

View and Visual Impact Assessment

Barangaroo Concept Plan (06_0162) Modification 9 - RtS Scheme | October 2023 Final

Barangaroo Concept Plan

Modification 9 - RtS Scheme - View and Visual Impact Assessment Report

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Glossary of Terms

Approved Concept Plan	The most recent concept plan iteration for the Barangaroo development approved by the NSW government. The “Approved Concept Plan“ refers to the most recently approved plan: MOD 11.
Barangaroo Reserve	The area of parkland to the north of the Barangaroo development. Refer to Section 4.3 for a site plan showing location.
Barangaroo South	The southern area of the Barangaroo development. This area is a commercial and residential precinct that includes; Crown Hotel and Resort; the three Sydney International Towers; International House; Daramu House; five residential buildings, including the Renzo Piano One Sydney Harbour development (Block R4A, R4B and R5); Barangaroo Ferry Wharf; Barangaroo House; and nearly three hectares of public space (Hickson Park). Refer to Section 4.3 for a site plan showing location.
Block R4A, R4B and R5	Separate building envelopes of the Renzo Piano One Sydney Harbour development in Barangaroo South. Refer to Section 4.3 for a site plan showing location.
Block 5	The unique building envelope (42.45m max. height) in the southern portion of Central Barangaroo. Refer to Section 4.3 for a site plan showing location.
Block 6	The unique building envelope (35m max. height) in the central portion of Central Barangaroo. Refer to Section 4.3 for a site plan showing location.
Block 7	The unique building envelope (35m max. height) in the northern portion of Central Barangaroo. Refer to Section 4.3 for a site plan showing location.
Built form	The shape and configuration of a building or buildings.
Central Barangaroo	The central portion of the Barangaroo development. This area will be a mixed use precinct with commercial, retail, residential, civic and parkland spaces. The area includes Block 5, 6 and 7. Refer to Section 4.3 for a site plan showing location.
Compositional elements	Elements that make up a view, which can include; physical characteristics such as topography, built form, vegetation and topography, as well as landscape character, which can have cultural and social associations.
Curtilages of important elements	The land surrounding and associated with important elements. In planning terms, the curtilage of a house is an area of land surrounding or attached to house which is often enclosed. This term also refers to other buildings and landmark objects.
Development envelope	The volume of space that buildings and architectural elements (built form) can be constructed within. Built form is not likely to take up all of the envelope volume, however, it shows the is the greatest extend that any built form can inhabit.
DGRs	Director General Requirements are a list of requirements specific to a development to be addressed in the Environmental Impact Statement for the proposal.
Existing view	The view as seen from an Observer Location.
Magnitude (of change)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or not, and whether the change is short or long term in duration (<i>Guidelines for Landscape and Visual Impact Assessment, 2013</i>). Refer to Section 5.4 for further information.
Modification	A formal application to modify an existing development consent.
MOD 8	The eighth modification to the Barangaroo Concept Plan 06_0162, abbreviated to ‘MOD’ 8. This modification has been approved.
MOD 9 - exhibited	The ninth modification to the Barangaroo Concept Plan 06_0162. The design of this modification application was exhibited in July and August 2022, and has been abbreviated to ‘MOD’ 9 -exhibited. This modification contains the previous MOD 10 and MOD 11 changes. Refer to Section 1.2 for a full description.

MOD 9 - RtS	The response to submission (RtS) is an updated version of the ninth modification to the Barangaroo Concept Plan 06_0162. This modification contains the previous MOD 10 and MOD 11 changes, and the amendments resulting from the design responses to submissions after exhibition of MOD 9 - exhibited. This is the design that has been assessed in this report. Refer to Section 1.2 for a full description.
MOD 10	The 10th modification to the Barangaroo Concept Plan 06_0162. This modification has been approved.
MOD 11	The 11th modification to the Barangaroo Concept Plan 06_0162. Referred to in the report as the “Approved Concept Plan”. This modification has been approved. This is the latest modification to have been approved at the time of writing this report, and therefore provides the most current concept design against which MOD 9 - RtS will be assessed. Refer to Section 2.3 for a full description.
Modulated	Varying size and shape in architectural elements.
Observer Location	The location from which an assessment is made of the impact that the MOD 9 - RtS design has on the view. Refer Section 5.1 for the full list of locations.
Proposed Concept Plan	The proposed changes to the Approved Concept Plan. This will be the ninth modification of the Barangaroo development, which is to be assessed in this report. See also “MOD 9 - RtS”
Public domain	Publicly accessible land, including parks, reserves and other freely accessible spaces.
Receptors	Also referred to as ‘visual receptors’. Individuals and/or defined groups of people who have the potential to be affected by a proposal (<i>Guidelines for Landscape and Visual Impact Assessment, 2013</i>).
Sensitivity	A term applied to specific viewpoints, combining judgements of the susceptibility of the viewpoint to the specific type of change or development proposed and the value related to that view (<i>Guidelines for Landscape and Visual Impact Assessment, 2013</i>). Refer to Section 5.4 for further information.
The applicant	Infrastructure NSW (INSW)
View sharing	In relation to views from private property, a planning principle was developed as part of a Court decision in the matter Tenacity v Warringah Council. The principle sets out questions and considerations that can help determine whether view sharing is reasonable in the specific context of the development: 1. identify and consider the nature and value of views, where the views are enjoyed from and the extent of the impact; 2. the reasonableness of the proposal causing the impact. This principle is discussed in the private Observer Locations, but not assessed.
Visual absorption capacity	The measure of an area’s ability to accommodate changes while maintaining the existing landscape character or the composition of the view. The visual prominence of a proposal will be minimised when seen against a backdrop with a high visual absorption capacity.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area (<i>Guidelines for Landscape and Visual Impact Assessment, 2013</i>).
Visual catchment	The extent of area from which a proposal is visible.
Visual material	An umbrella term to describe the images and diagrams required to address the requirements of the DGRs.
Visualisation	A computer simulation, photomontage or other techniques illustrating the predicted appearance of a development (<i>Guidelines for Landscape and Visual Impact Assessment, 2013</i>).



Executive Summary

This report assesses the extent of visual impact of the proposed Modification 9 development envelope (MOD 9 - RtS), relative to the Approved Concept Plan for Central Barangaroo.

This assessment assumes that all approved development within Barangaroo South is in place (and any approved development within Barangaroo South that has not been completed at the time of writing this report has been modelled and assessed). This assessment also assumes that the Approved Concept Plan development envelope for Central Barangaroo is in place. This report assesses the visual impact of MOD 9 -RtS on views from 41 representative Observer Locations (OLs), comprising areas within the public domain (parks, reserves and streets), and private domain. Refer [Figure A](#).

[Figure B](#), [Figure C](#) and [Figure D](#) illustrate the Approved Concept Plan.

[Figure B](#), [Figure E](#) and [Figure F](#) illustrate the MOD 9 - RtS.

This report has been prepared in accordance with the requirements of the Director General Requirements (DGRs) as issued on 15 April 2014 .

Summary of Changes Between MOD 9 - exhibited and MOD 9 - RtS

A previous version of Modification 9 (MOD 9 - exhibited) was exhibited between July and August 2022. MOD 9 - exhibited has subsequently been refined by the project team to the current modification assessed in this document: Modification 9 Response to Submissions (MOD 9 -RtS) . Extensive engagement has occurred with the Department of Planning and Environment (DPE) and Government Architect NSW (GANSW) to review key elements of the project including scale of built form compatibility, open space and public amenity.

MOD 9 -RtS comprises a more simplified building envelope, reducing the scale to better compliment the scale of the surrounding heritage context. Additional public domain is provided and removal of the previously proposed 20 storey tower and removal of the cantilever over Hickson Street in response to submissions. 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 seen in the MOD 9 - exhibited design. The removal of the Block 7 tower has removed the built form anomaly from within the view, which previously interrupted 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 geographical 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.

- Summary of Findings between Approved Concept Plan and MOD9 -RtS**
- The key views identified in the planning and background documents (including DGRs) as relevant to the Central Barangaroo development are outlined in [Chapter 3](#). The key views to be protected can be summarised as:
- Views from the 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 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 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 Dalgety’s 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.

The views from Barangaroo South to Sydney Harbour Bridge and the Sydney Opera House landmarks are not obstructed by the MOD 9 - RtS development envelope.

Overall, the key driver of High to Moderate ratings arose from the sensitivity of visual receptors to proposed change rather than the magnitude of change between the Approved Concept Plan and MOD 9 - RtS.

For views from the public domain, sensitivity was the key driver of High to Moderate ratings of visual impact, with most ratings of magnitude of change falling within the range of Moderate and Low / Negligible.

For views from the private domain, all locations were deemed to have a High sensitivity to change. Two of the thirteen private domain views were assigned a magnitude of Moderate, with the remainder being Low.

[Table A](#) provides a summary of findings arising from MOD 9 - RtS for each representative OL.



Figure A Map of Observer Locations (OL's) (Source: AECOM modified Google Map)

Extent of Change

The degree of change between the Approved Concept Plan and Mod 9 - RtS is reflected in the magnitude rating illustrated in Table A. As part of this process, context is provided with regard to the development that was in place prior to the bringing into existence of Barangaroo to assist in understanding the cumulative changes seen.

The pre-Barangaroo development of East Darling Harbour Wharves facilitated effectively unimpeded views from the Millers Point Heritage Conservation Area, including Sydney Observatory and Observatory Hill Park, across Darling Harbour to the inner western suburbs (OLs 01, 02, 03, 04, 09, 33 and 34 shown in Figure A), and conversely, effectively unimpeded views back to the Millers Point Heritage Conservation Area from the western shores of Darling Harbour (OLs 10, 11, 12, 13, 14, 39, 40 and 41 shown in Figure A).

The Approved Concept Plan incorporates the completed towers within Barangaroo South, and a long, relatively low development envelope within Central Barangaroo of between about 8-10 storeys in height. The Central Barangaroo development envelope extends across the southern face of the Millers Point Heritage Conservation Area, from midway along the length of the State Heritage Register listed terraces on High Street, to the south beyond the Highgate residential tower on Kent Street. It projects above both the High Street terraces and the more elevated terraces behind on Kent Street. This effectively results in full view loss across Darling Harbour from these terraces (OL 08 shown in Figure A), and conversely, effective full view loss from locations on the western shores of Darling Harbour (OLs 10, 11, 12, 13, 14, 32, 39, 40 and 41 shown in Figure A) to the southern end of the Millers Point Heritage Conservation Area (including the terraces).

Existing views from the Langham Hotel (OL 16 shown in Figure A) to the west are effectively blocked by the Approved Concept Plan, except through the proposed step down envisioned in the Master Plan as the future location of the Barangaroo steps.

Views to the harbour from Sydney Observatory and Observatory Hill Park are predominantly obscured by the development. The view to the horizon is maintained, with all the Block heights within the development sitting below the Sydney Observatory domes.

View sharing impacts for the Barangaroo South observer locations and the Kent Street residential towers (OL 17 to OL 25 shown in Figure A) are predominantly Low, with substantial harbour views and view to points of interest retained towards the north-west for these residences. Fractional removal of views to Millers Point Conservation Area for two OL's result in a Moderate impact.

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

MOD 9 - RtS exhibits a High level of visual absorption capacity within the surrounding landscape compared with the Approved Concept Plan due to the compositional form of the three development blocks, relative to that of towers within Barangaroo South.

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 of the Approved Concept Plan building envelope is considered to provide a positive outcome with regards to the impact to the visual amenity of the proposal in the landscape surrounds.

Table A 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 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	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given the heritage importance of the location, however, users would be travelling through the space. Magnitude is Low given the scale of the change to the southern end of the development visible is minimal, 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 of 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.

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 Section 6 ‘visual impact assessment’ tables for full summary of considerations for each observer location.

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

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
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 broadly due to issues of: <ul style="list-style-type: none">reduction of the view to the western shore of the harbourreduction or removal of view to the future Hickson Parkreduction on view to Millers Point Conservation Area.
	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	
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	LOW	MODERATE	
PUBLIC DOMAIN	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A	The Approved Concept Plan and MOD 9 - RfS 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 - RfS is not visible from this location.
	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 Dalgety 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 -RfS 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 - RfS 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 - RfS 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.

Below are sections and elevations showing the relationship between the Approved Concept Plan and the MOD 9 -RtS design, and the relationship of these building envelopes and the surrounding landform and built form context. Figure C and Figure D show the Approved Concept Plan. Figure E and F show the MOD 9 - RtS design overlaid with the dashed line of the Approved Concept Plan. As can be seen, the massing of the Blocks 6 and 7 have been rearranged more evenly in MOD 9 - RtS, and Block 5 has additional height and geographic extent to the south.

LEGEND

- Approved Concept Plan building envelope
- MOD 9 -RtS building envelope

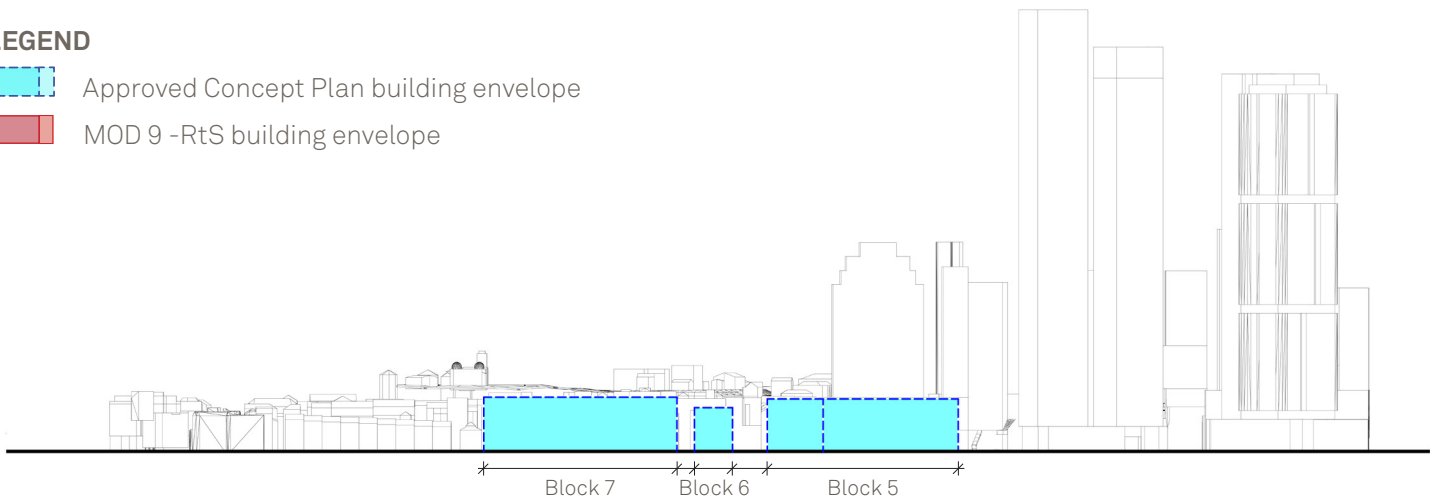


Figure C Elevation Looking East - Approved Concept Plan (Source: Modified from SJB diagrams July 2023)

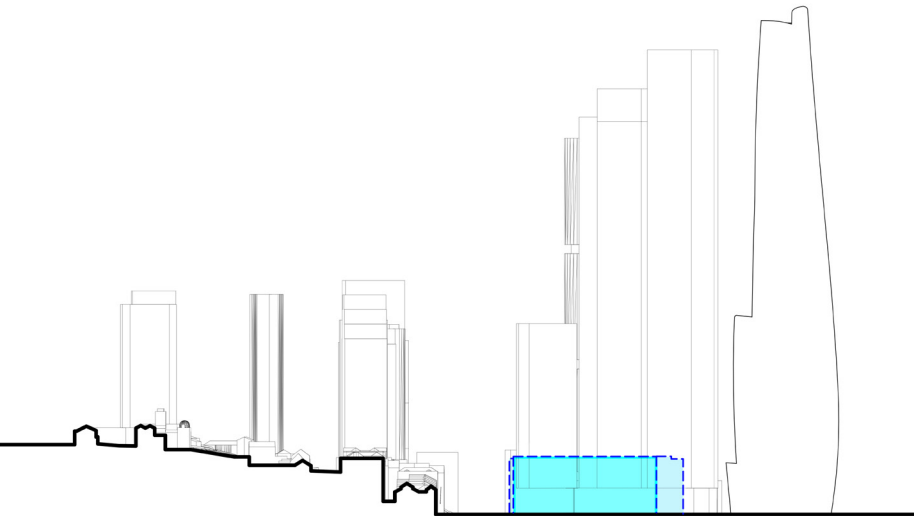


Figure D Sectional Elevation Looking South - Approved Concept Plan (Source: Modified from SJB diagrams July 2023)

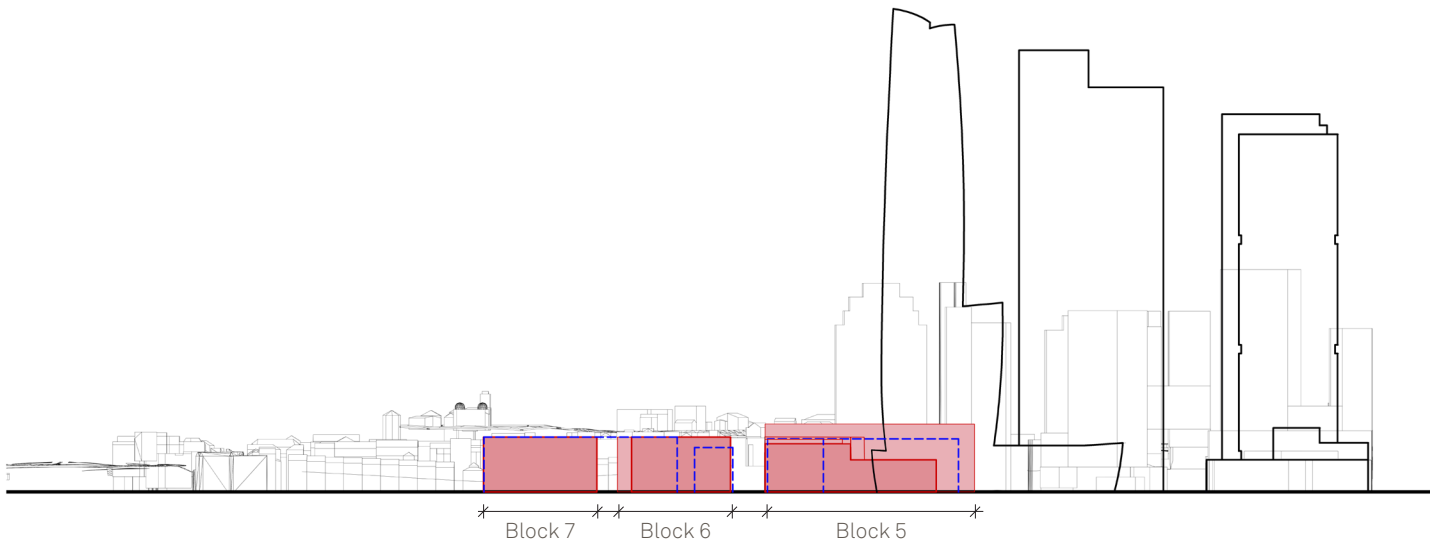


Figure E Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams October 2023)

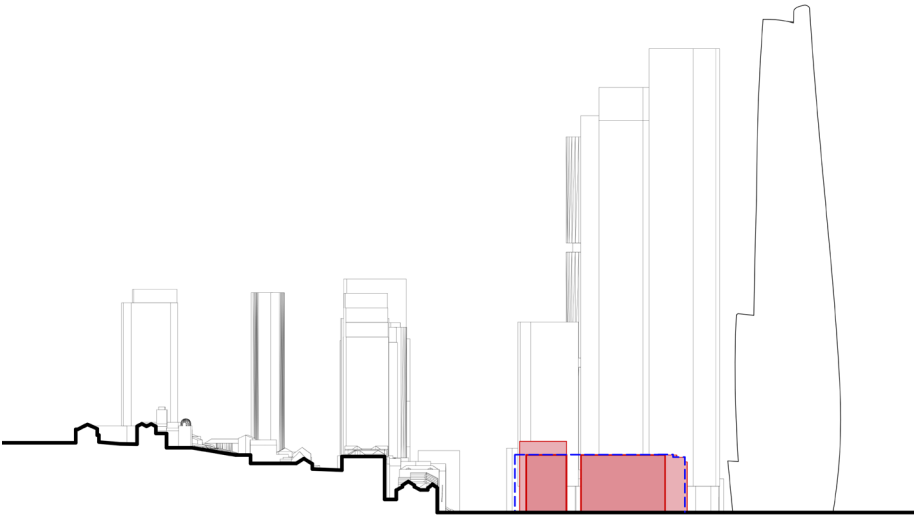


Figure F Sectional Elevation Looking South - MOD 9 - RtS (Source: Modified from SJB diagrams October 2023)

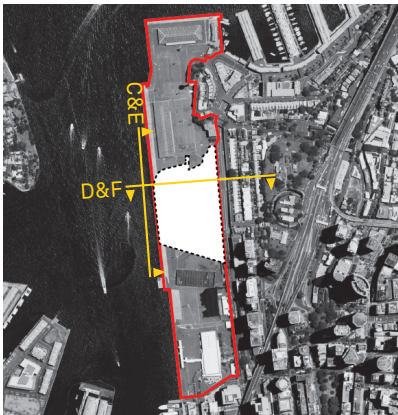


Figure B Location of sectional elevations (refer Figure C, Figure D, Figure E and Figure F)

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View from Munn Street looking east towards High Street (Source: AECOM)

1.0 Introduction

This View and Visual Impact Assessment (VVIA) has been prepared in support of an application to modify the Approved Concept Plan for Barangaroo, which was approved on 2 September 2020 under the then Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This application assesses the Proposed Concept Plan 06-0162 Modification 9 Response to Submission scheme (MOD 9 -RtS) against the Approved Concept Plan as the baseline for assessment.

Barangaroo is made up of three distinct precincts, known as Barangaroo South, Central Barangaroo and Barangaroo Reserve. These form the development framework for the overall mixed use development.

Infrastructure NSW (INSW) seeks approval under the former Section 75W of the EP&A Act to modify the Barangaroo Concept Plan in relation to Central Barangaroo and the Barangaroo Reserve. The Director General’s Requirements (DGRs) for MOD 9 were issued to the former Barangaroo Delivery Authority (BDA) on 15 April 2014. As such, Mod 9 - RtS and its technical assessments (including this document) is the result of submissions on the exhibited version of Mod 9, which was put on display in July 2022.

The previous MOD 9 Concept Plan (MOD 9 - exhibited) was publicly exhibited in July and August of 2022. In response to the public submissions the proposed concept design for Central Barangaroo has been amended.

This VVIA has been prepared by AECOM Australia Pty Ltd (AECOM) to satisfy the DGRs. This report has been informed by the Central Barangaroo Urban Design Report prepared by SJB and other technical reports and information referenced - refer to [Chapter 9](#).

This VVIA describes the site, its environs and the proposed modifications to the previously exhibited design. It assesses the visual impact of the proposed modification compared with that of the Approved Concept Plan. Given the early stage of design, the VVIA assesses MOD 9 - RtS as development envelopes. This VVIA should be read in conjunction with the supporting documentation for the application.

This VVIA has been prepared in accordance with the requirements of the transitional provisions under Part 3A of the EP&A Act, and presents relevant modifications of the Concept Plan Approval 06_0162 (Approved Concept Plan).

1.1 The Applicant

The applicant is INSW.

Barangaroo is a globally recognised 22 hectare urban renewal project located on the western harbour foreshore of Sydney’s CBD.

As Australia’s first carbon neutral urban precinct, Barangaroo showcases world-class sustainability, whilst delivering extensive new foreshore public spaces on Sydney Harbour, international design excellence, the implementation of leading technologies and public art and cultural programs.

In March 2009, the *Barangaroo Delivery Authority Act 2009* was established to ensure management and compliance of Barangaroo in achieving the following objectives:

- *Encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business;*
- *Create a high-quality commercial and mixed-use precinct connected to, and supporting, the economic development of Sydney;*
- *Facilitate the establishment of Barangaroo Reserve and public domain land;*
- *Promote the orderly and sustainable development of Barangaroo, balancing social, economic and environmental outcomes; and*
- *Create in Barangaroo an opportunity for design excellence outcomes in architecture and public domain design.*

INSW was established in July 2011 to assist the NSW Government in identifying and prioritising the delivery of critical public infrastructure for NSW.

On 1 July 2019, the *Barangaroo Delivery Authority Act 2009* was transferred to INSW as the State Government agency responsible for the development of Barangaroo and management of its public spaces.

1.2 Proposed Modification

This modification application (MOD 9 -RtS) seeks consent for modifications to the approved Barangaroo Concept Plan MP06_0162 (as modified by MOD 11) in relation to Central Barangaroo, Barangaroo Reserve (Cutaway only) and Barangaroo South (Barton Street and Hickson Park only).

MOD 9 -RtS proposes changes to the approved design of Blocks 5, 6 and 7, updates to the Instrument of Approval and Statement of Commitments, and amendments to State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (PEHC SEPP) as it applies to Barangaroo.

Following exhibition of the project from 12 July 2022 to 8 August 2022, MOD 9 - exhibited has been refined by the project team. Extensive engagement has occurred with the Department of Planning and Environment (DPE) and Government Architect NSW (GANSW) to review key elements of the project including scale of built form compatibility, open space and public amenity.

Overall, the proposed modification introduces a more simplified building envelope at a reduced scale to the surrounding heritage context, including additional public domain offering and the deletion of the previously proposed 20 storey tower. These updates are in direct response to submissions received.

Modified Concept Plan Development Description

The modifications to the approved Concept Plan require amendments to Schedules of the Instrument of Approval, including the development description and relevant conditions of consent. The Instrument of Approval was last modified as part of MOD 11 on 22 October 2020.

This modification application seeks to modify the Condition ‘A1 Development Description’ of the approved Concept Plan for Barangaroo (MP06_0162), as follows (Approved Concept Plan values crossed out):

A mixed-use development involving a maximum of ~~602,354~~ 667,686 m² gross floor area (GFA), comprising:

- a maximum of ~~191,031~~ 237,031 m² of residential GFA of which a maximum of 162,031 m² will be in Barangaroo South;
- a maximum of 76,000 m² of GFA for tourist uses of which a maximum of 59,000 m² will be in Barangaroo South;
- a maximum of ~~34,000~~ 44,766 m² of GFA for retail use of which a maximum of 30,000 m² will be in Barangaroo South;
- a maximum of 5,000 m² of GFA for active uses in the Public Recreation zone of which 3,500 m² will be in Barangaroo South; and
- a minimum of ~~12,000~~ 14,800 m² GFA for community use.

The MOD 9 - exhibited application proposed a GFA increase of 144,355 m² for Blocks 5, 6 and 7 (above and below ground). The amended MOD 9 -RtS application reduces this by 40,355 m², resulting in a revised GFA increase of 104,000 m² (above and below ground).

Structure of this Report

This VVIA is structured as follows:

- Section 1 - Introduction: provides an introduction to the proposal background and the VVIA;
- Section 2 - Existing Environment: provides a description of the site, the regional and local context, the visual catchment and an overview of the Approved Concept Plan;
- Section 3 - Document Review: summarises the relevant background documents relevant to the assessment;
- Section 4 - Project Description: outlines the primary components of MOD 9 - RtS;
- Section 5 - Methodology: provides information on method and terminology used in the assessment;
- Section 6 - Visual Impact Assessment: assessments of the impact to various observer locations, including photomontages and assessment ratings;
- Section 7 - Analysis of Impacts: provides a summary analysis of the visual impacts and assesses the change between the Approved Concept Plan and MOD 9 - RtS;
- Section 8 - Conclusion: provides a conclusion of the expected visual impacts and mitigation measures;
- Section 9 - References used and a list of figures and tables; and
- Section 10 - Appendices.

1.3 Director General’s Assessment Requirements (DGRs)

Table 1 outlines the DGRs Requirements as pertinent to this VVIA.

The DGRs were issued on 15 April 2014 for Project Application MP 06-0162. In relation to the subject modification, these DGRs remain relevant and have been used to guide the format and requirements of this report.

Table 1 Director Generals Requirements

Requirement	Where Addressed
Visual assessment methodology The consultant’s methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.	Chapter 5
As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.	Chapters 2, 3, 4 and 5
Visual catchment should be defined and explained.	Section 2.2
An assessment matrix should be produced including number of observers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.	Chapter 6
Visual catchment Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to Hickson Road, Kent Street, Shelley Street, Lime Street, Gas Lane, High Street, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Observatory, Sydney Observatory Hill Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballaarat Park Darling Island and Jones Bay Wharf Pyrmont.	Section 2.2 and Chapter 5
Categories of views (e.g. from the water, from public open space, from key streets, from main buildings and from key heritage items) should be defined.	Section 2.2
Photos are required for representative view categories, plotted on a map.	Section 2.2

Requirement	Where Addressed
Visual material Reference to be made to site analysis.	Section 2.1 and Chapter 3
Provide key plan indicating where Observer Locations are located and narrative explaining why these have been selected.	Section 5.1 and Chapter 6
The modified and approved built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.	Sections 2.2 and 4.2 nd Chapter 5
The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.	Sections 2.3 and 4.2
Vertical exaggeration should provide an accurate rather than ‘flattened’ impression of buildings in the context of the visual catchment.	Sections 2.3 and 4.2
A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.	Chapter 6
Assessment must benchmark against the existing situation and currently approved plans.	Section 2.3, Chapters 4 and 6
Photomontages to be provided for key Observer Locations from all directions, and from several positions within the visual catchment.	Chapter 6
As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.	Chapters 4 and 6
A comparison of a, ‘approved’ and ‘proposed’ is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating, as well as a comparison analysis with the Approved Concept Plan.	Chapter 5



View from Sydney Observatory looking out to the Harbour (Source: AECOM)

2.0 Existing Environment

2.1 Site Analysis

Barangaroo comprises a long north-south facing site that is bounded to the north by Sydney Harbour and on its long edge by Darling Harbour to the west. Its land boundaries comprise the State Heritage listed precincts of the Walsh Bay Wharves and Dawes Heritage Conservation Area to the north-east and Millers Point Heritage Conservation Area to the east. The south-east boundary adjoins the high-rise CBD, with the mid to low rise King Street Wharf precinct adjoining the southern boundary (refer Figure 1).

The context for Central Barangaroo is closely defined by Barangaroo South with its high-rise environment, and the naturalistic, forested Barangaroo Reserve to the north (refer Figure 1).

2.1.1 Millers Point Precinct

The following site context is an extract from the East Darling Harbour (EDH, now Barangaroo) Concept Plan - City of Sydney, 2011.

Located to the north western end of the CBD the subject site is somewhat divorced from the activity and development of the CBD due to the topography as well as The Rocks and the Millers Point Conservation Areas.

Millers Point is located ... at a much higher level than the EDH (now Barangaroo) site due to the dramatic fall in the topography from the natural ridgeline down to the west. The topography of the area has been manipulated over time through reclamation of the foreshore and cutting of the land. Millers Point is physically separated from the EDH site by stone cuttings along Hickson Road and around the northern and eastern edges of the Millers Point Headland. The Hickson Road and High Street profile forms a distinctive V-shape when viewed from the west while the headland and cutting is visible from the north around to the west. Millers Point consists largely of late nineteenth and early twentieth century residential development with associated buildings such as hotels and corner shops.

Davies (2006) states that the character of Millers Point ... *'is almost defined on a street by street basis, but the most striking element is the homogeneity of the whole'* ... and that *'Another important characteristic of the area is the network of lanes, pedestrian ways, stairs and small public spaces'* ... with *'stairs, retaining walls and palisade fences (comprising an) important characteristic of the area'*. Refer Section 3.2.1

With regard to the housing, Davies (2006) notes that ... *'Important in understanding the character (of Millers Point) is understanding that most of the housing was integrally linked to wharf activity (of the Barangaroo site) providing housing for workers between 1912 and the 1970's'*... and that *'A key characteristic of the precinct is the predominantly small scale of the elements that provide the complex visual character'*.

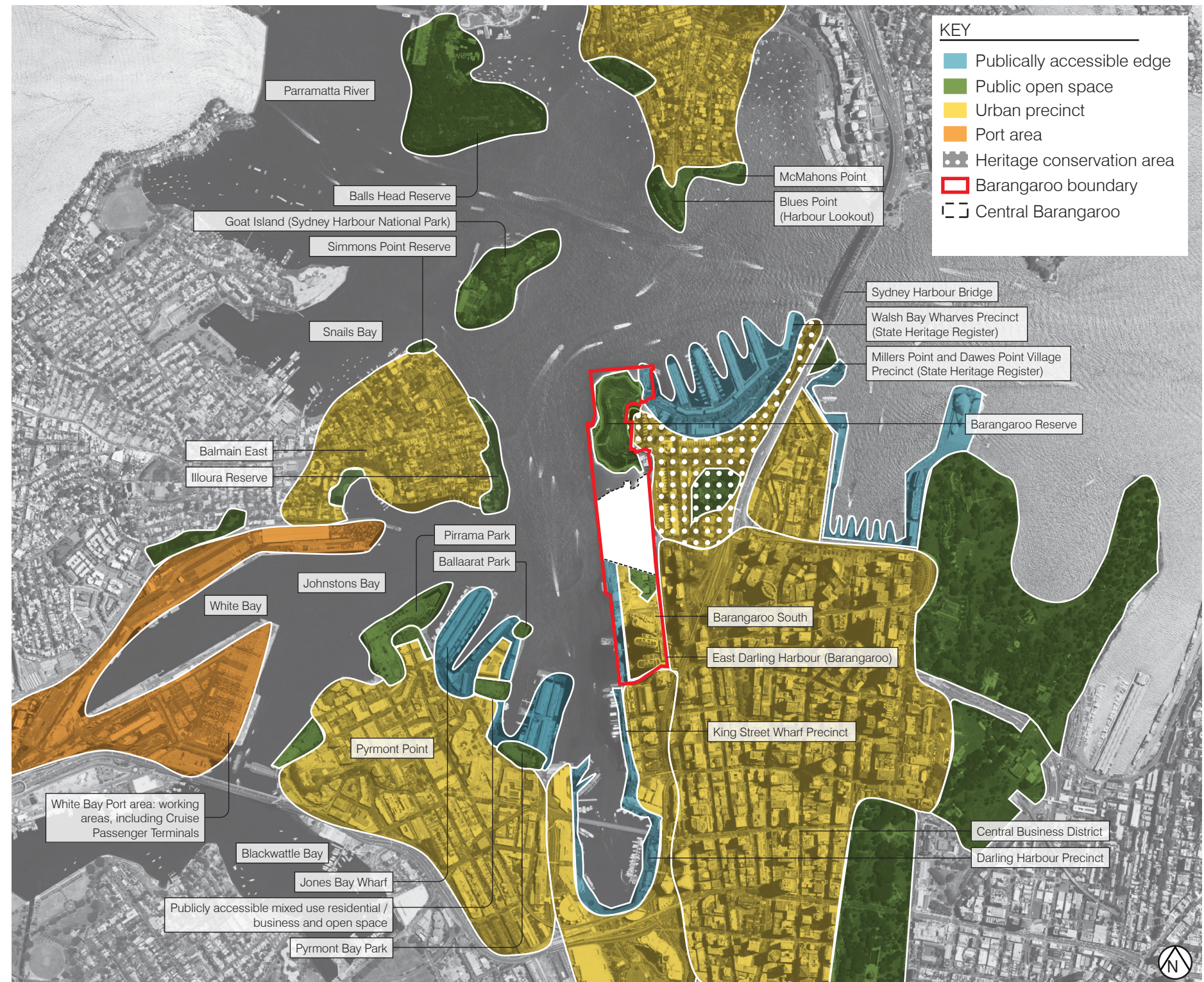


Figure 1 Site context of Central Barangaroo (Source: AECOM modified Google Map)

With regard to Central Barangaroo, Victorian and Edwardian residential buildings are clearly seen from the Harbour and vantage points to the west, set above the Central Barangaroo site on the escarpment edge. A visually prominent element of this view is ...***‘the striking early twentieth century worker housing facing west that dips to the centre of the row and is clearly visible again above the wharves and sits below the taller and more articulated early housing above it.’*** (Davies, 2006) Davies concludes with regard to the housing of the precinct that ...***‘Although small in scale, the buildings dominate...’***.

Above this, views are available to Observatory Hill which provides a soft green and open landscape with mature fig trees sitting above the visually hard and dense, small scale residential development below. Davies describes this area as ...***‘another rare urban space that has remained in its open form with the Observatory located at its heart. The elevated setting, the open grassland with mature trees, the few built features such as the bandstand and the enclosed observatory garden provide a place of exceptional value’***.

Conversely, a range of views are available from Millers Point across Central Barangaroo to the west, including panoramic views from Observatory Hill and the edges of the escarpment at High Street, and some slot views between buildings to the Harbour. Davies (ibid.) notes that ...***‘Generally views are framed by features such as palisade fences, stairs, trees or other devices that mark the edges of the escarpment or level changes’*** ...and...***‘often the view is through a filtering element that gives a sense of looking out from a defined place. The feeling of enclosure and separateness is important in many of the views’***.

2.1.2 Sydney CBD

The high-rise of the Sydney CBD extends to the south-eastern corner of the Central Barangaroo site, comprising both residential and business tower developments that overlook the site and enjoy panoramic views across western Sydney to the Blue Mountains. These tower developments are currently not well connected to Hickson Road and Barangaroo.

2.1.3 Barangaroo South Precinct

Located north of King Street Wharf, the southern half of the Barangaroo South Precinct comprises the three commercial International Towers Sydney buildings, and medium-rise residential apartments fronting onto the waterside Wulugul Walk pedestrian promenade. The remaining three blocks within the precinct are the One Sydney Harbour Towers, culminating with the recently completed Crown Hotel Resort at 271.3m high (75 floors). The ground floors of Barangaroo South consist of commercial and retail uses, including waterfront dining.

2.1.4 King Street Wharf Precinct

The King Street Wharf precinct includes a range of entertainment offerings, extensive waterfront dining and a mixed use offering. These are complemented by the waterfront pedestrian link between Darling Harbour to the south and Barangaroo South. The adjacent north-south alignment of Lime Street and Shelley Street provide direct connections to Barangaroo. Medium-rise mixed use development lies to the east of the wharf area including hotel and rental apartments, business and residential unit development. Central Barangaroo is not readily visible from this precinct.

2.1.5 Darling Harbour Precinct

The Darling Harbour and the International Convention Centre precinct lies to the south of King Street Wharf, and in conjunction with the wharf, generates large crowds of recreational users. Central Barangaroo is not visually prominent from this precinct.

2.1.6 Pyrmont Point Precinct

The north-eastern edges of Pyrmont Point provide extensive areas of waterfront wharves, most of which are publicly accessible, and comprise a mix of residential and business development. These areas can be expected to be well utilised by both local residents and visitors to the area, and provide close, detailed views to the Central Barangaroo precinct. The area also includes five parks, four of which have views towards Central Barangaroo, these are Ballaarat Park, Pirrama Park, Giba Park, and James Watkinson Reserve, all providing high levels of visual detail for Central Barangaroo and Millers Point beyond.

Additionally, this precinct has been subject to substantial recent high-rise residential development on the western point, a significant proportion of which can be expected to have views to Central Barangaroo.

2.1.7 White Bay Precinct

The White Bay Precinct is an active port area. The White Bay Passenger Cruise Terminal is located directly opposite Central Barangaroo. The terminal is used for functions, where Barangaroo will comprise a small element of the view east across to the CBD.

The south-eastern portion of the White Bay Precinct will have limited views to Central Barangaroo with the exception of the northern wharf edge area which will have views to the northern end of Central Barangaroo and Barangaroo Reserve.

The White Bay Precinct is ear-marked for future redevelopment, some of which would be expected to have views to Central Barangaroo and Millers Point beyond.

2.1.8 Balmain Precinct

The Balmain East peninsula is characterised by a densely populated low-rise residential development which was primarily developed in the mid to late 1800's and retains most of the original subdivision pattern and much of the period housing. The south-eastern edge of the peninsula contains Balmain East Wharf, Illoura Reserve and Peacock Point which provide extensive viewing locations across Pyrmont, Darling Harbour, Central Barangaroo and Millers Point beyond.

2.1.9 Goat Island

Goat Island has long been a significant place in Port Jackson. The island, known as Me-mel by the local Gadigal people, was once inhabited by Bennelong and Barangaroo. The island is now part of Sydney Harbour National Park and is not readily accessible by the public other than by means of formal guided tours or special events.

Given the location of the island north, north-west of Barangaroo, views to Central Barangaroo are restricted by Barangaroo Reserve. Upon maturation of trees within the Reserve, a moderate portion of development within Central Barangaroo will be screened from sight, with the exception of views from the southern portion of the island.

2.1.10 Balls Head Reserve

Comprising a significant area of urban bushland and situated on the foreshore of Sydney Harbour, Balls Head Reserve comprises a popular picnic spot that provides high amenity values and spectacular harbour views.

2.1.11 Blues Point Reserve

Blues Point Reserve is located north, north-east of Barangaroo, is described by North Sydney Council as one of its most popular parks, and therefore within the context of this application comprises a sensitive visual receptor location. The reserve features spectacular views of the city, the Harbour, the Sydney Opera House and the Sydney Harbour Bridge, attracting tourists as well as locals. The Reserve looks primarily south to the Millers Point headland and Barangaroo Reserve.

2.1.12 Barangaroo Reserve

The recently completed Barangaroo Reserve (formerly known as the Barangaroo Headland) comprises a large harbour foreshore park at the northern end of the Barangaroo site. Constructed to reference the pre-maritime geography of the area; the Sydney Harbour and Nawi Cove foreshores were recreated using large sandstone blocks. The landform rises up to meet the level of Merriman Street, creating a large flat grassed area known as Stargazer Lawn, which provides sweeping views across the harbour. The sides of the landform are vegetated in a naturalistic way to reflect natural harbour sandstone escarpments. Walkways and cycleways wrap around the harbour and throughout the park. The Cutaway, which has been excavated into the headland, comprises space for future community and cultural facilities.

2.2 Visual Catchment

Figure 2 provides a potential visual catchment for Central Barangaroo overlaid with locations listed in the Director General’s Requirements (refer Section 1.3).

The rationale for the visual catchment boundary is provided below. While it is noted that people located within this visual catchment boundary may see views to Central Barangaroo, the detail able to be seen in any location would be dependant on local factors such as the distance and obstructions such as buildings or vegetation.

- East: The eastern boundary describes a line that infers views from high-rise development within the CBD that has the potential to overlook Central Barangaroo. This part of the catchment is relatively close to the site, and the high-rise development and landform within the visual catchment quickly precludes most views from tall buildings further to the east.
- South: The King Street Wharf and Darling Harbour precincts would have limited views to Central Barangaroo due to the existing International Towers Sydney development, Crown Hotel and Resort, and One Sydney Harbour within Barangaroo South.
- West: The views from the west incorporate Pyrmont, White Bay and Balmain East, and would see the long edge of the development:
 - Pyrmont: Extensive views are available from the eastern waterfront edge of Pirrama Park, Ballaarat Park and Jones Bay Wharf in particular, which provide panoramic harbour views that incorporate Central Barangaroo in detail. Additionally, it can be expected that a significant component of the high-rise residential development on the western ridge of Pyrmont will have views to Central Barangaroo, although with substantially less visual detail available than the aforementioned waterfront development due to increased viewing distance.
 - White Bay: The north-eastern point of this precinct contains the Sydney Harbour Boat Storage facility and is not accessible to the general public. Views from the adjacent White Bay Passenger Cruise Terminal to the east, which also hosts private functions, are obstructed by this facility. The areas further west may also have views to the site, but the visual detail available from these locations will diminish with viewing distance, and have fewer receptors given the industrial landuse.
 - Balmain East: Central Barangaroo comprises a visually prominent element of the panoramic view from this location, which would also include Pyrmont, Darling Harbour to Millers Point and the CBD. The approximate viewing distance of 500m allows for a high level of visual detail.
- North: Goat Island, Balls Head, Blues Point and Milsons Point all have extensive harbour views that incorporate the Millers Point headland and Barangaroo Reserve. However, Central Barangaroo would be partially obscured by Barangaroo Reserve.

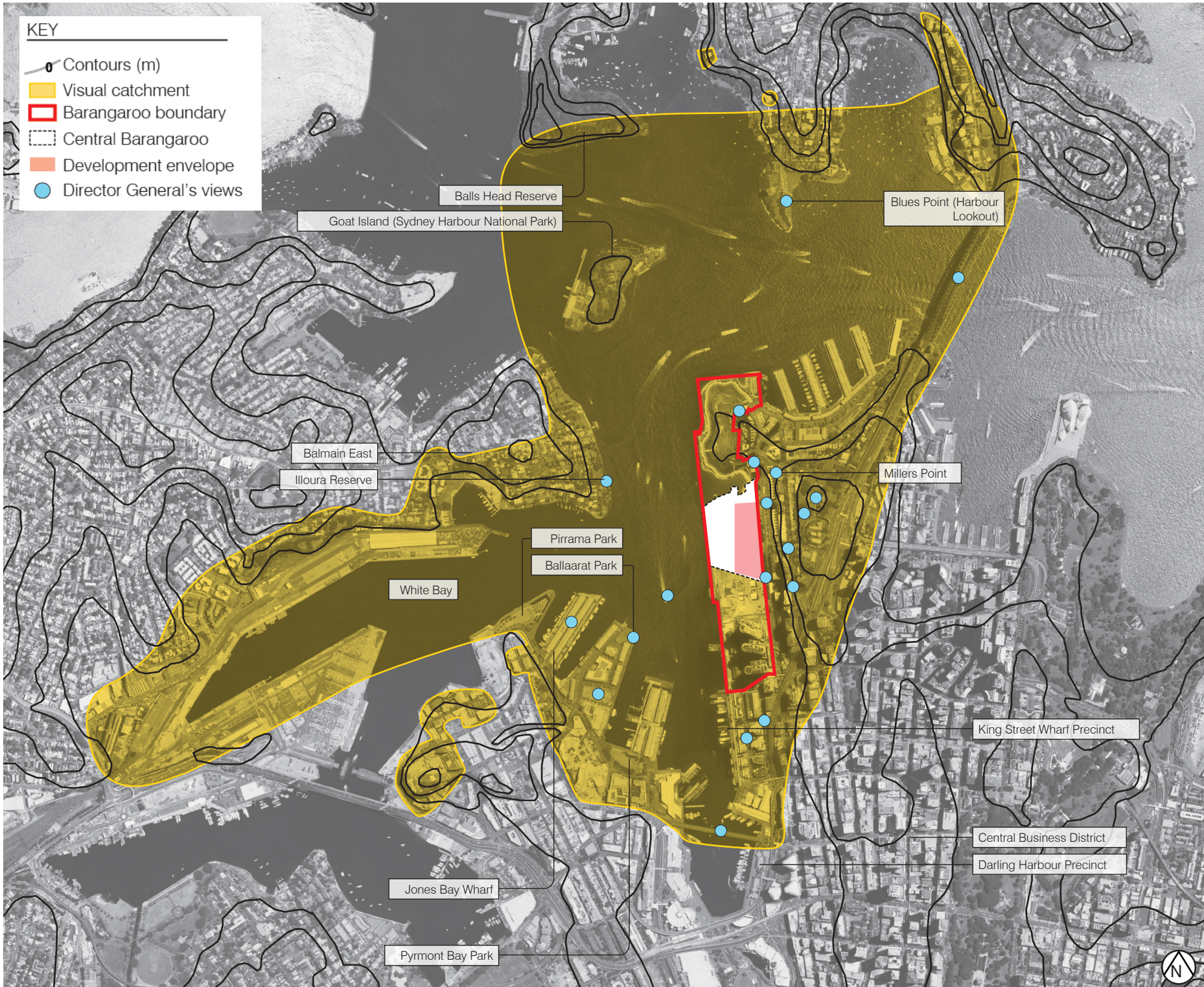


Figure 2 Visual Catchment Map (Source: AECOM modified Google Map)

2.2.1 View Categories

Categories of locations from which important views towards Central Barangaroo are obtained are shown on Figure 3 and comprise:

- A. Key heritage items (refer Figure 4): The key heritage area with views to Central Barangaroo is Millers Point Conservation Area. This is made up of the following key views:
 - Views from Millers Point Conservation Area: Key views are from residential buildings, Lance Kindergarten and Children's Centre and public domain areas adjoining and nearby to the western edge of the conservation area, including the Agar Steps. A view across Central Barangaroo, albeit with limited visibility of the ground plane, is available from Observatory Park on the high point of the Millers Point headland. Views from these locations are discussed in detail in Section 3 of this report. The kindergarten and much of this residential development are separately listed on the State Heritage Register. These locations provide framed and panoramic views across Central Barangaroo to Darling Harbour, fringing peninsula suburbs and White Bay, and beyond to Western Sydney.
 - Views to Millers Point Conservation Area: Key views to the conservation area are available from the west across Darling Harbour, comprising Pyrmont Point, White Bay and Balmain East as described previously. Views from these locations are discussed in detail in Section 3 of this report.
- B. Public open space (refer Figure 5 and Figure 6): Key views to the Central Barangaroo site are available from public open space to the west as described previously for Pyrmont Point and Balmain East, and from Munn Street Park above Hickson Road. Views are also available from Barangaroo Reserve within Barangaroo itself. Views from these locations are discussed in detail in Section 3 of this report.
- C. Key streets (refer Figure 7): Key streets from which views are available to Central Barangaroo comprise High Street, Munn Street and Hickson Road within the Millers Point Conservation Area.
- D. Darling Harbour (refer Figure 8): Detailed views of Central Barangaroo are available from watercraft on Darling Harbour. For the purposes of this report, the views from Pyrmont Point eastern waterfront and Illoura Reserve in Balmain East are considered representative of views from the Harbour.

- E. High-rise residential development - Kent Street (refer Figure 9): The north-western edge of the CBD and the western area of Pyrmont Point comprise the key high-rise development locations from which significant views across Central Barangaroo are available.
- F. High-rise residential and hotel development - Barangaroo South (refer Figure 10): The northern development of Barangaroo South comprises key high-rise development locations from which significant views across Central Barangaroo are also available. In particular, views from the Crown Sydney Hotel Resort.

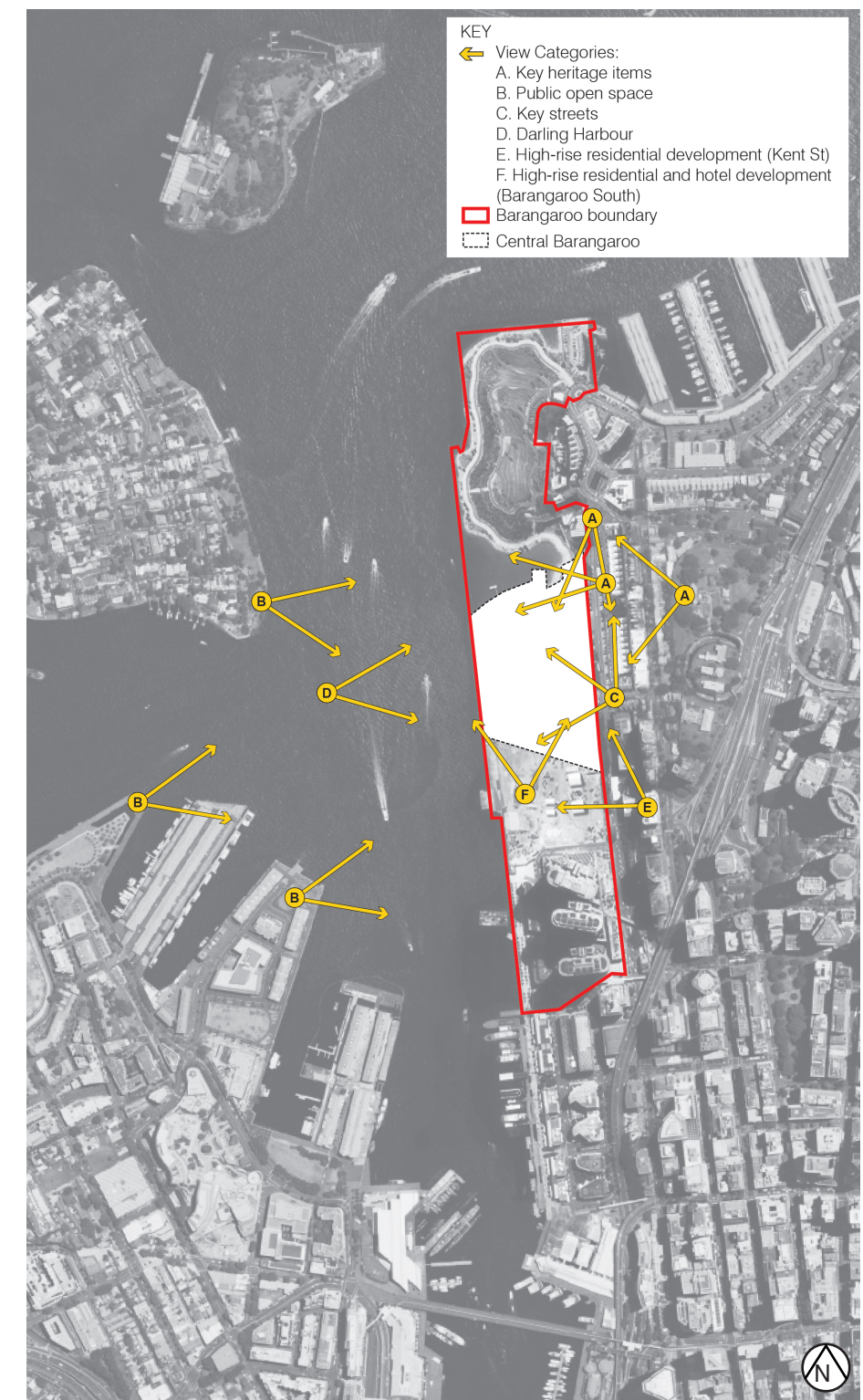


Figure 3 View Categories (Source: AECOM modified Google Map)



Figure 4 A. Key heritage items: view from the end of Munn Street looking south down Hickson Road and over Central Barangaroo. The view is seen within the context of the Millers Point Conservation Area (Source: AECOM)



Figure 5 B. Public open space: view from Illoura Reserve, Balmain East, east towards Barangaroo, with Central Barangaroo and Millers Point to centre of frame (Source: AECOM).



Figure 6 B. Public open space: view from Barangaroo foreshore looking east towards High Street and the Central Barangaroo (Source: AECOM).



Figure 7 C. Key streets: view from High Street looking west across Central Barangaroo towards Illoura Reserve and Balmain East (Source: AECOM).



Figure 8 D. Darling Harbour: view from the water looking north east towards Barangaroo with Central Barangaroo to the centre left of the frames(Source: AECOM).



Figure 9 E. High-rise development - Kent St: rendered view from the Highgate Residential tower looking north-west across Central Barangaroo (Source: Arterra)



Figure 10 F. High-rise and hotel development - Barangaroo South: rendered view from the Crown Sydney Hotel and Resort tower looking north across Central Barangaroo (Source: Arterra)



View from Lime Street looking south towards Central Barangaroo

3.0 Background Review

3.1 Heritage Overview

The surrounding landscape of Central Barangaroo is rich with historical and cultural context. The following is summarised from the Heritage Assessment and Impact Statement (GML Heritage 2021). The report condenses occupation in the area into four phases:

- Aboriginal occupation;
- private ownership, 1788–c1870;
- intensive development and decline, c1870–1900; and
- change and renewal, 1901–2021.

Although Central Barangaroo and the wider study area does not contain any previously identified Aboriginal sites or places and is unlikely to reveal any new ones, the area was widely used by Aboriginal peoples. The Millers Point area was known to the Cadigal as ‘Coodye’ and Dawes Point as ‘Tarara’/‘Tarra’. The Eora people called Darling Harbour ‘Tumbalong’, meaning a place where seafood is found. The remnants of which coined the European name ‘Cockle Bay’. Observatory Hill was likely used as both a lookout and a landmark.

Private development in the 1830s transformed the area with maritime and shipping industries around Millers Point and in Darling Harbour. From 1900, changes in shipping technology and the impact of the Bubonic plague required the area to undergo renewal. Between 1880 and 1900, most of the wharves and other structures were demolished during the government redevelopment.

In 1909 the Sydney Harbour Trust began modifying the natural landform to create roads, including Hickson Road at wharf level by ‘cutting down’ the cliff face in East Darling Harbour. The wharves between Dawes Point and Millers Point were named Walsh Bay after the Sydney Harbour Trust Engineer in Chief, HD Walsh.

By the 1920s, whole streets had been subsumed into hundreds of houses managed by the Sydney Harbour Federation Trust, along with a kindergarten, red brick shops along Argyle Street and hotels like the Hotel Palisade. The area presented as a coherent village and became something akin to a company town. A close-knit, largely working-class community remained, bound to the wharves, right up until the 1980s.

During the Great Depression workers named the section of Hickson Road adjacent to Central Barangaroo the ‘Hungry Mile’, as workers used to walk between the wharves searching for work so they could provide for their families.

Ships had become too big for the finger wharves around the 1950’s and following a period of disuse the Walsh Bay wharves around the 1960s, major changes occurred in the area.

The Darling Harbour wharves were constructed, the western shoreline was moved around 200m westwards, and a large concrete apron was created, forming the shipping container dock (since demolished). Also in this period, the pedestrian bridge across from High Street was removed, the men’s toilets on Hickson Road were decommissioned and the northern steps were bricked in, changing the connection of the harbour to Millers Point.

Millers Point and Dawes Point Village precinct comprises a fine grain network of buildings and streets. The built form provides a visually contrasting low-density buffer between the high-rise development of the city, including Barangaroo South and the harbour.

Key areas of historic importance are listed in Table 2, showing the organisation they are listed within. There are several State Heritage Register (SHR) items in the vicinity of Central Barangaroo including: Millers Point and Dawes Point Village Precinct, Sydney Observatory, Dalgety Bond Store, Munn’s Slipway, Sewage Pumping Station, other properties individually listed on SHR as well as on Sydney LEP including Palisade Fence & High Steps and Fort Street School.

The proximity to water is a significant factor for the maritime State heritage listed conservation areas. The visual links to the harbour along streets and over rooftops from Millers Point Conservation Area and Millers Point and Dawes Point Village Precinct are important historic connections.

Table 2 Key Views to and from Millers Point Conservation Area

Heritage Item or Place	Register			
	National Heritage Register	State Heritage Register	Sydney City LEP	National Trust Register
Sydney Observatory		X	X	X
Observatory Park				X
Observatory Precinct			X	X
Sydney Harbour Bridge	X		X	X
Millers Point Conservation Area		X	X	



Figure 11 View of the Parramatta River from Observatory Hill in 1789 (Source: Australian National Maritime Museum)



Figure 12 Aerial view showing the approximate study area (red) in c1930 after the demolition of Clyde Street and the creation of High Street and Hickson Road. The former bridge connection over Hickson Road to High Street is shown circled in blue. (Source: GML amended NLA, PIC 1561114257 LOC 21)



Figure 13 Sydney Harbour Trust’s employees’ homes and Lance Kindergarten in High Street, Millers Point, c1920. The bridge connection between the wharf buildings and High Street is shown circled in blue, at the ‘low point’ of High Street. (Source: GML amended NSW State Archives photograph)

3.2 Document Background

3.2.1 East Darling Harbour Concept Plan Heritage Impact Assessment (2007)

The 2007 East Darling Harbour Concept Plan Heritage Impact Assessment by City Plan Heritage was undertaken as part of the environmental assessment for the East Darling Harbour (now Barangaroo) Concept Plan. The report assessed the impact of the proposed development envelopes of Barangaroo on views to and from the Millers Point Conservation Area, noting that the ability to appreciate the Conservation Area and its relationship to the harbour was considered important to retain the area's significance. It also noted that Millers Point had historically been subject to change in views and access to views as the uses have evolved and developed in the wider area.

The report made the following recommendations with regard to the Millers Point Conservation Area:

- Retain views to Observatory Hill Park from public spaces on opposite foreshores;
- Retain the panorama from Pyrmont Park around to the Sydney Harbour Bridge as seen from Observatory Hill Park;
- Provide adequate view corridors over and between new built forms to maintain the key attributes of views from Millers Point including:
 - significant tracts of water
 - the junction of Darling Harbour and the Harbour proper
 - the opposite foreshores
 - panoramic qualities of existing views, and
 - distinctive views to landmark structures;
- Retain the ability to appreciate Millers Point headland from public spaces on opposite foreshores; and
- Retain the ability to appreciate the roofscape of terrace houses throughout Millers Point from public spaces on opposite foreshores.

Further concluding recommendations of the report were:

- Allow for the appreciation of significant places in views from public places on the harbour foreshore; and
- Maintain the key attributes of views from Observatory Hill Park.

The report identified important views from the Millers Point Conservation Area as follows (refer Figure 14):

1. Panorama from Observatory Hill Park to the west;
2. View south along Hickson Road from Munn Street;
3. View west from the northern end of High Street over the former Munn Street alignment;
4. View west from the centre low point of High Street; and
5. View west from the south end of High Street.

The report also identified key views towards the Millers Point Conservation Area, as follows (refer Figure 15):

1. View south-east from Balls Head;
2. View from the end of Darling Street, Balmain;
3. View north-east from Pyrmont Point (now Pirrama) Park; and
4. View south from Blues Point.

In regard to the development envelopes proposed in the East Darling Harbour Concept Plan the report concluded that:

‘there will be change to the views associated with the Millers Point Conservation Area, however, the level of impact is considered to be appropriate having regard to the history of the changing views within this area and the conservation of key view corridors’.

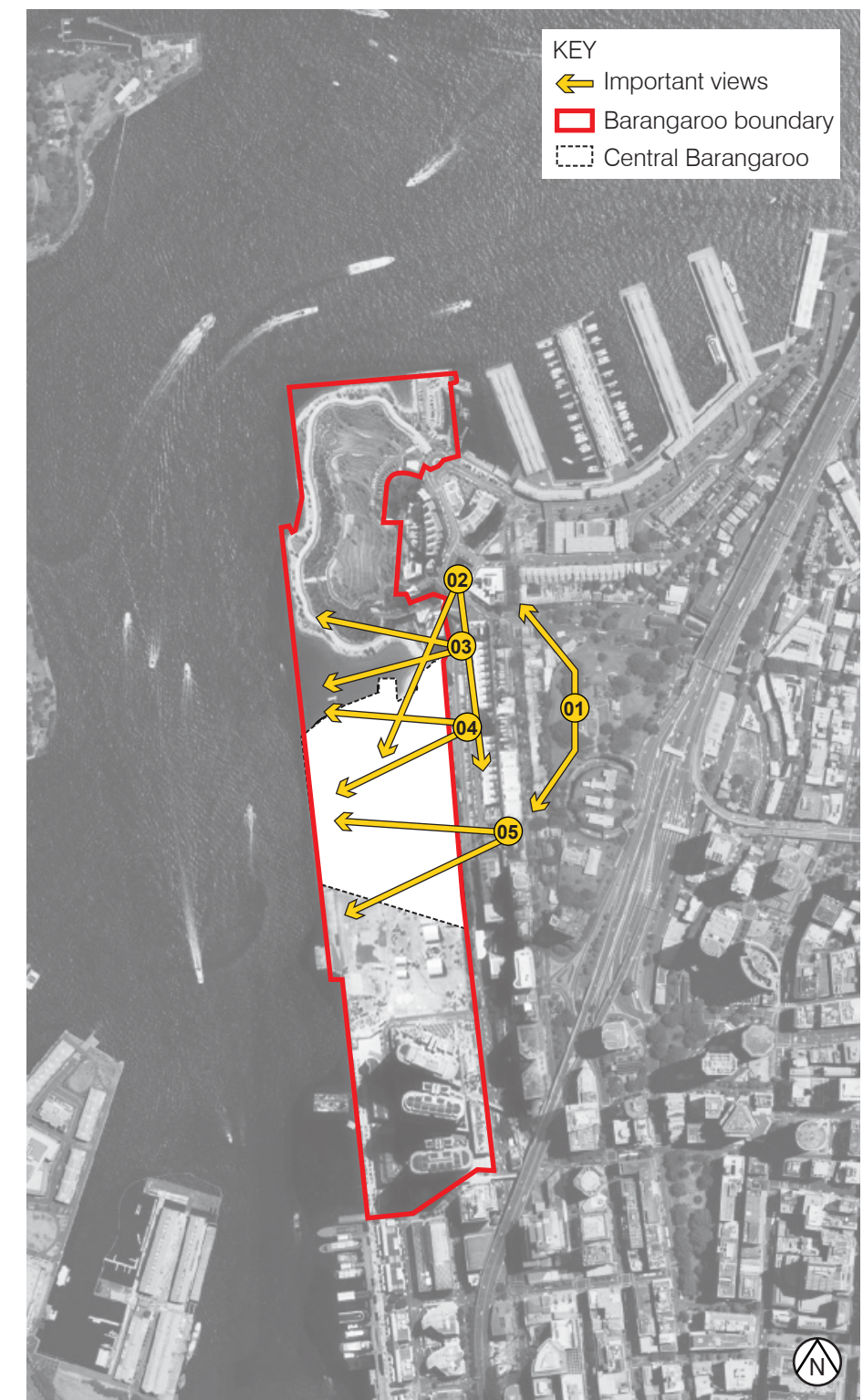


Figure 14 Important views from Millers Point (Source: AECOM Modified Google Map)

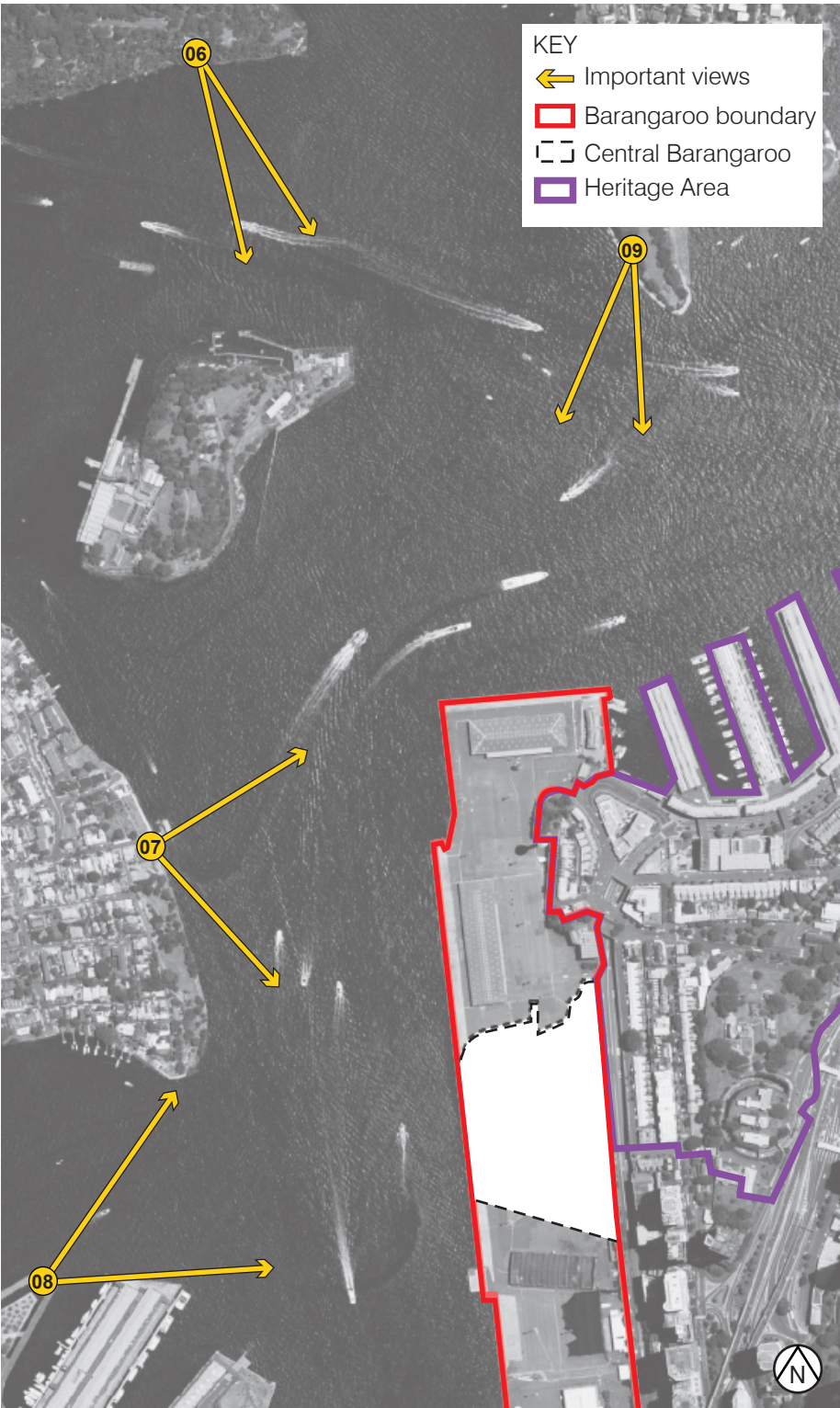


Figure 15 Important Views to Millers Point (Source: AECOM Modified Google Map)

3.2.2 Millers Point and Walsh Bay Heritage Review (2006)

This report was commissioned by the City of Sydney to consider whether a rationalisation of the Council’s planning controls for Millers Point should take place, replacing existing Special Area and Heritage Streetscapes with a new conservation listing under City Plan Heritage (2007). The report recommended the creation of a Heritage Conservation Area, of which an objective was:

To maintain significant existing views and vistas into and out of the precinct to the water and Harbour Bridge north and to the city south, and Observatory Park.

Relevant recommendations of the report for ‘Views and Vistas’ comprise:

- 16. Retain the mapped major views from the precinct to the harbour, the Sydney Harbour Bridge and headlands beyond (refer Figure 16).
 - The broad viewscape from Observatory Hill to the west over Kent Street to the Harbour and the foreshore beyond
 - Slot views between buildings, along streets, down stairways and lane ways that provide a range of views to lower streets, to buildings and in some locations to water
- 17. Development within the viewshed of Observatory Hill park area should not interrupt or remove views to the harbour when looking ... west across Darling Harbour to Pyrmont, Balmain and White Bay (while development is proposed along the waterfront, views to parts of the water and headlands beyond should be retained)
- 18. Identified and mapped significant views within the area should be retained in future development or public realm developments.

- The following significant views and vistas referred to in the recommendations that are of particular relevance to this assessment comprise (refer Figure 16):
- A. The view from High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance.
 - D. The extensive view from Observatory Hill Park that extends from the Sydney Harbour Bridge to Darling Harbour.
 - 13. View from Munn Street overbridge looking south.
 - 20. View from the Agar Steps and High Street west to the harbour and headlands beyond.

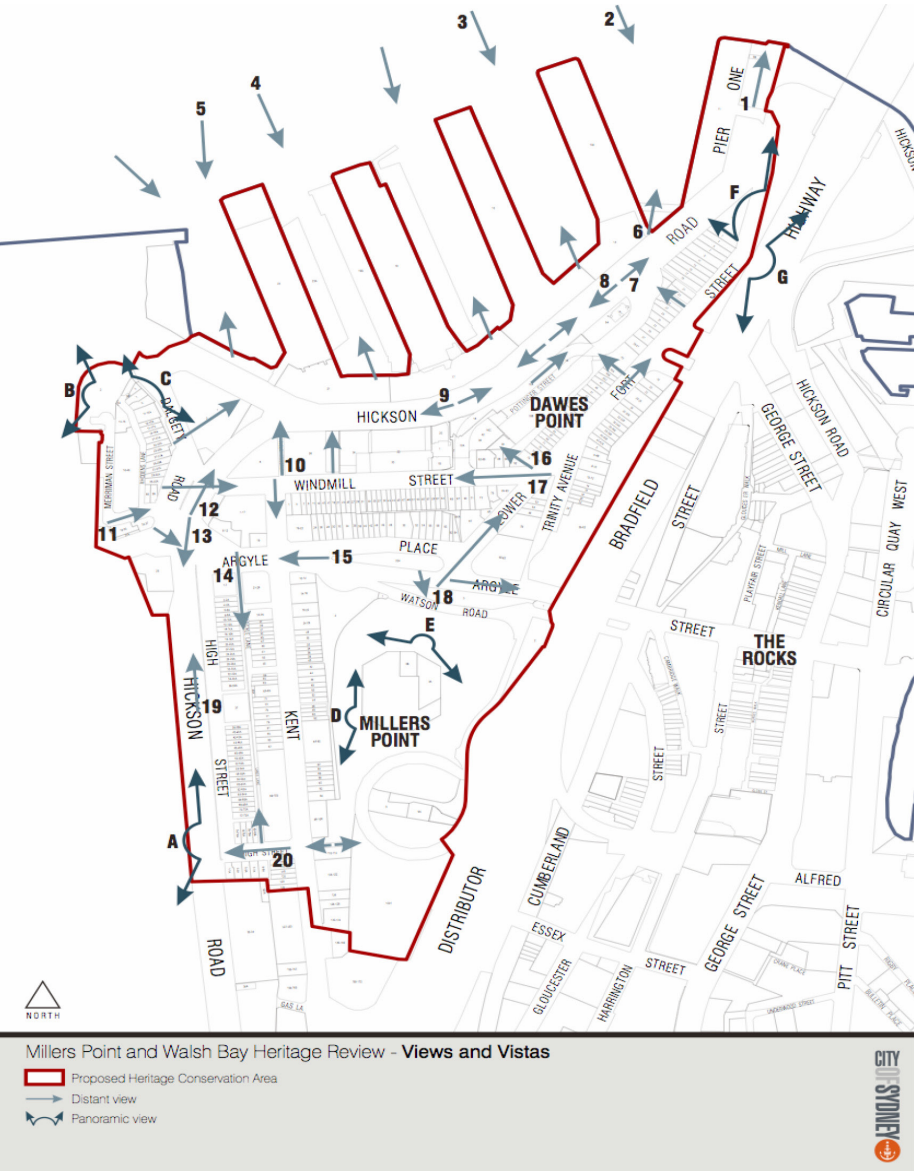


Figure 16 Map of key views and vistas identified within the Millers Point & Walsh Bay Heritage Review. (Source: Millers Point & Walsh Bay Heritage Review, 2007)

3.2.3 Harbour Village North Public Domain Study (2011)

The City of Sydney prepared the Harbour Village North Public Domain Study in 2011. The Study focused on connections between Barangaroo and the adjacent city areas, aiming to maximise the accessibility of the new precinct for pedestrians and cyclists.

One of the six ‘guiding directions’ of the Study is to “Celebrate landform and harbour views”. This provides the following guidance:

- The experience of landform and harbour views is one of the defining characteristics of the area. Public domain works should respect and reinforce existing harbour view corridors along streets and between buildings.
- Highlight the experience of topography with pedestrian bridges and well designed stairs and lifts where appropriate. Existing sandstone walls along The Hungry Mile, stairs and bridges, are unique to this precinct and should be celebrated.
- Significant and historic panoramic views from Observatory Hill to Sydney Harbour are important and must be protected.
- The retention of wide harbour views from existing streets and public domain areas with the development of Barangaroo should be maximised, and framed with carefully considered landscape and built form elements.

Refer to Figure 17 for important views identified within the study.

The report also:

- Identified the view from Kent Street looking through Gas Lane to the harbour, as a ‘key street’ and priority upgrade area.
- Identified Observatory Park Hill as a priority project, including an aim to “consolidate open space to extend the ‘Green Mantle’” of the Park.

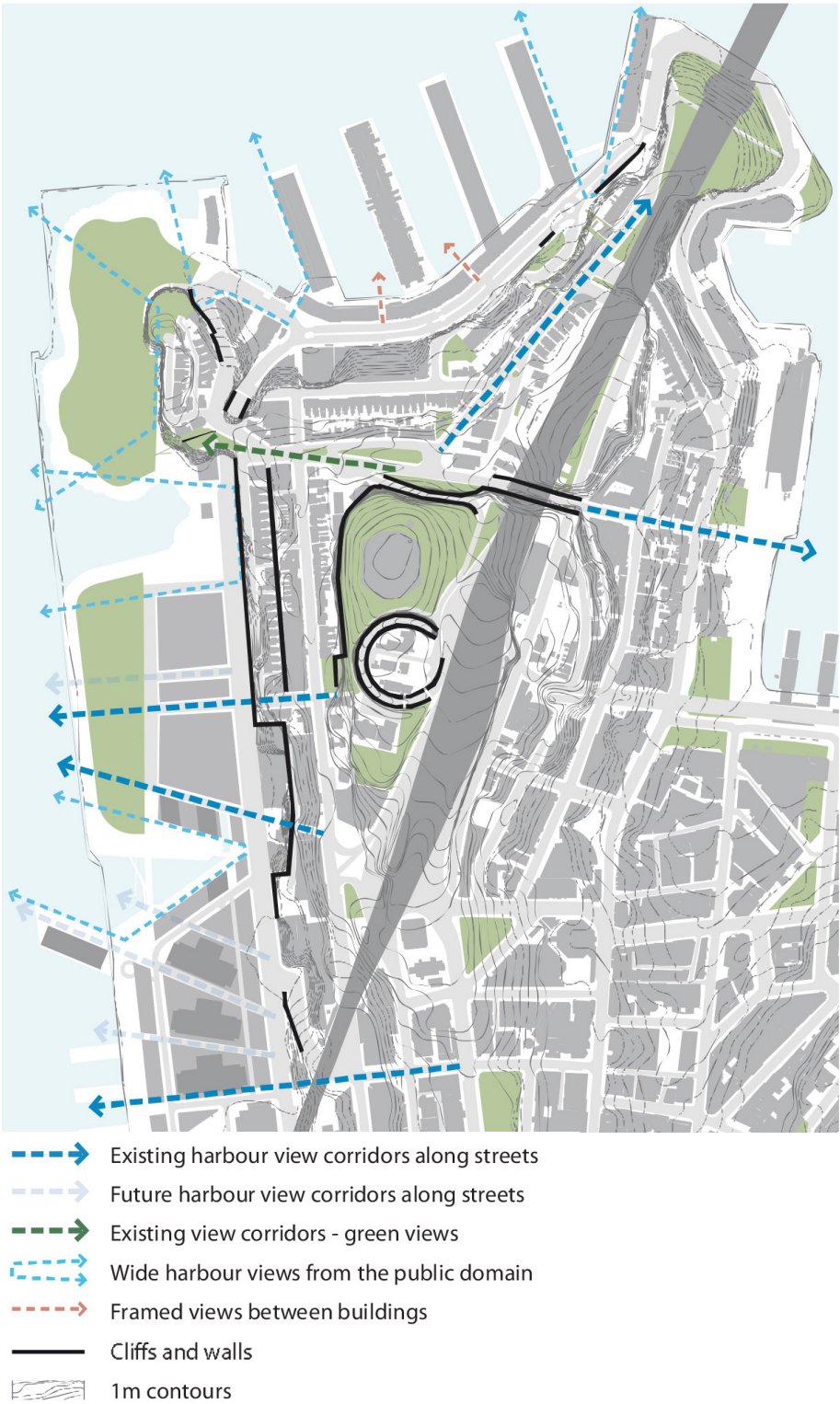


Figure 17 Map of important views identified in Guiding Direction 4 - ‘Celebrate landform and harbour views’. (Source: Harbour Village North Public Domain Study 2011)

3.2.4 The Darling Harbour Wharves Site Study (2006)

The Darling Harbour Wharves Site Study (Hill Thalys and Urban Projects, 2006) looked at significant views across the entirety of the Barangaroo site, especially views to the harbour from Millers Point and Observatory Hill. The study also considered the visibility of the site from public places from the west. These included the following views relevant to the Central Barangaroo site:

- High Street South, looking north;
- High Street, looking west;
- Agar Steps, looking west; and
- a panorama from Millers Point looking south west to north east.

Although Central Barangaroo sits outside the view shed shown from the north of Millers Point it is considered relevant as Barangaroo Reserve provides new public open space adjacent to that area.

3.2.5 Master Plan Framework (2015)

Work on master planning to define an ultimate vision for Central Barangaroo commenced in January 2013 with the appointment of a team of international and local professionals, Skidmore, Owings & Merrill + Anderson Hunter Horne (SOM + AHH). Through this process, INSW consulted with the public and other key stakeholders to inform the master planning of Central Barangaroo.

A Master Plan Framework (2015) was prepared. The framework sought to provide a clear and comprehensive vision for Central Barangaroo, intended to guide ongoing planning and provide design direction for the public domain and development initiatives on the site. The document addressed street hierarchy and proposed links, connections and access conditions within and beyond the site, and indicated how the public domain was proposed to be used.

The Master Plan Framework (2015) included the following key components:

- The Sydney (now Barangaroo) Steps as a city gateway to Barangaroo;
- Three clear development blocks along Hickson Road;
- A continuous 30 metre public foreshore walk;
- New civic park/plaza integrated with the waterfront and the Sydney Steps;
- A network of east-west streets to facilitate pedestrian connections and access to the development between Hickson Road and the foreshore open space;
- Conservation of views from Observatory Hill to the horizon; and
- A positive interface between Barangaroo South and Central Barangaroo.

Key elements of the design relevant to this assessment comprised:

- Sydney (now Barangaroo) Steps - created a new access and improved visual connection from Millers Point to the harbour; and
- Views - the development was not to exceed approved height limits and building footprints within the site, conserving views from Observatory Hill, and making provision for views through east-west running streets and laneways to the harbour.

3.2.6 Crown Sydney Property v Barangaroo Delivery INSW; Lendlease (Millers Point) v Barangaroo Delivery INSW [2018] NSWSC 1931

An agreement on view sharing has been reached between the developers (Crown Sydney Property and Lendlease) and the former Barangaroo Development Authority (now INSW) resulting from Crown Sydney Property v Barangaroo Delivery INSW; Lendlease (Millers Point) v Barangaroo Delivery INSW [2018] NSWSC 1931. The views to the Sydney Opera House and the Sydney Harbour Bridge from the Block Y buildings must be maintained.

3.2.7 SEPP (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP B&C) contained the provisions transferred from a range of former SEPPs. In relation to water catchment matters, the former SEPPs transferred into SEPP B&C included the following:

- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, and
- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment.

Until recently, SEPP B&C contained the transferred and renumbered provisions of these SEPPs, meaning it provided almost identical provisions as they previously existed under the former SEPPs.

On 21 November 2022, an amendment to the water catchment provision was introduced via State Environmental Planning Policy (Water Catchments) 2022, which omitted Chapters 6-12 of the SEPP B&C. Chapter 10 previously established provisions for the Sydney Harbour Catchment Area.

The SEPP Water Catchments inserted a new consolidated Chapter 6 establishing all water catchment matters and applying to land in the following catchments:

- the Sydney Drinking Water Catchment
- the Sydney Harbour Catchment
- the Georges River Catchment, and
- the Hawkesbury-Nepean Catchment.

Notwithstanding the omission of Chapter 10 from SEPP B&C in its current form, Section 6.65 of SEPP B&C contains a savings and transitional provision. The savings and transitional provision means the new Chapter 6 does not apply to development applications lodged but not finally determined before 21 November 2022. Therefore, the historical provisions of Chapters 6-12 of SEPP B&C as they existed prior to 21 November 2022 continue to apply.

Accordingly, this VVIA has considered the relevant provisions of Chapter 10 in relation to the MOD 9 - RtS proposal. Only one clause relates to visual matters and a response is provided in [Section 7.2.4](#). These clause would be considered by the consenting authority when considering the application.

Also covered [Section 7.2.4](#) are Clauses 25 and 26 of the repealed Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. This plan

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. Within the plan, Clauses 25 and 26 relate to the scenic quality and protection of views of the foreshore and waterways, and although these Clauses would not be considered by the consenting authority, they are considered as discussion points.

3.2.8 Summary of Sky View Assessment

The Sky View Assessment for Barangaroo Concept Plan (06_0162) Modification 9 prepared by AECOM (dated 15 July 2021) was prepared in anticipation of addressing the additional development height of the MOD 9 - exhibited design to satisfy the concerns raised by Sydney Observatory and the Modification 6 (MOD 6) Director General's Requirements. In the original submission, the Sydney Observatory requested clear view corridors within the night sky to continue their viewing of specific celestial objects of interest.

Subsequent to exhibition of MOD 9 - exhibited, an updated Sky View Assessment has been prepared to assess the new MOD 9 - RtS design to address comments from the Powerhouse and City of Sydney. In recent submissions the Powerhouse and City of Sydney requested consideration of other astronomical events in the night sky down to the horizon. 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.

Lighting impacts are also discussed in the report. A formal light spill analysis of cumulative light spill impacts has not been carried out. The impact of light spill would be the change between the Approved Concept Plan and MOD 9 - RtS development envelopes. Due to the similar geographic footprint, the relatively low building envelope heights and the highly illuminated environment, there is expected to be limited additional light spill. Light spill mitigation measures are expected to be incorporated in line with current standards.

3.2.9 Submissions

Submissions resulting from the exhibition of the Central Barangaroo modification application (MP06_0162 MOD 9) (MOD 9 - exhibited) from 12 July 2022 to 8 August 2022 were received from various individuals and agencies, including the City of Sydney and Heritage NSW.

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

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

A more detailed list of submissions is provided in Appendix B.

Height and massing of the MOD 9 proposal

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, including to and from heritage items and conservation areas, as raised by the submissions.

The MOD 9 - RtS design proposes the following maximum envelope heights for the Central Barangaroo blocks:

- Block 5—RL42.45 (previous RL44.5)
- Block 6—RL35 (previous RL38.7)
- Block 7—RL35 (previous RL73.7)

The revised block heights are now closer to the Approved Concept Plan.

The visual impacts to heritage items and to and from heritage conservation areas

The removal of the Block 7 tower from the MOD 9 - RtS design would reduce the 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.

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. Although these would only provide glimpse views, the visual connection with the harbour would help to provide orientation and maintain the historic connection between Millers Point and the harbour.

The separations also 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 from the western edge of the harbour.

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 from the Approved Concept Plan 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 to 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.

The proposed bridge between the development and Millers Point has been relocated to its historic location at the low point on High Street. This element is not included in this application and will therefore not be assessed in this report. It is acknowledged that the MOD 9 - RtS proposal would sit against a backdrop of landform and built form and therefore would likely be more visually recessive with considered material choices, than the previous position in the MOD 9 - exhibited design pedestrian bridge location proposal.

Appropriateness of the methodology

Submissions took issue with the use of a development envelope over the master plan design as the Approved Concept Plan base line for analysis and the field of view in the visualisations.

The previous VVIA assessed the change between the worst-case scenarios for MOD 8 and MOD 9, showing the maximum allowable building 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. Subsequent base line analysis within this report uses the envisioned master plan arrangement.

Best practice methodology for a visual impact assessment is to assess the impact on the view as seen by the human eye. The industry standard is to provide 124 degrees of view to represent the a person's 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 from various locations.

Although it is noted that views in the literature are panoramic, the VVIA must follow a consistent methodology. Discussion has been 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 124 degrees to view the full change.

The Sky View Assessment issues have been resolved by the removal of the Block 7 tower.

3.2.10 Summary of Key Views

Drawing from the above documents, key views relevant to Central Barangaroo are summarised below (refer Figure 18 and Table 3):

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

These key views have been prioritised in this assessment, particularly with regard to the issues of view sharing and conserving views west to the harbour and the horizon line.

With regard to views from the north from Blues Point and Balls Head, these locations are considered to constitute key viewing locations with regard to Central Barangaroo for the following reasons:

- The view from Blues Point (Figure 18, view 12) is approximately 1.1 km from Central Barangaroo, with the Central Barangaroo site not currently visible behind Barangaroo Reserve. However, much of MOD 9 - RtS will protrude above this level; and
- The view from Balls Head (Figure 18, view 11) is approximately 1.5 km from Central Barangaroo, resulting in views of the site being distant. However, much of MOD 9 - RtS will be visible from this location.

With regard to the identified key views from the west:

- The view from the Illoura Reserve (Figure 18, view 10) is approximately 500m from Central Barangaroo. This view is representative of both views from the Balmain East area, as well as views from the water generally; and
- The view from the Pirrama Park (Pyrmont Point) (Figure 18, view 09) is representative of views from nearby recreational facilities at Jones Bay Wharf and Ballaarat Park (Darling Island). At a viewing distance of approximately 750m, this location also provides a significant level of detail for the site, and is representative of views from the water.

With regard to the identified key view north along Hickson Road (Figure 18, view 13),:

- The view is located beside Grafton Bond Store, a state heritage item with connections to the former maritime industry of the area. This view assesses the distant sightlines between Grafton Bond Store and the Munn St Bond Store / Millers Point; and
- Also, this view is identified as part of an important view from this location in a local heritage study (Davies 2006).

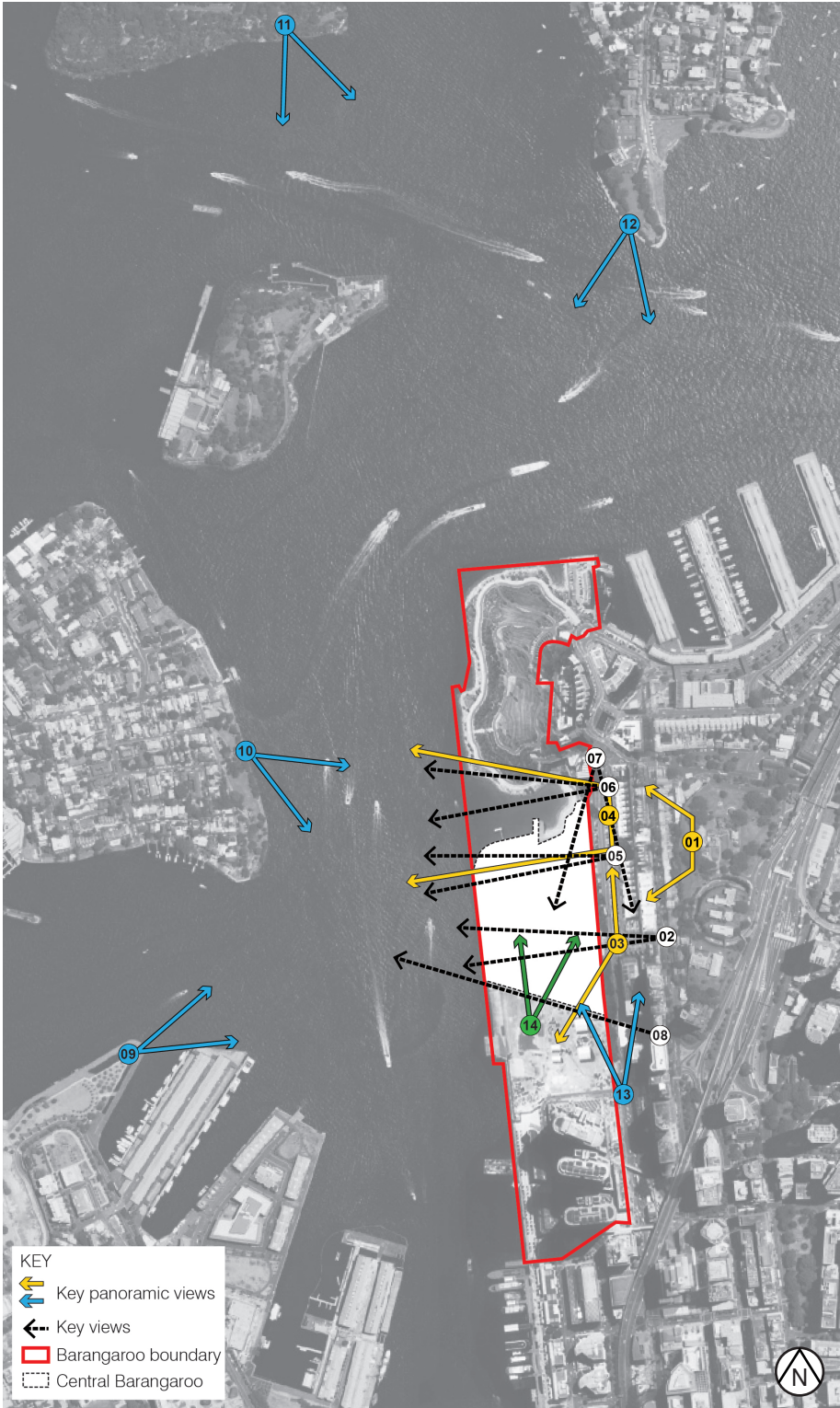


Figure 18 Key views to and from Millers Point Conservation Area. (Source: AECOM modified Google Map)

Table 3 Key Views to and from Millers Point Conservation Area

No.	Location	Reference		
		East Darling Harbour Concept Plan Heritage Impact Assessment	Millers Point and Walsh Bay Heritage Review	Harbour Village North Public Domain Strategy
Views from Millers Point Conservation Area				
01	Panorama from Observatory Hill to the west	X	X	
02	View from Agar Steps and High Street to the west	X	X	X
03	Panorama from the western edge of High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance		X	
04	Panorama from the northern end of High Street			X
05	View west from the low point of High Street	X		
06	View west from the northern end of High Street. Note: This view is contained within view 04	X		
07	View south along Hickson Road from Munn Street	X	X	
08	View from Gas Lane to White Bay and Balmain East			X
Views to Millers Point Conservation Area				
09	View from Pirrama Park to Millers Point Conservation Area	X		
10	View from Balmain East -Illoura Reserve to Millers Point Conservation Area	X		
11	View from Balls Head Reserve to Millers Point Conservation Area		X	
12	View from Blues Point to Millers Point Conservation Area		X	
13	View from Grafton Street Bond Store to the Dalgety Bond Store		X	
Views from Crown Hotel and Resort				
14	View from Barangaroo South to Sydney Harbour Bridge and the Sydney Opera House			



View from Merriman Street looking south within Millers Point Conservation Area (Source:AECOM 2018)

4.0 Project Description

As Barangaroo’s keystone project, Central Barangaroo will complete the sweep of city and foreshore experiences along the western waterfront of Sydney’s CBD. The foreshore precinct will draw together and integrate foreshore public spaces with city living, workplaces, community and cultural uses, and a shopping and dining precinct, all connected to Sydney’s new metro network. As a key part of Sydney Metro’s city shaping network, Barangaroo Station will improve access for visitors, providing an arrival point within Sydney’s CBD, on the Harbour foreshore.

Comprising the remaining development blocks 5, 6 and 7 of the approved Barangaroo Concept Plan (Approved Concept Plan), Central Barangaroo’s built form will provide a visual transition between the natural setting and scale of Barangaroo Reserve and Nawi Cove in the north, to the high rise central business district scale of Barangaroo South.

The recently completed Wulugul Walk now extends along the entire Barangaroo waterfront connecting the Woolloomooloo to Glebe foreshore walk. Central Barangaroo’s Harbour Park will create a major western harbour public open space that integrates with Wulugul Walk.

Subsequent subsections in this section will cover the masterplanning vision for this area and previous modifications of the Central Baranagaroo development.

4.1 Master Planning for Central Barangaroo

The *Barangaroo Act 2009* was established on 30 March 2009 to specify the former BDA’s functions, use and management of Barangaroo.

INSW was established in July 2011 to assist the NSW Government in identifying and prioritising the delivery of critical public infrastructure for NSW. As of 1 July 2019, INSW became the State Government agency responsible for the development of Barangaroo and management of its public spaces.

Work on the master planning vision and framework for Central Barangaroo originally commenced in 2013 with the appointment of a world renowned team of international and local professionals, Skidmore, Owings & Merrill LLP + Andersen Hunter Horne (SOM + AHH).

Building upon the then approved Barangaroo Concept Plan (MOD 6), SOM + AHH prepared a draft Central Barangaroo Master Plan Framework that explored opportunities to enhance the built form and public domain outcomes, as well as ensure connectivity and access across the whole Barangaroo precinct.

To inform the master planning framework, several early rounds of public consultation were undertaken in 2013. The consultation comprised a public workshop, followed by a four week, interactive, on-line conversation, in addition to direct engagement with key stakeholders.

SOM’s Central Barangaroo Master Plan Framework established a design and development framework that enabled an increase in density of mixed-use development to ensure the precinct could create its own distinct identity, with a diversity of character and experiences, whilst being of an appropriate scale to its context.

SOM’s draft Master Plan Framework for Central Barangaroo informed the MOD 9 - RtS DGR’s request in 2014.

Sydney Metro – Barangaroo Station

In June 2015, as part of the Sydney Metro City & Southwest project, the NSW Government confirmed a strategic alignment option to build a new metro station at Barangaroo. In November 2015, the location of Barangaroo Station was confirmed as beneath the northern end of Hickson Road in Millers Point, with pedestrian access via Central Barangaroo and Nawi Cove. The station is currently being constructed beneath Hickson Road and is due to be operational in 2024 when the City & Southwest line opens.

SOM’s master planning work for Central Barangaroo recommenced in 2019 with a review of changed circumstances affecting Central Barangaroo and the broader Barangaroo precinct. This review largely re-affirmed the objectives and core principles developed for Central Barangaroo, as well as the proposed built form and public domain outcomes.

SOM’s refined Master Plan Framework for Central Barangaroo responded to the enhanced opportunities created by the metro infrastructure. The new station provides design integration and benefits into both the future Barangaroo precinct and the local historic areas of Millers Point and Walsh Bay. This updated design provided basis of the MOD 9 - exhibited development envelope.

4.2 Modification Background Information

Modification 11 is the latest approved modification and includes all approved modifications up to Modification 8 (Approved Concept Plan), as well as Modification 10. Relevant information from the Instrument of Approval for Modification 8 is provided below as well as an overview of the two most recent approved modifications.

Instrument of Approval

Relevant to this report, a condition of the Modification 8 approval for future applications includes the following:

C1 *Future Building/s on Block 5*

Any future development application/s within Block 5 is to satisfy the following:

- a) demonstrate that views will be retained:*
 - i. from Millers Point and Observatory Hill to the western part of Sydney Harbour; ...*

This condition forms part of the rationale for the selection of various Observer Locations.

Modification 10 (MOD 10)

Environmental assessment requirements were initially issued in June 2006 (MP06_0162) and the original Concept Plan for the redevelopment of Barangaroo approved in February 2007 by the Minister for Planning.

The Concept Plan as approved contemplates a mixed use development of commercial, residential, tourist, retail and community uses within an urban structure of development blocks, street networks, and the delivery of approximately 11 hectares of new public open space/public domain. The Approved Concept Plan (MOD 10) has been modified ten (10) times from the original concept.

The Approved Concept Plan (MOD 10) comprises the following:

- A mixed use development involving a maximum of 658,666 m² gross floor area (GFA), comprised of:*
 - a maximum of 231,831 m² of residential GFA of which a maximum of 162,031 m² will be in Barangaroo South;*
 - a maximum of 76,000 m² of GFA for tourist uses of which a maximum of 59,000 m² will be in Barangaroo South;*
 - a maximum of 44,766 m² of GFA for retail uses of which a maximum of 30,000 m² will be in Barangaroo South;*
 - a maximum of 5,000 m² of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and*
 - a minimum of 14,400 m² GFA for community uses.*

- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade;
- Built form design principles, maximum building heights and GFA for each development block within the mixed use zone;
- Public domain landscape concept, including parks, streets and pedestrian connections;
- Alteration of the existing seawalls and creation of a partial new shoreline to the harbour;
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South; and
- No approval is granted or implied for the future use of a heliport and/or a helipad.

The Approved Concept Plan (MOD 10) provides for three mixed use development blocks (Blocks 5, 6 and 7) within Central Barangaroo in addition to land identified for new public open space / public domain.

The proposed Section 75W Modification to the Approved Concept Plan (MOD 8, subsequently further modified to MOD 10) for Barangaroo (MOD 9 - RtS) incorporates significant further master planning work and public consultation to realise what will be the final stage of Barangaroo to be delivered.

Modification 11 (MOD 11)

Modification 11 is the latest approved modification and includes changes including all modifications up to modification 8, as well as modification 10. Mod 11 to Barangaroo Concept Plan (MP06_0162) i the Approved Concept Plan was lodged with the NSW Department of Planning, Industry and Environment on 17 July 2020 and approved on 22 October 2020.

The Approved Concept Plan relates to localised vehicular access and staging of works for Barton Street and Hickson Park, and makes no changes to GFA or maximum building heights. Therefore assessment in this report will be carried out against the MOD 10 development envelope.

The Approved Concept Plan seeks to:

- expressly permit construction vehicles and non-construction vehicles to use Barton Street; and
- stage the delivery of Hickson Park to align with the current status of the development of the surrounding buildings in Barangaroo South and Central Barangaroo, and to avoid the potential for abortive and reinstatement works.

The Approved Concept Plan seeks to amend the following conditions approved as part of MOD 8 of the Barangaroo Concept Plan:

- Conditions B3(5), B12, C3C and C8 that relate to Barton Street; and
- Conditions B3(1)(a) and B12 and Appendix 1 that relate to delivery of Hickson Park.

Approved Concept Plan for Central Barangaroo

The Approved Concept Plan is the culmination of the previously outlined approved modifications.

The Approved Concept Plan does not contain a set of approved development envelopes for Blocks 5, 6 and 7, that would have ordinarily be provided for a concept development under Part 4 of the EP&A Act. This is generally consistent with the nature of Part 3A concept plan approvals, which enable essential flexibility due to the scale and complexity of Part 3A projects.

The approved concept development envelopes are governed by the following approved Concept Plan elements:

Conditions A1 and A2(1)

Condition A2(1)(c) approves the *Barangaroo Part 3A Modification Report – Headland Park and Northern Cove* prepared by MG Planning Pty Ltd on behalf of Sydney Harbour Foreshore Authority dated January 2009 (MOD 3), which included:

- Development block layout as illustrated in Figure 12 ‘Revised Development Blocks’, and
- Street network as provided in Figure 18 ‘Revised Street Hierarchy’.

The consolidation of the two key parameters produces a building envelope that depicts an accurate and appropriate representation of the approved Concept Plan, which includes the following:

- A 20m wide east-west pedestrian link between Block 5 and 6, and
- A 10m wide east-west pedestrian link between Block 6 and 7.

The realignment of Hickson Park via MOD 8 altered the southern configuration of Block 5 and has been accordingly reflected in the concept building envelopes.

Condition B4 Future Built Form

Condition B4(2) sets out the maximum GFA and height for Blocks 5, 6 and 7. These controls are also reflected in the PEHC SEPP ‘Gross Floor Area’ and ‘Height of Buildings’ mapping.

A composite of the Approved Concept Plan development envelopes is provided in Figure 19 and Figure 20. This has informed the baseline against which MOD 9 -RtS is assessed.

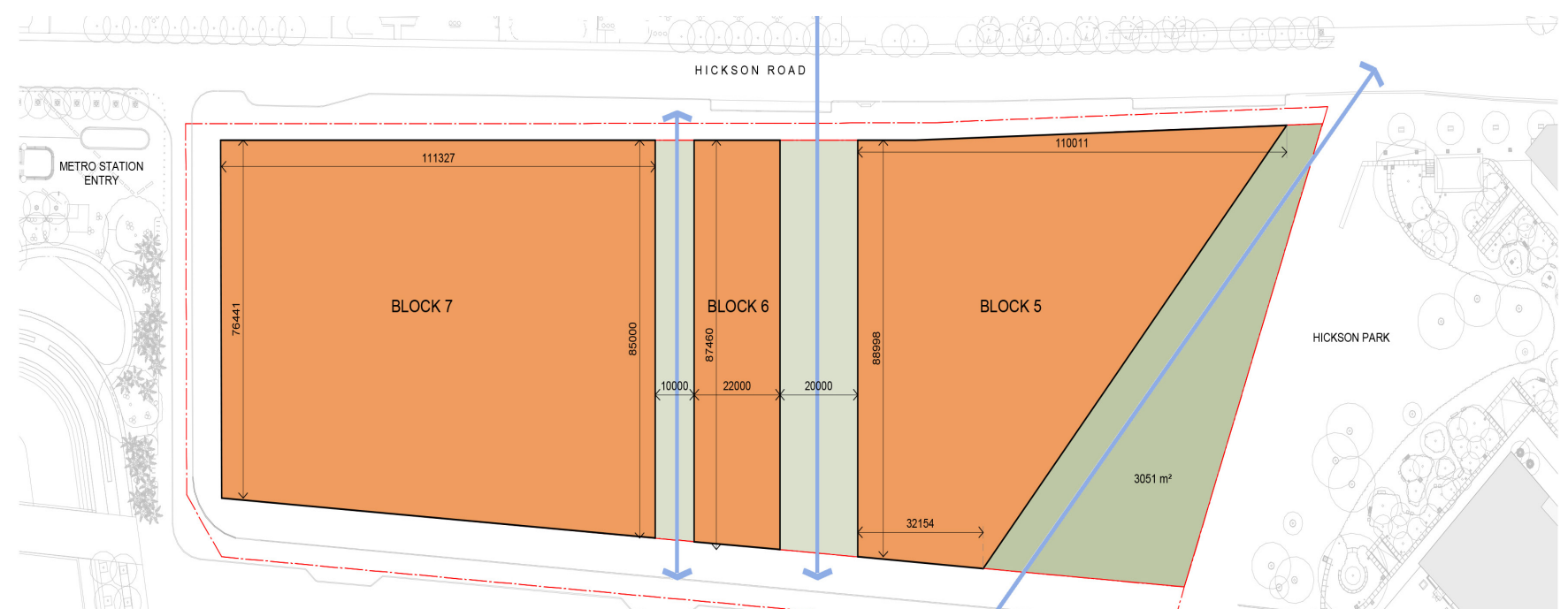


Figure 19 Approved Concept Plan (Source: SJB 2023)

Modification 9

This modification application seeks consent for modifications to the Approved Concept Plan (Barangaroo Concept Plan MP06_0162, as modified by MOD 11) in relation to Central Barangaroo, Barangaroo Reserve (Cutaway only) and Barangaroo South (Barton Street and Hickson Park only).

MOD 9 results in modification to the Approved Concept Plan for Blocks 5, 6 and 7, updates to the Instrument of Approval and Statement of Commitments, and amendments to *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* (PEHC SEPP) as it applies to Barangaroo.

Following exhibition of the project (MOD 9 - exhibited) from 12 July 2022 to 8 August 2022, MOD 9 - exhibited has been refined by the project team to MOD 9 Response to Submission concept plan (MOD 9 - RtS). Extensive engagement has occurred with the Department of Planning and Environment (DPE) and Government Architect NSW (GANSW) to review key elements of the project including scale of built form compatibility, open space and public amenity.

Overall, it introduces a more simplified development envelope at a reduced scale to the surrounding heritage context, including additional public domain offering and the deletion of the previously proposed 20 storey tower in response to submissions.

A summary of the changes is provided in [Table 4](#).

Table 4 Comparison of Changes Between the MOD 9 - exhibited design and the MOD 9 - RtS design

COMPONENT	APPROVED	EXHIBITED (MOD 9 - exhibited)	AMENDED* (MOD 9 - RtS)	CHANGE**
Overall Development Area				
Project area	22ha	22ha	22ha	None
Maximum Envelope Height				
Block 5	34	RL 44.5	RL 42.45	Reduced by RL 2.05
Block 6	29	RL 38.7	RL 35	Reduced by RL 3.7
Block 7	35	RL 73.7	RL 35	Reduced by RL 38.7
Gross floor area				
Residential	191,031m ²	190,031m ² (1,000m ² reduction)	237,031m ² (46,000m ² increase)	Increased by 47,000m ²
Tourist	76,000m ²	76,000m ²	76,000m ²	None
Retail	34,000m ²	71,800m ² (37,800m ² increase)	44,766m ² (10,766m ² increase)	Reduced by 27,034m ²
Active	5,000m ²	5,000m ²	5,000m ²	None
Community	10,000m ² 2,000m ² within development Blocks 6 and 7	Up to 19,000m ² max 2,800m ² within development Blocks 5, 6 and 7 (800m ² increase)	Up to 19,000m ² max 2,800m ² within development Blocks 5, 6 and 7 (800m ² increase)	None
GFA distribution	Block 5 - 29,688m ² Block 6 - 3,000m ² Block 7 - 15,000m ²	Flexible distribution and allocation permitted for all buildings in Blocks 6, 7 and 8 (below and above ground)	Flexible distribution and allocation permitted for all buildings in Blocks 6, 7 and 8 (below and above ground)	Control retained
Wintergardens	Not applied to Blocks 5, 6 and 7	Wintergardens to be excluded for the maximum residential and commercial GFA for Blocks 5, 6 and 7	Wintergardens to be excluded for the maximum residential and commercial GFA for Blocks 5, 6 and 7.	Control retained
Building overhangs	None	A building overhang up to 3m wide located above ground level, and/or façade articulation elements up to 650mm wide above ground level	None	Control deleted

* Amendments compared against the current Concept Approval (Approved column)

** Changes compared between the exhibited project (Exhibited column) and the amended project (Amended column)

4.3 MOD 9 - RtS Development Description

The modifications to the Approved Concept Plan require amendments to Schedules of the Instrument of Approval, including the development description and relevant conditions of consent. The Instrument of Approval was last modified as part of MOD 11 on 22 October 2020.

As a result of the amendments previously outlined, the Condition ‘A1 Development Description’ of the approved Concept Plan for Barangaroo (MP06_0162) will be modified by MOD 9 - RtS, as follows:

(1) A mixed-use development involving a maximum of ~~602,354~~ 667,686m² gross floor area (GFA), comprising:

- (a) a maximum of ~~191,031~~ 237,031 m² of residential GFA of which a maximum of 162,031 m² will be in Barangaroo South;
- (b) a maximum of 76,000 m² of GFA for tourist uses of which a maximum of 59,000 m² will be in Barangaroo South;
- (c) a maximum of ~~34,000~~ 44,766 m² of GFA for retail use of which a maximum of 30,000 m² will be in Barangaroo South;
- (d) a maximum of 5,000 m² of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
- (e) a minimum of ~~12,000~~ 14,800 m² GFA for community use.

The MOD 9 - exhibited application proposed a GFA increase of 144,355 m² for Blocks 5, 6 and 7 (above and below ground). The amended MOD 9 -RtS application reduces this by 40,355 m², resulting in a revised GFA increase of 104,000 m² (above and below ground).

Modified Concept Plan

The key elements that make up the MOD 9 -RtS design are summarised in Table 5.

Table 5 Comparison of Changes Between the MOD 9 - exhibited design and the MOD 9 - RtS design

ELEMENT	DESCRIPTION
Land Use	
Uses	Mixed-use development including retail, tourist, community, commercial and shop top housing
GFA	
Above Ground	Maximum 92,908 m ²
Below Ground	Maximum 11,092 m ²
Total	Maximum 104,000 m ² (with a maximum 75,000 m ² for residential)
Heights	
Block 5	RL 22, RL 35 and RL 42.45
Block 6	RL 35
Block 7	RL 35

Summary of Concept Plan Refinements Post Exhibition

A summary of the amendments since exhibition is provided below:

GFA Amendments

- Reduced total GFA permissible within Blocks 5, 6 and 7 from 144,355 m² to 104,000 m²,
- Reduced below ground GFA from 28,166 m² to 11,092 m², and
- Increased maximum residential component cap from 28,000 m² to 75,000 m², and
- No change to the Cutaway GFA uses of up to 24,000 m².

Development envelope Amendments

- Removal of the tower element at Block 7 at RL 73.7
- Reduced building height with the tallest element located on Block 5 at RL 2.45
- Amendments to the overall dimension and footprint of Blocks 5, 6 and 7 including new pedestrian connections open to the sky
- Deletion of building cantilever elements into public domain
- Refinements to the interface of Block 5 and Hickson Park
- Simplified building height and massing across the entire site with only three heights proposed to minimise visual impacts from Observatory Hill and Millers Point.

Open Space and Public Domain Amendments

- Increased provision of publicly accessible open space when compared to the approved Concept Plan,
- New north-south pedestrian link with a minimum width of 8m and open to the sky to facilitate visual links from Hickson Park to Nawi Cove,
- Expanded east-west pedestrian connections, known as Plaza North and Plaza South up to 20m wide and open to the sky,
- New east-west arcade between Blocks 5 and 6 with a minimum width of 6m, and
- Additional allowance for deep soil zones across the site.

Traffic and Access Amendments

- Retain Barangaroo Avenue as a one-way shared street, and
- Deletion of Barton Street as a proposed permanent street.

Statutory and Development Control Amendments

- Amendments to the SEPP mapping and provisions to align with amended building envelope GFA, building heights and land uses,
- Removal of proposed SEPP amendment to allow GFA to extend 25m into the RE1 Public Recreation zone below ground level,
- Removal of proposed SEPP amendment to allow building façades to extend by an additional 3m above ground and the 650mm façade articulation zone,
- Amended Design Excellence Strategy to be largely consistent with PEHC SEPP, and
- Amended Urban Design Guidelines to reflect amended building envelope outcomes.

Axonomic diagrams show the designs for the Approved Concept Plan , MOD 9 - exhibited and MOD9 - RtS designs in Figure 20, Figure 21 and Figure 22.

A plan and elevation of the Approved Concept Plan for Central Barangaroo is shown in comparison to the proposed MOD 9 - RtS in Figure 30, Figure 26, Figure 27, Figure 28, and Figure 29.

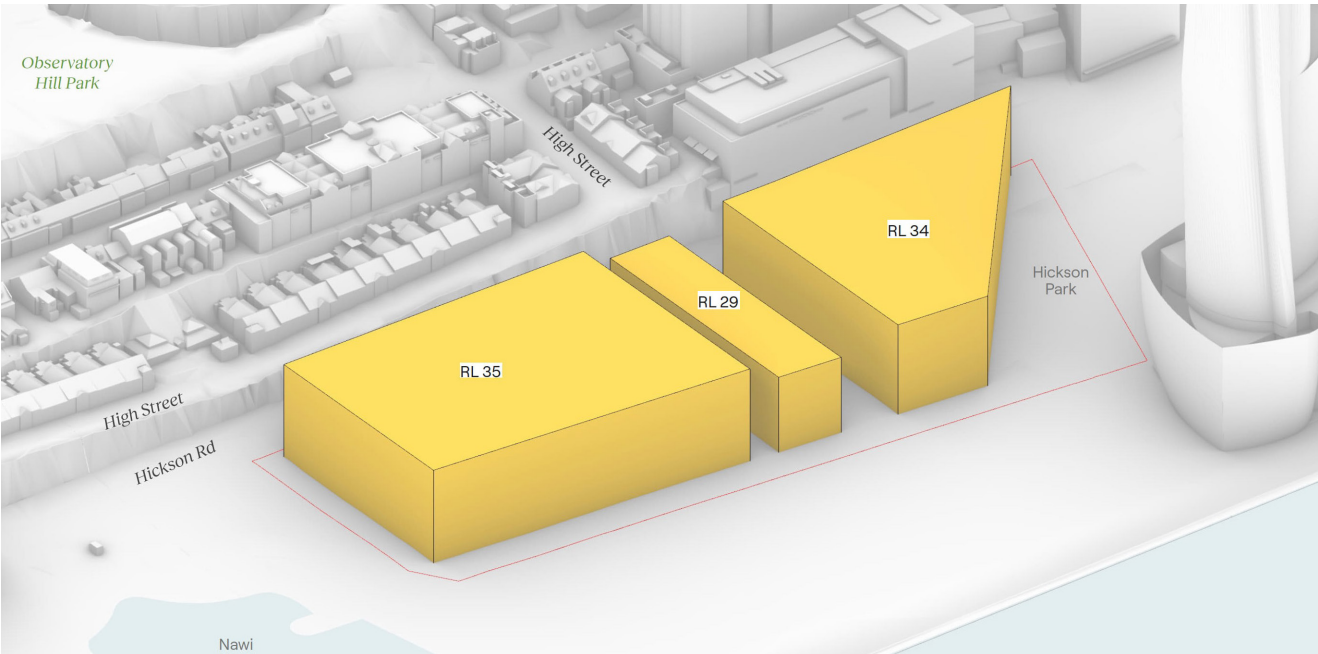


Figure 20 Axonometric of the Approved Concept Plan (Source: SJB diagrams September 2023)

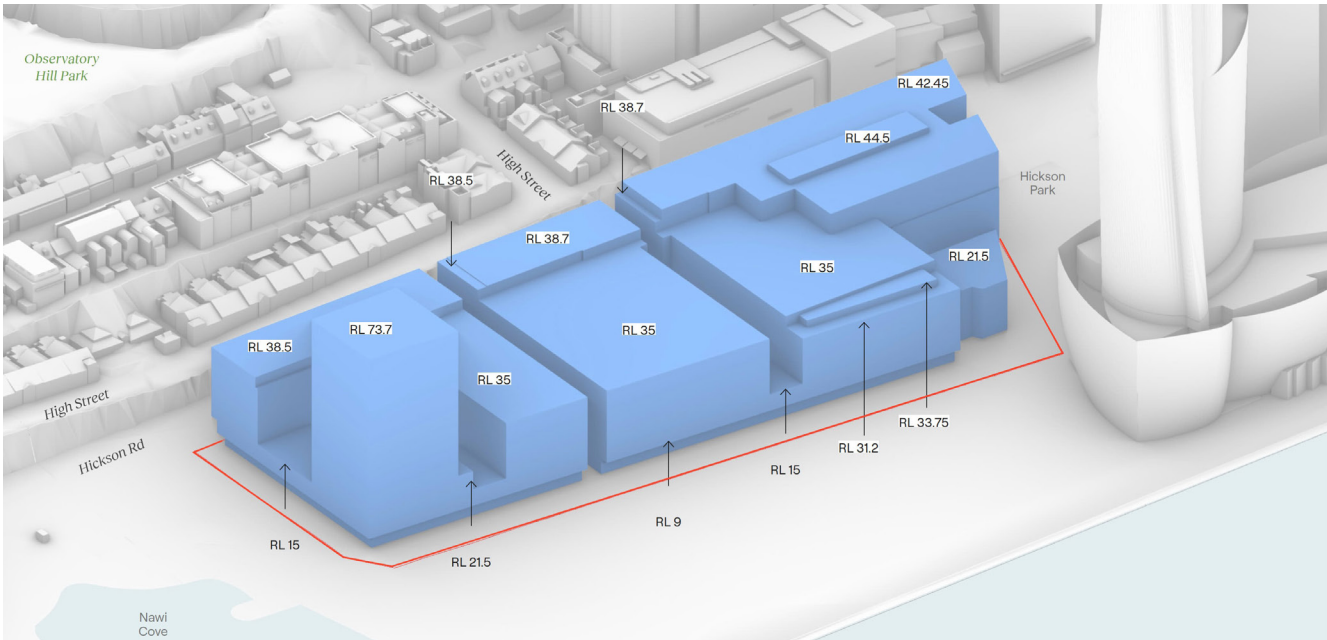


Figure 21 Axonometric of MOD 9 - exhibited (Source: SJB diagrams September 2023)

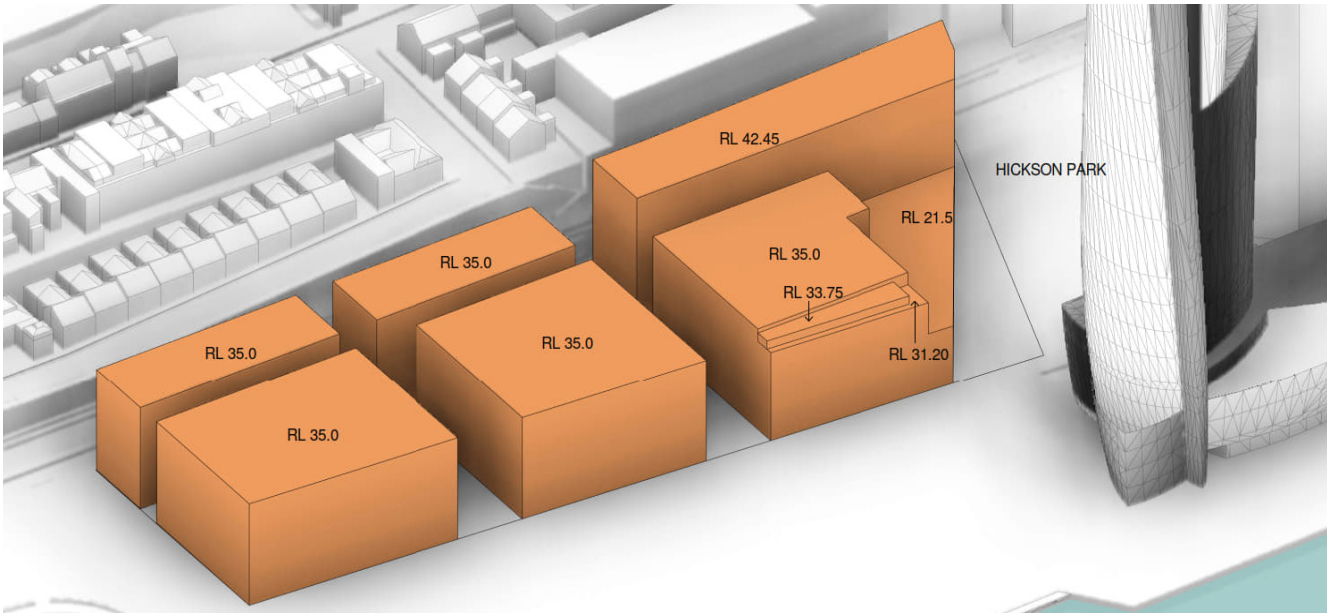


Figure 22 Axonometric of MOD 9 - RtS (Source: SJB diagrams October 2023)

4.3.1 Urban Design Principles for MOD 9 - RtS

In envisioning the last phase of Barangaroo's renewal, the urban design principles for Central Barangaroo respond to, and build upon, the planning, design and development guidance provided in SOM's Master Plan Framework. The urban design principles provided by SJB for MOD 9 - RtS for Central Barangaroo propose to:

- Deliver an innovative, creative, and dynamic waterfront destination that is permeable and connected within the precinct and connected with the city
- Ensure the delivery of design excellence in the planning and built form of the precinct, creating a diverse community of architectural expression within an overall coherent urban structure
- Deliver diversity of products and uses integrating commercial, residential, retail, community, civic, cultural, hospitality and entertainment activities which contribute to a vibrant and active identity
- Create and deliver a public domain that is distinct, unique, and innovative and allows for range of passive and active outdoor spaces and uses that together create a new iconic visitor attraction, consistent with the Infrastructure NSW's Activation Framework
- Deliver a balance of financial return and public benefit and amenity across the precinct
- Deliver a culturally distinctive, locally relevant, and internationally appealing canvas for appropriate facilities, experiences and public art
- Ensure high levels of public attraction, operational serviceability, amenity, and security across the precinct and during staging
- Extend the principles and networks of the climate-positive promise in line with the current world's best practice to deliver a whole of Barangaroo outcome and create projects that respond visibly to the sustainable needs of people and the planet

Place Principles

The SJB Place Principles are as follows:

Place Principles build on the extensive body of work already completed for Central Barangaroo. The scope and potential of the place is clearly understood and appreciated by the city and its community.

The desire to harness the site's potential requires bravery in the approach to design, development and place-making. We must extend our ambitions beyond the built outcome in order to achieve the 'alchemy' (i.e. world's best) of design and city-making. This requires subtle and nuanced approaches to the every-day understanding of the site and the city.

Outlined on the following pages are the place principles that sit at the heart of the master plan for Central Barangaroo.

Distinctly Sydney

- *Embodying the beauty of the city and its harbour setting, without the need or desire to over-power and dominate*
- *Creating a sense of 'the local', that's familiar and comfortable - avoiding a sense of exclusivity and elitism*
- *Forming a new neighbourhood that relates to the grain and texture of Millers Point, with the global reach of Barangaroo and the Harbour City.*

Connecting communities

- *Seamlessly integrated streets and spaces that open views and vistas to the harbour*
- *Bringing nodes and modes together into a cityscape that caters to everyone, but frames the experience around the pedestrian*
- *Opening-up the western edge of the city from The Rocks and Millers Point to the harbour and Headland Parks.*

Embedding Country

- *Design seeking place within Gadigal and Dharawal knowledge systems that considers ongoing engagement and cultural research*
- *Maximising landscaping opportunities to support high amenity on site by integrating micro climate and considering all ecologies at different scales*
- *Storytelling that honours the site's past and connects with the water story, sky story and the eons held name Gomora - place of light*

Engage with nature

- *Dynamic spaces and streets catering to the diurnal rhythm of the city, shifting seasons and phases of the harbour's life*
- *Deep soil at the edges, providing cool canopies that protect pedestrians and manage privacy*
- *Seamless integration to the Harbour Park, drawing nature into the heart of the precinct through intimate landscaping*
- *Bringing nature in and up buildings, utilising edges, balconies and roof planes*
- *Sun and air into the open streets, using the proportions of these spaces to manage weather, shade and comfort levels.*

Holding the edges

- *Provide strong edges to Harbour Park, Hickson Park, Hickson Road and Nawi Cove, which are public, active and dynamic. These are the 'front door' of the place*
- *The interface at ground will determine the relationship with the place. The public-ness of this experience will influence its role in the city*
- *Consider where people wish to move, dwell, sit and enjoy the spaces in and around the site. Slow and fast spaces, controlled through changes in street and space aperture, placement of seating, landscaping and way finding*
- *Provide clear thresholds between the edges and the internal experience - consciously designed by experienced in the subconscious.*

Beauty and delight

- *Beauty is in the 'eye of the beholder', and should be sought through individual moments, rather than a monumental gesture*
- *Each building can offer unlimited and varied outcomes, but should sit comfortably within the fabric of the city - there's no need to yell or shout from every façade*
- *The beauty of the site and its setting provide the ideal backdrop for framed and reflected views of the park, harbour and city setting*
- *Honest and tactile materials, embraced and crafted with care into a place that offers variation and texture, but reads in a coherent way for those that visit*
- *Being playful is always a good thing, but everyone needs to be in on the game. Be inclusive and engaging throughout.*

Future focused

- *The sustainability of the precinct should be the legacy of Barangaroo, and surpass the ambitions of the City*
- *Targets should be set within the context of global best practice, this is the expectation*
- *Locally, the focus will be on livability, community well-being, health and amenity - this is the same, whether you're a resident, tenant or visitor*
- *Record, Report and Refine over time - progress requires movement in a positive direction, and not a static response*
- *Barton Street as a key vehicular connection between Barangaroo Avenue and Hickson Road.*

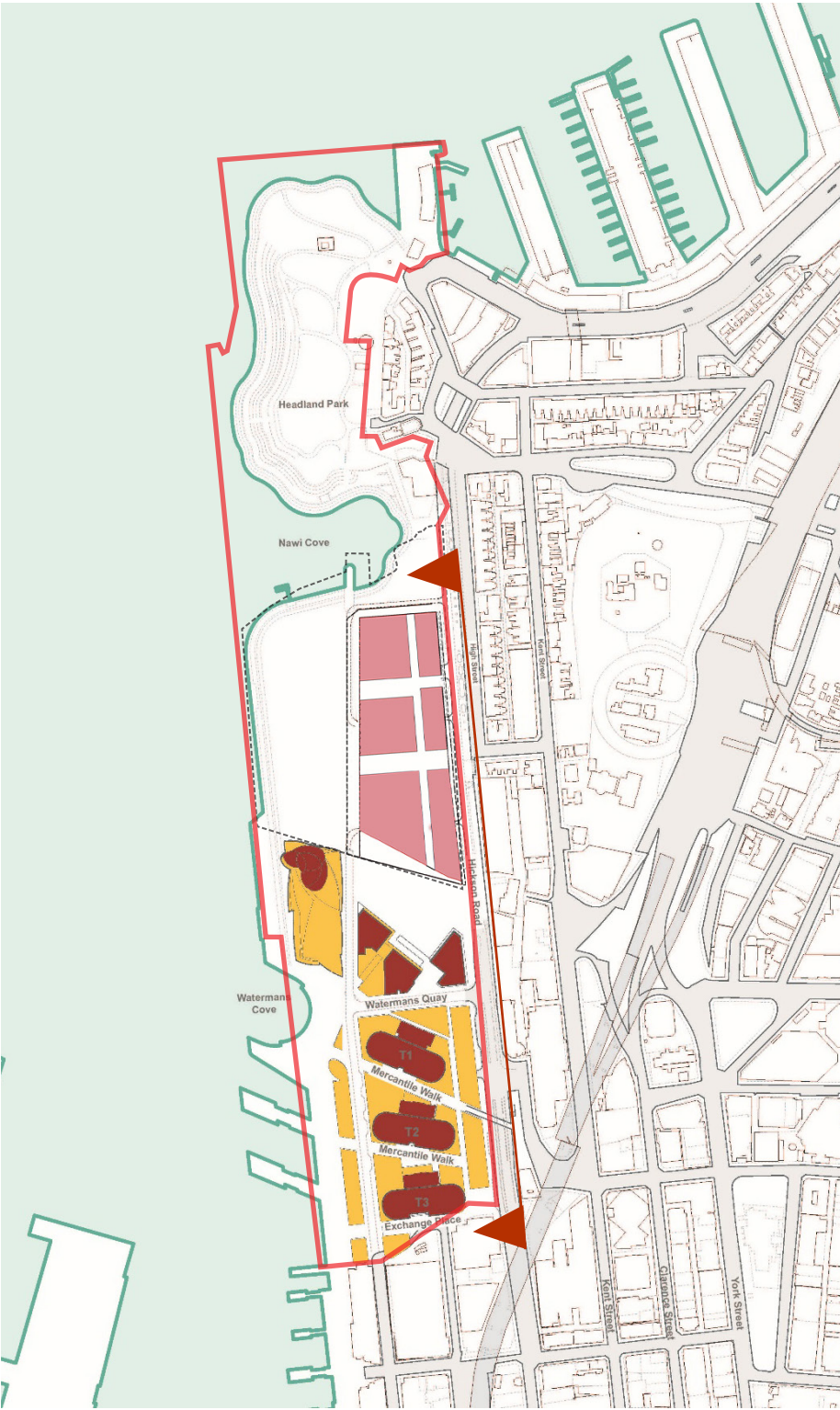


Figure 23 Plan showing MOD 9 - RtS within Central Barangaroo (Source: AECOM modified HASSELL diagram (November 2020))

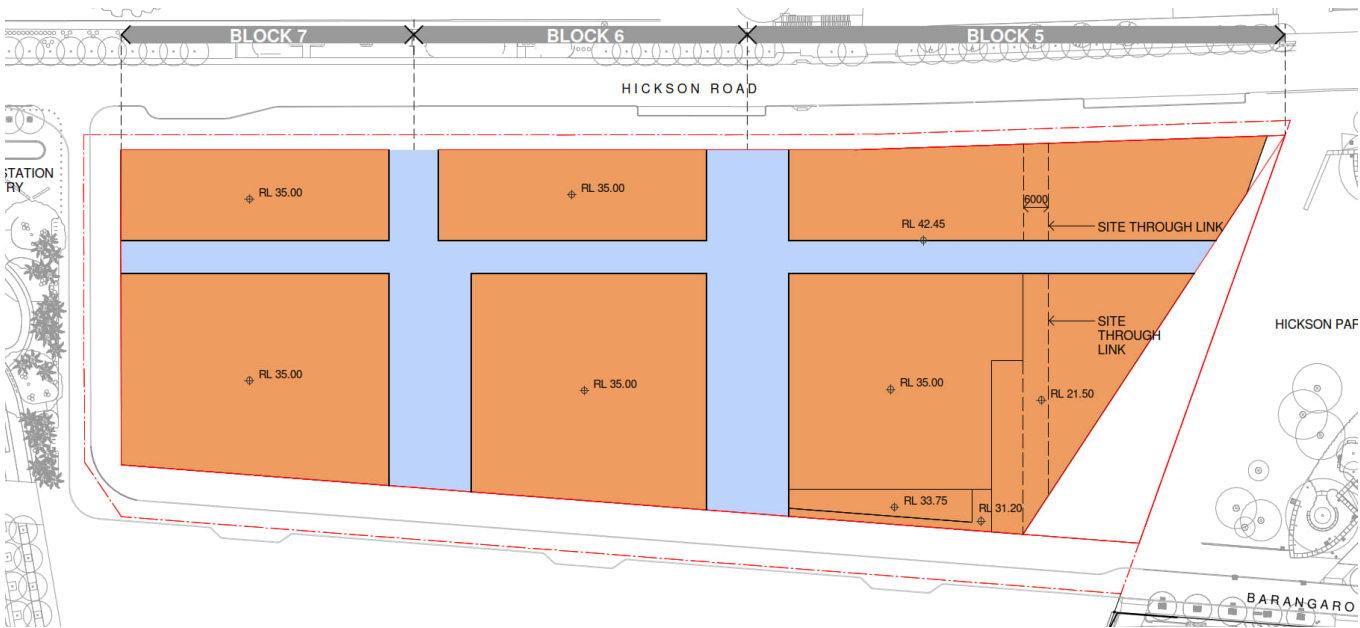


Figure 24 Plan diagram of MOD 9 -RtS with building heights (Source: SJB diagrams (October 2023))

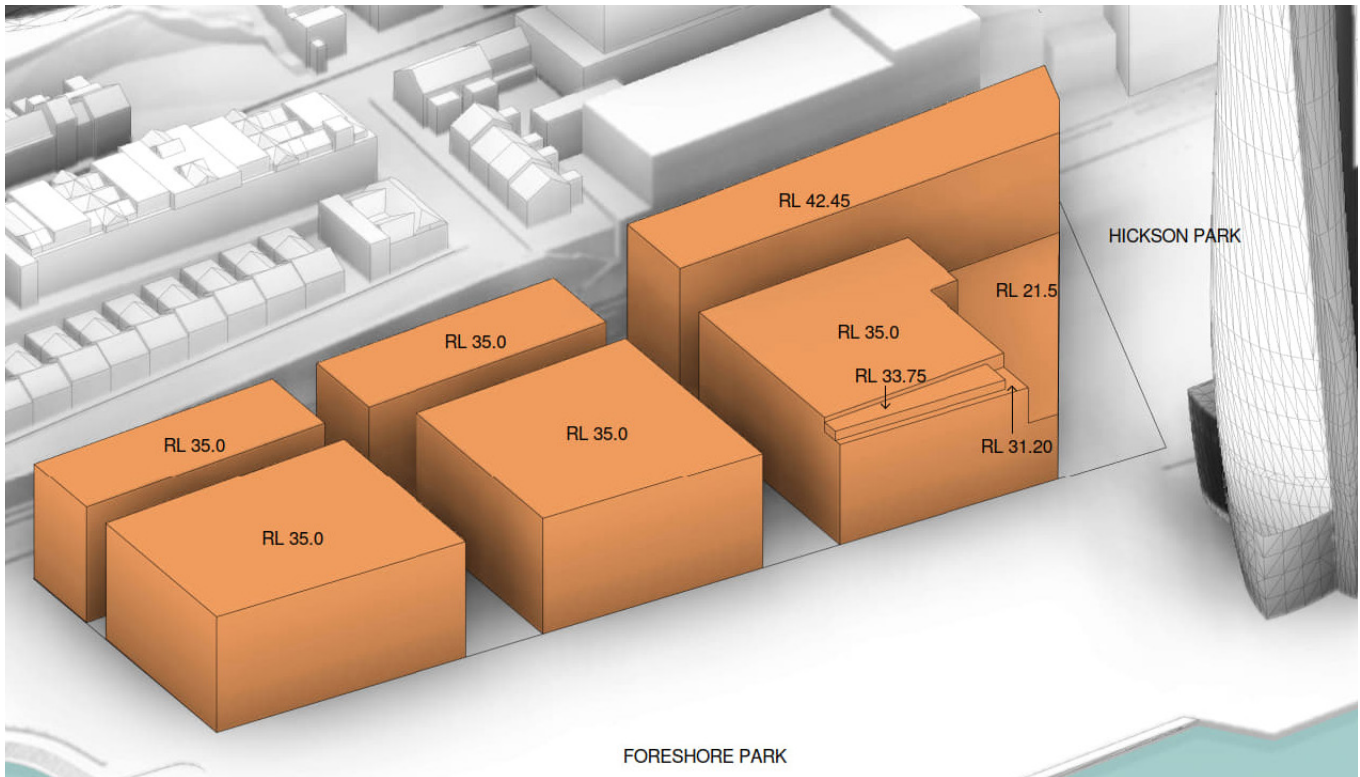


Figure 25 Axonometric diagram of MOD 9 with building heights (Source: SJB diagrams (October 2023))

LEGEND

 Approved Concept Plan development envelope

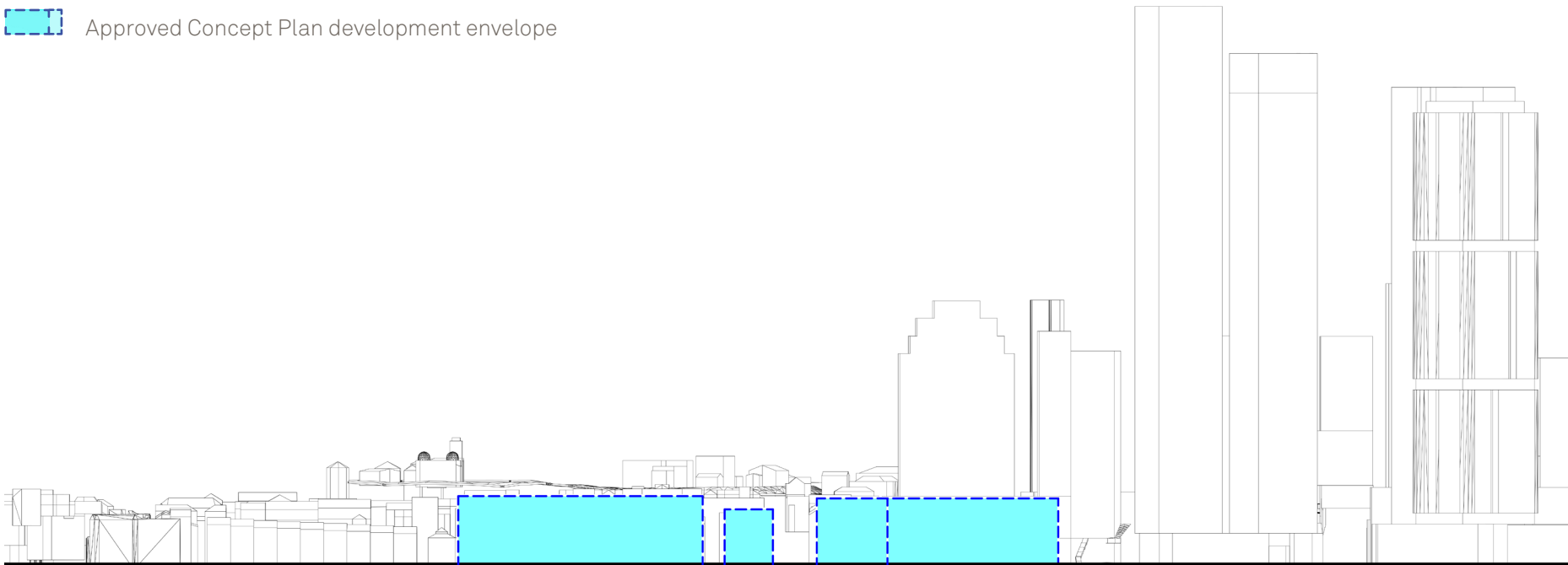


Figure 26 Elevation Looking East - Approved Concept Plan (Source: Modified from SJB diagrams (July 2023))

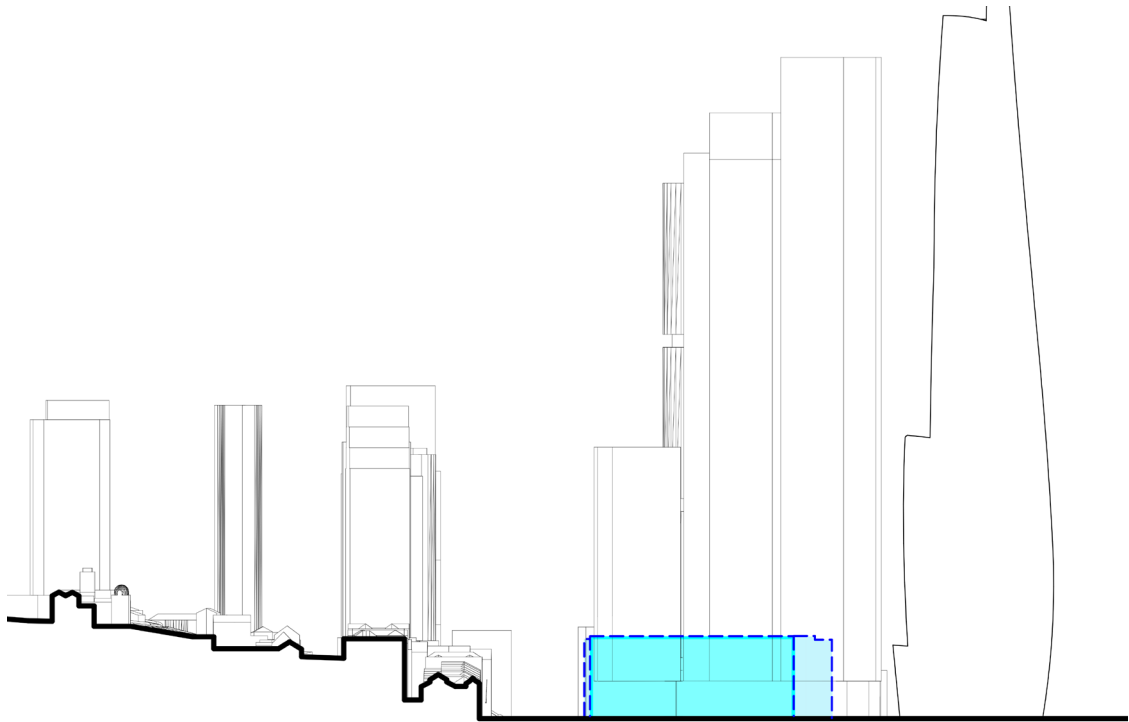


Figure 27 Sectional Elevation Looking South - Approved Concept Plan (Source: Modified from SJB diagrams (July 2023))

LEGEND
MOD 9 -RtS development envelope

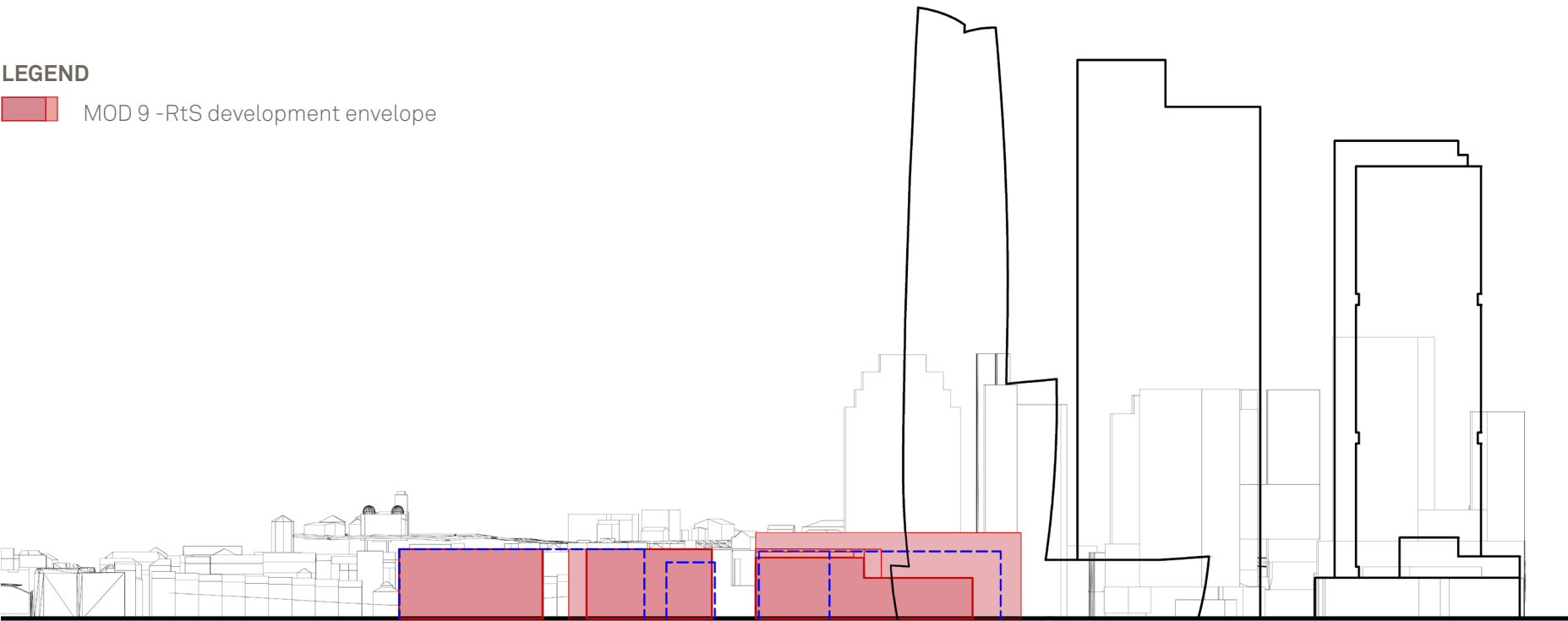


Figure 28 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams October 2023)

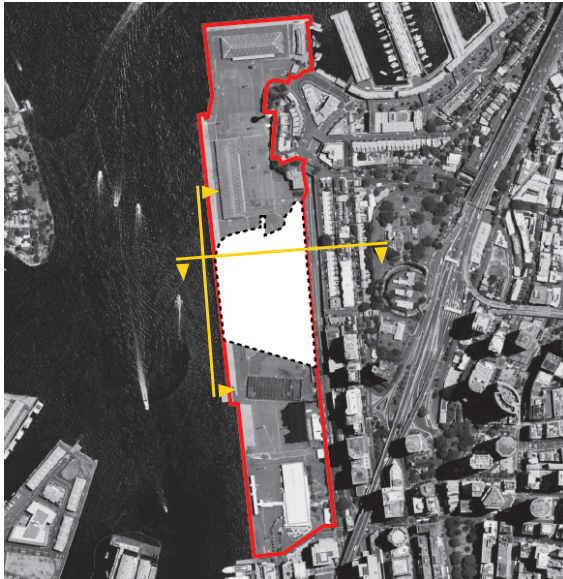


Figure 30 Location of elevation and sectional elevation

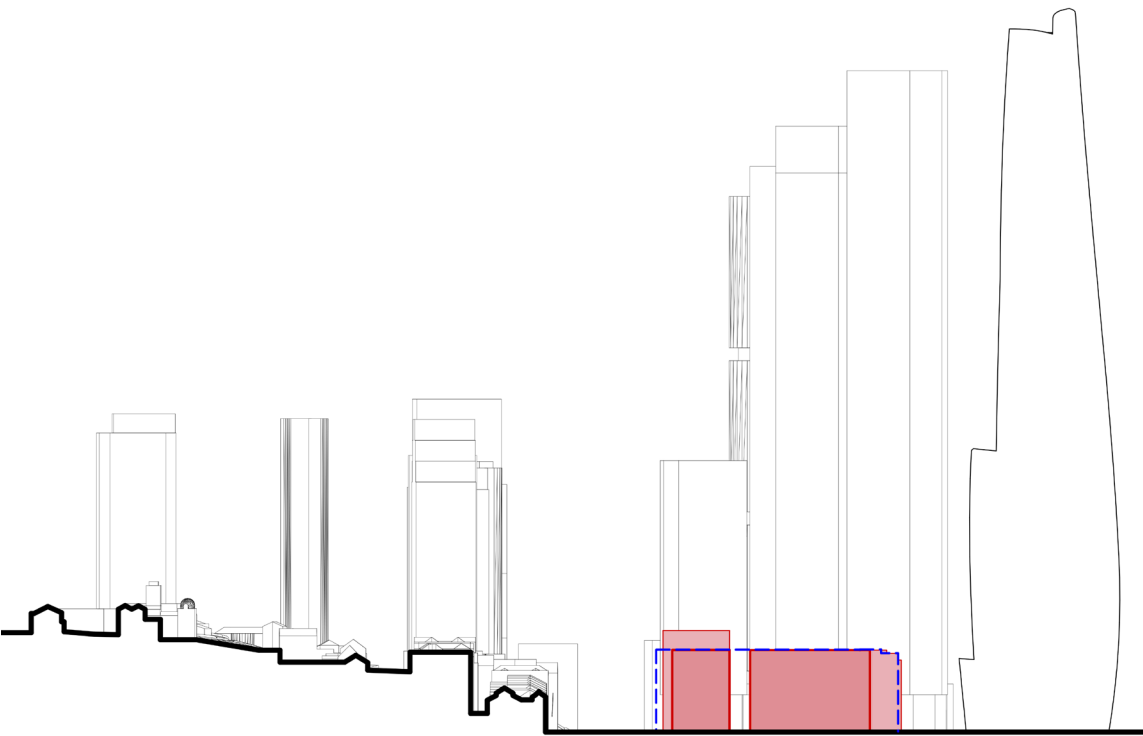


Figure 29 Sectional Elevation Looking South - MOD 9 - RtS (Source: Modified from SJB diagrams October 2023)



View from Nawi Cove Pier looking north towards Barangaroo Reserve

5.0 Methodology

5.1 Observer Locations

Figure 31 identifies the observer locations chosen for this report. A rationale for the choice of each observer location is provided in Section 5.1.1 and at the beginning of the assessment for each location.

The first 32 observer locations were selected to assess the impact on views in the first iteration of the assessment. Additional observer locations were added to assess MOD 9 - RtS in response to comments made in the submissions, as discussed in Appendix B.

Original Observer Locations:

- 01: Sydney Observatory Hill Park
- 02: Sydney Observatory
- 03: High Street (South)
- 04: Munn Reserve
- 05: Clyne Reserve
- 06: Barangaroo Reserve - Wulugul Walk
- 07: Barangaroo Reserve - Stargazer Lawn
- 08: Hickson Road
- 09: Gas Lane
- 10: Ballaarat Park
- 11: Pirrama Park
- 12: Balmain East -Illoura Reserve
- 13: Balls Head Reserve
- 14: Blues Point
- 15: Sydney Harbour Bridge
- 16: ‘Langham Hotel’ - Level 03
- 17: Highgate Residential Tower - Level 15
- 18: Highgate Residential Tower - Level 25
- 19: The Georgia Residential Tower - Level 15
- 20: The Georgia Residential Tower - Level 25
- 21: Stamford Marque Residential Tower - Level 15
- 22: Stamford Marque Residential Tower - Level 25
- 23: Stamford on Kent Residential Tower - Level 15
- 24: Stamford on Kent Residential Tower - Level 25

- 25: 189 Kent Street Apartments – Level 15
- 26: One Sydney Harbour Residential Tower – Level 9
- 27: Crown Sydney Hotel – Level 13
- 28: Crown Sydney Residential Apartments – Level 34
- 29: Shelley Street (from King Street Bridge)
- 30: Lime Street
- 31: Darling Harbour (Pymont Bridge)
- 32: Darling Harbour - Australian National Maritime Museum

Additional Observer Locations in response to submissions

- 33: Sydney Observatory Hill Park - South Path
- 34: Sydney Observatory - South West
- 35: National Trust Car Park
- 36: High Street – North
- 37: High Street – South
- 38: Hickson Road - Corner of Watermans Quay
- 39: James Watkinson Reserve
- 40: Giba Park
- 41: Corner of Grafton Street and Grafton Lane



Figure 31 Map of Observer Locations (source: AECOM modified Google Map)

5.1.1 Rationale for Choice of Observer Locations

5.1.1.1 Director General's Requirements

The Director General's Requirements included the need to assess the following locations: Hickson Road, Kent Street, Shelley Street, Lime Street, Gas Lane, High Street, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Observatory, Sydney Observatory Hill Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballarat Park Darling Island and Jones Bay Wharf Pyrmont.

All of the above were adopted as observer locations except for Jones Bay Wharf Pyrmont which was replaced with the nearby Pirrama Park given the significantly larger number of recreational users of this space and similar vantage point location.

5.1.1.2 Barangaroo South Precinct

Approved developments within Barangaroo South Precinct (the Crown Casino Hotel and Resort and One Sydney Harbour) either already enjoy or would enjoy (once fully constructed) sweeping harbour views. Central Barangaroo lies adjacent to these developments and would comprise a good portion of the foreground of views to the north. Views (particularly to the Sydney Harbour Bridge) were assessed from these locations. The preservation of views from these developments to the Sydney Harbour Bridge and Sydney Opera House was agreed stemming from the court case *Crown Sydney Property v Barangaroo Delivery INSW*; Lendlease (Millers Point) v Barangaroo Delivery INSW [2018] NSWSC 1931.

5.1.1.3 Goat Island

Goat Island was not included because it is now part of Sydney Harbour National Park and is not readily accessible to the public other than by means of formal guided tours or special events. Additionally, given the location of the island north, north-west of Barangaroo, views to Central Barangaroo are partially obscured due to screening by Barangaroo Reserve. Further, between the views assessed from Illoura Reserve and Balls Head Reserve, the view from this location can be reasonably inferred.

5.1.1.4 More Distant Locations

The following more distant observer locations were considered but not included for the following reasons:

- Gladesville Bridge: MOD 9 - RtS would be seen as a relatively minor addition within the context of the Approved Concept Plan, and too distant for the scale of project.
- North Sydney CBD, the view is:
 - across the short face of the development,
 - obtained from office premises where the focus of building occupants would be trained on their work tasks rather than the landscape,
 - distant, and
 - seen against the backdrop of the Barangaroo South development.
- Sydney Opera House forecourt, the view is seen:
 - within the context of the Approved Concept Plan and the CBD backdrop,
 - as a small component of an extensive and complex panoramic harbour view, and
 - from Sydney Harbour Bridge is broadly representative.
- Cremorne Point: The view is:
 - seen within the context of the Approved Concept Plan and the CBD backdrop,
 - seen as a small component of an extensive and complex panoramic harbour view, and
 - too distant.
- Watsons Bay: The view is:
 - seen within context of the Approved Concept Plan and the CBD backdrop, and
 - too distant for the scale of the project.

5.1.1.5 Response to Submissions

In response to submissions, additional observer locations have been included for assessment these include:

- Additional views from the south Side of Observatory Hill
- Views from heritage items
- Additional views from the west at the extent of the view catchment

A full response to submissions can be found in [Appendix B](#).

5.1.1.6 New link bridge to Millers Point

A pedestrian bridge connecting MOD 9 - RtS to Millers Point has been conceptualised as part of a future application but is not part of this application and therefore has not been assessed. A high level discussion surrounding the visual context of this element has been provided in the Response to Submissions ([Appendix B](#)).

5.2 Views and Visualisations

5.2.1 Existing View

For the purposes of this assessment, the 'existing' view shows the view before any development of Central Barangaroo, as seen from each observer location. The existing view comprises the view available at the time of photographing each observer location (refer [Section 5.6.1](#)).

Where the observer location was located at a privately owned or inaccessible position (e.g. from an approved development not yet constructed), a theoretical existing view was digitally generated (refer [Section 5.6.2](#)).

5.2.2 Approved Concept Plan Visualisation

This is the view against which the MOD 9 - RtS development envelope is assessed and comprises the existing view as seen from each location with the addition of the Approved Concept Plan development envelope (shown in purple) for Central Barangaroo. Figures for the Approved Concept Plan illustrate vertical exaggerations accurately rather than showing a 'flattened' impression of buildings.

5.2.3 MOD 9 - exhibited Visualisation

This view has been included for reference and to illustrate the changes in response to submissions to this iteration of the design. This visualisation comprises the existing view overlaid with the MOD 9 - exhibited development envelope (shown in purple).

5.2.4 MOD 9 - RtS Visualisation

This is the proposed view to be assessed against the Approved Concept Plan and comprises the existing view as seen from each location overlaid with the MOD 9 - RtS development envelope (shown in purple) for Central Barangaroo.

5.3 Assessment Criteria

In response to the DGR’s the following criteria have been defined to assist in understanding the nature of the view and observer types for each observer location. These criteria provide a basis for understanding the nature of proposed change and determining the extent of any visual impact that may occur as a result of MOD 9 - RtS.

5.3.1 General Criteria

The following general assessment criteria stems from criteria for visual impact assessment taken from the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, UK, 2013):

- Distance to view
- Observer type (e.g. tourist, other recreational user, resident)
- Number of observers
- Duration of observation
- Visibility of Central Barangaroo within the view (i.e. the visual prominence of Central Barangaroo within the view)
- Visual absorption capacity (defined as: the landscapes ability to absorb physical changes without transformation of its visual character and quality).

5.3.2 View Sharing Criteria

This criteria stems from NSW Land and Environment Court cases where planning principles have been established with regard to view sharing. It also takes guidance from the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. The notion of view sharing is invoked when a private property or an area of the public domain enjoys an existing view (refer [Section 5.2](#)) and a proposed development would share that view by taking some of it away for its own enjoyment. The planning principles:

- consider the acceptability of the impact of the proposed development on the views enjoyed from private property in the vicinity of a proposed development (Tenacity Consulting v Warringah, 2004. NSWLEC 140), and
- consider the acceptability of the impact of private developments on views from the public domain in the vicinity of the proposed development (Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor, 2013. NSWLEC 1046).

5.3.2.1 Views from Private Property

For view sharing associated with views from private property, a four-step assessment process (Tenacity Consulting v Warringah, 2004. NSWLEC 140) is considered as part of the overall assessment criteria to decide whether the proposed view sharing is reasonable, as follows:

1. Assessment of the view to be affected. Water views are valued more highly than land views. Iconic views, e.g. the Sydney Harbour Bridge and Sydney Opera House are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible, is more valuable than one in which it is obscured.
2. Consider from what part of the property the views are obtained: For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. Sitting views are more difficult to protect than standing views.
3. Assess the extent of the impact: For example, the impact on views from living areas and kitchens would typically be more significant than from bedrooms or service areas.
4. Assess the reasonableness of the proposal: A development that complies with all planning controls would be considered more reasonable than one that breaches them.

Visual impact assessments on residential properties are considered for three situations, as follows:

- Residential towers on Kent Street: computer generated perspective views have been created from Level 15 (RL 59) and Level 25 (RL 90) for the Highgate, The Georgia, Stamford Marque, and Stamford on Kent apartment buildings. These RLs have been drawn from those used for the View and Visual Impact Assessment prepared for the Approved Concept Plan to provide consistency. View locations from each building are located towards the northern end of the building as it reflects the direction of view. An additional viewpoint was created to consider the view seen from the proposed 189 Kent Street Apartments, which have approval but have not been constructed yet. A comparison is then undertaken between the extent of view available between the Approved Concept Plan and MOD 9 - RtS.
- Residential terrace properties on High Street and Kent Street: for residential terrace properties on High Street and Kent Street, typical sections are used to illustrate and assess view impacts for these residential properties. It was found that views from terrace housing on High Street would be lost on construction of the Approved Concept Plan. This location was therefore not assessed in previous iterations of this report, however, in response to submissions outlining the importance of this location considering its heritage listings, new observer locations have been added to assess any potential impact.
- Langham Hotel: A view from the Langham Hotel on Kent Street is taken from a central location on the upper (3rd) floor to illustrate and assess view impacts on hotel patrons.

5.3.2.2 Views from the Public Domain

For view sharing associated with the public domain, a two-part process (Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor, 2013. NSWLEC 1046) is considered as part of the assessment. Relevant sections of the process are as follows:

1. Identification Stage

Identify the nature and scope of existing views (refer [Section 5.2](#)) from the public domain. Issues that may be considered include:

- existing view
- nature and extent of view
- compositional elements
- curtilages of important elements
- observer location: Identify locations within the public domain from which the view will be potentially interrupted /obstructed
- extent of obstruction: Identify the extent of the obstruction at each relevant location, including from a seated position,Intensity of use: Identify the intensity of public use at these locations
- documented importance: Identify whether or not there is any document that identifies the importance of the view to be assessed, e.g. by international, national, state or local heritage recognition.

2. Analysis of Impacts

Issues that may be considered include:

- Document weighting: Assess the weighting that should be applied to an objective/aim for the maintenance, protection and/or enhancement of public domain views. The weight given will depend on the status of the document containing it and the terms in which it is expressed, e.g. ‘preservation’ of views as opposed to ‘minimisation of impacts’.
- Quantitative evaluation: Undertake a quantitative evaluation of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed. Assess whether the remaining view would still be sufficient to understand and appreciate the nature of and attractiveness of significant elements of the current view.
- Qualitative evaluation: Undertake a qualitative evaluation of the remaining view. Set out the factors taken into account and weight attached to them. A high value is placed on physical features such as land/water interfaces, iconic views and views that are unobstructed. Other factors for consideration include:
 - Is any significance attached to the view likely to be altered?
 - If so, who or what organisation has attributed that significance and why have they done so?

- Is the present view regarded as desirable and would the change make it less so, and why?
- Should any change to whether the view is a static or dynamic one be regarded as negative or positive and why?
- If the present view attracts the public to specific locations, why and how will that attraction be impacted?
- Is any present obstruction of the view so extensive as to render the preservation of the existing view merely tokenistic?
- However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation?
- If the change to the view is its alteration by the insertion of new element(s), how does that alter the nature of the present view?
- A rating of High, Moderate, Low or Not Applicable is applied to each of the above criteria, in conjunction with a brief commentary where required.
- View sharing principles apply to a select range of the observer locations assessed, i.e. to those locations where a substantial view to, or through the proposed development may occur from the public domain, private residences (predominantly terraces houses), and from Langham Hotel. This broadly encompasses views from the Millers Point Conservation Area, and from harbour headland locations to the west. Those observer locations that do not have view sharing principles applied do not have important elements of the view interrupted.

5.4 Assessment of Visual Impacts

An assessment of visual effects deals with the effects of change on the views available to people and their visual amenity. It assesses how the surroundings of individuals or groups of people (observer/s) may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements.

Visual impact assessment relies on linking judgements about the sensitivity of the viewpoint (considering the visual observers they represent) and the magnitude of the effects to arrive at conclusions about the significance of impact. These judgements take into consideration both the findings of the above general and view sharing assessment criteria (refer Section 5.3), and the ‘sensitivity’ and ‘magnitude’ criteria addressed below.

5.4.1 Sensitivity and Magnitude

The visual impact assessment grading matrix (refer Table 6) combines the sensitivity of the viewpoint to the proposed change in the view to Central Barangaroo, and the magnitude of the change arising from the difference between the Approved Concept Plan and the MOD 9 - RtS design, to provide an impact rating ranging between High and Negligible.

Table 6 Visual impact assessment grading matrix

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

5.4.1.1 Sensitivity

The sensitivity of an observer location considers the visual receptors who would see the view from that location and comprises the components outlined below.

Susceptibility of visual receptors to change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the activity of people experiencing the view and the extent to which their attention or interest may therefore be focused on the view.

Visual receptors most susceptible to change generally comprise: residents who are likely to occupy these locations for long periods of time; people engaged in passive outdoor recreational activities such as walking, or sitting and enjoying the view; visitors to attractions where the surroundings are part of the experience; and communities where the landscape setting is an important contributor to the amenity of their environment.

Visual receptors with a moderate susceptibility to change generally comprise travellers on road, rail and other forms of transport. Where travel involves recognised scenic routes awareness of views may be particularly high.

Visual receptors with less sensitivity to change include people engaged in outdoor sport which does not involve or depend on appreciation of views of the landscape, and people at their place of work where attention is focused on their activity and the setting is less important to their experience.

Value attached to views

This assessment considers:

- the recognition of the value attached to particular views, either in relation to heritage assets or through planning designations, planning policy or other existing planning or urban design studies;
- indications of the value attached to views, either through inclusion in guidebooks or on tourist maps, provision of facilities for their enjoyment such as sign boards and interpretive material; and
- references to them in literature or art.

These components are combined to produce a sensitivity assessment that ranges from High to Negligible.

5.4.1.2 Magnitude

The magnitude of visual impacts comprises the components outlined below.

Size or scale of the change

This assessment takes account of the scale of change in the view with respect to: the loss or addition of features in the view; the degree of contrast or integration of any new features or changes and characteristics in terms of form, scale and mass, line, height, colour and texture; and the nature of the view of the proposal and whether views will be full, partial or glimpses.

Geographical extent of impacts

The geographical extent of a visual impact will vary with different viewpoints and is likely to reflect the horizontal angle of the view, the distance of the viewpoint, and the extent of the area over which changes would be visible.

Duration and reversibility of the impacts

Duration is judged on a scale of short term (zero to five years), medium term (five to ten years) and long term (more than ten years). Reversibility comprises a professional judgement about the prospects of the impact being reversed, e.g. a solar farm could be considered to have good potential to return to farmland, whereas for example, residential development would be considered long term.

For the purposes of this assessment, it has been assumed that the duration of MOD 9 - RtS is long term. This factor has therefore not specifically been addressed for each observer location.

These components are combined to produce a magnitude of visual impact assessment that ranges from High to Negligible.

5.4.1.3 Overall Significance of Visual Impacts

Once the sensitivity of the observer to visual change and the magnitude of changes in the content and character of views have been determined, a matrix is used to determine an overall rating of the level of significance of the impact, described as being Negligible, Low, Moderate to Low, Moderate, High to Moderate, or High, as set out in [Table 6](#).

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

A high level assessment is undertaken for each observer location that compares the existing view with views resulting from the Approved Concept Plan, MOD 9 - exhibited and MOD 9 - RtS. Assessment has been undertaken using a close approximation of the human eye.

A series of images were taken with a 28mm lens on a 35mm format sensor. These images are stitched together to create a panoramic image that matches the 460 angle of view specified in the DGRs, whilst removing parallax and rectilinear distortion. This provides the most accurate recreation of what a bi-focal human eye can see from any particular observer location. Observer locations have been selected to cover long range, medium range and short range positions.

5.6 Preparation of existing views

5.6.1 Publicly accessible observer locations

For observer locations accessible to the public, a panorama was prepared to illustrate the ‘existing’ before view.

5.6.1.1 On ground photography

A series of photographs were captured at each location over a two day period commencing on the 12th July 2023 using a Nikon D810 digital camera with a Nikon 28mm AF-S lens. The camera has a full frame sensor equal in size to that of 35mm film and therefore there is no crop factor to be considered. The lens was selected for its excellent image quality and low levels of distortion.

The camera was mounted on a level tripod using an RRS panoramic head. This allows the camera to be rotated around the nodal point of the lens, removing any parallax error from the photography. A series of Images were then captured from left to right in 30° increments, until a minimum of 150° had been recorded.

Camera positions were recorded using a Trimble DA2 w/ TDC-600 with Terraflex (GPS). This equipment allows an RTK precision of +/- 10mm H/15mm V. The coordinate system used was MGA56.

From some photographed locations the surrounding landform, trees or buildings made the GPS recording less accurate due to the inability to triangulate its position using satellites. Where it was not possible to use the GPS to accurately locate the camera position, the camera position was located using nearby items visible in aerial photography and the final position cross checked using the 3D city model as described in [Section 5.7.2](#).

5.6.1.2 Creation of panoramas

Photographs captured on site were post processed to remove any elements of lens distortion and stitched together using specialised panoramic software. Each photograph was tied to its adjacent image using relative tie points to create an accurate panorama. A minimum of 10 control points were used to ensure a high level of accuracy with average control point divergence measured at <1 pixel. Refer [Appendix A](#) for alignment images and surveyor qualifications.

Panoramic photographs are then generated with a horizontal Field of View of 124° and a vertical Field of View of 55° using a true rectilinear projection to accurately simulate a camera lens with a Field of View (FoV) equal to 124°.

5.6.2 Non-publicly accessible observer locations

Some observer locations were not accessible to create a before view using on ground photography. These locations were either on private land or were approved but not constructed. For these locations the existing view was created by Arterra Interactive Pty Ltd using a city model.

5.6.2.1 Sydney CBD 3D Digital Model

The Sydney CBD 3D digital model is based on a combination of accurate data sets including LiDAR capture, Photogrammetry capture and BIM models. The data sets have been combined into one model which represents the Arterra Interactive Sydney CBD model. The location of the model is based on MGA coordinates but relocated to a false origin due to the limitation of 3DSmax software.

5.6.2.2 Sun direction

Sunlight angles have been set up accurately using the 3DSMax daylight system.

The sunlight and daylight systems use light in a system that follows the geographically correct angle and movement of the sun over the earth at a given location. The system allows the choice of location, date, time, and compass orientation. This system is suitable for shadow studies of proposed and existing structures. In addition, latitude, longitude, north direction, and orbital scale can be animated.

5.6.2.3 Camera and view location

Cameras present a scene from a particular point of view. Camera objects simulate still-image, motion picture, or video cameras in the real world.

5.7 Preparation of Visualisations

Visualisations were prepared for publicly accessible observer locations by AECOM using panoramas created from site photography (refer [Section 5.6.1](#)), while digital visualisations were prepared by Arterra Interactive for non-publicly accessible observer locations (refer [Table 7](#)).

5.7.1 Non-publicly accessible observer locations

5.7.1.1 View angle, field of view and aspect ratio

The FoV, lens and aspect ratio have been set up under specific instruction from AECOM using the following settings in 3DSMax software:

- FoV to 124 degrees.
- Aspect ratio to 124 x 55.

5.7.2 Publicly accessible observer locations

5.7.2.1 Preparation of panoramic bases

A series of photographs were captured and stitched to create a panorama for each observer location as described in [Section 5.6.1](#).

5.7.2.2 On ground tie point capture

Following the photography, the Trimble DA2 w/ TDC-600 (GPS) was used to capture location information for a series of tie points that would be used to accurately align the camera and the virtual camera in the 3D Software.

Tie points are specific, identifiable surveyed objects visible in both the 3D model and within the panoramic photograph. As with the camera location, these are recorded to an accuracy of +/- 10mm H/15mm V.

Tie points were undertaken for Observer Locations 1, 2, 4, 5, 6, 7, 10, 11, 14, 15, 29, 30, 31, 32, 33, 34, 35, 36, 39, 40, 41 (Refer to [Table 7](#)).

5.7.2.3 Development of the 3d model

The 3D model of the proposed development was initially supplied to AECOM as a dwg file “201001_3D-RefinedDesign&Envelope.dwg” by Aqualand. Subsequent changes to the model were provided in the files “CB Envelope 231013.dwg” and “CB Envelope 231024.dwg” which were used to update the affected visualisations.

The 3D model of the consented Approved Concept Plan envelopes for Central Barangaroo were supplied to AECOM as a dwg file “230523 - Aqualand VIA Base Envelope.dwg” by Aqualand.

The 3D models of the consented Block Y - Crown Sydney Hotel Resort and the Block R4A, R4B and R5 - Renzo Piano One Sydney Harbour development were supplied to AECOM as 3ds max models file “BLDG – Crown.max, R4A.max, R4B.max and R5.max” by Arterra.

The 2D site plan was provided to AECOM as a dwg file “180629_Eagle_SitePlanBase.dwg” by HASSELL Studio who confirmed RLs for the development.

These models and plans were imported into 3DS Max and were aligned to a local datum offset from MGA56. The development envelopes were aligned to the site plan and the heights checked and confirmed. The 3D model was compared to both hard and soft copies of plans to ensure consistency.

5.7.2.4 Virtual camera placement

Virtual cameras are placed into the 3D scene, aligned to the local datum and matched to the GPS co-ordinates of the field camera position. These positions have an RTK precision of +/- 10mm H/15mm V.

The Field of View and aspect ratio of the virtual cameras was then adjusted to match the rectilinear image field of view of 124°.

The tie point data recorded on site is then imported into the software, aligned with the local datum and used to generate markers in the scene file corresponding to the real world location of the tie points.

The virtual camera’s location is locked and the camera is rotated until the virtual tie points align with the tie points shown within the panoramic image. Multiple tie points were used across the width of the view to ensure accuracy. The tie points are rendered and overlaid on the full size existing panoramic image. The alignment is refined until no disparity can be found.

For confirmation, an extra layer of data was loaded into the scene for cross checking. A 3D city model, provided by Aerometrex and generated using 10cm aerial photography acquired in May 2017, is loaded into the scene and aligned to local datum (Refer to [Table 7](#)). The 3d model, along with the tie points were rendered and overlaid on the panorama. These images are included in the appendices.

For the locations using a photomontage, not a visual simulation, (Observer Locations 3, 8, 9, 12, 13, 29, 38 and 39) only the 3D city model was used for alignment as tie points were not able to be taken to the same level of accuracy.

5.7.2.5 Rendering

In the 3D model scene file, the sun and environment was simulated to match the precise day and time that the original photographs were taken. This ensures that the lighting of the development matches as well as the shadows being cast correctly. The views are then rendered as exr files using Vray. Vray is selected for its accurate lighting capability and quality of rendering.

5.7.2.6 Final image composition

The rendered files were then taken into 2D image editing software and overlaid on the original panoramic images. A mask was applied to the rendered image allowing elements in the foreground to be visible in their exact position in front of the development.

AECOM carefully compared on site photography, plans, aerial photography and other sources of information such as Google street view when editing the photo to make sure that everything that is in front of the development can still be seen.

Once editing was complete, a flattened image was output from the editing software and a final correction was applied to remove stretching that is found at the edges of a rectilinear image. This correction was done applying a rectilinear perspective correction tool and compensated for images being printed on flat paper. Due to the back of our eyes being slightly round, not flat, this correction provides a more accurate simulation of a view.

5.7.2.7 Conclusion

AECOM prepare visual simulations in line with accepted industry standards, incorporating a series of processes and steps to ensure consistency and accuracy in each output. These visual simulations accurately represent the proportions and location of the proposed development and views from the selected locations as prescribed by the design information available.

The images are created to represent the view from a specific location and time, capturing the primary human field of view. They are designed to be viewed at a certain size and resolution. Care should be taken to avoid zooming in to digital versions of the image, as viewing the information at a different scale or distance can over emphasize the visual impact of the development.

Table 7 Alignment method for each Observer Location

#	Observer Location Name	Alignment method		
		Photographed or digital visualisation *	Trimble DA2 w/ TDC-600 (GPS)	City Model
01	Sydney Observatory Hill Park	P	x	x
02	Sydney Observatory	P	x	x
03	High Street (South)	P		x
04	Munn Reserve	P	x	x
05	Clyne Reserve	P	x	x
06	Barangaroo Reserve - Wulugul Walk	P	x	x
07	Barangaroo Reserve - Stargazer Lawn	P	x	x
08	Hickson Road	P		x
09	Gas Lane	P		x
10	Ballaarat Park	P	x	x
11	Pirrama Park	P	x	x
12	Balmain East -Illoura Reserve	P	x	x
13	Balls Head Reserve	P	x	x
14	Blues Point	P	x	x
15	Sydney Harbour Bridge	P	x	x
16	‘Langham Hotel’ - Level 03	D		x
17	Highgate Residential Tower - Level 15	D		x
18	Highgate Residential Tower - Level 25	D		x
19	The Georgia Residential Tower - Level 15	D		x
20	The Georgia Residential Tower - Level 25	D		x
21	Stamford Marque Residential Tower - Level 15	D		x
22	Stamford Marque Residential Tower - Level 25	D		x
23	Stamford on Kent Residential Tower - Level 15	D		x

Table 7 continued

#	Observer Location Name	Alignment method		
		Photographed or digital visualisation *	Trimble DA2 w/ TDC-600 (GPS)	City Model
45	Stamford on Kent Residential Tower - Level 25	D		x
25	189 Kent Street Apartments – Level 15	D		x
26	One Sydney Harbour Residential Tower – Level 9	D		x
27	Crown Sydney Hotel – Level 13	D		x
28	Crown Sydney Residential Apartments – Level 34	D		x
29	Shelley Street (from King Street Bridge)	P	x	x
30	Lime Street	P	x	x
31	Darling Harbour (Pyrmont Bridge)	P	x	x
32	Darling Harbour - Australian National Maritime Museum	P	x	x
33	Sydney Observatory Hill Park - South Path	P	x	x
34	Sydney Observatory - South West	P	x	x
35	National Trust Car Park	P	x	x
36	High Street – North	P	x	x
37	High Street – South	P		x
38	Hickson Road - Corner of Watermans Quay	P		x
39	James Watkinson Reserve	P	x	x
40	Giba Park	P	x	x
41	Corner of Grafton Street and Grafton Lane	P	x	x

*Photographed visualisation (P) prepared by AECOM as per Section 5.6.1. Digital visualisation (D) prepared by Arterra Interactive as per Section 5.7.1.



View from Sydney Observatory Hill Park looking west towards Millers Point Conservation Area and out to the Harbour (Source: AECOM)

6.0 Visual Impact Assessment

6.1 Observer Location 1: Sydney Observatory Hill Park

6.1.1 Observer Location Position

Observer Location 1 is positioned at Observatory Hill, with the view taken from north of Sydney Observatory looking south-west through to north-west across Millers Point towards Pyrmont, White Bay and Balmain (refer Figure 32).

6.1.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

- Director-General’s Requirements for a view from Sydney Observatory Hill Park
- The view was identified as part of an important panorama from this location in two local heritage studies (City Plan Heritage (2006) and Davies (2006))
- The location captures the northern and eastern faces of the Central Barangaroo development envelope
- This observer location, in conjunction with the following observer location (Observer Location 2: Sydney Observatory), captures the key elements of the view from Sydney Observatory Hill Park
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.
- A likely view of Aboriginal historic importance.

6.1.3 Existing View

Figure 33 shows the existing view photographed on the 13th of July, 2023.

The foreground of the view comprises the sweeping lawn and palisade fencing surrounding Observatory Hill. A mature fig tree, to the left, frames the view to the landscape beyond. There is a drop in level between the lawns of Observatory Hill and the surrounding landscape. The middle ground is occupied by the roofs and upper floors of predominantly Victorian period terrace housing seen in front of the large expanse of water stretching from Darling harbour west of Jones Bay, Johnstons Bay including part of the passage through to Blackwattle Bay, White Bay, Balmain East, Snails Bay, and beyond to the Parramatta River.

Glimpse views to high rise residential development on Kent Street, Sydney International Towers and One Sydney Harbour are partially visible to left of frame behind a large fig tree in the foreground. The Crown Hotel and Resort is a visually dominant element seen middle ground. Medium and high rise development, with little tree cover, is visible in Pyrmont, with the tallest western elements of the ANZAC Bridge visible in the background.

Beyond the Pyrmont peninsula, the view is characterised by a wide, open sweep of harbour with a well vegetated urban landscape extending across the Cumberland Plain to the horizon. A further key element of the view is the ‘big sky’ and uninterrupted view to much of the horizon.



Figure 32 Observer Location (source:AECOM modified Google Map)



Figure 33 Existing view (AECOM, July 2023)



Figure 34 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 35 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 36 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.1.4 Approved Concept Plan

Figure 34 shows the view including the development envelope for the Approved Concept Plan (shown in purple) to the centre of frame. As can be seen, the Approved Concept Plan screens part of the harbour view south-west of White Bay. The remaining water view is visible and seen against the low backdrop of the inner Western Suburbs. High rise residential tower blocks at Pyrmont Point, the landmark towers of ANZAC Bridge, White Bay Power Station and Balmain Town Hall are seen in silhouette projecting above the horizon.

The development envelope of the Approved Concept Plan lies at or below the level of Sydney Observatory Hill Park, and at or above the line of terrace housing on Kent Street, with the top of Langham Hotel visible and housing at the southern end of High Street marginally projecting above it.

6.1.5 MOD 9 - exhibited

Figure 35 shows the view including the development envelope of the MOD 9 - exhibited.

The development envelope of MOD 9 - exhibited is viewed as a collection of blocks of varying heights. Block 5 is visible to the far left within Central Barangaroo, projecting moderately above the Langham Hotel and seen against the backdrop of the Crown Hotel and Resort podium.

The Block 6 envelope is viewed as a square block that projects moderately above the height of the terrace housing roof line in front. Most of Block 6 is viewed in front of the Crown Hotel and Resort. A small fraction of the Pyrmont high rise view would be obscured by Block 6, however, the view to the horizon has been preserved.

The development envelope of Block 7 is a rectangular block terminating in taller tower on podium towards the north-western corner of the building mass. The lower rectangle portion of the block sits approximately at the level of the Langham Hotel, however, within the viewing frame it sits moderately above the residential terrace homes in the direct foreground of the frame. The lower block obscures a portion of the view to the water of the harbour, and a portion of the Pyrmont ridgeline development, retaining the view to the tall residential towers on Pyrmont Point and the ANZAC Bridge towers. The main roof level is only marginally higher than that of the Approved Concept Plan.

Seen in the centre of the frame, the taller tower of Block 7 is an anomaly within the view, creating a disruption to the horizon line. It is seen in high contrast against the skyline, partially removing the view towards of Rozelle and White Bay Power Station. There is no change to the extent of harbour view lost compared to the Approved Concept Plan. The partial view of Pyrmont Point, ANZAC Bridge and Annandale seen behind Block 7 provides a sufficient level of detail to interpret ongoing continuity of the flat Sydney Basin landscape beyond MOD 9 - exhibited.

The tallest elements of MOD 9 - exhibited project to and above the level of Sydney Observatory Hill Park, blocking the view to and from Millers Point residential development and the Langham Hotel from the surrounding landscape to the west, also obstructing the view of southern portion of the Sydney Observatory.

6.1.6 MOD 9 - RtS

Figure 36 shows the view including the development envelope of MOD 9 - RtS. To the left of frame, Block 5 is visible extending north from the canopy of the fig tree in the foreground of the view. Block 5 is the tallest block within MOD 9 - RtS (RL 42.45m) and projects moderately above the Langham Hotel, seen against the backdrop of the podium of the Crown Hotel and Resort.

Block 6, while visible within the view, would be difficult to discern from this location. The roofline of Block 6 would be visible between the chimneys of terrace housing on Kent Street to the north of the Langham Hotel. It would be seen against the backdrop of the Crown Hotel and Resort.

Block 7 of MOD 9 - RtS would be the most visible block with the development, seen in the centre of frame within the view. Similar to the Approved Concept Plan, Block 7 would screen views to the Jones Bay and Pyrmont Bay Wharves and views to the water to the south of White Bay. Views to the high rise residential towers at Pyrmont, the ANZAC Bridge, White Bay Power Station and Balmain Town Hall are preserved.

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

The existing view is described in Section 6.1.3 and can broadly be characterised as a panoramic view framed by mature fig trees in the foreground. The view extends from the Crown Hotel and Resort westwards across the Millers Point Conservation Area to a sweeping harbour view set against the low, gently undulating and vegetated suburbs of the Cumberland Plain, extending to the horizon.

The view including the Approved Concept Plan is described in Section 6.1.4. The very tall, slender towers within Barangaroo South (One Sydney Harbour and the Crown Hotel and Resort) visually contrast with the relatively low, rectilinear form of the Approved Concept Plan development envelope, which projects marginally above the height of Langham Hotel and the tallest terrace houses. The Barangaroo South towers comprise highly contrasting visual elements to the long and low, finely articulated heritage roofscape of Kent Street. The existing wide, open landscape view is substantially conserved with this massing arrangement, albeit seen as a narrow band of land between the Approved Concept Plan development envelope and the horizon.

The view including the MOD 9 - exhibited is described in Section 6.1.5. Within this view, the development envelope comprises a modulated rectangle form, with minimal changes in height for the majority of the form, which results in a visually consistent height to the majority of its length. This, however, excludes the Block 7 tower. This tower reaches to RL 73.7m, which is approximately 38m above the podium level on which it sits. It is a visually prominent feature within the view, breaking the continuity of the horizon. While the tower does not obstruct the view of the water any more than the Approved Concept Plan, it does interrupt the view to the horizon, introducing an additional built element seen against the sky within the view.

The view including MOD 9 - RtS has removed the Block 7 tower form from within the design, as described in Section 6.1.6. The development envelope in MOD 9- RtS proposed the taller elements in the south, nestling against much higher buildings of Barangaroo South. The addition of the taller Block 5 form (RL 42.45m) would just be visible at the southern end of Central Barangaroo, extending from behind one of the characteristic fig trees within Observatory Hill and seen behind the roof of the Langham Hotel and in front of the podium of the Crown Hotel and Resort. Blocks 6 and 7 are visible above the roofline of Millers Point at a height similar to that seen within the Approved Concept Plan.

The form, mass and scale of MOD 9 - RtS is considered to be visually subservient to the development within Barangaroo South. The new elements do not remove any more of the harbour view than obscured with the Approved Concept Plan. The taller Block 5 is visually recessive within the view given its position at the southern end of Central Barangaroo, where it is partially screened from view, and seen with the considerable bulk of the Crown Hotel and Resort as a backdrop.

6.1.8 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 8 for the General Assessment Criteria, Table 9 and Table 10 for View Sharing Assessment Criteria and Table 11 and Table 12 for Visual Impact Assessment and rating.

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

Table 8 General Assessment Criteria - Observer Location 1: Sydney Observatory Hill Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 180 m and 380 m, with MOD 9 - RtS seen in a high level of detail.
Observer type				●	View from open space - general park users, exercise groups, tourists and special events such as weddings.
Number of observers		●			Anticipated be moderate for much of the week and high to moderate on weekends.
Duration of observation		●	●		Typically moderate to low duration, with people strolling through the park over relatively short periods, and sitting for longer durations, e.g. eating their lunch during the week or picnicking on the weekend.
Visibility		●			Central Barangaroo is positioned within the central portion of the middle ground of the view, but only the top portion of the development envelope visible.
Visual absorption capacity		●			Central Barangaroo is positioned behind the fine grained, low roofline of Millers Point with a backdrop of Pyrmont and the western suburbs. The development is generally proportional to the surrounding built form and therefore the landscape has a moderate level of visual absorption capacity.

Table 9 View Sharing Assessment Criteria - Observer Location 1: Sydney Observatory Hill Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					
1 (a)	Nature / extent of existing view				●	View to Darling harbour north and most of White Bay across the Millers Point Conservation Area, which incorporates Sydney Observatory Hill Park in the foreground. Limited portion of the Central Barangaroo development envelope visible within the visual context of Millers Point. Broad view to the horizon above the Central Barangaroo development envelope is retained.
1 (b)	Compositional elements				●	Key compositional elements comprise: <ul style="list-style-type: none">• The open, linear ridge-top parkland with large over-arching fig trees which frame the view to the left of the frame in Sydney Observatory Hill Park in the foreground.• The visually consistent roofscape of small architectural elements (Victorian terraces), with a portion of this view containing the partial forms of the Central Barangaroo development envelope.• The tall tower framing elements of Barangaroo South.• The sinuous harbour edge of White Bay (part of), Balmain East, and Sydney Harbour to the right of frame defines the Balmain Peninsula and associated well vegetated, low scale suburban landscape. The characteristic sinuous line of the harbour / land interface with well vegetated promontories and bays with an expansive water view to the north-west (right of frame).• harbour edge of White Bay (part of) and taller elements seen against the horizon to centre of frame include the ANZAC Bridge central supporting towers and high rise residential development within Pyrmont. The White Bay Passenger Cruise Terminal comprises a point of interest when ships are berthed.• The horizon line and ‘big’ sky.
1 (c)	Curtilages of important elements				●	The water view that defines the Balmain Peninsula. The roofscape of Millers Point seen against the harbour.
2	Nature / extent of any obstructions to view			●		harbour view has already been lost beyond the Central Barangaroo Approved Concept Plan development envelope.
3	Number of observers		●			Moderate, as detailed above.
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 10 Analysis of impacts - Observer Location 1: Sydney Observatory Hill 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 from and to Millers Point within the context of Barangaroo. Sydney Observatory Hill Park identified as an important viewing location.
5(b)	City of Sydney (2011)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point. Sydney Observatory Hill Park identified as an important viewing location.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		The new elements in the view comprise the modulated block forms for Block 5 to the south, with the increased height of MOD 9-RtS stacked against the bulk of taller buildings within Barangaroo South. The forms of Block 6 and 7 are comparable to the Approved Concept Plan, with no change in the elements obstructed or added within the view. Overall, the new elements do not remove any more of the harbour view than currently seen with the Approved Concept Plan.
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 sinuous land / water interface with its bays and inlets and backdrop of low-rise inner western suburbs will be retained as per Approved Concept Plan.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			●		No.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		No. The MOD 9 - RtS Block 5, while taller than that in the Approved Concept Plan, positions the additional height to the south of Central Barangaroo, near the considerably taller Barangaroo South developments of One Sydney Harbour and the Crown Hotel and Resort. Block 5 is partly screened from view by foreground elements within the view, and itself only screens part of the podium of the Crown Hotel and Resort rather than documented valuable assets within the view such as the harbour or any heritage item or area. The proposed change comprises a visually subservient built form elements to the tall development of Barangaroo South in terms of mass and scale.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	The view will remain a dynamic one in the sense that general water craft and cruise ships will still be seen moving through the harbour from this location.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	Issues as described above in Item 7.1(a) and Item 7.2.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	It adds a new, modulated composition of development envelope forms than that of the Approved Concept Plan. The form, mass and scale of these comprise visually subservient built form elements to the tall development of Barangaroo South . Block 5 a removes a very small portion of the view to the podium of the Crown Hotel and Resort within Barangaroo South. The new elements do not remove any more of the harbour view than currently seen with the Approved Concept Plan.

Table 11 Visual impact assessment - Observer Location 1: Sydney Observatory Hill Park

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be High.</p> <p>Susceptibility of visual receptors to change:</p> <p>Sydney Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view, the value of which is widely acknowledged as it is identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view as they enjoy the public space or activity within it.</p> <p>Value attached to views:</p> <p>With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ The view as shown in Figure 36 can reasonably be said to achieve this outcome. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be Low.</p> <p>Size or scale:</p> <p>The scale of change in the view is minor, incorporating a change in the composition of the view from that of a long and low quadrilateral block form, to that of a more modulated form, with increased block heights rising to the south towards nearby taller towers within Barangaroo South. The increase in the proportion of the view occupied by MOD 9 - RtS in comparison to the Approved Concept Plan is minor.</p> <p>The degree of contrast between MOD 9 - RtS and the Approved Concept Plan is low. The general form, mass and scale of MOD 9 - RtS is considered to comprise visually subservient built forms to that of Barangaroo South.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be moderate, as above. The extent of the park from which MOD 9 - RtS would be seen is similar to the Approved Concept Plan.</p> <p>Geographical Extent:</p> <p>The elevated viewing location provides a small measure of looking down onto the roof plane of MOD 9 - RtS, but effectively the development is seen in elevation.</p> <p>Given the viewing distance of between 180 m and 380 m, MOD 9 - RtS would be seen in a high level of detail.</p> <p>As experienced with the Approved Concept Plan, MOD 9 - RtS would be seen within a thin plane of the central portion of the middle ground of the view.</p>

Table 12 Visual impact assessment results matrix - Observer Location 1: Sydney Observatory Hill Park

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

6.2 Observer Location 2: Sydney Observatory

6.2.1 Observer Location Position

Observer Location 2 is positioned at Observatory Hill, with the view taken from south-east of the Sydney Observatory looking south-west through to west across Millers Point towards Pyrmont, White Bay and Balmain (refer Figure 37).

6.2.2 Observer Location Rationale

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

- Director-General's requirement for a view from Sydney Observatory
- The view was identified as part of an important panorama from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006). The location broadly captures the northern extent of Central Barangaroo
- This observer location in conjunction with the previous Observer Location 1 - Sydney Observatory Hill Park, captures the key elements of the view from the south-west through to the north-west as relevant to Central Barangaroo.
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.
- A likely view of Aboriginal historic importance.

6.2.3 Existing View

Figure 38 shows the existing view as of 12 July, 2023. This photo is taken from close to the Sydney Observatory's north telescope, and looks west across Millers Point, Sydney Harbour and Western Sydney to the horizon.

The view is framed by mature vegetation within Sydney Observatory Hill Park, with residential tower blocks on Kent Street and the International Towers Sydney to the south-west visible beneath the tree canopy. The tall, slender forms of the Crown Hotel and Resort and One Sydney Harbour are visually dominant within the middle ground of the view.

A longer view to the west to White Bay, Pyrmont and the ANZAC Bridge are seen in the gaps between foreground vegetation and Barangaroo South.

A small fig tree is located on the western boundary of the park to centre right of frame, screening the view to much of Balmain East. A long view north-west across Sydney is visible to the right of the fig tree, with the heritage listed Palisade Hotel just visible to the far right of frame in the middle ground.

The view comprises low rise Victorian era terrace development on Kent Street in the middle ground and Langham Hotel (white, contemporary building centre left of frame partly screened by vegetation). The wharves of Pyrmont Point are partially visible (centre of frame) with residential tower blocks and the northern tower of ANZAC Bridge beyond projecting above the skyline.

The harbour comprises a key element of the view with its characteristic sinuous land/ water interface, sweeping over a distance of some two kilometers from Darling harbour west of Jones Bay, to Johnstons Bay including part of the passage through to Blackwattle Bay, White Bay, Balmain East (partial view), Snails Bay and beyond to the Parramatta River (right of frame).

Beyond the harbour, high rise residential development on Kent Street and International Towers Sydney are partially visible to left of frame. Medium and high rise development, with little tree cover, is visible in Pyrmont. North of Pyrmont Peninsula, the view is characterised by a well vegetated urban landscape extending across the Cumberland Plain to the horizon, set beneath a 'big sky'.



Figure 37 Observer Location (Source: AECOM modified Google Map)

6.2.4 Approved Concept Plan

Figure 39 shows the view with the Approved Concept Plan. The view is similar to that for Observer Location 1.

The Block 6 envelope is viewed as a long and relatively low rectangle form that projects just above the height of Langham Hotel. This removes most of the intricate view to the harbour, retaining just a small edge of water view along the western end of White Bay, and the rooftops of Jones Bay Wharf and the residential development adjoining Ballaarat Park. However, the view across Pyrmont to the ANZAC Bridge, the former White Bay Power Station, and Balmain to the horizon is effectively retained in full, as is the small view between Crown Hotel and Resort and One Sydney Harbour to the Ibis Hotel in Darling harbour.

6.2.5 MOD 9 - exhibited

Figure 40 shows the view with MOD 9 - exhibited.

The development envelope is slightly taller in Block 5 (partially obscured by tree canopy) which minimally reduces the view to the development - including One Sydney Harbour, Crown Hotel and Resort and the Ibis Hotel in Darling harbour - behind it.

The Block 6 envelope is viewed as a short square form that projects marginally above the height of Langham Hotel. This removes a small view of high rise development in Pyrmont.

Block 7 comprises a modulated block stepping down from the eastern edge and then terminating with a taller raised block form on the northern-western corner. The closest roof level to this view is marginally higher than that of the Approved Concept Plan. The taller step along the eastern edge of the block removes only a small portion of the view to Pyrmont Point. The north-western tower is an anomaly in the view, creating further disruption to the horizon, along with the tree directly to the right. It projects well above and is seen in high contrast against the sky, partially removing the view towards Rozelle. The scale of this projecting element is visually proportional to that of the mid level wing of Crown Hotel and Resort. The form, scale and mass of Block 7 contrasts with the small, finely detailed terrace roofscape.

Most of the already small water view of White Bay is lost behind the projecting north-western form of Block 7. The partial view of Rozelle seen behind Block 7 provides a sufficient level of detail to interpret ongoing continuity of the flat Sydney Basin landscape beyond MOD 9 - exhibited.

6.2.6 MOD 9 - RtS

Figure 41 shows the view including the MOD 9 - exhibited development envelope. The development envelope appears as a collection of long, low rectangular forms, with the separations (both east-west and north-south between the blocks) visible due to the view across the roof plane of the buildings.

Similar to that experienced in the Approved Concept Plan, the development is visible within a narrow portion in the middleground of the view. Blocks 6 and 7 are seen projecting above the terrace housing on Kent Street in Millers Point, with a backdrop that includes the waters edge within White Bay, the roof of Jones Bay Wharf, Glebe Island and White Bay Power Station, the residential high rise buildings within Pyrmont and the ANZAC Bridge. Glimpse views to Block 5 are seen to the south (left of frame) but predominantly screened from view by the Langham Hotel and fig trees in the foreground of the view.

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

The existing view is described in Section 6.2.1, comprising a view across open parkland to low rise Victorian era terrace development on Kent Street in the middle ground (part of the Millers Point Conservation Area) seen against the backdrop of Darling harbour and White Bay, and the visually prominent Langham Hotel (white, contemporary building centre left of frame) seen against the backdrop of Pyrmont Point. Beyond the harbour and to right of frame, the view is characterised by a well vegetated urban landscape extending across the Cumberland Plain to the horizon, set beneath a big sky. The view is bookended to the south (left of frame) by the tall buildings within Barangaroo South (One Sydney Harbour and the Crown Hotel and Resort) and high rise residential and commercial buildings at the southern end of Kent Street.

The view including the Approved Concept Plan is described in Section 6.2.4. The development envelope of the Approved Concept Plan projects marginally above the height of Langham Hotel and the tallest terrace houses. The towers in Barangaroo South are highly contrasting visual elements to the long and low, finely articulated heritage roofscape of Kent Street and the Approved Concept Plan of Central Barangaroo. The existing wide, broad sweep of the open landscape is substantially conserved within this view, albeit seen as a narrow band of land between the Central Barangaroo development envelope and the horizon.

The MOD 9 - exhibited increases the general height of the Central Barangaroo development envelope across all three blocks, comprising the modulated form of Block 5 stepping down to Blocks 6 and 7, then stepping up to the Block 7 tower at the north west corner of the development. Block 6 and 7 project marginally higher than the Approved Concept Plan, with the Block 7 tower seen in high relief against the sky, interrupting the view to the horizon.

The new elements effectively remove the remaining small section of the water view within White Bay. Block 7 further interrupts an already narrow view to the horizon, impacting the ability of the observer to visually interpret the continuity of the flat Sydney Basin horizon line north of Block 7.

The view including MOD 9 - RtS is described in Section 6.2.6. The form, scale and mass return somewhat to that of the Approved Concept Plan within the central portion of the view (Blocks 6 and 7). The height of Blocks 6 and 7 have been lowered to maintain the view beyond the roofline to the waters edge within White Bay, the roof of Jones Bay Wharf, Glebe Island and White Bay Power Station, the residential high rise buildings within Pyrmont and the ANZAC Bridge. Block 5 is taller, but positions the height at the southern end of the development against the bulk of Barangaroo South and the high rise buildings on Kent Street. Block 5 is predominantly screened from view by foreground vegetation, and is therefore visually recessive within the view.

The form, mass and scale of MOD 9 - RtS is considered to comprise visually subservient built form elements to the development within Barangaroo South, and particularly that of the tall and slender Crown Hotel and Resort and One Sydney Harbour towers. The new elements do not remove any more of the harbour view than obscured with the Approved Concept Plan. The taller Block 5 is visually recessive within the view given its position at the southern end of Central Barangaroo.

6.2.8 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 13 for the General Assessment Criteria, Table 14 and Table 15 for View Sharing Assessment Criteria and Table 16 and Table 17 for Visual Impact Assessment and rating.

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



Figure 38 Existing view (AECOM, July 2023)



Figure 39 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 40 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 41 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

Table 13 General Assessment Criteria - Observer Location 2: Sydney Observatory

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between 170 m and 340 m
Observer type					View from open space - general park users, exercise groups, tourists and special events such as weddings.
Number of observers					Anticipated be moderate for much of the week and high to moderate on weekends.
Duration of observation					Typically moderate to low duration, with people strolling through the park over relatively short periods, and sitting for longer durations, e.g. eating their lunch during the week or picnicking on the weekend.
Visibility					Central Barangaroo is positioned within the central portion of the middle ground of the view, but only the top portion of the development envelope visible.
Visual absorption capacity					Central Barangaroo is positioned behind the fine grained, low roofline of Millers Point with a backdrop of Pyrmont and the western suburbs. The development is generally proportional to the surrounding built form and therefore the landscape has a moderate level of visual absorption capacity.

Table 14 View Sharing Assessment Criteria - Observer Location 2: Sydney Observatory

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.2.4
1 (a)	Nature / extent of existing view					<i>The existing view comprises a panorama from the historic Sydney Observatory Hill Park at a location close to the north telescope of the Sydney Observatory. The view looks across Millers Point and the Approved Central Barangaroo Concept Plan to the well vegetated, low scale inner western Sydney suburbs in the background extending to Western Sydney and the horizon line. The view is framed to the south-west (left of frame) by existing high rise apartment blocks and towers within Barangaroo South. Looking north-west (to right of frame), sweeping harbour views are observed. A small edge of the western end of White Bay is also visible above the Approved Concept Plan development envelope.</i>
1 (b)	Compositional elements					<i>Key compositional elements comprise:</i> <ul style="list-style-type: none"><i>In the foreground, open, linear ridge-top parkland with large over-arching fig trees, which frame the view in Sydney Observatory Hill Park.</i><i>In the middleground visually consistent roofscape of small architectural elements (Victorian terraces), with a portion of this view containing the partial forms of the Approved Concept Plan. The long low line of the development envelope terminates with contrasting tall, slender towers within Barangaroo South to centre-left of frame.</i><i>The tall tower framing elements of Barangaroo South.</i><i>The characteristic harbour / land interface with well vegetated, low scale suburban promontories and bays with an expansive water view to the north-west (right of frame).</i><i>harbour edge of White Bay (part of) and taller elements seen against the horizon to centre of frame include the ANZAC Bridge central supporting towers and high rise residential development within Pyrmont.</i><i>The horizon line and big sky.</i>
1 (c)	Curtilages of important elements					<i>The land/ harbour interface to the north-west and the far end of White Bay.</i>
2	Nature / extent of any obstructions to view					The view to most of Darling harbour has already been lost beyond the Approved Concept Plan development envelope, however, the view to the north to the harbour and to the western edge of White Bay remains.
3	Number of observers					Moderate
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 15 Analysis of impacts - Observer Location 2: Sydney Observatory

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location nominated as an important viewing point.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements		●			The new elements in the view comprise the taller, quadrilateral block form for Block 5 and the more articulated forms of Block 6 and 7 which are a similar height to that of the Approved Concept Plan. Block 5 marginally removes a portion of the view to the base of the Crown Hotel and Resort and One Sydney Harbour, however, is visually recessive given screening vegetation in the foreground of the view. Blocks 6 and 7 do not obstruct any more of the view than 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. Views to the most attractive and significant elements still visible around the Approved Concept Plan are retained.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No. MOD 9 - RtS maintains views to the water and landscape to the west seen around the Approved Concept Plan.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		The view will remain a dynamic one in that general water craft and cruise ships will still be seen moving through the harbour from this location.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		It would not be impaired. Items and elements within the view that would attract people to this location would be preserved by MOD 9 - RtS.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No, in that the open horizon line is still present within the Approved Concept Plan and MOD 9 - RtS, and some water view is still available within White Bay with the White Bay Passenger Cruise Terminal still visible, indicating the linkage of this waterbody to the harbour proper.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?	●				New elements within the view (the taller Block 5 and the more articulated roof of Blocks 6 and 7) would not alter the overall view.

Table 16 Visual impact assessment - Observer Location 2: Sydney Observatory

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be High.</p> <p>Susceptibility of visual receptors to change:</p> <p>Sydney Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view, the value of which is widely acknowledged, as identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view for much of the time.</p> <p>Value attached to views:</p> <p>With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ Peacock Point is not visible from this location and MOD 9 - RtS maintains the water view to White Bay similar to that of the Approved Concept Plan. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be Low.</p> <p>Size or scale:</p> <p>The scale of change in the view is low, incorporating a change in the height of Block 5 to the south. The increase in the proportion of the view occupied by MOD 9 - RtS is low and the change is partially screened by foreground elements within the view.</p> <p>The degree of contrast between MOD 9 - RtS and the Approved Concept Plan is low as above. The form, mass and scale of MOD 9 - RtS is considered to comprise visually subservient built form elements to that of Barangaroo South.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be moderate as above.</p> <p>Geographical Extent:</p> <p>The elevated viewing location provides a small measure of looking down onto the ‘roof’ plane of the development, but effectively it is seen in elevation view.</p> <p>Given the viewing distance of between 170 m and 340 m, MOD 9 - RtS would be seen in a high level of detail.</p>

Table 17 Visual impact assessment results matrix - Observer Location 2: Sydney Observatory

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

6.3 Observer Location 3: High Street (South)

6.3.1 Observer Location Position

Observer Location 3 is positioned on at the intersection of High Street and Kent Street (refer Figure 42), at the foot of the Agar Steps (refer Figure 43). The view from this location looks west along High Street where it intersects with Kent Street, with the Langham Hotel on the north-western corner of the intersection. Note: where the street is seen to finish in this view, High Street turns 90° to the right and continues north for a further 300 m, along which terrace housing faces towards Barangaroo and Johnstons Bay.



Figure 42 Observer Location (Source: AECOM modified Google Map)

6.3.2 Observer Location Rationale

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

- Director-General’s requirement for a view from Kent Street
- Identified as part of an important view from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006)
- The location provides a surprising view when walking north along Kent Street, where this may be the first occasion that the observer has been aware of how close they were to the harbour
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.



Figure 43 View looking east up Agar Steps from Kent Street (Source: AECOM)

6.3.3 Existing View

Figure 44 shows the existing view as of 3 August, 2023. This view is representative of the view seen from the bottom of the Agar Steps. The view to Barangaroo, Johnstons Bay and Balmain from Kent Street is framed between the Langham Hotel and terrace housing facing onto Kent Street, with High Street and fringing terrace housing seen in the middle ground. The framing elements of the view (the Langham Hotel and terrace housing) have a similar height and mass on either side of the High Street viewing corridor.

The view incorporates a framed view to the land / water interface, and suggests the sinuous character of bays and inlets. Mature trees at the western end of High Street partially screen views to the harbour and landscape beyond. Within the remaining, framed view, White Bay is seen in the centre of the view, with cruise ships occasionally berthed at the White Bay Cruise Terminal, such as the one seen within the view. The background of the framed view to the harbour includes the well vegetated suburbs of Balmain and Rozelle, rising to a ridgeline seen on the horizon.

The Crown Hotel and Resort rises above the terrace housing to the left of the centre of frame, along with the two towers of One Sydney Harbour. The extent of the sky seen from this location is also considered to be an important component of the view.

6.3.4 Approved Concept Plan

Figure 45 shows the view with the Approved Concept Plan development envelope in purple.

As can be seen, the Approved Concept Plan development envelope is visible in the ‘gap’ in built form on High Street to the landscape beyond. Block 5 is seen to the left of centre, from the trees on High Street extending south towards the Crown Hotel and Resort. The northern edge of the block is predominantly screened by the trees on High Street, which reduce the visual prominence of the Approved Concept Plan within the view. While Block 5 screens views to the water and the landform to the west, these elements were already partially screened by trees within the view. A small portion of the roofline of Block 5 is seen in relief against the sky.

Block 6 is visible to the right of the central view between terrace housing to the landscape to the west. It blocks approximately half of the view to the harbour and western shoreline and ridgeline visible between the High Street trees and the northern terrace housing, including the view to Balmain East.

Importantly, a view to the harbour and western shoreline and suburbs rising to the well vegetated ridgeline and horizon to the west is maintained, albeit through a narrowed viewing corridor.



Figure 44 Existing view (AECOM, July 2023)



Figure 45 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 46 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 47 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

6.3.5 MOD 9 - exhibited

Figure 46 shows the view of MOD 9 - exhibited, with Block 5 to the left and Block 6 to the right in the centre of the frame. The gap between the blocks provides a narrow view of the ridgeline at Balmain and the sky view beyond, however, the view to the water is lost. The taller blocks sit above the roof line of the terrace housing in the middle ground, and also above the tree tops where High Street turns the corner.

The increase in height of the buildings results in the roofline of both blocks being viewed in relief against the sky, as well as the vertical edges of the northern end of Block 5 as well as the southern end of Block 6. This substantially increases the visual prominence of the development within the view. The loss of the view to the water also shifts the focal point along High Street from the landscape beyond Central Barangaroo to Central Barangaroo itself, as the glimpse view through to the horizon and vegetated hillside of Balmain / Rozelle does not imply its relationship to the harbour.

6.3.6 MOD 9 - RtS

Figure 47 shows the view of MOD 9 - RtS, with the development envelope resulting in a framed view to the harbour and western shoreline rising to the ridgeline seen on the horizon.

The taller Block 5 is seen rising above the trees at the western end of High Street, with the northern corner and roofline seen in relief against the horizon. Block 6 is visible to the right of the centre of the view, with the vertical southern edge of the development in sharp contrast with the more horizontal elements of the western shoreline and horizon beyond.

The view to the harbour and western shoreline and suburbs rising to the well vegetated ridgeline and horizon to the west is maintained, albeit through a narrowed viewing corridor.

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

The existing view comprises a framed feature view across Johnstons Bay, to Balmain, which also comprises a low horizon line set not that far above the harbour edge. The State heritage listed terrace housing on Kent Street and High Street are important elements of the view. The view is all the more valued for the fact that for first-time recreational observers walking through the Millers Point Conservation Area the view is come upon by surprise, and will for many comprise their first understanding of their proximity to the harbour. The tall towers of Barangaroo South rising in the background to the left of frame also provide a cue to the substantial development south of Central Barangaroo.

The Approved Concept Plan comprises a relatively low development envelope seen within the central portion of the view along High Street. Blocks 5 and 6 block approximately half of the view to the harbour, western shoreline and view to the landscape to the west within the view, given the partial screening of the view beyond High Street by trees at its western end. The built form within Central Barangaroo essentially becomes part of the framing elements along the axial view down High Street to the harbour and western shore, including White Bay and Balmain / Rozelle.

The MOD 9 - exhibited development envelope included substantially taller buildings and blocked the view to the water within the view corridor to the west. This increases the visual prominence of the development within the view, essentially making Central Barangaroo the focal point along High Street rather than the view to the landscape beyond.

MOD 9 - RtS returns to a similar outcome experienced with the Approved Concept Plan, maintaining a view between Block 5 and 6 to the water and western shoreline. The raised height of Block 5 to the south slightly increases the visual prominence of the development within the view due to the roofline and top northern corner of the block visible against the sky, however, the partial screening of the block by trees at the western end of High Street mitigate this to some extent. The development envelope is seen within the context of South Barangaroo towers and is therefore visually subservient within this setting.

6.3.8 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 18 for the General Assessment Criteria, Table 19 and Table 20 for View Sharing Assessment Criteria and Table 21 and Table 22 for Visual Impact Assessment and rating.

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

Table 18 General Assessment Criteria - Observer Location 3: High Street (South)

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	100m
Observer type				●	View from a key street - public domain.
Number of observers	●				High Street is likely to be a key pedestrian entry Point to Central Barangaroo, particularly given access from the High Street Steps and any future access to Central Barangaroo provided. Observer numbers are likely to be high once the connection is established.
Duration of observation			●		Once Central Barangaroo is developed, the duration of observation is expected to be low as people stroll down High Street to Barangaroo.
Visibility	●				The visibility of both the Approved Concept Plan and MOD 9 - RtS from this location is high, including a high level of detail.
Visual absorption capacity		●			Given the small viewing window along High Street within the greater view, where the foreground elements of built form along Kent Street are key, but the position of Central Barangaroo within the focal point of the view, the visual absorption capacity is considered to be moderate.

Table 19 View Sharing Assessment Criteria - Observer Location 3: High Street (South)

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.3.4
1 (a)	Nature / extent of existing view					Refer toSection 6.3.3 and 6.3.4
1 (b)	Compositional elements					A highly visually consistent group of period residences, with Langham Hotel comprising a visually incongruent element, in the foreground. The development envelope blocks approximately half of the view to the harbour and landscape beyond.
1 (c)	Curtilages of important elements					The residential terrace housing remains visually prominent and provides a key framing element for the view.
2	Nature / extent of any obstructions to view					The Approved Concept Plan development envelope obstructs approximately half of the landscape beyond it, however, becomes a framing element within the axial view along High Street.
3	Number of observers					Anticipated to be high when Central Barangaroo is developed.
4	Documented importance of view					Yes - Heritage reporting - City Plan Heritage (2006), Davies (2006) and City of Sydney (2011).

Table 20 Analysis of impacts - Observer Location 3: High Street (South)

No.	Analysis of impacts	Rating			Response
Identification		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 from and to Millers Point within the context of Barangaroo. This location nominated as an important viewing location.
5(b)	Davies (2006)	<div></div>			Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
5(c)	City of Sydney (2011)	<div></div>			Public domain study that specifically addressed the issue of views from Millers Point to the west across Barangaroo based on Approved Concept Plan.
6	Quantitative evaluation				
6(a)	Extent of obstruction / new elements			<div></div>	Both the Approved Concept Plan and MOD 9 - RtS result in new built elements within the view, framing a retained (albeit narrower) view to the harbour and western shoreline. The only difference in the view between the two modifications would be a height increase in Block 5, which would slightly increase the visual prominence of that block within the view but would not screen any additional important elements within it.
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 retained view to the harbour is enough to understand the context of the view location to the harbour.
		Yes	No	N/A	
7	Qualitative evaluation				
7.1(a)	Is significance attached to the view likely to be altered?		<div></div>		The view to the harbour and shoreline / ridgeline is maintained.
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 per Item 7.1(a) and (b) above.

No.	Analysis of impacts	Rating			Response
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				There would be no change in the dynamism of the view, given the maintained view to the harbour and passing water craft. There would be a flow of pedestrian traffic along High Street accessing Barangaroo via the High Street Steps or any future access to Central Barangaroo within the view.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				There would be no impact to the attraction of the view between the Approved Concept Plan and MOD 9 - RtS.
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. Any visual clues to the nature of the landscape beyond is worthy of preservation.
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 increase in height of Block 5 would make that block more visually prominent within the view, however, the change would not be seen altering the view to any important elements within it. The Central Barangaroo built form would be considerably visually subservient to the tall tower blocks of Barangaroo South seen to the south within the view.

Table 21 Visual impact assessment - Observer Location 3: High Street (South)

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be Moderate.</p> <p>Susceptibility of visual receptors to change:</p> <p>High Street comprises a setting where first-time visitors to the Millers Point Conservation Area would be surprised by the nature and extent of this view, in many cases having been unaware up to this point that they were so close to the harbour. They can be expected to take in an exceptional panoramic view. The attention of the passerby can be expected to be trained on this view for a short period of time as they pass through the area.</p> <p>Value attached to views:</p> <p>The view to the harbour is widely acknowledged for its importance within the context of the Millers Point Heritage Conservation Area and this observer location in particular, as identified within planning and heritage documents. Refer Items 5(a), (b) and (c) above. The City Plan Heritage (2006) heritage study notes that 'the quality of the view' to the west will be conserved if 'the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.' MOD 9 - RtS increases the scale and mass of development when seen from this location, however, maintains the harbour 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 Low.</p> <p>Size or scale:</p> <p>The scale of change in the view is low, incorporating an increase in the height of Block 5, which is partially screened from view by trees at the western end of High Street. The composition of the view remains that of a subservient, relatively low consistent height development envelope with the Approved Concept Plan to the overall view which includes the towers of Barangaroo South in the background. There is no change between the Approved Concept Plan and MOD 9 - RtS to the view seen to the harbour and western shoreline and horizon beyond.</p> <p>The period of time over which sensitive receptors to the Millers Point Heritage Conservation Area can be expected to take in the view is considered to be low.</p> <p>Geographical Extent:</p> <p>The geographical extent of MOD 9 - RtS increases slightly to that of the Approved Concept Plan due to an increase in the height of Block 5.</p>

Table 22 Visual impact assessment results matrix - Observer Location 3: High Street (South)

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

6.4 Observer Location 4: Munn Reserve

6.4.1 Observer Location Position

Observer Location 4 is located in Munn Reserve, looking south along Hickson Road and High Street towards Barangaroo South and Central Barangaroo, with Millers Point to the east (refer Figure 48).

6.4.2 Observer Location Rationale

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

- Director-General's requirement
- Identified as part of an important view from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006)
- The location comprises an entry point to Barangaroo Reserve
- The view includes Block 5 and addresses the requirements of Condition C1 of the Instrument of Approval.

6.4.3 Existing View

Figure 49 shows the existing view as of 12 July, 2023. This view is seen from the top of the turfed area within Munn Reserve looking south. The view is framed by the State heritage listed corner shop and terrace housing along High Street to left of frame, and Dalgety Bond Store to the right.

In the centre of the frame, Hickson Road is seen below, set against the Hickson Cutting. The 'v' shape created by the level change of High Street above the Hickson Road Cutting, with heritage listed sandstone columns and cast iron palisade fencing atop the cutting are distinctive within the view, with ornate cast iron fencing between High Street and the bond store. The path in the immediate foreground leads into Barangaroo Reserve to the west. The backdrop to the view comprises city towers to left of frame, Kent Street residential towers left of Hickson Road and One Sydney Harbour and the Crown Hotel and Resort to the right of Hickson Road.

Major construction work is seen on Hickson Road for Central Barangaroo and part of the Sydney Metro station.

6.4.4 Approved Concept Plan

Figure 50 shows the view with the Approved Concept Plan. The Central Barangaroo development envelope is shown in purple, visible against the backdrop of the towers of One Sydney Harbour.

As can be seen, the development envelope is viewed as a long quadrilateral element with a small set-down. The development envelope creates a substantial 'wall' within the view in the middle ground, filling the previous void between fore and back ground built form. This shifts the overall composition of the view to a more axial view along Hickson Road, terminating in a gap between tall tower buildings within the Sydney CBD.



Figure 48 Observer Location (Source: AECOM modified Google Map)

6.4.5 MOD 9 - exhibited

Figure 51 shows the view with the MOD 9 - exhibited development envelope. The development can be seen to comprise a moderately higher development envelope than for the Approved Concept Plan. From this angle the development envelope appears to be a fairly consistent height. The northern elevated block form on Block 7 is seen projecting above the Dalgety Bond Store in this view, partially screening Crown Hotel and Resort.

6.4.6 MOD 9 - RtS

The MOD 9 - RtS development envelope (refer Figure 52) returns to a long, rectangular form similar to the Approved Concept Plan, but with the height of the blocks rising to the taller Block 5 at the southern end of Central Barangaroo, stacked against the taller elements within Barangaroo South.

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

The existing view (described in Section 6.4.3) comprises an elevated view from Munn Street overbridge looking south along Hickson Road. The view is framed to the left by the State heritage listed corner shop and terrace housing on High Street, and to the right by the Dalgety Bond Store. High Street and the Hickson Cutting, in conjunction with the Munn Street overpass and the Dalgety Bond Store, comprises a threshold between the historic, low scale development - reflecting the original topography of the Millers Point Conservation Area - with the highly engineered, flat expanse of Hickson Road and Barangaroo projecting west from the base of the cutting. Hickson Road and Barangaroo are seen in transition with extensive construction underway.

The Approved Concept Plan incorporates a long and relatively low development envelope for Central Barangaroo, marginally set-down in the centre. The mass, scale and form of the development envelope somewhat reflects in horizontal form the simplicity of the Dalgety Bond Store in the foreground. The development fills the void between fore and back ground elements to the west, focusing the view along Hickson Road into the distance.

The MOD 9 - exhibited development envelope generally comprises a taller development envelope to that of the Approved Concept Plan, including a tower within Block 7. The height of the north-eastern corner of Block 7 is similar to that of the Approved Concept Plan. The Block 7 tower will remove some sky view, however, the bulk of the form is obscured behind the Dalgety Bond Store and viewed against the backdrop of the substantial Crown Hotel and Resort tower and podium.

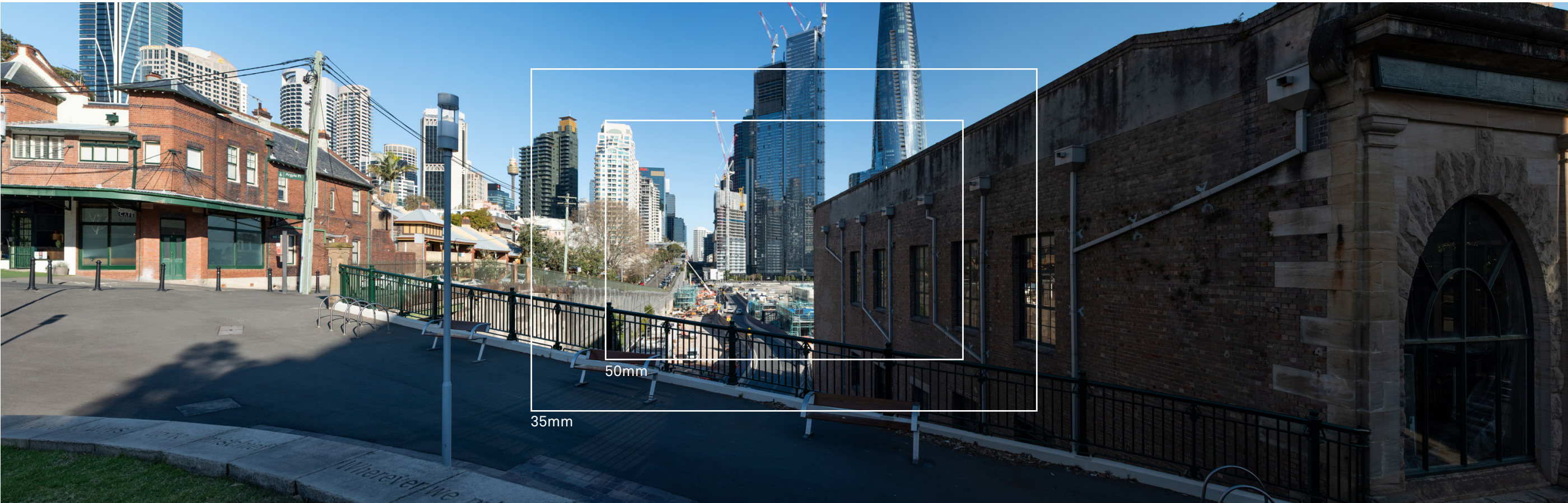


Figure 49 Existing view (AECOM, July 2023)



Figure 50 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



Figure 51 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 52 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, July 2023)

MOD 9 - RtS returns to a similar development envelope to that of the Approved Concept Plan, with the height of the nearest two blocks (Block 6 and 7) similar in height. Block 5 at the southern end of the development, rises in height to meet the substantially taller Barangaroo South development. While this is a change between the Approved Concept Plan and MOD 9 - RtS, the stacking of height to the south is considered appropriate given the form of surrounding development and the axial view along Hickson Road, framed to the west by the Dalgety Bond Store in the foreground, Central Barangaroo in the middle ground, and Barangaroo South in the background.

6.4.8 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 23 for the General Assessment Criteria, Table 24 and Table 25 for View Sharing Assessment Criteria and Table 26 and Table 27 for Visual Impact Assessment and rating.

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

Table 23 General Assessment Criteria - Observer Location 4: Munn Reserve

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 170 m and 450 m
Observer type				●	View from a key street - public domain, entry point by recreational users to Barangaroo Reserve.
Number of observers	●				Given this is an entry point to Barangaroo Reserve, observer numbers are regularly likely to be high.
Duration of observation			●		The duration of observation is expected to be low as people pass along Munn Street on their way into Barangaroo Reserve.
Visibility	●				The visibility of both Central Barangaroo from this location is high, including a high level of detail for Block 7 due to its close proximity to the observer location.
Visual absorption capacity		●			Central Barangaroo is positioned to the west of Hickson Road in a ‘gap’ between built form in the foreground (the Dalgety Bond Store) and the background (Barangaroo South). One Sydney Harbour comprises a solid backdrop with a low amount of surface articulation, in front of which Central Barangaroo would be seen. The visual absorption capacity of the landscape is considered to be moderate.

Table 24 View Sharing Assessment Criteria - Observer Location 4: Munn Reserve

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.4.4
1 (a)	Nature / extent of existing view				●	Refer Section 6.4.4
1 (b)	Compositional elements				●	Key compositional elements comprise: <ul style="list-style-type: none">The visually consistent group of period buildings in the foreground and cast iron tall palisade fence to High Street edge and ornate cast iron low railing and fence to Munn StreetHickson Cutting, with Hickson Road set well below, and extending south from the observer location and providing a strong central focus to the view. The strong vertical relationship between Hickson Cutting and the Central Barangaroo development envelope;The tall tower development to both sides of the road and distant focal point of Darling Park office tower at the end of the road serve to reinforce the centrally focused nature of the viewThe MOD 9 - RtS development envelope.
1 (c)	Curtilages of important elements				●	High Street and Hickson Cutting for the residential terrace housing. Hickson Cutting and Hickson Road for the Central Barangaroo development envelope and Barangaroo South development.
2	Nature / extent of any obstructions to view				●	The Approved Concept Plan development envelope obstructs the view of the lower portions One Sydney Harbour.
3	Number of observers		●			Anticipated to be moderate to periodically high given it is an access point between the Millers Point Heritage Conservation Area and Barangaroo Reserve.
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006), and Davies (2006).

Table 25 Analysis of impacts - Observer Location 3: High Street (South)

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location was nominated as an important viewing location.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		The MOD 9 - RtS development envelope obstructs a very small portion of the lower northern face of the One Sydney Harbour towers.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			●		No. The axial view along Hickson Road and to the Millers Point Conservation Area is maintained. The stacking of height to the south near Barangaroo South is appropriate within the context of the view, particularly as it reduces the contrast between the lower, horizontal composition of Central Barangaroo against the more vertical elements and taller towers to the south.
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?				●	No change.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	The composition of the view would be maintained, the view to important heritage elements would be maintained. MOD 9 - RtS is sympathetic to the scale and composition of the surrounding built form and heritage items.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?				●	N/A
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				●	N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	Refer Item 7.1(a) above.

Table 26 Visual impact assessment - Observer Location 4: Munn Reserve

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be High.</p> <p>Susceptibility of visual receptors to change:</p> <p>High Street comprises a setting through which recreational visitors to the Millers Point Conservation Area would be entering and leaving Barangaroo Reserve via the Munn Street access point. The unusual elevated, axial view along Hickson Road, within the context of the Millers Point Conservation Area is a compelling one, which has the potential to slow recreational users to better appreciate the view as they pass by. Central Barangaroo is visually ‘tucked into’ the gap between the foreground and background elements to the west, which reduces the overall visual prominence of the development within the view.</p> <p>Value attached to views:</p> <p>The value of this view is widely acknowledged, as identified within planning and heritage documents. Refer Items 5(a) and (b).</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be Low.</p> <p>Size or scale:</p> <p>The scale of change in the view is low; comprising an increase in the height of the block furthest from the observer location. The proportional increase in the seen area of MOD 9 - RtS from this location is therefore low, relative to the overall view and the change is considered appropriate as it reduces the contrast between the vertical southern development and the more horizontal forms within Central Barangaroo.</p> <p>The taller block is seen against a backdrop of the very tall One Sydney Harbour.</p> <p>The period of time over which sensitive park users can be expected to take in the view is low, as above.</p> <p>Geographical Extent:</p> <p>The extent of the area over which the MOD 9 - RtS development envelope would be visible is similar to that of the Approved Concept Plan. Given the viewing distance of some 170m to Block 7, both the Approved Concept Plan and MOD 9 - RtS would be seen in a high level of detail.</p>

Table 27 Visual impact assessment results matrix - Observer Location 4: Munn Reserve

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

6.5 Observer Location 5: Clyne Reserve

6.5.1 Observer Location Position

Observer Location 5 is located within Clyne Reserve, looking south along Merriman Street towards Barangaroo. The reserve is positioned near a high point along the ridge line, east of the Stargazer Lawn within the Barangaroo Reserve.

6.5.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

- Director-General’s requirements for a view from this location.
- Potential for a view of development in Central Barangaroo.

6.5.3 Existing View

Figure 54 shows the existing view as of 12 July, 2023. The view is looking south towards Central Barangaroo and includes State heritage listed housing on Merriman Street, with Barangaroo Reserve (Stargazer Lawn) to right centre and right of frame behind the tall palisade fence. The Crown Hotel and Resort and the two towers of One Sydney Harbour within Barangaroo South are seen protruding above the horizon at the end of the street, with city towers visible to the east (left of frame) beyond the housing.

The view includes groupings of mature street trees, with the Clyne Reserve and the adjoining area to the north subject to a high level of mature, large tree planting. An entry to Stargazer Lawn is located some 40m north of this point.

6.5.4 Approved Concept Plan

Figure 55 shows the Approved Concept Plan development envelope (in purple) positioned at the end of the street, but screened from view by trees.

The monumental scale of the Crown Hotel and Resort and residential towers are seen in sharp focus against the sky, creating an impressive sense of visual contrast with the long, low row of finely detailed, small heritage dwellings along Merriman Street. The lack of housing on the other side of the street adds to the theatre of the view.



Figure 53 Observer Location (Source: AECOM modified Google Map)



Figure 54 Existing view (AECOM, July 2023)



Figure 55 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)



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



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

6.5.5 MOD 9 - exhibited

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

6.5.6 MOD 9 - RtS

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

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

The existing view is described in Section 6.5.1.

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

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

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

6.5.8 Visual Impact Assessment

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

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

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

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

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

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

6.6 Observer Location 6: Barangaroo Reserve - Wulugul Walk

6.6.1 Observer Location Position

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

6.6.2 Observer Location Rationale

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

6.6.3 Existing View

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

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

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

6.6.4 Approved Concept Plan

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

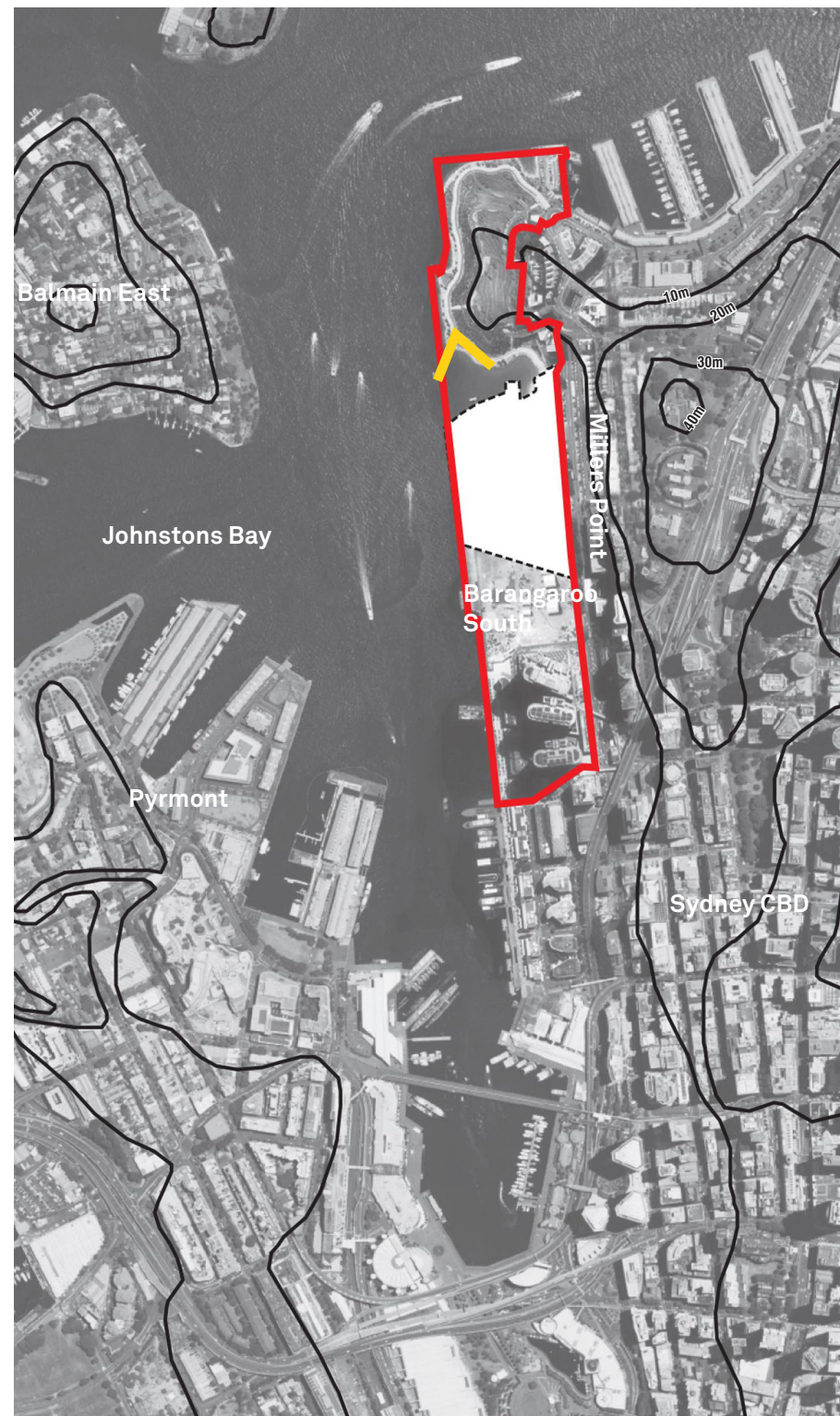


Figure 58 Observer Location (Source: AECOM modified Google Map)

6.6.5 MOD 9 - exhibited

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

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

6.6.6 MOD 9 - RtS

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

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

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



Figure 59 Existing view (AECOM, July 2023)



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



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



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

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

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

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

6.6.8 Visual Impact Assessment

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

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

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

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

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

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

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

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

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

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

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

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

6.7 Observer Location 7: Barangaroo Reserve - Stargazer Lawn

6.7.1 Observer Location Position

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

6.7.2 Observer Location Rationale

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

6.7.3 Existing View

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

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

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

6.7.4 Approved Concept Plan

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

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



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

6.7.5 MOD 9 - exhibited

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

6.7.6 MOD 9 - RtS

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

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

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

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

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

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



Figure 64 Existing view (AECOM, July 2023)



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



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



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

6.7.8 Visual Impact Assessment

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

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

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

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

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

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

6.8 Observer Location 8: Hickson Road

6.8.1 Observer Location Position

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

6.8.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

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

6.8.3 Existing View

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

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

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



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



Figure 69 'The Bond' at 30 Hickson Road



Figure 70 Existing view (AECOM, July 2023)



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



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



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

6.8.4 Approved Concept Plan

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

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

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

6.8.5 MOD 9 - exhibited

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

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

6.8.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

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

6.8.8 Visual Impact Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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6.9 Observer Location 9: Gas Lane

6.9.1 Observer Location Position

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

6.9.2 Observer Location Rationale

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

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

6.9.3 Existing View

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

6.9.4 Approved Concept Plan

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

6.9.5 MOD 9 - exhibited

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

6.9.6 MOD 9 - RtS

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



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



Figure 75 Existing view (AECOM, July 2023)



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



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



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

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

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

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

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

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

6.9.8 Visual Impact Assessment

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

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

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

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

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

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

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

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

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

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

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

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

6.10 Observer Location 10: Ballaarat Park

6.10.1 Observer Location Position

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

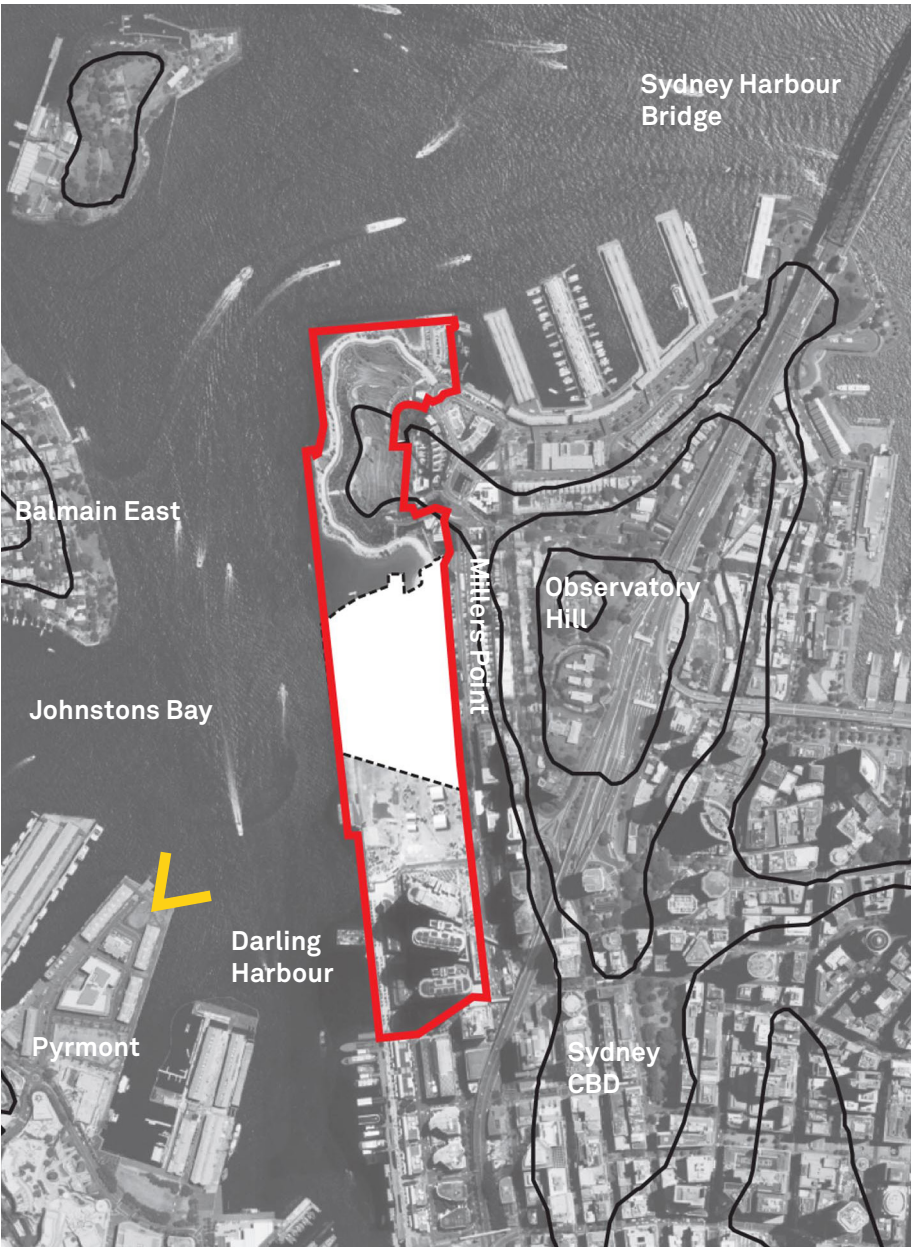


Figure 79 Observer Location (Source: AECOM modified Google Map)

6.10.2 Observer Location Rationale

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

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

6.10.3 Existing View

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

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

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

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

6.10.4 Approved Concept Plan

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

6.10.5 MOD 9 - exhibited

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

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

6.10.6 MOD 9 - RtS

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

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

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

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

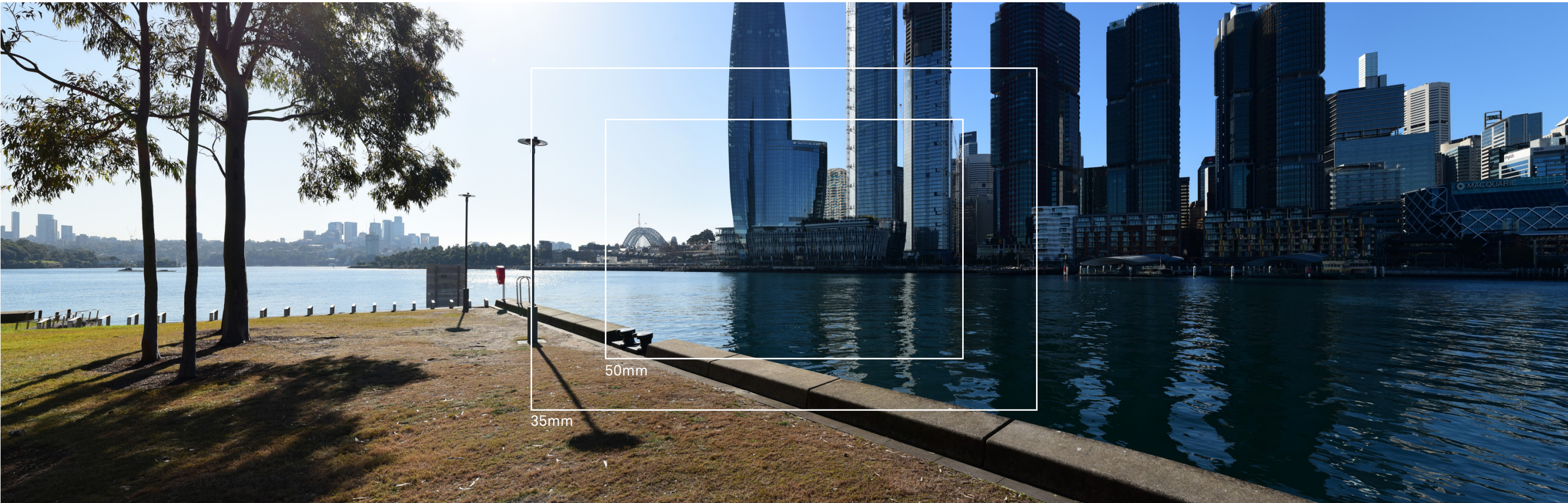


Figure 80 Existing view (AECOM, July 2023)



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



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



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

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

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

6.10.8 Visual Impact Assessment

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

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

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

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

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

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

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

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

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

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

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

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

6.11 Observer Location 11: Pirrama Park

6.11.1 Observer Location Position

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

6.11.2 Observer Location Rationale

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

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

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



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



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



Figure 86 Existing view (AECOM, July 2023)



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



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



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

6.11.3 Existing View

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

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

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

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

6.11.4 Approved Concept Plan

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

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

6.11.5 MOD 9 - exhibited

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

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

6.11.6 MOD 9 - RtS

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

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

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

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

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

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

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

6.11.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 52 for the General Assessment Criteria, Table 53 and Table 54 for View Sharing Assessment Criteria and Table 55 and Table 56 for Visual Impact Assessment and rating.

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

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

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

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

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in Section 6.11.4
1 (a)	Nature / extent of existing view					Refer Section s.6.11.4
1 (b)	Compositional elements					The Approved Concept Plan development envelope for Central Barangaroo appears as a rectangular form with the exception of the small set-down in Block 6, forming a natural extension from the Crown Hotel and Resort podium level, and broadly relates to the scale of the Millers Point ridgeline. The wide expanse of the harbour and shorelines with the Sydney Harbour Bridge visible on the horizon are key components within the view.
1 (c)	Curtilages of important elements					harbour view and land / water interface. The interface between the Millers Point Heritage Conservation Area and the Approved Concept Plan. The Sydney Harbour Bridge.
2	Nature / extent of any obstructions to view					The Approved Concept Plan obstructs much of the view to Millers Point, including effective removal of the important view to Sydney Observatory and Sydney Observatory Hill Park. However, a substantially intact seen area of the Millers Point Heritage Conservation Area north of the development envelope is conserved in this view, including filtered views through to ridgetop housing on Merriman Street, set between Barangaroo Reserve and the Sydney Harbour Bridge in this view.
3	Number of observers					High, as above.
4	Documented importance of view					Yes - City Plan Heritage (2006) with regard to Pirrama Park.

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

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The relevant location was Pirrama Park, which was nominated as an important viewing location.
6	Quantitative evaluation					
6(a)	Extent of obstruction		●			MOD 9 - RtS results in a slightly raised southern block, reducing the portion of the Fort Street Public School seen from this location.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The view to the Millers Point ridgeline has been retained. The extensive broader harbour view remains unchanged.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		●			No. The remaining view to Fort Street Public School is retained, as is the Sydney Observatory tree canopy.
7.1(b)	If so, which organisation / why?			●		N/A
7.2	Would the proposed change make the view less desirable / why?		●			No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?			●		N/A
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?		●			It will not be significantly further impacted.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?		●			No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes, it still provides a view to dense, tall canopy, of which the view south of this point is devoid, and also signifies the location of Sydney Observatory to those familiar with the existing view. Barangaroo Reserve provides a new substantially visually compelling forested landform relative to the Millers Point Heritage Conservation Area.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			●		The view will incorporate a slightly altered, relatively low rise form that responds well in scale and broad form relative to South Barangaroo towers, and in particular to the Crown Hotel and Resort. The remnant, backdrop view of Sydney Observatory and Fort Street Public School would be retained.

Table 55 Visual impact assessment - Observer location 11: Pirrama Park

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

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

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

6.12 Observer Location 12: Balmain East - Illoura Reserve

6.12.1 Observer Location Position

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

6.12.2 Observer Location Rationale

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

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

6.12.3 Existing View

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

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

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

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

6.12.4 Approved Concept Plan

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

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

6.12.5 MOD 9 - exhibited

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

6.12.6 MOD 9 - RtS

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

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

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

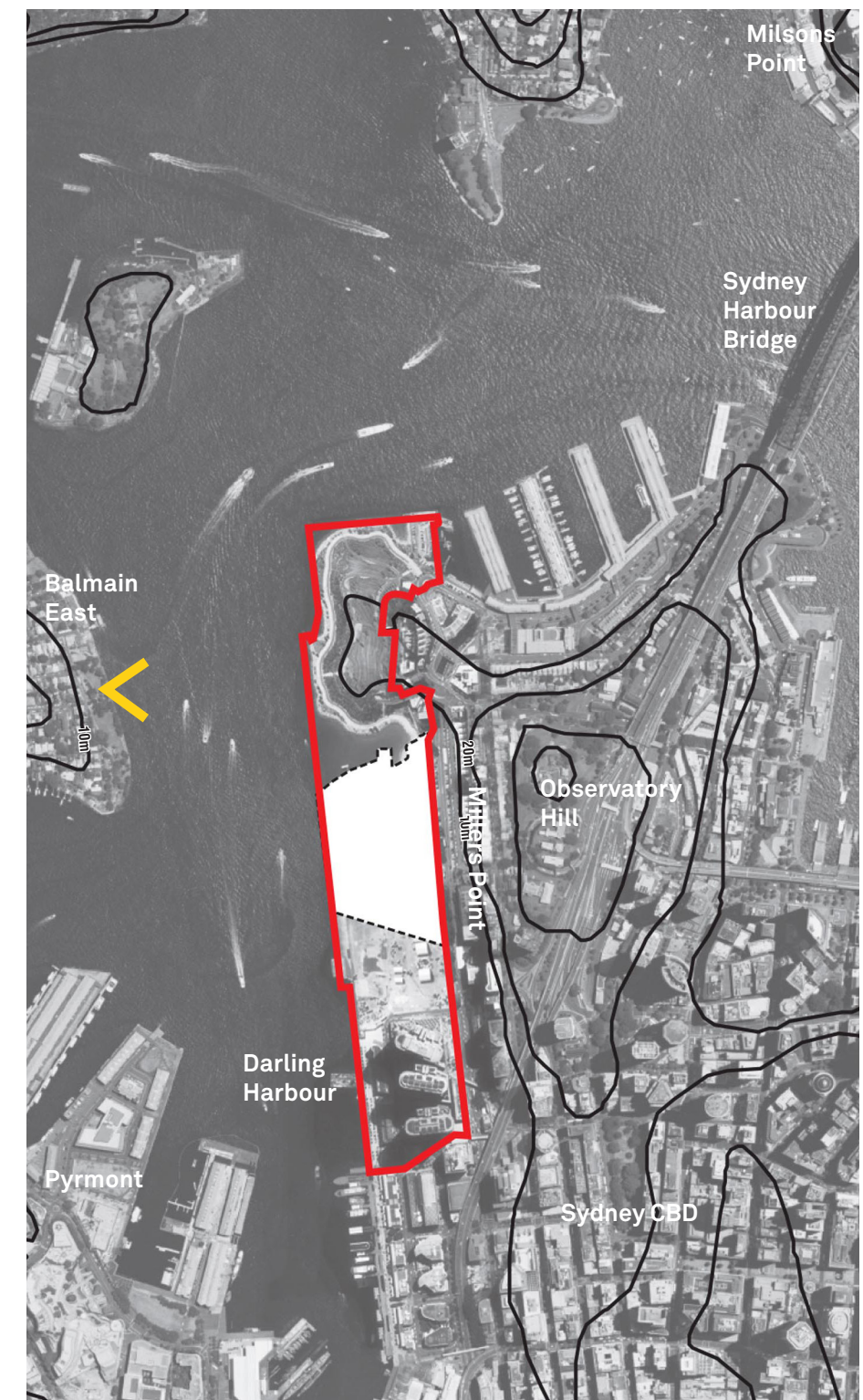


Figure 90 Observer Location (Source: AECOM modified Google Map)

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

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

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

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

6.12.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 57 for the General Assessment Criteria, Table 58 and Table 59 for View Sharing Assessment Criteria and Table 60 and Table 61 for Visual Impact Assessment and rating.

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

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

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

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

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

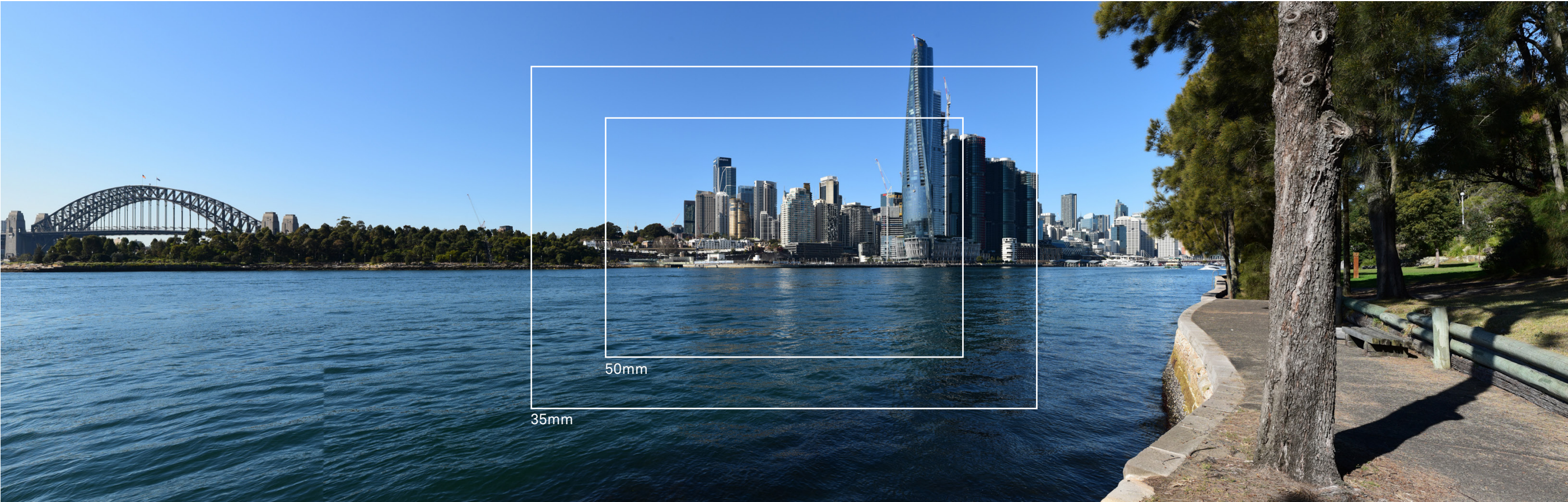


Figure 91 Existing view (AECOM, July 2023)



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



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



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

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

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

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

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

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

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

6.13 Observer Location 13: Balls Head Reserve

6.13.1 Observer Location Position

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

6.13.2 Observer Location Rationale

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

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

6.13.3 Existing View

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

Commencing from left of frame, the view takes in:

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

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

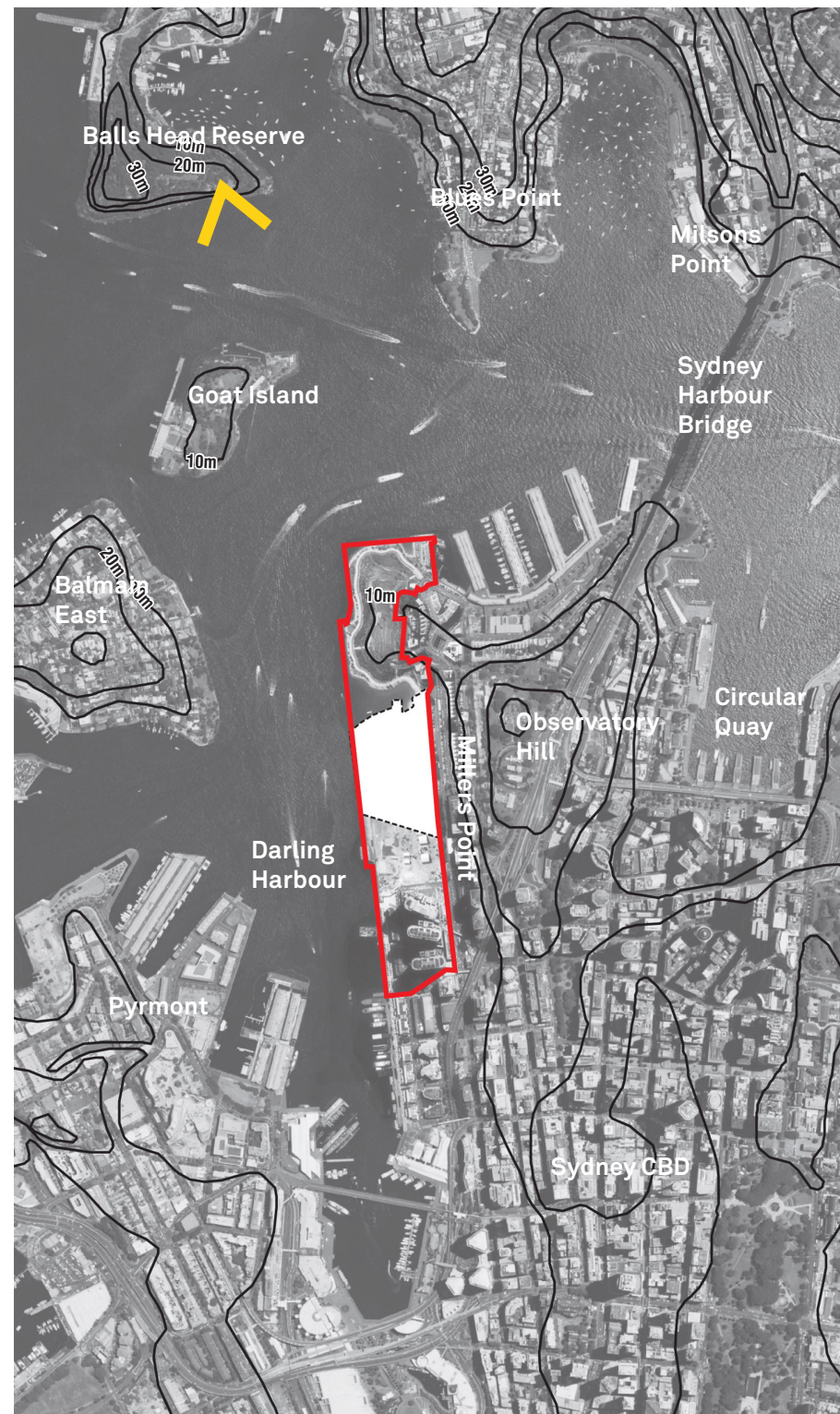


Figure 95 Observer Location (Source: AECOM modified Google Map)

6.13.4 Approved Concept Plan

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

6.13.5 MOD 9 - exhibited

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

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

6.13.6 MOD 9 - RtS

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

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

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

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

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

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

6.13.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 62 and Table 63 for Visual Impact Assessment and rating.

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

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

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

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

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

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

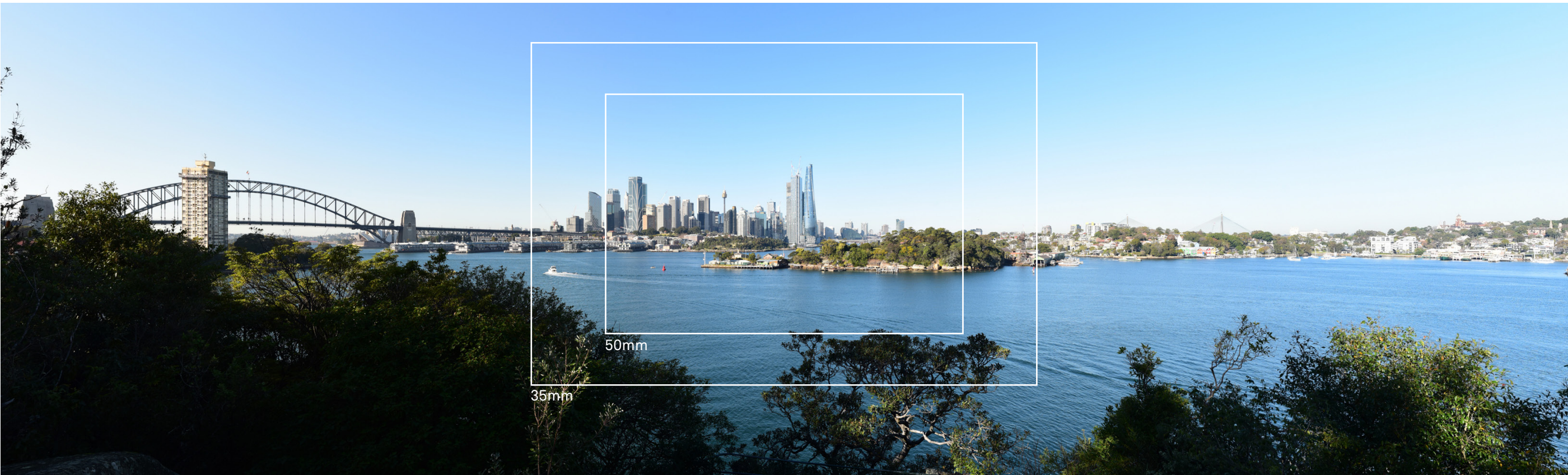


Figure 96 Existing View (Source: AECOM, July 2023)



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



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



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

6.14 Observer Location 14: Blues Point

6.14.1 Observer Location Position

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

6.14.2 Observer Location Rationale

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

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

6.14.3 Existing View

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

Commencing from left of frame, the view takes in:

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

6.14.4 Approved Concept Plan

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

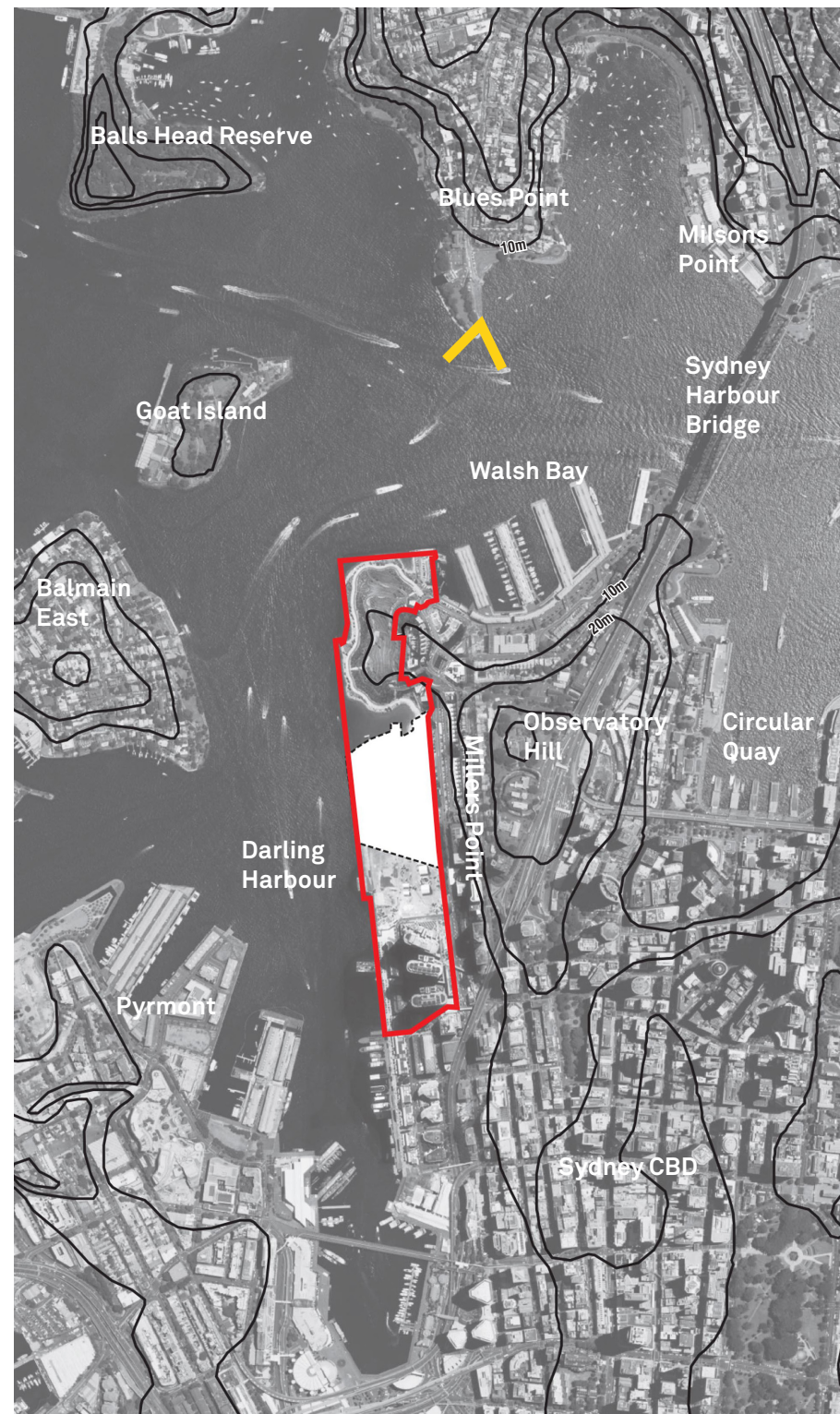


Figure 100 Observer Location (Source: AECOM modified Google Map)

6.14.5 MOD 9 - exhibited

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

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

6.14.6 MOD 9 - RtS

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

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

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

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

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

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

6.14.8 Visual Impact Assessment

Considering the lack of difference between the Approved Concept Plan and MOD 9 - RtS development envelopes when viewed from this location and the low visual prominence of the development within the view, the visual impact of MOD 9 - RtS is considered to be Negligible and the full assessment tables have not been engaged. Table 64 and Table 65 illustrate the sensitivity and magnitude of the change.

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

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



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

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

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

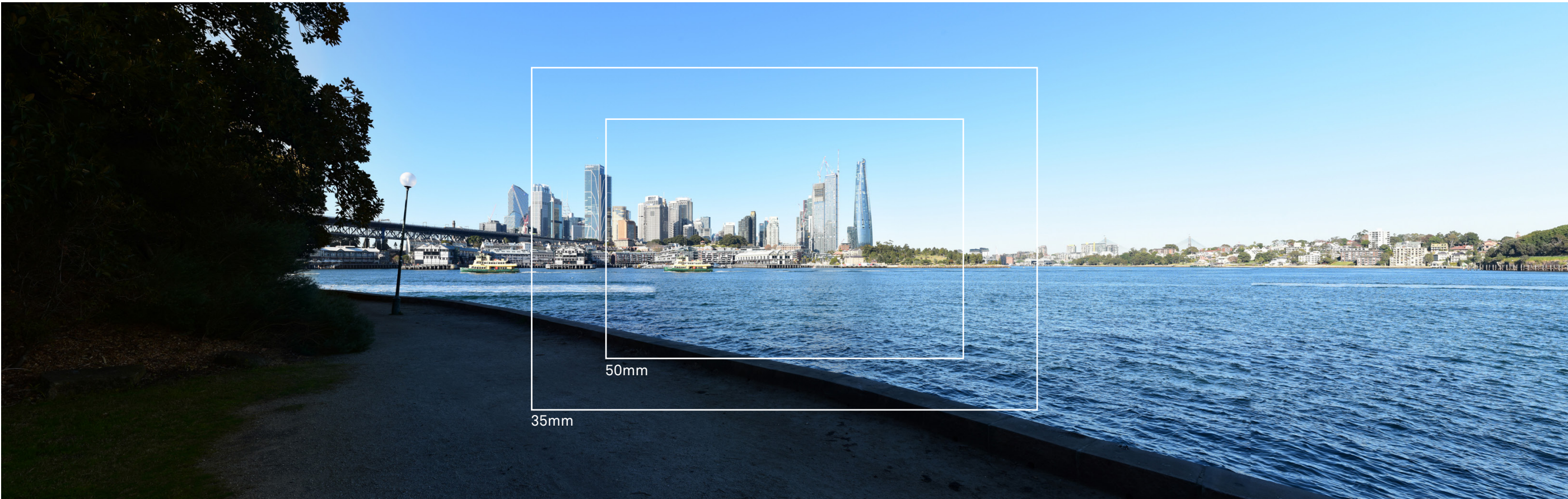


Figure 101 Existing View (Source: AECOM, July 2023)



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



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



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

6.15 Observer Location 15: Sydney Harbour Bridge

6.15.1 Observer Location Position

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

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

6.15.2 Observer Location Rationale

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

6.15.3 Existing View

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

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

6.15.4 Approved Concept Plan

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

6.15.5 MOD 9 - exhibited

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

6.15.6 MOD 9 - RtS

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

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

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

The Approved Concept Plan is barely visible from this location.

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

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



Figure 105 Observer Location