

6.15.8 Visual Impact Assessment

Considering the lack of difference between the Approved Concept Plan and MOD 9 - RtS development envelopes when viewed from this location and the lack of visibility of these developments within the view, the visual impact of MOD 9 - RtS is considered to be Negligible and the full assessment tables have not been engaged. Table 66 and Table 67 illustrate the sensitivity and magnitude of the change.

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

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

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

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

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





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



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





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



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



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6.16 Observer Location 16: Langham Hotel - Level 03

6.16.1 Observer Location Position

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

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

6.16.2 Observer Location Rationale

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

6.16.3 Existing View

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

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

6.16.4 Approved Concept Plan

Figure 113 shows the Approved Concept Plan.

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

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

6.16.5 MOD 9 - exhibited

Figure 114 shows MOD 9 - exhibited.

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

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

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

6.16.6 MOD 9 - RtS

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

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

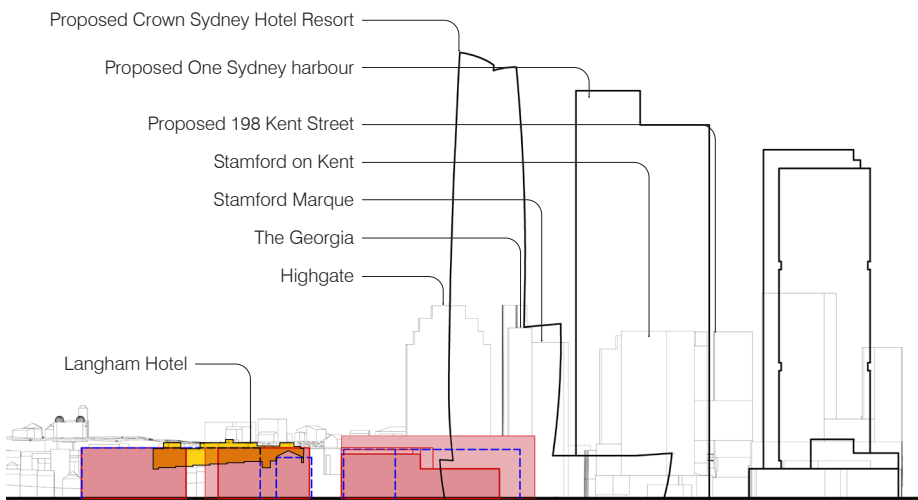


Figure 110 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

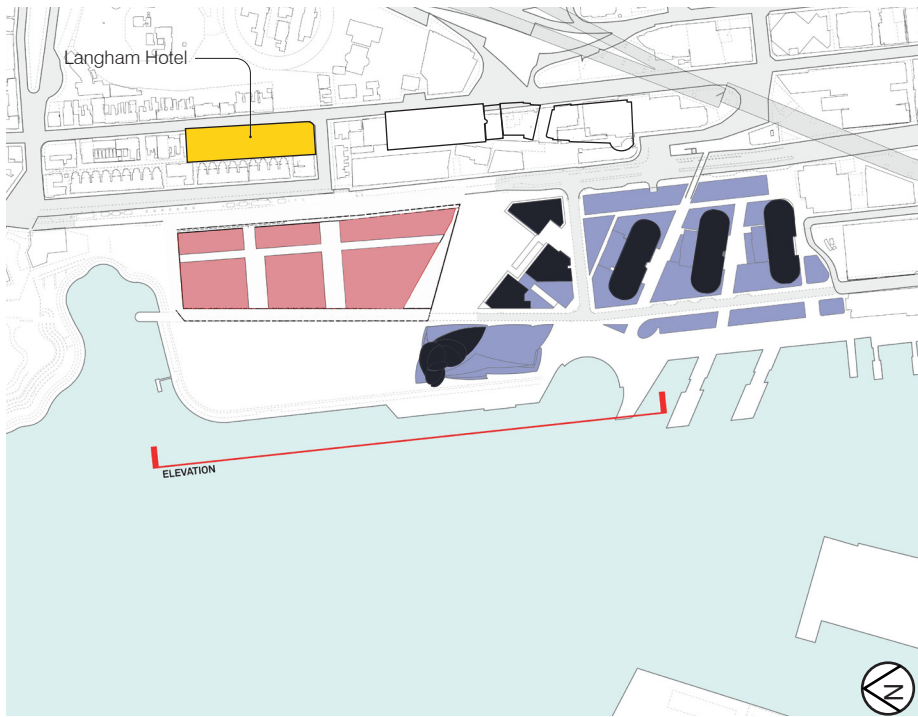


Figure 111 Plan View (Source: Modified from SJB diagrams, July 2023)



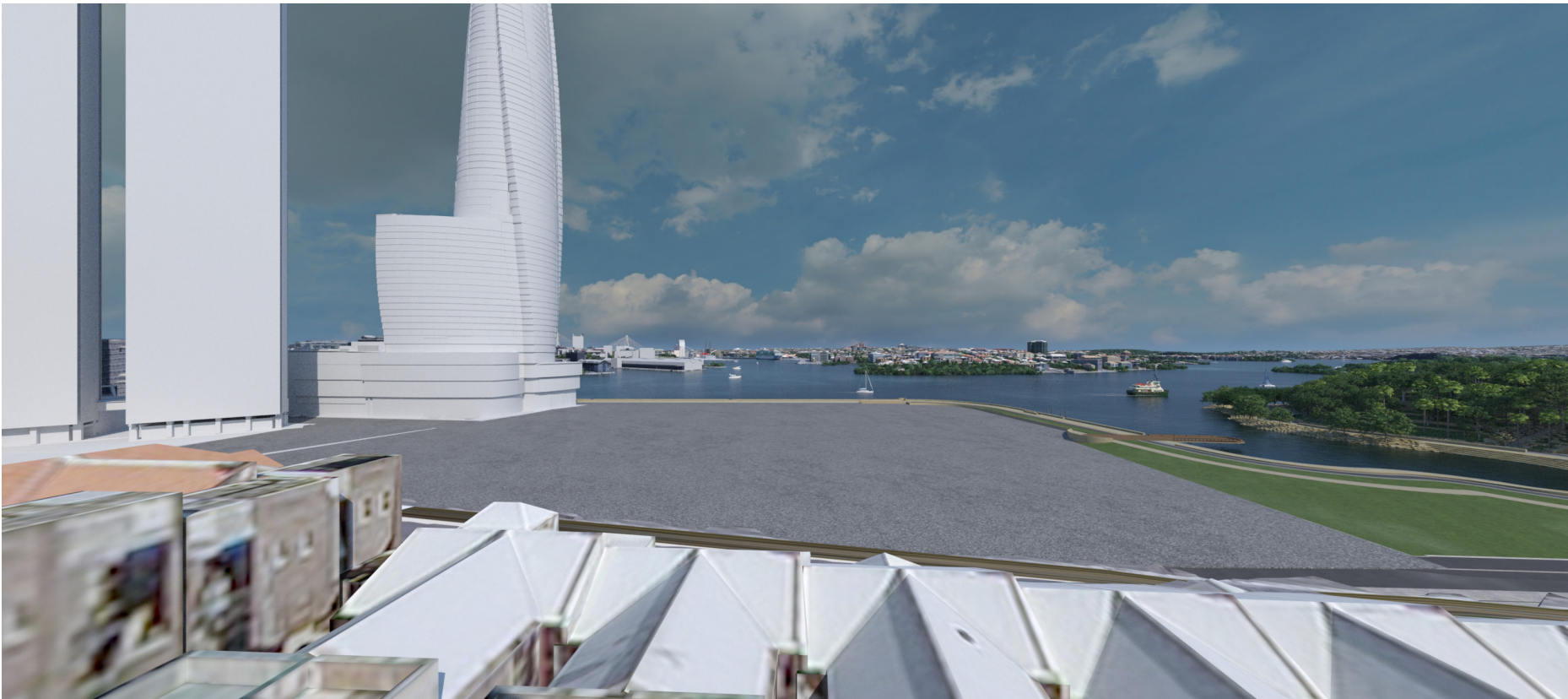


Figure 112 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

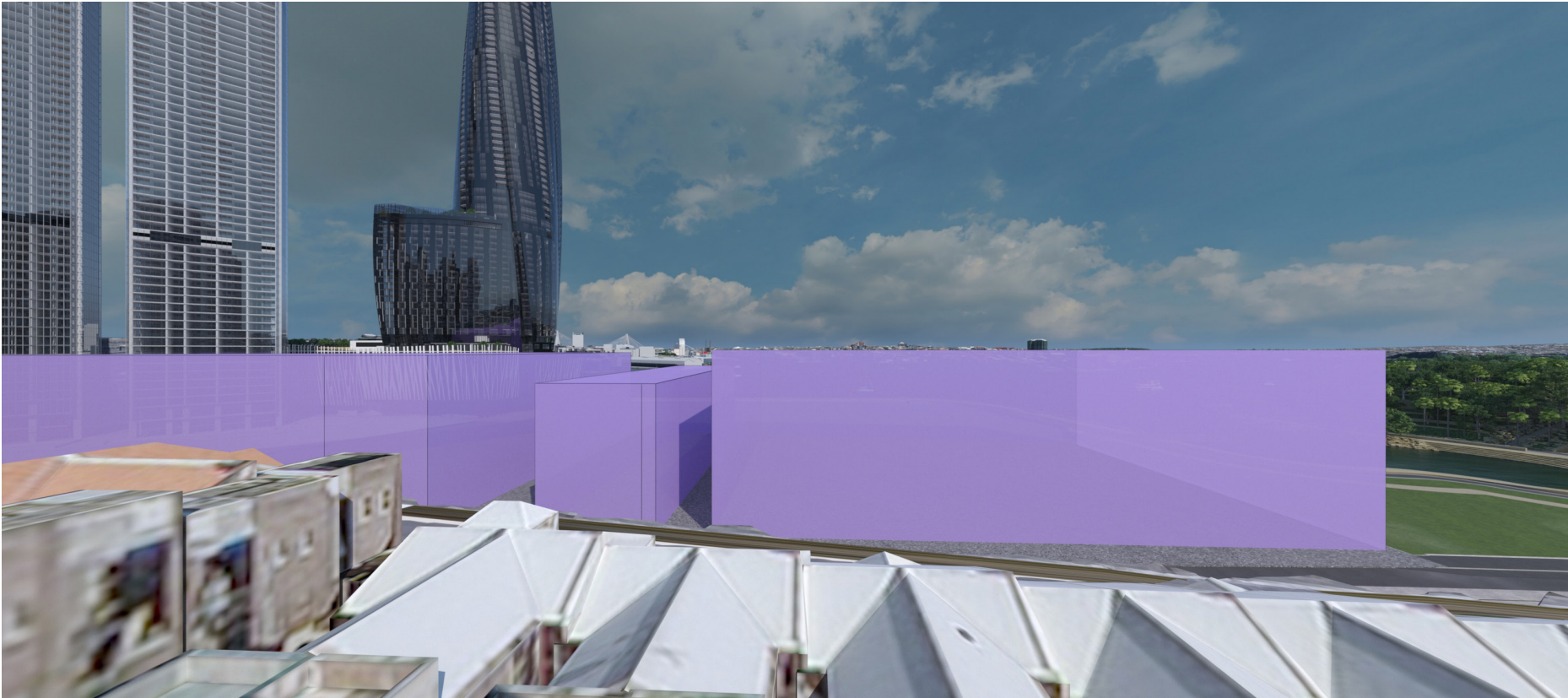


Figure 113 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



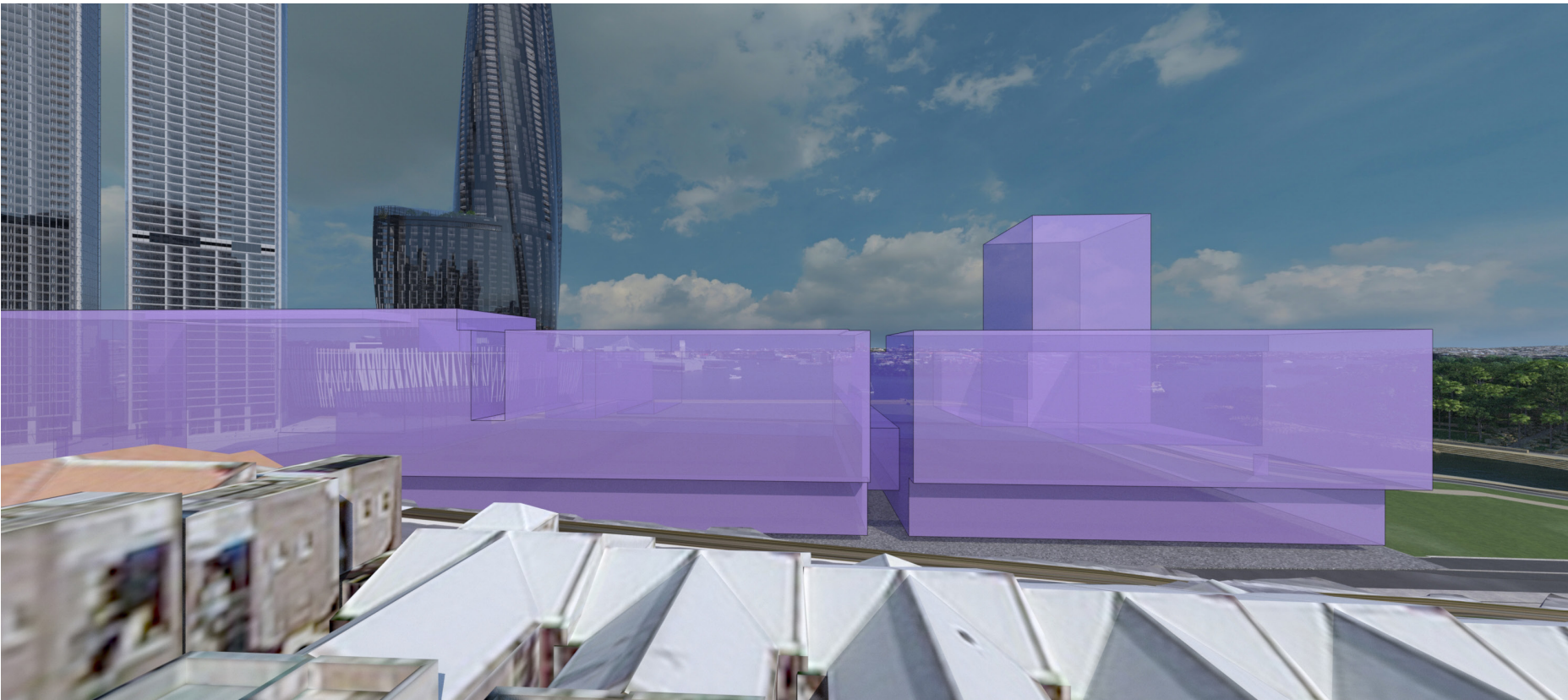


Figure 114 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

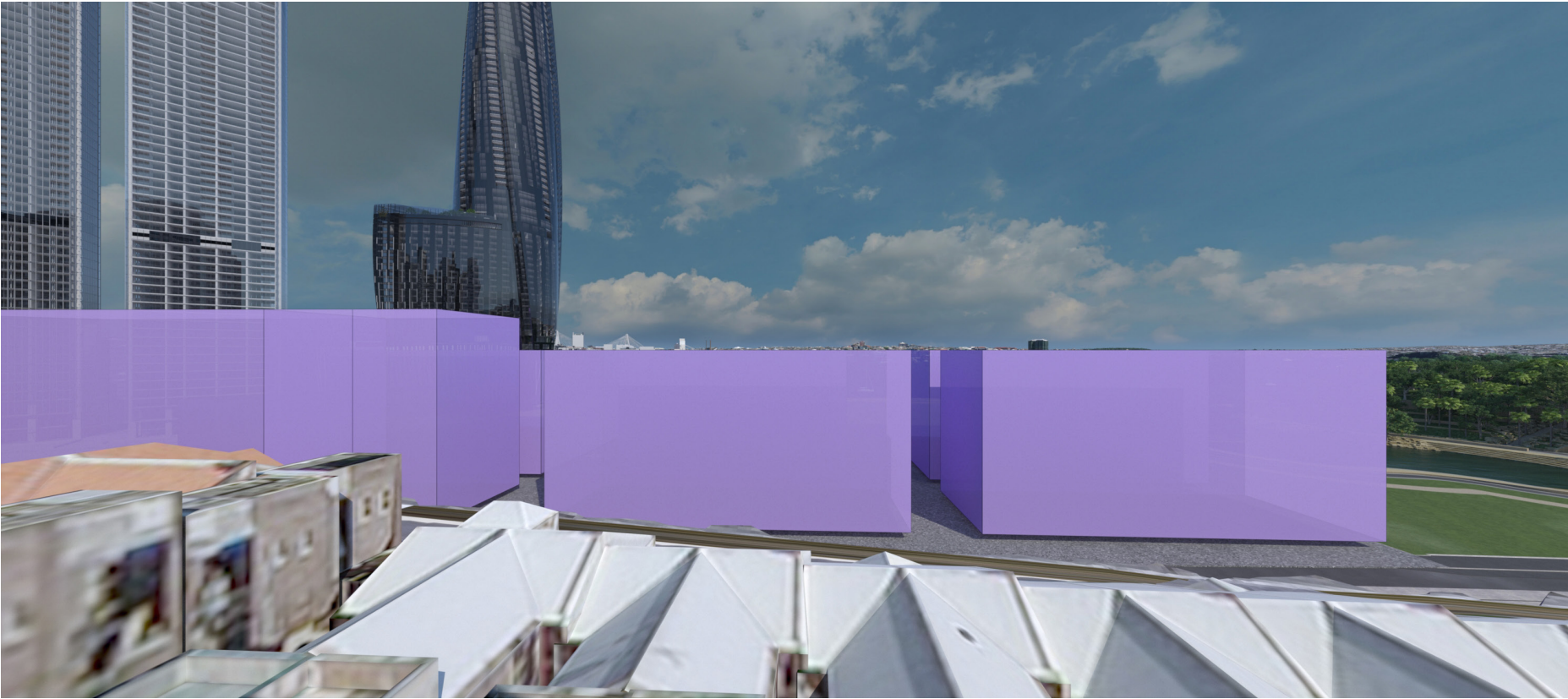


Figure 115 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, July 2023)



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

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

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

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

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

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

6.16.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 68 for the General Assessment Criteria and Table 69 and Table 70 for Visual Impact Assessment and rating.

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

6.16.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

Observer Location Details

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

Extent of Impact

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

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

Reasonableness of the Proposal

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

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

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

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



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

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

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

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

6.17 Observer Location 17: Highgate Residential Tower Level 15

6.17.1 Observer Location Position

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

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

6.17.2 Observer Location Rationale

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

6.17.3 Existing View

Figure 119 shows the existing view.

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

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

6.17.4 Approved Concept Plan

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

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

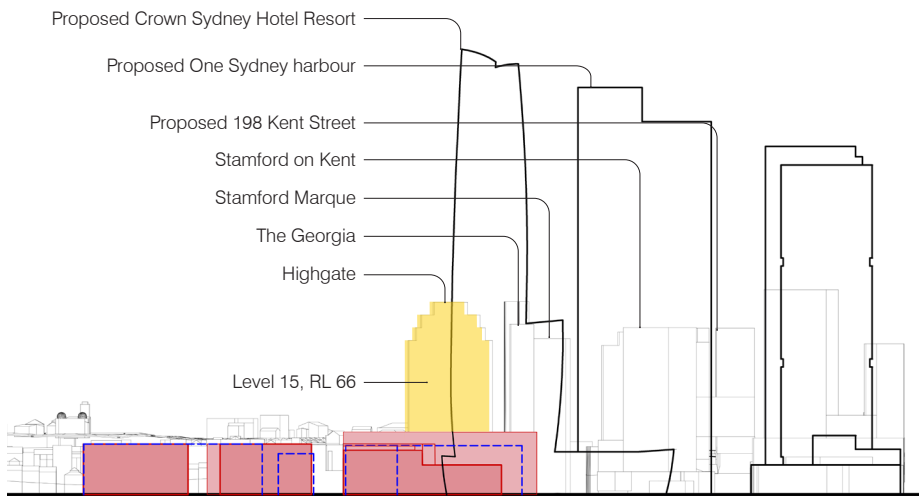


Figure 116 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

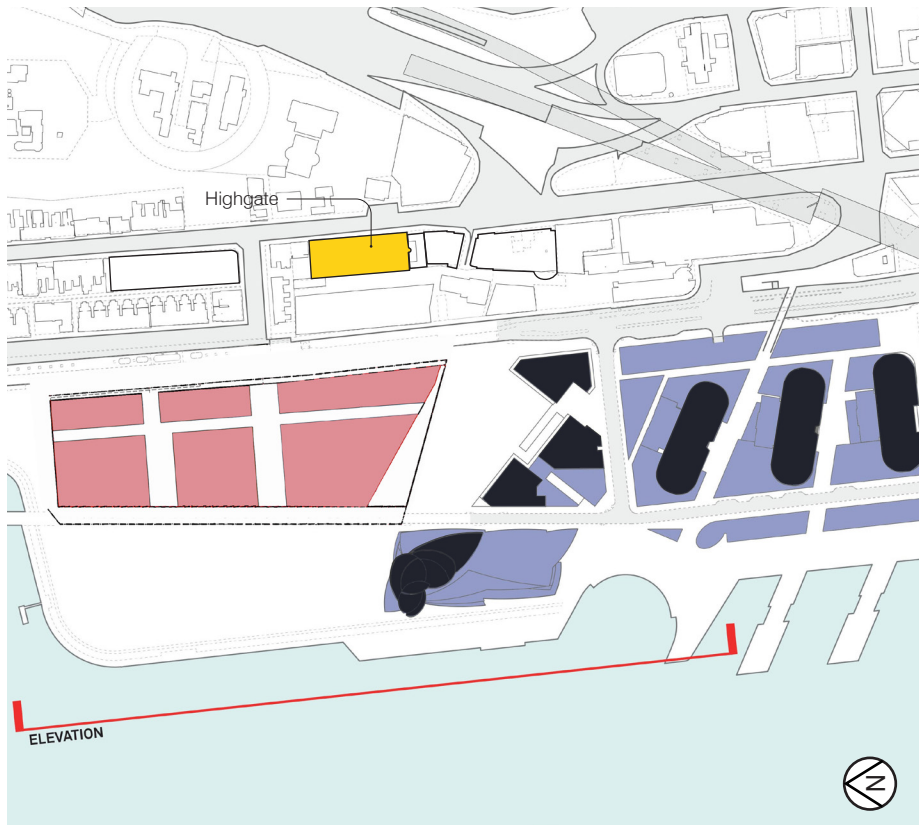


Figure 117 Plan View (Source: Modified from SJB diagrams, July 2023)



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



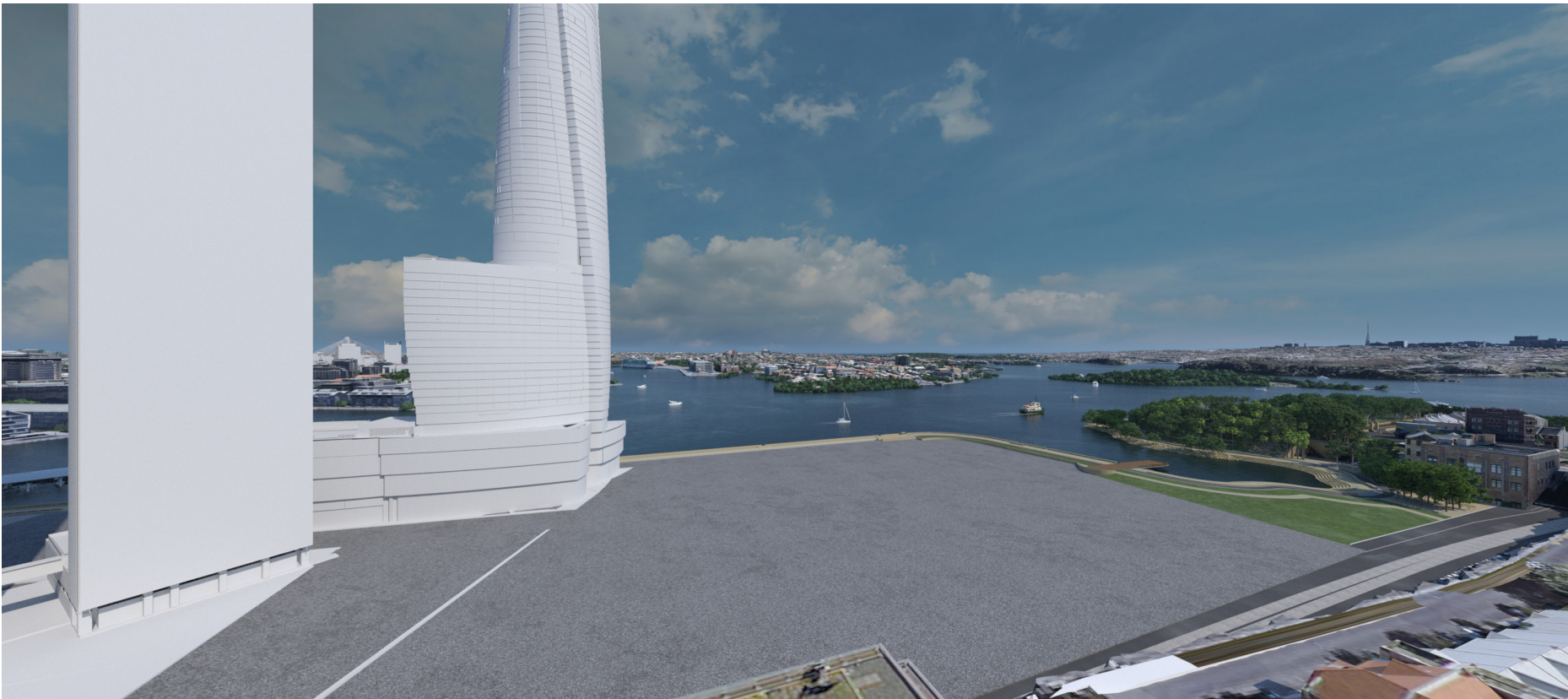


Figure 119 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

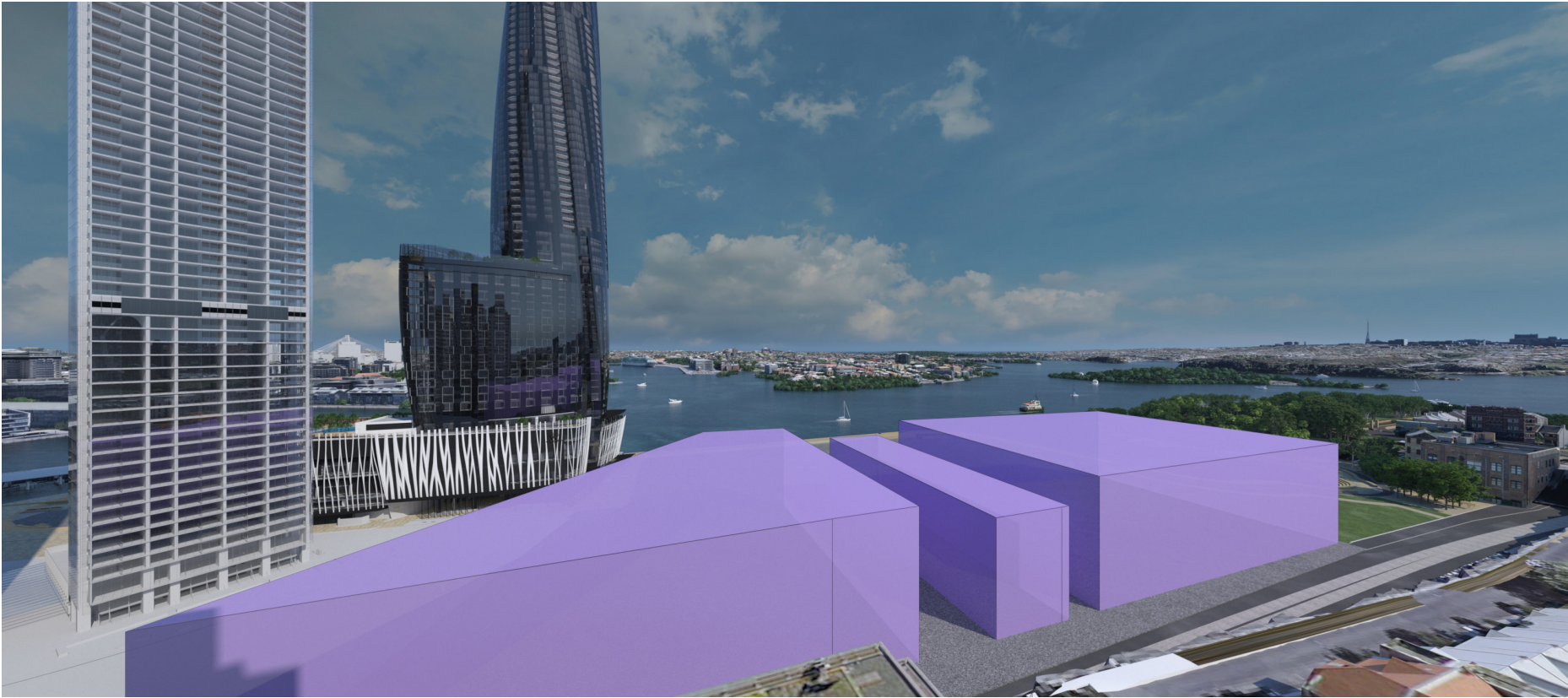


Figure 120 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



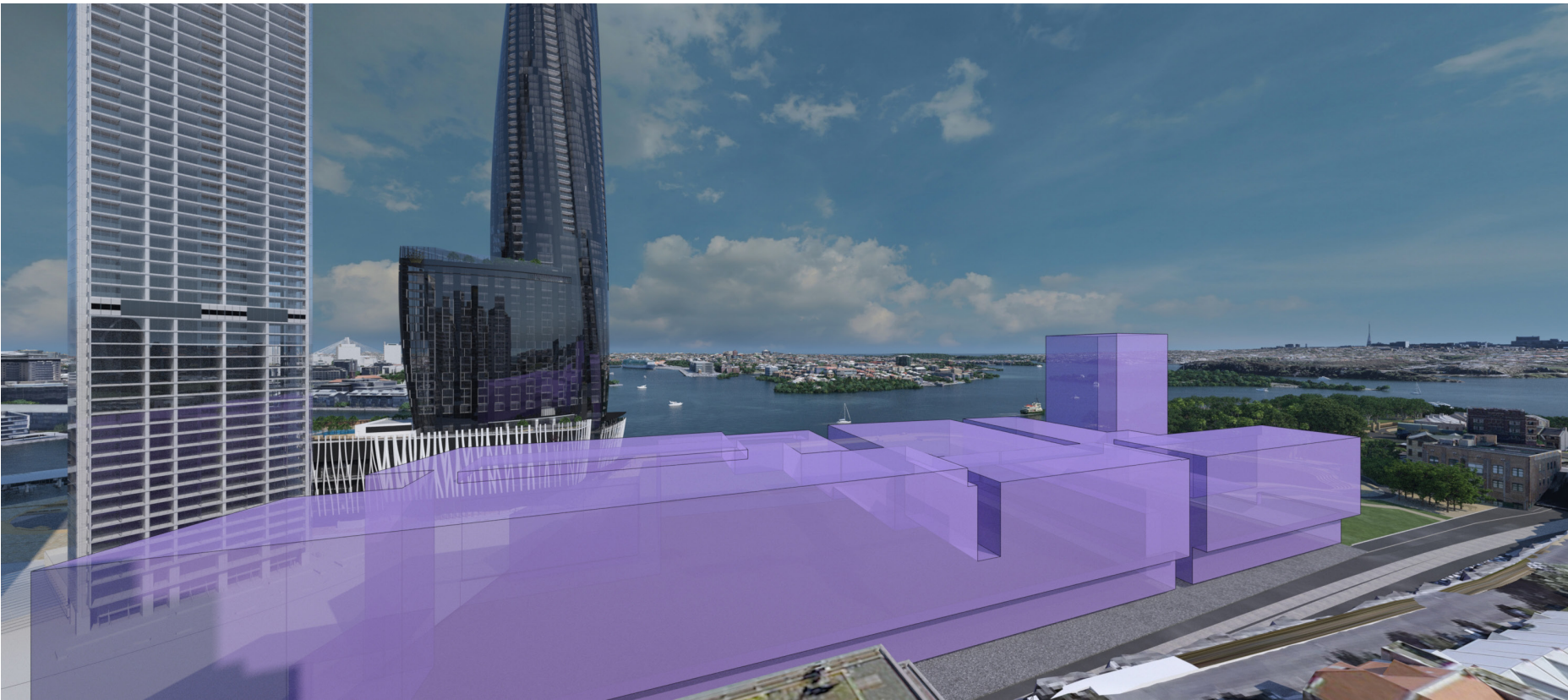


Figure 121 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

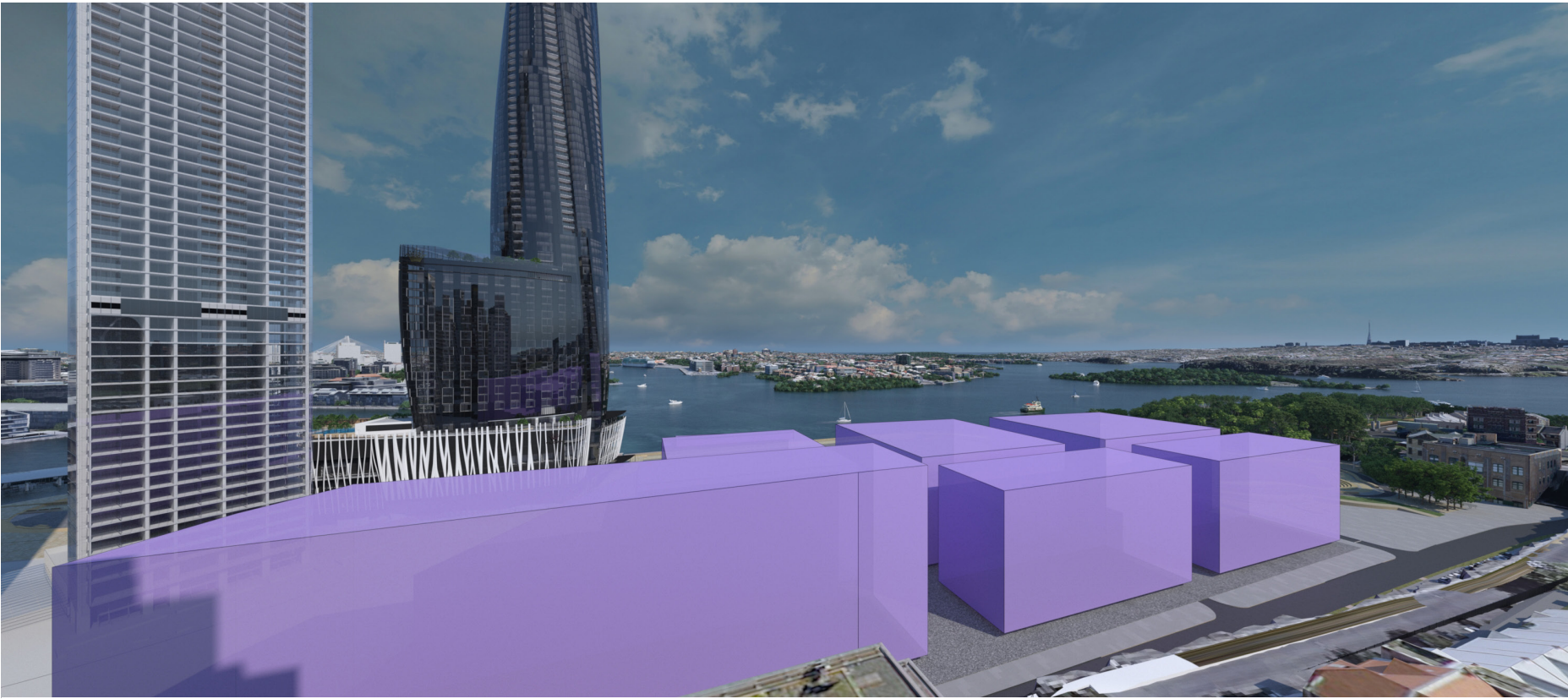


Figure 122 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

### 6.17.5 MOD 9 - exhibited

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

### 6.17.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

### 6.17.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 71 for the General Assessment Criteria and Table 72 and Table 73 for Visual Impact Assessment and rating.

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

#### 6.17.8.1 View Sharing Assessment Criteria

##### *Assessment of the view to be affected*

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

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

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

##### *Observer Location Details*

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

##### *Extent of Impact*

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

##### *Reasonableness of the Proposal*

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

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

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

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

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

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

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

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

## 6.18 Observer Location 18: Highgate Residential Tower Level 25

### 6.18.1 Observer Location Position

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

### 6.18.2 Observer Location Rationale

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

### 6.18.3 Existing View

Figure 125 shows the existing view.

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

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

### 6.18.4 Approved Concept Plan

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

### 6.18.5 MOD 9 - exhibited

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

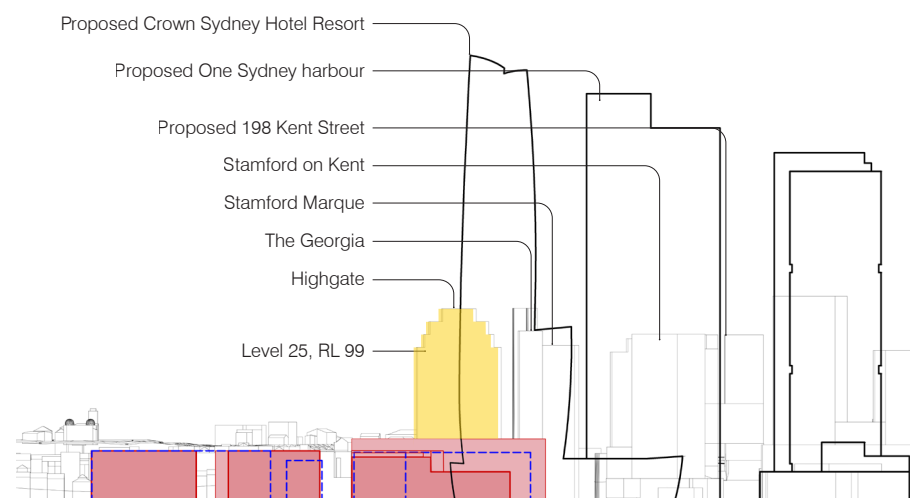


Figure 123 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

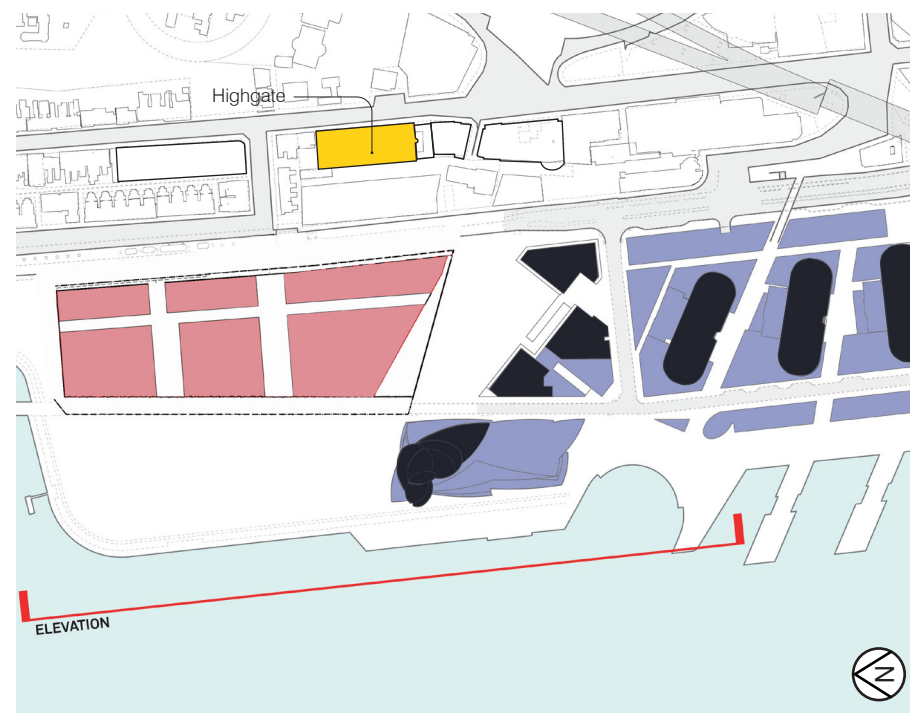


Figure 124 Plan View (Source: Modified from SJB diagrams, July 2023)

### 6.18.6 MOD 9 - RtS

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

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

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

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

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

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



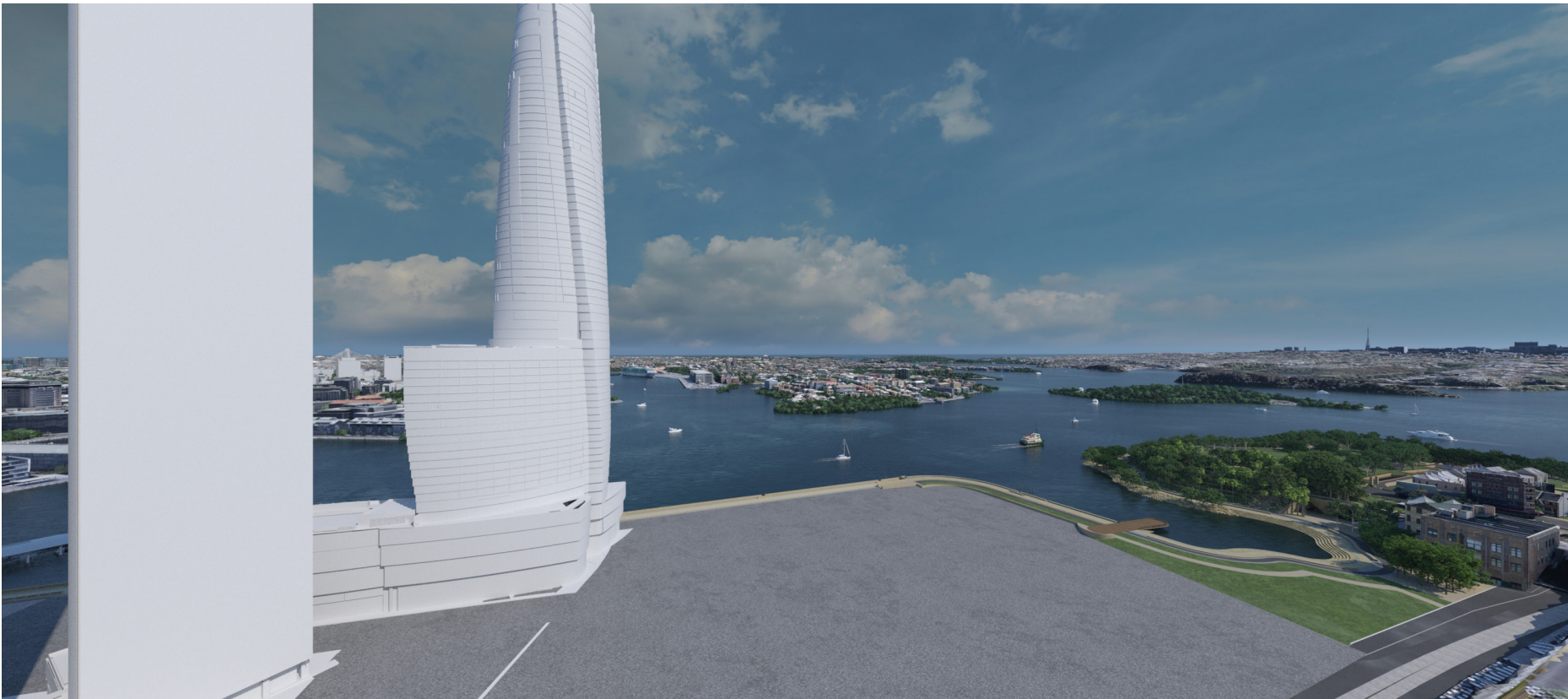


Figure 125 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

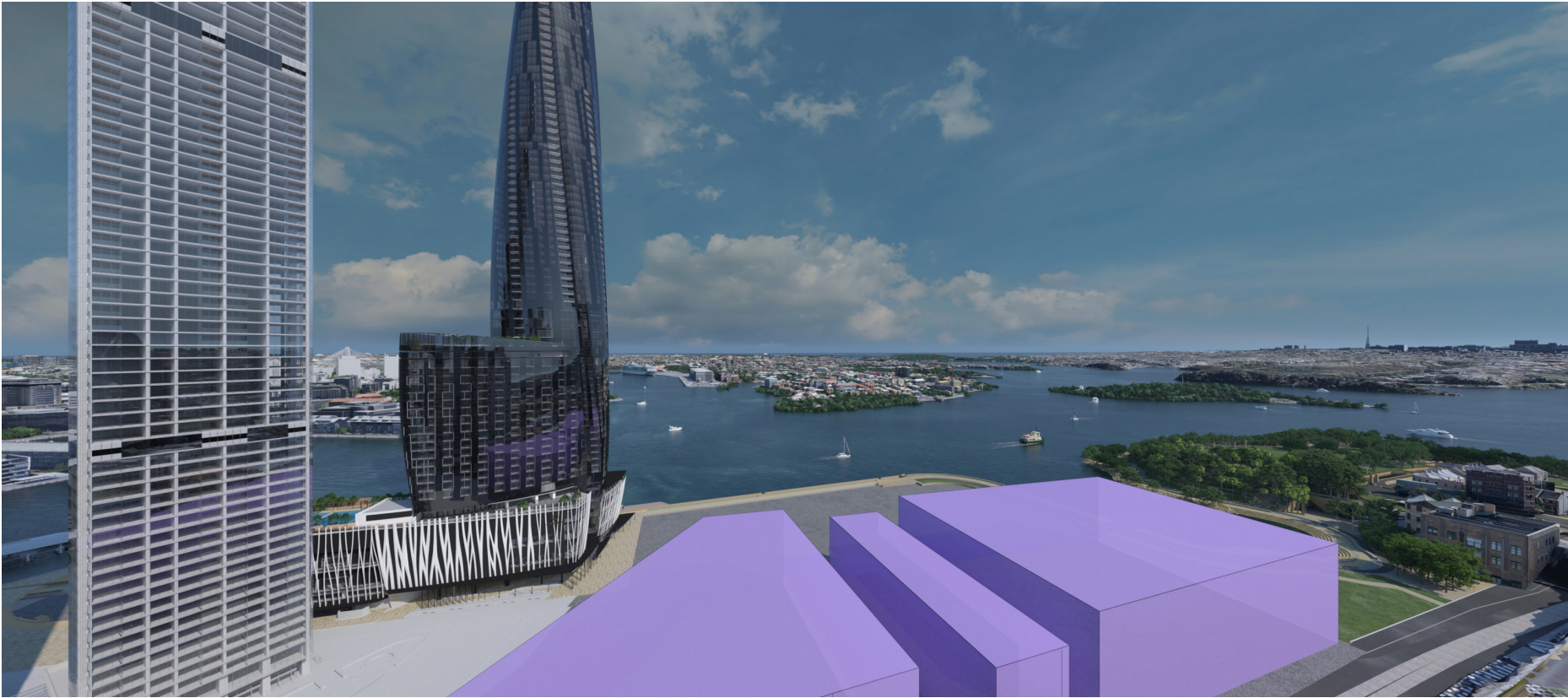


Figure 126 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



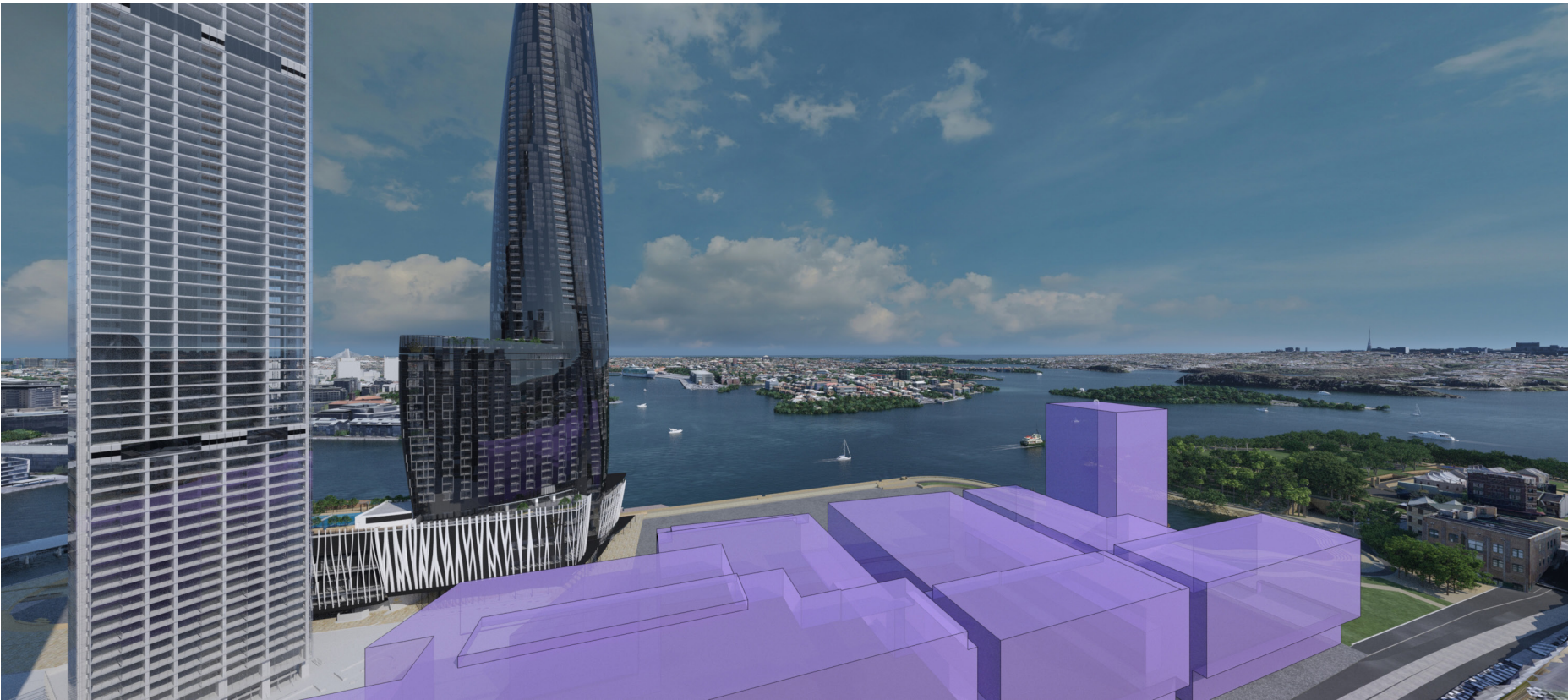


Figure 127 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

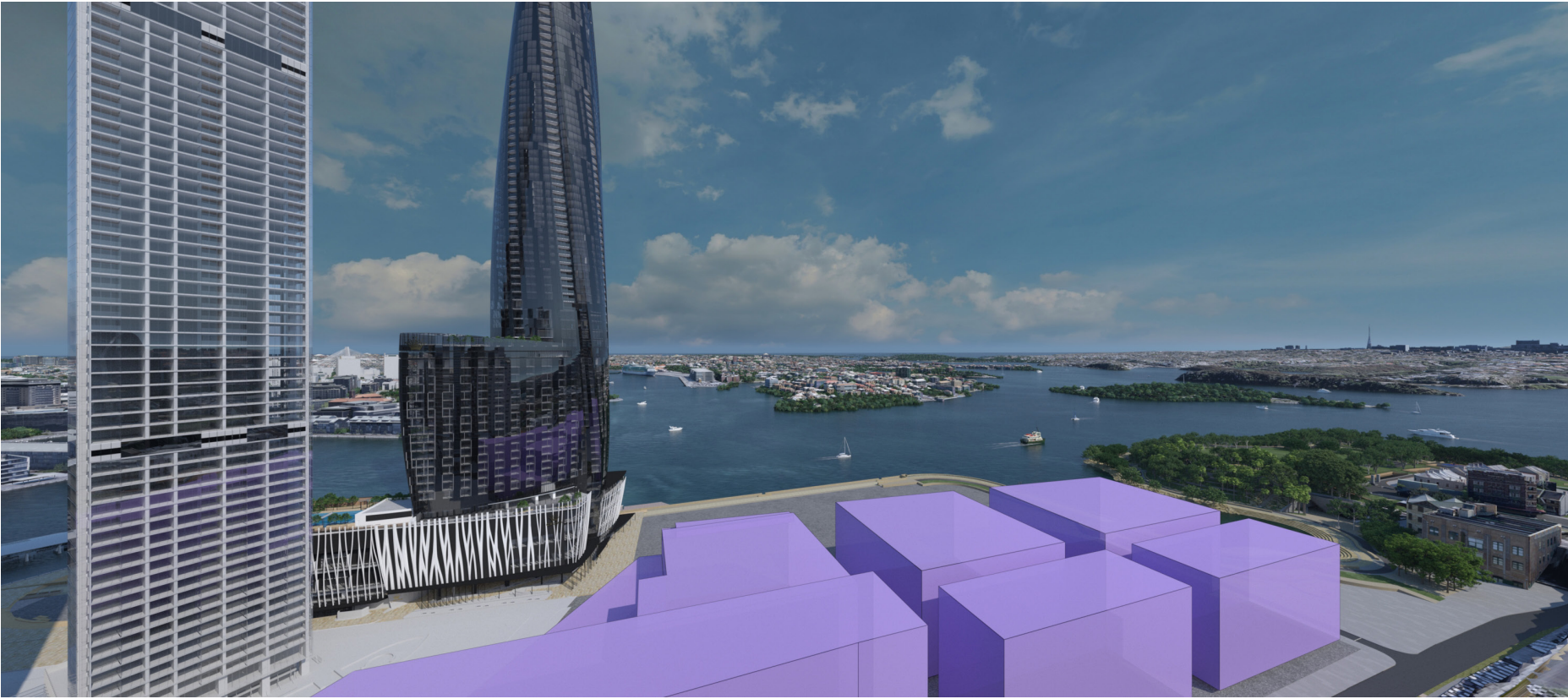


Figure 128 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

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

6.18.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 74 for the General Assessment Criteria and Table 75 and Table 76 for Visual Impact Assessment and rating.

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

6.18.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

Observer Location Details

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

Extent of Impact

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

Reasonableness of the Proposal

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

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

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

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

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

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

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

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

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

6.19.1 Observer Location Position

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

6.19.2 Observer Location Rationale

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

6.19.3 Existing View

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

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

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

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

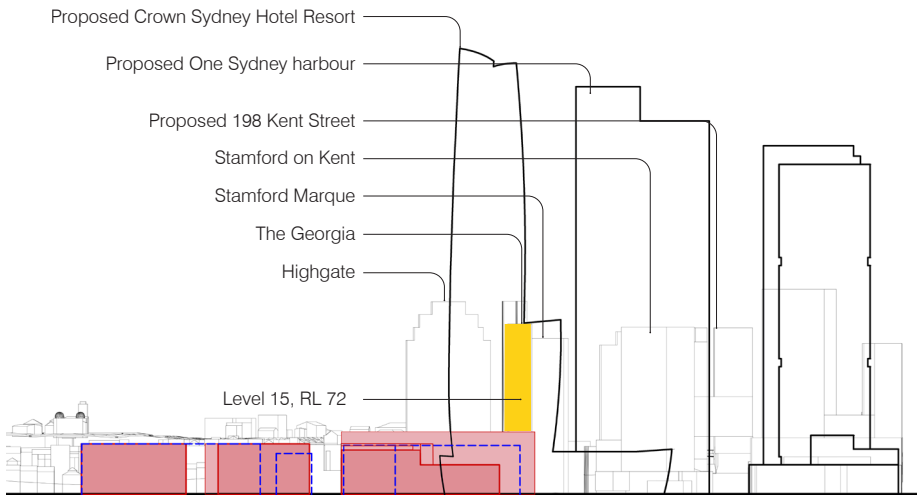


Figure 129 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

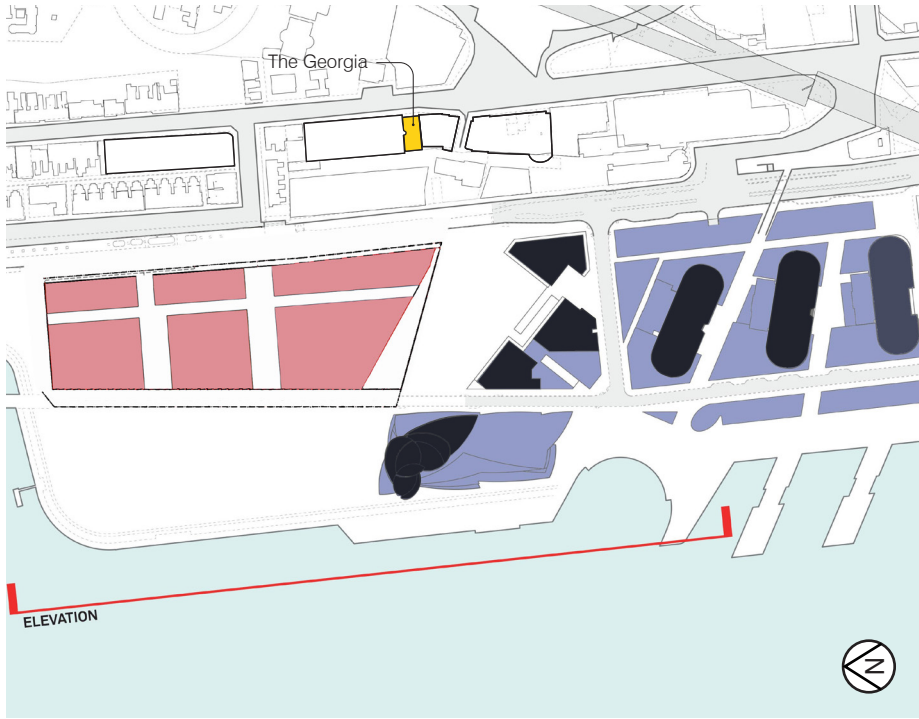


Figure 130 Plan View (Source: Modified from HASSELL diagrams (October 2020))



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



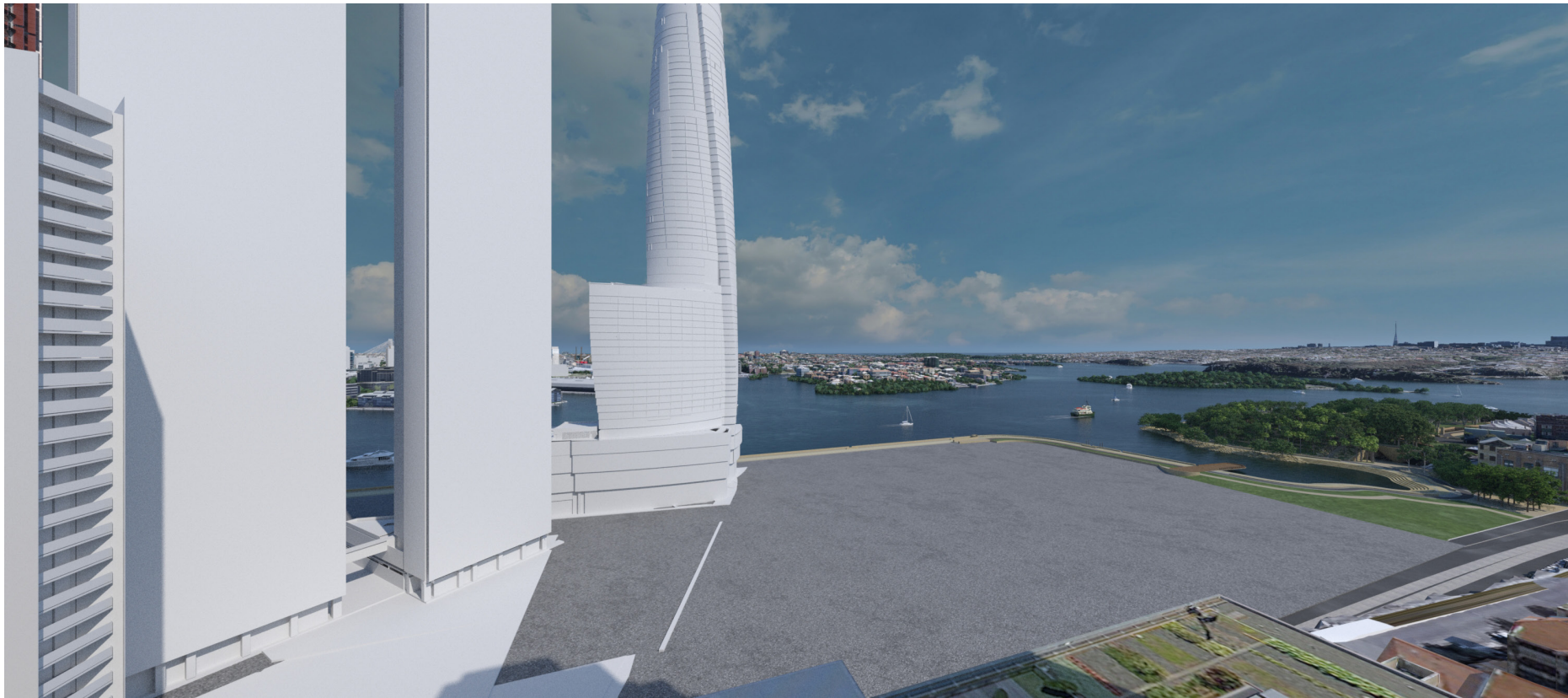


Figure 132 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

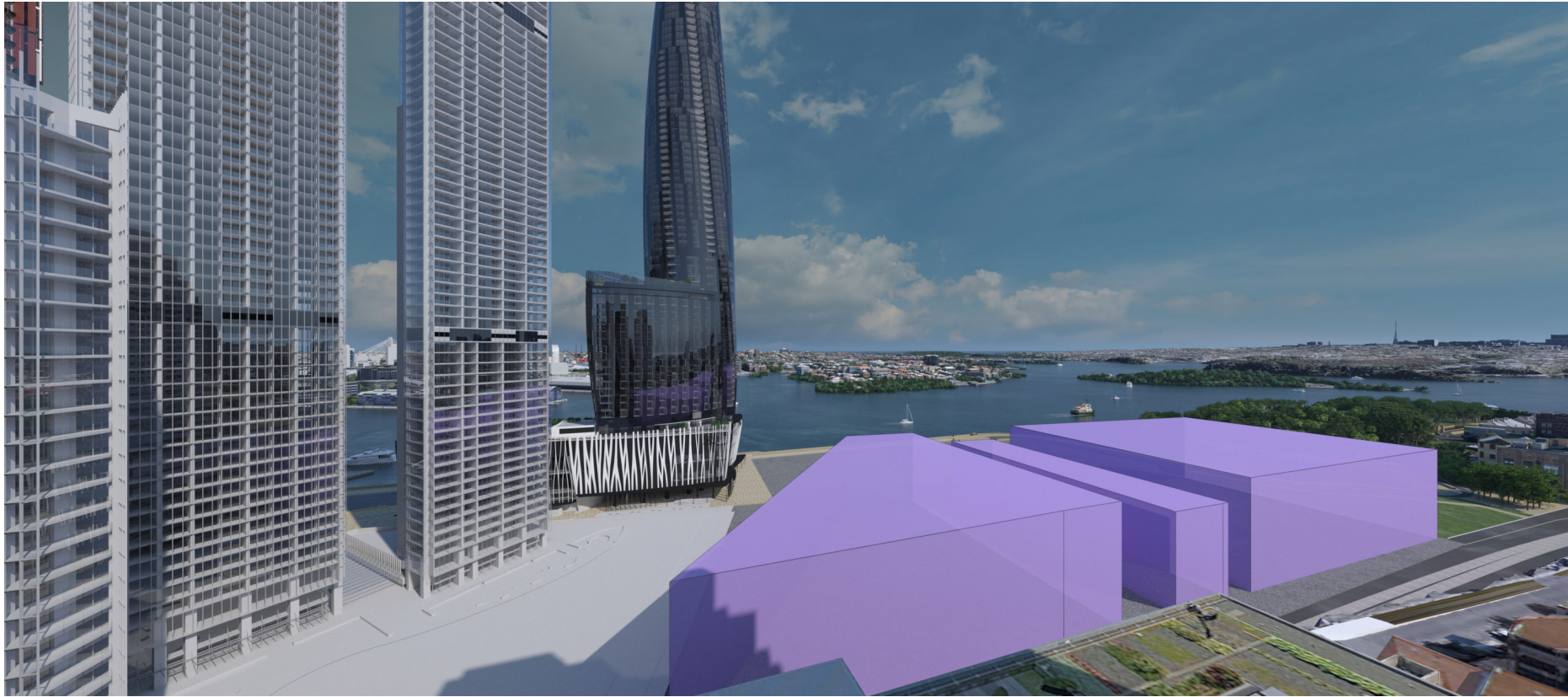


Figure 133 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



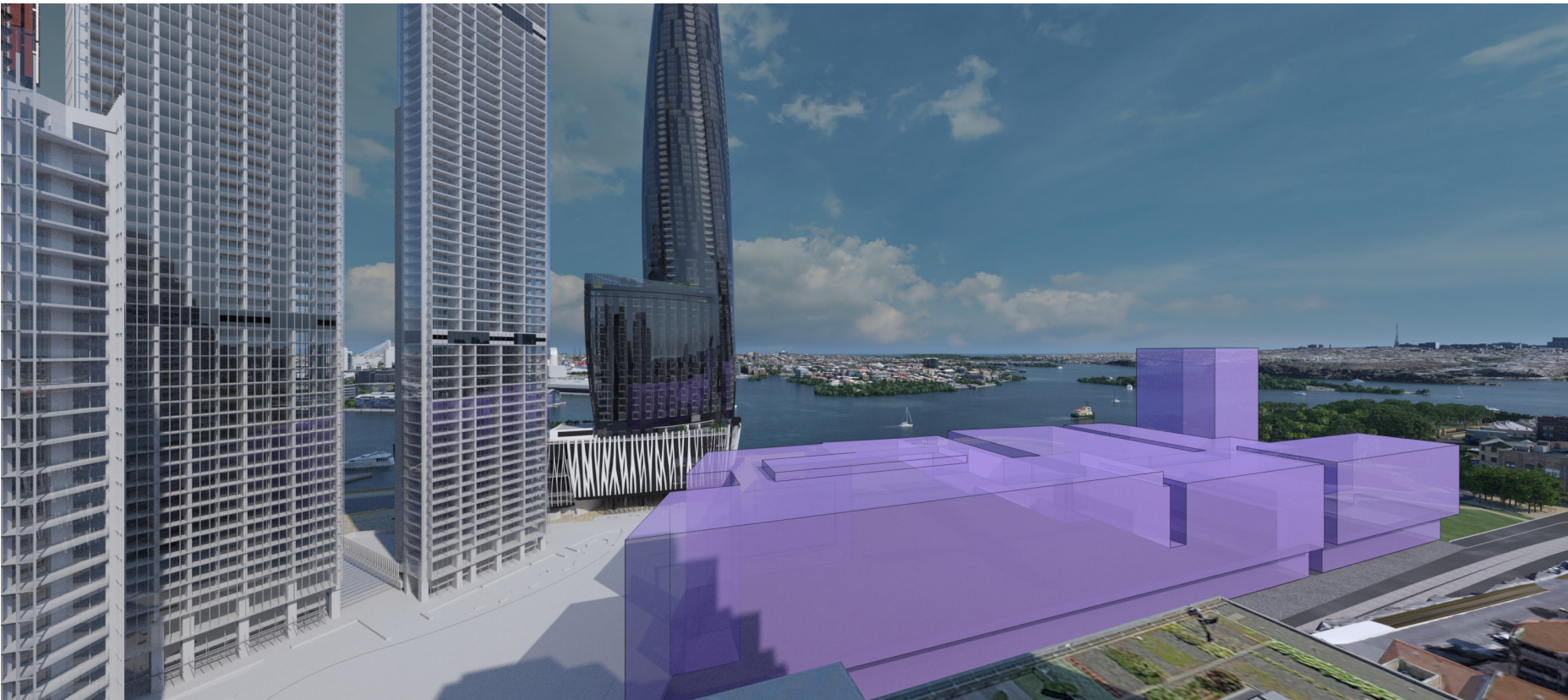


Figure 134 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

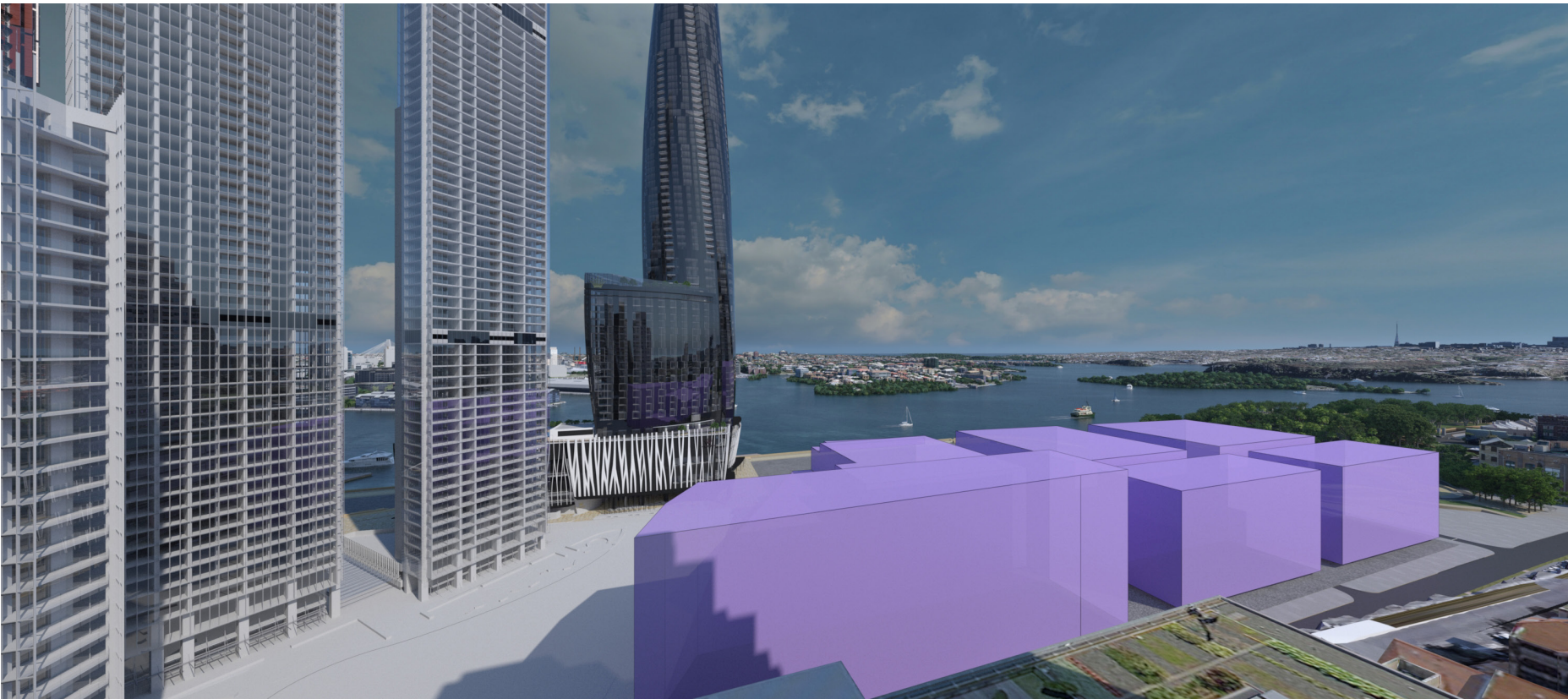


Figure 135 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



#### 6.19.4 Approved Concept Plan

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

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

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

#### 6.19.5 MOD 9 - exhibited

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

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

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

#### 6.19.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

#### 6.19.8 Visual Impact Assessment

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

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

##### 6.19.8.1 View Sharing Assessment Criteria

###### *Assessment of the view to be affected*

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

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

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

###### *Observer Location Details*

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

###### *Extent of Impact*

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

###### *Reasonableness of the Proposal*

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

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

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








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

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

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

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

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

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

6.20.1 Observer Location Position

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

6.20.2 Observer Location Rationale

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

6.20.3 Existing View

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

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

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

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

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

6.20.4 Approved Concept Plan

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

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

6.20.5 MOD 9 - exhibited

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

6.20.6 MOD 9 - RtS

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

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

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

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

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

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

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

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



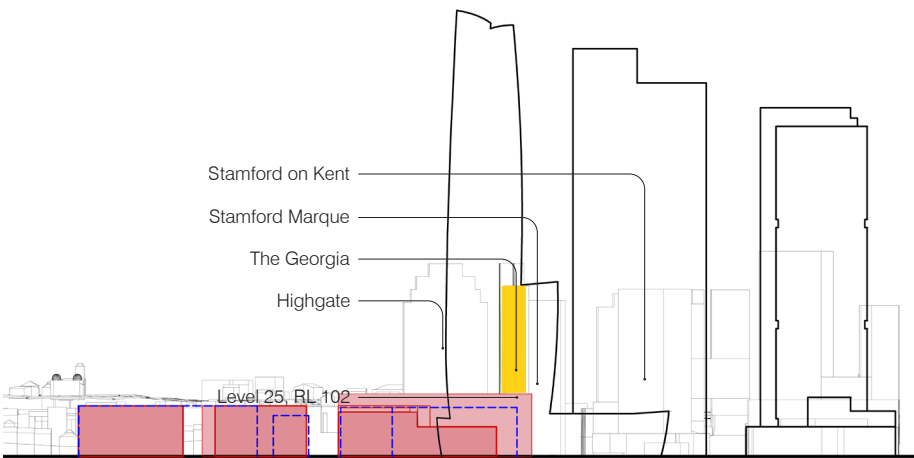


Figure 136 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

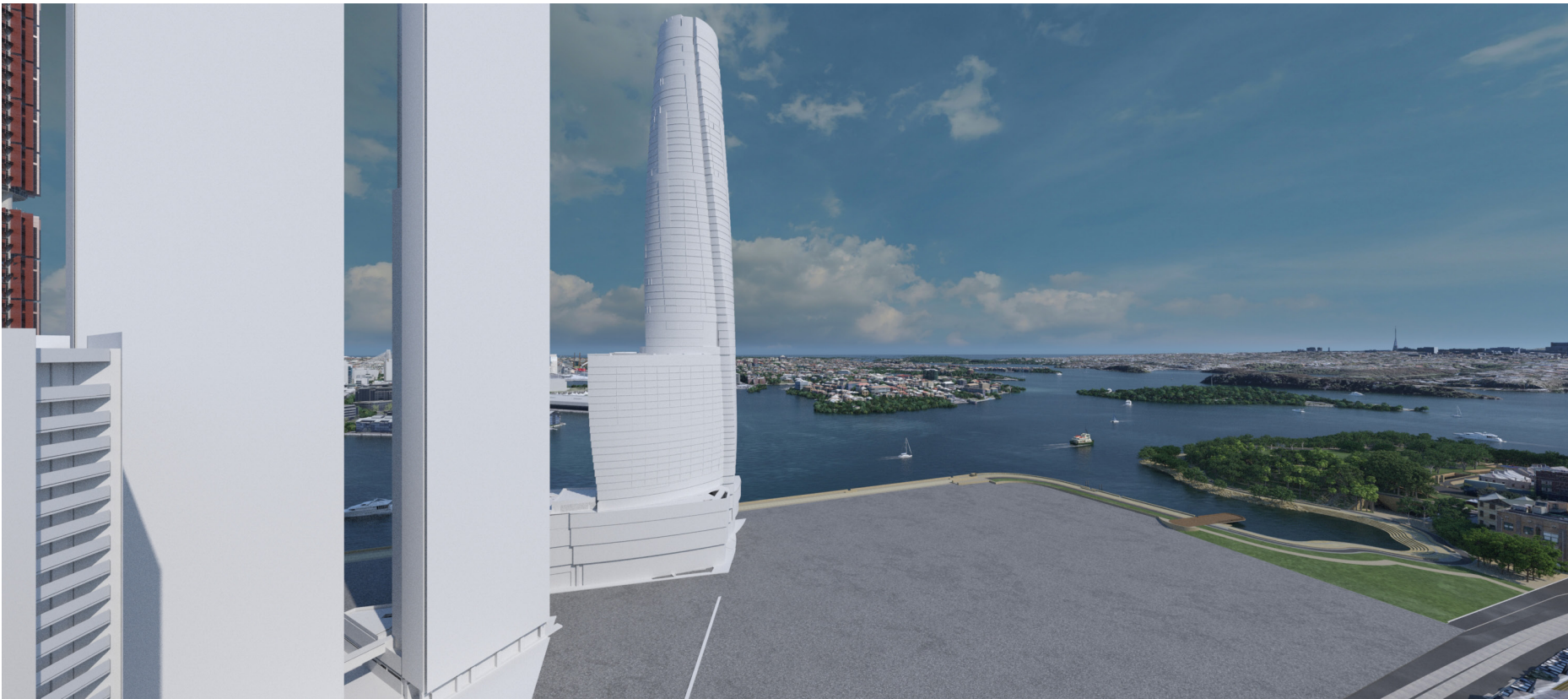


Figure 138 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

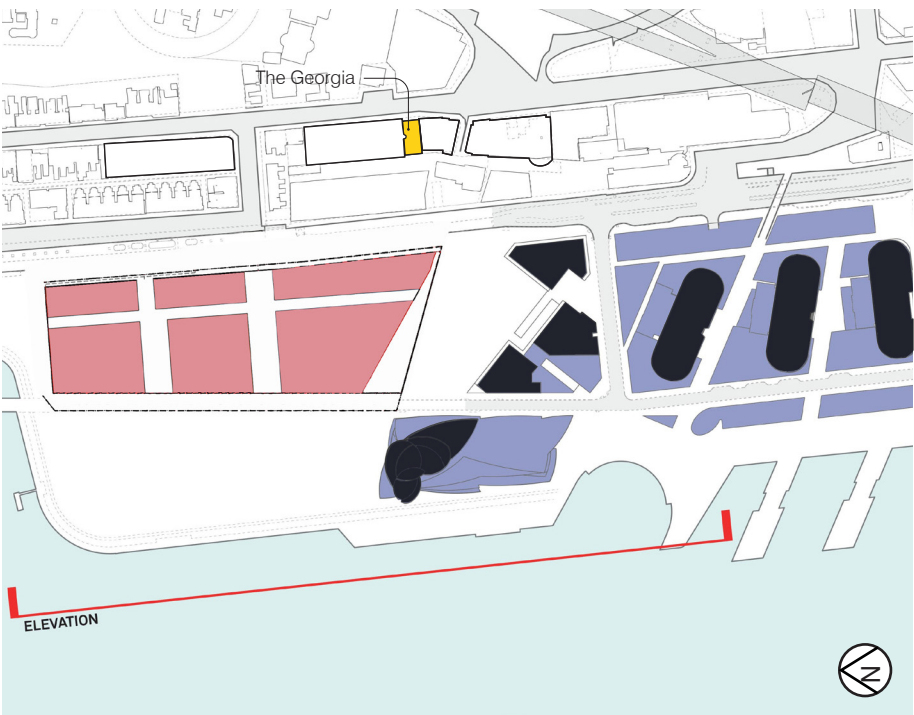


Figure 137 Plan View (Source: Modified from HASSELL diagrams (October 2020))

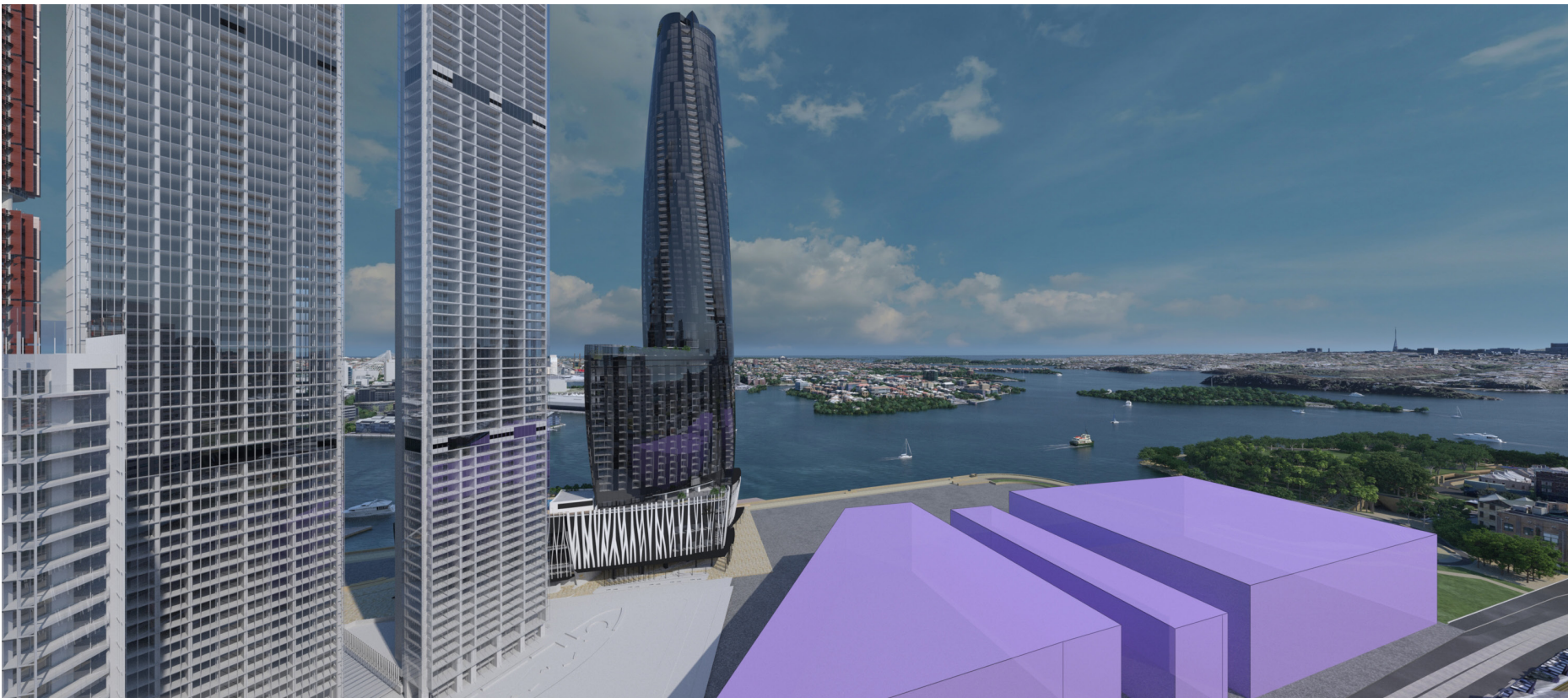


Figure 139 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



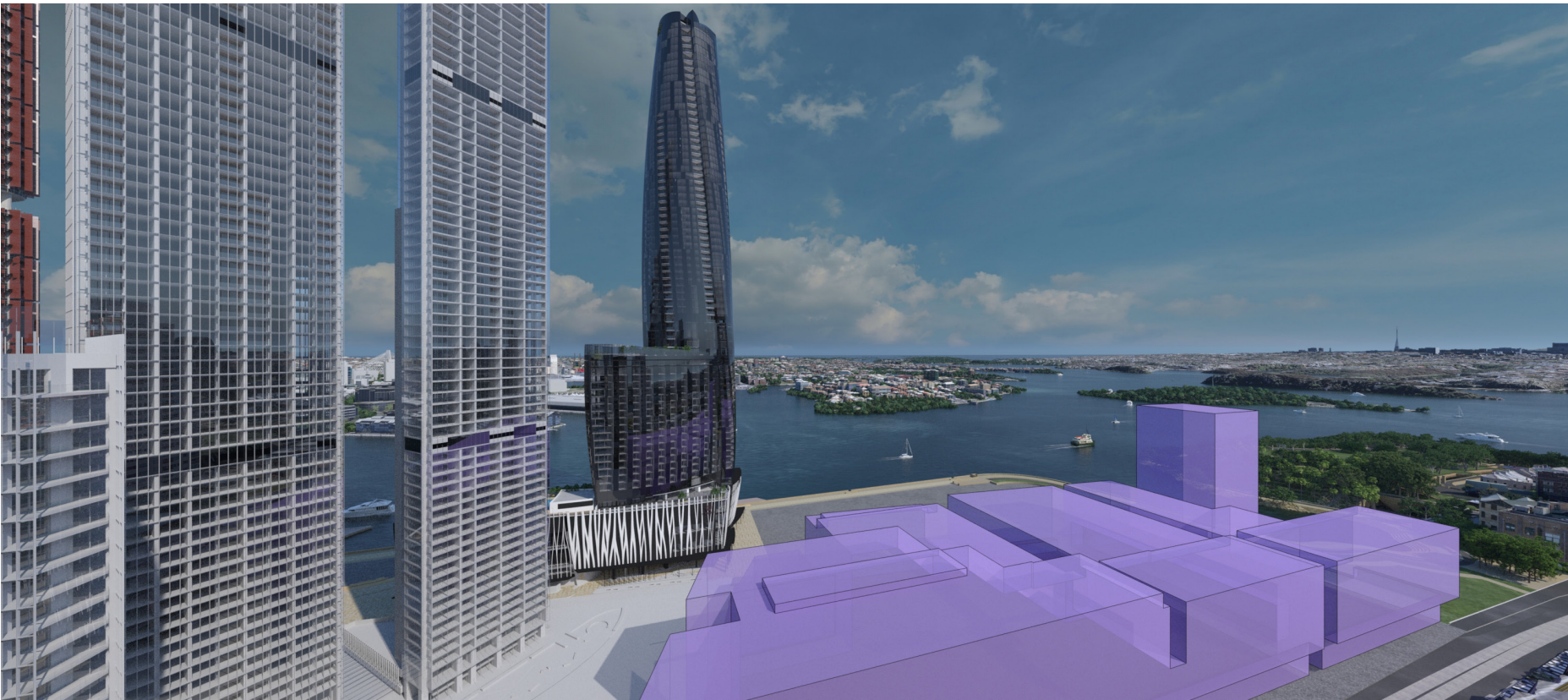


Figure 140 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

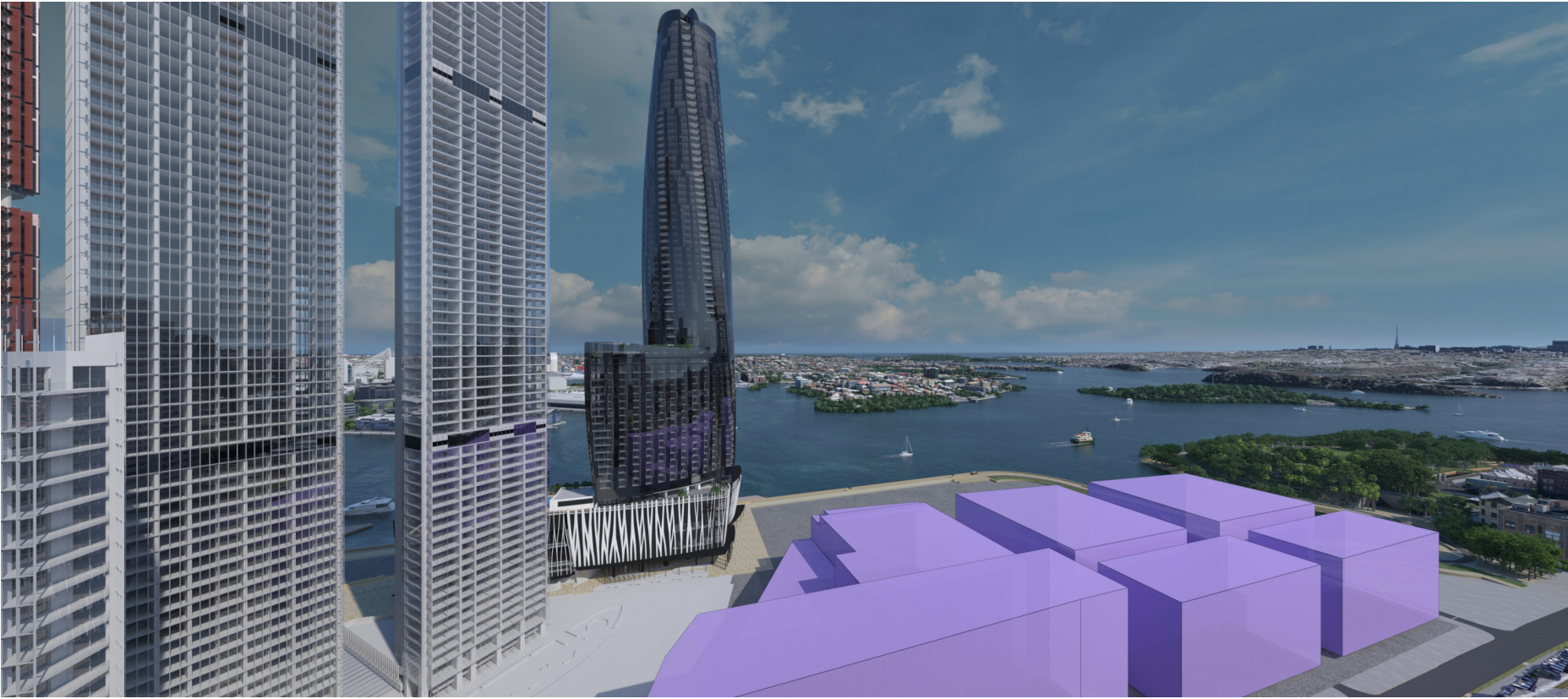


Figure 141 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



6.20.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 80 for the General Assessment Criteria and Table 81 and Table 82 for Visual Impact Assessment and rating.

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

6.20.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

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

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

Observer Location Details

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

Extent of Impact

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

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

Reasonableness of the Proposal

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

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

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

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

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

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

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

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



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

6.21.1 Observer Location Position

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

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

6.21.2 Observer Location Rationale

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

6.21.3 Existing View

Figure 145 shows the existing view.

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

The towers of One Sydney Harbour and the Crown Hotel and Resort in Barangaroo South are prominent within the view to left of frame. Narrow 'cameo' views of Darling Harbour and Pyrmont are seen between them, demonstrating continuation of the flat Cumberland Plain horizon line towards the south-west, and a linking continuity of harbour elements. A virtually uninterrupted view of Darling Harbour north and Sydney Harbour is available through the north-west quadrant of the Sydney Basin, including a partial view of White Bay, and the view of Balmain Peninsula and Rozelle beyond to the horizon. The view extends virtually uninterrupted to the horizon to the north west.

6.21.4 Approved Concept Plan

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

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

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

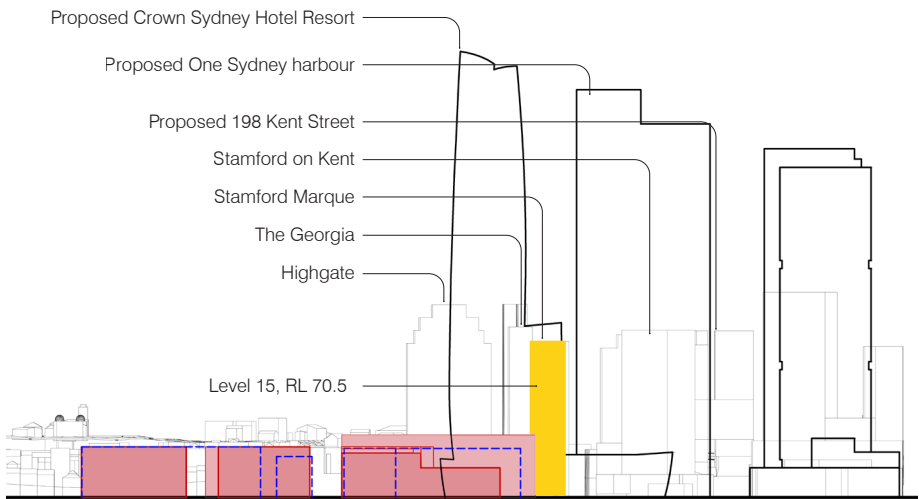


Figure 142 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

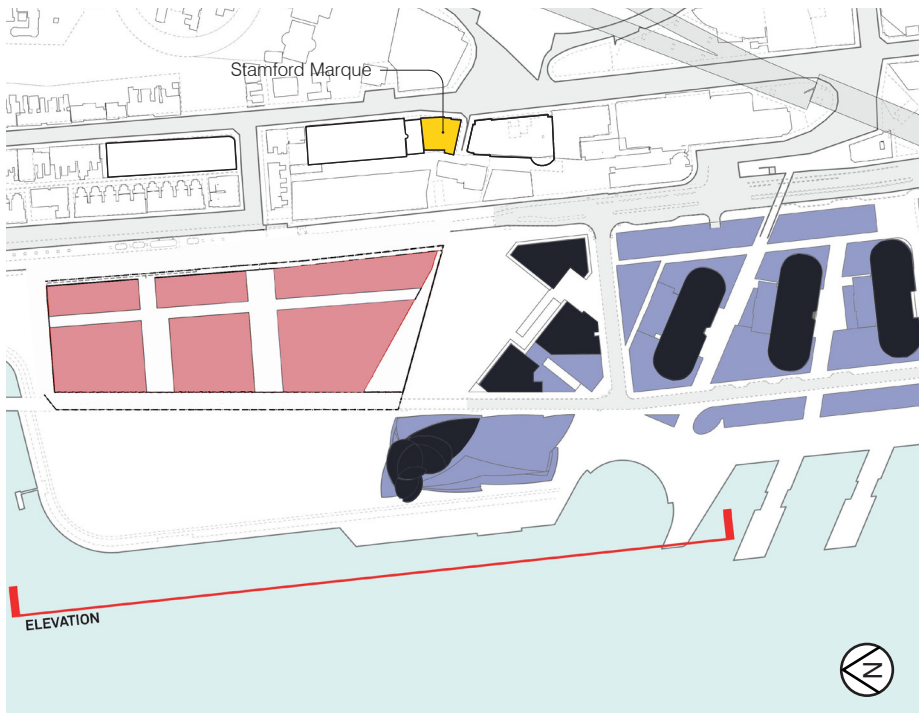


Figure 143 Plan View (Source: Modified from HASSELL diagrams (October 2020))



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



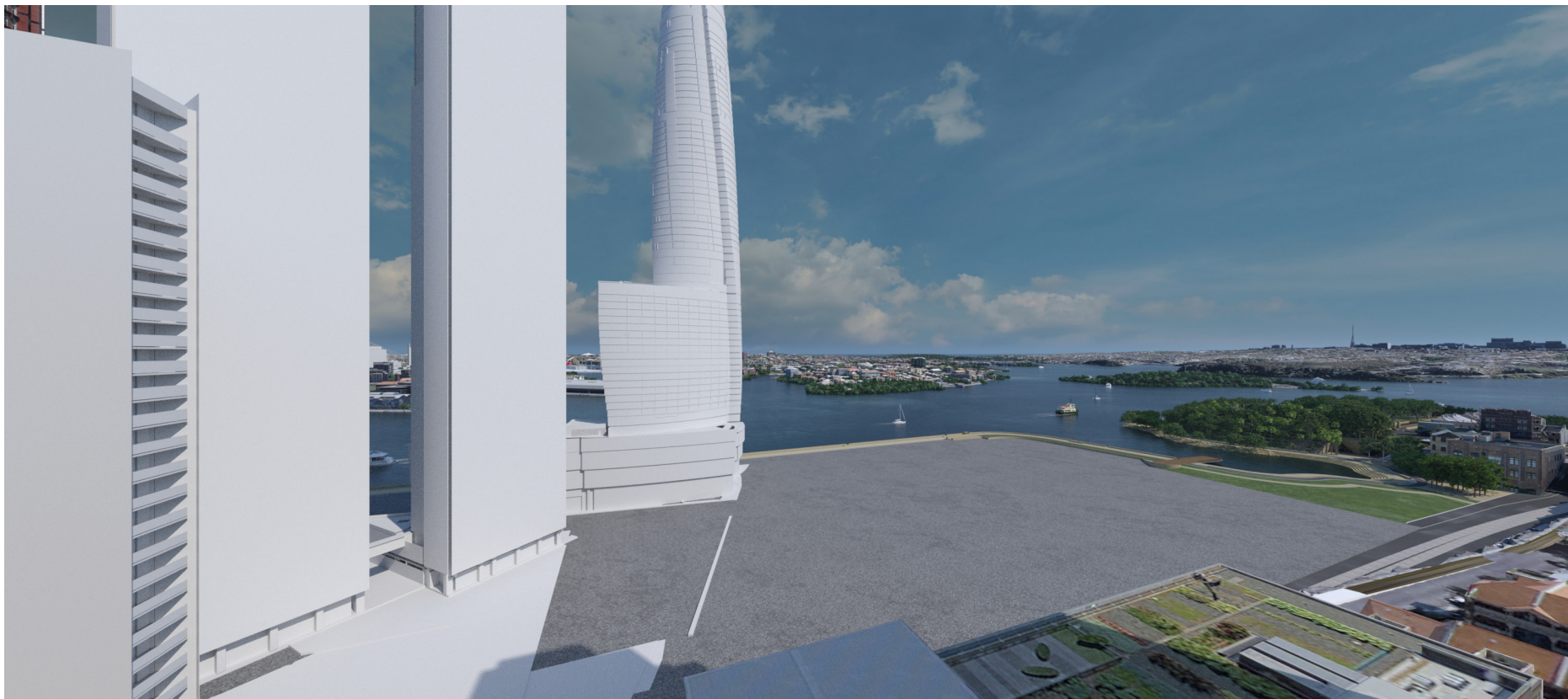


Figure 145 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

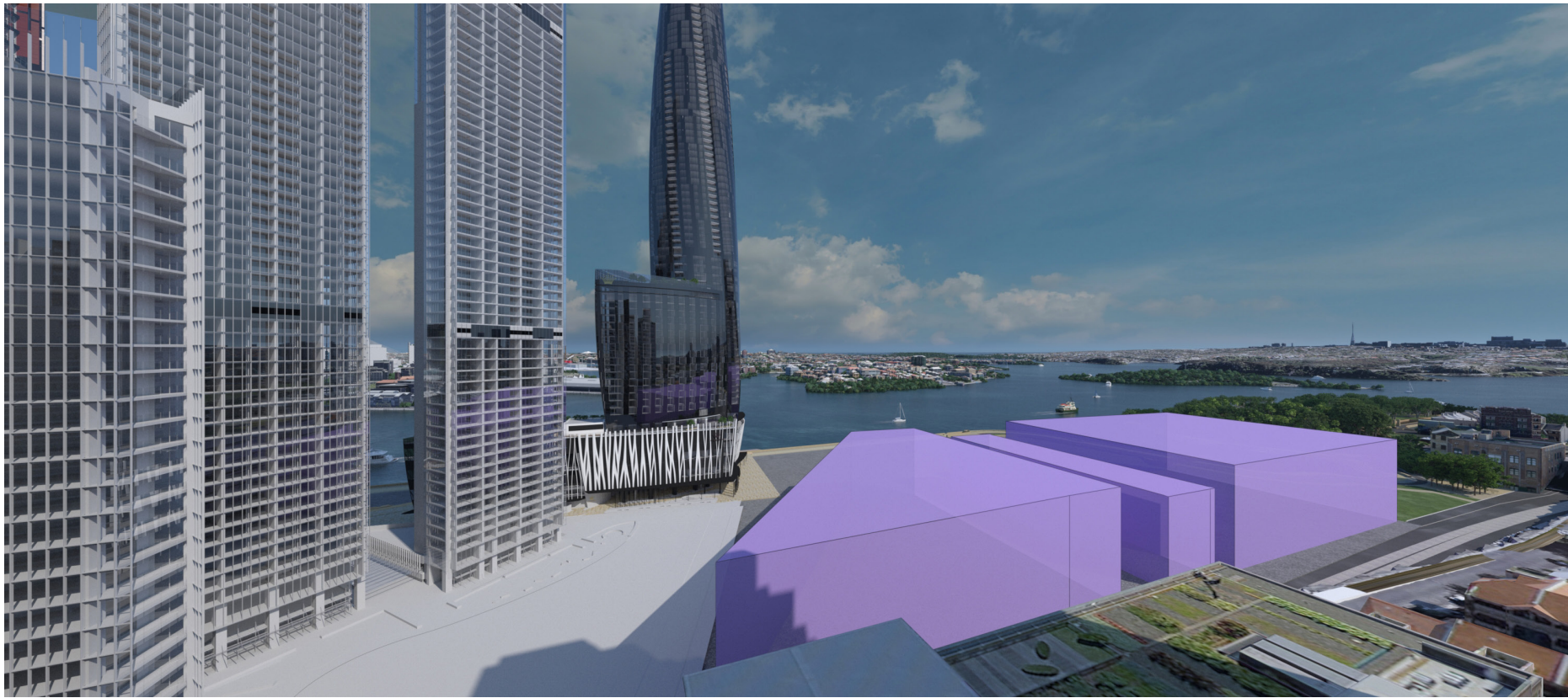


Figure 146 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



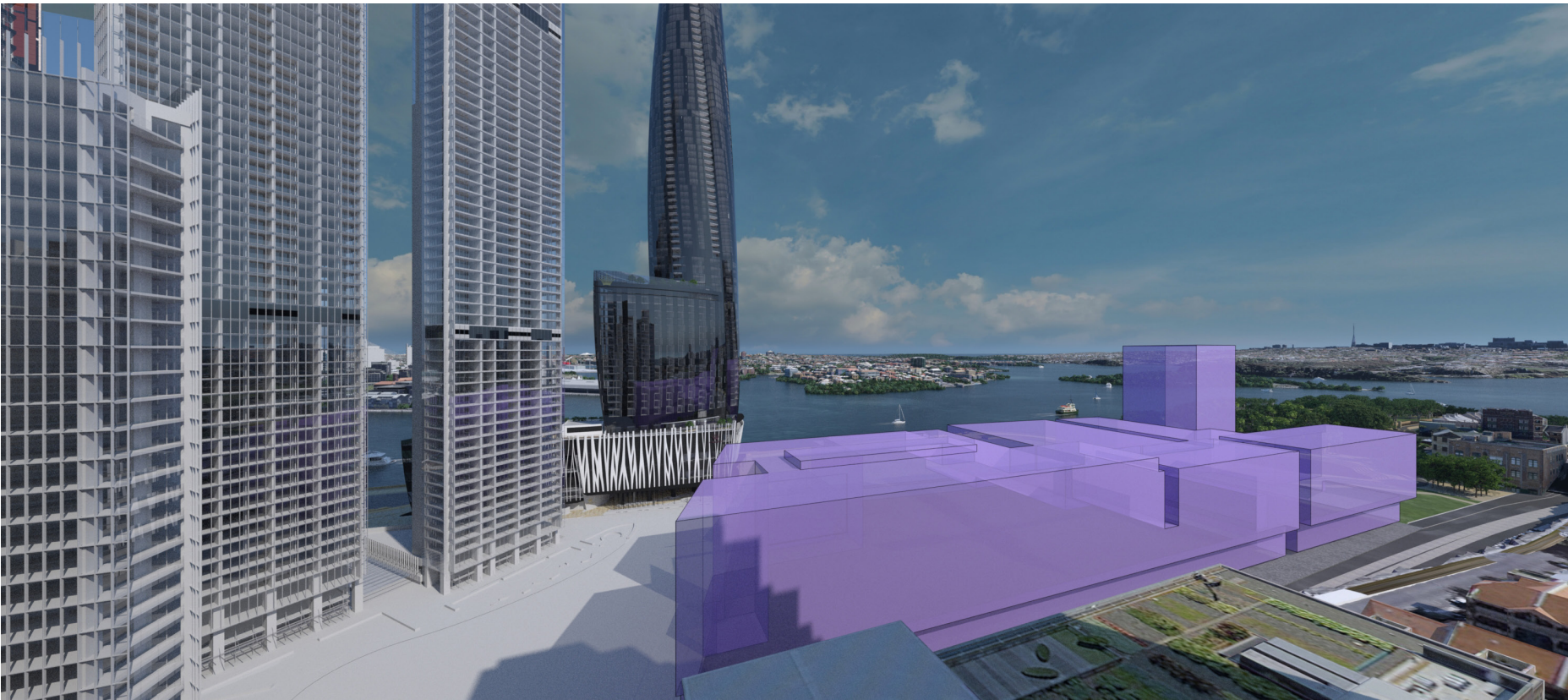


Figure 147 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

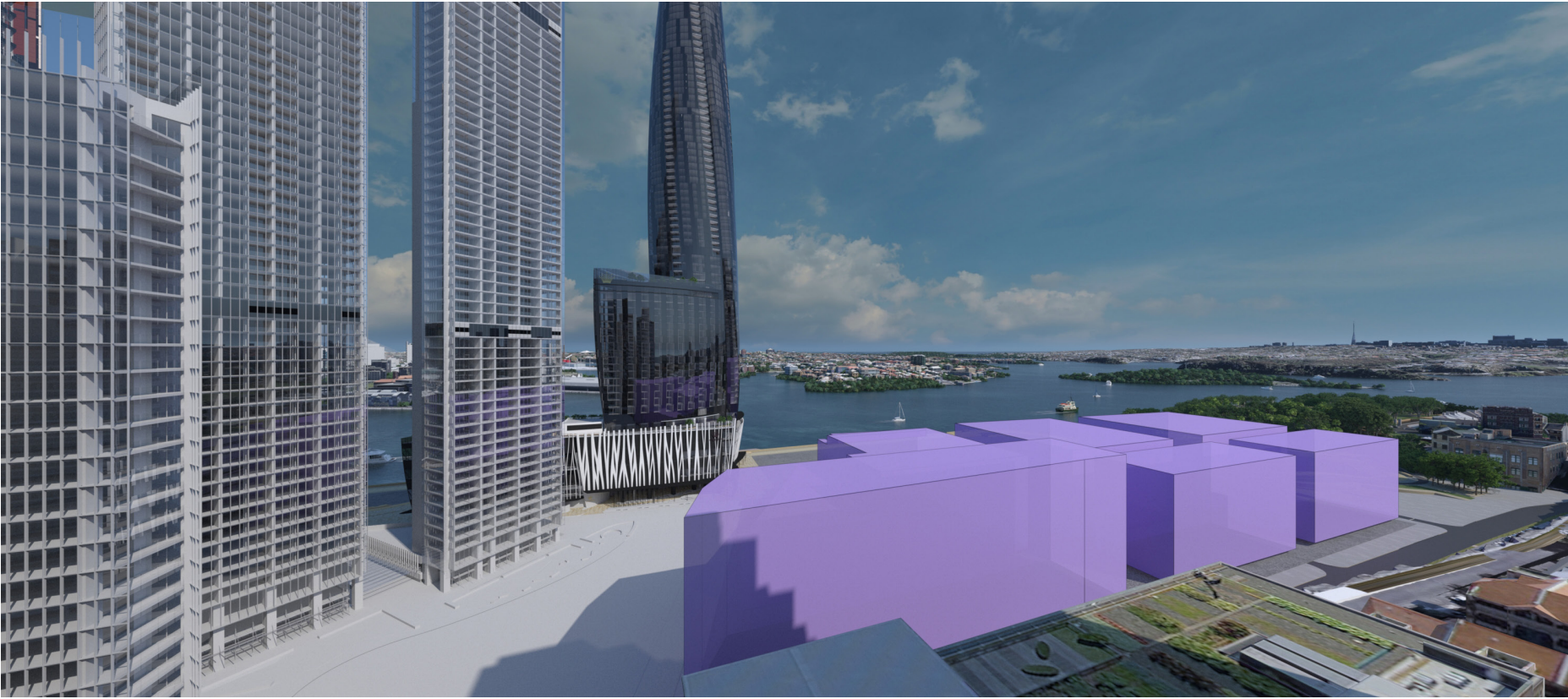


Figure 148 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



### 6.21.5 MOD 9 - exhibited

Figure 147 shows MOD 9 - exhibited. The Block 5 envelope is seen to centre of frame. The south western corner is seen to terminate within the podium level of the Crown Hotel and Resort, at approximately the same level.

The seen western edge of the development envelope sits marginally beyond the Barangaroo land/water interface, screening the shoreline and Nawi Cove.

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

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

### 6.21.6 MOD 9 - RtS

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

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

The existing view as described in Section 6.21.3 provides a sweeping, unencumbered view across the west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from the Crown Hotel and Resort north to Berrys Bay and Waverton. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The Approved Concept Plan commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Reserve. The acute angle of the southern end of the development envelope provides an increased opening of the view from Hickson Road to Darling Harbour compared with that of MOD 9 - RtS, which retains the view to Hickson Park but through a reduced viewing window.

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

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

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

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

### 6.21.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 83 for the General Assessment Criteria and Table 84 and Table 85 for Visual Impact Assessment and rating.

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

#### 6.21.8.1 View Sharing Assessment Criteria

##### *Assessment of the view to be affected*

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

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

##### *Observer Location Details*

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. The balconies along the southern third of the frontage project beyond the building line, increasing the extent of views to the north. Additionally, the orientation of the harbour facing frontage of the Stamford Marque building swings a little towards the north, with the southern line of balconies extending west of Highgate and The Georgia building line, providing some increase in water view to the east towards McMahons Point. Further, much of the view as shown could be available from a seated position within the apartment. The view from the balcony would be more extensive than that shown within Figure 146, extending further north to Crows Nest and beyond, and also, although more interrupted, south to Haymarket and beyond.

##### *Extent of Impact*

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.21.6 and Table 83.

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

##### *Reasonableness of the Proposal*

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

MOD 9 - RtS retains the view to important components within the view, including the harbour / Sydney Basin view to the north-west and north.

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

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 80m to 300m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed) living room windows.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity					The visual absorption capacity of the landscape from this location is considered to be moderate. The scale of the development would be similar to the scale of the expanse of the ‘platform’ of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. However, Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail. The oblique viewing angle over the roof of Central Barangaroo replaces the eastern Barangaroo shoreline with built form within the view.



Table 84 Visual impact assessment - Observer Location 21: Stamford on Marque Residential Tower -Level 15

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is low within the context of:</p> <ul style="list-style-type: none"><li>the slight addition of height to one of the three blocks, stacking the additional height to the south-eastern portion of the site against tall built form of South Barangaroo, Hickson Road and Kent Street</li><li>the additional modulation of the blocks</li><li>the proportion of the view occupied by MOD 9 - RtS is similar to that of the Approved Concept Plan.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope seen in the foreground to that of the more dynamic and modulated form of MOD 9 - RtS.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be the same. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect will be low, given:</p> <ul style="list-style-type: none"><li>the view is seen from above the general development envelope level, with much of the rooftop areas visible from the balcony</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan, and</li><li>the extent of area over which the changes would be visible is similar, with no change to the view beyond Central Barangaroo affected.</li></ul>

Table 85 Visual impact assessment results matrix - Observer Location 21: Stamford on Marque Residential Tower -Level 15

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

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

6.22.1 Observer Location Position

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

6.22.2 Observer Location Rationale

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

6.22.3 Existing View

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

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

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

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

6.22.4 Approved Concept Plan

Figure 152 shows the Approved Concept Plan.

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

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

6.22.5 MOD 9 - exhibited

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

The tower portion of Block 7 is an anomaly in the view and obscures the south western edge of Barangaroo Reserve and the water between Barangaroo Reserve and Goat Island. The envelope appears as a collection of articulated blocks. The existing view across Sydney Harbour and the north-west quadrant of the Sydney Basin remains intact.

6.22.6 MOD 9 - RtS

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

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

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

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

The Approved Concept Plan introduces the development envelope forming an acute angle along the southern boundary of Central Barangaroo, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Reserve. The acute angle of the southern end of the development envelope provides an increased opening of the view from Hickson Road to Darling Harbour compared with that of MOD 9 - RtS, which marginally reduces the gap between Central Barangaroo and Barangaroo South, resulting in a reduced width of viewing window to Hickson Reserve.

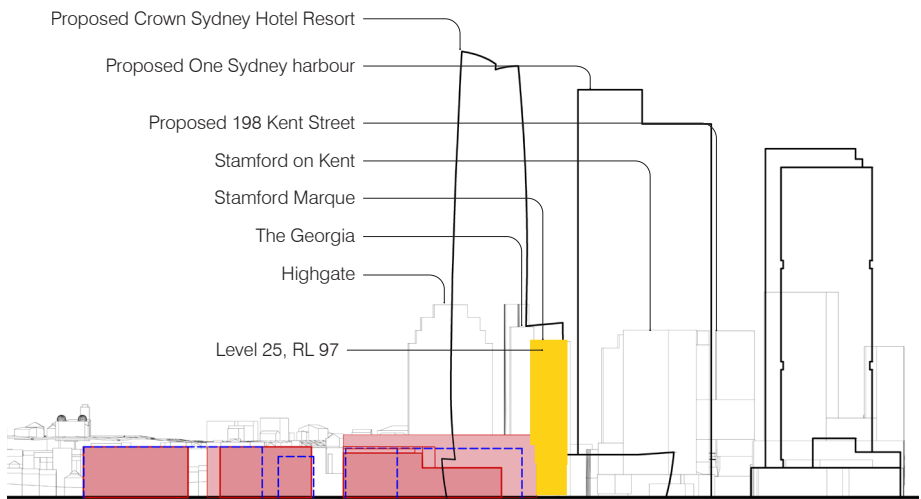


Figure 149 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

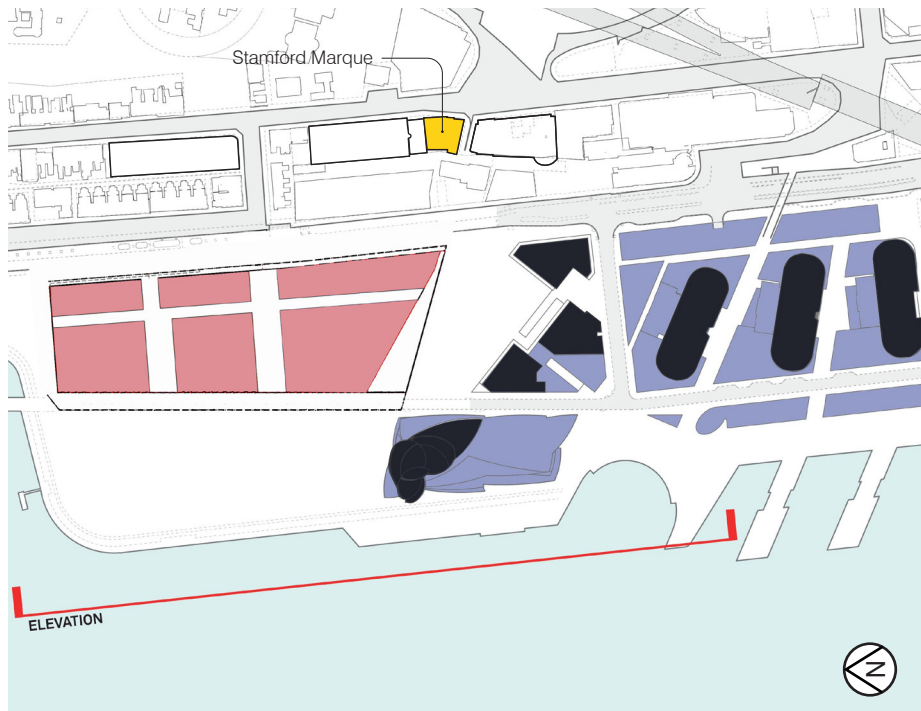


Figure 150 Plan View (Source: Modified from SJB diagrams, July 2023)



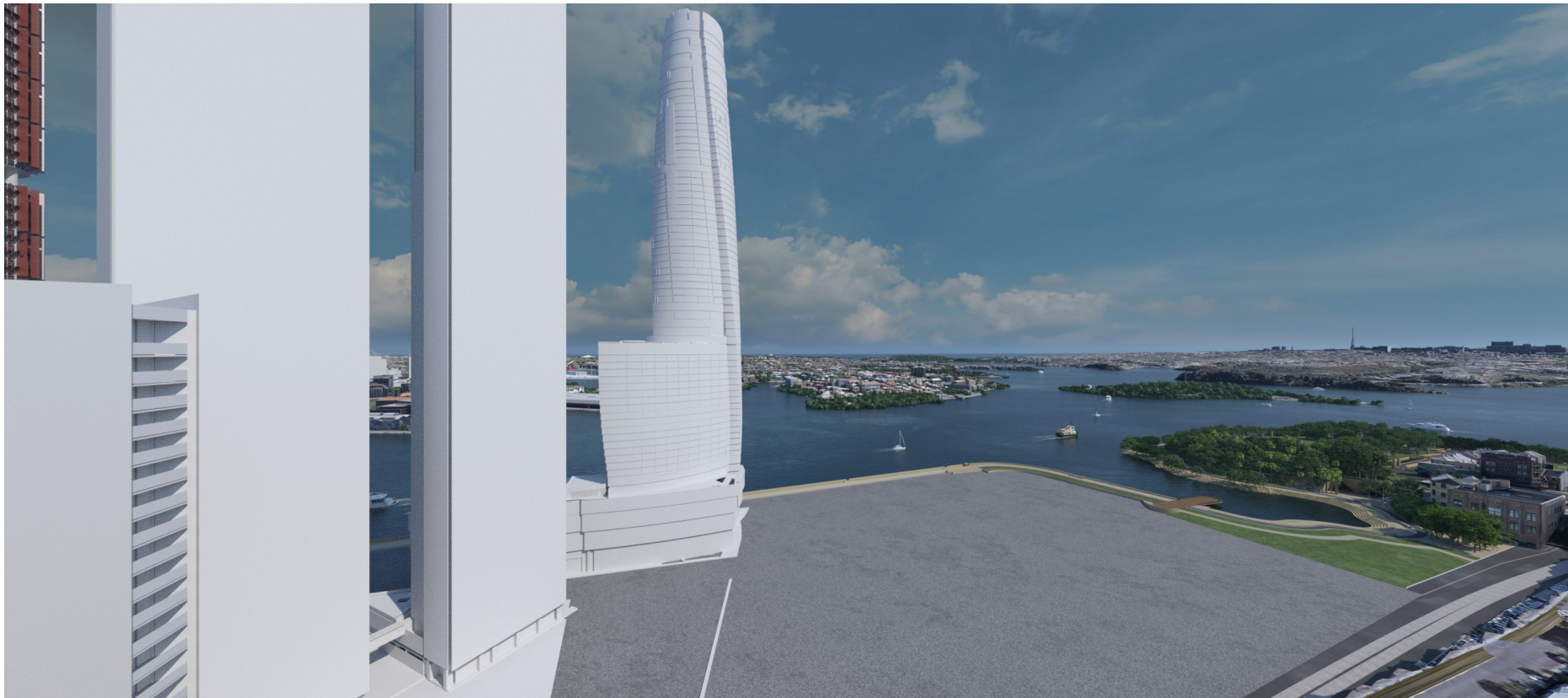


Figure 151 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

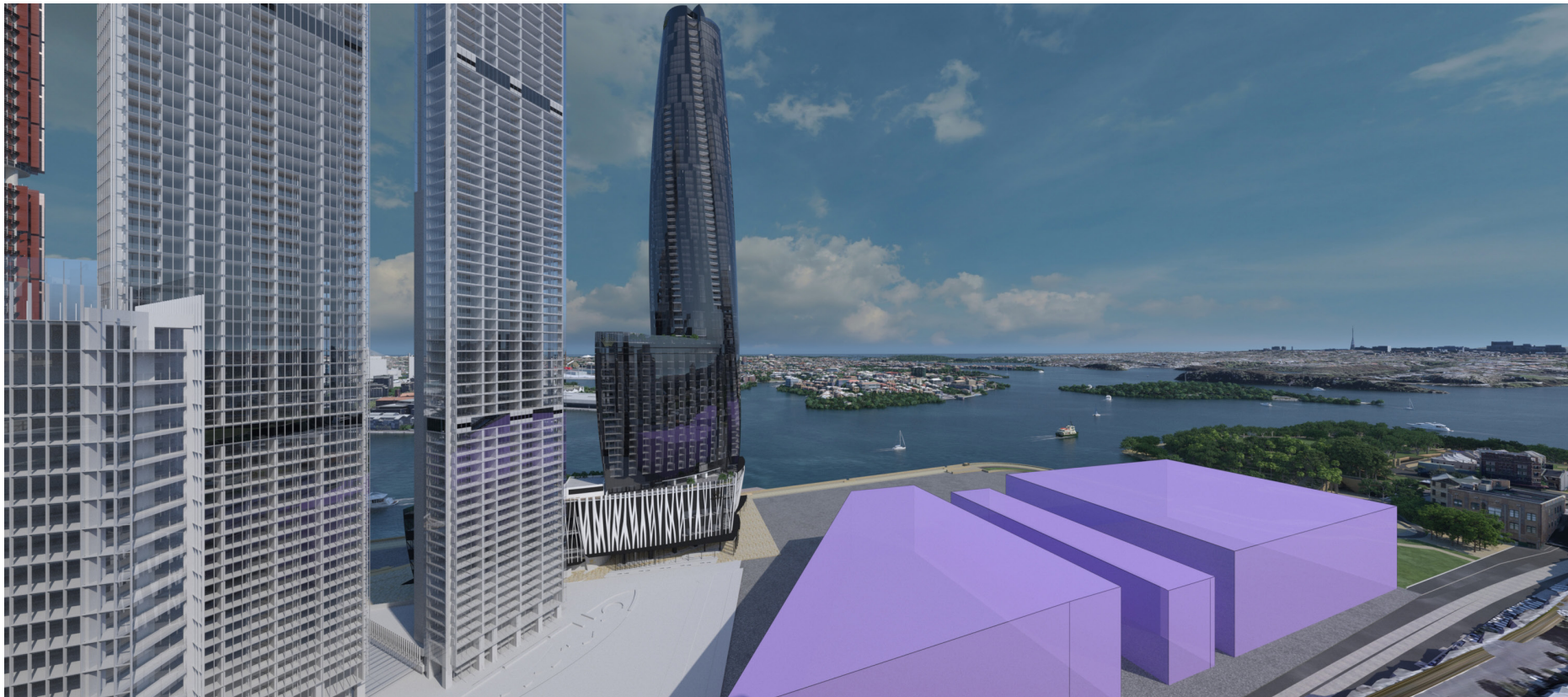


Figure 152 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



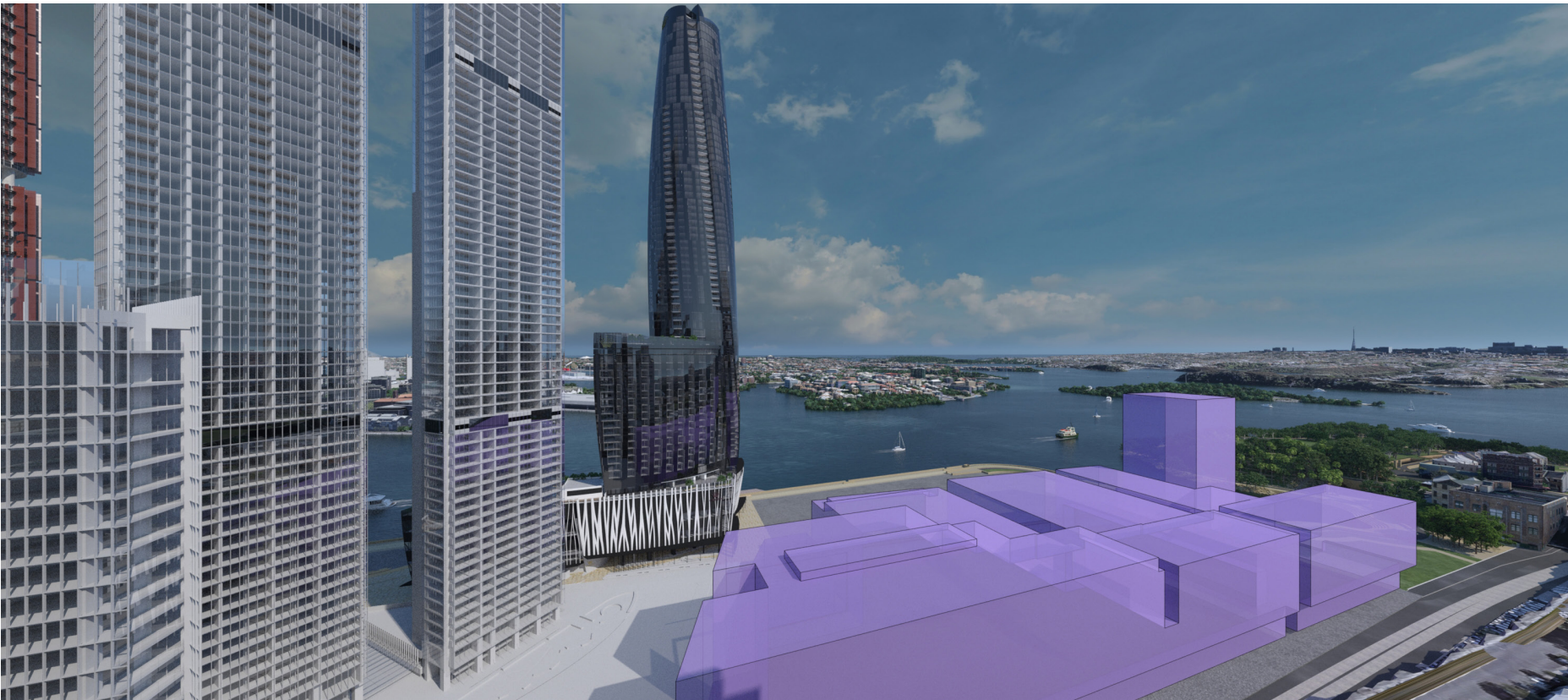


Figure 153 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

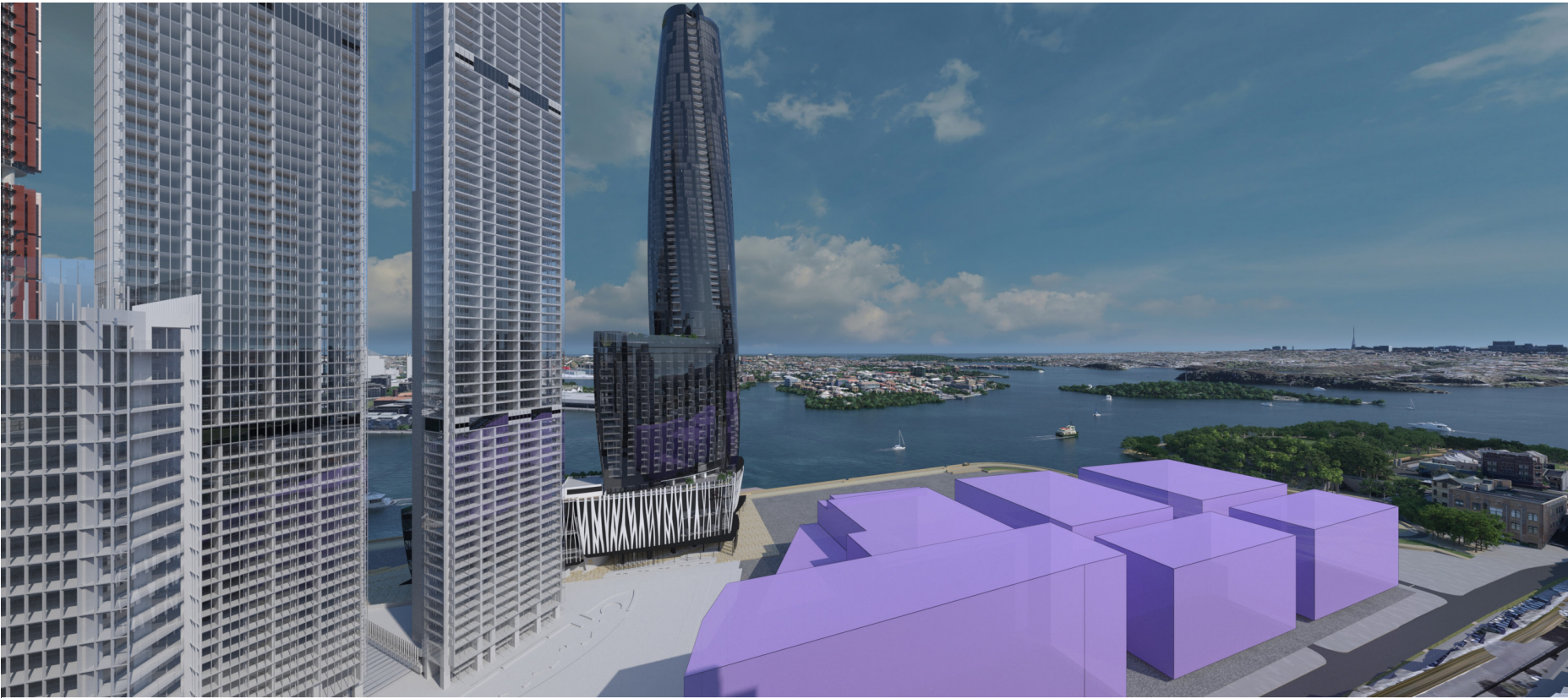


Figure 154 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



The development envelope of the Approved Concept Plan broadly correlates in height and massing with the Crown Hotel and Resort podium level, it’s long, near flat top visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the approved development envelope marginally removing the Central Barangaroo land/ water interface, and causing loss of view to the southern corner and southern slopes of Barangaroo Reserve, a still substantial harbour and Sydney Basin view to the north remains intact.

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

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

In summary, the Approved Concept Plan comprises a relatively visually simple form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. MOD 9 - RtS retains the extensive view described above, but comprises a more visually dynamic, highly modulated composition within the foreground of the view. The area of Hickson Park visible would be narrowed slightly.

6.22.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 86 for the General Assessment Criteria and Table 87 and Table 88 for Visual Impact Assessment and rating.

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

6.22.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

Observer Location Details

The view would be from a balcony and (assumed) living area windows, e.g. living room, dining room and/or kitchen. The balconies along the southern third of the frontage project beyond the building line, increasing the extent of views to the north. Additionally, the orientation of the harbour facing frontage of the Stamford Marque building swings a little towards the north, with the southern line of balconies extending west of Highgate

and The Georgia building line, providing some increase in water view to the east towards McMahons Point. Further, much of the view as shown could be available from a seated position within the apartment. The view from the balcony would be more extensive than that shown within Figure 152, extending further north to Crows Nest and beyond, and also, though more interrupted, south to Haymarket and beyond.

Extent of Impact

Impacts of MOD 9 - RtS on the view and regarding visual absorption capacity are addressed in Section 6.22.6 and Table 86.

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

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

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so. MOD 9 - RtS retains the view to the harbour / Sydney Basin beyond Central Barangaroo to the west and north-west.

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

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 80m to 300m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed) living room windows, including projecting balconies along the harbour-facing southern edge of the building.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity					The visual absorption capacity of the landscape from this location is considered to be high. The scale of the development would be similar to the scale of the expanse of the ‘platform’ of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail.

Table 87 Visual impact assessment - Observer Location 22: Stamford on Marque Residential Tower -Level 25

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is low within the context of:</p> <ul style="list-style-type: none"><li>the slight addition of height to one of the three blocks, stacking the additional height to the south-eastern portion of the site against tall built form of South Barangaroo, Hickson Road and Kent Street</li><li>the additional modulation of the blocks</li><li>the proportion of the view occupied by MOD 9 - RtS is similar to that of the Approved Concept Plan.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope seen in the foreground to that of the more dynamic and modulated form of MOD 9 - RtS.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be the same. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect will be low, given:</p> <ul style="list-style-type: none"><li>the view is seen from above the general development envelope level, with much of the rooftop areas visible from the balcony</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan, and</li><li>the extent of area over which the changes would be visible is similar, with no change to the view beyond Central Barangaroo affected.</li></ul>

Table 88 Visual impact assessment results matrix - Observer Location 22: Stamford on Marque Residential Tower -Level 25

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



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6.23 Observer Location 23: Stamford on Kent Residential Tower - Level 15

6.23.1 Observer Location Position

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

6.23.2 Observer Location Rationale

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

6.23.3 Existing View

Figure 157 shows the existing view.

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

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

6.23.4 Approved Concept Plan

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

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

The Approved Concept Plan development envelope commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Reserve. The envelope broadly correlates in height and massing with the Crown Hotel and Resort podium level. A view along Hickson Park is visible between Hickson Road and the harbour.

6.23.5 MOD 9 - exhibited

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

6.23.6 MOD 9 - RtS

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

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

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

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

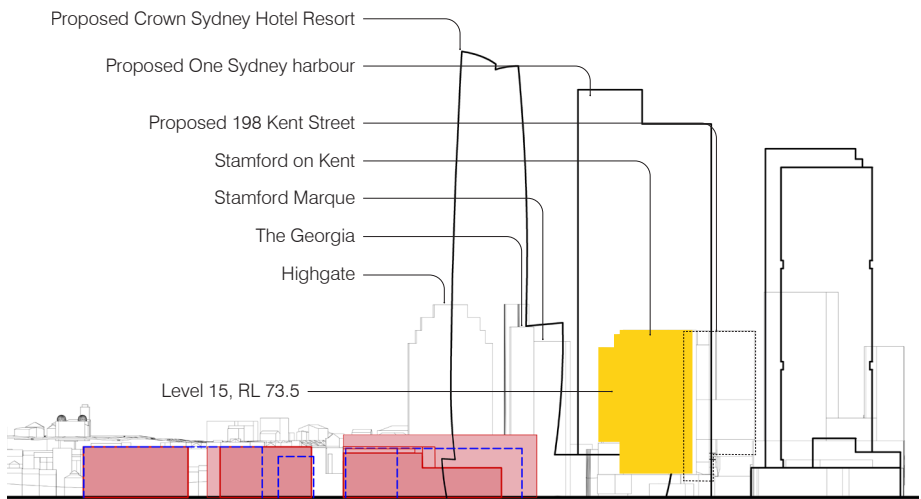


Figure 155 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

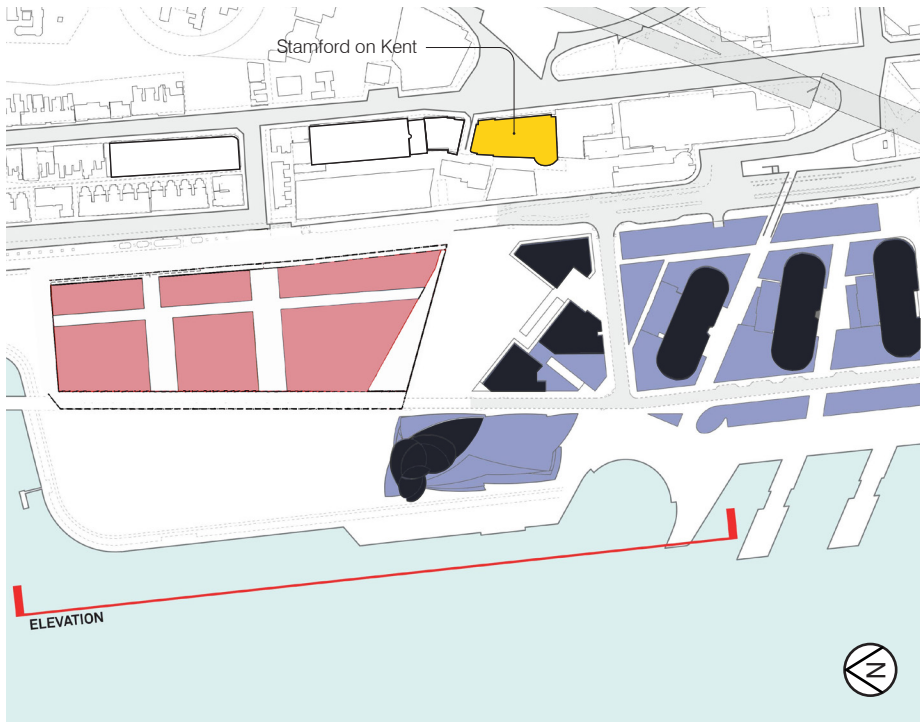


Figure 156 Plan View (Source: Modified from HASSELL diagrams (October 2020))





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

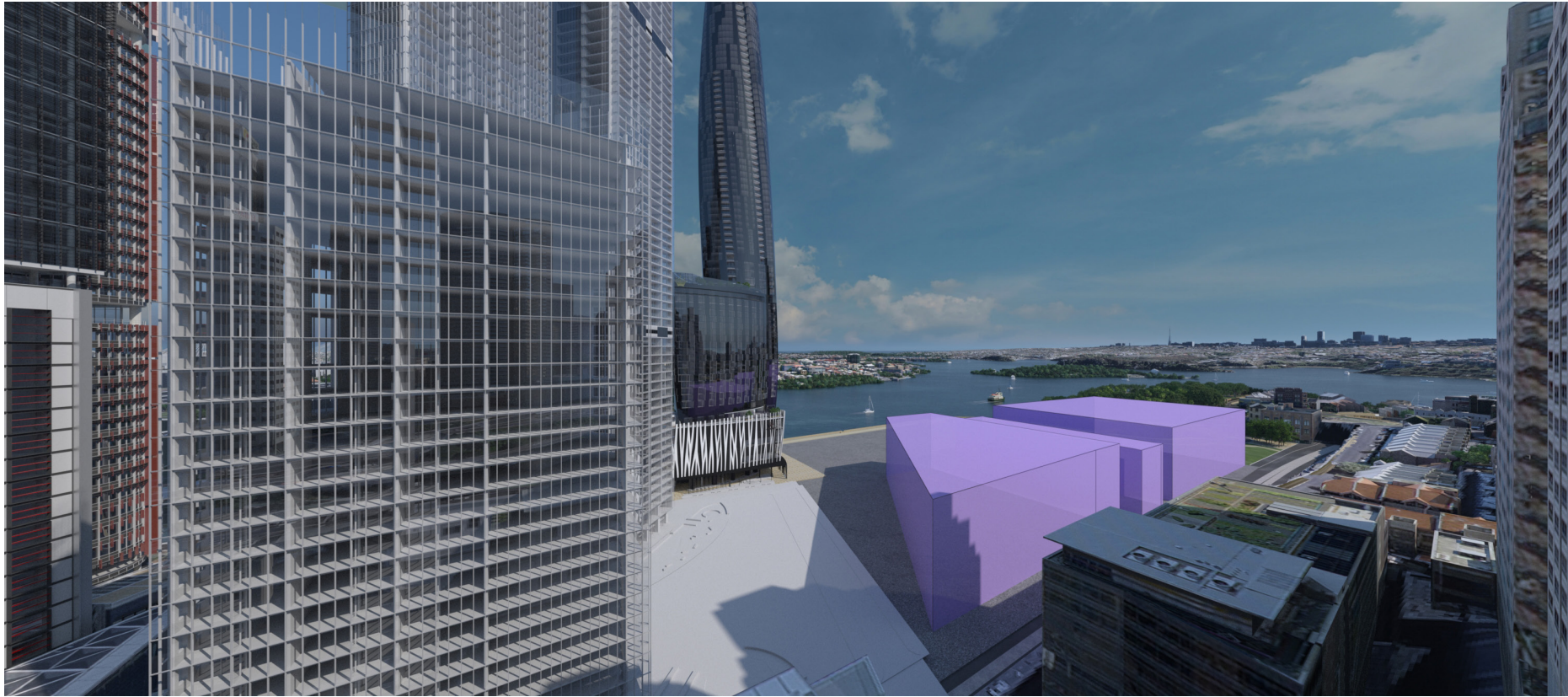


Figure 158 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



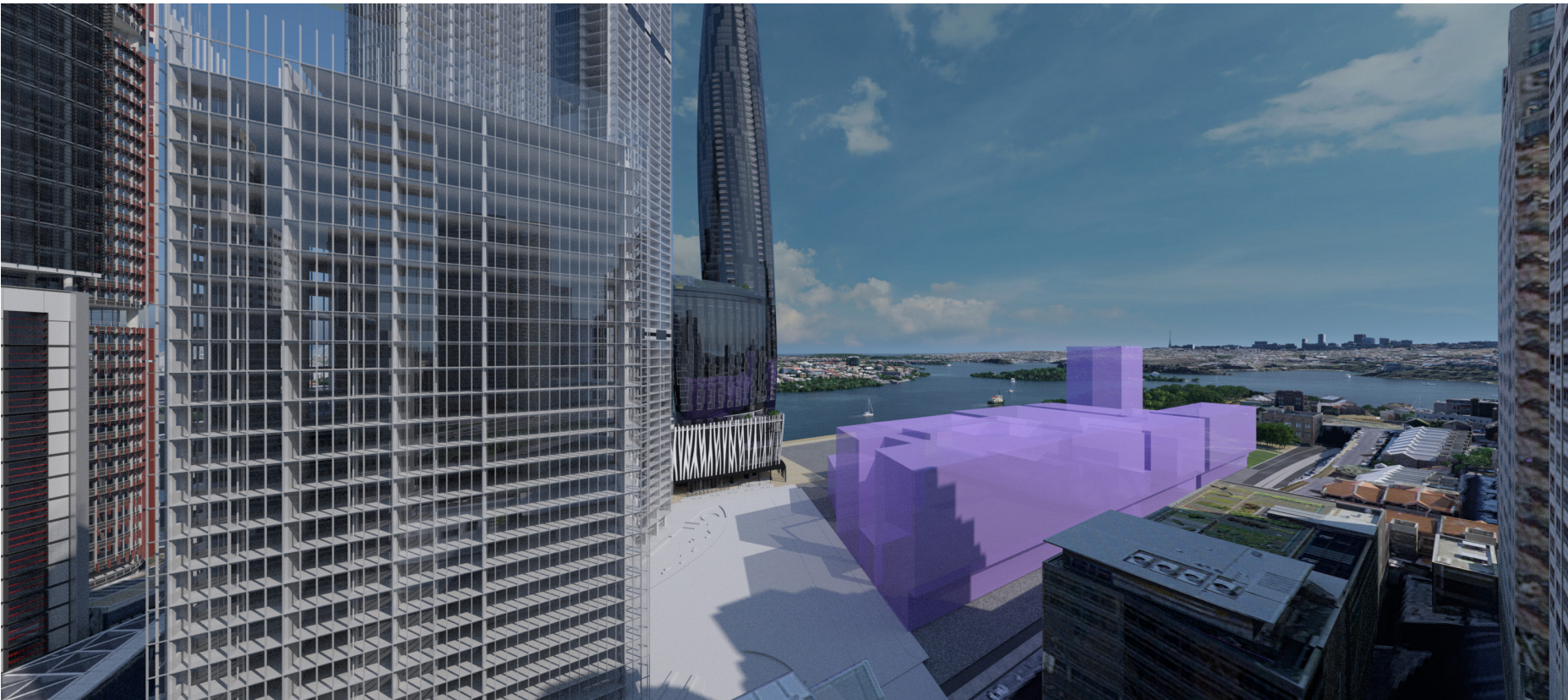


Figure 159 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

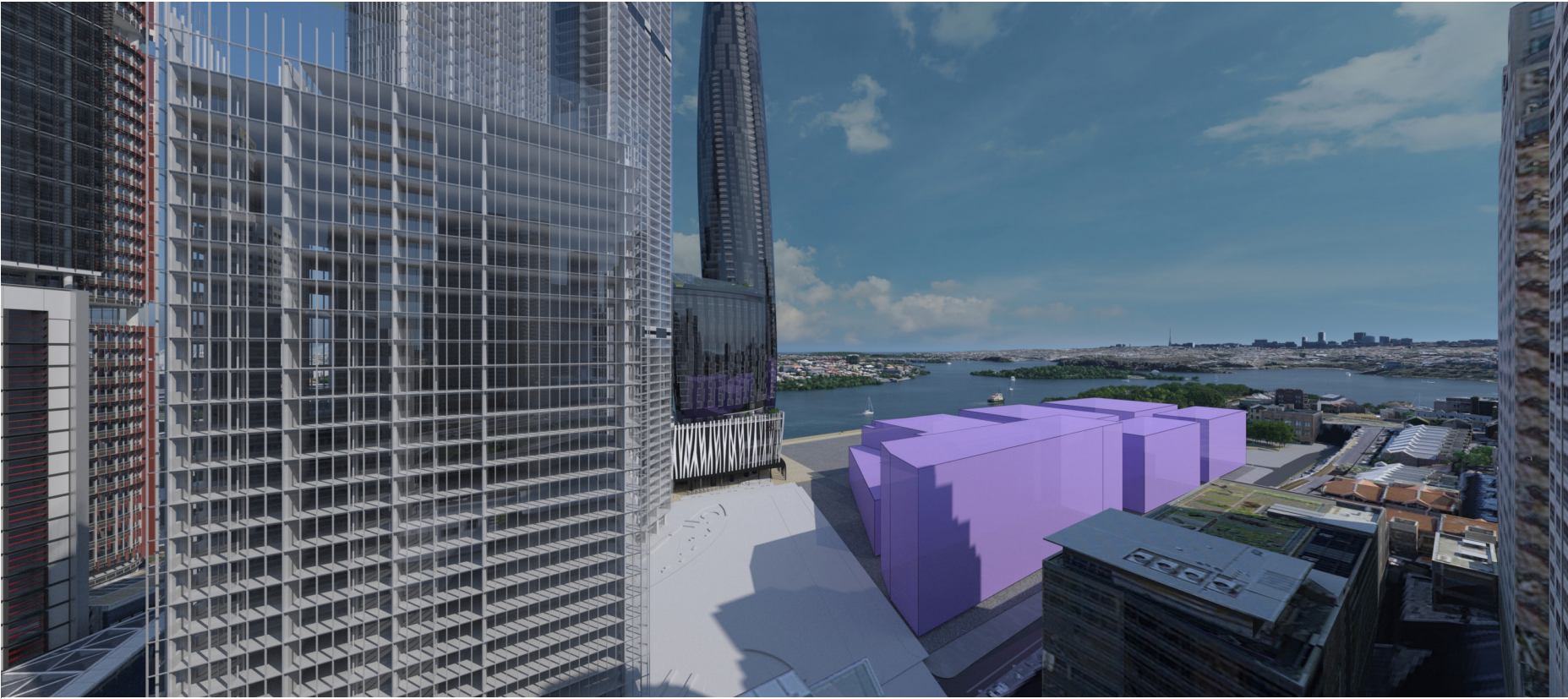


Figure 160 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

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

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

6.23.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 89 for the General Assessment Criteria and Table 90 and Table 91 for Visual Impact Assessment and rating.

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

6.23.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

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

Observer Location Details

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

Extent of Impact

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

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

Reasonableness of the Proposal

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

MOD 9 - RtS retains the view beyond Central Barangaroo to the harbour and landscape beyond that is affected by the change.

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

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 70m to 360m along the Hickson Road frontage.
Observer type				●	Residents from balcony and (assumed) living room windows.
Number of observers		●			While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation	●	●			High to Moderate.
Visibility	●				High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity		●			The visual absorption capacity of the landscape from this location is considered to be moderate. The extent of the development would be similar to that of the expanse of the ‘platform’ of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail. The oblique viewing angle over the roof of Central Barangaroo replaces the eastern Barangaroo shoreline and Nawi Cove within the view.

Table 90 Visual impact assessment - Observer Location 23: Stamford on Kent Residential Tower - Level 15

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is moderate within the context of:</p> <ul style="list-style-type: none"><li>the additional height of Block 5, although this change has little impact on the view from this location</li><li>the less acute angle of Block 5 filling in some of the visual gap between Barangaroo South and Central within Hickson Park</li><li>the remaining large view is intact</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope to a more dynamic, modulated form of MOD 9 - RtS.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be low, given:</p> <ul style="list-style-type: none"><li>the view is seen from an elevated location, with a view across substantial roof areas</li><li>the less acute southern face of MOD 9 - RtS</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be visible is low.</li></ul>

Table 91 Visual impact assessment results matrix - Observer Location 23: Stamford on Kent Residential Tower -Level 15

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



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

6.24.1 Observer Location Position

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

6.24.2 Observer Location Rationale

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

6.24.3 Existing View

Figure 163 shows the existing view.

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

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

6.24.4 Approved Concept Plan

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

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

6.24.5 MOD 9 - exhibited

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

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

6.24.6 MOD 9 - RtS

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

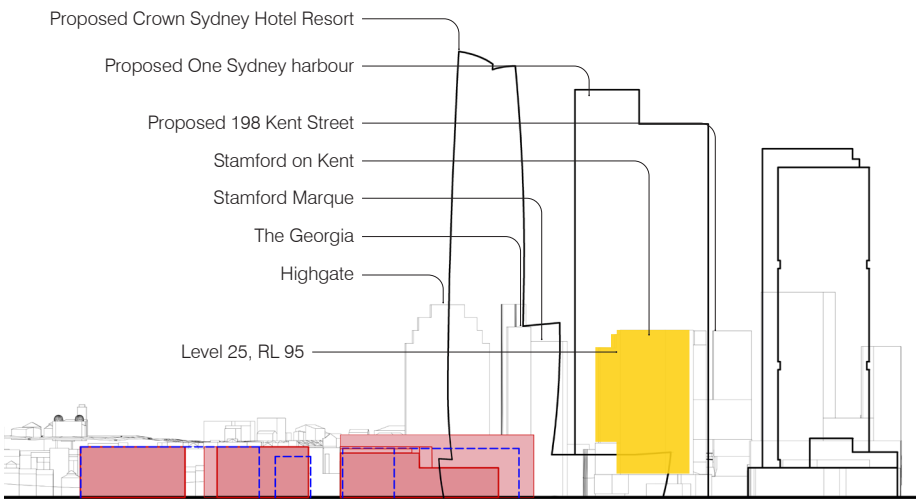


Figure 161 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

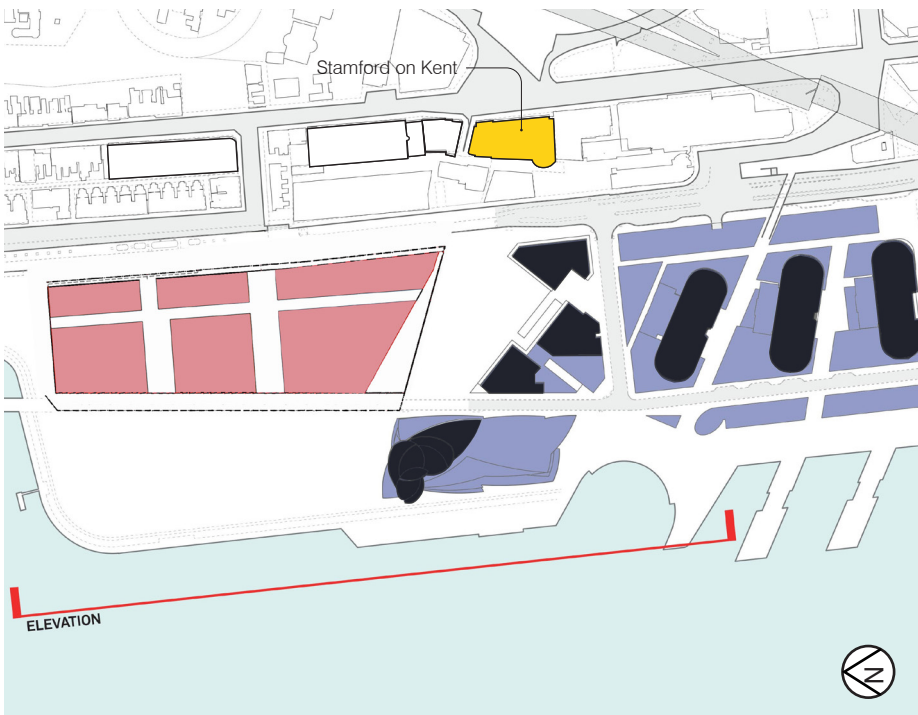


Figure 162 Plan View (Source: Modified from HASSELL diagrams (October 2020))



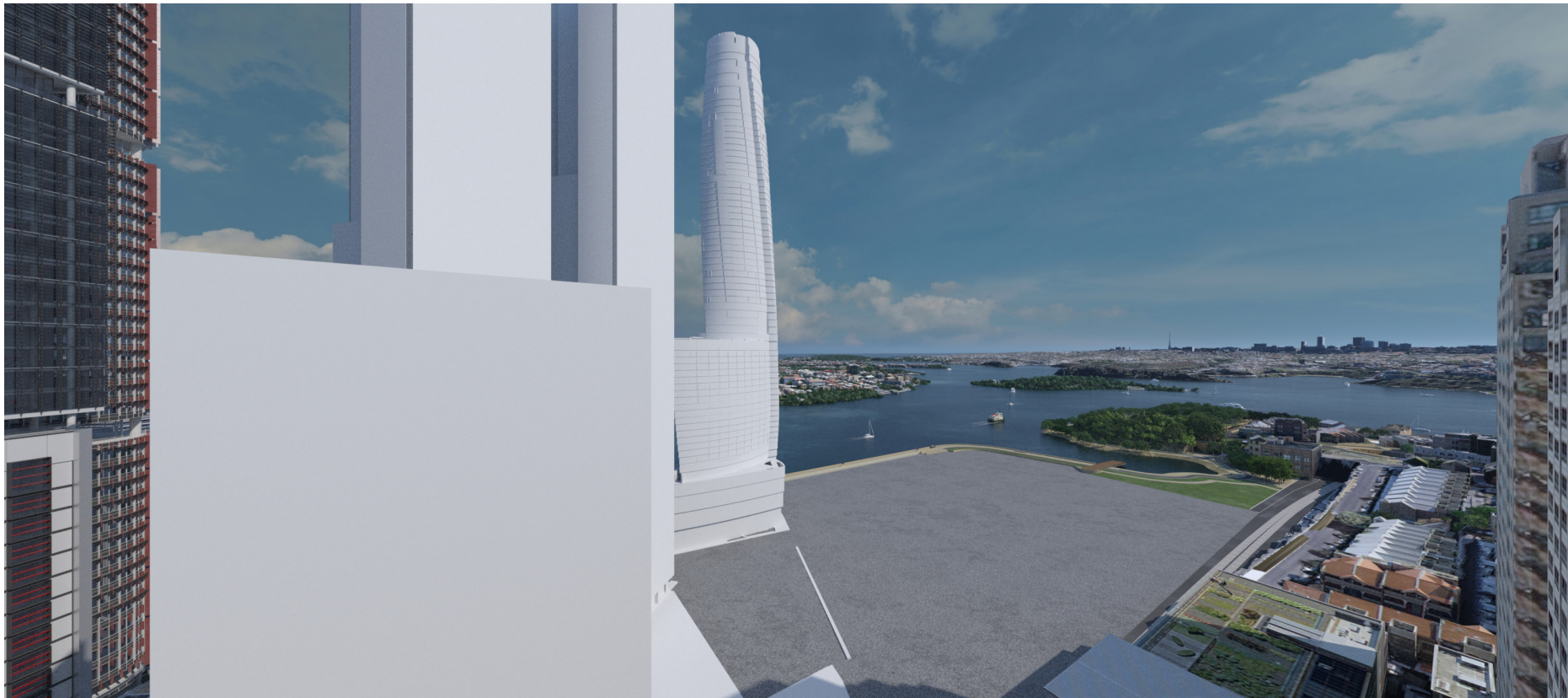


Figure 163 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

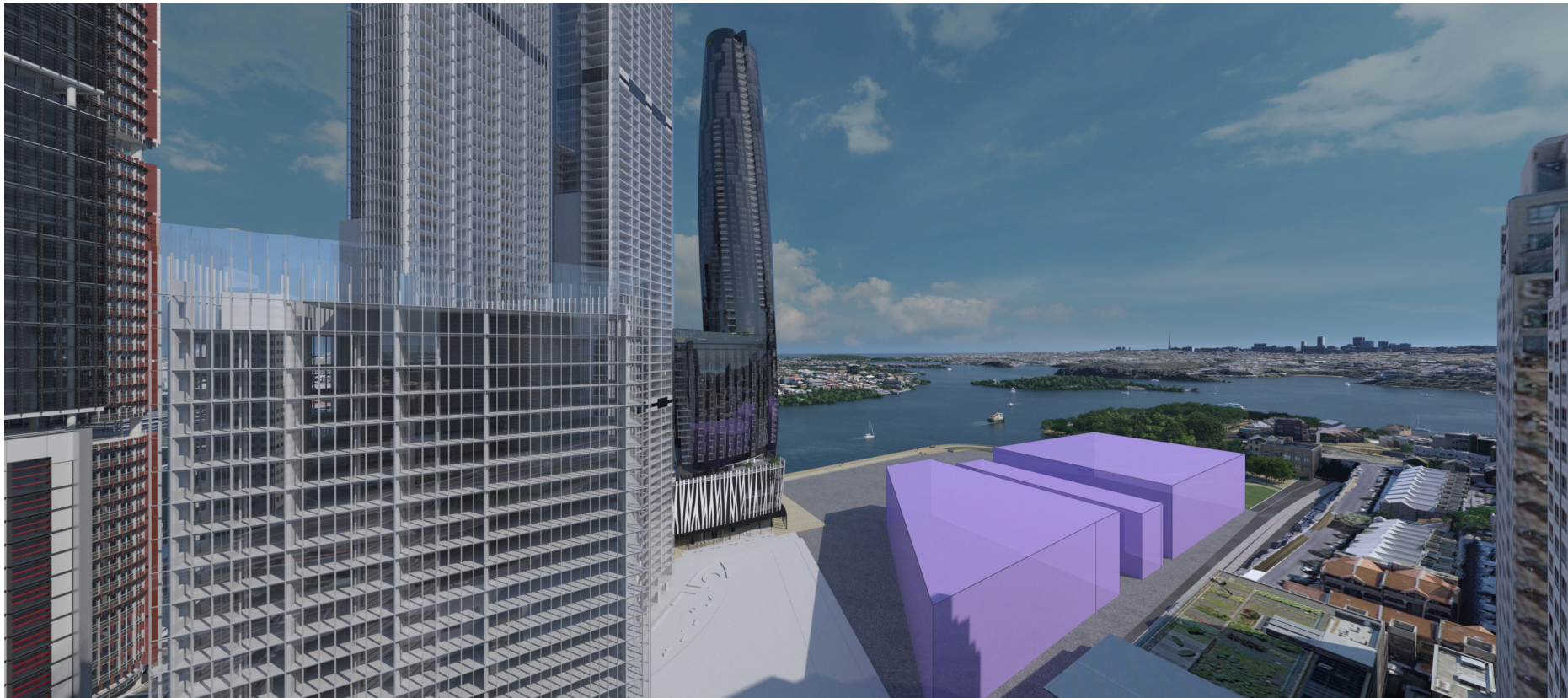


Figure 164 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



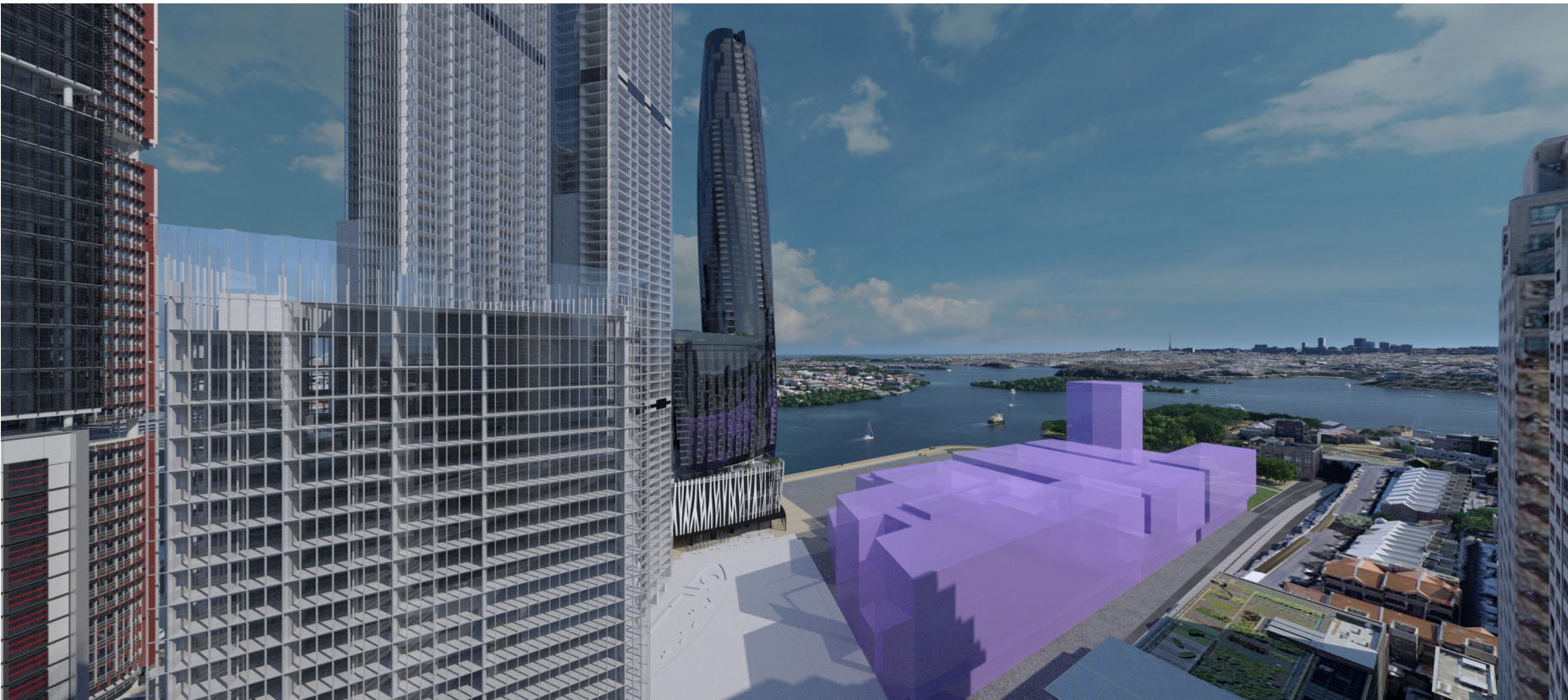


Figure 165 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

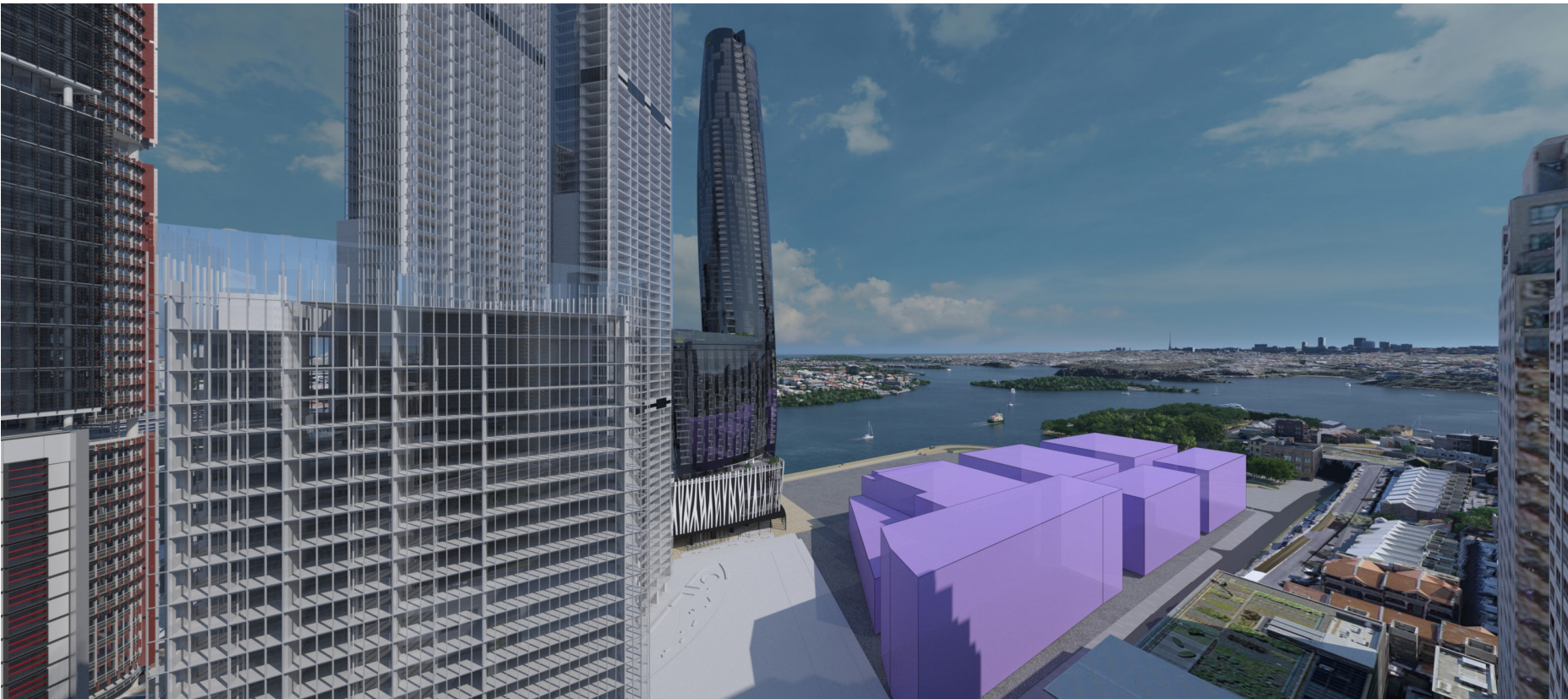


Figure 166 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

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

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

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

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

6.24.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 92 for the General Assessment Criteria and Table 93 and Table 94 for Visual Impact Assessment and rating.

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

6.24.8.1 View Sharing Assessment Criteria

*Assessment of the view to be affected*

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

*Observer Location Details*

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

*Extent of Impact*

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

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

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

*Reasonableness of the Proposal*

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

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

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








Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 70m to 360m along the Hickson Road frontage.
Observer type					Residents from balcony and (assumed) living room windows.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High. To the horizon across the north-west quadrant of the Sydney Basin.
Visual absorption capacity					The visual absorption capacity of the landscape from this location is considered to be high. The scale of the development would be similar to the scale of the expanse of the 'platform' of Central Barangaroo, with the important compositional elements of the harbour, shoreline and horizon relatively unchanged with the inclusion of the development. Central Barangaroo is positioned in the low foreground of the view and would be seen in high detail.



Table 93 Visual impact assessment - Observer Location 24: Stamford on Kent Residential Tower -Level 25

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is moderate within the context of:</p> <ul style="list-style-type: none"><li>the additional height of Block 5, although this change has little impact on the view from this location</li><li>the less acute angle of Block 5 filling in some of the visual gap between Barangaroo South and Central within Hickson Park. The lower portion of the southern edge of Block 5 comprises a visually appropriate step down in scale to the park to the south</li><li>the remaining large view is intact</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the development envelope changing from that of a low, broad, relatively flat and uniform envelope to a more dynamic, modulated form of MOD 9 - RtS.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be low, given:</p> <ul style="list-style-type: none"><li>the view is seen from an elevated location, with a view across substantial roof areas</li><li>the less acute southern face of MOD 9 - RtS</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be visible is low.</li></ul>

Table 94 Visual impact assessment results matrix - Observer Location 24: Stamford on Kent Residential Tower - Level 25

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

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

6.25.1 Observer Location Position

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

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

6.25.2 Observer Location Rationale

This Observer Location has been chosen to be consistent with the floor levels used for the View and Visual Impact Assessment undertaken for the Approved Concept Plan for other high rise residential buildings on Kent Street overlooking Barangaroo South and Central Barangaroo (JBA 2015).

6.25.3 Existing View

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

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

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

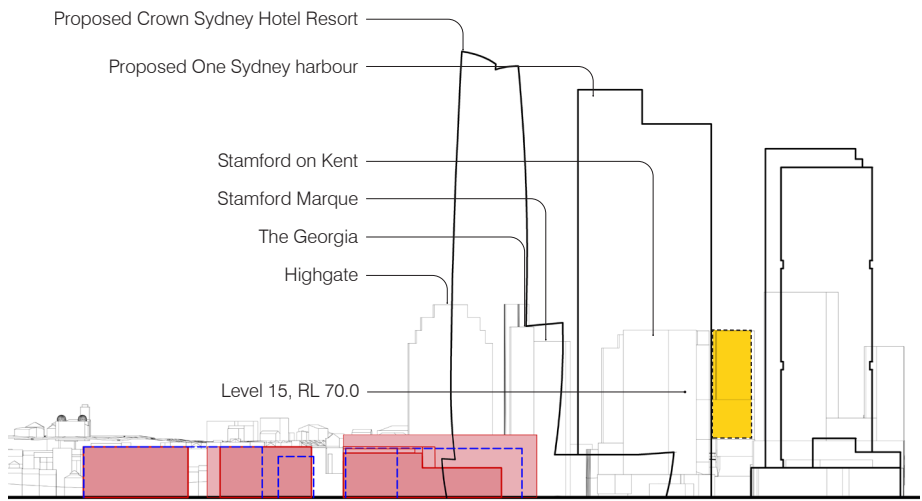


Figure 167 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

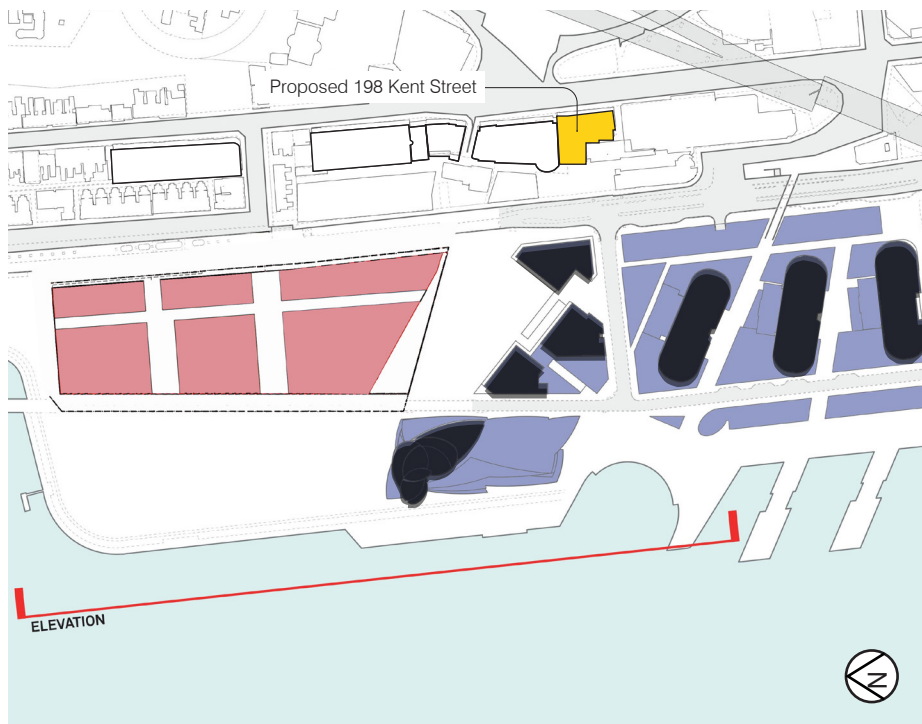


Figure 168 Plan View (Source: Modified from SJB diagrams, July 2023)



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



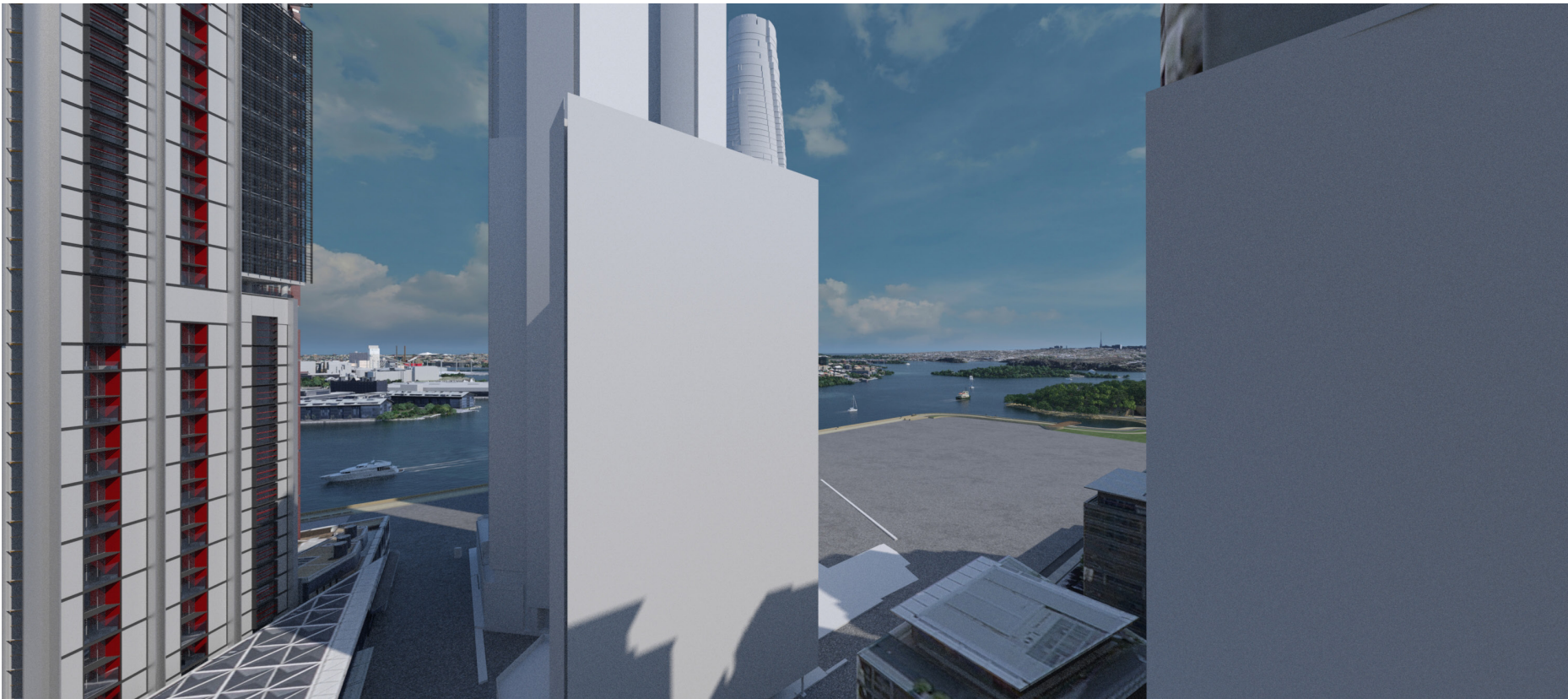


Figure 170 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

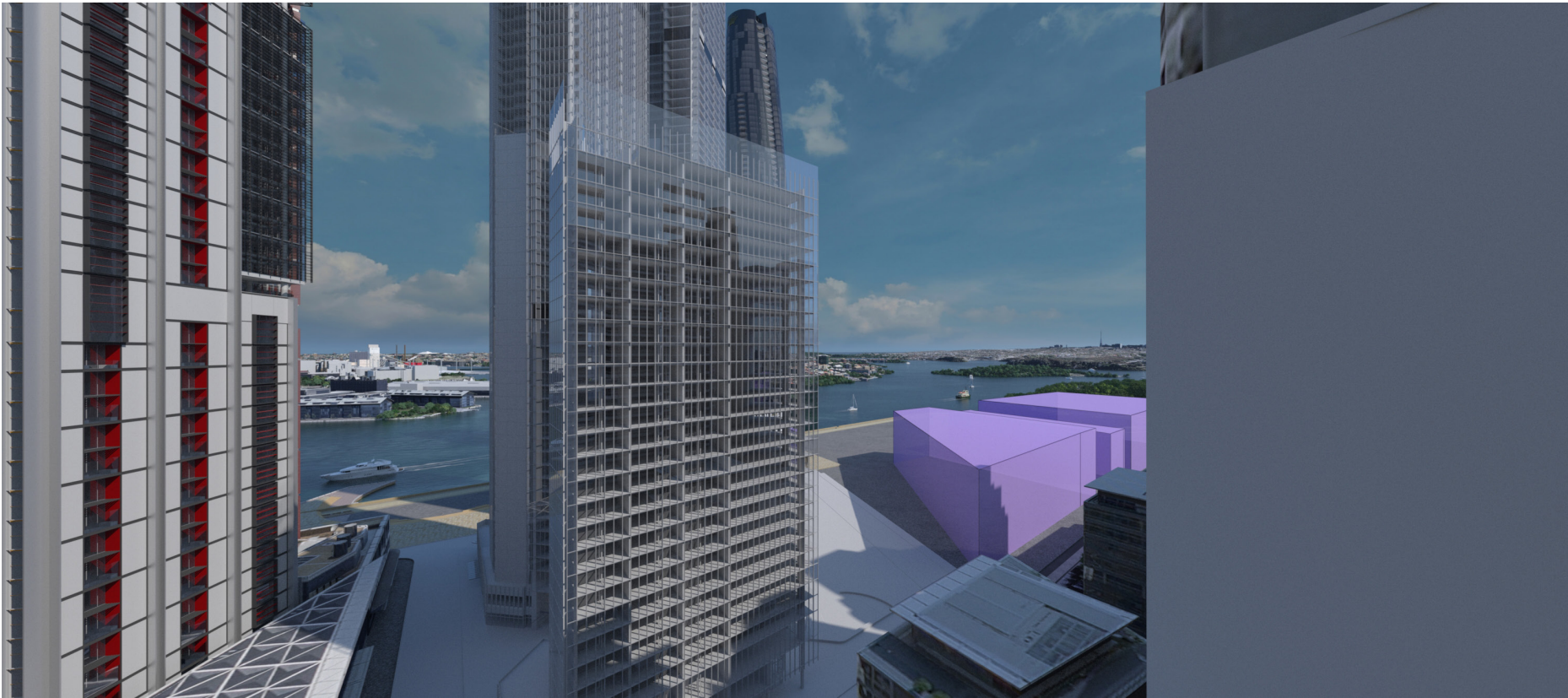


Figure 171 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



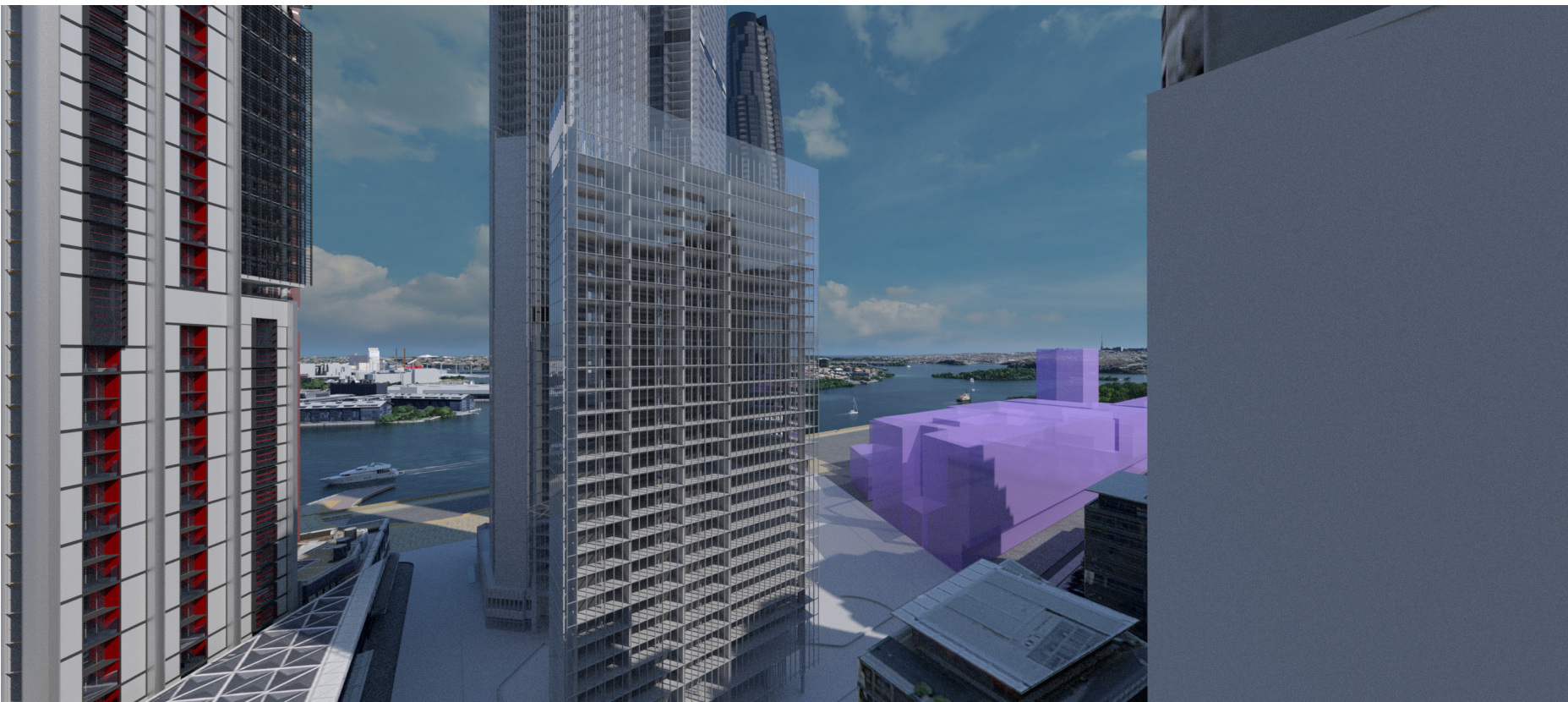


Figure 172 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

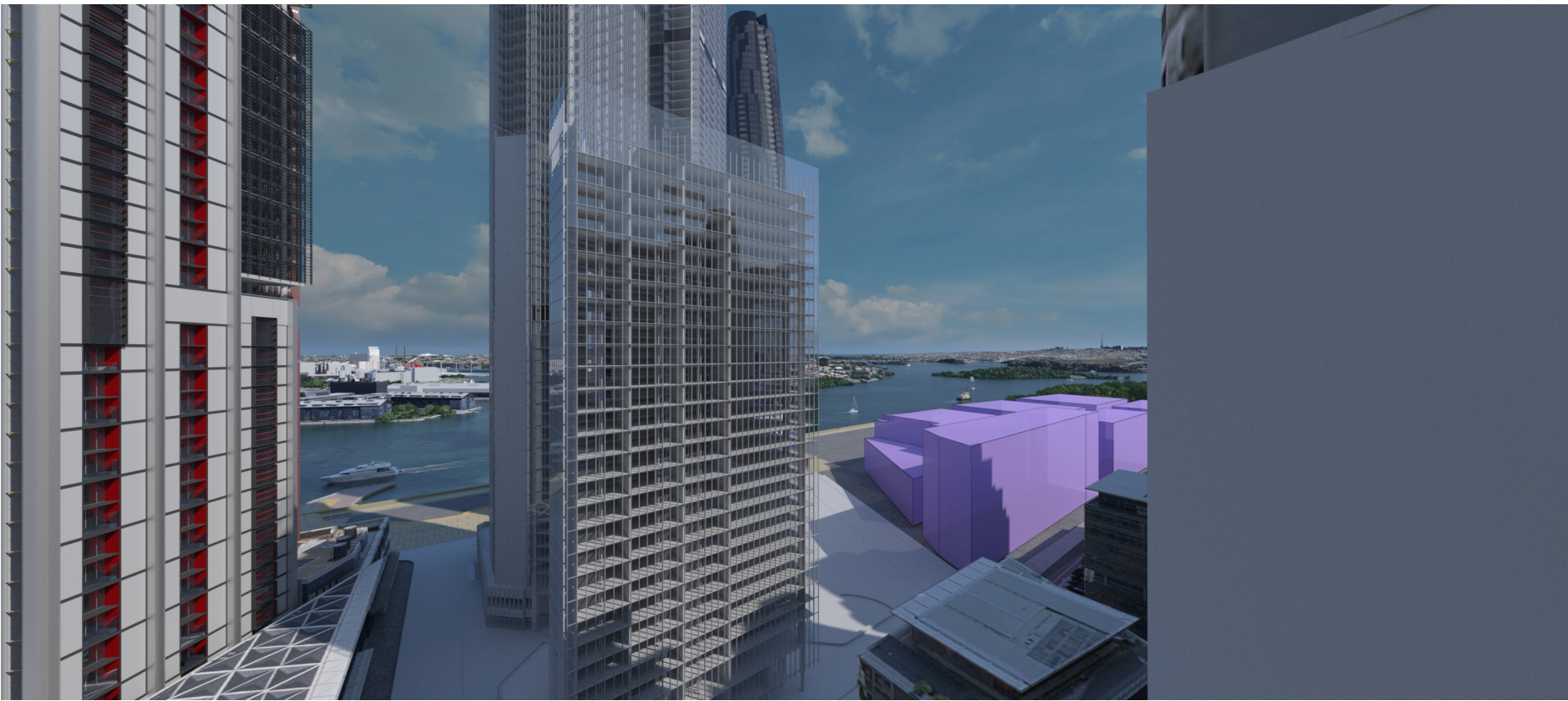


Figure 173 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

6.25.4 Approved Concept Plan

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

6.25.5 MOD 9 - exhibited

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

6.25.6 MOD 9 - RtS

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

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

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

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

It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

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

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

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

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

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

6.25.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 95 for the General Assessment Criteria and Table 96 and Table 97 for Visual Impact Assessment and rating.

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

6.25.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

Observer Location Details

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

Extent of Impact

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

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

Reasonableness of the Proposal

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

MOD 9 - RtS would not screen any views to important landscape elements outside Barangaroo.

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

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					Between about 140m to 430m along the Hickson Road frontage.
Observer type					Residents from (assumed) living room windows.
Number of observers					While there would be a low number of observers per apartment (assumed two to three observers normally within each apartment, increasing periodically with guests), there are many apartments which would get an approximation of this view.
Duration of observation					High to Moderate.
Visibility					High.
Visual absorption capacity					The visual absorption capacity of the landscape as seen for this location, is considered to be high in that it comprises a long and low form acting as a broad, anchoring visual foil to the tall Barangaroo South towers. The acute angled end of the envelope facilitates a wide corridor view between Hickson Road and Darling Harbour to the land/water interface. Further, the Approved Concept Plan is moderately set back from the land/water interface, however, removes much of the view to this water feature, Nawi Cove and the southern slopes of Barangaroo Reserve. Other than for these relatively minor impacts, the integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Crown Hotel and Resort is intact.



Table 96 Visual impact assessment - Observer Location 25: 189 Kent Street Residential Tower -Level 15

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is moderate within the context of:</p> <ul style="list-style-type: none"><li>the additional height of Block 5, which stacks height within Central Barangaroo to the south but does not impede views to the landscape beyond that experienced with the Approved Concept Plan</li><li>the less acute angle of Block 5 filling in some of the visual gap between Crown Hotel and Resort and Block 5</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is low, with the Central Barangaroo development envelope changing from that of a low, relatively flat and uniform envelope to the dynamic and more modulated form of MOD 9 - RtS. The lower portion of Block 5 southern face visually integrates the southern façade of the development within the adjoining parkland.</p> <p>The amount of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be marginally increased, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view from the western windows.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be moderate, given:</p> <ul style="list-style-type: none"><li>the view is seen from an elevated location, with a view across substantial roof areas.</li><li>the less acute southern face of MOD 9 - RtS</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be visible is low.</li></ul>

Table 97 Visual impact assessment results matrix - Observer Location 25: 189 Kent Street Residential Tower -Level 15

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

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

6.26.1 Observer Location Position

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

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

6.26.2 Observer Location Rationale

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

6.26.3 Existing View

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

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



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

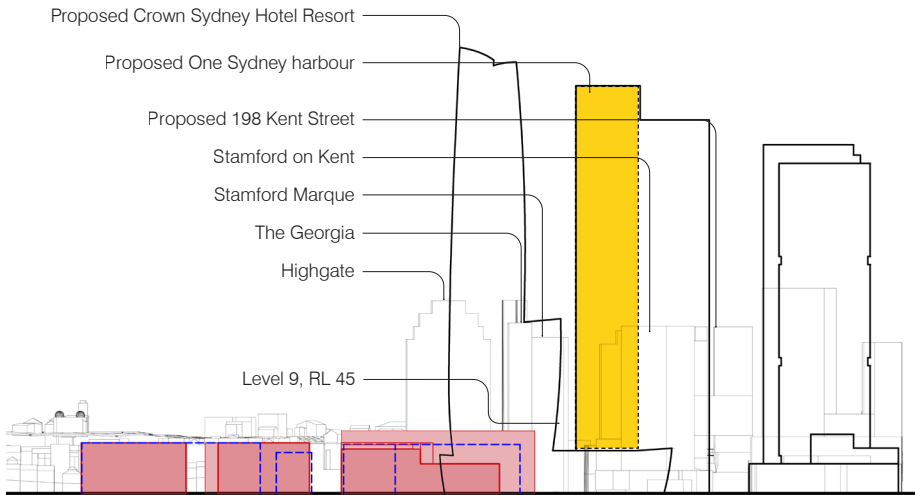


Figure 175 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

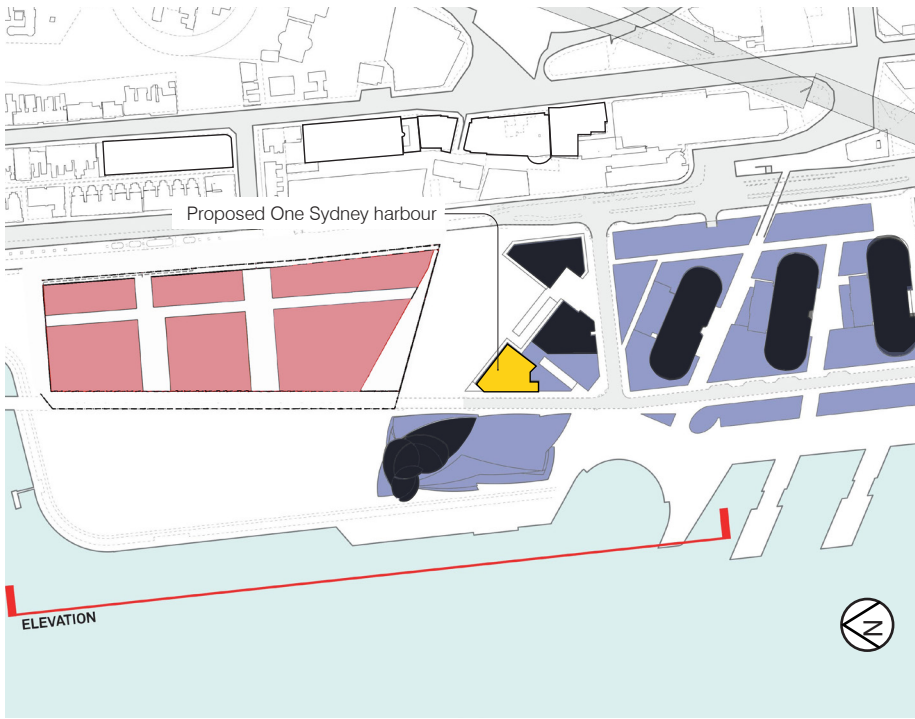


Figure 176 Plan View (Source: Modified from SJB diagrams, July 2023)



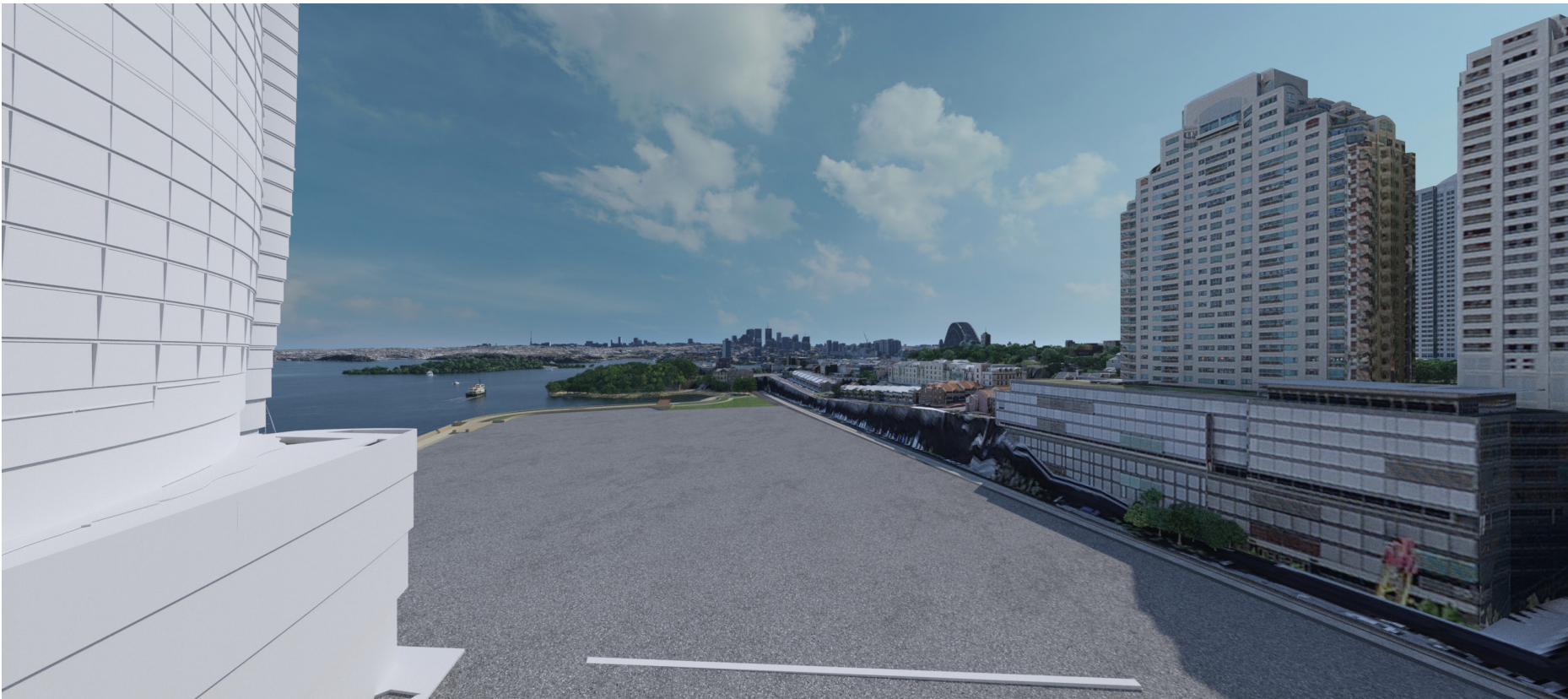


Figure 177 Existing view with no development within Central Barangaroo (Arterra Interactive, July 2023)

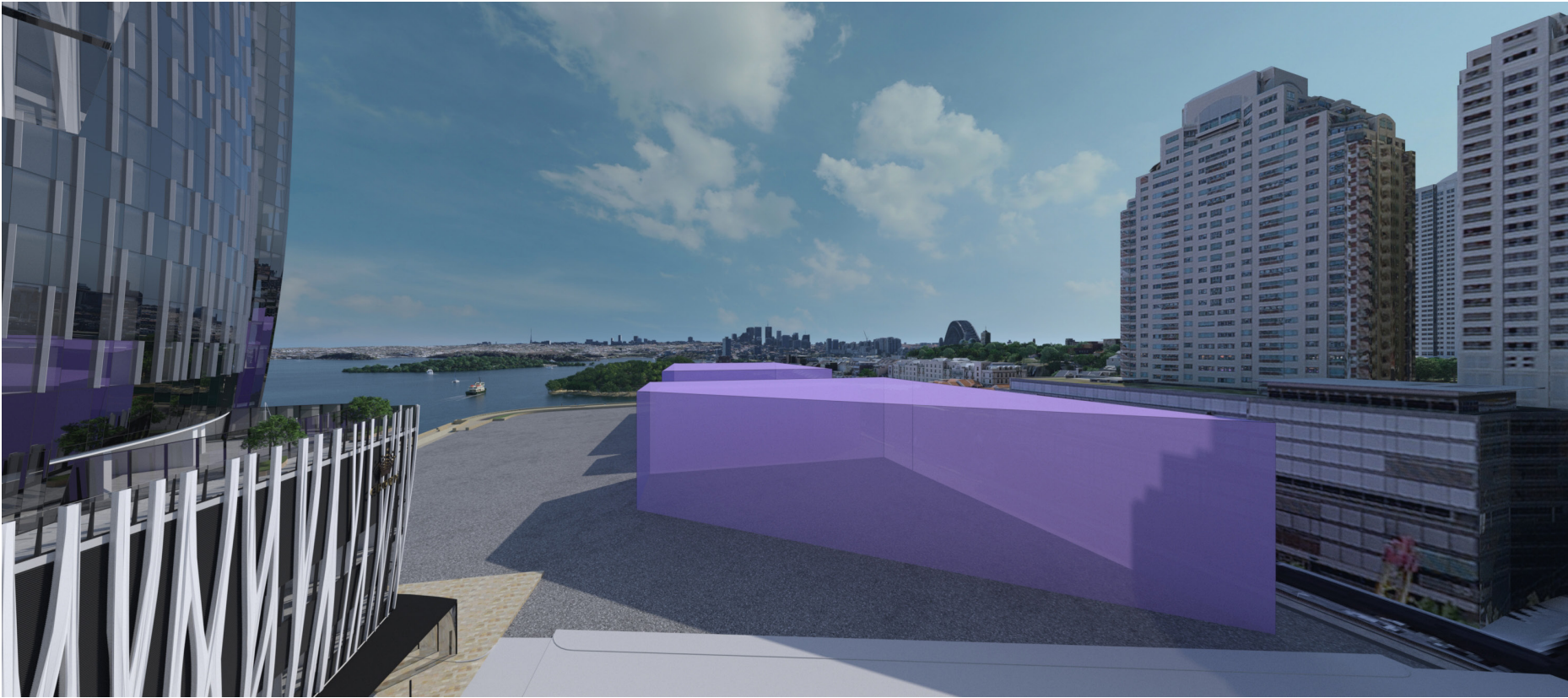


Figure 178 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)



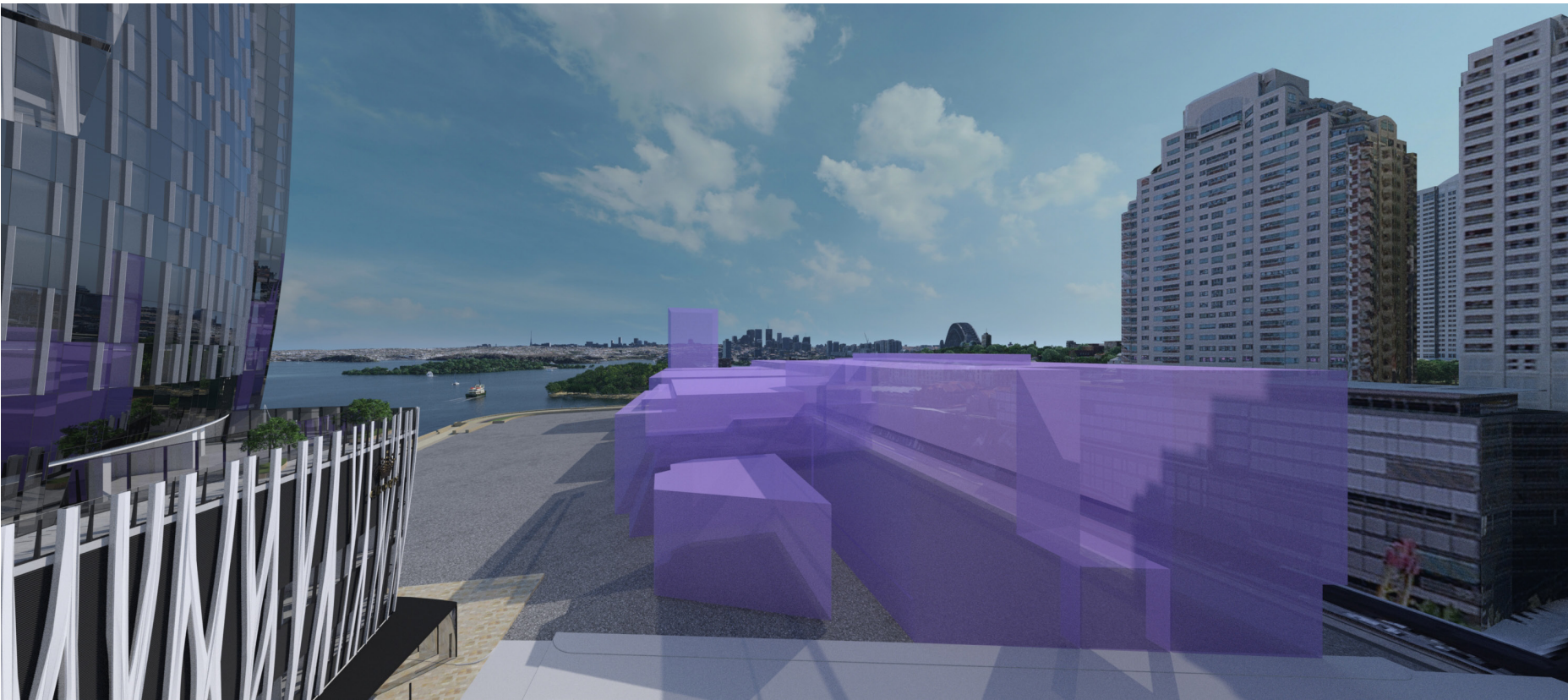


Figure 179 Visualisation showing the development envelope of MOD 9 - exhibited (Arterra Interactive, July 2023)

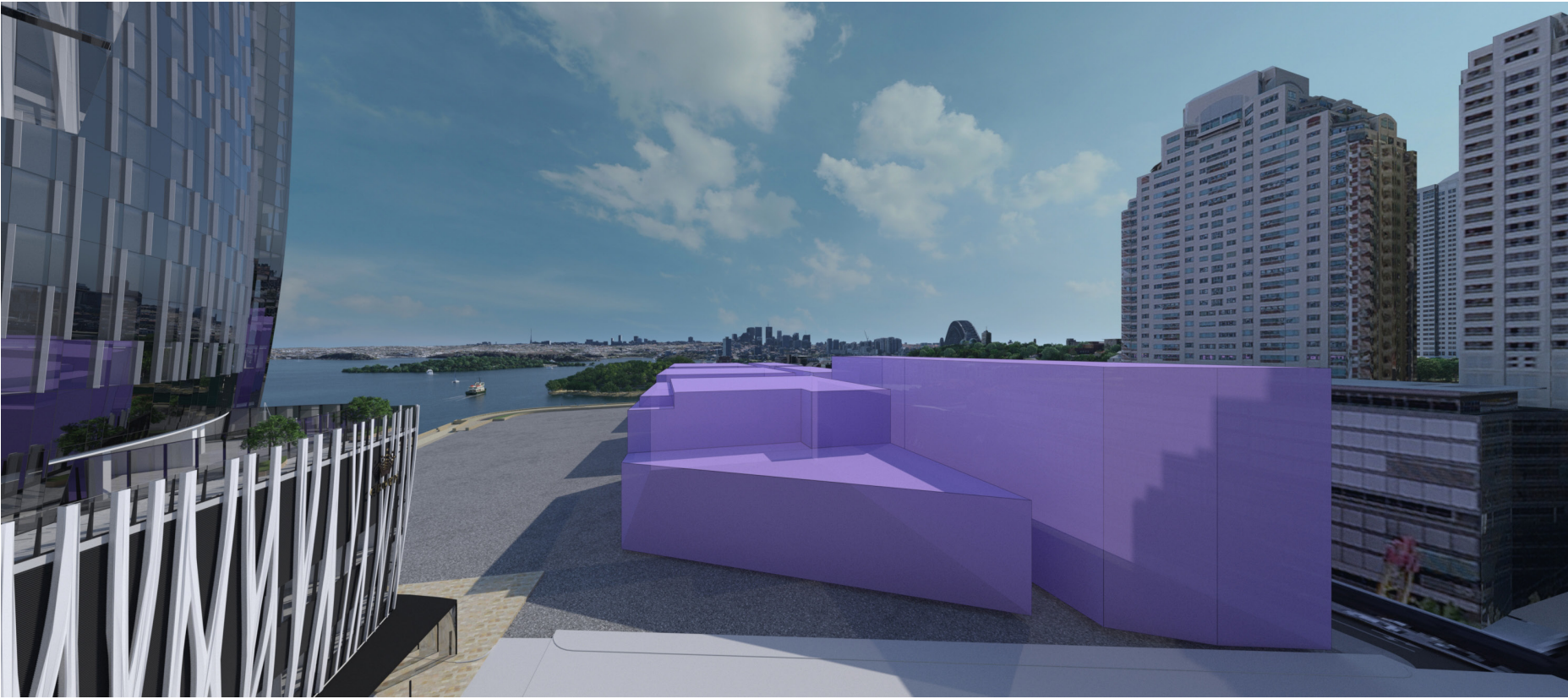


Figure 180 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



### 6.26.4 Approved Concept Plan

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

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

### 6.26.5 MOD 9 - exhibited

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

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

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

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

### 6.26.6 MOD 9 - RtS

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

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

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

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

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

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

### 6.26.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 98 for the General Assessment Criteria and Table 99 and Table 100 for Visual Impact Assessment and rating.

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

#### 6.26.8.1 View Sharing Assessment Criteria

##### *Assessment of the view to be affected*

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

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

##### *Observer Location Details*

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

##### *Extent of Impact*

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

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

##### *Reasonableness of the Proposal*

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so. Notwithstanding the above described view loss to Millers Point, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

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








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



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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change		<div><div></div></div>			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is High to Moderate within the context of:</p> <ul style="list-style-type: none"><li>the additional height of Block 5 obscuring the view to the Hickson Road commercial buildings and the majority of the remaining view to the Miller Point Conservation area, albeit the increase in height is marginal</li><li>the realignment of the southern edge of Block 5 occupies more slightly space than the Approved Concept Plan design, although the reduction of height along the southern boundary is more sympathetic to the park / development interface</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is moderate, with the Central Barangaroo development envelope changing from that of:</p> <ul style="list-style-type: none"><li>a low, broad, relatively flat and uniform envelope seen in the foreground, which is: set back from much of the water's edge reflects the immediately adjacent broad, horizontal plane of Sydney Harbour in the middleground and comprises a strong visual foil to that of the slender, soaring towers of South Barangaroo</li><li>a more dynamic and highly modulated form of MOD 9 - RtS.</li></ul> <p>The time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view and in a high level of detail from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be moderate, given:</p> <ul style="list-style-type: none"><li>the view is seen from an elevated location, with a view across substantial roof areas</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be visible is high, particularly with regard to the composition of Block 5.</li></ul>

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

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

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

6.27.1 Observer Location Position

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

6.27.2 Observer Location Rationale

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

6.27.3 Existing View

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

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

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

6.27.4 Approved Concept Plan

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

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

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

6.27.5 MOD 9 - exhibited

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

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

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

6.27.6 MOD 9 - RtS

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

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

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

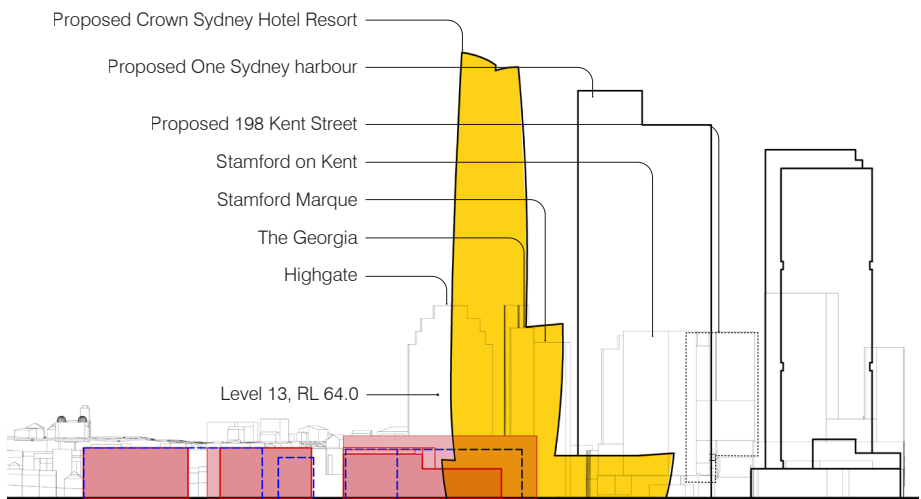


Figure 181 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

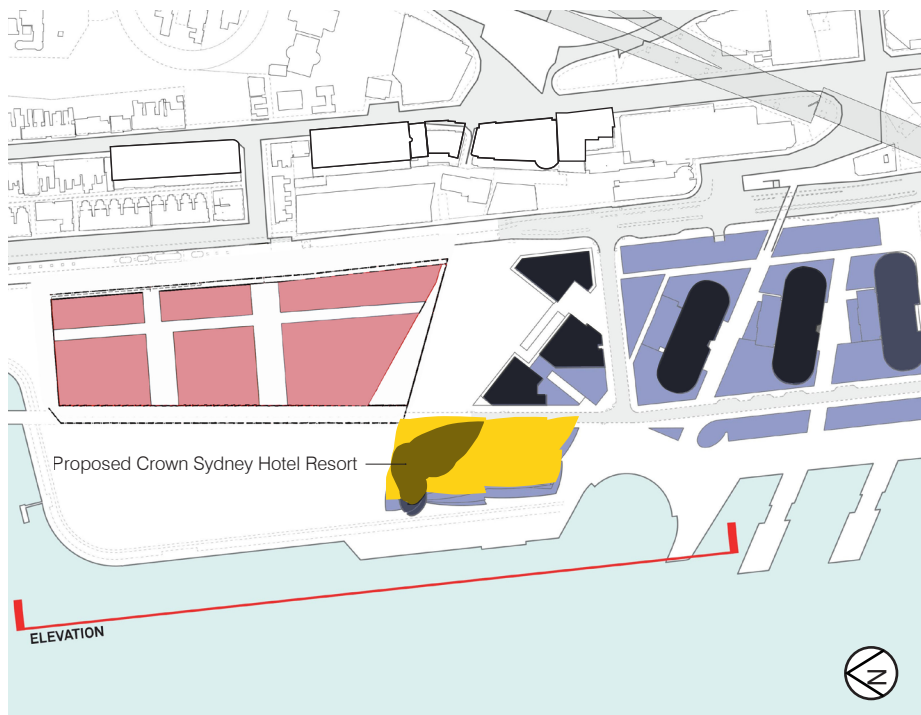


Figure 182 Plan View (Source: Modified from SJB diagrams, July 2023)





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

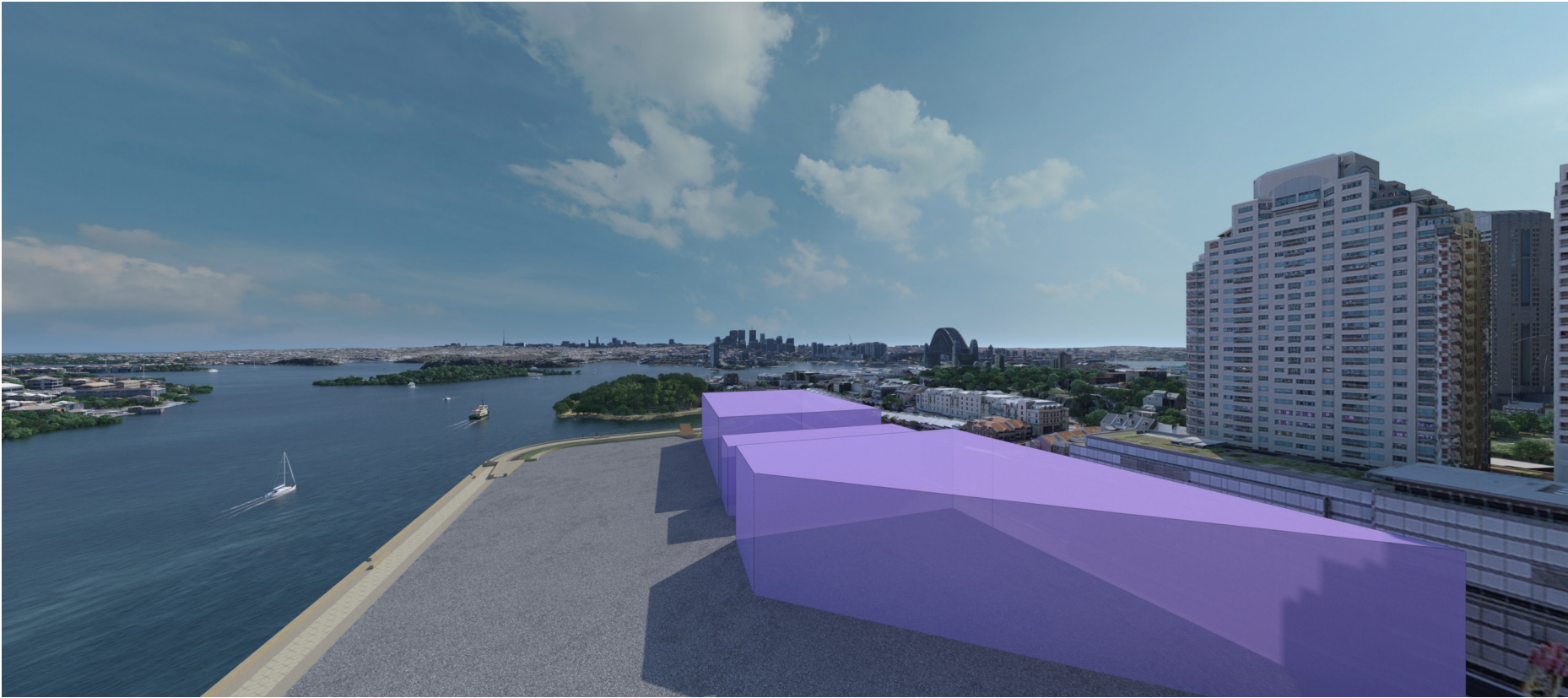


Figure 184 Visualisation showing the development envelope of the Approved Concept Plan (Arterra Interactive, July 2023)





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

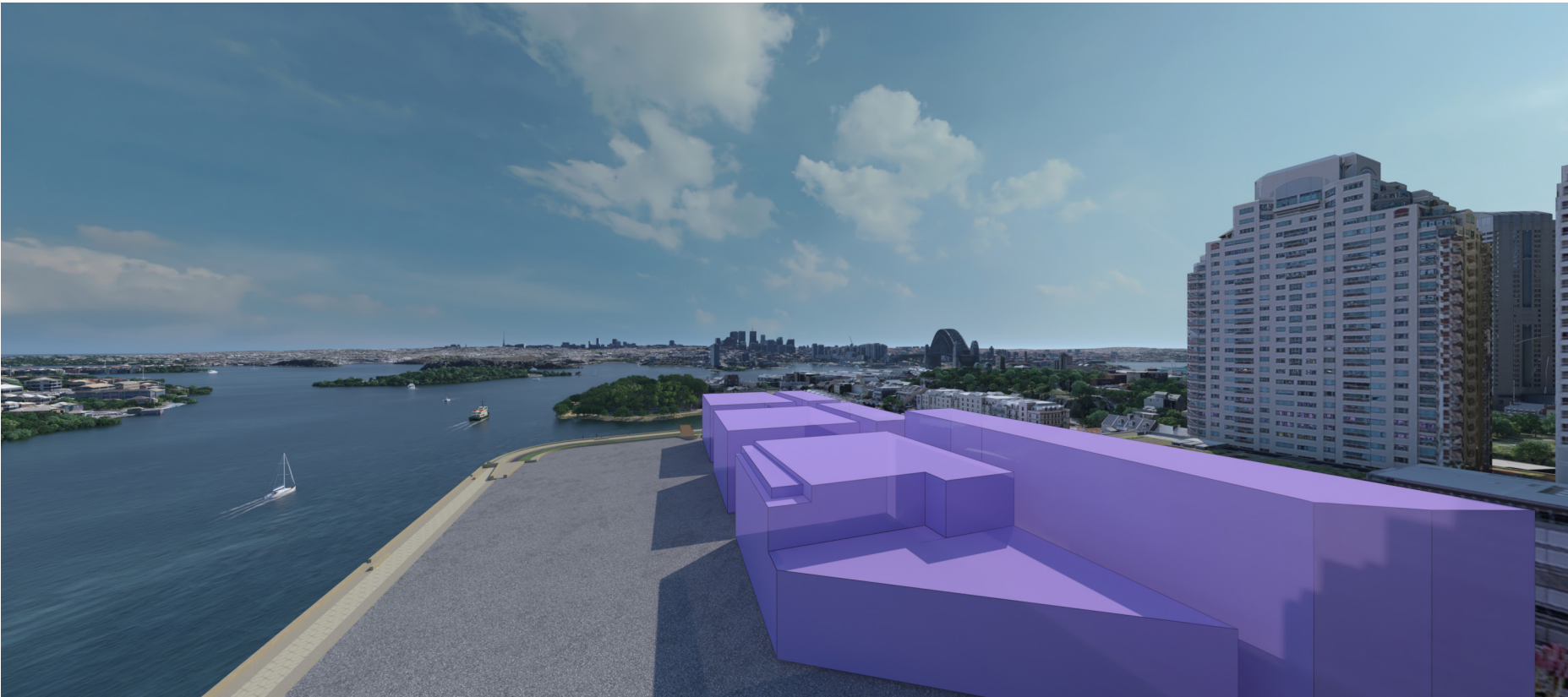


Figure 186 Visualisation showing the development envelope of MOD 9 - RtS (Arterra Interactive, October 2023)



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

The existing view includes a sweeping, unencumbered view across Sydney Harbour to the distant horizon line, stretching from beyond frame north west (left of frame), to north east terminating with Highgate residential tower. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The Approved Concept Plan commences from the Barangaroo South / Central Barangaroo boundary, forming an acute angle from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Avenue. The development envelope is broadly visually recessive, correlating in height to Hickson Road commercial development. The Approved Concept Plan envelope, with its long, near flat top is visually sympathetic with the broad, flat expanse of the harbour seen beyond. Other than for the development envelope removing the view to Nawi Cove, the extensive Sydney Harbour and northern suburbs view to the north remains intact.

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

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

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

6.27.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 101 for the General Assessment Criteria and Table 102 and Table 103 for Visual Impact Assessment and rating.

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

6.27.8.1 View Sharing Assessment Criteria

*Assessment of the view to be affected*

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

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

*Observer Location Details*

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

*Extent of Impact*

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

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

*Reasonableness of the Proposal*

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so. Notwithstanding the above described view loss to a small portion of Millers Point, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

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

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



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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of hotel guests to the proposed change in the existing view is considered to be moderate, given the relatively short stays within rooms, albeit the view would be expected to encourage significant focus upon it.</p> <p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change		<div><div></div></div>			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b></p> <p>The scale of the change in the view is High to Moderate within the context of:</p> <ul style="list-style-type: none"><li>the additional height of Block 5 obscuring the view to the Hickson Road commercial buildings and part of the remaining view to the Miller Point Conservation area, albeit the increase in height is marginal</li><li>the realignment of the southern edge of Block 5 occupies more slightly space than the Approved Concept Plan design, although the reduction of height along the southern boundary is more sympathetic to the park / development interface</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is moderate, with the Central Barangaroo development envelope changing from that of:</p> <ul style="list-style-type: none"><li>a low, broad, relatively flat and uniform envelope seen in the foreground, which is: set back from much of the water’s edge reflects the immediately adjacent broad, horizontal plane of Sydney Harbour in the middleground and comprises a strong visual foil to that of the slender, soaring towers of South Barangaroo</li><li>a more dynamic and highly modulated form of MOD 9 - RtS.</li></ul> <p>The time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would would be similar. As with the Approved Concept Plan, MOD 9 - RtS would be seen in full view and in a high level of detail from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be moderate, given:</p> <ul style="list-style-type: none"><li>the view is seen from an elevated location, with a view across substantial roof areas</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be visible is high, particularly with regard to the composition of Block 5.</li></ul>

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

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

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

6.28.1 Observer Location Position

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

6.28.2 Observer Location Rationale

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

6.28.3 Existing View

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

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

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

6.28.4 Approved Concept Plan

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

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

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

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

6.28.5 MOD 9 - exhibited

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

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

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

6.28.6 MOD 9 - RtS

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

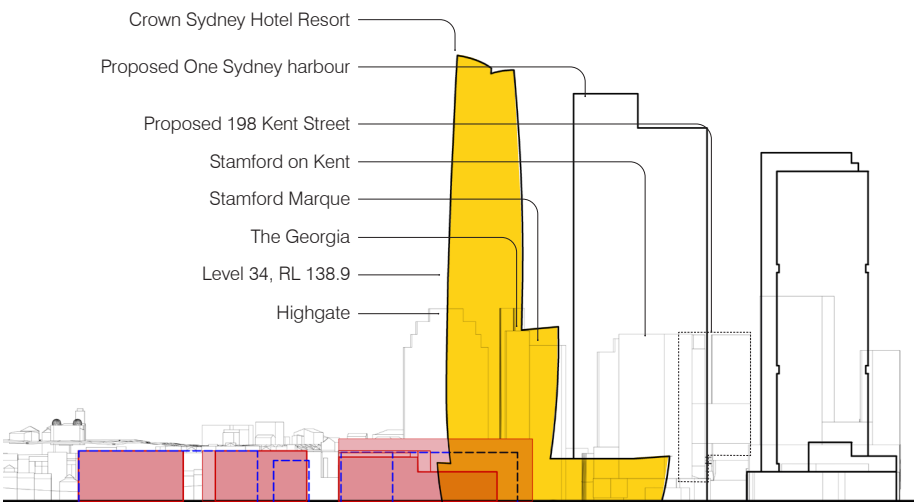


Figure 187 Elevation Looking East - MOD 9 - RtS, Approved Concept Plan shown as a blue dotted line (Source: Modified from SJB diagrams, October 2023)

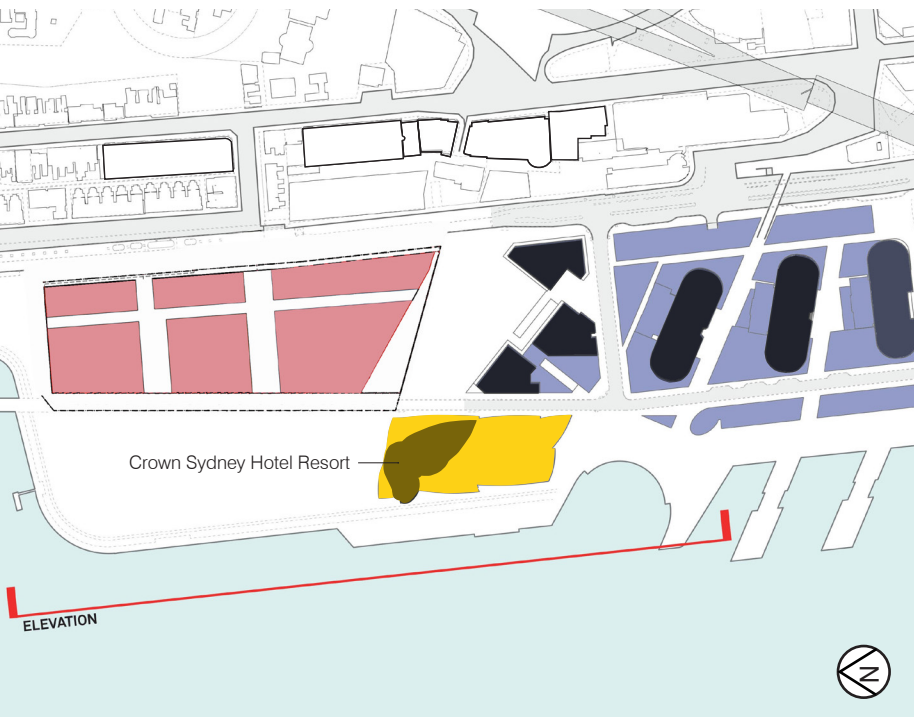


Figure 188 Plan View (Source: Modified from SJB diagrams, July 2023)





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



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





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



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



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

The existing view includes a sweeping, unencumbered view across the Sydney Harbour and the distant horizon line, stretching from beyond frame north west (left of frame), to north east terminating with Highgate residential tower and the CBD high rise buildings, with glimpses of the harbour and eastern suburbs horizon seen between gaps in the Sydney CBD high rise buildings. North and South (Sydney) Head are seen on the horizon beyond the Sydney Opera House and the Sydney Harbour Bridge would seen at an oblique angle against a backdrop of the northern suburbs of Sydney. It is noted that the cleared Central Barangaroo landscape shown in this computer-generated visualisation is an artefact of the assessment process, and that a similar level of clearing within this area has probably rarely, if ever existed.

The Approved Concept Plan is viewed from above with the step down of Block 6 shown in high relief. The development screens views to Hickson Road and part of the Hickson Cutting, with the roof and western façades of buildings fronting Hickson Road still seen above the Approved Concept Plan. A portion of the view to Nawi Cove is also obscured.

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

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

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

6.28.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 104 for the General Assessment Criteria and Table 105 and Table 106 for Visual Impact Assessment and rating.

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

6.28.8.1 View Sharing Assessment Criteria

Assessment of the view to be affected

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

Observer Location Details

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

Extent of Impact

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

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

Reasonableness of the Proposal

MOD 9 - RtS seeks to provide a sensitive increase in height to the Approved Concept Plan. In this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so. Notwithstanding the above described reduction in view to part of buildings on Hickson Road and the Hickson Cutting, MOD 9 - RtS retains the view to the harbour and the North Sydney view to the north.

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

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



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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b></p> <p>The susceptibility of residents to the proposed change in the existing view is considered to be high, given the high value they would be expected to place on it, and regular attention they would be expected to focus upon it.</p> <p><b>Value attached to views</b></p> <p>The value of the existing view from this location is high.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale</b></p> <p>There is little visual change to the scale of the development between the Approved Concept Plan and MOD 9 - RtS within the context of:</p> <ul style="list-style-type: none"><li>the slightly increased development envelope at the southern end, slightly obscuring the view to the lower portion of Hickson Road commercial development and the Hickson Cutting</li><li>the view of MOD 9 - RtS could be expected to be seen over High to Moderate periods of time, and in a high level of detail.</li></ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 - RtS is Low, with the development envelope changing from that of:</p> <ul style="list-style-type: none"><li>a low, relatively flat and uniform envelope to</li><li>the dynamic and highly modulated form of MOD 9 - RtS.</li></ul> <p>The High to Moderate periods of time over which MOD 9 - RtS would be viewed compared with the Approved Concept Plan would remain. As with the Approved Concept Plan, MOD 9 - RtS would be seen in partial view and in a high level of detail from the balcony.</p> <p><b>Geographical Extent</b></p> <p>The geographical extent of the visual effect would be Low, given:</p> <ul style="list-style-type: none"><li>the view is seen from a significantly elevated location, with a view across substantial roof areas</li><li>the distance of MOD 9 - RtS from the residence is similar to that of the Approved Concept Plan</li><li>the extent of area over which the changes would be only be visible for Block 5 at the southern end of the development.</li></ul>

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

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

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

### 6.29.1 Observer Location Position

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

### 6.29.2 Observer Location Rationale

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

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

### 6.29.3 Existing View

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

### 6.29.4 Approved Concept Plan

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

### 6.29.5 MOD 9 - exhibited

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

### 6.29.6 MOD 9 - RtS

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

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

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

### 6.29.8 Visual Impact Assessment

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

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



Figure 193 Observer Location



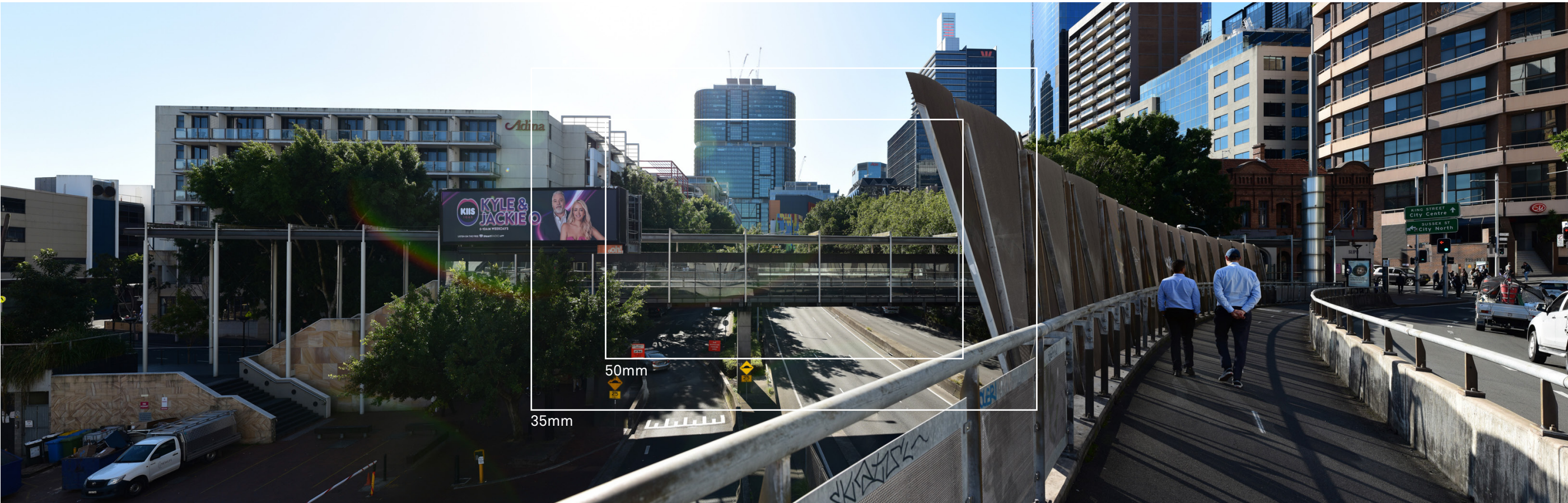


Figure 194 Existing view (AECOM, July 2023)



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





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



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



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6.30 Observer Location 30: Lime Street

6.30.1 Observer Location Position

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

6.30.2 Observer Location Rationale

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

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

6.30.3 Existing View

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

6.30.4 Approved Concept Plan

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

6.30.5 MOD 9 - exhibited

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

6.30.6 MOD 9 - RtS

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

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

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

6.30.8 Visual Impact Assessment

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

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

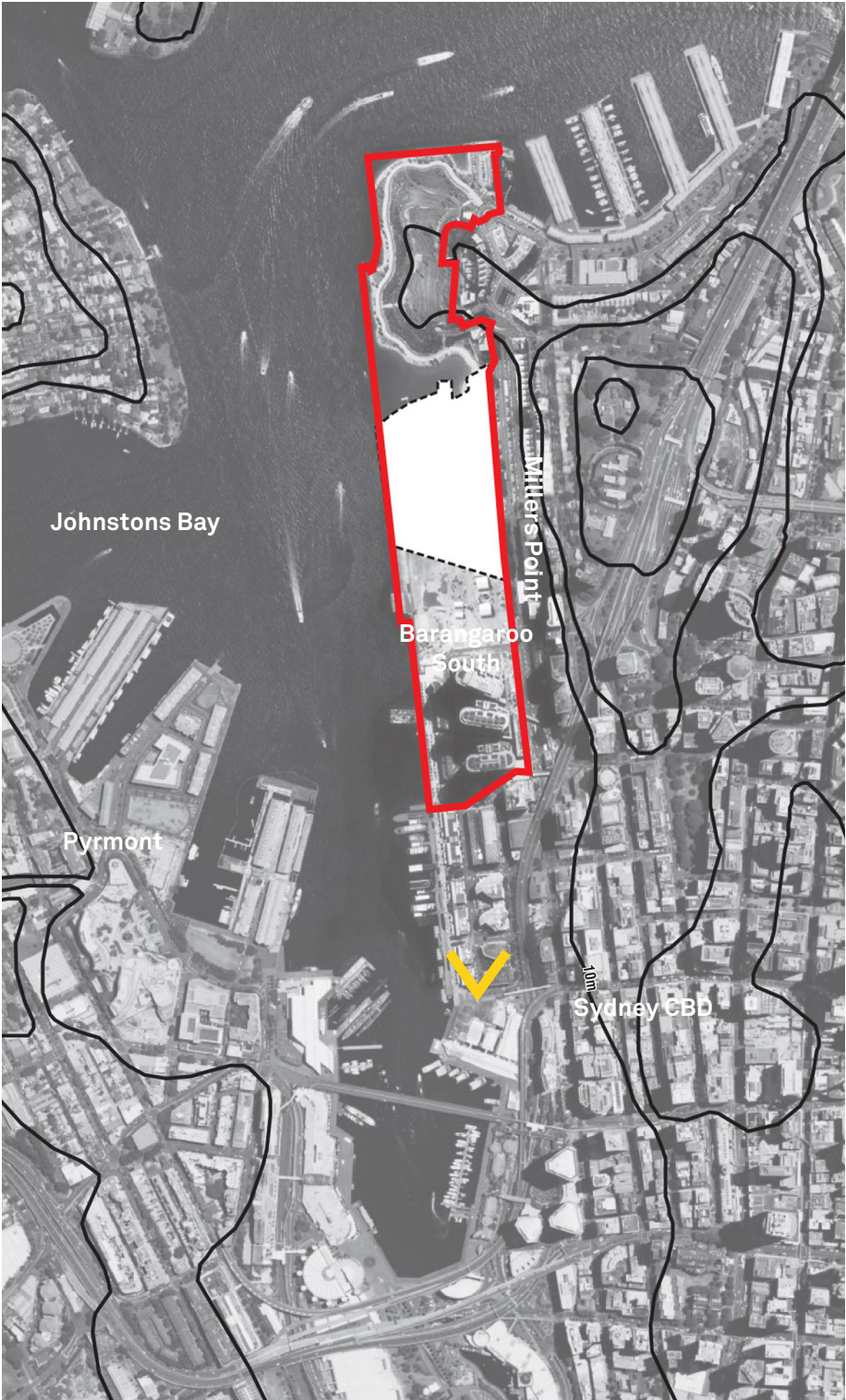


Figure 198 Observer Location





Figure 199 Existing view (AECOM, July 2023)



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





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



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



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6.31 Observer Location 31: Darling Harbour (Pymont Bridge)

6.31.1 Observer Location Position

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

6.31.2 Observer Location Rationale

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

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

6.31.3 Existing View

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

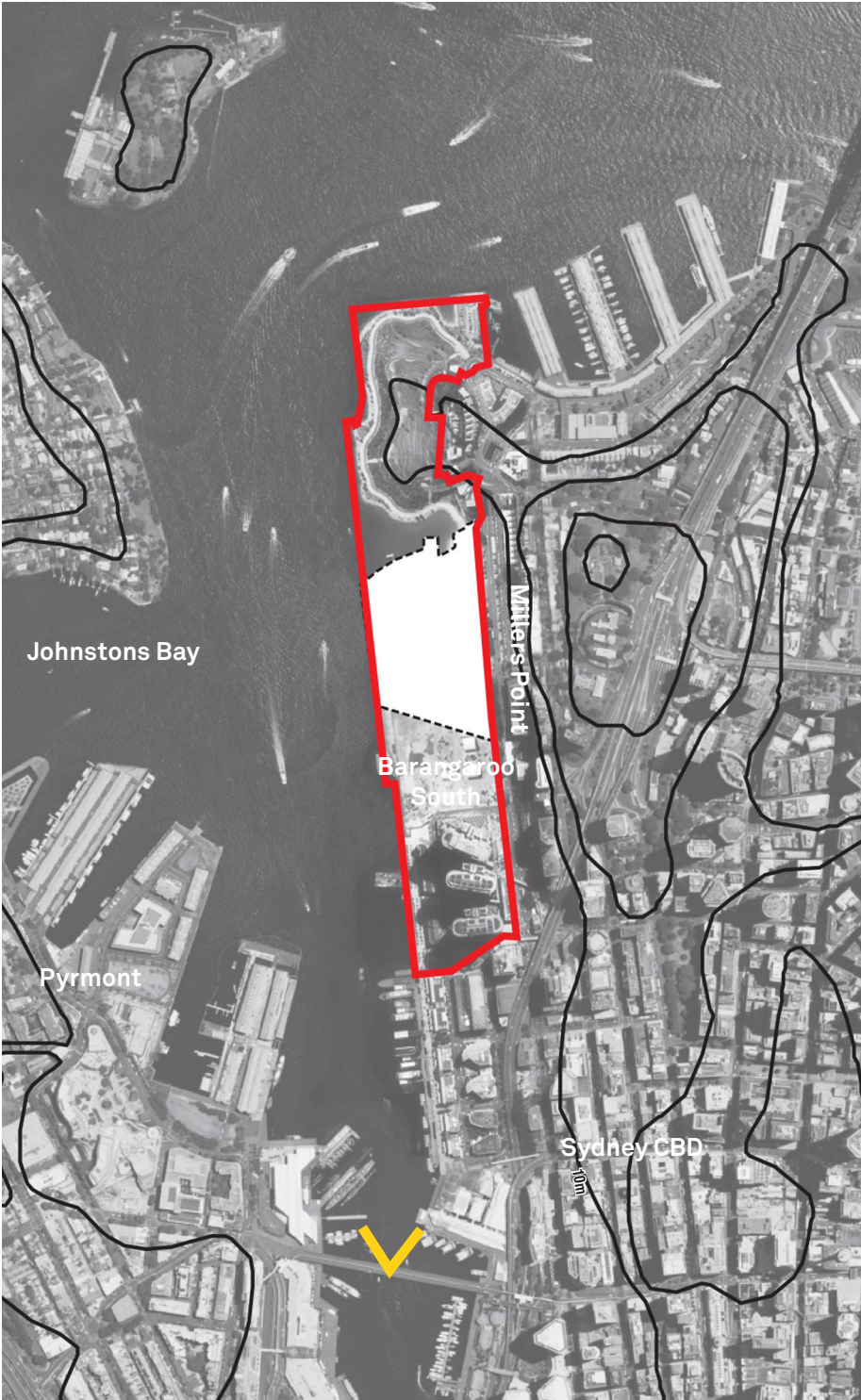


Figure 203 Observer Location

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

6.31.4 Approved Concept Plan

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

6.31.5 MOD 9 - exhibited

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

6.31.6 MOD 9 - RtS

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

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

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

6.31.8 Visual Impact Assessment

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

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



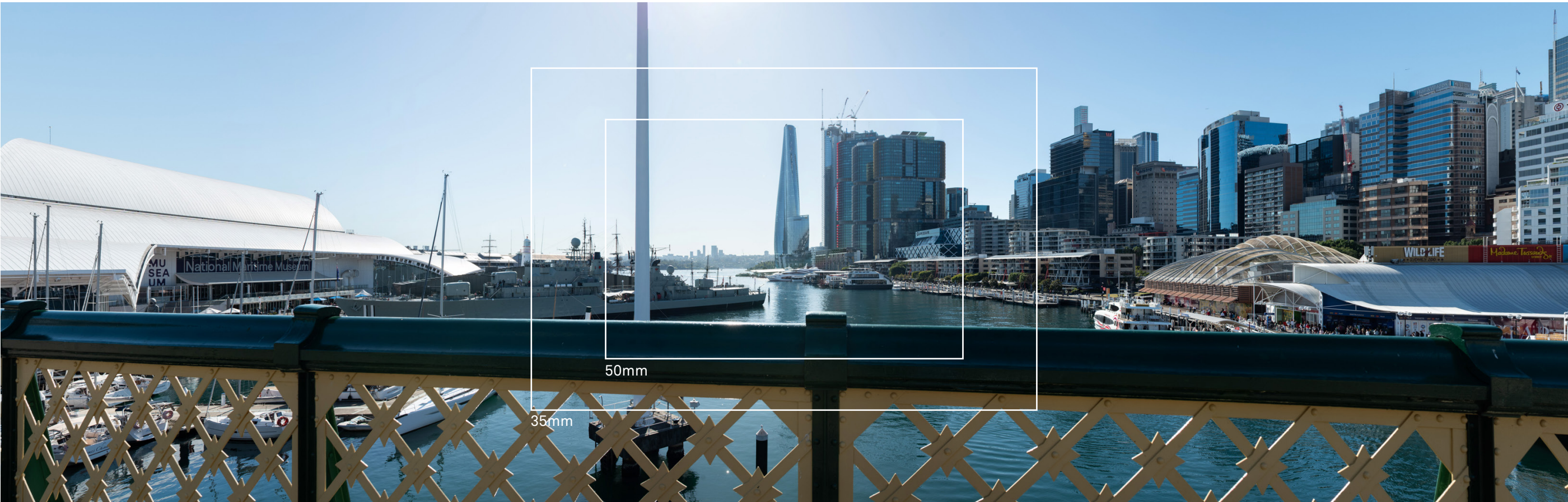


Figure 204 Existing view (AECOM, July 2023)



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





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



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



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

6.32.1 Observer Location Position

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

6.32.2 Observer Location Rationale

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

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

6.32.3 Existing View

Figure 209 shows the existing view. This view is taken from the north eastern edge of the wharf adjoining the Australian National Maritime Museum. The HMB Endeavour Replica is visible in the foreground to the right, with the Pyrmont Bay Wharf buildings to the left. The King Street Wharf precinct built form extends through the middle ground to the Barangaroo South Sydney International Towers, and the Barangaroo western edge and North Sydney in the background.

6.32.4 Approved Concept Plan

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

6.32.5 MOD 9 - exhibited

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

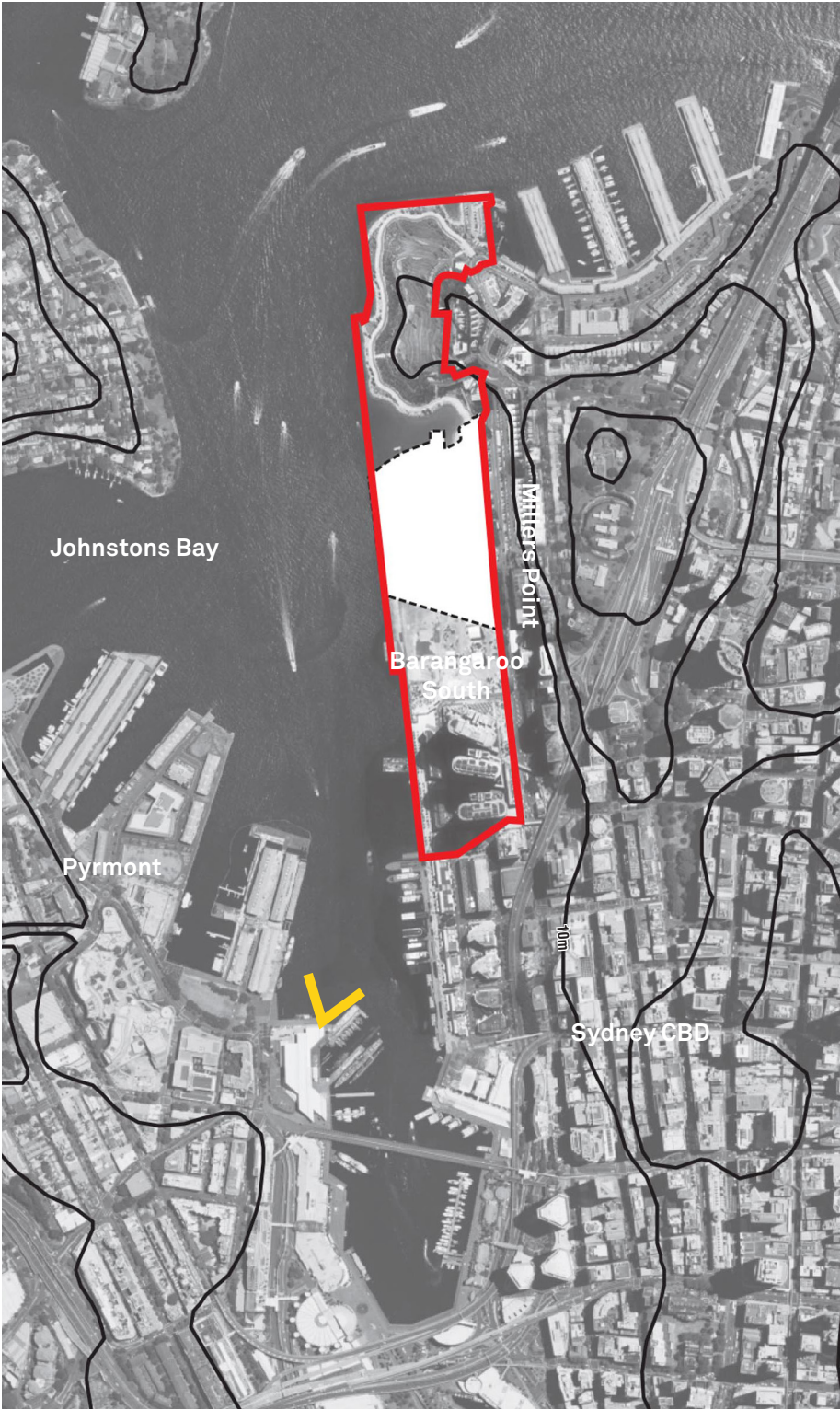


Figure 208 Observer Location

6.32.6 MOD 9 - RtS

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

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

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

6.32.8 Visual Impact Assessment

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

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



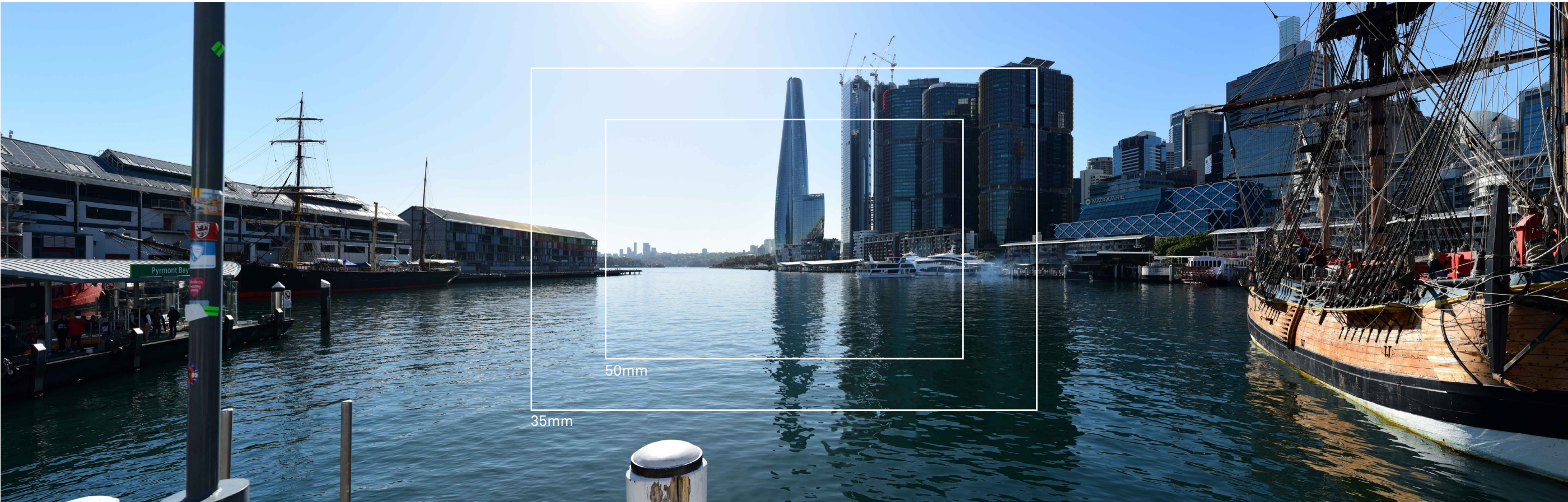


Figure 209 Existing view (AECOM, July 2023)



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





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



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



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

### 6.33.1 Observer Location Position

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

### 6.33.2 Observer Location Rationale

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

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

### 6.33.3 Existing View

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

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

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

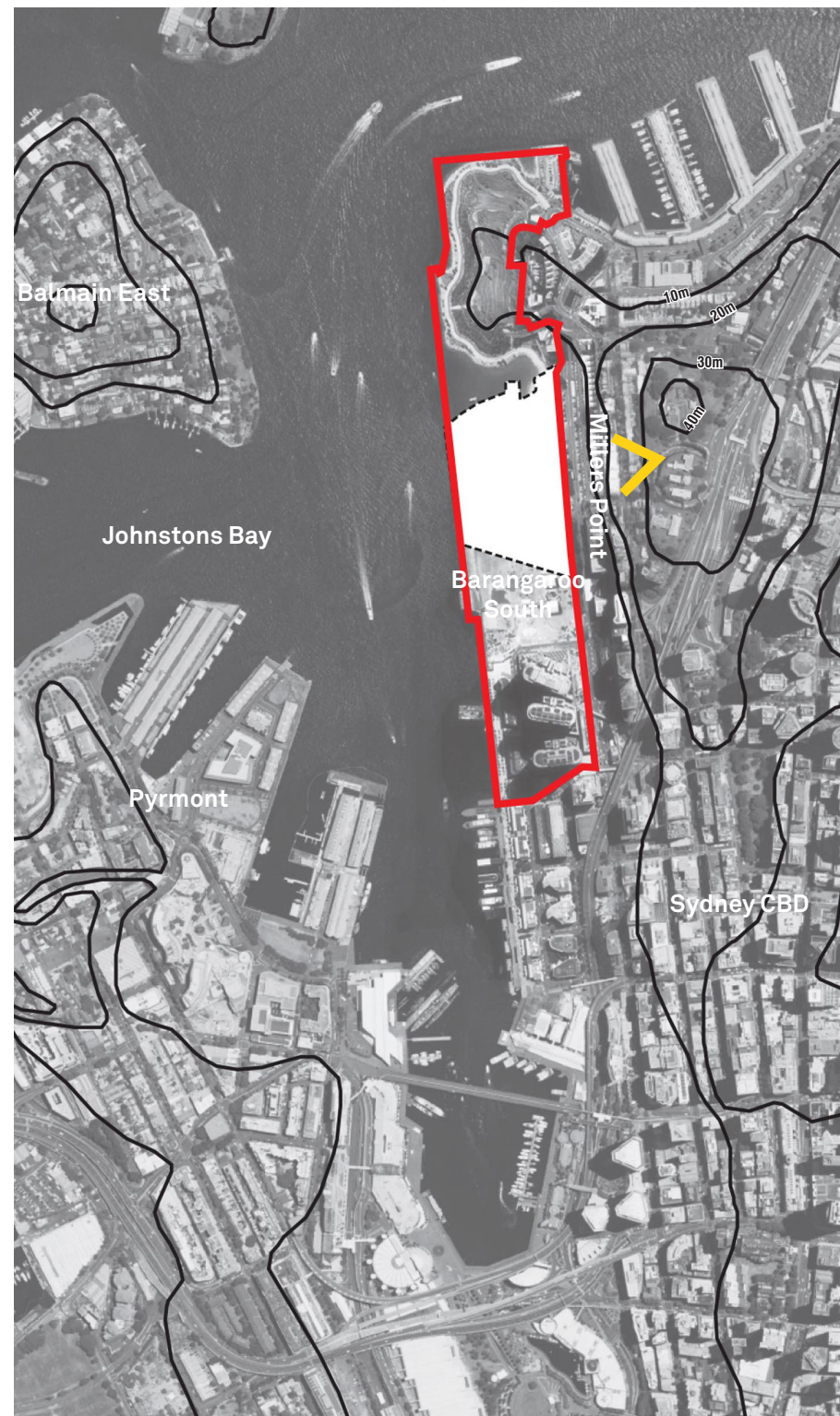


Figure 213 Observer Location (Source: AECOM modified Google Map)

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

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

### 6.33.4 Approved Concept Plan

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

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

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

### 6.33.5 MOD 9 - exhibited

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

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





Figure 214 Existing view (AECOM, July 2023)



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





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



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



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

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

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

### 6.33.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 6.33.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer [Table 107](#) for the General Assessment Criteria, [Table 108](#) and [Table 109](#) for View Sharing Assessment Criteria and [Table 110](#) and [Table 111](#) for Visual Impact Assessment and rating.

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



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

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

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

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



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

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



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

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

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

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



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## 6.34 Observer Location 34: Sydney Observatory - South West

### 6.34.1 Observer Location Position

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

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

### 6.34.2 Observer Location Rationale

This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. It was chosen for the following key reasons:

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



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

### 6.34.3 Existing View

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

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

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

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

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

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

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





Figure 219 Existing view (AECOM, July 2023)



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





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



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



6.34.4 Approved Concept Plan

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

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

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

6.34.5 MOD 9 - exhibited

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

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

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

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

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

6.34.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

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

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

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

6.34.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 112 for the General Assessment Criteria, Table 113 and Table 114 for View Sharing Assessment Criteria and Table 115 and Table 116 for Visual Impact Assessment and rating.

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



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

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

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

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



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

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



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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></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><b>Value attached to views:</b></p> <p>With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ However, the Approved Concept Plan has already screened views to much of the harbour, and the view to Peacock Point from this observer location has already been lost from this location.</p>
Magnitude of change			<div><div></div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></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><b>Geographical Extent:</b></p> <p>The elevated viewing location provides a small measure of looking down onto the roof plane of MOD 9 - RtS, but effectively the development is seen in elevation.</p> <p>Given the viewing distance of between 140 m and 300 m, MOD 9 - RtS would be seen in a high level of detail.</p> <p>As experienced with the Approved Concept Plan, MOD 9 - RtS would be seen within a thin plane of the central portion of the middle ground of the view. It would provide additional views through to the harbour than afforded by the Approved Concept Plan due to the increased width of separations between the blocks.</p>

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

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



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6.35 Observer Location 35: National Trust Car Park

6.35.1 Observer Location Position

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

6.35.2 Observer Location Rationale

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

6.35.3 Existing View

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

6.35.4 Approved Concept Plan

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

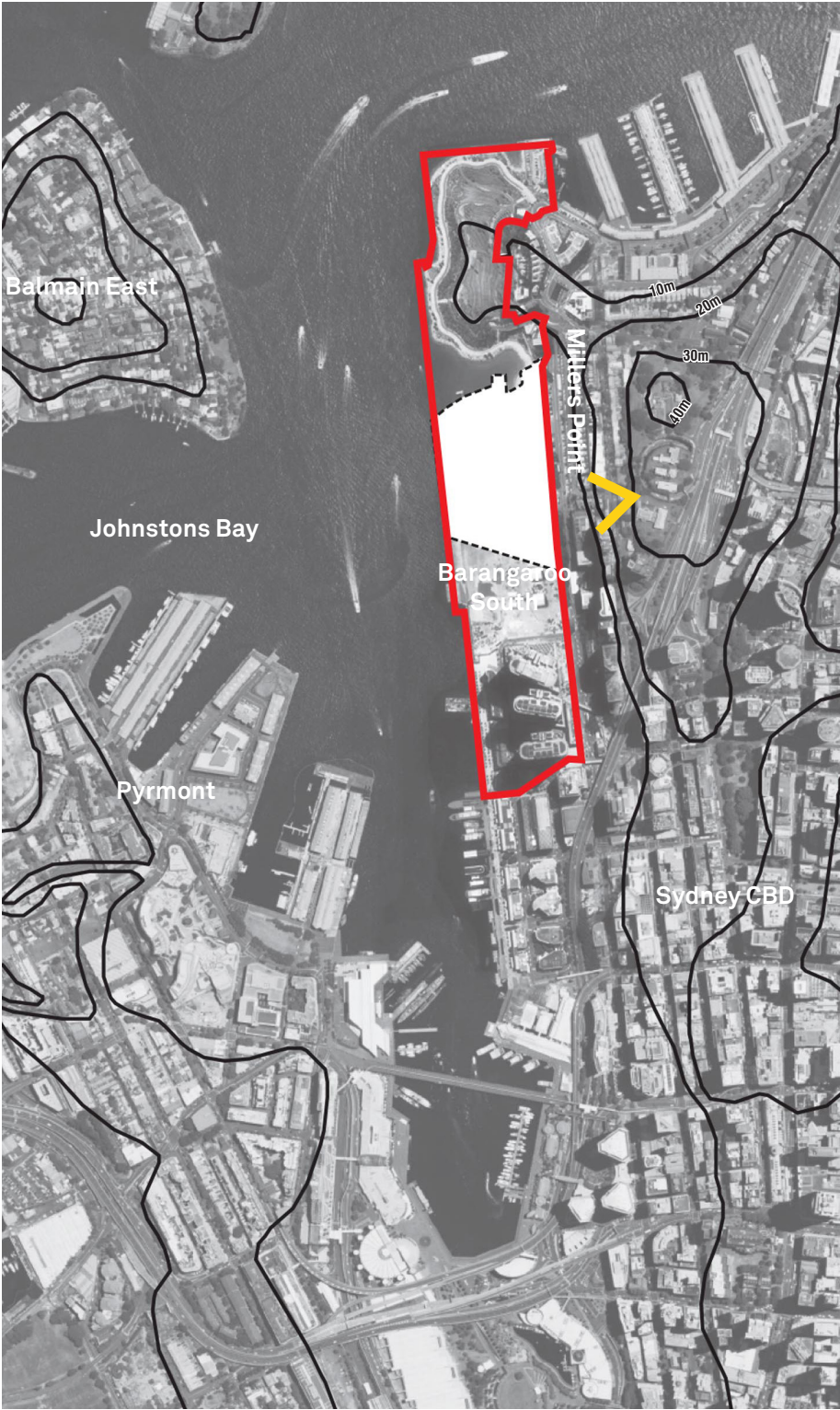


Figure 223 Observer Location (Source: AECOM modified Google Map)

6.35.5 MOD 9 - exhibited

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

6.35.6 MOD 9 - RtS

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

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

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

6.35.8 Visual Impact Assessment

Considering the minimal change between the Approved Concept Plan and MOD 9 - RtS, where both are essentially screened from view, the visual impact arising from the change is considered to be Negligible and the full assessment tables have not been engaged.

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





Figure 224 Existing view (AECOM, July 2023)



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





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



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



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## 6.36 Observer Location 36: High Street - North

### 6.36.1 Observer Location Position

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

### 6.36.2 Observer Location Rationale

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

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

### 6.36.3 Existing View

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

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

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



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

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

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

### 6.36.4 Approved Concept Plan

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

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

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

### 6.36.5 MOD 9 - exhibited

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

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



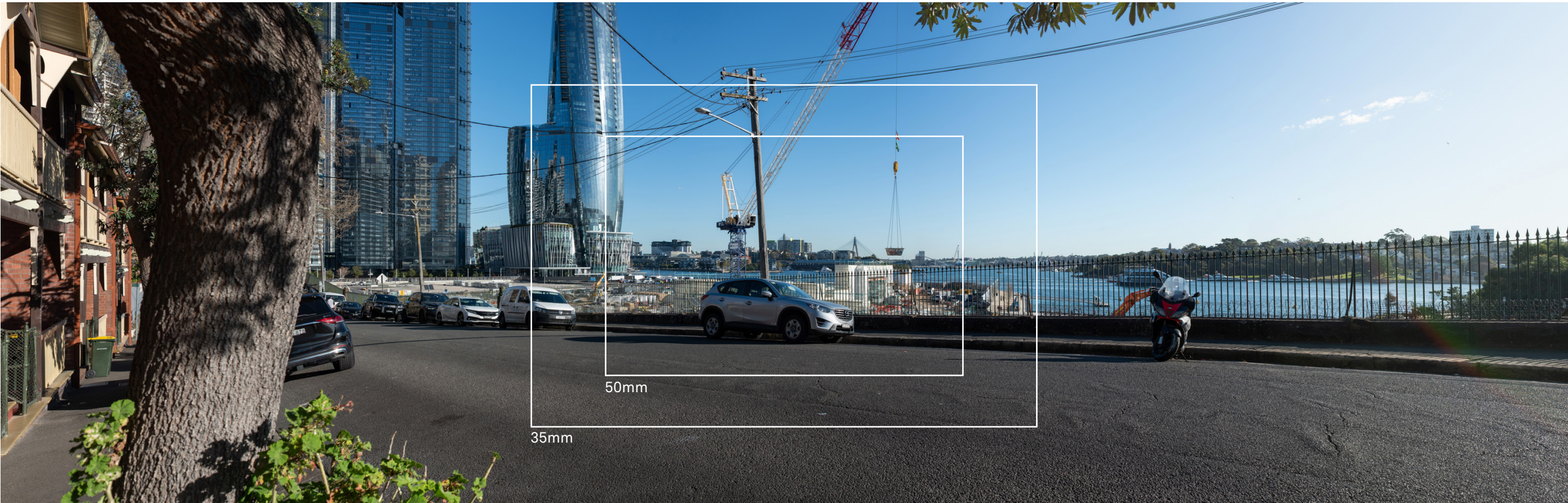


Figure 229 Existing view (AECOM, July 2023)



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





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



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



6.36.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

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

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

6.36.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 117 for the General Assessment Criteria, Table 118 and Table 119 for View Sharing Assessment Criteria and Table 120 and Table 121 for Visual Impact Assessment and rating.

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

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

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



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












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

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

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











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

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

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

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

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



## 6.37 Observer Location 37: High Street - South

### 6.37.1 Observer Location Position

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

### 6.37.2 Observer Location Rationale

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

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

### 6.37.3 Existing View

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

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

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

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



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

### 6.37.4 Approved Concept Plan

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

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

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

### 6.37.5 MOD 9 - exhibited

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

### 6.37.6 MOD 9 - RtS

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

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

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





Figure 234 Existing view (AECOM, July 2023)



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





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



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



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

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

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

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

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

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

6.37.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer [Table 122](#) for the General Assessment Criteria, [Table 123](#) and [Table 124](#) for View Sharing Assessment Criteria and [Table 125](#) and [Table 126](#) for Visual Impact Assessment and rating.

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

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

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

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

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



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

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



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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	<div><div></div></div>				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b> High Street is a residential street from which views from Millers Point Conservation Area to the harbour are seen. The High Street Steps provide access between the elevated Millers Point and the lower areas of Barangaroo and Hickson Road.</p> <p>The elevated, axial view along the road, within the context of the Millers Point Conservation Area is a compelling one, terminating in a view including the Dalgety Bond Store.</p> <p><b>Value attached to views:</b> 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 <b>Low</b>.</p> <p><b>Size or scale:</b> Changes to the scale of the development envelope are minimal within this view, predominantly resulting in a minimal loss of the view of the sky at the south eastern corner of Block 6 and the north eastern corner of Block 5.</p> <p><b>Geographical Extent:</b> The geographical extent of the changes are minimal, and do not extend to change any view to land or water elements.</p>

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

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



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

6.38.1 Observer Location Position

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

6.38.2 Observer Location Rationale

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

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

6.38.3 Existing View

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

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

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

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

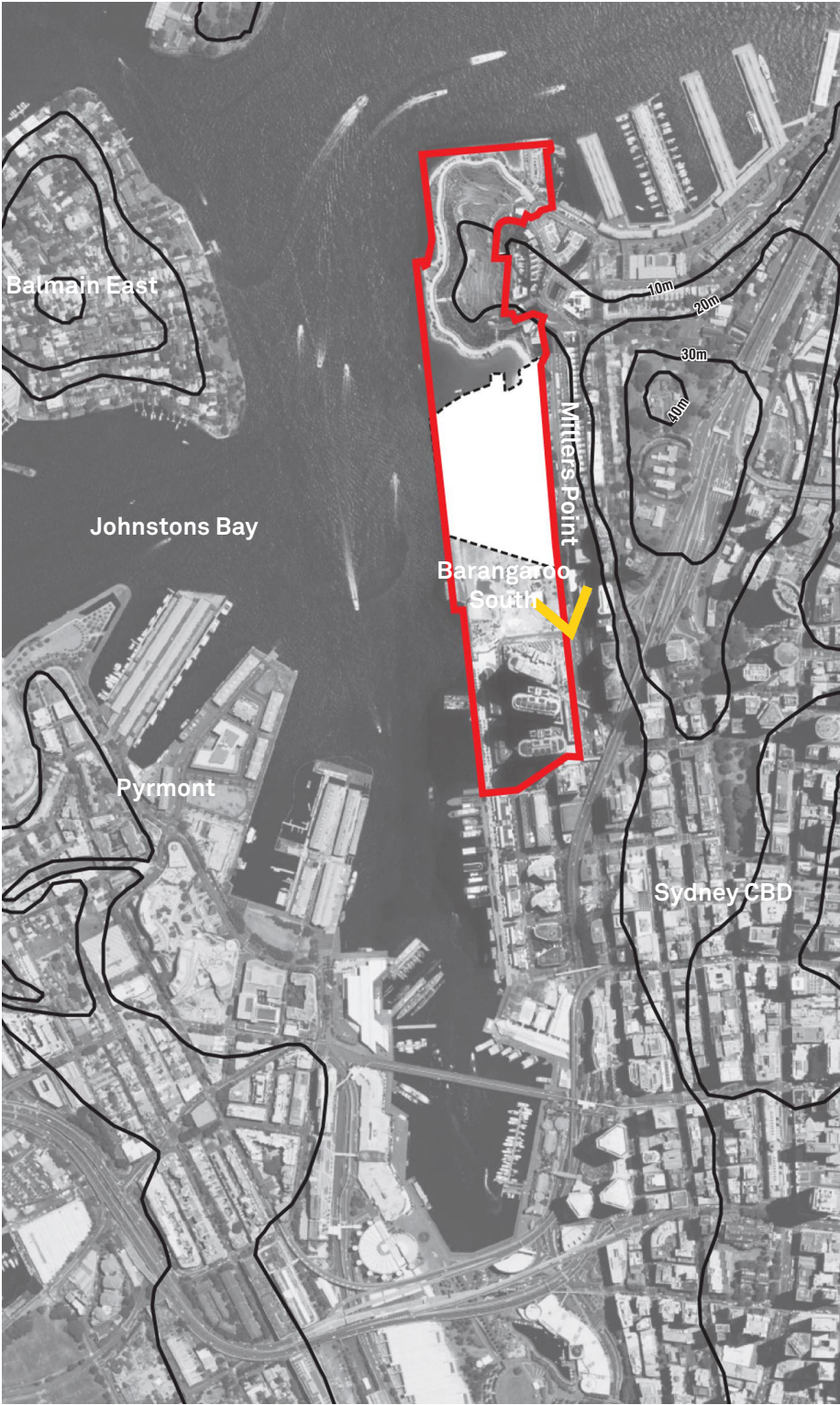


Figure 238 Observer Location (Source: AECOM modified Google Map)

6.38.4 Approved Concept Plan

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

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

6.38.5 MOD 9 - exhibited

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



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





Figure 240 Existing view (AECOM, July 2023)



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





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



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



6.38.6 MOD 9 - RtS

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

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

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

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

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

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

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

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

6.38.8 Visual Impact Assessment

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

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

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

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



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

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

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

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



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

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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity					<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual receptors to change:</b></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><b>Value attached to views:</b></p> <p>This view provides heritage connections as part of a larger historic maritime precinct, thereby raising the overall sensitivity of the observer location.</p>
Magnitude of change					<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>The view of the Dalgety Bond Store will be the same as with the Approved Concept Plan.</p> <p>There is a small additional sky view loss due to the additional height of the Block 5 envelope, however this is seen in context of the much larger Barangaroo South high rise buildings and therefore could be considered a minor impact.</p> <p>The period of time over which visual receptors can be expected to take in the view is considered to be low, as is the level of attention that could be paid to it while wayfinding and within the context of an often busy road.</p> <p><b>Geographical extent:</b></p> <p>The geographical extent of the visual change would be the same as the Approved Concept Plan given the three of the outside corners of the Central Barangaroo envelope visible from this location.</p>

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

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



## 6.39 Observer Location 39: James Watkinson Reserve

### 6.39.1 Observer Location Position

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

### 6.39.2 Observer Location Rationale

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

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

### 6.39.3 Existing View

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

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

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

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

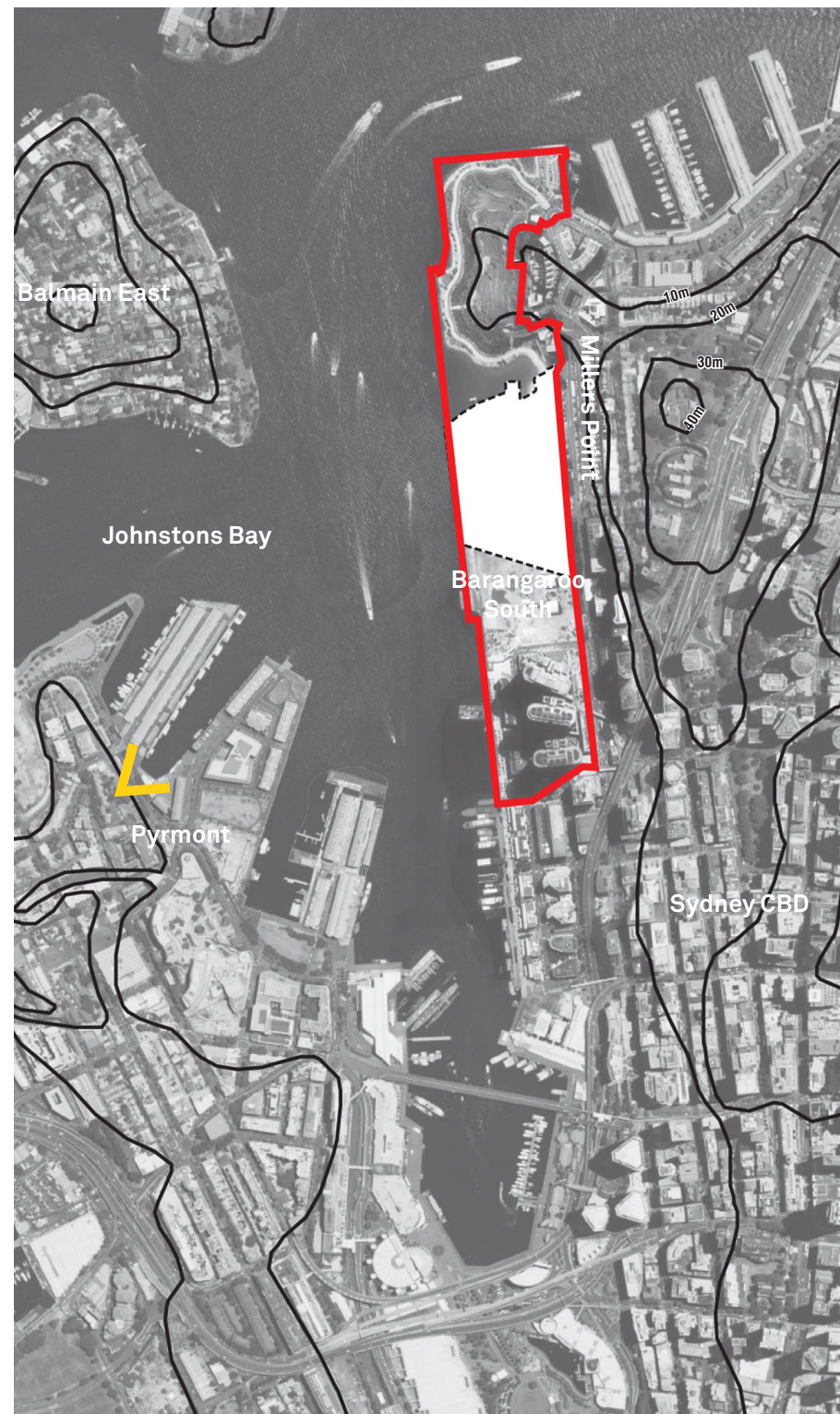


Figure 244 Observer Location (Source: AECOM modified Google Map)

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

### 6.39.4 Approved Concept Plan

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

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

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

### 6.39.5 MOD 9 - exhibited

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

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

### 6.39.6 MOD 9 - RtS

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





Figure 245 Existing view (AECOM, July 2023)



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





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



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



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

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

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

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

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

The MOD 9 - exhibited development is substantially more visually prominent within the centre of the background of the view due to the increased block heights, including the Block 7 tower at the northern end of the development which projects above the horizon, blocking the view to the southern pylons and deck of the Sydney Harbour Bridge and part of the arching supports.

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

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

6.39.8 Visual Impact Assessment

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

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

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

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



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

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

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



6.40 Observer Location 40: Giba Park

6.40.1 Observer Location Position

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

6.40.2 Observer Location Rationale

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

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

6.40.3 Existing View

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

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

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

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

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

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

6.40.4 Approved Concept Plan

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

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

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

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

6.40.5 MOD 9 - exhibited

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

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



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





Figure 250 Existing view (AECOM, July 2023)



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





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



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



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

6.40.6 MOD 9 - RtS

Figure 253 shows the MOD 9 - RtS development envelope.

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

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

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

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

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

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

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

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

6.40.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 134 for the General Assessment Criteria, Table 135 and Table 136 for View Sharing Assessment Criteria and Table 137 and Table 138 for Visual Impact Assessment and rating.

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

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

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



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

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

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

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



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

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

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

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

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



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

6.41.1 Observer Location Position

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

6.41.2 Observer Location Rationale

This observer location is an additional view included subsequent to feedback received through the submission process to further assess the impacts to heritage areas and elements. It was requested by City of Sydney and Heritage NSW to supplement the assessment on views from the west, capturing an alternative angle not covered by Illoura Reserve in Balmain East.

Similar to the reasons for the selection of Illoura Reserve, this observer location has been chosen for the following key reasons:

- Director-General’s requirement for a view from Balmain East.
- The location provides a view to Millers Point available from the western side of Darling Harbour within White Bay, which is a historical maritime industrial zone like Millers Point.

6.41.3 Existing View

Figure 255 shows the existing view photographed on 12 July, 2023.

The view from this location comprises an axial view east along Grafton Lane towards the harbour and Sydney CBD skyline. The view is framed to the north (left of frame) by garages and side boundary walls of terrace housing on Grafton Lane, and to the south by the rusting fenceline delineating the edge of the White Bay Cruise Terminal. Central Barangaroo lies at the focal point of the axis along the laneway, seen below the Langham Hotel in Millers Point and above that, the fig trees in Sydney Observatory Hill Park and much of the Sydney Observatory building, and the Fort Street Public School.

Views to the north are screened by the terrace housing on Grafton Lane, however, the view to the middle to the east includes an expanse of open water on Darling Harbour, the rusting metal structures and roof of the White Bay Cruise Terminal (seen beyond the chain link perimeter fencing) and glimpses of the water within White Bay.



Figure 254 Observer Location (Source: AECOM modified Google Map)

The background of the view is dominated by the visual bulk of the Sydney CBD skyline. The tallest towers are visible within Barangaroo South, grading highest to lowest from the north to the south. The Crown Hotel and Resort, One Sydney Harbour and the Sydney International Towers dominate the view, with building height gradually lowering to the central Sydney CBD buildings clustered around the Sydney Tower, a prominent landmark within the city.

To the south, the residential apartment buildings of Pyrmont are visible on the southern shoreline.

6.41.4 Approved Concept Plan

Figure 256 shows the Approved Concept Plan development envelope in purple.

As can be seen, the development envelope of the Approved Concept Plan is visible within a small portion of the focal point of the view in the background. It is visible on the water’s edge extending north from behind the Crown Hotel and Resort as two elongated rectangular blocks separated by a lower, smaller block in the centre.

The southern-most Block 5 screens views predominantly to the Bond building (30 Hickson Road), but also the lower, southern end of the High Street Steps against the Hickson Road Cutting. A glimpse view through the bocks preserves the view to the upper part of the steps.

The northern-most blocks (Block 6 and Block 7) would visually appear as one long block, with a step up in height between Block 6 to Block 7. This building mass would block most of the view to Millers Point, including the Langham Hotel (with only a small portion visible above Block 6), High Street and the terraces within Millers Point. A small portion of terraces are still visible above the roofline of the development envelope and to the north of Block 7.

The view to the Fort Street Public School, Sydney Observatory and fig trees within Sydney Observatory Hill Park are maintained.

6.41.5 MOD 9 - exhibited

Figure 257 shows the MOD 9 - exhibited development envelope in purple, seen as a slightly modulated series of blocks with no separations, terminating in the Block 7 tower to the north. The increase in overall block heights screens Millers Point entirely along its length, including the Langham Hotel and terrace housing. The tops of fig trees within Sydney Observatory Hill Park are still visible above the development envelope of MOD 9 - exhibited, however, the Block 7 tower screens part of the Sydney Observatory building and the largest of the fig trees within the park.

The increased height and lack of visible separation between the blocks from this location significantly increases the visual prominence of Central Barangaroo within the view.





Figure 255 Existing view (AECOM, July 2023)



Figure 256 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)





Figure 257 Visualisation showing the development envelope of MOD 9 - exhibited (AECOM, July 2023)



Figure 258 Visualisation showing the development envelope of MOD 9 - RtS (AECOM, October 2023)



6.41.6 MOD 9 - RtS

Figure 258 shows the view including MOD 9 - RtS, visible within the background of the view at the shoreline of Barangaroo as three separate, low, rectangular blocks. The wide separations between the blocks reduces the visual dominance of Central Barangaroo within the view, providing glimpse views to the Hickson Road Cutting, High Street and built form within Millers Point to the east.

The tallest block (Block 5) is stacked to the south of the development against the taller elements of the residential towers on Kent Street and the Crown Hotel and Resort and One Sydney Harbour within Barangaroo South. This results in the taller element within Central Barangaroo seen predominantly against a backdrop of the Sydney CBD rather than the lower, finer grain of Millers Point.

Importantly, MOD 9 - RtS preserves views to the Sydney Observatory and its surrounding park and figs, the Fort Street Public School, and glimpse views to the Langham Hotel and parts of Millers Point, which provides visual cues to the landscape to the east.

6.41.7 Comparison of Existing, Approved, MOD 9 - exhibited and MOD 9 - RtS

The existing view can broadly be characterised as an axial view along a laneway expanding to a dramatic view of the Sydney CBD rising above the harbour. Central Barangaroo is positioned by the water in the focal point of the view, rising to Millers Point with the distinctive Langham Hotel, the Sydney Observatory and surrounding park, and the Fort Street Public School.

The Approved Concept Plan is positioned in the focal point of the view, and replaces a view to the fine grained terrace housing and distinctive Langham Hotel with a long, solid rectangular form with one visible break between two of the blocks (Blocks 5 and 6). The separation between these blocks provides a narrow viewing corridor to the High Street Steps and a small portion of housing in Millers Point. The view to the Sydney Observatory and surrounding park (including characteristic fig trees) and the Fort Street Public School are maintained.

The taller, more delicately articulated form of MOD 9 - exhibited is significantly more visually dominant within the view due to the increased height, lack of visual separation between blocks and the inclusion of the Block 7 tower to the north of the development. The development envelope all but completely screens views to Millers Point, with only the top of the Sydney Observatory Hill Park fig trees and Fort Street Public School retained within the view. The inclusion of the tower to the north suggests a continuation of tall built forms north of Central Barangaroo.

MOD 9 - RtS is the least visually prominent modification of the three designs for Central Barangaroo. The tallest elements of the proposal are appropriately stacked at the southern end of the site against the tall forms of Barangaroo South and seen with a backdrop of the more modern high rise buildings on Kent Street. The widened separations between the three blocks show glimpse views to Millers Point to the east, providing a connection to the historic area when seen from this location. The MOD 9 - RtS development envelope is diminutive within the view, given the long low form in comparison to the soaring towers to the south and south east.

6.41.8 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 - RtS at Central Barangaroo. Refer Table 139 for the General Assessment Criteria, Table 140 and Table 141 for View Sharing Assessment Criteria and Table 142 and Table 143 for Visual Impact Assessment and rating.

The visual impact of MOD 9 - RtS from this location is rated as Moderate to Low.



Table 139 General Assessment Criteria - Observer Location 41: Corner of Grafton Street and Grafton Lane

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view					1.1 km to 1.3 km
Observer type					View from a residential laneway, observers comprising primarily of local residents
Number of observers					Low, given the quiet residential laneway
Duration of observation					Low from the lane, but moderate to high from nearby residences, averaged to moderate
Visibility					High, although seen from a distance of over a kilometre.
Visual absorption capacity					Moderate. The Approved Concept Plan is seen as a long, low form, sitting in contrast to the wall of finer grain architecture behind and to the north.

Table 140 View Sharing Assessment Criteria - Observer Location 41: Corner of Grafton Street and Grafton Lane

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view with Approved Concept Plan					As described in <a href="#">Section 6.41.4</a>
1 (a)	Nature / extent of existing view					Refer <a href="#">Section 6.41.4</a>
1 (b)	Compositional elements					The Approved Concept Plan appears as a long and relatively low development with one separation positioned two thirds along the envelope. The development appears on the shoreline of Barangaroo at the base of the dramatic cityscape which includes the tall towers of Barangaroo South and the Sydney CBD in the centre of the view.
1 (c)	Curtilages of important elements					Heritage items of the Sydney Observatory, surrounding parkland and Fort Street Public School. The harbour view and land / water interface. Contrasting mass, scale and form of the Central Barangaroo development envelope and Barangaroo Reserve, book-ending the ‘cameo’ view of Millers Point between them. * As described by City Plan Heritage (2006)
2	Nature / extent of any obstructions to view					The Approved Concept Plan predominantly obstructs the view of Millers Point.
3	Number of observers					Moderate
4	Documented importance of view					Yes - City Plan Heritage (2006) from the nearby end of Darling Street.



Table 141 Analysis of impacts - Observer Location 41: Corner of Grafton Street and Grafton Lane

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	<div></div>				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The view was taken from the end of Darling Street, which was nominated as an important viewing location within Balmain East, this observer location was selected to supplement the assessment from Balmain East.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements				<div></div>	There are no new elements or obstructions to the view with MOD 9 - RtS.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				<div></div>	Yes. The above described 'cameo' view to Millers Point remains uninterrupted.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?		<div></div>			No, MOD 9 - RtS does not impede any more of the view than the Approved one, it actually screens less of the view to the significant elements within Millers Point than the Approved Concept Plan.
7.1(b)	If so, which organisation / why?			<div></div>		N/A
7.2	Would the proposed change make the view less desirable / why?		<div></div>			No, as outlined in 7.1(a)
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?		<div></div>			MOD 9 - RtS does not impede any part of the dynamic view, for example, the view to the water with passing boats.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			<div></div>		N/A
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			<div></div>		N/A
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	<div></div>				Yes
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?			<div></div>		No new elements are inserted into the view.



Table 142 Visual impact assessment - Observer Location 41: Corner of Grafton Street and Grafton Lane

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity		<div></div>			<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b></p> <p>The susceptibility of visual observers (including residents) to change in the existing view is considered likely to be high given the view would be seen from their houses. However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none"><li>the extent of the view, which reaches well to right of frame, and the associated relatively small area that Central Barangaroo comprises within it, and</li><li>the range of interesting elements within the view including the monumentally scaled tower development within Barangaroo South and the Sydney CBD.</li></ul> <p><b>Value attached to views:</b></p> <p>The value of the view from this location is recognised as being High in City Plan Heritage (2006).</p>
Magnitude of change			<div></div>		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 - RtS is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b></p> <p>The scale in the change of the view is considered to be low within the context of:</p> <ul style="list-style-type: none"><li>the full length of the project is visible;</li><li>the line, form, mass and scale of MOD 9 - RtS is considered to be more visually recessive than the Approved Concept Plan considering the increased separation between the blocks when viewed from this location and the stacking of taller elements to the south against the Sydney CBD and Barangaroo South</li><li>the proportion of the view occupied by MOD 9 - RtS compared with that of the Approved Concept Plan is low within the context of both the South Barangaroo towers, and the broader view.</li></ul> <p>The degree of contrast between the two development envelopes is low. The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b></p> <p>The view of MOD 9 - RtS is seen at a distance of approximately 1.1 km. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 143 Visual impact assessment results matrix - Observer Location 41: Corner of Grafton Street and Grafton Lane

		MAGNITUDE			
		HIGH	MOD	LOW	NEG
SENSITIVITY	HIGH	HIGH	HM	M	N
	MOD	HM	M	ML	N
	LOW	M	ML	L	N
	NEG	N	N	N	N





View from Agar Steps looking west down High Street out to the harbour



# 7.0 Analysis of Impacts

This section analyses the visual impact assessment ratings to assist in the analysis process and the drawing of conclusions.

## 7.1 Summary of Visual Impacts

Table 144 provides a summary of ratings of visual impact arising from MOD 9, as assessed for each of 41 representative Observer Locations.

Table 144 Summary of ‘Significance of Visual Impact’ ratings for each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	HIGH	LOW	MODERATE	Sensitivity is High due to the extensive panoramic harbour views. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South.
	OL 2 - SYDNEY OBSERVATORY	HIGH	LOW	MODERATE	
	OL 3 - HIGH STREET (SOUTH)	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate due to the nature of the exceptional view even though receptors are likely to be transitory. Magnitude is Low due to the additional height seen to the south edge.
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the recreation reserve and Barangaroo access point. The identified importance of the view is contrasted against the visual sandwiching of Central Barangaroo within in the foreground and background. The magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South.
	OL 5 - CLYNE RESERVE	HIGH	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is High given the location comprises a shaded playground close to a Barangaroo access point. Magnitude is Negligible given the development would be obscured from this view.
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	LOW	MODERATE	Sensitivity of recreational receptors is High given high sensitivity of recreational users. Even though the development is a small portion of the wider panoramic view it is seen in relatively close proximity. Magnitude is Low given the minor change in the view.
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity of recreational receptors is Moderate given inward focus of this open space. There would be no change in the seen size or scale of the development.
	OL 8 - HICKSON ROAD	LOW	MODERATE	MODERATE-LOW	Sensitivity is Low given the heritage importance of the location, however, users would be travelling through the space. Magnitude is Moderate given the scale of the change to the southern end of the development, nearest to the location.
	OL 9 - GAS LANE	LOW	HIGH	MODERATE	Sensitivity is Low given many recreational users may be both unaware of the 'sliver' harbour view between the Crown Hotel and Resort and Block 5 (MOD 9-RtS), and focused on wayfinding. Magnitude is High given the small proportion of the harbour left visible.
	OL 10 - BALLAARAT PARK	HIGH	LOW	MODERATE	Sensitivity is High given the highly sensitive recreational users viewing the change to MOD 9 - RtS as a small part of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South, which is a small portion of a much larger view.
	OL 11 - PIRRAMA PARK	HIGH	LOW	MODERATE	
	OL12 - BALMAIN EAST - ILLOURA RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. The view is recognised in heritage reporting as having high value. Magnitude is Low given the high visual absorbency the city scape behind.
	OL13 - BALLS HEAD	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate given the distance: MOD 9 - RtS comprises a small component of an extensive, dynamic harbour view and therefore the focus of attention is likely to range across the view, but the view is recognised in heritage reporting as having high value. Magnitude is Negligible as it would be difficult to see any changes against the backdrop of development in Barangaroo South.
	OL14 - BLUES POINT	MODERATE	NEGLIGIBLE	NEGLIGIBLE	
	OL15 - SYDNEY HARBOUR BRIDGE	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate within the context of the busy road setting but from a Nationally listed heritage item. Magnitude is Negligible given there is no seen change from this location.
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3	HIGH	MODERATE	HIGH - MODERATE	Sensitivity for these Private Domain visual receptors is High for all of the private domain observer locations due to the regular attention residents and hotel guests would pay to the view, and the exceptional nature of the panoramic view across the western Sydney Harbour landscape. Magnitude is Moderate for three of the thirteen locations due broadly to issues of: <ul style="list-style-type: none"><li>• reduction of the view to the western shore of the harbour</li><li>• reduction or removal of view to the future Hickson Park</li><li>• reduction on view to Millers Point Conservation Area.</li></ul>
	OL17 - HIGHGATE - LEVEL 15	HIGH	LOW	MODERATE	
	OL18- HIGHGATE - LEVEL 25	HIGH	LOW	MODERATE	
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	LOW	MODERATE	
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	LOW	MODERATE	
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	LOW	MODERATE	
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	LOW	MODERATE	
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	LOW	MODERATE	
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	LOW	MODERATE	
	OL 25 - 189 KENT STREET - LEVEL 5	HIGH	LOW	MODERATE	
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	MODERATE	HIGH - MODERATE	
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	MODERATE	HIGH - MODERATE	
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	LOW	MODERATE	



Table 144 Continued      Summary of ‘Significance of Visual Impact’ ratings for each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
PUBLIC DOMAIN	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A	The Approved Concept Plan and MOD 9 - RtS is not visible from these locations.
	OL 30 - LIME STREET	N/A	N/A	N/A	
	OL 31 - DARLING HARBOUR (PYRMONT BRIDGE)	N/A	N/A	N/A	
	OL 32 - DARLING HARBOUR - AUSTRALIAN NATIONAL MARITIME MUSEUM	N/A	N/A	N/A	
	OL 33 - SYDNEY OBSERVATORY HILL PARK - SOUTH PATH	HIGH	LOW	MODERATE	The Sensitivity is High due to the extensive panoramic harbour views and heritage importance. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the harbour would partially open with the additional separation between Block 6 and 7.
	OL 34 - SYDNEY OBSERVATORY - SOUTH WEST	HIGH	LOW	MODERATE	
	OL 35 - NATIONAL TRUST CAR PARK	N/A	N/A	N/A	The Approved Concept Plan and MOD 9 - RtS is not visible from these locations.
	OL 36 - HIGH STREET – NORTH	HIGH	LOW	MODERATE	Sensitivity is High due to the extensive panoramic harbour views and the view is recognised in heritage reporting. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the harbour would partially open with the additional separation between Block 6 and 7.
	OL 37 - HIGH STREET – SOUTH	HIGH	LOW	MODERATE	
	OL 38 - HICKSON ROAD - CORNER OF WATERMANS QUAY	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given users would be travelling through the space, however, this view is highlighted in heritage reporting. Magnitude is Low due to the minor additional height seen in Block 5. No change is seen to the remaining view of the Dalgely Bond Store.
	OL 39 - JAMES WATKINSON RESERVE	MODERATE	NEGLIGIBLE	NEGLIGIBLE	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. No change would be seen from this location.
	OL 40 - GIBA PARK	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 - RtS as only a small component of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South
	OL 41 - CORNER OF GRAFTON STREET AND GRAFTON LANE	MODERATE	LOW	MODERATE- LOW	Sensitivity is Moderate given the sensitive residential receivers, however, the change to MOD 9 - RtS is only a small component of an extensive, dynamic harbour view. Magnitude is Low due to the minor additional height seen against the backdrop of development in Barangaroo South. Views of the Hickson Road cutting would partially open with the additional separation between Block 6 and 7.

**Sensitivity\***  
Sensitivity evaluates the ‘susceptibility’ (or level of concern) of visual receptors to proposed change in relation to:

- views and visual amenity, and
- the ‘value’ attached to particular views, e.g. a view identified as important within heritage reporting.

**Magnitude\*\***  
Magnitude is evaluated in terms of:

- size or scale’ of change in the view, e.g. due to loss or addition of features;
- ‘geographical extent’ e.g. the area over which visual effects will be felt; and
- duration’ and ‘reversibility’ of effects.

**Significance of Visual Impact +**  
The separate assessments of Sensitivity and Magnitude are combined to determine an overall Significance of Visual Impact.

**Comments++**  
Key high level assessment considerations. Refer s.6 ‘visual impact assessment’ tables for full summary of considerations for each observer location (e.g. Table 11 for OL 1).

7.2      Analysis of ratings

7.2.1      Analysis of overall ratings

Table 145 provides a summary of overall ratings for sensitivity, magnitude and significance of visual impact across all 41 observer locations (Public Domain and Private Domain).

As highlighted in Table 145, for:

- Sensitivity of visual receptors to proposed change:
  - 60% of the OLs were rated as ‘High’, and
  - 22% of the OLs were rated as ‘Moderate’;
- Magnitude of change between the Approved Concept Plan and MOD 9 - RtS:
  - 2% of OLs were rated ‘High’, and
  - 10% of the OLs were rated as ‘Moderate’.

The relationship between these two outcomes shows that the key driver of the elevated visual impact assessment ratings (bottom line of table) was the sensitivity of the visual receptors to change in views (60% High), rather than the magnitude of change between the Approved Concept Plan and MOD 9 (2% High).

Additionally, there was a significant difference in the extent and range of visual impacts relative to whether the OLs were within the:

- Public Domain (28 of 41 OLs), e.g. parks or streets (refer Table 146), or
- Private Domain (13 of 41 OLs), i.e. high-rise residential apartments and Hotels (refer Table 147).



7.2.2 Analysis of Public Domain Ratings:

As highlighted in Table 146, for:

- **Sensitivity** of visual receptors to proposed change in views from OLs within the Public Domain, there was an even spread of High, Moderate and Low ratings, where:
  - 43% of OLs were rated as High, and
  - 32% of OLs were rated as Moderate, whereas for
- **Magnitude** of change for OLs within the Public Domain:
  - 1% of the OLs rated as High, and
  - 1% of the OLs rated as Moderate.

The above shows that for views from the Public Domain, **sensitivity** to proposed change in views was a key driver of Moderate visual impact assessment ratings, with no High ratings seen.

For **Visual Impact Assessment**, the percentage of OLs that fall within the range of High, and High to Moderate for the:

- **Public Domain** (0%), is reduced compared with that for the
- **Public Domain and Private Domain** (7%).

7.2.3 Analysis of Private Domain Ratings:

As highlighted in Table 147, for:

- **Sensitivity** to proposed change in views from OLs within the Private Domain:
  - 100% of the OLs rated as High.
- **Magnitude** of change to OLs within the Private Domain:
  - 0% of the OLs rated as High, and
  - 23% rated as Moderate.

The above shows that for views from the Private Domain, **Sensitivity** was the main driver for High to Moderate visual impact assessment ratings recorded for all Private Domain OLs.

Table 145 Summary of overall ratings for sensitivity, magnitude and visual impact across all 41 observer locations (Public Domain and Private Domain)

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	25	-	9	-	7	41
	Percentage	60%	-	22%	-	18%	100%
Magnitude of change	Number	1	-	4	-	36	41
	Percentage	2%	-	10%	-	88%	100%
Visual Impact Assessment	Number	3		28		10	41
	Percentage	7%		68%		25%	100%

Table 146 Summary of Public Domain ratings for sensitivity, magnitude and visual impact across all 19 observer locations

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	12	-	9	-	7	28
	Percentage	43%	-	32%	-	25%	100%
Magnitude of change	Number	1	-	1	-	26	28
	Percentage	4%	-	4%	-	92%	100%
Visual Impact Assessment	Number	0		17		11	28
	Percentage	0%		61%		39%	100%

Table 147 Summary of Private Domain ratings for sensitivity, magnitude and visual impact across all 13 observer locations

Analysis of Impacts							
		HIGH	High to Moderate	MODERATE	Moderate to Low	LOW TO NO IMPACT	NUMBER OF OBSERVER LOCATIONS
Sensitivity	Number	13	-	0	-	0	13
	Percentage	100%	-	0%	-	0%	100%
Magnitude of change	Number	0	-	3	-	9	13
	Percentage	0%	-	23%	-	77%	100%
Visual Impact Assessment	Number	3		10		0	13
	Percentage	23%		77%		0%	100%



7.2.4 Analysis of Change With Respect to Planning Instruments

As discussed in Section 3.2.7, the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 has since been repealed. This legislation outlined general principles which aimed to ensure the Sydney Harbour catchment, foreshores, waterways and islands are recognised, protected, enhanced and maintained as a natural asset and as a public asset of national and heritage significance. Table 148 has been retained to respond to the considerations of Clauses 25 and 26.

The subsequent Chapter 10 of the repealed State Environmental Planning Policy (Biodiversity and Conservation) 2021 still applies to MOD 9 - RtS, however only one clause relates to visual matters, which is included in Table 149.

7.2.5 Summary of Findings

Overall, the key driver of Moderate ratings was the sensitivity of visual receptors to proposed change rather than the magnitude of change.

For views from the Public Domain the sensitivity of visual receptors to proposed change were spread evenly across ratings of High and Low, whereas for magnitude of change, only 5% were for High ratings, and 37% were Moderate. This shows that for views from the Public Domain, sensitivity was by far the key driver of High and High to Moderate ratings of visual impact, with most ratings of magnitude of change between the Approved Concept Plan and MOD 9 - RtS falling within the into the ranges of Moderate (37%) and Low, Negligible and N/A (58%).

For views from the Private Domain, all of the ratings for the overall impact were High to High - Moderate.

Table 148 Response to clauses within the repealed Sydney Regional Environmental Plan (Sydney Harbour Foreshore) 2005

Clause	Description	Response / analysis
25(a)	The scale, form, design and siting of any building should be based on an analysis of the land on which it is to be erected, the adjoining land, and the likely future character of the locality.	Scale and form differ slightly but fall within the likely future character of the site. Although heights have increased in the south, it is considered that the modulated form of MOD 9 - RtS assists in reducing the seen bulk of the development and maintaining many of the important views through the built form. The impact on future character was assessed with the approval of the Approved Concept Plan and it is considered that the MOD 9 - RtS development would retain a similar character to that of the Approved Concept Plan.
25(b)	Development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries.	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks.
25(c)	The cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	Not applicable to assessment. No water-based development proposed.
26(a)	Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour.	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks. Although no light spill assessment has been carried out, the similar geographical footprint and the additional height seen to the south with other high-rise element would suggest the impacts of the MOD 9 - RtS design would be similar to the Approved Concept Plan.
26(b)	Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items.	Sydney Harbour foreshore public open spaces to the north of Central Barangaroo would get views to MOD 9 similar to that of the Approved Concept Plan. Views from the additional Observer Locations within the south side of Observatory Hill (OL33 and OL34) obtain small sections of additional views to the harbour through the blocks from these locations in the MOD 9 – RtS design. The view from the Grafton Bonds store to the south has a similar view. It is noted that some private residence would loose sections of the view to Millers Point Conservation Area, however these views are not obtained from public locations. Views from the west would also have minimal additional impact, with a small portion of the view to Fort Street Public School being removed from OL 11: Pirrama Park. However, the adjusted separation between Blocks 6 and 7 allows an additional view to the Hickson Road heritage cutting from OL41: Corner of Grafton Street and Grafton Lane to be opened up in the MOD 9 – RtS design.
26(c)	The cumulative impact of development on views should be minimised.	Although heights have increased to the south, it is considered that the modulated form of MOD 9 - RtS would assist in maintaining views through the built form. In context with the Barangaroo South development, the cumulative impact of the MOD 9 - RtS development is considered to be very minor.

Table 149 Response to clauses within the SEPP (Biodiversity and Conservation) 2021

Clause	Description	Response / analysis
10.10 (f)	development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,	There would be predominantly no additional loss of views to Sydney Harbour from observer locations as a result of the MOD 9 - RtS development envelope in comparison to the Approved Concept Plan, except for the Gas Lane view where an additional column of the view to the harbour is removed. The context of the harbour can still be understood with the remaining view. A fraction of view to Nawi Cove is reintegrated into views from the south and south east as a result of the additional separation in the north-south axis of the blocks.



7.3 Assessment of extent of change between the Approved Concept Plan and MOD 9 - RtS

This section of the reporting provides a broad assessment of the incremental increase in visual impact between the Approved Concept Plan and MOD 9 - RtS. Without having undertaken a separate V&VIA for the Approved Concept Plan using the same methodology as for this report, it is not possible to provide a direct comparison of the extent of visual impact assessment between the Approved Concept Plan and MOD 9. However, the results of this study (and the above analysis) can be used to provide a broad measure of the ‘extent of change’ that has occurred between the Approved Concept Plan and MOD 9 - RtS, as discussed below.

7.3.1 Assumptions

‘Sensitivity’ of visual receptors to the previously proposed changes that resulted in Approved Concept Plan is considered likely to be broadly analogous for MOD 9 - RtS, given the consistent nature of both the visual receptors and the value attributed to the views affected by both proposals. Within this context, and for the purpose of providing an indication of the ‘extent of change’ between the Approved Concept Plan and MOD 9 - RtS, the ratings of ‘Magnitude’ from this report can be used as a broad proxy for this effect, e.g. a magnitude rating of High implies a high impact of change between the Approved Concept Plan and MOD 9 - RtS, while a magnitude rating of Low implies a low impact of change between the two.

Additionally, context is provided with regard to the situation prior to the development of Barangaroo. This has been undertaken to further assist in understanding the incremental change in visual impact between the Approved Concept Plan, and MOD 9 - RtS, relative to that of the pre-Barangaroo landscape.

7.3.2 Development prior to Barangaroo

The Approved Concept Plan has already resulted in a significant increase in visual impact of the Central Barangaroo site relative to that of the pre-Barangaroo East Darling Harbour Wharves development on the site. These comprised over 1km of concrete wharves constructed during the 1960s and 1970s to facilitate the berthing and loading of container ships. There were few buildings on the site as most of the space was used for container storage. The tallest buildings on the site comprised four (4) steel frame cargo warehouses with pitched roofs, each of approximately two to three storeys in height (Davies 2006). Containers appear to have been stacked up to about two-thirds the height of the warehouses. Additionally, a row of large mature evergreen trees ran along the western side of Hickson Road. These trees were about one storey higher than the low-point of the symmetrical ‘V’ form of High Street, revealing the upper storey of most of the State heritage listed High Street terraces (the siting of which mirrors the High Street ‘V’ form), when seen from visually sensitive locations along the western shores of Darling Harbour.

Most, if not all of the High Street terraces had at least some form of view across Darling Harbour. Many of the higher terraces had unimpeded views. Additionally, the row of terraces upslope of the High Street terraces on Kent Street had unimpeded views across Darling Harbour from the western ends of the buildings and back yard spaces. Conversely, these buildings were visible from sensitive viewing locations along the western shores of Darling Harbour, including as Pirrama Park (Pyrmont Point) and Illoura Reserve (East Balmain). Importantly, the view to the Millers Point Heritage Conservation Area from these sensitive visual receptors was not screened by development within what is now Barangaroo South and Central Barangaroo.

7.3.3 Extent of change

Table 150 highlights key view loss impacts arising from the:

- Approved Concept Plan relative to the pre-Barangaroo development, and
- MOD 9 - RtS relative to the Approved Concept Plan.

7.3.4 Summary of findings

The pre-Barangaroo development of East Darling Harbour Wharves and Hickson Road street trees facilitated effectively unimpeded views from the Millers Point Heritage Conservation Area across Darling Harbour and the inner western suburbs, and conversely, effectively unimpeded views back to the Millers Point Heritage Conservation Area from the western shores of Darling Harbour. Views from Barangaroo South, above the existing landform and built form of the Millers Point Heritage Conservation Area, to the Sydney Harbour bridge and the Sydney Opera House were uninterrupted.

The Approved Concept Plan and South Barangaroo development comprise the towers within Barangaroo South and a long, relatively low development envelope for Central Barangaroo of between about 8-10 storeys, which would extend north to the low point in High Street, and above the height of the High Street and Kent Street terraces. The Approved Concept Plan development envelope effectively caused full loss of view from these terraces to Darling Harbour except potential glimpse views though the set down for the Barangaroo steps. Conversely, effective full loss of view from locations on the western shore of Darling Harbour to the terraces / southern end of the Millers Point Heritage Conservation Area, except where the view aligns with the set down. The height of the highest point in the Approved Concept Plan was lower than the Millers Point Heritage Conservation Area and allowed for views to the Sydney Harbour bridge and the Sydney Opera House.

Private domain most likely to have views impacted by MOD 9 - RtS are the buildings east of Block 5, and south east of Central Barangaroo on Kent Street. Typically, views from these locations include valuable elements such as sweeping harbour views from Darling Harbour north towards the harbour Bridge, unbroken views to the horizon north of Crown Resort and Hotel in Barangaroo South, and landmarks such as the ANZAC Bridge, Sydney Harbour Bridge and the North Sydney CBD, and views to Millers Point Conservation Area itself. Views from these properties were typically visible from balconies and living areas of apartments and hotel rooms. The views affected would predominantly be from lower levels aligned to the level of the additional height within these buildings, upper levels would only be marginally impacted.

Existing views from the Langham Hotel to the west were effectively lost to the Approved Concept Plan except through the set down for the Barangaroo steps, therefore, subsequent view sharing due to the MOD 9 - RtS changes were considered similar given the limited change to the view between the modifications. The more spread out east-west axis separations between the blocks and the additional north -south axis separations of the development envelopes within MOD 9-RtS, provide greater geographical access to views to and from Millers Point Conservation Area. There is additional potential for some rooms within the Langham Hotel, and within the public domain along High Street, to now get additional views through to the harbour which had previously been obscured by the Approved Concept Plan, which had a single point of concentrated separation aligned to the Barangaroo steps.

While the extension of the southern edge of the development envelope of MOD 9 - RtS from the Approved Concept Plan partially reduces the view to the proposed Hickson Park within Barangaroo South from some locations, the articulation of the built form provides a dynamic, visually interesting southern edge of the development.



The key views identified in the planning and background documents (including the DGRs) as relevant to the Central Barangaroo development are outlined in Chapter 3 (refer [Figure 18](#) and [Table 3](#)). The key views to be protected can be summarised as:

- Views from Millers Point Conservation Area
- Views from the west looking towards Central Barangaroo.
- Views from Barangaroo South looking north, north-east towards the Sydney Harbour Bridge and the Sydney Opera House.

The following are the visual impact summaries to specific key views outlined in planning and background documents:

- Panorama from Observatory Hill to the west: the MOD 9 - RtS design retains the remaining views compared with the Approved Concept Plan. From the south of Observatory Hill, additional glimpse views are obtained through the Block 6 and 7 separation.
- View from Agar Steps and High Street to the west: Approved Concept Plan includes a set-down where the Barangaroo Steps are proposed, as reflected in the Master Plan Framework (2015). The MOD 9 - RtS design maintains this separation except for a fractional slither of additional water view. The large majority of the important contextual view to the water would be retained.
- Panorama from the western edge of High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance: Existing views to the west would be effectively lost to the development in South Barangaroo and the Approved Concept Plan and therefore changes in MOD 9 would have minimal further impact. The increase in Block 5, would create an additional walling effect to the south of High Street.
- Panorama from the northern end of High Street and view south along Hickson Road from Munn Street: these views are represented by Observer Location 4. MOD 9 - RtS comprises no change from the Approved Concept Plan.
- View from Gas Lane to White Bay and East Balmain: Approved Concept Plan had already blocked half of the remaining view to the harbour from this location. MOD 9 - RtS brings the proposed development envelope fractionally further south in the view, further restricting the view from Approved Concept Plan, however, the remaining column of view to the harbour is considered sufficient to provide context.
- View from Pirrama Park to Millers Point Conservation Area: Approved Concept Plan already removes much of the view to Millers Point. The change in this location is very low, with a section of the Block 5 envelope marginally increasing in height.

- View from Balmain East - Illoura Reserve to Millers Point Conservation Area: the proposed development envelope comprises a similar form to the Approved Concept Plan, with a small section of additional height see to the south, set against the backdrop of Barangaroo South.
- View from Balls Head Reserve to Millers Point Conservation Area: It would be difficult to see the change in the size and scale between the Approved Concept Plan and the MOD 9 - RtS design within the view, particularly given the distance of viewing and the small proportion of the view occupied by Central Barangaroo.
- View from Blues Point to Millers Point Conservation Area: There would be little to no change between the size and scale of the development envelope between the Approved Concept Plan and the MOD 9 - RtS design from this location, given the viewing distance and position of the development between the built form of Millers Point and One Sydney Harbour.
- View from Grafton Bond Store to the Dalgety Bond Store: A portion of the view to the Dalgety Bond Store is removed by the Approved Concept Plan. The MOD 9 - RtS design has the same northern extent and therefore there is no change. The flat façade of the MOD 9 - RtS design better reflects the tall flat face of the Hickson Road cutting.
- View from Barangaroo South to the Sydney Harbour Bridge and Sydney Opera House: at no point in the view does the MOD 9 - RtS development envelope obstruct the view from buildings in Barangaroo South to these landmarks.

From the public domain, the following elements of MOD 9 - RtS are considered to facilitate view sharing:

- The gap in development envelope between Blocks 5 and 6 to facilitate views along High Street from east to west, which allows contextual reference to the harbour.
- The gap between Blocks 6 and 7, which allows east - west views from further north along High Street and surrounding locations in the Millers Point Conservation Area.
- The north - south axis separations in Block 7 which promotes glimpse views of Nawi Cove which were obscured by the Approved Concept Plan from locations to the south east.
- Articulation of the southern edge of the development envelope of MOD 9, which allows views into the proposed public park, providing interest.

The form, mass and scale of MOD 9 is considered to be visually subservient to the development within Barangaroo South. The modulated forms provide visual interest and allow for potential views to be maintained during the detailed design phase. Although Block 5 increases in height, it is seen against the backdrop of the Barangaroo South development and height is appropriately nestled against much taller buildings.



Table 150 Representative location comparison of visual impacts arising from Approved Concept Plan and MOD 9 relative to Pre-Barangaroo Development (East Darling Harbour Wharves)

	REPRESENTATIVE OBSERVER LOCATIONS	PRE-BARANGAROO DEVELOPMENT (EAST DARLING HARBOUR WHARVES)	APPROVED CONCEPT PLAN	MOD 9 - RTS
PUBLIC DOMAIN	OL 2- SYDNEY OBSERVATORY	Effectively unimpeded view across Darling Harbour. Wide view of suburbs beyond.	Narrow 'sliver' harbour view. Wide view of suburbs beyond.	Narrow 'sliver' harbour view. Wide view of suburbs beyond. Marginal additional height seen against Barangaroo South high-rise backdrop.
	OL 3 HIGH STREET	Effectively unimpeded view across Darling Harbour with suburbs beyond.	Loss of harbour and horizon view of about 8-10 storeys, projects above High Street (south end) terraces.	Portal view of horizon. Development envelope of about 12 storeys, projects above High Street (south end) terraces.
	OL 4 MUNN RESERVE	View of container wharf development with 2-3 storey warehouses.	Long development envelope predominantly about 10 storeys, projecting above southern half of High Street / Kent Street terraces.	Effectively similar to Approved Concept Plan.
	OL 10 BALLAARAT PARK	View of container wharf development with 2-3 storey warehouses. Substantial view of Sydney Harbour Bridge, Sydney Observatory Park and near effectively full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. Effectively full loss of view to Sydney Harbour Bridge. Full loss of view to Sydney Observatory Park, Sydney Observatory, and Millers Point Heritage Conservation Area south of Dalgety Bond Store.	Effectively similar to Approved Concept Plan.
	OL 11 PIRRAMA PARK	View of container wharf development with 2-3 storey warehouses. Substantial view of Sydney Observatory Park (including Sydney Observatory), and full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. Substantial loss of view to Sydney Observatory Park and Sydney Observatory. Full loss of view to Millers Point Heritage Conservation Area just north of 'V' form dip in High Street.	Effectively similar to Approved Concept Plan .
	OL 12 BALMAIN EAST - ILLOURA RESERVE	View of container wharf development with 2-3 storey warehouses. No loss of view to Sydney Observatory Park (including full view of Sydney Observatory seen against the skyline). Full view of Millers Point Heritage Conservation Area.	View of Barangaroo South towers. No loss of view to Sydney Observatory Park (including full view of Sydney Observatory seen against the skyline). Full view of Millers Point Heritage Conservation Area north of 'V' form dip in High Street.	Effectively similar to Approved Concept Plan .
PRIVATE DOMAIN	OBSERVER LOCATION 38: HICKSON ROAD - CORNER OF WATERMANS QUAY	View of container wharf development with 2-3 storey warehouses, looking north along Hickson Road. A small portion of the view to the lower section of the Dalgety Bond Store would have been removed in the south western edge of the building.	Approximately two thirds of the view to the Dalgety Bond Store is removed to the northern most Block 7 development envelope.	Effectively similar to Approved Concept Plan.
	OL 16 LANGHAM HOTEL	Unimpeded views across Western Sydney to the Blue Mountains.	Loss of view to the west.	Loss of view to the west with additional height to the south relatively close creating additional walling effect.
	OL 17 HIGHGATE LEVEL 15	Effectively unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers substantially reduce views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers substantially reduce views within south-west quadrant. Additional loss of view to the previously seen portion of the future Hickson Park. Central Barangaroo envelope conserves harbour view in north-west quadrant.
	OL 18 HIGHGATE LEVEL 25	Unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers substantially reduce views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park. Separation in Block 7 allows an additional glimpse view to Nawi Cove, previously removed.
	OL 23 STAMFORD ON KENT LEVEL 15	Effectively unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers remove views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park.
	OL 24 STAMFORD ON KENT LEVEL 25	Unimpeded views across Darling Harbour to Western Sydney and the Blue Mountains.	South Barangaroo towers remove views within south-west quadrant. Central Barangaroo envelope conserves harbour view in north-west quadrant.	South Barangaroo towers remove views within south-west quadrant, with a small additional loss of view to Hickson Park.
	OL 27 CROWN SYDNEY HOTEL LEVEL 13	N/A as Crown Sydney Hotel Resort has yet to be completed, and was designed with the understanding that the Approved Concept Plan envelope was approved for Central Barangaroo.	The Approved Concept Plan development envelope obstructs a view of Nawi Cove and a portion of the Barangaroo Reserve. The Approved Concept Plan envelope was approved for Central Barangaroo in conjunction with Barangaroo South built form.	Similar view loss for the north section of the development envelope with additional loss of view to the terrace houses along the south end of High Street, withing Millers Point Conservation Area.
	OL 28 CROWN SYDNEY APARTMENTS LEVEL 34	N/A as Crown Sydney Hotel Resort has yet to be completed, and was designed with the understanding that the Approved Concept Plan envelope was approved for Central Barangaroo.	The Approved Concept Plan development envelope obstructs a portion of the view to Nawi Cove. The Approved Concept Plan envelope was approved for Central Barangaroo in conjunction with Barangaroo South built form.	A small additional section of the Hickson Road Cutting is removed.





ds Millers Point Conservation Area and the harbour



# 8.0 Conclusion

## 8.1 Conclusion

The amendments seen from the MOD 9 – exhibited design to the MOD 9 – RtS design as a result of submission include the removal of the Block 7 tower, reduction in height for the Block 6 and Block 7 development envelopes and the removal of the cantilever over Hickson Street. The additional Block 5 height remains, set against the backdrop of the Barangaroo South high-rise towers and taller built form on Hickson Road and Kent Street. A series of wide separations bisect the blocks in an east-west and north-south direction, creating a more modulated form for the development.

These changes have reduced many of the impact ratings for the amended MOD 9 – RtS design. The removal of the Block 7 tower has removed the built form interrupting continuous views to the harbour and the horizon from observer locations to the east and south. The removal of the cantilever along Hickson Road reduces the footprint to the east and provides a visual ‘breathing space’ between the Millers Point Conservation Area and the Central Barangaroo development. The flat face of the MOD 9 - RtS eastern edge more appropriately reflects the flat face of the Hickson Road cutting. The long north-south separation between the blocks sets up a linear composition of buildings along Hickson Road and a parallel pedestrian avenue which responds well to the urban form.

The majority of views west to Darling Harbour and beyond from Millers Point and east from Pyrmont and Balmain East looking back towards Millers Point, have already been lost to the Approved Concept Plan, with MOD 9 - RtS only marginally increasing height at the southern end of Central Barangaroo adjacent to the much taller South Barangaroo and Sydney CBD high-rise buildings.

Extensive harbour views are still available north of Central Barangaroo from sensitive viewing locations within Millers Point, including from Observatory Hill Park, High Street, the north end of Merriman Street, and Dalgetys Road. A substantial and visually cohesive component of the Millers Point Heritage Conservation Area remains visible from observer locations along the western shore of Darling Harbour, including an additional view through to the topography of High Street behind (east of) Central Barangaroo.

MOD 9 - RtS is generally seen to exhibit a High to Moderate level of visual integration into the landscape compared with the Approved Concept Plan due the compositional form, scale, line and massing of the three development blocks, relative to that of towers within Barangaroo South.

View sharing impacts for the Barangaroo South and Kent Street residential towers are predominantly Moderate, with substantial harbour views retained towards the north-west for these observer locations.

The key driver of High - Moderate and Moderate overall visual impact ratings is the sensitivity of visual receptors to proposed change rather than the magnitude of change.

Overall, the similar central and northern block heights, stacking of height towards the southern end of Central Barangaroo and additional and relocated separations of MOD 9 - RtS over that seen within the Approved Concept Plan development envelope were considered to be a positive change with regards to visual amenity of the proposal and surrounds.

## 8.2 Mitigation Measures

The following mitigation measures are provided for consideration:

- The MOD 9 - RtS development envelope for Central Barangaroo necessarily has sharp edges and pointed tips. The visual softening of these elements through varying the forms of the architecture has the potential to reduce the visual contrast between the envelope and adjacent existing elements. This could be further reinforced through the application of rooftop greening, particularly with regard to species choice which could provide complementary forms and colour with the Sydney Observatory Park landscape, assisting the visual integration of the project with this important landscape heritage element.
- Consideration of rooftop greening along the western edge of the development envelope would potentially have the effect of ‘greening’ the land / water interface seen from higher vantage points in private domain to the east of MOD 9 - RtS.
- For Barangaroo Avenue-facing (i.e. facing the Harbour) façade treatments between RL 35.00 and RL 42.45 consider reflecting the strong podium line of Crown Resort and Hotel to provide visual continuity between the Approved Concept Plan (for Barangaroo South) and MOD 9 - RtS development.
- Consider creating sufficient visual contrast between Central Barangaroo built form and the heritage backdrop of the Millers Point Conservation Area, to provide clear delineation between the two, thereby highlighting the historic landscape and architectural qualities of the Conservation Area, e.g. as seen from Balmain East.
- Consider fine grain modulation in the Central Barangaroo stages to reflect the historic urban form of the adjacent Millers Point and Dawes Point Conservation Area.
- Consider use of materials which are visually recessive and sympathetic to the character of Millers Point so that the foreground built form does not visually compete with views to and from historic locations.
- The MOD 9 - RtS development envelope shows a gap aligning with the east-west orientation of the southern end of High Street. In design development it would be beneficial to further open the view through this area of the development, to protect the existing compelling harbour views seen when walking down the Agar steps and along High Street. This is also true of the separation between Blocks 6 and 7. Keeping the view open to the sky by avoiding enclosing elements and visual clutter in these spaces would also support the enhancement of harbour views.
- The southern and northern edges of MOD 9 interface with green / blue public open spaces. Further articulation or reduction of the development envelope at those interfaces would be beneficial to the integration of the development into the parkland setting and to the view seen by observers to the east.

Table 151 Summary of significance of visual impact at each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	HIGH	LOW	MODERATE
	OL 2 - SYDNEY OBSERVATORY	HIGH	LOW	MODERATE
	OL 3 - HIGH STREET (SOUTH)	MODERATE	LOW	MODERATE-LOW
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE
	OL 5 - CLYNE RESERVE	HIGH	NEGLECTIBLE	NEGLECTIBLE
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	LOW	MODERATE
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL 8 - HICKSON ROAD	MODERATE	LOW	MODERATE-LOW
	OL 9 - GAS LANE	LOW	HIGH	MODERATE
	OL 10 - BALLAARAT PARK	HIGH	LOW	MODERATE
	OL 11 - PIRRAMA PARK	HIGH	LOW	MODERATE
	OL12 - BALMAIN EAST - ILLOURA RESERVE	HIGH	LOW	MODERATE
	OL13 - BALLS HEAD	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL14 - BLUES POINT	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL15 - SYDNEY HARBOUR BRIDGE	MODERATE	NEGLECTIBLE	NEGLECTIBLE
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3	HIGH	MODERATE	HIGH - MODERATE
	OL17 - HIGHGATE - LEVEL 15	HIGH	LOW	MODERATE
	OL18- HIGHGATE - LEVEL 25	HIGH	LOW	MODERATE
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	LOW	MODERATE
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	LOW	MODERATE
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	LOW	MODERATE
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	LOW	MODERATE
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	LOW	MODERATE
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	LOW	MODERATE
	OL 25 - 189 KENT STREET - LEVEL 15	HIGH	LOW	MODERATE
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	MODERATE	HIGH - MODERATE
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	MODERATE	HIGH - MODERATE
PUBLIC DOMAIN	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	LOW	MODERATE
	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A
	OL 30 - LIME STREET	N/A	N/A	N/A
	OL 31 - DARLING HARBOUR (PYRMONT BRIDGE)	N/A	N/A	N/A
	OL 32 - DARLING HARBOUR - AUSTRALIAN NATIONAL MARITIME MUSEUM	N/A	N/A	N/A
	OL 33 - SYDNEY OBSERVATORY HILL PARK - SOUTH PATH	HIGH	LOW	MODERATE
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	OL 36 - HIGH STREET – NORTH	HIGH	LOW	MODERATE
	OL 37 - HIGH STREET – SOUTH	HIGH	LOW	MODERATE
PUBLIC DOMAIN	OL 38 - HICKSON ROAD - CORNER OF WATERMANS QUAY	MODERATE	LOW	MODERATE-LOW
	OL 39 - JAMES WATKINSON RESERVE	MODERATE	NEGLECTIBLE	NEGLECTIBLE
	OL 40 - GIBA PARK	MODERATE	LOW	MODERATE-LOW
	OL 41 - CORNER OF GRAFTON STREET AND GRAFTON LANE	MODERATE	LOW	MODERATE-LOW







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# 10.0 Appendices

## 10.1 APPENDIX A - City model alignment images for use in AECOM photomontage creation

The images below show the wire frame alignment of the city model against the photography.

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Qualifications: BA (Hons) Architecture – Oxford School of Architecture, 2003;  
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Affiliations: Member, The Designers Institute of New Zealand.



Figure A-1 Observer Location 1: Sydney Observatory Hill Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-2 Observer Location 2: Sydney Observatory - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-3 Observer Location 3: High Street (South) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

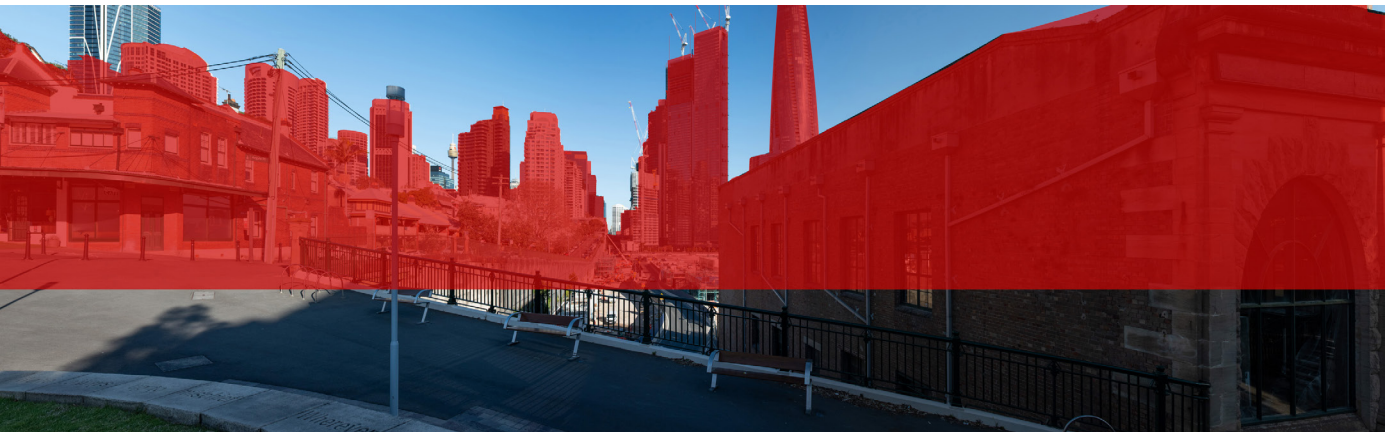
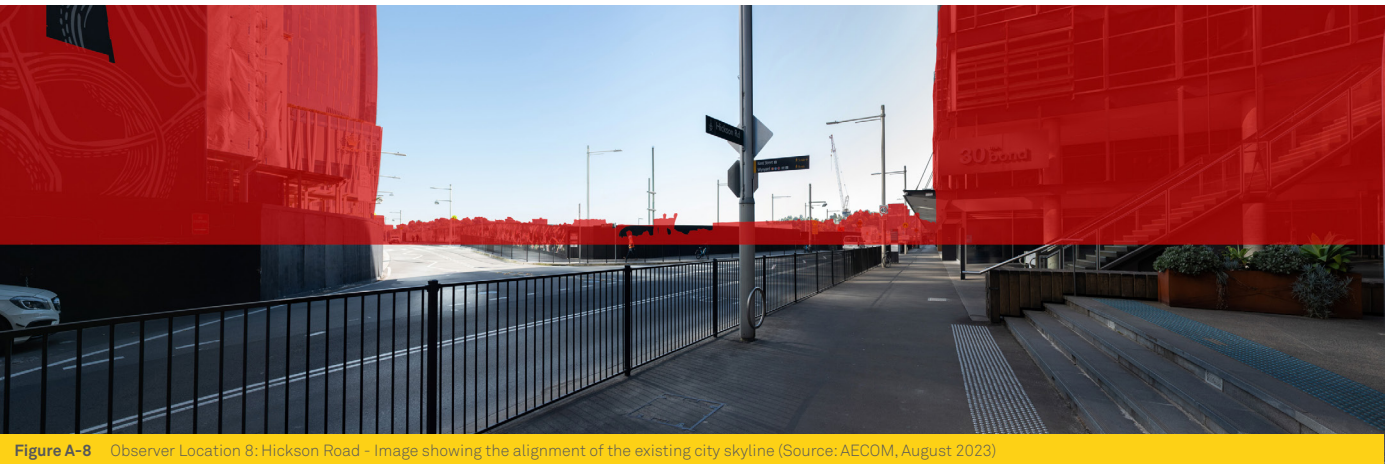


Figure A-4 Observer Location 4: Munn Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)







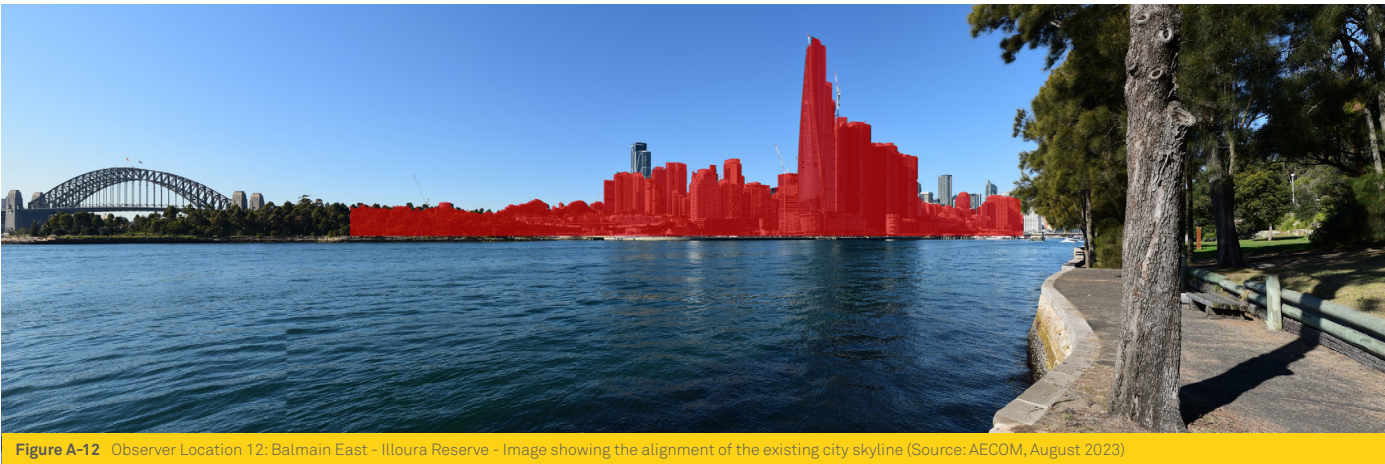
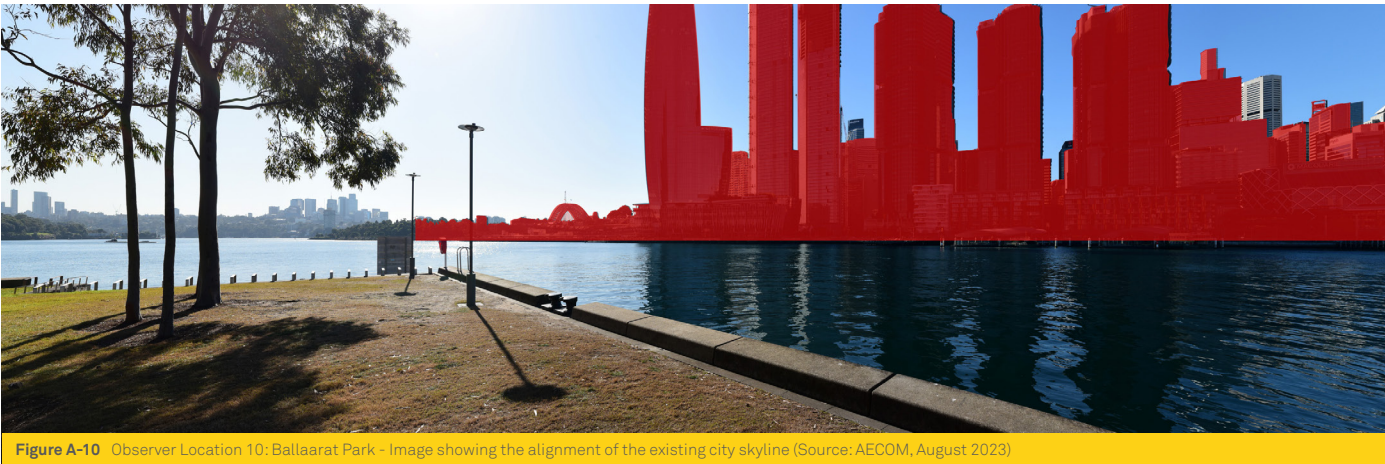






Figure A-15 Observer Location 15: Sydney Harbour Bridge - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-16 Observer Location 29: Shelley Street (from King Street Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

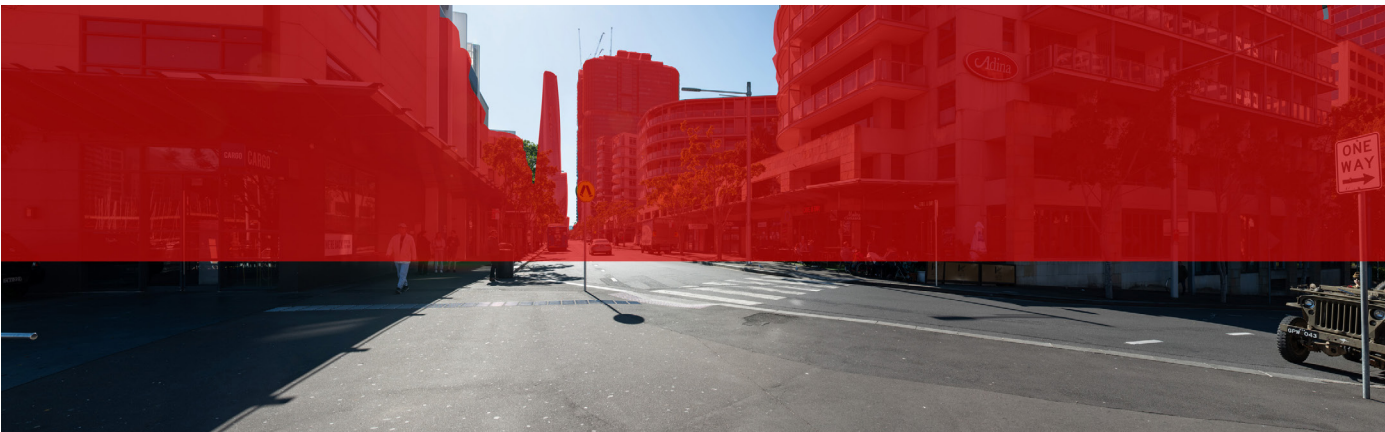


Figure A-17 Observer Location 30: Lime Street - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-18 Observer Location 31: Darling Harbour (Pyrmont Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

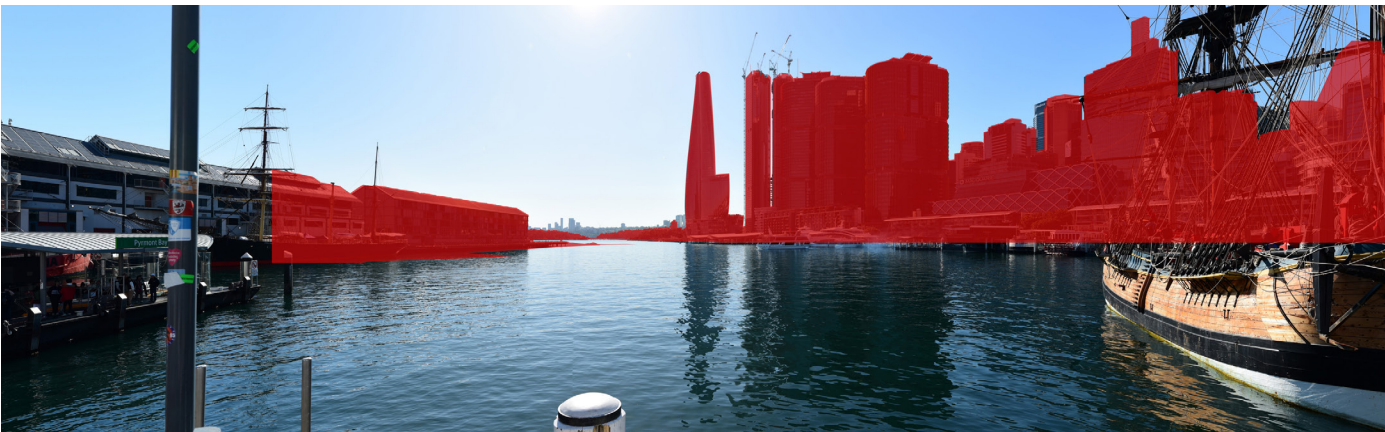


Figure A-19 Observer Location 32: Darling Harbour - Australian National Maritime Museum (North) - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)





Figure A-20 Observer Location 33: Sydney Observatory Hill Park - South Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

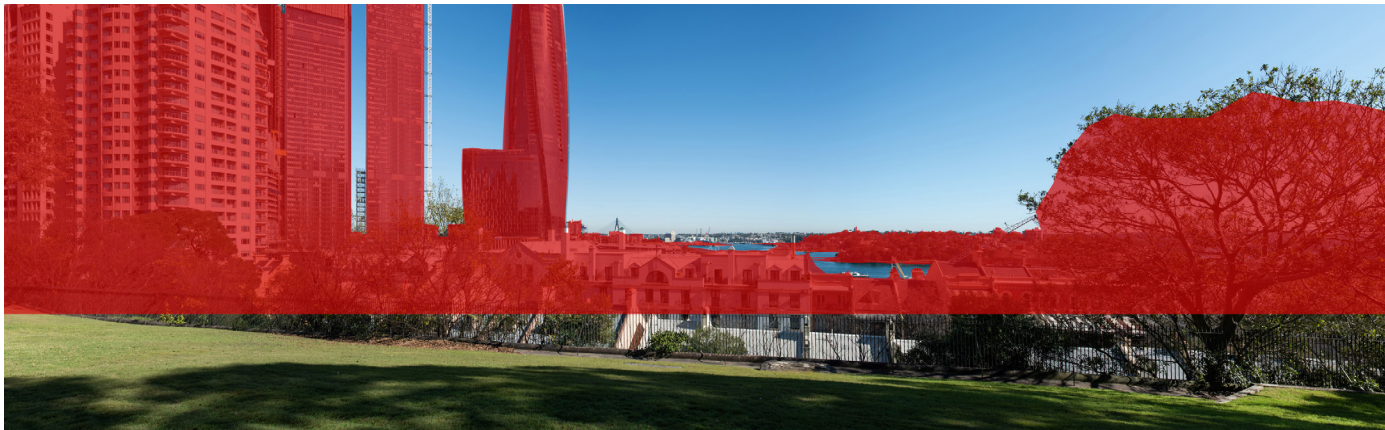


Figure A-21 Observer Location 34: Sydney Observatory - South West - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)

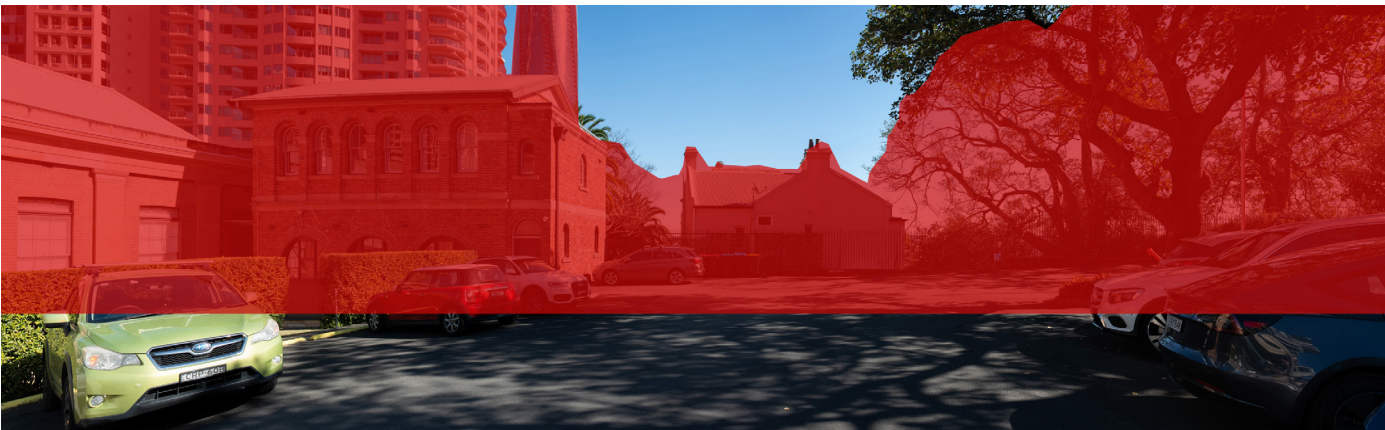


Figure A-22 Observer Location 35: National Trust Car Park - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-23 Observer Location 36: High Street - North - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)



Figure A-24 Observer Location 37: High Street - South - Image showing the alignment of the existing city skyline (Source: AECOM, August 2023)





Figure A-25 Observer Location 38: Hickson Road - Corner of Watermans Quay - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-26 Observer Location 39: James Watkinson Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-27 Observer Location 40: Giba Park - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-28 Observer Location 41: Corner of Grafton Street and Grafton Lane - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



10.2 APPENDIX B - Response to Submissions

This appendix provides responses to concerns raised in submissions resulting from the exhibition of the Central Barangaroo modification application (MP06\_0162 MOD 9) from 12 July 2022 to 8 August 2022.

The key issues raised in relation to views are summarised as follows:

- The height and massing of the MOD 9 proposal, especially in relation to the Block 7 tower;
- The visual impacts to heritage items and to and from heritage conservation areas; and
- Appropriateness of the methodology of Visual Impact Assessment and the Sky View Assessment.

Table 152 below provides responses to common themes among the submissions. Table 153 and Table 154 respond directly to key stakeholder and agency submissions from the City of Sydney and Heritage NSW.

Table 152 Response to the key view issues identified in the submissions

Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Height and massing	
The height and massing of the previous MOD 9 - exhibited design is a significant departure from the Approved Concept Plan development envelope.	<p>In response to feedback from the previous MOD 9 - exhibited design, the MOD 9 – RtS design has been amended to simplify the form, reduce height and provide increased separation between the blocks. Changes include removal of the Block 7 tower and removal of the cantilevers. These changes have reduced the overall impact of the proposed modification on views with regards to height and massing.</p> <p>The MOD 9 RtS design proposes the following maximum envelope heights for the Central Barangaroo blocks:</p> <ul style="list-style-type: none"><li>• Block 5—RL42.45 (previous RL44.5)</li><li>• Block 6—RL35 (previous RL38.7)</li><li>• Block 7—RL35 (previous RL73.7)</li></ul> <p>The revised block heights are now more consistent with the Approved Concept Plan.</p>
Development envelope heights and volumes of the previous MOD 9 - exhibited design would affect the setting, views and connections to the harbour of heritage items and conservation areas in Millers Point and Dawes Point. The height of the Block 7 tower is excessive and significantly more than the Approved Concept Plan. The tower is higher than the domes of Sydney Observatory and will block significant views to and from this area.	<p>The removal of the Block 7 tower from the MOD 9 - RtS would reduce the negative impact on views to and from Millers Point and Dawes Point. Importantly the continuity of the view to the horizon from Observatory Hill would now be maintained, with the height of the MOD9 - RtS design to sit lower than the height of the Sydney Observatory domes. The proposed increase in height of MOD 9 - RtS is more appropriately nestled with other significantly taller elements to the south of Central Barangaroo, with much of the height increase seen in Block 5, however, the increase from the Approved Concept Plan has the potential to further impact views from Millers Point, especially along High Street.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan, which would assist in maintaining visual connection to the water from locations within Millers Point between the blocks. Although these would only glimpse views at times, the visual connection with the harbour would help to provide orientation and maintain the historic connection between Millers Point and the harbour.</p>
The height and cantilevers of the proposed development envelopes overshadows heritage items, especially the Block 7 tower.	<p>The cantilevers and the Block 7 tower elements have been removed from the amended MOD 9 – RtS design.</p>
Development envelope heights are inconsistent with the topography and skyline of Millers Point.	<p>The amended MOD 9 – RtS design is also more consistent with the topography and skyline of Millers Point in comparison to the previous MOD 9 - exhibited design. The proposed increase in height is more appropriately nestled with other significantly taller elements in the south, with much of the height increase seen in Block 5 adjacent to Barangaroo South. Blocks 6 and 7 align more sensitively with the topography of Millers Point. They are proposed at a constant height of RL35, which does not reflect the underlying fall of topography running north along High Street, however, is lower than Observatory Hill. It is noted that the Approved Concept Plan was also predominantly at a height of RL35 in this location, with the smaller Block 6 to the south at RL29. In this respect, the amended RtS design is an improvement from the exhibited scheme.</p>



Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Visual Impacts	
The proposed development envelopes, especially the Block 7 tower, would affect significant panoramic views of the harbour to and from Sydney Observatory and Observatory Hill Park.	The previous MOD 9 - exhibited design interrupted views from the Sydney Observatory / Observatory Park to the horizon and punctured the land - sky interface with the Block 7 tower. With the removal of the Block 7 tower these issues have been alleviated. Refer Observer Locations 1, 2 and additional Observer Location 34. From locations along Observatory Hill the new MOD 9 - RtS design closely resembles the massing of the Approved Concept Plan.
The proposed development envelopes will block views to and from the harbour to heritage areas and items in Millers Point and Dawes Point, especially on High Street.	<p>The removal of the Block 7 tower has reduced the impact of the proposal on views to Millers Point and Dawes Point from locations around the harbour. The tower previously interrupted views to the Sydney Harbour Bridge and elements on Observatory Hill. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase in Block 5 adjacent to taller towers in Barangaroo South.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford viewing windows to and from High Street, and assist in a visual ‘reading’ of the topography of the Heritage Conservation Area to the east of Central Barangaroo when directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would be visually similar to the Approved Concept Plan, screening views to a section of Millers Point Conservation Area. In both the Approved Concept Plan and the MOD 9 - RtS designs the horizon remains visually intact, including providing unimpeded views to the Sydney Observatory, the Observatory Hill Park fig trees, and the Sydney Harbour Bridge.</p> <p>From the harbour, closer to Barangaroo, views to the horizon of the Millers Point Conservation Area and key heritage items would likely be lost. This would be true for both the Approved Concept Plan and the MOD 9 – RtS design.</p> <p>Additional Observer Locations have been selected to capture more views from the west including; Observer Location 39: James Watkinson Reserve, Observer Location 40: Giba Park in Pyrmont, and Observer Location 41: Corner of Grafton Street and Grafton Lane in Balmain.</p>
The proposal would overshadow heritage items along High Street and the Munn Street Bond Store.	<p>Removal of the Block 7 tower has alleviated much of the overshadowing of the Munn Street Bond Store. Permissible development near this item is now a maximum of eight storeys, which is similar in height to the building itself. The removal of the cantilevers from the MOD 9 - exhibited design would also provide additional separation. Similarly, the removal of the cantilevers would help alleviate overshadowing of the High Street terraces and reduce the sense of enclosure.</p> <p>The larger separations between the blocks would allow more light to penetrate through to the Millers Point Conservation Area.</p> <p>The MOD 9 – RtS design increases the height of Blocks 5 and 6 toward the south which would increase overshadowing from the west from the Approved Concept Plan, however, the location of this height increase to the south is preferable and less impactful than increased height in the northern areas of Central Barangaroo.</p>
The massing and height of the proposal would enclose key views to the harbour from Kent Street, High Street, Gas Lane and elsewhere.	The amended MOD 9 – RtS design provides more of a splay to the form to the north, which would open views from Gas Lane and Kent Street over that of the MOD 9 - exhibited design, however, there would likely be incrementally narrowed views from the south of Central Barangaroo in comparison to the Approved Concept Plan.
The proposal would affect views to Millers Point and the Sydney Harbour Bridge from the harbour to the west and Pyrmont.	<p>The removal of the Block 7 tower would reduce the impact on views to Millers Point and Dawes Point from locations around the harbour. The Block 7 tower previously interrupted views to the Sydney Harbour Bridge and elements on top of Observatory Hill. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase in Block 5 adjacent to taller towers in Barangaroo South.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors through to High Street and assists in a visual ‘reading’ of the topography of the Heritage Conservation Area behind Central Barangaroo when viewed from directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would appear similar to the Approved Concept Plan, screening views to parts of Millers Point Conservation Area. With both Approved Concept Plan and MOD 9 - Rts designs the horizon would remain intact, including unimpeded views to the Sydney Observatory, the Observatory Hill Park fig trees and the Sydney Harbour Bridge.</p> <p>From the harbour, closer to Barangaroo, views to the horizon of the Millers Point Conservation Areas would likely be lost. This would be true for both the Approved Concept Plan and the MOD 9 – RtS design.</p> <p>Additional Observer Locations have been selected to capture more views from Pyrmont including Observer Location 39: James Watkinson Reserve and Observer Location 40: Giba Park. Observer Location 41: Corner of Grafton Street and Grafton Lane is provided as an additional view from Balmain.</p>



Summary of issues with the previous MOD 9 - exhibited design	AECOM response
Appropriateness of the methodology	
The views analysis is inadequate and does not address enough views from the west and from within Millers Point.	<p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGR’s and in background documentation. Observer Locations were selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, e.g. public parks.</p> <p>Observer Locations from on the water were not assessed due to their transient nature, where views change as the receiver travels across the harbour, and also due to the difficulty in providing quantitative height and location data from moving locations. Locations to the west were chosen close to the water to give a representative view of being on or close to the water.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
The views analysis misrepresents the height and massing of the Approved Concept Plan.	<p>The previous VVIA assessed like for like the change between the worst case scenarios for the Approved Concept Plan (MOD 8) and MOD 9 - exhibited, showing the maximum allowable development envelopes . When approved in 2007, the Barangaroo concept plan was subject to development controls in Section 13 of the Environmental Assessment. These controls modulated the permissible built form and heights within the building block envelopes of Barangaroo.</p> <p>The subsequent assessment has used the master plan arrangement for the Approved Concept Plan (MOD 8 ) to better highlight the separations. This will be the Approved Concept Plan (MOD 8) envelope used to assess against the worst case scenario for MOD 9 – RtS.</p>
Block 7 tower impacts not adequately assessed from within Millers Point/ Dawes point precinct.	The removal of the Block 7 tower will reduce the impact on views from Millers Point Dawes Point.
The impacts of the proposed modifications are misrepresented	The previous VVIA assessed like for like the change between the worst case scenarios for the Approved Concept Plan and MOD 9 by showing the maximum allowable development envelopes for each. The representative colour of the built form envelope was tested and purple was decided upon as a colour uncommon in nature and easily identifiable in relation to existing built form. Grey or white boxes reduced the visibility of the change as those colours tended to blend with the background built form, reducing the comprehension of the change. The rationale for providing transparency to the envelopes was to show which elements in the view were removed as a result of the change. AECOM stand by the representation as the best method for accurately assessing view and visual impact.



Table 153    Response to City of Sydney submissions referencing views

Summary of Issue	AECOM response
1. Increased height and scale of planning envelopes	
Item 1.1 View impacts to and from Millers Point and Observatory Hill	
<ul style="list-style-type: none"><li>The increased height, bulk and scale to the retail/commercial buildings across the site and the new 74m high residential tower on the north-western corner of the site will generate significant and unacceptable view impacts to and from Millers Point and to and from Observatory Hill. The shore on the western side of Darling Harbour and Anzac Bridge is obscured and the new tower which completely divides the horizon line in two.</li></ul>	The removal of the Block 7 tower would reduce the impact on views to and from Millers Point. Importantly the continuity of the view to the horizon from Observatory Hill would now be maintained. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase seen in Block 5 adjacent to taller towers in Barangaroo South. However, the increases would have an impact on views from Millers Point, especially along High Street.
<ul style="list-style-type: none"><li>The built form along Barangaroo Steps (between Blocks 5 and 6) adversely impacts the east-west view corridors from High Street to the harbour. While this part of High Street is tree-lined with buildings setback from the street alignment, the proposed buildings are aligned to the street reservation. The proposed buildings along this corridor will narrow the existing views from High Street and negatively impact the sense of spaciousness and connectivity to the harbour from this state-listed precinct.</li></ul>	<p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors to and from High Street and the Millers Point Conservation Area. For Blocks 7 and most of Block 6, the MOD 9 – RtS design would appear similar to the Approved Concept Plan. Views from sections of Millers Point Conservation Area, and especially High Street would be screened, however, only marginally more than the Approved Concept Plan. Block 5 includes an increase in height, which is more appropriately nestled with other significantly taller elements to the south</p> <p>An additional Observer Location has been selected to capture views from the top of the Barangaroo steps along the Block 5 / Block 6 interface; Observer Location 37: High Street - South.</p>
<ul style="list-style-type: none"><li>Concern is also raised that the comparisons between Mod 8 and Mod 9 envelopes in the VVIA are misleading and disingenuous. The Mod 9 envelope is ‘shrink wrapped’ to the reference scheme and the Mod 8 envelope does not reflect the street network and building separations envisaged by the Central Barangaroo Masterplan framework.</li></ul>	<p>The previous VVIA assessed like for like change between the worst case scenarios for the Approved Concept Plan (MOD 8) and MOD 9 - exhibited, showing the maximum allowable development envelopes . When approved in 2007, the Barangaroo concept plan was subject to development controls in Section 13 of the Environmental Assessment. These controls modulated the permissible built form and heights within the building block envelopes of Barangaroo.</p> <p>The subsequent assessment has used the master plan arrangement for the Approved Concept Plan (MOD 8) to better highlight the separations. This will be the Approved Concept Plan (MOD 8) envelope used to assess against the worst case scenario for the MOD 9 – RtS.</p>
<ul style="list-style-type: none"><li>The proposed changes to Condition C1 are not supported. This condition was imposed by the PAC under Mod 8 and require any future development on Block 5 to retain views from Millers Point and Observatory Hill to the western part of Sydney Harbour. Replacing the word ‘retain’ with ‘address’ is not acceptable.</li></ul>	The wider spacing between Blocks 5 and 6 would now allow views along High Street to the harbour in the MOD 9 - RtS design. Block 5 predominantly sits against the backdrop of the Barangaroo South towers.
Item 1.2 Impacts to the legibility of the surrounding landform	
<ul style="list-style-type: none"><li>The modification will have adverse impacts on the interpretation of the surrounding landform, which has a clear change in topography from Observatory Hill down to the harbour. The location of the proposed 74m high residential tower is particularly at odds with the surrounding landform as it is located at the low point of the cliff wall.</li></ul>	<p>The Block 7 tower has been removed.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford windows through to and from High Street which assists in reading the topography of the Heritage Conservation Area behind Central Barangaroo when directly across the harbour. From other locations to the west across the harbour, the MOD 9 – RtS design would appear similar to the Approved Concept Plan, blocking views to a section of Millers Point Conservation Area. With both designs the horizon remains intact from Observer Locations across the harbour and from Millers Point looking west.</p>
Item 1.3 Impacts to the City skyline	
<ul style="list-style-type: none"><li>The increased height and bulk on the site are inconsistent with the city morphology, which transitions from a tall city centre to much lower forms to the north and the neighbouring Millers Point heritage area.</li></ul>	Block 5 predominantly sits against the backdrop of the Barangaroo South massing of towers. Block 6 and 7 step down to RL 35 to reflect the lower elements of Miller Point, although they will sit at a consistent height rather than stepping down to the match the topography of High Street. It is, however, noted that the amended MOD 9 - RtS design will closely resemble the Approved Concept Plan for Blocks 6 and 7, with a section of Block 6 sitting taller in the proposed design. The Block 7 tower of the MoD 9 - exhibited design was the biggest outlier to reflecting the landform, which has subsequently been removed.



Summary of Issue	AECOM response
2. Heritage impacts	
The HAIS (GML November 2021) does not reference the Darling Harbour Wharves Site Study by Hill Thalys Architecture + Urban Projects Pty Ltd, which also identified significant local views in the area.	The updated HAIS and VVIA reports now include this reference. Discussion can be found in <b>Section 3.1</b> .
Item 2.1 Height increase and visual impact on heritage sites	
<ul style="list-style-type: none"><li>The assessment of distant views is inadequate from the west, which has iconic public views of the Sydney Observatory and Sydney Harbour Bridge.</li></ul>	<p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGRs and in background documentation. Observer Locations are selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, i.e public parks.</p> <p>Observer Locations on the water were not assessed due to their transient nature, where views change as the receiver travels across the water, and also due to the difficulty in providing quantitative height and location data. Locations to the west were chosen close to the water to give a representative view of being on or close to the water.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
<ul style="list-style-type: none"><li>Some view angles identified in Paul Davies Millers Point and Walsh Bay Heritage Review are not just single views but a wide ranges of view angles at some spots. Single viewpoints may not fully represent the actual visual impact from those key spots.</li></ul>	<p>Best practise methodology of a visual impact assessment is to assess the impact on the view as seen by the human eye. The industry standard is to provide 120 degrees of view to represent a persons practical field of view . For consistency, the same viewing angle is used for every location to be able to appropriately and qualitatively compare affects on views form various locations.</p> <p>Although it is noted that views in the literature are panoramic, the VVIA must follow a consistent methodology. Discussion is provided to consider the impacts on panoramic views, however these discussions tend to dilute the impact of the change with the change appearing smaller in a larger context. Focused views provide a worst case scenario. At no location would the proposal require more than 120 degrees to view the full change.</p> <p>The VVIA chose the original 19 public Observer Locations based on the key views indicated in the DGR’s and in background documentation. Observer Locations are selected for their ability to provide representative views of the worst case scenarios from locations that service the greatest number of viewers, e.g. public parks.</p> <p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment, these are Observer Locations 33 to 41.</p>
<ul style="list-style-type: none"><li>The tower at Block 7 will have a major impact on the historical significance of Observatory Hill Park and Sydney Observatory</li></ul>	The Block 7 tower has been removed from the MOD 9 - RtS.
<ul style="list-style-type: none"><li>Views from the intersection of Kent Street and High Street are considerably affected by the proposed height increase</li></ul>	The wider spacing between Blocks 5 and 6 now assist in retention of views along High Street to the harbour in the MOD 9 - RtS design.
<ul style="list-style-type: none"><li>The Block 7 tower will additionally impact the Munn Street Bond Store due to its proximity and height.</li></ul>	Removal of the Block 7 tower would alleviate much of the impact on the Munn Street Bond Store. Permissible development near this item is now a maximum of eight storeys, which is similar in height to the building itself. The removal of the cantilevers will also provide additional separation. Similarly, the removal of the cantilevers would help alleviate overshadowing of the High Street terraces and reduce the sense of enclosure.
<ul style="list-style-type: none"><li>The proposed heights of Central Barangaroo are not consistent with the topography and skyline of the city viewed from the west side of Darling Harbour.</li></ul>	Block 5 predominantly sits against the backdrop of the Barangaroo South massing of towers. Block 6 and 7 step down to RL 35 to reflect the lower elements of Millers Point, although they would sit at a consistent height rather than stepping down to the match the topography of High Street. It is, however, noted that the amended MOD 9 - RtS design would closely resemble the Approved Concept Plan for Blocks 6 and 7, with a section of Block 6 sitting taller in the proposed design. The Block 7 tower was the biggest outlier to reflecting the landform within the MOD 9 - exhibited design, which has subsequently been removed in the MOD 9 - RtS design.



Summary of Issue	AECOM response
Item 2.3 New link bridge to Millers Point	
<ul style="list-style-type: none"><li>• The proposed bridge link is at the highest point of High Street and the Hickson Road cliff. This does not reflect its historical location at the lowest point.</li><li>• The bridge will impact views from the northern end of high street and Agar Steps and southwest along Hickson Road from High Street.</li><li>• The bridge will remove part of the existing palisade fence and sandstone plinth, but there is not enough detail to assess the visual and physical impact of the bridge.</li></ul>	<p>The proposed bridge is not part of this application, and is therefore not assessed in this report. Discussion of the change in bridge location is provided below.</p> <p>The proposed bridge in MOD9 - exhibited was at the high point of High Street, and teh MOD9 - RtS design has the bridge located at the low point of High Street, at the historic location or a previous pedestrian bridge. Observer Location 4: Munn Reserve captures the new location against a built form backdrop. The most impactful location to view the change is from Observer Location 8: Hickson Road.</p> <p>MOD 9 - exhibited included design intent for the over bridge to be connected at the high point of High Street at approximately contour 20 (16m above Hickson Road) to halfway up the development, between the Block 5 and 6 envelopes. From Observer Location 08: Hickson Road the bridge would likely frame the remaining view of the Dalgety Bond Store. The bridge would create a large element in the view that would break up the elongated separation either side of Hickson Road and interrupt the column of view to the Dalgety Bond Store interfacing with the sky. The height, the likely requirement for throw screens, and the potential to see movement along the bridge would introduce a large distracting element in the view and reduce the remaining presence of the state heritage listed item of the Dalgety Bond Store. The over bridge would also introduce an incoherent element to the order of the street below.</p> <p>The MOD 9 – RtS design changes the proposed location of the pedestrian bridge connection further north, connection the low point of High Street and the Central Barangaroo development at the location of the historic bridge location. The over bridge would connect to the low point of High Street at approximately contour 11m (7m above Hickson Road), which would connect approximately one third of the way up the southern edge of the Block 7 envelope and would likely be seen across the Dalgety Bond Store. The over bridge would be visually level or just below the top of the Hickson Road over bridge, removing more of the remaining view of the Dalgety Bond Store. With likely requirement of throw screens and the potential to see movement, the bridge would constitute a large distracting element in the view, however it would be seen in the distance against a backdrop of landform and built form and therefore could be visually recessive with considered material choices. Even though more of the view to the Dalgety Bond Store is removed from the view, the coherence of the maritime precinct is maintained, where the bridge would likely be seen as a subservient element to the larger view.</p>
6. Sydney Observatory - View of Night Sky	
<p>The proposed building envelopes, particularly the residential tower in the north-western corner of the site (Block 7) will be much higher than originally intended, and the cumulation of all the buildings will significantly add light spill in the direct line of telescopes viewing to the west – where a large number of astronomical events occur throughout the year. There are incomplete assumptions regarding viewing the night sky within 10° of the horizon which the sky view impact assessment asserts as the “practical lower altitude limit” for effectively viewing the night sky. This assertion is erroneous as there are important astronomical events that occur within 10° of the horizon, including the setting Sun, Moon, planets such as Mercury and occasionally comets. Planetary transits and eclipses across the Sun as well as planetary and lunar conjunctions are also observed at these lower altitudes. All of these views will be compromised by the proposal and has not been adequately addressed in the sky view impact assessment.</p>	<p>The removal of the Block 7 tower would reduce the height of the proposed development envelopes to below the horizon line, when viewing from Observatory Hill, alleviating much of the impact to the night sky. The amended MOD 9 - RtS design envelope now sits below the horizon and would not physically preclude viewing of any part of the night sky.</p> <p>Lighting impacts were also discussed generally in the report. A formal light spill analysis has not been carried out. The impact would be the change between the proposed approved development envelopes. Due to the similar geographic footprint, the relatively low development envelope heights and the highly illuminated environment, there was expected to be limited additional light spill. Light spill mitigation measures are also expected to be incorporated in line with current standards.</p>



Table 154    Response to Heritage NSW submissions referencing views

Summary of Issue	AECOM response
Heritage NSW—Advice submission, 22 August 2022 (HMS ID 1260)	
The impact, bulk and scale of the proposal on the significance of the precinct is unacceptable. The proposed increase in building and volumes will impact the heritage values of Millers Point and Observatory hill. In particular the sightlines and panoramas from those precinct will be affected.	<p>The removal of the Block 7 tower from the MOD 9 - exhibited design would reduce the impact on views to and from Millers Point. The continuity of the view to the horizon from Observatory Hill would now be maintained. The proposed increase in height is more appropriately nestled with other significantly taller elements to the south, with much of the height increase seen in Block 5. The increases in height would potentially have an impact on views from Millers Point, especially along High Street, however, the impact on views to and from the Millers Point Heritage Conservation Area would only be marginally increased than that of the Approved Concept Plan.</p> <p>Much of the loss of view between the western edge of the Millers Point Conservation Area and the harbour was previously lost under the Approved Concept Plan. The impact of the proposed development envelope would increase the loss of visual connection to the water, albeit only marginally from the Approved Concept Plan. The larger separations between the blocks would facilitate glimpses of the harbour from aligned locations within Millers Point.</p>
The height of the proposal exceeds the height of the domes of the Sydney Observatory and will have unacceptable impacts on views to the Observatory and its setting from the west and south-west.	<p>The removal of the Block 7 tower from the MOD 9 - exhibited design lowers the building height and reduces the impact on views to Millers Point.</p> <p>The MOD 9 – RtS design provides more evenly spaced and larger separations (minimum 12m, maximum 20m) between the blocks than the Approved Concept Plan. The separations afford view corridors to the Millers Point Conservation Area that assists in understanding the topography and fine grain of development from western locations across the harbour.</p>
The tower [Block 7] may negatively impact panoramic views to the observatory and its settings from key viewing points to the east and north-east and these have not been adequately assessed.	The Block 7 tower has been removed in the amended design. Additional views from the east and northeast have been considered in Observer Locations 32 to 41.



