

6.21 Observer Location 21: Stamford Marquee Residential Tower - Level 15

6.21.1 Observer Location Position

Observer Location 21 shows the view seen from Level 15 (RL 70.5) of the Stamford Marquee residential tower on Kent Street looking west. Figure 142 and Figure 143 show the relationship between the Stamford Marquee residential tower and MOD 9 - RtS in elevation and plan view respectively.

The Stamford Marquee is a multi storey apartment building fronting Kent Street (refer Figure 144).

6.21.2 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).

6.21.3 Existing View

Figure 145 shows the existing view.

The view is taken from Level 15 (RL 70.5) of Stamford Marquee residential tower block looking west to north-west, with views to Pyrmont Bay and White Bay in the west, and north-west to Balls Head Reserve and Berrys Bay, with Waverton set upon the elevated North Shore rising landscape in the background. Central Barangaroo is shown without development.

The towers of One Sydney Harbour and the Crown Hotel and Resort in Barangaroo South are prominent within the view to left of frame. Narrow 'cameo' views of Darling Harbour and Pyrmont are seen between them, 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 a partial view of White Bay, and the view of Balmain Peninsula and Rozelle beyond to the horizon. The view extends virtually uninterrupted to the horizon to the north west.

6.21.4 Approved Concept Plan

Figure 146 shows the Approved Concept Plan development envelope projecting just beyond the Barangaroo land/water interface, screening Nawi Cove and the southern edge of Barangaroo Reserve from the view.

The view to the Dalgety Bond Store and Palisade Hotel remains uninterrupted. The development envelope is seen close to the south end of 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 and uniform development envelope emerges northwards towards Barangaroo Reserve. 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.

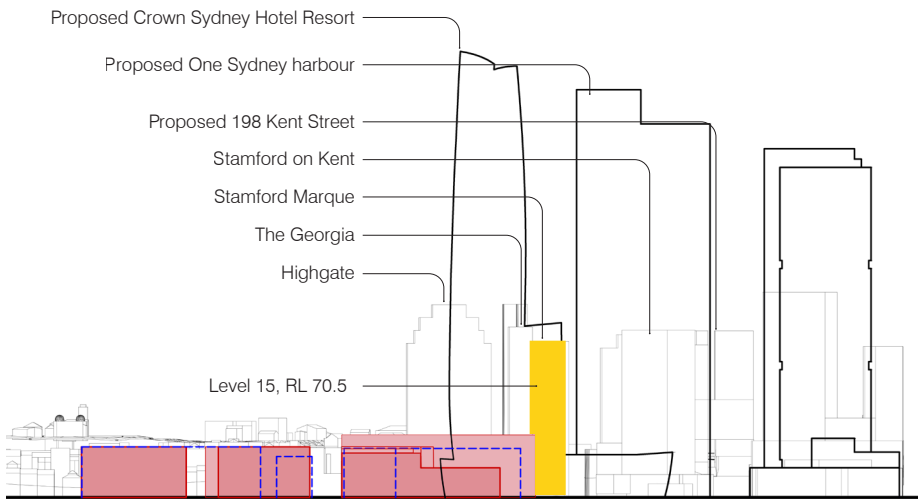


Figure 142 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

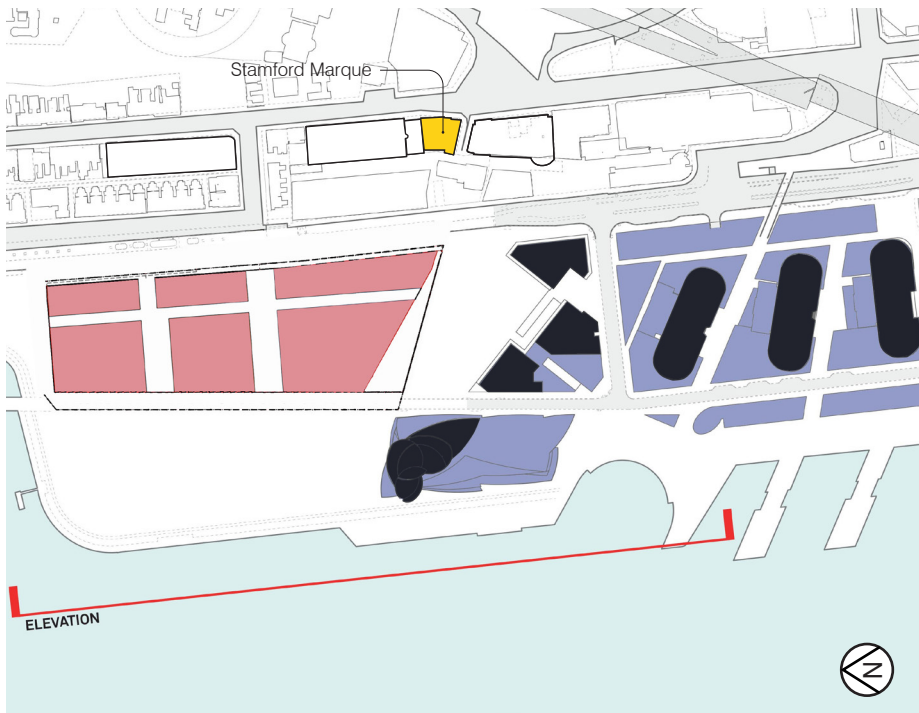


Figure 143 Plan View (Source: Modified from HASSELL diagrams (October 2020))



Figure 144 Stamford Marquee residential towers fronting Kent Street (Source: AECOM)

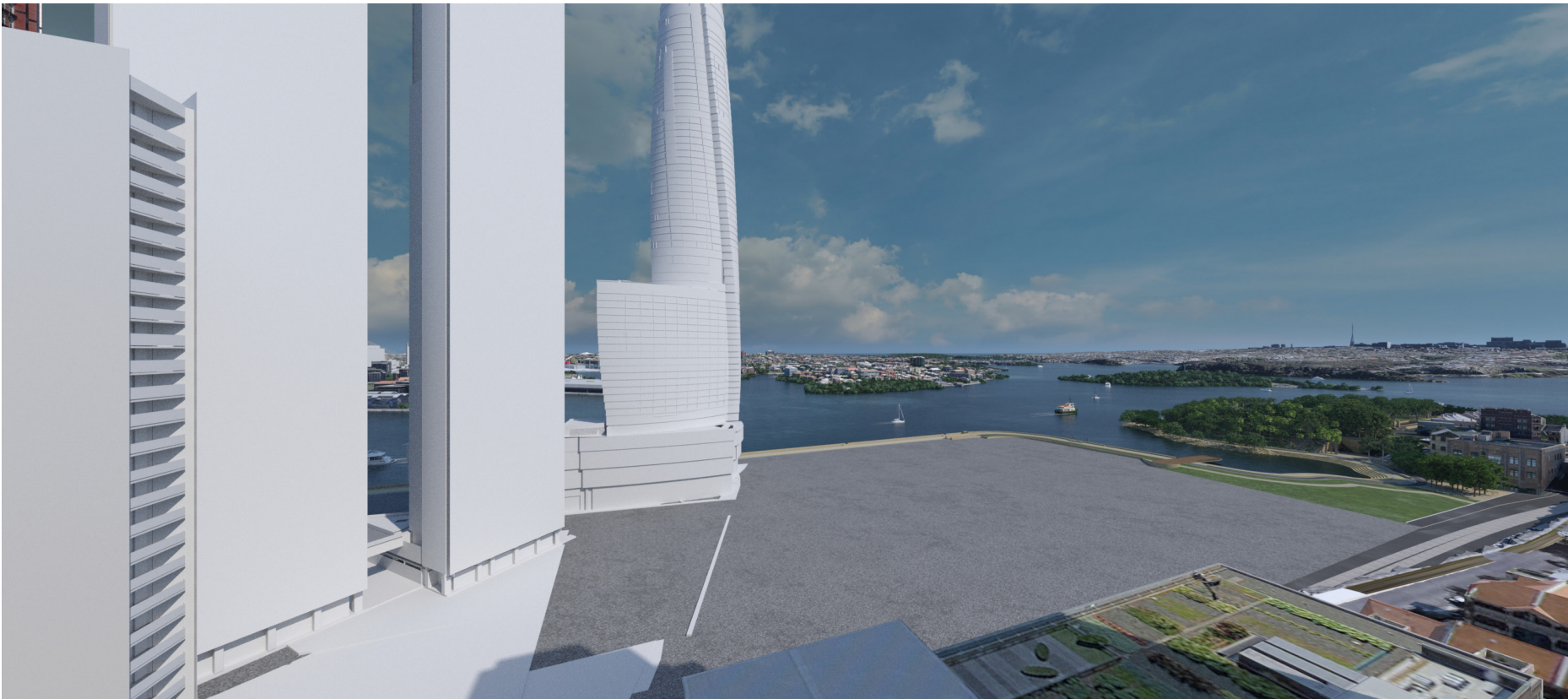


Figure 145 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

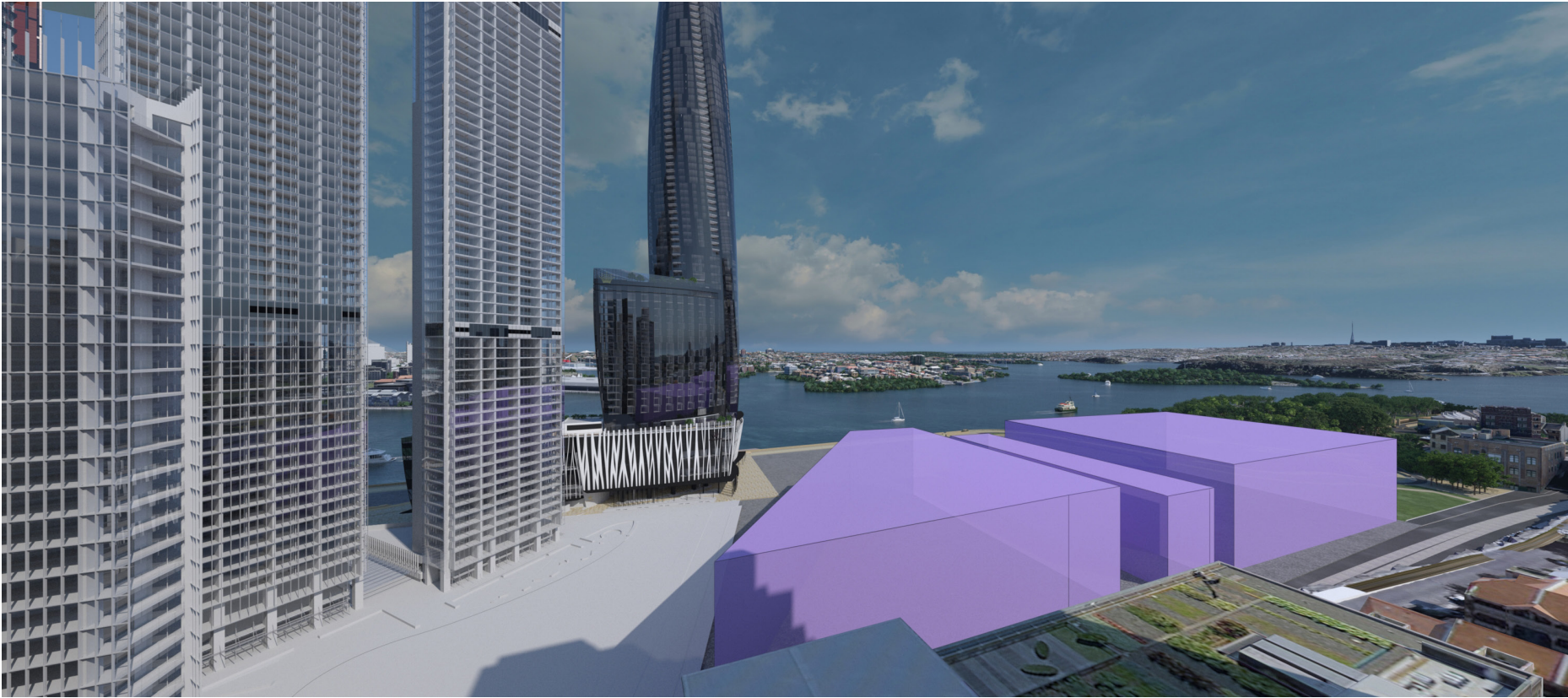


Figure 146 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

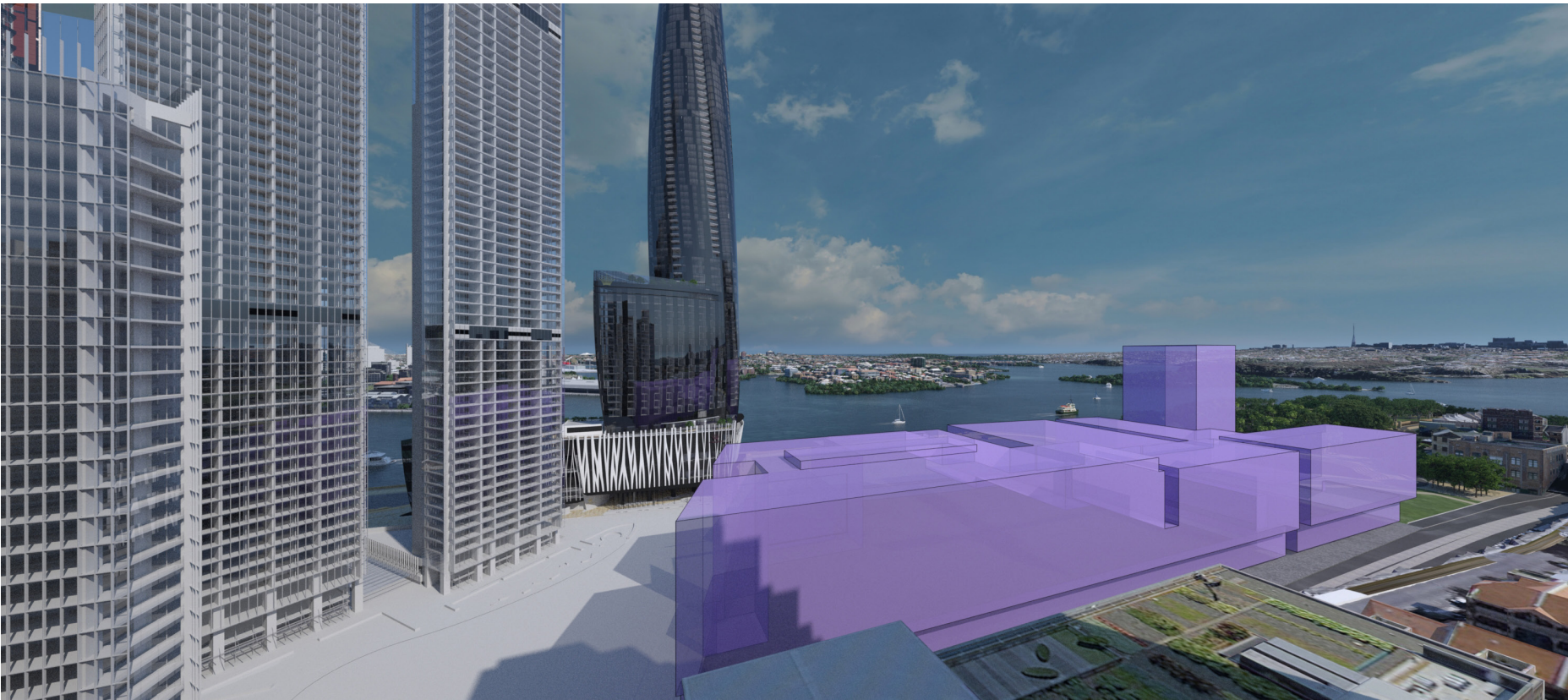


Figure 147 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

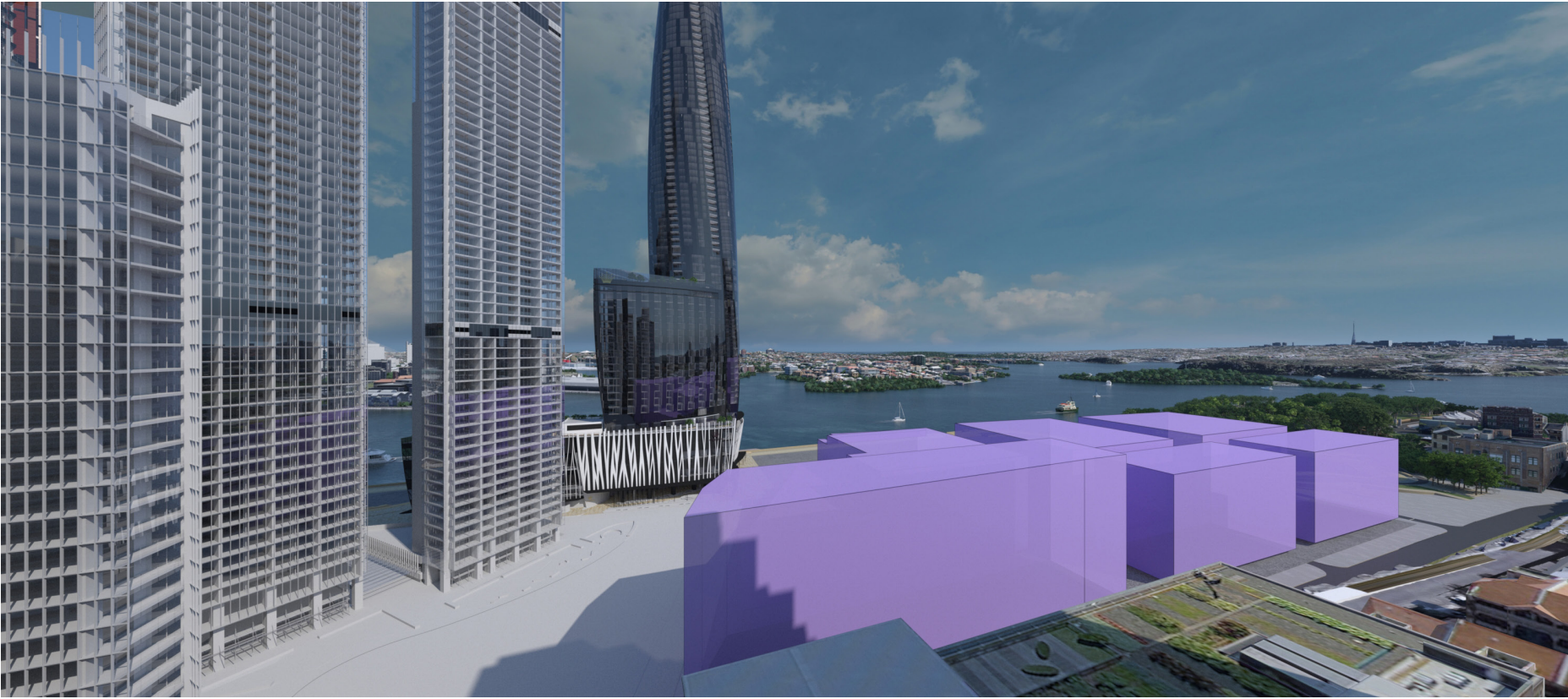


Figure 148 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

6.21.5 MOD 9 - exhibited

Figure 147 shows MOD 9 - exhibited. The Block 5 envelope is seen to 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 seen western edge of the development envelope sits marginally beyond the Barangaroo land/water interface, screening the shoreline and Nawi Cove.

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

MOD 9 - exhibited forms an acute angle to its southern edge, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Reserve. The envelope also 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.

6.21.6 MOD 9 - RtS

The MOD 9 - RtS comprises a collection of low, rectangular blocks within Central Barangaroo. The height of most blocks is similar to that of the Approved Concept Plan, with the exception of the south eastern portion of Block 5, which is slightly taller than the Approved Concept Plan. The view to Hickson Park is retained between the built form of South and Central Barangaroo, although the viewing corridor along the park is narrowed. Parts of the Barangaroo shoreline are still visible. The broader view to the harbour and beyond to the west and north west is retained.

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

The existing view as described in Section 6.21.3 provides a sweeping, unencumbered view across the west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from the Crown Hotel and Resort 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 commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low and uniform development envelope emerges northwards 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 retains the view to Hickson Park but through a reduced viewing window.

All development envelopes broadly correlate in height and massing with the Crown Hotel and Resort podium level. The Approved Concept Plan comprises a near flat top which is visually sympathetic with the broad, flat expanse of the harbour seen beyond. Both MOD 9 - exhibited and MOD 9 - RtS feature a more dynamic collection of forms and removes the remaining view to the land / water interface for Central Barangaroo.

MOD 9 - exhibited includes a tower at the north western corner of Block 7 which removes part of the view to the south-west corner of Barangaroo Reserve, and part of the harbour between Barangaroo Reserve and Goat Island. The proposed tower is seen in relief against the sky.

MOD 9 - RtS returns to a lower development envelope similar to that of the Approved Concept Plan, although as mentioned, feature a more modulated form due to separations between the blocks and along the length of the development. MOD 9 - RtS retains all important elements within the view, but narrows the view along Hickson Park between Hickson Road and the Crown Hotel and Resort.

In summary, the Approved Concept Plan comprises a relatively visually simple form, by comparison, MOD 9 - RtS provides a more visually dynamic, modulated composition. MOD 9 - RtS retains the view beyond Central Barangaroo to the harbour and landscape beyond, only reducing the view to Hickson Park between Hickson Road and the Crown Hotel and Resort.

6.21.8 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 83 for the General Assessment Criteria and Table 84 and Table 85 for Visual Impact Assessment and rating.

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

6.21.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 146 and described in Section 6.21.4. The harbour view north of the Crown Hotel and Resort is extensive and substantially intact, including views to the land /water interface on the northern, eastern and western shorelines, and the uninterrupted view to the horizon from Crown Hotel and Resort north. Further, the narrow views to Darling Harbour and Pyrmont seen between the South Barangaroo towers provide visual continuity with the broader harbour and Cumberland Plain view to the 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.

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 balconies along the southern third of the frontage project beyond the building line, increasing the extent of views to the north. Additionally, the orientation of the harbour facing frontage of the Stamford Marque building swings a little towards the north, with the southern line of balconies extending west of Highgate and The Georgia building line, providing some increase in water view to the east towards McMahons Point. Further, 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 146, extending further north to Crows Nest and beyond, and also, 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 6.21.6 and Table 83.

The view to the shoreline, harbour and to the horizon are maintained. MOD 9 - RtS screens a small portion of Hickson Park in the foreground from this location. The southern corner of Block 5 extends west to visually ‘touch’ the base of the Crown Hotel and Resort.

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 important components within the view, including the harbour / Sydney Basin view to the north-west and north.

Table 83 General Assessment Criteria - Observer Location 21: Stamford on Marque Residential Tower -Level 15

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 80m to 300m 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 (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. The oblique viewing angle over the roof of Central Barangaroo replaces the eastern Barangaroo shoreline with built form within the view.

Table 84 Visual impact assessment - Observer Location 21: Stamford on Marque 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 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 addition of height to one of the three blocks, stacking the additional height to the south-eastern portion of the site against tall built form of South Barangaroo, Hickson Road and Kent Streetthe 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 low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope seen in the foreground to that of the more dynamic and modulated form of MOD 9 - RtS.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be the same. 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 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 change to the view beyond Central Barangaroo affected.

Table 85 Visual impact assessment results matrix - Observer Location 21: Stamford on Marque 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

6.22 Observer Location 22: Stamford Marque Residential Tower - Level 25

6.22.1 Observer Location Position

Observer Location 22 shows the view seen from Level 25 (RL 97.0) of the Stamford Marque residential tower on Kent Street looking west. Figure 149 and Figure 150 show the relationship between the Stamford Marque residential tower and MOD 9 - RtS in elevation and plan view respectively.

6.22.2 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).

6.22.3 Existing View

Figure 151 shows the existing view. The view from this location is similar to that seen from Level 15 of the building (Observer Location 21), but with a more elevated view over the landscape, reducing the prominence of Central Barangaroo within the foreground of the view and focusing it onto the horizon beyond.

The Dalgety Bond Store and Barangaroo Reserve are prominent within the middleground of the view, with an uninterrupted view to the horizon beyond Darling Harbour, the Parramatta River and opposite shorelines in the background.

The Crown Hotel and Resort and One Sydney Harbour towers are landmarks within the foreground of the view. Narrow and tall ‘cameo’ views of Darling Harbour, Pyrmont and open sky are seen between the South Barangaroo towers, demonstrating continuation of the flat Cumberland Plain horizon line towards the south-west, and providing linking continuity with the broad harbour view to the north.

A virtually uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin, including a partial view of White Bay, and the view of Balmain Peninsula and Rozelle beyond to the horizon.

6.22.4 Approved Concept Plan

Figure 152 shows the Approved Concept Plan.

The Approved Concept Plan development envelope sits behind the land/water interface of Barangaroo and retains the view to the mouth of Nawi Cove, which is otherwise blocked from view, as is the southern edge of Barangaroo Reserve.

The view to the Dalgety Bond Store, Palisade Hotel and Merriman Street is uninterrupted. The view beyond Central Barangaroo to the harbour and landscape beyond is retained.

6.22.5 MOD 9 - exhibited

Figure 153 shows the view to MOD 9 - exhibited. Block 5 has a less acute angle to the southern edge and obscures some of the view to Hickson Park. The land / water interface of Barangaroo to the west in this arrangement is retained.

The tower portion of Block 7 is an anomaly in the view and obscures the south western edge 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.

6.22.6 MOD 9 - RtS

Figure 154 shows the view including MOD 9 - RtS. The development envelope visually comprises a collection of rectilinear blocks separated from one another by east-west and north-south axes. Similar to that seen with the Approved Concept Plan, the MOD 9 - RtS development envelope sits behind the land/water interface of Barangaroo and retains the view to the mouth of Nawi Cove, which is otherwise blocked from view, as is the southern edge of Barangaroo Reserve. The view to the Dalgety Bond Store, Palisade Hotel and Merriman Street is uninterrupted. The view beyond Central Barangaroo to the harbour and landscape beyond is retained.

The view to Hickson Park is narrowed, however, the continuity of the park between Hickson Road and the shoreline of Barangaroo is retained (i.e. Block 5 does not visually ‘touch’ the Crown Hotel and Resort building, allowing the parkland to visually ‘flow’ around it between the built form).

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

The existing view comprise a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from the towers in Barangaroo South (left of frame) 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 introduces the development envelope forming an acute angle along the southern boundary of Central Barangaroo, from which a relatively low and uniform development envelope emerges northwards 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 marginally reduces the gap between Central Barangaroo and Barangaroo South, resulting in a reduced width of viewing window to Hickson Reserve.

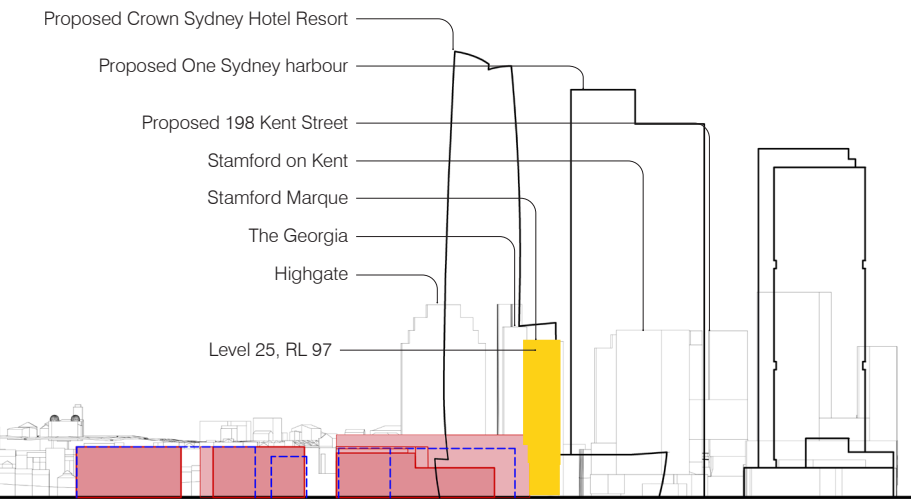


Figure 149 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

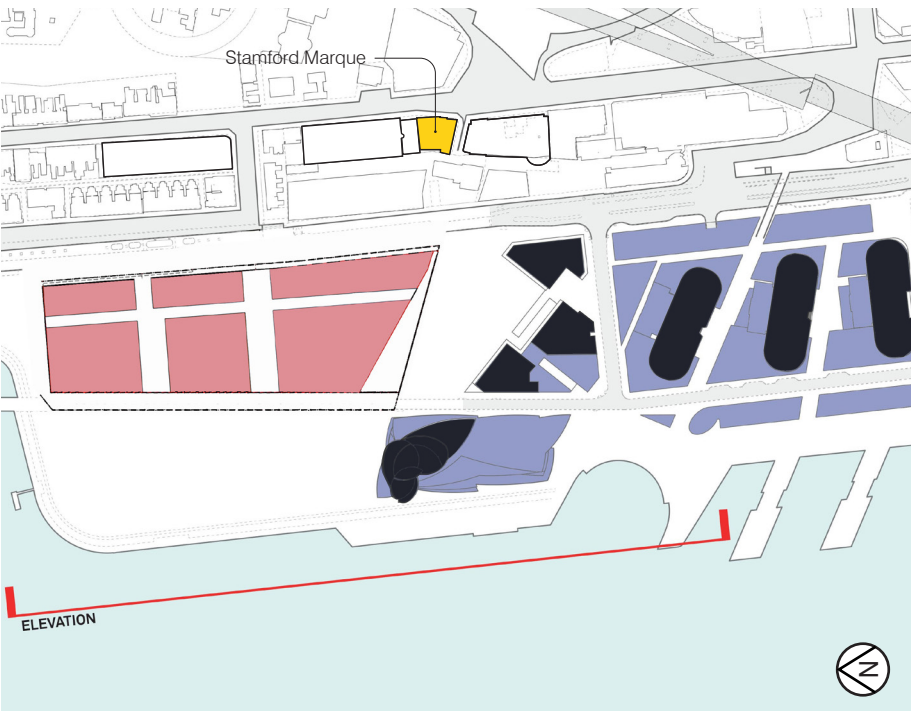


Figure 150 Plan View (Source: Modified from SJB diagrams, July 2023)

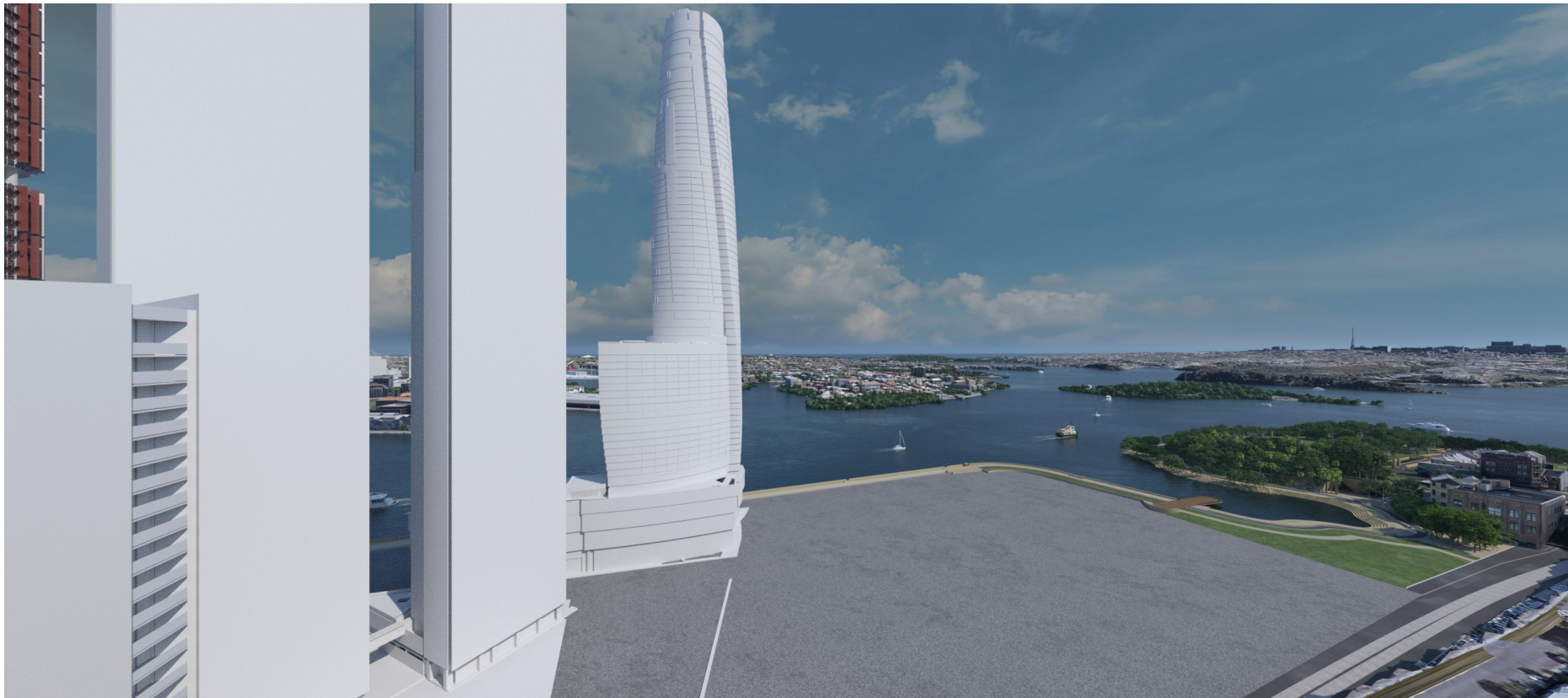


Figure 151 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

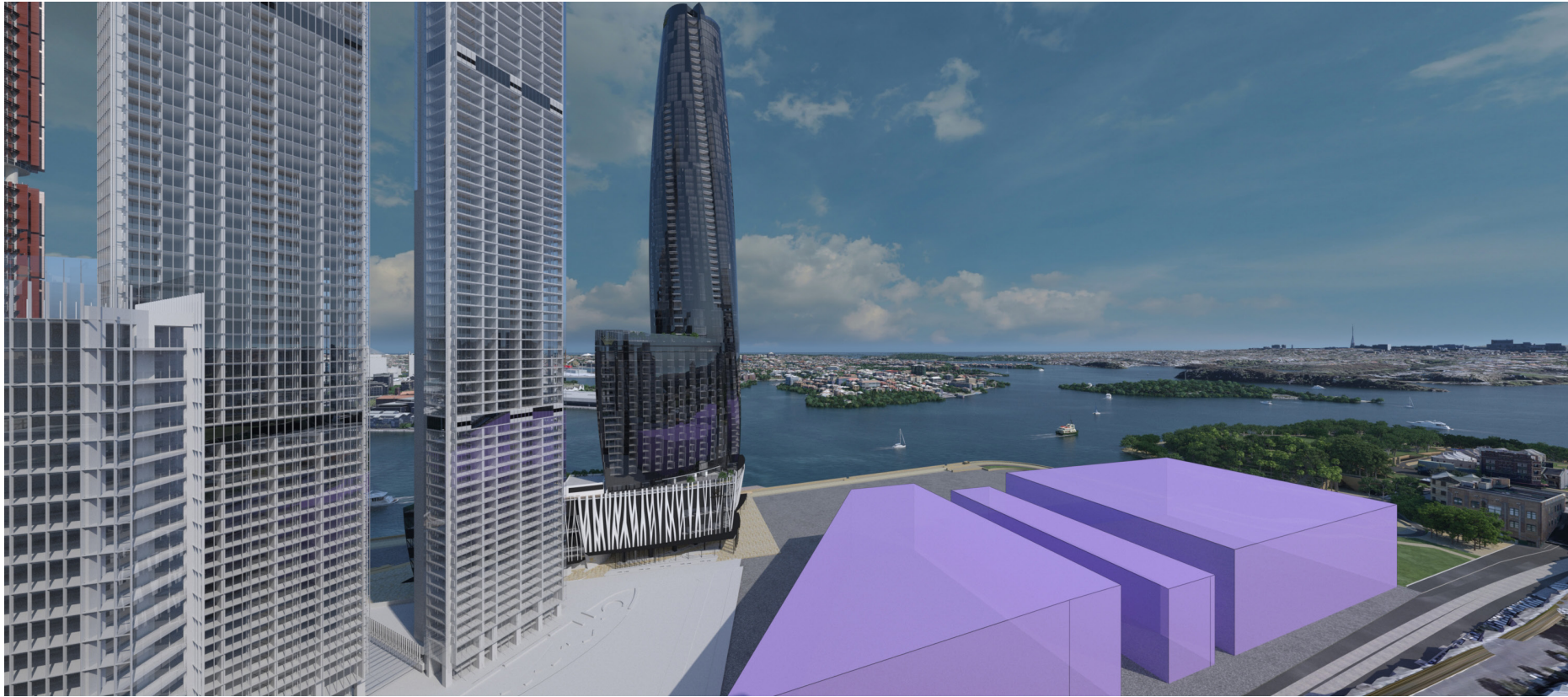


Figure 152 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

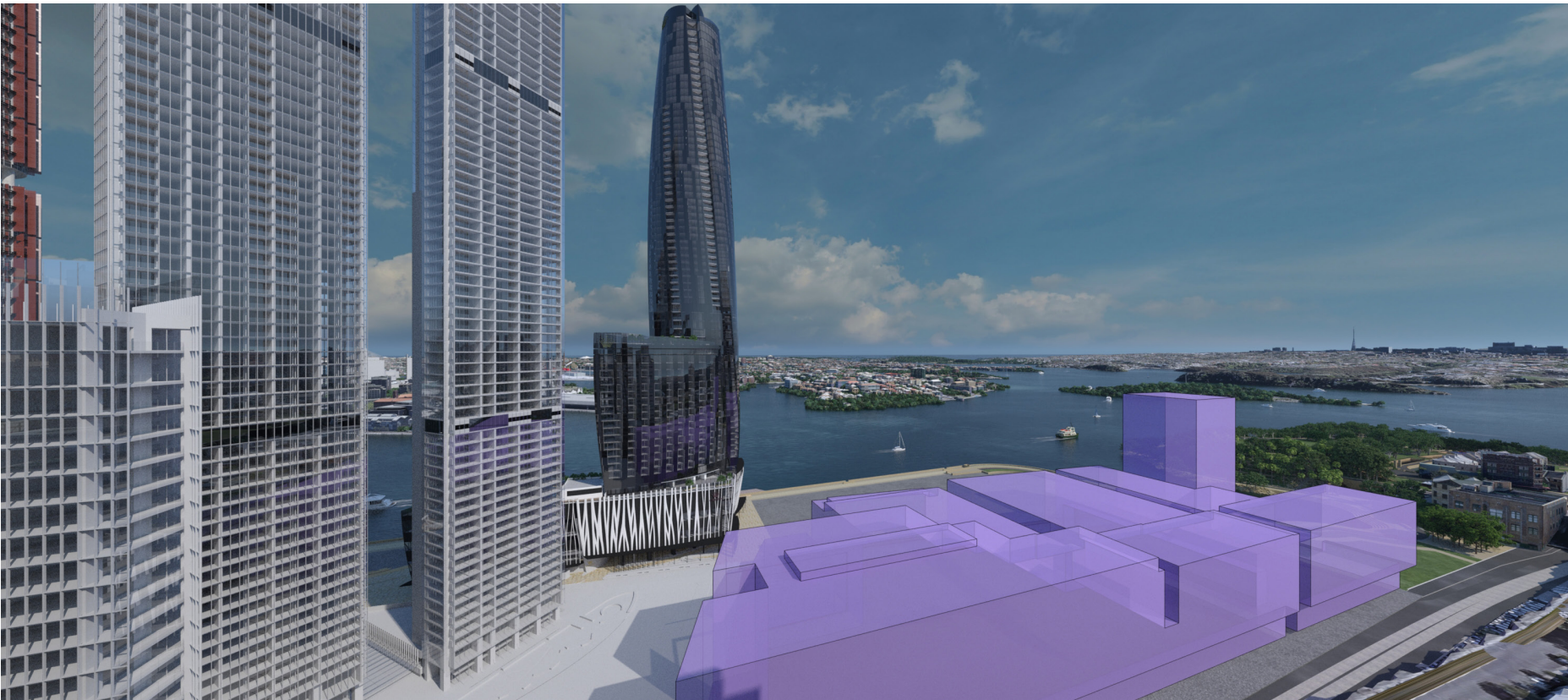


Figure 153 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

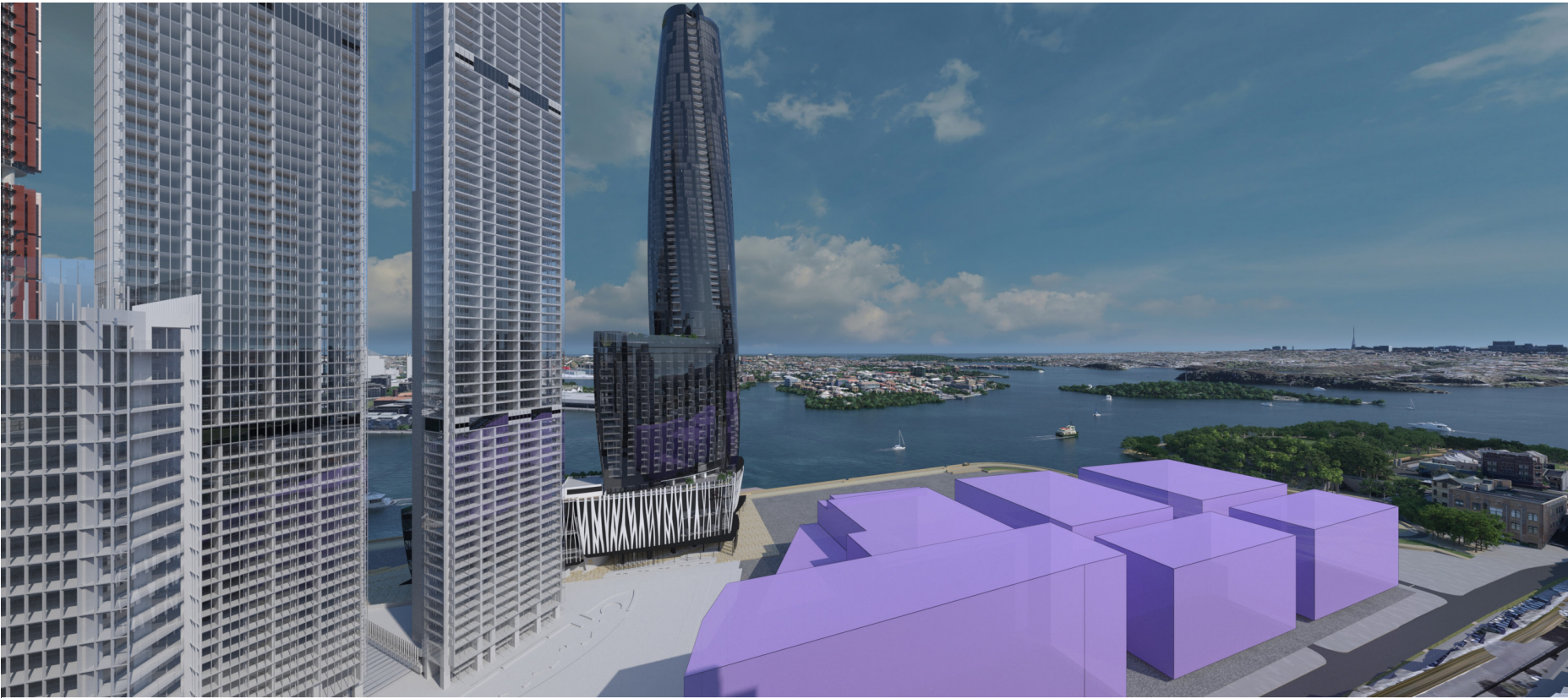


Figure 154 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

The development envelope of the Approved Concept Plan 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. Other than for the approved development envelope marginally removing the Central Barangaroo land/ water interface, and causing loss of view to the southern corner and southern slopes of Barangaroo Reserve, a still substantial harbour and Sydney Basin view to the north remains intact.

For MOD 9 - exhibited, Block 5 extends towards the south-east, obscuring some of the view to Hickson Park and removing the seen gap between Crown Hotel and Resort and Block 5. The tower within Block 7 screens 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.

MOD 9 - RtS returns to a lower development envelope similar to that of the Approved Concept Plan, albeit with a more modulated form. The eastern part of Block 5 is marginally taller, but does not screen any important components of the view, including the water, shoreline or horizon.

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. MOD 9 - RtS retains the extensive view described above, but comprises a more visually dynamic, highly modulated composition within the foreground of the view. The area of Hickson Park visible would be narrowed slightly.

6.22.8 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 86 for the General Assessment Criteria and Table 87 and Table 88 for Visual Impact Assessment and rating.

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

6.22.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 152 and described in Section 6.22.4 and Table 86. The harbour view north of Crown Hotel and Resort is extensive and substantially intact, similar to that seen in Observer Location 21 but seen from a greater height. Further, the narrow views to Darling Harbour and Pyrmont seen between the South Barangaroo towers provide visual continuity with the broader harbour and Cumberland Plain view to the north.

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 balconies along the southern third of the frontage project beyond the building line, increasing the extent of views to the north. Additionally, the orientation of the harbour facing frontage of the Stamford Marque building swings a little towards the north, with the southern line of balconies extending west of Highgate

and The Georgia building line, providing some increase in water view to the east towards McMahons Point. Further, 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 152, extending further north to Crows Nest and beyond, and also, though 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 6.22.6 and Table 86.

For MOD 9 - RtS, Block 5 extends marginally towards the Barangaroo South / Central Barangaroo border. The eastern portion of Block 5 is subject to a generally minimal increase in bulk and scale, which encroaches marginally on the view to Hickson Reserve but does not block the view to any substantial element within the view.

MOD 9 - RtS retains the view to the west and north-west (the harbour and beyond).

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 harbour / Sydney Basin beyond Central Barangaroo to the west and north-west.

Table 86 General Assessment Criteria - Observer Location 22: Stamford on Marque Residential Tower -Level 25

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 80m to 300m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed) living room windows, including projecting balconies along the harbour-facing southern edge of the building.
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 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 87 Visual impact assessment - Observer Location 22: Stamford on Marque Residential Tower -Level 25

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 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"><i>the slight addition of height to one of the three blocks, stacking the additional height to the south-eastern portion of the site against tall built form of South Barangaroo, Hickson Road and Kent Street</i><i>the additional modulation of the blocks</i><i>the proportion of the view occupied by MOD 9 - RtS is similar to that of the Approved Concept Plan.</i> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of <i>a low, broad, relatively flat and uniform envelope seen in the foreground to that of the more dynamic and modulated form of MOD 9 - RtS.</i></p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be the same. 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"><i>the view is seen from above the general development envelope level, with much of the rooftop areas visible from the balcony</i><i>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan, and</i><i>the extent of area over which the changes would be visible is similar, with no change to the view beyond Central Barangaroo affected.</i>

Table 88 Visual impact assessment results matrix - Observer Location 22: Stamford on Marque 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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6.23 Observer Location 23: Stamford on Kent Residential Tower - Level 15

6.23.1 Observer Location Position

Observer Location 23 shows the view seen from Level 15 (RL 70.0) of the Stamford on Kent residential tower on Kent Street looking west. Figure 155 and Figure 156 show the relationship between the Stamford on Kent residential tower and MOD 9 - RtS in elevation and plan view respectively.

6.23.2 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).

6.23.3 Existing View

Figure 157 shows the existing view.

The view from this Observer Location is taken from Level 15 (RL 73.5) of Stamford on Kent residential tower block looking north-west. The view is framed by the visually dominant foreground elements of the towers of One Sydney Harbour and the Crown Hotel and Resort to the west (left of frame) and residential towers on Kent Street to the north (right of frame). The view between these elements to the landscape includes a view across Central Barangaroo to the north west and across the rooftops of built form on Hickson Road and Millers Point to the north.

The harbour beyond is characterised by the vegetated headlands of Barangaroo Reserve, Balmain East, Goat Island and Balls Head. An uninterrupted view to the horizon is seen to the north west and north, including Balmain East St Leonards and North Sydney seen in the background.

6.23.4 Approved Concept Plan

Figure 158 shows the Approved Concept Plan in the central portion of the middle ground of the view. The development envelope projects just beyond the Barangaroo land/water interface and screens Nawi Cove and the southern slopes of Barangaroo Reserve from the view.

A virtually uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin, including a partial view of Balmain Peninsula and Birchgrove beyond to the horizon. The development envelope is seen to marginally interrupt the view to the Dalgety Bond Store, Hotel Palisade and the south end of 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 and uniform development envelope emerges northwards towards Barangaroo Reserve. The envelope broadly correlates in height and massing with the Crown Hotel and Resort podium level. A view along Hickson Park is visible between Hickson Road and the harbour.

6.23.5 MOD 9 - exhibited

Figure 159 shows MOD 9 - exhibited. Blocks 5, 6 and Block 7 are seen to have moderately increased height over that for the Approved Concept Plan, and similar level of interruption to the view of Barangaroo Reserve, other than for the Block 7 high point which removes the view to the south-west corner of Barangaroo Reserve, and that part of the harbour between Barangaroo Reserve, Goat Island and the north shore suburbs to the horizon. This further interrupts the continuity of the harbour view.

6.23.6 MOD 9 - RtS

Figure 160 shows the view including MOD 9 - RtS, with the composition of the development envelope comprising a collection of modular blocks stepping down in height from the tallest, south eastern point (Block 5) towards the north. The extent of the screening of the shoreline, Nawi Cove and Barangaroo Reserve is similar to that of the Approved Concept Plan. Hickson Park is narrowed within the view due to the less acute angle of the southern edge of the development envelope, however, the connection between Hickson Road and the harbour along the park is retained.

The lower, southern edge of Block 5 is visible from this height, illustrating the potential relationship between Hickson park and this portion of the block. The step down in built form to the park edge provides a more visually appropriate relationship between the southern edge of the built form with in Central Barangaroo and the open space between South and Central Barangaroo.

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

The existing view comprises a framed view between tall built form across the 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.

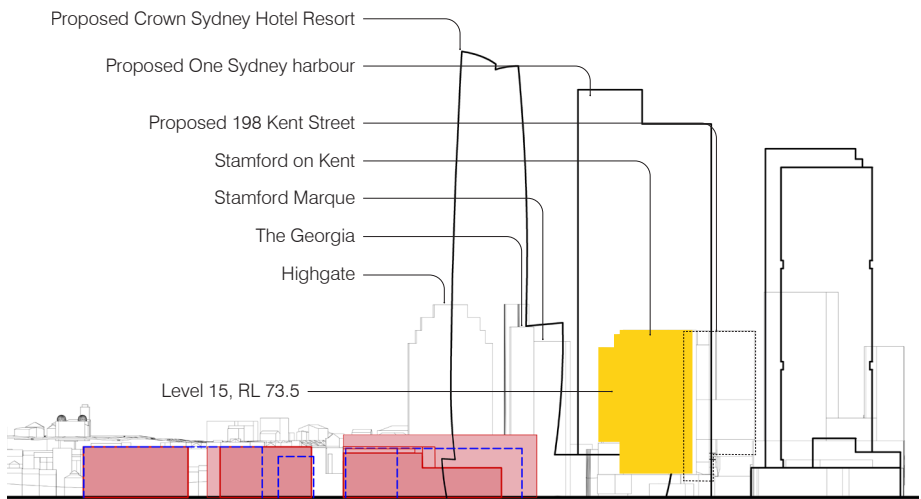


Figure 155 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

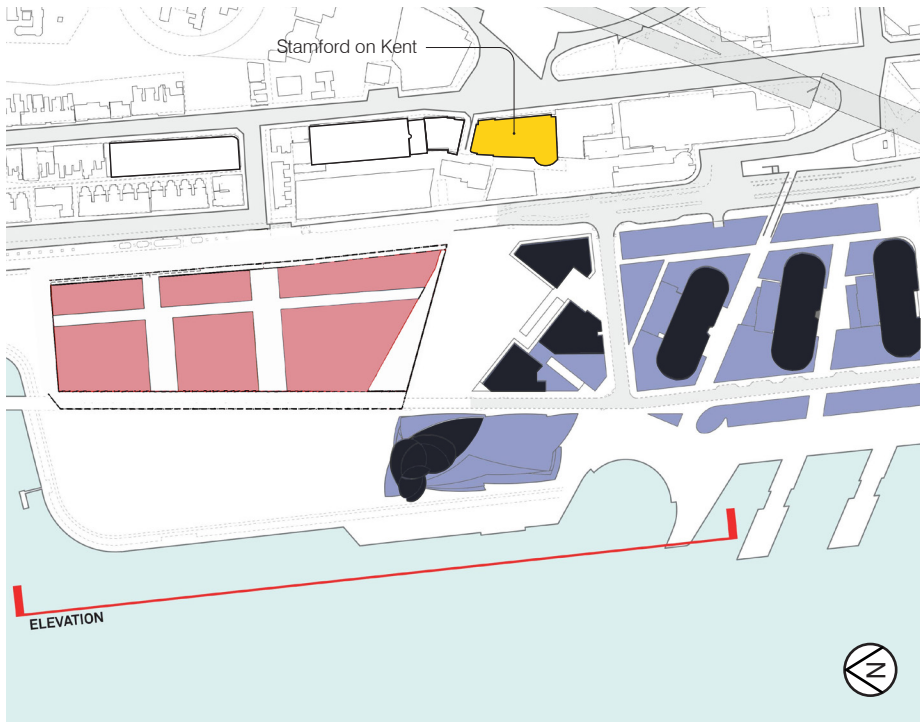


Figure 156 Plan View (Source: Modified from HASSELL diagrams (October 2020))



Figure 157 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

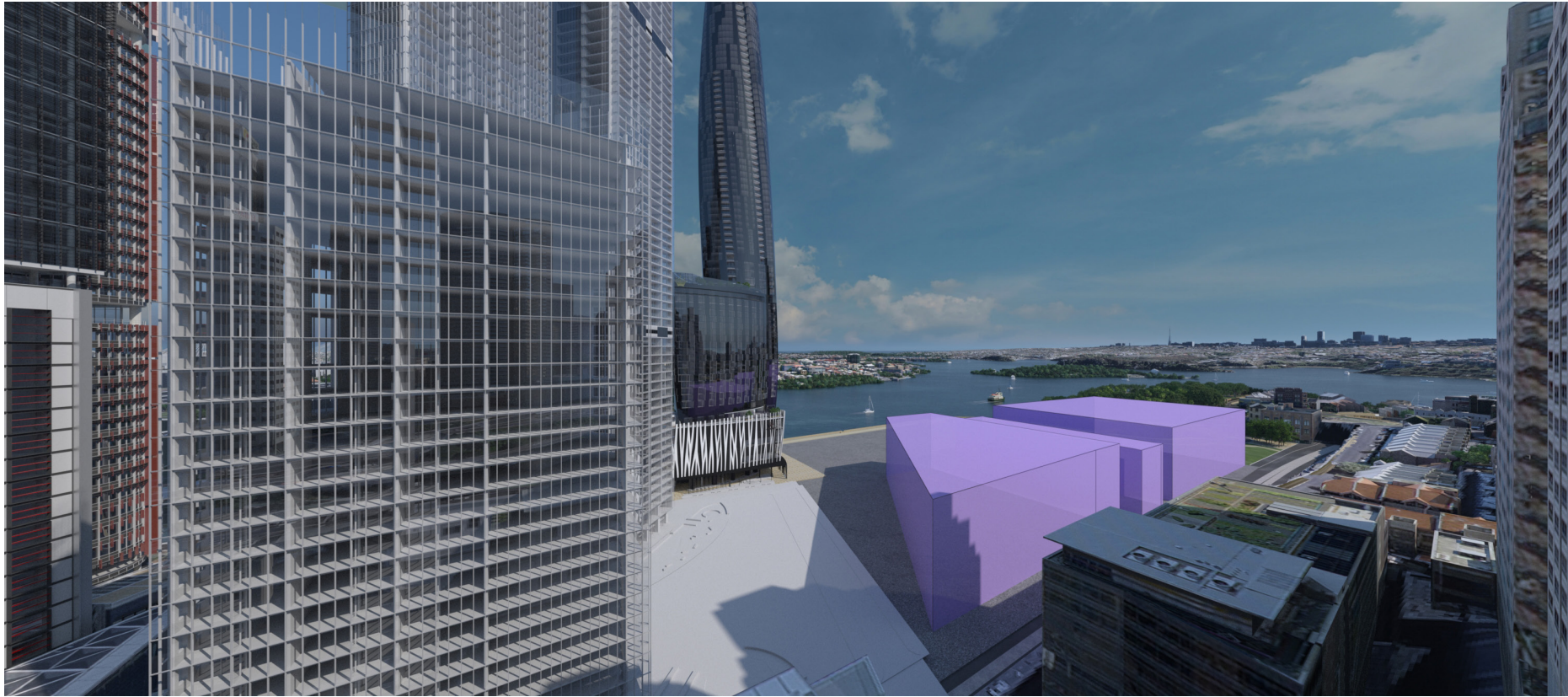


Figure 158 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

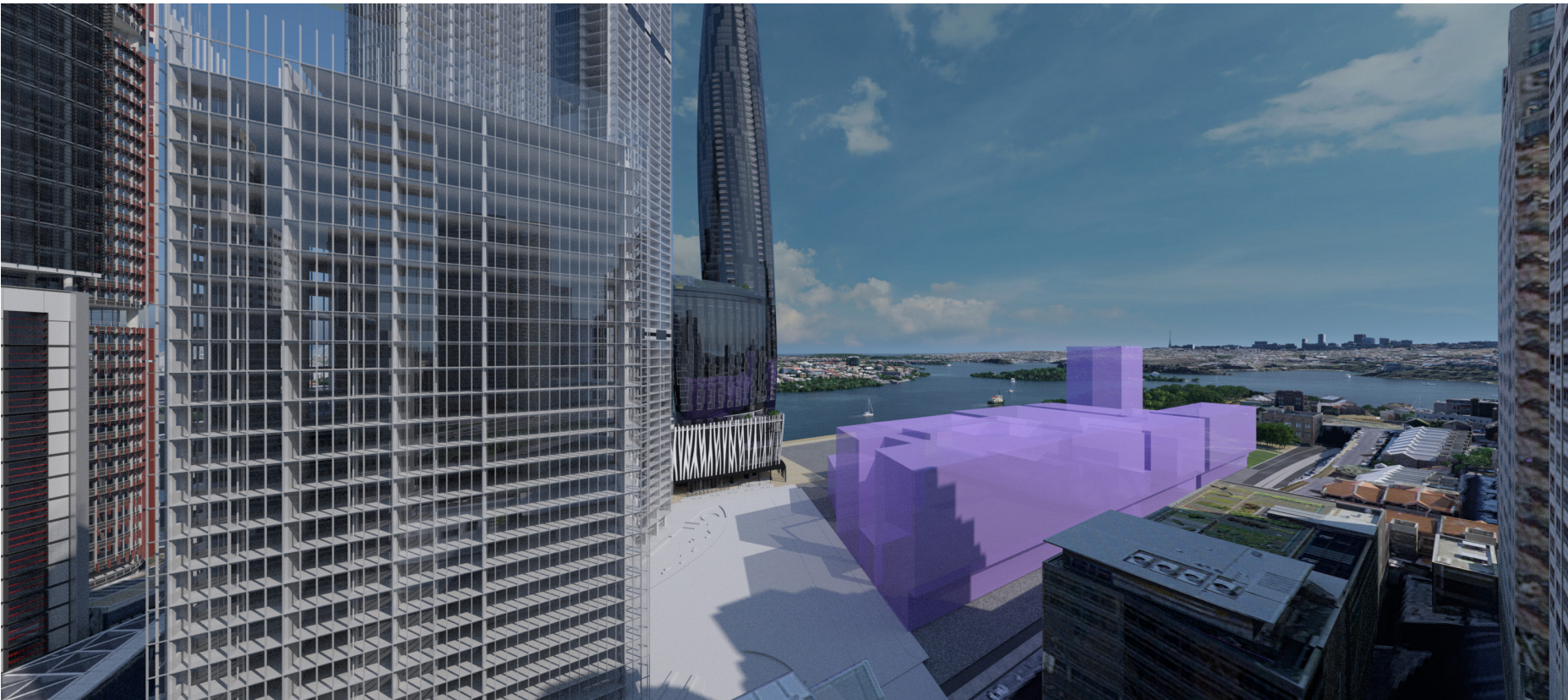


Figure 159 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

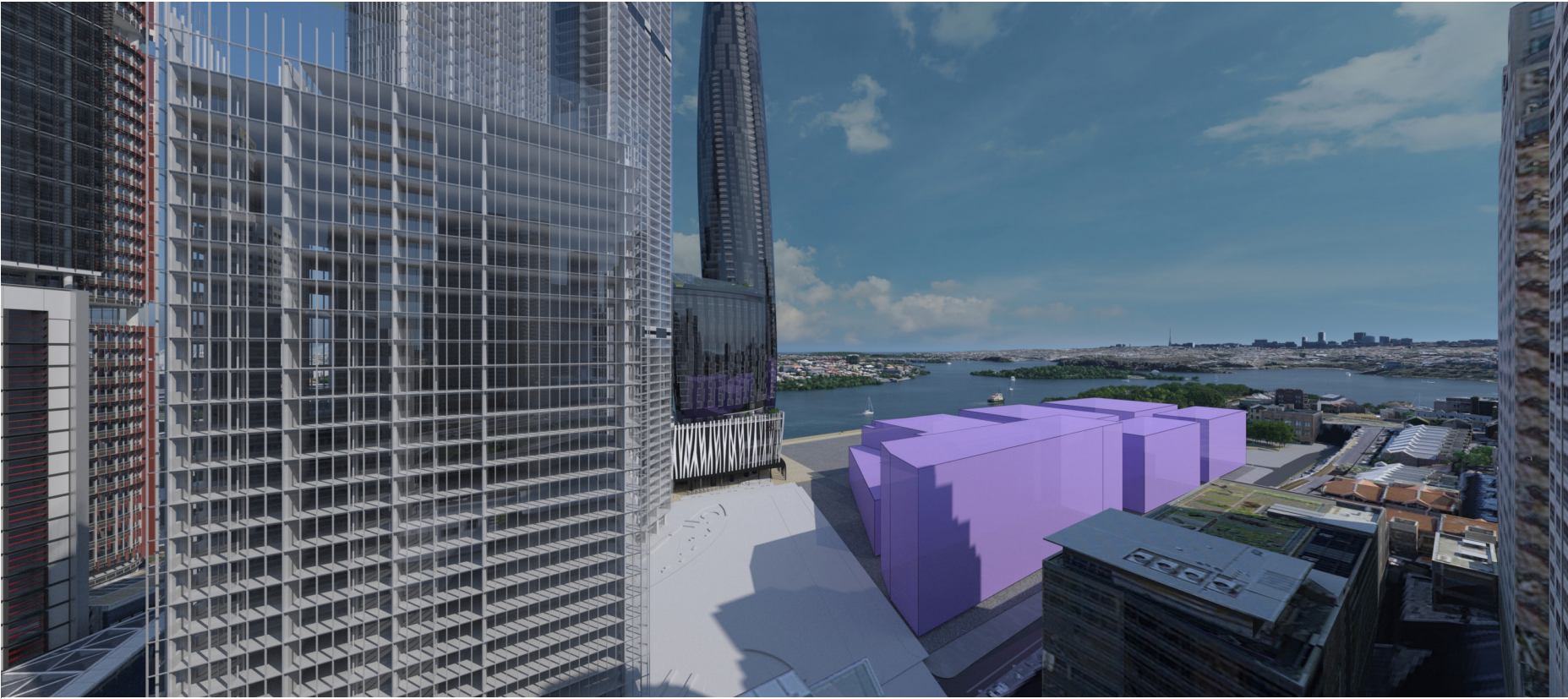


Figure 160 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

The Approved Concept Plan comprises a visually simple form, correlating in height and massing with the Crown Hotel and Resort podium, with it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope marginally removing the view of the Central Barangaroo land/water interface including Nawi Cove, and causing loss of view to the southern slopes of Barangaroo Reserve, the extensive Sydney Harbour and Sydney Basin view to the north-west otherwise remains intact.

The MOD 9 - exhibited development envelope comprises a dynamic composition with modulated blocks, which also correlates in height to the Crown Hotel and Resort podium level. There is disruption of the view arising from the high point in Block 7, including a further loss of continuity in the harbour view and the horizon line.

MOD 9 - RtS returns to the more modest height of the Approved Concept Plan, with the exception of a taller south-eastern portion of Block 5, the increased height visually stacking to the south near adjoining tall development. The uninterrupted view over the harbour to the horizon is seen to the north west and north, including Balmain East St Leonards and North Sydney seen in the background is unchanged from the Approved Concept Plan. The view along Hickson Park is narrowed slightly, however, the lower scale of the southern edge of Block 5 is more appropriate in scale to that of the Approved Concept Plan, providing a comfortable relationship between the edge of the development and the open space to the south.

6.23.8 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 89 for the General Assessment Criteria and Table 90 and Table 91 for Visual Impact Assessment and rating.

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

6.23.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 158 and described in Section 6.23.4 and Table 90. The existing harbour view north of Crown Hotel and Resort is intact, seen framed between Barangaroo South and existing buildings on Kent Street. The harbour is seen extending, unbroken, around the northern point of Barangaroo Reserve, and north east towards the Sydney Harbour Bridge (which is not visible from this location).

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.

Observer Location Details

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. As with the southern end of Stamford Marque, the orientation of the harbour facing frontage swings a little towards the north, therefore extending west of Highgate and The Georgia building line. This provides a potential substantial increase in harbour view to the north towards McMahons Point. Further, about half of the balconies extend beyond the Stamford on Kent building line, further increasing the extent of harbour views to the north. This is particularly so for the balconies at the southern end of the building which cantilever out in a broad arc. Additionally, although not shown in these figures, a view south to Haymarket and beyond would also be available from the building, although this would potentially comprise a more interrupted view then that available to the north. Further, much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.23.6 and Table 89.

The impact on the view arises from the southern face of Block 5 of MOD 9 - RtS, which obstructs a small portion more of the seen area of Hickson Park, although the link along the park between Hickson Road and the harbour is maintained.

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 beyond Central Barangaroo to the harbour and landscape beyond that is affected by the change.

Table 89 General Assessment Criteria - Observer Location 23: Stamford on Kent Residential Tower - Level 15

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 70m to 360m 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 (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 extent of the development would be similar to that 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. The oblique viewing angle over the roof of Central Barangaroo replaces the eastern Barangaroo shoreline and Nawi Cove within the view.

Table 90 Visual impact assessment - Observer Location 23: Stamford on Kent 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 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 moderate within the context of:</p> <ul style="list-style-type: none">the additional height of Block 5, although this change has little impact on the view from this locationthe less acute angle of Block 5 filling in some of the visual gap between Barangaroo South and Central within Hickson Parkthe remaining large view is intactthe view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope to a more dynamic, modulated form of MOD 9 - RtS.</p> <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 would 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 less acute southern face of MOD 9 - RtSthe 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.

Table 91 Visual impact assessment results matrix - Observer Location 23: Stamford on Kent 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

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6.24 Observer Location 24: Stamford on Kent Residential Tower - Level 25

6.24.1 Observer Location Position

Observer Location 24 shows the view seen from Level 25 (RL 95.0) of the Stamford on Kent residential tower on Kent Street looking west. Figure 161 and Figure 162 show the relationship between the Stamford on Kent residential tower and MOD 9 - RtS in elevation and plan view respectively.

6.24.2 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).

6.24.3 Existing View

Figure 163 shows the existing view.

The foreground of the view, taken from Level 25 (RL 95.0) of Stamford on Kent residential tower block looking north-west. Similar to that seen on the lower floor, the view is framed by the visually dominant foreground elements of the towers of One Sydney Harbour and the Crown Hotel and Resort to the west (left of frame) and residential towers on Kent Street to the north (right of frame). The view between these elements to the landscape include a view across Central Barangaroo to the north west and across the rooftops of built form on Hickson Road and Millers Point to the north.

The harbour beyond is characterised by the vegetated headlands of Barangaroo Reserve, Balmain East, Goat Island and Balls Head. An uninterrupted view to the horizon is seen to the north west and north, including Balmain East St Leonards and North Sydney seen in the background.

6.24.4 Approved Concept Plan

Figure 164 shows the Approved Concept Plan. The Central Barangaroo development envelope sits moderately back from the Central Barangaroo land/water interface, and screens all but the mouth of Nawi Cove. Part of the southern slope of Barangaroo Reserve is also screened from view.

An uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin to the horizon, including a partial view of Balmain Peninsula and Birchgrove. The development envelope is seen to marginally interrupt the view to the Dalgety Bond Store, with the view to the Palisade Hotel and the south end of Merriman Street remaining uninterrupted.

6.24.5 MOD 9 - exhibited

Figure 165 shows MOD 9 - exhibited. Blocks 5, 6 and 7 are seen to have marginally increased height over that for the Approved Concept Plan, with a similar level of interruption to Nawi Cove. Block 7 tower screens the view to the south-west corner of Barangaroo Reserve, and that part of the harbour between Barangaroo Reserve, Goat Island. This further interrupts the continuity of the harbour view.

More of the roof area is seen in this view above the level 15 view, with the articulation of the blocks more visible in their descent in height from the east to the west. The MOD 9 - exhibited development envelope is substantially articulated.

6.24.6 MOD 9 - RtS

Figure 166 shows the view including MOD 9 - RtS, with the composition of the development envelope comprising a collection of modular blocks stepping down in height from the tallest, south eastern point (Block 5) towards the north. The extent of the screening of Nawi Cove and Barangaroo Reserve is similar to that of the Approved Concept Plan. While Hickson Park is narrowed within the view due to the less acute angle of the southern edge of the development envelope, the connection between Hickson Road and the harbour along the park is retained. The lower, southern edge of Block 5 is visible from this height, illustrating the potential relationship between Hickson park and this portion of the block. The step down in built form to the park edge provides a more visually appropriate relationship between the southern edge of the built form with in Central Barangaroo and the open space between South and Central Barangaroo.

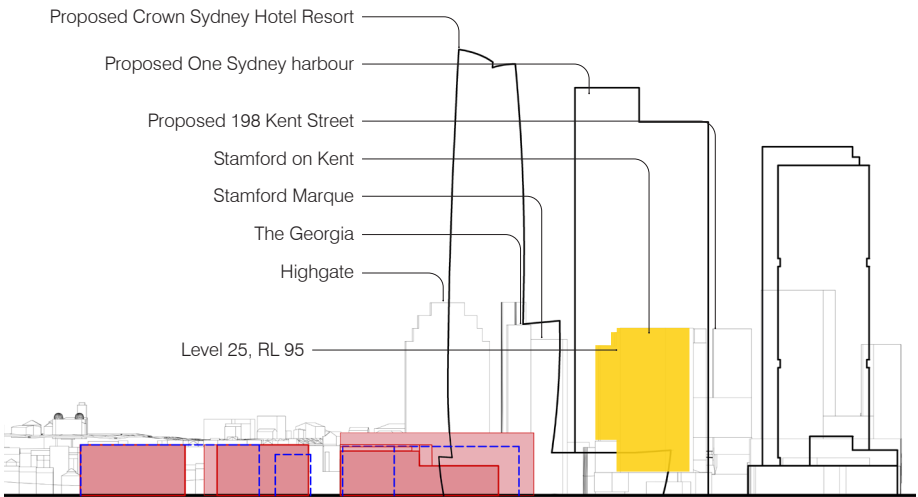


Figure 161 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

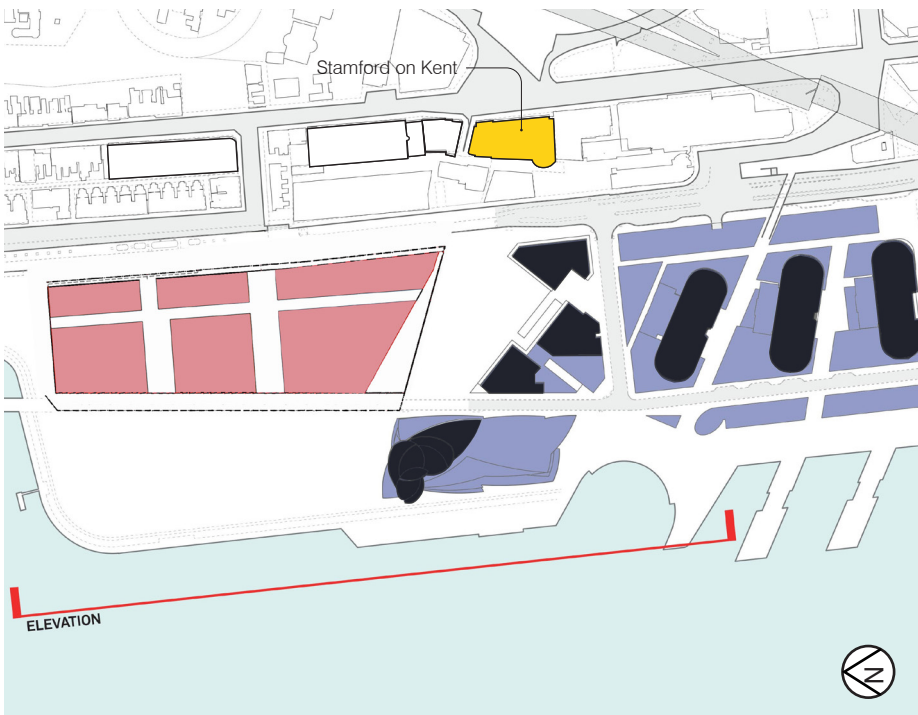


Figure 162 Plan View (Source: Modified from HASSELL diagrams (October 2020))

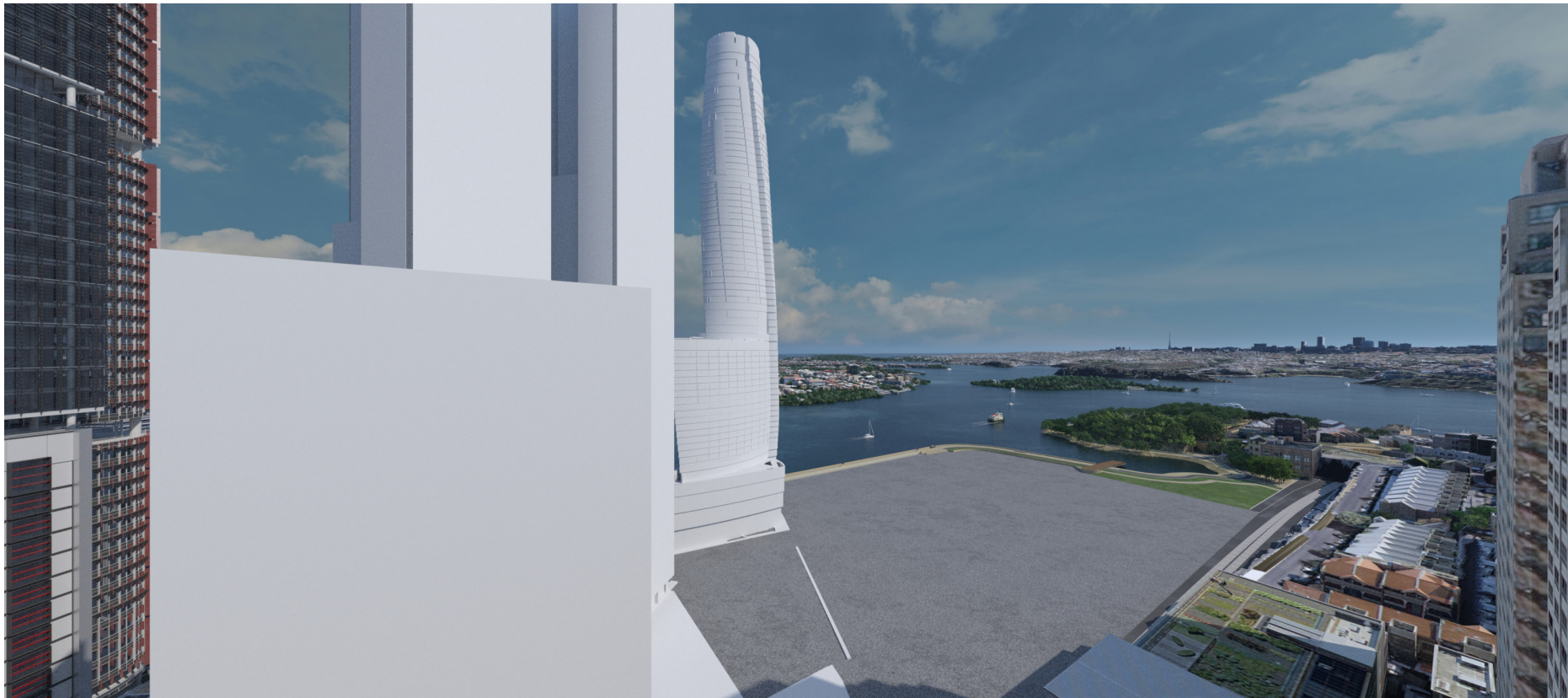


Figure 163 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

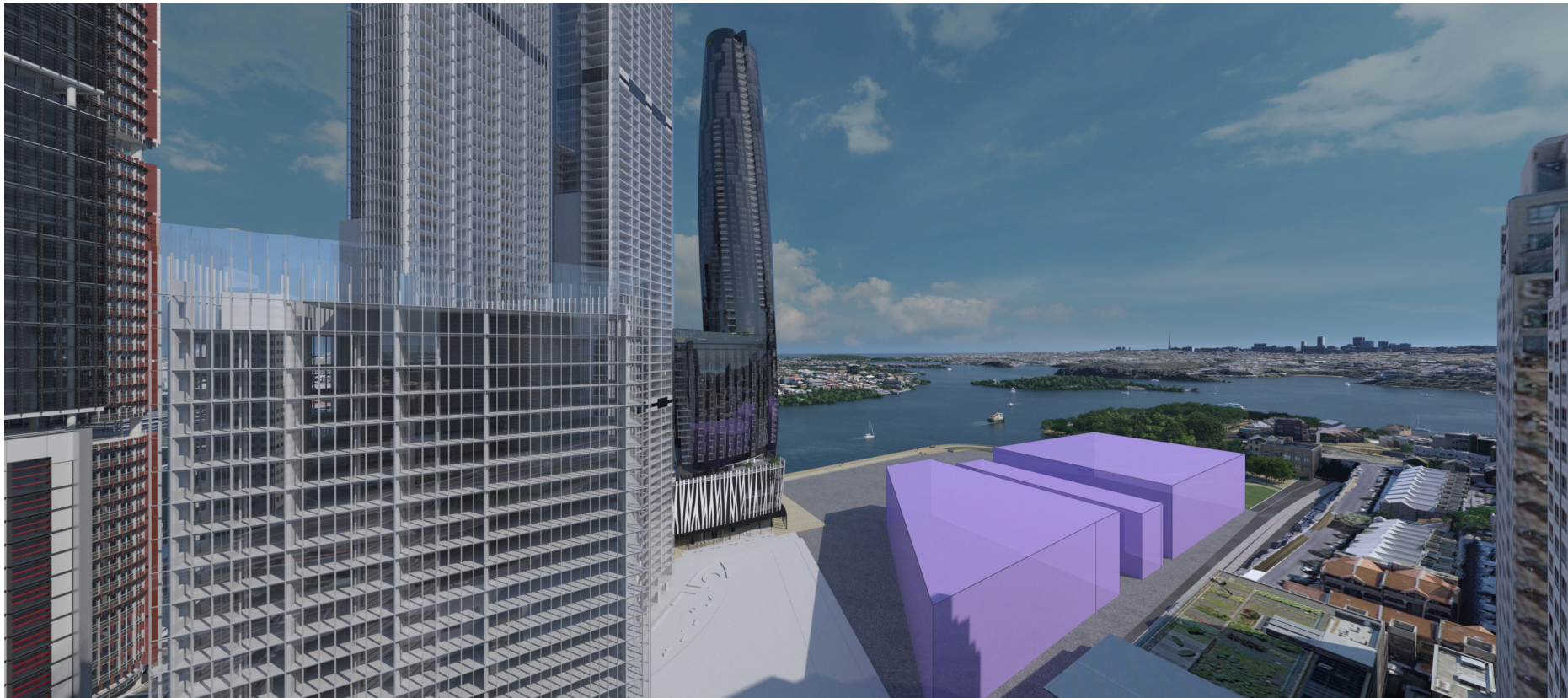


Figure 164 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

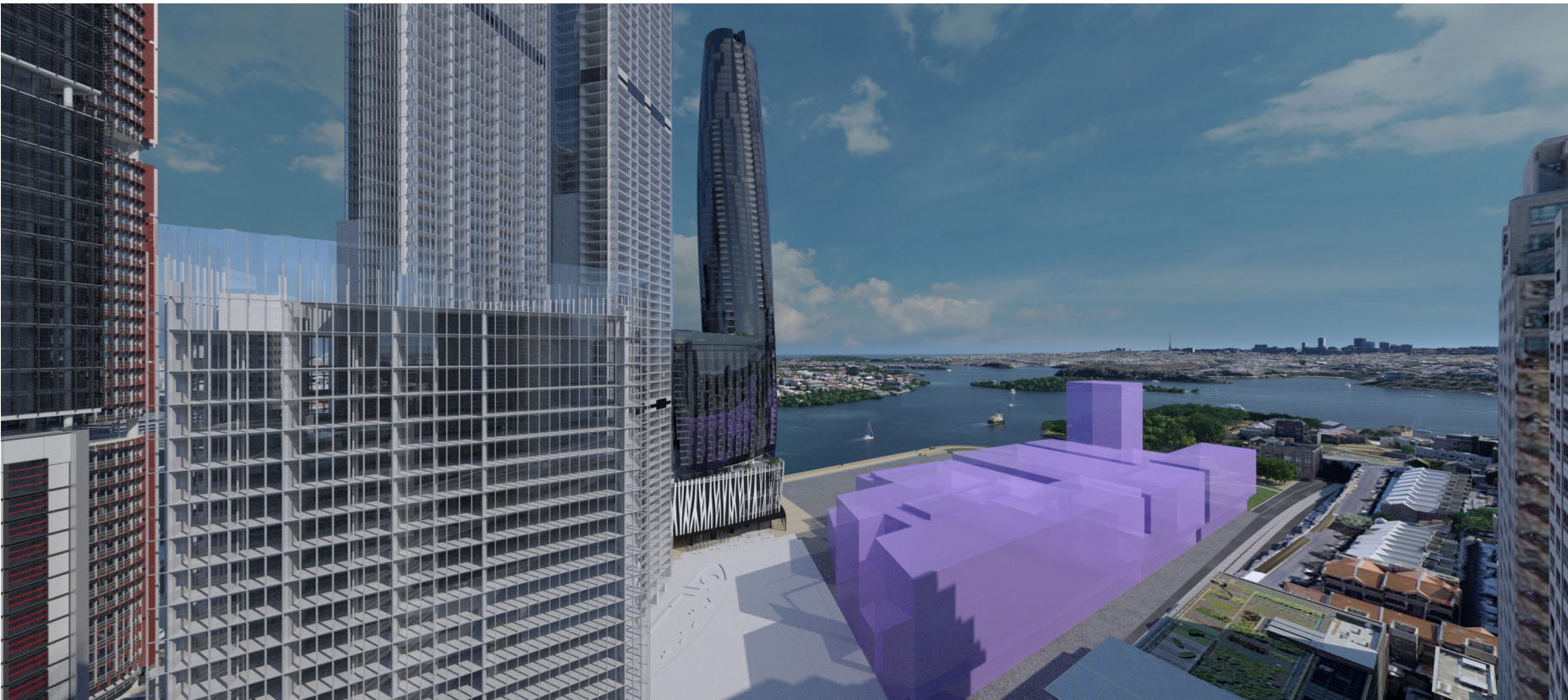


Figure 165 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

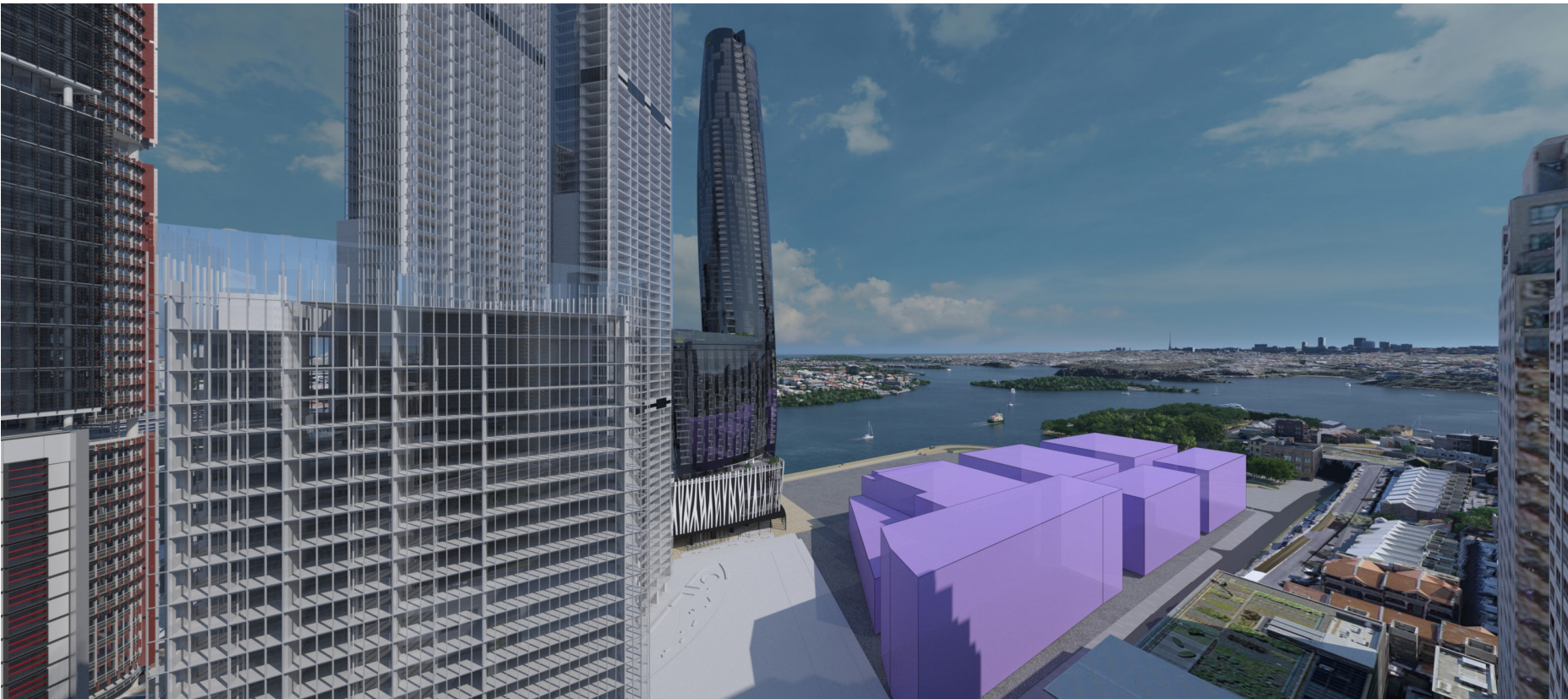


Figure 166 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

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

The existing view comprises a framed view between tall built form across the 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 Approved Concept Plan comprises a visually simple form, correlating in height and massing with the Crown Hotel and Resort podium, with its long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope removing the view to all but the mouth of Nawi Cove, and causing loss of view to the southern slopes of Barangaroo Reserve, the extensive Sydney Harbour and Sydney Basin view to the north-west otherwise remains intact.

The MOD 9 - exhibited development envelope comprises a dynamic composition with modulated blocks, which also correlates in height to the Crown Hotel and Resort podium level. There is disruption of the view arising from the high point in Block 7, including a further loss of continuity in the harbour view and the horizon line.

MOD 9 - RtS returns to the more modest height of the Approved Concept Plan, with the exception of a taller south-eastern portion of Block 5, the increased height visually stacking to the south near adjoining tall development. The uninterrupted view over the harbour to the horizon is seen to the north west and north, including Balmain East, St Leonards and North Sydney seen in the background is unchanged from the Approved Concept Plan. The view along Hickson Park is narrowed slightly, however, the lower scale of the southern edge of Block 5 is more appropriate in scale to that of the Approved Concept Plan, providing a comfortable relationship between the edge of the development and the open space to the south.

6.24.8 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 92 for the General Assessment Criteria and Table 93 and Table 94 for Visual Impact Assessment and rating.

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

6.24.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 164, and described in Section 6.24.4 and Table 92. Similar to that seen in Observer Location 23, the harbour view north of Crown Hotel and Resort is substantially intact, including the land / water interface on the on the eastern, western and northern shorelines.

Observer Location Details

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. As with Stamford Marque, the orientation of the harbour facing frontage swings a little towards the north, therefore extending west of Highgate and The Georgia building line. This provides a substantial increase in harbour view to the east towards McMahons Point (refer Figure 164). Further, about half of the balconies extend beyond this Stamford on Kent building line, further increasing the extent of harbour views to the north. This is particularly so for the balconies at the southern end of the building which cantilever out in a broad arc. Additionally, although not shown in these figures, a view south to Haymarket and beyond would also be available from the building, although this would potentially comprise a more interrupted view that available to the north. Further, much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.24.6 and Table 92.

The southern face of Block 5 of MOD 9 - RtS is at a less acute angle than that of the Approved Concept Plan design and occupies more space, closing the gap between Block 5 and Crown Hotel and Resort. The high point in Block 7 removes part of the water view between Goat Island and Barangaroo Reserve, and reduces the seen extent of Barangaroo Reserve. However, as described above, the orientation of the harbour facing frontage of the Stamford on Kent building provides a substantially increased water view east of Balls Head Reserve, extending to McMahon's Point.

Notwithstanding the above, much of the view towards the north-west is retained.

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 view towards the north-west.

Table 92 General Assessment Criteria - Observer Location 24: Stamford on Kent Residential Tower -Level 25

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 70m to 360m 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 (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 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 93 Visual impact assessment - Observer Location 24: Stamford on Kent Residential Tower -Level 25

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 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 moderate within the context of:</p> <ul style="list-style-type: none">the additional height of Block 5, although this change has little impact on the view from this locationthe less acute angle of Block 5 filling in some of the visual gap between Barangaroo South and Central within Hickson Park. The lower portion of the southern edge of Block 5 comprises a visually appropriate step down in scale to the park to the souththe remaining large view is intactthe view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope to a more dynamic, modulated form of MOD 9 - RtS.</p> <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 would 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 less acute southern face of MOD 9 - RtSthe 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.

Table 94 Visual impact assessment results matrix - Observer Location 24: Stamford on Kent 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

6.25 Observer Location 25: 189 Kent Street Apartments – Level 15

6.25.1 Observer Location Position

Observer Location 25 shows the view seen from Level 15 (RL 70.0) of the proposed development at 189 Kent Street looking west. The design for the proposed development comprises two residential towers with 24 levels, reaching RL 106.11. It would comprise a mixed use commercial and retail base with two residential towers above, including 125 new apartments.

The proposed design also includes pedestrian access through the site between Kent Street and Jenkins Street. Figure 169 and Figure 168 show a photomontage and plan of the proposed development, taken from the design report prepared by FJMT Studio as part of the development application for the development, although it is noted that amendments to this development have occurred in the past year, increasing the height of the northern tower and removing the bridge between the buildings.

6.25.2 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 for other high rise residential buildings on Kent Street overlooking Barangaroo South and Central Barangaroo (JBA 2015).

6.25.3 Existing View

Figure 170 shows the existing view. This view is theoretical as this approved development has not yet been constructed.

The view from Level 15 of 189 Kent Street looking west would comprise two viewing corridors framed by the International Towers to the south west (left of frame), the cluster of towers in South Barangaroo (Crown Hotel and Resort stacked behind the three towers of One Sydney harbour) and residential towers to the north of this building on Kent Street.

The framed view to the left of Barangaroo South includes the harbour, Jones Bay Wharves and Pyrmont. A glimpse view to White Bay and Rozelle horizon is visible. To the north west (right of frame), the framed view extends across the flat area of Central Barangaroo to Nawi Cove, Barangaroo Reserve and the waterway of Darling Harbour and the Parramatta River. Beyond this there are uninterrupted views to the

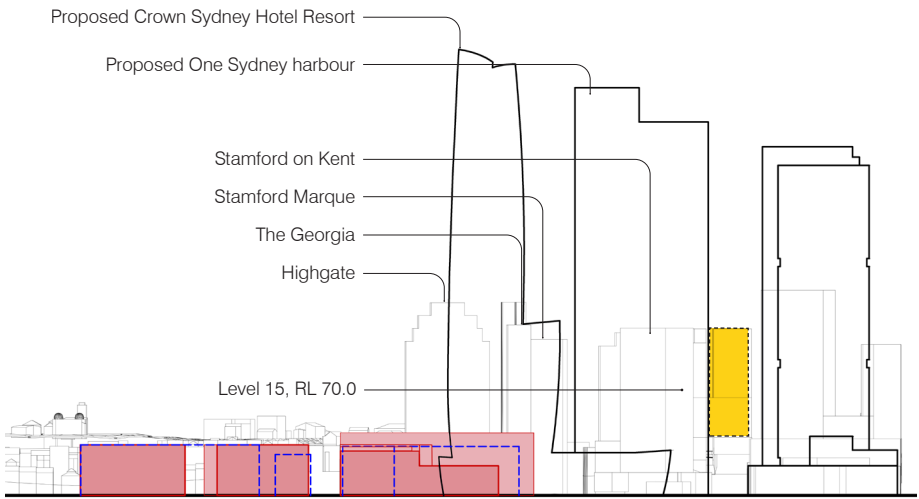


Figure 167 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

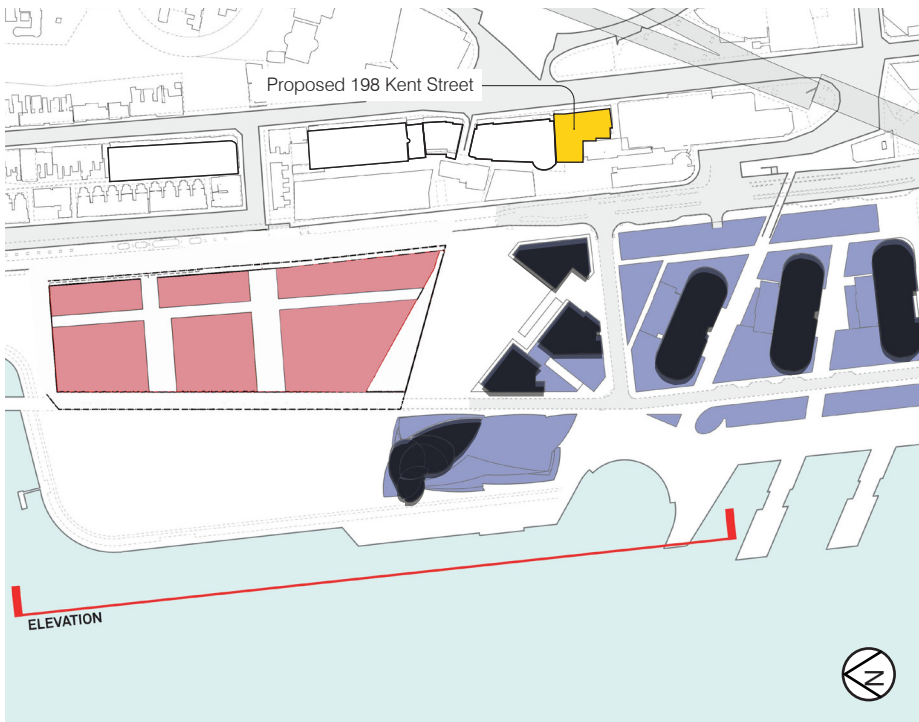


Figure 168 Plan View (Source: Modified from SJB diagrams, July 2023)



Figure 169 Photomontage showing proposed development on 189 Kent Street (Source: Design report, FJMT Studio 2020)

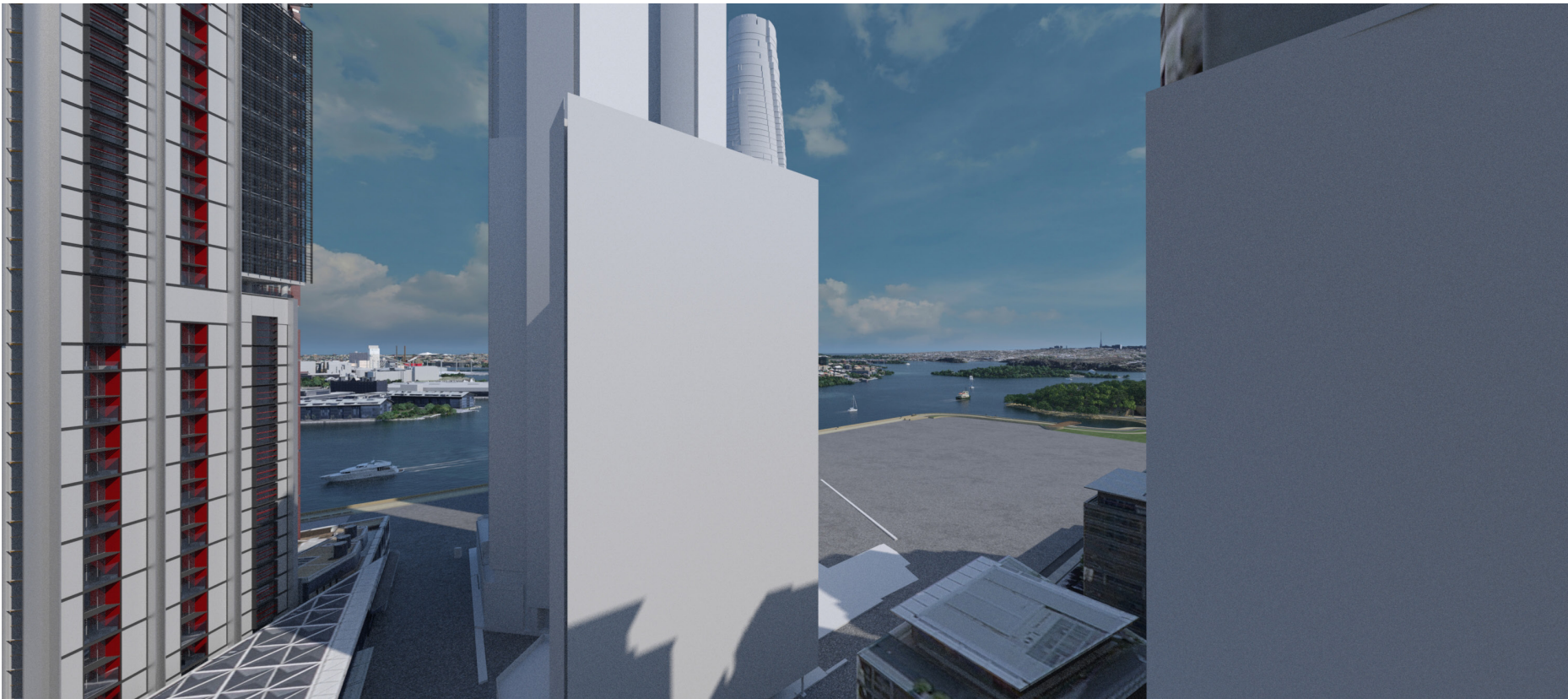


Figure 170 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

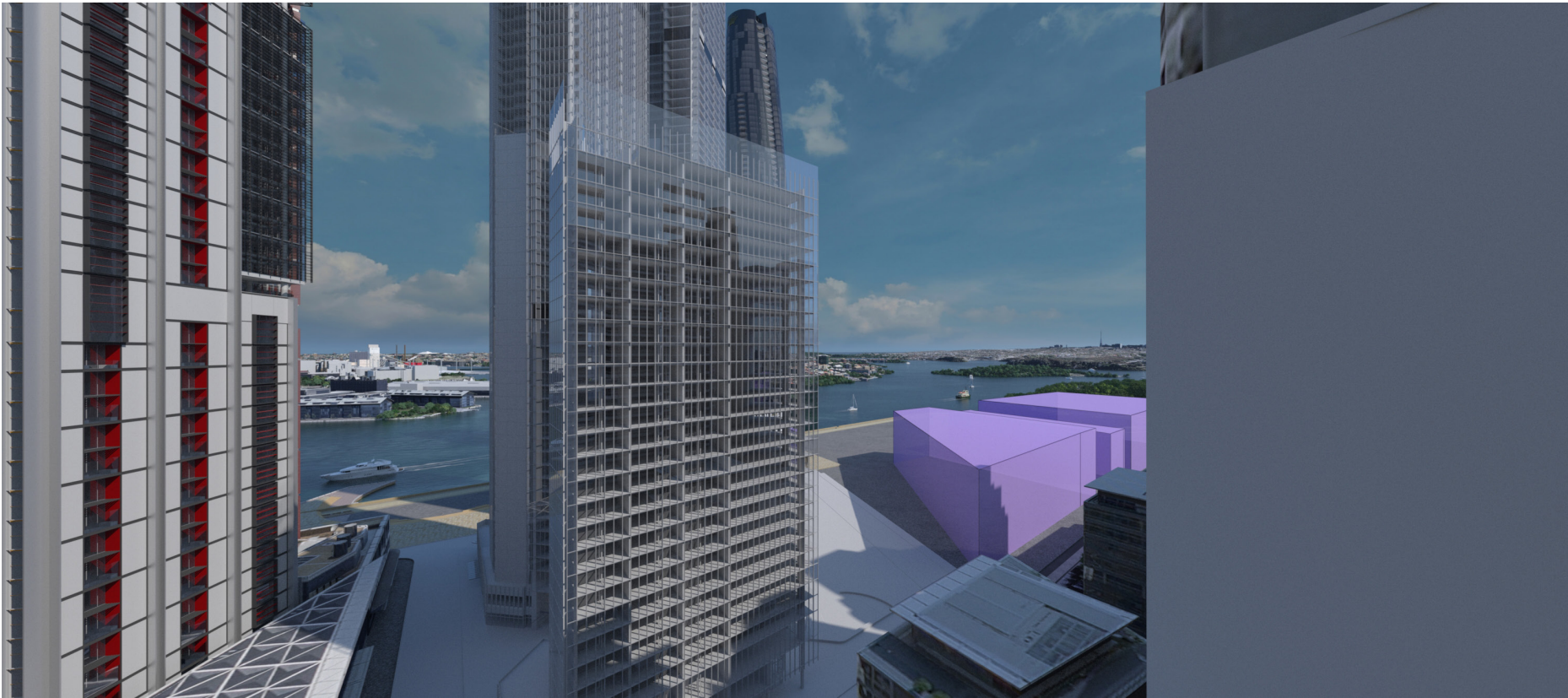


Figure 171 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

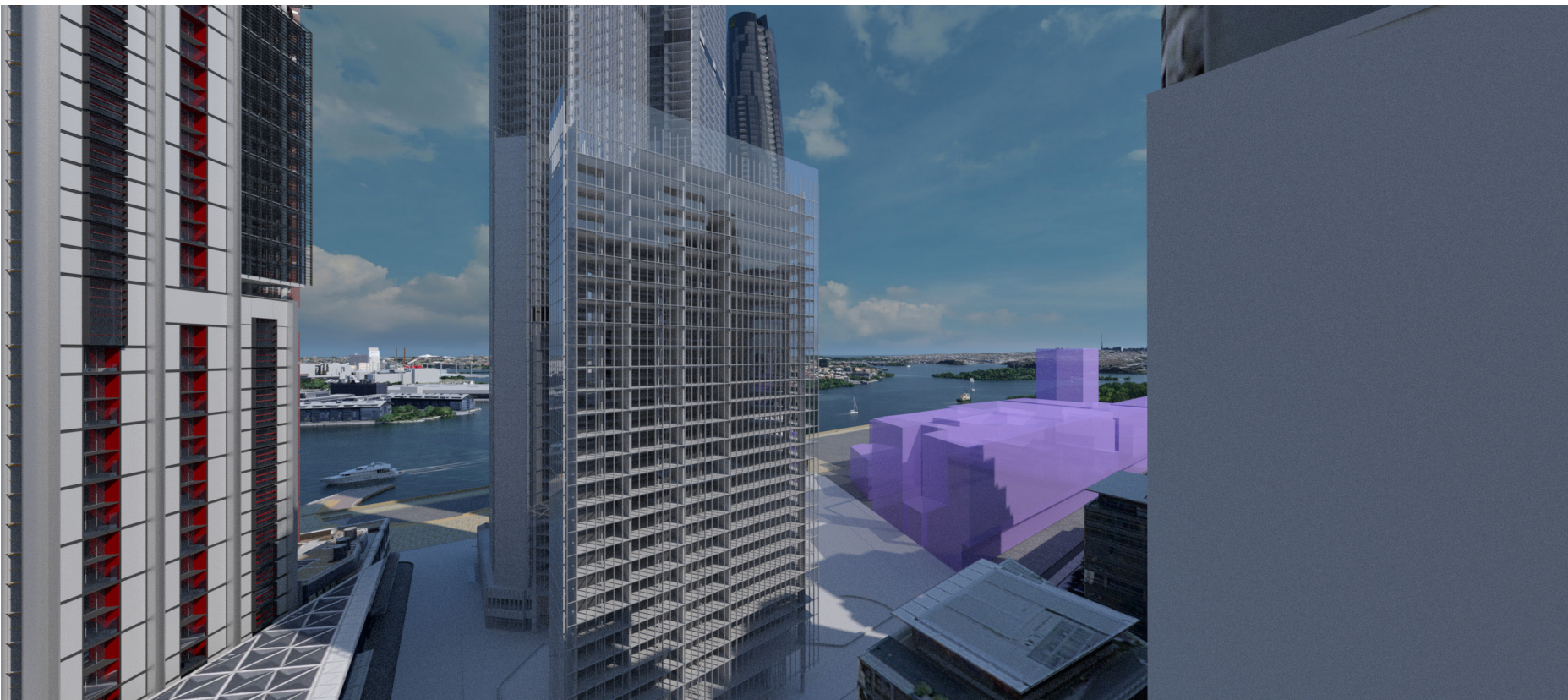


Figure 172 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

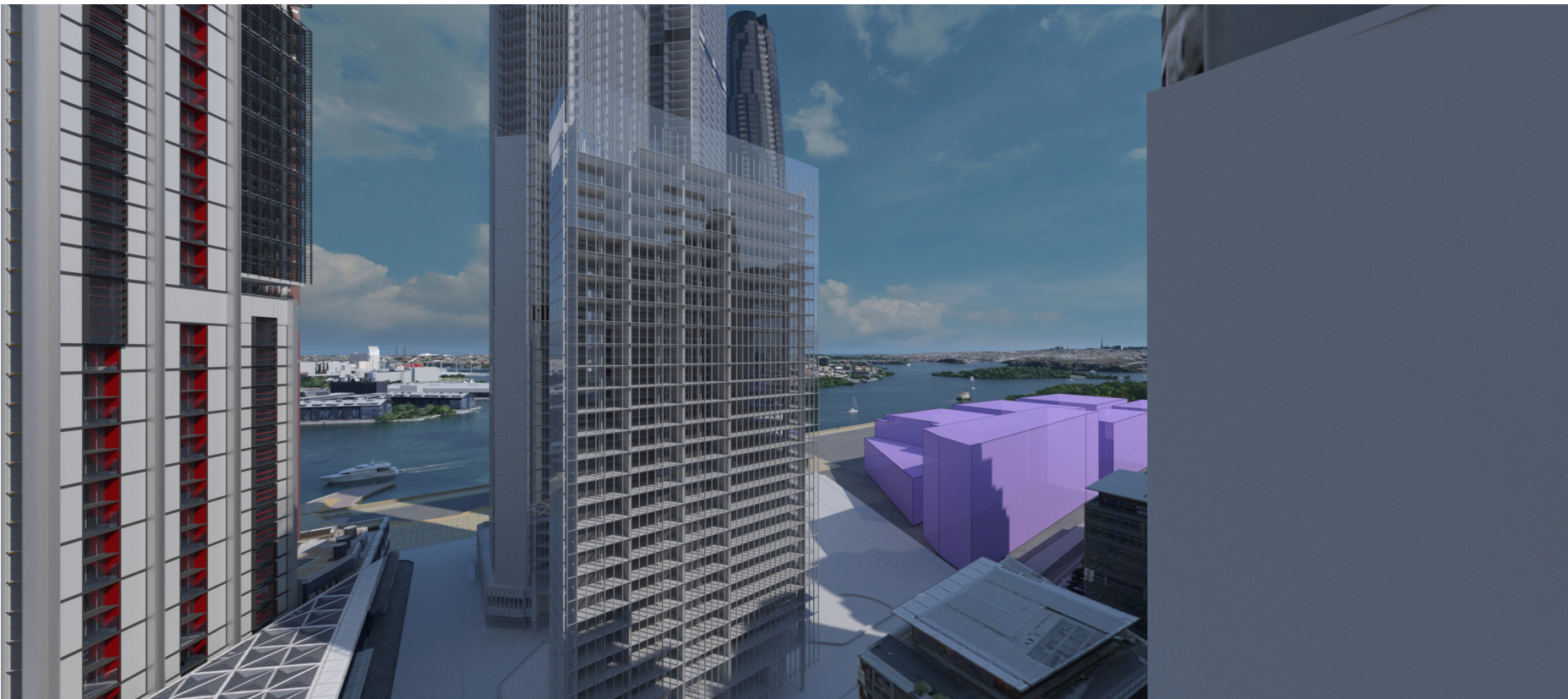


Figure 173 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

horizon to the north west, which include views to some of the Balmain East, Goat Island and northern Sydney.

6.25.4 Approved Concept Plan

Figure 171 shows the Approved Concept Plan. The Approved Concept Plan development envelope extends north within the northern framed view between Barangaroo South and Kent Street buildings. It sits moderately back from the Central Barangaroo land/water interface, screening all but the mouth of Nawi Cove. The southern slope of Barangaroo Reserve is also screened from view. Hickson Park would be visible in the gap between South and Central Barangaroo, linking the shoreline and harbour to Hickson Road. The view behind Barangaroo Reserve is preserved. There is no impact to the view to the west.

6.25.5 MOD 9 - exhibited

Figure 172 shows MOD 9 - exhibited. Blocks 5, 6 and Block 7 are seen to have moderately increased height over that for the Approved Concept Plan, increasing the visual prominence of the development within the view to the north west. There is a similar level of interruption to the view of Barangaroo Reserve, other than for the Block 7 high point which removes the view to the south-west corner of the reserve and that part of the harbour between Barangaroo Reserve, Goat Island and the north shore suburbs where the roof level sits approximately level with the horizon. This further interrupts the continuity of the harbour view. The Crown Hotel and Resort tower already disrupts the continuity of the harbour with the block 7 tower adding another disrupting element.

6.25.6 MOD 9 - RtS

Figure 173 shows MOD 9 - RtS. The more modulated form of the development envelope comprises a series of blocky elements within the view. There is no increase in the surrounding landscape screened between this and the Approved Concept Plan. The lower, southern portion of Block 5 provides a more intimate scale of the southern edge of the

Central Barangaroo development in response to the neighbouring Hickson park. The view along Hickson Park to the harbour is slightly narrowed, but retained.

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

The existing view comprises framed views to Darling Harbour and the Parramatta River seen between the existing International Towers to the south west (left of frame), Barangaroo South (centre of frame) and the south west corner of the neighbouring high rise towers to the north (right of frame).

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 acute angle of the southern end of the Approved Concept Plan development envelope in Central Barangaroo provides an increased opening of the view to the land/water interface, compared with that of MOD 9 - RtS, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of this view.

The Approved Concept Plan comprises a visually recessive form, with its long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope removing the view to most of the Central Barangaroo land/water interface including Nawi Cove, and causing loss of view to the southern slopes of Barangaroo Reserve, the extensive Sydney Harbour and Sydney Basin view to the north-west otherwise remains intact.

By comparison, The MOD 9 - exhibited development envelope comprises a dynamic composition with modulated blocks with a substantial disruption of the view arising from the high point in Block 7, including a further loss of continuity in the harbour view.

The lower form of the MOD 9 - RtS development envelope retains all the view to the landscape (including the harbour) to the north and west as per the Approved Concept Plan. The view along Hickson Park to the harbour is

slightly narrowed, but retained. The lower form of the southern edge of Central Barangaroo is considered to be visually beneficial in that the reduced scale and stepping up of the blocks from the park is sympathetic to the parkland to the south.

6.25.8 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 95 for the General Assessment Criteria and Table 96 and Table 97 for Visual Impact Assessment and rating.

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

6.25.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 171, and described in Section 6.25.4 and Table 95. Valuable elements within the view include the framed views to the harbour and shorelines between the foreground buildings.

Observer Location Details

The view would be from (assumed) living area windows, e.g. living room, dining room and/or kitchen. Although not shown in these figures, a view south to Haymarket and beyond would also be available from the building, although this would potentially comprise a more interrupted view that available to the north. Further, much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.25.6 and Table 95 .

There would be a slight narrowing of the view along Hickson Park between South and Central Barangaroo. The view to the landscape beyond Central Barangaroo to the west and north would be retained between the Approved Concept Plan and MOD 9 - RtS.

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 would not screen any views to important landscape elements outside Barangaroo.

Table 95 General Assessment Criteria - Observer Location 25: 189 Kent Street Residential Tower - Level 15

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 140m to 430m along the Hickson Road frontage.
Observer type					Residents from (assumed) 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 as seen for this location, is considered to be high in that it comprises a long and low form acting as a broad, anchoring visual foil to the tall Barangaroo South towers. The acute angled end of the envelope facilitates a wide corridor view between Hickson Road and Darling Harbour to the land/water interface. Further, the Approved Concept Plan is moderately set back from the land/water interface, however, removes much of the view to this water feature, Nawi Cove and the southern slopes of Barangaroo Reserve. Other than for these relatively minor impacts, the integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Crown Hotel and Resort is intact.

Table 96 Visual impact assessment - Observer Location 25: 189 Kent Street 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 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 moderate within the context of:</p> <ul style="list-style-type: none">the additional height of Block 5, which stacks height within Central Barangaroo to the south but does not impede views to the landscape beyond that experienced with the Approved Concept Planthe less acute angle of Block 5 filling in some of the visual gap between Crown Hotel and Resort and Block 5the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <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 a low, relatively flat and uniform envelope to the dynamic and more modulated form of MOD 9 - RtS. The lower portion of Block 5 southern face visually integrates the southern façade of the development within the adjoining parkland.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be marginally increased, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the western windows.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect would be moderate, given:</p> <ul style="list-style-type: none">the view is seen from an elevated location, with a view across substantial roof areas.the less acute southern face of MOD 9 - RtSthe 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.

Table 97 Visual impact assessment results matrix - Observer Location 25: 189 Kent Street 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

6.26 Observer Location 26: One Sydney Harbour Residential Tower – Level 9

6.26.1 Observer Location Position

Observer Location 26 represents the view seen from Level 9 (RL 45.0) of Building R4B of the approved One Sydney Harbour residential tower located at Barangaroo South.

One Sydney Harbour is primarily a residential development, with some mixed use and commercial leases at podium level. The development was designed by architecture firm Renzo Piano Building Workshop and comprises towers surrounding a central parkland space (Hickson Park). A photomontage of the development is shown in Figure 174 and a plan and elevation showing tower placement in Figure 176 and Figure 175.

6.26.2 Observer Location Rationale

Due to an agreement on view sharing reached between the developers and the former Barangaroo Development Authority (now INSW) resulting from *Crown Sydney Property v Barangaroo Delivery INSW Lendlease (Millers Point) v Barangaroo Delivery INSW [2018] NSWSC 1931*, the views to the Sydney Opera House and the Sydney Harbour Bridge from One Sydney Harbour and the Crown Sydney Hotel Resort must be maintained. This Observer Location has been chosen to assess the change in the view from One Sydney harbour, particularly the preservation of theoretical views from the approved development to the Sydney Harbour Bridge and Sydney Opera House.

6.26.3 Existing View

Figure 177 shows the view from Level 9 of One Sydney Harbour north, framed by the Crown Hotel and Resort mid level wing and podium to the west (left of frame), and the commercial buildings on Hickson Road and Kent Street to the east (right of frame). The Hickson Cutting (lower right of frame) extends north to a focal point in the centre of the view, culminating in the Dalgety Bond Store below the Palisade Hotel, with North Sydney CBD and Chatswood silhouetted on the horizon. Residential developments on Kent Street would be seen rising above the Hickson Road commercial buildings to the east screen distant views to the west, including the Sydney Opera House.

Central Barangaroo would be seen in the foreground of the view, culminating in Barangaroo Reserve in the middleground. The Parramatta River / Darling Harbour waterbody would be seen to the north. To the north east the Sydney Harbour Bridge would be seen at an oblique angle against the horizon.



Figure 174 Photomontage showing proposed One Sydney Harbour development (Source: Renzo Piano Building Workshop)

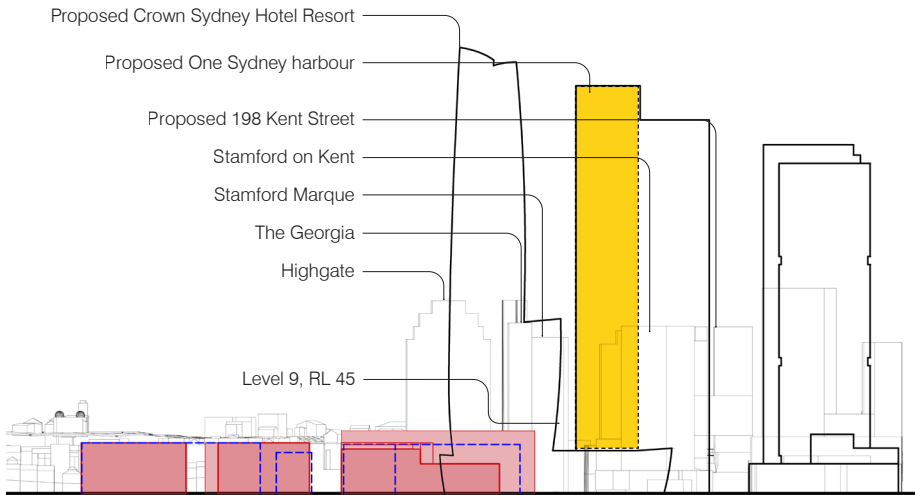


Figure 175 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

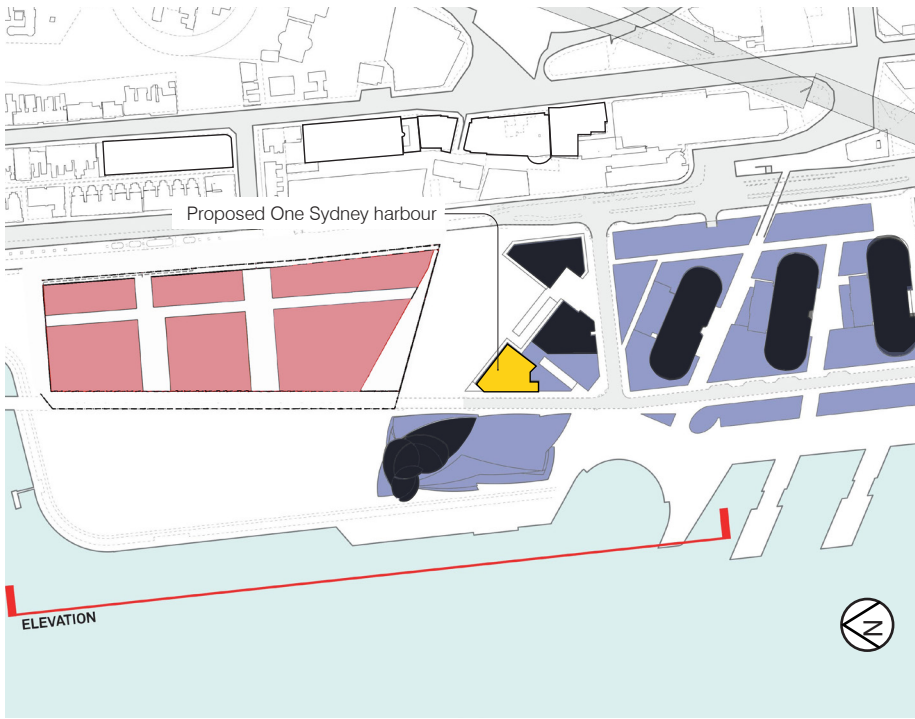


Figure 176 Plan View (Source: Modified from SJB diagrams, July 2023)

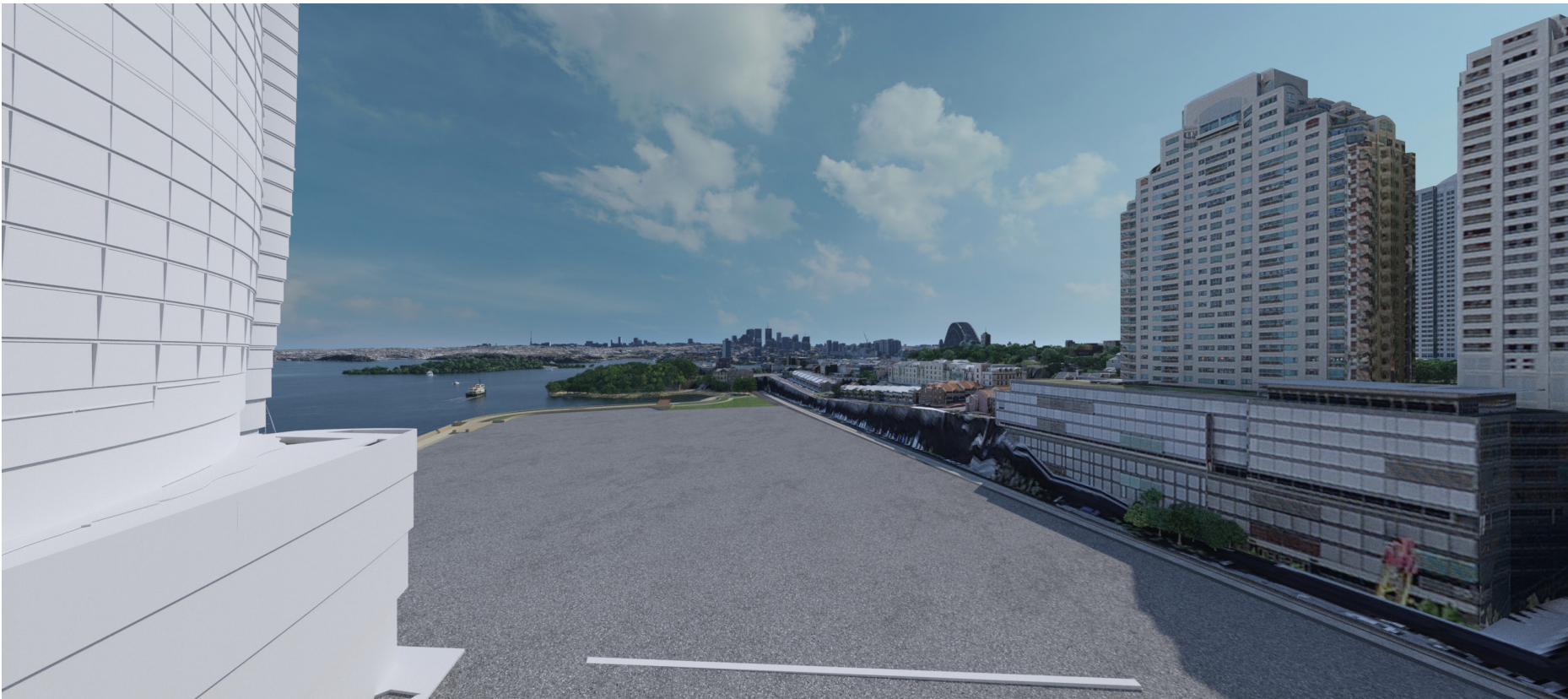


Figure 177 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

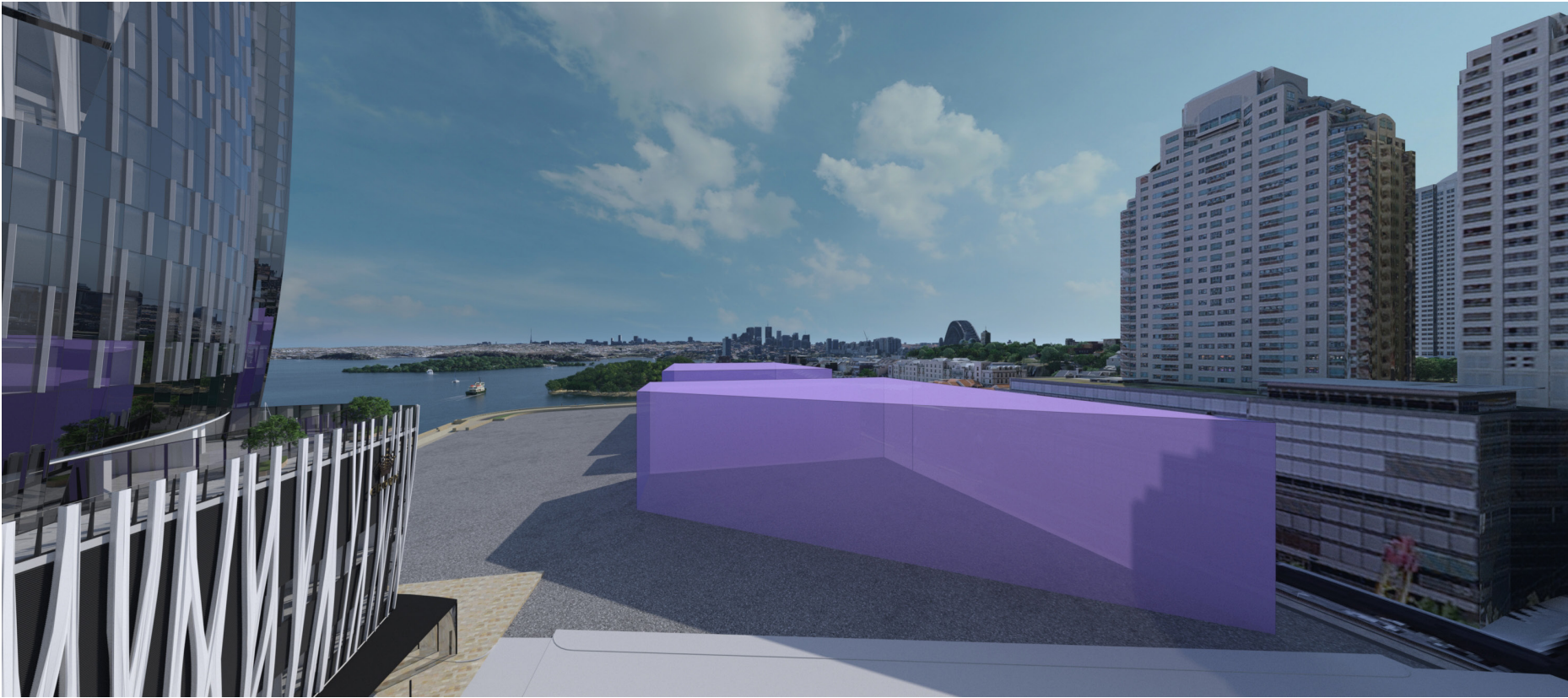


Figure 178 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)

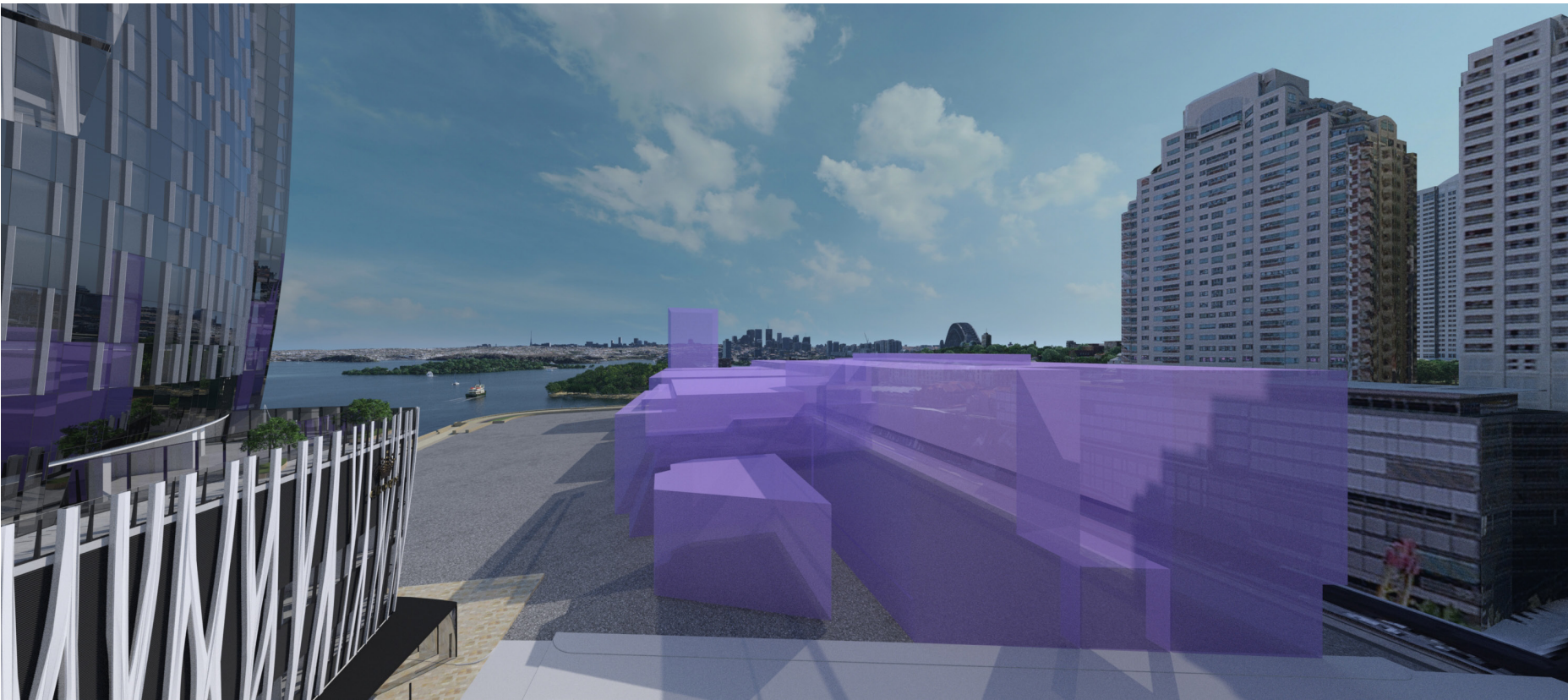


Figure 179 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

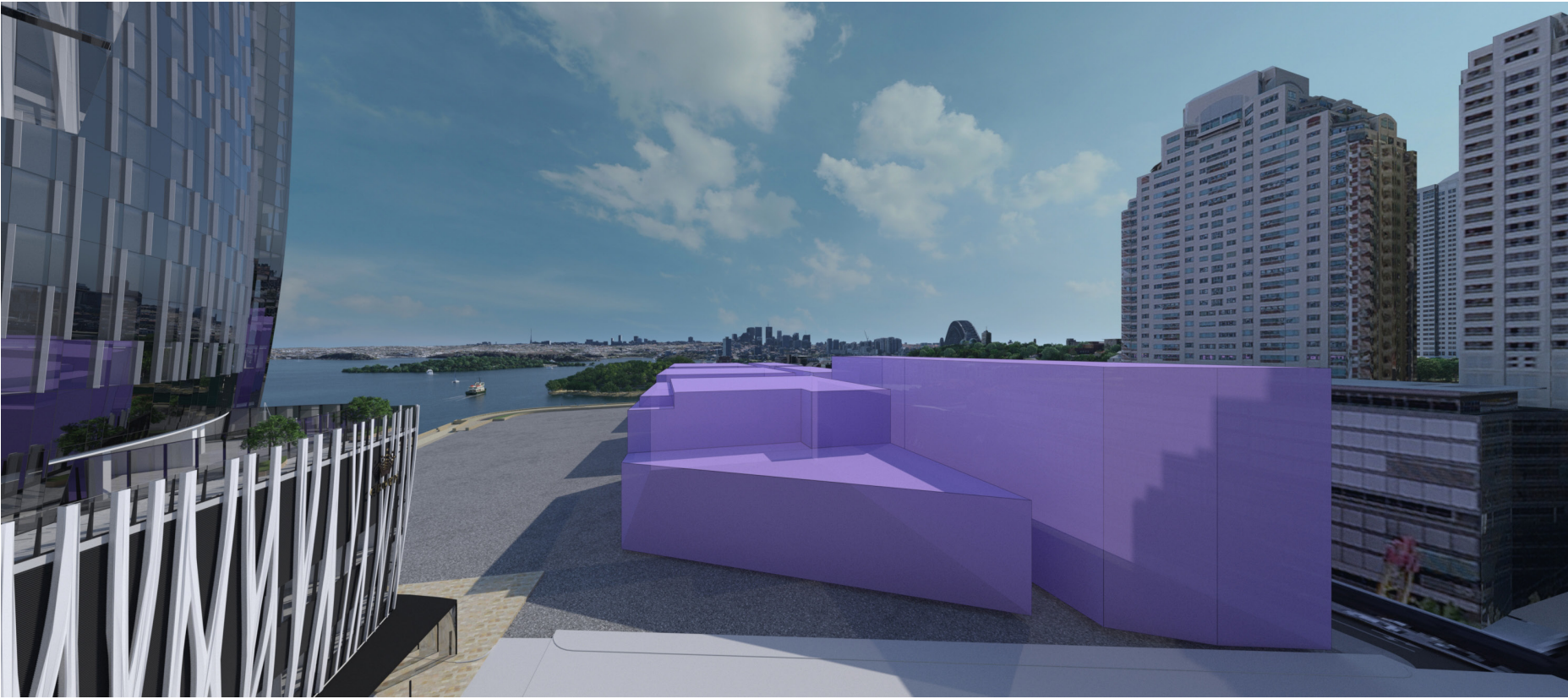


Figure 180 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

6.26.4 Approved Concept Plan

Figure 178 shows the Approved Concept Plan development envelope within the centre of the view, seen along the ‘short’ edge of Block 5. The angled southern facade of Block 5 draws the eye north west towards the water and two vegetated landforms interfacing with the water (Barangaroo Reserve and Goat Island). The height of the Approved Concept Plan development envelope mirrors that seen on Hickson Road to the east, but screens the sandstone benching of Millers Point. Buildings on High Street in Millers Point are seen above the roofline of the Approved Concept Plan, as is the top of the Palisade Hotel, which would be seen protruding above. The Dalgety Bond Store is screened from view.

The view to the horizon between the southernmost residential building on Kent Street (Highgate) and Crown Hotel and Resort of Barangaroo South remains uninterrupted, including the view to the Sydney Harbour Bridge. The view to the Sydney Opera House is screened by the residential towers on Kent Street to the east.

6.26.5 MOD 9 - exhibited

Figure 179 shows MOD 9 - exhibited. Block 5 is seen to centre of frame, the southern edge of which, while more articulated than the development envelope of the Approved Concept Plan, is positioned closer to the viewpoint and on less of an angle. The ground level interface between the eastern end of Block 5 and Hickson Park is lost due to the extension of Block 5 south. The connection between Hickson Road and the western park along Barangaroo is lost.

The eastern built form of Block 5 is slightly taller than the approved development envelope, screening views to the top of development along Hickson Road and Millers Point on High Street. The view to the water west of the western façade of MOD 9 - exhibited remains uninterrupted.

The proposed tower positioned in the north western corner of Block 7 comprises a substantial change to the composition of the view, with the tower cutting into the uninterrupted view of the horizon between the framing elements of Crown Hotel and Resort and the Highgate residential apartments on Kent Street. The top of the Palisade Hotel is still seen to the east (right) of the proposed tower.

The view to the horizon between the proposed tower in Block 7 to Highgate apartments remains uninterrupted, including views to the Sydney Harbour Bridge.

6.26.6 MOD 9 - RtS

Figure 180 shows MOD 9 - RtS. The view along the western portion of the development to the north is retained due to the reduction in block heights to the Approved Concept Plan levels. The taller, eastern Block 5 protrudes above the built form on Hickson Road and screens views to Millers Point. The view to the fig trees in Observatory Hill Park and the Sydney Harbour Bridge remain unchanged from the Approved Concept Plan. The view to Hickson Park has been reduced slightly from that seen within the Approved Concept Plan, however, the lower south western portion of Block 5 is sympathetic to the adjacent Park, creating a more visually pleasing scale to the park / development interface along the southern edge.

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

The existing view comprises a view to the north framed by the Crown Hotel and Resort and the commercial buildings on Hickson Road and Kent Street. The Hickson Cutting and Millers Point extends north to a focal point in the centre of the view, culminating in the Dalgety Bond Store below the Palisade Hotel, with North Sydney CBD and Chatswood silhouetted on the horizon. Central Barangaroo would be seen in the foreground of the view, culminating in Barangaroo Reserve in the middleground. The Parramatta River / Darling Harbour waterbody would be seen to the north. To the north east the Sydney Harbour Bridge would be seen at an oblique angle against the horizon.

The Approved Concept Plan is seen in the central middleground of the view, with it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope removing the view to Nawi Cove, and causing loss of view to the southern slope of Barangaroo Reserve, the extensive Sydney Harbour and northern suburbs view to the north remains intact.

By comparison, The MOD 9 - exhibited development envelope comprises a contrasting, dynamic collection of taller forms, screening Millers Point and development on Hickson Road. Block 7 comprises a significant interruption in the vast view to the horizon, blocking views to the landscape behind and seen in high contrast against the sky. The view to the Sydney Harbour Bridge is retained.

MOD 9 - RtS comprises a western band of lowered block forms, reinstating the view north towards North Sydney to that seen in the Approved Concept Plan. A taller, eastern band of Block 5 screens views to the development on Hickson Road and Millers Point, although the view to the figs in Observatory Hill Park and the Sydney Harbour Bridge are retained. The seen area of Hickson Park is reduced to that of the Approved Concept Plan, however, the lowered southern portion of Block 5 is considered visually beneficial considering the smaller scale of the development envelope along the park edge.

6.26.8 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 98 for the General Assessment Criteria and Table 99 and Table 100 for Visual Impact Assessment and rating.

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

6.26.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 178, and described in Section 6.26.4 and Table 98. Valuable elements within the view include the harbour, seen predominantly to the west of Barangaroo Reserve, and the uninterrupted view to the horizon from Crown Hotel and Resort north to tall residential buildings on Kent Street.

The view contains the Sydney Harbour Bridge and the North Sydney CBD, both of which are seen on the horizon to the north.

Observer Location Details

The view would be from the (assumed) living area windows, e.g. living room, dining room and/or kitchen. Much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view are addressed in Section 6.26.6 and Table 98.

MOD 9 - RtS obstructs the view to the commercial buildings along Hickson Road and the bulk of the remaining view to the Millers Point Conservation Area, albeit the tops of building towards the north are visible. The view to the north and to the Sydney Harbour Bridge remain as per the Approved Concept Plan. There is a slight reduction in the seen area of Hickson Park, however, the reduced scale of Block 5 along the southern edge of the development is considered more visually appropriate considering the park interface.

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. Notwithstanding the above described view loss to Millers Point, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

Table 98 General Assessment Criteria - Observer Location 26: One Sydney Harbour Residential Tower – Level 9








Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Approximately 35m to the south western corner.
Observer type					Residents from (assumed) living room windows.
Number of observers					Low. Assumed two to three observers normally, increasing periodically with guests.
Duration of observation					High to Moderate.
Visibility					High.
Visual absorption capacity					The visual absorption capacity of the landscape to Central Barangaroo as seen for this location, is considered to be moderate in that it is positioned in the middleground of the view but within a large, visually simple plane. The development comprises a broadly visually recessive envelope, correlating in height to Hickson Road commercial development and the Crown Hotel and Resort podium. The Approved Concept Plan envelope, with it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. This acts as an anchoring visual foil to the soaring height of Crown Hotel and Resort. The acute angled end of the envelope facilitates a wide corridor view of the proposed open space and the Darling Harbour land/water interface.

Table 99 Visual impact assessment - Observer Location 26: One Sydney Harbour Residential Tower – Level 9

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 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 Moderate.</p> <p>Size or scale</p> <p>The scale of the change in the view is High to Moderate within the context of:</p> <ul style="list-style-type: none">the additional height of Block 5 obscuring the view to the Hickson Road commercial buildings and the majority of the remaining view to the Miller Point Conservation area, albeit the increase in height is marginalthe realignment of the southern edge of Block 5 occupies more slightly space than the Approved Concept Plan design, although the reduction of height along the southern boundary is more sympathetic to the park / development interfacethe view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <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 is: set back from much of the water's edge 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 Barangarooa more dynamic and highly modulated form of MOD 9 - RtS. <p>The 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 and in a high level of detail from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect would be moderate, 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 changes would be visible is high, particularly with regard to the composition of Block 5.

Table 100 Visual impact assessment results matrix - Observer Location 26: One Sydney Harbour Residential Tower – Level 9

		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

6.27 Observer Location 27: Crown Sydney Hotel Resort Hotel – Level 13

6.27.1 Observer Location Position

Observer Location 27 represents the view seen from Level 13 (RL 64.0) of the Crown Hotel and Resort at Barangaroo South.

6.27.2 Observer Location Rationale

Due to an agreement on view sharing reached between the developers and NSW resulting from *Crown Sydney Property v Barangaroo Delivery NSW Lendlease (Millers Point) v Barangaroo Delivery NSW [2018] NSWSC 1931*, the views to the Sydney Opera House and the Sydney Harbour Bridge from Crown Hotel and Resort buildings must be maintained. This Observer Location has been chosen to assess the change in the view from the Casino Hotel portion of the development, particularly the preservation of views from the development to the Sydney Harbour Bridge and Sydney Opera House.

6.27.3 Existing View

Figure 183 shows the existing view, comprising a panoramic view to the north seen from Level 13 of the Crown Hotel and Resort. The foreground of the view would comprise the northern portion of Darling Harbour to the north west, Central Barangaroo to the north and buildings on Hickson Road to the east with high rise buildings on Kent Street and within the Sydney CBD framing the view to the east. These high rise buildings would prevent views to the Sydney Opera House.

The western shoreline of Central Barangaroo and the Hickson Cutting on Hickson Road draw the eye to a focal point in the middleground of the view, culminating in The Dalgety Bond Store and Barangaroo Reserve. Observatory Hill would be seen over lower buildings on Kent Street in Millers Point, including the Langham Hotel.

The view to the horizon is unbroken from the north west, beyond the Balmain East headland, through to the north east. The North Sydney CBD and Chatswood is seen in relief on the horizon to the north as well as the Sydney Harbour Bridge, which is seen at an oblique angle.

6.27.4 Approved Concept Plan

Figure 184 shows the Approved Concept Plan development envelope, which lies within the centre of the view, with the roof, western and southern façades of the development prominent within the view. Block 5 is the most prominent portion of the development seen within the view, with the angled southern façade seen behind a portion of open space. The development screens views to Hickson Road and the Hickson Cutting, with the top of buildings fronting Hickson Road still seen above the Approved Concept Plan .

The Central Barangaroo development sits moderately back from the land / water interface, with views along the proposed open space between the built form and the water framed between these elements and culminating in the Barangaroo Reserve in the middleground. The Dalgety Bond Store is screened from view, although the view to the Palisade Hotel is retained.

The view to the horizon remains uninterrupted, including the view to the Sydney Harbour Bridge. The view to the Sydney Opera House is screened by the residential towers on Kent Street to the east.

6.27.5 MOD 9 - exhibited

Figure 185 shows the MOD 9 - exhibited development envelope, which is more articulated than that of the Approved Concept Plan envelope, but the less angled southern façade is positioned closer to the viewpoint, removing the open space seen to the south of the envelope in Approved Concept Plan.

The eastern portion of Block 5 is slightly taller than the Approved Concept Plan development envelope, screening views to the top of development along Hickson Road, although the top of buildings on High Street in Millers Point would still be seen.

The proposed tower positioned in the north western corner of Block 7 comprises a substantial change to the composition of the view, with the tower cutting into the uninterrupted view of the horizon, partially screening views to the North Sydney and Chatswood CBD and partially seen in relief against the sky. The view to the horizon to the east and west of the proposed tower remains uninterrupted, as does the view to Observatory Hill and the Sydney Harbour Bridge.

6.27.6 MOD 9 - RtS

MOD 9 - RtS (shown in Figure 186) comprises a low collection of similar block forms, with the narrow, eastern portion of Block 5 raised along the south eastern edge of the development. The proportion of the view screened to the north and west is similar between the Approved Concept Plan and MOD 9 - RtS. The raised portion of Block 5 and rearrangement of separations between blocks screens slightly more of Millers Point and the development along Hickson Road.

As per the Approved Concept Plan, the Dalgety Bond Store is screened from view, although the view to the Palisade Hotel is retained. The view to the horizon remains uninterrupted, including the view to the Sydney Harbour Bridge. The view to the Sydney Opera House is screened by the residential towers on Kent Street to the east.

A small portion of Hickson Park would be screened from view due to the change in the angle of the southern edge of Block 5, although the lowering in height of this portion of the block would address the park edge more suitably.

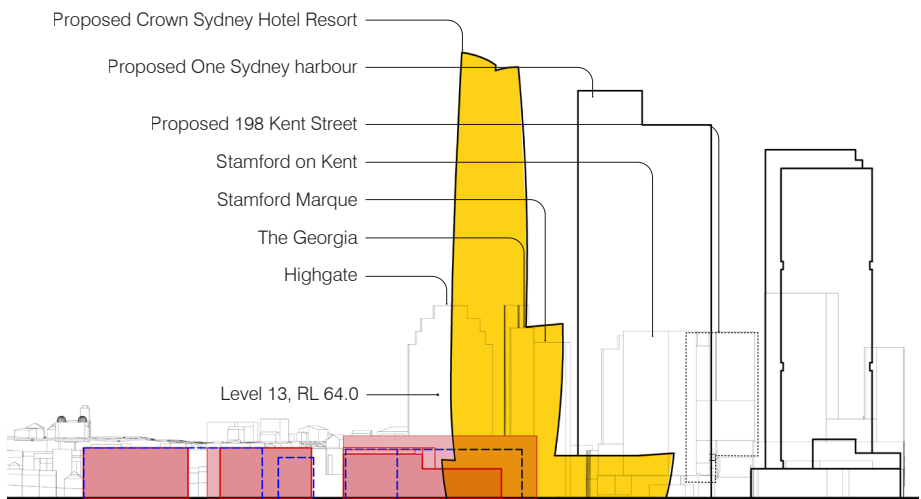


Figure 181 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

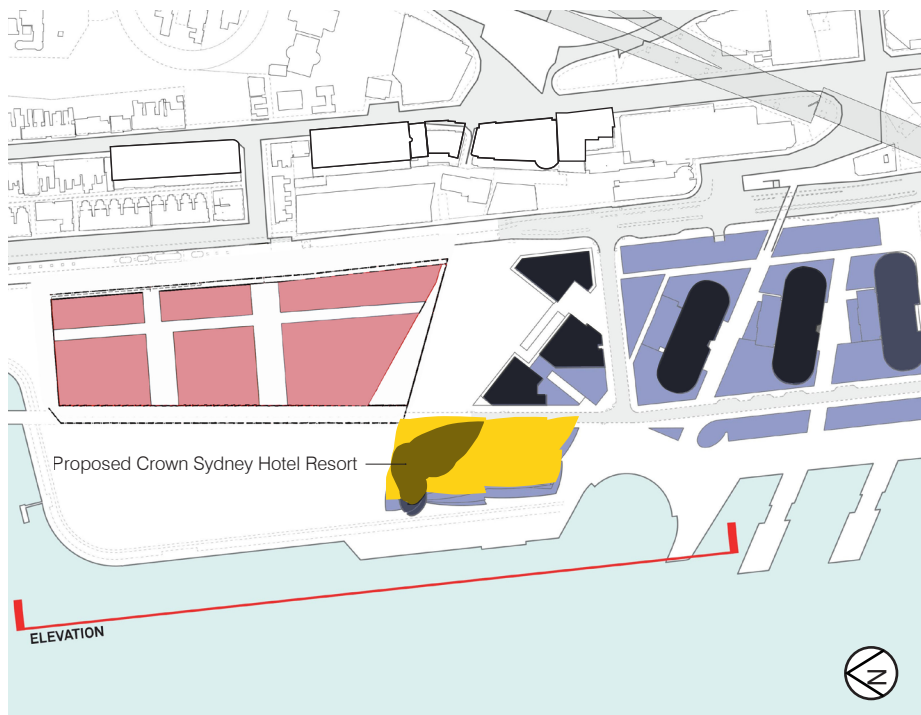


Figure 182 Plan View (Source: Modified from SJB diagrams, July 2023)



Figure 183 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

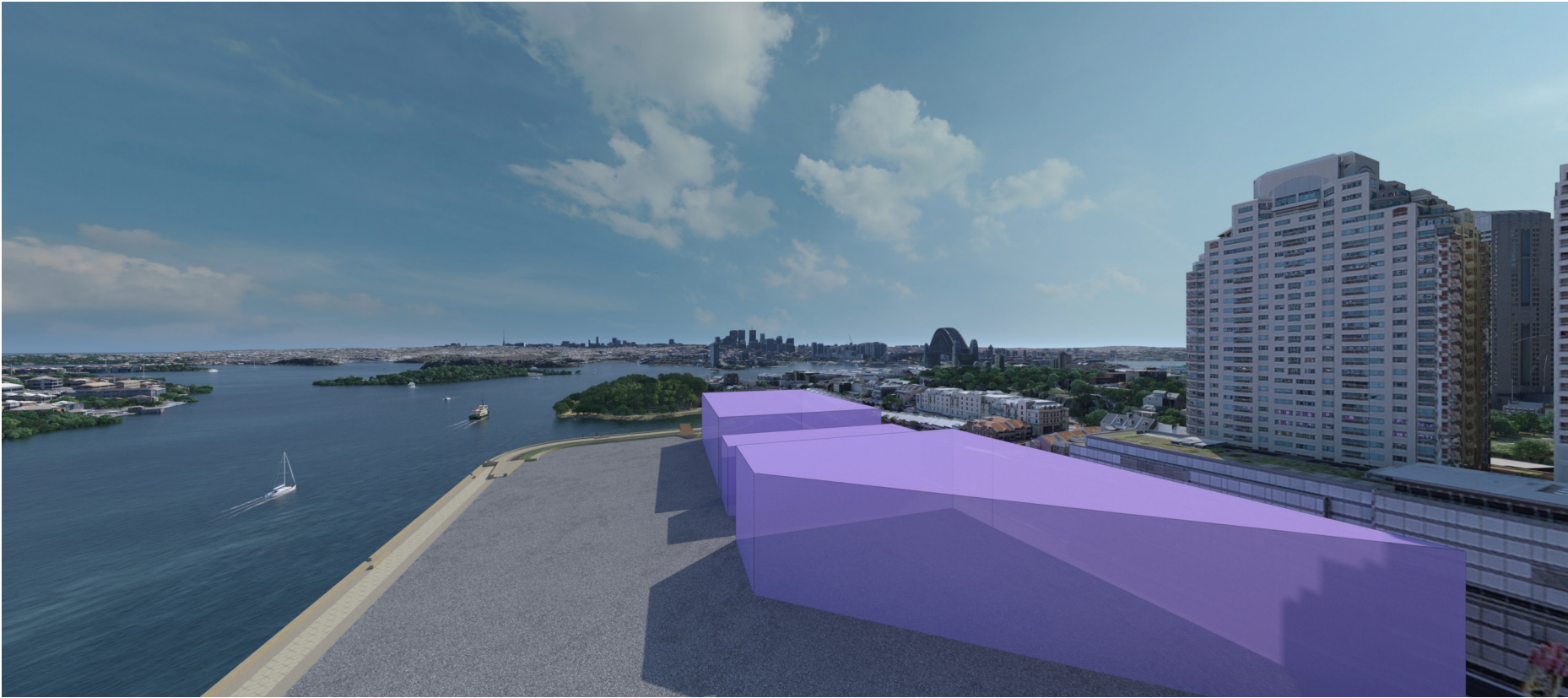


Figure 184 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



Figure 185 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

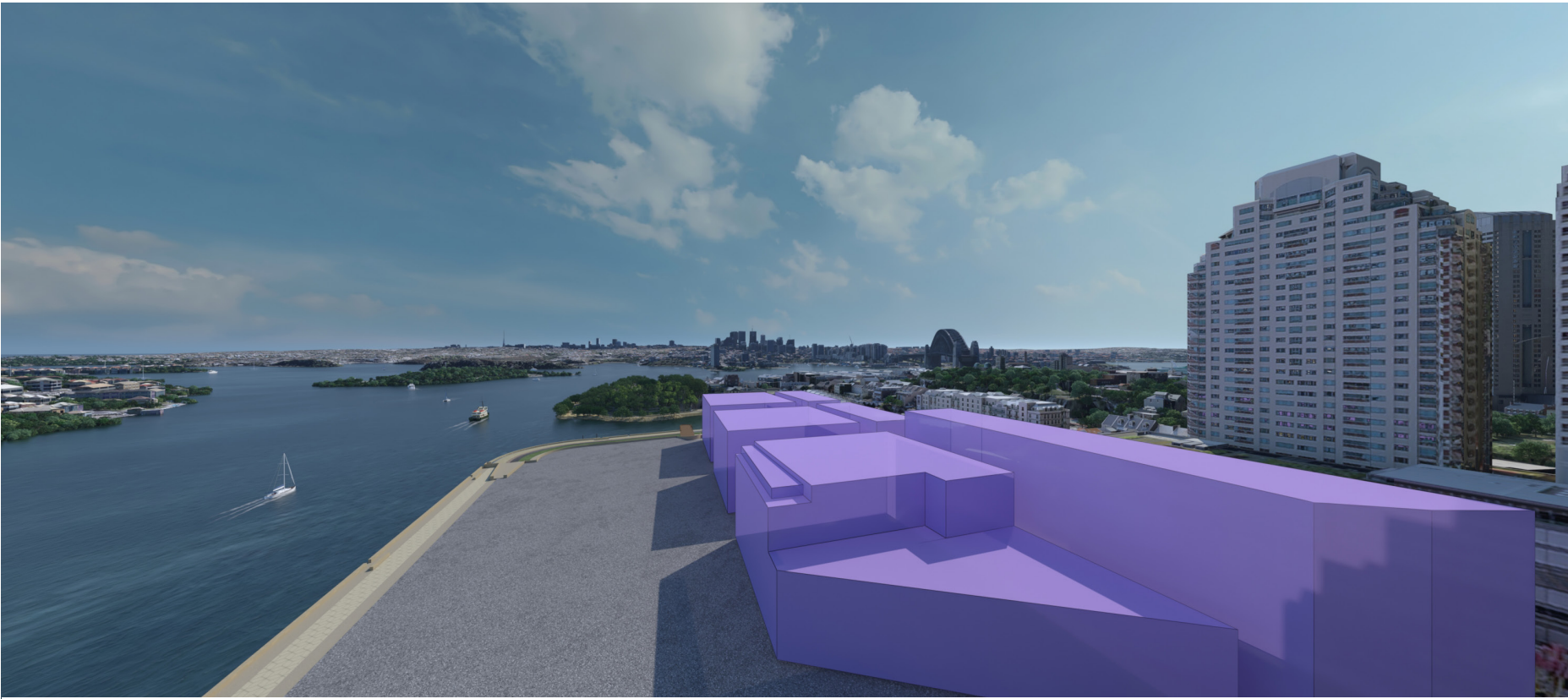


Figure 186 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)

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

The existing view includes a sweeping, unencumbered view across Sydney Harbour to the distant horizon line, stretching from beyond frame north west (left of frame), to north east terminating with Highgate residential tower. 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 commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Avenue. The development envelope is broadly visually recessive, correlating in height to Hickson Road commercial development. The Approved Concept Plan envelope, with its long, near flat top is visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope removing the view to Nawi Cove, the extensive Sydney Harbour and northern suburbs view to the north remains intact.

The MOD 9 - exhibited development envelope comprises a raised, dynamic composition, with the Block 5 stepping down to ground level before rising up to a low block in the south west corner, and articulation seen in Blocks 6 and 7 also. Block 7 comprises an interruption in the continuous view of the harbour and to the horizon, blocking views to the harbour, Blues Point and northern Sydney suburbs behind. Where a small portion of the block sits about the horizon line, it is seen in high contrast against the sky.

MOD 9 - RtS comprises a low collection of similar block forms, with the narrow, eastern portion of Block 5 raised along the south eastern edge of the development, screening slightly more of Millers Point and the development along Hickson Road. The proportion of the view screened to the north and west is similar between the Approved Concept Plan and MOD 9 - RtS. A small portion of Hickson Park would be screened from view due to the change in the angle of the southern edge of Block 5, although the lowering in height of this portion of the block would address the park edge more suitably.

The view to the horizon remains uninterrupted, including the view to the Sydney Harbour Bridge. The separations in blocks in MOD 9 - RtS reduces the visual prominence of the development envelope in comparison to that of the more solid forms of the Approved Concept Plan.

6.27.8 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 101 for the General Assessment Criteria and Table 102 and Table 103 for Visual Impact Assessment and rating.

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

6.27.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 184, and described in Section 6.27.4 and Table 101. Valuable elements within the view include the harbour, extending unbroken from Darling Harbour north, including the land /water interface on the northern, eastern and western shorelines, and the uninterrupted view to the horizon from Crown Hotel and Resort north.

The view contains the Sydney Harbour Bridge and the North Sydney CBD, both of which are seen on the horizon to the north.

Observer Location Details

The view would be from a window within the room. This location affords sweeping harbour and distant horizon views from an elevated position. Although not shown in these figures, a view west over Darling Harbour to Pyrmont and inner western suburbs would also likely be available from this location. Further, much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view are addressed in Section 6.27.6 and Table 101.

MOD 9 - RtS obstructs the view to the commercial buildings along Hickson Road and part of the finer grain architecture along High Street in Millers Point Conservation Area with the increase in height of Block 5. There is a slight reduction in the view to Hickson Park, although the lower block form along the southern façade is sympathetic to the park / development interface.

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. Notwithstanding the above described view loss to a small portion of Millers Point, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

Table 101 General Assessment Criteria - Observer Location 27: Crown Sydney Hotel Resort Hotel – Level 13

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Approximately 40m in the horizontal axis to the south west corner.
Observer type					Hotel guests from their room
Number of observers					Low. Assumed one to two observers normally.
Duration of observation					Moderate to Low.
Visibility					High.
Visual absorption capacity of the Approved Concept Plan					The visual absorption capacity of the landscape to Central Barangaroo as seen for this location is considered to be high in that it comprises a broadly visually recessive envelope, correlating in height to Hickson Road commercial development and ‘tucked in’ to the large, simple plane of land within Central Barangaroo. The development envelope, with it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. The acute angled southern end of the envelope facilitates a view of the proposed open space to the south of the development.

Table 102 Visual impact assessment - Observer Location 27: Crown Sydney Hotel Resort Hotel – Level 13

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 guests to the proposed change in the existing view is considered to be moderate, given the relatively short stays within rooms, albeit the view would be expected to encourage significant focus upon it.</p> <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>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 Moderate.</p> <p>Size or scale</p> <p>The scale of the change in the view is High to Moderate within the context of:</p> <ul style="list-style-type: none">the additional height of Block 5 obscuring the view to the Hickson Road commercial buildings and part of the remaining view to the Miller Point Conservation area, albeit the increase in height is marginalthe realignment of the southern edge of Block 5 occupies more slightly space than the Approved Concept Plan design, although the reduction of height along the southern boundary is more sympathetic to the park / development interfacethe view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <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 is: set back from much of the water’s edge 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 Barangarooa more dynamic and highly modulated form of MOD 9 - RtS. <p>The time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view and in a high level of detail from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect would be moderate, 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 changes would be visible is high, particularly with regard to the composition of Block 5.

Table 103 Visual impact assessment results matrix - Observer Location 27: Crown Sydney Hotel Resort Hotel – Level 13

		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

6.28 Observer Location 28: Crown Hotel and Resort Apartments – Level 34

6.28.1 Observer Location Position

Observer Location 28 represents the view seen from Level 34 (RL 138.9) of the Crown Hotel and Resort at Barangaroo South.

6.28.2 Observer Location Rationale

Due to an agreement on view sharing reached between the developers and the former Barangaroo Development Authority (now INSW) resulting from *Crown Sydney Property v Barangaroo Delivery INSW Lendlease (Millers Point) v Barangaroo Delivery INSW [2018] NSWSC 1931*, the views to the Sydney Opera House and the Sydney Harbour Bridge from the Crown development (Crown Hotel and Resort) must be maintained. This Observer Location has been chosen to assess the change in the view from the apartment portion of the development, particularly the preservation of views from the development to the Sydney Harbour Bridge and Sydney Opera House.

6.28.3 Existing View

Figure 189 shows the panoramic view seen from Level 34 of the Crown apartments. The foreground of the view would comprise the northern portion of the Darling Harbour waterway, Goat Island and the mouth of the Parramatta River to the north west, the northern end of Central Barangaroo, Nawi Cove, Barangaroo Reserve and Millers Point to the north and the Sydney CBD to the east. Observatory Hill, the Bradfield Highway leading to the Sydney Harbour Bridge, the Walsh Bay finger wharves and Circular Quay are all seen in the centre middleground of the view, framed by the high rise buildings to the east. The Sydney Opera House is seen in relief against the water above Circular Quay.

Views to the water between the northern end of Darling Harbour, the mouth of the Parramatta River and Lavender Bay are uninterrupted to the Sydney Harbour Bridge, then north of the Sydney Harbour Bridge the view to Sydney Harbour is seen between the high rise buildings of the Sydney CBD and the Sydney Harbour Bridge.

The view to the horizon is unbroken from the north west, beyond Goat Island, through to the north east. Both North and South (Sydney) Head are seen on the horizon beyond the Sydney Opera House, with glimpse views to the eastern suburbs horizon seen between gaps in the Sydney CBD high rise buildings. The Sydney Harbour Bridge would be seen at an oblique angle against a backdrop of the northern suburbs of Sydney.

6.28.4 Approved Concept Plan

Figure 190 shows the Approved Concept Plan within the view from this location.

The Approved Concept Plan development envelope lies within the centre of the foreground view, with the roof of Blocks 6 and 7 prominent within the view. The development screens views to Hickson Road and part of the Hickson Cutting, with the roof and western façades of buildings fronting Hickson Road still seen above the Approved Concept Plan.

The northern end of Block 7 partially screens the view to Nawi Cove, with the view to the Dalgety Bond Store retained.

The view to the horizon remains uninterrupted, including the view to the Sydney Harbour Bridge and the Sydney Opera House.

6.28.5 MOD 9 - exhibited

Figure 191 shows MOD 9 - exhibited. The development envelope of MOD 9 - exhibited is more articulated than that of the Approved Concept Plan envelope, with the setback from the Central Barangaroo land / water interface remaining the same. The eastern portion of MOD 9 - exhibited is slightly taller than the Approved Concept Plan development envelope, screening views to the Hickson Cutting, some of High Street and Hickson Road.

The proposed tower positioned in the north western corner of Block 7 comprises a change to the composition of the view, with the tower screening views to the eastern portion of Nawi Cove, some of Millers Point and the Dalgety Bond Store. The tower is seen against the landform of Millers Point.

The view to the horizon remains uninterrupted, as does the view to the waterways, the Sydney Harbour Bridge and the Sydney Opera House.

6.28.6 MOD 9 - RtS

The view with MOD 9 - RtS is shown in Figure 192. The more dynamic, modulated form of the development is evident due to the height of viewing, which provides a clear view to the roof of the blocks with their separations. MOD 9 - RtS does not screen any additional portion of the surrounding landscape to that of the Approved Concept Plan, with the exception of a very small sliver of the lower portion of buildings fronting Hickson Road and a small area of the Hickson Cutting.

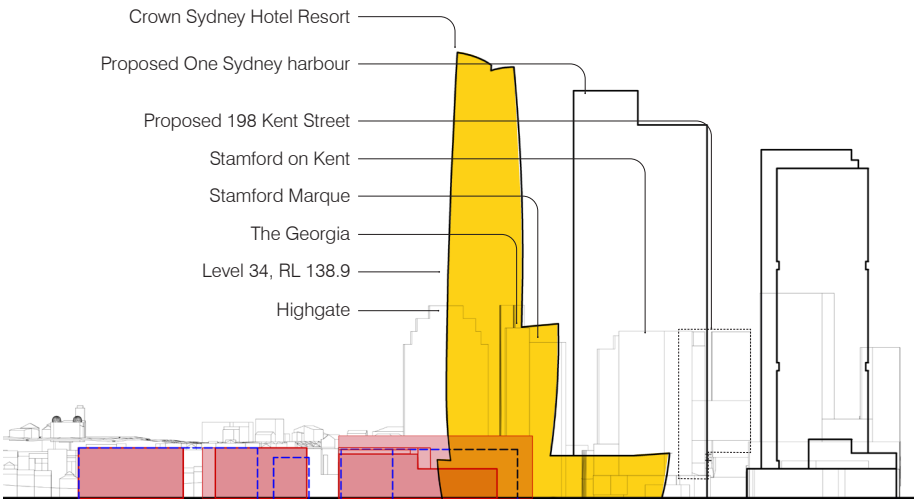


Figure 187 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

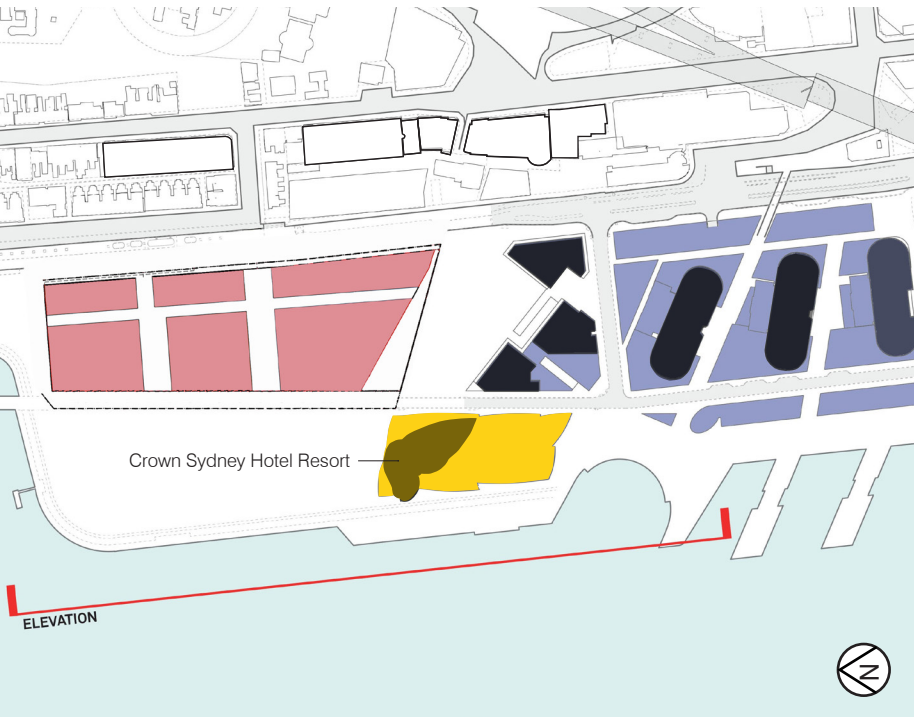


Figure 188 Plan View (Source: Modified from SJB diagrams, July 2023)



Figure 189 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)



Figure 190 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



Figure 191 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)



Figure 192 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, July 2023)

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

The existing view includes a sweeping, unencumbered view across the Sydney Harbour and the distant horizon line, stretching from beyond frame north west (left of frame), to north east terminating with Highgate residential tower and the CBD high rise buildings, with glimpses of the harbour and eastern suburbs horizon seen between gaps in the Sydney CBD high rise buildings. North and South (Sydney) Head are seen on the horizon beyond the Sydney Opera House and the Sydney Harbour Bridge would seen at an oblique angle against a backdrop of the northern suburbs of Sydney. 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 is viewed from above with the step down of Block 6 shown in high relief. The development screens views to Hickson Road and part of the Hickson Cutting, with the roof and western façades of buildings fronting Hickson Road still seen above the Approved Concept Plan. A portion of the view to Nawi Cove is also obscured.

MOD 9 - exhibited is more articulated than that of the Approved Concept Plan, which can be seen to better address the highly articulated nature of the build form to the east. The eastern portion of MOD 9 - exhibited is slightly taller than the Approved Concept Plan development envelope, screening views to the Hickson Cutting, some of High Street and Hickson Road. The proposed Block 7 tower screens views to the eastern portion of Nawi Cove, some of Millers Point and the Dalgety Bond Store. The tower is seen against the landform of Millers Point. The view to the horizon remains uninterrupted, as does the view to the waterways, the Sydney Harbour Bridge and the Sydney Opera House.

MOD 9 - RtS returns to the lower block heights of the Approved Concept Plan, with the exception of the eastern portion of Block 5 to the south of the development. This change in height between the developments is less noticeable than the change in modulation of the blocks, with MOD 9 - RtS appearing visually more recessive within the landscape due to the separations between the blocks.

The taller portion of Block 5 marginally increases the amount of the building screened along Hickson Road, as well as a small portion of the Hickson Cutting. These changes are seen in the very lowest areas of the view, rather than the more distant areas which are more compelling within the context of the view.

6.28.8 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 104 for the General Assessment Criteria and Table 105 and Table 106 for Visual Impact Assessment and rating.

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

6.28.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

The view to be affected is shown in Figure 190 and described in Section 6.28.4 and Table 104. The harbour view is substantially intact, with the edge of the Approved Concept Plan development obscuring a small portion on Nawi Cove. Valuable elements within the view include the unbroken view to the harbour extending around Barangaroo Reserve and under the Sydney Harbour Bridge, the Sydney Opera House and the North Sydney CBD, seen on the horizon.

Observer Location Details

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. This location affords sweeping harbour and distant horizon views from an elevated position. Although not shown in these figures, a view west over Darling Harbour to Pyrmont and inner western suburbs would also likely be available fro this location. Further, much of the view as shown could be available from a seated position within the apartment.

Extent of Impact

Impacts of MOD 9 - RtS on the view are addressed in Section 6.28.6 and Table 104.

MOD 9 - RtS obstructs the view to a small portion of the commercial buildings along Hickson Road and Hickson Cutting. The majority of the view to the Millers Point Conservation Area is conserved and the view towards the north beyond Central Barangaroo.

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. Notwithstanding the above described reduction in view to part of buildings on Hickson Road and the Hickson Cutting, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

Table 104 General Assessment Criteria - Observer Location 28: Crown Hotel and Resort Apartments – Level 34

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Approximately 40m in the horizontal axis to the south west corner.
Observer type					Residents from balcony and (assumed) living room windows.
Number of observers					Low. Assumed two to three observers normally, increasing periodically with guests.
Duration of observation					High to Moderate.
Visibility					High.
Visual absorption capacity of the Approved Concept Plan					The visual absorption capacity of the landscape to the development is considered to be high. The view is from a very high location, focused out towards the horizon rather than to the lower portions within it. The development is positioned comfortably within the lower foreground.

Table 105 Visual impact assessment - Observer Location 28: Crown Hotel and Resort Apartments – Level 34

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 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>There is little visual change to the scale of the development between the Approved Concept Plan and MOD 9 - RtS within the context of:</p> <ul style="list-style-type: none">the slightly increased development envelope at the southern end, slightly obscuring the view to the lower portion of Hickson Road commercial development and the Hickson Cuttingthe view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail. <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is Low, with the development envelope changing from that of:</p> <ul style="list-style-type: none">a low, relatively flat and uniform envelope tothe dynamic and highly modulated form of MOD 9 - RtS. <p>The High to Moderate periods of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would remain. As with the Approved Concept Plan, MOD 9 - RtS would be seen in partial view and in a high level of detail from the balcony.</p> <p>Geographical Extent</p> <p>The geographical extent of the visual effect would be Low, given:</p> <ul style="list-style-type: none">the view is seen from a significantly 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 changes would be only be visible for Block 5 at the southern end of the development.

Table 106 Visual impact assessment results matrix - Observer Location 28: Crown Hotel and Resort Apartments – Level 34

		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

6.29 Observer Location 29: Shelley Street
(from King Street Bridge)

6.29.1 Observer Location Position

Observer Location 29 shows the view seen from the King Street overpass looking north up Shelley Street towards Central Barangaroo (refer Figure 193).

6.29.2 Observer Location Rationale

This Observer Location has been chosen for the following key reasons:

- Potential for some view to Central Barangaroo.
- Director-General’s requirement for a view from this location.

6.29.3 Existing View

Figure 194 shows the existing view. The view incorporates the western distributor and hotel / commercial development to the Shelley Street edge and the Central Business District (CBD) adjoining the Western Distributor edge.

6.29.4 Approved Concept Plan

As shown in Figure 195, the Approved Concept Plan is not visible beyond the existing buildings.

6.29.5 MOD 9 - exhibited

As shown in Figure 196, the development envelope of MOD 9 - exhibited is not visible beyond the existing buildings.

6.29.6 MOD 9 - RtS

As shown in Figure 197, the development envelope of the MOD 9 - RtS is not visible beyond the existing buildings.

6.29.7 Comparison of Existing, Approved, MOD 9 - exhibited and MOD 9 - RtS

None of the Central Barangaroo development envelopes would be visible from this location.

6.29.8 Visual Impact Assessment

Considering that neither the Approved Concept Plan nor MOD 9 - RtS would be visible from this observer location, the visual impact arising from the change is considered to be Negligible and the full assessment tables have not been engaged.

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

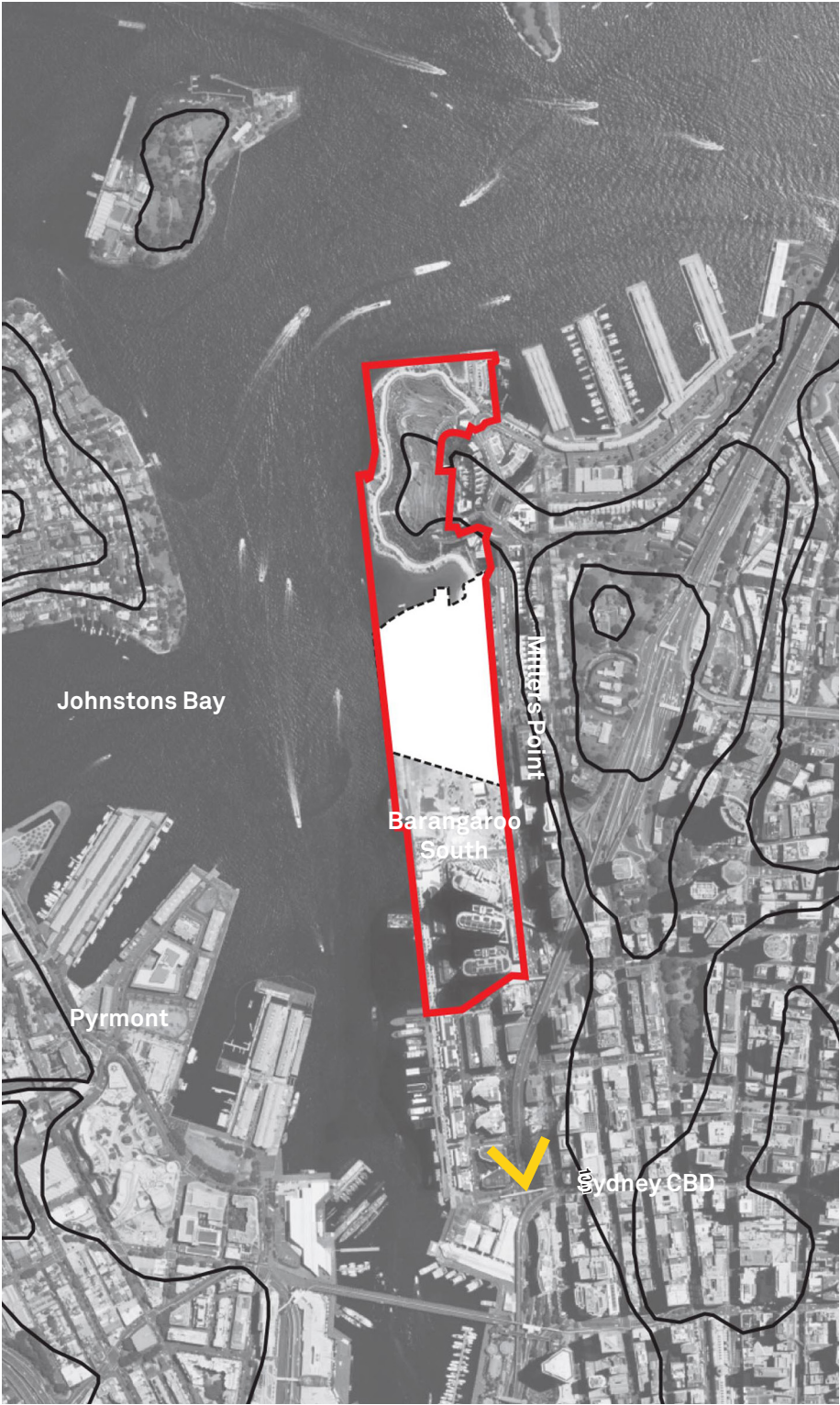


Figure 193 Observer Location

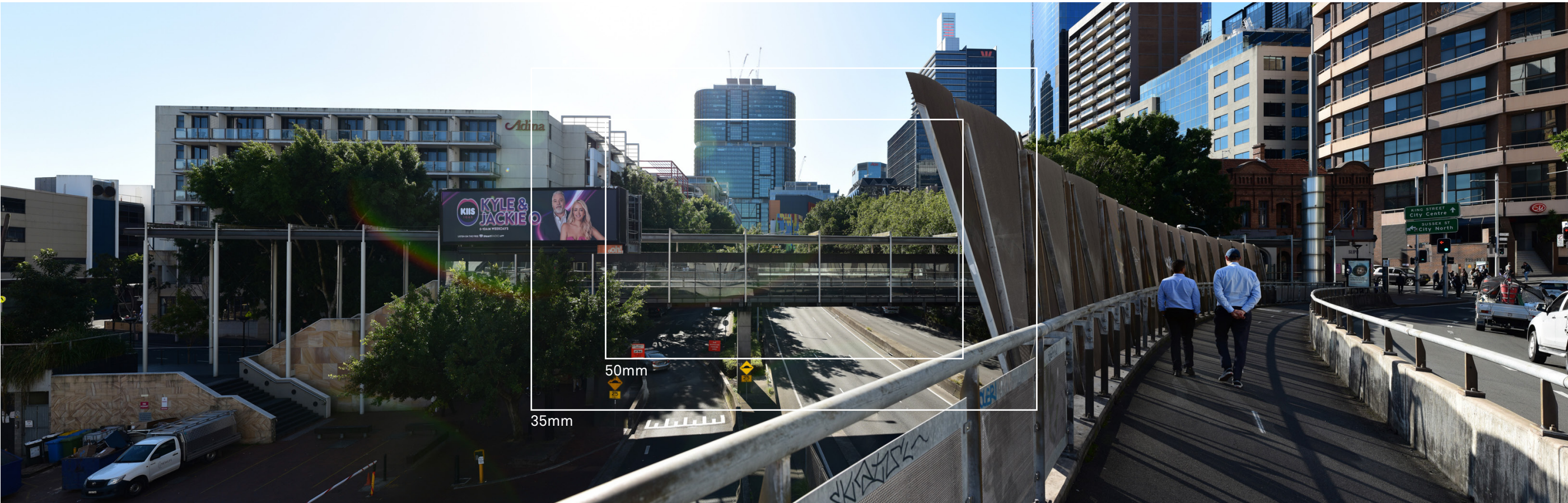


Figure 194 Existing view (AECOM, July 2023)



Figure 195 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

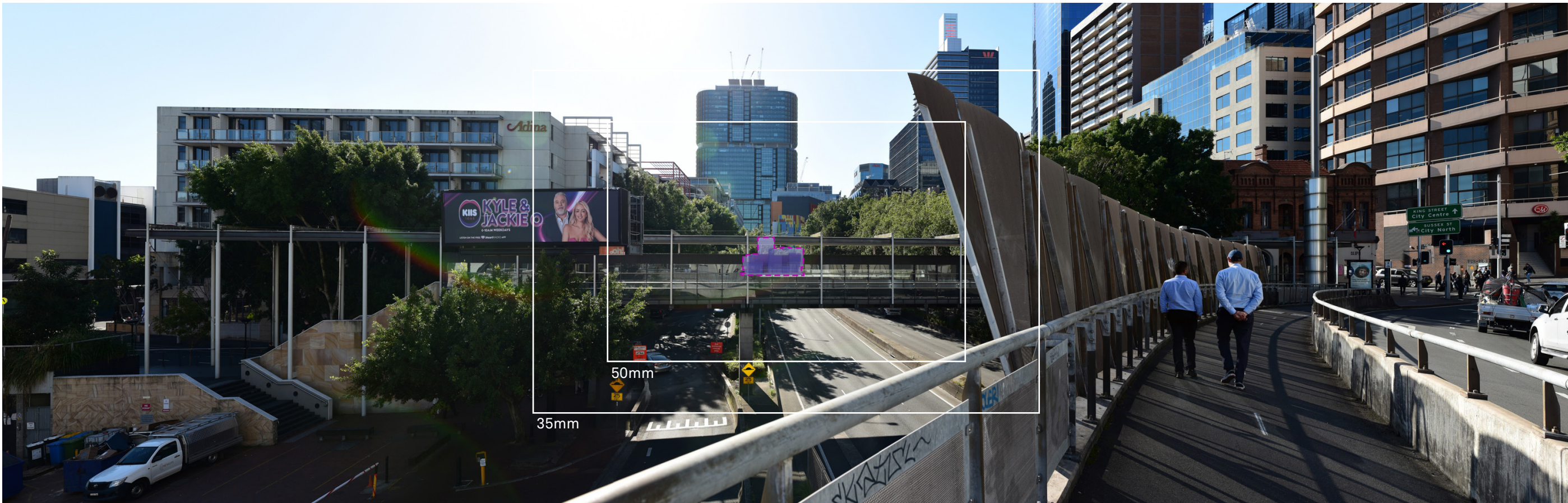


Figure 196 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

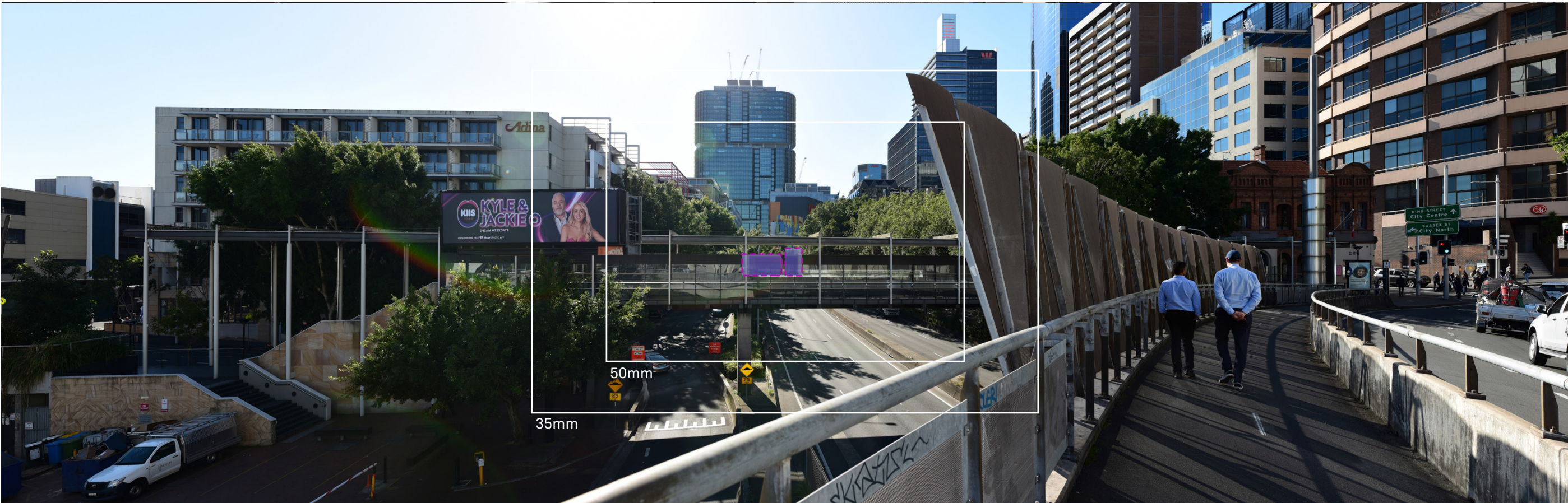


Figure 197 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.30 Observer Location 30: Lime Street

6.30.1 Observer Location Position

Observer Location 30 shows the view seen from the southern end of Lime Street, located within the Kings Wharf precinct, looking north towards Central Barangaroo (refer Figure 198).

6.30.2 Observer Location Rationale

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

- Potential for some view to Central Barangaroo.
- Director-General’s requirement for a view from this location.

6.30.3 Existing View

Figure 199 shows the existing view. The view incorporates a tree lined street flanked by low rise residential and commercial development. The view terminates at an open end.

6.30.4 Approved Concept Plan

As shown in Figure 200, the Approved Concept Plan is not visible beyond the existing buildings.

6.30.5 MOD 9 - exhibited

As shown in Figure 201, the development envelope of MOD 9 - exhibited is not visible beyond the existing buildings.

6.30.6 MOD 9 - RtS

As shown in Figure 202, the development envelope of the MOD 9 - RtS is not visible beyond the existing buildings.

6.30.7 Comparison of Existing, Approved, MOD 9 - exhibited and MOD 9 - RtS

None of the Central Barangaroo development envelopes would be visible from this location.

6.30.8 Visual Impact Assessment

Considering that neither the Approved Concept Plan nor MOD 9 - RtS would be visible from this observer location, the visual impact arising from the change is considered to be Negligible and the full assessment tables have not been engaged.

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

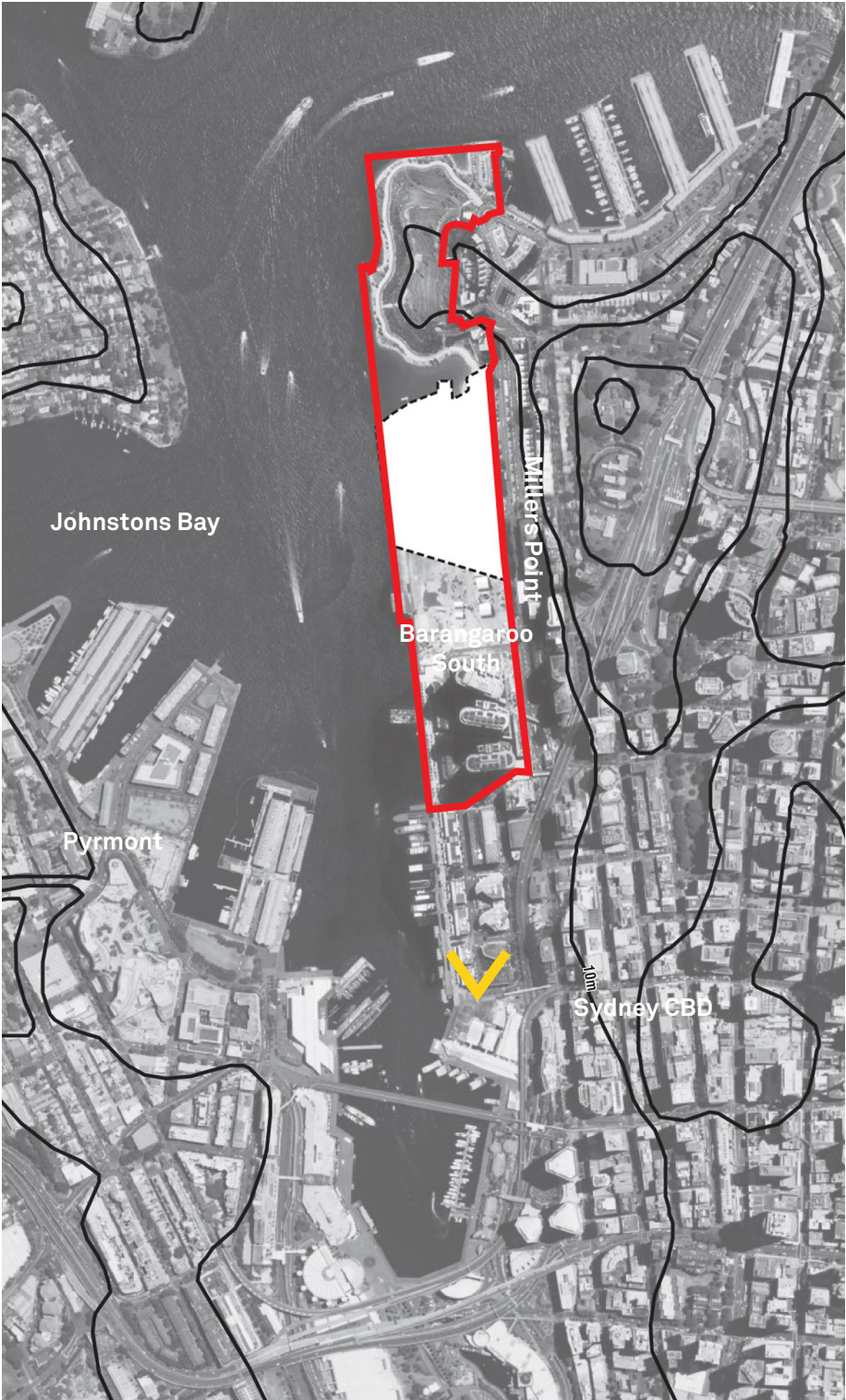


Figure 198 Observer Location



Figure 199 Existing view (AECOM, July 2023)



Figure 200 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 201 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 202 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.31 Observer Location 31: Darling Harbour (Pyrmont Bridge)

6.31.1 Observer Location Position

Observer Location 31 shows the view seen from the Pyrmont Bridge, looking north towards Barangaroo South and Central. Pyrmont Bridge is a pedestrian bridge linking the eastern and western promenades of Darling Harbour, also providing a pedestrian link with Pyrmont and the Star Casino (refer Figure 203).

6.31.2 Observer Location Rationale

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

- Director-General’s requirement for a view from this location.
- The location is a publicly accessible waterfront edge that has panoramic harbour and city views, including a long view towards Central Barangaroo.

6.31.3 Existing View

Figure 204 shows the existing view. This view is taken from the north edge of the Pyrmont pedestrian bridge. The Australian National Maritime Museum is seen to the left of the frame in the foreground, with the King Street Wharf Precinct built form to the right, the CBD high rise towers rise in a jagged line behind. The Barangaroo South Sydney International Towers are seen in the middleground, with the western edge of

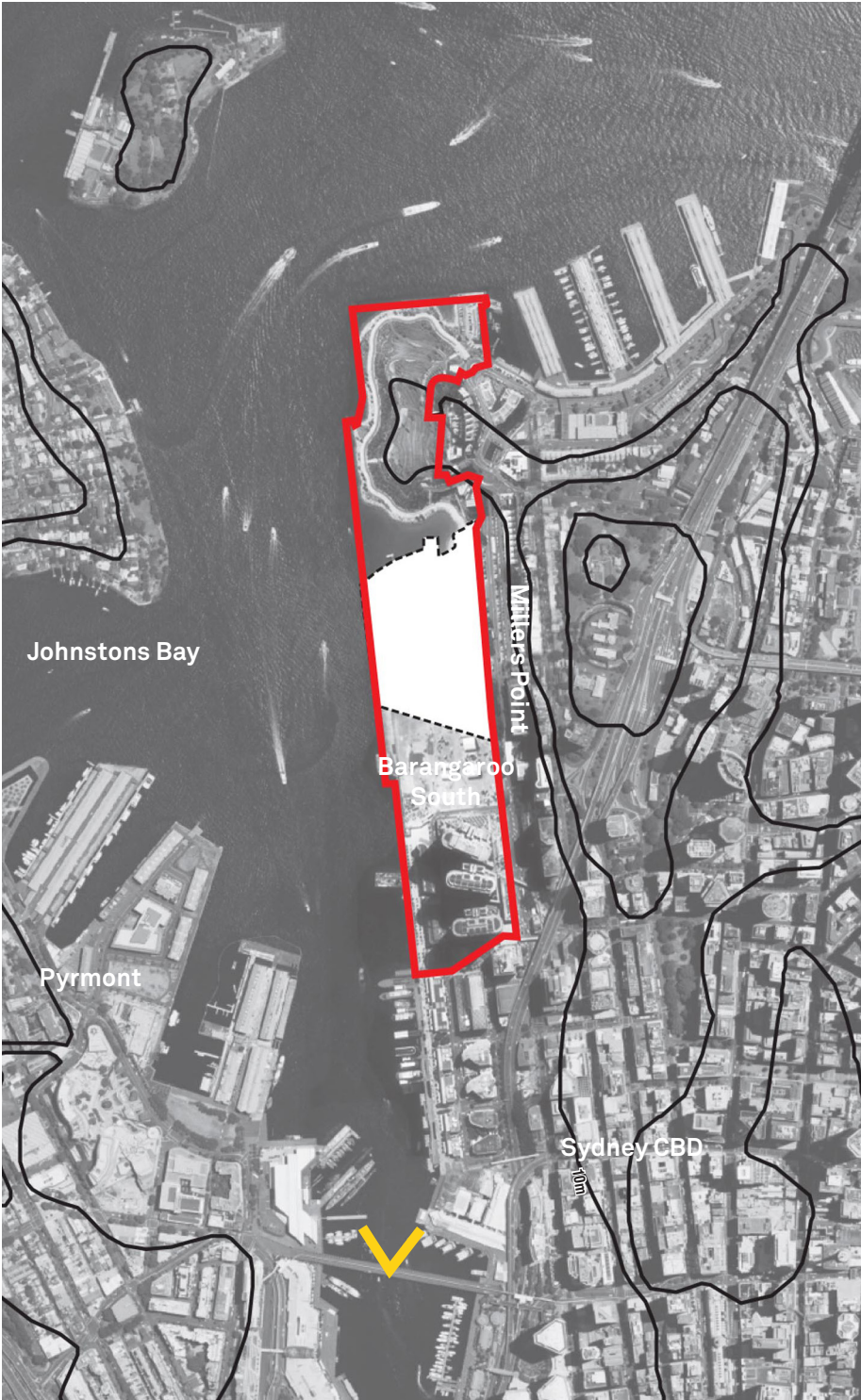


Figure 203 Observer Location

Barangaroo Reserve, Sydney Harbour and North Sydney in the background.

6.31.4 Approved Concept Plan

As shown in Figure 205, the Approved Concept Plan is not visible beyond the existing buildings.

6.31.5 MOD 9 - exhibited

As shown in Figure 206, the development envelope of MOD 9 - exhibited is not visible beyond the existing buildings.

6.31.6 MOD 9 - RtS

As shown in Figure 207, the development envelope of the MOD 9 - RtS is not visible beyond the existing buildings.

6.31.7 Comparison of Existing, Approved, MOD 9 - exhibited and MOD 9 - RtS

None of the Central Barangaroo development envelopes would be visible from this location.

6.31.8 Visual Impact Assessment

Considering that neither the Approved Concept Plan nor MOD 9 - RtS would be visible from this observer location, the visual impact arising from the change is considered to be Negligible and the full assessment tables have not been engaged.

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

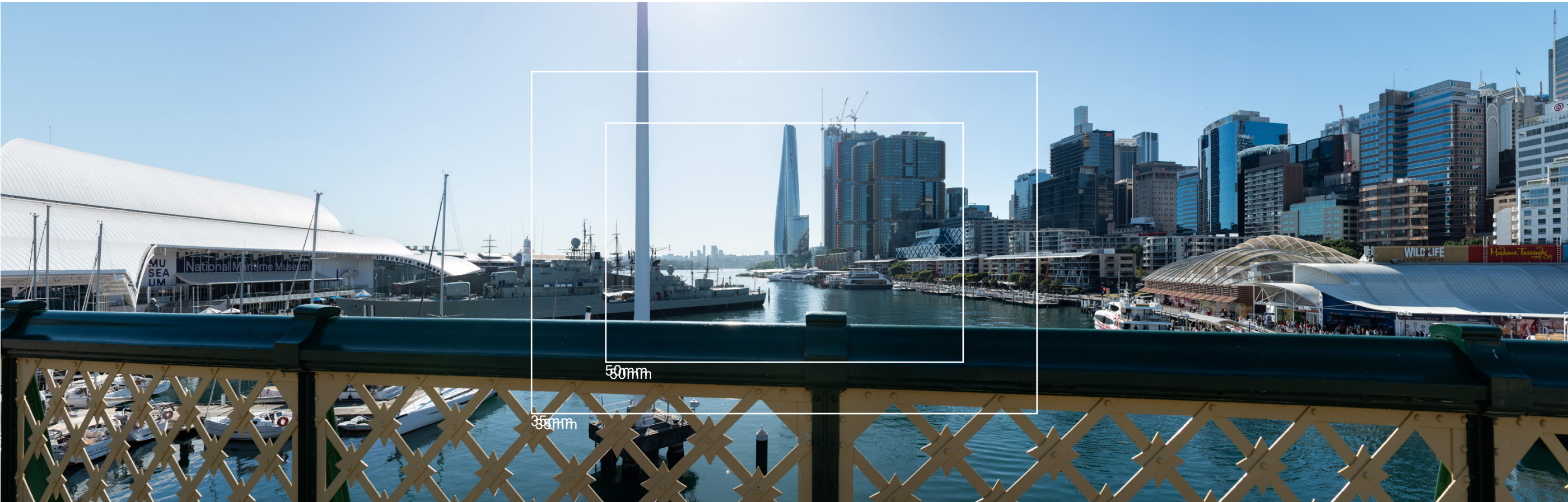


Figure 204 Existing view (AECOM, July 2023)



Figure 205 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

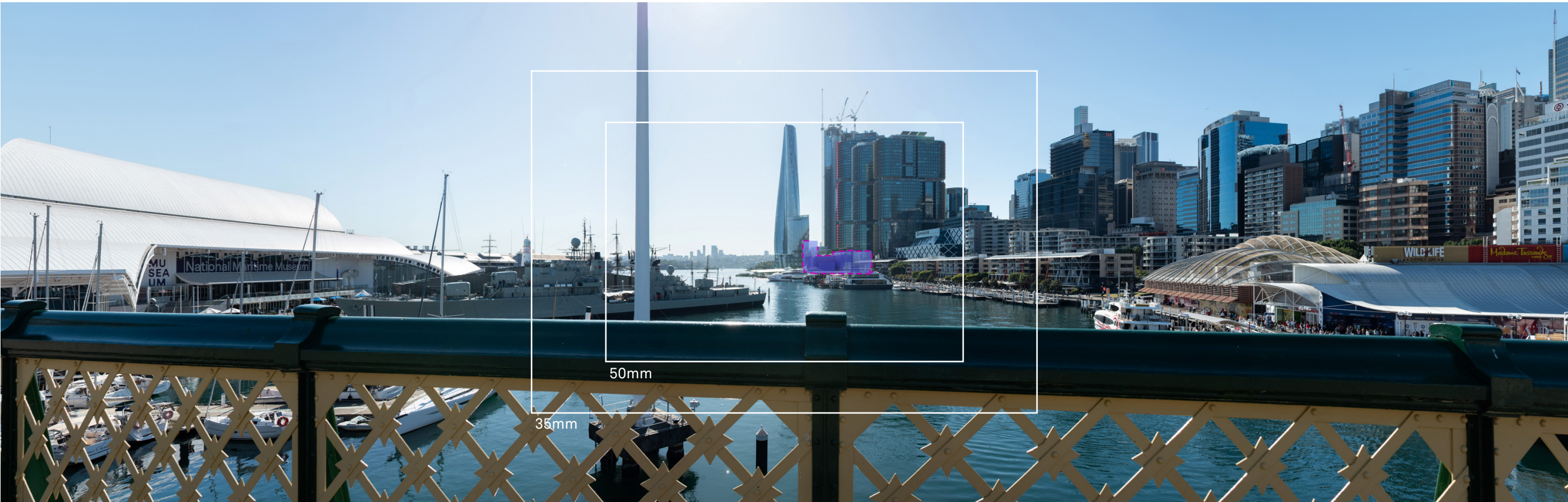


Figure 206 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

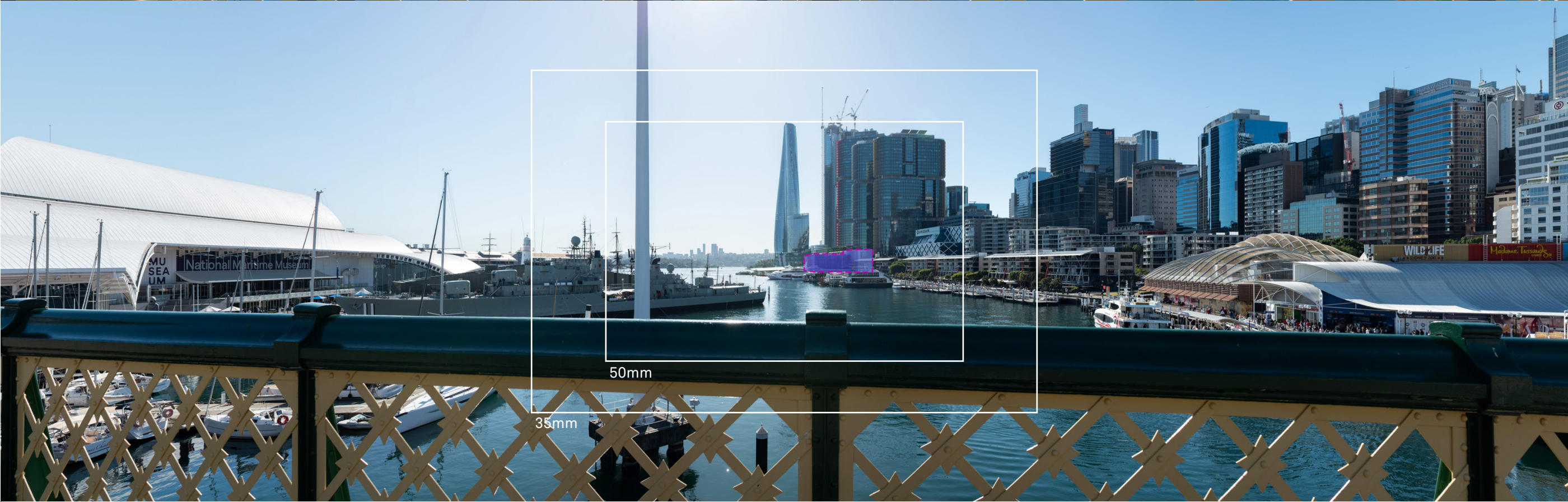


Figure 207 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.32 Observer Location 32: Darling Harbour - Australian National Maritime Museum (North)

6.32.1 Observer Location Position

Observer Location 32 shows the view seen from northern edge of the Australian National Maritime Museum, looking north, north-east towards the King Street Wharf precinct, the CBD and the Barangaroo site (refer Figure 208).

6.32.2 Observer Location Rationale

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

- Director-General's requirement for a view from this location.
- The location is a publicly accessible waterfront edge that has panoramic harbour and city views, including a long view towards Central Barangaroo.

6.32.3 Existing View

Figure 209 shows the existing view. This view is taken from the north eastern edge of the wharf adjoining the Australian National Maritime Museum.

The HMB Endeavour Replica is visible in the foreground to the right, with the Pyrmont Bay Wharf buildings to the left. The King Street Wharf precinct built form extends through the middle ground to the Barangaroo South Sydney International Towers, and the Barangaroo western edge and North Sydney in the background.

6.32.4 Approved Concept Plan

As shown in Figure 210, the Approved Concept Plan is not visible beyond the existing buildings within Barangaroo South due to the distance of viewing and the narrowness of the gap between the Crown Hotel and Resort and One Sydney Harbour.

6.32.5 MOD 9 - exhibited

As shown in Figure 211 and the reasoning outlined within Section 6.32.4, the development envelope of MOD 9 - exhibited is not visible beyond the existing buildings.

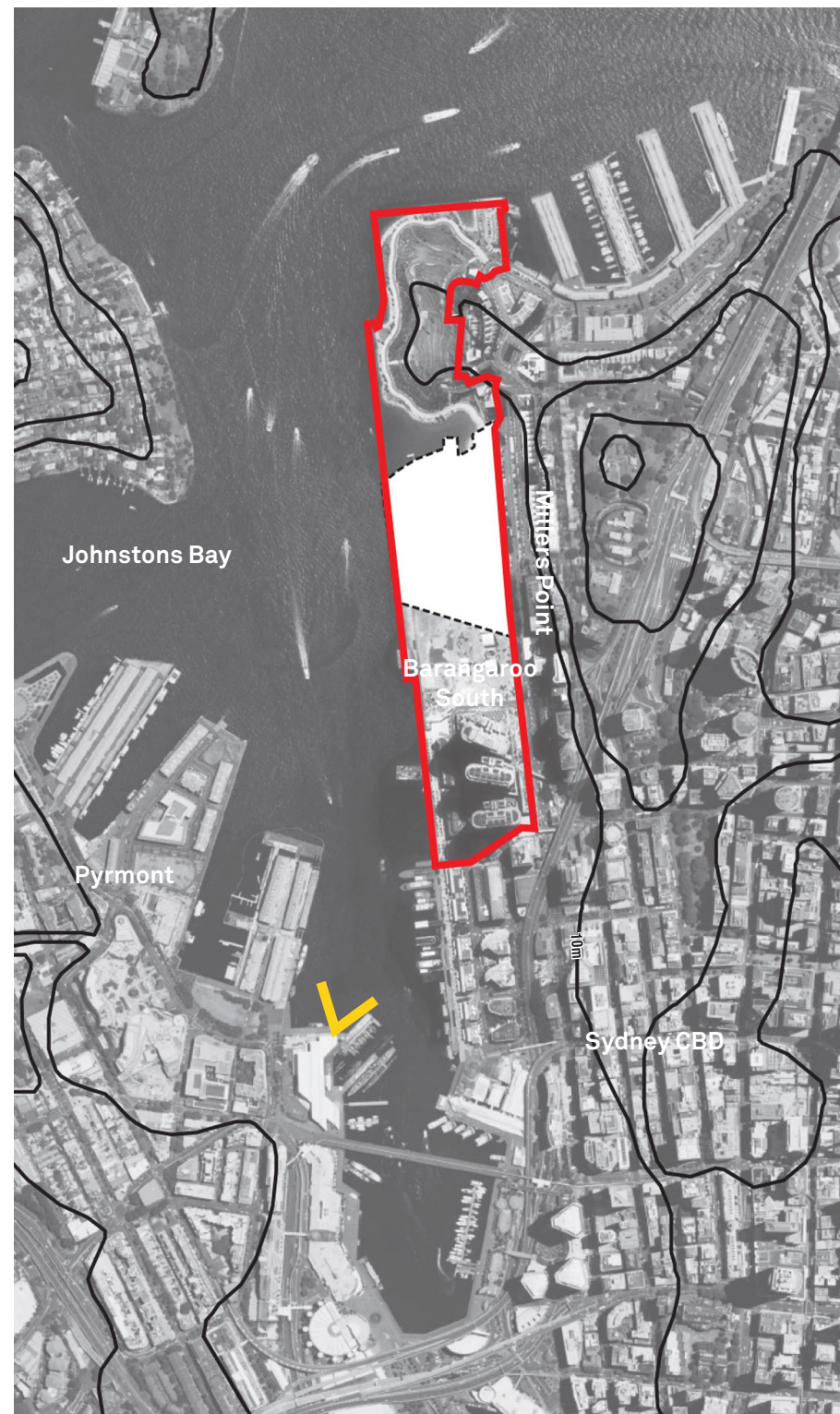


Figure 208 Observer Location

6.32.6 MOD 9 - RtS

As shown in Figure 212 and the reasoning outlined within Section 6.32.4, the development envelope of the MOD 9 - RtS is not visible beyond the existing buildings.

6.32.7 Comparison of Existing, Approved, MOD 9 - exhibited and MOD 9 - RtS

None of the Central Barangaroo development envelopes would be visible from this location.

6.32.8 Visual Impact Assessment

Considering that neither the Approved Concept Plan nor MOD 9 - RtS would be visible from this observer location, the visual impact arising from the change is considered to be Negligible and the full assessment tables have not been engaged.

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