

The view to most of the terrace housing of Millers Point is screened, with the exception of the northern end of the Millers Point Conservation Area. Views to the northern end of High Street and terraces, the Dalgety Bond Store and the taller built form visible below the centre of the Sydney Harbour Bridge are maintained.

The Approved Concept Plan is visible in a very small but central portion of the background, located below the horizon and skyline, which, as noted with the Approved Concept Plan, reduces the visual prominence of the development envelope.

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

The existing view comprises a dramatic, elevated harbour and city view to the north and north east framed between branches of mature trees. The middle ground of the axial view along Jones Bay terminates in a somewhat panoramic dramatic backdrop which includes towers within the Sydney CBD and Barangaroo South, dropping to the lower ridgeline of Observatory Hill, Sydney Harbour Bridge and Millers Point. Characteristic vegetated headlands protrude into the harbour, with an almost unbroken horizon between St Leonards, the North Sydney CBD, the Sydney Harbour Bridge and the fig trees within Observatory Hill.

The Approved Concept Plan development envelope is visible within a very small but central portion of the background of the view below the horizon and skyline, which reduces the visual prominence of the development envelope. The view to the central and southern portion of fine grained housing within Millers Point is lost, however, the view to the northern portion, including the Dalgety Bond Store, is retained.

The MOD 9 - exhibited development is substantially more visually prominent within the centre of the background of the view due to the increased block heights, including the Block 7 tower at the northern end of the development 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.

MOD 9 - RtS returns to a similar form of development envelope to the Approved Concept Plan, with the entire development positioned below the deck of the Sydney Harbour Bridge and Observatory Hill Park. The development envelope would not screen any more of the existing landscape within the view from this location. The more modulated forms of the development envelope, including the separations between the blocks, would very slightly articulate the roof line of the development, but from the substantial viewing distance, this would not be a detail that would be discernible from this location.

Overall, there would be no visual difference between the Approved Concept Plan and MOD 9 - RtS when viewed from this observer location.

6.39.8 Visual Impact Assessment

Considering the lack of difference between the Approved Concept Plan and MOD 9 - RtS development envelopes when viewed from this location (particularly given the viewing distance), the visual impact is Negligible and the full assessment tables have not been engaged.

Central Barangaroo is seen within the view, therefore Table 132 and Table 133 illustrate the sensitivity and magnitude of the change.

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

Table 132 Visual impact assessment - Observer Location 39:James Watkinson Reserve



Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b></p> <p>The susceptibility of visual observers (park users) to change in the existing view from this location is considered likely to be moderate within the context of the broader view, i.e. the extent of the harbour view framed between trees and the axial view along Jones Bay which centres a focal point near Central Barangaroo and the harbour Bridge. Barangaroo will likely be a place of interest for observers, however, within the context of the panoramic, dynamic view, the extent to which the attention of park users will be particularly focused on this relatively small portion of the view is considered to be moderate.</p> <p><b>Value attached to views:</b></p> <p>The value of the view from Pyrmont is recognised as one of high value in City Plan Heritage (2006). Additionally, the fact that this pocket park is elevated and provides services and furniture with iconic elements attests to the value of the view.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Negligible</b>.</p> <p><b>Size or scale:</b></p> <p>There would be no change in the size and scale of the development envelope when viewed from this location.</p> <p><b>Geographical Extent:</b></p> <p>The view of MOD 9 - RtS is seen in close to full elevation view at a distance of about 750m, with Crown Hotel and Resort comprising the closest element on the opposite shore, about 630m distant. The level of visual detail would be moderate. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 133 Visual impact assessment results matrix - Observer Location 39:James Watkinson Reserve

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

6.40 Observer Location 40: Giba Park

6.40.1 Observer Location Position

Observer Location 40 is located within Giba Park, Pyrmont, looking north east along Pirrama Park and Jones Bay Wharf, looking north-east to Central Barangaroo. The park sits at approximately 22m in elevation, providing elevated views.

6.40.2 Observer Location Rationale

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

- This is an additional observer location in response to submissions from City of Sydney and Heritage NSW to further access the impacts of views from the west and southwest.
- Previous observer locations were taken at the water’s edge at Pirrama Park and Ballaarat Park to provide a worst case scenario assessment. This view provides an elevated view from the west to more fully cover the impact to the extent of the viewing catchment.
- This location will supplement the Observer Location 10: Ballaarat Park and Observer Location 11: Pirrama Park location which were chosen in preference to the nearby Director General’s requirement for a view from Jones Bay Wharf.
- The park is publicly accessible parkland and is located within an area of medium rise residential development with panoramic harbour and city views, including a direct view into Central Barangaroo
- This location includes views to the state heritage listed Millers Point and Dawes Point Heritage Conservation Area, Sydney Observatory and the Time Ball, as well as the national heritage listed Sydney Harbour Bridge.

6.40.3 Existing View

Figure 250 shows the existing view photographed on 12 July, 2023.

Barangaroo South and the cityscape is seen behind Jones Bay Wharf (in the foreground), with the heights of buildings increasing towards the apex of the Crown Hotel and Resort. The height then falls dramatically to the Millers Point ridgeline (centre of frame).

Fort Street Public School is seen against the horizon, followed by a partial view of Sydney Observatory and the Time Ball seen against the backdrop of mature fig trees within Observatory Hill Park. These majestic, spreading fig trees comprise an important element of the view within the otherwise closely developed Millers Point. Langham Hotel comprises a visually prominent, bright white contrasting feature on Kent Street, with the more muted colours and smaller architectural elements of terrace housing extending north of The Langham Hotel along Kent.

The low ‘V’-shape High Street residential development dipping below the Jones Bay Wharf roof line in the view at the lowest point. Central Barangaroo is located below this historic ridgeline development, obscured from the view behind the building of Jones Bay Wharf.

North of Central Barangaroo, the historic Dalgety Bond Store comprise a visually prominent group of early ‘industrial’ buildings north of Nawi Cove, adjoining the contrasting, long, well vegetated form of Barangaroo Reserve, with the Sydney Harbour Bridge and its distinctive pylons seen behind in high definition against the skyline.

The eastern tip of the Balmain Peninsula is seen in the middle ground to left of frame, the seen northern-most tip of which comprises Peacock Point (located within Illoura Reserve). The dense tower developments of Milsons Point and North Sydney is seen in the background beyond Balmain peninsula, extending to the northern end of Barangaroo Reserve.

6.40.4 Approved Concept Plan

Figure 251 shows the Approved Concept Plan development envelope in purple.

As can be seen, the Central Barangaroo development envelopes block most of the view to the Millers Point Conservation Area, extending north from the Crown Hotel and Resort tower beyond the low point in High Street. The set down of Block 6 reveals a partial view of the Langham Hotel. Above the development envelope, the Fort Street Public School, Sydney Observatory and adjacent mature fig trees, are seen against the horizon.

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

Compositionally, the ascending line from Tower 3, Sydney International Towers, to the tip of Crown Hotel and Resort is clearly evident.

6.40.5 MOD 9 - exhibited

Figure 252 shows the view with MOD 9 - exhibited. As can be seen, the view of Sydney Observatory is retained, with additional height removing a portion of view to Observatory Hill. The increased height of Block 7 tower blocks the view to the Argyle Street underpass section of the highway leading up to the Sydney Harbour Bridge. An additional section of the view to Fort Street School is removed from the view with the increase in height of the Block 5 built form envelope.

The mass, scale and modulated form of MOD 9 is considered to generally fit well with the visual composition of Barangaroo South, when seen from



Figure 249 Observer Location (Source: AECOM modified Google Map)





Figure 250 Existing view (AECOM, July 2023)



Figure 251 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





Figure 252 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 253 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



this location. The elevated tower at the northern edge of Block 7 substantially increases the height of the development envelope adjacent to Nawi Cove and Barangaroo Reserve. The tower is at odds with the topography of Millers Point and is seen in high contrast against the sky view.

6.40.6 MOD 9 - RtS

Figure 253 shows the MOD 9 - RtS development envelope.

The Block 7 tower of MOD 9 - exhibited has been removed making the Central Barangaroo development more visually recessive against the backdrop topography of the Millers Point ridgeline.

The shape of the development envelope appears to sit at a consistent height, with a small section of additional height visible in Block 5 to the south. The additional height would obscure a partial section of the view to Fort Street Public School and the section of the Langham Hotel available in the Approved Concept Plan. The MOD 9 - RtS development envelope sits above the Jones Bay Wharf buildings and below the horizon line of Millers Point, maintaining a significant visual connection to the listed heritage items.

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

The existing view can broadly be characterised as an expansive harbour and cityscape view. The harbour view is framed by adaptively re-used Jones Bay Wharf and the Barangaroo South high-rise towers. A band of Millers Point Conservation Areas and Barangaroo Reserve against the backdrop of the Sydney Harbour Bridge. With the exception of the Langham Hotel, the historic form and fabric of Millers Point is evident from this location.

Approved Concept Plan removes approximately two thirds of the available view to Millers Point built form. A substantially intact seen area of the Millers Point Heritage Conservation Area north of the Approved Concept Plan development envelope in Central Barangaroo is conserved in this view, including filtered views to ridgetop housing on Merriman Street, set before an impressive skyline view of the Sydney Harbour Bridge. The step down provides a window to the Langham Hotel, noting that the hotel does not have a heritage listing.

The rectangular form of the MOD 9 - exhibited development envelope comprises a marginally extended northern extent, removing fractionally more of the view to the terraces along High Street and Kent Street. The Block 7 tower does not additionally block views to heritage items; however it is seen in conflict to the topography behind and is seen in high contrast against the sky, removing a portion of sky view. Additional height in Block 5 removes a portion of the view to the heritage listed Fort Street Public School.

The additional height of Block 5 is maintained in MOD 9 – RtS, however, the heights of Blocks 6 and 7 generally align to the Approved Concept Plan. The step down in the Approved Concept Plan is removed, blocking the view to the Langham Hotel. The removal of the Block 7 tower in the new design provides a more visually recessive envelope, seen against the Millers Point backdrop.

The MOD 9 – RtS design provides a strongly contrasting horizontal, ‘anchoring’ visual element to the soaring towers in Barangaroo South.

6.40.8 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 134 for the General Assessment Criteria, Table 135 and Table 136 for View Sharing Assessment Criteria and Table 137 and Table 138 for Visual Impact Assessment and rating.

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

Table 134 General Assessment Criteria - Observer Location 40: Giba Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					930m
Observer type					View from a public park with a harbour lookout location - park users comprising substantially of local residents from surrounding apartments, and workers at lunch time from nearby business premises, and visitors on the weekend .
Number of observers					Observer numbers are likely to be Moderate given the residential catchment and the quality of the park and it's setting.
Duration of observation					Moderate to Low.
Visibility					At a viewing distance of over 900m to High Street, a moderate level of detail is available for the individual architectural elements within Millers Point. The CBD and Barangaroo South development reads clearly from this distance with MOD 9 - RtS having moderate visibility, partially obstructed behind the Jones Bay Wharf buildings. The height of MOD 9 - RtS sits below the Millers Point ridgeline, making it visually recessive. Central Barangaroo is seen as a small component of the much larger and architecturally and compositionally dynamic Barangaroo South development.
Visual absorption capacity					High within the context of the Approved Concept Plan, which appears essentially as a rectilinear form with high visual mass. This forms a natural linear extension of the Crown Hotel and Resort podium level, comprising a simple, low, visually contrasting and ‘anchoring’ element, to the relatively high mass to that of the South Barangaroo towers. Both designs comprise a visually subservient composition in terms of mass and form relative to that of the soaring South Barangaroo towers and their associated podium forms.

Table 135 View Sharing Assessment Criteria - Observer Location 40: Giba Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As described in <a href="#">Section 6.40.4</a>
1 (a)	Nature / extent of existing view				●	Refer <a href="#">Section 6.40.4</a>
1 (b)	Compositional elements				●	The Approved Concept Plan development envelope for Central Barangaroo appears as a rectangular form with the exception of the small set-down in Block 6, where as MOD 9 - RtS appears as a constant height with additional height seen towards the south. Both envelopes form a natural extension from the Crown Hotel and Resort podium level, and relates to the scale of the Millers Point ridgeline.
1 (c)	Curtilages of important elements				●	harbour view and land / water interface. The interface between the Millers Point Heritage Conservation Area and the Approved Concept Plan / MOD 9 - RtS. The Sydney Harbour Bridge, the Sydney Observatory and Time Ball , the Dalgety Bond Store and the Fort Street Public School.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan obstructs much of the view to Millers Point. However, a substantially intact seen area of the Millers Point Heritage Conservation Area north of the development envelope is conserved in this view, including filtered views through to ridgetop housing on Merriman Street, set between Barangaroo Reserve and the Sydney Harbour Bridge in this view. The MOD 9 - RtS development envelope has a similar extent of obstruction with some further obstruction of a portion of the Fort Street Public School.
3	Number of observers		●			High to Moderate, as above.
4	Documented importance of view			●		Yes - City Plan Heritage (2006) with regard to Pirrama Park, however that view is also covered by Observer Location 11: Pirrama Park. Observer Location 40 provides support to this view.

Table 136 Analysis of impacts - Observer Location 40: Giba Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)			●		Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The relevant location was Pirrama Park, covered by Observer Location 11: Pirrama Park , which was nominated as an important viewing location. This observer location supports OL 11.
6	Quantitative evaluation					
6(a)	Extent of obstruction			●		MOD 9 - RtS results in the additional view removal of the Fort Street School, and removal of the view to the portion of the Langham Hotel seen in 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. The view to the Millers Point ridgeline is retained along with the views to important heritage items. The broader harbour view remains unchanged.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No. The view to Fort Street Public School is retained sufficiently to recognise this element, as is the Sydney Observatory, the time ball, the Observatory Hill fig trees, Dalgety Bond Store, and the Sydney Harbour Bridge.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		N/A
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		It will not be significantly further impacted.



No.	Analysis of impacts	Rating			Response
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?				No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				Yes, it still provides a view to dense, tall canopy, of which the view south of this point is devoid, and also signifies the location of Sydney Observatory to those familiar with the existing view. Barangaroo Reserve provides a new substantially visually compelling forested landform relative to the Millers Point Heritage Conservation Area.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				The view will incorporate a new, relatively low rise form that responds well in scale and broad form relative to South Barangaroo towers, and in particular to the Crown Casino Hotel and Resort building for the reasons stated above. The backdrop view of Fort Street Public School will be slightly further diminished, however, a partial view is retained. There is also a removal of the view to the Langham Hotel, this is not a listed heritage item, and the Millers Point Conservation can still be understood without that window.

Table 137 Visual impact assessment - Observer Location 40: Giba Park

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b></p> <p>The susceptibility of visual observers (park users) to change in the existing view from this location is considered likely to be moderate within the context of the broader view, i.e. the extent of this harbour view extends substantially to left of frame of the above provided photomontage. Barangaroo will likely be a place of interest for observers, however, within the context of the panoramic, dynamic view, the extent to which the attention of park users will be particularly focused on this relatively small portion of the view is considered to be moderate.</p> <p>This location covers medium rise residential apartments, which are considered highly sensitive.</p> <p><b>Value attached to views:</b></p> <p>The value of the view from Pirrama Park is recognised as one of high value in City Plan Heritage (2006). This location provides additional elevated views in the same direction.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>The scale in the change of the view is low. The proportion of the change in view occupied by MOD 9 - RtS compared with that of the Approved Concept Plan is low, with marginally additional height seen adjacent to South Barangaroo, and a small portion of the view to Fort Street School removed.</p> <p>The degree of contrast between the two development envelopes is low, and the MOD 9 - RtS development envelope has a High level of visual absorption capacity.</p> <p>The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b></p> <p>The view of MOD 9 - RtS is seen in close to full elevation view at a distance of about 930m, with Crown Hotel and Resort comprising the closest element on the opposite shore, about 800m distant. The level of visual detail would be moderate. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 138 Visual impact assessment results matrix - Observer location 40: Giba Park

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

6.41 Observer Location 41: Corner of Grafton Street and Grafton Lane

6.41.1 Observer Location Position

Observer Location 41 sits at the corner of Grafton Street and Grafton Lane looking east from an elevated position.

6.41.2 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 requested by City of Sydney and Heritage NSW to supplement the assessment on views from the west, capturing an alternative angle not covered by Illoura Reserve in Balmain East.

Similar to the reasons for the selection of Illoura Reserve, this observer location has been chosen for the following key reasons:

- Director-General’s requirement for a view from Balmain East.
- The location provides a view to Millers Point available from the western side of Darling Harbour within White Bay, which is a historical maritime industrial zone like Millers Point.

6.41.3 Existing View

Figure 255 shows the existing view photographed on 12 July, 2023.

The view from this location comprises an axial view east along Grafton Lane towards the harbour and Sydney CBD skyline. The view is framed to the north (left of frame) by garages and side boundary walls of terrace housing on Grafton Lane, and to the south by the rusting fenceline delineating the edge of the White Bay Cruise Terminal. Central Barangaroo lies at the focal point of the axis along the laneway, seen below the Langham Hotel in Millers Point and above that, the fig trees in Sydney Observatory Hill Park and much of the Sydney Observatory building, and the Fort Street Public School.

Views to the north are screened by the terrace housing on Grafton Lane, however, the view to the middle to the east includes an expanse of open water on Darling Harbour, the rusting metal structures and roof of the White Bay Cruise Terminal (seen beyond the chain link perimeter fencing) and glimpses of the water within White Bay.



Figure 254 Observer Location (Source: AECOM modified Google Map)

The background of the view is dominated by the visual bulk of the Sydney CBD skyline. The tallest towers are visible within Barangaroo South, grading highest to lowest from the north to the south. The Crown Hotel and Resort, One Sydney Harbour and the Sydney International Towers dominate the view, with building height gradually lowering to the central Sydney CBD buildings clustered around the Sydney Tower, a prominent landmark within the city.

To the south, the residential apartment buildings of Pyrmont are visible on the southern shoreline.

6.41.4 Approved Concept Plan

Figure 256 shows the Approved Concept Plan development envelope in purple.

As can be seen, the development envelope of the Approved Concept Plan is visible within a small portion of the focal point of the view in the background. It is visible on the water’s edge extending north from behind the Crown Hotel and Resort as two elongated rectangular blocks separated by a lower, smaller block in the centre.

The southern-most Block 5 screens views predominantly to the Bond building (30 Hickson Road), but also the lower, southern end of the High Street Steps against the Hickson Road Cutting. A glimpse view through the bocks preserves the view to the upper part of the steps.

The northern-most blocks (Block 6 and Block 7) would visually appear as one long block, with a step up in height between Block 6 to Block 7. This building mass would block most of the view to Millers Point, including the Langham Hotel (with only a small portion visible above Block 6), High Street and the terraces within Millers Point. A small portion of terraces are still visible above the roofline of the development envelope and to the north of Block 7.

The view to the Fort Street Public School, Sydney Observatory and fig trees within Sydney Observatory Hill Park are maintained.

6.41.5 MOD 9 - exhibited

Figure 257 shows the MOD 9 - exhibited development envelope in purple, seen as a slightly modulated series of blocks with no separations, terminating in the Block 7 tower to the north. The increase in overall block heights screens Millers Point entirely along its length, including the Langham Hotel and terrace housing. The tops of fig trees within Sydney Observatory Hill Park are still visible above the development envelope of MOD 9 - exhibited, however, the Block 7 tower screens part of the Sydney Observatory building and the largest of the fig trees within the park.

The increased height and lack of visible separation between the blocks from this location significantly increases the visual prominence of Central Barangaroo within the view.





Figure 255 Existing view (AECOM, July 2023)



Figure 256 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





Figure 257 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 258 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



6.41.6 MOD 9 - RtS

Figure 258 shows the view including MOD 9 - RtS, visible within the background of the view at the shoreline of Barangaroo as three separate, low, rectangular blocks. The wide separations between the blocks reduces the visual dominance of Central Barangaroo within the view, providing glimpse views to the Hickson Road Cutting, High Street and built form within Millers Point to the east.

The tallest block (Block 5) is stacked to the south of the development against the taller elements of the residential towers on Kent Street and the Crown Hotel and Resort and One Sydney Harbour within Barangaroo South. This results in the taller element within Central Barangaroo seen predominantly against a backdrop of the Sydney CBD rather than the lower, finer grain of Millers Point.

Importantly, MOD 9 - RtS preserves views to the Sydney Observatory and its surrounding park and figs, the Fort Street Public School, and glimpse views to the Langham Hotel and parts of Millers Point, which provides visual cues to the landscape to the east.

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

The existing view can broadly be characterised as an axial view along a laneway expanding to a dramatic view of the Sydney CBD rising above the harbour. Central Barangaroo is positioned by the water in the focal point of the view, rising to Millers Point with the distinctive Langham Hotel, the Sydney Observatory and surrounding park, and the Fort Street Public School.

The Approved Concept Plan is positioned in the focal point of the view, and replaces a view to the fine grained terrace housing and distinctive Langham Hotel with a long, solid rectangular form with one visible break between two of the blocks (Blocks 5 and 6). The separation between these blocks provides a narrow viewing corridor to the High Street Steps and a small portion of housing in Millers Point. The view to the Sydney Observatory and surrounding park (including characteristic fig trees) and the Fort Street Public School are maintained.

The taller, more delicately articulated form of MOD 9 - exhibited is significantly more visually dominant within the view due to the increased height, lack of visual separation between blocks and the inclusion of the Block 7 tower to the north of the development. The development envelope all but completely screens views to Millers Point, with only the top of the Sydney Observatory Hill Park fig trees and Fort Street Public School retained within the view. The inclusion of the tower to the north suggests a continuation of tall built forms north of Central Barangaroo.

MOD 9 - RtS is the least visually prominent modification of the three designs for Central Barangaroo. The tallest elements of the proposal are appropriately stacked at the southern end of the site against the tall forms of Barangaroo South and seen with a backdrop of the more modern high rise buildings on Kent Street. The widened separations between the three blocks show glimpse views to Millers Point to the east, providing a connection to the historic area when seen from this location. The MOD 9 - RtS development envelope is diminutive within the view, given the long low form in comparison to the soaring towers to the south and south east.

6.41.8 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 139 for the General Assessment Criteria, Table 140 and Table 141 for View Sharing Assessment Criteria and Table 142 and Table 143 for Visual Impact Assessment and rating.

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

Table 139 General Assessment Criteria - Observer Location 41: Corner of Grafton Street and Grafton Lane

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					1.1 km to 1.3 km
Observer type					View from a residential laneway, observers comprising primarily of local residents
Number of observers					Low, given the quiet residential laneway
Duration of observation					Low from the lane, but moderate to high from nearby residences, averaged to moderate
Visibility					High, although seen from a distance of over a kilometre.
Visual absorption capacity					Moderate. The Approved Concept Plan is seen as a long, low form, sitting in contrast to the wall of finer grain architecture behind and to the north.

Table 140 View Sharing Assessment Criteria - Observer Location 41: Corner of Grafton Street and Grafton Lane

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in <a href="#">Section 6.41.4</a>
1 (a)	Nature / extent of existing view					Refer <a href="#">Section 6.41.4</a>
1 (b)	Compositional elements					The Approved Concept Plan appears as a long and relatively low development with one separation positioned two thirds along the envelope. The development appears on the shoreline of Barangaroo at the base of the dramatic cityscape which includes the tall towers of Barangaroo South and the Sydney CBD in the centre of the view.
1 (c)	Curtilages of important elements					Heritage items of the Sydney Observatory, surrounding parkland and Fort Street Public School. The harbour view and land / water interface. Contrasting mass, scale and form of the Central Barangaroo development envelope and Barangaroo Reserve, book-ending the ‘cameo’ view of Millers Point between them. * As described by City Plan Heritage (2006)
2	Nature / extent of any obstructions to view					The Approved Concept Plan predominantly obstructs the view of Millers Point.
3	Number of observers					Moderate
4	Documented importance of view					Yes - City Plan Heritage (2006) from the nearby end of Darling Street.



Table 141 Analysis of impacts - Observer Location 41: Corner of Grafton Street and Grafton Lane

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	<div></div>				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The view was taken from the end of Darling Street, which was nominated as an important viewing location within Balmain East, this observer location was selected to supplement the assessment from Balmain East.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements				<div></div>	There are no new elements or obstructions to the view with MOD 9 - RtS.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				<div></div>	Yes. The above described 'cameo' view to Millers Point remains uninterrupted.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		<div></div>			No, MOD 9 - RtS does not impede any more of the view than the Approved one, it actually screens less of the view to the significant elements within Millers Point than the Approved Concept Plan.
7.1(b)	If so, which organisation / why?			<div></div>		N/A
7.2	Would the proposed change make the view less desirable / why?		<div></div>			No, as outlined in 7.1(a)
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?		<div></div>			MOD 9 - RtS does not impede any part of the dynamic view, for example, the view to the water with passing boats.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			<div></div>		N/A
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			<div></div>		N/A
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	<div></div>				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?			<div></div>		No new elements are inserted into the view.

Table 142 Visual impact assessment - Observer Location 41: Corner of Grafton Street and Grafton Lane

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity		<div></div>			<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b></p> <p>The susceptibility of visual observers (including residents) to change in the existing view is considered likely to be high given the view would be seen from their houses. However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none"><li>the extent of the view, which reaches well to right of frame, and the associated relatively small area that Central Barangaroo comprises within it, and</li><li>the range of interesting elements within the view including the monumentally scaled tower development within Barangaroo South and the Sydney CBD.</li></ul> <p><b>Value attached to views:</b></p> <p>The value of the view from this location is recognised as being High in City Plan Heritage (2006).</p>
Magnitude of change			<div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>The scale in the change of the view is considered to be low within the context of:</p> <ul style="list-style-type: none"><li>the full length of the project is visible;</li><li>the line, form, mass and scale of MOD 9 - RtS is considered to be more visually recessive than the Approved Concept Plan considering the increased separation between the blocks when viewed from this location and the stacking of taller elements to the south against the Sydney CBD and Barangaroo South</li><li>the proportion of the view occupied by MOD 9 - RtS compared with that of the Approved Concept Plan is low within the context of both the South Barangaroo towers, and the broader view.</li></ul> <p>The degree of contrast between the two development envelopes is low. The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b></p> <p>The view of MOD 9 - RtS is seen at a distance of approximately 1.1 km. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 143 Visual impact assessment results matrix - Observer Location 41: Corner of Grafton Street and Grafton Lane

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





View from Agar Steps looking west down High Street out to the harbour



# 7.0 Analysis of Impacts

This section analyses the visual impact assessment ratings to assist in the analysis process and the drawing of conclusions.

## 7.1 Summary of Visual Impacts

Table 144 provides a summary of ratings of visual impact arising from MOD 9, as assessed for each of 41 representative Observer Locations.

Table 144 Summary of ‘Significance of Visual Impact’ ratings for each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	HIGH	LOW	MODERATE	Sensitivity is High due to the extensive panoramic harbour views. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South.
	OL 2 - SYDNEY OBSERVATORY	HIGH	LOW	MODERATE	
	OL 3 - HIGH STREET (SOUTH)	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate due to the nature of the exceptional view even though receptors are likely to be transitory. Magnitude is Low due to the additional height seen to the south edge.
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the recreation reserve and Barangaroo access point. The identified importance of the view is contrasted against the visual sandwiching of Central Barangaroo within in the foreground and background. The magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South.
	OL 5 - CLYNE RESERVE	HIGH	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is High given the location comprises a shaded playground close to a Barangaroo access point. Magnitude is Negligible given the development would be obscured from this view.
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	LOW	MODERATE	Sensitivity of recreational receptors is High given high sensitivity of recreational users. Even though the development is a small portion of the wider panoramic view it is seen in relatively close proximity. Magnitude is Low given the minor change in the view.
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity of recreational receptors is Moderate given inward focus of this open space. There would be no change in the seen size or scale of the development.
	OL 8 - HICKSON ROAD	LOW	MODERATE	MODERATE-LOW	Sensitivity is Low given the heritage importance of the location, however, users would be travelling through the space. Magnitude is Moderate given the scale of the change to the southern end of the development, nearest to the location.
	OL 9 - GAS LANE	LOW	HIGH	MODERATE	Sensitivity is Low given many recreational users may be both unaware of the 'sliver' harbour view between the Crown Hotel and Resort and Block 5 (MOD 9-RtS), and focused on wayfinding. Magnitude is High given the small proportion of the harbour left visible.
	OL 10 - BALLAARAT PARK	HIGH	LOW	MODERATE	Sensitivity is High given the highly sensitive recreational users viewing the change to MOD 9 - RtS as a small part of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South, which is a small portion of a much larger view.
	OL 11 - PIRRAMA PARK	HIGH	LOW	MODERATE	
	OL12 - BALMAIN EAST - ILLOURA RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. The view is recognised in heritage reporting as having high value. Magnitude is Low given the high visual absorbency the city scape behind.
	OL13 - BALLS HEAD	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate given the distance: MOD 9 - RtS comprises a small component of an extensive, dynamic harbour view and therefore the focus of attention is likely to range across the view, but the view is recognised in heritage reporting as having high value. Magnitude is Negligible as it would be difficult to see any changes against the backdrop of development in Barangaroo South.
	OL14 - BLUES POINT	MODERATE	NEGLIGIBLE	NEGLIGIBLE	
	OL15 - SYDNEY HARBOUR BRIDGE	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate within the context of the busy road setting but from a Nationally listed heritage item. Magnitude is Negligible given there is no seen change from this location.
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3	HIGH	MODERATE	HIGH - MODERATE	Sensitivity for these Private Domain visual receptors is High for all of the private domain observer locations due to the regular attention residents and hotel guests would pay to the view, and the exceptional nature of the panoramic view across the western Sydney Harbour landscape. Magnitude is Moderate for three of the thirteen locations due broadly to issues of: <ul style="list-style-type: none"><li>• reduction of the view to the western shore of the harbour</li><li>• reduction or removal of view to the future Hickson Park</li><li>• reduction on view to Millers Point Conservation Area.</li></ul>
	OL17 - HIGHGATE - LEVEL 15	HIGH	LOW	MODERATE	
	OL18- HIGHGATE - LEVEL 25	HIGH	LOW	MODERATE	
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	LOW	MODERATE	
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	LOW	MODERATE	
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	LOW	MODERATE	
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	LOW	MODERATE	
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	LOW	MODERATE	
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	LOW	MODERATE	
	OL 25 - 189 KENT STREET - LEVEL 5	HIGH	LOW	MODERATE	
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	MODERATE	HIGH - MODERATE	
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	MODERATE	HIGH - MODERATE	
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	LOW	MODERATE	



Table 144 Continued      Summary of ‘Significance of Visual Impact’ ratings for each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
PUBLIC DOMAIN	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A	The Approved Concept Plan and MOD 9 - RtS is not visible from these locations.
	OL 30 - LIME STREET	N/A	N/A	N/A	
	OL 31 - DARLING HARBOUR (PYRMONT BRIDGE)	N/A	N/A	N/A	
	OL 32 - DARLING HARBOUR - AUSTRALIAN NATIONAL MARITIME MUSEUM	N/A	N/A	N/A	
	OL 33 - SYDNEY OBSERVATORY HILL PARK - SOUTH PATH	HIGH	LOW	MODERATE	The Sensitivity is High due to the extensive panoramic harbour views and heritage importance. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the harbour would partially open with the additional separation between Block 6 and 7.
	OL 34 - SYDNEY OBSERVATORY - SOUTH WEST	HIGH	LOW	MODERATE	
	OL 35 - NATIONAL TRUST CAR PARK	N/A	N/A	N/A	The Approved Concept Plan and MOD 9 - RtS is not visible from these locations.
	OL 36 - HIGH STREET – NORTH	HIGH	LOW	MODERATE	Sensitivity is High due to the extensive panoramic harbour views and the view is recognised in heritage reporting. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the harbour would partially open with the additional separation between Block 6 and 7.
	OL 37 - HIGH STREET – SOUTH	HIGH	LOW	MODERATE	
	OL 38 - HICKSON ROAD - CORNER OF WATERMANS QUAY	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given users would be travelling through the space, however, this view is highlighted in heritage reporting. Magnitude is Low due to the minor additional height seen in Block 5. No change is seen to the remaining view of the Dalgely Bond Store.
	OL 39 - JAMES WATKINSON RESERVE	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. No change would be seen from this location.
	OL 40 - GIBA PARK	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South
	OL 41 - CORNER OF GRAFTON STREET AND GRAFTON LANE	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given the sensitive residential receivers, however, the change to MOD 9 - RtS is only a small component of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the Hickson Road cutting would partially open with the additional separation between Block 6 and 7.

**Sensitivity\***  
Sensitivity evaluates the ‘susceptibility’ (or level of concern) of visual receptors to proposed change in relation to:

- views and visual amenity, and
- the ‘value’ attached to particular views, e.g. a view identified as important within heritage reporting.

**Magnitude\*\***  
Magnitude is evaluated in terms of:

- size or scale’ of change in the view, e.g. due to loss or addition of features;
- ‘geographical extent’ e.g. the area over which visual effects will be felt; and
- duration’ and ‘reversibility’ of effects.

**Significance of Visual Impact +**  
The separate assessments of Sensitivity and Magnitude are combined to determine an overall Significance of Visual Impact.

**Comments++**  
Key high level assessment considerations. Refer s.6 ‘visual impact assessment’ tables for full summary of considerations for each observer location (e.g. Table 11 for OL 1).

7.2 Analysis of ratings

7.2.1 Analysis of overall ratings

Table 145 provides a summary of overall ratings for sensitivity, magnitude and significance of visual impact across all 41 observer locations (Public Domain and Private Domain).

As highlighted in Table 145, for:

- Sensitivity of visual receptors to proposed change:
  - 60% of the OLs were rated as ‘High’, and
  - 22% of the OLs were rated as ‘Moderate’;
- Magnitude of change between the Approved Concept Plan and MOD 9 - RtS:
  - 2% of OLs were rated ‘High’, and
  - 10% of the OLs were rated as ‘Moderate’.

The relationship between these two outcomes shows that the key driver of the elevated visual impact assessment ratings (bottom line of table) was the sensitivity of the visual receptors to change in views (60% High), rather than the magnitude of change between the Approved Concept Plan and MOD 9 (2% High).

Additionally, there was a significant difference in the extent and range of visual impacts relative to whether the OLs were within the:

- Public Domain (28 of 41 OLs), e.g. parks or streets (refer Table 146), or
- Private Domain (13 of 41 OLs), i.e. high-rise residential apartments and Hotels (refer Table 147).



7.2.2 Analysis of Public Domain Ratings:

As highlighted in Table 146, for:

- **Sensitivity** of visual receptors to proposed change in views from OLs within the Public Domain, there was an even spread of High, Moderate and Low ratings, where:
  - 43% of OLs were rated as High, and
  - 32% of OLs were rated as Moderate, whereas for
- **Magnitude** of change for OLs within the Public Domain:
  - 1% of the OLs rated as High, and
  - 1% of the OLs rated as Moderate.

The above shows that for views from the Public Domain, **sensitivity** to proposed change in views was a key driver of Moderate visual impact assessment ratings, with no High ratings seen.

For **Visual Impact Assessment**, the percentage of OLs that fall within the range of High, and High to Moderate for the:

- **Public Domain** (0%), is reduced compared with that for the
- **Public Domain and Private Domain** (7%).

7.2.3 Analysis of Private Domain Ratings:

As highlighted in Table 147, for:

- **Sensitivity** to proposed change in views from OLs within the Private Domain:
  - 100% of the OLs rated as High.
- **Magnitude** of change to OLs within the Private Domain:
  - 0% of the OLs rated as High, and
  - 23% rated as Moderate.

The above shows that for views from the Private Domain, **Sensitivity** was the main driver for High to Moderate visual impact assessment ratings recorded for all Private Domain OLs.

Table 145 Summary of overall ratings for sensitivity, magnitude and visual impact across all 41 observer locations (Public Domain and Private Domain)

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	25	-	9	-	7	41
	Percentage	60%	-	22%	-	18%	100%
Magnitude of change	Number	1	-	4	-	36	41
	Percentage	2%	-	10%	-	88%	100%
Visual Impact Assessment	Number	3		28		10	41
	Percentage	7%		68%		25%	100%

Table 146 Summary of Public Domain ratings for sensitivity, magnitude and visual impact across all 19 observer locations

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	12	-	9	-	7	28
	Percentage	43%	-	32%	-	25%	100%
Magnitude of change	Number	1	-	1	-	26	28
	Percentage	4%	-	4%	-	92%	100%
Visual Impact Assessment	Number	0		17		11	28
	Percentage	0%		61%		39%	100%

Table 147 Summary of Private Domain ratings for sensitivity, magnitude and visual impact across all 13 observer locations

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	13	-	0	-	0	13
	Percentage	100%	-	0%	-	0%	100%
Magnitude of change	Number	0	-	3	-	9	13
	Percentage	0%	-	23%	-	77%	100%
Visual Impact Assessment	Number	3		10		0	13
	Percentage	23%		77%		0%	100%



7.2.4 Analysis of Change With Respect to Planning Instruments

As discussed in Section 3.2.7, the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 has since been repealed. This legislation outlined general principles which aimed to ensure the Sydney Harbour catchment, foreshores, waterways and islands are recognised, protected, enhanced and maintained as a natural asset and as a public asset of national and heritage significance. Table 148 has been retained to respond to the considerations of Clauses 25 and 26.

The subsequent Chapter 10 of the repealed State Environmental Planning Policy (Biodiversity and Conservation) 2021 still applies to MOD 9 - RtS, however only one clause relates to visual matters, which is included in Table 149.

7.2.5 Summary of Findings

Overall, the key driver of Moderate ratings was the sensitivity of visual receptors to proposed change rather than the magnitude of change.

For views from the Public Domain the sensitivity of visual receptors to proposed change were spread evenly across ratings of High and Low, whereas for magnitude of change, only 5% were for High ratings, and 37% were Moderate. This shows that for views from the Public Domain, sensitivity was by far the key driver of High and High to Moderate ratings of visual impact, with most ratings of magnitude of change between the Approved Concept Plan and MOD 9 - RtS falling within the into the ranges of Moderate (37%) and Low, Negligible and N/A (58%).

For views from the Private Domain, all of the ratings for the overall impact were High to High - Moderate.

Table 148 Response to clauses within the repealed Sydney Regional Environmental Plan (Sydney Harbour Foreshore) 2005

Clause	Description	Response / analysis
25(a)	The scale, form, design and siting of any building should be based on an analysis of the land on which it is to be erected, the adjoining land, and the likely future character of the locality.	Scale and form differ slightly but fall within the likely future character of the site. Although heights have increased in the south, it is considered that the modulated form of MOD 9 - RtS assists in reducing the seen bulk of the development and maintaining many of the important views through the built form. The impact on future character was assessed with the approval of the Approved Concept Plan and it is considered that the MOD 9 - RtS development would retain a similar character to that of the Approved Concept Plan.
25(b)	Development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries.	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks.
25(c)	The cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	Not applicable to assessment. No water-based development proposed.
26(a)	Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour.	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks. Although no light spill assessment has been carried out, the similar geographical footprint and the additional height seen to the south with other high-rise element would suggest the impacts of the MOD 9 - RtS design would be similar to the Approved Concept Plan.
26(b)	Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items.	Sydney Harbour foreshore public open spaces to the north of Central Barangaroo would get views to MOD 9 similar to that of the Approved Concept Plan. Views from the additional Observer Locations within the south side of Observatory Hill (OL33 and OL34) obtain small sections of additional views to the harbour through the blocks from these locations in the MOD 9 – RtS design. The view from the Grafton Bonds store to the south has a similar view. It is noted that some private residence would loose sections of the view to Millers Point Conservation Area, however these views are not obtained from public locations. Views from the west would also have minimal additional impact, with a small portion of the view to Fort Street Public School being removed from OL 11: Pirrama Park. However, the adjusted separation between Blocks 6 and 7 allows an additional view to the Hickson Road heritage cutting from OL41: Corner of Grafton Street and Grafton Lane to be opened up in the MOD 9 – RtS design.
26(c)	The cumulative impact of development on views should be minimised.	Although heights have increased to the south, it is considered that the modulated form of MOD 9 - RtS would assist in maintaining views through the built form. In context with the Barangaroo South development, the cumulative impact of the MOD 9 - RtS development is considered to be very minor.

Table 149 Response to clauses within the SEPP (Biodiversity and Conservation) 2021

Clause	Description	Response / analysis
10.10 (f)	development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks.



7.3 Assessment of extent of change between the Approved Concept Plan and MOD 9 - RtS

This section of the reporting provides a broad assessment of the incremental increase in visual impact between the Approved Concept Plan and MOD 9 - RtS. Without having undertaken a separate V&VIA for the Approved Concept Plan using the same methodology as for this report, it is not possible to provide a direct comparison of the extent of visual impact assessment between the Approved Concept Plan and MOD 9. However, the results of this study (and the above analysis) can be used to provide a broad measure of the ‘extent of change’ that has occurred between the Approved Concept Plan and MOD 9 - RtS, as discussed below.

7.3.1 Assumptions

‘Sensitivity’ of visual receptors to the previously proposed changes that resulted in Approved Concept Plan is considered likely to be broadly analogous for MOD 9 - RtS, given the consistent nature of both the visual receptors and the value attributed to the views affected by both proposals. Within this context, and for the purpose of providing an indication of the ‘extent of change’ between the Approved Concept Plan and MOD 9 - RtS, the ratings of ‘Magnitude’ from this report can be used as a broad proxy for this effect, e.g. a magnitude rating of High implies a high impact of change between the Approved Concept Plan and MOD 9 - RtS, while a magnitude rating of Low implies a low impact of change between the two.

Additionally, context is provided with regard to the situation prior to the development of Barangaroo. This has been undertaken to further assist in understanding the incremental change in visual impact between the Approved Concept Plan, and MOD 9 - RtS, relative to that of the pre-Barangaroo landscape.

7.3.2 Development prior to Barangaroo

The Approved Concept Plan has already resulted in a significant increase in visual impact of the Central Barangaroo site relative to that of the pre-Barangaroo East Darling Harbour Wharves development on the site. These comprised over 1km of concrete wharves constructed during the 1960s and 1970s to facilitate the berthing and loading of container ships. There were few buildings on the site as most of the space was used for container storage. The tallest buildings on the site comprised four (4) steel frame cargo warehouses with pitched roofs, each of approximately two to three storeys in height (Davies 2006). Containers appear to have been stacked up to about two-thirds the height of the warehouses. Additionally, a row of large mature evergreen trees ran along the western side of Hickson Road. These trees were about one storey higher than the low-point of the symmetrical ‘V’ form of High Street, revealing the upper storey of most of the State heritage listed High Street terraces (the siting of which mirrors the High Street ‘V’ form), when seen from visually sensitive locations along the western shores of Darling Harbour.

Most, if not all of the High Street terraces had at least some form of view across Darling Harbour. Many of the higher terraces had unimpeded views. Additionally, the row of terraces upslope of the High Street terraces on Kent Street had unimpeded views across Darling Harbour from the western ends of the buildings and back yard spaces. Conversely, these buildings were visible from sensitive viewing locations along the western shores of Darling Harbour, including as Pirrama Park (Pyrmont Point) and Illoura Reserve (East Balmain). Importantly, the view to the Millers Point Heritage Conservation Area from these sensitive visual receptors was not screened by development within what is now Barangaroo South and Central Barangaroo.

7.3.3 Extent of change

Table 150 highlights key view loss impacts arising from the:

- Approved Concept Plan relative to the pre-Barangaroo development, and
- MOD 9 - RtS relative to the Approved Concept Plan.

7.3.4 Summary of findings

The pre-Barangaroo development of East Darling Harbour Wharves and Hickson Road street trees facilitated effectively unimpeded views from the Millers Point Heritage Conservation Area across Darling Harbour and the inner western suburbs, and conversely, effectively unimpeded views back to the Millers Point Heritage Conservation Area from the western shores of Darling Harbour. Views from Barangaroo South, above the existing landform and built form of the Millers Point Heritage Conservation Area, to the Sydney Harbour bridge and the Sydney Opera House were uninterrupted.

The Approved Concept Plan and South Barangaroo development comprise the towers within Barangaroo South and a long, relatively low development envelope for Central Barangaroo of between about 8-10 storeys, which would extend north to the low point in High Street, and above the height of the High Street and Kent Street terraces. The Approved Concept Plan development envelope effectively caused full loss of view from these terraces to Darling Harbour except potential glimpse views though the set down for the Barangaroo steps. Conversely, effective full loss of view from locations on the western shore of Darling Harbour to the terraces / southern end of the Millers Point Heritage Conservation Area, except where the view aligns with the set down. The height of the highest point in the Approved Concept Plan was lower than the Millers Point Heritage Conservation Area and allowed for views to the Sydney Harbour bridge and the Sydney Opera House.

Private domain most likely to have views impacted by MOD 9 - RtS are the buildings east of Block 5, and south east of Central Barangaroo on Kent Street. Typically, views from these locations include valuable elements such as sweeping harbour views from Darling Harbour north towards the harbour Bridge, unbroken views to the horizon north of Crown Resort and Hotel in Barangaroo South, and landmarks such as the ANZAC Bridge, Sydney Harbour Bridge and the North Sydney CBD, and views to Millers Point Conservation Area itself. Views from these properties were typically visible from balconies and living areas of apartments and hotel rooms. The views affected would predominantly be from lower levels aligned to the level of the additional height within these buildings, upper levels would only be marginally impacted.

Existing views from the Langham Hotel to the west were effectively lost to the Approved Concept Plan except through the set down for the Barangaroo steps, therefore, subsequent view sharing due to the MOD 9 - RtS changes were considered similar given the limited change to the view between the modifications. The more spread out east-west axis separations between the blocks and the additional north -south axis separations of the development envelopes within MOD 9-RtS, provide greater geographical access to views to and from Millers Point Conservation Area. There is additional potential for some rooms within the Langham Hotel, and within the public domain along High Street, to now get additional views through to the harbour which had previously been obscured by the Approved Concept Plan, which had a single point of concentrated separation aligned to the Barangaroo steps.

While the extension of the southern edge of the development envelope of MOD 9 - RtS from the Approved Concept Plan partially reduces the view to the proposed Hickson Park within Barangaroo South from some locations, the articulation of the built form provides a dynamic, visually interesting southern edge of the development.



The key views identified in the planning and background documents (including the DGRs) as relevant to the Central Barangaroo development are outlined in Chapter 3 (refer [Figure 18](#) and [Table 3](#)). The key views to be protected can be summarised as:

- Views from Millers Point Conservation Area
- Views from the west looking towards Central Barangaroo.
- Views from Barangaroo South looking north, north-east towards the Sydney Harbour Bridge and the Sydney Opera House.

The following are the visual impact summaries to specific key views outlined in planning and background documents:

- Panorama from Observatory Hill to the west: the MOD 9 - RtS design retains the remaining views compared with the Approved Concept Plan. From the south of Observatory Hill, additional glimpse views are obtained through the Block 6 and 7 separation.
- View from Agar Steps and High Street to the west: Approved Concept Plan includes a set-down where the Barangaroo Steps are proposed, as reflected in the Master Plan Framework (2015). The MOD 9 - RtS design maintains this separation except for a fractional slither of additional water view. The large majority of the important contextual view to the water would be retained.
- Panorama from the western edge of High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance: Existing views to the west would be effectively lost to the development in South Barangaroo and the Approved Concept Plan and therefore changes in MOD 9 would have minimal further impact. The increase in Block 5, would create an additional walling effect to the south of High Street.
- Panorama from the northern end of High Street and view south along Hickson Road from Munn Street: these views are represented by Observer Location 4. MOD 9 - RtS comprises no change from the Approved Concept Plan.
- View from Gas Lane to White Bay and East Balmain: Approved Concept Plan had already blocked half of the remaining view to the harbour from this location. MOD 9 - RtS brings the proposed development envelope fractionally further south in the view, further restricting the view from Approved Concept Plan, however, the remaining column of view to the harbour is considered sufficient to provide context.
- View from Pirrama Park to Millers Point Conservation Area: Approved Concept Plan already removes much of the view to Millers Point. The change in this location is very low, with a section of the Block 5 envelope marginally increasing in height.

- View from Balmain East - Illoura Reserve to Millers Point Conservation Area: the proposed development envelope comprises a similar form to the Approved Concept Plan, with a small section of additional height see to the south, set against the backdrop of Barangaroo South.
- View from Balls Head Reserve to Millers Point Conservation Area: It would be difficult to see the change in the size and scale between the Approved Concept Plan and the MOD 9 - RtS design within the view, particularly given the distance of viewing and the small proportion of the view occupied by Central Barangaroo.
- View from Blues Point to Millers Point Conservation Area: There would be little to no change between the size and scale of the development envelope between the Approved Concept Plan and the MOD 9 - RtS design from this location, given the viewing distance and position of the development between the built form of Millers Point and One Sydney Harbour.
- View from Grafton Bond Store to the Dalgety Bond Store: A portion of the view to the Dalgety Bond Store is removed by the Approved Concept Plan. The MOD 9 - RtS design has the same northern extent and therefore there is no change. The flat façade of the MOD 9 - RtS design better reflects the tall flat face of the Hickson Road cutting.
- View from Barangaroo South to the Sydney Harbour Bridge and Sydney Opera House: at no point in the view does the MOD 9 - RtS development envelope obstruct the view from buildings in Barangaroo South to these landmarks.

From the public domain, the following elements of MOD 9 - RtS are considered to facilitate view sharing:

- The gap in development envelope between Blocks 5 and 6 to facilitate views along High Street from east to west, which allows contextual reference to the harbour.
- The gap between Blocks 6 and 7, which allows east - west views from further north along High Street and surrounding locations in the Millers Point Conservation Area.
- The north - south axis separations in Block 7 which promotes glimpse views of Nawi Cove which were obscured by the Approved Concept Plan from locations to the south east.
- Articulation of the southern edge of the development envelope of MOD 9, which allows views into the proposed public park, providing interest.

The form, mass and scale of MOD 9 is considered to be visually subservient to the development within Barangaroo South. The modulated forms provide visual interest and allow for potential views to be maintained during the detailed design phase. Although Block 5 increases in height, it is seen against the backdrop of the Barangaroo South development and height is appropriately nestled against much taller buildings.



Table 150 Representative location comparison of visual impacts arising from Approved Concept Plan and MOD 9 relative to Pre-Barangaroo Development (East Darling Harbour Wharves)

	REPRESENTATIVE OBSERVER LOCATIONS	PRE-BARANGAROO DEVELOPMENT (EAST DARLING HARBOUR WHARVES)	APPROVED CONCEPT PLAN	MOD 9 - RTS
PUBLIC DOMAIN	OL 2- SYDNEY OBSERVATORY	Effectively unimpeded view across Darling Harbour. Wide view of suburbs beyond.	Narrow 'sliver' harbour view. Wide view of suburbs beyond.	Narrow 'sliver' harbour view. Wide view of suburbs beyond. Marginal additional height seen against Barangaroo South high-rise backdrop.
	OL 3 HIGH STREET	Effectively unimpeded view across Darling Harbour with suburbs beyond.	Loss of harbour and horizon view of about 8-10 storeys, projects above High Street (south end) terraces.	Portal view of horizon. Development envelope of about 12 storeys, projects above High Street (south end) terraces.
	OL 4 MUNN RESERVE	View of container wharf development with 2-3 storey warehouses.	Long development envelope predominantly about 10 storeys, projecting above southern half of High Street / Kent Street terraces.	Effectively similar to Approved Concept Plan.
	OL 10 BALLAARAT PARK	View of container wharf development with 2-3 storey warehouses. Substantial view of Sydney Harbour Bridge, Sydney Observatory Park and near effectively full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. Effectively full loss of view to Sydney Harbour Bridge. Full loss of view to Sydney Observatory Park, Sydney Observatory, and Millers Point Heritage Conservation Area south of Dalgety Bond Store.	Effectively similar to Approved Concept Plan.
	OL 11 PIRRAMA PARK	View of container wharf development with 2-3 storey warehouses. Substantial view of Sydney Observatory Park (including Sydney Observatory), and full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. Substantial loss of view to Sydney Observatory Park and Sydney Observatory. Full loss of view to Millers Point Heritage Conservation Area just north of 'V' form dip in High Street.	Effectively similar to Approved Concept Plan .
	OL 12 BALMAIN EAST - ILLOURA RESERVE	View of container wharf development with 2-3 storey warehouses. No loss of view to Sydney Observatory Park (including full view of Sydney Observatory seen against the skyline). Full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. No loss of view to Sydney Observatory Park (including full view of Sydney Observatory seen against the skyline). Full view of Millers Point Heritage Conservation Area north of 'V' form dip in High Street.	Effectively similar to Approved Concept Plan .
PRIVATE DOMAIN	OBSERVER LOCATION 38: HICKSON ROAD - CORNER OF WATERMANS QUAY	View of container wharf development with 2-3 storey warehouses, looking north along Hickson Road. A small portion of the view to the lower section of the Dalgety Bond Store would have been removed in the south western edge of the building.	Approximately two thirds of the view to the Dalgety Bond Store is removed to the northern most Block 7 development envelope.	Effectively similar to Approved Concept Plan.
	OL 16 LANGHAM HOTEL	Unimpeded views across Western Sydney to the Blue Mountains.	Loss of view to the west.	Loss of view to the west with additional height to the south relatively close creating additional walling effect.
	OL 17 HIGHGATE LEVEL 15	Effectively unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers substantially reduce views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers substantially reduce views within south-west quadrant. Additional loss of view to the previously seen portion of the future Hickson Park. Central Barangaroo envelope conserves harbour view in north-west quadrant.
	OL 18 HIGHGATE LEVEL 25	Unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers substantially reduce views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park. Separation in Block 7 allows an additional glimpse view to Nawi Cove, previously removed.
	OL 23 STAMFORD ON KENT LEVEL 15	Effectively unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers remove views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park.
	OL 24 STAMFORD ON KENT LEVEL 25	Unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers remove views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park.
	OL 27 CROWN SYDNEY HOTEL LEVEL 13	N/A as Crown Sydney Hotel Resort has yet to be completed, and was designed with the understanding that the Approved Concept Plan envelope was approved for Central Barangaroo.	The Approved Concept Plan development envelope obstructs a view of Nawi Cove and a portion of the Barangaroo Reserve. The Approved Concept Plan envelope was approved for Central Barangaroo in conjunction with Barangaroo South built form.	Similar view loss for the north section of the development envelope with additional loss of view to the terrace houses along the south end of High Street, withing Millers Point Conservation Area.
	OL 28 CROWN SYDNEY APARTMENTS LEVEL 34	N/A as Crown Sydney Hotel Resort has yet to be completed, and was designed with the understanding that the Approved Concept Plan envelope was approved for Central Barangaroo.	The Approved Concept Plan development envelope obstructs a portion of the view to Nawi Cove. The Approved Concept Plan envelope was approved for Central Barangaroo in conjunction with Barangaroo South built form.	A small additional section of the Hickson Road Cutting is removed.





ds Millers Point Conservation Area and the harbour



# 8.0 Conclusion

## 8.1 Conclusion

The amendments seen from the MOD 9 – exhibited design to the MOD 9 – RtS design as a result of submission include the removal of the Block 7 tower, reduction in height for the Block 6 and Block 7 development envelopes and the removal of the cantilever over Hickson Street. The additional Block 5 height remains, set against the backdrop of the Barangaroo South high-rise towers and taller built form on Hickson Road and Kent Street. A series of wide separations bisect the blocks in an east-west and north-south direction, creating a more modulated form for the development.

These changes have reduced many of the impact ratings for the amended MOD 9 – RtS design. The removal of the Block 7 tower has removed the built form interrupting continuous views to the harbour and the horizon from observer locations to the east and south. The removal of the cantilever along Hickson Road reduces the footprint to the east and provides a visual ‘breathing space’ between the Millers Point Conservation Area and the Central Barangaroo development. The flat face of the MOD 9 - RtS eastern edge more appropriately reflects the flat face of the Hickson Road cutting. The long north-south separation between the blocks sets up a linear composition of buildings along Hickson Road and a parallel pedestrian avenue which responds well to the urban form.

The majority of views west to Darling Harbour and beyond from Millers Point and east from Pyrmont and Balmain East looking back towards Millers Point, have already been lost to the Approved Concept Plan, with MOD 9 - RtS only marginally increasing height at the southern end of Central Barangaroo adjacent to the much taller South Barangaroo and Sydney CBD high-rise buildings.

Extensive harbour views are still available north of Central Barangaroo from sensitive viewing locations within Millers Point, including from Observatory Hill Park, High Street, the north end of Merriman Street, and Dalgetys Road. A substantial and visually cohesive component of the Millers Point Heritage Conservation Area remains visible from observer locations along the western shore of Darling Harbour, including an additional view through to the topography of High Street behind (east of) Central Barangaroo.

MOD 9 - RtS is generally seen to exhibit a High to Moderate level of visual integration into the landscape compared with the Approved Concept Plan due the compositional form, scale, line and massing of the three development blocks, relative to that of towers within Barangaroo South.

View sharing impacts for the Barangaroo South and Kent Street residential towers are predominantly Moderate, with substantial harbour views retained towards the north-west for these observer locations.

The key driver of High - Moderate and Moderate overall visual impact ratings is the sensitivity of visual receptors to proposed change rather than the magnitude of change.

Overall, the similar central and northern block heights, stacking of height towards the southern end of Central Barangaroo and additional and relocated separations of MOD 9 - RtS over that seen within the Approved Concept Plan development envelope were considered to be a positive change with regards to visual amenity of the proposal and surrounds.

## 8.2 Mitigation Measures

The following mitigation measures are provided for consideration:

- The MOD 9 - RtS development envelope for Central Barangaroo necessarily has sharp edges and pointed tips. The visual softening of these elements through varying the forms of the architecture has the potential to reduce the visual contrast between the envelope and adjacent existing elements. This could be further reinforced through the application of rooftop greening, particularly with regard to species choice which could provide complementary forms and colour with the Sydney Observatory Park landscape, assisting the visual integration of the project with this important landscape heritage element.
- Consideration of rooftop greening along the western edge of the development envelope would potentially have the effect of ‘greening’ the land / water interface seen from higher vantage points in private domain to the east of MOD 9 - RtS.
- For Barangaroo Avenue-facing (i.e. facing the Harbour) façade treatments between RL 35.00 and RL 42.45 consider reflecting the strong podium line of Crown Resort and Hotel to provide visual continuity between the Approved Concept Plan (for Barangaroo South) and MOD 9 - RtS development.
- Consider creating sufficient visual contrast between Central Barangaroo built form and the heritage backdrop of the Millers Point Conservation Area, to provide clear delineation between the two, thereby highlighting the historic landscape and architectural qualities of the Conservation Area, e.g. as seen from Balmain East.
- Consider fine grain modulation in the Central Barangaroo stages to reflect the historic urban form of the adjacent Millers Point and Dawes Point Conservation Area.
- Consider use of materials which are visually recessive and sympathetic to the character of Millers Point so that the foreground built form does not visually compete with views to and from historic locations.
- The MOD 9 - RtS development envelope shows a gap aligning with the east-west orientation of the southern end of High Street. In design development it would be beneficial to further open the view through this area of the development, to protect the existing compelling harbour views seen when walking down the Agar steps and along High Street. This is also true of the separation between Blocks 6 and 7. Keeping the view open to the sky by avoiding enclosing elements and visual clutter in these spaces would also support the enhancement of harbour views.
- The southern and northern edges of MOD 9 interface with green / blue public open spaces. Further articulation or reduction of the development envelope at those interfaces would be beneficial to the integration of the development into the parkland setting and to the view seen by observers to the east.

Table 151 Summary of significance of visual impact at each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	HIGH	LOW	MODERATE
	OL 2 - SYDNEY OBSERVATORY	HIGH	LOW	MODERATE
	OL 3 - HIGH STREET (SOUTH)	MODERATE	LOW	MODERATE-LOW
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE
	OL 5 - CLYNE RESERVE	HIGH	NEGLECTIBLE	NEGLECTIBLE
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	LOW	MODERATE
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL 8 - HICKSON ROAD	MODERATE	LOW	MODERATE-LOW
	OL 9 - GAS LANE	LOW	HIGH	MODERATE
	OL 10 - BALLAARAT PARK	HIGH	LOW	MODERATE
	OL 11 - PIRRAMA PARK	HIGH	LOW	MODERATE
	OL12 - BALMAIN EAST - ILLOURA RESERVE	HIGH	LOW	MODERATE
	OL13 - BALLS HEAD	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL14 - BLUES POINT	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL15 - SYDNEY HARBOUR BRIDGE	MODERATE	NEGLECTIBLE	NEGLECTIBLE
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3	HIGH	MODERATE	HIGH - MODERATE
	OL17 - HIGHGATE - LEVEL 15	HIGH	LOW	MODERATE
	OL18- HIGHGATE - LEVEL 25	HIGH	LOW	MODERATE
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	LOW	MODERATE
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	LOW	MODERATE
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	LOW	MODERATE
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	LOW	MODERATE
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	LOW	MODERATE
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	LOW	MODERATE
	OL 25 - 189 KENT STREET - LEVEL 15	HIGH	LOW	MODERATE
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	MODERATE	HIGH - MODERATE
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	MODERATE	HIGH - MODERATE
PUBLIC DOMAIN	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	LOW	MODERATE
	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A
	OL 30 - LIME STREET	N/A	N/A	N/A
	OL 31 - DARLING HARBOUR (PYRMONT BRIDGE)	N/A	N/A	N/A
	OL 32 - DARLING HARBOUR - AUSTRALIAN NATIONAL MARITIME MUSEUM	N/A	N/A	N/A
	OL 33 - SYDNEY OBSERVATORY HILL PARK - SOUTH PATH	HIGH	LOW	MODERATE
	OL 34 - SYDNEY OBSERVATORY - SOUTH WEST	HIGH	LOW	MODERATE
	OL 35 - NATIONAL TRUST CAR PARK	N/A	N/A	N/A
	OL 36 - HIGH STREET – NORTH	HIGH	LOW	MODERATE
	OL 37 - HIGH STREET – SOUTH	HIGH	LOW	MODERATE
PUBLIC DOMAIN	OL 38 - HICKSON ROAD - CORNER OF WATERMANS QUAY	MODERATE	LOW	MODERATE-LOW
	OL 39 - JAMES WATKINSON RESERVE	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL 40 - GIBA PARK	MODERATE	LOW	MODERATE-LOW
	OL 41 - CORNER OF GRAFTON STREET AND GRAFTON LANE	MODERATE	LOW	MODERATE-LOW







# 9.0 References, List of Figures and Tables

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# 10.0 Appendices

## 10.1 APPENDIX A - City model alignment images for use in AECOM photomontage creation

The images below show the wire frame alignment of the city model against the photography.

Surveyor: Richard Lewis (AECOM ANZ Visualisation Lead)

Qualifications: BA (Hons) Architecture – Oxford School of Architecture, 2003;  
Diploma 3D Computer Animation – Media Design School, 2005.

Affiliations: Member, The Designers Institute of New Zealand.



Figure A-1 Observer Location 1: Sydney Observatory Hill Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-2 Observer Location 2: Sydney Observatory - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-3 Observer Location 3: High Street (South) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

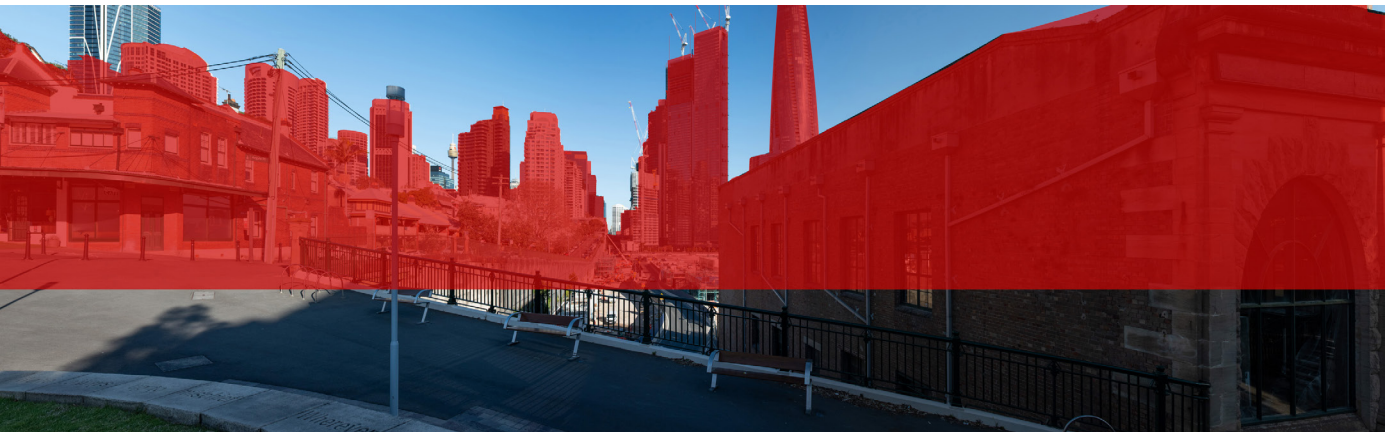
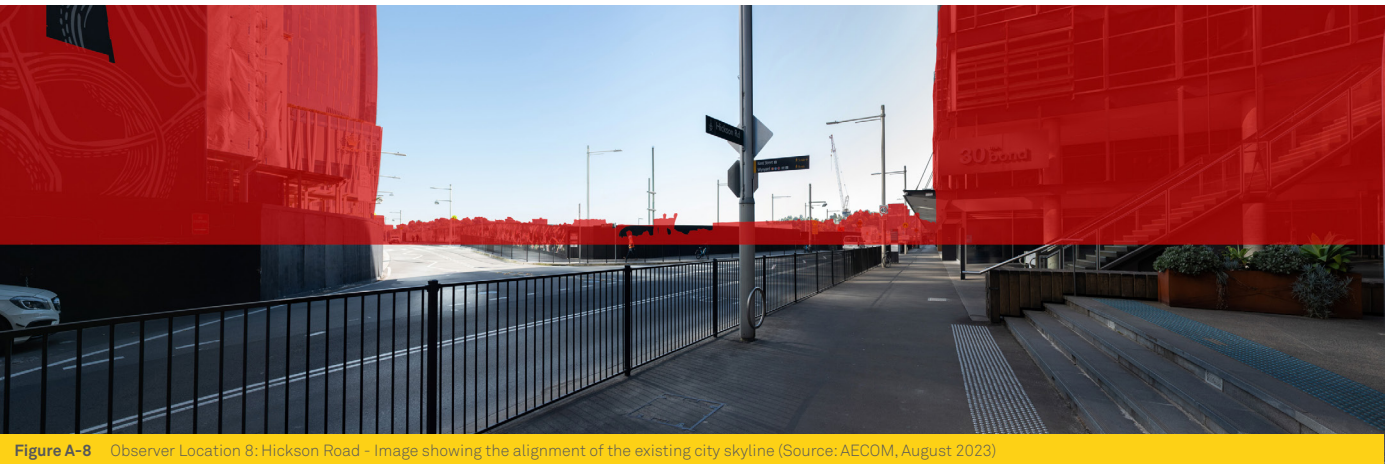


Figure A-4 Observer Location 4: Munn Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)







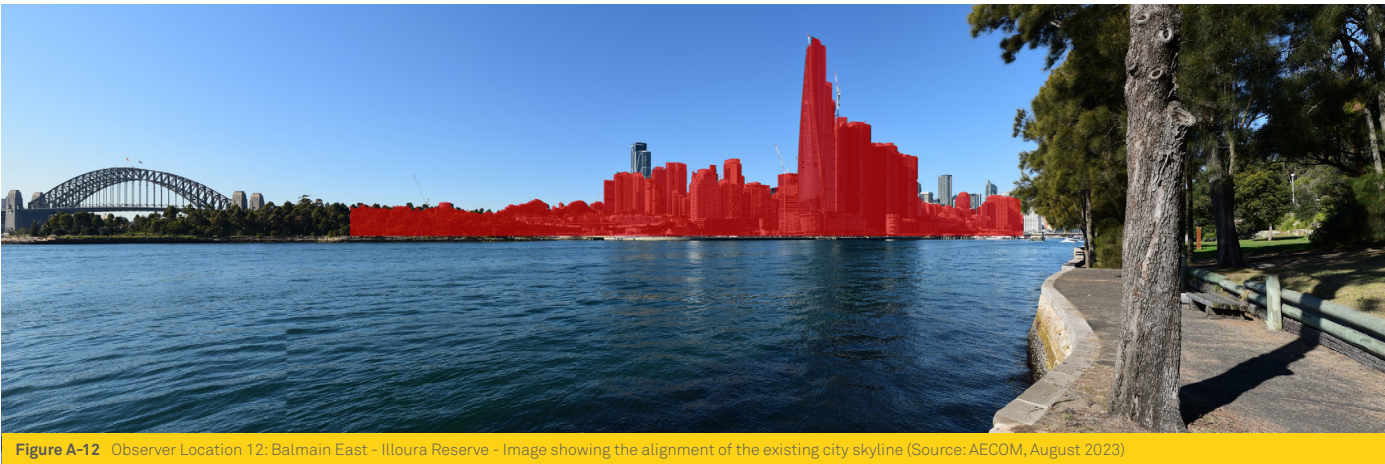
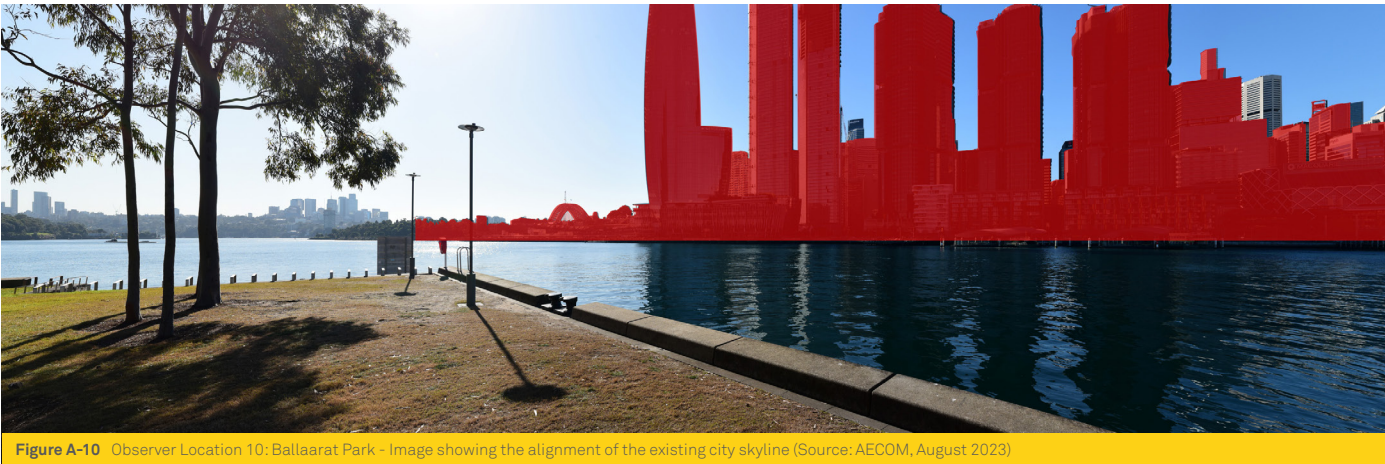






Figure A-15 Observer Location 15: Sydney Harbour Bridge - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-16 Observer Location 29: Shelley Street (from King Street Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

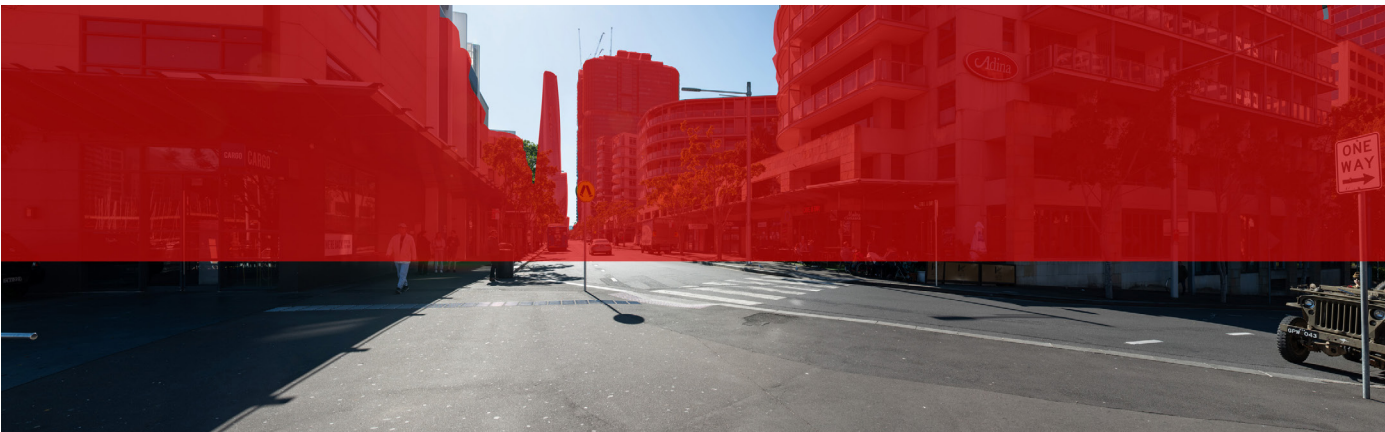


Figure A-17 Observer Location 30: Lime Street - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-18 Observer Location 31: Darling Harbour (Pyrmont Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

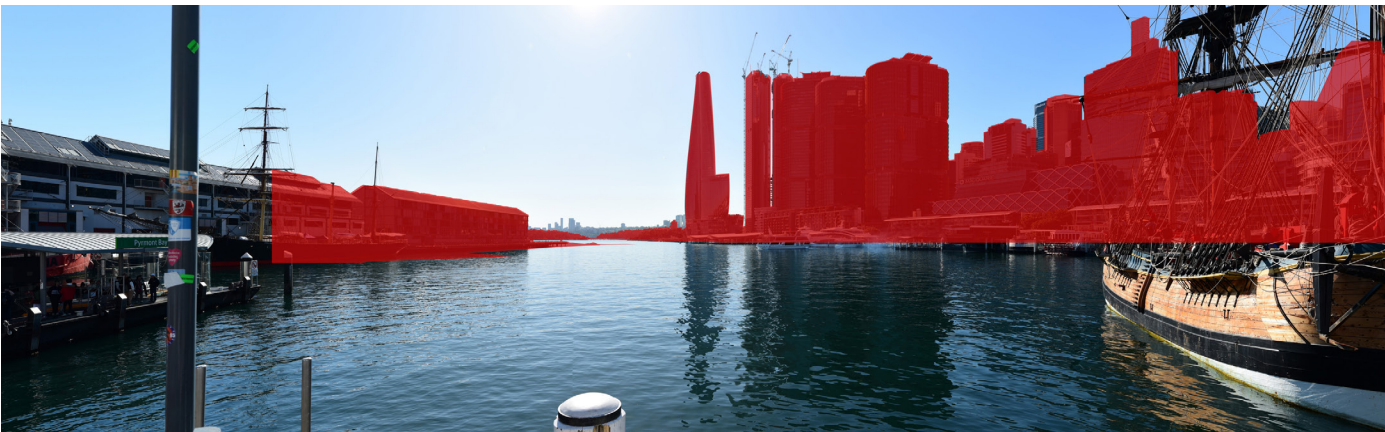


Figure A-19 Observer Location 32: Darling Harbour - Australian National Maritime Museum (North) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)





Figure A-20 Observer Location 33: Sydney Observatory Hill Park - South Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

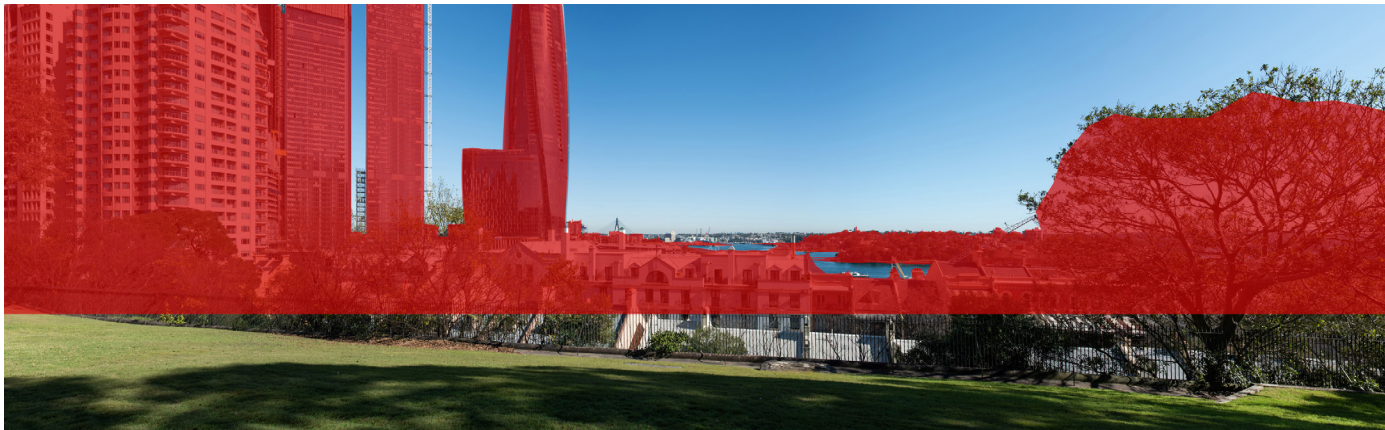


Figure A-21 Observer Location 34: Sydney Observatory - South West - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

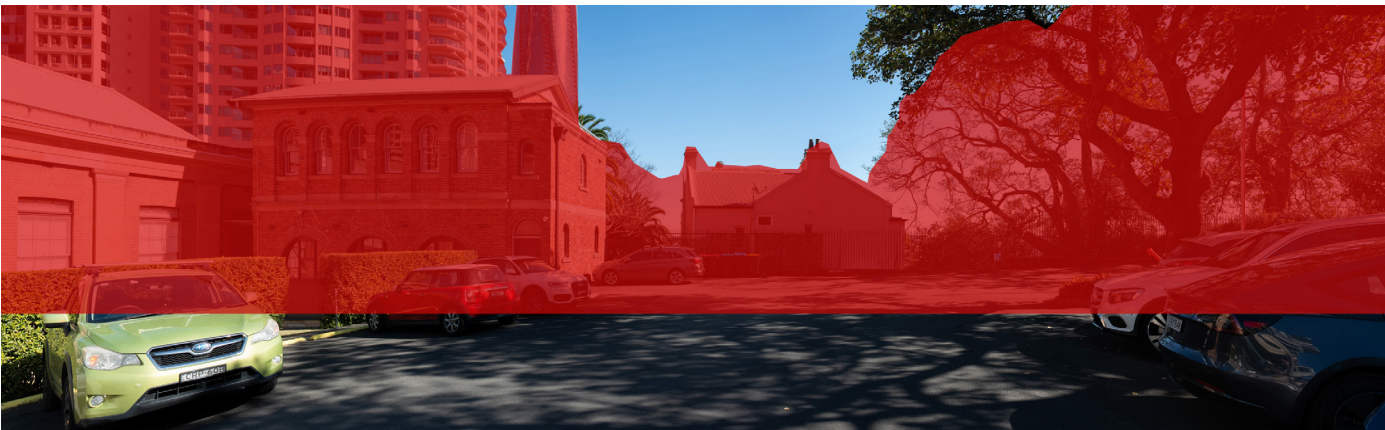


Figure A-22 Observer Location 35: National Trust Car Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-23 Observer Location 36: High Street - North - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-24 Observer Location 37: High Street - South - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)





Figure A-25 Observer Location 38: Hickson Road - Corner of Watermans Quay - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-26 Observer Location 39: James Watkinson Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-27 Observer Location 40: Giba Park - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-28 Observer Location 41: Corner of Grafton Street and Grafton Lane - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



10.2 APPENDIX B - Response to Submissions

This appendix provides responses to concerns raised in submissions resulting from the exhibition of the Central Barangaroo modification application (MP06\_0162 MOD 9) from 12 July 2022 to 8 August 2022.

The key issues raised in relation to views are summarised as follows:

- The height and massing of the MOD 9 proposal, especially in relation to the Block 7 tower;
- The visual impacts to heritage items and to and from heritage conservation areas; and
- Appropriateness of the methodology of Visual Impact Assessment and the Sky View Assessment.

Table 152 below provides responses to common themes among the submissions. Table 153 and Table 154 respond directly to key stakeholder and agency submissions from the City of Sydney and Heritage NSW.

Table 152 Response to the key view issues identified in the submissions

Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Height and massing	
The height and massing of the previous MOD 9 - exhibited design is a significant departure from the Approved Concept Plan development envelope.	<p>In response to feedback from the previous MOD 9 - exhibited design, the MOD 9 – RtS design has been amended to simplify the form, reduce height and provide increased separation between the blocks. Changes include removal of the Block 7 tower and removal of the cantilevers. These changes have reduced the overall impact of the proposed modification on views with regards to height and massing.</p> <p>The MOD 9 RtS design proposes the following maximum envelope heights for the Central Barangaroo blocks:</p> <ul style="list-style-type: none"><li>• Block 5—RL42.45 (previous RL44.5)</li><li>• Block 6—RL35 (previous RL38.7)</li><li>• Block 7—RL35 (previous RL73.7)</li></ul> <p>The revised block heights are now more consistent with the Approved Concept Plan.</p>
Development envelope heights and volumes of the previous MOD 9 - exhibited design would affect the setting, views and connections to the harbour of heritage items and conservation areas in Millers Point and Dawes Point. The height of the Block 7 tower is excessive and significantly more than the Approved Concept Plan. The tower is higher than the domes of Sydney Observatory and will block significant views to and from this area.	<p>The removal of the Block 7 tower from the MOD 9 - RtS would reduce the negative impact on views to and from Millers Point and Dawes Point. Importantly the continuity of the view to the horizon from Observatory Hill would now be maintained, with the height of the MOD9 - RtS design to sit lower than the height of the Sydney Observatory domes. The proposed increase in height of MOD 9 - RtS is more appropriately nestled with other significantly taller elements to the south of Central Barangaroo, with much of the height increase seen in Block 5, however, the increase from the Approved Concept Plan has the potential to further impact views from Millers Point, especially along High Street.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan, which would assist in maintaining visual connection to the water from locations within Millers Point between the blocks. Although these would only glimpse views at times, the visual connection with the harbour would help to provide orientation and maintain the historic connection between Millers Point and the harbour.</p>
The height and cantilevers of the proposed development envelopes overshadows heritage items, especially the Block 7 tower.	<p>The cantilevers and the Block 7 tower elements have been removed from the amended MOD 9 – RtS design.</p>
Development envelope heights are inconsistent with the topography and skyline of Millers Point.	<p>The amended MOD 9 – RtS design is also more consistent with the topography and skyline of Millers Point in comparison to the previous MOD 9 - exhibited design. The proposed increase in height is more appropriately nestled with other significantly taller elements in the south, with much of the height increase seen in Block 5 adjacent to Barangaroo South. Blocks 6 and 7 align more sensitively with the topography of Millers Point. They are proposed at a constant height of RL35, which does not reflect the underlying fall of topography running north along High Street, however, is lower than Observatory Hill. It is noted that the Approved Concept Plan was also predominantly at a height of RL35 in this location, with the smaller Block 6 to the south at RL29. In this respect, the amended RtS design is an improvement from the exhibited scheme.</p>



Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Visual Impacts	
The proposed development envelopes, especially the Block 7 tower, would affect significant panoramic views of the harbour to and from Sydney Observatory and Observatory Hill Park.	The previous MOD 9 - exhibited design interrupted views from the Sydney Observatory / Observatory Park to the horizon and punctured the land - sky interface with the Block 7 tower. With the removal of the Block 7 tower these issues have been alleviated. Refer Observer Locations 1, 2 and additional Observer Location 34. From locations along Observatory Hill the new MOD 9 - RtS design closely resembles the massing of the Approved Concept Plan.
The proposed development envelopes will block views to and from the harbour to heritage areas and items in Millers Point and Dawes Point, especially on High Street.	<p>The removal of the Block 7 tower has reduced the impact of the proposal on views to Millers Point and Dawes Point from locations around the harbour. The tower previously interrupted views to the Sydney Harbour Bridge and elements on Observatory Hill. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase in Block 5 adjacent to taller towers in Barangaroo South.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford viewing windows to and from High Street, and assist in a visual ‘reading’ of the topography of the Heritage Conservation Area to the east of Central Barangaroo when directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would be visually similar to the Approved Concept Plan, screening views to a section of Millers Point Conservation Area. In both the Approved Concept Plan and the MOD 9 - RtS designs the horizon remains visually intact, including providing unimpeded views to the Sydney Observatory, the Observatory Hill Park fig trees, and the Sydney Harbour Bridge.</p> <p>From the harbour, closer to Barangaroo, views to the horizon of the Millers Point Conservation Area and key heritage items would likely be lost. This would be true for both the Approved Concept Plan and the MOD 9 – RtS design.</p> <p>Additional Observer Locations have been selected to capture more views from the west including; Observer Location 39: James Watkinson Reserve, Observer Location 40: Giba Park in Pyrmont, and Observer Location 41: Corner of Grafton Street and Grafton Lane in Balmain.</p>
The proposal would overshadow heritage items along High Street and the Munn Street Bond Store.	<p>Removal of the Block 7 tower has alleviated much of the overshadowing of the Munn Street Bond Store. Permissible development near this item is now a maximum of eight storeys, which is similar in height to the building itself. The removal of the cantilevers from the MOD 9 - exhibited design would also provide additional separation. Similarly, the removal of the cantilevers would help alleviate overshadowing of the High Street terraces and reduce the sense of enclosure.</p> <p>The larger separations between the blocks would allow more light to penetrate through to the Millers Point Conservation Area.</p> <p>The MOD 9 – RtS design increases the height of Blocks 5 and 6 toward the south which would increase overshadowing from the west from the Approved Concept Plan, however, the location of this height increase to the south is preferable and less impactful than increased height in the northern areas of Central Barangaroo.</p>
The massing and height of the proposal would enclose key views to the harbour from Kent Street, High Street, Gas Lane and elsewhere.	The amended MOD 9 – RtS design provides more of a splay to the form to the north, which would open views from Gas Lane and Kent Street over that of the MOD 9 - exhibited design, however, there would likely be incrementally narrowed views from the south of Central Barangaroo in comparison to the Approved Concept Plan.
The proposal would affect views to Millers Point and the Sydney Harbour Bridge from the harbour to the west and Pyrmont.	<p>The removal of the Block 7 tower would reduce the impact on views to Millers Point and Dawes Point from locations around the harbour. The Block 7 tower previously interrupted views to the Sydney Harbour Bridge and elements on top of Observatory Hill. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase in Block 5 adjacent to taller towers in Barangaroo South.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors through to High Street and assists in a visual ‘reading’ of the topography of the Heritage Conservation Area behind Central Barangaroo when viewed from directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would appear similar to the Approved Concept Plan, screening views to parts of Millers Point Conservation Area. With both Approved Concept Plan and MOD 9 - Rts designs the horizon would remain intact, including unimpeded views to the Sydney Observatory, the Observatory Hill Park fig trees and the Sydney Harbour Bridge.</p> <p>From the harbour, closer to Barangaroo, views to the horizon of the Millers Point Conservation Areas would likely be lost. This would be true for both the Approved Concept Plan and the MOD 9 – RtS design.</p> <p>Additional Observer Locations have been selected to capture more views from Pyrmont including Observer Location 39: James Watkinson Reserve and Observer Location 40: Giba Park. Observer Location 41: Corner of Grafton Street and Grafton Lane is provided as an additional view from Balmain.</p>



Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Appropriateness of the methodology	
The views analysis is inadequate and does not address enough views from the west and from within Millers Point.	<p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGR’s and in background documentation. Observer Locations were selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, e.g. public parks.</p> <p>Observer Locations from on the water were not assessed due to their transient nature, where views change as the receiver travels across the harbour, and also due to the difficulty in providing quantitative height and location data from moving locations. Locations to the west were chosen close to the water to give a representative view of being on or close to the water.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
The views analysis misrepresents the height and massing of the Approved Concept Plan.	<p>The previous VVIA assessed like for like the change between the worst case scenarios for the Approved Concept Plan (MOD 8) and MOD 9 - exhibited, showing the maximum allowable development envelopes . When approved in 2007, the Barangaroo concept plan was subject to development controls in Section 13 of the Environmental Assessment. These controls modulated the permissible built form and heights within the building block envelopes of Barangaroo.</p> <p>The subsequent assessment has used the master plan arrangement for the Approved Concept Plan (MOD 8 ) to better highlight the separations. This will be the Approved Concept Plan (MOD 8) envelope used to assess against the worst case scenario for MOD 9 – RtS.</p>
Block 7 tower impacts not adequately assessed from within Millers Point/ Dawes point precinct.	The removal of the Block 7 tower will reduce the impact on views from Millers Point Dawes Point.
The impacts of the proposed modifications are misrepresented	The previous VVIA assessed like for like the change between the worst case scenarios for the Approved Concept Plan and MOD 9 by showing the maximum allowable development envelopes for each. The representative colour of the built form envelope was tested and purple was decided upon as a colour uncommon in nature and easily identifiable in relation to existing built form. Grey or white boxes reduced the visibility of the change as those colours tended to blend with the background built form, reducing the comprehension of the change. The rationale for providing transparency to the envelopes was to show which elements in the view were removed as a result of the change. AECOM stand by the representation as the best method for accurately assessing view and visual impact.



Table 153    Response to City of Sydney submissions referencing views

Summary of Issue	AECOM response
1. Increased height and scale of planning envelopes	
Item 1.1 View impacts to and from Millers Point and Observatory Hill	
<ul style="list-style-type: none"><li>The increased height, bulk and scale to the retail/commercial buildings across the site and the new 74m high residential tower on the north-western corner of the site will generate significant and unacceptable view impacts to and from Millers Point and to and from Observatory Hill. The shore on the western side of Darling Harbour and Anzac Bridge is obscured and the new tower which completely divides the horizon line in two.</li></ul>	The removal of the Block 7 tower would reduce the impact on views to and from Millers Point. Importantly the continuity of the view to the horizon from Observatory Hill would now be maintained. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase seen in Block 5 adjacent to taller towers in Barangaroo South. However, the increases would have an impact on views from Millers Point, especially along High Street.
<ul style="list-style-type: none"><li>The built form along Barangaroo Steps (between Blocks 5 and 6) adversely impacts the east-west view corridors from High Street to the harbour. While this part of High Street is tree-lined with buildings setback from the street alignment, the proposed buildings are aligned to the street reservation. The proposed buildings along this corridor will narrow the existing views from High Street and negatively impact the sense of spaciousness and connectivity to the harbour from this state-listed precinct.</li></ul>	<p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors to and from High Street and the Millers Point Conservation Area. For Blocks 7 and most of Block 6, the MOD 9 – RtS design would appear similar to the Approved Concept Plan. Views from sections of Millers Point Conservation Area, and especially High Street would be screened, however, only marginally more than the Approved Concept Plan. Block 5 includes an increase in height, which is more appropriately nestled with other significantly taller elements to the south</p> <p>An additional Observer Location has been selected to capture views from the top of the Barangaroo steps along the Block 5 / Block 6 interface; Observer Location 37: High Street - South.</p>
<ul style="list-style-type: none"><li>Concern is also raised that the comparisons between Mod 8 and Mod 9 envelopes in the VVIA are misleading and disingenuous. The Mod 9 envelope is ‘shrink wrapped’ to the reference scheme and the Mod 8 envelope does not reflect the street network and building separations envisaged by the Central Barangaroo Masterplan framework.</li></ul>	<p>The previous VVIA assessed like for like change between the worst case scenarios for the Approved Concept Plan (MOD 8) and MOD 9 - exhibited, showing the maximum allowable development envelopes . When approved in 2007, the Barangaroo concept plan was subject to development controls in Section 13 of the Environmental Assessment. These controls modulated the permissible built form and heights within the building block envelopes of Barangaroo.</p> <p>The subsequent assessment has used the master plan arrangement for the Approved Concept Plan (MOD 8) to better highlight the separations. This will be the Approved Concept Plan (MOD 8) envelope used to assess against the worst case scenario for the MOD 9 – RtS.</p>
<ul style="list-style-type: none"><li>The proposed changes to Condition C1 are not supported. This condition was imposed by the PAC under Mod 8 and require any future development on Block 5 to retain views from Millers Point and Observatory Hill to the western part of Sydney Harbour. Replacing the word ‘retain’ with ‘address’ is not acceptable.</li></ul>	The wider spacing between Blocks 5 and 6 would now allow views along High Street to the harbour in the MOD 9 - RtS design. Block 5 predominantly sits against the backdrop of the Barangaroo South towers.
Item 1.2 Impacts to the legibility of the surrounding landform	
<ul style="list-style-type: none"><li>The modification will have adverse impacts on the interpretation of the surrounding landform, which has a clear change in topography from Observatory Hill down to the harbour. The location of the proposed 74m high residential tower is particularly at odds with the surrounding landform as it is located at the low point of the cliff wall.</li></ul>	<p>The Block 7 tower has been removed.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford windows through to and from High Street which assists in reading the topography of the Heritage Conservation Area behind Central Barangaroo when directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would appear similar to the Approved Concept Plan, blocking views to a section of Millers Point Conservation Area. With both designs the horizon remains intact from Observer Locations across the harbour and from Millers Point looking west.</p>
Item 1.3 Impacts to the City skyline	
<ul style="list-style-type: none"><li>The increased height and bulk on the site are inconsistent with the city morphology, which transitions from a tall city centre to much lower forms to the north and the neighbouring Millers Point heritage area.</li></ul>	Block 5 predominantly sits against the backdrop of the Barangaroo South massing of towers. Block 6 and 7 step down to RL 35 to reflect the lower elements of Miller Point, although they will sit at a consistent height rather than stepping down to the match the topography of High Street. It is, however, noted that the amended MOD 9 - RtS design will closely resemble the Approved Concept Plan for Blocks 6 and 7, with a section of Block 6 sitting taller in the proposed design. The Block 7 tower of the MoD 9 - exhibited design was the biggest outlier to reflecting the landform, which has subsequently been removed.



Summary of Issue	AECOM response
2. Heritage impacts	
The HAIS (GML November 2021) does not reference the Darling Harbour Wharves Site Study by Hill Thalys Architecture + Urban Projects Pty Ltd, which also identified significant local views in the area.	The updated HAIS and VVIA reports now include this reference. Discussion can be found in <b>Section 3.1</b> .
Item 2.1 Height increase and visual impact on heritage sites	
<ul style="list-style-type: none"><li>The assessment of distant views is inadequate from the west, which has iconic public views of the Sydney Observatory and Sydney Harbour Bridge.</li></ul>	<p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGRs and in background documentation. Observer Locations are selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, i.e public parks.</p> <p>Observer Locations on the water were not assessed due to their transient nature, where views change as the receiver travels across the water, and also due to the difficulty in providing quantitative height and location data. Locations to the west were chosen close to the water to give a representative view of being on or close to the water.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
<ul style="list-style-type: none"><li>Some view angles identified in Paul Davies Millers Point and Walsh Bay Heritage Review are not just single views but a wide ranges of view angles at some spots. Single viewpoints may not fully represent the actual visual impact from those key spots.</li></ul>	<p>Best practise methodology of a visual impact assessment is to assess the impact on the view as seen by the human eye. The industry standard is to provide 120 degrees of view to represent a persons practical field of view . For consistency, the same viewing angle is used for every location to be able to appropriately and qualitatively compare affects on views form various locations.</p> <p>Although it is noted that views in the literature are panoramic, the VVIA must follow a consistent methodology. Discussion is provided to consider the impacts on panoramic views, however these discussions tend to dilute the impact of the change with the change appearing smaller in a larger context. Focused views provide a worst case scenario. At no location would the proposal require more than 120 degrees to view the full change.</p> <p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGR’s and in background documentation. Observer Locations are selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, e.g. public parks.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
<ul style="list-style-type: none"><li>The tower at Block 7 will have a major impact on the historical significance of Observatory Hill Park and Sydney Observatory</li></ul>	The Block 7 tower has been removed from the MOD 9 - RtS.
<ul style="list-style-type: none"><li>Views from the intersection of Kent Street and High Street are considerably affected by the proposed height increase</li></ul>	The wider spacing between Blocks 5 and 6 now assist in retention of views along High Street to the harbour in the MOD 9 - RtS design.
<ul style="list-style-type: none"><li>The Block 7 tower will additionally impact the Munn Street Bond Store due to its proximity and height.</li></ul>	Removal of the Block 7 tower would alleviate much of the impact on the Munn Street Bond Store. Permissible development near this item is now a maximum of eight storeys, which is similar in height to the building itself. The removal of the cantilevers will also provide additional separation. Similarly, the removal of the cantilevers would help alleviate overshadowing of the High Street terraces and reduce the sense of enclosure.
<ul style="list-style-type: none"><li>The proposed heights of Central Barangaroo are not consistent with the topography and skyline of the city viewed from the west side of Darling Harbour.</li></ul>	Block 5 predominantly sits against the backdrop of the Barangaroo South massing of towers. Block 6 and 7 step down to RL 35 to reflect the lower elements of Millers Point, although they would sit at a consistent height rather than stepping down to the match the topography of High Street. It is, however, noted that the amended MOD 9 - RtS design would closely resemble the Approved Concept Plan for Blocks 6 and 7, with a section of Block 6 sitting taller in the proposed design. The Block 7 tower was the biggest outlier to reflecting the landform within the MOD 9 - exhibited design, which has subsequently been removed in the MOD 9 - RtS design.



Summary of Issue	AECOM response
Item 2.3 New link bridge to Millers Point	
<ul style="list-style-type: none"><li>The proposed bridge link is at the highest point of High Street and the Hickson Road cliff. This does not reflect its historical location at the lowest point.</li><li>The bridge will impact views from the northern end of high street and Agar Steps and southwest along Hickson Road from High Street.</li><li>The bridge will remove part of the existing palisade fence and sandstone plinth, but there is not enough detail to assess the visual and physical impact of the bridge.</li></ul>	<p>The proposed bridge is not part of this application, and is therefore not assessed in this report. Discussion of the change in bridge location is provided below.</p> <p>The proposed bridge in MOD9 - exhibited was at the high point of High Street, and teh MOD9 - RtS design has the bridge located at the low point of High Street, at the historic location or a previous pedestrian bridge. Observer Location 4: Munn Reserve captures the new location against a built form backdrop. The most impactful location to view the change is from Observer Location 8: Hickson Road.</p> <p>MOD 9 - exhibited included design intent for the over bridge to be connected at the high point of High Street at approximately contour 20 (16m above Hickson Road) to halfway up the development, between the Block 5 and 6 envelopes. From Observer Location 08: Hickson Road the bridge would likely frame the remaining view of the Dalgety Bond Store. The bridge would create a large element in the view that would break up the elongated separation either side of Hickson Road and interrupt the column of view to the Dalgety Bond Store interfacing with the sky. The height, the likely requirement for throw screens, and the potential to see movement along the bridge would introduce a large distracting element in the view and reduce the remaining presence of the state heritage listed item of the Dalgety Bond Store. The over bridge would also introduce an incoherent element to the order of the street below.</p> <p>The MOD 9 – RtS design changes the proposed location of the pedestrian bridge connection further north, connection the low point of High Street and the Central Barangaroo development at the location of the historic bridge location. The over bridge would connect to the low point of High Street at approximately contour 11m (7m above Hickson Road), which would connect approximately one third of the way up the southern edge of the Block 7 envelope and would likely be seen across the Dalgety Bond Store. The over bridge would be visually level or just below the top of the Hickson Road over bridge, removing more of the remaining view of the Dalgety Bond Store. With likely requirement of throw screens and the potential to see movement, the bridge would constitute a large distracting element in the view, however it would be seen in the distance against a backdrop of landform and built form and therefore could be visually recessive with considered material choices. Even though more of the view to the Dalgety Bond Store is removed from the view, the coherence of the maritime precinct is maintained, where the bridge would likely be seen as a subservient element to the larger view.</p>
6. Sydney Observatory - View of Night Sky	
<p>The proposed building envelopes, particularly the residential tower in the north-western corner of the site (Block 7) will be much higher than originally intended, and the cumulation of all the buildings will significantly add light spill in the direct line of telescopes viewing to the west – where a large number of astronomical events occur throughout the year. There are incomplete assumptions regarding viewing the night sky within 10° of the horizon which the sky view impact assessment asserts as the “practical lower altitude limit” for effectively viewing the night sky. This assertion is erroneous as there are important astronomical events that occur within 10° of the horizon, including the setting Sun, Moon, planets such as Mercury and occasionally comets. Planetary transits and eclipses across the Sun as well as planetary and lunar conjunctions are also observed at these lower altitudes. All of these views will be compromised by the proposal and has not been adequately addressed in the sky view impact assessment.</p>	<p>The removal of the Block 7 tower would reduce the height of the proposed development envelopes to below the horizon line, when viewing from Observatory Hill, alleviating much of the impact to the night sky. The amended MOD 9 - RtS design envelope now sits below the horizon and would not physically preclude viewing of any part of the night sky.</p> <p>Lighting impacts were also discussed generally in the report. A formal light spill analysis has not been carried out. The impact would be the change between the proposed approved development envelopes. Due to the similar geographic footprint, the relatively low development envelope heights and the highly illuminated environment, there was expected to be limited additional light spill. Light spill mitigation measures are also expected to be incorporated in line with current standards.</p>



Table 154    Response to Heritage NSW submissions referencing views

Summary of Issue	AECOM response
Heritage NSW—Advice submission, 22 August 2022 (HMS ID 1260)	
The impact, bulk and scale of the proposal on the significance of the precinct is unacceptable. The proposed increase in building and volumes will impact the heritage values of Millers Point and Observatory hill. In particular the sightlines and panoramas from those precinct will be affected.	<p>The removal of the Block 7 tower from the MOD 9 - exhibited design would reduce the impact on views to and from Millers Point. The continuity of the view to the horizon from Observatory Hill would now be maintained. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase seen in Block 5. The increases in height would potentially have an impact on views from Millers Point, especially along High Street, however, the impact on views to and from the Millers Point Heritage Conservation Area would only be marginally increased than that of the Approved Concept Plan.</p> <p>Much of the loss of view between the western edge of the Millers Point Conservation Area and the harbour was previously lost under the Approved Concept Plan. The impact of the proposed development envelope would increase the loss of visual connection to the water, albeit only marginally from the Approved Concept Plan. The larger separations between the blocks would facilitate glimpses of the harbour from aligned locations within Millers Point.</p>
The height of the proposal exceeds the height of the domes of the Sydney Observatory and will have unacceptable impacts on views to the Observatory and its setting from the west and south-west.	<p>The removal of the Block 7 tower from the MOD 9 - exhibited design lowers the building height and reduces the impact on views to Millers Point.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors to the Millers Point Conservation Area that assists in understanding the topography and fine grain of development from western locations across the harbour.</p>
The tower [Block 7] may negatively impact panoramic views to the observatory and its settings from key viewing points to the east and north-east and these have not been adequately assessed.	The Block 7 tower has been removed in the amended design. Additional views from the east and northeast have been considered in Observer Locations 32 to 41.



