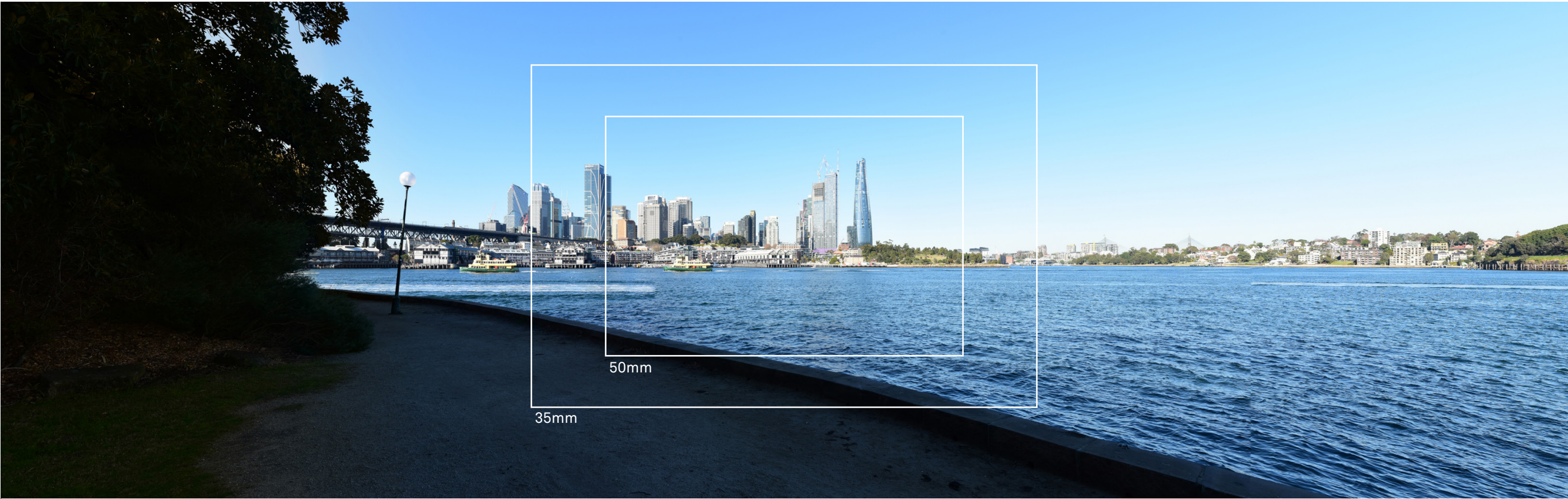


Figure 102 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

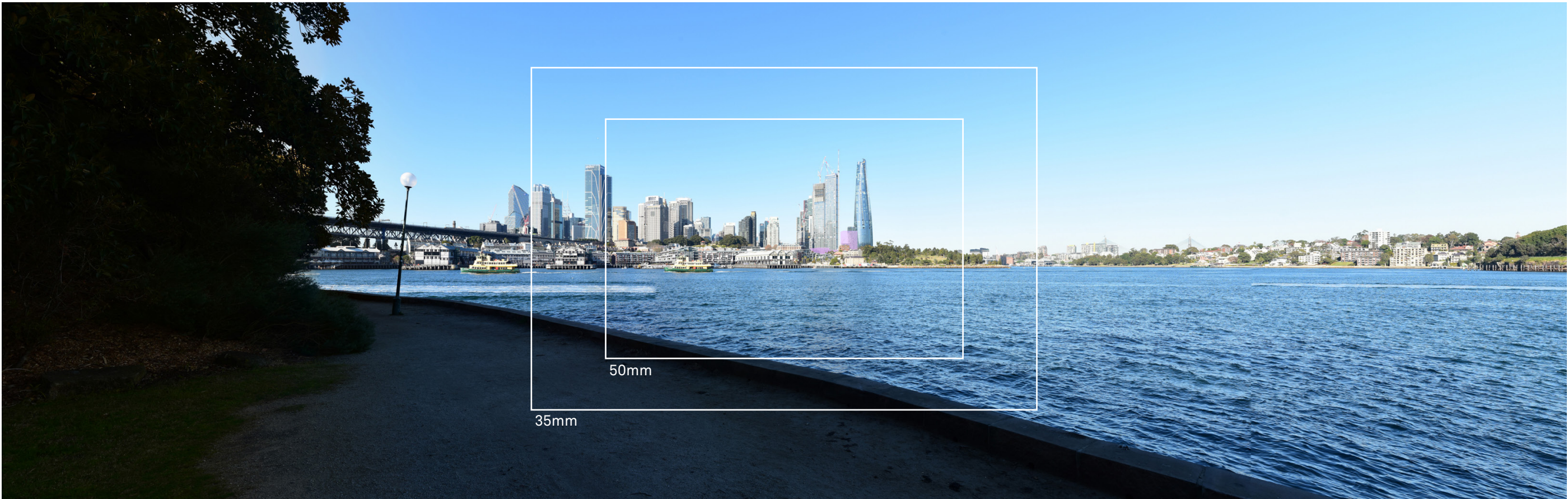


Figure 103 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

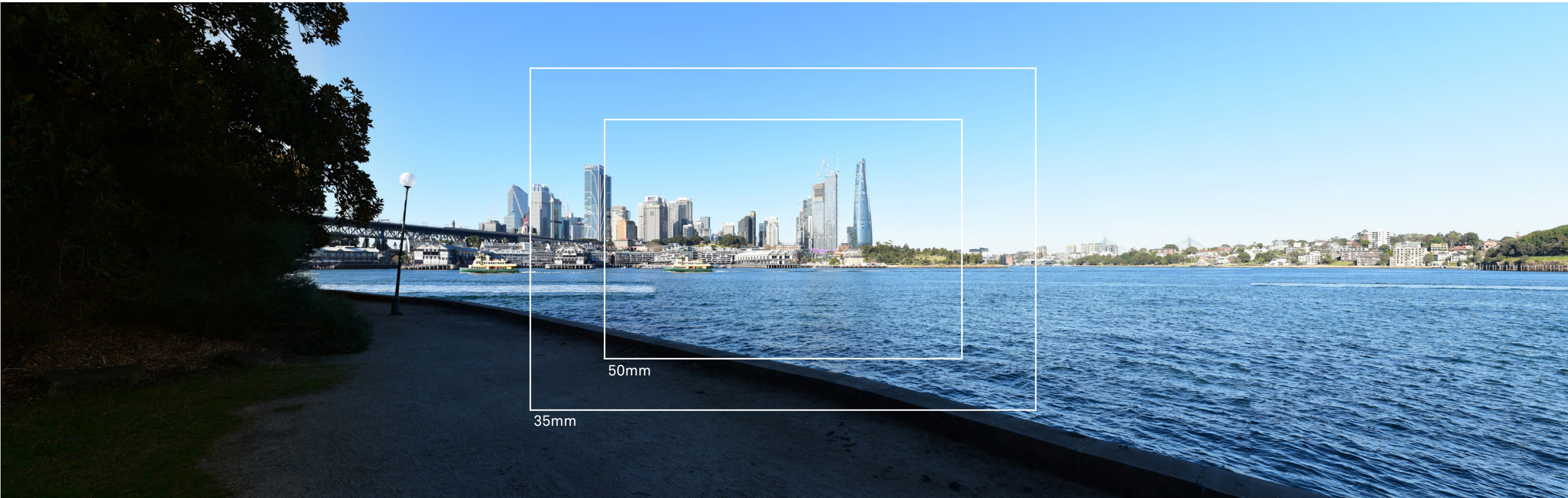


Figure 104 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.15 Observer Location 15: Sydney Harbour Bridge

6.15.1 Observer Location Position

Observer Location 15 is located on the eastern pedestrian pathway on the Sydney Harbour Bridge looking south-west towards Central Barangaroo. Although the Sydney Harbour Bridge has a separated walkway on both the north-western and south-eastern sides of the bridge, pedestrians are only permitted on the south-eastern side. The north-western edge is reserved for bike traffic only.

The position on the bridge was chosen to show the clearest view to development within Central Barangaroo as possible.

6.15.2 Observer Location Rationale

This observer location has been chosen in response to the Director-General’s requirement for a view from Sydney Harbour Bridge.

6.15.3 Existing View

Figure 106 shows the existing view photographed on the 13th of July, 2023. The view is taken from the eastern pedestrian walkway side of the Sydney Harbour Bridge. The existing view looks across the carriageway of the Bridge towards Sydney Observatory Hill Park and a small portion of Darling harbour towards Pyrmont and White Bay. The large fig trees within Sydney Observatory Hill Park are visually prominent beyond the road signage infrastructure spanning the carriageway.

The Crown Hotel and Resort and One Sydney Harbour can be seen on the horizon behind observatory hill, now the largest buildings in the city skyline looking south-west.

6.15.4 Approved Concept Plan

Figure 107 shows the Approved Concept Plan. As can be seen, the Approved Concept Plan development envelope in Central Barangaroo is barely visible from this location, seen projecting fractionally above the Bridge security fencing and the underside of the Sydney Observatory Hill Park fig tree canopies.

6.15.5 MOD 9 - exhibited

The Block 7 tower is seen as a visually prominent element projecting above the horizon (refer Figure 108), however, is seen from behind the visual clutter of road infrastructure. Its bulk and scale are similar to the adjacent mature fig trees. The tower also obscures the view to the ANZAC Bridge from this location. Views to the Block 6 and 7 roofline are predominantly seen behind fig tree canopies are not visually prominent.

6.15.6 MOD 9 - RtS

As shown in Figure 109, the MOD 9 - RtS development envelope is barely visible above the security fencing on the bridge, seen behind the visual clutter of passing traffic and traffic signage.

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

The existing view comprises the pedestrian walkway and carriageways of the Sydney Harbour Bridge in the foreground, with the tall buildings of the Sydney CBD and Barangaroo South rising above occasional fig trees in the background.

The Approved Concept Plan is barely visible from this location.

The taller Block 7 tower form of MOD 9 - exhibited appears as a disconnected element within the landscape when seen from this location, protruding above the skyline behind signage infrastructure within the road corridor, and blocking the view to the ANZAC Bridge.

There would be no difference in the Approved Concept Plan and MOD 9 - RtS development envelopes when seen from this location, with both appearing as very visually recessive elements, and neither altering the composition of the view.



Figure 105 Observer Location

6.15.8 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 66 and Table 67 illustrate the sensitivity and magnitude of the change.

There would be no impact to the view from this location, and is therefore rated Negligible.

Table 66 Visual impact assessment - Observer Location 15: Sydney Harbour Bridge

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 Moderate.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of observers (walkway users) to the proposed change in the existing view is considered to be moderate given the relatively minor portion of MOD 9 - RtS in this view, and the main view east having been passed by this point.</p> <p>Value attached to views:</p> <p>The value of the view from this location is considered to be low, however, this view is from the Sydney Harbour Bridge which is a Nationally listed heritage item. Even though the view from this particular location is not particularly picturesque, there is still intrinsic value within all views from the bridge.</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 Negligible.</p> <p>Size or scale:</p> <p>There would be no change to the size or scale of the development within the view.</p> <p>The development would be viewed over low periods of time.</p> <p>Geographical Extent:</p> <p>The view of MOD 9 - RtS is seen at an oblique angle, at a distance of between about 500m and 650m. The extent of the area over which the changes would be visible is small. The top of part of the development envelope would be seen behind the visual clutter of road signage within the road corridor.</p>

Table 67 Visual impact assessment results matrix - Observer Location 15: Sydney Harbour Bridge

		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



Figure 106 Existing View (Source: AECOM, July 2023)



Figure 107 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 108 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 109 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.16 Observer Location 16: Langham Hotel - Level 03

6.16.1 Observer Location Position

Observer Location 16 shows the view seen from Level 3 (RL 35.0) of the Langham Hotel on Kent Street looking south-west. Figure 110 and Figure 111 show the relationship between Langham Hotel and MOD 9 - RtS in elevation and plan view respectively.

The Langham Hotel offers rooms with views over the western harbour and Sydney skyline.

6.16.2 Observer Location Rationale

This Observer Location has been chosen because it currently enjoys substantial views to the west from upper floors.

6.16.3 Existing View

Figure 112 shows the existing view, which was digitally generated using a city model as the view is from private property.

Views from this location comprise expansive panoramas across Darling Harbour from Pyrmont Bay, to White Bay and Balmain Peninsula in the west, and north-west to Goat Island in the middle ground, Nawi Cove and south-western corner of Barangaroo Reserve in the foreground. Crown Hotel and Resort and One Sydney Harbour within Barangaroo South are seen to the south west (to the left of frame).

6.16.4 Approved Concept Plan

Figure 113 shows the Approved Concept Plan.

The Approved Concept Plan development envelope stretches south beyond left of frame, and screens about half of Nawi Cove, and the south-west corner of Barangaroo Reserve to the right of frame. The top of the development envelope is flat other than for a set down opposite High Street. The height of the envelope is effectively in line with the horizon, with the high points of Balmain Peninsula and Birchgrove seen just projecting above it to the centre right of frame. The step down provides a tiny glimpse view of the harbour.

The tops of the towers in Barangaroo South are seen commencing left of frame with One Sydney Harbour towers, culminating in the monumental 270m high Crown Hotel and Resort tower. The tops of residential apartment towers and the northern tower of ANZAC Bridge are seen across Darling Harbour in the distance, projecting above the horizon line to centre and left of frame. The northern edge of Block 7 screens the land / water interface of the western edge of the Barangaroo Reserve and skims along the horizon, blocking a portion of the view to the lower North Shore.

6.16.5 MOD 9 - exhibited

Figure 114 shows MOD 9 - exhibited.

The envelopes remove all the view to the horizon, with the tower of Block 7 obscuring sky view. The small increase in the height of Block 6 reduces a portion of the seen area of mid-rise wing of the Crown Hotel and Resort. The Block 5 roof is seen to step down to the Block 6 and 7 level, which sit fractionally above the level of the Barangaroo Reserve.

The MOD 9 - exhibited development envelope is highly modulated. Cantilevers can be seen to provide space at street level with built form overhanging along Hickson Road.

Another gap is seen between Blocks 6 and 7, with a connection at street level through the development. Although the Block 7 tower appears at a similar height to the Crown Hotel and Resort tower podium level, it is an anomaly in the view appearing disconnected to the built form landscape when seen from this location, and sitting in high contrast against the sky backdrop.

6.16.6 MOD 9 - RtS

The MOD 9 - RtS development envelope extends south to the left of frame, with the increased height of Block 5 removing the view to the Crown Hotel and Resort podium and the thin view of the Pyrmont ridgeline previously available in the Approved Concept Plan.

Blocks 6 and 7 step down in height to sit effectively in line with the horizon, with the high points of Balmain Peninsula and Birchgrove seen just projecting above it to centre right of frame. A thin slither of the view to the horizon is available of Pyrmont, the ANZAC Bridge and Balmain. As with the Approved Concept Plan, a portion of view to the lower northern suburbs is removed. Block 7 screens about half of Nawi Cove, and the south-west corner of Barangaroo Reserve to right of frame. The top of the development envelope is flat with separations seen between the blocks. From this location the separations do not afford views to the harbour, however, there are views along the streets separating the blocks which help in breaking up the bulk of the development.

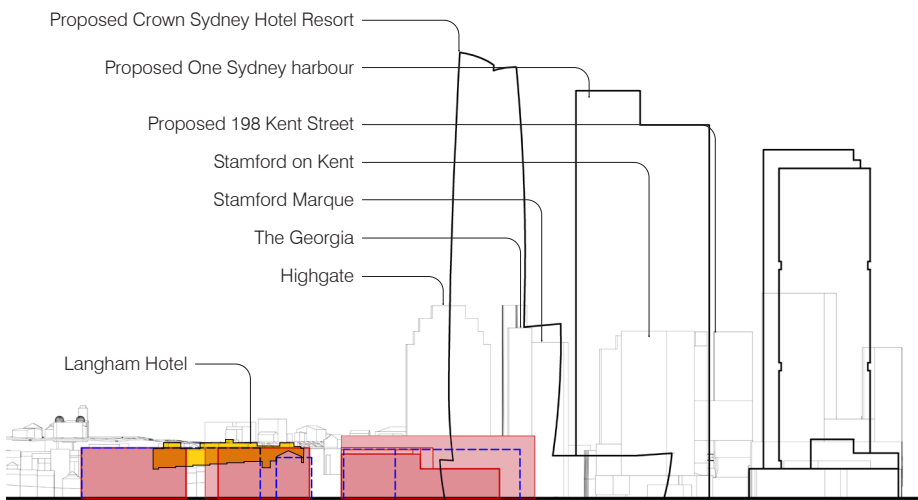


Figure 110 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

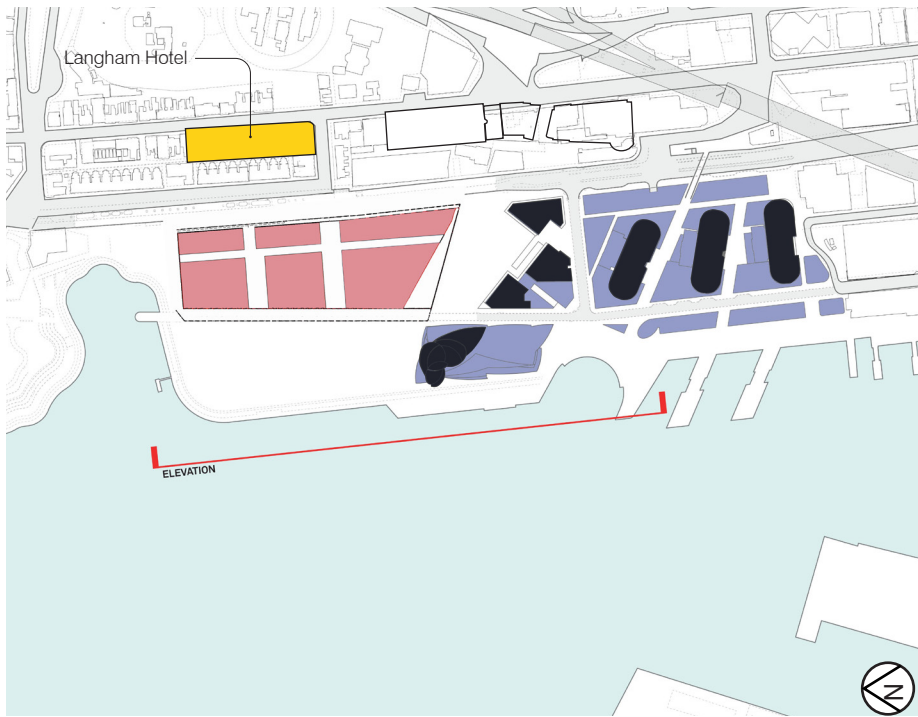


Figure 111 Plan View (Source: Modified from SJB diagrams, July 2023)

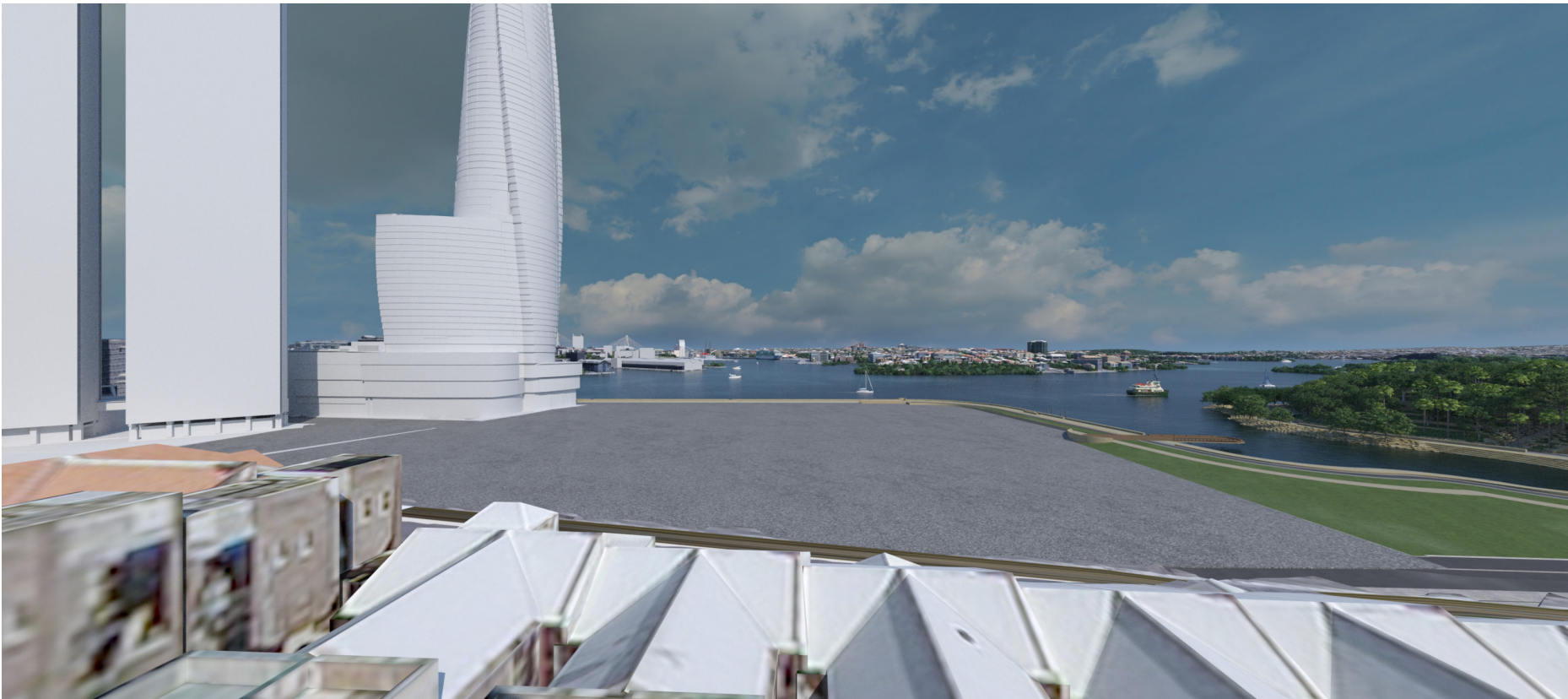


Figure 112 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

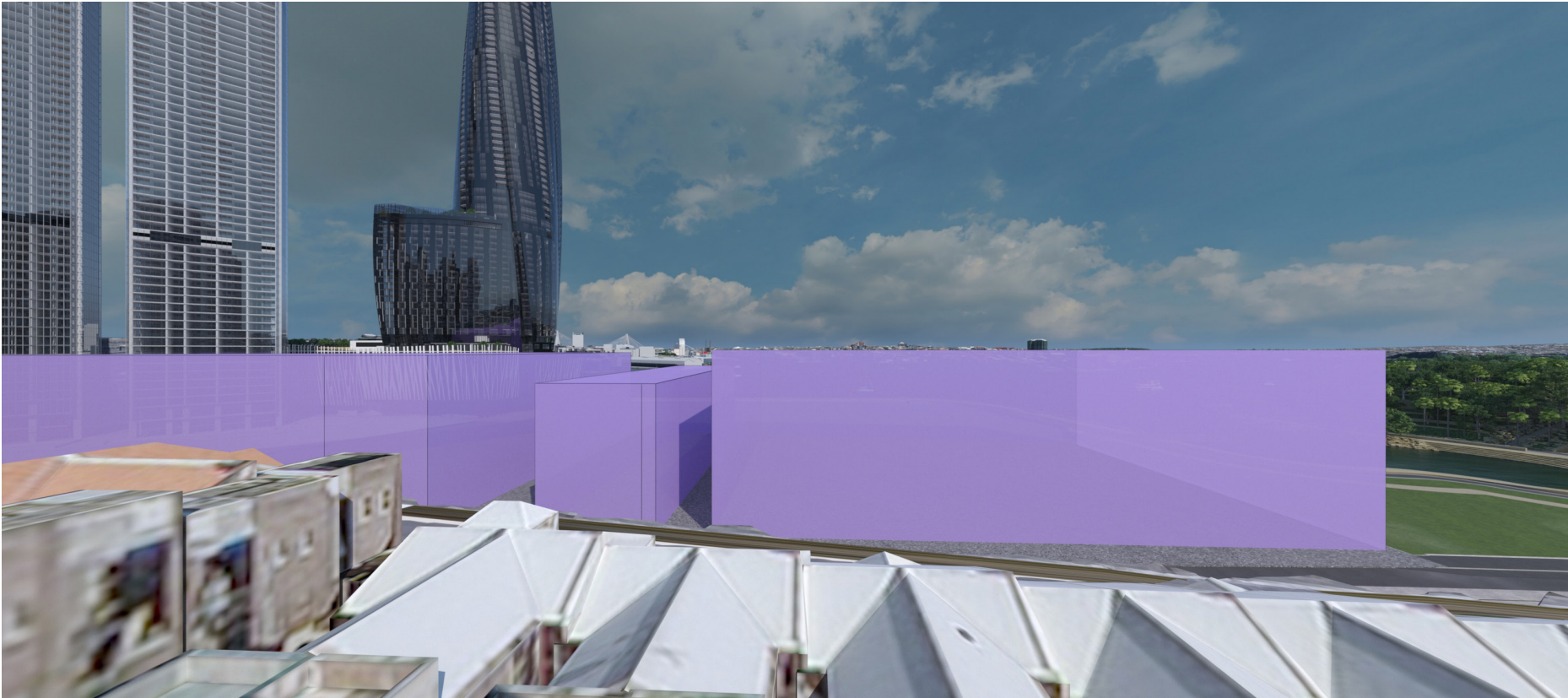


Figure 113 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

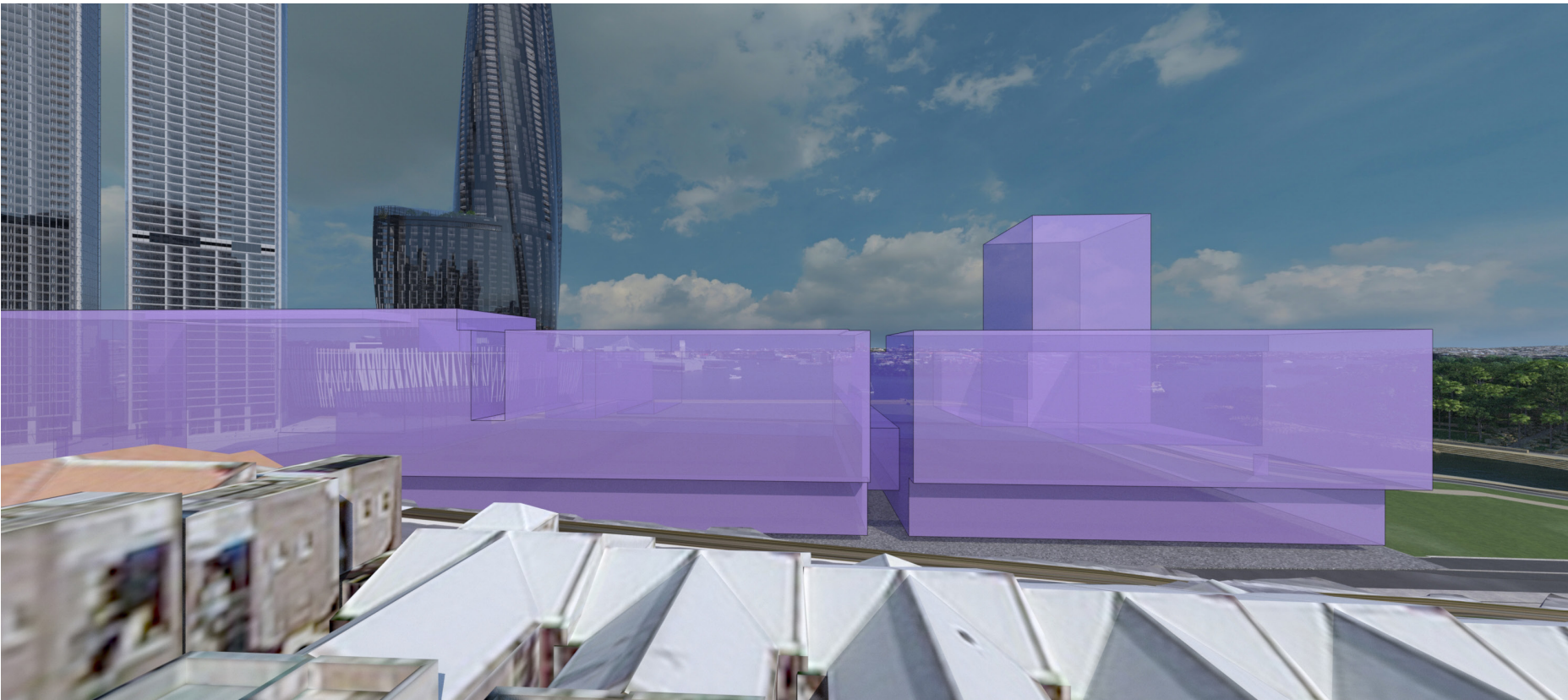


Figure 114 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

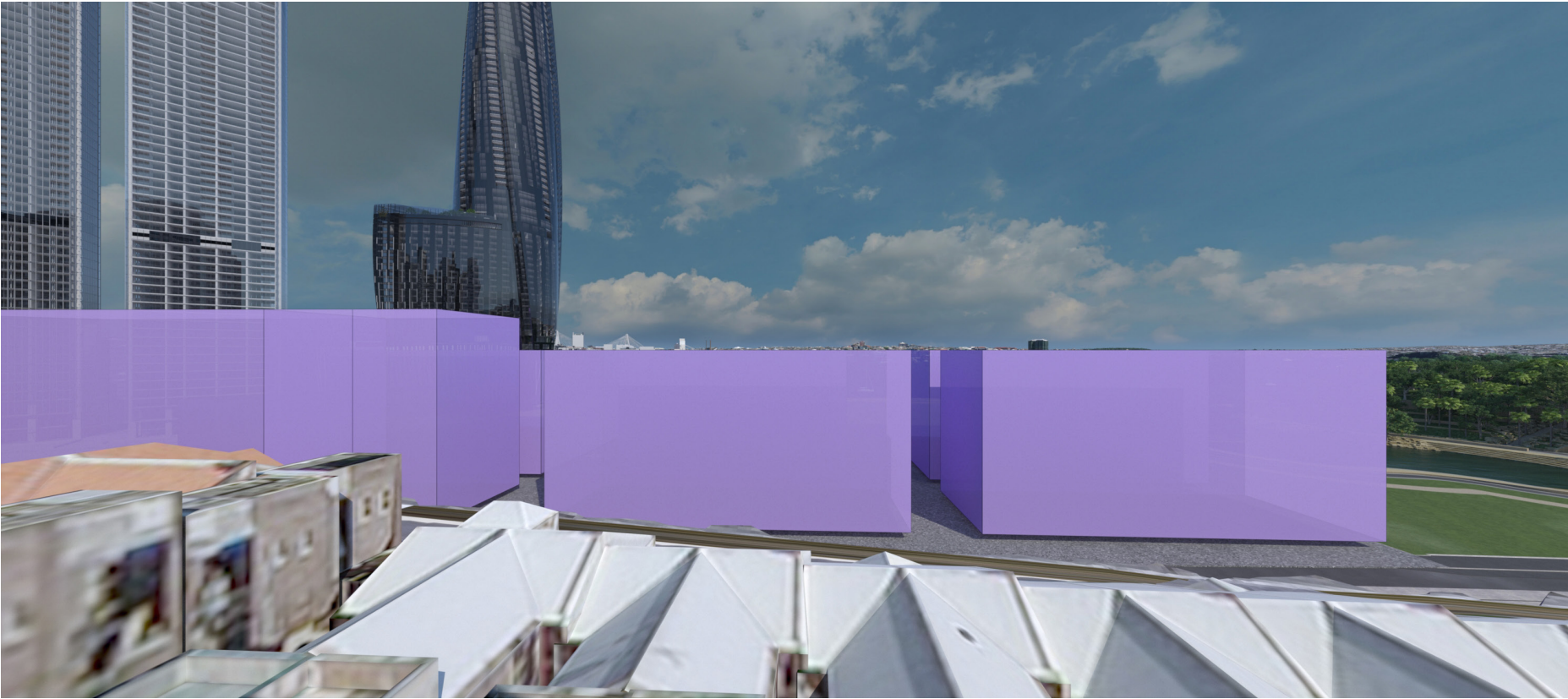


Figure 115 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, July 2023)

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

The existing view as described in Section 6.16.3 provides a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The South Barangaroo development introduces the distinctive forms and composition of the towers in Barangaroo South behind the Approved Concept Plan development envelope, which comprises a relatively low and long development envelope with a flat top, other than for a small set down.

By comparison, the MOD 9 - exhibited provides a dynamic composition of block forms. Although of increased scale and proportion in the view, this composition provides greater visual interest. The elevated form located at the north-west corner of Block 7 is an additional element to the Approved Concept Plan design. It can be seen to reflect the podium level in the Crown Hotel and Resort podium element, however, sits uncomfortably in the view, disconnected from the built form in Barangaroo South.

MOD 9 - RtS reverts back to a similar development envelope to the Approved Concept Plan for Blocks 6 and 7, removing the Block 7 tower. Block 5 retains the gained height from the MOD 9 - exhibited design, which sits comfortably with the scale seen with the Barangaroo South, albeit closer in the view from this location.

Both the Approved Concept Plan and MOD 9 - RtS effectively removes the view to the harbour and lower landscape beyond. However, the slither of view to the horizon is still considered valuable to provide contextual orientation. The Approved Concept Plan allows a tiny yet contextually valuable fraction of view to the harbour though the Block 5 and 6 separation which is not available in the MOD 9 - RtS design. The MOD 9 - RtS design includes larger separations which would help to break up the visual bulk of the development within the view.

6.16.8 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 68 for the General Assessment Criteria and Table 69 and Table 70 for Visual Impact Assessment and rating.

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

6.16.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is described in Section 6.16.4 and Table 68. Valuable elements within the view include the harbour, visible to the north of the Approved Concept Plan, and the view to ANZAC Bridge, although it is noted that this is only just visible over the top of the Approved Concept Plan development envelope.

Observer Location Details

The view would be from a balcony and window within the room. The balcony projects beyond the building line, therefore provides an extent of view equal to the line to the building, extending north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond. Much of the view as shown could be available from some seating areas within the room.

Extent of Impact

The impact on view loss to the harbour and landscape beyond is similar in that the majority of the view is lost to both the Approved Concept Plan and MOD 9 - RtS, however, a tiny, but contextually important, glimpse of the harbour is lost in MOD 9 - RtS. MOD 9 - RtS is considered to have similar visual absorption capacity over that of the Approved Concept Plan when seen from this location.

The general bulk, scale and height of Blocks 5, 6 and 7 in MOD 9 - RtS is similar but fractionally increased over that of the Approved Concept Plan. At a viewing distance of about 75m this will create an increased walling effect to the left hand side of the view as compared with the Approved Concept Plan. However, the existing Barangaroo South development has previously obscured much of this view already.

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

MOD 9 - RtS retains views beyond Barangaroo as per the Approved Concept Plan. The minor reduction in the view to the Crown Hotel and Resort and One Sydney Harbour are not considered substantial losses given the overall view.

Table 68 General Assessment Criteria - Observer Location 16: Langham Hotel - Level 3

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 120m to 200m along the Hickson Road frontage.
Observer type					Hotel guests from balcony and rooms.
Number of observers					Low - only hotel patrons in rooms on the third floor of the hotel would still obtain a view to the horizon above the Approved Concept Plan .
Duration of observation					Moderate.
Visibility					High, the Approved Concept Plan and MOD 9 - RtS buildings are seen in the foreground and from close proximity.
Visual absorption capacity					The visual absorption capacity of the landscape to the development is considered to be low due to the scale and close proximity of the changes to the viewpoint. The extensive view to the surrounding landscape would be changed substantially with the inclusion of a large amount of development in the foreground, spatially confining the view from the observer location.

Table 69 Visual impact assessment - Observer Location 16: Langham Hotel - Level 3

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 High.</p> <p>Susceptibility of visual observers to change</p> <p>The susceptibility of hotel patrons to the proposed change in the existing view is considered to be moderate, given the extent of view loss already in place would not be significantly different to that currently in place with the Approved Concept Plan.</p> <p>Value attached to views</p> <p>The value of the existing view from this location is considered to be high. Hotel rooms with a view over the harbour would be charged at a premium and valued by patrons. However, while the loss of view to the landscape west is already predominantly lost with the Approved Concept Plan development, the view would still incorporate a small portion of White Bay and a tiny glimpse of a harbour view. Observers would predominantly be tourists.</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 Moderate.</p> <p>Size or scale</p> <p>The scale of the change in the view is moderate within the context of:</p> <ul style="list-style-type: none">the addition of height to Block 5the change in the composition of the view is low, as described abovethe proportion of the view occupied by MOD 9 - RtS compared with that of the Approved Concept Plan is similarthe tiny view afforded to the harbour and White Bay is removedMOD 9 - RtS is considered likely to be viewed over low to moderate periods of time, particularly as hotel patrons would be expected to stay over periods of days rather than weeks. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with a similar level of visual integration in terms of form, scale, mass, line and height compared with that of the Approved Concept Plan.</p> <p>The amount of time over which MOD 9 - RtS will be viewed compared with the Approved Concept Plan is considered likely to be similar for both developments. As with the Approved Concept Plan, MOD 9 - RtS would effectively be seen in full view from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the view will be low, given:</p> <ul style="list-style-type: none">the view is seen from much the same level as that of MOD 9 - RtS. Specifically, this Observer Location does not readily afford views onto the ‘roof’ areas of the development envelopesthe distance of MOD 9 - RtS from the hotel is similar to that of the Approved Concept Planthe extent of area over which the changes would be visible is low, contained within Central Barangaroo. <p>Approved Concept Plan already results in the loss of most of the view to the water from this observer location, with MOD 9 - RtS screening the tiny section of harbour view to the west.</p>

Table 70 Visual impact assessment results matrix - Observer Location 16: Langham Hotel - Level 3

		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

6.17 Observer Location 17: Highgate Residential Tower Level 15

6.17.1 Observer Location Position

Observer Location 17 shows the view seen from Level 15 (RL 66.0) of the Highgate Residential Tower on Kent Street looking west. Figure 116 and Figure 117 show the relationship between Highgate and MOD 9 - RtS in elevation and plan view respectively.

Highgate residential tower is a multi storey residential building fronting Kent Street (refer Figure 118).

6.17.2 Observer Location Rationale

This Observer Location has been chosen to be consistent with the floor levels used for the View and Visual Impact Assessment undertaken for the Approved Concept Plan (JBA, 2015).

6.17.3 Existing View

Figure 119 shows the existing view.

The view comprises Central Barangaroo in the foreground, with Crown Hotel and Resort and One Sydney Harbour to the south west and Barangaroo Reserve to the north. North east of Barangaroo Reserve the Dalgety Bond Store is seen in the middleground of the view.

The view extends virtually uninterrupted to the horizon to the west and north west. The background includes White Bay and the Balmain peninsula to the west, and north-west to Balls Head Reserve and Berrys Bay, with Waverton set upon the elevated North Shore landscape in the background. Goat Island is seen to the north west of Barangaroo Reserve.

6.17.4 Approved Concept Plan

Figure 120 shows the Approved Concept Plan. One Sydney Harbour and Crown Hotel and Resort are seen in sharp relief against the skyline. The Central Barangaroo development envelope projects just beyond the Barangaroo land/water interface for the outer blocks, and screens Nawi Cove and the southern edge of Barangaroo Reserve from view.

Small ‘cameo’ views of Darling Harbour and Pyrmont are available between the South Barangaroo towers, demonstrating continuation of the harbour, and the flat Cumberland Plain horizon line towards the south-west. A near uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant, including the view to the Balmain Peninsula and Rozelle beyond to the horizon. The view to the Dalgety Bond Store, Palisade Hotel and Merriman Street remains uninterrupted.

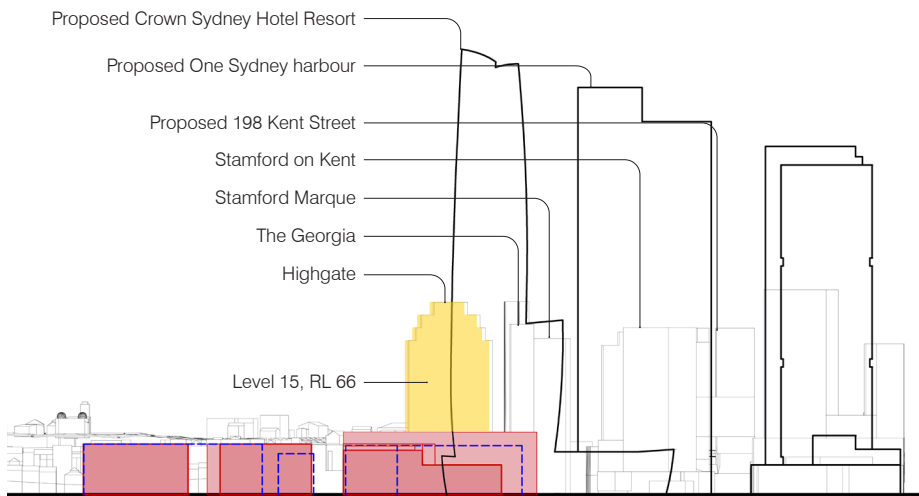


Figure 116 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

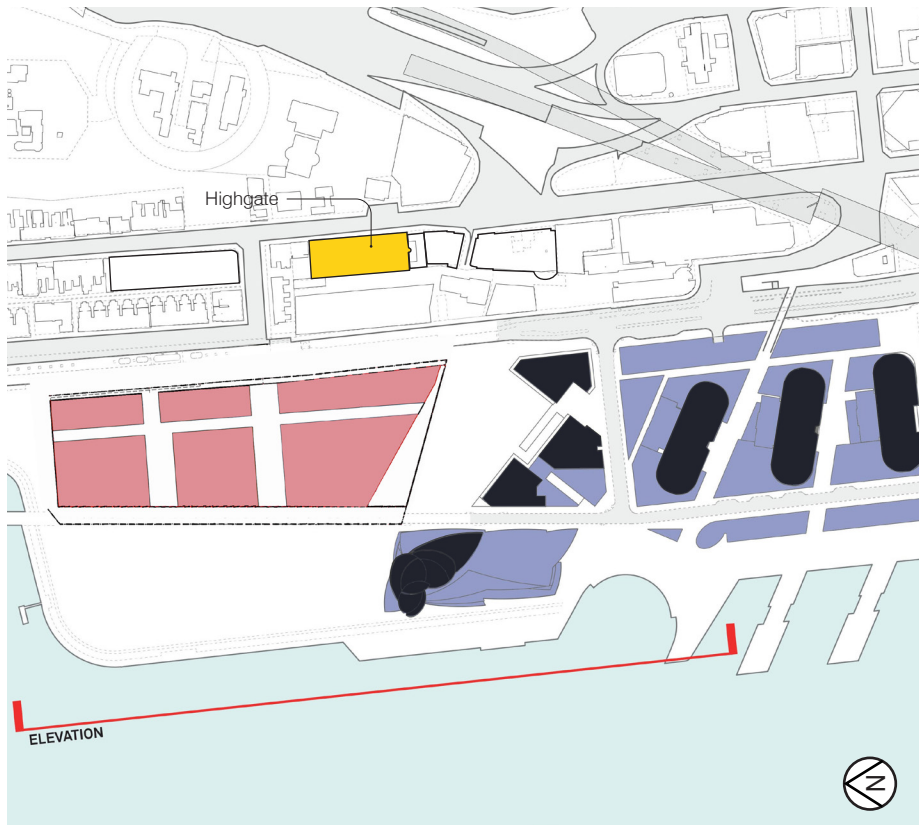


Figure 117 Plan View (Source: Modified from SJB diagrams, July 2023)



Figure 118 Highgate residential towers fronting Kent Street (Source: AECOM)

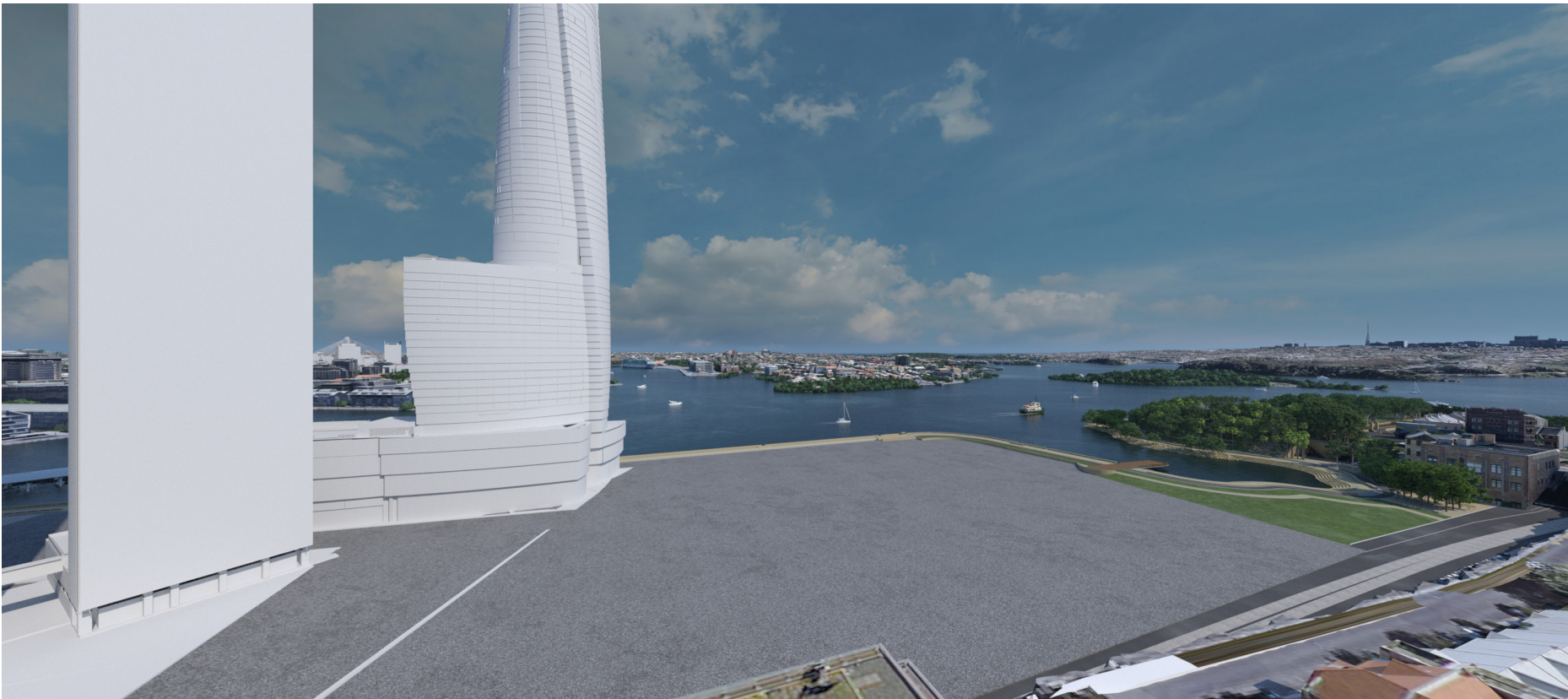


Figure 119 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

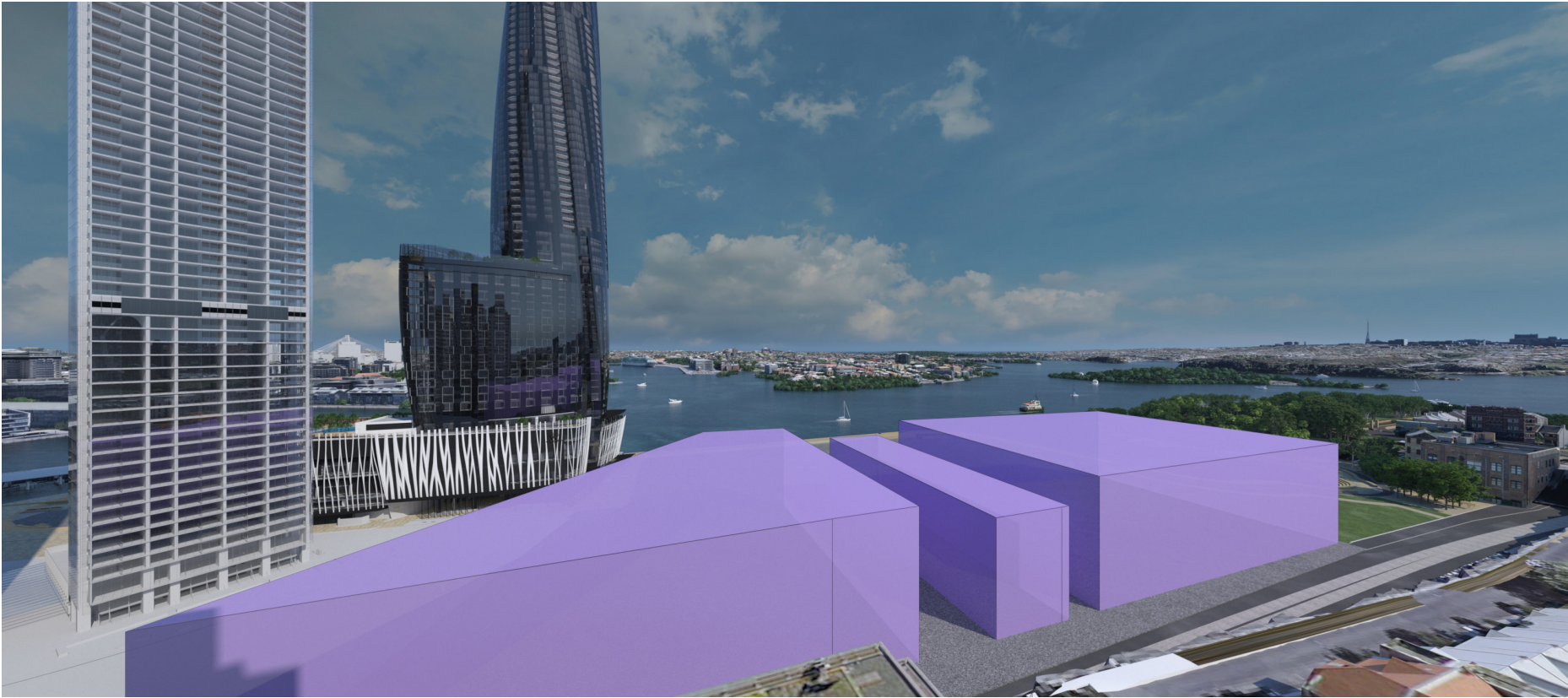


Figure 120 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

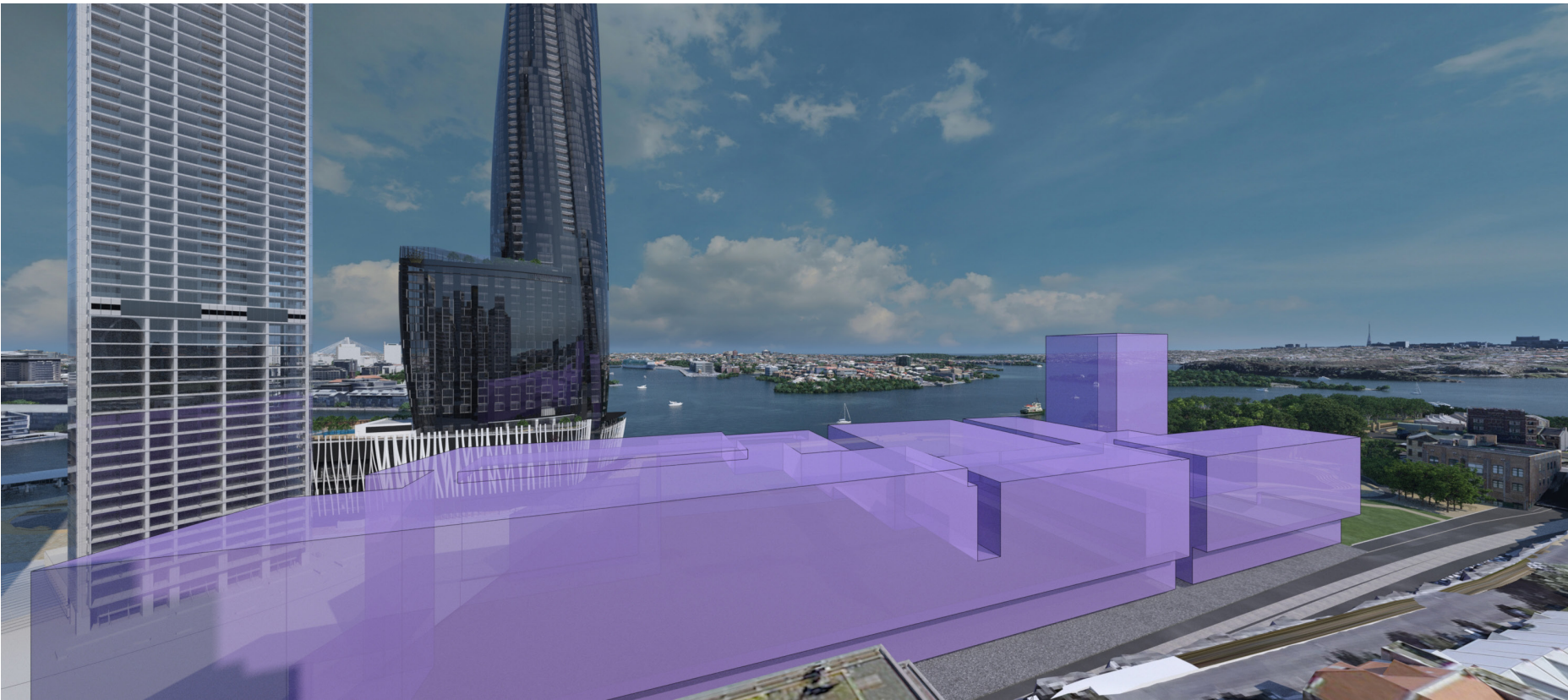


Figure 121 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

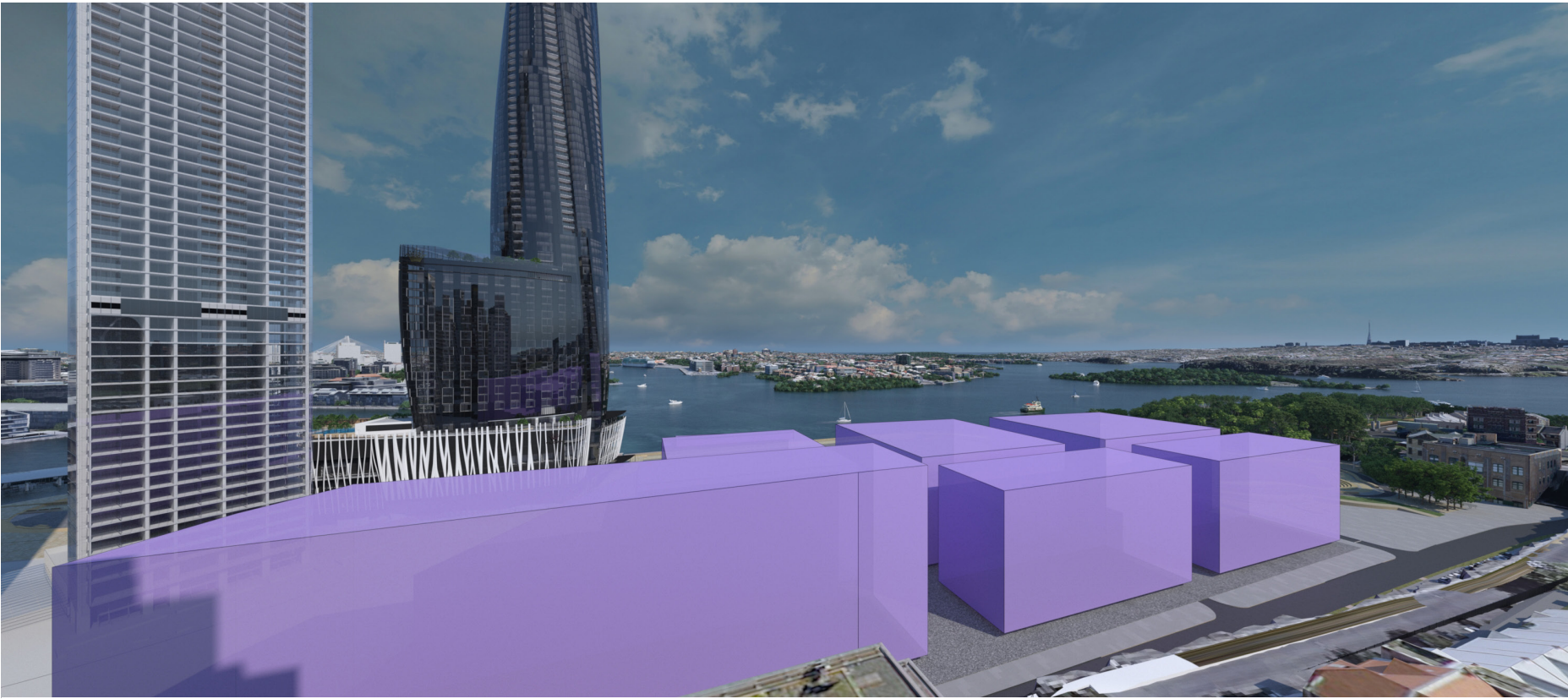


Figure 122 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

The South Barangaroo development introduces the distinctive forms and composition of towers to left of frame. The Approved Concept Plan development envelope forms an acute angle, from the south western corner, narrowing to the south eastern corner. A relatively low development envelope projects northwards along the Hickson Road frontage and west towards Barangaroo Avenue. It then forms a broad, mostly uniform envelope north to Nawi Cove. The envelope broadly correlates in height and massing with the Crown Hotel and Resort podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the harbour seen beyond with the block separations affording a view to the land water interface to the west of the development.

6.17.5 MOD 9 - exhibited

Figure 121 shows MOD 9 - exhibited. The envelope appears as a collection of articulated blocks. Block 5 appears to carry through to the height of the Crown Hotel and Resort. All blocks project beyond the Barangaroo land/water interface, removing a portion of the water view to Darling Harbour. The high point within Block 7 interrupts the view of the Sydney Harbour between Goat Island and Barangaroo Reserve, breaking the continuity of the harbour view. The disruption of the horizon line breaks a once open view into two halves, resulting in a more bisected view to the harbour and the landscape beyond.

6.17.6 MOD 9 - RtS

Figure 122 shows MOD 9 - RtS. The MOD 9 - RtS development envelope appears as a dynamic collection of separated blocks. Block 5 extends to the left edge of the view sitting lower than the height of the Crown Hotel and Resort podium. All blocks project beyond the Barangaroo land/water interface, removing a portion of the water view to Darling Harbour, however, separations between the blocks allow small additional sections of water view, and a small portion of land / water interface view between Blocks 5 and 6 and between Block 5 and the Crown Hotel and Resort. Blocks 6 and 7 are sufficiently low to allow a continuation of the harbour view.

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

The existing view comprises a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

South Barangaroo introduces the distinctive forms and composition of two towers to the left of frame. The Approved Concept Plan forms a relatively low development envelope projecting northwards. Other than for the development envelope screening of the Central Barangaroo

waterfront edge and the southern edge of Barangaroo Reserve, the harbour and Sydney Basin view beyond within the north-west quadrant remains intact.

MOD 9 - exhibited is a more modulated form than the Approved Concept Plan, with articulation of the form seen on the roof and the western Hickson Road frontage. Block 5 has a less acute angle to its southern edge, which has the affect of the envelope appearing to have a lesser width along the east-west axis than the Approved Concept Plan. The Block 5 south western envelope corner now sits well within the bulk of the Crown Hotel and Resort podium, and sitting at approximately the same level. Block 6 removes a greater extent of the view to Darling Harbour than for the Approved Concept Plan. The high point within Block 7 interrupts the view to Sydney Harbour between Goat Island and Barangaroo Reserve, breaking the continuity of the harbour view within the north-west quadrant, which is a new element to the view. The Block 7 tower disrupts the view to the horizon and is seen in relief against the sky.

MOD 9 - RtS removes the cantilevered relief to the Hickson Road face, seen in the MOD 9 -exhibited design, to move the building development back to a flat face, reflecting the Hickson Road cutting. The development Blocks are separated both in the north-south and east-west axis in MOD 9 - RtS, reducing the expanse of roof space seen in the Approved Concept Plan. The height of the development envelope in MOD 9 -exhibited has been retained for Block 5 in the MOD 9 -RTS scheme, with Blocks 6 and 7 returning to the lower height of the Approved Concept Plan.

In summary, the Approved Concept Plan comprises a relatively visually simple form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 - RtS provides a more visually dynamic, modulated composition. The additional height removes a section of view to Hickson Park, however, this is seen as an extension of the massing continuing from the Crown Hotel and Resort podium. MOD 9 - RtS still retains the view to the north-west.

6.17.8 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 71 for the General Assessment Criteria and Table 72 and Table 73 for Visual Impact Assessment and rating.

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

6.17.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is described in Section 6.17.4 and Table 71. Valuable elements within the view include the harbour, extending unbroken from Darling Harbour and White Bay north, including the land / water interface on the northern and western shorelines of the water body, and the uninterrupted view to the horizon from the Crown Hotel and Resort north.

Although it may not become an iconic Sydney building, the Crown Hotel and Resort appears likely to at least become a significant, highly recognisable building within the Sydney City landscape. In this sense, retention of the existing, substantially uninterrupted view of this building would appear likely to be of interest to these observers.

Other iconic elements within the view include the White Bay Power Station and ANZAC Bridge, partial views to which can be seen between buildings in Barangaroo South.

Observer Location Details

The view would be from a balcony and (assumed from) living area windows, e.g. living room, dining room or kitchen. The balcony does not project beyond the building line. Much of the view as shown could be available from some seating areas within the apartment. The view from the balcony would be more extensive than that shown within Figure 120, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

Extent of Impact

Impacts of MOD 9 - RtS on the view regarding visual absorption capacity are addressed in Section 6.17.6 and Table 71. The southern edge appears marginally closer in the view. The Block 5 envelope also sits higher, obscuring the view to the open space visible between Central Barangaroo and Barangaroo South (Hickson Park), and the space between the One Sydney Harbour towers. The additional separations of the blocks in the MOD 9-RtS design assists in breaking up the mass of roof space in the Approved Concept Plan.

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

MOD 9 - RtS retains views beyond Barangaroo as per the Approved Concept Plan. The minor reshaping to the view of Hickson Park (which has not been constructed yet) is not considered a substantial change considering the more important elements within the view.

Table 71 General Assessment Criteria -Observer Location 17: Highgate Residential Tower - Level 15

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 60m to 230m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed from) living room windows.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High.
Visual absorption capacity					The visual absorption capacity of the landscape to the development is considered to be moderate. The scale of the development would be similar to the scale of the expanse of the ‘platform’ of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. However, Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail. The viewing angle provides an oblique view over the roof which replaces the eastern Barangaroo shoreline with built form.

Table 72 Visual impact assessment - Observer location 17: Highgate - Level 15

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 High.</p> <p>Susceptibility of visual observers to change:</p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given both the high value and regular attention they would be expected to place on it.</p> <p>Value attached to views:</p> <p>The value of the existing view from this location is considered to be high.</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 Low.</p> <p>Size or scale:</p> <p>The scale of the view is low to moderate within the context of:</p> <ul style="list-style-type: none">the addition of height of Block 5the additional modulation of the blocksthe proportion of the view occupied by MOD 9 - RtS similar to that of the Approved Concept Plan. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is moderate, with a moderate level of visual integration in terms of form, scale, mass, line and height compared with that of the Approved Concept Plan, with additional benefit in the modulation of the expanse view to the roof.</p> <p>The amount of time over which MOD 9 - RtS will be viewed compared with the Approved Concept Plan will be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p>Geographical Extent:</p> <p>The geographical extent of the view will be low, given:</p> <ul style="list-style-type: none">the view is seen from above the general development envelope level, with much of the rooftop areas visible from the balconythe distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Planthe extent of area over which the changes would be visible is moderate, extending into the open space between Central Barangaroo and Barangaroo South.

Table 73 Visual impact assessment results matrix - Observer Location 17: Highgate Residential Tower - Level 15

		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

6.18 Observer Location 18: Highgate Residential Tower Level 25

6.18.1 Observer Location Position

Observer Location 18 shows the view seen from Level 25 (RL 99.0) of the Highgate Residential Tower on Kent Street looking west. Figure 123 and Figure 124 show the relationship between Highgate and MOD 9 - RtS in elevation and plan view respectively.

6.18.2 Observer Location Rationale

This Observer Location has been chosen to be consistent with the floor levels used for the View and Visual Impact Assessment undertaken for the Approved Concept Plan (JBA, 2015).

6.18.3 Existing View

Figure 125 shows the existing view.

The view from Level 25 (RL 99.0) of the Highgate residential tower block looking west is similar to that seen from Observer Location 17, taken from Level 15. The view is virtually uninterrupted to the horizon, with the Crown Hotel and Resort and One Sydney Harbour seen in the foreground, along with the Central Barangaroo site. Barangaroo Reserve, the Dalgety Bond Store and Darling Harbour waterways are seen in the middleground.

The small 'cameo' views of Darling Harbour and Pyrmont seen within OL 17 are more extensive, providing increased understanding of the landscape beyond to the south-west. An uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant.

6.18.4 Approved Concept Plan

Figure 126 shows the Approved Concept Plan. One Sydney Harbour and Crown Hotel and Resort of South Barangaroo are seen in sharp relief against the skyline. The Approved Concept Plan within Central Barangaroo is set back from the Barangaroo land/water interface. The entry points to Nawi Cove and most of the southern edge of Barangaroo Reserve are visible.

6.18.5 MOD 9 - exhibited

Figure 127 shows MOD 9 - exhibited. The view to Crown Hotel and Resort including the sculptural mid level wing and much of the podium forms, is retained. Block 5 has a less acute angle to the southern edge than the Approved Concept Plan design and obscures some of the view to Hickson Park. The land / water interface of Darling Harbour in this arrangement is retained. There is fraction of view to Nawi Cove land / water interface allowed thorough the set down within Block 7. The tower portion of Block 7 is a anomaly in the view and obscures the western tip of Barangaroo Reserve and the water between Barangaroo Reserve and Goat Island. The envelope appears as a collection of articulated blocks. The existing view across Sydney Harbour and the north-west quadrant of the Sydney Basin effectively remains intact.

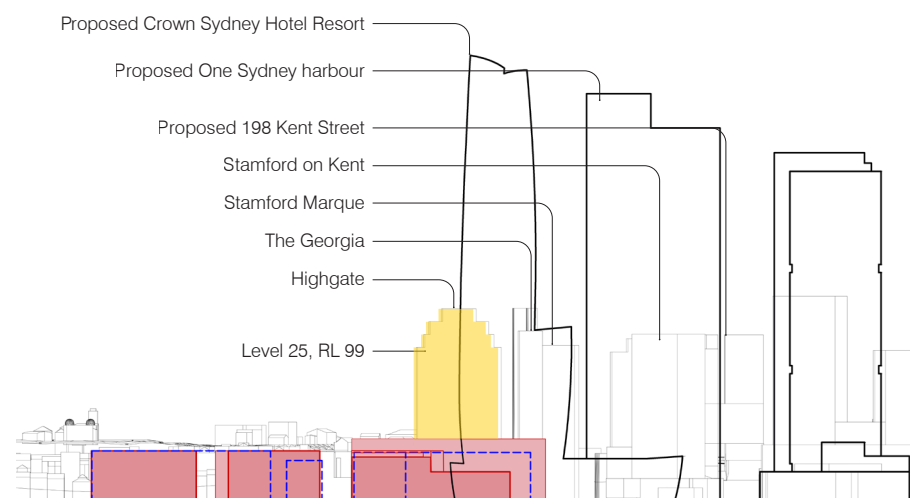


Figure 123 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

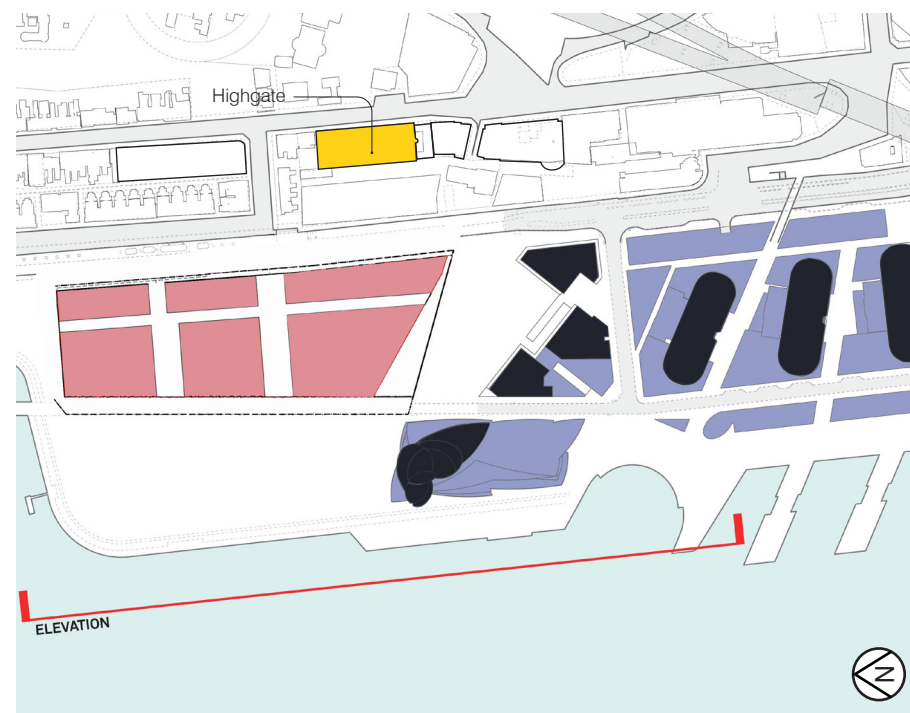


Figure 124 Plan View (Source: Modified from SJB diagrams, July 2023)

6.18.6 MOD 9 - RtS

Figure 128 shows MOD 9 - RtS. The view to Crown Hotel and Resort is retained. Block 5 has a less acute angle to the southern edge, which is broken up with stepped blocks down toward the harbour, which obscures some of the view to Hickson Park. The 'L' shaped arrangement of Block 5 visually 'hugs' Hickson Park. The land / water interface of Darling Harbour in this arrangement is retained. There is fraction of view to Nawi Cove land / water interface allowed thorough separation within Block 7. The envelope appears as a collection of articulated blocks. The existing view across Sydney Harbour and the north-west quadrant of the Sydney Basin remains intact.

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

The existing view as described above provides a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed. The South Barangaroo development introduces the distinctive forms One Sydney Harbour and Crown Hotel and Resort.

The Approved Concept Plan development envelope commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low development envelope projects northwards along the Hickson Road frontage and west towards Barangaroo Avenue. It then forms a broad and uniform envelope north to Nawi Cove, split in two for the Block 6 step down and separations.

The Approved Concept Plan development envelope visually correlates with the Crown Hotel and Resort podium levels, it's long, flat top sections is visually sympathetic with the broad, flat expanse of the harbour beyond. Other than for the development envelope screening of the Central Barangaroo waterfront edge, and the southern edge of Barangaroo Reserve, the harbour and Sydney Basin view beyond within the north-west quadrant remains intact.

For MOD 9 - exhibited, Block 6 retains virtually all of the view to Darling Harbour north. The high point within Block 7 interrupts the view to the south-western corner of Barangaroo Reserve and interrupts the continuity of the harbour view between Barangaroo Reserve and Goat Island. The set down in Block 7 reveals a small portion of the Nawi Cove land / water interface lost in the Approved Concept Plan design. The southern edge of the development is at a less of an acute angle than the Approved Concept Plan and removes much of the view to Hickson Park. MOD 9 - exhibited provides a visually dynamic, highly modulated composition.

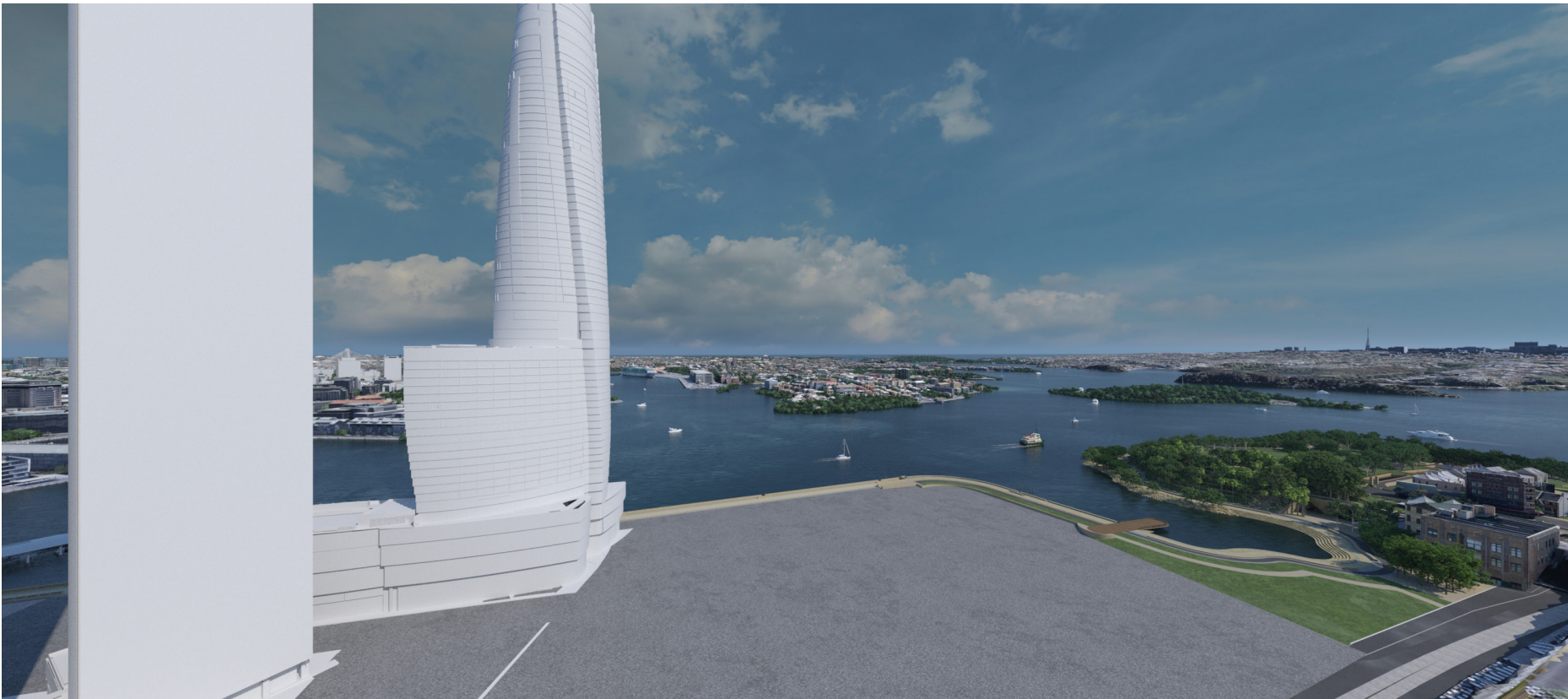


Figure 125 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

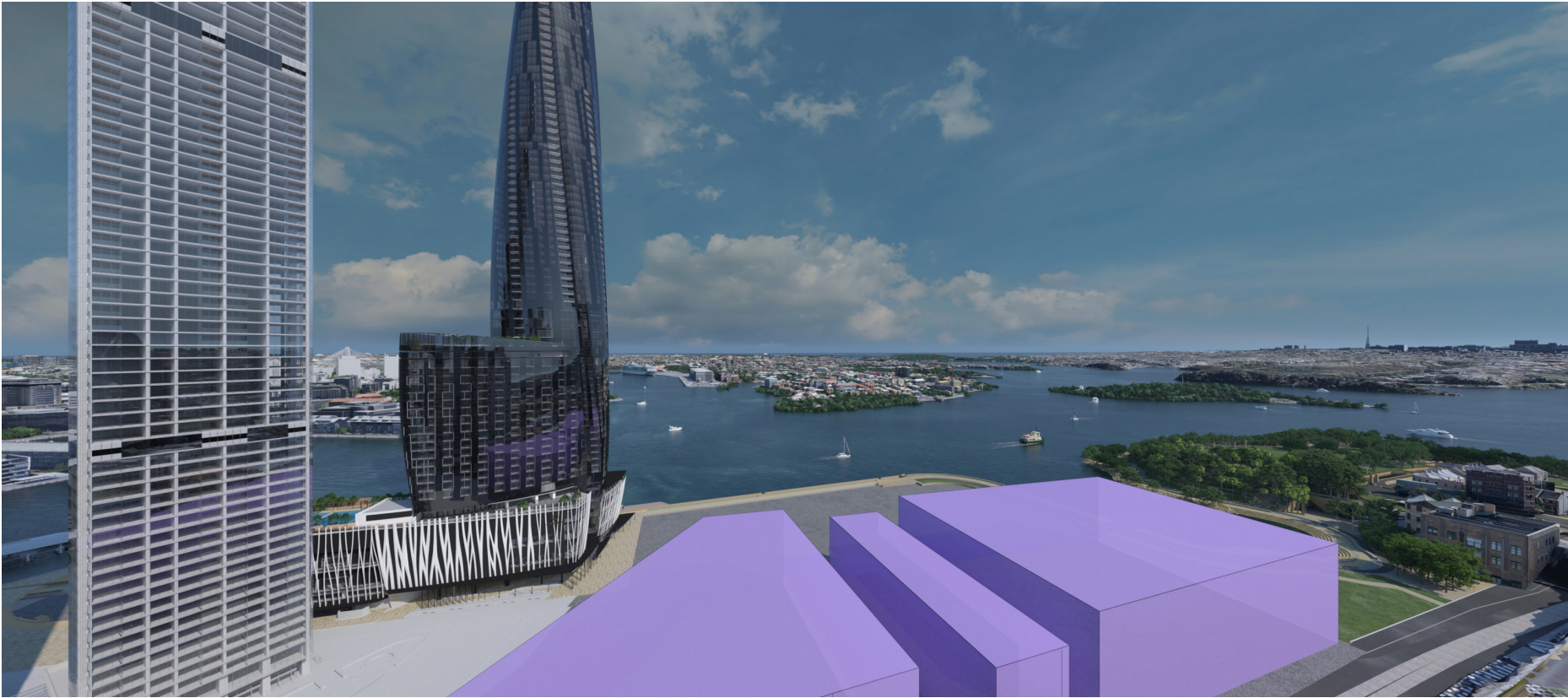


Figure 126 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

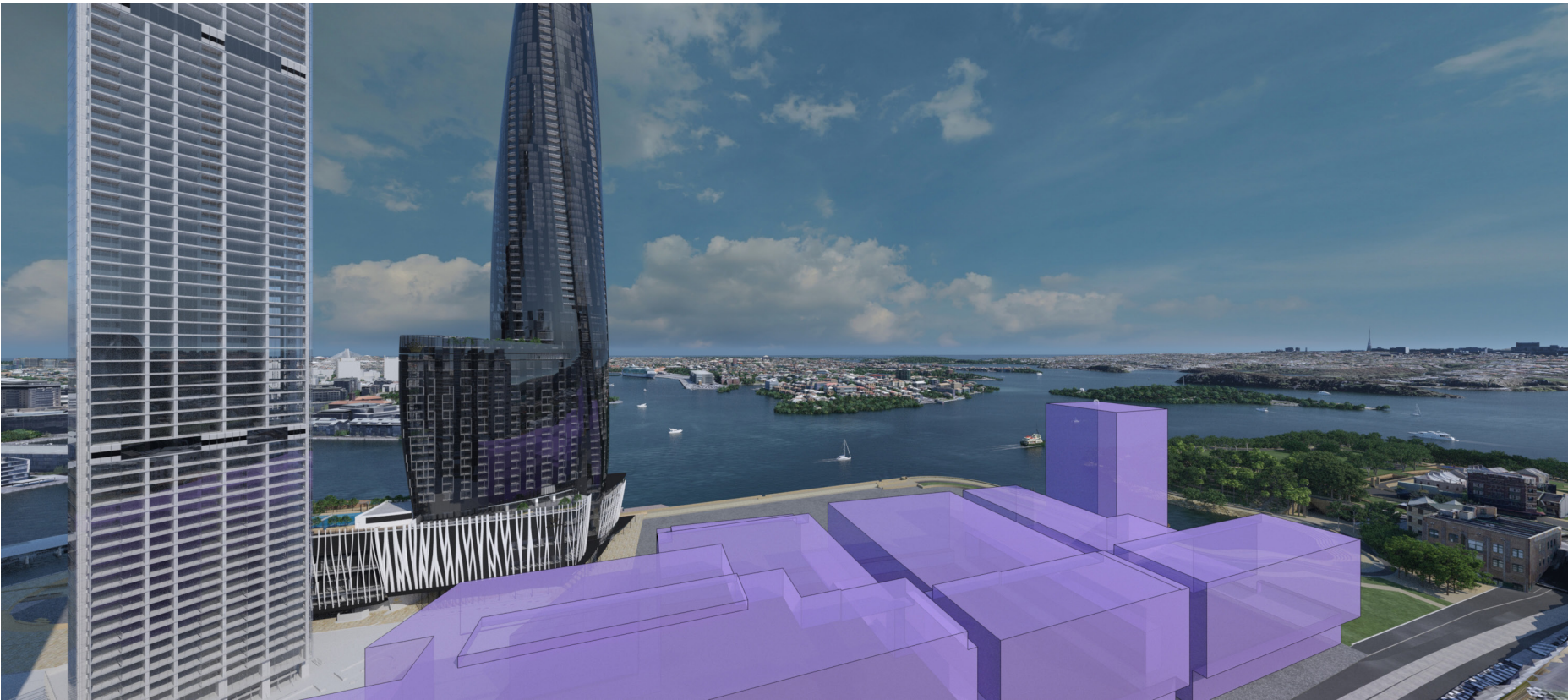


Figure 127 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

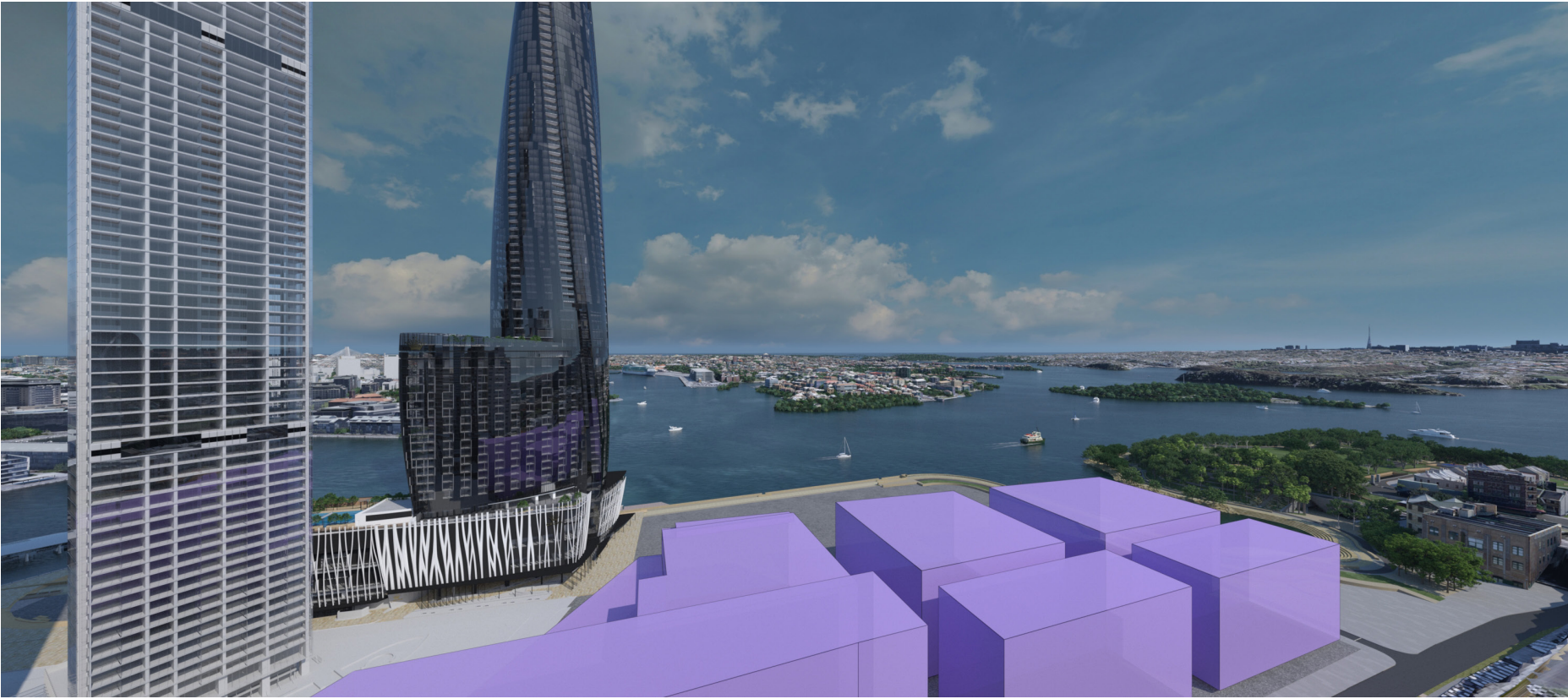


Figure 128 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

MOD 9 - RtS removes the cantilevered relief to the Hickson Road face, seen in the MOD 9 -exhibited design, to better reflect the Hickson Road cutting. The development blocks are separated both in the north-south and east-west axis in MOD 9 - RtS, reducing the expanse of roof space seen in the Approved Concept Plan. The height of the development envelope in MOD 9 - exhibited has been retained for Block 5 in MOD 9 - RtS, with Blocks 6 and 7 returning to the lower height of the Approved Concept Plan.

In summary, the Approved Concept Plan comprises a relatively visually simple form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 - RtS provides a more visually dynamic, modulated composition. The additional height removes a section of view to Hickson Park, however, this is seen as an extension of the massing continuing from the Crown Hotel and Resort podium. The shape of Block 5 wrapping around Hickson Park is considered visually sympathetic to the design. MOD 9 - RtS still retains the view to the north-west.

6.18.8 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 74 for the General Assessment Criteria and Table 75 and Table 76 for Visual Impact Assessment and rating.

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

6.18.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is described in Section 6.18.4 and Table 75. Valuable elements within the view remain similar to those seen in Observer Location 17, although viewed from a higher floor. The western land / water interface of Barangaroo is seen within the view.

Observer Location Details

The view would be from a balcony and (assumed from) living area windows, e.g. living room, dining room or kitchen. The balcony does not project beyond the building line. Much of the view as shown could be available from some seating areas within the apartment. The view from the balcony would be more extensive than that shown, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

Extent of Impact

Impacts of MOD 9 - RtS on the view regarding visual absorption capacity are addressed in Section 6.18.6 and Table 75 - MOD 9 - RtS. The Block 5 envelope sits higher, obscuring a portion of the view to Hickson Park. The additional separations of the blocks in the MOD 9-RtS design assists in breaking up the mass of roof space in the Approved Concept Plan. The modulation of the MOD 9 - RtS development envelope at the northern end of MOD 9 - RtS allows a glimpse view to Nawi Cove that were previously screened by the Approved Concept Plan.

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

MOD 9 - RtS retains views beyond Barangaroo as per the Approved Concept Plan. The minor reshaping to the view of Hickson Park (which has not been constructed yet) is not considered a substantial change considering the more important elements within the view.

Table 74 General Assessment Criteria - Observer Location 18: Highgate Residential Tower Level 25

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 60m to 230m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed from) living room windows.
Number of observers					Low from each apartment, but there are many apartments which would get an approximation of this view, resulting in a moderate number of observers.
Duration of observation					High to Moderate.
Visibility					High.
Visual absorption capacity					The visual absorption capacity of the landscape is considered to be High. The general height and form of Central Barangaroo can be seen to integrate well with the surrounding built form.

Table 75 Visual impact assessment - Observer Location 18: Highgate Residential Tower

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 High.</p> <p>Susceptibility of visual observers to change</p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p>Value attached to views</p> <p>The value of the existing view from this location is considered to be high.</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 Low.</p> <p>Size or scale</p> <p>The scale of the change in the view is low within the context of:</p> <ul style="list-style-type: none">the addition of height is low given the relatively minor impact it has on the view to Hickson Parkthe modulation to the blocks is moderate breaking up the expanse of roof space visible and allowing a small additional glimpse of Nawi Cove through the separationsthe proportion of the view occupied by MOD 9 - RtS is similar compared with that of the Approved Concept Plan with the envelop only marginally increasing, except for the a extended build form in of Block 5. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with a moderate level of visual integration in terms of form, scale, mass, line and height compared with that of the Approved Concept Plan.</p> <p>The amount of time over which MOD 9 - RtS will be viewed compared with the Approved Concept Plan will be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the view will be low, given:</p> <ul style="list-style-type: none">the view is seen from above Blocks 5, Blocks 6 and 7 onto roof areasthe distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Planthe extent of area over which the changes would be visible is low, with the extension of built form to the south west of Block 5.

Table 76 Visual impact assessment results matrix - Observer Location 18: Highgate Residential Tower Level 25

		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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6.19 Observer Location 19: The Georgia Residential Tower - Level 15

6.19.1 Observer Location Position

Observer Location 19 shows the view seen from Level 15 (RL 72.0) of the Georgia Residential Tower on Kent Street looking west. Figure 129 and Figure 130 show the relationship between The Georgia residential tower and MOD 9 - RtS in elevation and plan view respectively. The Georgia fronts onto Kent Street (refer Figure 131).

6.19.2 Observer Location Rationale

This Observer Location has been chosen to be consistent with the floor levels used for the View and Visual Impact Assessment undertaken for the Approved Concept Plan (JBA, 2015).

6.19.3 Existing View

Figure 132 shows the existing view. The view is taken from Level 15 (RL 72.0) of The Georgia residential tower, with the foreground of the view comprising the linear towers in Barangaroo South and the low platform of Central Barangaroo. Barangaroo Reserve and the water bodies of Darling Harbour and the Parramatta River, including Goat Island, dominate the middleground of the view.

The background comprises the opposite shorelines of Balmain East, White Bay and Balls Head, with Pyrmont, the ANZAC Bridge and Glebe Island seen between the Crown Hotel and Resort and the towers of One Sydney harbour, looking south-west. To the north, the elevated North Shore rising landscape is seen in the background.

Narrow ‘cameo’ views of Darling Harbour and Pyrmont are seen between the One Sydney Harbour towers, and One Sydney Harbour and Crown Hotel and Resort, demonstrating continuation of the flat Cumberland Plain horizon line towards the south-west, and a linking continuity of harbour elements. A virtually uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin, including the view of Balmain Peninsula and Rozelle beyond to the horizon.

It is noted that the apartments on the northern end of the Georgia have a large north-facing viewing window associated with either the balcony, or the room adjoining the balcony.

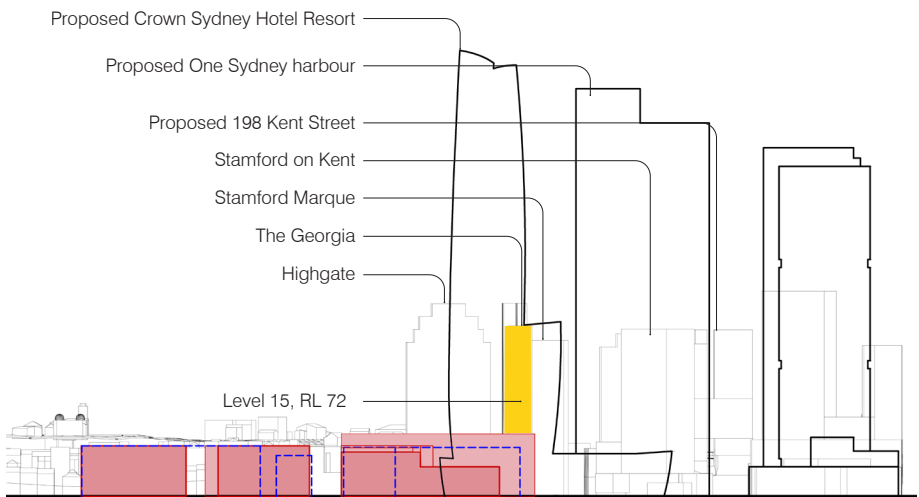


Figure 129 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

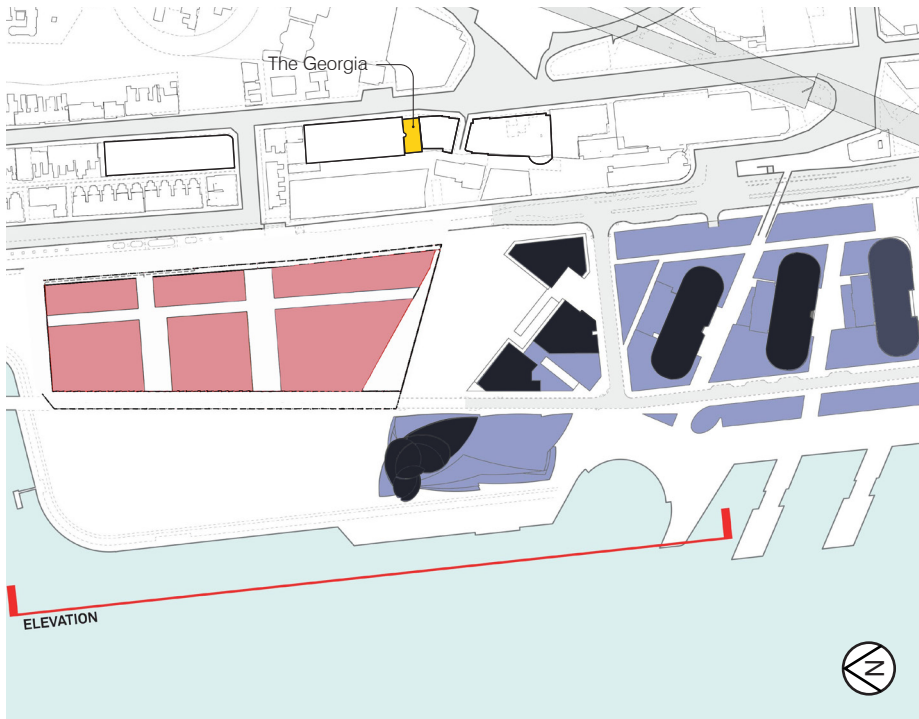


Figure 130 Plan View (Source: Modified from HASSELL diagrams (October 2020))



Figure 131 The Georgia residential towers fronting Kent Street (Source: AECOM)

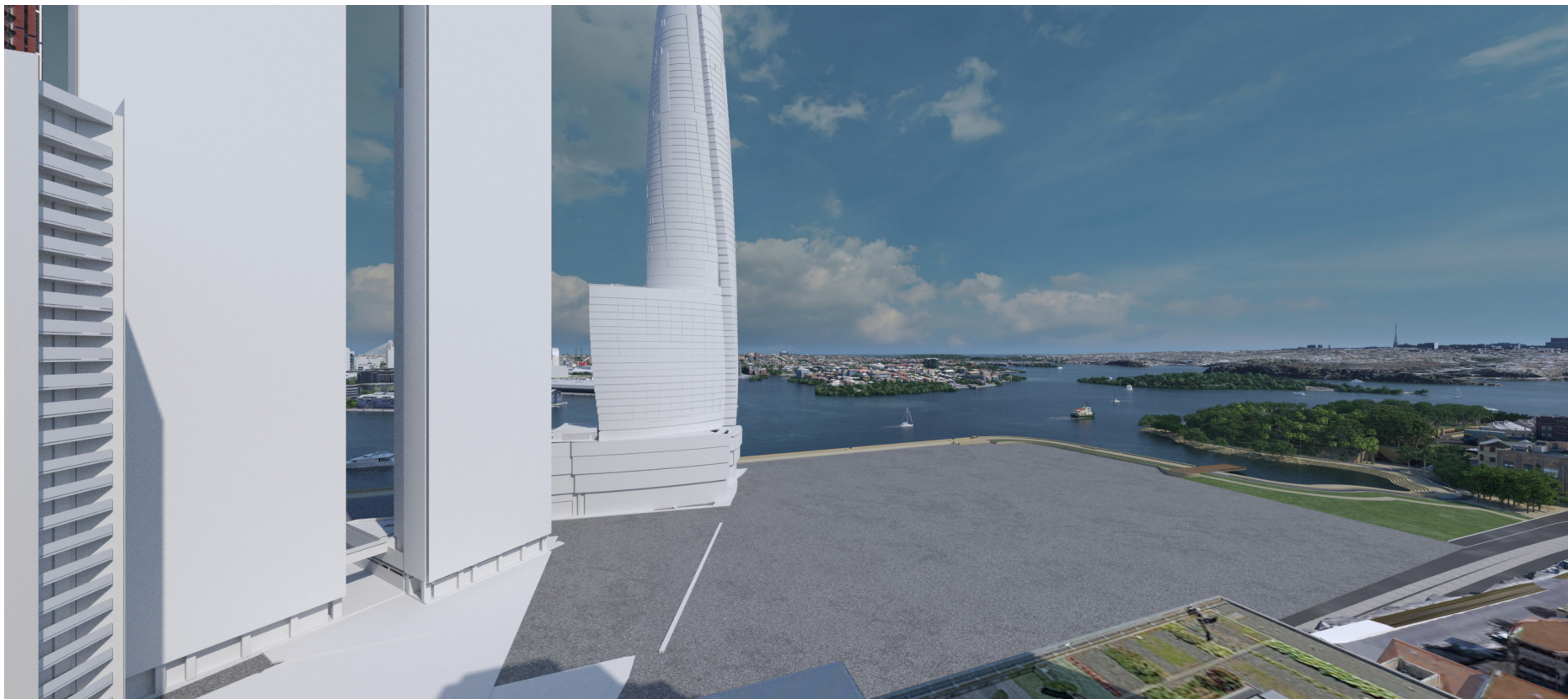


Figure 132 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

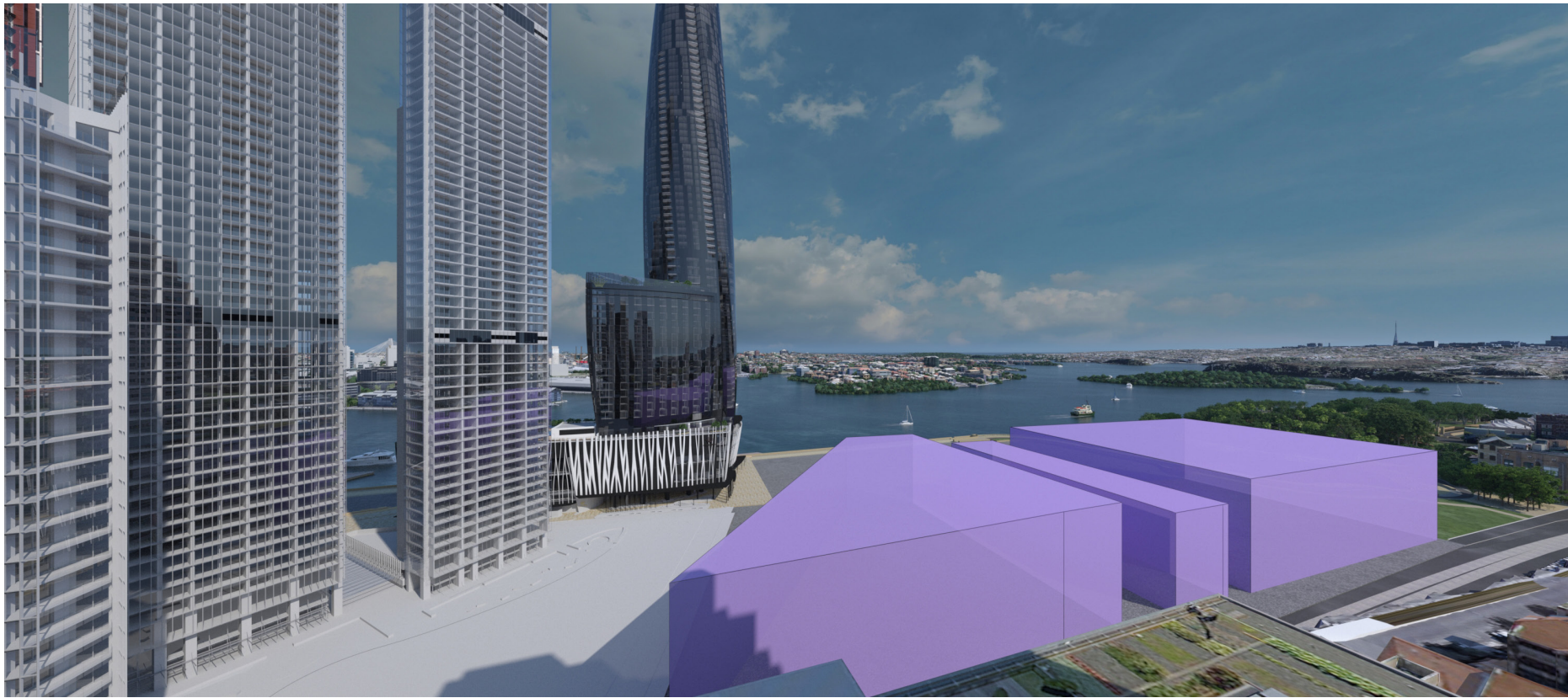


Figure 133 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

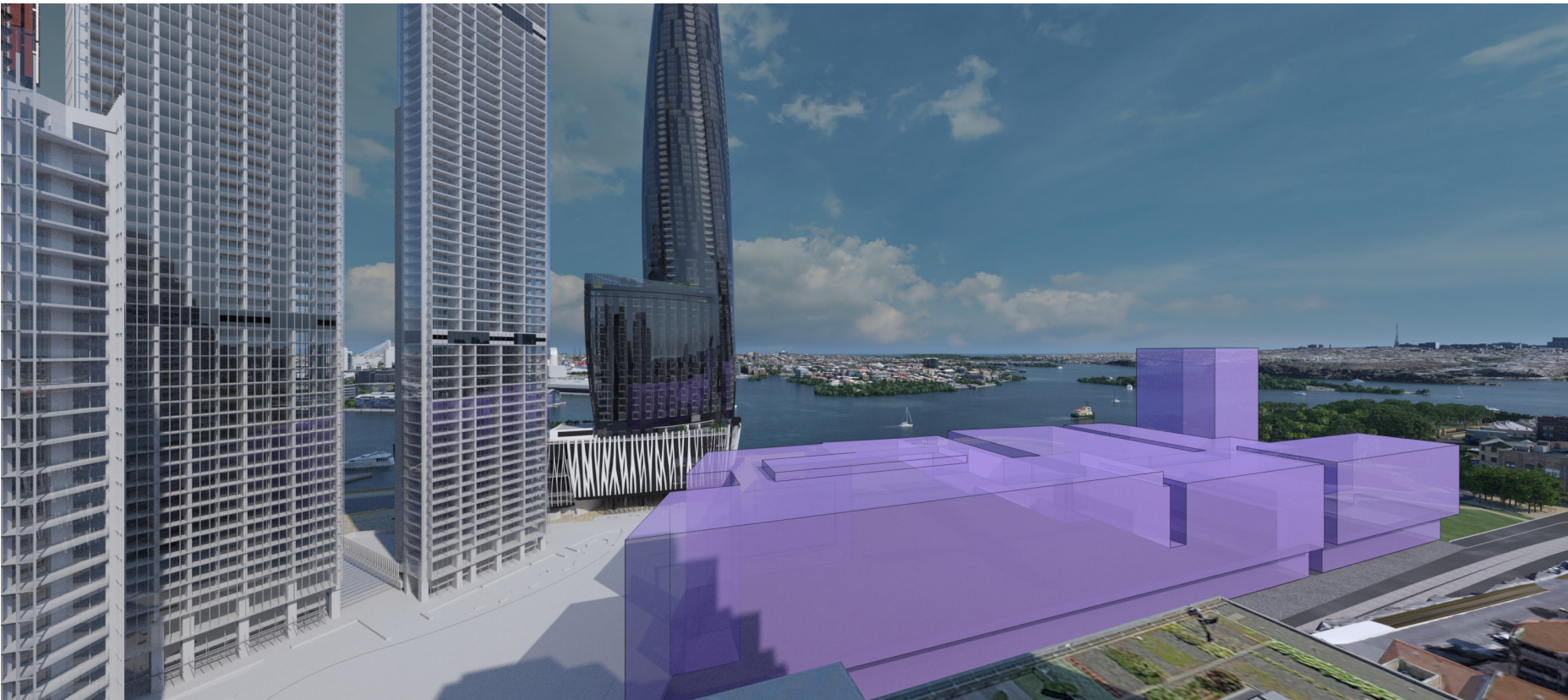


Figure 134 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

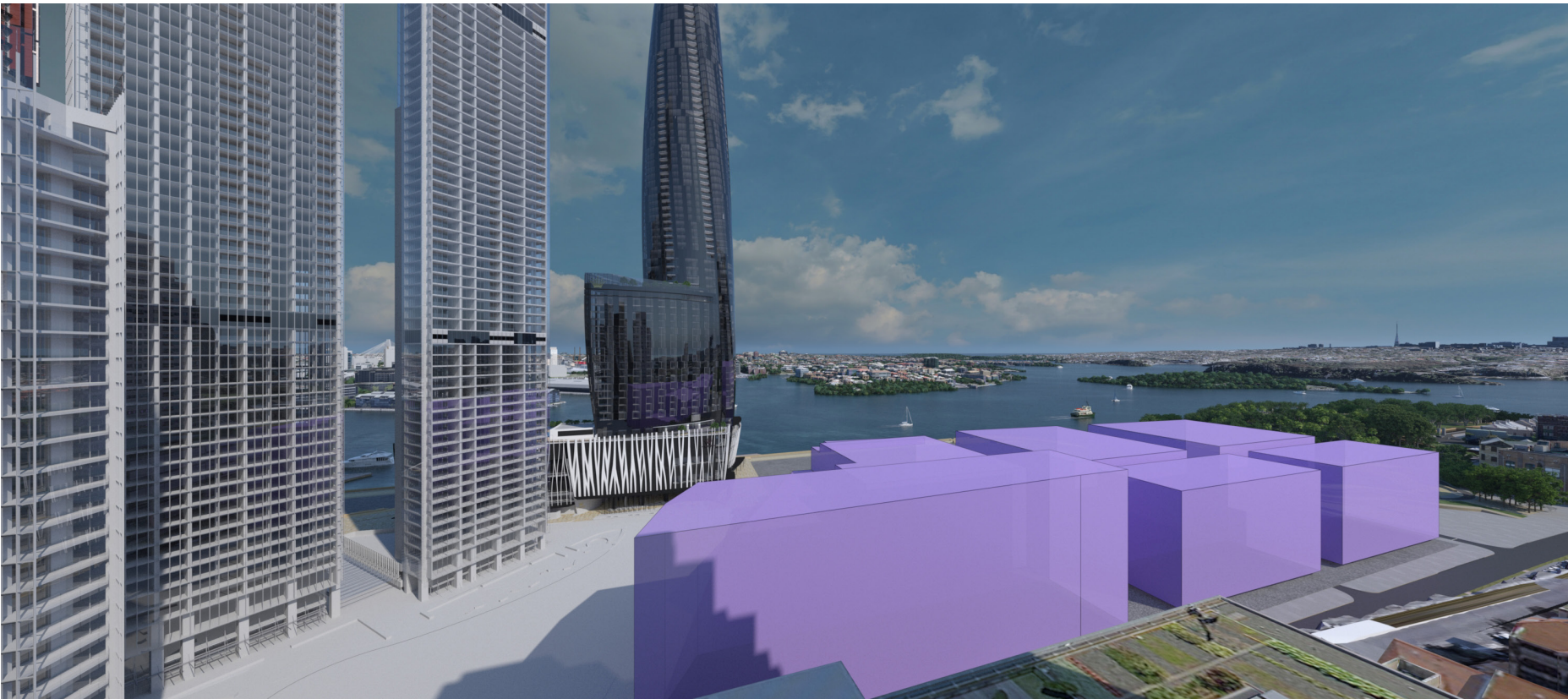


Figure 135 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

6.19.4 Approved Concept Plan

Figure 133 shows the Approved Concept Plan. The Approved Concept Plan projects just beyond the Barangaroo land/water interface, and screens Nawi Cove and the southern edge of Barangaroo Reserve from the view.

The view to the Dalgety Bond Store and Hotel Palisade remains uninterrupted. The development envelope is seen close to Merriman Street.

The Approved Concept Plan development envelope commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low development envelope emerges northwards towards Barangaroo Avenue. The envelope broadly correlates in height and massing with the Crown Hotel and Resort podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the harbour seen beyond.

6.19.5 MOD 9 - exhibited

Figure 134 shows MOD 9 - exhibited. The Block 5 envelope is seen to the centre of frame. The south western corner is seen to terminate within the podium level of the Crown Hotel and Resort, at approximately the same level. The western edge of all envelopes obscure the view to the water/land interface.

The high point within Block 7 screens the view to the south-west corner of Barangaroo Reserve, the harbour view between Barangaroo Reserve and Goat Island. The disruption of the Block 7 tower breaks a previously uninterrupted view to the horizon into two separate parts.

The MOD 9 - exhibited development envelope also forms an acute angle to its southern edge, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Avenue. The envelope broadly correlates in height with the Crown Hotel and Resort podium level. It comprises a highly modulated arrangement, providing a visually dynamic collection of built form envelopes.

6.19.6 MOD 9 - RtS

Figure 135 shows MOD 9 - RtS. The MOD 9 - RtS development envelope appears as a collection of blocks. Block 5 extends to the left of the view sitting lower than the height of the Crown Hotel and Resort podium, and obscuring a small portion of the view to Hickson Park. All blocks maintain the land/water interface of the view to Darling Harbour. Block 7 almost completely obscures the view to Nawi Cove, however, separations between the block allow a fractional view to the water at Nawi Cove. All blocks are sufficiently low to allow a continuation of the harbour view.

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

The existing view comprises a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The distinctive forms and composition of three towers within South Barangaroo are seen to the left of frame, with glimpse views to the harbour and western suburbs seen in the gaps between the towers.

The Approved Concept Plan development envelope causes marginal screening of the Central Barangaroo waterfront edge and screening of the southern edge of Barangaroo Reserve and Nawi Cove. The harbour and Sydney Basin view beyond within the north-west quadrant remains intact.

MOD 9 - exhibited further screens the Central Barangaroo waterfront edge, almost fully obscuring the land / water interface. The Block 7 tower interrupts the view to Sydney Harbour between Goat Island and Barangaroo Reserve, breaking the continuity of the harbour view within the north-west quadrant and disrupting the view to the horizon.

MOD 9 - RtS is visible as a collection of separated blocks extending slightly further west and south than the Approved Concept Plan. While the proposed Hickson Park would be visible from this location to the south of Central Barangaroo, the gap between the towers in Barangaroo South and Central Barangaroo has narrowed. The taller, rear Block 5 partially screens the western-most portions of the block.

The Approved Concept Plan comprises a visually simple form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 - RtS provides a more visually dynamic, highly modulated composition that retains the harbour view similar to that of the Approved Concept Plan. The slightly taller Block 5 within MOD 9 - RtS visually stacks height within Central Barangaroo to the south, adjacent to other tall developments which include the monumentally scaled One Sydney Harbour and Crown Hotel and Resort. A view to Hickson Park would be retained, albeit narrowed slightly.

6.19.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS. Refer Table 77 for the General Assessment Criteria and Table 78 and Table 79 for Visual Impact Assessment and rating.

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

6.19.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is described in Section 6.19.4 and Table 77. Valuable elements within the view include the harbour, extending unbroken from Darling Harbour north, including the land /water interface on the northern and western shorelines, and the uninterrupted view to the horizon from Crown Hotel and Resort north.

Although it may not become an iconic Sydney building, Crown Hotel and Resort appears likely to at least become a significant, highly recognisable building within the Sydney city landscape. In this sense, retention of the existing, substantially uninterrupted view of this building would appear likely to be of interest to these observers.

Other iconic elements within the view include White Bay Power Station and the ANZAC Bridge, a small portion of which can be seen between the buildings in Barangaroo South.

Observer Location Details

The view would be from a balcony and (assumed from) living area windows, e.g. living room, dining room and/or kitchen. The balcony does not project beyond the building line. Much of the view as shown could be available from a seated position within the apartment. The view from the balcony would be more extensive than that shown within Figure 133, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.19.6 and Table 77. Where the land / water interface view is partially visible, making that relationship partially legible within the Approved Concept Plan, MOD 9 - RtS obscures that part of the view. The addition of the Block 7 tower also interrupts the horizon view.

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

MOD 9 - RtS retains views beyond Barangaroo as per the Approved Concept Plan. The minor narrowing of the view along Hickson Park (which has not been constructed yet) is not considered a substantial change considering the more important elements within the view.

Table 77 General Assessment Criteria - Observer Location 19: The Georgia Residential Tower Level 15

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 50m to 280m along the Hickson Road frontage
Observer type					Residents from balcony and (assumed from) living room windows.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity					The visual absorption capacity of the landscape from this location is considered to be moderate. The scale of the development would be similar to the scale of the expanse of the 'platform' of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. However, Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail.

Table 78 Visual impact assessment - Observer Location 19: The Georgia Residential Tower Level 15

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 High.</p> <p>Susceptibility of visual observers to change</p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p>Value attached to views</p> <p>The value of the existing view from this location is considered to be high.</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 Low.</p> <p>Size or scale</p> <p>The scale of the change in the view is low within the context of:</p> <ul style="list-style-type: none">the slight increase in Block 5the additional modulation of the blocksthe proportion of the view occupied by MOD 9 - RtS is similar to that of the Approved Concept Plan. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is moderate, with the Central Barangaroo development envelope changing from that of:</p> <ul style="list-style-type: none">a low, broad, relatively flat and uniform envelope seen in the foreground, which reflects the immediately adjacent broad, horizontal plane of Sydney Harbour in the middleground, and comprises a strong visual foil to that of the slender, soaring towers of the Approved Concept Planthe dynamic and highly modulated form of the MOD 9 - RtS, but occupying a similar area within the view. <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would not change.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect will be low, given:</p> <ul style="list-style-type: none">the view is seen from above the general development envelope level, with much of the rooftop areas visible from the balconythe distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan, andthe extent of area over which the changes would be visible is similar, with no substantial loss of important elements within the view.

Table 79 Visual impact assessment results matrix - Observer Location 19: The Georgia Residential Tower Level 15

		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

6.20 Observer Location 20: The Georgia Residential Tower - Level 25

6.20.1 Observer Location Position

Observer Location 20 shows the view seen from Level 25 (RL 102.0) of The Georgia residential tower on Kent Street looking west. Figure 136 and Figure 137 show the relationship between The Georgia and MOD 9 - RtS in elevation and plan view respectively.

6.20.2 Observer Location Rationale

This Observer Location has been chosen to be consistent with the floor levels used for the View and Visual Impact Assessment undertaken for the Approved Concept Plan (JBA, 2015).

6.20.3 Existing View

Figure 138 shows the existing view. The view is taken from Level 25 (RL 102.0) of The Georgia residential tower is similar to that seen from Observer Location 19, which is taken from level 15 of this building.

As per Observer Location 19, the foreground of the view comprises Barangaroo South and Central. The South Barangaroo towers, including the two One Sydney Harbour towers to left frame and the Crown Hotel and Resort towards the centre, with a full portion of the lower podium and the taller wing above seen in high relief against the Darling Harbour and open sky backdrop. Long, narrow ‘cameo’ views of Darling Harbour and Pyrmont are seen between One Sydney Harbour towers and Crown Hotel and Resort. These demonstrate a continuation of the flat Cumberland Plain horizon line towards the south-west, and a linking continuity of harbour elements.

From the higher viewing position Central Barangaroo is less prominent within the foreground as the eye is drawn more to the horizon and to the substantial towers to the south. Barangaroo Reserve and the water bodies of Darling Harbour and the Parramatta River, including Goat Island, dominate the middleground of the view.

The background comprises the opposite shorelines of Balmain East, White Bay and Balls Head, with Pyrmont, the ANZAC Bridge and Glebe Island seen between the built form of Crown Hotel and Resort and One Sydney Harbour looking south-west. To the north, the elevated North Shore rising sandstone landscape is seen in the background.

It is noted that the apartments on the northern end of The Georgia has a large north-facing viewing window associated with either the balcony, or the room adjoining the balcony.

6.20.4 Approved Concept Plan

Figure 139 shows the Approved Concept Plan. The Approved Concept Plan development envelope is set well back from the Barangaroo land/water interface, and reveals the mouth of Nawi Cove and the south-west corner of Wulugul Walk.

An uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin, including the view of Balmain Peninsula and Rozelle beyond to the horizon. The view to the Dalgety Bond Store, the Palisade Hotel and Merriman Street remains uninterrupted.

6.20.5 MOD 9 - exhibited

Figure 140 shows views to the sculptural mid level wing and much of the podium form within Crown Hotel and Resort are retained. Block 5 has a less acute angle to the southern edge than the Approved Concept Plan design and obscures some of the view to Hickson Park. The land / water interface of Darling Harbour in this arrangement is retained. There is a fractional view to Nawi Cove land /water interface allowed thorough the set down within Block 7. The tower portion of Block 7 is a anomaly in the view and obscures the western tip of Barangaroo Reserve and the water between Barangaroo Reserve and Goat Island. The envelope appears as a collection of articulated blocks. The existing view across Sydney Harbour and the north-west quadrant of the Sydney Basin remains intact.

6.20.6 MOD 9 - RtS

Figure 141 shows the view including the MOD 9 - RtS, which comprises a collection of separate block forms within Central Barangaroo. The separation between the eastern and western portions of each block creates a series of narrower rectangular forms which visually address Hickson Road, with the separation creating a pseudo ‘street’ along the length of Central Barangaroo. The taller, eastern Block 5 is visible to the south, referencing the height of tower blocks to the south and development along Hickson Road and Kent Street.

MOD 9 - RtS retains the view to the Barangaroo shoreline and the mouth of Nawi Cove, as seen in the Approved Concept Plan. Although narrowed, the view to Hickson Park is also retained.

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

The existing view comprises a sweeping, unencumbered view across the west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from the One Sydney Harbour and Crown Hotel and Resort towers north to Berrys Bay and Waverton. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The Approved Concept Plan development envelope commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low and uniform development envelope extends north towards Barangaroo Reserve. The acute angle of the southern end of the development envelope provides an increased opening of the view from Hickson Road to Darling Harbour compared with that of MOD 9 - RtS, which extends the eastern portion of Block 5 southwards resulting in a reduced width of the viewing window.

The development envelope of the Approved Concept Plan and MOD 9 - RtS broadly correlates in height and massing with the Crown Hotel and Resort podium level, it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. The view to Wulugul Walk along the southern edge of Barangaroo Reserve and the extensive harbour and Sydney Basin view north of Crown Hotel and Resort remains intact for both the Approved Concept Plan and MOD 9 - RtS.

For MOD 9 - exhibited, Block 5 extends further towards the south east, obscuring more of the view to Hickson Park and removing the seen gap between Crown Hotel and Resort and Block 5. The high point within Block 7 removes part of the view to the south-west corner of Barangaroo Reserve and interrupts the continuity of the harbour view, as reflected to the north between Goat Island and Balls Head Reserve.

In summary, both the Approved Concept Plan and MOD 9 - RtS comprise relatively visually recessive forms that facilitate extensive views across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 - exhibited provides a highly modulated composition that disrupts the continuity of the harbour view due to the Block 7 tower.

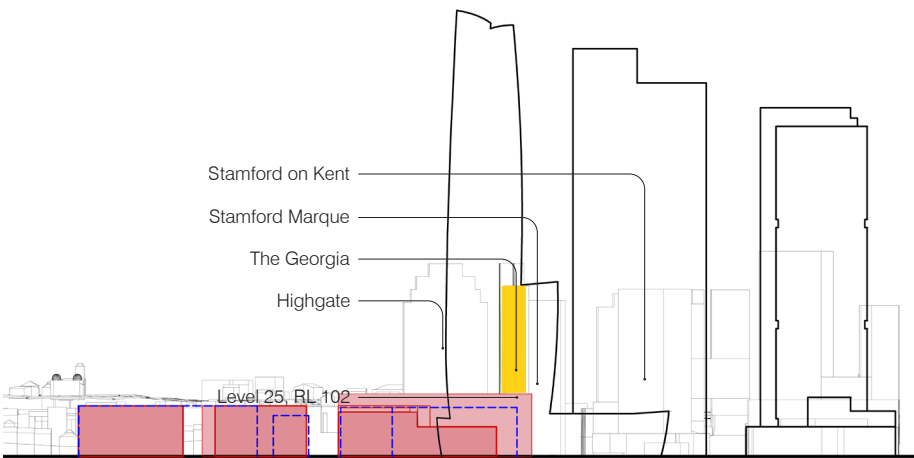


Figure 136 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

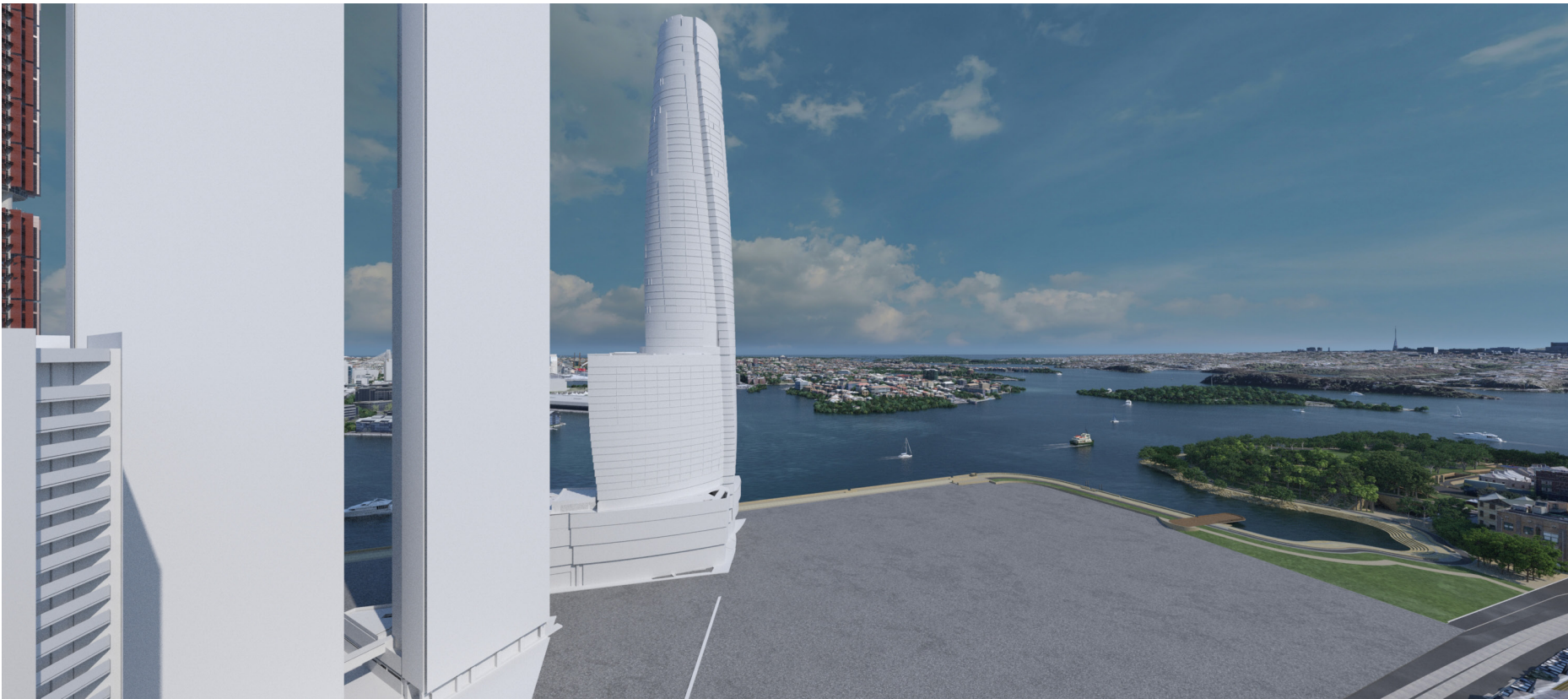


Figure 138 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

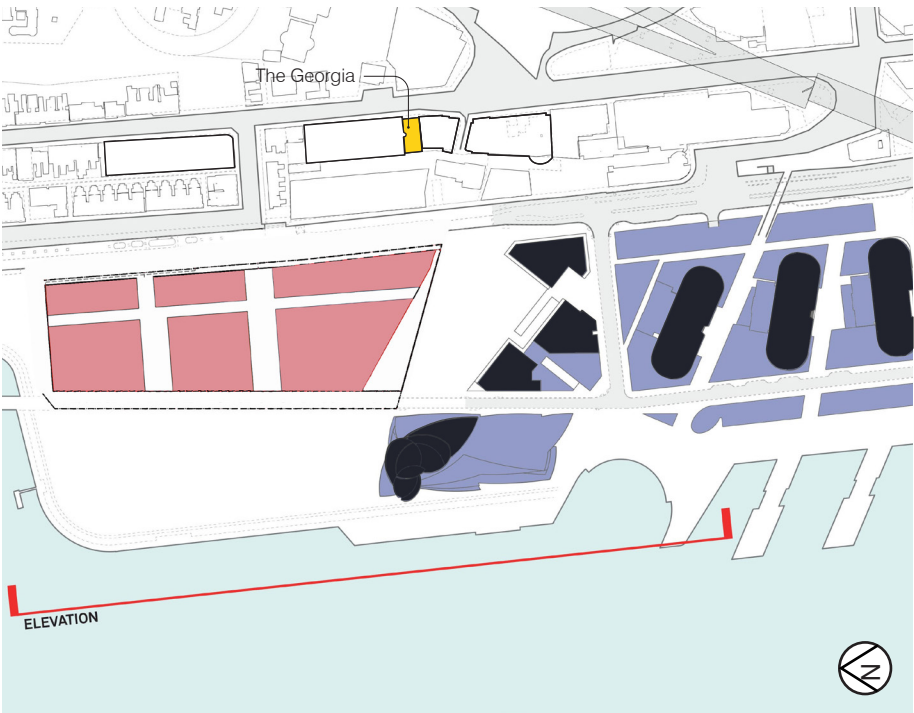


Figure 137 Plan View (Source: Modified from HASSELL diagrams (October 2020))

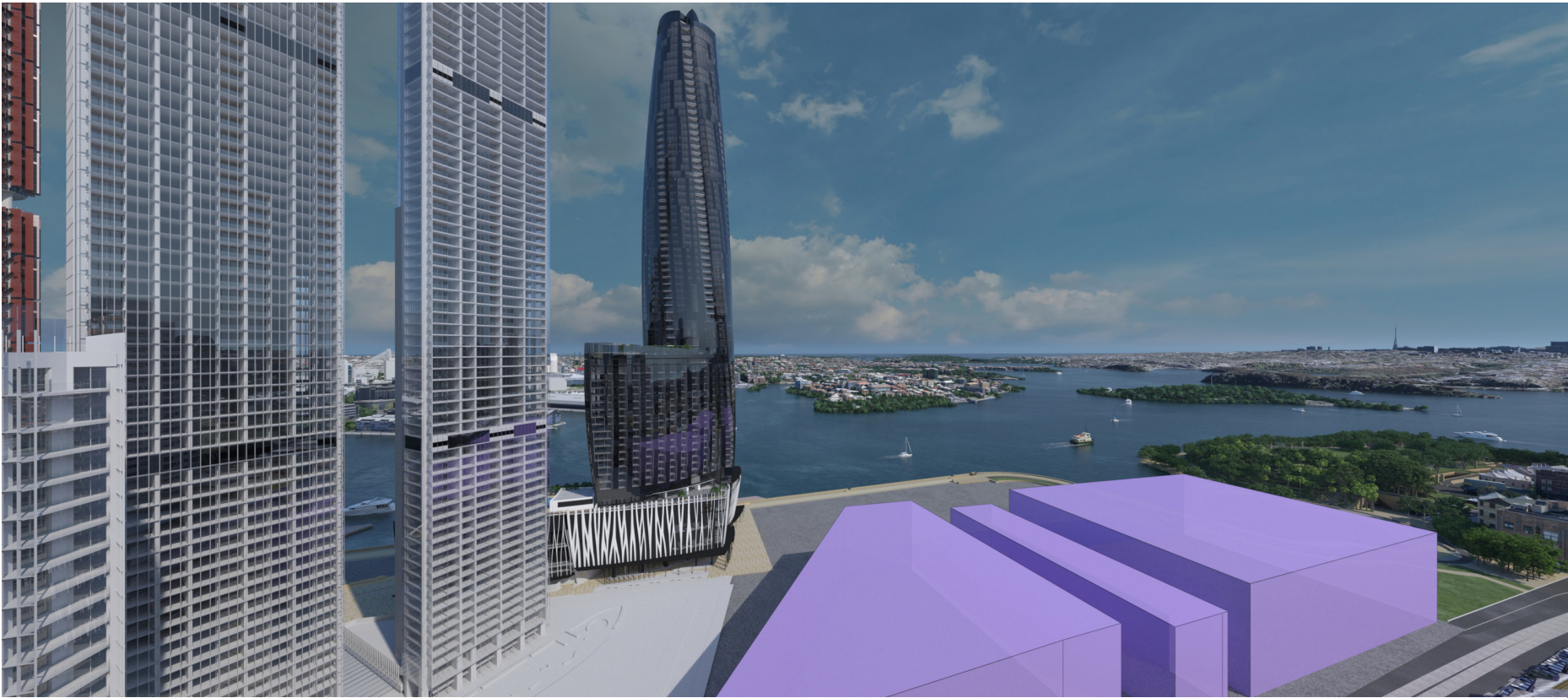


Figure 139 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

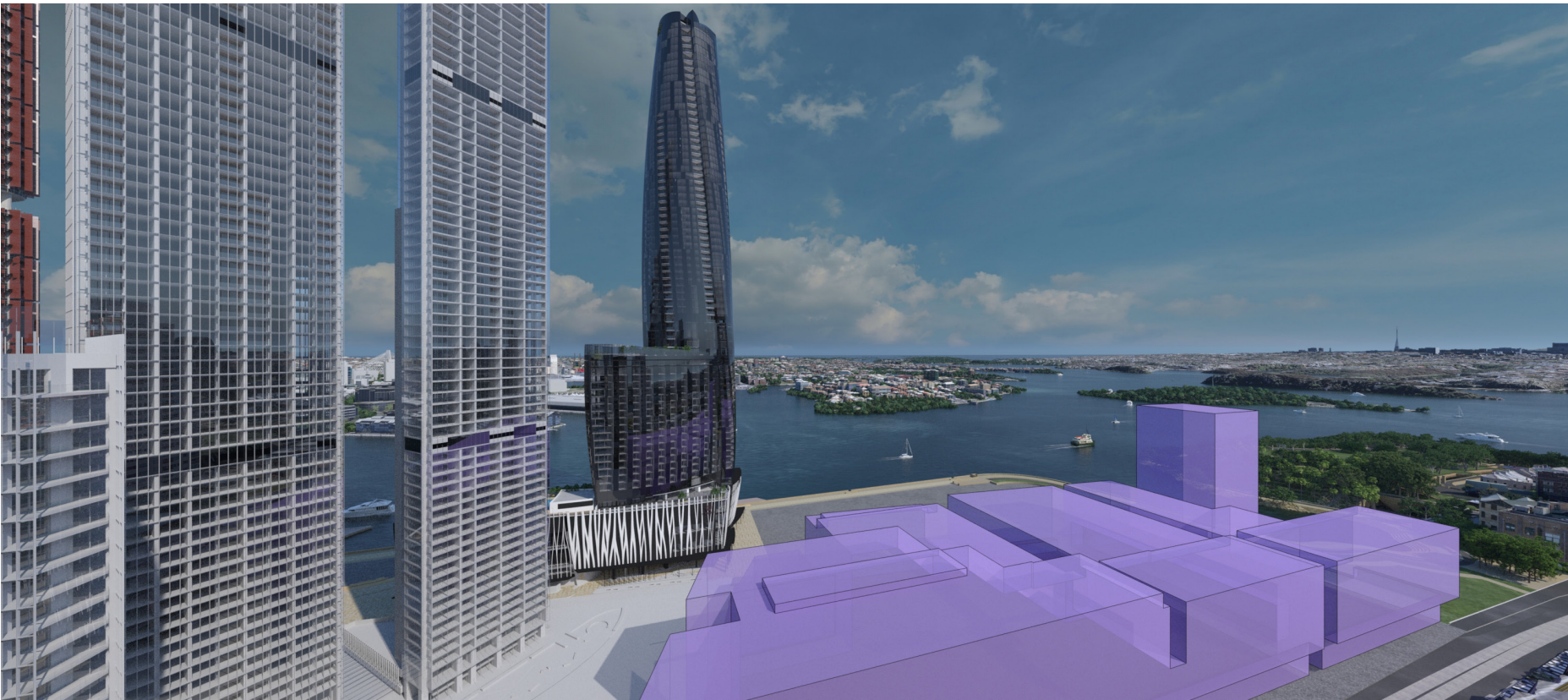


Figure 140 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

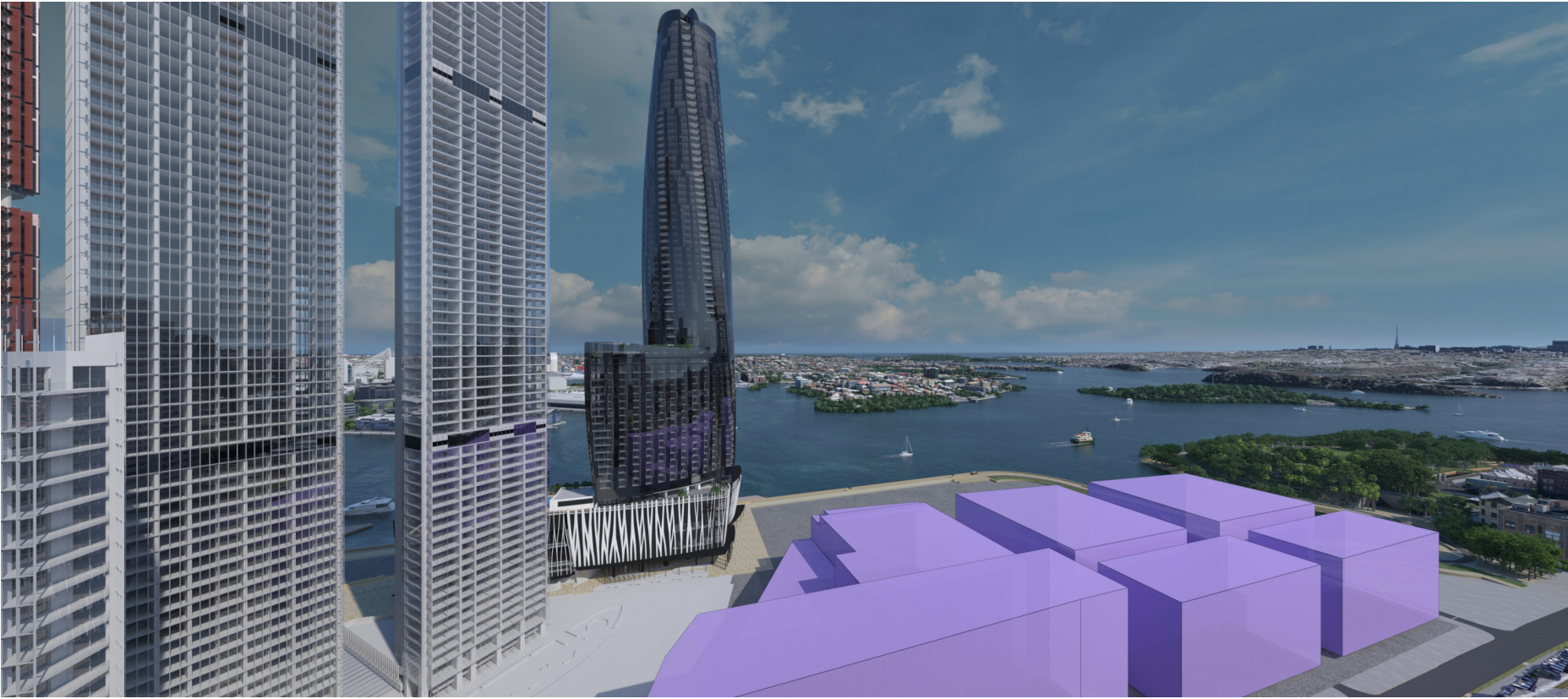


Figure 141 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

6.20.8 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 80 for the General Assessment Criteria and Table 81 and Table 82 for Visual Impact Assessment and rating.

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

6.20.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is described in Section 6.20.4 and Table 80. Valuable elements within the view include the harbour, extending unbroken from Darling Harbour north, including the land /water interface on the northern and western shorelines, and the uninterrupted view to the horizon from Crown Hotel and Resort north.

Although it may not become an iconic Sydney building, Crown Hotel and Resort appears likely to at least become a significant, highly recognisable building within the Sydney City landscape. In this sense, retention of the existing, substantially uninterrupted view of this building would appear likely to be of interest to these observers.

Other iconic elements within the view include the ANZAC Bridge, a small portion of which can be seen between the buildings in Barangaroo South.

Observer Location Details

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. The balcony does not project beyond the building line. Much of the view as shown could be available from a seated position within the apartment. The view from the balcony would be more extensive than that shown within Figure 139, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.20.6 and Table 80.

Block 5 extends marginally further south towards the Barangaroo South / Central Barangaroo border and is subject to an increase in bulk and scale. This element slightly reduces views to Hickson Park, narrowing the view between South and Central Barangaroo. However, MOD 9 - RtS still retains the view to the north-west.

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

MOD 9 - RtS retains the view to the entire landscape outside Barangaroo, including to the harbour and Sydney Basin to the north-west.

Table 80 General Assessment Criteria - Observer Location 20: The Georgia Residential Tower - Level 25

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 50m to 280m along the Hickson Road frontage
Observer type				●	Residents from balcony and (assumed) living room windows.
Number of observers		●			While there would be a low number of observers per apartment, there are many apartments which would get an approximation of this view.
Duration of observation	●	●			High to Moderate.
Visibility	●				High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity	●				The visual absorption capacity of the landscape from this location is considered to be high. The scale of the development would be similar to the scale of the expanse of the ‘platform’ of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail.

Table 81 Visual impact assessment - Observer Location 20: The Georgia Residential Tower -Level 25

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to MOD 9 - RtS is High.</p> <p>Susceptibility of visual observers to change</p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p>Value attached to views</p> <p>The value of the existing view from this location is high.</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 Low.</p> <p>Size or scale</p> <p>The scale of the change of MOD 9 - RtS is similar to that of the Approved Concept Plan within the context of:</p> <ul style="list-style-type: none">the addition of height to one rear portion of one of the three blocks, with no increase in screening to important elements of the view (i.e. harbour, shoreline, horizon)the additional modulation of the blocks. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the Central Barangaroo development envelope changing from that of:</p> <ul style="list-style-type: none">a low, broad, relatively flat and uniform envelope seen in the foreground, which reflects the immediately adjacent broad, horizontal plane of Sydney Harbour in the middleground, and comprises a strong visual foil to that of the slender, soaring towers of South Barangaroothe more modulated form of MOD 9 - RtS, which puts a higher element at the south of Barangaroo adjacent to the taller forms of Barangaroo South. <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect will be low, given:</p> <ul style="list-style-type: none">the view is seen from an elevated location, with a view across substantial roof areasthe distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Planthe extent of area over which the Approved Concept Plan and MOD 9 - RtS would be seen is similar.

Table 82 Visual impact assessment results matrix - Observer Location 20: The Georgia Residential Tower -Level 25

		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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