

Figure 209 Existing view (AECOM, July 2023)

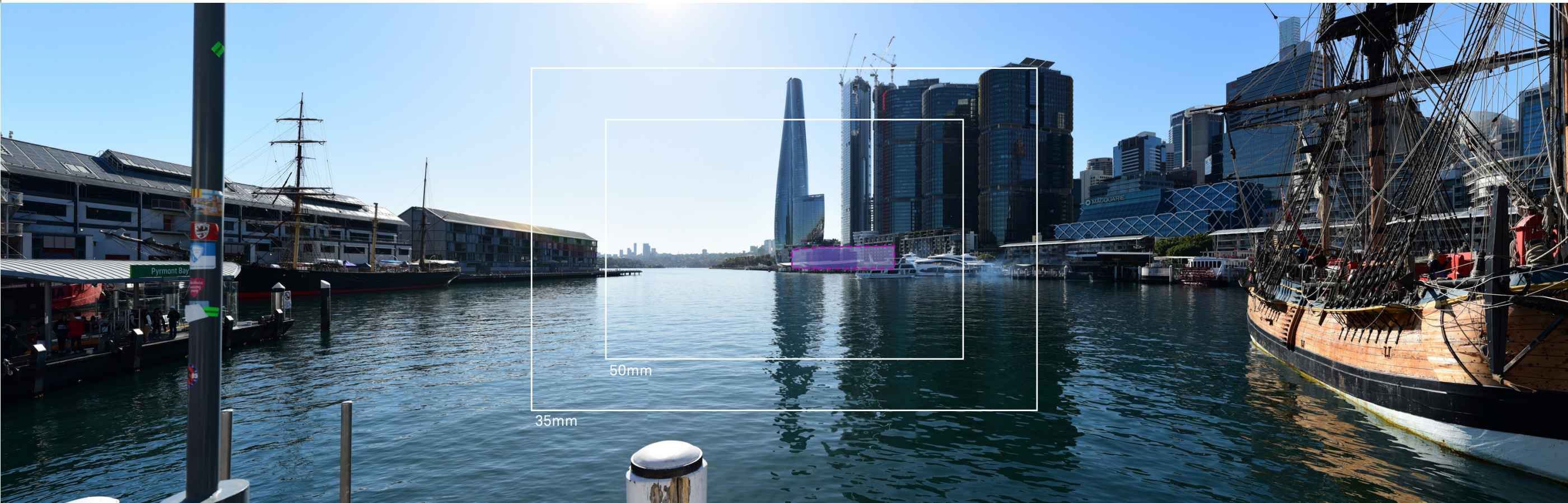


Figure 210 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

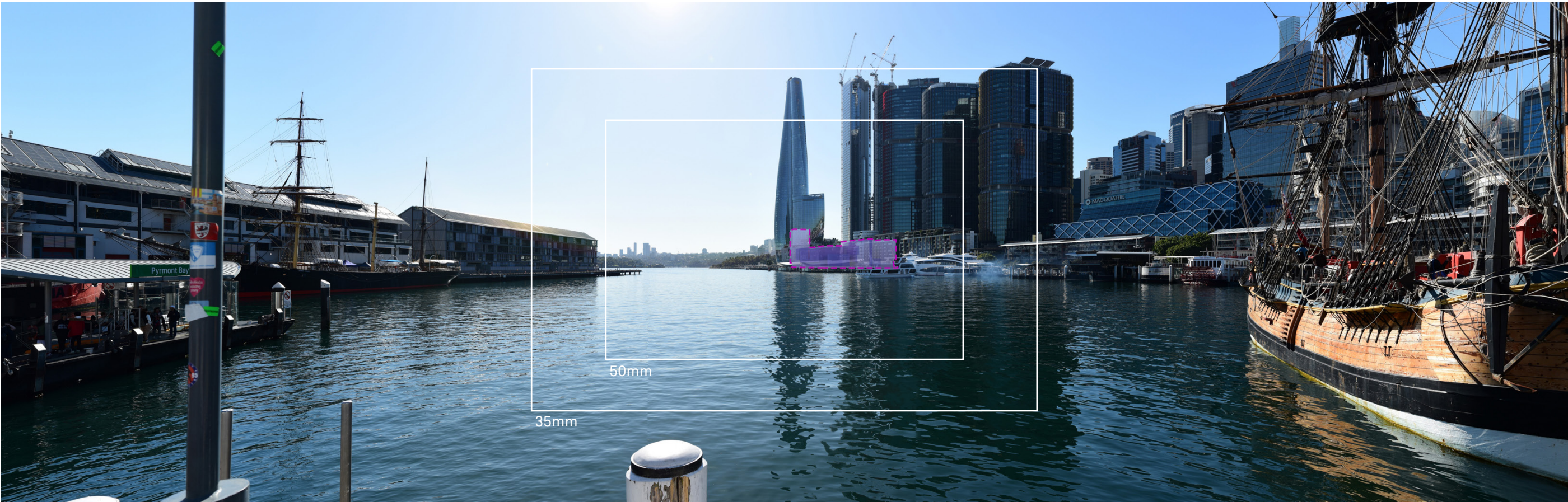


Figure 211 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

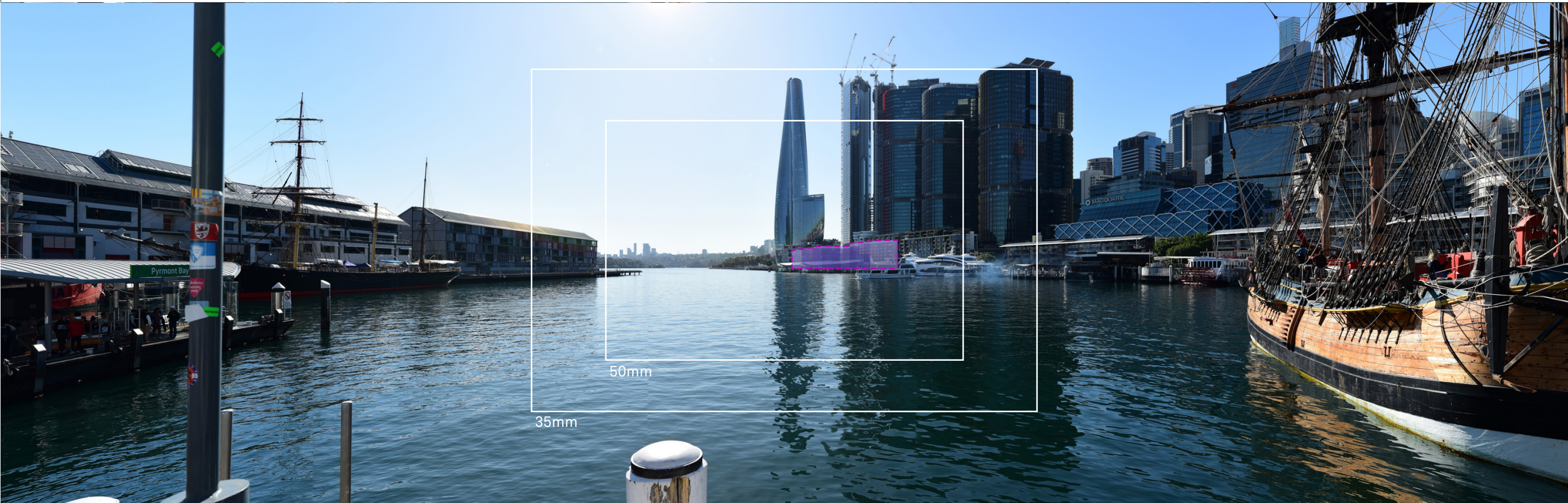


Figure 212 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.33 Observer Location 33: Sydney Observatory Hill Park - South Path

6.33.1 Observer Location Position

Observer Location 33 is positioned midway along the public footpath to the south of Sydney Observatory Hill Park, adjacent to the water fountain. The location lies to the west of Fort Street Public School. The view looks south-west through to west across Millers Point towards Pyrmont, White Bay and Balmain (refer Figure 213).

6.33.2 Observer Location Rationale

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

- To address submissions requesting additional views to assess impact to views from Observatory Hill and the setting of Millers Point Conservation Area
- Director-General's Requirements for a view from Sydney Observatory Hill Park is additionally covered by this view
- The view was identified as part of an important panorama from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006)
- The location captures the eastern face of the Central Barangaroo development envelope
- This observer location, in conjunction with Observer Locations 1, 2 and 34, capture the key elements of the view from Observatory Hill Park
- A likely view of Aboriginal historic importance
- Located in proximity to the historic Fort Street Public School
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

6.33.3 Existing View

Figure 214 shows the existing view photographed on the 13th July, 2023.

The foreground of the view comprises the lawn and palisade fencing surrounding Observatory Hill Park extending from the middle of the view to the north (right of frame). To the left of frame is the curving footpath running parallel to the Cahill Expressway ring road (not within the view). Fort Street Public School sits out of frame to the left. Glimpse views to a brick National Trust building is visible through vegetation to the left. There is a drop in level between the lawns of Observatory Hill and the surrounding suburb. The middle ground is occupied by the Langham Hotel with predominantly Victorian period terrace housing viewed in front of the sections of visible water between the taller buildings in Millers Point, with White Bay to the left and a smaller section of Snails Bay to the right.

High rise commercial and residential development on Kent Street, the One Sydney Harbour tower and the Crown Hotel and Resort dominate the middle to back ground of the view from the centre extending to the left of the frame. The tall, slender buildings of Barangaroo South obscure much of the horizon, with glimpse views between the towers to Pyrmont, including the Star Casino.

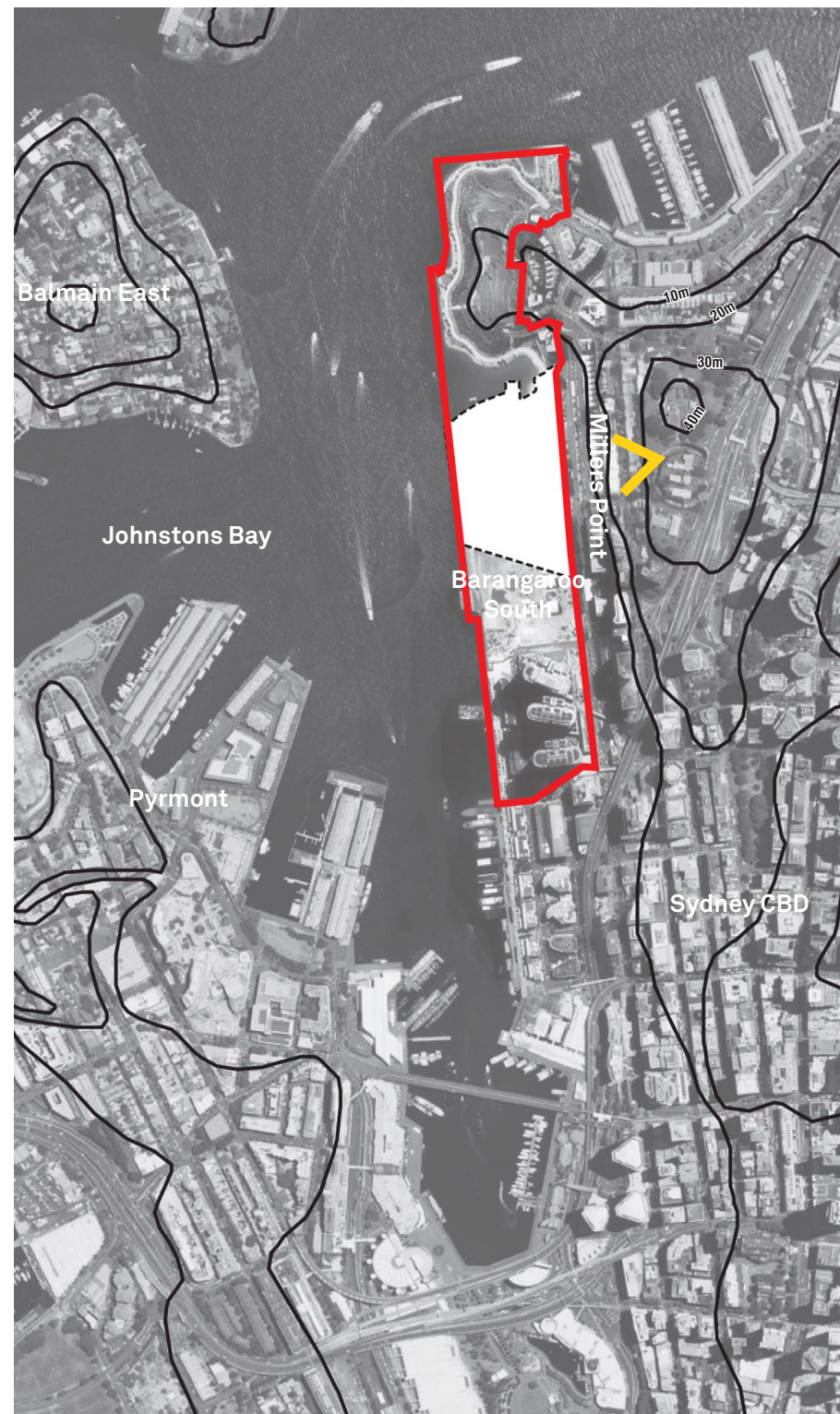


Figure 213 Observer Location (Source: AECOM modified Google Map)

Views spatially open out to more distant locations to the right, including a sliver of water and the western harbour edge above the roofline of Millers Point. Medium rise development of Jones Bay Wharf and medium to high rise development is visible in Pyrmont with the ANZAC bridge seen in relief against the horizon.

Beyond the Pyrmont peninsula is a distant view of Lilyfield, connecting to Rozelle and the Balmain peninsula in the middle of the view. Behind the Balmain peninsula, vegetated urban ridgelines of Birchgrove and Hunters Hill are visible to the right of frame in the distance.

6.33.4 Approved Concept Plan

Figure 215 shows the Approved Concept Plan development envelope in purple. A narrow band comprising the top of the Approved Concept Plan is visible as a long, low element, extending above the roofline Langham Hotel within the view. It screens the narrow band of water and the western shoreline between above the Langham Hotel to the south of White Bay.

A small section of White Bay is visible above Block 7, with two other glimpse views of the harbour in front of Pyrmont through the Block 6 and Block 7 separation, which is interrupted by the Langham Hotel's façade spiked protrusions. The remaining water view in front of the Balmain East ferry terminal is visible between the Approved Concept Plan and terrace houses in Millers Point. The small view to Snails Bay is retained.

The view of the Approved Concept Plan is seen to the against the high rise backdrop of the Barangaroo South tower developments to the left of frame and sits in front of and below the level of the Crown Hotel and Resort podium building. The centre of the view the Approved Concept Plan sits against the low backdrop of the inner Western Suburbs. Views of high rise residential tower blocks at Pyrmont Point, the landmark towers of ANZAC Bridge, White Bay Power Station and Balmain Town Hall are retained against the horizon.

6.33.5 MOD 9 - exhibited

Figure 216 shows the view including the development envelope of MOD 9 - exhibited.

The development envelope of Block 5 is visible as a collection of blocks of varying heights to the south. The blocks project moderately above the Langham Hotel, Millers Point terraces and the green roof of The Bond (30 Hickson Road) building. The development envelope screens the small, framed views of the Pyrmont built form previously seen between the One Sydney Harbour towers, and partially obscures the view between One Sydney Harbour and the Crown Hotel and Resort. The development envelope extends northwards to obscure a small portion of the lower section to the eastern side of the ANZAC Bridge, although the tallest elements of the bridge remain visible against the horizon.



Figure 214 Existing view (AECOM, July 2023)



Figure 215 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

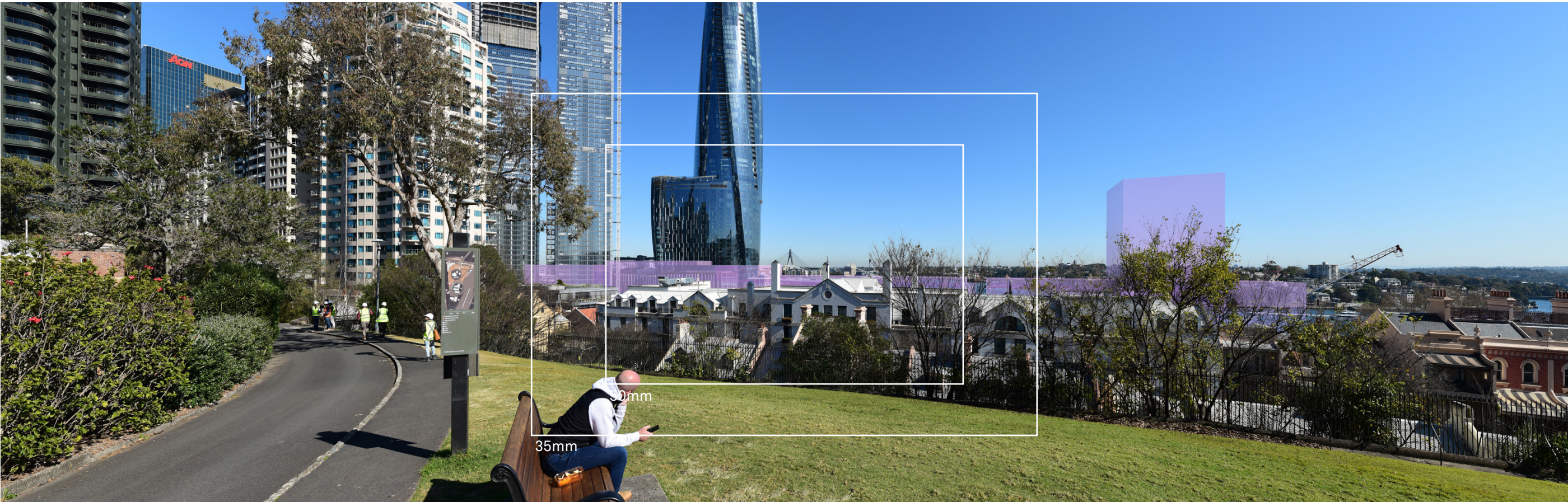


Figure 216 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

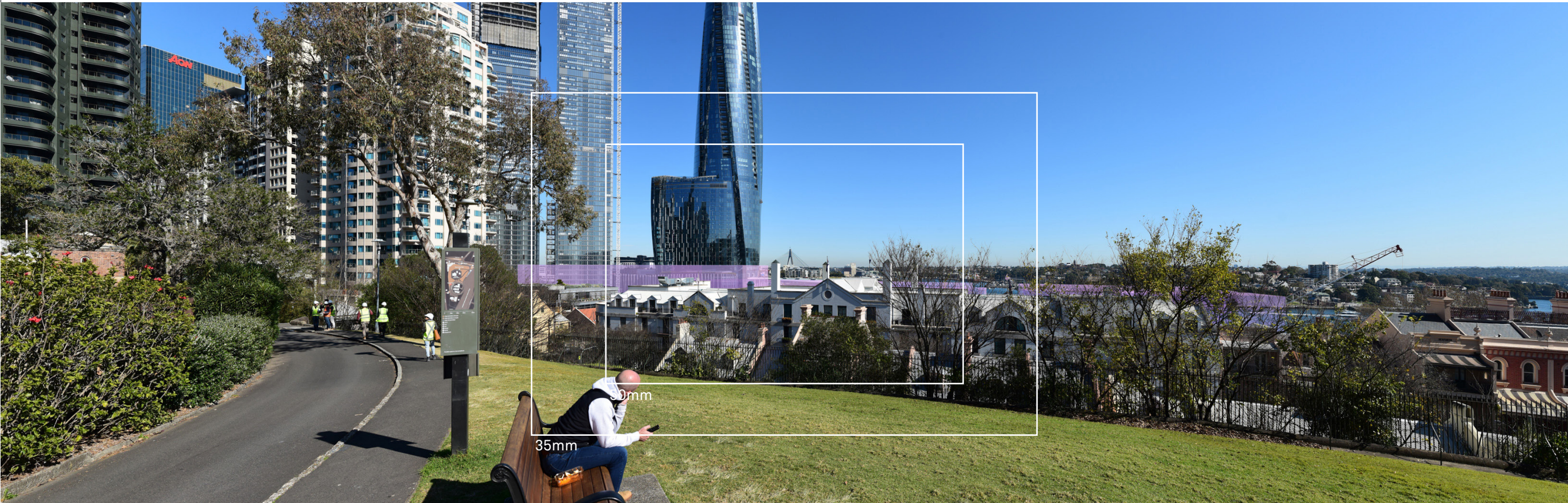


Figure 217 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

The Block 6 envelope steps down from the height of Block 5 and is viewed as a square block that projects moderately above the height of the Langham Hotel. Block 6 obscures the view to the harbour behind and the foreshore views of Pyrmont and Balmain. Partial views to the Pyrmont high rise and the ANZAC Bridge towers would be retained along with views to the horizon. The separation of Block 6 and Block 7 is visible from this angle, providing a glimpse view of the harbour aligned with the White Bay Cruise Terminal. This partial view assists in reading the continuity of the harbour behind the built form envelopes.

The development envelope of Block 7 is a rectangular block with a taller tower towards the north-western corner of the building mass. The lower rectangle portion of the block sits moderately above the level of the Langham Hotel. The lower block obscures a portion of the view to the water of the harbour, and much of the view of the Balmain peninsula, extending marginally north in the view in relation to the Approved Concept Plan. The view to the Balmain ridgeline is retained behind the low portion of the block. The taller tower of Block 7 is an anomaly in the view creating a disruption visible horizon. It is seen in high contrast against the skyline, partially removing the view of the Balmain peninsula ridgeline and obscuring a portion of sky view.

There is no change to the extent of harbour view lost compared to the Approved Concept Plan.

6.33.6 MOD 9 - RtS

Figure 217 the view including the development envelope of the MOD 9 - RtS.

The development envelope of Block 5 is viewed as a rectangular block of consistent height at the southern end of Central Barangaroo. The envelope projects moderately above the height of the Langham Hotel, Millers Point terraces and the green roof of The Bond building (30 Hickson Road). The MOD 9 - RtS development envelope is seen against a backdrop of the One Sydney Harbour and Crown Hotel and Resort towers and obscures the small view corridors between these buildings to Pyrmont, although the horizon is still seen within these narrow viewing corridors. The envelope extends to obscure a very small portion of the eastern deck and supports of the ANZAC Bridge.

The Block 6 envelope steps down from the height of Block 5, with a further step in the western built form visible to the north. Block 6 is viewed predominantly as a low, linear block projecting moderately above the height of the Langham Hotel. The envelope obscures the view to the Jones Bay wharf building, much of the view to the harbour between Pyrmont and Balmain points and the foreshore views of Pyrmont.

Glimpse views to the White Bay Power Station and the residential towers in Pyrmont are retained, viewed between the Observatory Hill tree branches and the spiked façade protrusions of the Langham Hotel. Views to the ANZAC Bridge towers would be retained along with views to the horizon.

Views through the separation of Block 6 and Block 7 are visible from this angle, providing a viewing window to the harbour to the east and south of the White Bay Cruise Terminal. This partial view assists in reading the continuity of the harbour behind the built form envelopes.

Block 7 is viewed as a rectangular block which projects moderately above the level of the Langham Hotel. The development envelope obscures a portion of the view to the water of the harbour and one third of the view to the Balmain peninsula. The view to the Balmain ridgeline is retained behind the Block 7.

Overall, the continuous view to the horizon is predominantly maintained by the development envelope of the MOD 9 - RtS.

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

The existing view is described in [Section 6.33.3](#) and can broadly be characterised as an elevated view from Observatory Hill Park to the south west and west. The view includes the visually dominant forms of the high rise commercial and residential buildings on Kent Street and within Central Barangaroo to the south west in the middle ground, opening up to more distant views seen over the comparatively low rooflines of Millers Point. A small sliver of the harbour and western harbour edge is visible above the roofline of Millers Point seen below the low, gently undulating and substantially vegetated suburbs of the Cumberland Plain, extending to the horizon.

The view including the Approved Concept Plan is described in [Section 6.33.4](#). The very tall, slender towers within Barangaroo South (One Sydney Harbour and the Crown Hotel and Resort) visually contrast with the relatively low, rectilinear form of the Approved Concept Plan development envelope, which projects marginally above the height of the Bond (30 Hickson Road), Langham Hotel and terrace houses within Millers Point. While the view to the water south of Balmain East is predominantly lost, the existing wide, open landscape view is substantially conserved with this massing arrangement, albeit seen as a narrow band of land between the Approved Concept Plan development envelope and the horizon.

The view including MOD 9 - exhibited is described in [Section 6.33.5](#). Within this view, the development envelope comprises a modulated rectangle form, with minimal changes in height for the majority of the form, which results in a visually consistent height to the majority of its length. This, however, excludes the Block 7 tower.

This tower reaches to RL 73.7m, which is approximately 38m above the podium level on which it sits. It is a visually prominent feature within the view, breaking the continuity of the horizon. While the tower does not obstruct the view of the water any more than the Approved Concept Plan, it does interrupt the view to the horizon, introducing an additional built element seen against the sky within the view. Overall, the increase in the height of Blocks 5 and 6 coupled with the inclusion of the Block 7 tower results in the most visually prominent outcome for Central Barangaroo of the modifications.

The view including the MOD 9 - RtS is described in [Section 6.33.6](#). The development envelope in MOD 9 - RtS stacks the taller elements to the south, nestling them against the much taller buildings of Barangaroo South and at the southern end of Kent Street. The addition of the taller Block 5 form (RL 42.45m) would be visible protruding above the southern end of the Langham Hotel and The Bond building (30 Hickson Road). The taller Block 5 form results in a more visually prominent development at the southern end of Central Barangaroo, with more of the eastern façade of the development visible within the view.

Blocks 6 and 7 are visible above the roofline of Millers Point, but comparable to that seen within the Approved Concept Plan. The wider separation between Blocks 6 and 7 provide glimpse views through to the harbour and western shoreline between the buildings, providing more visual connectivity with the water than experienced in the Approved Concept Plan.

The form, mass and scale of MOD 9 - RtS is considered to be visually subservient to the development within Barangaroo South. The new elements do not remove any more of the harbour view than obscured with the Approved Concept Plan (in contrast, views to the water are increased due to the larger and more frequent separations between the blocks). The taller Block 5 is more visually prominent within the view, however, aligns with the stacking of height to the south and seen with the considerable bulk of the Crown Hotel and Resort and One Sydney Harbour as a backdrop.

6.33.8 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 107](#) for the General Assessment Criteria, [Table 108](#) and [Table 109](#) for View Sharing Assessment Criteria and [Table 110](#) and [Table 111](#) for Visual Impact Assessment and rating.

Overall, the visual impact is considered to be **Moderate**.

Table 107 General Assessment Criteria - Observer Location 33: Sydney Observatory Hill Park - South Path

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between 160 m and 260 m, with MOD 9 - RtS seen in a high level of detail.
Observer type					View from open space - general park users, exercise groups, tourists and special events such as weddings.
Number of observers					Anticipated be moderate for much of the week and high to moderate on weekends.
Duration of observation					Typically moderate to low duration, with people strolling through the park over relatively short periods, and sitting for longer durations, e.g. eating their lunch during the week or picnicking on the weekend.
Visibility					Central Barangaroo is positioned within the central portion of the middle ground of the view, with predominantly the top portion of the development envelope visible. It is visually subservient to the considerable bulk and scale of built form within Barangaroo South and at the southern end of Kent Street.
Visual absorption capacity					Central Barangaroo is positioned behind the fine grained, low roofline of Millers Point with a backdrop of the towers of Barangaroo South at its southern end and Pyrmont and the western suburbs in the center and northern end of the development. The development is generally proportional to the surrounding built form and therefore the landscape has a moderate level of visual absorption capacity.

Table 108 View Sharing Assessment Criteria - Observer Location 33: Sydney Observatory Hill Park - South Path

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.33.4
1 (a)	Nature / extent of existing view					View bookended to the south by tall, closely spaced commercial and residential towers, but opening up to more distant views to the west and north west, with Sydney Observatory Hill Park in the foreground. Top portion of the Central Barangaroo development envelope visible within the visual context of Millers Point. Broad view to the horizon above the Central Barangaroo development envelope is retained.
1 (b)	Compositional elements					Key compositional elements comprise: <ul style="list-style-type: none">The open, linear ridge-top parkland of Sydney Observatory Hill Park in the foreground.The tall framing elements of towers in Barangaroo South and the southern end of Kent Street to the south (left of frame), comprising visually dominant elements within the view.The visually consistent roofscape of small architectural elements within Millers Point, with a portion of this view containing the partial forms of the Approved Central Barangaroo development envelope.Glimpse views of the water and western harbour edge to the north.The well vegetated, low, undulating suburban landscape of the western suburbs seen against the horizon to the west.The horizon line and 'big' sky.
1 (c)	Curtilages of important elements					The roofscape of Millers Point seen against the harbour.
2	Nature / extent of any obstructions to view					harbour view has already been predominantly lost beyond the Central Barangaroo Approved Concept development envelope.
3	Number of observers					Moderate, as detailed above.
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 109 Analysis of impacts - Observer Location 33: Sydney Observatory Hill Park - South Path

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. Sydney Observatory Hill Park identified as an important viewing location.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point. Sydney Observatory Hill Park identified as an important viewing location.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		The new elements in the view comprise the taller Block 5 forms at the southern end of the development, with the increased height of MOD 9 - RtS stacked against the bulk of taller buildings within Barangaroo South and at the southern end of Kent Street. The forms of Block 6 and 7 are comparable to the Approved Concept Plan, with no change in the elements obstructed or added within the view. Overall, the new elements do not remove any more of the harbour view than currently seen with the Approved Concept Plan. The taller Block 5 makes the development slightly more visually prominent within the overall view, particularly as a larger area of the eastern façade of Block 5 would be visible above the Langham Hotel.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The view to Millers Point would be retained in both Approved Concept Plan, and MOD 9 - RtS allows an increased view to the water in comparison to the Approved Concept Plan.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No. The MOD 9 - RtS Block 5, while taller than that in the Approved Concept Plan, positions the additional height to the south of Central Barangaroo, near the considerably taller Barangaroo South developments of One Sydney Harbour and the Crown Hotel and Resort. Block 5 screens part of the podium of the Crown Hotel and Resort and the lower part of One Sydney Harbour rather than documented valuable assets within the view such as the harbour or any heritage item or area. The proposed change comprises a visually subservient built form elements to the tall development of Barangaroo South in terms of mass and scale.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		The view will remain a dynamic one in the sense that no changes to the gently undulating landform of the western suburbs seen on the horizon would be maintained.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		Issues as described above in Item 7.1(a) and Item 7.2.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		It adds a new, modulated composition of development envelope forms than that of the Approved Concept Plan. The form, mass and scale of these comprise visually subservient built form elements to the tall development of Barangaroo South and the southern end of Kent Street. Block 5 a removes a portion of the view to the podium of the Crown Hotel and Resort within Barangaroo South and glimpse views through the taller buildings to the landscape beyond. The new elements do not remove any more of the harbour view than currently seen with the Approved Concept Plan.

Table 110 Visual impact assessment - Observer Location 33: Sydney Observatory Hill Park - South Path

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 receptors to change:</p> <p>Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view, the value of which is widely acknowledged as it is identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view as they enjoy the public space or activity within it.</p> <p>Value attached to views:</p> <p>With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible’. However, the Approved Concept Plan has already screened views to much of the harbour, and the view to Peacock Point from this observer location is a glimpse view between existing trees due to the viewing angle and location within the Observatory Hill Park.</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 change in the view is moderate, incorporating a change in the composition of the view from that of a long and low quadrilateral block form, to that of a more modulated form, with increased block heights rising to the south towards nearby taller towers within Barangaroo South. The increase in the proportion of the view occupied by MOD 9 - RtS in comparison to the Approved Concept Plan is moderate, however, only at the southern end of the development, with no elements of high value within the view screened by the increase in height.</p> <p>The degree of contrast between MOD 9 - RtS and the Approved Concept Plan is low. The general form, mass and scale of MOD 9 - RtS is considered to comprise visually subservient built forms to that of Barangaroo South.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be moderate, as above. The extent of the park from which MOD 9 - RtS would be seen is similar to the Approved Concept Plan.</p> <p>Geographical Extent:</p> <p>The elevated viewing location provides a small measure of looking down onto the roof plane of MOD 9 - RtS, but effectively the development is seen in elevation.</p> <p>Given the viewing distance of between 160 m and 260 m, MOD 9 - RtS would be seen in a high level of detail.</p> <p>As experienced with the Approved Concept Plan, MOD 9 - RtS would be seen within a thin plane of the central portion of the middle ground of the view, rising to a taller element in the south to meet the taller development with Barangaroo South and the southern end of Kent Street.</p>

Table 111 Visual impact assessment results matrix - Observer Location 33: Sydney Observatory Hill Park - South Path

		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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6.34 Observer Location 34: Sydney Observatory - South West

6.34.1 Observer Location Position

Observer Location 34 is located at the southern end of Observatory Hill Park near the pedestrian pathway leading to the Agar Steps. The observer location is positioned adjacent to the western-most edge of the Cahill Expressway ring road and to the west of the Fort Street Public School.

The view looks south-west through to west across Millers Point towards Pyrmont, White Bay and Balmain (refer Figure 218).

6.34.2 Observer Location Rationale

- This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. It was chosen for the following key reasons:
- To address submissions requesting additional views to assess impact to views from Observatory Hill and the setting of Millers Point Conservation Area and in consideration of the view from the Fort Street Public School
 - Director-General’s Requirements for a view from Sydney Observatory Hill Park is additionally covered by this view
 - The view was identified as part of an important panorama in two local heritage studies City Plan Heritage (2006) and Davies (2006)
 - The location captures the eastern face of the Central Barangaroo development envelope
 - This observer location, in conjunction with Observer Locations 1, 2 and 33, capture the key elements of the view from Observatory Hill Park.
 - A likely view of Aboriginal historic importance.
 - The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

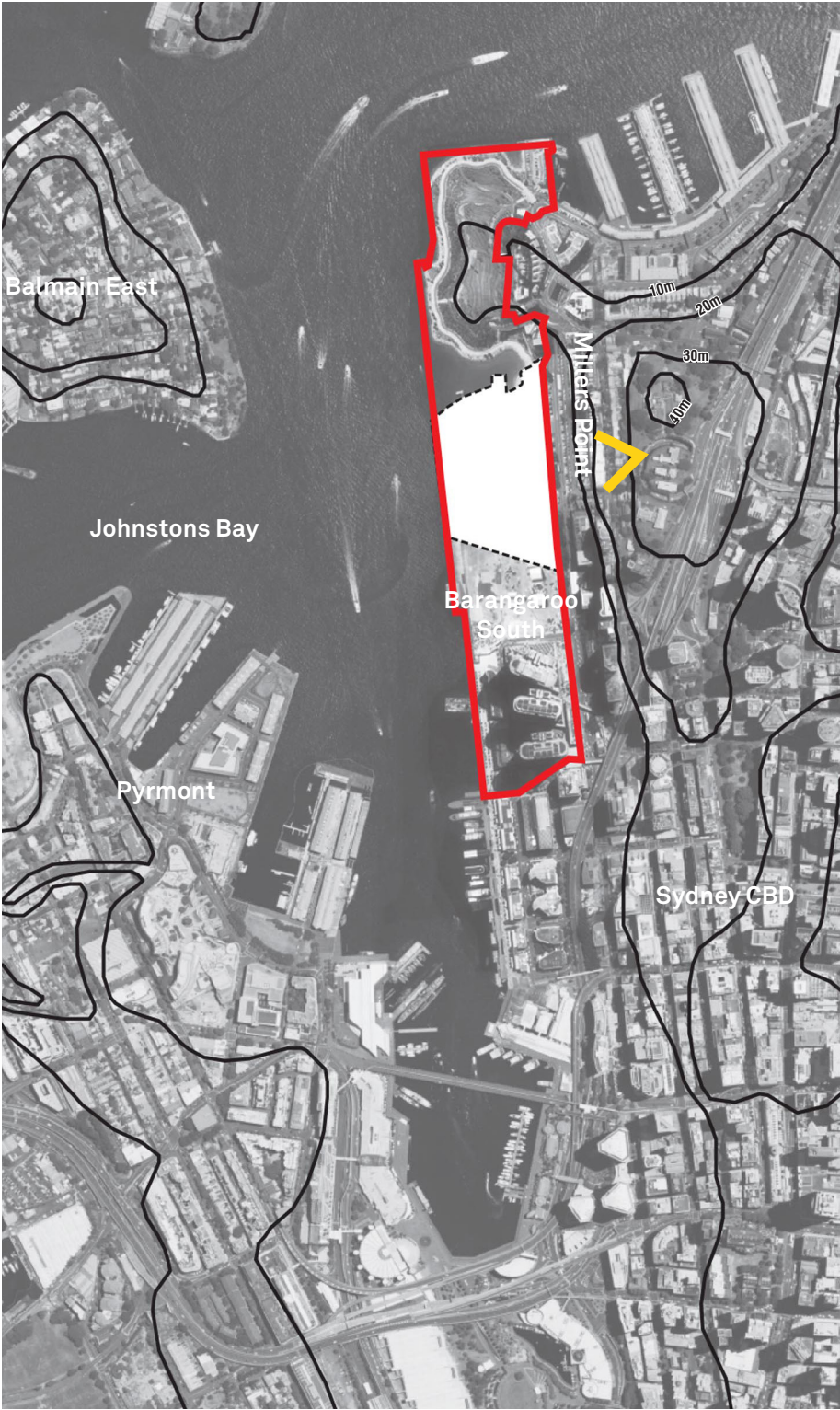


Figure 218 Observer Location (Source: AECOM modified Google Map)

6.34.3 Existing View

Figure 219 shows the existing view photographed on the 13th of July, 2023.

The foreground of the view comprises the sweeping lawn and palisade fencing surrounding Sydney Observatory Hill. There is a drop in level between the lawns of Sydney Observatory Hill and the surrounding landscape. The view beyond the parkland foreground os framed by fig trees within the park and vegetation along the palisade fenceline.

The middle ground is occupied by the roofs and upper floors of predominantly Victorian period terrace housing within Millers Point, including the pale, visually prominent Langham Hotel. An expanse of water extends from beyond the Millers Point roofline westwards, including parts of Darling Harbour, Johnstons Bay and White Bay, with the shoreline of Balmain East (Peacock Point) visible within the view.

Views to the landscape to the north of Balmain East are all but screened by a small fig tree within the foreground, with only tiny glimpses of brighter elements visible behind the branches.

The view is bookended to the south (left of frame) by the tall towers at the southern end of Kent Street and within Barangaroo South, including the slender tower forms of One Sydney Harbour and the Crown Hotel and Resort. The Crown Hotel and Resort is a visually dominant element seen middle ground due to its physical separation from buildings to the south.

The background of the view includes the western shorelines of White Bay and Balmain with the well vegetated, suburban ridgelines of Balmain, Lilyfield and Rozelle visible on the horizon. Some medium and high rise development, with little tree cover, is visible in Pyrmont, with the tallest western elements of the ANZAC Bridge visible in the background.

A further key element of the view is the ‘big sky’ and uninterrupted view to much of the horizon.



Figure 219 Existing view (AECOM, July 2023)



Figure 220 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 221 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 222 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.34.4 Approved Concept Plan

Figure 220 shows the view including the development envelope for the Approved Concept Plan (shown in purple) to the centre of frame. The southern-most blocks within Central Barangaroo are not visible from this location, screened by vegetation in the foreground and the roofline of Millers Point and buildings on Hickson Road. The central and northern blocks are visible protruding above the Langham Hotel and terrace housing within Millers Point.

As can be seen, the Approved Concept Plan screens most of the harbour view within the view, with the exception of the western edge of White Bay and the glimpse views to the north west seen behind the fig tree in the foreground. The southern portion of Balmain East (including Peacock Point) is also screened from view.

The view to Pyrmont (with the exception of part of the Jones Bay and Pyrmont Bay Wharves), built form within White Bay and landform to the west of the harbour is predominantly maintained, including the view to the unbroken horizon.

6.34.5 MOD 9 - exhibited

Figure 221 shows the view including the development envelope of MOD 9 - exhibited.

The development envelope of MOD 9 - exhibited is viewed as a collection of blocks of varying heights along its entire length. Block 5 is visible to the far left within Central Barangaroo, but partially screened by vegetation to the far right and seen against the backdrop of the Crown Hotel and Resort podium above the Langham Hotel where the vegetation in the foreground lowers.

The Block 6 envelope is viewed as a square block that projects moderately above the Langham Hotel. The view to the western edge of White Bay would be obscured by Block 6, including the view to most of the White Bay Power Station, however, the view to the horizon has been preserved.

The development envelope of Block 7 is a rectangular block with the taller tower on podium positioned at the north-western corner of the building mass. The lower rectangle portion of the block projects moderately above the Langham Hotel and roofline of Millers Point. The lower block obscures the view to the water of the harbour, and a large portion of Balmain East.

Seen in the centre of the frame, the taller tower of Block 7 is an anomaly within the view, creating a disruption to the horizon line. It is seen in high contrast against the skyline, partially removing the view towards Balmain and Rozelle.

6.34.6 MOD 9 - RtS

Figure 222 shows the view including the development envelope of the MOD 9 - RtS. To the left of frame, Block 5 is visible extending northwards from vegetation along the fenceline in the foreground of the view. Block 5 is the tallest block within MOD 9 - RtS (RL 42.45m) and projects moderately above the Langham Hotel and neighbouring buildings, seen against the backdrop of the podium of the Crown Hotel and Resort.

The roofline of Block 6 would be visible above the Langham Hotel and would screen views to the water to the south of White Bay. A view through the separation between Block 6 and 7 would provide views to the water to White Bay.

Block 7 of MOD 9 - RtS would be the most visible block with the development from this location, visible in the centre of frame within the view. Similar to the Approved Concept Plan, Block 7 would screen views to the water in Darling Harbour and to the western shoreline of Balmain East, including Peacock Point.

Views to Pyrmont, the ANZAC Bridge, White Bay Power Station and Balmain, Rozelle and Lilyfield landforms are preserved, as is the continuous view to the horizon.

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

The existing view can broadly be characterised as an elevated view from Sydney Observatory Hill Park to the south west and west. The view includes the visually dominant forms of the high rise commercial and residential buildings on Kent Street and within Central Barangaroo to the south west in the middle ground, opening up to more distant views seen over the comparatively low rooflines of Millers Point. The western shorelines of White Bay and Balmain with the well vegetated, suburban ridgelines of Balmain, Lilyfield and Rozelle are visible on to the horizon. Some medium and high rise development, with little tree cover, is visible in Pyrmont, with the tallest western elements of the ANZAC Bridge visible in the background.

The view including the Approved Concept Plan is described in Section 6.34.4. The relatively low, rectilinear form of the Approved Concept Plan development envelope projects marginally above the height of the Langham Hotel and terrace houses within Millers Point to the north of the Crown Hotel and Resort, but is predominantly screened by vegetation and built form at the southern end of the development. While the view to the water south of Balmain East is predominantly lost, the existing wide, open landscape view to the west is substantially conserved with this massing arrangement, albeit seen between the Approved Concept Plan development envelope and the horizon.

The view including MOD 9 - exhibited is described in Section 6.34.5. Within this view, the development envelope comprises a modulated rectangle form, with minimal changes in height for the majority of the form, which results in a visually consistent height to the majority of its length. This, however, excludes the Block 7 tower. This tower reaches to RL 73.7m, which is approximately 38m above the podium level on which it sits. It is a visually prominent feature within the view, breaking the continuity of the horizon. While the tower does not obstruct the view of the water any more than the Approved Concept Plan, it does interrupt the view to the horizon, introducing an additional built element seen against the sky within the view. Overall, the increase in the height of Blocks 5 and 6 coupled with the inclusion of the Block 7 tower results in the most visually prominent outcome for Central Barangaroo of the modifications.

The view including the MOD 9 - RtS is described in Section 6.34.6. The development envelope in MOD 9 - RtS is seen as a modulated collection of blocks of slightly varying heights, but including wide separations that provide view corridors through the development to the landscape beyond. Higher elements are stacked to the south, nestling them against the much taller buildings of Barangaroo South and at the southern end of Kent Street. Block 5 (the tallest element) is predominantly screened from view by vegetation, although can be seen in part against the backdrop of One Sydney Harbour and the Crown Hotel and Resort.

Blocks 6 and 7 are visible above the Langham Hotel and roofline of Millers Point, but comparable to that seen within the Approved Concept Plan. The wider separation between Blocks 6 and 7 provide glimpse views through to the harbour and western shoreline between the buildings, providing more visual connectivity with the water than experienced in the Approved Concept Plan.

The form, mass and scale of MOD 9 - RtS is considered to be visually subservient to the development within Barangaroo South. The new elements do not remove any more of the harbour view than obscured with the Approved Concept Plan (in contrast, views to the water are increased due to the larger and more frequent separations between the blocks).

6.34.8 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 112 for the General Assessment Criteria, Table 113 and Table 114 for View Sharing Assessment Criteria and Table 115 and Table 116 for Visual Impact Assessment and rating.

Overall, the visual impact is considered to be **Moderate**.

Table 112 General Assessment Criteria - Observer Location 34: Sydney Observatory - South West

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between 140 m and 300 m, with MOD 9 - RtS seen in a high level of detail.
Observer type					View from open space - general park users, exercise groups and tourists. This view is also positioned near the Fort Street School, where the western-most buildings would have similar, although more elevated, views to Central Barangaroo.
Number of observers					Anticipated be moderate considering the above observers
Duration of observation					Typically moderate to low duration, with people strolling through the park over relatively short periods, and sitting for longer durations, e.g. eating their lunch during the week or picnicking on the weekend.
Visibility					Central Barangaroo is positioned within the central portion of the middle ground of the view, but only the top portion of the development envelope visible.
Visual absorption capacity					Central Barangaroo is positioned behind the fine grained, low roofline of Millers Point with a backdrop of Pyrmont and the western suburbs. The development is generally proportional to the surrounding built form and therefore the landscape has a moderate level of visual absorption capacity.

Table 113 View Sharing Assessment Criteria - Observer Location 34: Sydney Observatory - South West

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.34.4 .
1 (a)	Nature / extent of existing view					View to the landform of the western suburbs seen across the Millers Point Conservation Area, which incorporates Sydney Observatory Hill Park in the foreground. The Approved Concept Plan development envelope already screens most of the view to the harbour. Broad view to the horizon above the Central Barangaroo development envelope is retained.
1 (b)	Compositional elements					Key compositional elements comprise: <ul style="list-style-type: none">The open, linear parkland with large over-arching fig trees in the foreground.The visually consistent roofscape of small architectural elements (Victorian terraces), with a portion of this view containing the partial forms of the Central Barangaroo development envelope.The tall tower framing elements of Barangaroo South and the southern end of Kent Street.The well vegetated, low scale suburban landscape of Balmain, Rozelle and Lilyfield.harbour edge of White Bay (part of) and taller elements seen against the horizon to centre of frame include the ANZAC Bridge central supporting towers and high rise residential development within Pyrmont.The horizon line and ‘big’ sky.
1 (c)	Curtilages of important elements					The water view that defines the Balmain Peninsula. The roofscape of Millers Point seen against the harbour.
2	Nature / extent of any obstructions to view					harbour view has already been lost beyond the Central Barangaroo Approved Concept development envelope.
3	Number of observers					Moderate, as detailed above.
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 114 Analysis of impacts - Observer Location 34: Sydney Observatory - South West

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. Sydney Observatory Hill Park identified as an important viewing location.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point. Sydney Observatory Hill Park identified as an important viewing location.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		The new elements in the view comprise the modulated block forms for Block 5 to the south, with the increased height of MOD 9 - RtS stacked against the bulk of taller buildings within Barangaroo South. The forms of Block 6 and 7 are comparable to the Approved Concept Plan, with no change in the elements obstructed within the view. An increase in views to the water is experienced in MOD 9 - RtS in comparison to the Approved Concept Plan due to the widened separation between Blocks 6 and 7. Overall, the MOD 9 - RtS development envelope increases the harbour view than currently seen with the Approved Concept Plan.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. There is no change from that of the Approved Concept Plan with regard to understanding the nature of the view or the attractive / significant elements.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No. The MOD 9 - RtS Block 5, while taller than that in the Approved Concept Plan, is predominantly screened from view, with the remainder seen against the Crown Hotel and Resort and One Sydney Harbour. The change comprises a visually subservient built form elements to the tall development of Barangaroo South in terms of mass and scale with no further screening of the harbour or shoreline than experienced in the Approved Concept Plan.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		Positive. The dynamic elements within the view would increase due to the view of the water afforded by the separation of Blocks 6 and 7, where water craft and cruise ships would be seen on the harbour from this location.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		Issues as described above in Item 7.1(a) and Item 7.2.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		It adds a new, modulated composition of development envelope forms than that of the Approved Concept Plan. The form, mass and scale of these comprise visually subservient built form elements to the tall development of Barangaroo South. Block 5 a removes a very small portion of the view to the podium of the Crown Hotel and Resort within Barangaroo South. The new elements increase rather than remove the harbour view from what is seen with the Approved Concept Plan.

Table 115 Visual impact assessment - Observer Location 34: Sydney Observatory - South West

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 receptors to change:</p> <p>Sydney Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view, the value of which is widely acknowledged as it is identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view as they enjoy the public space or activity within it.</p> <p>Value attached to views:</p> <p>With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ However, the Approved Concept Plan has already screened views to much of the harbour, and the view to Peacock Point from this observer location has already been lost from this location.</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 change in the view is minor, incorporating a change in the composition of the view from that of a long and low quadrilateral block form, to that of a more modulated form, with increased block heights rising to the south towards nearby taller towers within Barangaroo South. The increase in the proportion of the view occupied by MOD 9 - RtS in comparison to the Approved Concept Plan is minor.</p> <p>The degree of contrast between MOD 9 - RtS and the Approved Concept Plan is low. The general form, mass and scale of MOD 9 - RtS is considered to comprise visually subservient built forms to that of Barangaroo South.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be moderate, as above. The extent of the park from which MOD 9 - RtS would be seen is similar to the Approved Concept Plan.</p> <p>Geographical Extent:</p> <p>The elevated viewing location provides a small measure of looking down onto the roof plane of MOD 9 - RtS, but effectively the development is seen in elevation.</p> <p>Given the viewing distance of between 140 m and 300 m, MOD 9 - RtS would be seen in a high level of detail.</p> <p>As experienced with the Approved Concept Plan, MOD 9 - RtS would be seen within a thin plane of the central portion of the middle ground of the view. It would provide additional views through to the harbour than afforded by the Approved Concept Plan due to the increased width of separations between the blocks.</p>

Table 116 Visual impact assessment results matrix - Observer Location 34: Sydney Observatory - South West

		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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6.35 Observer Location 35: National Trust Car Park

6.35.1 Observer Location Position

Observer Location 35 is located within the National Trust Carpark to the south of the Sydney Observatory and aligned with High street, which sits at a lower level and to the west (refer Figure 223).

6.35.2 Observer Location Rationale

This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. This location is in proximity to the National Trust buildings.

6.35.3 Existing View

Figure 224 shows the existing view photographed on 13 July, 2023. The view comprises a narrow view within the carpark to the west, framed on either side by parked cars and built form of the National Trust buildings to the south (left of frame) and mature trees within the southern end of Sydney Observatory Hill Park to the north (right of frame). The view terminates in the rear of built form fronting High Street, with the tall residential and commercial towers of Kent Street and Barangaroo South seen in the middle ground beyond the National Trust buildings in the foreground.

6.35.4 Approved Concept Plan

As shown in Figure 225, the Approved Concept Plan is not visible beyond the existing buildings and palisade fencing within the view.

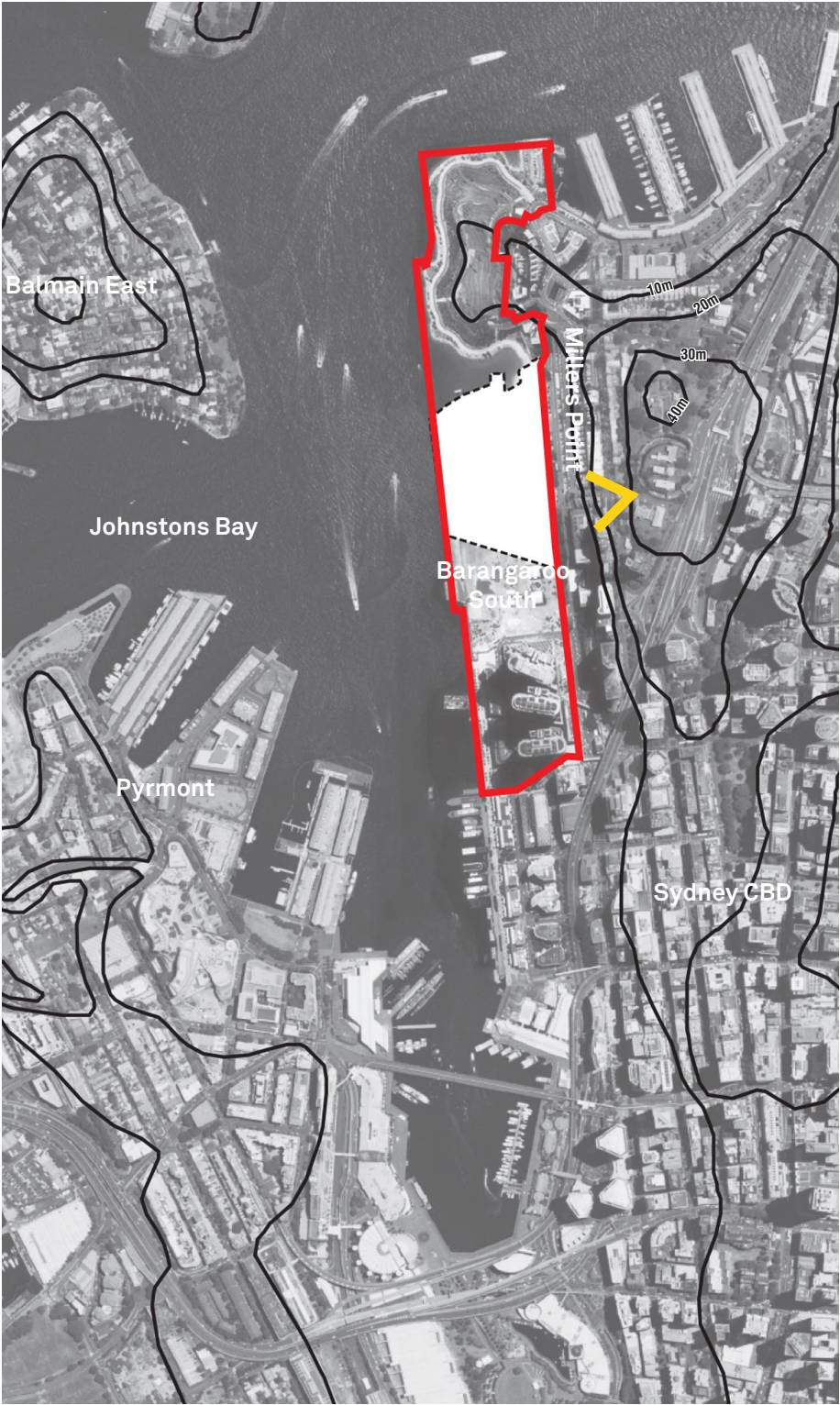


Figure 223 Observer Location (Source: AECOM modified Google Map)

6.35.5 MOD 9 - exhibited

Figure 226 shows the view including the development envelope of MOD 9 - exhibited. As shown, a small part of the roofline of Block 5 is visible between the rear of the building fronting Kent Street and the vegetation to the right of the National Trust Building. The tower within Block 7 can be seen partly screened by branches of foreground trees to the right of the Kent Street Building. A majority of the development is screened from view due to the level change in the landform and the built elements within the fore and middle ground of the view.

6.35.6 MOD 9 - RtS

As shown in Figure 227, only the northern-most top corner of Block 5 would be potentially visible within the view, seen through the top of the palisade fencing at the western end of the car park. It is unlikely that this small piece of the development envelope would be discernible within the view given the small portion of the development envelope and the visual foreground clutter of the fencing and vegetation within the car park.

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

Of the Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS, only the development envelope of MOD 9 - exhibited would have been significantly visible within the view, comprising the tower within Block 7 seen behind trees to the right of frame.

6.35.8 Visual Impact Assessment

Considering the minimal change between the Approved Concept Plan and MOD 9 - RtS, where both are essentially screened from view, 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 224 Existing view (AECOM, July 2023)



Figure 225 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 226 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 227 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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6.36 Observer Location 36: High Street - North

6.36.1 Observer Location Position

Observer Location 36 is located towards the northern end of High Street, mid block, in line with number 22 High Street and opposite Nawi Cove. The view looks south-west through to west across Central Barangaroo towards Pyrmont, Darling Harbour, White Bay and Balmain East (refer Figure 228).

6.36.2 Observer Location Rationale

This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. In addition, it is considered important for the following reasons:

- Director-General's requirement
- Identified as part of an important view in two local heritage studies City Plan Heritage (2006) and Davies (2006)
- The location captures the northern face of the Central Barangaroo development envelope
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

6.36.3 Existing View

Figure 229 shows the existing view photographed on 12 July, 2023. This view is seen from the eastern footpath of High Street, looking south towards Barangaroo South and panning westwards towards Balmain East. The view is framed to the east (left of frame) by the terrace housing and street trees along High Street. The foreground of the view includes the road and western verge of High Street, including parked cars and palisade fencing, extending along the western edge of the road corridor. High Street is at a higher level than the landscape to the west, providing an elevated view to the landscape beyond the road corridor.

The southern portion of the view is visually dominated by the tall, slender towers within Barangaroo South (with One Sydney Harbor to the left and the Crown Hotel and Resort to the right, slightly separated from the One Sydney Harbour towers). These towers screen all views to the south of them, with the exception of a glimpse view between the Crown Hotel and Resort and One Sydney Harbour, where a tiny view to the Darling Harbour Novotel Hotel can be seen.

The middle ground of the view comprises the Central Barangaroo site, currently hosting construction activity associated with Sydney Metro. The relatively flat area with the visual clutter of construction is seen beyond and through the palisade fencing lining High Street.

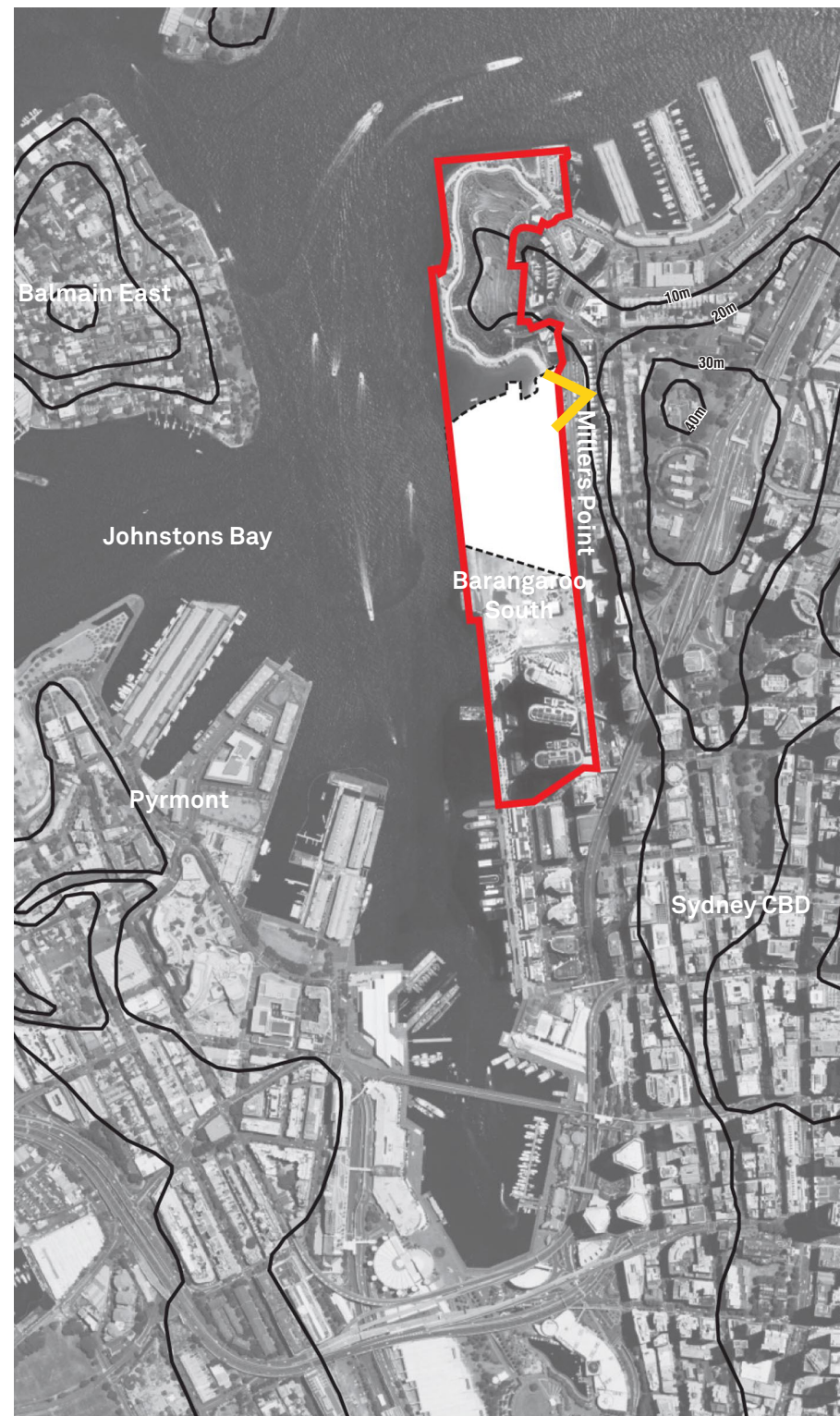


Figure 228 Observer Location (Source: AECOM modified Google Map)

The sinuous band of water of Darling Harbour, White Bay, Johnstons Bay and Pyrmont Bay is seen in the middle ground, extending from the podium of the Crown Hotel and Resort northwards, terminating in the southern end of the Headland Park of Barangaroo North. The waterbody of Nawi Cove is seen directly to the west in the middle ground of the view, with the Balmain East shoreline rising to the well vegetated suburb behind.

In the background but in the centre of the view, the western shoreline includes the Pyrmont Bay and Jones Bay Wharves, seen below the Star Casino and tall residential towers within Pyrmont. The ANZAC Bridge is seen against the horizon, along with the taller elements of the White Bay Power Station. The well vegetated suburbs of Rozelle and Balmain are seen through the palisade fencing to the horizon.

6.36.4 Approved Concept Plan

Figure 230 shows the view including the development envelope for the Approved Concept Plan (shown in purple) extending from the left to the centre of frame. The northern-most blocks of the Approved Concept Plan are visually dominant from this location, with the northern and eastern façades of Block 7 most prominent within the view. The blocks are seen as three slightly modulated rectangular forms rising from behind the palisade fencing along High Street. They effectively screen views to all on-ground elements to the south of Johnstons Bay, including the ANZAC Bridge, Jones Bay and Pyrmont Bay Wharves, Pyrmont itself and the lower podium levels of the Crown Hotel and Resort. The lower portion of the One Sydney Harbour towers are also screened from view.

The northern façade of Block 7 is seen in relief against the sky from this location. Just over one third of the view is visually dominated by the Approved Concept Plan development envelope, however, the height of the built form appears visually similar to the terrace housing to the east due to the distance to the development and the perspective of viewing. From this oblique viewing angle, the separations between the blocks do little to modulate the built form within the view.

To the north of White Bay, the view to the west, including the view of the water and horizon, remain unchanged.

6.36.5 MOD 9 - exhibited

Figure 231 shows the view including the development envelope of MOD 9 - exhibited. Overall, the development envelope blocks the view to all on-ground elements to the south of Johnstons Bay, but also screens sky views to the south west due to the height of the development envelope. The Block 7 tower is seen as the northern-most edge of the development, the verticality of which is in stark contrast to the low-lying water and gently undulating landform to the west.

To the north of White Bay, the view to the west, including the view of the water and horizon, remain unchanged.

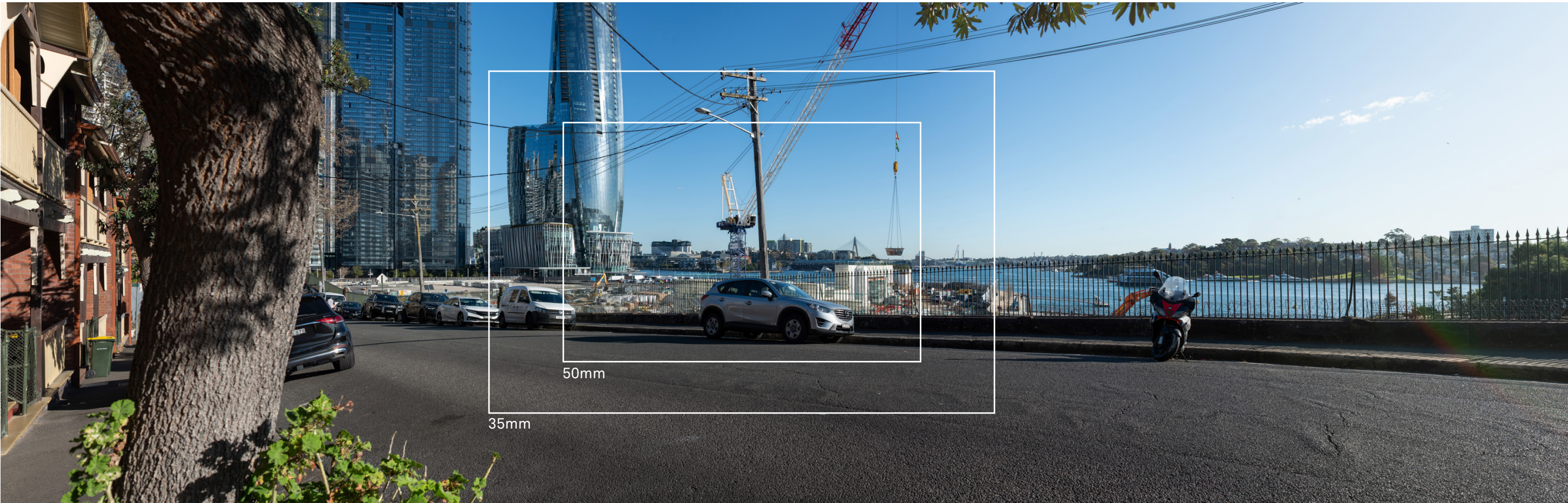


Figure 229 Existing view (AECOM, July 2023)

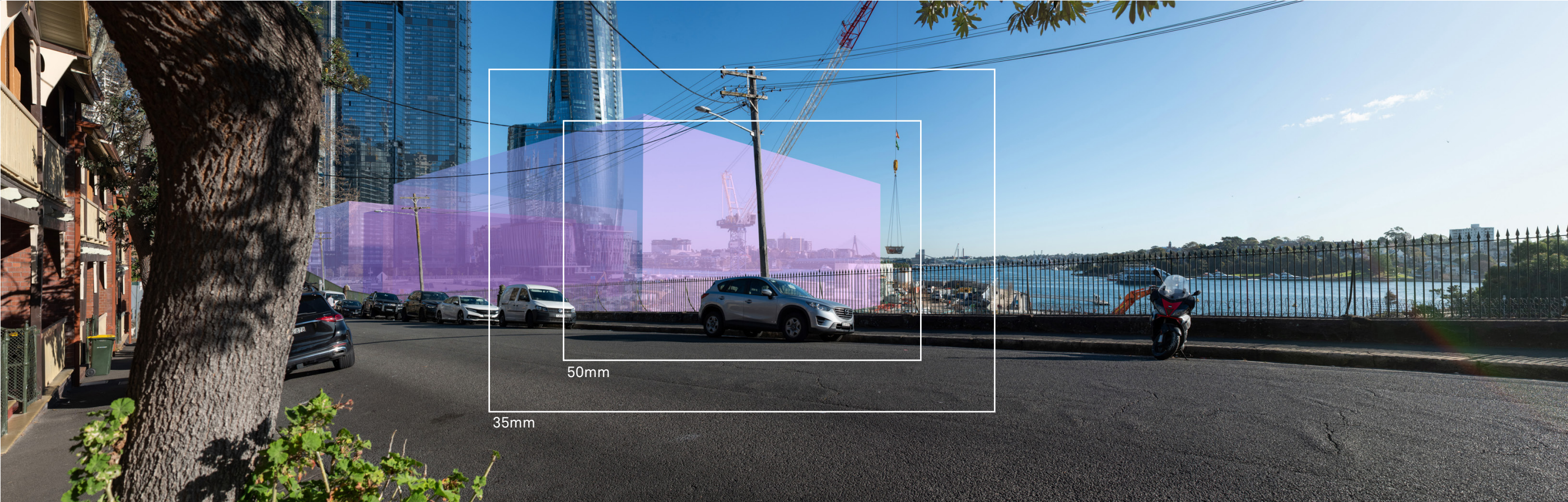


Figure 230 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

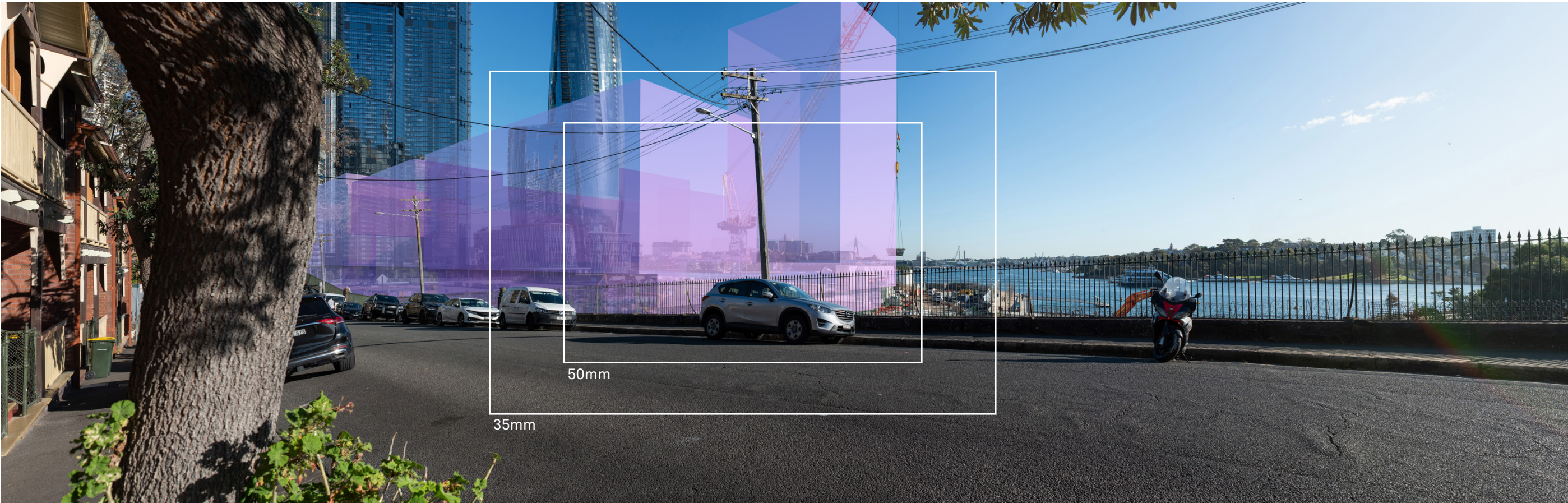


Figure 231 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 232 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.36.6 MOD 9 - RtS

Figure 232 shows the view including the development envelope of the MOD 9 - RtS. The blocks appear as rectangular forms of varying heights, rising to the tallest element at the southern end of Central Barangaroo. The development envelope screens all views to on-ground elements to the south of Johnstons Bay, including the lower podium level of the Crown Hotel and Resort, and the bottom of the One Sydney Harbour towers.

The tallest block within the development, Block 5, is positioned nearest to the bulk of the Barangaroo South development, which reduces the visual prominence of the largest block within Central Barangaroo when seen from this location. The wide separations between the blocks, not only separating the blocks in an east-west direction, but also the separation of Block 7 along its northern façade, reduces the visual bulk of the development within the view. The light and shadow play along these façades also reduces the visual prominence of the buildings within the view, although they still remain visually dominant.

To the north of White Bay, the view to the west, including the view of the water and horizon, remain unchanged.

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

The existing view can broadly be characterised as an elevated view from High Street looking south-west to west, including a sweeping view from the tall towers within Barangaroo South extending north to a more distant view over Darling Harbour towards the western suburbs and Balmain East. The elevated panorama afforded from this location includes a view along the sinuous western harbour shoreline, with the overall view to the landscape comprising low elements in comparison to the bulk and scale of Barangaroo South. The western shorelines of White Bay and Balmain with the well vegetated, suburban ridgelines of Balmain, Lilyfield and Rozelle are visible on to the horizon. Some medium and high rise development, with little tree cover, is visible in Pyrmont, with the tallest western elements of the ANZAC Bridge visible in the background.

The view including the Approved Concept Plan is described in Section 6.36.4. The blocks within the Approved Concept Plan are visually dominant within the view, seen as three slightly modulated rectangular forms rising from behind the palisade fencing along High Street. They effectively screen views to all on-ground elements to the south of Johnstons Bay, with the northern façade of Block 7 seen in relief against the sky.

In contrast, the development envelope of MOD 9 - exhibited extends all blocks vertically, removing more of the sky view from within the overall view and greatly increasing the visual prominence of the development within the view. The Block 7 tower is seen as the northern-most edge of the development, the verticality in stark contrast to the low-lying water and gently undulating landform to the west.

To the north of White Bay, the view to the west, including the view of the water and horizon, remain unchanged.

The view including the MOD 9 - RtS is described in Section 6.36.6. In contrast to other modifications, the tallest elements of the development are stacked to the southern end of Central Barangaroo, adjacent to the considerably taller Barangaroo South towers. This, along with the widened separations between the blocks, reduces the visual bulk and prominence of the development when viewed from this location.

There is no change to the seen area of water or shoreline between the three iterations of the development.

6.36.8 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 117 for the General Assessment Criteria, Table 118 and Table 119 for View Sharing Assessment Criteria and Table 120 and Table 121 for Visual Impact Assessment and rating.

Overall, the visual impact is considered to be **Moderate**.

Table 117 General Assessment Criteria - Observer Location 36: High Street North

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between 100 m and 350 m. The northern façade of Central Barangaroo would be seen in a high amount of detail.
Observer type					View from a key street with residential receptors, public domain and near to an entry point by recreational users to Barangaroo Reserve.
Number of observers					Given passing traffic, residences lining the street and that it is an entry point to Barangaroo Reserve, observer numbers are regularly likely to be high.
Duration of observation					The duration of observation is expected to be low as people pass, but higher from terrace houses on High Street. Duration of observation has been averaged as moderate.
Visibility					The visibility of both the Approved Concept Plan and MOD 9 - RtS from this location is high, including a high level of detail for Block 7 in particular.
Visual absorption capacity					The landscape would have a low capacity to absorb physical changes within Central Barangaroo given the prominence of the site within the elevated view, the bulk and scale of the development given the surroundings, and the visual framing of the site between the tall towers of Barangaroo South and the low, fine grained character of the view to the west to the harbour and adjoining suburbs.

Table 118 View Sharing Assessment Criteria - Observer Location 36: High Street North












No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.36.4 .
1 (a)	Nature / extent of existing view					View to the landform of the western suburbs seen across the harbour from the Millers Point Conservation Area. The Approved Concept Plan development envelope already screens the view to the harbour south of Johnstons Bay. Broad view to the water, western suburbs and horizon north of the Central Barangaroo development envelope (from Johnstons Bay northwards) is retained.
1 (b)	Compositional elements					Key compositional elements comprise: <ul style="list-style-type: none">The linear view along High Street framed to the south west by the visually dominant development envelope of the Approved Concept PlanThe elevated view west across the harbour and western suburbs (including the well vegetated, low scale suburban landscape of Balmain, Rozelle and Lilyfield) to the north of Central Barangaroo.The tall tower framing elements of Barangaroo South in the background of the view to the south.The horizon line and ‘big’ sky.
1 (c)	Curtilages of important elements					The water view that defines the Balmain Peninsula. The connection of the workers terraces in Millers Point Conservation Area to the harbour. The protection of views from terraces on High Street north of Lance Kindergarten.
2	Nature / extent of any obstructions to view					harbour view has already been lost beyond the Central Barangaroo Approved Concept development envelope to the south west.
3	Number of observers					High, as detailed above.
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 119 Analysis of impacts - Observer Location 36: High Street North

No.	Analysis of impacts	Rating				Response
Identification		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)					Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location was nominated as an important viewing location.
5(b)	Davies (2006)					Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
5(c)	City of Sydney (2011)					Public domain study that specifically addressed the issue of views from Millers Point to the west across Barangaroo based on Approved Concept Plan.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements					The MOD 9 - RtS development envelope obstructs a very small part of the view to the south, due to the taller Block 5, comprising the lower sections of the Barangaroo South towers.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?					Yes.

No.	Analysis of impacts	Rating			Response
		Yes	No	N/A	
7	Qualitative evaluation				
7.1(a)	Is significance attached to the view likely to be altered?		●		No. MOD 9 - RtS is similar in height and bulk to the Approved Concept Plan in the closest (northern-most) blocks - Blocks 6 and 7. No more of the harbour, horizon or sky view is lost due to the changes between the Approved Concept Plan and MOD 9 - RtS.
7.1(b)	If so, which organisation / why?			●	N/A
7.2	Would the proposed change make the view less desirable / why?		●		No. In fact, the widened separation between the blocks including a separation along the northern face of Block 7, would visually reduce the scale and prominence of the development envelope within the view.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●	No change.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●	The present view to the harbour and western suburbs to the north of Central Barangaroo would be retained.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●	N/A
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?			●	N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●	Refer Item 7.1(a) above.

Table 120 Visual impact assessment - Observer Location 36: High Street North

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	●				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be High.</p> <p>Susceptibility of visual receptors to change:</p> <p>High Street is a residential street comprises a setting through which recreational visitors to the Millers Point Conservation Area would be entering and leaving Barangaroo Reserve via the Munn Street access point. The elevated, axial view along the road, within the context of the Millers Point Conservation Area is a compelling one, which has the potential to slow recreational users to better appreciate the view as they pass by.</p> <p>Value attached to views:</p> <p>The value of this view is widely acknowledged, as identified within planning and heritage documents. Refer Items 5(a) and (b).</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be Low.</p> <p>Size or scale:</p> <p>Changes to the scale of the development envelope are positioned to at the southern end of Central Barangaroo, furthest from this viewpoint and stacked against the visual bulk of the Barangaroo South towers. The increased separation between the blocks would increase the modulation of the blocks, reducing the visual scale and bulk of Central Barangaroo when seen from this location.</p> <p>Geographical Extent:</p> <p>The extent of the area over which the MOD 9 - RtS development envelope would be visible compared with that of the Approved Concept Plan is similar, given the distance and position of the taller Block 5 to the viewpoint.</p>

Table 121 Visual impact assessment results matrix - Observer Location 36: High Street North

		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

6.37 Observer Location 37: High Street - South

6.37.1 Observer Location Position

Observer Location 37 is positioned at the south end of High Street near the public stairs that join High Street with Hickson Road below (the High Street Steps). The view looks north west (refer Figure 233).

6.37.2 Observer Location Rationale

This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. In addition, it is considered important for the following reasons:

- Director-General's requirement
- Identified as part of an important view in two local heritage studies City Plan Heritage (2006) and Davies (2006)
- The location captures the northern face of the Central Barangaroo development envelope
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

6.37.3 Existing View

Figure 234 shows the existing view photographed on 27th July, 2023. This view is seen from the end of High Street next to a planted traffic blister, looking north along High Street panning westwards across the harbour to the western suburbs.

The view is framed to the east (right of frame) by the terrace housing and street trees along High Street. The foreground of the view includes an axial view along High Street to the north with the road framed by parked cars and palisade fencing, extending north to a focal point where High Street meets the cross road. High Street is elevated above Hickson Road and the landscape to the west, providing an elevated view to the landscape beyond the road corridor.

To the left of the focal point at the end of High Street, the Dalgety Bond Store building is visually prominent, seen against the vegetated Headland Park within Barangaroo North and the distant north shore of Sydney beyond. High rise building at St Leonards can be seen against the horizon in the distance.

The view to the north west and west, partly obscured by parked cars and seen through the palisade fencing along High Street, is characterised by an elevated view across Darling Harbour north west towards Snails Bay and the Parramatta River. Vegetated headlands with low, predominantly residential development protrude into the water, comprising Goat Island and Balmain East to the north-west, White Bay and Johnstons Bay to the west, and the Pyrmont and Jones Bay Wharves to the west, south of White Bay.



Figure 233 Observer Location (Source: AECOM modified Google Map)

6.37.4 Approved Concept Plan

Figure 235 shows the view including the development envelope for the Approved Concept Plan (shown in purple) extending from the left to right of the centre of frame. The inclusion of built form narrows the view, focusing the view more along High Street rather than out towards the expanse of harbour and suburbs beyond it to the west.

The view to the Dalgety Bond Store in the distance is maintained. The view to the Headland Park at Barangaroo North, the harbour to the north west, Balmain East and to Darling Harbour and Pyrmont to the west are lost. A view corridor is maintained towards a small part of White Bay to the west, seen in the separation of blocks.

The buildings would be seen in relief against the sky. The view to the horizon is lost, with the exception of a glimpse view over Rozelle and the skyline of St Leonards to the north.

6.37.5 MOD 9 - exhibited

Figure 236 shows the view including the development envelope of MOD 9 - exhibited. Overall, the development envelope blocks the view to the north west and west, completely screening all views to the harbour from this location. The height of the buildings increase, resulting in a significant reduction in the view to the sky. The top of the Block 7 tower is seen protruding from behind Block 6. The view to the Dalgety Bond Store and to the north along High Street is maintained.

6.37.6 MOD 9 - RtS

Figure 237 shows the view including the development envelope of the MOD 9 - RtS. The blocks appear as rectangular forms of similar height, extending north adjacent to High Street. The separation between the two portions of Block 6 visually break up the bulk of the development envelope within the view.

The view to the Dalgety Bond Store in the distance is maintained. The view to the Headland Park at Barangaroo North, the harbour to the north west, Balmain East and to Darling Harbour and Pyrmont to the west are lost. A view corridor is maintained towards a small part of White Bay to the west, seen in the separation of blocks.

The buildings would be seen in relief against the sky. The view to the horizon is lost, with the exception of a glimpse view over Rozelle and the skyline of St Leonards to the north.



Figure 234 Existing view (AECOM, July 2023)



Figure 235 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 236 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 237 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

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

The existing view can broadly be characterised as a view looking north along High Street panning west, including an elevated, sweeping view across the harbour which includes Darling Harbour, Snails Bay and the Parramatta River to the north, Balmain East to the north-west, White Bay and Johnstons Bay to the west, and the Pyrmont and Jones Bay Wharves south of White Bay. The view is framed to the east by the terrace housing and street trees along High Street. To the left of the focal point at the end of High Street, the Dalgety Bond Store building is visually prominent, seen against the vegetated Headland Park within Barangaroo North and the distant north shore of Sydney beyond.

The view including the Approved Concept Plan is described in [Section 6.37.4](#). The view is narrowed with the inclusion of blocks within the Approved Concept Plan, focusing the view along High Street to its termination. The view to the harbour and surrounding landscape to the north west is lost. A separation between the blocks to the west maintains visual contact between the observer location and the harbour, providing a view to part of white bay and the Rozelle ridgeline to the west.

The view including MOD 9 - exhibited is described in [Section 6.37.5](#). The development envelope extends all blocks vertically, removing more of the sky view and further enclosing the view along High Street. The development envelope blocks the view to the north west and west, completely screening all views to the harbour from this location.

The view including the MOD 9 - RtS is described in [Section 6.37.6](#). The development envelope returns to the lower heights similar to that of the Approved Concept Plan. The view to White Bay to the west is reinstated by a separation between Blocks 6 and 7. While the view to the sky is slightly reduced by the south eastern corner of Block 6, the separation between Block 6 along its southern façade breaks up the visual bulk of the blocks within the view along the separation to the harbour to the west.

The view north to the Dalgety Bond Store is maintained by all modifications.

6.37.8 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 122](#) for the General Assessment Criteria, [Table 123](#) and [Table 124](#) for View Sharing Assessment Criteria and [Table 125](#) and [Table 126](#) for Visual Impact Assessment and rating.

Overall, the visual impact is considered to be **Moderate**.

Table 122 General Assessment Criteria - Observer Location 37: High Street - South

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between 30 m and 170 m. Central Barangaroo would be seen in an extremely high amount of detail, particularly along the southern façade of Block 6 and the eastern façade of Blocks 6 and 7.
Observer type					View from a key street with residential receptors. The High Street Steps encourage pedestrians to this location given the access point to Hickson Road and Barangaroo.
Number of observers					Given passing traffic, residences lining the street and that it the High Street Steps would provide an entry point to Barangaroo, a high number of observers are anticipated.
Duration of observation					The duration of observation is expected to be low as people pass, but higher from terrace houses on High Street. Duration of observation has been averaged as moderate.
Visibility					The visibility of both the Approved Concept Plan and MOD 9 - RtS from this location is high, including a high level of visible detail.
Visual absorption capacity					The landscape would have a low capacity to absorb physical changes within Central Barangaroo given the prominence of the site within the elevated view and the bulk and scale of the development.

Table 123 View Sharing Assessment Criteria - Observer Location 37: High Street - South

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.37.4 .
1 (a)	Nature / extent of existing view					The view would comprise an axial view north along High Street, framed to the east by terrace housing and street trees and to the west by the development envelopes of the Approved Concept Plan. The view to the Dalgety Bond Store is retained.
1 (b)	Compositional elements					Key compositional elements comprise: <ul style="list-style-type: none">The linear view along High Street framed between terrace housing and built form within Central BarangarooA glimpse view west towards the harbour and western suburbs between blocks within Central Barangaroo.The view to the Dalgety Bond Store and horizon to the north, including the tall buildings of St Leonards seen on the skyline.
1 (c)	Curtilages of important elements					The water view that defines the Balmain Peninsula. The connection of the workers terraces in Millers Point Conservation Area to the harbour.
2	Nature / extent of any obstructions to view					harbour view has already been predominantly lost, with the exception of a glimpse view between blocks of the Approved Concept Plan in Central Barangaroo.
3	Number of observers					High, as detailed above.
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 124 Analysis of impacts - Observer Location 37: High Street - South

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location was nominated as an important viewing location.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
5(c)	City of Sydney (2011)	●				Public domain study that specifically addressed the issue of views from Millers Point to the west across Barangaroo based on Approved Concept Plan.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		The MOD 9 - RtS development envelope obstructs a very small part of the view to the sky at the southern end of Clock 6 and the northern end of Block 5.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No. While a small portion of the sky view is lost, this is minor and would not make the development more visually prominent within the view
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No. Key elements within the view that affect the visual amenity are not altered due to the change.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		There would be no change to the dynamism of the view, considering that the same amount of water view would be maintained.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		Refer Item 7.3 above.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		N/A
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?			●		N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		Refer Item 7.1(a) above.

Table 125 Visual impact assessment - Observer Location 37: High Street - South

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 receptors to change: High Street is a residential street from which views from Millers Point Conservation Area to the harbour are seen. The High Street Steps provide access between the elevated Millers Point and the lower areas of Barangaroo and Hickson Road.</p> <p>The elevated, axial view along the road, within the context of the Millers Point Conservation Area is a compelling one, terminating in a view including the Dalgety Bond Store.</p> <p>Value attached to views: The value of this view is widely acknowledged, as identified within planning and heritage documents. Refer Items 5(a) and (b).</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: Changes to the scale of the development envelope are minimal within this view, predominantly resulting in a minimal loss of the view of the sky at the south eastern corner of Block 6 and the north eastern corner of Block 5.</p> <p>Geographical Extent: The geographical extent of the changes are minimal, and do not extend to change any view to land or water elements.</p>

Table 126 Visual impact assessment results matrix - Observer Location 37: High Street - South

		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

6.38 Observer Location 38: Hickson Road - Corner of Watermans Quay

6.38.1 Observer Location Position

Observer Location 38 is located on Hickson Road at the corner of Watermans Quay, looking north from the corner of the historic Grafton Bond Store. Barangaroo South is to the west (refer Figure 238).

6.38.2 Observer Location Rationale

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

- This is an additional observer location in response to submissions to further access views from heritage items. The view is located beside Grafton Bond Store, a state heritage item with connections to the former maritime industry of the area. This view assesses the distant sightlines between Grafton Bond Store and the Dalgety Bond Store / Millers Point.
- Submissions from City of Sydney and others identified that the cantilevered design in the MOD 9 – exhibited design would contribute to the enclosure of views from heritage items.
- The observer location is situated to the south of Central Barangaroo and illustrates both the cumulative effect of full street frontage within the wider context or Barangaroo South.
- The view looking north along Hickson Road is identified as part of an important view from this location in a local heritage study (Davies 2006). This observer location supports Observer Location 8: Hickson Road.

6.38.3 Existing View

Figure 240 shows the existing view, photographed on the 13th July, 2023.

The view comprises the road corridor of Hickson Road, culminating in Dalgety Bond Store to the north which are just visible at the end of the street, and vegetation of Barangaroo Reserve seen to the left of the Dalgety Bond Store. The view is taken from the north west corner of the Grafton Bond Store (refer Figure 239). The Grafton Bond Store is a commercial office building.

On the western side of Hickson Road, at the south corner of Watermans Quay, is the north eastern edge of the International Towers complex. To the north side of Watermans Quay are the One Sydney Harbour towers, which are still under construction. Construction hoarding, due to construction works within Barangaroo South and Central Barangaroo are visible in the fore and middle ground. There is a break in the hoarding for Barton Street, which borders the southern edge of the Central Barangaroo development area.

To the east of Hickson Road is a sandstone cutting and block wall retaining Jenkins Street above, lined with Plane and Fig trees.

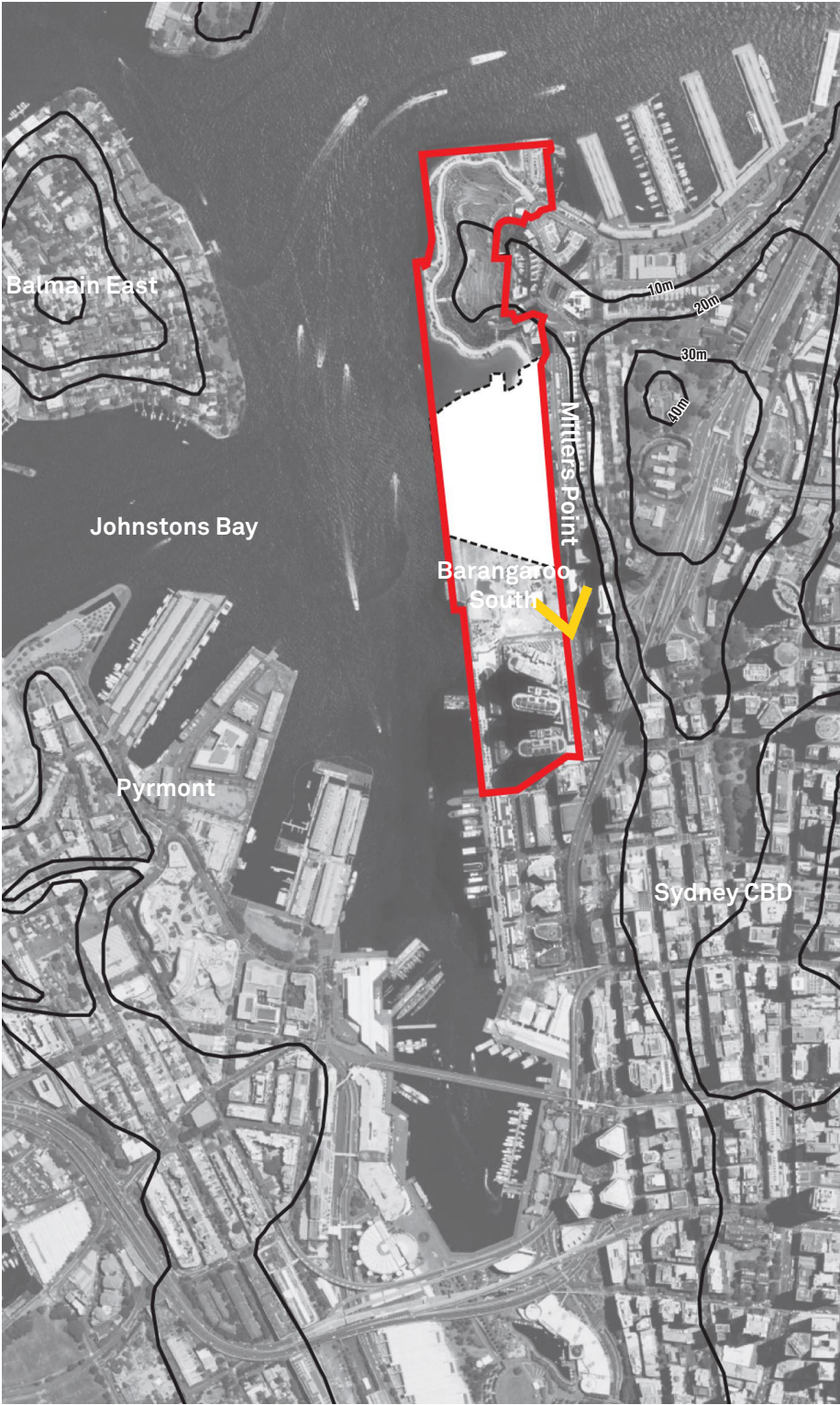


Figure 238 Observer Location (Source: AECOM modified Google Map)

6.38.4 Approved Concept Plan

Figure 241 shows the Approved Concept Plan development envelope in purple in the middle ground to the right of frame. Central Barangaroo is visible to the north of Barton Street. The built form of the Approved Concept Plan visually comprises a significant step down in height from the high rise towers of One Sydney Harbour in South Barangaroo. The One Sydney Harbour towers will block the view to much of the eastern side of the Approved Concept Plan.

The Central Barangaroo development envelope comprises a relatively low, broadly quadrilateral form with Blocks 5 and 7 appearing as longer rectangular forms, and Block 6 stepping down along the Hickson Road frontage in the location of the Barangaroo Steps. Separations are seen between Blocks 5 and 6 and Blocks 6 and 7. A substantial part of the view of the Dalgety Bond Store is removed by the development envelope, as well as all of the small view to Barangaroo Reserve.

6.38.5 MOD 9 - exhibited

Figure 242 shows the MOD 9 – exhibited design. The blocks can be seen for this viewing angle to have increased in height across the envelope. A cantilever to the development envelope creates an over hang to the Hickson Road frontage. Block 7 has marginally extended in the view to the south. A substantial part of the view of the Dalgety Bond Store is removed by the development envelope, as well as all of the small view to Barangaroo Reserve. The Barangaroo Steps opening is obscured by trees in front of the view.



Figure 239 Grafton Bond Store, Hickson Road Sydney, circa 1989 (City of Sydney Archives & History Resources)

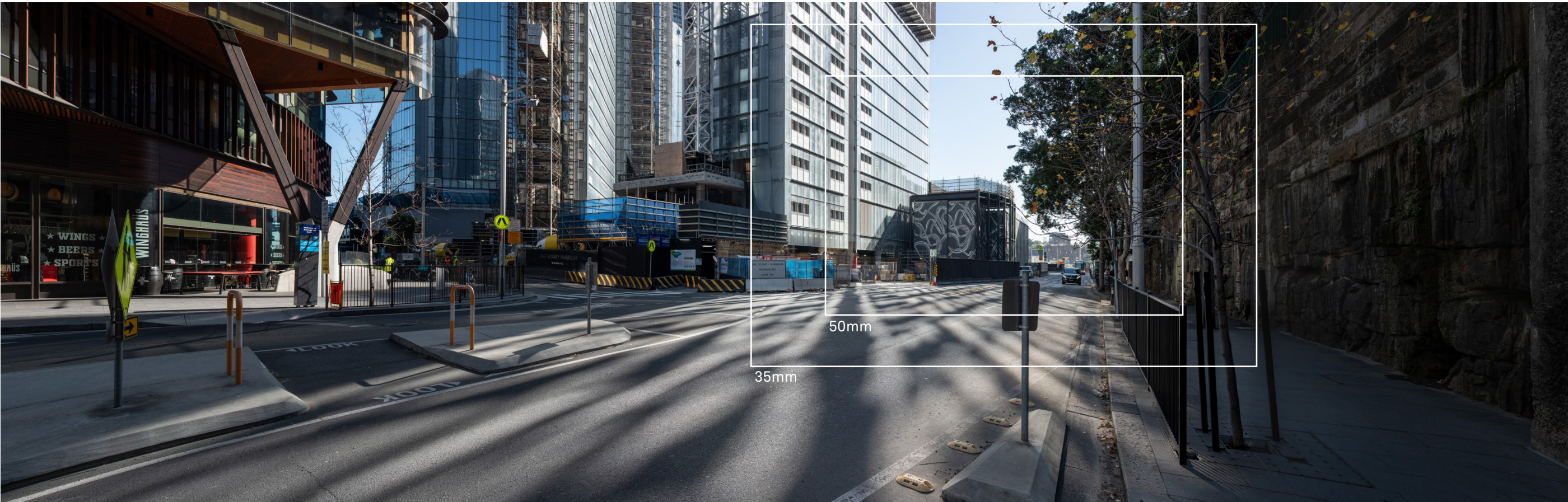


Figure 240 Existing view (AECOM, July 2023)



Figure 241 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

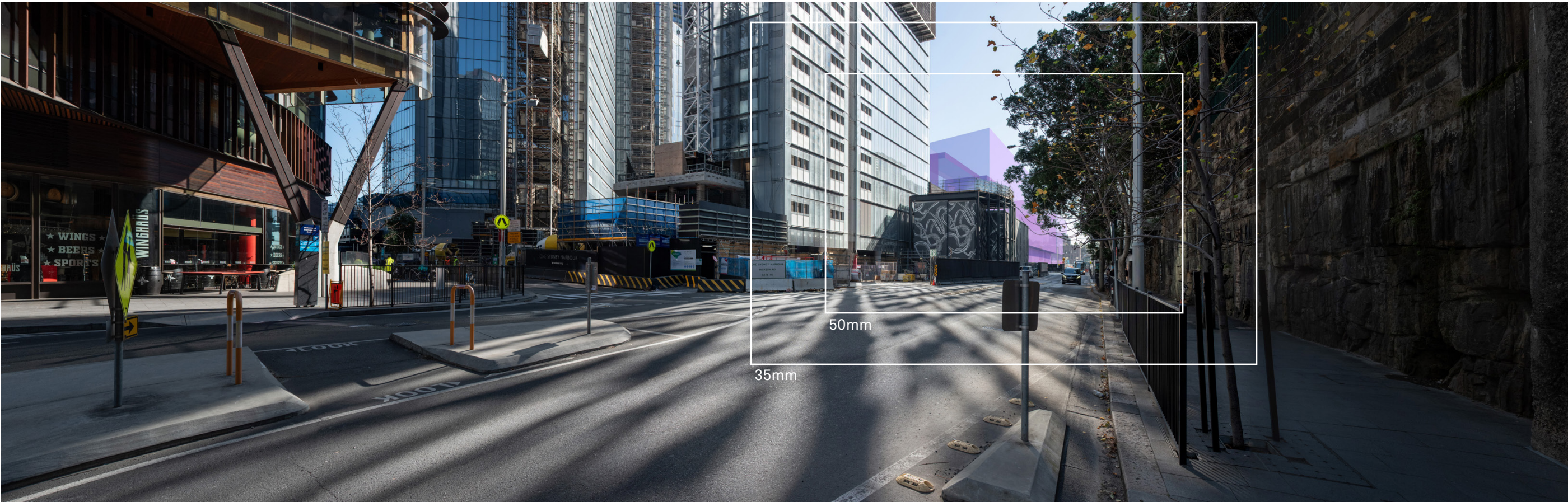


Figure 242 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 243 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.38.6 MOD 9 - RtS

Figure 243 shows the MOD 9 – RtS development envelope. The blocks are seen as simple square forms, with the separations visible between them. All three blocks are seen to have a flat façade to the Hickson Road frontage. A substantial part of the view of the Dalgety Bond Store is removed by the development envelope, as well as all of the small view to Barangaroo Reserve. The High Street aligned opening is seen as the separation between Blocks 5 and 6.

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

The existing view has a view to Dalgety Bond Store at a distance of about 530 m. Most of the southern elevation is seen in a moderate to low level of detail. Hickson Road is regularly subject to high to moderate traffic volumes.

For the Approved Concept Plan, a substantial portion of Dalgety Bond Store southern elevation is lost to view behind the development envelope, as well as the small view to Barangaroo Reserve. The visible portion of the Dalgety Bond Store is considered sufficient to highlight the historic nature of the building and will gradually be revealed as people walk north along Hickson Road.

The northern end of Block 7 is marginally expanded in MOD 9 - exhibited in comparison to the Approved Concept Plan, which obscures a fraction more view to the Dalgety Bond Store. The MOD 9 - RtS design contracts the design back to the Approved Concept Plan extent.

The Blocks are moderately taller in MOD 9 - exhibited in comparison to the Approved Concept Plan, which is most visible in Block 5 as it is the closest Block in the view. MOD – 9 RTS design maintains the height in Block 5 of the exhibited design. The additional height is seen in the context of the cumulative context of the tall towers within Barangaroo South. The Central Barangaroo development envelope comprises a contrasting relatively long, low form with Block 5 seen against open sky compared with the expansive towers of Barangaroo South.

The Mod 9 – exhibited design introduces a cantilevered overhang which extends the development envelope marginally east over Hickson Road. The amended MOD 9 – RtS design pulls the development envelope back to the Approved Concept Plan extent along the Hickson Road, more appropriately mirroring the flat face of the Hickson Road cutting. The amended design also expands the separations between the blocks, making those future connections more visible.

The overall visual effect of MOD 9 – RtS relative to the Approved Concept Plan would be only fractionally more imposing along the Hickson Road streetscape in terms of height. The additional height is seen as minimal given the context of the cumulative effect of the Barangaroo South high rise towers.

6.38.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 127 for the General Assessment Criteria, Table 128 and Table 129 for View Sharing Assessment Criteria and Table 130 and Table 131 for Visual Impact Assessment and rating.

The visual impact rating is considered to be Moderate to Low.

Table 127 General Assessment Criteria - Observer Location 38: Hickson Road - Corner of Watermans Quay

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 114 m and 435 m
Observer type					The view from footpath would be seen by pedestrian receptors moving between South and Central Barangaroo and Barangaroo Reserve, and by workers walking to and from work or into Barangaroo for lunch.
Number of observers					Observer numbers are likely to be High to Moderate for visitors to Barangaroo and other attractions to the north, including Walsh Bay Wharves, the Sydney Harbour Bridge, and The Rocks.
Duration of observation					The duration of observation is expected to be low as people will in the main be passing through this area.
Visibility					The Central Barangaroo development would be a subservient element in a view of much taller surrounding buildings.
Visual absorption capacity					Visual absorption capacity is considered to be High due to the distance to Central Barangaroo and the scale and bulk of built form in the foreground of the view.

Table 128 View Sharing Assessment Criteria - Observer Location 38: Hickson Road - Corner of Watermans Quay

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As defined in Section 6.38.4
1 (a)	Nature / extent of existing view				●	Refer Section 6.38.4
1 (b)	Compositional elements				●	Refer Section 6.38.4
1 (c)	Curtilages of important elements				●	The heritage maritime precinct view, and the view from the historic Grafton Bond Store to the historic Dalgety Bond Store.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan in Central Barangaroo reduces of the view north to The Dalgety Bond Store, MOD 9 - RtS retains the same development envelope for Block 7 and therefore no new view is removed. The MOD 9 - RtS design would introduce a minor additional sky view loss due to the additional height of Block 5.
3	Number of observers	●	●			The number of observers is considered likely to periodically be High to Moderate.
4	Documented importance of view				●	Yes - Heritage reporting - Davies (2006).

Table 129 Analysis of impacts - Observer Location 38: Hickson Road - Corner of Watermans Quay

No.	Analysis of impacts	Rating			Response
		H	M	L	N/A
5	Document weighting				
5(b)	Davies (2006)	<div></div>	<div></div>	<div></div>	Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas.
6	Quantitative evaluation				
6(a)	Extent of obstruction / new elements	<div></div>	<div></div>	<div></div>	MOD 9 - RtS retains the same development envelope in Block 7 and therefore no new view is removed. The MOD 9 - RtS design would introduce a minor additional sky view loss due to the additional height of Block 5.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?	<div></div>	<div></div>	<div></div>	The view to the Dalgety Bond Store will still be sufficient to appreciate significant elements of the building, noting that the full view of the building will be gradually revealed as people walk north along Hickson Road. The will be no change in this view, from this observer location.
		Yes	No	N/A	
7	Qualitative evaluation				
7.1(a)	Is significance attached to the view likely to be altered?	<div></div>	<div></div>	<div></div>	The key identified view from this location is the view north to the Dalgety Bond Store and Munn Street overpass. The significance of the view compared to that available with the Approved Concept Plan is not altered. As above, the full view to the heritage item will be gradually revealed as people walk north along Hickson Road.
7.1(b)	If so, which organisation / why?	<div></div>	<div></div>	<div></div>	The visual connection between the Grafton Bond Store and the Dalgety Bond Store illustrates the historic maritime precinct view.
7.2	Would the proposed change make the view less desirable / why?	<div></div>	<div></div>	<div></div>	No. The extent of the view to The Dalgety Bond Store would be maintained
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?	<div></div>	<div></div>	<div></div>	The view to Dalgety Bond Store would continue to remain ‘dynamic’ with vehicular traffic.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?	<div></div>	<div></div>	<div></div>	Those drawn to this location would likely be those admiring the heritage items within these areas. This view would be generally be seen in passing as recreational observers were on their way into Barangaroo or attractions beyond such as the Walsh Bay Wharves.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?	<div></div>	<div></div>	<div></div>	No. Refer Item 6(b) above.

No.	Analysis of impacts	Rating			Response
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				Yes. Refer Item 6(b) above.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				Refer Item 6(b) above.

Table 130 Visual impact assessment - Observer Location 38: Hickson Road - Corner of Watermans Quay

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be Moderate.</p> <p>Susceptibility of visual receptors to change:</p> <p>The susceptibility of visual receptors to change in the existing view from this eastern side of the road can be expected to be low. Visitors to this area would for the most part be on their way into Barangaroo or further north, e.g. to Walsh Bay Wharves, Sydney Harbour Bridge or The Rocks.</p> <p>Hickson Road could be expected to have High to Moderate levels of vehicular traffic on it for substantial periods of time. The amenity / suitability of this location for more than casual viewing is therefore considered likely to be low. The interest of these receptors could also be expected to be partially focused on where they are going / wayfinding, ensuring they reach their destination.</p> <p>Workers in the adjacent buildings would regularly see the change. This type of visual receptor is considered likely to be less sensitive than many other visual receptor types as their attention is likely to be predominantly focused on their work rather than on their surroundings.</p> <p>Value attached to views:</p> <p>This view provides heritage connections as part of a larger historic maritime precinct, thereby raising the overall sensitivity of the observer location.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be Low.</p> <p>Size or scale:</p> <p>The view of the Dalgety Bond Store will be the same as with the Approved Concept Plan.</p> <p>There is a small additional sky view loss due to the additional height of the Block 5 envelope, however this is seen in context of the much larger Barangaroo South high rise buildings and therefore could be considered a minor impact.</p> <p>The period of time over which visual receptors can be expected to take in the view is considered to be low, as is the level of attention that could be paid to it while wayfinding and within the context of an often busy road.</p> <p>Geographical extent:</p> <p>The geographical extent of the visual change would be the same as the Approved Concept Plan given the three of the outside corners of the Central Barangaroo envelope visible from this location.</p>

Table 131 Visual impact assessment results matrix - Observer Location 38: Hickson Road - Corner of Watermans Quay

		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

6.39 Observer Location 39: James Watkinson Reserve

6.39.1 Observer Location Position

Observer Location 39 sits within James Watkinson Reserve, Pyrmont, looking north east towards the harbour along Jones Bay between the two wharves. The James Watkinson Reserve is split into an upper and lower portion. The view was considered from the upper portion of the park adjacent to a public BBQ.

6.39.2 Observer Location Rationale

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

- This is an additional observer location in response to submissions to further access views from heritage items. Submissions from City of Sydney & Heritage NSW suggest that additional views analysis from the west and southwest is necessary to understand the impacts.
- Elevated areas of Pyrmont not considered in previous iteration. The elevated view from James Watkinson Reserve would show what views of Observatory Hill, Millers Point and the Sydney Harbour Bridge are maintained under the proposal.
- The location is a public park within an area of medium rise residential development that has panoramic harbour and city views, including an oblique view to Central Barangaroo.

6.39.3 Existing View

Figure 245 shows the existing view photographed on 12 July, 2023.

The view comprises a dramatic, elevated harbour and city view to the north and north east framed between branches of mature trees. The foreground of the view includes scaffolding and hoarding of construction within the lower levels of James Watkinson Reserve in the centre of frame and the metal balustrade of steps that provide access between the lower and upper areas of the park.

The middle ground of the view includes an elongated view along Jones Bay, framed on either side by the medium and low rise buildings of the wharves. Boats moored at the wharves are seen within the bay.

Beyond the axial view along the bay, the view terminates in a dramatic backdrop which includes the CBD and towers within Barangaroo South to the right of frame, dropping to the lower ridgeline of Observatory Hill with its characteristic fig trees linking with the southern deck of the Sydney Harbour Bridge. The Sydney Harbour Bridge is seen in the centre of the view on the horizon above Millers Point. The well vegetated Headland Reserve protrudes into the harbour, with glimpses of the water of Darling Harbour visible above the Jones Bay Wharf to the north.

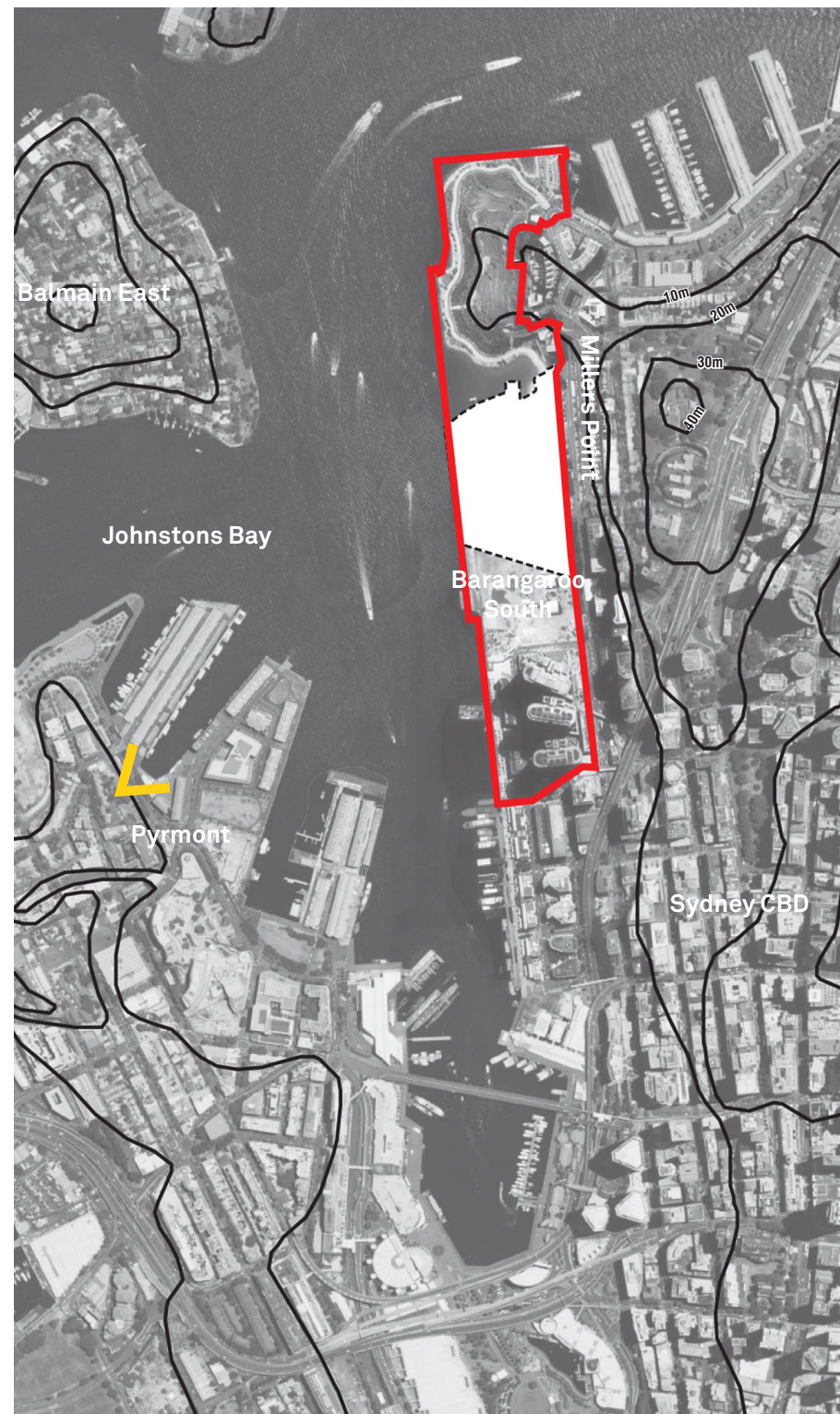


Figure 244 Observer Location (Source: AECOM modified Google Map)

The horizon is almost unbroken between the tall buildings of St Leonards to the fig trees within Observatory Hill, with the North Sydney CBD buildings and medium rise residential buildings of Kirribilli defining the skyline of the northern shore of Sydney Harbour.

6.39.4 Approved Concept Plan

Figure 246 shows the Approved Concept Plan development envelope in purple in the background in the centre of the view. The development envelope is viewed as a low, rectangular form projecting northwards from behind the wharf in the middle ground on the southern edge of Jones Bay. It screens the more fine grained terrace housing within Millers Point. Views to Observatory Hill Park and the Sydney Harbour Bridge, including the southern deck, are retained on the skyline above Central Barangaroo.

While the view to most of the terrace housing of Millers Point is screened, there is still a view to the northern end of the Millers Point Conservation Area, including the northern end of High Street and terrace houses lining it, the Dalgety Bond Store and the taller built form visible below the centre of the Sydney Harbour Bridge.

Overall, the Approved Concept Plan is visible in a very small but central portion of the background of the view. It is located below the horizon and skyline, which reduces the visual prominence of the development envelope, viewed as a solid object against a solid background, albeit replacing the fine grained development of part of Millers Point with a more solid, rectangular form.

6.39.5 MOD 9 - exhibited

Figure 247 shows the MOD 9 - exhibited development envelope in purple in the background in the centre of the view. The development is visible in the centre of the background of the view, extending north from Barangaroo South and seen above the Jones Bay Wharves. The development envelope is seen as a series of modulated block forms rising in height to the north, culminating in the Block 7 tower which projects above the horizon, blocking the view to the southern pylons and deck of the Sydney Harbour Bridge and part of the arching supports.

The view to much of Millers Point is lost, along with the continuity of the skyline from Observatory Hill to the Sydney Harbour Bridge. The Block 7 tower would become part of the skyline, visually splitting the southern deck of the Sydney Harbour Bridge from the northern portion, including the characteristic arching supports.

6.39.6 MOD 9 - RtS

Figure 248 shows the MOD 9 – RtS development envelope. The blocks are seen as simple square forms, with the separations visible barely visible as a slight difference between the roofline of the development. Only Blocks 6 and 7 would be visible from this location, with the taller Block 5 screened from view.



Figure 245 Existing view (AECOM, July 2023)



Figure 246 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 247 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)

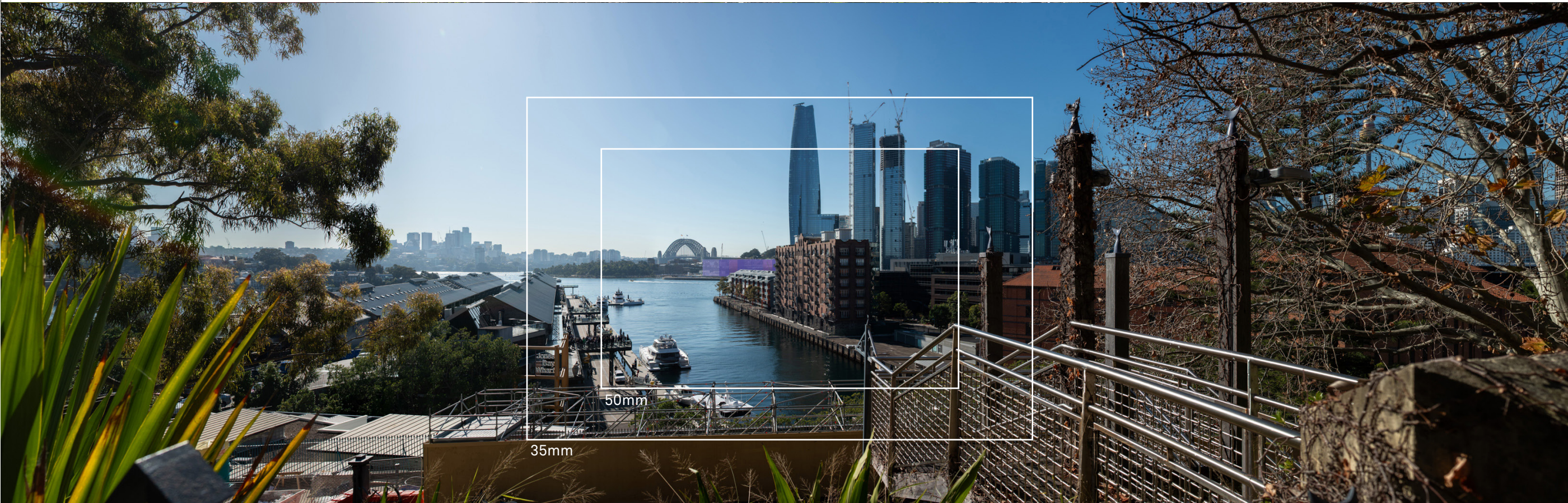


Figure 248 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)