

# View and Visual Impact Assessment

- for Barangaroo Concept Plan (06\_0162) Modification 9 | December 2021

# Barangaroo Concept Plan

Modification 9 - View and Visual Impact Assessment Report

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# Glossary of Terms

Approved Concept Plan	The most recent concept plan iteration for the Barangaroo development approved by the NSW government. The “Approved Concept Plan“ refers to the most recently approved plan: MOD 11.
Barangaroo Reserve	The area of parkland to the north of the Barangaroo development. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Barangaroo South	The southern area of the Barangaroo development. This area is a commercial and residential precinct that includes; Crown Sydney Resort and Hotel (Block Y); the three International Towers; International House; Daramu House; five residential buildings, including the Renzo Piano One Sydney Harbour development (Block R4A, R4B and R5); Barangaroo Ferry Wharf; Barangaroo House; and nearly three hectares of public space. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Block R4A, R4B and R5	Separate building envelopes of the Renzo Piano One Sydney Harbour development in Barangaroo South. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Block 5	The unique building envelope (44.5m max. height) in the southern portion of Central Barangaroo. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Block 6	The unique building envelope (38.7m max. height) in the central portion of Central Barangaroo. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Block 7	The unique building envelope (38.5m max. height, excluding the tower) in the northern portion of Central Barangaroo. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Block 7 tower	The raised tower portion of the unique building envelope Block 7 (73.7m high) in the northern portion of Central Barangaroo. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Built form	The shape and configuration of a building or buildings.
Central Barangaroo	The central portion of the Barangaroo development. This area will be a mixed use precinct with commercial, retail, residential, civic and parkland spaces. The area includes Block 5, 6 and 7. Refer to <a href="#">Section 4.3</a> for a site plan showing location.
Compositional elements	Elements that make up a view, which can include; physical characteristics such as topography, built form, vegetation and topography, as well as landscape character, which can have cultural and social associations.
Curtilages of important elements	The land surrounding and associated with important elements. In planning terms, the curtilage of a house is an area of land surrounding or attached to house which is often enclosed. This term also refers to other buildings and landmark objects.
Development envelope	The volume of space that buildings and architectural elements (built form) can be constructed within. Built form is not likely to take up all of the envelope volume, however, it shows the is the greatest extend that any built form can inhabit.
DGR's	Director General Requirements or DGR's are a list of requirements specific to a development to be addressed in the Environmental Impact Statement from the proposal.
Existing view	The view as seen from an Observer Location with the Approved Concept Plan in place either physically at the time of photographing, or as a virtual model for those building not yet constructed.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or not, and whether the change is short or long term in duration ( <i>Guidelines for Landscape and Visual Impact Assessment, 2013</i> ). Refer to <a href="#">Section 5.4.1.2</a> for further information.
Modification	A change or group of changes to an Approved Concept Plan.
MOD 8	The eighth modification to the Barangaroo Concept Plan 06_0162, abbreviated to 'MOD' 8. This modification has been approved.

MOD 9	The ninth modification to the Barangaroo Concept Plan 06_0162, abbreviated to 'MOD' 9. Referred to in the report as the "Proposed Concept Plan MOD 9", this modification contains the proposed changes that what will be assessed in this report. Refer to <a href="#">Section 1.2</a> for a full description.
MOD 10	The 10th modification to the Barangaroo Concept Plan 06_0162, abbreviated to 'MOD' 10. This modification has been approved.
MOD 11	The 11th modification to the Barangaroo Concept Plan 06_0162, abbreviated to 'MOD' 11. Referred to in the report as the "MOD 11 Approved Concept Plan" or "the Approved Concept Plan", this modification has been approved. This is the latest modification to have been approved at the time of writing this report, and therefore is the modification against which MOD 9 will be assessed. Refer to <a href="#">Section 2.3</a> for a full description.
Modulated	Varying size and shape in architectural elements.
Observer Location	The location from which an assessment is made of the impact that the Proposed Concept Plan has on the view. Refer <a href="#">Section 5.1</a> for the full list of locations.
Proposed Concept Plan	The proposed changes to the Approved Concept Plan. This will be the ninth modification of the Barangaroo development, which is to be assessed in this report. See also "MOD 9"
Public domain	Publicly accessible land, including parks, reserves and other freely accessible spaces.
Receptors	(or 'visual receptors'). Individuals and/or defined groups of people who have the potential to be affected by a proposal ( <i>Guidelines for Landscape and Visual Impact Assessment, 2013</i> ).
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor ( <i>Guidelines for Landscape and Visual Impact Assessment, 2013</i> ). Refer to <a href="#">Section 5.4.1.1</a> for further information.
The applicant	Infrastructure NSW (INSW)
Visual absorption capacity	The measure of an area's ability to accommodate changes while maintaining the existing landscape character or the composition of the view. The visual prominence of a proposal will be minimised when seen against a backdrop with a high visual absorption capacity to that change.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area ( <i>Guidelines for Landscape and Visual Impact Assessment, 2013</i> ).
Visual catchment	The extent of area where a proposal is visible from.
Visual material	An umbrella term to describe the images and diagrams required to address the requirements of the DGR's.
Visualisations	A computer simulation, photomontage or other techniques illustrating the predicted appearance of a development ( <i>Guidelines for Landscape and Visual Impact Assessment, 2013</i> ).



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# Executive Summary

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

The assessment assumes that all approved development within Barangaroo South is in place (any approved development within Barangaroo South that has not been completed at the time of writing this report has been modelled and assessed), and the Approved Concept Plan development envelope for Central Barangaroo is also in place. The report assesses the visual impact of MOD 9 on views from 32 representative Observer Locations (OLs), comprising areas within the public domain (parks, reserves and streets), and private domain (Kent Street residential towers, One Sydney Harbour residential tower, Crown Sydney Hotel Resort and Langham Hotel). Refer [Figure A](#).

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

[Figure B](#), [Figure E](#) and [Figure F](#) illustrate the Proposed Concept Plan (MOD 9).

This report has been prepared in accordance with the requirements of the Director General Requirements (DGR's).

## Summary of Findings

The key views identified in the planning and background documents (including DGRs) as relevant to the Central Barangaroo development are outlined in Chapter 3 (refer [Figure 19](#) and [Table 2](#)). The key views to be protected can be summarised as:

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

Much of the view west from Millers Point across Darling Harbour, and east from Pyrmont and Balmain East looking back towards Millers Point, are lost already due to the building envelope of the Approved Concept Plan. MOD 9 often only marginally increases the extent of this view loss to attractive elements or elements of specific interest within the landscape.

Extensive harbour views are still available from sensitive viewing locations within Millers Point, including from Observatory Hill Park. A substantial and visually cohesive component of the Millers Point Heritage Conservation Area remains visible from the key observer locations along the western shore of Darling Harbour.

MOD 9 is generally seen to exhibit a High to Moderate level of visual absorption capacity due to the compositional form, scale, line and massing of the three Central Barangaroo development blocks (Blocks 5, 6 and 7), relative to that of both the surrounding built form and their arrangement within the site.

The views from Barangaroo South to Sydney Harbour Bridge and the Opera House landmarks are unobstructed by the MOD 9 development envelope.

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

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

For views from the private domain, all of the ratings sensitivity were High. Just under half of the magnitude ratings were High, with High ratings for six of the thirteen OL's, and High to Moderate for the remainder.

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

## Extent of Change

A broad measure of the extent of change that has occurred between the Approved Concept Plan and MOD 9 is reflected as the magnitude rating included within [Table A](#). As part of this process, context is provided with regard to the development that was in place prior to the bringing into existence of Barangaroo.

The pre-Barangaroo development of East Darling Harbour Wharves facilitated effectively unimpeded views from the Millers Point Heritage Conservation Area across Darling Harbour to the inner western suburbs (OL's 01,02,03,04 and 9 shown in [Figure A](#)), and conversely, effectively unimpeded views back to the Millers Point Heritage Conservation Area from the western shores of Darling Harbour (OL's 10,11,12,13 and 14 shown in [Figure A](#)).

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

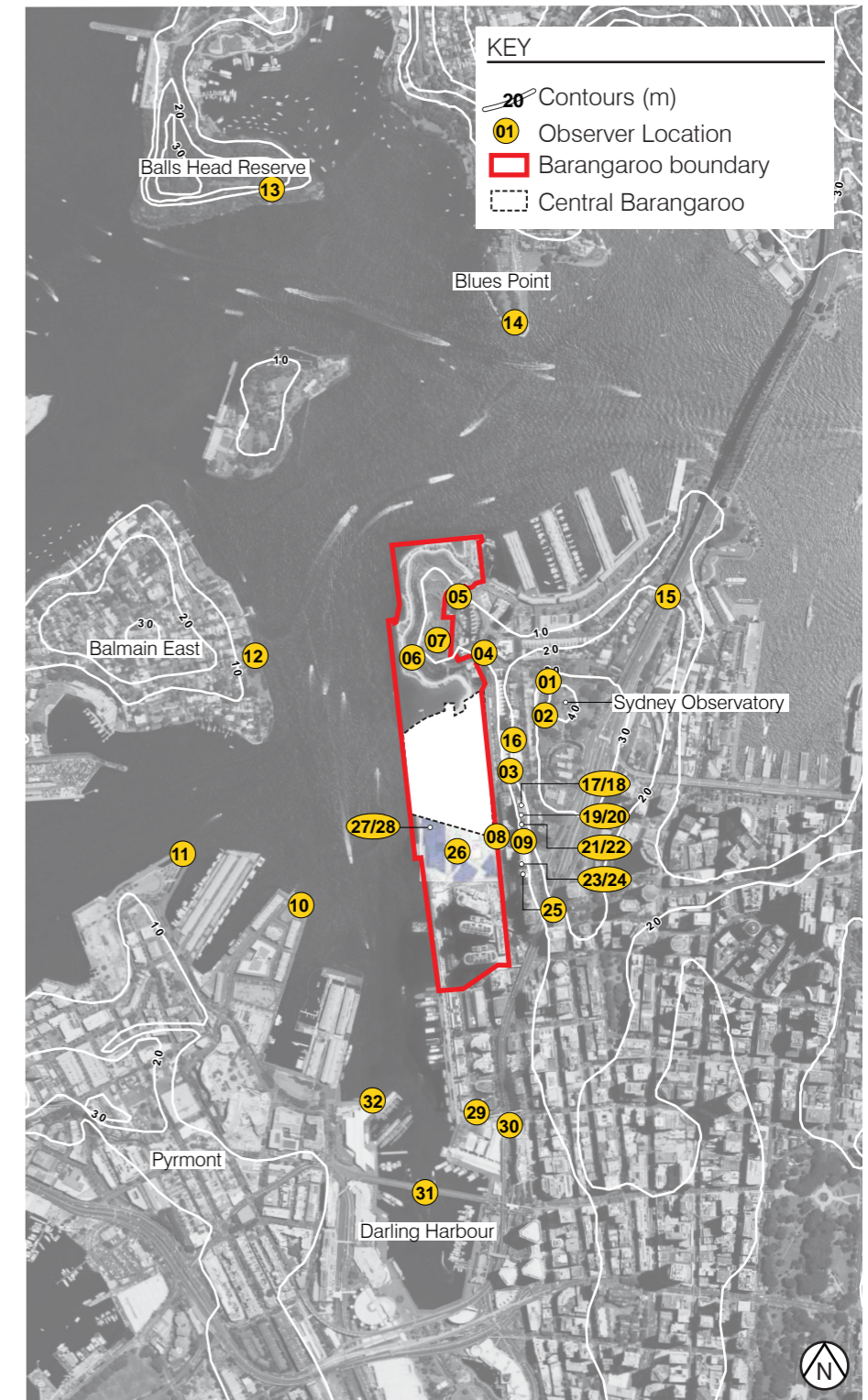


Figure A Map of Observer Locations (OLs) (Source: AECOM modified Google Map)

Existing views from Langham Hotel (OL 16 shown in Figure A) to the west are effectively lost to the Approved Concept Plan.

View sharing impacts for the Barangaroo South observer locations and the Kent Street residential towers ( OL 17 to OL 25 shown in Figure A)) are predominantly High and High to Moderate, however, substantial harbour views are broadly retained towards the north-west for these residences.

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

MOD 9 is generally seen to exhibit a High to Moderate level of visual absorption capacity 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.

Overall, the modulation of MOD 9 over that seen within the Approved Concept Plan building envelope was considered to be a positive change with regards to visual amenity of the proposal and surrounds.

**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.

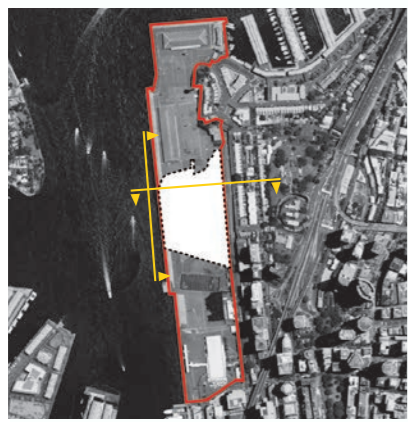
**Comments++**

Key high level assessment considerations. Refer s.6 'visual impact assessment' tables for full summary of considerations for each observer location (e.g. Table 8 for OL 1).

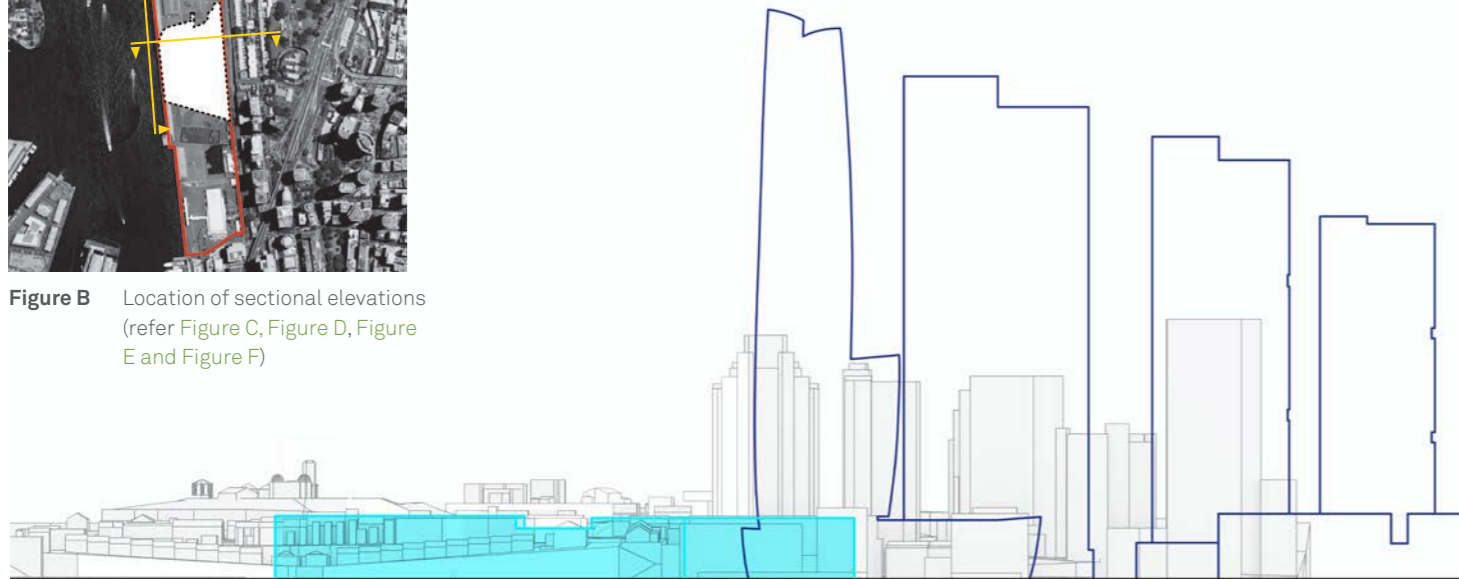
**Table A** Summary of 'Significance of Visual Impact' ratings for each Observer Location

	OBSERVER LOCATION	SENSITIVITY*	MAGNITUDE**	SIGNIFICANCE OF VISUAL IMPACT+	COMMENTS++
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	HIGH	MODERATE	MODERATE-HIGH	Sensitivity is High due to the extensive panoramic harbour views. Magnitude is Moderate due to the generally compatible composition of MOD 9 development envelope, noting that Block 7 is seen in high relief against the sky.
	OL 2 - SYDNEY OBSERVATORY	HIGH	MODERATE	MODERATE-HIGH	
	OL 3 - HIGH STREET (SOUTH)	LOW	MODERATE	MODERATE-LOW	Sensitivity is Low due to the transitory nature of the receptors. Magnitude is Moderate in the positive, due to the opening of the view for the Barangaroo steps.
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the recreation reserve and Barangaroo access point, and the identified importance of the view. Magnitude is Low due to a relatively small increase in the proportion of the view occupied by MOD 9 compared with the Approved Concept Plan.
	OL 5 - CLYNE RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the location comprises a shaded playground close to a Barangaroo access point. Magnitude is Low given the relatively minor change to the Approved Concept Plan view, and high visual absorption capacity of development envelope with Barangaroo South.
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	HIGH	HIGH	Sensitivity of recreational receptors is High. Magnitude is High given that the Block 7 tower obstructs views to the city scape and is seen in high contrast against the sky.
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	HIGH	MODERATE	HIGH-MODERATE	Sensitivity of recreational receptors is High. Magnitude is moderate. Although highly visible, the Approved Concept Plan (MOD 9) Central Barangaroo development envelope is considered to provide a more visually dynamic and satisfying form than for the Approved Concept Plan.
	OL 8 - HICKSON ROAD	LOW	MODERATE	MODERATE-LOW	Sensitivity is low given users would be travelling through the space. Magnitude is Moderate given the highly modulated form and the reduces view to the Harbour front.
	OL 9 - GAS LANE	LOW	LOW	LOW	Sensitivity is Low given many recreational users may be both unaware of the 'sliver' harbour view between Block Y (the Approved Concept Plan (MOD 9)) and Block 5 (MOD 9), and focussed on wayfinding. Magnitude is low given the small proportion of the Harbour view lost relative to the already small view available by Approved Concept Plan.
	OL 10 - BALLAARAT PARK	HIGH	MODERATE	HIGH-MODERATE	Sensitivity is High given the sensitive recreational users viewing the change to MOD 9 within an extensive, dynamic harbour view. Magnitude is Moderate given that Block 7 is seen in high contrast against the sky with the generally high level of visual absorption capacity for MOD 9. The change is seen as a small component of the overall view.
	OL 11 - PIRRAMA PARK	HIGH	MODERATE	HIGH-MODERATE	
	OL12 - BALMAIN EAST - ILLOURA RESERVE	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 as only a small component of an extensive, dynamic harbour view. The view is recognised in heritage reporting as having high value. Magnitude is low given the high visual absorbency of MOD 9 into the city scape behind.
	OL13 - BALLS HEAD	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given MOD 9 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 Low given the moderate scale of change in the view, however, the change has a high level of visual absorbency.
	OL14 - BLUES POINT	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given MOD 9 comprises a small component of an extensive, dynamic harbour view. However, the Barangaroo South towers also comprise the tallest elements within the middle ground of the view, and therefore a likely point of focus. Magnitude is Low given the limited scale of change in the view and viewing distance.
	OL15 - SYDNEY HARBOUR BRIDGE	LOW	LOW	LOW	Sensitivity is Low within the context of the busy road setting. Magnitude is Low given the increase in the proportion of the view occupied by MOD 9 compared with the Approved Concept Plan is seen in a visually cluttered environment.
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 High for six of the thirteen locations due broadly to issues of: <ul style="list-style-type: none"> <li>• interruption of the continuity of harbour views;</li> <li>• interruption of views to the horizon; and</li> <li>• narrowing of views to the land / water edge of Darling Harbour.</li> </ul>
	OL17 - HIGHGATE - LEVEL 15	HIGH	HIGH	HIGH	
	OL18- HIGHGATE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	HIGH	HIGH	
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	HIGH	HIGH	
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	HIGH	HIGH	
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 25 - 189 KENT STREET - LEVEL 5	HIGH	MODERATE	HIGH-MODERATE	
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	HIGH	HIGH	
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	HIGH	HIGH	
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	MODERATE	HIGH-MODERATE	
PUBLIC DOMAIN	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A	No significant view or visual impact 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	LOW	NEGLECTIBLE	NEGLECTIBLE	

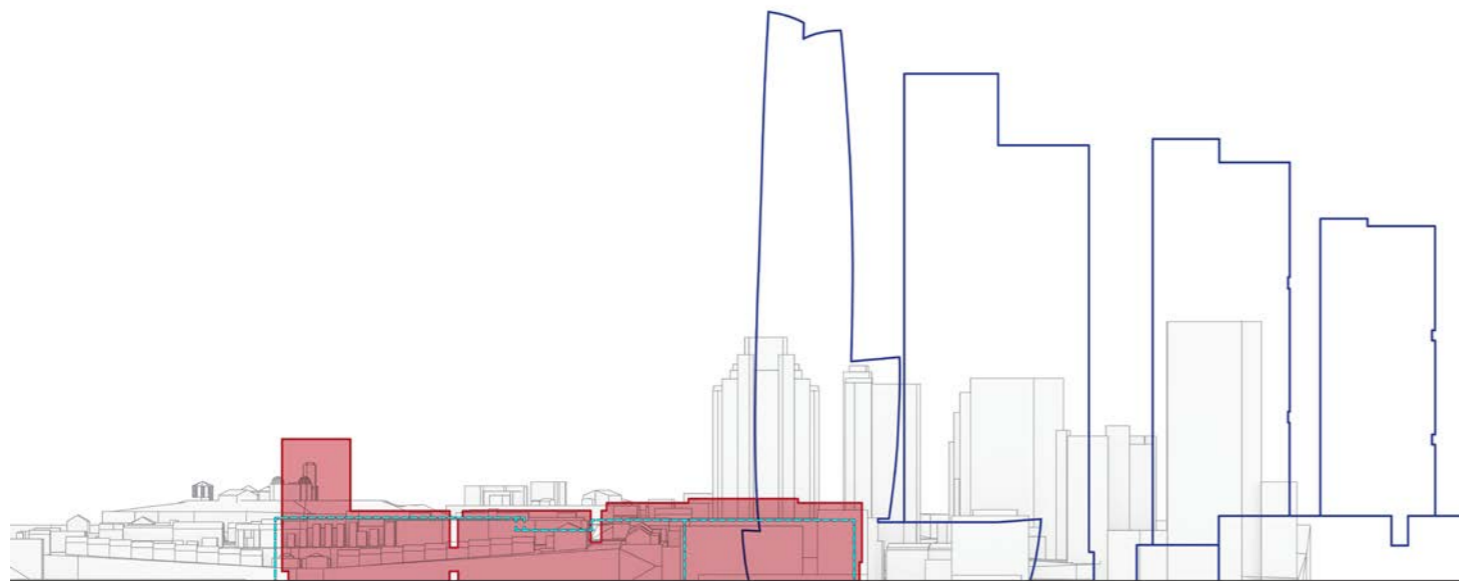




**Figure B** Location of sectional elevations (refer Figure C, Figure D, Figure E and Figure F)



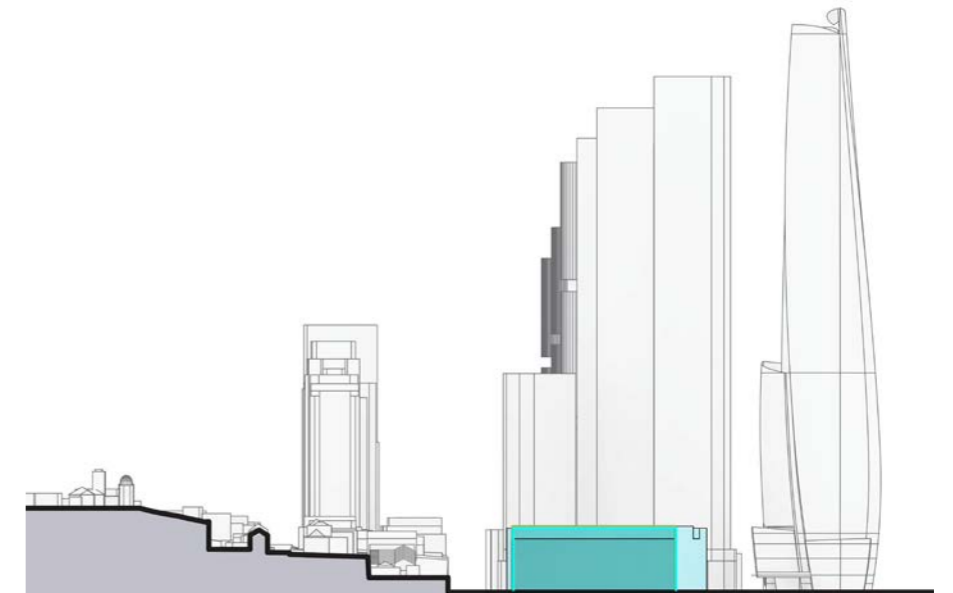
**Figure C** Elevation Looking East - Approved Concept Plan (Source: Modified from HASSELL diagrams (March 2021))



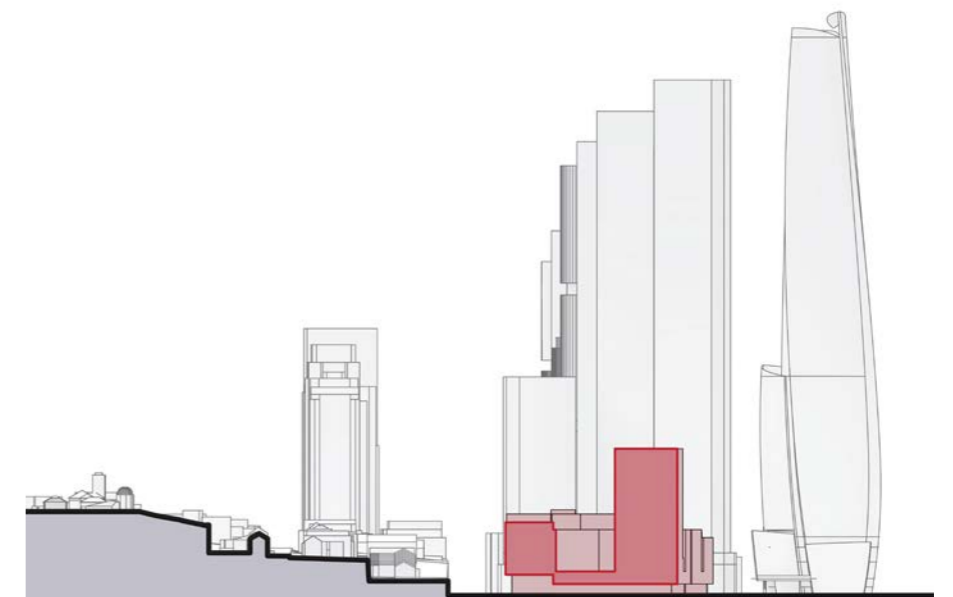
**Figure E** Elevation Looking East - MOD 9, Approved Concept Plan shown as a blue dotted line (Source: Modified from HASSELL diagrams (March 2021))

**LEGEND**

- MOD 11 approved building envelope
- MOD 9 proposed building envelope



**Figure D** Sectional Elevation Looking South - Approved Concept Plan (Source: Modified from HASSELL diagrams (March 2021))



**Figure F** Sectional Elevation Looking South - MOD 9 (Source: Modified from HASSELL diagrams (March 2021))



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

# 1.0 Introduction

## Acknowledgment of Country

We would like to acknowledge the Gadigal people who are the Traditional Custodians of this land. We would also like to pay respect to the Elders both past and present of the Eora Nation and extend that respect to all Aboriginal people.

## Introduction

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

This application assesses the Proposed Concept Plan 06-0162 Modification 9 (MOD 9) against the Approved Concept Plan.

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

Infrastructure NSW (INSW) seeks approval under the former Section 75W of the EP&A Act to modify the Barangaroo Concept Plan in relation to Central Barangaroo and the Barangaroo Reserve. Director General's Requirements (DGRs) for MOD 9 were issued to the former Barangaroo Delivery Authority (BDA) on 15 April 2014. As such, MOD 9 remains a transitional S75W project under the EP&A Act as the request to modify was made and environmental assessment requirements were issued, prior to 1 March 2018.

This VVIA has been prepared by AECOM Australia Pty Ltd (AECOM) to satisfy the DGR's based on the Central Barangaroo Urban Design Report prepared by HASSELL and other technical reports and information referenced - refer to [Section 9.0](#). This VVIA describes the site, its environs, the proposed modifications and assesses the visual impact of the proposed modification compared with that of the Approved Concept Plan. Given the early stage of design, the VVIA assesses MOD 9 at the level of development envelopes. The buildings within Barangaroo South (Block Y and Block 4) have also been illustrated as development envelopes. This VVIA should be read in conjunction with the supporting documentation and plans.

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

## 1.1 The Applicant

The applicant is INSW.

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

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

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

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

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

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

## 1.2 Proposed Modification

To allow for development within the Central Barangaroo precinct and below Barangaroo Reserve, Modification 9 to the Barangaroo Concept Plan (MP06\_0162 MOD 9) proposes:

- An increase in total permissible GFA from 602,354 sqm to 708,041sqm, with the following within Central Barangaroo and Barangaroo Reserve:
  - up to 116,189sqm of above ground GFA within Blocks 5, 6 and 7;
  - up to 28,166sqm of below ground GFA within Blocks 5, 6 and 7;
  - a minimum of 2,800sqm of Community uses GFA within Blocks 5, 6 and 7; and
  - a minimum of 6,000sqm and up to 18,000sqm of Community uses GFA within the RE1 Zone of Barangaroo Reserve, to allow for future community / cultural facilities located in the Cutaway.
- An increase in the overall provision of new public open space / public domain, including three new publicly accessible spaces within the development blocks and a new pedestrian bridge over Hickson Road.
- Modifications to Barangaroo's movement network to redirect and reduce the impact of vehicular traffic and significantly improve pedestrian movement, safety, and amenity, including the removal of vehicular traffic from Block 5 and 6 and the extension of Central Barangaroo's Harbour Park.
- Modifications to the Central Barangaroo building envelope that allow for greater variation in building heights across Blocks 5, 6 and 7 to enable building form, massing and modulation that is responsive to context and adjusts the development boundary for Block 5.
- Introduction of Design Guidelines for Central Barangaroo.
- Consequential amendments to the State Significant Precincts SEPP.
- Revisions to the Barangaroo Concept Plan Statement of Commitments.

### 1.3 Structure of this Report.

This VVIA is structured as follows:

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

### 1.4 Director General’s Assessment Requirements (DGRs)

Table 1 outlines the Director-General’s Requirements (DGRs) as pertinent to this VVIA.

The DGRs were issued on 15 April 2014 for Project Application MP 06-0162 MOD 9. In relation to the subject modification, these DGRs remain relevant and have been used to guide the format and requirements of this report.

Table 1 Director Generals Requirements

Requirement	Where Addressed
<b>Visual assessment methodology</b>	
<ul style="list-style-type: none"> <li>• The consultant’s methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.</li> </ul>	s.5.0
<ul style="list-style-type: none"> <li>• As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.</li> </ul>	s. 2.0, s.3.0, s.4.0 and s.5.0
<ul style="list-style-type: none"> <li>• Visual catchment should be defined and explained.</li> </ul>	s.2.2
<ul style="list-style-type: none"> <li>• An assessment matrix should be produced including number of observers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.</li> </ul>	s.6.0
<b>Visual catchment</b>	
<ul style="list-style-type: none"> <li>• Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to Hickson Road, Kent Street, Shelley Street, Lime Street, Gas Lane, High Street, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Observatory, Sydney Observatory Hill Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballarat Park Darling Island and Jones Bay Wharf Pyrmont.</li> </ul>	s.2.2 and s.5.0
<ul style="list-style-type: none"> <li>• Categories of views (e.g. from the water, from public open space, from key streets, from main buildings and from key heritage items) should be defined.</li> </ul>	s.2.2
<ul style="list-style-type: none"> <li>• Photos are required for representative view categories, plotted on a map.</li> </ul>	s.2.2

Requirement	Where Addressed
<b>Visual material</b>	
<ul style="list-style-type: none"> <li>Reference to be made to site analysis.</li> </ul>	s.2.1 and s.3.0
<ul style="list-style-type: none"> <li>Provide key plan indicating where Observer Locations are located and narrative explaining why these have been selected.</li> </ul>	s.5.1 and s.6.0
<ul style="list-style-type: none"> <li>The modified and approved built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.</li> </ul>	s.2.2 - Figure 2 and s.4.2 and s.5.0
<ul style="list-style-type: none"> <li>The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.</li> </ul>	s.2.3 and s.4.2
<ul style="list-style-type: none"> <li>Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.</li> </ul>	s.2.3 and s.4.2
<ul style="list-style-type: none"> <li>A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.</li> </ul>	s.6.0
<ul style="list-style-type: none"> <li>Assessment must benchmark against the existing situation and currently approved plans.</li> </ul>	s.2.3, s.4.0 and s.6.0
<ul style="list-style-type: none"> <li>Photomontages to be provided for key Observer Locations from all directions, and from several positions within the visual catchment.</li> </ul>	s.6.0
<ul style="list-style-type: none"> <li>As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.</li> </ul>	s.4.0 and s.6.0
<ul style="list-style-type: none"> <li>A comparison of a, 'approved' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating, as well as a comparison analysis with the Approved Concept Plan.</li> </ul>	s.5.0



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

# 2.0 Existing Environment

## 2.1 Site Analysis

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

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

### 2.1.1 Millers Point Precinct

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

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

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

Davies (2006) states that the character of Millers Point ... *'is almost defined on a street by street basis, but the most striking element is the homogeneity of the whole' ... and that 'Another important characteristic of the area is the network of lanes, pedestrian ways, stairs and small public spaces' ... with 'stairs, retaining walls and palisade fences (comprising an) important characteristic of the area'.* Refer Section 3.1.1

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

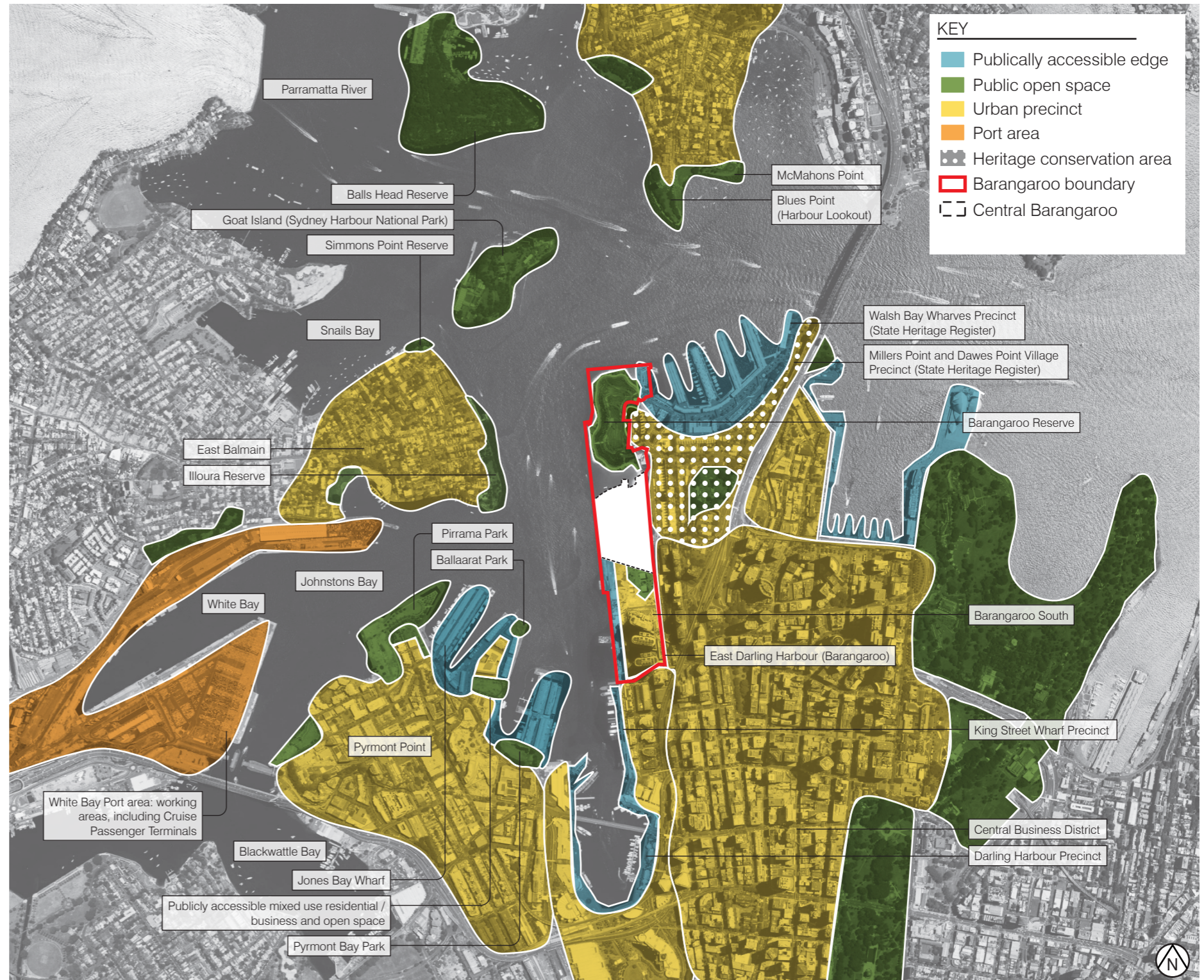


Figure 1 Site context of Central Barangaroo (Source: AECOM modified Google Map)

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

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

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

### 2.1.2 Sydney CBD

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

### 2.1.3 Barangaroo South Precinct

Located north of King Street Wharf, the southern half of the Barangaroo South Precinct is recently completed, comprising the three commercial International Towers Sydney, and medium-rise residential apartments fronting onto the waterside Wulugul Walk pedestrian promenade. Approval has been obtained for the remaining three blocks within the precinct comprising further tall towers, culminating with the Block Y and Hotel Resort at 271.3m high (75 floors), and for which construction is now close to completion. The ground floors of Barangaroo South consist of commercial and retail uses, including waterfront dining.

### 2.1.4 King Street Wharf Precinct

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

### 2.1.5 Darling Harbour Precinct

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

### 2.1.6 Pyrmont Point Precinct

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

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

### 2.1.7 White Bay Precinct

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

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

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

### 2.1.8 Balmain Precinct

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

### 2.1.9 Goat Island

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

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

### 2.1.10 Balls Head Reserve

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

### 2.1.11 Blues Point Reserve

Blues Point Reserve is located north, north-east of Barangaroo, is described by North Sydney Council as one of its most popular parks, and therefore within the context of the MOD 9 Proposed Concept Design comprises a sensitive visual receptor location. The reserve features spectacular views of the city, the Harbour, the Sydney Opera House and the Harbour Bridge, attracting tourists as well as locals. The Reserve looks primarily south to the Millers Point headland and Barangaroo Reserve.



### 2.1.12 Barangaroo Reserve

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

## 2.2 Visual Catchment

Figure 2 provides a potential visual catchment for Central Barangaroo.

### 2.2.1 Boundary Rationale

The rationale for the visual catchment boundary is provided below (in accordance with DGR's):

- East: The eastern boundary describes a line that infers views from high-rise development within the CBD that has the potential to overlook Central Barangaroo. The line is relatively close to the site as it can be anticipated that the high-rise development within the visual catchment will quickly preclude views from tall buildings further to the east.
- South: The King Street Wharf and Darling Harbour precincts currently have limited views to Central Barangaroo, which are significantly diminished due to the existing International Towers Sydney development within Barangaroo South and the Approved Concept Plan additions of Block Y (Crown Tower), Block 4 and residential Block R5.
- West: The views from the west incorporate Pyrmont Point, White Bay and Balmain East, as follows:
  - Pyrmont Point: Substantial views are available from the eastern waterfront edge of Pirrama Park, Ballaarat Park and Jones Bay Wharf in particular, which provide panoramic harbour views that incorporate Central Barangaroo in substantial detail. Additionally, it can be expected that a significant component of the high-rise residential development on the western point of Pyrmont will have views to Central Barangaroo, although with substantially less visual detail available than the aforementioned waterfront development due to increased viewing distance.

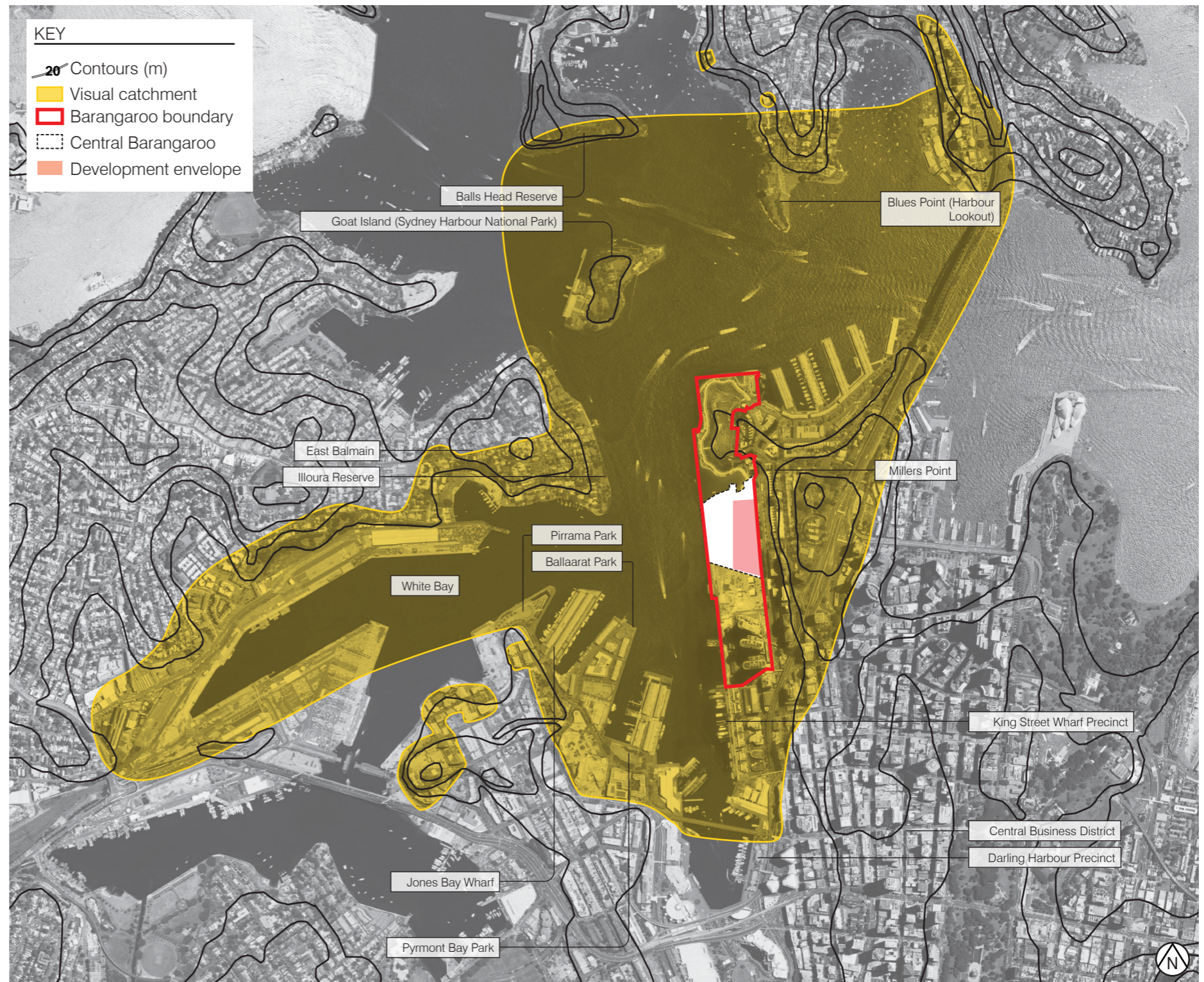


Figure 2 Visual Catchment Map (Source: AECOM modified Google Map)

- White Bay: The north-eastern point of this precinct (refer Figure 2) contains the Sydney Harbour Boat Storage facility and is not accessible to the general public. Views from the adjacent White Bay Passenger Cruise Terminal to the east, which also hosts private functions, are obstructed by this facility. The areas further west may also have views to the site, but the visual detail available from these locations will diminish with viewing distance. Views from the southern portion of this precinct will be limited by the location of Pirrama Park (refer Figure 2), which will preclude views to the southern portion of Central Barangaroo.
- East Balmain: Central Barangaroo comprises a visually prominent element of the panoramic view available from this location, across Pyrmont, Darling Harbour to Millers Point and the CBD. The approximate viewing distance of 500m allows for a significant level of visual detail.
- All of these views take-in the long edge of the development.
- North: Goat Island, Balls Head, Blues Point and Milsons Point all provide substantial harbour views that incorporate the Millers Point headland and Barangaroo Reserve. As described above, these locations will have partially obscured views to the Central Barangaroo development, other than for the upper floors of the Block 5 residential tower.

**2.2.2 View Categories**

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

- A. Key heritage items (refer Figure 4): The key heritage items relevant to views associated with Central Barangaroo comprise the Millers Point Conservation Area. With regard to:
  - Views from Millers Point Conservation Area: Key views are from residential development, Lance Kindergarten and Children’s Centre and public domain areas adjoining and nearby to the western edge of the conservation area, including the Agar Steps. A view across Central Barangaroo but with limited visibility of the ground plane is available from Observatory Park on the high point of the Millers Point headland. Views from these locations are discussed in detail in Section 3 of this report. The kindergarten and much of this residential development are separately listed on the State Heritage Register. These locations provide framed and panoramic views across Central Barangaroo to Darling Harbour, fringing peninsula suburbs and White Bay, and beyond to Western Sydney.
  - Views to Millers Point Conservation Area: Key views to the conservation area are obtained from the west across Darling Harbour, comprising Pyrmont Point, White Bay and East Balmain as described previously. Views from these locations are discussed in detail in Section 3 of this report.

- B. Public open space (refer Figure 5 and Figure 6): Key views to the Central Barangaroo site are available from public open space to the west as described previously for Pyrmont Point and East Balmain, and from Munn Street Park above Hickson Road. Views are also available from Barangaroo Reserve within Barangaroo itself. Views from these locations are discussed in detail in Section 3 of this report.
- C. Key streets (refer Figure 7): Key streets from which views are available to Central Barangaroo comprise High Street, Munn Street and Hickson Road within the Millers Point Conservation Area.
- D. Darling Harbour (refer Figure 8): Detailed views of Central Barangaroo are available from watercraft on Darling Harbour. For the purposes of this report, the views from Pyrmont Point eastern waterfront and Illoura Reserve in East Balmain are considered representative of views from the Harbour.
- E. High-rise residential development - Kent Street (refer Figure 9): The north-western edge of the CBD and the western area of Pyrmont Point comprise the key high-rise development locations from which significant views across Central Barangaroo are available.
- F. High-rise residential and hotel development - Barangaroo South (refer Figure 10): The northern development of Barangaroo South comprises key high-rise development locations from which significant views across Central Barangaroo are also available. In particular, views from the Crown Sydney Hotel Resort.

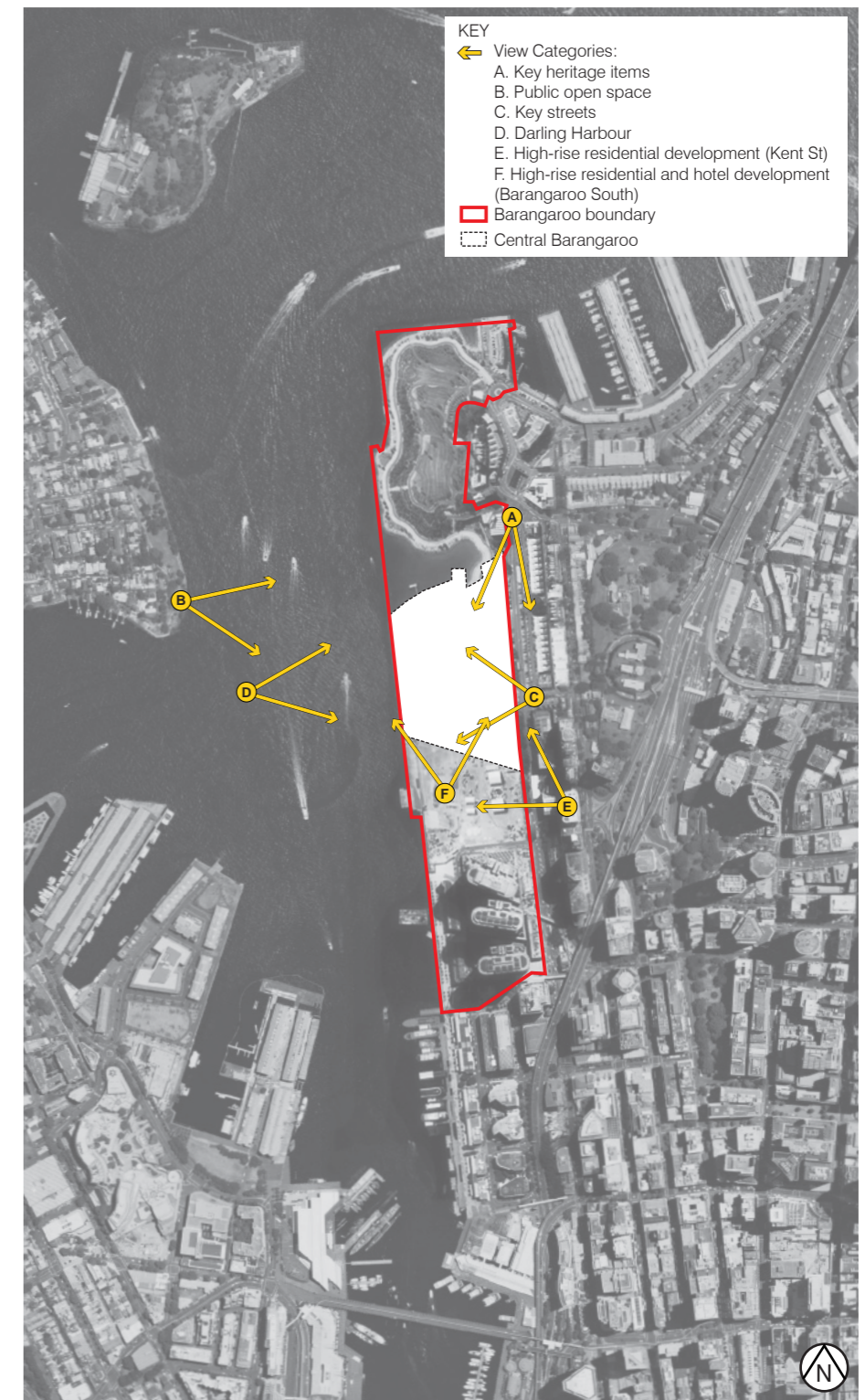


Figure 3 View Categories (Source: AECOM modified Google Map)



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



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



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



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



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



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



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

## 2.3 Modification Background Information

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

### Instrument of Approval

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

C1 Future Building/s on Block 5

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

a) demonstrate that views will be retained:

i. from Millers Point and Observatory Hill to the western part of Sydney Harbour; ...

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

### Modification 10 (MOD 10)

Environmental assessment requirements were initially issued in June 2006 (MP06\_0162) and the original Concept Plan for the redevelopment of Barangaroo approved in February 2007 by the Minister for Planning.

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

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

- A mixed use development involving a maximum of 602,354sqm gross floor area (GFA), comprised of:
  - a maximum of 191,031 sqm of residential GFA of which a maximum of 162,031 sqm will be in Barangaroo South;
  - a maximum of 76,000 sqm of GFA for tourist uses of which a maximum of 59,000 sqm will be in Barangaroo South;
  - a maximum of 34,000sqm of GFA for retail uses of which a maximum of 30,000 sqm will be in Barangaroo South;
  - a maximum of 5,000 sqm of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
  - a minimum of 12,000sqm GFA for community uses.
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate

recreational functions and including an approximate 2.2km public foreshore promenade.

- Built form design principles, maximum building heights and GFA for each development block within the mixed use zone.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Alteration of the existing seawalls and creation of a partial new shoreline to the Harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.
- No approval is granted or implied for the future use of a heliport and/or a helipad.

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

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

### Modification 11 (MOD 11)

Modification 11 is the latest modification and includes changes including all modifications up to modification 8, as well as modification 10. Mod 11 to Barangaroo Concept Plan (MP06\_0162 Approved Concept Plan) was lodged with the NSW Department of Planning, Industry and Environment on 17 July 2020 and approved on 22 October 2020.

Approved Concept Plan relates to localised vehicular access and staging of works for Barton Street and Hickson Park, and makes no changes to GFA or maximum building heights. Therefore assessment in this report will be carried out against the MOD 10 building envelope (refer Figure 11, Figure 12 and Figure 13).

Approved Concept Plan seeks to:

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



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

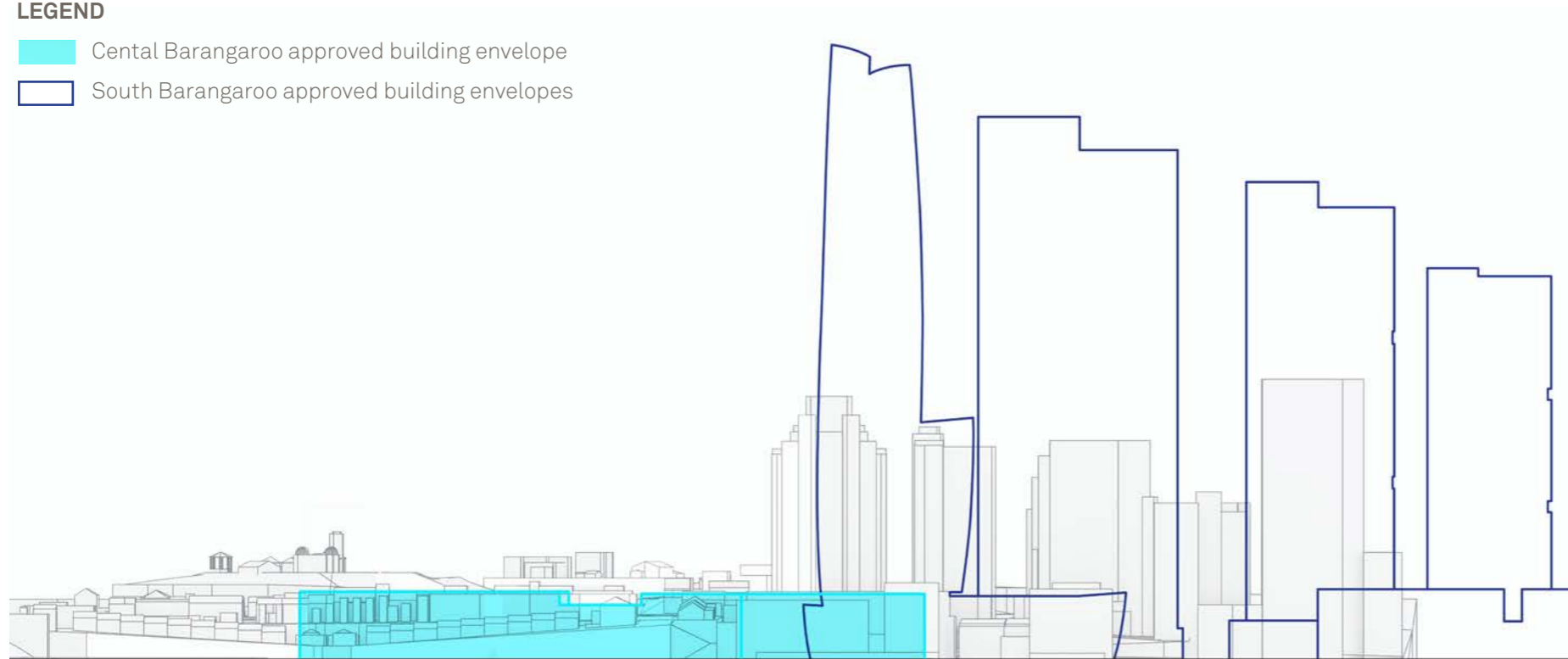
- Conditions B3(5), B12, C3C and C8 that relate to Barton Street; and
- Conditions B3(1)(a) and B12 and Appendix 1 that relate to delivery of Hickson Park.



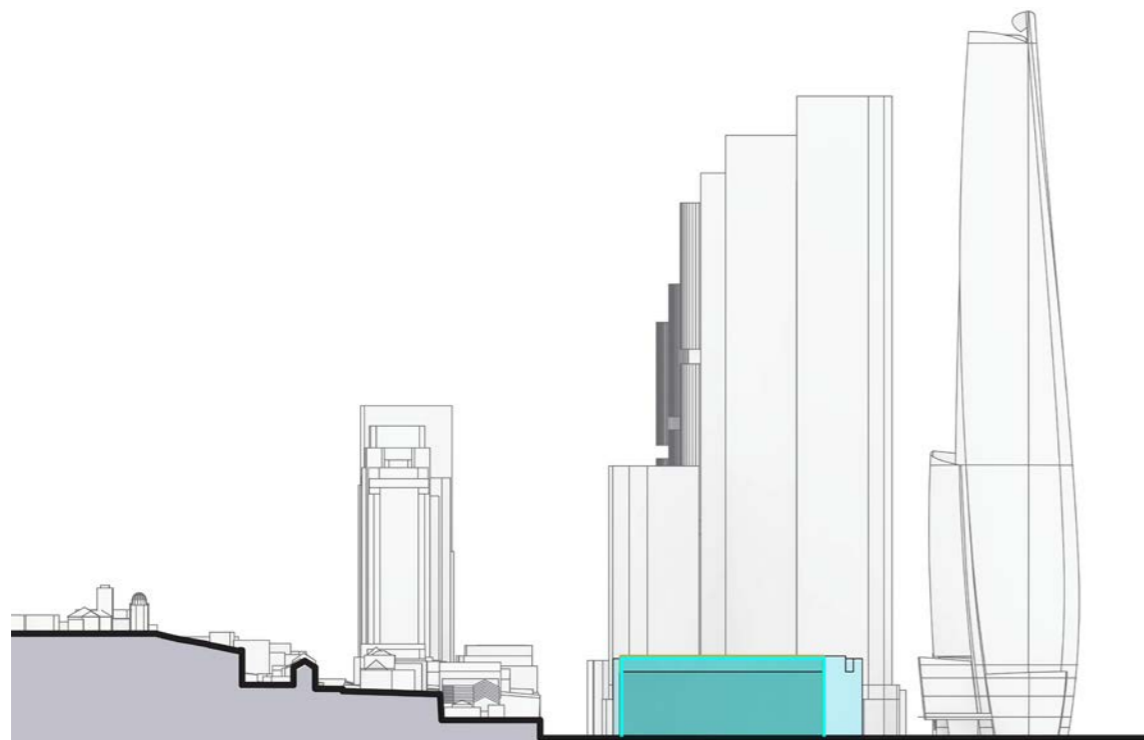
Figure 11 Approved Concept Plan (Source: HASSELL 2018)

**LEGEND**

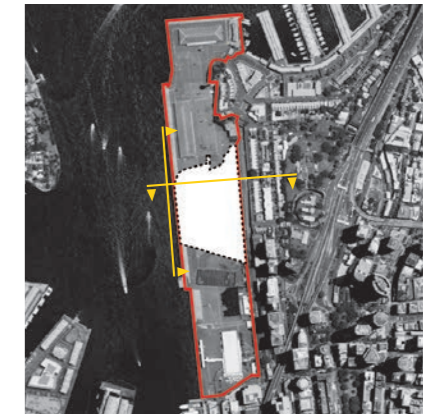
-  Cental Barangaroo approved building envelope
-  South Barangaroo approved building envelopes



**Figure 12** Elevation Looking East - Approved Concept Plan (Source: Modified from HASSELL diagrams (March 2021))



**Figure 13** Sectional Elevation Looking South - Approved Concept Plan (Source: Modified from HASSELL diagrams (March 2021))



**Figure 14** Location of sectional elevations (Refer to Figure 12 and Figure 13)



View from Lime Street looking south towards Central Barangaroo

# 3.0 Background Review

## 3.1 Document Review

### 3.1.1 East Darling Harbour Concept Plan Heritage Impact Assessment (2006)

The 2006 East Darling Harbour Concept Plan Heritage Impact Assessment by City Plan Heritage was undertaken as part of the environmental assessment for the East Darling Harbour (now Barangaroo) Concept Plan. The report assessed the impact of the proposed development envelopes on views to and from the Millers Point Conservation Area, noting that the ability to appreciate the Conservation Area and its relationship to the Harbour was considered important for the conservation of the area's significance. It also noted that Millers Point had historically been subject to ongoing change in views and access to views as the area's uses have evolved and developed.

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

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

Further concluding recommendations of the report were:

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

The report identified important views from the Millers Point Conservation Area as follows (refer Figure 15):

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

The report also identified key views towards the Millers Point Conservation Area, as follows (refer Figure 16):

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

The report concluded with regard to the development envelopes provided for as part of the East Darling Harbour Concept Plan, that:

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

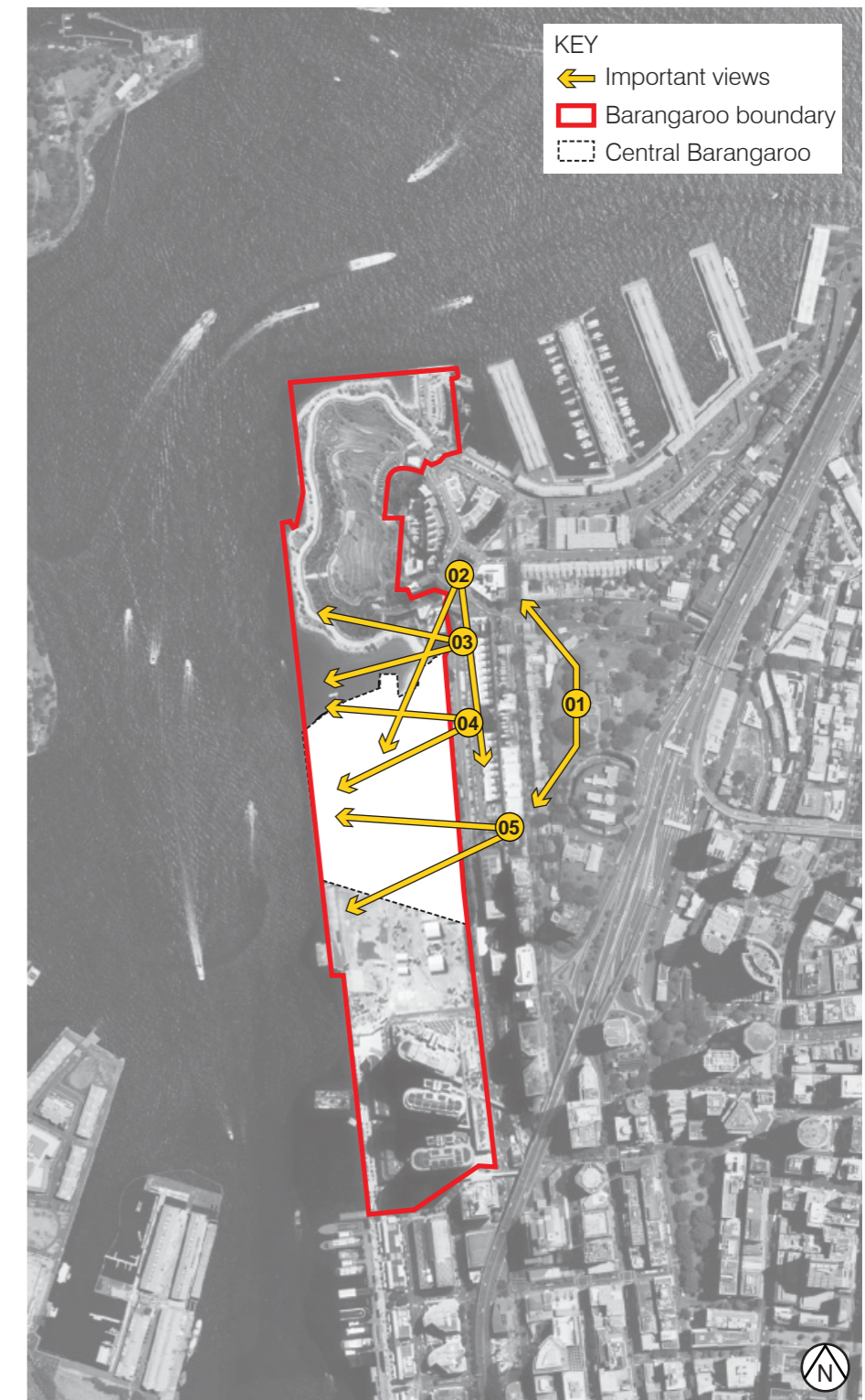


Figure 15 Important views from Millers Point (Source: AECOM Modified Google Map)

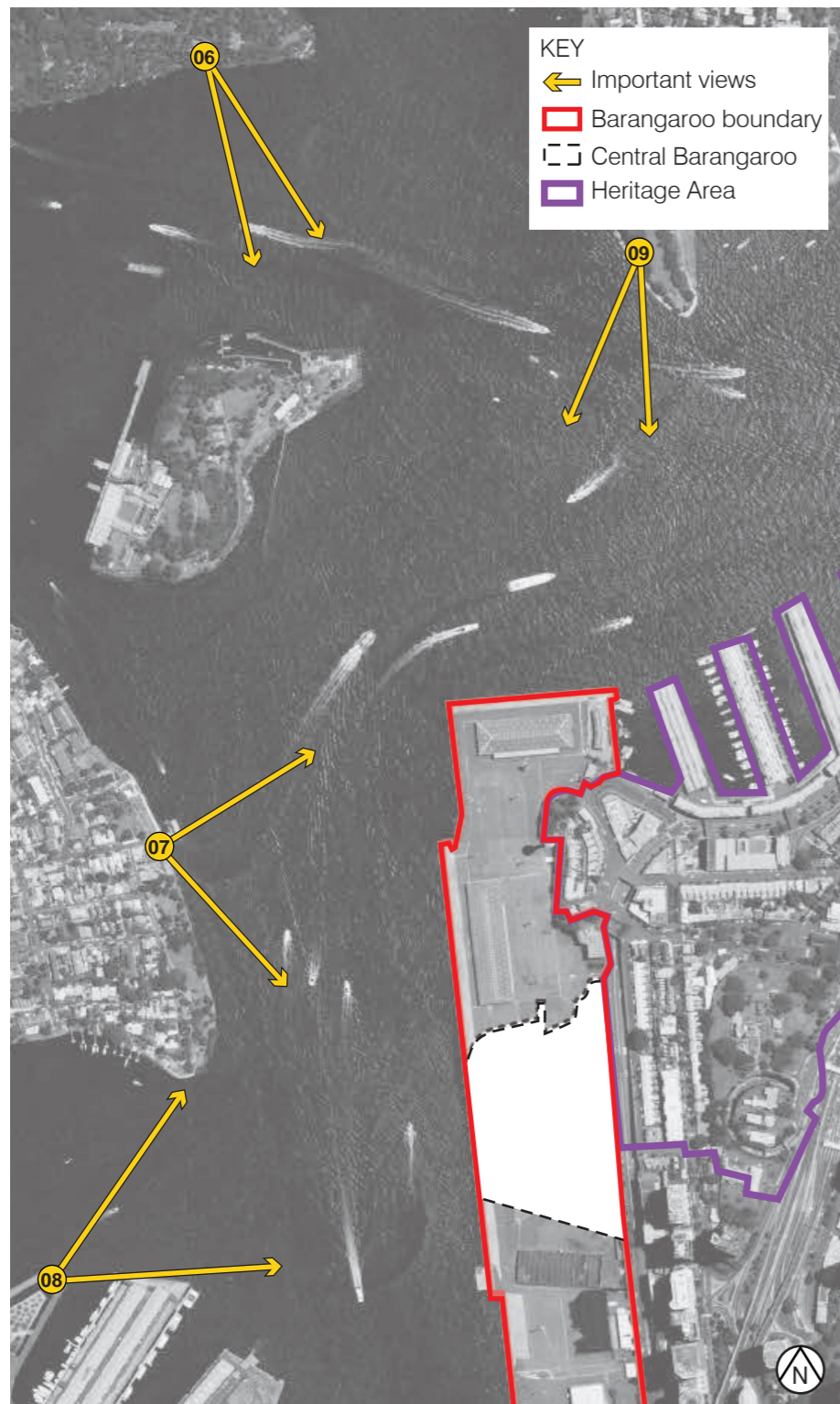


Figure 16 Important Views to Millers Point (Source: AECOM)

### 3.1.2 Millers Point & Walsh Bay Heritage Review (2006)

This report was commissioned by the City of Sydney to consider whether a rationalisation of the Council’s planning controls for Millers Point should take place, replacing existing Special Area and Heritage Streetscapes with a new conservation listing under City Plan Heritage (2006). The report recommended the creation of a Heritage Conservation Area, of which an objective was:

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

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

16. Retain the mapped major viewscapes from the precinct to the harbour, the Sydney Harbour Bridge and headlands beyond (refer Figure 17).

- The broad viewscape from Observatory Hill to the west over Kent Street to the Harbour and the foreshore beyond
- Slot views between buildings, along streets, down stairways and lane ways that provide a range of views to lower streets, to buildings and in some locations to water

17. Development within the viewshed of Observatory Hill park area should not interrupt or remove views to the Harbour when looking ... west across Darling Harbour to Pyrmont, Balmain and White Bay (while development is proposed along the waterfront, views to parts of the water and headlands beyond should be retained)

18. Identified and mapped significant views within the area should be retained in future development or public realm developments.

The following significant views and vistas referred to in the recommendations that are of particular relevance to this assessment comprise (refer Figure 17):

- A. The view from High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance
- D. The extensive view from Observatory Hill Park that extends from the Harbour Bridge to Darling Harbour
- 13. View from Munn Street overbridge looking south
- 20. View from the Agar Steps and High Street west to the Harbour and headlands beyond.

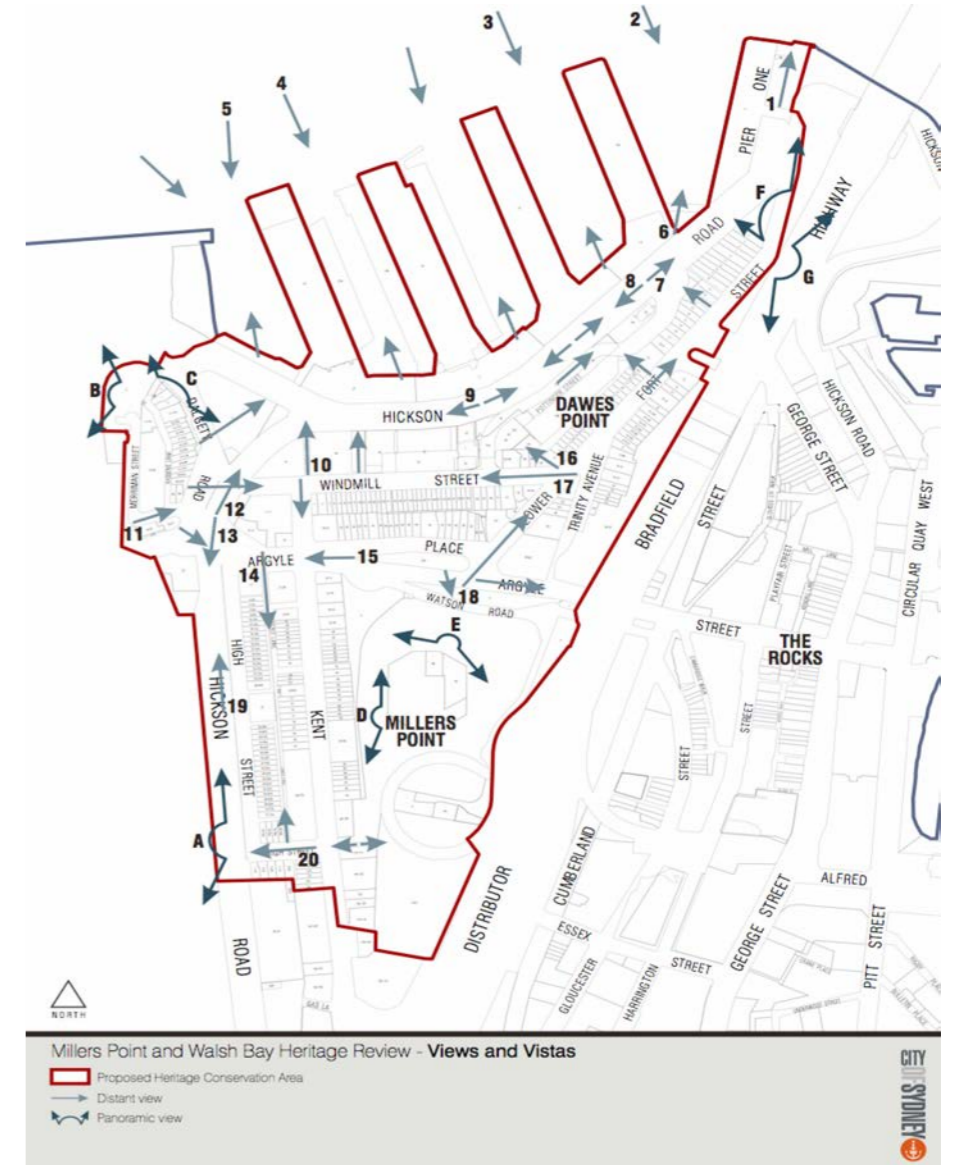


Figure 17 Map of key views and vistas identified within the Millers Point & Walsh Bay Heritage Review. (Source: Millers Point & Walsh Bay Heritage Review 2006)



### 3.1.3 Harbour Village North Public Domain Study (2011)

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

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

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

Refer to **Figure 18** for important views identified within the study.

The report also:

- Identifies the view from Kent Street looking through Gas Lane to the Harbour, and lists it as a ‘key street’ and priority upgrade area.
- Identifies Observatory Park Hill as a priority project, including an aim to “consolidate open space to extend the ‘Green Mantle’” of the Park. The visual prominence of Observatory Hill Park when viewed from harbour side locations to the north and west, was identified in the East Darling Harbour Concept Plan Heritage Impact Assessment in 2006 as an important visual characteristic of the Millers Point Conservation Area.

### 3.1.4 Master Plan Framework (2015)

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

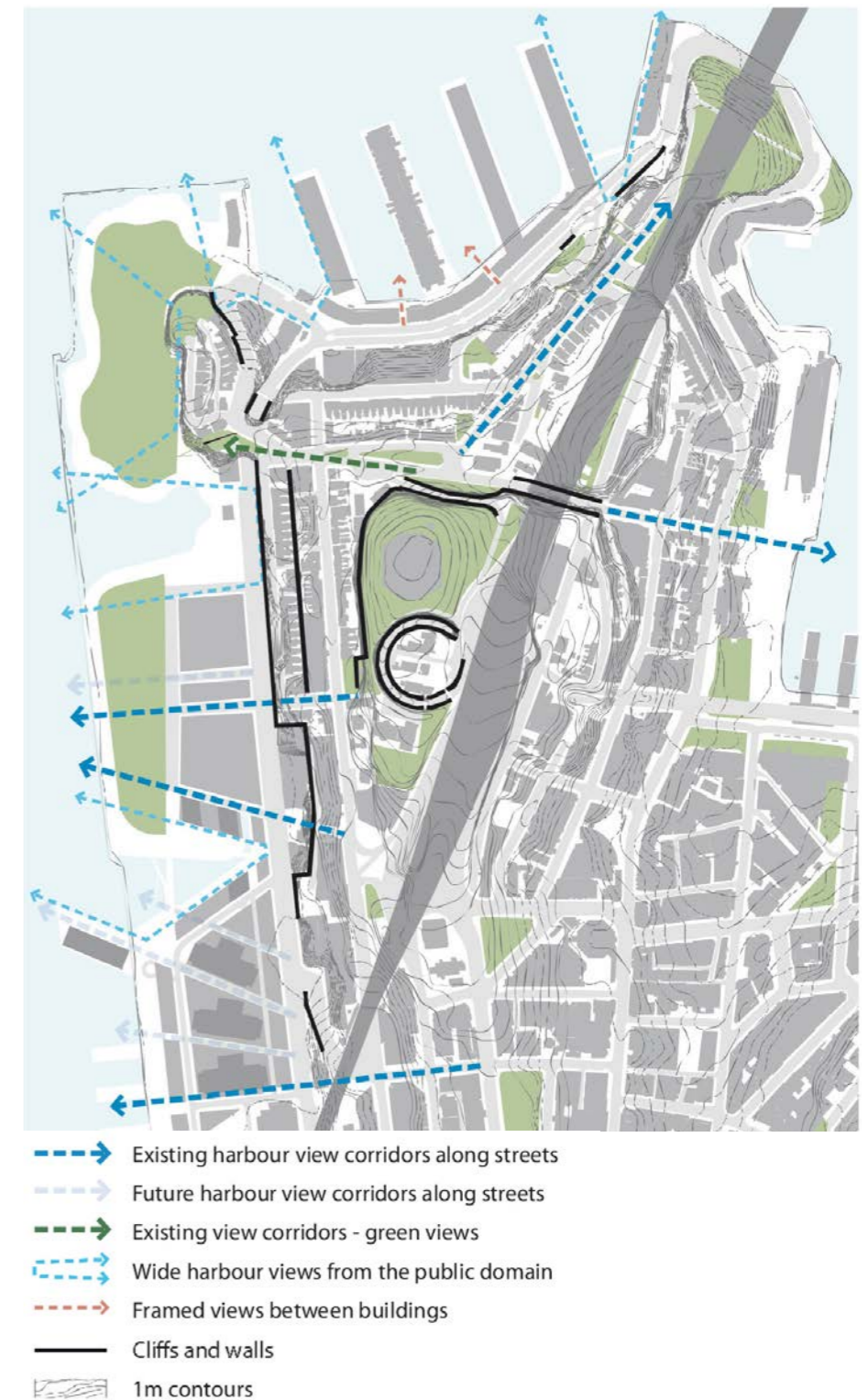
A Master Plan Framework (2015) was prepared. The framework sought to provide a clear and comprehensive vision for Central Barangaroo, intended to guide ongoing planning and provide design direction for the public domain and development initiatives on the site. The document addressed street hierarchy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

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

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

Key elements of the design relevant to this assessment comprised:

- Sydney (now Barangaroo) Steps - created a new access and improved visual connection from Millers Point to the Harbour.
- Views - the development maintained approved height limits and building footprints within the site, conserving views from Observatory Hill, and making provision for views through east-west running streets and laneways to the Harbour.



**Figure 18** Map of important views identified in Guiding Direction 4 - ‘Celebrate landform and harbour views’. (Source: Harbour Village North Public Domain Study 2011)

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

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

### 3.1.6 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan aims to ensure the Sydney Harbour catchment, foreshores, waterways and islands are recognised, protected, enhanced and maintained as a natural asset and as a public asset of national and heritage significance. Within the plan, Clauses 25 and 26 relate to the scenic quality and protection of views of the foreshore and waterways.

#### 25 Foreshore and waterways scenic quality

This clause considers the maintenance, protection and enhancement of the scenic quality of foreshores and waterways. Consideration of:

- 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;
- development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries; and
- the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.

#### 26 Maintenance, protection and enhancement of views

This clause considers the maintenance, protection and enhancement of views as follows:

- development should maintain, protect and enhance views (including night views) to and from Sydney Harbour;
- development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items; and
- the cumulative impact of development on views should be minimised.

This planning document is intrinsic to the methodology for this assessment, however, a discussion of the assessment outcome in regards to these clauses has been included in [Section 7.2.4](#).

### 3.1.7 Summary of Sky View Loss Assessment

The Sky View Loss Assessment for Barangaroo Concept Plan (06\_0162) Modification 9 prepared by AECOM (dated 15 July 2021) was prepared in anticipation of addressing the additional development height of the MOD 9 Central Barangaroo development to satisfy the concerns raised by Sydney Observatory and the Modification 6 (MOD 6) Director General's Requirements.

Previously, the Sydney Observatory requested clear view corridors within the night sky to continue their viewing of specific celestial objects of interest. Although the Central Barangaroo development envelope sits within the required clear corridors, the MOD 9 building envelopes are lower than the practical viewing angle from the Sydney Observatory, and therefore no new practical sky view loss occurs from the additional heights of the MOD 9 building envelope.

Lighting impacts were also discussed in the report. Due to the relatively low building envelope heights and the highly illuminated environment, there was expected to be very limited additional light spill. Light spill mitigation measures are also expected to be incorporated in line with current standards.

### 3.1.8 Summary of Key Views

Drawing from the above documents, key views relevant to Central Barangaroo are summarised below (refer [Figure 19](#) and [Table 2](#)):

- 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.

[Figure 19](#) collates and illustrates key views which have been identified in [Table 2](#) from the above referenced background documentation. Views have been prioritised within the context of this assessment, particularly with regard to the issues of view sharing and conserving views west to the Harbour and the horizon line.

With regard to views from the north from Blues Point and Balls Head as identified within the East Darling Harbour Concept Plan Heritage Impact Assessment (refer [Figure 16](#)), these locations are considered to constitute key viewing locations with regard to Central Barangaroo for the following reasons:

- The view from Blues Point (view 12 [Figure 19](#)) is approximately 1.1 km distant from Central Barangaroo, with the Central Barangaroo site not currently visible behind Barangaroo Reserve. However, much of MOD 9 will protrude above this level.
- The view from Balls Head (view 11 [Figure 19](#)) is approximately 1.5 km distant from Central Barangaroo, resulting in detailed views of the site being difficult to obtain. However, much of MOD 9 will be visible from this location.

With regard to the identified key views from the west:

- The view from the Illoura Reserve (view 10 [Figure 19](#)) is representative of views from the East Balmain area, and at a viewing distance of approximately 500m to the proposed built form of Central Barangaroo, provides a moderate level of detail for the site, and is representative of views from the water.
- The view from the Pirrama Park (Pyrmont Point) (view 09 [Figure 19](#)) is representative of views from nearby recreational facilities at Jones Bay Wharf and Ballaarat Park (Darling Island). At a viewing distance of approximately 750m to the proposed built form, this location also provides a significant level of detail for the site, and is representative of views from the water.

Table 2 Key Views to and from Millers Point Conservation Area

No.	Location	Reference			
City of Sydney, 2011. Harbour Village North Public Domain Study Davies, 2006. Millers Point & Walsh Bay Heritage Review City Plan Heritage, 2006. East Darling Harbour Concept Plan Heritage Impact Assessment					
<b>Views from Millers Point Conservation Area</b>	01	Panorama from Observatory Hill to the west	X	X	
	02	View from Agar Steps and High Street to the west	X	X	X
	03	Panorama from the western edge of High Street west over Darling Harbour to Balmain, Pyrmont and White Bay in the distance		X	
	04	Panorama from the northern end of High Street			X
	05	View west from the low point of High Street	X		
	06	View west from the northern end of High Street. Note: This view is contained within view 04	X		
	07	View south along Hickson Road from Munn Street	X	X	
	08	View from Gas Lane to White Bay and East Balmain			X
<b>Views to Millers Point Conservation Area</b>	09	View from Pirrama Park to Millers Point Conservation area	X		
	10	View from Balmain East -Illoura Reserve to Millers Point Conservation area	X		
	11	View from Balls Head Reserve to Millers Point Conservation area			
	12	View from Blues Point to Millers Point Conservation area			
	13	View from Barangaroo South to Sydney Harbour Bridge and the Opera House			

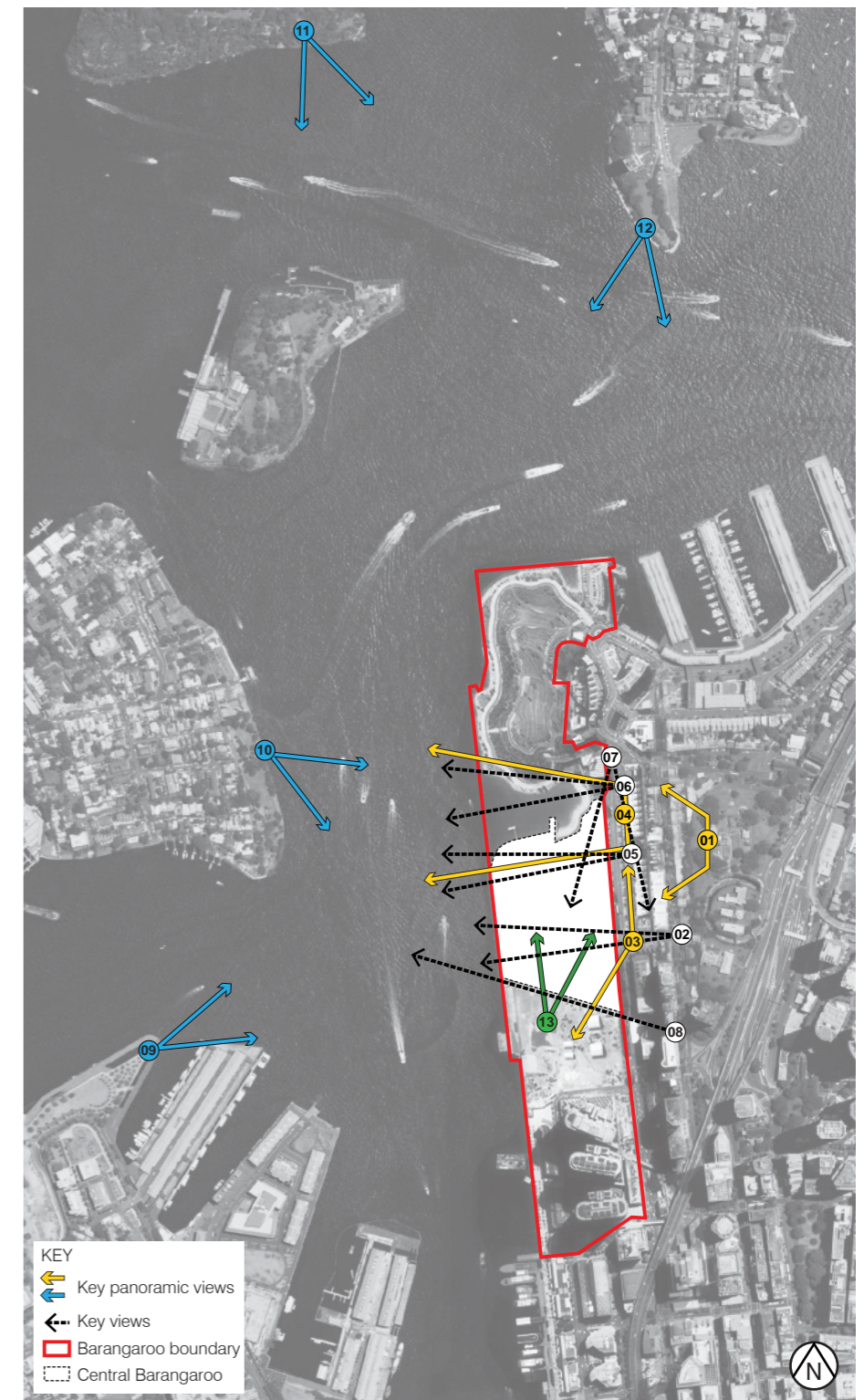


Figure 19 Key views to and from Millers Point Conservation Area. (Source: AECOM modified Google Map)



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

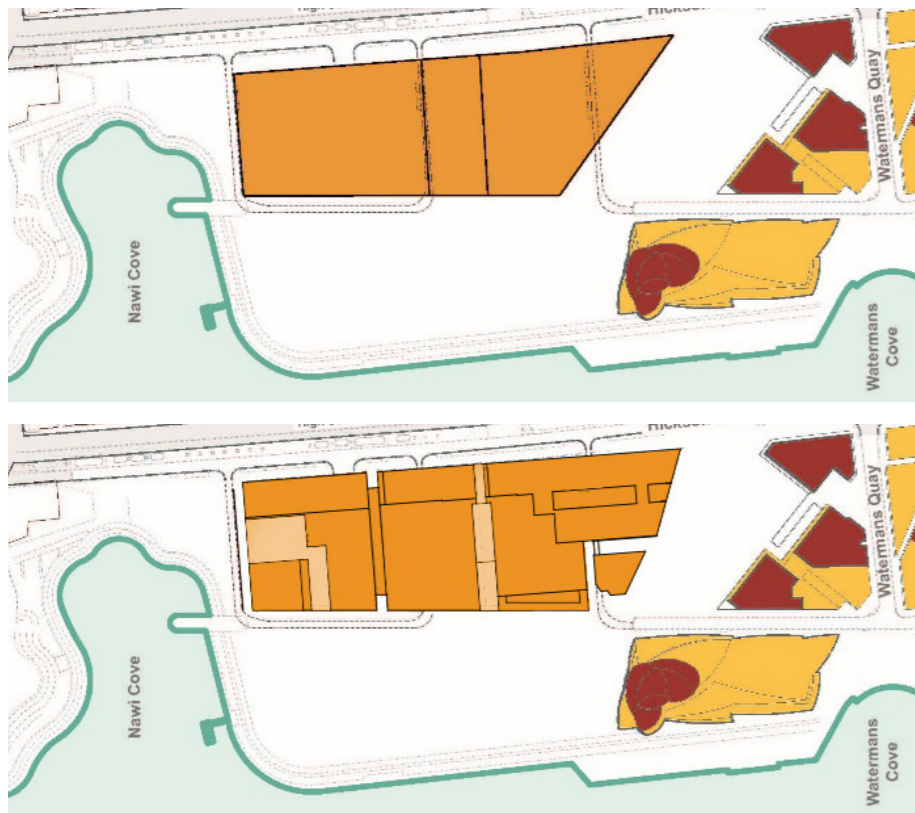
# 4.0 Project Description

As Barangaroo's keystone project, Central Barangaroo will complete the sweep of city and foreshore experiences along the western waterfront of Sydney's CBD. The foreshore precinct will draw together and integrate foreshore public spaces with city living, workplaces, community and cultural uses, and a shopping and dining precinct, all connected to Sydney's new metro network.

As a key part of Sydney Metro's city shaping network, Barangaroo Station will improve access for visitors, providing an arrival point within Sydney's CBD and on the Harbour foreshore.

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

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



**Figure 20** Plan view comparing the Approved Concept Plan footprint (above) and MOD 9 footprint (below) for Central Barangaroo (Source: AECOM modified from HASSELL diagrams (November 2018 and November 2020, respectively))

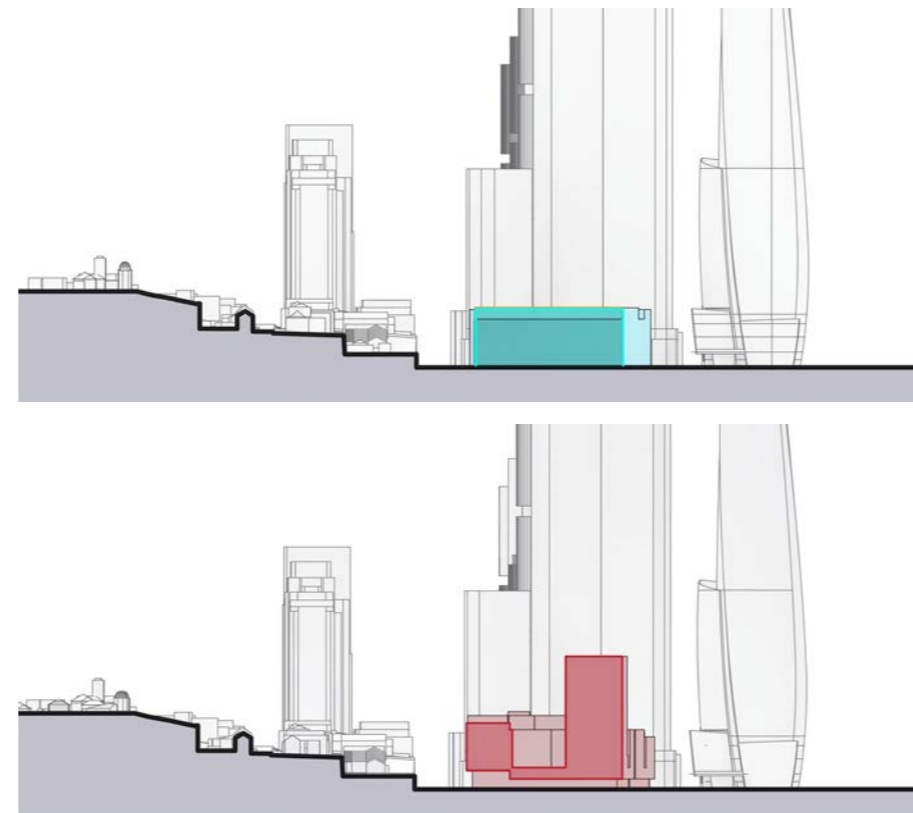
## 4.1 Master Planning for Central Barangaroo

The Barangaroo Act 2009 was established on 30 March 2009 to specify the former BDAs functions, use and management of Barangaroo. INSW was established in July 2011 to assist the NSW Government in identifying and prioritising the delivery of critical public infrastructure for NSW. As of 1 July 2019, INSW is the State Government agency responsible for the development of Barangaroo and management of its public spaces.

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

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

To inform the master planning framework, several early rounds of public consultation were undertaken in 2013. The consultation comprised a



**Figure 21** Elevation of the Approved Concept Plan (above) and MOD 9 (below) for Central Barangaroo (Source: HASSELL March 2021)

public workshop, followed by a four week, interactive, on-line conversation, in addition to direct engagement with key stakeholders.

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

SOM's draft Master Plan Framework for Central Barangaroo informed the MOD 9 DGRs request in 2014.

### Sydney Metro – Barangaroo Station

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

Following this announcement, SOM undertook a detailed review of the draft Master Plan Framework to best integrate the new metro transport interchange and ensure the benefits of the proposed Barangaroo Station could be incorporated into the Barangaroo precinct and adjacent neighbourhoods.

Barangaroo Station is currently being constructed beneath Hickson Road. When operational in 2024, the station will be one of four key underground CBD stations on the Sydney Metro City and Southwest line, providing easy access options into Central Barangaroo and Nawi Cove.

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

SOM's refined Master Plan Framework for Central Barangaroo responds to the enhanced opportunities created by the metro infrastructure and design integration and benefits of the new station into both the future Barangaroo precinct and the local historic areas of Millers Point and Walsh Bay.

The public benefits of locating a new metro station at Barangaroo and the opportunities identified in the Central Barangaroo Master Plan Framework are unable to be met within the existing Barangaroo Concept Plan approval as it applies to Central Barangaroo, but can be realised in the proposed MOD 9 to Barangaroo Concept Plan.

The overall objectives for Central Barangaroo are to:

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

SOM's revised Master Plan framework for Central Barangaroo gives effect to these objectives and provides for a cohesive design identity for Central Barangaroo within the context of the Barangaroo precinct and the broader city. The core principles and key considerations of the Central Barangaroo Master Plan framework include:

- Ensuring the 50% public domain across the Barangaroo site, is maintained;
- Development to occur generally within existing development zones, footprints and but with moderated height controls;
- Provision of alternate sites outside the development zone for the future delivery of a cultural venue;
- Connection and integration with Barangaroo South, Barangaroo Reserve, the Harbour and CBD precincts;
- A high level of flexibility allowing the range of uses to evolve over time;
- Contribution to the existing Barangaroo sustainability targets;

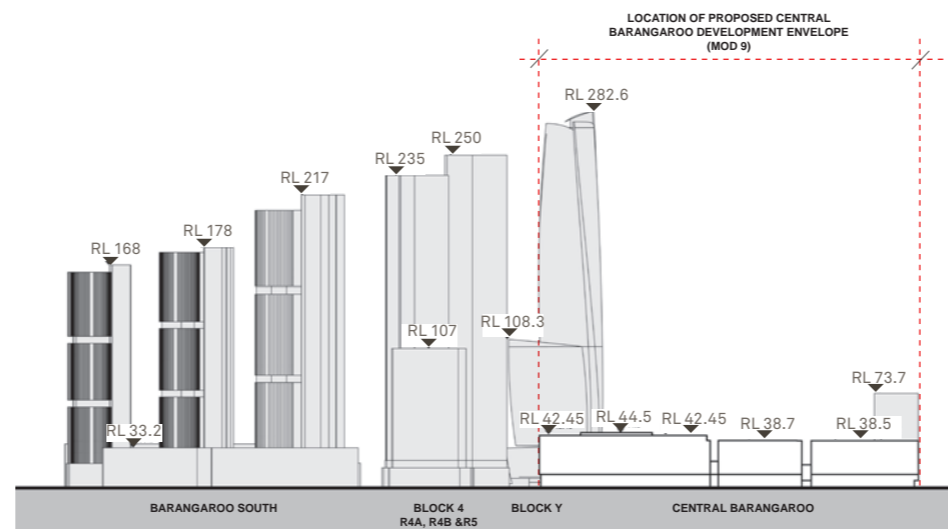
- Design excellence in the Master Plan framework that provides opportunities for design excellence in development of built form and public domain outcomes;
- Ensuring appropriate commercial returns are delivered to the NSW Government across the Barangaroo project; and
- Provision for staging of the development including consideration of effective staged opening and operation of completed development parcels.

A plan and elevation of the Approved Concept Plan for Central Barangaroo is shown in comparison to the proposed MOD 9 in Figure 21 and Figure 22.

## 4.2 Proposed Modification

The MOD 9 proposal comprises:

- An increase in total permissible GFA from 602,354 sqm to 708,041sqm, with the following within Central Barangaroo and Barangaroo Reserve:
  - up to 116,189sqm of above ground GFA within Blocks 5, 6 and 7;
  - up to 28,166sqm of below ground GFA within Blocks 5, 6 and 7;
  - a minimum of 2,800sqm of Community uses GFA within Blocks 5, 6 and 7; and
  - a minimum of 6,000sqm and up to 18,000sqm of Community uses GFA within the RE1 Zone of Barangaroo Reserve, to allow for future community / cultural facilities located in the Cutaway.



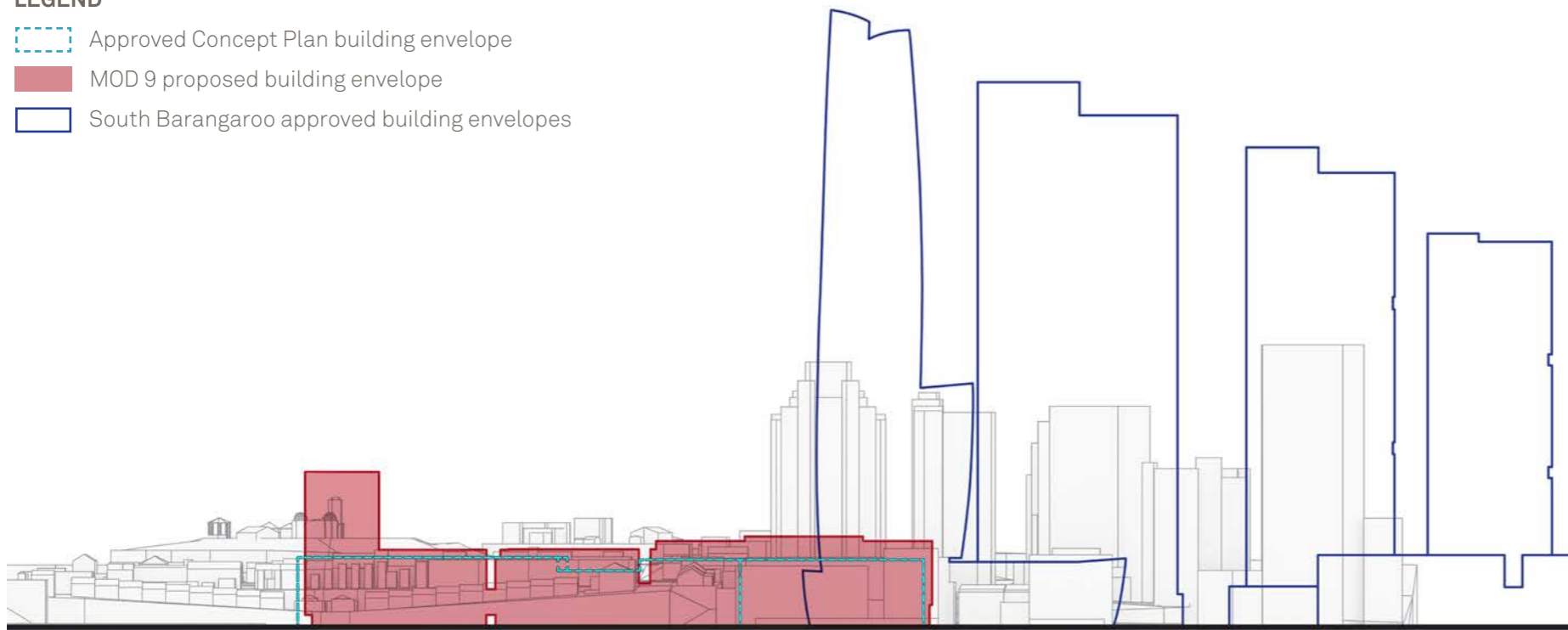
**Figure 22** Diagram showing the relationship of ascending tower development within Barangaroo South to the area within Central Barangaroo that will be subject to building development (Source: Modified from HASSELL diagrams (November 2021))



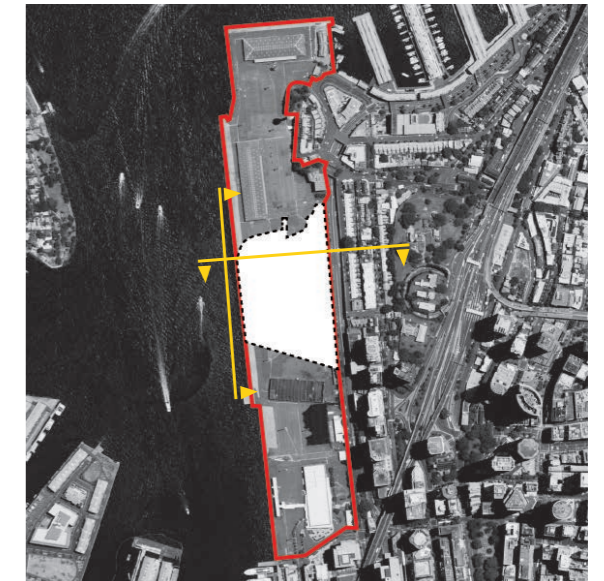
**Figure 23** Plan showing MOD 9 within Central Barangaroo (Source: AECOM modified HASSELL diagram (November 2020))

**LEGEND**

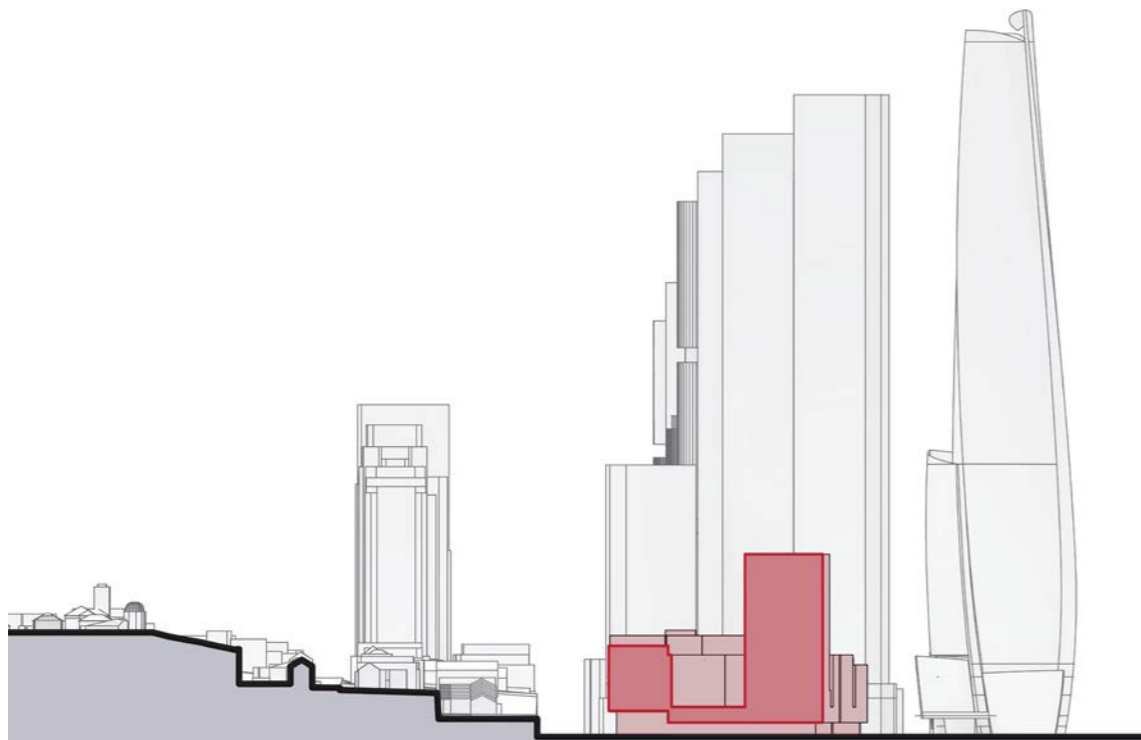
- Approved Concept Plan building envelope
- MOD 9 proposed building envelope
- South Barangaroo approved building envelopes



**Figure 24** Elevation Looking East - MOD 9 and the Approved Concept Plan (Source: Modified from HASSELL diagrams (March 2021))



**Figure 26** Location of elevation and sectional elevation (Refer Figure 24 and Figure 25)



**Figure 25** Sectional Elevation through Northern End of Block 7 Looking South - MOD 9 (Source: Modified from HASSELL diagrams (March 2021))

- An increase in the overall provision of new public open space / public domain, including three new publicly accessible spaces within the development blocks and a new pedestrian bridge over Hickson Road.
- Modifications to Barangaroo’s movement network to redirect and reduce the impact of vehicular traffic and significantly improve pedestrian movement, safety, and amenity, including the removal of vehicular traffic from Block 5 and 6 and the extension of Central Barangaroo’s Harbour Park.
- Modifications to the Central Barangaroo building envelope that adjust the development boundary for Block 5 and allow for greater variation in building heights across Blocks 5, 6 and 7 to enable building form, massing and modulation that is responsive to context.
- Introduction of Design Guidelines for Central Barangaroo.
- Consequential amendments to the State Significant Precincts SEPP.
- Revisions to the Barangaroo Concept Plan Statement of Commitments.

**4.2.1 Built form Heights**

Figure 27 shows the built form envelope arrangement and building heights in plan view. Figure 28 shows the articulation of the built form envelopes as an axonometric diagram.

**4.2.2 Relationship between Barangaroo South and Proposed Concept Plan**

Figure 22 illustrates the visual relationship between Barangaroo South and the Central Barangaroo building development areas.

**4.2.3 Relationship of Proposed Concept Plan with Surrounding Development**

Figure 23 illustrates the relationship between development within Barangaroo South and Central Barangaroo.

Figure 24 and Figure 25 illustrate the relationship of MOD 9 with Millers Point and Barangaroo South respectively.

**4.2.4 Urban Design Principles for MOD 9**

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

1. Connect with the continuous Harbour Walk
2. Create major foreshore public spaces
3. Establish a new city gateway and new front doors for Barangaroo
4. Create a network of connected streets and paths
5. Establish an integrated and distinct city precinct
6. Create Hickson Road as the civic address
7. Create a connected, diverse and active place

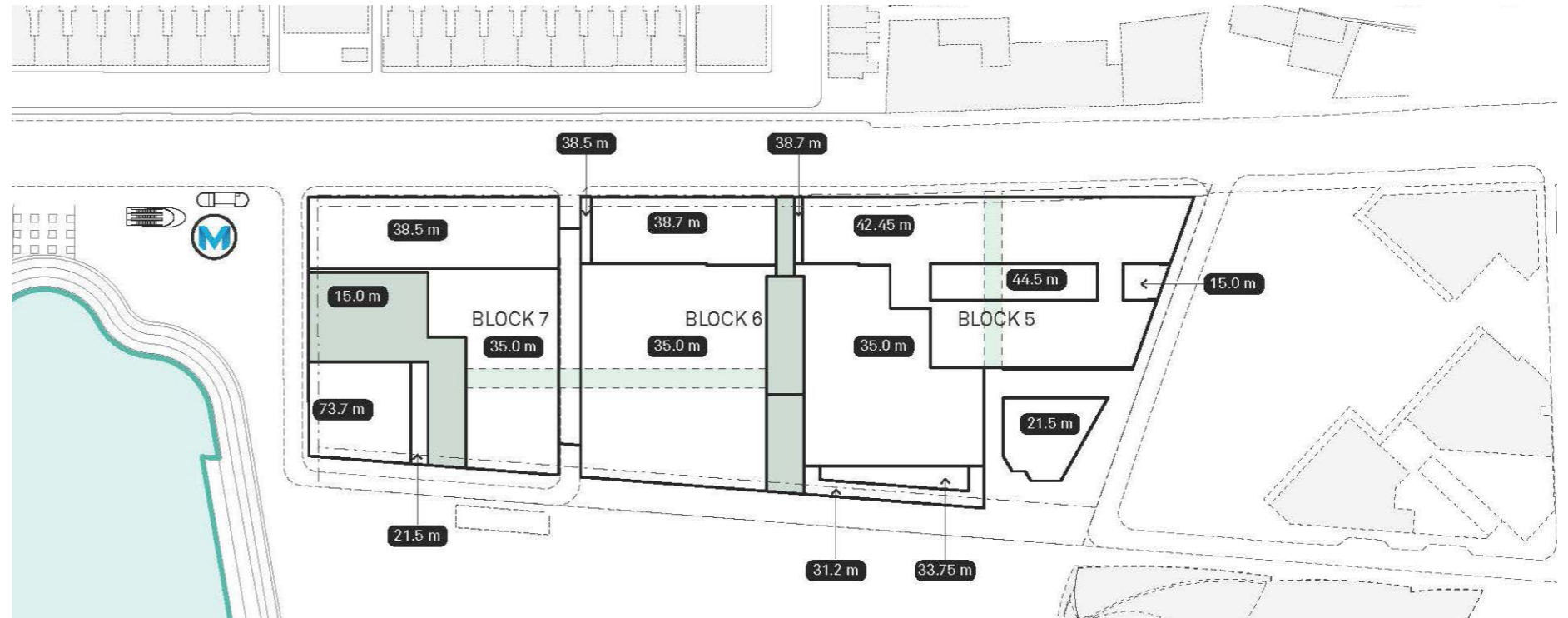


Figure 27 Plan diagram of MOD 9 with building heights (Source: HASSELL diagrams (November 2021))

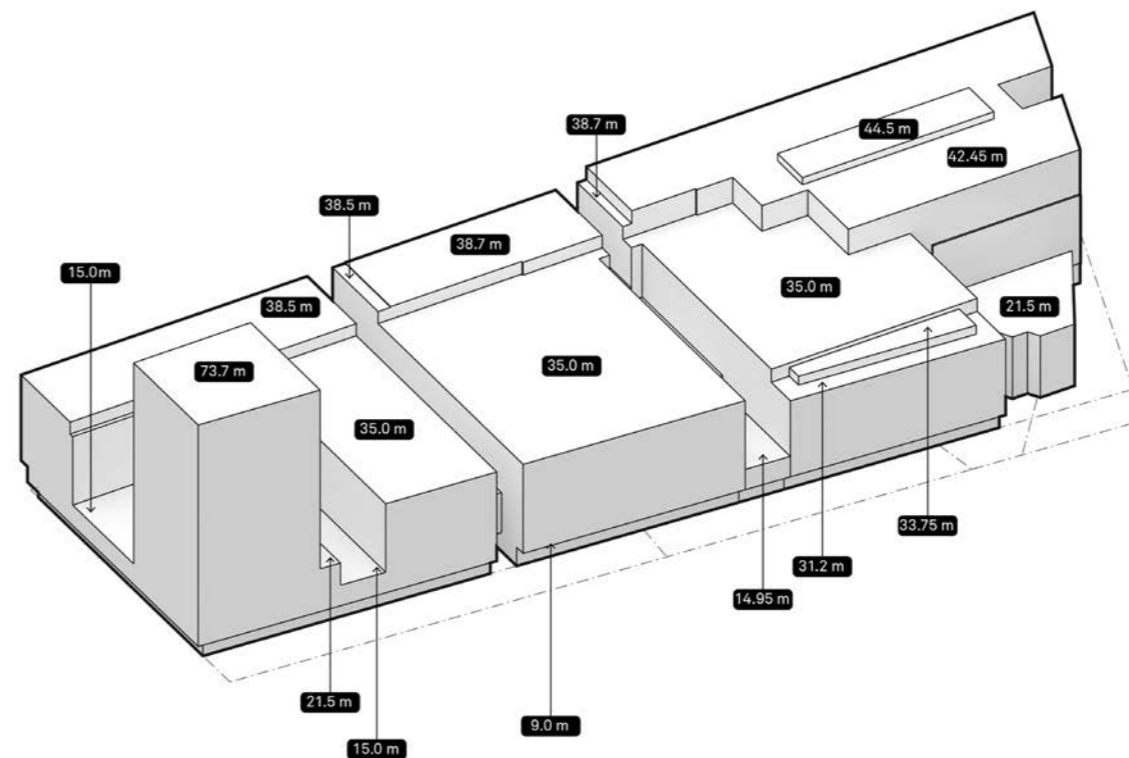


Figure 28 Axonometric diagram of MOD 9 with building heights (Source: HASSELL diagrams (November 2021))



8. Optimise metro station access with new uses and activities
9. Define a distinctive, well scaled built form response
10. Respect city and harbour view.

To realise these urban design principles, Central Barangaroo’s design strategy proposes three key integrated planning and design moves:

**A. Improve the movement network and create better places**

MOD 9 for Central Barangaroo proposes to improve Barangaroo’s movement network by redirecting and reducing the impact of vehicular traffic, whilst significantly improving pedestrian movement, amenity, safety and the quality of future public spaces and places. The key movement network and place improvements propose to:

- remove vehicular traffic from Blocks 5 and 6 and enable Central Barangaroo’s Harbour Park to extend eastwards between Hickson Park and Street C;
- establish Barton Street as a permanent two-way vehicular connection between Barangaroo Avenue and Hickson Road, designed to redirect Barangaroo Avenue’s north-south vehicular traffic, define the northern edge of Hickson Park and activate the southern edge of Central Barangaroo Block 5;
- redesign Streets C and D as shared pedestrian street zones that connect Hickson Road with Barangaroo Avenue, Harbour Park and Nawi Cove; and
- create a finer grain and walkable network of activated streets, laneways, public parks and urban places that offer improved movement, pedestrian safety, amenity and quality of place.

**B. Increasing public open space and accessible public domain**

MOD 9 for Central Barangaroo proposes to increase the overall provision of public open space to over 11 ha, an area greater than 50% of the Barangaroo precinct. To complement this harbour foreshore public open space, MOD 9 proposes a connected network of finer grained urban spaces and places designed as part of the Central Barangaroo development blocks, to provide approximately 3,500sqm of accessible and activated public domain in three new urban spaces:

- Nawi Terrace, as an elevated publicly accessible urban space, with north-facing views over Nawi Cove and west over Harbour Park;
- Barangaroo Steps and a new pedestrian bridge over Hickson Road, as a linear public space connection, linking Harbour Park with High Street, Millers Point; and
- Barton Plaza, as a busy urban space located at the heart of Barangaroo, where Hickson Park, Harbour Park, Barangaroo South and Central Barangaroo all converge.

**C. Integrating and shaping the built form response**

MOD 9 proposes amendments to the shape, form, massing and modulation of the Central Barangaroo building envelope to enable new streets, new pedestrian connections, new urban spaces and new

buildings that can better respond to both context and opportunity. The key changes to Central Barangaroo building envelope propose to:

- optimise the benefits of proximity and direct access to the city’s evolving metro network, via the adjacent Barangaroo Station;
  - establish a mixed use and multi-level development designed for easy access with Barangaroo Station, via multiple entry points and vertically integrated retail offering a platform to place experience;
  - increase allowable Concept Plan GFA to enable an intensity of commercial, retail, residential and community use activity, in a location with optimal access to new metro infrastructure, CBD activities and services and harbour foreshore amenity, with limited overall development impact;
  - allow for greater variation in building heights across Blocks 5, 6 and 7, to enable ‘city markers’ to be created that can assist legibility and wayfinding, both at the scale of the precinct and the city;
  - modulate building form and heights within Block 7, to increase building height on the northwest corner and reduce height in the centre and enable Nawi Terrace to be created as a north facing urban space overlooking Nawi Cove;
  - modulate the building form and height of Block 5 adjacent to Harbour Park and Hickson Park to create a flagship building with reduced building height and reduced building footprint, setback to create Barton Plaza as a key urban space and facilitate foreshore and city views; and
11. adjust the Block 5 site boundary to respond to both the reduced building footprint of the proposed flagship building and support Barton Street as a key vehicular connection between Barangaroo Avenue and Hickson Road.

**4.3 Reference Site Plan**

A reference plan of the MOD 9 built form within the existing built form context can be seen in Figure 29. The building block identifying codes are referred to throughout the visual impact assessment chapter. The development block codes (and common names, where applicable) are listed below for ease of reference:

- Barangaroo Reserve:
  - no built form.
- Central Barangaroo:
  - Block 5;
  - Block 6; and
  - Block 7.
- Barangaroo South:
  - Crown Sydney Resort and Hotel (Block Y); and
  - Renzo Piano One Sydney Harbour development (Block R4A, R4B and R5).



Figure 29 Reference Plan: MOD 9 and surrounding context (Source: AECOM modified HASSELL diagram (November 2020))



View from Nawi Cove Pier looking north towards Barangaroo Reserve

# 5.0 Methodology

## 5.1 Observer Locations

Figure 30 identifies the observer locations chosen for this report. A rationale for the choice of each observer location is provided in Section 5.1.1 and at the beginning of the assessment for each location.



Figure 30 Map of Observer Locations (source: AECOM modified Google Map)

The locations are:

- 01 : Sydney Observatory Hill Park
- 02 : Sydney Observatory
- 03 : High Street (South)
- 04 : Munn Reserve
- 05 : Clyne Reserve
- 06 : Barangaroo Reserve - Wulugul Walk
- 07 : Barangaroo Reserve - Stargazer Lawn
- 08 : Hickson Road
- 09 : Gas Lane
- 10 : Ballarat Park
- 11 : Pirrama Park
- 12 : Balmain East - Illoura Reserve
- 13 : Balls Head Reserve
- 14 : Blues Point
- 15 : Sydney Harbour Bridge
- 16 : 'Langham Hotel' - Level 03
- 17 : Highgate Residential Tower Level 15
- 18 : Highgate Residential Tower Level 25
- 19 : The Georgia Residential Tower - Level 15
- 20 : The Georgia Residential Tower - Level 25
- 21 : Stamford Marque Residential Tower - Level 15
- 22 : Stamford Marque Residential Tower - Level 25
- 23 : Stamford on Kent Residential Tower - Level 15
- 24 : Stamford on Kent Residential Tower - Level 25
- 25 : 189 Kent Street Apartments – Level 15
- 26 : One Sydney Harbour Residential Tower – Level 9
- 27 : Crown Sydney Hotel – Level 13
- 28 : Crown Sydney Residential Apartments – Level 34
- 29 : Shelley Street (from King Street Bridge)
- 30 : Lime Street
- 31 : Darling Harbour (Pyrmont Bridge)
- 32 : Darling Harbour - Australian National Maritime Museum (North)

### 5.1.1 Rationale for Choice of Observer Locations

#### 5.1.1.1 Director General's Requirements

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

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

#### 5.1.1.2 Barangaroo South Precinct

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

#### 5.1.1.3 Goat Island

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

#### 5.1.1.4 More Distant Locations

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

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

## 5.2 Views and Visualisations

### 5.2.1 Existing View

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

This report has been prepared and amended throughout the duration of the planning and design process. As this process has taken place over a number of years, prior to issue of this report, some observer locations were re-photographed to show development progress in the surrounding landscape, particularly Barangaroo South. Where taken, these photographs are included and discussed in the description of the 'existing' before view from each observer location.

Where the observer location was located at a privately owned or inaccessible position (e.g. from an approved development not yet constructed like One Sydney Harbour), a theoretical before view was digitally generated (refer 5.6.2).

### 5.2.2 Approved Concept Plan Visualisation

This is the approved view against which MOD 9 is assessed and comprises the before view, as seen from each location, with Barangaroo South development in place. Therefore, the Approved Concept Plan visualisation comprises the following elements:

- The existing view, as detailed above in s.5.2.1;
- The Approved Concept Plan building envelope (shown in purple) for Central Barangaroo; and
- The Barangaroo South built form (shown as rendered buildings) for Barangaroo South.

Figures for the Approved Concept Plan illustrate vertical exaggerations accurately rather than showing a 'flattened' impression of buildings.

### 5.2.3 Proposed Concept Plan (MOD 9) Visualisation

This is the proposed view to be assessed against Approved Concept Plan and comprises the before view, as seen from each location, with Barangaroo South development in place, and MOD 9 in place for Central Barangaroo. Therefore, the MOD 9 visualisation comprises the following elements:

- The existing view, as detailed above in s.5.2.1;
- The MOD 9 building envelope (shown in purple) for Central Barangaroo; and
- Built form (shown as rendered buildings) for Barangaroo South.

## 5.3 Assessment Criteria

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

### 5.3.1 General Criteria

The following general assessment criteria have been defined for the project:

- Distance to view,
- Observer type (e.g. tourist, other recreational user, resident),
- Number of observers,
- Duration of observation,
- Visibility of Central Barangaroo, and
- Visual absorption capacity.

These criteria apply to the changes to MOD 9, other than for 'visibility' and 'visual absorption capacity', where assessments of both the Approved Concept Plan and MOD 9 are considered.

### 5.3.2 View Sharing Criteria

This criteria stems from NSW Land and Environment Court cases where planning principles have been established with regard to view sharing. It also takes guidance from the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The notion of view sharing is invoked when a private property or an area of the public domain enjoys an existing view (refer Section 5.2) and a proposed development would share that view by taking some of it away for its own enjoyment. The planning principles:

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

### 5.3.2.1 Views from Private Property

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

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

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

- Residential towers on Kent Street: for residential towers on Kent Street, computer generated perspective views are taken from Level 15 (RL 59) and Level 25 (RL 90) for the Highgate, The Georgia, Stamford Marque, and Stamford on Kent apartment buildings. These RL's have been drawn from those used for the View and Visual Impact Assessment prepared for the Approved Concept Plan to provide consistency. View locations from each building are located towards the northern end of the building as it reflects the direction of view. A comparison is then undertaken between the extent of view available between the Approved Concept Plan, and MOD 9;
- Residential terrace properties on High Street and Kent Street: for residential terrace properties on High Street and Kent Street, typical sections are used to illustrate and assess view impacts for these residential properties. It was found that views from terrace housing on High Street would be lost on construction of the Approved Concept Plan. This location was therefore not assessed;
- Langham Hotel. A view from the Langham Hotel on Kent Street is taken from a central location on the upper (3rd) floor to illustrate and assess view impacts on hotel patrons.

### 5.3.2.2 Views from the Public Domain

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

#### 1. Identification Stage

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

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

#### 2. Analysis of Impacts

Issues that may be considered include:

- Document weighting: Assess the weighting that should be applied to an objective/aim for the maintenance, protection and/or enhancement of public domain views. The weight given will depend on the status of the document containing it and the terms in which it is expressed, e.g. 'preservation' of views as opposed to 'minimisation of impacts'.
- Quantitative evaluation: Undertake a quantitative evaluation of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed. Assess whether the remaining view would still be sufficient to understand and appreciate the nature of and attractive or significant elements of the current view.

- Qualitative evaluation: Undertake a qualitative evaluation of the remaining view. Set out the factors taken into account and weight attached to them. A high value is placed on physical features such as land/water interfaces, iconic views and views that are unobstructed. Other factors for consideration include:
  - Is any significance attached to the view likely to be altered?
  - If so, who or what organisation has attributed that significance and why have they done so?
  - Is the present view regarded as desirable and would the change make it less so, and why?
  - Should any change to whether the view is a static or dynamic one be regarded as negative or positive and why?
  - If the present view attracts the public to specific locations, why and how will that attraction be impacted?
  - Is any present obstruction of the view so extensive as to render the preservation of the existing view merely tokenistic?
  - However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation?
  - If the change to the view is its alteration by the insertion of new element(s), how does that alter the nature of the present view?
- A rating of High, Moderate, Low or Not Applicable is applied to each of the above criteria, in conjunction with a brief commentary where required.
- View sharing principles apply to a select range of the observer locations assessed, i.e. to those locations where a substantial view to, or through the proposed development may occur from the public domain, private residences (predominantly terraces houses), and from Langham Hotel. This broadly encompasses views from the Millers Point Conservation Area, and from harbour headland locations to the west. Those observer locations that do not have view sharing principles applied do not have important elements of the view interrupted.

## 5.4 Assessment of Visual Impacts

An assessment of visual effects deals with the effects of change on the views available to people and their visual amenity. It assesses how the surroundings of individuals or groups of people (observer/s) may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements. Visual impact assessment relies on linking judgements about the sensitivity of the observer, and about the magnitude of the effects to arrive at conclusions about the significance of effects. These judgements take into consideration both the findings of the above general and view sharing assessment criteria, and the ‘sensitivity’ and ‘magnitude’ criteria addressed below. All visual evidence such as cross sections have been illustrated at realistic scales and shown in context.

### 5.4.1 Sensitivity and Magnitude

The Impact Grading Matrix (refer Table 3) examines sensitivity of the observer to the proposed change in the view, and the magnitude of the change arising from MOD 9 using the assessment criteria, to provide a combined impact rating ranging between High and Negligible.

#### 5.4.1.1 Sensitivity

The sensitivity of visual receptors comprises the components outlined below.

##### *Susceptibility of visual receptors to change*

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

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

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

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

##### *Value attached to views*

This assessment considers:

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

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

#### 5.4.1.2 Magnitude

The magnitude of visual impacts comprises the components outlined below.

##### *Size or scale of the change*

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

##### *Geographical extent of impacts*

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

##### *Duration and reversibility of the impacts*

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

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

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

#### 5.4.1.3 Overall Significance of Visual Impacts

Once the sensitivity of the observer to visual change and the magnitude of changes in the content and character of views have been determined, a matrix is used to determine an overall rating on the level of significance of the impact, described as being Negligible, Low, Moderate to Low, Moderate, High to Moderate, or High, as set out in Table 3.

Table 3 Visual impact assessment results matrix

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

## 5.5 Comparison of Before, Approved and Proposed

A high level assessment is undertaken for each observer location that compares the 'existing' before view with views resulting from Approved Concept Plan and MOD 9. Assessment has been undertaken using a close approximation of the human eye. A series of images were taken with a 28mm lens on a 35mm format sensor. These images are stitched together to create a panoramic image that matches the 460 angle of view specified in the DGR's, whilst removing parallax and rectilinear distortion. This provides the most accurate recreation of what a Bi-focal human eye can see from any particular observer location. Observer Locations have been selected to cover long range, medium range and short range positions.

### 5.5.1 Approved Concept Plan

Approved Concept Plan, as it applies to Central Barangaroo, comprises a single development envelope with a relatively small set-down located approximately midway along its length (refer [Figure 12](#) and [Figure 13](#)). The Master Plan Framework (2015) envisaged the Barangaroo Steps would be located within the set-down area. This means there would have been some form of penetration or further through or set-down of the envelope to facilitate this. However, given uncertainty as to how this would have been resolved, the development envelope for the Approved Concept Plan has been used intact for this assessment. By contrast, MOD 9 incorporates a penetration through the development envelope which reveals the Harbour view beyond. This potentially results in some bias when comparing the visual effects of the Approved and Proposed development envelopes. This is particularly true for Observer Location 3, where Approved Concept Plan entirely blocks the Harbour view beyond, while MOD 9 provides a relatively small 'window' in the envelope to the sky and a tiny slither of landscape beyond.

## 5.6 Preparation of existing views

### 5.6.1 Publicly accessible observer locations

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

#### 5.6.1.1 On ground photography

A series of photographs were captured at each location over a two day period commencing on the 16th July 2018 using a Nikon D810 digital camera with a Sigma 24mm f/1.4 DG HSM lens. The camera has a full frame sensor equal in size to that of 35mm film and therefore there is no crop factor to be considered. The lens was selected for its excellent image quality and low levels of distortion.

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

Camera positions were recorded using a Trimble Geo 7X CM edition. This equipment allows an RTK precision of +/- 10mm H/15mm V. The coordinate system used was MGA56.

An additional series of photos were taken on the 18th, 21st and 30th of July 2018, the 9th and 10th of August 2018, and the 11th of February 2021 using the same Nikon D810 digital camera with a Nikon 28mm AF-S lens. In this instance camera positions were recorded using aerial mapping data and these images should be considered photomontages, rather than visual simulations as their location was unable to be surveyed to same accuracy.

#### 5.6.1.2 Creation of panoramas

Photographs captured on site were post processed to remove any elements of lens distortion and stitched together using specialised panoramic software. Each photograph was tied to its adjacent image using relative tie points to create an accurate panorama. A minimum of 10 control points were used to ensure a high level of accuracy with average control point divergence measured at <1 pixel. Refer "10.1 APPENDIX A - City model alignment images for use in AECOM photomontage creation" on page 219 for alignment images and surveyor qualifications.

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

### 5.6.2 Non-publicly accessible observer locations

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

#### 5.6.2.1 Sydney CBD 3D Digital Model

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

#### 5.6.2.2 Sun direction

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

The Sunlight and Daylight systems use light in a system that follows the geographically correct angle and movement of the sun over the earth at a given location. The system allows the choice of location, date, time, and compass orientation. This system is suitable for shadow studies of proposed and existing structures. In addition, Latitude, Longitude, North Direction, and Orbital Scale can be animated.

#### 5.6.2.3 Camera and view location

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

## 5.7 Preparation of Visualisations

Visualisations were prepared for publicly accessible observer locations by AECOM, and for non-publicly accessible observer locations by Arterra Interactive (refer [Table 4](#)).

### 5.7.1 Non-publicly accessible observer locations

#### 5.7.1.1 View angle, field of view and aspect ratio

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

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

### 5.7.2 Publicly accessible observer locations

#### 5.7.2.1 Preparation of panoramic bases

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

#### 5.7.2.2 On ground tie point capture

Following the photography, the Trimble Geo 7X CM edition was used to capture location information for a series of tie points that would be used to accurately align the camera and the virtual camera in the 3d Software.

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

Tie points were undertaken for Observer Locations 1, 2, 4, 6, 7, 10, 11, 14 and 15. (Refer to [Table 4](#))

#### 5.7.2.3 Development of the 3d model

The 3D model of the proposed development was supplied to AECOM as a Rhino file "201001\_3D-RefinedDesign&Envelope.3dm" by Aqualand.

The 3D model of the consented Approved Concept Plan envelopes for Central Barangaroo were supplied to AECOM as a dwg file, this envelope is unchanged from the MOD 8 envelope "180720\_MOD\_8\_ENVELOPE.dwg" by HASSELL Studio.

The 3D models of the consented Block Y - Crown Sydney Hotel Resort and the Block R4A, R4B and R5 - Renzo Piano One Sydney Harbour development were supplied to AECOM as a dwg file "Crown Mass Model.dwg" by Arterra.

The 2D site plan was provided to AECOM as a dwg file "180629\_Eagle\_SitePlanBase.dwg" by HASSELL Studio who confirmed RL's for the development.

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

#### 5.7.2.4 Virtual camera placement

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

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

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

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

For confirmation, an extra layer of data was loaded into the scene for cross checking. A 3D city model, provided by Aerometrex and generated using 10cm aerial photography acquired in May 2017, is loaded into the scene and aligned to local datum (Refer to [Table 4](#)). The 3d model, along with the tie points were rendered and overlaid on the panorama. These images are included in the appendices.

For the locations using a photomontage, not a visual simulation, (Observer Locations 1-15, and 21-24) only the 3D city model was used for alignment as tie points were not able to be taken to the same level of accuracy.

#### 5.7.2.5 Rendering

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

#### 5.7.2.6 Final image composition

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

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

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

#### 5.7.2.7 Conclusion

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

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



**Table 4** Alignment Methods for each Observer Location

	ALIGNMENT METHOD	PRODUCED BY AECOM			PROVIDED BY ARTERRA INTERACTIVE
		TRIMBLE DATA	CITY MODEL USED FOR ALIGNMENT	GEOREFERENCED AERIALS	
PUBLIC DOMAIN	OL 1 - SYDNEY OBSERVATORY HILL PARK	●	●	●	
	OL2 - SYDNEY OBSERVATORY	●	●		
	OL3 - HIGH STREET (SOUTH)		●		
	OL4 - MUNN RESERVE	●	●		
	OL5 - CLYNE RESERVE		●		
	OL6 - BARANGAROO RESERVE - WULUGUL PARK	●	●		
	OL7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	●	●		
	OL8 - HICKSON ROAD		●	●	
	OL9 - GAS LANE		●	●	
	OL10 - BALLAARAT PARK	●	●		
	OL 11 - PIRRAMA PARK	●	●		
	OL12 - BALMAIN EAST - ILLOURA RESERVE		●		
	OL13 - BALLS HEAD		●		
	OL14 - BLUES POINT	●	●		
	OL15 - SYDNEY HARBOUR BRIDGE	●	●		
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3				●
	OL17 - HIGHGATE - LEVEL 15				●
	OL18 - HIGHGATE - LEVEL 25				●
	OL 19 - THE GEORGIA - LEVEL 15				●
	OL 20 - THE GEORGIA - LEVEL 25				●
	OL21 - STAMFORD MARQUE - LEVEL 15				●
	OL22 - STAMFORD MARQUE - LEVEL 25				●
	OL23 - STAMFORD ON KENT - LEVEL 15				●
	OL24 - STAMFORD ON KENT - LEVEL 25				●
	OL 25 - 189 KENT STREET APARTMENTS - LEVEL 15				●
PUBLIC DOMAIN	OL 26 - ONE SYDNEY HARBOUR RESIDENTIAL TOWER - LEVEL 9				●
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13				●
	OL 28 - CROWN SYDNEY RESIDENTIAL APARTMENTS - LEVEL 34				●
PUBLIC DOMAIN	OL29 - SHELLEY STREET (FROM KING STREET BRIDGE)		●	●	
	OL30 - LIME STREET		●		
	OL31 - DARLING HARBOUR (PYRMONT BRIDGE)		●		
	OL32 - DARLING HARBOUR - AUSTRALIAN NATIONAL MARITIME MUSEUM		●		



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

# 6.0 Visual Impact Assessment

## 6.1 Observer Location 1: Sydney Observatory Hill Park

### 6.1.1 Observer Location Position

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

### 6.1.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

- Director-General's Requirements for a view from Sydney Observatory Hill Park
- The view was identified as part of an important panorama from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006)

- The location captures the northern face of the Central Barangaroo development envelope
- This observer location, in conjunction with the following observer location (Observer Location 2 - Sydney Observatory), captures the key elements of the view from Observatory Hill Park.
- The view includes Block 5 and addresses the requirements of Condition C1 of the Approval Instrument.



Figure 31 Observer Location (source:AECOM modified Google Map)

### 6.1.3 Existing View

Figure 33 shows the existing view when undertaking the original MOD 9 assessment, photographed on the 16th July, 2018.

The foreground of the view comprises the sweeping lawn and fencing surrounding Observatory Hill. A mature fig tree, to the left, frames the view to the landscape beyond. There is a drop in level between the lawns of Observatory Hill and the surrounding suburb. The middle ground is occupied by predominantly Victorian period terrace housing viewed in front of the large expanse of water stretching from Darling Harbour west to Jones Bay, Johnstons Bay including part of the passage through to Blackwattle Bay, White Bay, East Balmain, Snails Bay, and beyond to the Parramatta River (refer Figure 1).

High rise residential development on Kent Street and Sydney International Towers are partially visible to left of frame behind a large fig tree in the foreground. Early construction of the Block Y is highlighted by the four cranes in the middle ground (the full extent of the Block Y tower and mid level wing can be seen in the updated existing view in Figure 32). Medium and high rise development, with little tree cover, is visible in Pyrmont.

Beyond the Pyrmont peninsula, the view is characterised by a wide, open sweep of harbour with a well vegetated urban landscape extending across the Cumberland Plain to the horizon. A further key element of the view is the 'big sky' and uninterrupted view to much of the horizon. The ANZAC Bridge can be seen against the sky on the horizon.

An updated panorama showing the existing view (refer Figure 32) was photographed on 23rd May, 2020, and shows the ongoing construction of Block Y at Barangaroo South in the middle ground of the view to the south. The dark, linear form of Block Y is seen against the bright sky, forming a dominant landmark within the view.



Figure 32 Updated Existing View (Source: AECOM, May 2020)

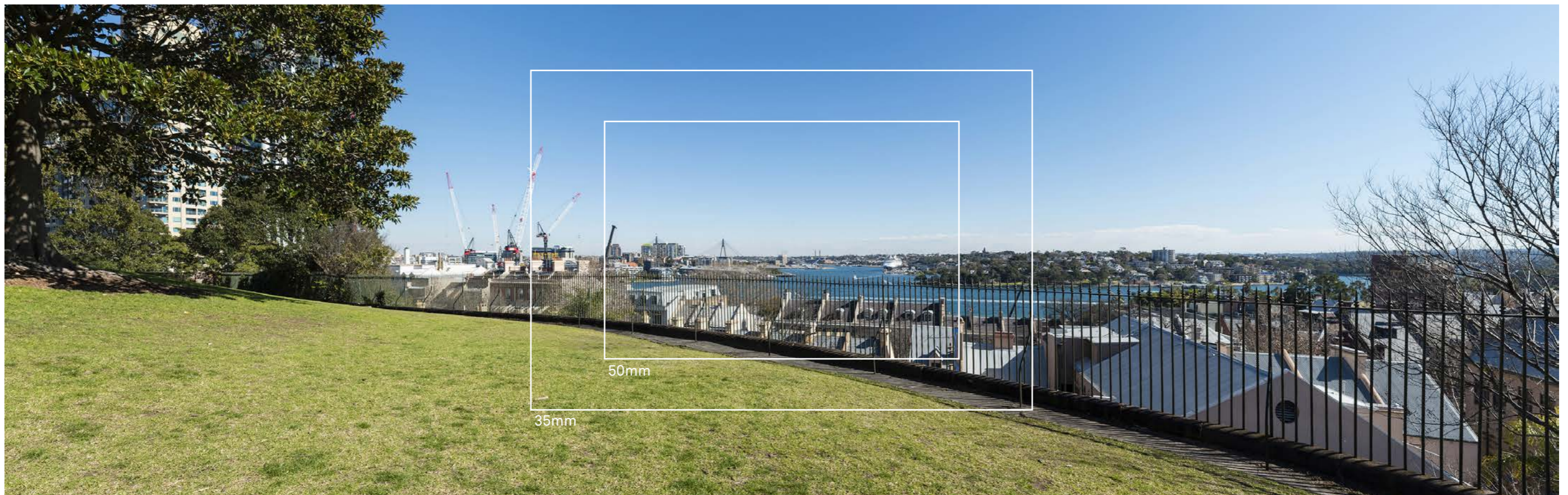


Figure 33 Existing View (Source: AECOM, July 2018)



Figure 34 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan (Source: AECOM, March 2021)

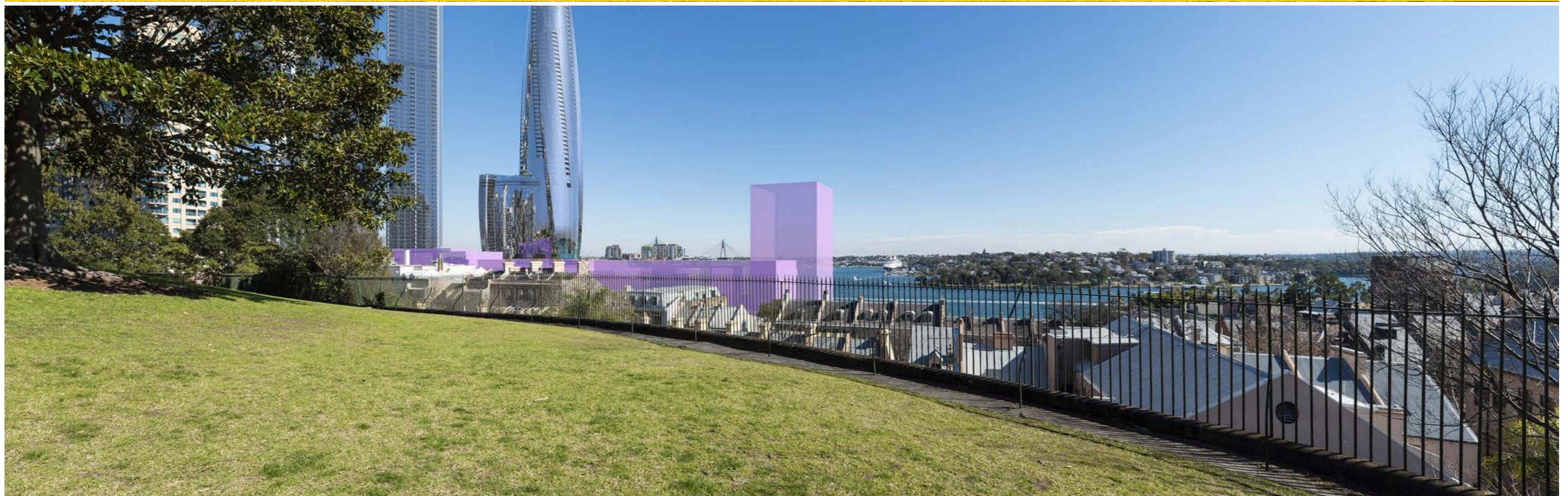


Figure 35 Image showing the development envelope of MOD 9 (Source: AECOM, September 2020)

### 6.1.4 Approved Concept Plan

Figure 34 shows the view with Barangaroo South (including the Block Y and Block 4 towers) to the left of frame, and the approved development envelope for Central Barangaroo (Approved Concept Plan, shown in purple) to the centre of frame. As can be seen, Approved Concept Plan screens part of the Harbour view south west of White Bay. The remaining water view is visible and seen against the low backdrop of the inner Western Suburbs. High rise residential tower blocks at Pyrmont Point, the landmark towers of ANZAC Bridge, Pyrmont Power Station and Balmain Town Hall are seen in silhouette projecting above the horizon.

Figure 12 and Figure 13 show sectional elevations of the Approved Concept Plan for Central Barangaroo from the south and west. As can be seen, the development envelope sits at or below the level of Sydney Observatory Hill Park, and at or above the line of terrace housing on Kent Street, with the top of Langham Hotel visible and housing at the southern end of High Street marginally projecting above it.

### 6.1.5 Proposed Concept Plan (MOD 9)

Figure 35 shows the view with the proposed modification to MOD 9.

The development envelope of Block 5 is viewed as a collection of blocks of varying heights. The blocks project moderately above the height of Langham Hotel. The proposed building mass obscures the small framed view of the Pyrmont ridgeline seen between Block 4 and Block Y.

The Block 6 envelope is viewed as a square block that projects moderately above the height of the terrace housing roof line in front. Block 6 is viewed in front of Block Y, and as such much of the view to Pyrmont is already obscured. A small fraction of the Pyrmont high rise view would be obscured with Block 6, retaining the horizon view.

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

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

Figure 24 and Figure 25 show sectional elevations of MOD 9 from the south and west. MOD 9 projects to, and above, the level of Sydney Observatory Hill Park, blocking the view to/ from Millers Point residential development and the Langham Hotel, and obstructing the view of southern portion of the Sydney Observatory.

### 6.1.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 5 for the General Assessment Criteria, Table 6 and Table 7 for View Sharing Assessment Criteria and Table 8 and Table 9 for Visual Impact Assessment and rating.

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

### 6.1.7 Comparison of Before, Approved and Proposed

The before view is described in Section 6.1.1, and can broadly be characterised as a panoramic view extending from International Towers Sydney west across the Millers Point Conservation Area to a sweeping harbour view set against the low, gently undulating and substantially vegetated suburbs of the Cumberland Plain, extending to the horizon. Refer Figure 33.

The Barangaroo South development introduces the very tall, slender towers (Block 4 and Block Y) towards the southern end of the view, and the relatively low, rectilinear form of the Central Barangaroo development envelope which projects marginally above the height of Langham Hotel and the tallest terrace houses. The Barangaroo South towers comprise highly contrasting visual elements to the long and low, finely articulated heritage roofscape of Kent Street. The existing wide, open landscape view is substantially conserved with this massing arrangement, albeit seen as a narrow band of land between the Central Barangaroo development envelope and the horizon. Refer Figure 34.

MOD 9 moderately increases the general height of the Central Barangaroo development envelope. The development consists of a modulated rectangle form. The proposed envelope only changes minimally in height for the majority of the form, which results in a visually consistent height to the majority of the Proposal. 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. The tower does not obstruct the view of the water any more than currently approved as part of the Approved Concept Plan. It should also be noted that the Block 7 Tower of MOD 9 is relatively small in comparison to the nearby development of Block Y.

Generally the form, mass and scale of MOD 9 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. Blocks 5 and 6 do not remove significant components of the view. Block 7 interrupts the view to the horizon, but retains a sufficient amount of the view across the middle of the block to maintain visual continuity with the horizon north of Block 7. Refer Figure 35.

**Table 5** General Assessment Criteria - Observer Location 1: Sydney Observatory Hill Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 180 m and 380 m, with MOD 9 seen in a high level of detail.
Observer type				●	View from open space - general park users, exercise groups and special events such as weddings.
Number of observers		●	●		Anticipated be low for much of the week and moderate to infrequently high on weekends.
Duration of observation		●	●		Relatively 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	●				High
Visual absorption capacity		●			The northern tower within Block 7 projects well above the horizon and is seen in high contrast against the sky, however, the Proposal is generally proportional to the surrounding built form and therefore has a moderate level of visual absorption capacity. The projecting element is visually subservient to the scale of the development within Barangaroo South (Blocks 4 and Y).

**Table 6** View Sharing Assessment Criteria - Observer Location 1: Sydney Observatory Hill Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	View to Darling Harbour north and most of White Bay across the Millers Point Conservation Area, which incorporates Sydney Observatory Hill Park. Limited portion of the Central Barangaroo development envelope visible within the visual context of Millers Point. Broad view to the horizon above the Central Barangaroo development envelope is retained, but only barely. Refer s.6.1.3.
1 (b)	Compositional elements				●	<p>Key compositional elements comprise (refer Figure 35):</p> <ul style="list-style-type: none"> <li>In the foreground, open, linear ridge-top parkland with large over-arching fig trees which frame the view to the left of the frame in Sydney Observatory Hill Park.</li> <li>In the middleground 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, and the tower to the north-western edge of the development. The long low line of the development envelope terminates with contrasting tall, slender towers within Barangaroo South to the centre-left of frame.</li> <li>The tall tower framing elements of Barangaroo South.</li> <li>The sinuous harbour edge of White Bay (part of), East Balmain, and Sydney Harbour proper to right of frame defines Balmain Peninsula and associated well vegetated, low scale suburban landscape. The characteristic sinuous line of the Harbour / land interface with well vegetated, low scale suburban landscape promontories and bays with an expansive water view to the north-west (right of frame).</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. The White Bay Passenger Cruise Terminal comprises a point of interest when ships are berthed.</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 (Approved Concept Plan) development envelope.
3	Number of observers		●	●		Moderate to Low, as detailed above.
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

**Table 7** Analysis of impacts - Observer Location 1: Sydney Observatory Hill Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
<b>5 Identification</b>						
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. Sydney Observatory Hill Park identified as an important viewing location.
5(b)	City of Sydney (2011)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point. Sydney Observatory Hill Park identified as an important viewing location.
<b>6 Quantitative evaluation</b>						
6(a)	Extent of obstruction / new elements		●			The new elements in the view comprise the modulated block forms for Block 5, a square block form in Block 6 that projects above the Kent Street roofscape. Block 7 comprises an irregular formation, stepping down from the south and the east and then a single block form rising again towards the north-western corner. Block 7 removes a small rooftop view to Pyrmont Point and a part of Rozelle including White Bay Power Station and disrupts the view to the horizon. The new elements do not remove any more of the Harbour view than currently seen with the Approved Concept Plan.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The sinuous land / water interface with its bays and inlets and backdrop of low-rise inner western suburbs will be retained as per Approved Concept Plan. A partial view is available either side of Block 7 to Pyrmont, Annandale and the flat Sydney Basin beyond, providing sufficient continuity to the expansive Sydney Basin view north of Block 7. Refer Figure 34.
<b>Yes No N/A</b>						
<b>7 Qualitative evaluation</b>						
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?	●				Yes, but not substantially. Blocks 5 and 6 do not remove significant components of the view. Block 7 disrupts an otherwise uninterrupted view to the horizon but retains sufficient view for visual continuity, as described above. The proposed change comprises a visually subservient built form elements to the tall development of Barangaroo South (Blocks 4 and Y) in terms of mass and scale.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	The view will remain a dynamic one in the sense that general water craft and cruise ships will still be seen moving through the Harbour from this location.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	Issues as described above in Item 7.1(a) and Item 7.2.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	It adds a new, modulated composition of development envelope forms than that of the Approved Concept Plan. The form, mass and scale of these comprise visually subservient built form elements to the tall development of Barangaroo South . Block 5 a removes a very small portion of the view seen between the Block Y and Block 4 towers. Block 7 removes a small rooftop view to Pyrmont Point and a part of Rozelle, including Pyrmont Power Station, and disrupts the horizon. The new elements do not remove any more of the Harbour view than currently seen with the Approved Concept Plan.



**Table 8** Visual impact assessment - Observer Location 1: Sydney Observatory Hill 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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b>                      Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view - the value of which is widely acknowledged - as identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view for much of the time.</p> <p><b>Value attached to views:</b>                      With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the Harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ The view as shown in <a href="#">Figure 35</a> can reasonably be said to achieve this outcome. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      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 meet Millers Point and lower blocks toward the Harbour. The Block 7 tower is relatively small in comparison to nearby taller towers. The increase in the proportion of the view occupied by MOD 9 is minor.</p> <p>The degree of contrast between MOD 9 and the Approved Concept Plan is moderate. The Block 7 tower is seen in high relief against the sky, however, the general form, mass and scale of MOD 9 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 would be seen is similar to the Approved Concept Plan, with the Block 7 tower obscuring the a portion of horizon.</p> <p><b>Geographical Extent:</b>                      The elevated viewing location provides a small measure of looking down onto the roof plane of Block 7, but effectively the proposed concept plan is seen in elevation view. Given the viewing distance of between 180 m and 380 m, the Proposed (MOD 9) Concept Plan would be seen in a high level of detail.</p>

**Table 9** Visual impact assessment results matrix - Observer Location 1: Sydney Observatory Hill Park

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

## 6.2 Observer Location 2: Sydney Observatory

### 6.2.1 Observer Location Position

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

### 6.2.2 Observer Location Rationale

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

- Director-General's requirement for a view from Sydney Observatory
- The view was identified as part of an important panorama from this location in two local heritage studies City Plan Heritage (2006) and Davies (2006). The location broadly captures the northern extent of Central Barangaroo

- This observer location in conjunction with the previous Observer Location 1 - Sydney Observatory Hill Park, captures the key elements of the view from the south-west through to the north-west as relevant to Central Barangaroo.
- The view includes Block 5 and addresses the requirements of Condition C1 of the Approval Instrument.

### 6.2.3 Existing View

Figure 37 shows the before view when undertaking the original MOD 9 assessment, photographed on the 16th July, 2018, as defined in Section 5.2 of the Methodology. This photo is taken from close to the Sydney Observatory's north telescope, and looks west across Millers Point, Sydney Harbour and Western Sydney to the horizon.

The view is framed by residential tower blocks on Kent Street and the International Towers Sydney to the south-west (left of frame behind tree canopy) and extends northward to a long view north-west across Sydney, with the heritage listed Palisade Hotel prominent in the middle ground (right of frame). A small fig tree is located on the western boundary of the park to centre right of frame, screening the view to much of East Balmain.

The view comprises low rise Victorian era terrace development on Kent Street in the middle ground and visually prominent Langham Hotel (white, contemporary building centre left of frame). Early construction of the Block Y is highlighted by the four cranes in the middleground. The wharves of Pyrmont Point are partially visible (centre of frame) with residential tower blocks and the northern tower of Anzac Bridge beyond projecting above the skyline. Illoura Reserve within East Balmain is located to centre right of frame (behind the small fig tree).

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

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

An updated panorama showing the existing view (refer Figure 38) was photographed on 23rd May, 2020, and shows the ongoing construction of Barangaroo South in the middle ground of the view to the south. The dark, linear form of Block Y is seen against the bright sky, and forms a dominant landmark within the view.



Figure 36 Observer Location (Source: AECOM modified Google Map)



Figure 38 Updated Existing View (Source: AECOM, May 2020)

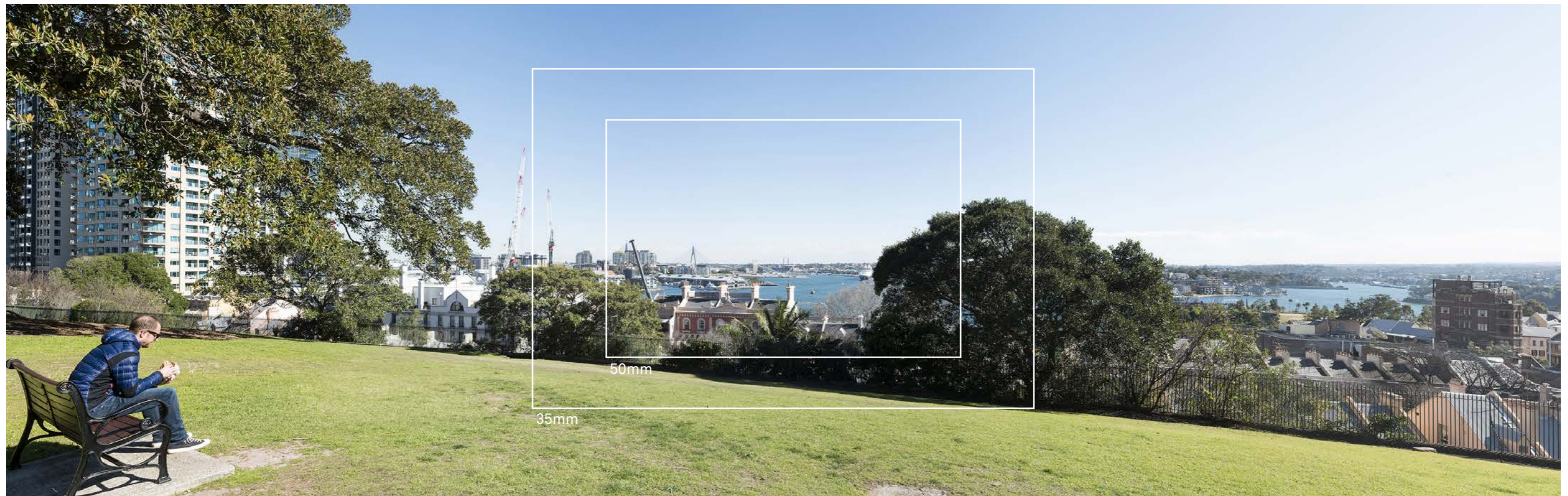


Figure 37 Existing View (Source: AECOM, July 2018)



Figure 39 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 40 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

**6.2.4 Approved Concept Plan**

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

The Block 6 envelope is viewed as a long and relatively low rectangle form that projects just above the height of Langham Hotel. This removes most of the of the intricate view to the Harbour, retaining just a small edge of water view along the western end of White Bay, and the rooftops of Jones Bay Wharf and the residential development adjoining Ballaarat Park . However, the view across Pymont to Glebe Island Bridge, the former White Bay Power Station, and Balmain to the horizon is effectively retained in full, as is the small view between Block Y and Block 4 to the Ibis Hotel in Darling Harbour.

**6.2.5 Proposed Concept Plan (MOD 9)**

Figure 40 shows the view with MOD 9. The view is similar to that for Observer Location 1.

The development envelope is slightly taller in Block 5 (partially obscured by tree canopy) which minimally reduces the view to the development - including Block 4, Block Y and the Ibis Hotel in Darling Harbour - behind it.

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

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

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

**6.2.6 Visual Impact Assessment**

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 10 for the General Assessment Criteria, Table 11 and Table 12 for View Sharing Assessment Criteria and Table 13 and Table 14 for Visual Impact Assessment and rating.

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

**6.2.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.2.1.

The before view looks across open parkland to low rise Victorian era terrace development on Kent Street in the middle ground (part of the Millers Point Conservation Area) seen against the backdrop of Darling Harbour and White Bay, and the visually prominent Langham Hotel (white, contemporary building centre left of frame) seen against the backdrop of Pymont Point. Beyond the Harbour and to right of frame, the view is characterised by a well vegetated urban landscape extending across the Cumberland Plain to the horizon, set beneath a big sky. Refer Figure 37.

Development within Barangaroo South introduces very tall, slender towers towards the southern end of the view, and the relatively low, rectilinear form of the Approved Concept Plan Central Barangaroo development envelope which projects marginally above the height of

Langham Hotel and the tallest terrace houses. The towers in Barangaroo South can be seen to comprise highly contrasting visual elements to the long and low, architecturally finely articulated heritage roofscape of Kent Street. The existing wide, broad sweep of the open landscape is substantially conserved within this view, albeit seen as a narrow band of land between the Central Barangaroo development envelope and the horizon. Refer Figure 39.

MOD 9 moderately increases the general height of the Central Barangaroo development envelope across all three blocks, comprising the modulated form of Block 5 stepping down to Blocks 6 and 7. Block 6 and 7 project marginally higher than for the Approved Concept Plan, with Block 7 seen in high relief against the sky, interrupting the view to the horizon, this is moderately mitigated by the adjacent tree canopy already disrupting the horizon view. The remaining view across the rest of the Block 7 rooftop provides a limited amount of continuity with the expansive Sydney Basin and horizon view north of Block 7 and the existing tree canopy. The form, mass and scale of MOD 9 is considered to comprise visually subservient built form elements to the development within Barangaroo South, and particularly that of the tall and slender Block Y and Block 4 towers. The new elements effectively remove the remaining small section of the water view within White Bay. Block 7 further interrupts an already narrow view to the horizon, impacting the ability of the observer to visually interpret the continuity of the flat Sydney Basin horizon line north of Block 7. Refer Figure 40.

Table 10 General Assessment Criteria - Observer Location 2: Sydney Observatory

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 170 m and 340 m
Observer type				●	View from open space - park user
Number of observers		●	●		Anticipated to be low for much of the week and moderate on weekends
Duration of observation		●	●		Relatively 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	●				High
Visual absorption capacity		●			The proposal is considered overall to have a moderate level of visual absorption capacity, notwithstanding the Block 7 north western tower. The northern block tower projects well above the horizon and is seen in high contrast against the skyline, however, the Proposal is generally proportional to the surrounding built form and the projecting element is visually subservient to the scale of the development within Barangaroo South.

Table 11 View Sharing Assessment Criteria - Observer Location 2: Sydney Observatory

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	The existing view comprises a panorama from the historic Observatory Hill Park at a location close to the north telescope of the Sydney Observatory. The view looks across Millers Point and the Approved Central Barangaroo Concept Plan to the well vegetated, low scale inner western Sydney suburbs in the background extending to Western Sydney and the horizon line. The view is framed to the south-west (left of frame) by existing high rise apartment blocks and International Towers Sydney within Barangaroo South. Looking north-west (to right of frame), sweeping harbour views are observed. A small edge of the western end of White Bay is also visible above the Central Barangaroo development envelope. Refer s.6.2.3.
1 (b)	Compositional elements				●	<p>Key compositional elements comprise (refer Figure 40):</p> <ul style="list-style-type: none"> <li>In the foreground, open, linear ridge-top parkland with large over-arching fig trees, which frame the view in Sydney Observatory Hill Park.</li> <li>In the middleground 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, and the tower to the north-western edge of the development. The long low line of the development envelope terminates with contrasting tall, slender towers within Barangaroo South to centre-left of frame.</li> <li>The tall tower framing elements of Barangaroo South.</li> <li>The characteristic sinuous line of the Harbour / land interface with small, well vegetated, low scale suburban landscape promontories and bays with an expansive water view to the north-west (right of frame).</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 land/ harbour interface to the north-west and the far end of White Bay.
2	Nature / extent of any obstructions to view			●		The view to Darling Harbour and White Bay has already been lost beyond the Approved Concept Plan development envelope, however, the view to the north to the Harbour remains.
3	Number of observers		●	●		Moderate to Low
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006) and Davies (2006)

Table 12 Analysis of impacts - Observer Location 2: Sydney Observatory

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
<b>5 Identification</b>						
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location nominated as an important viewing point.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
<b>6 Quantitative evaluation</b>						
6(a)	Extent of obstruction / new elements		●			The new elements in the view comprise quadrilateral block forms for Block 5, a square block form in Block 6 that projects above the Kent Street roofscape. Block 7 comprises a modulated series of blocks stepping down from the south and the east and then a single block form rising again towards the north-western corner. Block 5 marginally removes a portion of the view to the Pyrmont high rise development seen between the Block Y and Block 4 approved towers. Block 7 removes a rooftop view of Pyrmont Point, in addition to some of Rozelle, most of the view to White Bay, and the view to the horizon 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?				●	To a certain extent, no. A partial view is available over Block 7 to the White Bay Grain Terminal and parts of Annandale, Rozelle and the flat Sydney Basin beyond to the horizon. This provides a limited amount of continuity with the expansive Sydney Basin and horizon view north of Block 7. Refer Figure 40.
<b>Yes No N/A</b>						
<b>7 Qualitative evaluation</b>						
7.1(a)	Is significance attached to the view likely to be altered?		●			Yes. As noted above, a key attribute of the view from Observatory Hill Park identified in the heritage reporting is related to the conservation of uninterrupted views to the horizon - this attribute of the view, looking west from this location, will in large measure be lost due to the prominence and close viewing distance of the Block 7 tower. Notwithstanding that, panoramic harbour views will still be available further north from this location. Additionally, 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.' In this regard, the view from this specific location does not encompass Peacock Point, noting that it would if not for the small tree seen to the right of Block 7. However, as above, an uninterrupted view to Peacock Point would be available a short distance north of this location.
7.1(b)	If so, which organisation / why?				●	NSW Heritage Branch, and potentially also Sydney City Council.
7.2	Would the proposed change make the view less desirable / why?		●			Yes, in that it removes a greater portion of the view to the water and horizon. Notwithstanding that, the view to Darling Harbour and White Bay is already substantially lost with the Approved Concept Plan development envelope for Central Barangaroo.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	The view will remain a dynamic one in that general water craft and cruise ships will still be seen moving through the Harbour from this location, albeit to a smaller seen area of the Harbour as described in Item 6(b).
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	Issue as described above in this table, 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, in that the open horizon line is still present within the Approved Concept Plan, and some water view is still available within White Bay with the White Bay Passenger Cruise Terminal still visible, indicating the linkage of this waterbody to the Harbour proper.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?		●			Yes.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?		●			Refer Item 7.1 (a)

Table 13 Visual impact assessment - Observer Location 2: Sydney Observatory

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b>                      Observatory Hill Park comprises a setting where people currently take in an exceptional panoramic view, the value of which is widely acknowledged, as identified within planning and heritage documents. The attention of the park users can be expected to be trained on this view for much of the time.</p> <p><b>Value attached to views:</b>                      With regard to the value of the view, the City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the Harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ The view as shown in <b>Figure 40</b> cannot reasonably be said to achieve this outcome. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      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 meet Millers Point, and lower blocks toward the Harbour. The Block 7 tower is relatively small in comparison surrounding tall towers. The increase in the proportion of the view occupied by MOD 9 is low.</p> <p>The degree of contrast between MOD 9 and the Approved Concept Plan is moderate as above. The form, mass and scale of MOD 9 is considered to comprise visually subservient built form elements to that of Barangaroo South.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be moderate as above.</p> <p><b>Geographical Extent:</b>                      The elevated viewing location provides a small measure of looking down onto the ‘roof’ plane of Block 7, but effectively the proposed concept plan is seen in elevation view. Given the viewing distance of between 170 m and 340 m, the Proposed (MOD 9) Concept Plan would be seen in a high level of detail.</p>

Table 14 Visual impact assessment results matrix - Observer Location 2: Sydney Observatory

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



### 6.3 Observer Location 3: High Street (South)

#### 6.3.1 Observer Location Position

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

#### 6.3.2 Observer Location Rationale

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

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



Figure 41 Observer Location (Source: AECOM modified Google Map)

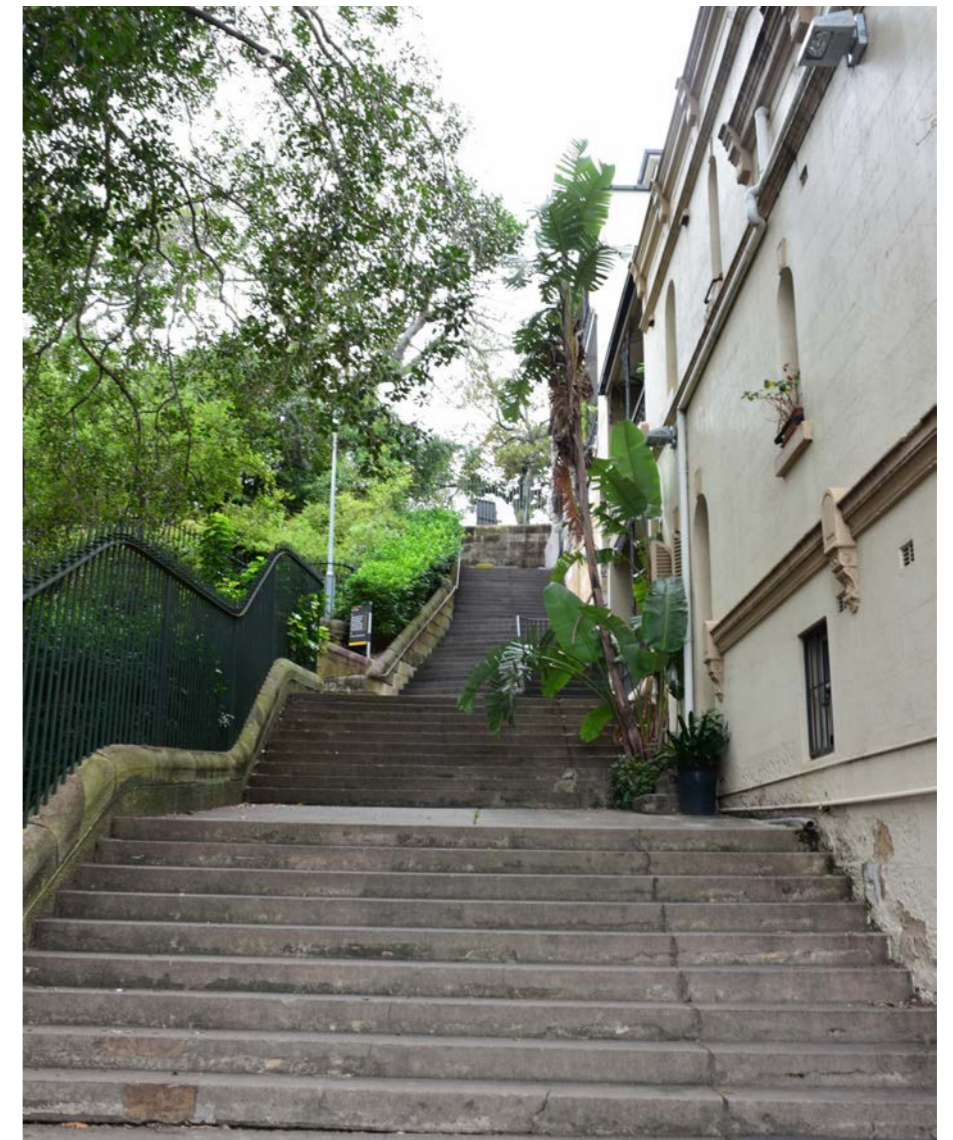


Figure 42 View looking east up Agar Steps from Kent Street (Source: AECOM)

### 6.3.3 Existing View

Figure 44 shows the before view seen from this location when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018. This view is representative of the view seen from the bottom of the Agar Steps. The view to Barangaroo, Johnstons Bay and Balmain from Kent Street is framed between the Langham Hotel and terrace housing facing onto Kent Street, with High Street and fringing terrace housing seen in the middleground. The framing elements of the view (the Langham Hotel and terrace housing) have a similar height and mass on either side of the High Street viewing corridor. The extent of the sky seen from this location is also considered to be an important component of the view.

The view incorporates a moderate amount of the land / water interface, and suggests the sinuous character of bays and inlets. A partial view of Block Y construction can be seen in Barangaroo South to centre left of frame.

Figure 43 shows an updated panorama of the existing view, photographed on 23rd May, 2020. The ongoing construction of Barangaroo South is seen in the middle ground of the view to the south west behind terrace housing facing Kent and High Streets.



Figure 43 Updated Existing View (Source: AECOM, May 2020)

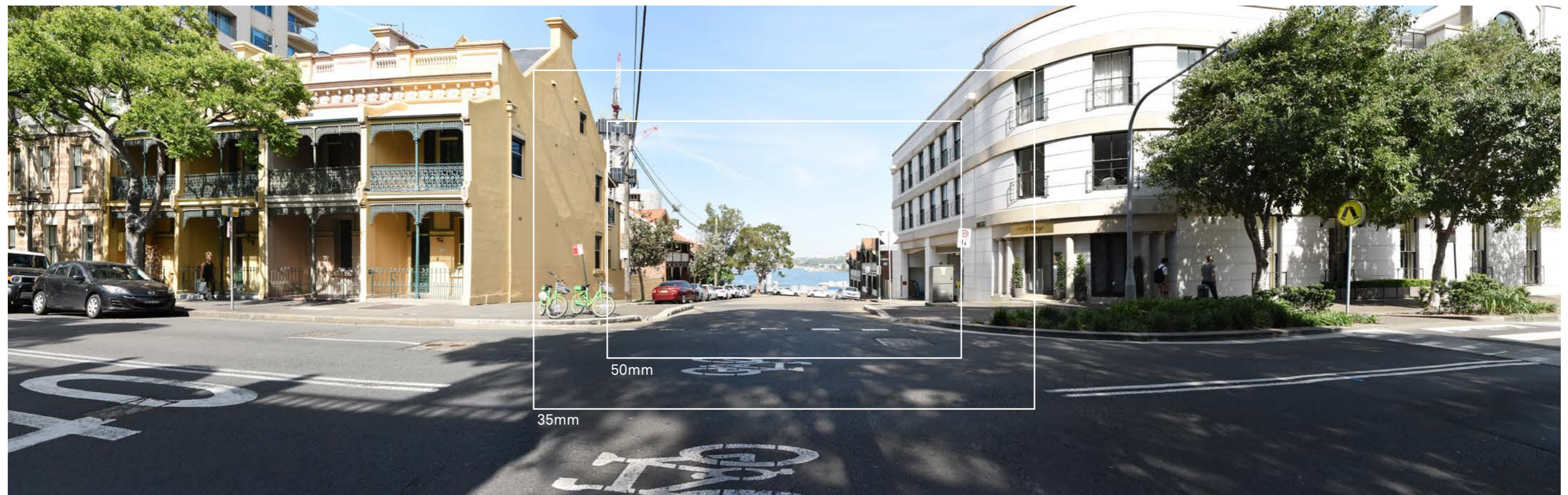


Figure 44 Existing View (Source: AECOM, February 2019)



Figure 45 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, February 2019)



Figure 46 Image showing the development envelope of the Approved Concept Plan and the potential massing of MOD 9 (Source: AECOM, March 2021)

### 6.3.4 Approved Concept Plan

Figure 45 shows the view with the Approved Concept Plan development envelope in purple. The Block Y tower can be partially seen to centre left of frame behind the housing that fronts onto this part of High Street. The two Block 4 towers can also be seen projecting above the Kent Street terraces. Highgate apartment building is partially seen to left of frame behind the terraces. As can be seen, the development envelope sits above the height of housing on High Street and blocks the view to the Harbour and Balmain beyond. The set-down in the envelope reflects the proposed location for Barangaroo Steps (formerly Sydney Steps). The development envelope creates a substantial 'wall' to the view beyond. Note: An opening through the development envelope was broadly envisaged as part of the Master Plan Framework (2015). Refer Section 5.5.1.

### 6.3.5 Proposed Concept Plan (MOD 9)

Figure 46 shows the view of MOD 9, with Block 5 to the left and Block 6 to the right in the centre of the frame. The gap between the blocks provides a narrow view of the ridgeline at Balmain and the sky view beyond. The highly modulated form of the Proposal is apparent from this view point. The taller blocks sit above the roof line of the terrace housing in the middleground, and also above the tree tops where High Street turns the corner.

It is noted, although not assessed as such, that although the building envelope obstructs the view to the water, the current building design (at the time of writing this report) provides a clear view to the Harbour, which is a considerably preferable outcome. Refer Figure 47.

### 6.3.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 15 for the General Assessment Criteria, Table 16 and Table 17 for View Sharing Assessment Criteria and Table 18 and Table 19 for Visual Impact Assessment and rating.

The visual impact rating is considered to be **Moderate to Low**. It is noted that while the height of MOD 9 is taller than that of the Approved Concept Plan seen from this location, the split between the buildings with potential views to the landscape beyond actually render the view better with the MOD 9 outcome than that experienced with the Approved Concept Plan.

### 6.3.7 Comparison of Before, Approved and Proposed

The before view is described in Section 6.3.3.

The before view comprises a framed feature view across Johnstons Bay, to Balmain, which also comprises a low horizon line set not that far above the Harbour edge. The State heritage listed terrace housing and terrace housing on Kent Street are important elements of the view. The view is all the more valued for the fact that for first-time recreational observers walking through the Millers Point Conservation Area the view is come upon by surprise, and will for many comprise their first understanding of their proximity to the Harbour. Refer Figure 44.

Approved Concept Plan comprises a relatively low development envelope, with a minor set-down where the Barangaroo Steps are proposed. The development envelope removes the view beyond. In reality, an opening would be placed through the set-down part of the envelope to facilitate access to Barangaroo Steps, as reflected in the Master Plan Framework (2015). However, for the purposes of this assessment, the nature and extent of this opening is unknown. The view of the development envelope is therefore assessed as seen. Refer Figure 45.

Blocks 5 and 6 of MOD 9 comprise a higher development envelope than that for the Approved Concept Plan with commensurately increased visual mass. It has a relatively small gap through the envelope, revealing a view of horizon line and open sky. This view to the landscape beyond may draw recreational observers through to the opening. Although visually prominent behind the High Street terraces, the envelope is seen within the context of South Barangaroo towers and Highgate, south of Block Y, and is therefore visually subservient within this setting. Block 7 is not visible from this location. Refer Figure 46.



Figure 47 Image showing the proposed development design at the time of writing this report (Source: AECOM, March 2021)

Table 15 General Assessment Criteria - Observer Location 3: High Street (South)

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	100m
Observer type				●	View from a key street - public domain.
Number of observers	●				The Barangaroo Steps are designed to be a key pedestrian entry Point to Central Barangaroo. Observer numbers are likely to be high once the Barangaroo Steps are in place.
Duration of observation			●		Once Central Barangaroo is developed, the duration of observation is expected to be low as people stroll down High Street to Barangaroo Steps on their way into the site.
Visibility	●				The visibility of both the Approved Concept Plan and MOD 9 from this location is high, including a high level of detail.
Visual absorption capacity			●		Moderate to Low within the context of the contrast between the contemporary architecture of Central Barangaroo and the Federation era terraces of Millers Point (Kent Street and High Street) in the foreground, and the height of MOD 9 development envelope will be substantially higher than the adjacent High Street housing. The wayfinding view to the Harbour is small but important and would be removed with the Approved Concept Plan proposal and only partial retained with the MOD 9 design.

Table 16 View Sharing Assessment Criteria - Observer Location 3: High Street (South)

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer to s.6.3.3 and s.6.3.4
1 (b)	Compositional elements				●	A highly visually consistent group of period residences, with Langham Hotel comprising a visually incongruent element, in the foreground. The development envelope blocks most of the view to the landscape beyond. (Note: The earlier Master Plan Framework (2015) envisaged a broad opening through the set-down part of the development envelope for Barangaroo Steps- refer s.3.1.4).
1 (c)	Curtilages of important elements				●	The residential terrace housing remains visually prominent and provides a key framing element for the view.
2	Nature / extent of any obstructions to view				●	The Approved Concept Plan development envelope obstructs all view to the landscape beyond it. The MOD 9 development envelope obstructs most of the view to the landscape beyond it, however, retains an important key view through the envelopes.
3	Number of observers	●				Anticipated to be high when Central Barangaroo is developed and the Barangaroo Steps are operational.
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006), Davies (2006) and City of Sydney (2011).

Table 17 Analysis of impacts - Observer Location 3: High Street (South)

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
<b>Identification</b>						
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location nominated as an important viewing 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.
<b>Quantitative evaluation</b>						
6(a)	Extent of obstruction / new elements	●				Complete obstruction of views to the west with the Approved Concept Plan, a key hole glimpse of the view is available with MOD 9 as per s.6.3.5.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	No, the opening between Block 5 and 6 provides a glimpse of the view to Blamian ridgeline, however, the water context is not revealed.
<b>Yes No N/A</b>						
<b>Qualitative evaluation</b>						
7.1(a)	Is significance attached to the view likely to be altered?	●				Significance attached to the view is likely to be improved over that envisaged for the Approved Concept Plan where the development envelope completely blocks the view through to the Harbour and beyond.
7.1(b)	If so, which organisation / why?				●	Potentially, NSW Heritage Branch as it may diminish the historical connection of this area to the Harbour.
7.2	Would the proposed change make the view less desirable / why?			●		No, as per Item 7.1(a) and (b) above.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	The view through The MOD 9 development envelope would not be dynamic, with views to water and water craft obscured from view which is regarded as a negative change from the existing view, however, the dynamic nature of the view in the background would be similar to that of the Approved Concept Plan concept. The dynamic nature of the visible area of High Street would be moderate -high due to the observer numbers that would likely travel through this location. This can be regarded as a positive element of the view.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	Approved Concept Plan provides an impermeable 'wall' to the Harbour view beyond. The key hole glimpse of the Balmain ridgeline through MOD 9, and likely associated signage, may be sufficient to alert observers to a broader view beyond and entice them to pass through the opening to Barangaroo Steps and a harbour view.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?	●				Yes. Within the context of the above the glimpse view between Block 5 and Block 6 is insufficient to provide enough context to register the proximity to the Harbour. However, the gap provides some indication of the distance to the next visible element behind MOD 9, which is not available in the MOD 11 Approved Concept Design.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes. Any visual clues to the nature of the landscape beyond is worthy of preservation.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	Refer Item 7.4 above. The key hole view seen through significantly higher development envelope walls, which sit above the High Street terrace housing. The view will likely open up as the observer moves through to the Barangaroo Steps.

Table 18 Visual impact assessment - Observer Location 3: High Street (South)

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity			●		<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 is considered to be <b>Low</b>.</p> <p><b>Susceptibility of visual receptors to change:</b> High Street comprises a setting where first-time visitors to the Millers Point Conservation Area would be surprised by the nature and extent of this view, in many cases having been unaware up to this point that they were so close to the Harbour. They can be expected to take in an exceptional panoramic view. The attention of the passerby can be expected to be trained on this view for a short period of time as they pass through the area.</p> <p><b>Value attached to views:</b> The view to the Harbour is widely acknowledged for its importance within the context of the Millers Point Heritage Conservation Area and this observer location in particular, as identified within planning and heritage documents. Refer Items 5(a), (b) and (c) above. The City Plan Heritage (2006) heritage study notes that ‘the quality of the view’ to the west will be conserved if ‘the Harbour will remain visible and legible and the opposite foreshore (Peacock Point) will remain visible.’ MOD 9 further increases the scale and mass of development when seen from this location. However, this is within then the context of the Approved Concept Plan design, where no view is available. In that regard, MOD 9 improves upon the Approved Concept Plan design. The key hole view may be sufficient to entice observers through the opening between Blocks 5 and 6 to reveal the view to the Harbour. MOD 9 as shown in Figure 46 reveals the presence of a more extensive view, and by passing along the predominantly heritage streetscape of High Street, and through the gap, would enable it to be better appreciated.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b> The scale of change in the view is moderate, incorporating change in the composition of the view from that of a subservient, relatively low consistent height development envelope with the Approved Concept Plan, to that of MOD 9 with increased height, highly modulate block forms, and the addition of the gap between Blocks 5 and 6 which reveals a key hole glimpse to the view beyond, which provides a beneficial key to understanding the wider contextual landscape. The increase in the proportion of the view occupied by MOD 9 at the end of High Street is moderate, with extra height to the envelope somewhat offset by the gap provided between Blocks 5 and 6.</p> <p>The degree of contrast between MOD 9 and the Approved Concept Plan is high due to importance of the gap in the building envelope wall, which is a positive change, and the moderate increased height and mass of the proposed envelope when seen from this location.</p> <p>The period of time over which sensitive receptors to the Millers Point Heritage Conservation Area can be expected to take in the view is considered to be low to potentially moderate as most people would be passing by along Kent Street, or entering High Street towards Barangaroo Steps.</p> <p><b>Geographical Extent:</b> The geographical extent of MOD 9 increases substantially over that of the Approved Concept Plan due to view into the gap between Blocks 5 and 6, which provides an understanding of the envelope width. Additionally, the heights of Blocks 5 and 6 are seen to extend south and north, respectively, above the roof line of the heritage-listed terraces fronting onto High Street. Given the viewing distances of some 110m, these elements would be seen in a high level of detail.</p>

Table 19 Visual impact assessment results matrix - Observer Location 3: High Street (South)

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

## 6.4 Observer Location 4: Munn Reserve

### 6.4.1 Observer Location Position

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

### 6.4.2 Observer Location Rationale

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

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



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

### 6.4.3 Existing View

Figure 49 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018. This view is seen from the top of the turfed area within Munn Reserve looking south. The view is framed by the State heritage listed corner shop and terrace housing along High Street to left of frame, and Dalgety Bond Store to the right.

To centre of frame, Hickson Road is seen below, set against the Hickson Cutting. Heritage listed sandstone columns and cast iron palisade fencing runs atop the cutting, with ornate cast iron fencing between High Street and the bond store. The path in the immediate foreground leads into Barangaroo Reserve to the west. The backdrop to the view comprises city towers to left of frame, Kent Street residential towers left of Hickson Road and International Towers Sydney to the right of Hickson Road.

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

Figure 50 shows an updated panorama of the existing view, photographed on 23rd May, 2020. The partially constructed Block Y is seen as a dark element rising from behind the Dalgety Bond Store against the bright sky.



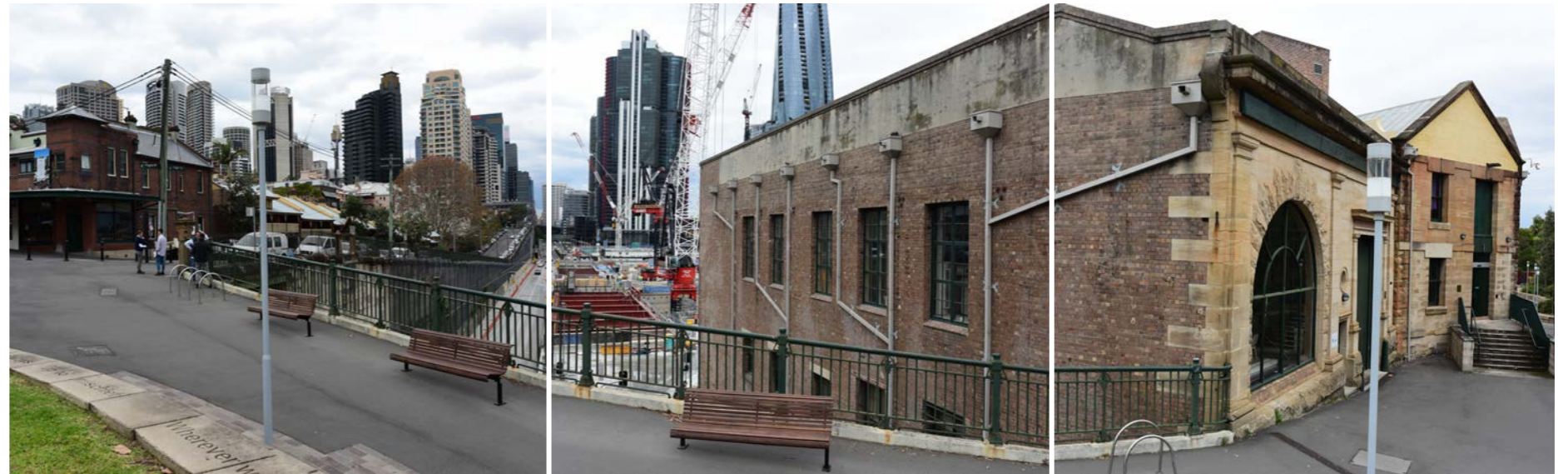


Figure 50 Updated Existing View (Source: AECOM, May 2020)



Figure 49 Existing View (Source: AECOM, July 2018)

#### 6.4.4 Approved Concept Plan

Figure 51 shows the view with the Approved Concept Plan. The Central Barangaroo development envelope is shown in purple, with the approved Barangaroo South Blocks 4 and Y behind, comprising from right to left: Block Y; residential towers in Block 4; and Block R5 on Hickson Road. As can be seen, the development envelope is viewed as a long quadrilateral element, with a small set-down that reflects the proposed location for Barangaroo Steps (formerly Sydney Steps). The development envelope creates a substantial 'wall' to the view beyond, and sits just above the height of the tallest buildings behind it on Kent Street.

#### 6.4.5 Proposed Concept Plan (MOD 9)

Figure 52 shows the view with MOD 9. The Proposal can be seen to comprise a moderately higher development envelope than for the Approved Concept Plan. From this angle the building envelope appears to be a fairly consistent height throughout. The northern elevated block form on Block 7 is seen projecting above the Dalgety Bond Store in this view, partially screening Block Y. The modulation of the eastern face of the building envelope reduces the 'wall' effect seen in the Approved Concept Plan.

#### 6.4.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 20 for the General Assessment Criteria, Table 21 and Table 22 for View Sharing Assessment Criteria and Table 23 and Table 24 for Visual Impact Assessment and rating.

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

#### 6.4.7 Comparison of Before, Approved and Proposed

The before view is described in Section 6.4.3.

The before view comprises an elevated view from Munn Street overbridge looking south along Hickson Road. The view is framed to the left by the State heritage listed corner shop and terrace housing on High Street, and to the right by the Dalgety Bond Store. High Street and the Hickson Cutting, in conjunction with the Munn Street overpass and the Dalgety Bond Store, comprises a threshold between the historic, low scale development - reflecting the original topography of the Millers Point Conservation Area - with the highly engineered, flat expanse of Hickson Road and Barangaroo projecting west from the base of the cutting. Hickson Road and Barangaroo are seen in transition with extensive construction underway. Refer Figure 50.

Approved Concept Plan incorporates a long and relatively low development envelope for Central Barangaroo, marginally set-down where Barangaroo Steps are proposed to enter the site from the north end of High Street. The mass, scale and form of the development envelope somewhat reflects in horizontal form the simplicity of the three main tall and slender South Barangaroo towers of Blocks 4 and Y. The view across Barangaroo is fractionally more open than that of MOD 9. Viewed from this location the proposal appears to be relatively consistent in height. Refer Figure 51.

MOD 9 generally comprises a marginally higher development envelope to that of the Approved Concept Plan, with the exception of the Block 7 tower. Block 7 tower as a significant element viewed in close proximity from this location. Blocks 5 & 6 and the Hickson Road high point of Block 7 can be seen to have increased in height, however, the additional height relative to adjacent High Street terraces is considered to be acceptable given the 40m separation between the two. The height of the north-eastern corner of Block 7 is similar to that of the Approved Concept Plan. The Block 7 tower will remove some sky view, however, the bulk of the form is obscured behind the Dalgety Bond Store and viewed against the backdrop of the substantial Block Y tower and podium.

Much of the general envelope height change has little visual affect on the view as the bulk of the envelope is set against the back drop of the highly developed area of King Street Wharf Precinct and the three Block 4 towers. The lower, relatively high mass, modulated forms of the development envelopes can be seen to provide a contrast to the simplicity of the towers at Barangaroo South. The Block 7 tower would comprise a modern element in contrast to the heritage building of the Dalgety Bond Store in front, however, the contrast is considered to be partially moderated by the backdrop of the modern Block Y tower and podium. The eastern face of the building envelope of MOD 9 reduces the 'wall' effect of the development when viewed along Hickson Road from this location. Refer Figure 52.

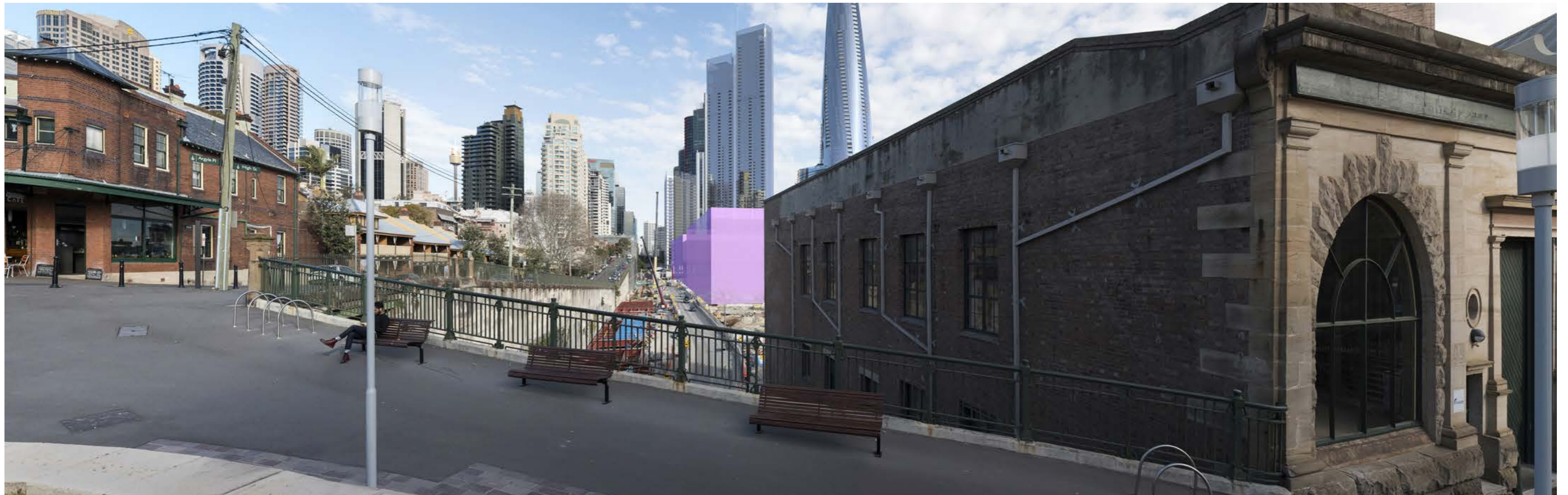


Figure 51 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 52 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

Table 20 General Assessment Criteria - Observer Location 4: Munn Reserve

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 170 m and 450 m
Observer type				●	View from a key street - public domain, entry point by recreational users to Barangaroo Reserve.
Number of observers	●				Given this is an entry point to Barangaroo Reserve, observer numbers are regularly likely to be high.
Duration of observation			●		The duration of observation is expected to be low as people pass along Munn Street on their way into Barangaroo Reserve.
Visibility	●				The visibility of both the Approved Concept Plan and MOD 9 from this location is high, including a high level of detail for Block 7 in particular.
Visual absorption capacity	●	●			High to Moderate within the context of the tower development behind Central Barangaroo, and strong visual contrast between the proposed development envelope (MOD 9) with high bulk and scale which sits squarely on the large, flat and engineered 'plinth' of Hickson Road and the smaller, highly articulated form of the Federation era terraces on High Street, closely reflecting the historic topography of the Millers Point Conservation Area. The separation distance of about 40 m between these two elements is further expressed with Hickson Cutting providing an eastern street edge to MOD 9, and the substantial change in ground plane between the two.

Table 21 View Sharing Assessment Criteria - Observer Location 4: Munn Reserve

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.4.3 and s.6.4.4
1 (b)	Compositional elements				●	<p>Key compositional elements comprise (refer Figure 52):</p> <ul style="list-style-type: none"> <li>A highly visually consistent group of period buildings (with Langham Hotel comprising a visually incongruent element) framing the view, and cast iron tall palisade fence to High Street edge and ornate cast iron low railing and fence to Munn Street edge;</li> <li>Hickson Cutting, with Hickson Road set well below, and extending some 1.5km south from the observer location which provides a strong central focus to the view. The strong vertical relationship between Hickson Cutting and the Central Barangaroo development envelope;</li> <li>The tall tower development to both sides of the road and distant focal point of Darling Park office tower at the end of the road serve to reinforce the centrally focused nature of the view; and</li> <li>The proposed Central Barangaroo development envelope.</li> </ul>
1 (c)	Curtilages of important elements				●	High Street and Hickson Cutting for the residential terrace housing. Hickson Cutting and Hickson Road for the Central Barangaroo development envelope and Barangaroo South development.
2	Nature / extent of any obstructions to view				●	The Approved Concept Plan development envelope obstructs the view of the lower portions of Block 4 and Block 5R, as does the proposed MOD 9 concept plan. MOD 9 obstructs the view to a small portion of the Block Y tower and a small portion of sky view.
3	Number of observers		●			Anticipated to be moderate to periodically high given it is an access point between the Millers Point Heritage Conservation Area and Barangaroo Reserve.
4	Documented importance of view	●				Yes - Heritage reporting - City Plan Heritage (2006), and Davies (2006).

Table 22 Analysis of impacts - Observer Location 3: High Street (South)

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views from and to Millers Point within the context of Barangaroo. This location was nominated as an important viewing location.
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		Central Barangaroo development envelope obstructs a small part of the view to the south, comprising the lower sections of the Barangaroo South Block 4 and Block R5. The Block 7 tower obstructs the view to a small portion of the Block Y tower and a small portion of sky view.
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?			●		Potentially, but to a small extent, given that the height of the taller elements for Blocks 5, 6 and 7 will be considerably taller relative to the height of the terrace housing on High Street than for the Approved Concept Plan and Proposed MOD 9 Concept Plan. However, 40m distance and change in level between these two elements assists in reducing the level of this impact. The strong axial nature of the view is conserved, but is not as pronounced as in Approved Concept Plan, in which the top of the approved development envelope reinforces the line of the perspective to the focal point at the end of the road. The towers in Barangaroo South can also be seen to broadly fall in unison towards the focal point. The Block 7 tower within MOD 9 broadly works in unison with this aspect of the existing view, in addition to obstructing a further extent of sky view compared with the Approved Concept Plan.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		Not significantly. The strong axial nature of the view is retained.
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?				●	Most of the present view will 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 23 Visual impact assessment - Observer Location 4: Munn 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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b> High Street comprises a setting through which recreational visitors to the Millers Point Conservation Area would be entering and leaving Barangaroo Reserve via the Munn Street access point. The unusual elevated, axial view along Hickson Road, within the context of the Millers Point Conservation Area is a compelling one, which has the potential to slow recreational users to better appreciate the view as they pass by.</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			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b> The scale of change in the view is moderate; comprising a generally marginally larger building envelope than for the Approved Concept Plan. Block 5 and Block 6 can be seen to have marginally increased in height from that of the Approved Concept Plan. The Hickson Road north-eastern corner of Block 7 is approximately equal in height to that of the Approved Concept Plan, with the northern elevated tower seen projecting above Dalgety Bond Store visible against the backdrop of the Block Y tower.</p> <p>The proportional increase in the seen area of MOD 9 from this location is greater, especially in relation to the Block 7 tower, but the increase in proportional change relative to the overall view is small.</p> <p>The degree of contrast between MOD 9 and the Approved Concept Plan is moderate and both are in their own ways relatively well integrated with the broader view. The lower, highly modulated, block forms of the MOD 9 individual building envelopes provide contrasting visual elements to the simplicity of line and form exhibited within the South Barangaroo towers, and the Block 7 tower relates to the height and modernity of the Block Y tower behind it.</p> <p>The period of time over which sensitive park users can be expected to take in the view is low to potentially moderate, as above.</p> <p><b>Geographical Extent:</b> The extent of the area over which the MOD 9 building envelope would be visible compared with that of the Approved Concept Plan is moderate, primarily comprising the addition of the Block 7 tower. Given the viewing distance of some 170m to Block 7, both the Approved Concept Plan and MOD 9 would be seen in a high level of detail.</p>

Table 24 Visual impact assessment results matrix - Observer Location 4: Munn Reserve

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

## 6.5 Observer Location 5: Clyne Reserve

### 6.5.1 Observer Location Position

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

### 6.5.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

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



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

### 6.5.3 Existing View

Figure 54 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018. The view is looking south towards Central Barangaroo and includes State heritage listed housing on Merriman Street, with Barangaroo Reserve (Stargazer Lawn) to right centre and right of frame behind the tall palisade fence. Tower 3 of International Towers Sydney with Barangaroo South is seen protruding above the horizon at the end of the street, with city towers visible beyond the housing. The view includes groupings of mature street trees, with the Clyne Reserve and the adjoining area to the north subject to a high level of mature, large tree planting. An entry to Stargazer Lawn is located some 40m north of this point.

Figure 55 shows an updated panorama of the existing view, photographed on 23rd May, 2020. The partially constructed Block Y tower is seen in the background of the view, partly screened by a fig tree in the foreground. Trees within Barangaroo Reserve have matured, further screening the horizon seen beyond the palisade fencing.



Figure 55 Updated Existing View (Source: AECOM, May 2020)

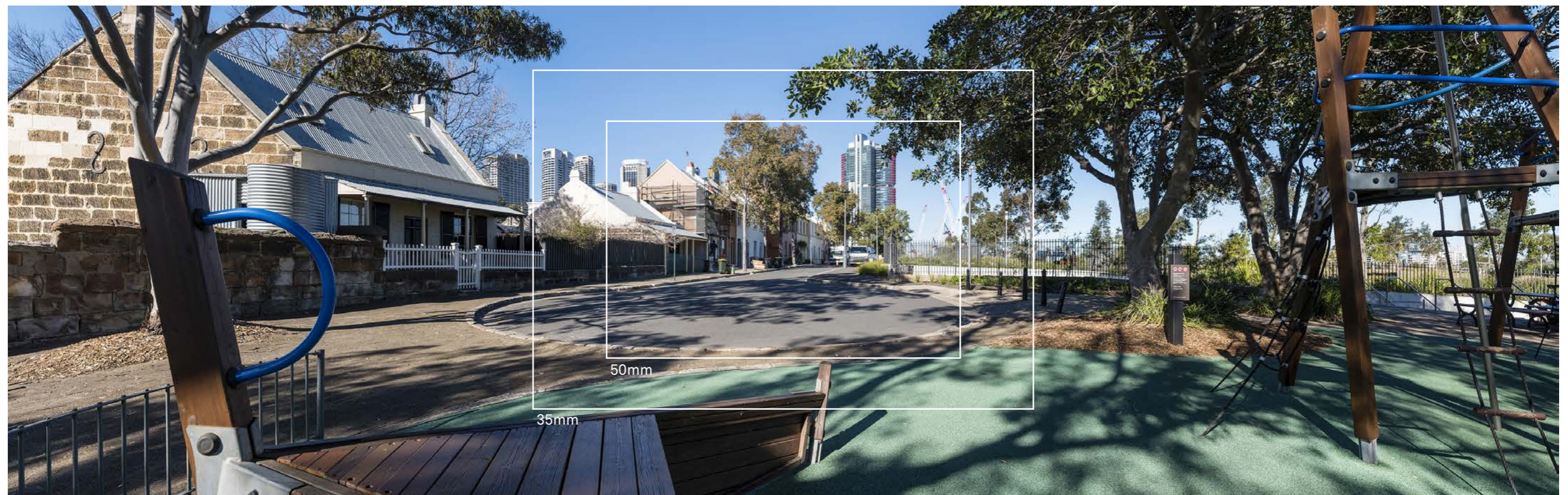


Figure 54 Existing View (Source: AECOM, July 2018)





Figure 56 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)

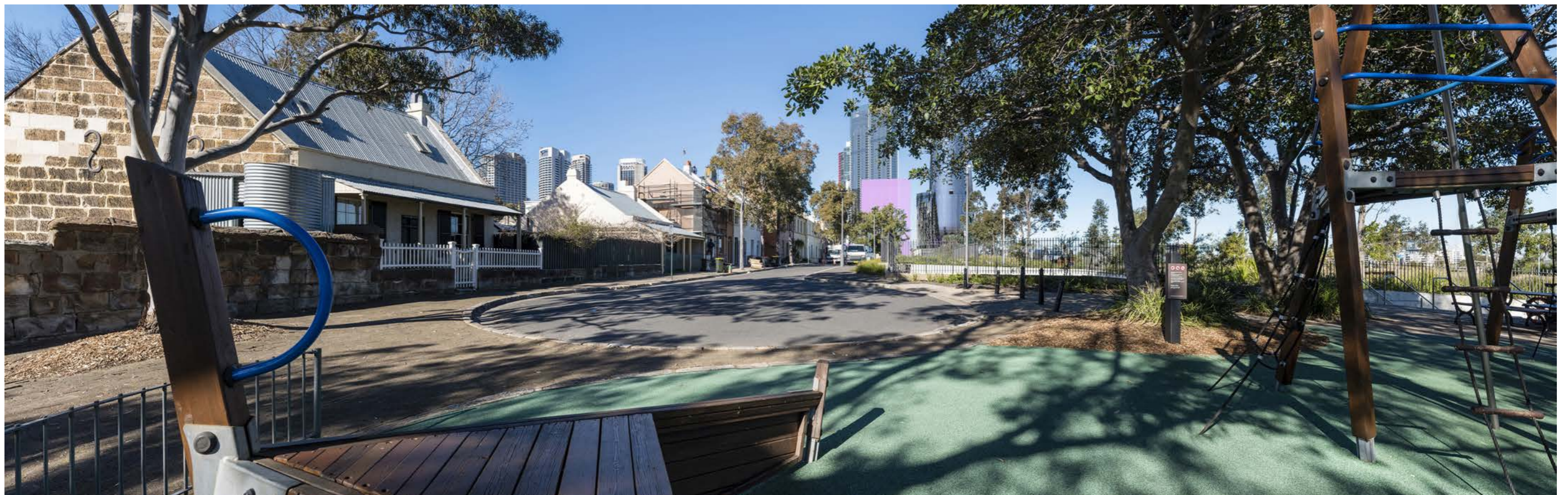


Figure 57 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

#### 6.5.4 Approved Concept Plan

Figure 56 shows the Approved Concept Plan development envelope in purple, just visible at the end of the street behind parked vehicles, behind the far Barangaroo Reserve boundary fence. The Block 4 development substantially screens Tower 3 of International Towers Sydney. The Block Y development is seen to the right of this. The top of Block R5 is screened by the tree immediately left of residential tower R4B. The monumental scale of the Block Y and residential towers are seen in sharp focus against the sky, creating an impressive sense of visual contrast with the long, low row of finely detailed, small heritage dwellings along Merriman Street. The lack of housing on the other side of the street adds to the theatre of the view, with the Block Y development envelope effectively visible from street level.

#### 6.5.5 Proposed Concept Plan (MOD 9)

Figure 57 shows the view with MOD 9. The taller built form (seen in purple) is the north face of the Block 7 tower. The north-east corner of Block 7 can just be seen - in front of the Block 4 towers and the eastern International Towers Sydney building - and sits at a similar level as that for the Approved Concept Plan, at approximately street level. Compositionally, MOD 9 can be seen to sit well with that of the adjacent Barangaroo South tower envelopes, with the Block 7 tower development envelope visually sitting approximately level to the Block Y mid level wing, and with built form rising in height behind it to the south. Further, screening by existing street tree planting reduces the visual prominence of the Block 7 tower.

#### 6.5.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 25 for the General Assessment Criteria, Table 26 and Table 27 for View Sharing Assessment Criteria and Table 28 and Table 29 for Visual Impact Assessment and rating.

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

#### 6.5.7 Comparison of Before, Approved and Proposed

The before view is described in Section 6.5.1.

The before view comprises a row of State Heritage listed housing on Merriman Street, with Barangaroo Reserve (Stargazer Lawn) to right centre and right of frame behind the tall palisade fence. Tower 3 of International Towers Sydney with Barangaroo South is seen protruding above the horizon at the end of the street, with more distant city towers visible beyond the housing. The view includes groupings of mature street trees. Refer Figure 54.

South Barangaroo incorporates the Block 4 development envelopes, substantially screening Tower 3 of International Towers Sydney. The Block Y development envelope is seen to the right of these. What is key to the view is the unseen (but readily interpreted) ground line at the southern end of Merriman Street and adjoining Stargazer Lawn, which extends west from the terrace housing. This line defines a clear boundary between the open, 'monumentally' scaled, vertical built form within Barangaroo South, set well down below the elevated, intimately scaled, long, low landscape of Merriman Street, with substantial tree cover, shade and low, green backdrop of Stargazer Lawn. The Approved Concept Plan development envelope is barely visible in this view. Refer Figure 56.

MOD 9 has a High to Moderate level of visual absorption capacity due to the relationship of MOD 9 to existing and approved built form within Barangaroo South. The main visible change from Approved Concept Plan to MOD 9 is the Block 7 Tower. The Block 7 Tower is a prominent element at the end of the street, removing a small portion of sky view, however, it is set against a backdrop of significantly taller built form elements. This, in conjunction with the increased seen area of the Barangaroo backdrop, further increases the visual contrast between the heritage and modern landscape character types. This can in turn be seen to highlight the highly valued characteristics of the Merriman streetscape. Refer Figure 57.

Table 25 General Assessment Criteria - Observer Location 5: Clyne Reserve

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between 350 m and 600 m
Observer type				●	View from playground - public domain, close to entry point by recreational users to Barangaroo Reserve.
Number of observers	●				Given this is an entry point to Barangaroo Reserve and contains a playground, observer numbers are periodically likely to be high, e.g. when special events are held at Stargazer Lawn.
Duration of observation			●		The duration of observation is generally expected to be low as people pass along Merriman Street on their way into Barangaroo Reserve, but could be moderate for parents watching their small children at the playground.
Visibility			●		The visibility of the Approved Concept Plan from this location is low. For MOD 9, although Block 7 tower is visible above street trees on Merriman Street, the rest of Block 7 is only fractionally visible with the rest of the envelope obscured from view.
Visual absorption capacity	●	●			High to Moderate within the context of the tower development beyond Central Barangaroo and the graduated envelope heights rising to the south.

Table 26 View Sharing Assessment Criteria - Observer Location 5: Clyne Reserve

No.	Stage	Rating				Response
		H	M	L	N/A	
	<b>Identification</b>					
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.5.1 and s.6.5.4
1 (b)	Compositional elements				●	Compositionally, MOD 9 can be seen to sit well with that of the adjacent Barangaroo South tower envelopes, with the development envelopes stepping down from Block Y to Block 4 (R4A to R4B) to Block 5, to the high point of Block 7, finishing with the main roof level of Block 7 which sits relatively close to street level.
1 (c)	Curtilages of important elements				●	The unseen (but readily interpreted) ground line at the southern end of Merriman Street and adjoining Stargazer Lawn, which extends west from the terrace housing. The line defines the boundary between the 'monumentally' scaled, set-down Barangaroo built form, and the intimately scaled, elevated landscape of Merriman Street with substantial tree cover and low, green backdrop of Stargazer Lawn.
2	Nature / extent of any obstructions to view			●		MOD 9 obstructs the partial view of the South Barangaroo towers and removes a small portion of open sky view between Block 4 (R4B) and Block Y.
3	Number of observers	●				As described above: a high number of observers, particularly when special events are held at Stargazer Lawn.
4	Documented importance of view				●	None.

Table 27 Analysis of impacts - Observer Location 5: Clyne Reserve

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting				●	Not referenced specifically as an important view within planning documents.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			●		Central Barangaroo development envelope (particularly the Block 7 tower) obstructs a small part of the view to the south, comprising the lower sections of the Barangaroo South Block 4 and a view of open sky between Block (R4B) and Block Y.
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?	●				Possibly yes, given the increased visibility of MOD 9. However, as discussed above (refer Table 26 Item no's 1(a) and 1(b)), the composition of the view can be seen to sit well with that of the adjacent Barangaroo South tower envelopes. Further, the clear boundary between the 'monumentally' scaled, set-down Barangaroo built form, and the intimately scaled, elevated landscape of Merriman Street stand in stark contrast to each other, and in that sense visually highlighting the closely detailed, historic nature of the Merriman Street residences and their intimately scaled setting.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		Not significantly. For the reasons stated above Item 7.1(a).
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 of Merriman Street will be retained. The backdrop to the view will change as described above. The change in the view is not considered likely to significantly impact on the view.
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?				●	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 no's 1(a) and 1(b) above. The nature of the view is not greatly altered.

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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	●				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b>                      Visual receptors are considered likely to comprise local residents including parents with small children using the playground, or walking before or after work or on the weekend. Other sensitive receptors may include families with young children visiting Barangaroo and using this location, e.g. as a cool, shady play stop and resting point for the children before travelling home. Caregivers could be expected to have time to take in this interesting view while watching the children. A further key sensitive visual receptor groups comprises recreational users leaving Barangaroo Reserve and walking south along Merriman Street.</p> <p>The contrasting nature of the view within the context of the historic Merriman Street and the broader Millers Point Conservation Area is a compelling one as described above (refer s.6.5.5), and has the potential to slow recreational users to better appreciate the view as they pass by.</p> <p><b>Value attached to views:</b>                      This view has not been identified within planning and heritage documents as a key view of importance. However, within the context of the State heritage-listed Merriman Street housing, and the contrasting nature of the view, with the 'monumentally' scaled, set-down Barangaroo built form providing the backdrop to the intimately scaled, elevated landscape of Merriman Street, with substantial tree cover, the view is considered to have a high level of value.</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b>                      The scale of change in the view is moderate given the relatively minor change to the backdrop, assisted by street tree screening. The compositional nature of the change, reflected in the regular stepping down of MOD 9 in response to the towers in South Barangaroo, facilitates High to Moderate level of visual absorption capacity. Refer Table 27, Item 7.1(a).</p> <p>The proportional increase in the seen area of MOD 9 from this location is moderate, but the increase in proportional change relative to the overall view is low.</p> <p>The degree of contrast between the Approved Concept Plan and MOD 9 is high, but both are in their own ways relatively well integrated with the broader view.</p> <p>The period of time over which sensitive park users can be expected to take in the view is Moderate to Low.</p> <p><b>Geographical Extent:</b>                      The extent of the area over which the changes would be visible is small. At a viewing distance of some 350m to Block 7, MOD 9 would be seen in a High to Moderate level of detail.</p>

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

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

## 6.6 Observer Location 6: Barangaroo Reserve - Wulugul Walk

### 6.6.1 Observer Location Position

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

### 6.6.2 Observer Location Rationale

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

### 6.6.3 Existing View

Figure 59 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018.

The view looks across Nawi Cove to Central Barangaroo and Barangaroo South with the International Towers Sydney seen in the middle ground to centre of frame, at a distance of some 600m. The construction site of the Block Y building within Barangaroo South is identified by the cranes and blue webbing setback some 240m from the southern entry to Nawi Cove. To centre left of frame, the Hickson Cutting and southern end of the Millers Point Conservation Area is clearly visible, with State heritage-listed terraces atop, along High Street, descending with the line of the cutting. The contemporary architecture of Langham Hotel (long white building) comprises a visually dominant element within this part of the view. To the right of Langham Hotel are four residential towers located on Kent Street, that look west over Darling Harbour to the western horizon.

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

Figure 60 shows an updated panorama of the existing view, photographed on 23rd May, 2020. The partially constructed Block Y tower is seen in the middle to background of the view, seen projecting significantly above existing high rise buildings.



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

### 6.6.4 Approved Concept Plan

Figure 61 shows the Approved Concept Plan development envelope in purple. Block R5 is seen projecting above the southern end of the Central Barangaroo envelope towers then gradually step up in height to the right of R5, comprising the towers in Block 4, and culminating in the 282.6m high Block Y, with these latter three towers substantially screening the International Towers Sydney from view.

The Central Barangaroo (Approved Concept Plan) development envelope is seen about 200m south east of this observer location, comprising a rectangular form with a small set-down at the location of the proposed Barangaroo Steps. The scale and mass of the envelope is substantial, and can be seen to clearly block views to the west from the southern end of High Street and Langham Hotel. The long, low form of the development envelope can be seen to provide a contrasting mass, scale and form to the slender, elevated towers of the buildings within Barangaroo South. The skyline of existing towers within the CBD remains seen above the roofline of the Approved Concept Plan building envelope in Central Barangaroo.

### 6.6.5 Proposed Concept Plan (MOD 9)

Figure 62 shows the view with MOD 9. The development envelope presents as a highly modulated series of block forms. Block 5 and Block 6 at the southern end of the envelope project slightly higher than the MOD 9 development envelope. The view of Block 7 comprises the visually prominent tower element, set towards the front of the view (north-west corner of the envelope) and flanked to the east and south with a lower level step down in the building envelope, before stepping back up to mid height blocks that act as a bridge to development above the Hickson Cutting.

The effect of the modulated building envelope is to view a collection of several buildings, rather than one building mass, which is in contrast but complimentary to the simplified forms of the Block 4 towers behind. The mass and scale of Block 7 tower comprises a visually prominent element, further emphasised by the composition of the surrounding envelope elements. It is seen as a wide element in high contrast against the sky, forming a dominant landmark within the view. The skyline within the view is changed, with the CBD towers replaced with the bulkier form of the Block 7 tower.

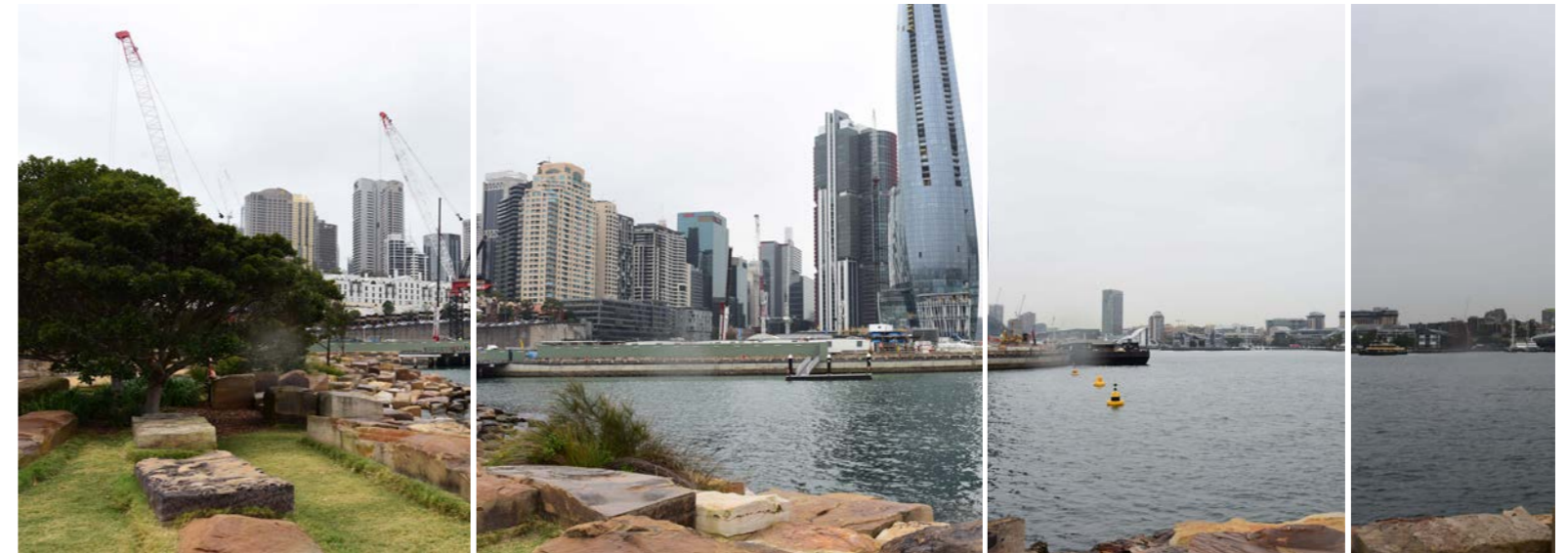


Figure 60 Updated Existing View (Source: AECOM, May 2020)

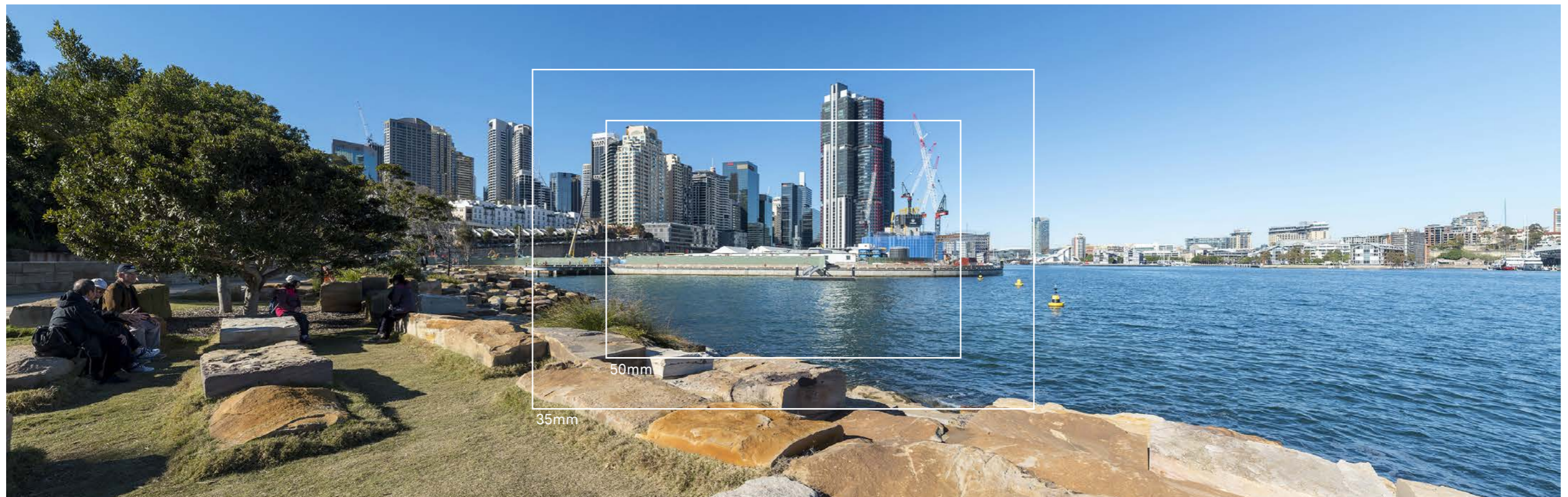


Figure 59 Existing View (Source: AECOM, July 2018)

**6.6.6 Visual Impact Assessment**

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

MOD 9 this location is rated as **High to Moderate**.

**6.6.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.6.3. The before view looks across Nawi Cove to Central Barangaroo and Barangaroo South, encompassing the International Towers Sydney, Hickson Cutting and the southern end of the Millers Point Conservation Area, with State heritage-listed terraces atop along High Street. The contemporary architecture of Langham Hotel (long white building) comprises a visually dominant element within this part of the view. The backdrop to the view is dominated by a virtual wall of tower blocks. That part of Barangaroo South not yet developed, and Central Barangaroo is viewed as a large ‘void’ relative to the adjacent dense and predominantly tall development. Refer Figure 59.

For the Approved Concept Plan, the scale and mass of the Central Barangaroo development envelope is substantial, and can be seen to clearly block views to the west from the southern end of High Street and Langham Hotel. The long, low rectangular form of the envelope provides a grounded block form in mass and scale to the slender, elevated towers of the buildings within Barangaroo South. Refer Figure 61.

The MOD 9 development envelope comprises a significantly different form to that of the Approved Concept Plan. The visual mass of the Central Barangaroo MOD 9 envelope is significantly greater than for the Approved Concept Plan in the north-western corner where the Block 7 tower sits. The proximity of the observer location, the level from which the view is taken (in this case near sea level), and subsequent perceived increase in height and sense of perspective further emphasises the mass of the Block 7 tower compared to the Approved Concept Plan composition. However, the visual mass is relatively low for the rest of the envelope due to it’s highly modulated form in contrast to the solid mass of the Approved Concept Plan envelope. Refer Figure 62.

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

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 130 m and 480 m
Observer type				●	View from an informal seating area within Barangaroo Reserve which is likely to be regularly well patronised.
Number of observers	●	●			Observer numbers are regularly likely to be High to Moderate.
Duration of observation		●	●		The duration of observation is expected to be Moderate to Low as people sit and look out across the water, or pass along Wulugul Walk towards Central Barangaroo.
Visibility	●				High
Visual absorption capacity		●			Moderate for both the Approved Concept Plan and MOD 9 within the context of the tall tower development within Barangaroo South and the tall apartment towers to the east along Kent Street. While the Approved Concept Plan design within Central Barangaroo is in high contrast to the visually articulated built form behind, MOD 9 sits more comfortably as a highly articulated envelope with the background, albeit with the Block 7 tower in high contrast against the sky.

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

No.	Stage	Rating				Response
		H	M	L	N/A	
<b>Identification</b>						
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.6.3 and s.6.6.4
1 (b)	Compositional elements				●	Refer s.6.6.4
1 (c)	Curtilages of important elements				●	The foreshore edge of Nawi Cove.
2	Nature / extent of any obstructions to view			●		Both building envelopes block views to the Hickson Cutting, the heritage terrace houses along High Street, and the Langham Hotel and some residences north of the hotel on Kent Street. the MOD 9 design also obstructs a significant area of sky view.
3	Number of observers	●	●			The number of observers is considered likely to be High to Moderate.
4	Documented importance of view				●	None





Figure 61 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 62 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

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

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
<b>5 Document weighting</b>						
					●	Not referenced specifically as an important view within planning documents.
<b>6 Quantitative evaluation</b>						
6(a)	Extent of obstruction / new elements	●				MOD 9 Block 7 elevated form partially obstruct views to Kent Street residential and commercial development, acts to substantially visually increase the bulk of the envelope in addition to being viewed in high contrast against the sky view. The CBD skyline is screened and replaced by the Block 7 tower, which is a more simplified form in comparison to the outline of many CBD 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.
<b>Yes No N/A</b>						
<b>7 Qualitative evaluation</b>						
7.1(a)	Is significance attached to the view likely to be altered?			●		No. The view blocks no more of the Millers Point Conservation Area than is currently in place with the Approved Concept Plan.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?	●				Partially, yes. The bulk of the Block 7 tower will remove a view to the finer grain residential towers in the background of the view which assists in reading the built form zones beyond the Central Barangaroo development envelope. However, the MOD 9 development envelope comprises a highly modulated building form which breaks up the mass and scale of the development generally. The overall scale, mass and form of the Central Barangaroo development envelopes can be seen to comprise a broadly contrasting, yet generally complimentary composition of height, modulation and visual mass to that of the slender and pronounced, stepping elevation of Block Y and Block 4.
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?				●	MOD 9 elements of will increase the bulk, scale and complexity of the development form, relative to the simplicity of that provided within the Approved Concept Plan as discussed above (refer s.6.6.4).
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No. The change is effectively limited to further removal of views to residential and commercial tower blocks behind the development
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				●	N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	Refer Item 7.4 above

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

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	●				<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b> The susceptibility of visual receptors to change in the existing view and visual amenity can be expected to be high. This harbour side location provides a quiet, informal setting where park users can take in an excellent panoramic view across Darling Harbour to East Balmain, White Bay, and Pyrmont Point, and then south and eastwards across Nawi Cove to Central Barangaroo and the city skyline beyond. The attention of the park users can be expected to be trained on this view for much of the time.</p> <p><b>Value attached to views:</b> The quality of the view to the west through south to south-east is considered to be high. The observer location is a parkland setting, with an iconic view to Sydney Harbour an important part of the recreational appeal of the location. That part of the view looking south-east across Barangaroo can be expected to provide an impressive cityscape view of high quality contemporary architecture, including monumentally scaled towers, for the most part seen in profile against a broad, open sky. By contrast, the view would be seen from a quiet, informal and naturalistic parkland space, looking across a 'rocky' shore and substantial expanse of calm water (Nawi Cove).</p>
Magnitude of change	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Size or scale:</b> The scale of change in the view is high, incorporating a change in the composition of the view from that of a long and low rectangular block form, to that of a highly modulated form, with increased block heights. The increase in the proportion of the view occupied by MOD 9 is high, particularly with regard to the elevated block form on the near corner of Block 7, which is visually prominent in scale and mass and is seen in high contrast against the sky and blocks the cityscape behind.</p> <p>The degree of contrast between the Approved Concept Plan and MOD 9 is high. However, the form, mass and scale of MOD 9 is broadly considered to be visually complimentary with that of the towers in Barangaroo South within the context of cascading tower heights from Block Y, through Block 4 and Block 5 to the elevated form on the north-west corner of Block 7.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be Moderate to Low as above, with the location providing a full view of the proposed change.</p> <p><b>Geographical Extent:</b> MOD 9 is seen in elevation view. Given the viewing distance of between 140 m and 480 m, MOD 9 would be seen in a high to moderate level of detail.</p> <p>The extent of area over which the changes would be visible would be significantly increased over that for the Approved Concept Plan, with a moderate increase in general block heights and the Block 7 tower elevation would double the height of the envelope for that corner of the envelope.</p>

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

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

## 6.7 Observer Location 7: Barangaroo Reserve - Stargazer Lawn

### 6.7.1 Observer Location Position

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

### 6.7.2 Observer Location Rationale

This observer location has been chosen as it is a well visited area that has a substantial view of MOD 9 from an informal seating area (sensitive visual receptors) within Barangaroo Reserve.

### 6.7.3 Existing View

Figure 64 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018.

The foreground comprises an extensive open turfed area with a setting of single fig trees and a substantial perimeter planting of shrubs and trees, including the heavily vegetated upper terraced plantings of the steep 'Headland' side slopes. Associated perimeter buildings include the historic Palisade Hotel to left of frame and low glass lift building to centre of frame.

The middle ground of the view contains an impressive city skyline dense with commercial and residential towers, the tops of which comprise a jagged line, seen in sharp contrast against vast open sky. The Tower 3 of International Towers Sydney stands relatively taller, sentinel-like at the western end of the built form line up, defining the edge between middle ground and background.

The background of the view looks south towards Cockle Bay and along the eastern edge of Pyrmont, seen across a relatively narrow expanse of Darling Harbour. Star Casino and residential towers on Pyrmont Point project above the horizon line.

Figure 65 shows an updated panorama of the existing view, photographed on 23rd May, 2020. The partially constructed Block Y tower is seen in the background of the view projecting above the perimeter vegetation.



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



Figure 65 Updated Existing View (Source: AECOM, May 2020)



Figure 64 Existing View (Source: AECOM, July 2018)



Figure 66 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)

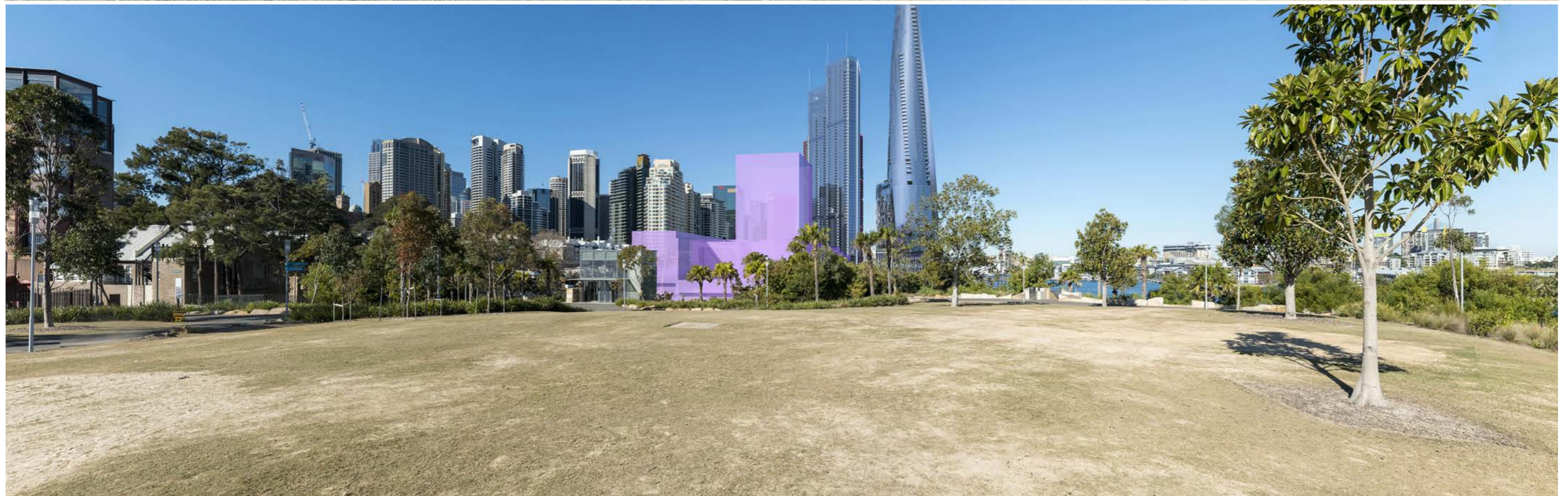


Figure 67 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

**6.7.4 Approved Concept Plan**

Figure 66 shows the Approved Concept Plan development envelope in purple. As per previous, the towers in Barangaroo South clearly step down from Block Y to Block R5. Block 4 towers all but remove International Towers Sydney from the view. The Central Barangaroo development envelope is effectively seen as an undifferentiated rectangular block, the northern face is seen in the centre of the frame, the western face is just seen behind screening vegetation projecting back towards Block 4 (R4A).

The composition of the view is significantly altered, with the Block Y and Block 4 towers causing the line of city towers to jump up sharply in height towards Block Y. Block R5 visually merges with the city backdrop. The Central Barangaroo development envelope provides a contrasting horizontal block form that sits uncomfortably with the cut line of city towers behind.

**6.7.5 Proposed Concept Plan (MOD 9)**

Figure 67 shows the view with MOD 9. The form of the envelope is highly modulated. The Block 7 tower - although a substantial visual element - sits comfortably with the similar height of the city tower back drop behind. The gradual stepping from the Block 7 eastern block, to Block 7 western tower, builds up to the Block 4 towers and then upwards to the top of Block Y (unseen). The addition of the steps in Block 7 are considered to provide a visual bridge, assisting in the integration of the heights of the Block 4 and Block Y towers to the built form to the east. The visual composition of this grouping of development envelopes is seen to be both a highly dynamic and visually satisfying one, which also comfortably bookends the city towers beyond.

**6.7.6 Visual Impact Assessment**

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 35 for the General Assessment Criteria, Table 36 and Table 37 for View Sharing Assessment Criteria and Table 38 and Table 39 for Visual Impact Assessment and rating.

MOD 9 this location is rated as **High to Moderate**.

**6.7.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.7.3.

The before view has a clear line of delineation between foreground and the middle ground / background with perimeter of planting to the open lawn area providing the edge between foreground and middleground / background. The view to the dense wall of the city skyline towers in the middleground terminating abruptly with Tower 3 of International Towers Sydney is an impressive one. Harbour views comprise the back drop to the west. Refer Figure 64.

Approved Concept Plan is essentially seen as a contrasting horizontal solid block form that runs across the grain of the Kent Street towers behind it. The towers in Barangaroo South can be seen to more favourably change the composition of the view, causing the line of city towers within the middle ground to sharply traject upwards to the top of Block Y, decisively book-ending the city view. West of Block Y, the view sharply recedes to a low background setting of background harbor view and low horizon of distant buildings. Refer Figure 66.

MOD 9 comprises an entirely different form to that of the Approved Concept Plan. The MOD 9 building envelope is highly modulated in this view, in contrast to the solid mass of the Approved Concept Plan. The Block 7 tower is an additional element, however, it sits comfortably in the view. A composition of gradual stepping occurs within Block 7 which is considered to provide a visual bridge, assisting in the integration of the heights of the Block 4 and Block Y towers. The visual composition of this grouping of development envelopes is seen to be preferable to that of the Approved Concept Plan. Refer Figure 67.

Table 35 General Assessment Criteria - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 230 m and 500 m
Observer type				●	View from a large elevated and open, grassed gathering space providing views framed by vegetation to Central and Barangaroo South, and to the distant horizon looking west and north. Observers are recreational visitors to Barangaroo Reserve.
Number of observers	●	●			Observer numbers are periodically likely to be High to Moderate.
Duration of observation		●	●		The duration of observation is expected to be moderate for people sitting or picnicking, etc. and low for people walking through the site.
Visibility	●				The visibility of the Approved Concept Plan from this location is high. MOD 9 is significantly more visually prominent than the Approved Concept Plan. Refer s.6.7.5.
Visual absorption capacity	●				Visual absorption capacity is high for the reasons outlined in s.6.7.5.

**Table 36** View Sharing Assessment Criteria - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.7.3 and s.6.7.4
1 (b)	Compositional elements				●	Refer s.6.7.4
1 (c)	Curtilages of important elements				●	The perimeter planting of Stargazer Lawn, which defines the line between foreground and middle ground to centre and left of frame, and the line between the foreground and background to right of frame. The line along the top of the lift building and Central Barangaroo development envelope which then sweeps up in a tight curve to the tops of Block 4 and Block Y towers. This projected line defines the boundary between the near and far middle ground.
2	Nature / extent of any obstructions to view			●		The Central Barangaroo approved envelope (MOD 9) blocks views to the lower parts of city towers and Block R5 behind it. The proposed envelope blocks the view to all of R5, a portion of the wall of city towers and a portion of sky view.
3	Number of observers	●	●			The number of observers is considered likely to periodically be High to Moderate.
4	Documented importance of view				●	None.



Table 37 Analysis of impacts - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting				<input checked="" type="radio"/>	Not referenced specifically as an important view within planning documents.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements			<input checked="" type="radio"/>		MOD 9 obstructs the view to a few city towers behind, Block R5 and a small portion of sky view.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				<input checked="" type="radio"/>	Yes.
			Yes	No	N/A	
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			<input checked="" type="radio"/>		No
7.1(b)	If so, which organisation / why?				<input checked="" type="radio"/>	N/A
7.2	Would the proposed change make the view less desirable / why?			<input checked="" type="radio"/>		No. The view is considered to improve with the proposed composition of the view as discussed above. Refer s.6.7.5
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				<input checked="" type="radio"/>	Compositionally, the form is considered to be more dynamic and more visually satisfying than that of the Approved Concept Plan. This is considered to be positive for the reasons discussed in s.6.7.5
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				<input checked="" type="radio"/>	MOD 9 elements will increase the bulk, scale and complexity of the development form, relative to the simplicity of that provided within the Approved Concept Plan, as discussed above. Refer s.6.7.5.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			<input checked="" type="radio"/>		No. The change is effectively limited to further partial removal of views to residential and commercial tower blocks behind the development, and a small portion of sky view.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				<input checked="" type="radio"/>	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?				<input checked="" type="radio"/>	Refer Item 7.4 above

**Table 38** Visual impact assessment - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual receptors to change:</b>                      The susceptibility of visual receptors to change in the existing view and visual amenity can be expected to be moderate. The elevated location provides a relatively quiet, informal setting which falls gently towards the north where perimeter planting is limited to facilitate extensive harbour views. A dynamic city view south across Central Barangaroo is available. However, the scale of the space, and extent of perimeter planting suggests it may also be used for large gatherings, in which case attention maybe more inward rather than outward focussed.</p> <p><b>Value attached to views:</b>                      The quality of the view from north, through the west to the south is considered to be high. That part of the view looking south across Barangaroo can be expected to provide an impressive city scape view of high quality contemporary architecture, including the monumentally scaled towers of Barangaroo South and a dynamic, satisfying composition of Central Barangaroo and Barangaroo South development envelopes. The observers at this location are anticipated to be recreational visitors to the location, the view is a strong attraction for visitors to this park</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      The scale of change in the view is considered to be High to Moderate, given the change in the composition of the view from that of a long and low rectangular block form, to that of a highly modulated form as described above. Refer s.6.7.5. However, the increase in the proportion of the view occupied by MOD 9 is low.</p> <p>The degree of contrast between MOD 9 and the Approved Concept Plan is high. However, the form, mass, scale and line of MOD 9 is considered to provide a more visually dynamic and satisfying form than for the Approved Concept Plan.</p> <p>The period of time over which sensitive park users can be expected to take in the view is considered to be Moderate to Low as above, with the location providing a substantial view of the proposed change.</p> <p><b>Geographical Extent:</b>                      The upper portion of MOD 9 is seen in elevation view.                      Given the viewing distance of between 230 m and 500 m, much of MOD 9 would be seen in a High to Moderate level of detail. There would be a substantial increase in the seen area of MOD 9 relative to the Approved Concept Plan.</p>

**Table 39** Visual impact assessment results matrix - Observer Location 7: Barangaroo Reserve - Stargazer Lawn

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

## 6.8 Observer Location 8: Hickson Road

### 6.8.1 Observer Location Position

Observer Location 8 is located on Hickson Road in front of 36 Hickson Road, adjacent to Barton Street looking north. Barangaroo South is to the west.

### 6.8.2 Observer Location Rationale

This observer location has been chosen for the following reasons:

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

### 6.8.3 Existing View

Figure 70 shows the before view when recently, as defined in Section 5.2 of the Methodology, photographed on the 11th February, 2021.

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 (partially obstructed by a crane). 30 Hickson Road ('30 The Bond', refer Figure 69) is seen to the right of the frame. '30 The Bond' is a commercial office building.

The western side of Hickson Road is lined with construction hoarding due to construction works within Barangaroo South and Central. There is a break in the hoarding for the newly completed Barton Street, which borders the southern edge of the Central Barangaroo development area. Block Y (Crown Hotel and Resort) is visible to the south of Barton Street.



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



Figure 69 '30 The Bond' at 30 Hickson Road



Figure 70 Existing View (Source: AECOM, February 2021)

**6.8.4 Approved Concept Plan**

Figure 71 shows the Approved Concept Plan. Moving from left to right of frame, a small portion of Block R5 is visible and Block Y within Barangaroo South, and the Approved Concept Plan development envelope (purple) within Central Barangaroo to centre right of frame, north of Barton Street.

The area between the Barangaroo South towers and Central Barangaroo development envelope, south of Barton Street will comprise open space (Hickson Park). The towers block the view to the west from this location, including from the 38 Hickson Road residential apartments. A moderately sized view corridor is present between the Block Y and Central Barangaroo development envelopes, looking north-west towards Darling Harbour and East Balmain along Barton Street. This view would be observed by the 38 Hickson Road residents.

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

**6.8.5 Proposed Concept Plan (MOD 9)**

Figure 72 shows MOD 9. The Block 5 envelope can be seen to have moved marginally further south along Hickson Road, and extended marginally towards the Harbour, resulting in a narrower view corridor between the Block Y and Central Barangaroo development envelopes.

A cantilever to the development envelope provides relief to the Hickson Road frontage. The modulated forms of the blocks are visible on the south side of the Block 5 envelope. The eastern side of the development envelope is marginally higher than that of MOD 9, however, would be seen within the context of the significantly taller towers in Barangaroo south. The low western projection of the Block 5 envelope would comprise a separate low level building, obscured from view at this location.

The Barangaroo Steps opening can be seen as a gap between Block 5 and Block 6. This would be connected by a pedestrian bridge from High Street over Hickson Road as part of a separate application. The overbridge would frame the remaining view of the Dalgety Bond Store.

**6.8.6 Visual Impact Assessment**

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 40 for the General Assessment Criteria, Table 41 and Table 42 for View Sharing Assessment Criteria and Table 43 and Table 44 for Visual Impact Assessment and rating.

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

**6.8.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.8.3.

The before view has a view to Dalgety Bond Store at a distance of about 450 m. Most of the southern elevation is seen in a moderate level of detail (partially obscured in this photo). There is a view to the Harbour along Barton Street. Hickson Road is regularly subject to High to Moderate traffic volumes. Refer Figure 70.

For the Approved Concept Plan, a substantial portion of Dalgety Bond Store southern elevation is lost to view behind the development envelope. The visible portion is considered sufficient to highlight the historic nature of the building and will be gradually be revealed as people walk north along Hickson Road. The northern end of Block 7 is marginally

expanded in MOD 9 in comparison to the Approved Concept Plan, which obscures a fraction more view to the Dalgety Bond Store.

With regard to the view across Hickson Park between the Block Y and Central Barangaroo development envelopes, the tall South Barangaroo towers block the Harbour view south of this opening. The Central Barangaroo development envelope comprises a contrasting relatively long, low form seen against open sky, which blocks the Harbour view to the north of the opening. The angling down of the southern splayed end of the envelope further opens the view corridor up to the sky. The width of the view corridor is considered sufficient to obtain a reasonable understanding of the breadth of the view beyond. Refer Figure 71.

By contrast, The MOD 9 development envelope reduces the extent of the Harbour / inner western suburbs view from this location by slightly more than half. The ground plan section of the view between the envelopes would still contain the key elements of Darling Harbour, East Balmain and low Cumberland Plain horizon. This would comprise a reduced view, but still sufficient to understand of the breadth of the view beyond. It would also be sufficient to entice the observer to walk through the gap, where the full view would then be revealed. Refer Figure 72.

The overall visual effect of MOD 9 relative to the Approved Concept Plan would be only fractionally more imposing along the Hickson Road streetscape in terms of height. The cantilever effect would be broadly contextual with that of the setback and visual mass of Block R5 in particular. The duration and extent of overshadowing of the street would only fractionally increase over that for the Approved Concept Plan.

Table 40 General Assessment Criteria - Observer Location 8: Hickson Road

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	Between about 60 m and 320 m
Observer type	●				The view from footpath would be seen by pedestrian receptors moving between Central Barangaroo and Barangaroo Reserve, by residents within the 38 Hickson Road apartment building, workers walking to and from work or into Barangaroo for lunch.
Number of observers	●	●			Observer numbers are likely to be High to Moderate for visitors to Barangaroo and other attractions to the north, including Walsh Bay Wharves, the Sydney Harbour Bridge, and The Rocks.
Duration of observation			●		The duration of observation is expected to be low as people will in the main be passing through this area.
Visibility	●				High.
Visual absorption capacity		●			Visual absorption capacity is considered to be moderate within the context of the observations in s.6.8.5.



Figure 71 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, February 2021)



Figure 72 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

Table 41 View Sharing Assessment Criteria - Observer Location 8: Hickson Road

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.8.3 and s.6.8.4
1 (b)	Compositional elements				●	Refer s.6.8.4
1 (c)	Curtilages of important elements				●	The open area (proposed Hickson Park) between the towers in Barangaroo South and MOD 9 to conserve the view to the west.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan in Central Barangaroo reduces the extent of the view west to Darling Harbour and the inner western suburbs. The Approved Concept Plan blocks part of the view to the Dalgety Bond Store, retaining the view of the Munn Street overbridge. MOD 9 has a similar effect with fractionally more sky view lost and a narrowing of the view to the west.
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 42 Analysis of impacts - Observer Location 8: Hickson Road

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(b)	Davies (2006)	●				Heritage report commissioned by City of Sydney (2011) for Millers Point and Walsh Bay areas, including identification of key views from Millers Point.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements	●				MOD 9 reduces the extent of the Harbour / inner western suburbs view from this location by about a half from the street level. It will also obscure a small amount of more sky view than for the Approved Concept Plan with the increased height of Block 5
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	<p>Yes. The view to the west between the Block Y and Block 5 envelopes still contains the key elements of Darling Harbour, East Balmain and low Cumberland Plain horizon. This comprises a more restricted view, however, it is sufficient to entice observers to walk towards / through the gap to the Harbour shoreline to experience the full view.</p> <p>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 appears to be no change in this view, from this observer location, however, the change would be obscured behind the light pole. The northern end of Block 7 is marginally contracted in MOD 9 in comparison to the Approved Concept Plan, which may reveal a fraction more view to the Munn Street Bond Store.</p>
			Yes	No	N/A	
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?				●	The view to the west from this location is not identified as a key view in existing planning documents, with the key identified view from this location being the view north to the Dalgety Bond Store and Munn Street overpass. The significance of the view compared to that available with the Approved Concept Plan is not considered to be 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?				●	N/A
7.2	Would the proposed change make the view less desirable / why?				●	Yes. The wider view to the Harbour would assist in better understanding and appreciation of the panoramic nature of view. The extent of the view to The Dalgety Bond Store may be fractionally increased, and would gradually be revealed in full.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	<p>The view would still be dynamic within the context of viewing water craft seen on the Harbour. However, the extent of time with which these elements would be seen would be reduced.</p> <p>The view to Dalgety Bond Store would continue to remain 'dynamic' with vehicular traffic.</p> <p>The modulation of the built form is considered to be a more dynamic composition than that on Approved Concept Plan's solid massing.</p>
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	The Harbour view from this location is unlikely to be the reason that the public would be attracted to this location. This view would be seen in passing as recreational observers were on their way into Barangaroo or attractions beyond such as the Walsh Bay Wharves.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?				●	No. Refer Item 6(b) above.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				●	Yes. Refer Item 6(b) above.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	Refer Item 6(b) above.



**Table 43** Visual impact assessment - Observer Location 8: Hickson Road

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity			●		<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 is considered to be <b>Low</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 an enticing glimpse and entry opportunity to the destination of Central Barangaroo.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b></p> <p>The view of the Dalgety Bond Store will be approximately the same as with the Approved Concept Plan (refer s.6.8.7).</p> <p>The scale of change in the available view to Darling Harbour is moderate (refer s.6.8.7), as is the proportion of the of the view encompassed by the change. The view to the shoreline is narrowed by the position and angle of MOD 9.</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 similar to that of the Approved Concept Plan given that three of the outside corners of the Central Barangaroo envelope are visible from this location.</p>

**Table 44** Visual impact assessment results matrix - Observer Location 8: Hickson Road

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

## 6.9 Observer Location 9: Gas Lane

### 6.9.1 Observer Location Position

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

### 6.9.2 Observer Location Rationale

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

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

### 6.9.3 Existing View

Figure 74 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018.

The view provides a glimpse of the Harbour and Balmain beyond. The view is tightly framed by modern, monolithic, darkly coloured buildings, with a contrasting low, long colonial sandstone and slate roof building at the bottom of the lane (the rear facade of '30 The Bond' on Hickson Road, refer Figure 69). Construction for the Block Y tower is seen behind the building extending across about half of the opening between the framing buildings. Refer Figure 76 and Figure 77.

Figure 75 shows an updated series of photos of the existing view, photographed on the 23rd May, 2020. The construction of Block Y has progressed, with the tower and mid level wing now blocking much of the view to the horizon and water of Johnsons Bay.

### 6.9.4 Approved Concept Plan

Figure 76 shows the view with the South Barangaroo development for Block Y to the left of the view through the buildings along gas Lane, and the Approved Concept Plan (Block 5) in purple to the right. As can be seen, a small gap is provided between the Approved Concept Plan tower and Central Barangaroo development envelope, retaining a small harbour view glimpse between them.

The blue construction scaffolding seen to the lower right of the Block Y tower would sit to the outside of the building. Once removed, a fraction more of the Harbour view would be available.

### 6.9.5 Proposed Concept Plan (MOD 9)

Figure 77 shows the view with the proposed modifications to the Concept Plan in Central Barangaroo. As can be seen, the Proposed MOD 9 building envelope would reduce the Harbour view, providing only a small window of water view retained. MOD 9 is also fractionally higher.

As above, a fraction more of the Harbour view would be available once the scaffolding has been removed.



Figure 73 Observer Location (Source: AECOM modified Google Map)

**6.9.6 Visual Impact Assessment**

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer [Table 45](#) for the General Assessment Criteria, [Table 46](#) and [Table 47](#) for View Sharing Assessment Criteria and [Table 48](#) and [Table 49](#) for Visual Impact Assessment and rating.

The visual impact of MOD 9 from this location is rated as **Low**.



Figure 75 Updated Existing View (Source: AECOM, May 2020)

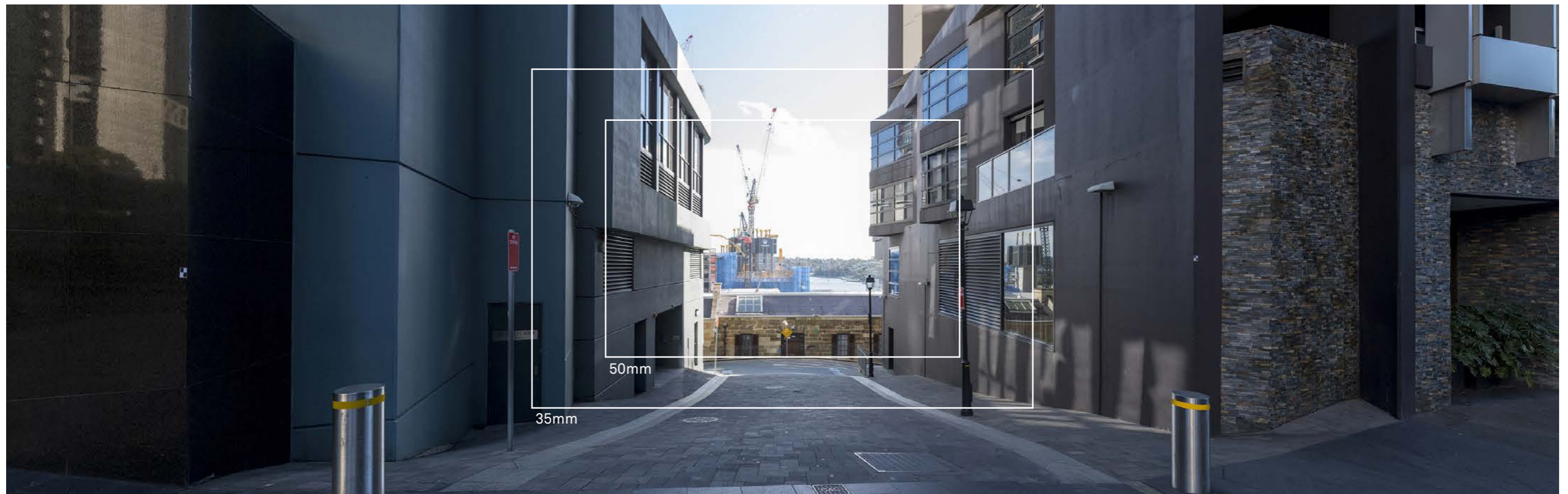


Figure 74 Existing View (Source: AECOM, July 2018)



Figure 76 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)

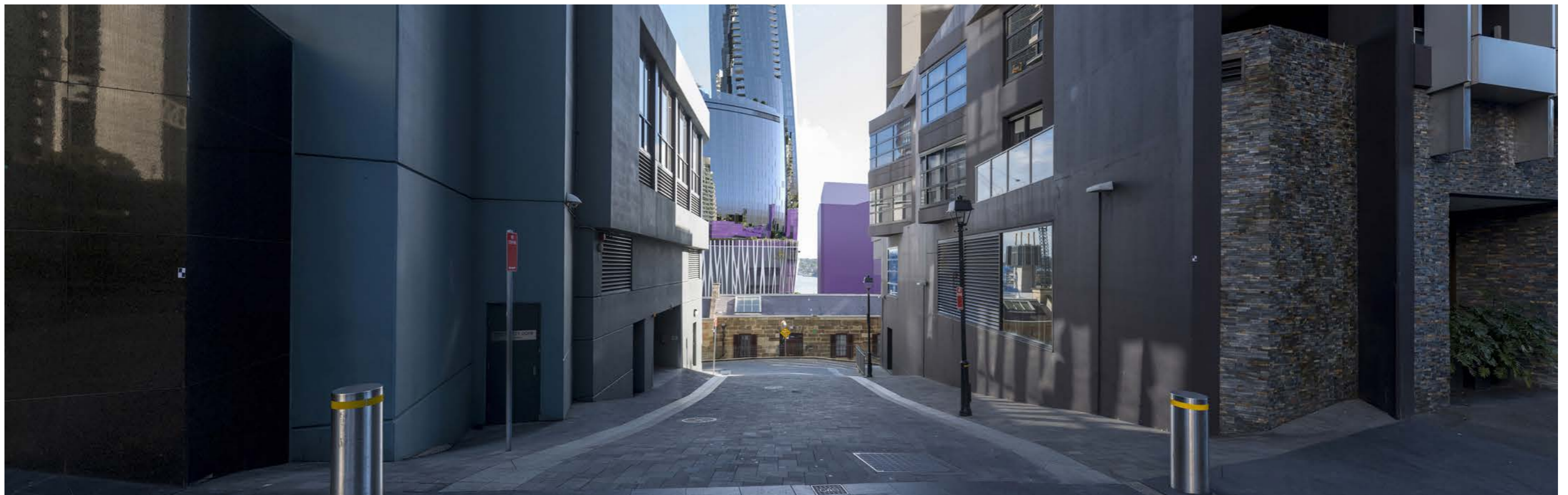


Figure 77 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

**6.9.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.9.3 above, and can be seen extending across about half of the opening between the framing buildings, leaving a narrow but still intelligible ‘cameo’ view of the Harbour landscape, sufficient to interpolate a potentially much wider view. Refer Figure 74.

Approved Concept Plan blocks a further half of the remaining view (particularly due to the Block Y tower to the left of the view), although it does retain a substantial window to open sky above the development envelope of Central Barangaroo. This leaves a small but still useful harbour glimpse that orientates the viewer when travelling from the CBD with regard to the proximity of the Harbour. The relatively low height of this development envelope within Central Barangaroo provides a substantial window to open sky. The view of the Block Y envelope with open sky to both sides of the tower facilitates a sharply focused view of this architecturally impressive element. Refer Figure 76.

MOD 9 brings the proposed building envelope fractionally further south in the view, further restricting the view. A small square of the Harbour view remains between Block Y and the Central Barangaroo development envelope. The MOD 9 envelope is slightly higher, however, the clear sky view is still available above Block 5. It would be considered difficult for most people to recognise the Harbour seen through what remains of the view to the west. Refer Figure 77.

**Table 45** General Assessment Criteria - Observer Location 9: Gas Lane

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

**Table 46** View Sharing Assessment Criteria - Observer Location 9: Gas Lane

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.9.3 and s.6.9.4
1 (b)	Compositional elements				●	Refer s.6.9.4- ‘Approved Concept Plan’.
1 (c)	Curtilages of important elements				●	Harbour view land / water interface.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan reduces the extent of the view to the water and the western shore of the Harbour seen to the north of Block Y. MOD 9 has a similar effect, but fractionally narrows the view to the water and western shore.
3	Number of observers		●			Moderate to potentially high as above
4	Documented importance of view				●	Yes - City of Sydney (2011).

Table 47 Analysis of impacts - Observer Location 9: Gas Lane

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City of Sydney (2011)	●				Public domain study that specifically addressed the issue of views from 'Harbour Village North' to the west across Barangaroo based on Approved Concept Plan. This was one of three 'harbour view corridors along streets' to the west.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements	●				Approximately two thirds of the remaining view is lost, noting that the Block Y tower has obscured half of the original view.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	No, although the contrast with the darker corridor and the bright open space beyond the framing built form hints at the open view beyond.
		Yes	No	N/A		
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?	●				Yes.
7.1(b)	If so, which organisation / why?				●	City of Sydney, which identified this as an important corridor view (refer Item 5(a)).
7.2	Would the proposed change make the view less desirable / why?	●				Yes. View would mostly be lost to the Harbour and the water / land interface.
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?				●	The view is unlikely to be an attraction, but rather an important reveal of the proximity of the location to the water for passersby.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?	●				Yes.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes. It may comprise a revealing hint of the landscape beyond for some observers, sa described in 6(b) above.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	The view is significantly reduced, making the connection of this locations proximity to the Harbour significantly more difficult.

**Table 48** Visual impact assessment - Observer Location 9: Gas Lane

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

**Table 49** Visual impact assessment results matrix - Observer Location 9: Gas Lane

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

## 6.10 Observer Location 10: Ballaarat Park

### 6.10.1 Observer Location Position

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

### 6.10.2 Observer Location Rationale

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

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

### 6.10.3 Existing View

Figure 79 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th of July, 2018.

The view incorporates a substantial view of the Sydney CBD skyline, development within Central Barangaroo and South, and North Sydney seen across the water, all viewed within an expansive harbour setting.

Within Barangaroo, the highly urbanised Barangaroo South development comprises a visual palette of high detail comprising tall commercial towers, medium-rise foreshore residential development and ferry wharves. The blue scaffolding to centre of frame identifies the early construction stages of the Block Y, with the far northern edge of the structure defining the boundary between Barangaroo South and Central Barangaroo.

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

The heavily vegetated Barangaroo Reserve provides a strong naturalistic visual element to the above described urban development, adjoined to the right by the Palisade Hotel on the skyline, with residential tower development at Milsons Point seen behind it. Beyond Barangaroo Reserve, the high rise commercial centre of North Sydney is seen in silhouette against the skyline.

Figure 80 shows an updated series of photos of the existing view, photographed on the 23rd May, 2020. The construction of Block Y has progressed within Barangaroo South, with the tower seen on the horizon against a bright sky. The casino tower is the tallest building seen within the city skyline.

### 6.10.4 Approved Concept Plan

Figure 81 shows the view with the towers in Barangaroo South and the Approved Concept Plan development envelope within Central Barangaroo in purple. As can be seen, the South Barangaroo towers and Central Barangaroo development envelope block the view to the Millers Point Heritage Conservation Area extending north to the Dalgety Bond Store, as well as a considerable further portion of the Sydney Harbour Bridge. The high tops of fig trees in Sydney Observatory Hill Park are just visible above the Central Barangaroo development envelope and Block Y podium. Highgate residential tower can be seen between Block Y and Block 4 (R4A) within Barangaroo South, providing the residents of this building with a narrow view between them to Pyrmont and beyond.



Figure 78 Observer Location (Source: AECOM modified Google Map)





Figure 80 Updated Existing View (Source: AECOM, May 2020)

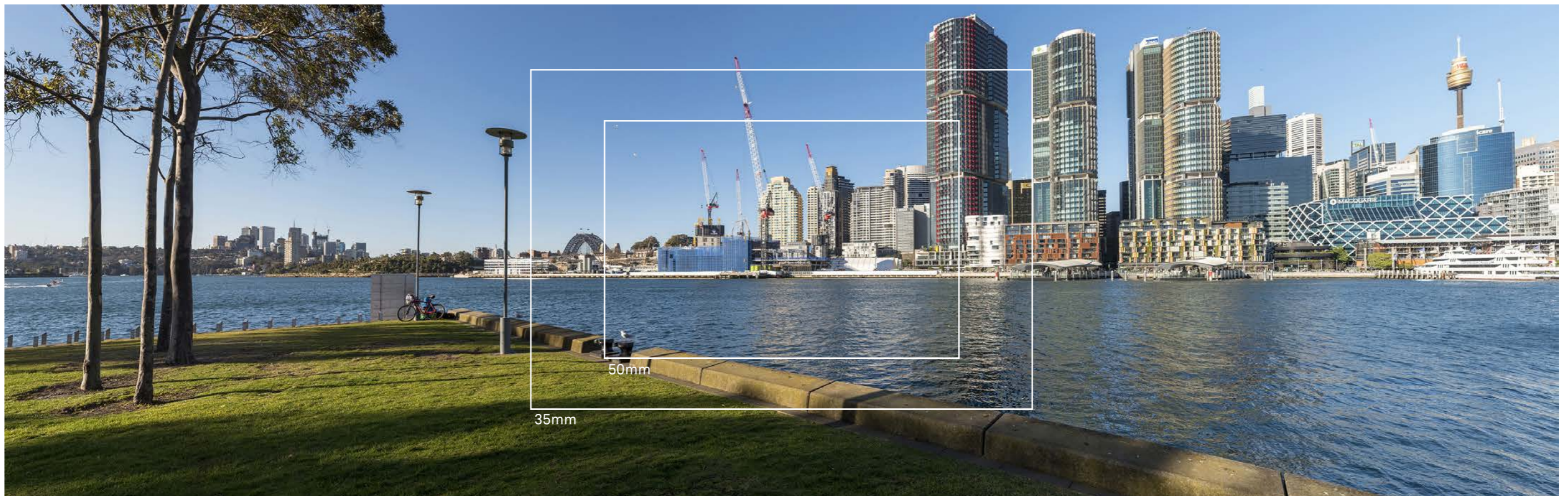


Figure 79 Existing View (Source: AECOM, July 2018)

### 6.10.5 Proposed Concept Plan (MOD 9)

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

The MOD 9 development envelope is highly modulated, appearing as a collection of buildings. The height of the general building envelope is approximately equal to the Block Y podium level and is seen to be visually integrated.

### 6.10.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 50 for the General Assessment Criteria, Table 51 and Table 52 for View Sharing Assessment Criteria and Table 53 and Table 54 for Visual Impact Assessment and rating.

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

### 6.10.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.10.1 can broadly be characterised as a sweeping harbour view towards the CBD skyline, development within Barangaroo and North Sydney beyond. The backdrop to Central Barangaroo incorporates the upper part of the Sydney Harbour Bridge and southern pylons, and a moderate area of low scale development within Millers Point, including the large fig trees on the crown of the hill in Observatory Hill Park. Other than for the Sydney Harbour Bridge and the fig trees, these elements, seen at a moderately oblique viewing angle relative to the opposite shore, and moderate distance of about 500m to 600m, comprise a relatively small component of the broader view. Refer Figure 79.

The Approved Concept Plan substantially removes the view to Millers Point and the Sydney Harbour Bridge, and comprises a strongly contrasting horizontal, 'anchoring' visual element to the soaring towers in Barangaroo South. While substantially diminished, the view to the Sydney Harbour Bridge is still considered to have some value due to its landmark qualities, including the ability to locate the observer within the broader harbour context. Refer Figure 81.

MOD 9 comprises a moderately larger, highly modulated form. The envelopes at their apex are broadly similar in height to the neighbouring Block Y podium and appear to integrate well into the existing built form environment. Generally the building envelope is relatively low north of this, with a moderately sized, elevated block book-ending the form adjoining its northern edge. This element further reduces the view to the Harbour Bridge by half from that of the Approved Concept Plan and seen in high contrast against the sky view. This is notwithstanding that the view of the Harbour Bridge was already diminished and comprises a relatively small component of the broader view. This element is also viewed at a moderate viewing distance. Refer Figure 82.



Figure 81 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)

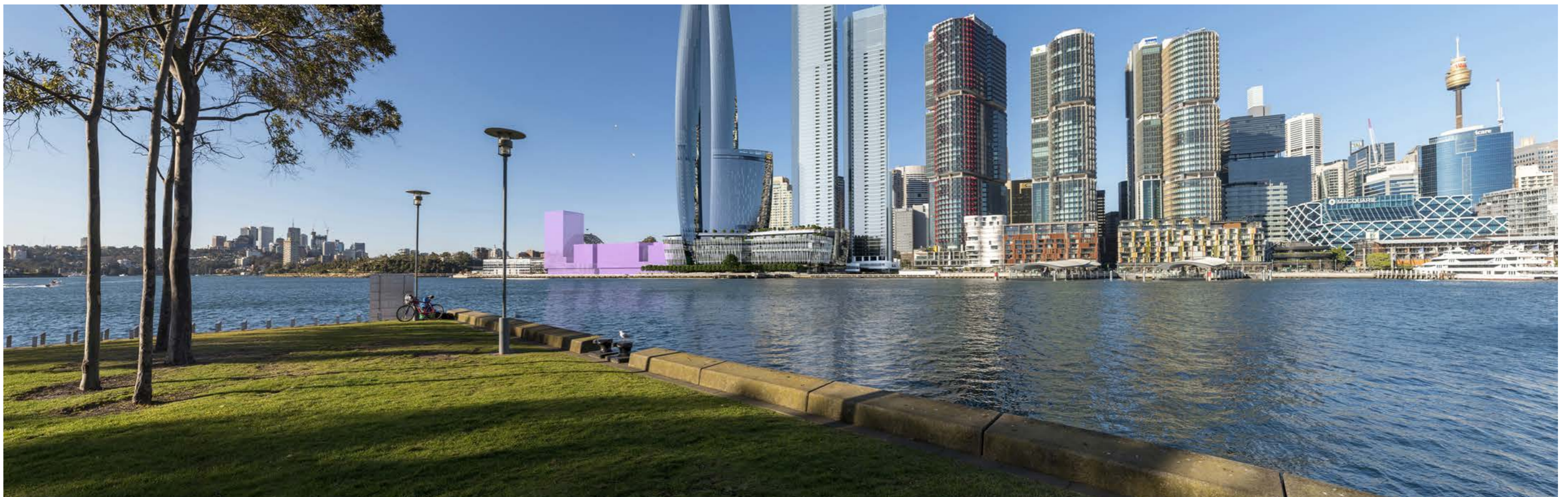


Figure 82 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

**Table 50** General Assessment Criteria - Observer location 10: Ballaarat Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	500m to 600m
Observer type				●	View from a public park - park users comprising primarily of local residents and workers at lunch time from nearby business premises.
Number of observers		●			Observer numbers are likely to be moderate given the mixed uses in the area that would cater to the above described parks users.
Duration of observation		●	●		Moderate to Low.
Visibility		●			Visibility of the Approved Concept Plan is moderate, sitting low in the view. The visibility of MOD 9 is High to Moderate due to the contrasting element of the Block 7 tower. Both envelopes are seen as a relatively small component of the much larger and highly dynamic view.
Visual absorption capacity		●			Moderate within the context of the Approved Concept Plan. The composition of the Proposed (MOD 9) Central Barangaroo development envelope with its highly modulated form, has a contextual affinity with the podium forms of the Block Y development envelope. The consistent height of the form of MOD 9 terminates at Block 7 with a moderate elevated towers, comprises a visually subservient composition in terms of mass and form relative to that of the very tall South Barangaroo towers and associated podium forms.

**Table 51** View Sharing Assessment Criteria - Observer location 10: Ballaarat Park

No.	Stage	Rating				Response
		H	M	L	N/A	
	<b>Identification</b>					
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.10.1 and s.6.10.4
1 (b)	Compositional elements				●	Approved Concept Plan development envelope for Central Barangaroo appears as a rectangular form with the exception of the small set-down in Block 6. MOD 9 is a significantly more modulated form. Both envelopes form a natural linear extension of the Block Y podium level, and comprises a long, low visually contrasting, 'anchoring' element of relatively high mass to that of the South Barangaroo towers.
1 (c)	Curtilages of important elements				●	Harbour view and land / water interface.
2	Nature / extent of any obstructions to view				●	The Approved Concept Plan obstructs the view of Millers Point north to the Dalgety Bond Store, including the fig trees within Observatory Hill Park much of the Sydney Harbour Bridge, the same can be said of the MOD 9 proposal with slightly further obstruction of the Harbour Bridge and sky view
3	Number of observers		●			Moderate as above.
4	Documented importance of view				●	Yes - City Plan Heritage (2006) with regard to nearby Pirrama Park. Refer Figure 2 and Item 5(a) below.

Table 52 Analysis of impacts- Observer location 10: Ballaarat Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The relevant location was Pirrama Park, which was nominated as an important viewing location and is in close proximity to this observer location. Ballaarat Park is also closer to Central Barangaroo than Pirrama Park, although with a more oblique viewing angle.
6	Quantitative evaluation					
6(a)	Extent of obstruction		●			Further loss of the view to the top of the Sydney Harbour Bridge in the MOD 9 proposal, and some sky view loss.
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 extensive broader view remains relatively unchanged.
			Yes	No	N/A	
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			●		No, given the amount of the view of the Sydney Harbour Bridge already lost, the significance attached to the view is not substantially altered.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		No. Refer Item 7.1(a) above.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	The view is dynamic with regard to the movement of pleasure craft, ferries and other vessels including large cruise liners. This is remains unchanged. The building envelope of MOD 9 is considered to be more dynamic than that of the Approved Concept Plan due to the highly modulated nature of the architecture.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	The impact of MOD 9 would add a further architecturally dynamic quality to the view, potentially being seen by many park users as more interesting than that for the Approved Concept Plan. The mass, scale and form of MOD 9 can for instance be seen to engage more dynamically with the composition of buildings in Barangaroo South than does Approved Concept Plan. The general attraction of the view would remain unchanged with the development occupying only a small portion of the view.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No. Refer Item 7.1(a) above.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				●	N/A.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	Refer Item 7.4 above.

Table 53 Visual impact assessment - Observer location 10: Ballarat 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 is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual receptors to change:</b>                      The susceptibility of visual receptors (park users) to change in the existing view from this location is considered likely to be low within the context of the broader view, i.e. the extent of this harbour view extends substantially to left and right of frame of the above provided photomontage (refer Figure 82). Within the context of this extensive, dynamic view, the extent to which the attention of park users will be particularly focused on this small portion of the view is considered to be moderate.</p> <p><b>Value attached to views:</b>                      The value of the view is effectively recognised as one of high value in City Plan Heritage (2006), with regard to the view from nearby Pirrama Park. Additionally, the fact that a well-considered park has been provided to this waterfront location attests to the value of the view. The iconic view of Sydney Harbour and city skyline (of which Barangaroo is part) would be a major draw card for visitors to the park, who are users of recreational space and the visual amenity of the park would be important to their enjoyment of the space.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      The scale of the change of the view is moderate to low, noting that the MOD 9 development is highly modulated compared with the solid mass of the Approved Concept Plan. The proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is low with the Block 7 tower occupying only fractionally more of the view.                      The degree of contrast between the two development envelopes is moderate, with a more modulated form in the proposed development envelope and a High to Moderate level of visual absorption capacity.                      The development would be viewed over short to moderate periods of time, with much of the envelope visible from this location. The proposed tower in Block 7 would partially block the top of the arch of the Sydney Harbour Bridge still seen above the Approved Concept Plan .</p> <p><b>Geographical Extent:</b>                      The view of the proposed development is seen at a slightly oblique angle and at a distance of between 500m and 600m. The level of visual detail would be moderate. The extent of the area over which the changes would be visible is small relative to the broader view.</p>

Table 54 Visual impact assessment results matrix - Observer location 10: Ballarat 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
	NEG				

## 6.11 Observer Location 11: Pirrama Park

### 6.11.1 Observer Location Position

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

### 6.11.2 Observer Location Rationale

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

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

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



Figure 83 Observer Location (Source: AECOM modified Google Map)



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

### 6.11.3 Existing View

Figure 84 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th of July, 2018.

Barangaroo South is seen behind Jones Bay Wharf (in the foreground), and then a clear middleground view to the residential towers on Kent Street with CBD towers behind. The blue scaffolded structure in front of the towers identifies the Block Y construction site, and the northern-most point of Barangaroo South.

From the last residential tower on Kent Street (Highgate, seen behind the Block Y site), the skyline drops precipitously to near natural ground level on the Millers Point ridgeline (centre of frame). Fort Street Public School is seen against the horizon, followed by a partial view of Sydney Observatory 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 along Kent. The low 'V'-shape High Street residential development is apparent below, sitting atop the light coloured Hickson

Cutting. Central Barangaroo is located below this historic ridgeline development, seen as a construction site, including a concrete batching plant and large shed under construction.

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 dense tower development of Milsons Point is seen in the background beyond the northern end of Barangaroo Reserve.

The eastern tip of the Balmain Peninsula is seen in the foreground to left of frame, the seen northern-most tip of which comprises Peacock Point (located within Illoura Reserve). A limited amount of tower development within North Sydney can be seen protruding above the end of the Peninsula. Refer Figure 87 and Figure 88.

The ongoing construction within Barangaroo South can be seen in Figure 86, including the Block Y tower, which now appears within the view as the tallest building on the city skyline. The Block Y tower partially blocks views to the residential towers on Kent Street, including the aforementioned Highgate.



Figure 86 Updated Existing View (Source: AECOM, May, 2020)



Figure 84 Existing View (Source: AECOM, July 2018)





Figure 87 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 88 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

#### 6.11.4 Approved Concept Plan

Figure 87 shows the view with development at Barangaroo South, and the Approved Concept Plan development envelope for Central Barangaroo in purple. As can be seen, the South Barangaroo towers and Central Barangaroo development envelope block most of the view to the Millers Point Conservation Area, extending north from the Block Y tower to just beyond the low point in High Street. Above the development envelope, small upper sections of Langham Hotel, Fort Street Public School, and Sydney Observatory, with the upper canopies of the 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 low point of High Street, 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 Block Y is clearly evident.

#### 6.11.5 Proposed Concept Plan (MOD 9)

Figure 88 shows the view with the proposed modifications to the Concept Plan. As can be seen, the remnant view of Sydney Observatory is mostly retained, with a moderately increased further extent of associated tree canopy loss caused by the increased height of Block 7. The remnant view of Fort Street Public School is also predominantly retained. It is expected that the Barangaroo Steps will further open the view between Block 5 and 6 in the future detailed design phase.

The mass, scale and modulated form of MOD 9 is considered to fit well with the visual composition of Barangaroo South, when seen from this location. The elevated form at the northern edge of Block 7 substantially increases the height of the development envelope adjacent to Nawi Cove and Barangaroo Reserve. However, overall, the compositional mass, scale and highly modulated form of Blocks 6 and 7 are considered to provide a contrasting yet complimentary visual element to the slender, simple upright forms of the towers in Barangaroo South. The moderately elevated end to Block 7 provides a book end to the major built form within Barangaroo, albeit seen in high contrast against sky view.

#### 6.11.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 55 for the General Assessment Criteria, Table 56 and Table 57 for View Sharing Assessment Criteria and Table 58 and Table 59 for Visual Impact Assessment and rating.

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

#### 6.11.7 Comparison of Before, Approved and Proposed

The before view is described in Section 6.10.1 6.11.1, and can broadly be characterised as a sweeping harbour view from Johnstons Bay through East Balmain to Barangaroo South, framed by adaptively re-used Jones Bay Wharf. Development within Millers Point spreads from the Highgate residential apartments on Kent Street north to filtered views of heritage housing on Merriman Street, seen against the backdrop of the Sydney Harbour Bridge. With the exception of Langham Hotel, the historic form and fabric of Millers Point is evident from this location. Refer Figure 83.

Approved Concept Plan removes much of the view to Millers Point, including effective removal of an important view to Sydney Observatory and Observatory Hill Park. The remaining view of the spreading fig tree canopies associated with Sydney Observatory is still considered to be sufficiently visible to appreciate the uncommon view of such large trees within Millers Point. A substantially intact seen area of the Millers Point Heritage Conservation Area north of the Approved Concept Plan development envelope in Central Barangaroo is conserved in this view, including filtered views to ridgetop housing on Merriman Street, set before an impressive skyline view of the Sydney Harbour Bridge. The rectangular form of the Proposed Concept Plan (Approved Concept Plan) in Central Barangaroo comprises a strongly contrasting horizontal, 'anchoring' visual elements to the soaring towers in Barangaroo South. Refer Figure 87.

The elevated form at the northern edge of Block 7 substantially increases the height of the development envelope adjacent to Nawi Cove and Barangaroo Reserve, however, overall, the compositional mass, scale and highly modulated form of Blocks 6 and 7 are considered to provide a contrasting yet complimentary form to the surround built form landscape. The moderately elevated end to Block 7 provides a book end to the major built form within Barangaroo, albeit seen in high contrast against the sky. Refer Figure 88.

The view as seen from Pirrama Park potentially does not visually 'anchor' Approved Concept Plan as well as that of MOD 9; the mass, scale and form of Blocks 6 and 7 within MOD 9 is considered to have more affinity with the visual composition of Barangaroo South development envelopes.

Table 55 General Assessment Criteria - Observer location 11: Pirrama Park

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	750m
Observer type				●	View from a public park with a harbour lookout location - park users comprising substantially of local residents from high density apartments, and workers at lunch time from nearby business premises, and visitors on the weekend including a range of cultural groups.
Number of observers	●	●			Observer numbers are likely to be High to Moderate given the size of the residential catchment and the quality of the park and it's setting.
Duration of observation		●	●		Moderate to Low.
Visibility	●	●			At a viewing distance of about 800m to High Street, a relatively high level of detail is available for the generally small individual architectural elements within Millers Point. By contrast, the CBD and Barangaroo South development reads clearly from this distance with MOD 9 having high visibility, but seen as a small component of the much larger and architecturally and compositionally dynamic Barangaroo South development. Without the Block 7 tower, the Approved Concept Plan design would be moderately visible.
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 Block Y podium level, comprising a simple, low, visually contrasting and 'anchoring' element, to the relatively high mass to that of the South Barangaroo towers. The composition of the MOD 9 development envelope - with its highly modulated form - has affinity with the modulated podium forms of the Block Y development envelope. 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 56 View Sharing Assessment Criteria - Observer location 11: Pirrama Park

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As defined in s.5.2 of the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.11.3 and s.6.11.4
1 (b)	Compositional elements				●	The Approved Concept Plan development envelope for Central Barangaroo appears as a rectangular form with the exception of the small set-down in Block 6, where as the MOD 9 proposal is a modulated form with a tower to the north west of Block 7. Both envelopes form a natural extension from the Block Y podium level, and broadly 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. The Sydney Harbour Bridge.
2	Nature / extent of any obstructions to view			●		The Approved Concept Plan obstructs much of the view to Millers Point, including effective removal of the important view to Sydney Observatory and Observatory Hill Park. However, a substantially intact seen area of the Millers Point Heritage Conservation Area north of the development envelope is conserved in this view, including filtered views through to ridgetop housing on Merriman Street, set between Barangaroo Reserve and the Sydney Harbour Bridge in this view. The MOD 9 proposal has a similar extent of obstruction with some further obstruction of a portion of additional fig tree canopy at Observatory Park and loss of sky view.
3	Number of observers	●	●			High to Moderate, as above.
4	Documented importance of view	●				Yes - City Plan Heritage (2006) with regard to Pirrama Park. Refer Figure 2 and Item 5(a) below.

Table 57 Analysis of impacts- Observer location 11: Pirrama Park

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The relevant location was Pirrama Park, which was nominated as an important viewing location.
6	Quantitative evaluation					
6(a)	Extent of obstruction		●			MOD 9 results in the additional view removal of tree canopy associated with the upper parts of Sydney Observatory, and a portion of sky view.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The view to the Millers Point ridgeline has resulted in a further moderate reduction to the extent of tree canopy visible. The extensive broader harbour view remains unchanged.
			Yes	No	N/A	
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			●		No. The remaining view to Fort Street Public School is retained, as is much of the Sydney Observatory tree canopy.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	N/A
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?			●		It will not be significantly further impacted.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?	●				Yes, it still provides a view to dense, tall canopy, of which the view south of this point is devoid, and also signifies the location of Sydney Observatory to those familiar with the existing view. Barangaroo Reserve provides a new substantially visually compelling forested landform relative to the Millers Point Heritage Conservation Area.
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	The view will incorporate a new, highly modulated, relatively low rise form that responds well in scale and broad form relative to South Barangaroo towers, and in particular to the Block Y building for the reasons stated above in Table 55 'Visual absorption capacity'. The remnant, backdrop view of Sydney Observatory and Fort Street Public School will be slightly further diminished, however, it is expected that an opening to the Barangaroo steps will open the view in the future. Only the building envelope is being assessed at this time.

**Table 58** Visual impact assessment - Observer location 11: Pirrama 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 is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b>                      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 (refer <a href="#">Figure 88</a>). 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>                      The value of the view from this location is recognised as one of high value in City Plan Heritage (2006). Additionally, the fact that a large, well-considered park has been provided to this waterfront location with iconic elements attests to the value of the view.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      The scale in the change of the view is moderate. Although the proportion of the change in view occupied by MOD 9 compared with that of the Approved Concept Plan is low, the Block 7 tower is highly visible against the sky view backdrop.                      The degree of contrast between the two development envelopes is moderate (refer <a href="#">Table 55 'Visual absorption capacity'</a>), and the proposed development envelope has a High to Moderate level of visual absorption capacity.                      The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b>                      The view of MOD 9 is seen in close to full elevation view at a distance of about 750m, with Block Y 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 59** Visual impact assessment results matrix - Observer location 11: Pirrama 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
	NEG				

## 6.12 Observer Location 12: Balmain East - Illoura Reserve

### 6.12.1 Observer Location Position

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

### 6.12.2 Observer Location Rationale

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

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

### 6.12.3 Existing View

Figure 90 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th July, 2018.

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

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

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

An updated photograph of the view is shown in Figure 91, taken on the 26th May, 2020. In this image the partially constructed Block Y tower can be seen against the backdrop of the Sydney CBD skyline. The Block Y tower is the tallest building on the skyline.

### 6.12.4 Approved Concept Plan

Figure 92 shows the view with the development at Barangaroo South and the Approved Concept Plan development envelope for Central Barangaroo in purple. The Approved Concept Plan buildings comprise Block Y with the Block 4 towers seen to the right stepping down behind it, and the smaller Block R5 is seen to the left, also partially screened by Block Y.

The relatively low and consistent upper line of the Central Barangaroo envelope retains the visual continuity and coherence of the backdrop of CBD and Kent Street towers.

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

### 6.12.5 Proposed Concept Plan (MOD 9)

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

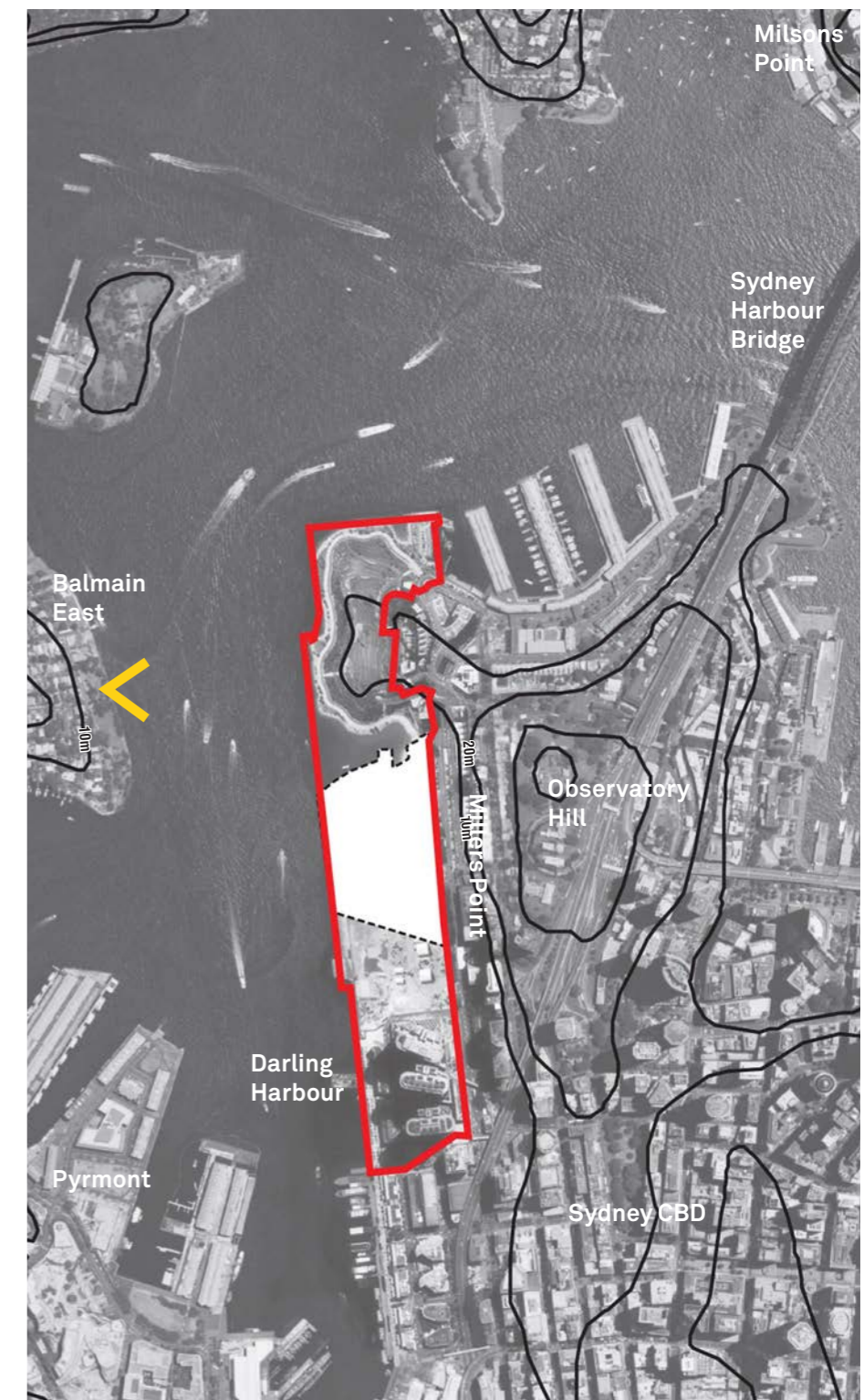


Figure 89 Observer Location (Source: AECOM modified Google Map)

**6.12.6 Visual Impact Assessment**

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 60 for the General Assessment Criteria, Table 61 and Table 62 for View Sharing Assessment Criteria and Table 63 and Table 59 for Visual Impact Assessment and rating.

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



Figure 91 Updated Existing View (Source: AECOM, May 2020)



Figure 90 Existing View (Source: AECOM, July 2018)

**6.12.7 Comparison of Before, Approved and Proposed**

The before view is described in Section 6.12.3 and sees Central Barangaroo as a substantial component within a sweeping harbour view that includes the Sydney Harbour Bridge, stretching from Milsons Point south to the Darling Harbour entertainment area. Within this view, Central Barangaroo is visually prominent, with low scale heritage-listed buildings sitting above it, although much of this part of the view is taken up by the contemporary, visually contrasting Langham Hotel (the visually prominent long white building) on Kent Street. Three residential tower blocks also sit above and behind Central Barangaroo, with a fourth closely adjacent and located behind Block R5 within Barangaroo South. Refer Figure 89.

At a viewing distance of about 600m to High Street, a relatively high level of detail is available for the generally small individual architectural elements seen within Millers Point. Factors that reduce the visual coherence of this view include the visually prominent Langham Hotel, and the contrasting, light coloured open construction site below. These three elements are together seen as a visually incohesive whole. Refer Figure 92.

The supine form of the approved development envelope reflects the mass and line of the Block Y podium and harbour front residential apartments south of this, and contrasts the dynamic line of increasingly tall development commencing from Tower 3 of International Towers Sydney, through Block 4 (R4B then R4A), culminating with the top of the Block Y tower. By contrast, the proposed development envelope comprises a more highly modulated and elevated form that actively engages with the Barangaroo South composition. Further, the framing of the Millers Point Conservation Area is considered to be stronger for MOD 9 than for the Approved Concept Plan, due to the increased visual book-ending effect of the setback, elevated form on Block 7. Refer Figure 93.

**Table 60** General Assessment Criteria - Observer Location 12: Balmain East

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	500m to 650m
Observer type				●	View from a public park - park users comprising primarily of local residents, in addition to ferry commuters, including at Darling Street Wharf.
Number of observers		●	●		Moderate to Low given the likely predominantly local catchment for park users.
Duration of observation		●	●		Moderate to Low.
Visibility	●				High.
Visual absorption capacity - Approved Concept Plan		●			Moderate. The Approved Concept Plan is seen as a long, low form, sitting in contrast to the wall of finer grain architecture above. The envelope is however, visually consistent with the podium level of the Block Y tower.
Visual absorption capacity - MOD 9	●				High. The development envelope is seen against a dense 'wall' of architecturally disparate, tall CBD and Kent Street tower blocks. This backdrop is visually sympathetic with the mass, scale and form of MOD 9. The increased height of the Block 5 podium, and Blocks 6 and 7 still approximately reflects the strong Block Y podium line.  The height of the northern, main rooftop end of Block 7 is effectively equal to that of the Millers Point ridgeline (Sydney Observatory Park), thereby integrating well in this regard with the Millers Point Conservation Area. The elevated form on the northern edge of Block 7 is well set back from the north-eastern corner of the block, and seen against the backdrop of the CBD towers. Further, the north-eastern edge of the block cuts a clean line between the mass of the development envelope, and the contrasting small architectural units, and changes in landform, seen within the Millers Point Conservation Area. The development envelope also has the benefit of removing Langham Hotel from the view as discussed above (refer s.6.12.5). These effects can be seen to visually reinforce the architectural and landscape qualities of the remaining seen area of the Millers Point Conservation Area. The application of sensitive landscape treatments between Barangaroo Reserve and Block 7 should further assist in this regard.





Figure 92 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 93 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

Table 61 View Sharing Assessment Criteria - Observer Location 12: Balmain East

No.	Stage	Rating				Response
		H	M	L	N/A	
1	Existing view					As described in s.5.2 in the Methodology
1 (a)	Nature / extent of existing view				●	Refer s.6.12.3 and s.6.12.5
1 (b)	Compositional elements				●	Approved Concept Plan appears as a long and relatively low rectangular form, with the exception of the small set-down in Block 6. The substantial scale and high visual mass of the envelope comprises a highly contrasting element with the adjoining fine grain 'cameo' view of Millers Point with its small and diverse architectural elements reflecting changes in landform, crowned by the historic Sydney Observatory, and seen against the skyline between large mature fig trees. Additionally, the development envelope has the benefit of removing the visually confounding element of Langham Hotel from the view. The Central Barangaroo is similarly scaled and contrasts visually to Barangaroo Reserve. MOD 9 proposes a more modulated form, which has an elevated tower at the north western edge of Block 7 obscuring a portion of the city high rise towers behind.
1 (c)	Curtilages of important elements				●	The 'roofscape'* of the terraces on Kent Street that provide the historic, small scale and irregular visual edge to Sydney Observatory Park, including revealing part of the park ground plane. Harbour view and land / water interface. Contrasting mass, scale and form of the Central Barangaroo development envelope and Barangaroo Reserve, book-ending the 'cameo' view of Millers Point between them. * As described by City Plan Heritage (2006)
2	Nature / extent of any obstructions to view			●		Approved Concept Plan obstructs the view of Millers Point south of the Lance Preschool and Children's Centre at the low point of High Street. The MOD 9 Block 7 tower obstructs a portion of the view to the city high rise towers behind.
3	Number of observers		●	●		Moderate to Low as above.
4	Documented importance of view	●				Yes - City Plan Heritage (2006) from the nearby end of Darling Street. Refer Figure 2 and Item 5(a) below.

Table 62 Analysis of impacts - Observer Location 12: Balmain East

No.	Analysis of impacts	Rating				Response
		H	M	L	N/A	
5	Document weighting					
5(a)	City Plan Heritage (2006)	●				Heritage report specifically commissioned to assess the impact of the East Darling Harbour (now Barangaroo) Concept Plan on heritage items, including an assessment of important views to Millers Point. The view was taken from the nearby end of Darling Street, which was nominated as an important viewing location and is in close proximity to this observer location.
6	Quantitative evaluation					
6(a)	Extent of obstruction / new elements		●			All but the north-east corner of the development envelope is marginally higher than for the Approved Concept Plan when seen from this location. Block 7 with the elevated block along its northern edge is over double the height in that of the Approved Concept Plan. No additional elements within the Millers Point Heritage Conservation Area are lost to view. The additional height of the building partially obstructs views to the west from: the four residential towers on Kent Street (each separately assessed later in this section). Conversely, the development envelope moderately obstructs the city skyline backdrop.
6(b)	Is the view still sufficient to understand and appreciate the nature of and attractive or significant elements of the existing view?				●	Yes. The above described 'cameo' view to Millers Point remains uninterrupted.
			Yes	No	N/A	
7	Qualitative evaluation					
7.1(a)	Is significance attached to the view likely to be altered?			●		No.
7.1(b)	If so, which organisation / why?				●	N/A
7.2	Would the proposed change make the view less desirable / why?			●		No.
7.3	Should change to whether the view is static or dynamic be regarded as positive or negative / why?				●	With regard to watercraft on the Harbour, the view will remain unchanged. As for built form, the proposed development envelope is substantially more dynamic than that of the reposing long, low, broadly rectangular form of the approved development envelope. The framing of the Millers Point Conservation Area is considered to be stronger for the proposed development envelope than for the approved concept plan, due to the increased visual book-ending effects of the visually setback, elevated form on Block 7.
7.4	If the present view attracts the public to the location, why / how will that attraction be impacted?				●	MOD 9 would more actively engage with the composition of the Barangaroo South development in terms of line, mass, scale and form.
7.5	Is the present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?			●		No. The view to the southern end of the Millers Point Conservation Area has already been lost to the Approved Concept Plan. The additional view loss is that to the CBD backdrop, which is still readily understood.
7.6	If the present obstruction of the view is extensive, does that which remains still warrant preservation?				●	N/A
7.7	If the view is altered by the insertion of new element(s), how does this alter the nature of the present view?				●	The view will incorporate a new, highly modulated family of architectural elements that address the Harbour. These will visually break-up the 'wall' of CBD and residential towers currently seen from this location, and provide increased bulk and scale broadly commensurate with that in Barangaroo South. The form of the development will be less visually subservient to the South Barangaroo development towers than the Approved Concept Plan.

Table 63 Visual impact assessment - Observer Location 12: Balmain East

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 is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b>                      The susceptibility of visual observers (park users) to change in the existing view is considered likely to be high given park users are likely to be focused on the view. However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none"> <li>the extent of the view, which reaches well to left of frame (refer <i>Figure 93</i>), 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 Sydney Harbour Bridge, the densely vegetated Barangaroo Reserve, the ‘cameo’ view of the Millers Point Conservation Area, and the monumentally scaled tower development within Barangaroo South, including the Block Y tower.</li> </ul> <p><b>Value attached to views:</b>                      The value of the view from this location is recognised as being High in City Plan Heritage (2006). Additionally, the Sydney Harbour Bridge is a widely recognised icon of Sydney around the world, and Barangaroo Reserve comprises an arresting new element within this part of the Harbour, as no doubt will Block Y. Additionally, the fact that a large, well-considered park has been provided to this waterfront location attests to the value of the view.</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b>                      The scale in the change of the view is moderate 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 differs from the long, low and visually recessive form of the Approved Concept Plan, with the MOD 9 envelope having an increased development envelope area, including a moderately sized tower. The proposed envelope actively engages with composition of Barangaroo South (refer Item 7.3 above); and</li> <li>the proportion of the view occupied by MOD 9 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 moderate. The degree of visual integration between Proposed and the Approved Concept Plan is moderate in terms of line, mass, scale and form (refer Item 7.3 and Item 7.7).                      The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b>                      The view of MOD 9 is seen at a moderately oblique angle at a distance of about 500m to 650m. The closest opposite shore is about 360m distant, about 30m right of where the steps are seen rising from Wulugul Walk to Stargazer Lawn within Barangaroo Reserve. The level of available visual detail for the project would be High to Moderate. The extent of the area over which the changes would be visible is relatively small compared with the broader view.</p>

Table 64 Visual impact assessment results matrix - Observer Location 12: Balmain East

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

## 6.13 Observer Location 13: Balls Head Reserve

### 6.13.1 Observer Location Position

Observer Location 13 is located within Balls Head Reserve on the north shore of the Harbour (refer Figure 94). The headland lies between Balls Head Bay and Berry Bay, with the observer location situated within a clearing at a high point of the headland.

### 6.13.2 Observer Location Rationale

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

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

### 6.13.3 Existing View

Figure 95 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, taken on the 16th of July, 2018. This view is taken from Balls Head and comprises a sweeping panorama from a formal lookout point on Balls Head, looking south towards Sydney CBD.

Commencing from left of frame, the view takes in:

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

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

### 6.13.4 Approved Concept Plan

Figure 96 shows the view with development in Barangaroo South and the Approved Concept Plan in purple. The South Barangaroo buildings comprise Block Y with Block 4 seen stepping down to the left, and then smaller Block R5 seen left of that.

The relatively low and consistent upper line of the Central Barangaroo envelope reflects the mass, scale and line of the Block Y podium, and residential apartments seen just behind it. As can be seen, Approved Concept Plan is set at a similar height to the high point of Barangaroo Reserve, and projects moderately above the western side of the reserve.

### 6.13.5 Proposed Concept Plan (MOD 9)

Figure 97 shows the view with MOD 9 development envelope, which can be seen compositionally to engage with the South Barangaroo towers in an entirely more dynamic manner compared with that of the supine Approved Concept Plan envelope. A stepping down of tower forms is clearly discernible from Block Y, through Block 4, to Block 5 tower, Block 7 tower finishing with the north western edge of Block 7. From this location the blocks within the development envelope step down from the Block 7 tower, to Block 6 and finally to the independent tower building of Block 5 (west).

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

### 6.13.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 65 for the General Assessment Criteria and Table 66 and Table 67 for Visual Impact Assessment and rating.

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

The visual impact of MOD 9 from this location is rated as **Moderate to Low**. It is noted that the more articulated form and taller tower in Block 7 visually integrate MOD 9 into the Sydney CBD backdrop to a greater extent than the low horizontal form of the Approved Concept Plan.

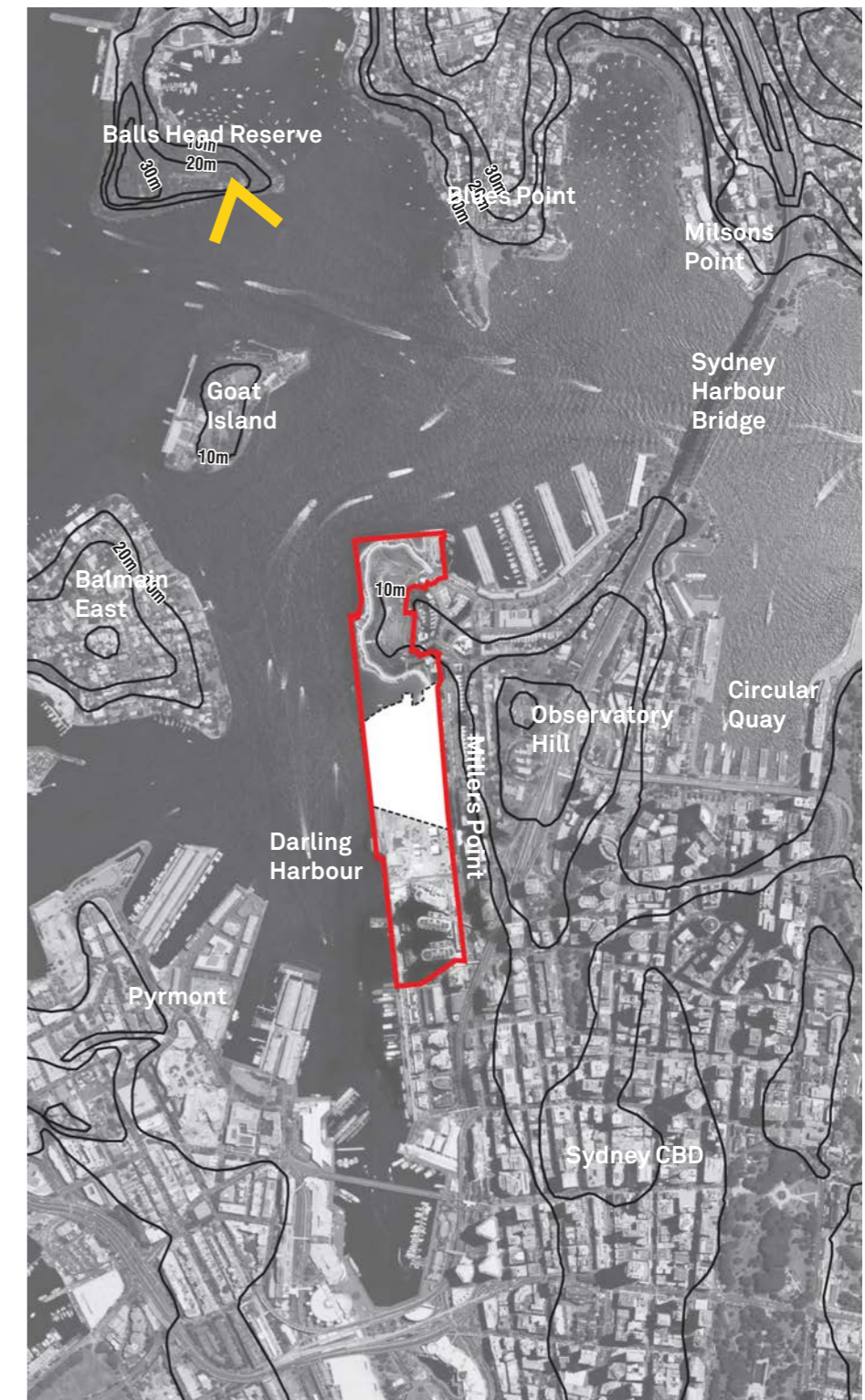


Figure 94 Observer Location (Source: AECOM modified Google Map)

### 6.13.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.13.2 sees Central Barangaroo as a minor component of a sweeping harbour view including Blues Point, the Sydney Harbour Bridge, the Sydney CBD, and Goat Island. Refer Figure 95.

The relatively low and long Approved Concept Plan reflects the mass, scale and line of the Block Y podium, and comprises a relatively diminutive element within the context of Barangaroo, not least because much of it is lost to view behind Barangaroo Reserve and its height is approximately equal to that of the high point of the reserve. The long horizontal form can be seen to comprise an anchoring visual element to the monumentally scaled, slender composition of Block Y tower envelope, and adjacent Block 4 envelopes. Refer Figure 96.

By contrast, MOD 9 engages dynamically with the South Barangaroo towers via the elevated form within Block 7, and also with the Barangaroo Reserve via the eastern Block 7 edge, bridging the height between the reserve and the elevated Block 7 tower.

The main roof level of Block 7 (not the tower) is approximately equal to that of the Approved Concept Plan and can be seen to respond to both the podium level of Block Y, and the high point within Barangaroo Reserve. The scale, mass and forms of Block 5 stepping up to Block 6 compositionally grounds the further elevated Block 7 form. Refer Figure 97.

Importantly, compared with the Approved Concept Plan which is clearly seen as separate but related to the South Barangaroo towers, MOD 9 is seen to become part of a larger, new composition that embraces the South Barangaroo towers, creating a relatively well unified whole. Further, the visual immediacy of MOD 9 with Barangaroo Reserve creates a striking contrast of squared, irregular forms, to that of the naturalistic, gently rounded forms and well vegetated cover of Barangaroo Reserve.

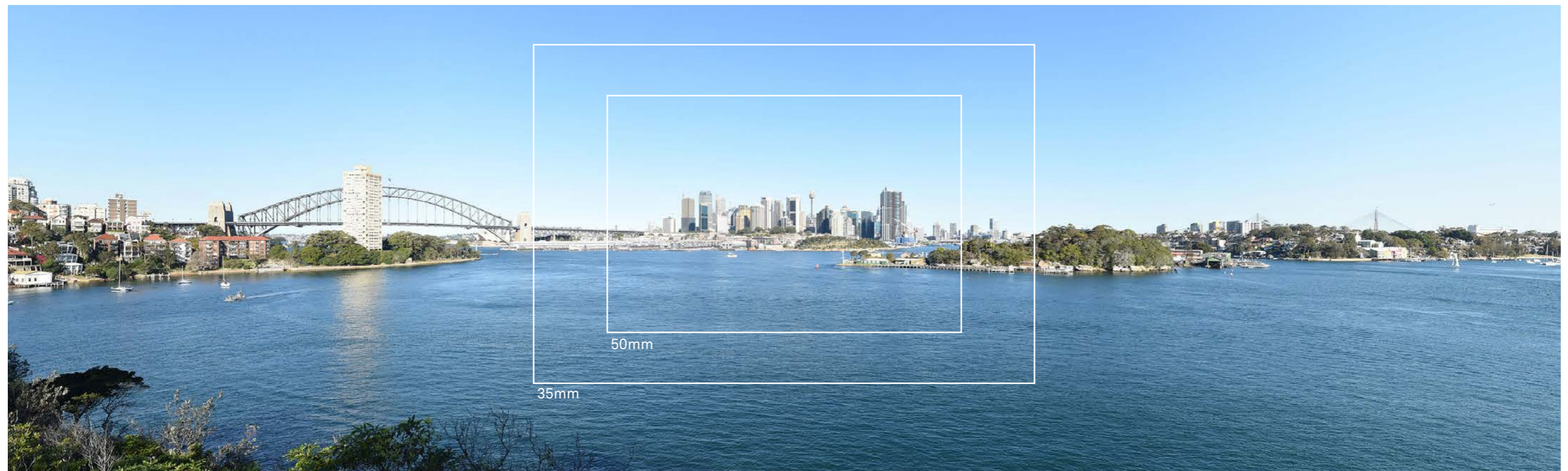


Figure 95 Existing View (Source: AECOM, July 2018)



Figure 96 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 97 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

Table 65 General Assessment Criteria - Observer Location 13: Balls Head Reserve

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	1,500m to 1,750m
Observer type				●	View from a formal lookout point within an elevated, harbour-edge bushland reserve.
Number of observers		●			Moderate, likely predominantly local park users.
Duration of observation		●	●		Moderate to Low.
Visibility		●			Moderate. The full envelope is visible other than for the area of the base of the envelope lost to view behind Barangaroo Reserve, however, from a reasonable distance away.
Visual absorption capacity	●				The visual absorption capacity of the Central Barangaroo development envelope is considered to be high. The development occupies a small portion of a highly dynamic landscape. The development envelope is seen within the compositional context of the South Barangaroo towers, Block Y, and the highly developed city scape, the well vegetated Barangaroo Reserve landscape provides a visually pleasing soft, green, gently rolling visual element in front of the high rise development seen behind it, additionally the Harbour in the foreground occupies a large portion of this view.



Table 66 Visual impact assessment - Observer Location 13: Balls Head 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 is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b>                      The susceptibility of visual observers (park users) to change in the existing view is considered likely to be high given park users are likely to be focused on, and may spend extended periods of time, engaging with the view.                      However, the extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be low, given:</p> <ul style="list-style-type: none"> <li>the extent of the view, which reaches well to left of frame (refer Figure 94), 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 Sydney Harbour Bridge, the densely vegetated Barangaroo Reserve, and the monumentally scaled tower development within Barangaroo South, including the Block Y tower.</li> </ul> <p><b>Value attached to views:</b>                      The value of the view from this location is recognised as being high in City Plan Heritage (2006). Additionally, the Sydney Harbour Bridge is a widely recognised icon of Sydney around the world. Barangaroo Reserve comprises an arresting new element within this part of the Harbour, as will the Block Y. Additionally, the fact that a large, well-considered park has been provided to this waterfront location attests to the value of the view.</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale:</b>                      The scale in the change of the view is moderate within the context of:</p> <ul style="list-style-type: none"> <li>the full length of the project is visible,</li> <li>the form, mass and scale of the proposed change differs from that of the long, low and visually recessive form of the Approved Concept Plan. MOD 9 has an increased development envelope, including a moderately sized tower, and an overall form of development that actively engages with composition of Barangaroo South development elements (refer Item 7.3 above), and</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is moderate within the context of the broader view.</li> </ul> <p>The degree of contrast between the two development envelopes is high, with the addition mass of the Block 7 tower.                      The development would be viewed over Moderate to Low periods of time.</p> <p><b>Geographical Extent:</b>                      The view of MOD 9 is seen at a moderately oblique angle, but from a distance of about 1,500m to 1,750m. The extent of the area over which the changes would be visible is small compared with the broader view.</p>

Table 67 Visual impact assessment results matrix - Observer Location 13: Balls Head Reserve

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

## 6.14 Observer Location 14: Blues Point

### 6.14.1 Observer Location Position

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

### 6.14.2 Observer Location Rationale

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

- Director-General's requirement for a view from Blues Point,
- Identified by City Plan Heritage (2006) as an important view, and
- Harbour's edge view from north to the site.

### 6.14.3 Existing View

Figure 99 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th of July, 2018. This view is taken from the foreshore walk around Blues Point and comprises a sweeping panorama looking south towards Sydney CBD and Barangaroo.

Commencing from left of frame, the view takes in:

- tree cover and foreshore walk in the foreground;
- a view across Sydney Harbour to the Walsh Bay piers with the Bradfield Highway connection between George Street seen behind and above these;
- a middle ground view of the Sydney CBD irregular 'wall' of taller towers to centre left of frame, and then the smaller Kent Street residential towers to the right of these;
- to centre of frame the three International Towers Sydney, rising to Tower 1;
- the Palisade Hotel seen against the skyline and Dalgety Street terraces within the Millers Point Heritage Conservation Area, and to right of that Barangaroo Reserve;
- Darling Harbour with Pyrmont Point and the towers of ANZAC Bridge in the background;
- Balmain East in the middle ground, and finally
- Goat Island seen in the foreground in a substantial level of detail to far right of frame.

### 6.14.4 Approved Concept Plan

Approved Concept Plan introduces the distinctive form and composition of the South Barangaroo towers seen to centre of frame, with associated partial removal of the view to International Towers Sydney (refer Figure 100). Commencing from the relatively diminutive Block R5 adjoining Hickson Road, the overlapping towers then rhythmically step up in height, commencing with Tower 3, followed by Tower 2 then Tower 1 of International Towers Sydney, and then Block 4 (R4B) followed by Block 4 (R4A). The ascending line then extends across a void to the high point of the solitary Block Y tower, effectively seen in full relief against the skyline, and touching on the Millers Point edge of Barangaroo Reserve.

The Approved Concept Plan development envelope for Central Barangaroo (seen in purple) is barely seen within this view, rising up behind the Palisade Hotel.

### 6.14.5 Proposed Concept Plan (MOD 9)

As with the view from Balls Head, MOD 9 is seen to comprise a dynamic composition of building envelopes. The lower eastern block of Block 7 is visible to the left of the Hotel Palisade, and the western tower of Block 7 is visible to the right. The effect is the proposed envelope blocks provide irregular steps from the development on the Wharves at Walsh Bay, through the envelope levels of Block 7, up to the Block Y podium and on to the Block Y tower. This acts to duplicate the stronger stepping composition of the built form behind - the International Towers Sydney to the Block 4 towers (R4A and R4B), stepping up to the Block Y tower. The north western Block 7 tower removed a portion of sky view to the east of the Block Y podium.

The envelope of Block 6 is viewed from this location as lower than Block 7, and can be seen in between and behind the two taller forms of Block 7, and to the east.

### 6.14.6 Visual Impact Assessment

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

No view sharing assessment is undertaken for this Observer Location. The loss of view to Block Y podium behind MOD 9 is not considered to comprise a view sharing problem when seen from this location, but rather a typical situation that arises when tower developments are built within close proximity of each other.

The visual impact of MOD 9 from this location is rated as **Low**. The building envelope of MOD 9 would be predominantly visually absorbed by the background built form.

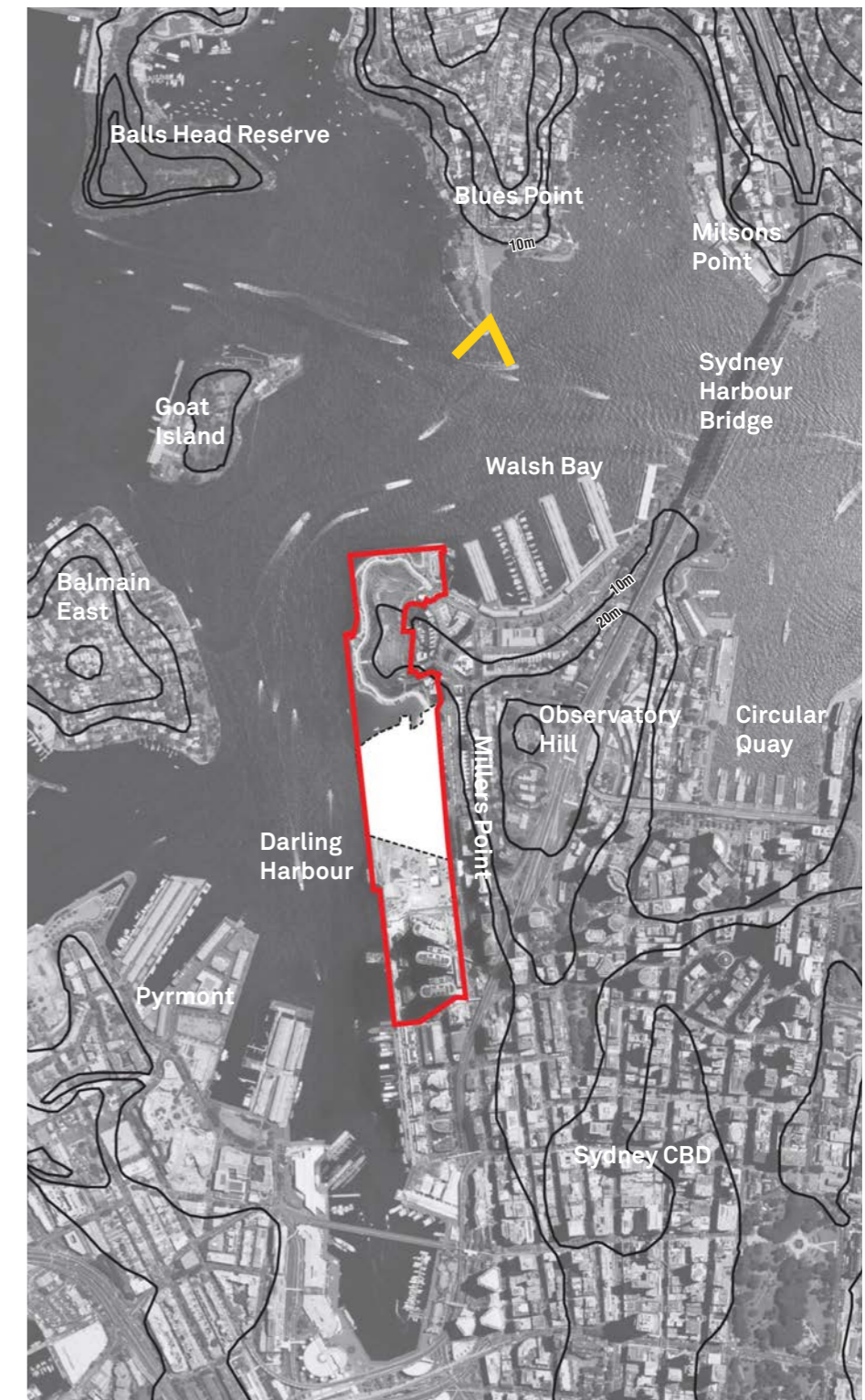


Figure 98 Observer Location (Source: AECOM modified Google Map)

**6.14.7 Comparison of Before, Approved and Proposed**

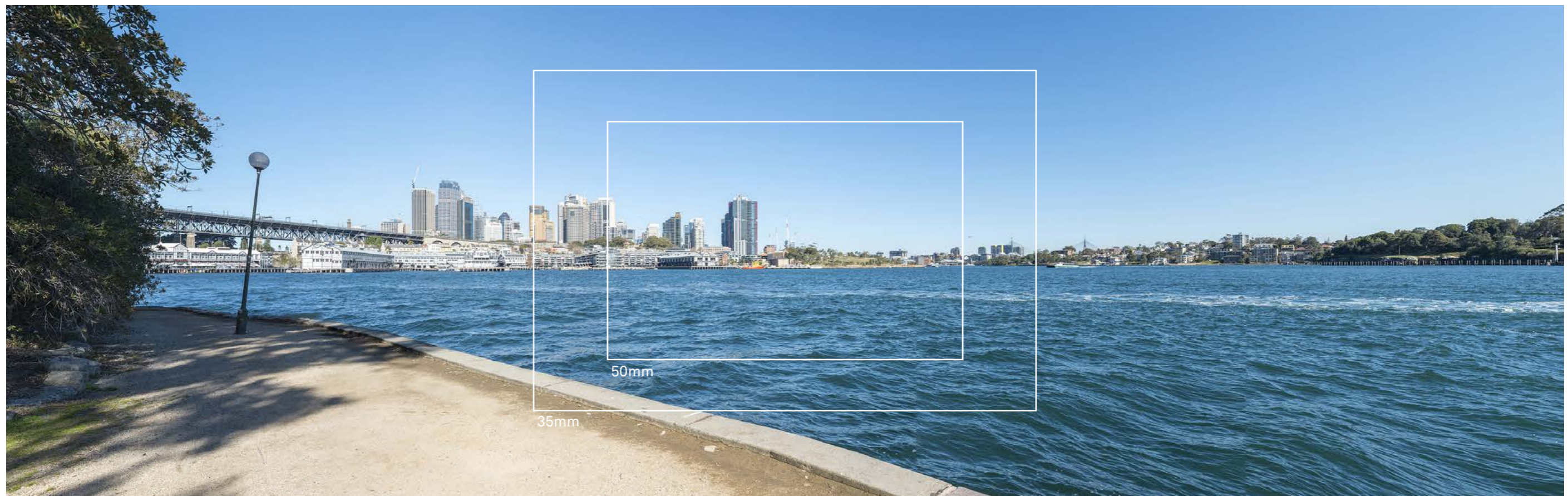
The before view as described in Section 6.14.2 sees Central Barangaroo as a minor component of a sweeping harbour view including Walsh Bay, Sydney CBD, and Goat Island.

The South Barangaroo development introduces the distinctive forms and composition of the towers, however, the Central Barangaroo component is a relatively diminutive form barely seen within this view, rising behind the Hotel Palisade.

MOD 9 is seen to comprise a more dynamic and elongated envelope, with more elements visible. The irregularly stepped edges of Block 7 break up the central Barangaroo envelope and lengthen the visible north edge from this view. The development envelope is seen to interrupt the simplicity of the single ascending line described within Barangaroo South. The north western Block 7 tower removes a portion of sky view to the east of the Block Y podium, which is visible in the approved design. Refer Figure 101.

**Table 68** General Assessment Criteria - Observer Location 14: Blues Point

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	1,100m to 1,350m
Observer type				●	View from a harbour side walkway within a harbour side park subject to high rates of visitation.
Number of observers	●	●			High to Moderate given both the local catchment for park users and visitation by tourist buses.
Duration of observation		●	●		Moderate to Low.
Visibility			●		Low. The key elements of the overall envelope are visible, however, it is viewed from a significant distance and is a small part of a dynamic view.
Visual absorption capacity	●				The visual absorption capacity of the Central Barangaroo development envelope is considered to be high, given the backdrop of Barangaroo South development and the context of the highly developed CBD landscape to the east.



**Figure 99** Existing View (Source: AECOM, July 2018)



Figure 100 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 101 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)

Table 69 Visual impact assessment - Observer Location 14: Blues Point

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity		●			<p>The sensitivity of observers to the difference in view between the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Susceptibility of visual observers to change:</b>                      The susceptibility of observers (park users) to the proposed change in the existing view is considered to be high given park users are likely to be focused on, and may spend extended periods of time engaging with the view, which is taken from a well utilised harbour edge park.                      However, the view comprises a relatively small part of a much larger view extending beyond right of frame looking west up Sydney Harbour to Birchgrove Point and Balls Head. The extent to which the attention of these receptors would be particularly focused on this relatively small portion of the view is considered to be moderate, given:</p> <ul style="list-style-type: none"> <li>the extent of the view as described in s.6.14.5, and wider available view as described above, and</li> <li>other interesting elements within the view including, Walsh Bay, the CBD skyline, and Goat Island.</li> </ul> <p>However, the CBD and Barangaroo could be expected to be a key focus of the view.</p> <p><b>Value attached to views:</b>                      The value of the view from this location is recognised as being high in City Plan Heritage (2006). The park comprises a destination for international tourists in addition to attracting significant local patronage.</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b>                      The scale in the change of the view is low to moderate within the context of:</p> <ul style="list-style-type: none"> <li>the elongated northern extent of the proposed development envelope that is seen;</li> <li>the line, form, mass and scale of MOD 9 is significantly different from that of the low and visually recessive form of the Approved Concept Plan, and dynamically engages with the composition of the Barangaroo South development elements (refer s.6.14.5); and</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is moderate, but low relative to the broader view.</li> </ul> <p>The degree of contrast between the two development envelopes is moderate. The degree of visual integration between MOD 9 and the Approved Concept Plan is considered to be High to Moderate in terms of line, mass, scale and form (refer s.6.14.5) .                      The development would be viewed over moderate to low periods of time.</p> <p><b>Geographical Extent:</b>                      The view of MOD 9 is seen in close to full elevation from the north, at a distance of between about 1,100m to 1,350m. The extent of the area over which the changes would be visible is small relative to the broader view.</p>

Table 70 Visual impact assessment results matrix - Observer Location 14: Blues Point

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

## 6.15 Observer Location 15: Sydney Harbour Bridge

### 6.15.1 Observer Location Position

Observer Location 15 is located on the eastern pedestrian pathway on the Sydney Harbour Bridge looking south west towards Central Barangaroo. Although the Sydney Harbour Bridge has a separated walkway on both the north western and south eastern sides of the bridge, pedestrians are only permitted on the south eastern side. The north western edge is reserved for bike traffic only.

The position on the bridge was chosen to show the clearest view to development within Central Barangaroo as possible.

### 6.15.2 Observer Location Rationale

This observer location has been chosen in response to the Director-General's requirement for a view from Sydney Harbour Bridge.

### 6.15.3 Existing View

Figure 103 shows the before view when undertaking the original MOD 9 assessment, as defined in Section 5.2 of the Methodology, photographed on the 16th of July, 2018. The view is taken from the eastern pedestrian walkway side of the Sydney Harbour Bridge. The existing view looks across the carriageway of the Bridge towards Observatory Hill Park and a small portion of Darling Harbour towards Pyrmont and White Bay. The

large fig trees within Observatory Hill Park are visually prominent beyond the road signage infrastructure spanning the carriageway.

Tower 1 of International Towers Sydney is visible south of Observatory Hill Park, flanked to the left by the grey/green residential tower located on the eastern side of Kent Street, and residential towers on the west side of Kent Street comprising from north to south: Highgate, The Georgia, Stamford Marque, and Stamford on Kent (partial view).

Figure 104 shows an updated panorama of the existing view, photographed on the 26th May, 2020. The partially constructed Block Y tower and podium can be seen on the horizon behind observatory hill, now the largest building in the city skyline looking south west.



Figure 102 Observer Location

### 6.15.4 Approved Concept Plan

Figure 105 shows the Approved Concept Plan. As can be seen, the three tall towers in Barangaroo South are seen in sharp relief against the skyline. Block (R4B) is seen behind, and projecting above, Highgate. The descending line of tower heights from Block Y to Tower 1 of International Towers Sydney is less evident than for the previous three, more distant observer locations.

The Approved Concept Plan development envelope in Central Barangaroo is barely visible from this location, seen projecting fractionally above the Bridge security fencing and the underside of the Observatory Hill Park fig tree canopies.

### 6.15.5 Proposed Concept Plan (MOD 9)

The Block 7 tower is seen as a visually prominent element projecting above the horizon, however, is seen from behind the visual clutter of road infrastructure. Its bulk and scale are similar to the adjacent mature fig trees. The tower also obscures the view to the Anzac Bridge from this location. Views to the Block 6 and 7 roofline are predominantly seen behind fig tree canopies are not visually prominent. Refer Figure 106.

### 6.15.6 Visual Impact Assessment

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

No view sharing assessment is undertaken for this Observer Location due to no significant loss of view arising from MOD 9.

The visual impact of MOD 9 from this location is rated as **Low**. The top of the proposed tower in Block 7 would be seen behind the visual clutter of road signage in the background.

**6.15.7 Comparison of Before, Approved and Proposed**

Approved Concept Plan is barely visible from this location. Refer Figure 105.

The key taller Block 7 tower form of MOD 9 appears as a disconnected element within the landscape when seen from this location, protruding above the skyline behind signage infrastructure within the road corridor, and blocking the view to the Anzac Bridge. Blocks 5 and 6 are now visible, however, are visually recessive behind the mature fig tree canopies. Refer Figure 106.

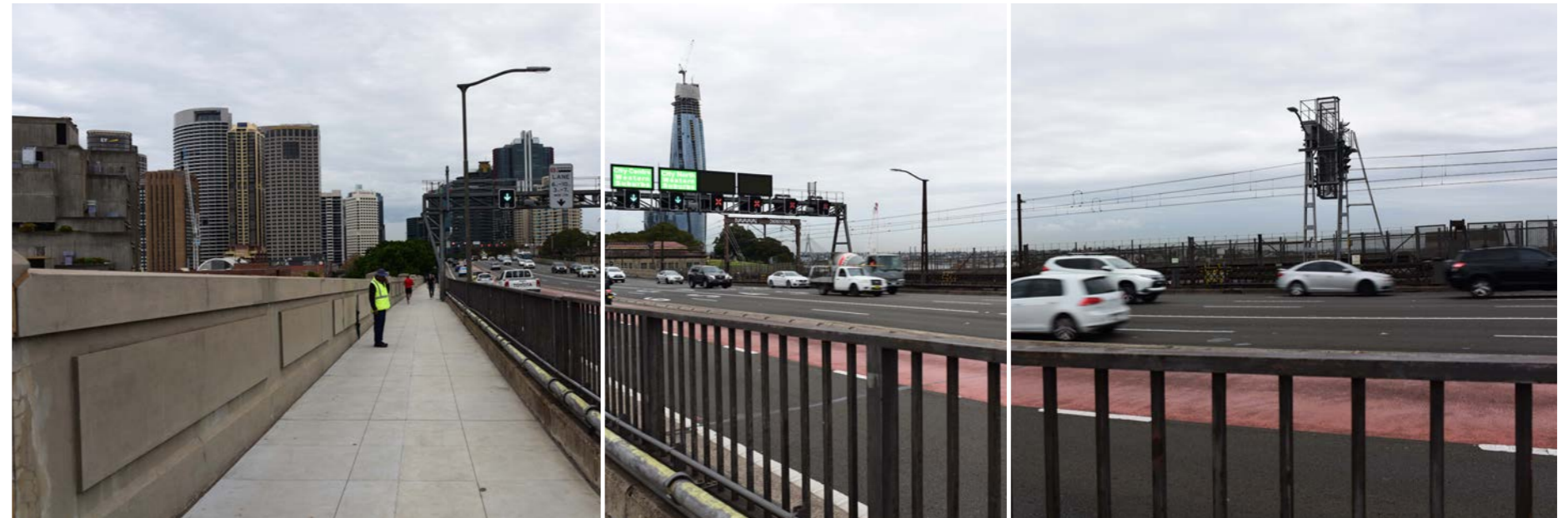


Figure 104 Updated Existing View (Source: AECOM, May 2020)

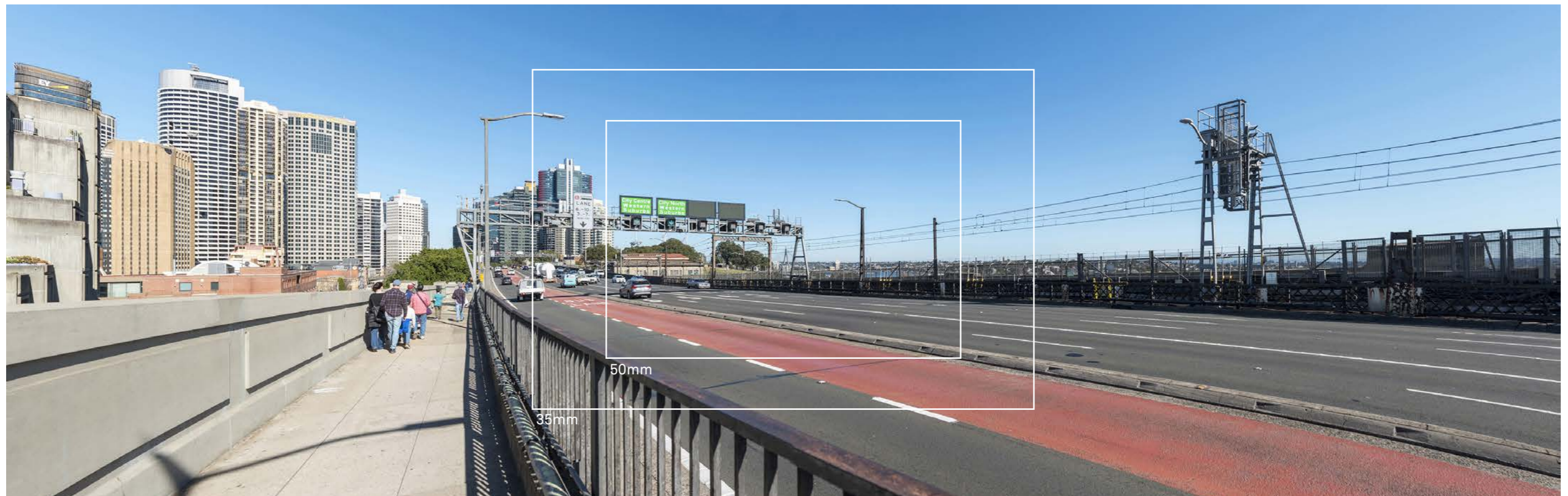


Figure 103 Existing View (Source: AECOM, July 2018)



Figure 105 Image showing the development envelope of the Approved Concept Plan (Source: AECOM, July 2018)



Figure 106 Image showing the development envelope of MOD 9 (Source: AECOM, March 2021)



**Table 71** General Assessment Criteria - Observer Location 15: Sydney Harbour Bridge

Criteria	Rating				Comments
	H	M	L	N/A	
Distance to view				●	500m to 650m
Observer type				●	View from Sydney Harbour Bridge walkway, observers would be pedestrians and motorists as they cross the bridge heading south.
Number of observers	●				High, including daily walking commute to and from the City, and visitation by international tourists.
Duration of observation			●		Low, as pedestrian and vehicular traffic passes
Visibility			●		Low given intervening traffic signage and view effectively limited to the two taller elements.
Visual absorption capacity	●				The visual absorption capacity is considered to be high due to the current view comprising the Sydney Observatory Park and the distant Inner Western suburbs on the horizon. While the Block 7 tower form lacks integration within this view point, it is somewhat lost within the visual clutter of the road and greater view (refer s.6.15.5).

**Table 72** Visual impact assessment - Observer Location 15: Sydney Harbour Bridge

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 is considered to be <b>Low</b>.</p> <p><b>Susceptibility of visual observers to change:</b>                      The susceptibility of observers (walkway users) to the proposed change in the existing view is considered to be low given the relatively minor portion of MOD 9 in this view, and the main view east having been passed by this point.</p> <p><b>Value attached to views:</b>                      The value of the view from this location is considered to be low.</p>
Magnitude of change			●		<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Low</b>.</p> <p><b>Size or scale:</b>                      The scale in the change of the view is moderate within the context of:</p> <ul style="list-style-type: none"> <li>the relatively minor extent of the proposed development envelope that is seen;</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is high within the context of highly limited view to the Approved Concept Plan; and</li> <li>the taller Block 7 tower of the proposed development envelope seen as somewhat disconnected from the larger Approved Concept Plan composition and in front of the ANZAC Bridge.</li> </ul> <p>The degree of contrast between the two development envelopes is high. The degree of visual integration between MOD 9 and the South Barangaroo towers is low. The development would be viewed over low periods of time.</p> <p><b>Geographical Extent:</b>                      The view of MOD 9 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 additional element (the tower in Block 7) would be seen behind the visual clutter of road signage within the road corridor.</p>

**Table 73** 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

## 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 107 and Figure 108 show the relationship between Langham Hotel and MOD 9 in elevation and plan view respectively.

The Langham Hotel offers rooms with views over the western harbour and Sydney skyline (refer Figure 109).

### 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 109 shows the before view as defined in Section 5.2 of the Methodology. This before view 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. Block Y and Block 4 within Barangaroo South are seen to the south west (to the left of frame).

### 6.16.4 Approved Concept Plan

Figure 110 shows the Approved Concept Plan.

The Central Barangaroo development envelope stretches south beyond left of frame, and 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 other than for a small set down opposite High Street to facilitate Barangaroo Steps. 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 centre right of frame.

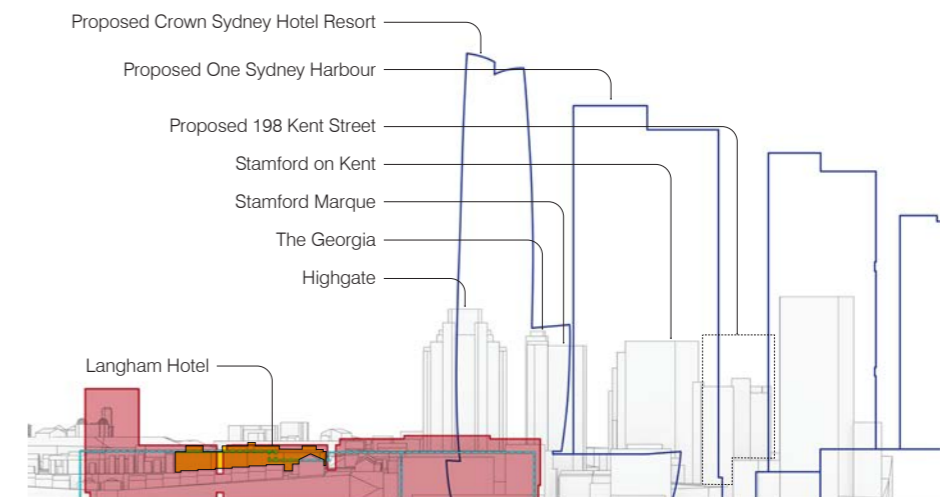


Figure 107 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (October 2020))



Figure 109 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

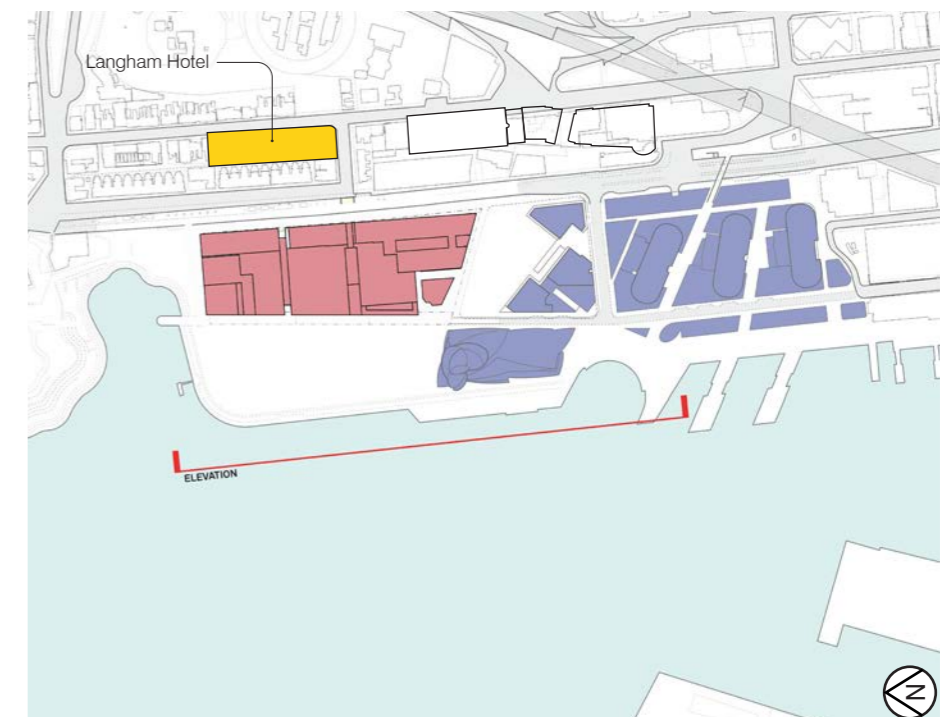


Figure 108 Plan View (Source: Modified from HASSELL diagrams (October 2020))

The tops of the towers in Barangaroo South are seen commencing left of frame with Block 4 (Tower R4B and Tower R4A), culminating in the monumental 270m high Block Y 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.

### 6.16.5 Proposed Concept Plan (MOD 9)

Figure 111 shows MOD 9.

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 Block Y. 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 design is highly modulated. Cantilevers can be seen to provide space at street level with built form overhanging along Hickson Road. Although not assessed in this report, a proposed bridge between High street - at the top of the Hickson Cutting - and the development envelope can be seen to the left of centre in the frame. The bridge connection leads between Block 5 and 6 to the Barangaroo steps - as suggested in the Master Plan. 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 Block Y 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 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High to Moderate**.

#### 6.16.6.1 View Sharing Assessment Criteria

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

The view to be affected is described in Section 6.16.3, and Table 74. 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 building 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

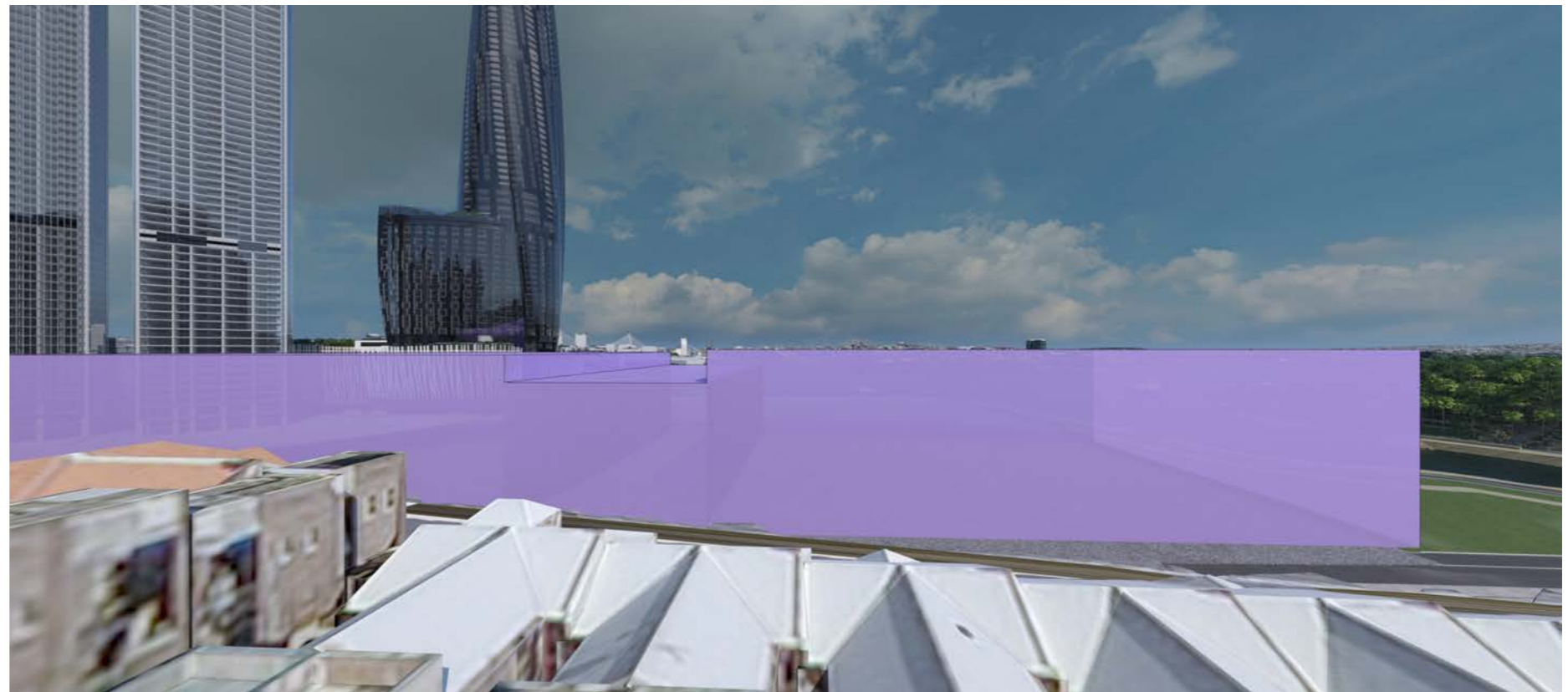


Figure 110 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

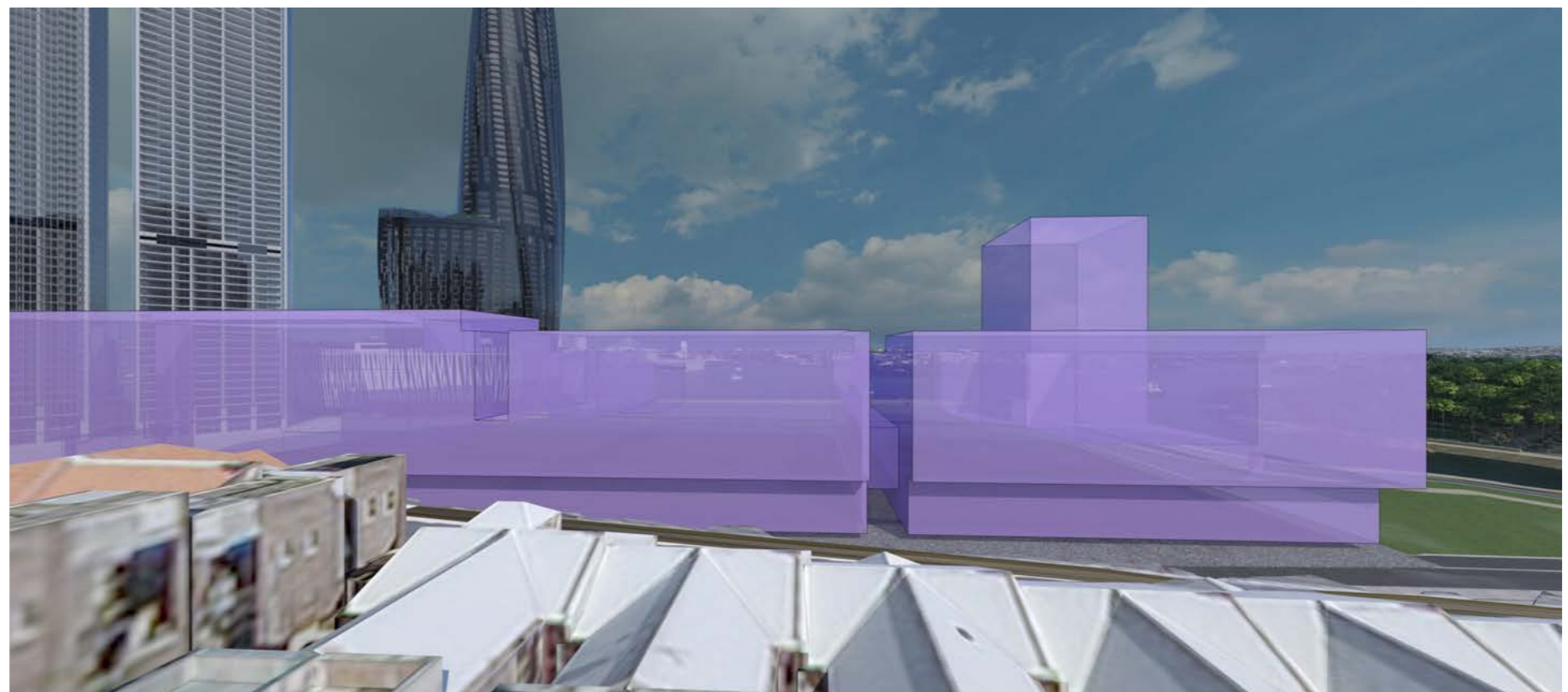


Figure 111 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

and MOD 9. As above in Table 74, MOD 9 is considered to have increased 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 is moderately increased over that of the Approved Concept Plan. At a viewing distance of about 75m this will create an increased walling effect as compared with the Approved Concept Plan. However, the extent of this effect would be mitigated to some extent by the separation of the blocks; the set down between Blocks 5 and 6, and 6 and 7, which is visually less 'wall-like'. Furthermore, the position of the apartment within the Langham Hotel would have an influence on how much of the view would be seen through gaps in the blocks.

*Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, in this regard, all of the previous development within Barangaroo South has been successful in amending existing planning controls, often significantly so.

The view from the balcony would extend further north to encompass a larger area of Nawi Cove and Barangaroo Reserve, including the

roofscape of the rising northern end of terrace housing along High Street. This may also contain a full or partial view of the Dalgety Bond Store and Hotel Palisade. It would also include additional areas of the Millers Point Conservation Area to the north of any screening effect from the tall trees within the Lance Preschool and Children's Centre.

**6.16.7 Comparison of Before, Approved and Proposed**

The before 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 109.

The South Barangaroo development introduces the distinctive forms and composition of the towers in Barangaroo South behind the Central Barangaroo development envelope, which comprises a relatively low and long development envelope with a flat top, other than for a small set down to facilitate the Barangaroo Steps. Refer Figure 110.

By comparison, MOD 9 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 Block Y podium element, however, sits uncomfortably in the view, disconnected for the built form in Barangaroo South. Refer Figure 111.

Both the Approved Concept Plan and MOD 9 effectively remove the view to the landscape beyond. Because Approved Concept Plan retains a sliver of the view above the development envelope to the landscape beyond, this to some extent visually reinforces the fact that the view is lost as a result of the development. Further, rather than the Approved Concept Plan appearing as a horizontal visual foil to the tall South Barangaroo towers, the effectively flat form of the envelope appears simplistic, and poorly considered given the relationship with the lost view. However, on the other hand the top of the Approved Concept Plan is set at a similar level to that of the Block Y podium level, thereby showing the full elevation and height of the gently curving mid-rise Block Y podium above it. By comparison, MOD 9 removes about half of this mid-rise element from view, reducing appreciation of the connecting line with the podium, which is considered to be detrimental in this part of the view.

Table 74 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 buildings are seen in the foreground and from close proximity.
Visual absorption capacity - Approved Concept Plan			●		The visual absorption capacity of the Approved Concept Plan is considered to be low in that it provides no significant view to the landscape beyond development within Barangaroo South, and a partial view to right of the development envelope comprising Nawi Cove and Barangaroo Reserve (Note: this view to the north would be considerably more extensive beyond right of frame, including the High Street terrace roofscape to the north end of the street, and potentially the Dalgety Bond Store and Palisade Hotel (the latter of which may be partially or fully screened by four large plane trees within Lance Preschool and Children's Centre), located in the low point of High Street). Further the visual relationship between the flat roofline of the Central Barangaroo development envelope and the seen fragments of the landscape behind highlights the extent of view loss. Additionally, the long flat form of the envelope appears from this relatively low elevation to provide little integration with the South Barangaroo towers behind (refer Figure 110).
Visual absorption capacity - MOD 9		●			The visual absorption capacity of The MOD 9 development envelope is considered to be moderate due to the more visually dynamic envelope forms, with; <ul style="list-style-type: none"> <li>the Block 7 introducing a tower element;</li> <li>the set down between Blocks 5 and 6 for the Barangaroo Steps providing a visually compelling portal element;</li> <li>the partial view along the street between Blocks 6 and 7; and</li> <li>the modulated forms of the Blocks providing a cantilever over the Hickson Road streetscape;</li> <li>the stepping down of the Blocks west towards Darling Harbour.</li> </ul> As above, an increased view across Central Barangaroo, Barangaroo Reserve and the Millers Point Conservation Area would be available beyond right of frame (refer Figure 111). Notwithstanding the above, the increased view to the mid-rise wing of Block Y seen within South Barangaroo (refer Figure 110) more fully reveals the elegant curvature of it's western edge.

Table 75 Visual impact assessment - Observer Location 16: Langham Hotel - Level 3

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      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 the greater part of Block Y and the two taller Block 4 towers. Observers would predominantly be tourists.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      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 and modulation to each of the three blocks;</li> <li>the change in the composition of the view is high, as described above (refer Table 74 'Visual absorption capacity');</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is moderate;</li> <li>MOD 9 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 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, as discussed above in s 6.16.6.1 - Extent of Impact.</p> <p>The amount of time over which MOD 9 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 would effectively be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      The geographical extent of the view will be moderate, given:</p> <ul style="list-style-type: none"> <li>the view is seen from much the same level as that of MOD 9. Specifically, this observer location does not readily afford views onto the 'roof' areas of the development envelopes;</li> <li>the distance of MOD 9 from the hotel is similar to that of the Approved Concept Plan; and</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 only screening the very top portion of the horizon to the west.</p>

Table 76 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 114 and Figure 115 show the relationship between Highgate and MOD 9 in elevation and plan view respectively.

Highgate residential tower is a multi storey residential building fronting Kent Street (refer Figure 113).

### 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 112 shows the before view as defined in Section 5.2 of the Methodology.

The view comprises Central Barangaroo in the foreground, with Block Y and Block 4 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.

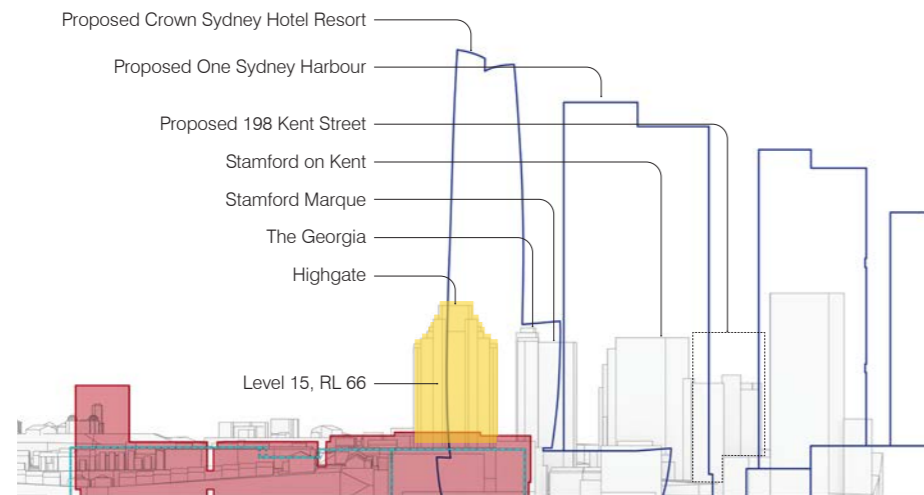
The view extends virtually uninterrupted to the horizon to the west and north west. The background includes White Bay and the Balmain peninsula to the west, and north-west to Balls Head Reserve and Berrys Bay, with Waverton set upon the elevated North Shore landscape in the background. Goat Island is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



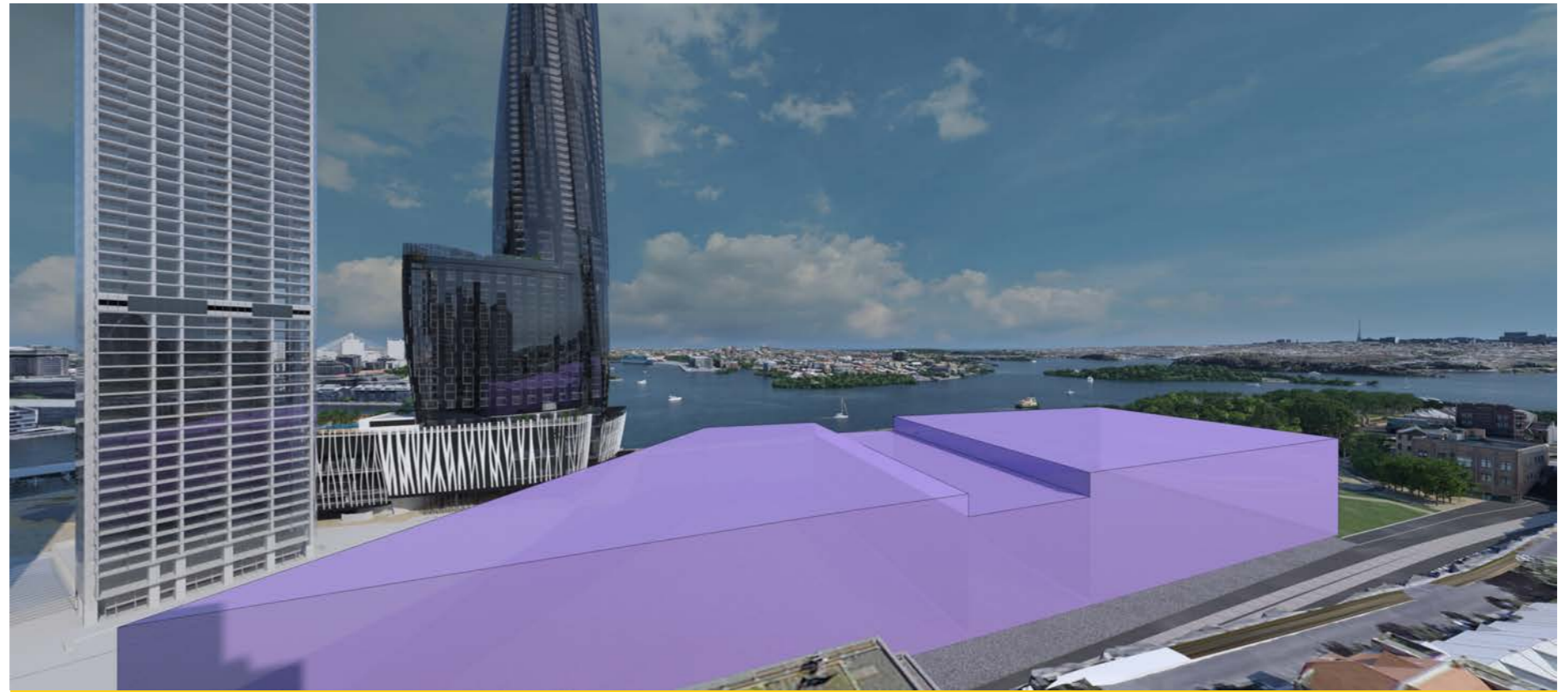
Figure 112 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)



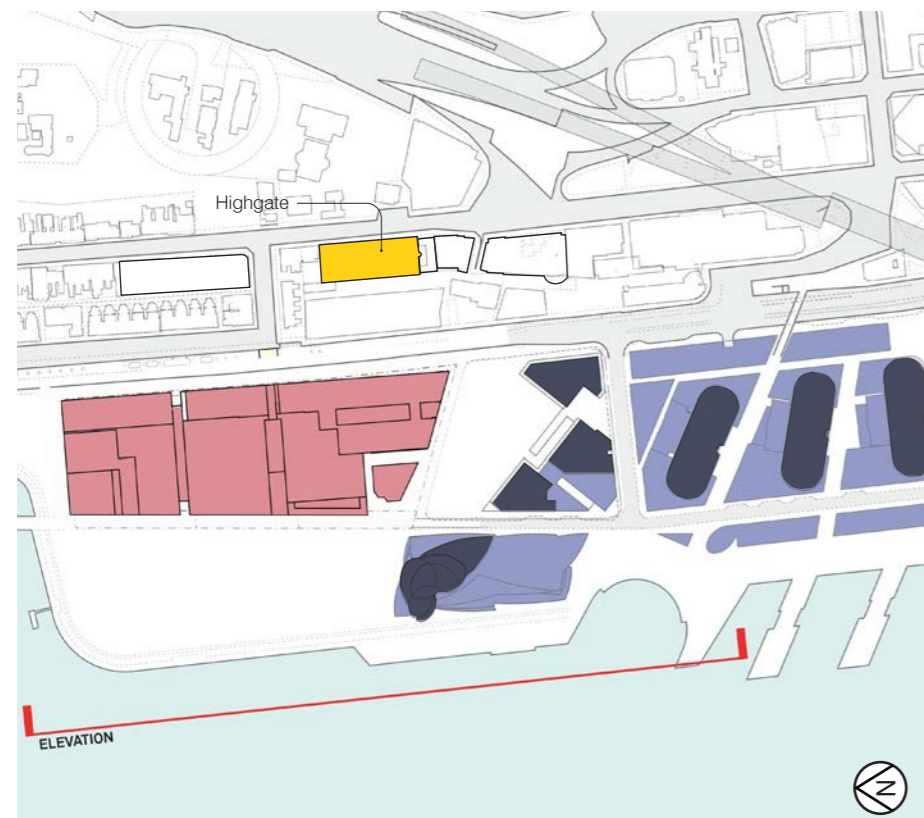
Figure 113 Highgate residential towers fronting Kent Street (Source: AECOM)



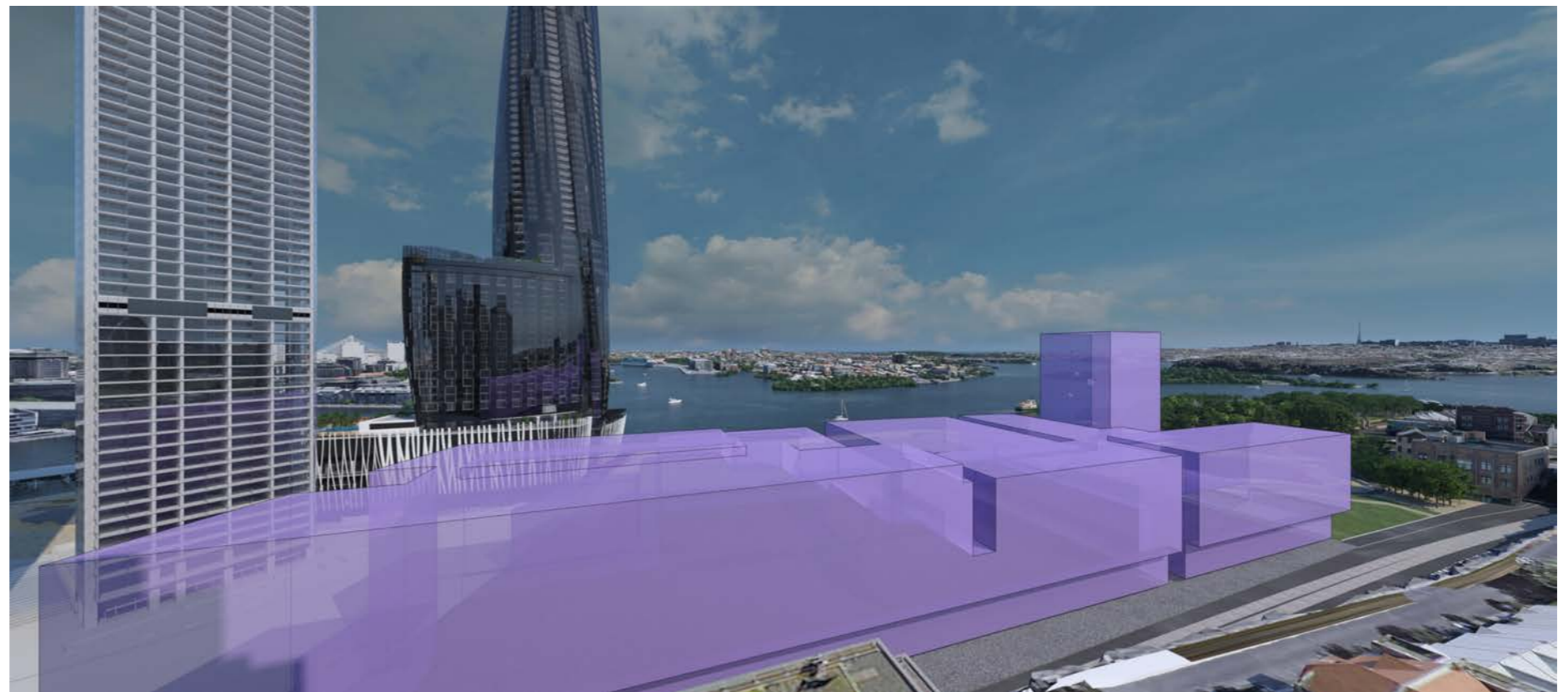
**Figure 114** Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (October 2020))



**Figure 116** Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)



**Figure 115** Plan View (Source: Modified from HASSELL diagrams (October 2020))



**Figure 117** Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

### 6.17.4 Approved Concept Plan

Figure 116 shows the Approved Concept Plan. Block 4 (R4B) can just be seen to left of frame. Block 4 (R4A) and Block Y are seen in sharp relief against the skyline. The Central Barangaroo development envelope projects just beyond the Barangaroo land/water interface, 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.

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame (predominantly Block 4 (R4A) and Block Y). 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, uniform envelope north to Nawi Cove (refer Section 2.3) The envelope broadly correlates in height and massing with the Block Y and Block 4 (R4A) podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the Harbour seen beyond.

### 6.17.5 Proposed Concept Plan (MOD 9)

Figure 117 shows MOD 9. The envelope appears as a collection of articulated blocks. Block 5 appears to carry through to the height of the Block Y. 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 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. 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 from this location is rated as **High**.

#### 6.17.6.1 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 77. 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 Block Y north.

Although it may not become an iconic Sydney building, Block Y 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 116, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

##### *Extent of Impact*

Impacts of MOD 9 on the view regarding visual absorption capacity are addressed in Section 6.17.5 and Table 77 'Visual absorption capacity - MOD 9'. Broadly, where the continuity of the water view up into Darling Harbour is apparent within the Approved Concept Plan, a greater sense of visual separation between the two seen areas of the waterbody is apparent for MOD 9. A section of proposed parkland adjacent to One Sydney Harbour within South Barangaroo would be screened by MOD 9.

##### *Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 interruptions to the Harbour view, the proposal does retain a substantial water view. Additionally, the view from the balcony may extend a little further to the north than shown in Figure 117, uninterrupted by MOD 9. Refer Figure 149 for an indication of the possible full extent of this further view, noting the observer would need to have their head beyond the balcony balustrade to see all of it at this observer location.

### 6.17.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.17.2 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 112.

South Barangaroo introduces the distinctive forms and composition of three 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. Refer Figure 116.

MOD 9 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 Block Y 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. Refer Figure 117.

In summary, the Approved Concept Plan comprises a relatively visually recessive form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 provides a more visually dynamic, highly modulated composition. This impinges to a greater extent on the Harbour view than for the Approved Concept Plan, including breaking the continuity of that view. Notwithstanding these impacts, MOD 9 still retains the majority of the view to the north-west.



Table 77 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. Refer s.6.17.4 and s.6.16.5.
Visual absorption capacity - Approved Concept Plan		●			The visual absorption capacity of the Approved Concept Plan is considered to be moderate in that it comprises a long and low form, set at a similar height to the podiums of Block 4, and Block Y. It facilitates an extensive harbour view through the north-west quadrant to the horizon. However, it also removes the Central Barangaroo land/water interface from the view, thereby detracting from the amenity and 'understanding' of the Harbour along this edge.
Visual absorption capacity - MOD 9			●		The visual absorption capacity of the MOD 9 development envelope is considered to be low due to: <ul style="list-style-type: none"> <li>• the impacts of Block 6 and Block 7 on the broader view as described above (refer s.6.17.5); and</li> <li>• the highly modulated envelop form.</li> </ul>

Table 78 Visual impact assessment - Observer location 17: Highgate - Level 15

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change:</b> 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> The value of the existing view from this location is considered to be high.</p>
Magnitude of change	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Size or scale:</b> The scale of the view is moderate to high within the context of:</p> <ul style="list-style-type: none"> <li>the addition of height to each of the three blocks, including a tower to Block 7;</li> <li>the additional modulation of the blocks;</li> <li>the change in the composition of the view as described above (refer Table 77 'Visual absorption capacity');</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is Moderate to Low.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 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.</p> <p>The amount of time over which MOD 9 will be viewed compared with the Approved Concept Plan will be increased, given that the Block 7 tower would be visible from seated locations within the apartment. As with the Approved Concept Plan, MOD 9 would be seen in full view from the balcony.</p> <p><b>Geographical Extent:</b> The geographical extent of the view will be moderate to high, given:</p> <ul style="list-style-type: none"> <li>the view is seen from above the general building envelope level, with much of the rooftop areas visible from the balcony.</li> <li>the distance of MOD 9 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 moderate, extending out into Darling Harbour North, and to Goat Island.</li> </ul> <p>The proposed Block 7 tower breaks up the view to the waterway and shoreline as well as the unbroken horizon seen from this location. It is seen in relief against the sky.</p>

Table 79 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 118 and Figure 119 show the relationship between Highgate and MOD 9 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 120 shows the before view as defined in Section 5.2 of the Methodology. This figure also shows the approved development within Barangaroo South, including the Block Y and Block 4 towers on podium, and the extent and direction of the views that would be available between these.

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 Block Y and Block 4 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.



Figure 120 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

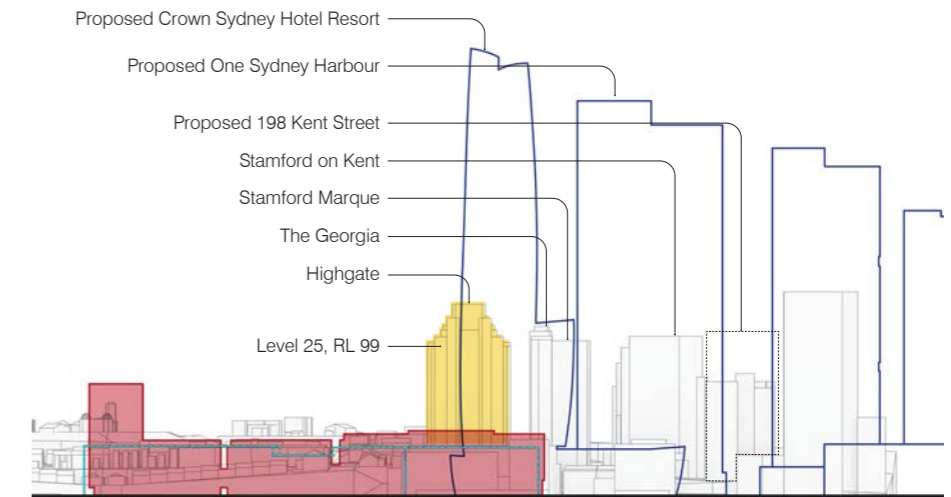


Figure 118 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))

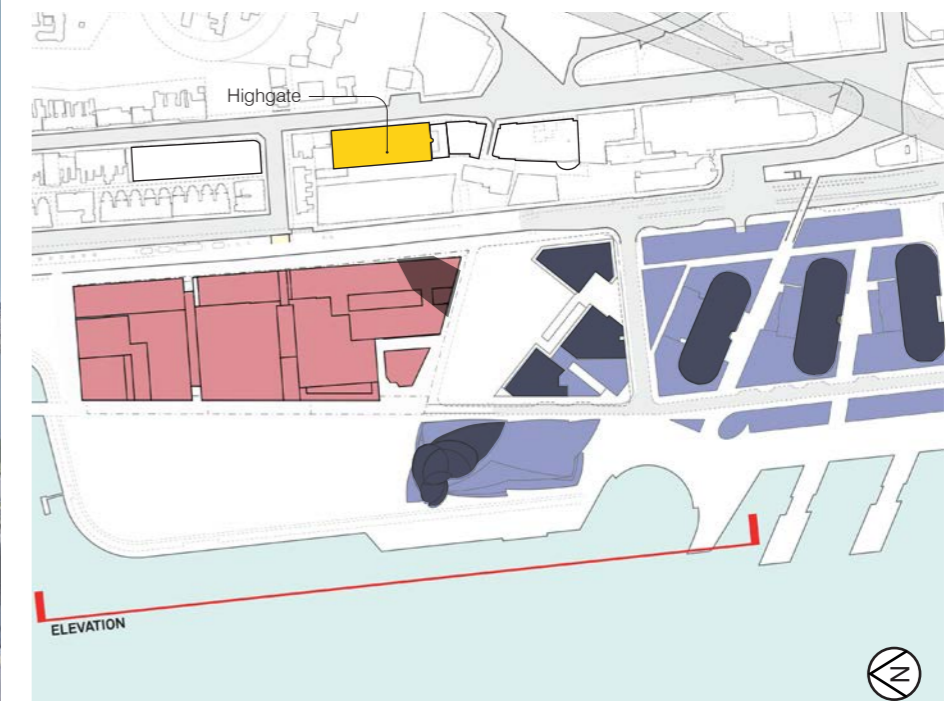


Figure 119 Plan View (Source: Modified from HASSELL diagrams (November 2018))

#### 6.18.4 Approved Concept Plan

Figure 121 shows the Approved Concept Plan. Block 4 (R4B) of South Barangaroo can just be seen to left of frame. Block 4 (R4A) and Block Y 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.

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.

#### 6.18.5 Proposed Concept Plan (MOD 9)

Figure 122 shows MOD 9. The view to Block Y 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 through 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.

#### 6.18.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High to Moderate**.

##### 6.18.6.1 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 80 'Visual absorption capacity - MOD 9'. 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.

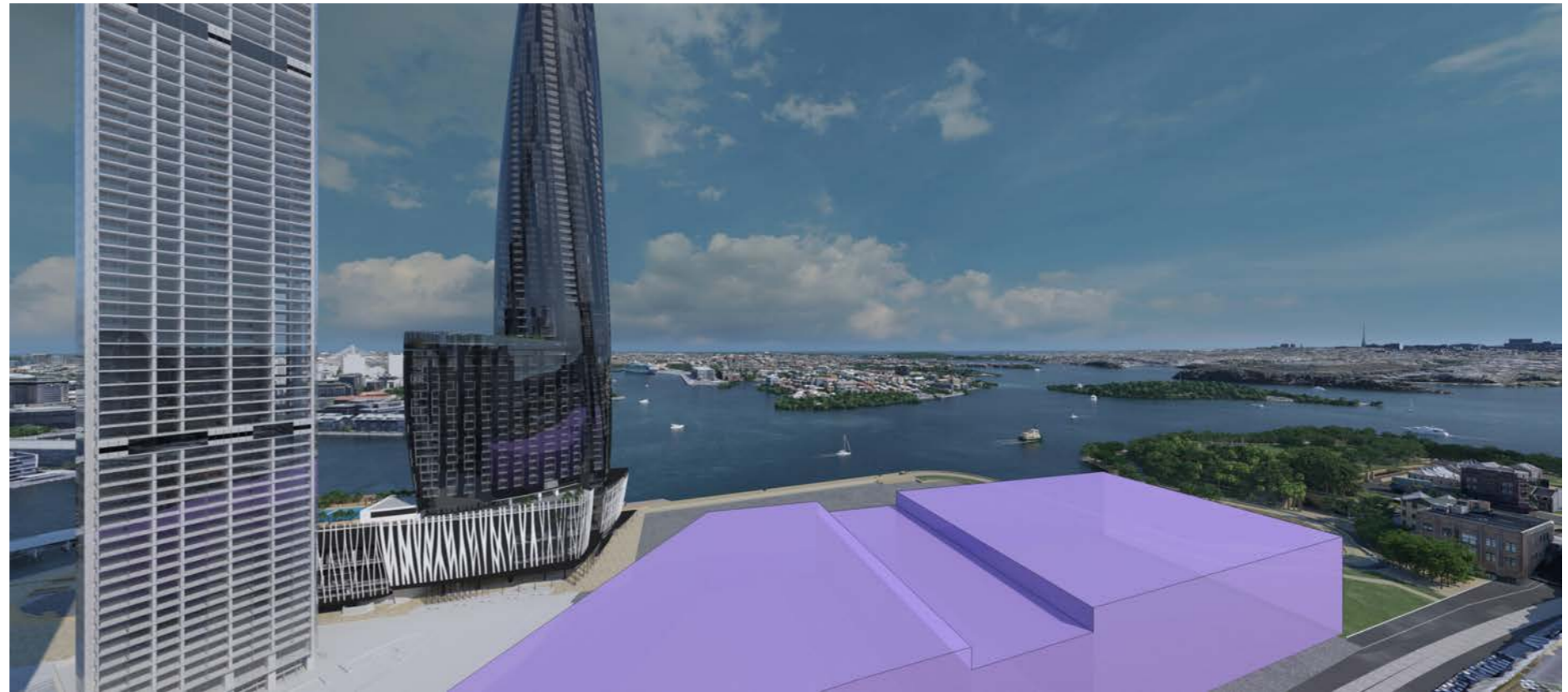


Figure 121 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

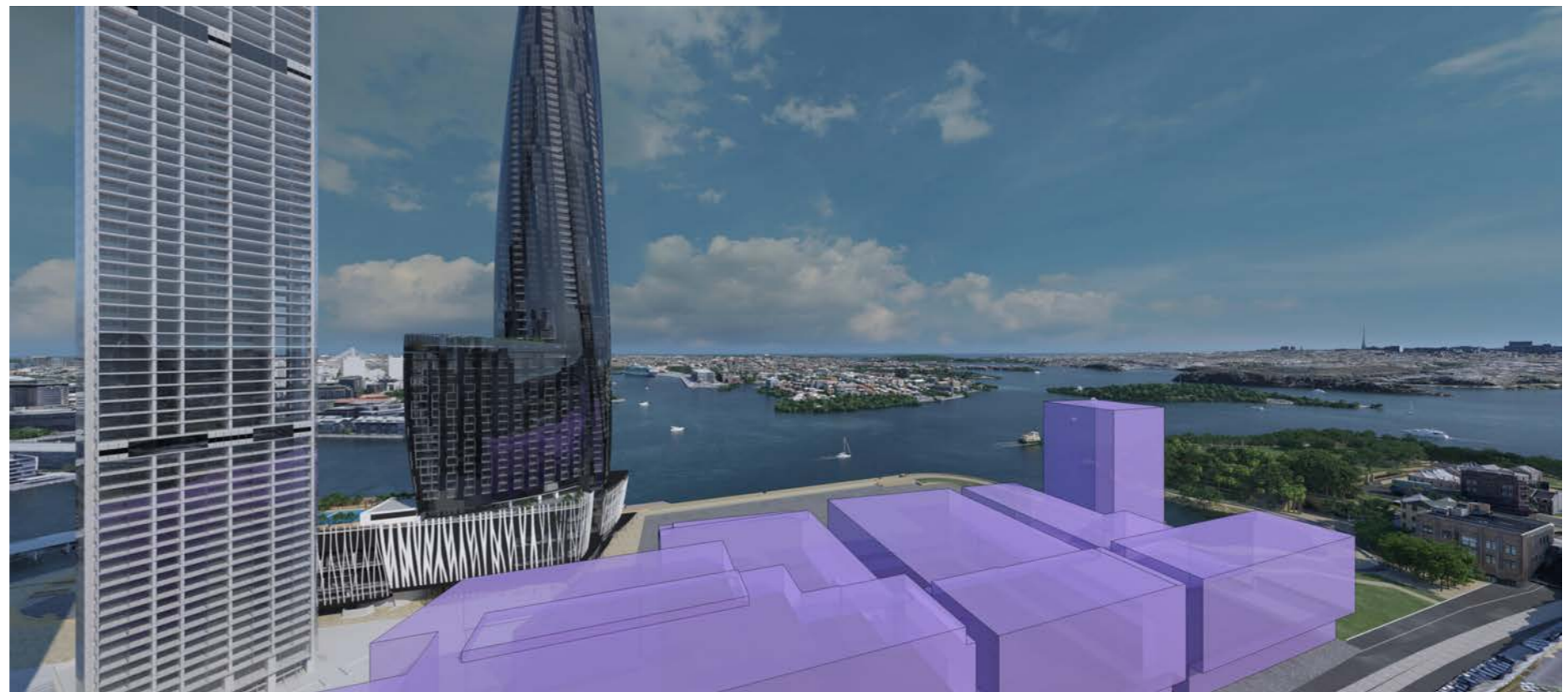


Figure 122 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

**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 on the view regarding visual absorption capacity are addressed in Section 6.18.5 and Table 80 'Visual absorption capacity'- Proposed Concept Plan (MOD 9). Broadly, where the continuity of the water view upstream into Darling Harbour is apparent within the Approved Concept Plan, a greater sense of visual separation between the two seen areas of the waterbody is apparent for the MOD 9 view. MOD 9 also screens the view to the Barangaroo Reserve western land / water interface, which would be visible under the Approved Concept Plan, however, the modulation of the building envelope at the northern end of MOD 9 allows glimpse views to Nawi Cove that were previously screened by the Approved Concept Plan. A small portion of the proposed parkland to the south of MOD 9 would be obscured.

**Reasonableness of the Proposal**

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 interruptions to the Harbour view, the existing view across Sydney Harbour and the north-west quadrant of the Sydney Basin effectively remains intact. Additionally, the view from the balcony may extend a little further to the north than shown in Figure 122, uninterrupted by MOD 9. Refer Figure 149 for an indication of the possible full extent of this further view, noting the observer would need to have their head beyond the balcony balustrade to see all of it.

**6.18.7 Comparison of Before, Approved and Proposed**

The before view as described in Section 6.18.3 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 120.

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame (predominantly Block 4 (R4A) and Block Y). 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, other than for a small set down for Barangaroo Steps (refer Section 2.3). The envelope visually correlates with the Block Y and

Block 4 (R4A) podium levels, and it's long, near flat top 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. Refer Figure 121.

For MOD 9, 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 provides a more visually dynamic, highly modulated composition. Refer Figure 122.

**Table 80** 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 of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan is considered to be high in that it comprises a long and low form, set at a similar height to the podiums of Block 4 (R4A) and Block Y. It facilitates an unencumbered harbour view (other than for Nawi Cove) through the north-west quadrant, to the horizon. It also retains the Central Barangaroo land/water interface other than for Nawi Cove. Further, an increased view area between the South Barangaroo towers facilitates increased visual continuity and 'understanding' of landscape beyond to the south-west.
Visual absorption capacity - MOD 9	●	●			The visual absorption capacity of the Proposed Central Barangaroo development envelope is considered to be High to Moderate. The general height and form can be seen to integrate well with the surrounding built form. The modulation of the development envelope rooftop for block blocks is more readily understood from this height than for the view from Level 15, referencing the modulation of the Block Y podium. The Block 7 tower is an anomaly in the view, interrupting the continuity of the Harbour and screening views to the western land / water interface of Barangaroo Reserve.

Table 81 Visual impact assessment - Observer Location 18: Highgate Residential Tower

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is considered to be high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      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 and modulation to the block is moderate given the relatively minor impact it has on the Sydney Harbour view and beyond north-west across the Sydney Basin;</li> <li>the tower to Block 7 is a significant element, however, only obscures a small portion of the vast harbour views;</li> <li>the change in the composition of the view is described above (refer Table 80 'Visual absorption capacity'),</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan with much of the envelop only marginally increasing, except for the addition of the Block 7 tower and the extended build form are of Block 5.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 is high, 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 will be viewed compared with the Approved Concept Plan will be increased, given that the Block 7 tower would be visible from seated locations within the apartment. As with the Approved Concept Plan, MOD 9 would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      The geographical extent of the view will be moderate, 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 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 moderate, with the extension of built form to the south west of Block 5.</li> </ul> <p>The proposed Block 7 tower breaks up the view to the waterway and shoreline, however, the horizon remains unbroken seen from this location.</p>

Table 82 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

## 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 125 and Figure 126 show the relationship between The Georgia Residential Tower and MOD 9 in elevation and plan view respectively. The Georgia fronts onto Kent Street (refer Figure 124).

### 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 123 shows the before view as defined in Section 5.2 of the Methodology. This figure also shows the approved Block Y and Block 4 towers, and the extent and direction of the views that would be available between these.

The view is taken from Level 15 (RL 72.0) of The Georgia residential tower block, with the foreground of the view comprising Barangaroo South and Central. 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 Block Y and the towers of One Sydney Harbour, looking south-west. To the north, the elevated North Shore rising landscape is seen in the background.

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 123 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

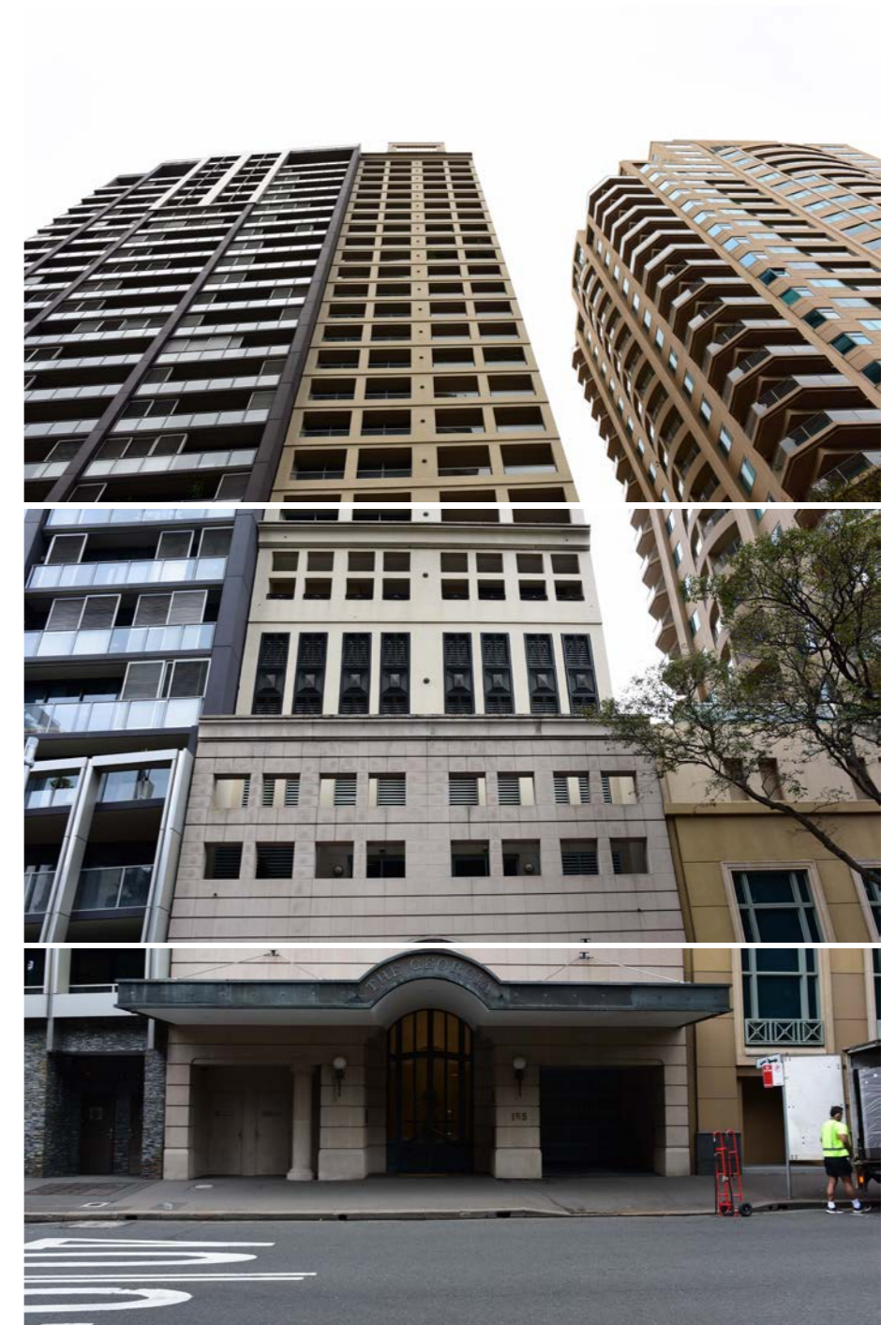


Figure 124 The Georgia residential towers fronting Kent Street (Source: AECOM)

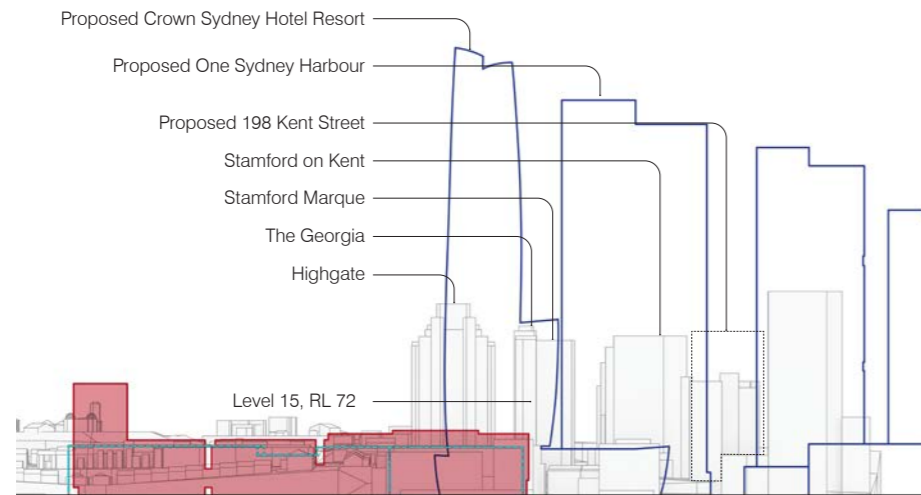


Figure 125 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (October 2020))

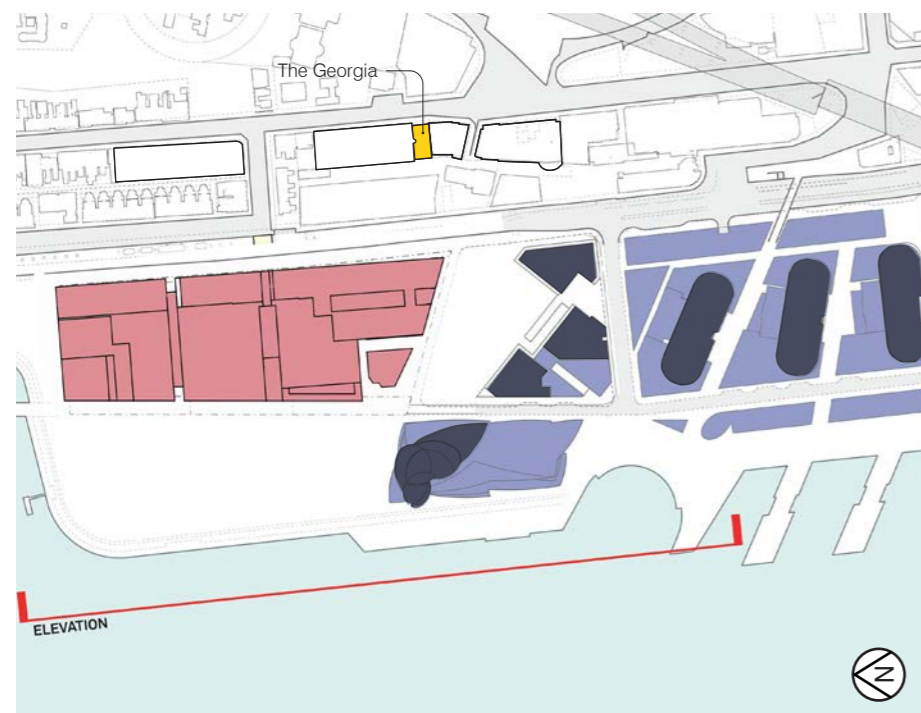


Figure 126 Plan View (Source: Modified from HASSELL diagrams (October 2020))

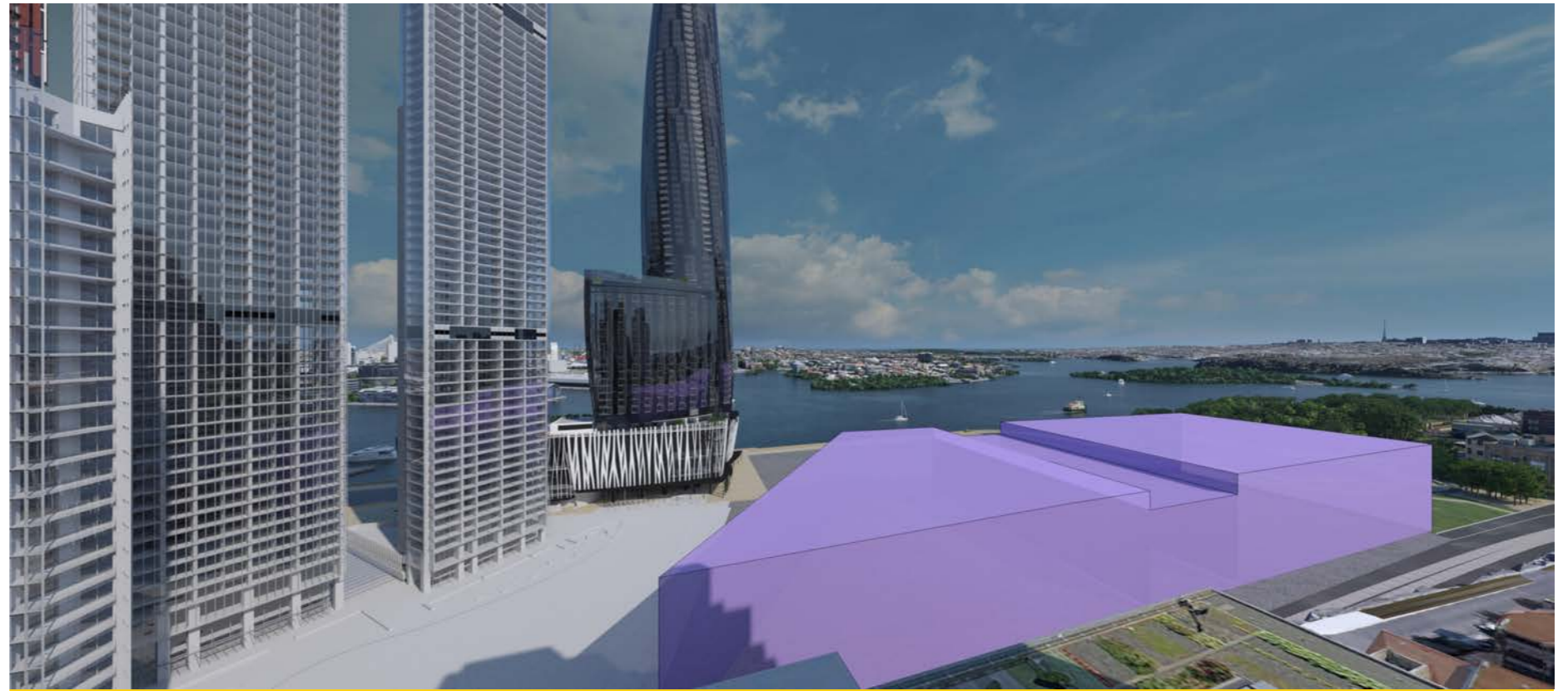


Figure 127 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

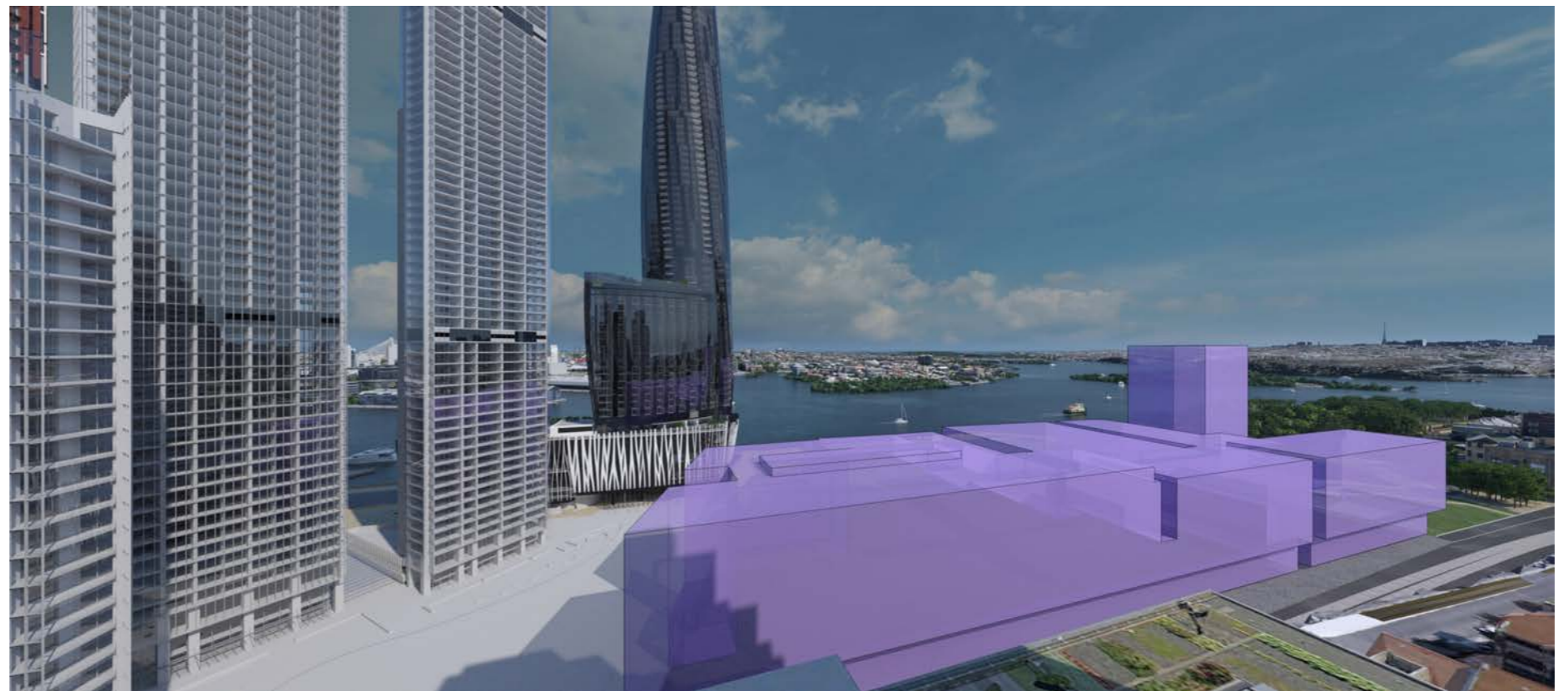


Figure 128 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)



#### 6.19.4 Approved Concept Plan

Figure 127 shows the Approved Concept Plan. The South Barangaroo towers can be seen pushing out from Hickson Road with Block R5 to left of frame, followed by Block 4 (R4B-partially screened behind Block R5), then Block 4 (R4A), culminating with Block Y, 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.

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.

Narrow 'cameo' views of Darling Harbour and Pyrmont are seen between the Block 4 towers, and Block 4 (R4A) and Block Y, 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. 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 and uniform development envelope emerges northwards towards Barangaroo Avenue. The envelope broadly correlates in height and massing with the Block Y podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the Harbour seen beyond.

#### 6.19.5 Proposed Concept Plan (MOD 9)

Figure 128 shows MOD 9. The Block 5 envelope is seen to centre of frame. The south western corner is seen to terminate within the podium level of the Block Y, 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 proposed Central Barangaroo 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 Block Y podium level. It comprises a highly modulated arrangement, providing a visually dynamic collection of built form envelopes.

#### 6.19.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High**.

##### 6.19.6.1 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 83. 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 Block Y north.

Although it may not become an iconic Sydney building, Block Y 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 123, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

###### *Extent of Impact*

Impacts of MOD 9 on the view and regarding visual absorption capacity are addressed in Section 6.19.5, and in Table 83 'Visual absorption capacity'. Where the land /water interface view is partially visible, making that relationship partially legible within the Approved Concept Plan, MOD 9 obscures that part of the view. The addition of the Block 7 tower also interrupts the horizon view.

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

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view. Additionally, the view from the balcony appears likely to extend a little further to the north than shown in Figure 123 due to the above mentioned large north-facing viewing window associated with either the balcony or the room adjoining the balcony. Refer Figure 147 for an indication of the possible full extent of this further view, noting the observer may need to have their head beyond the balcony balustrade to see all of it.

#### 6.19.7 Comparison of Before, Approved and Proposed

The before view as described in 6.19.3 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 123.

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame. The development envelope causing marginal screening of the Central Barangaroo waterfront edge, and screening of the southern edge of Barangaroo Reserve, the Harbour and Sydney Basin view beyond within the north-west quadrant remains intact. Refer Figure 127 .

MOD 9 further screens the Central Barangaroo waterfront edge, 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. Refer Figure 128.

The Approved Concept Plan comprises a relatively visually recessive form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 provides a more visually dynamic, highly modulated composition. MOD 9 impinges to a greater extent on the Harbour view than for the Approved Concept Plan, reducing a small edge of the seen area of the Harbour, and the Block 7 tower visually disrupts the continuity of that water view, and the view of the horizon. Notwithstanding these impacts, MOD 9 still retains most of the view.

**Table 83** 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. Refer s.6.19.4
Visual absorption capacity of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a visual foil to the soaring, slender forms of the Block 4 towers and Block Y. Further, the Approved Concept Plan causes minimal interference to the Central Barangaroo land / water interface.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• the view loss impacts as described above (refer s.6.19.5);</li> <li>• the hard edge visually framing of Sydney Harbour seen between the Block Y and the Block 7 high point;</li> <li>• the obscured view to the land/water interface at Central Barangaroo; and</li> <li>• the disruption of the view to the Harbour and the horizon line from the Block 7 tower.</li> </ul> <p>Notwithstanding the above, MOD 9 retains a substantial proportion of the view to the north-west.</p>

Table 84 Visual impact assessment - Observer Location 19: The Georgia Residential Tower Level 15

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is considered to be high.</p>
Magnitude of change	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Size or scale</b>                      The scale of the change in the view is high within the context of:</p> <ul style="list-style-type: none"> <li>the addition of height to each of the three blocks, including a tower to Block 7;</li> <li>the additional modulation of the blocks;</li> <li>the change in the composition of the view as described above (refer Table 83 'Visual absorption capacity'),</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is Moderate to Low.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 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; to that of</li> <li>the dynamic and highly modulated form of the Proposed Concept Plan (MOD 9).</li> </ul> <p>The amount of time over which MOD 9 would be viewed compared with the Approved Concept Plan would potentially be moderately increased, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      The geographical extent of the visual effect will be moderate, given:</p> <ul style="list-style-type: none"> <li>the view is seen from above the general building envelope level, with much of the rooftop areas visible from the balcony;</li> <li>the distance of MOD 9 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 moderate reducing fractionally more harbour view and disrupting a portion of the Harbour view, Goat island and the horizon behind.</li> </ul> <p>The proposed Block 7 tower breaks up the view to the waterway and shoreline as well as the unbroken horizon seen from this location. It is seen in relief against the sky.</p>

Table 85 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 129 and Figure 130 show the relationship between The Georgia and MOD 9 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 131 shows the before view as defined in Section 5.2 of the Methodology. The view is taken from Level 25 (RL 102.0) of The Georgia residential tower block and is similar to that seen from Observer Location 16, which is taken from level 15 of this building.

As per Observer Location 19, the foreground of the view comprises Barangaroo South and Central, although from the higher viewing position these are less prominent within the foreground as the eye is drawn more to the horizon. 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 Block Y and Block 4 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.

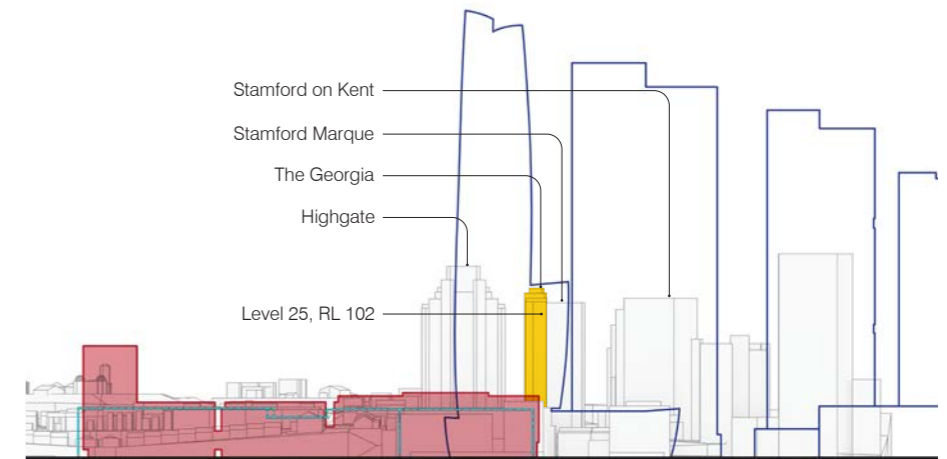


Figure 129 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))



Figure 131 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

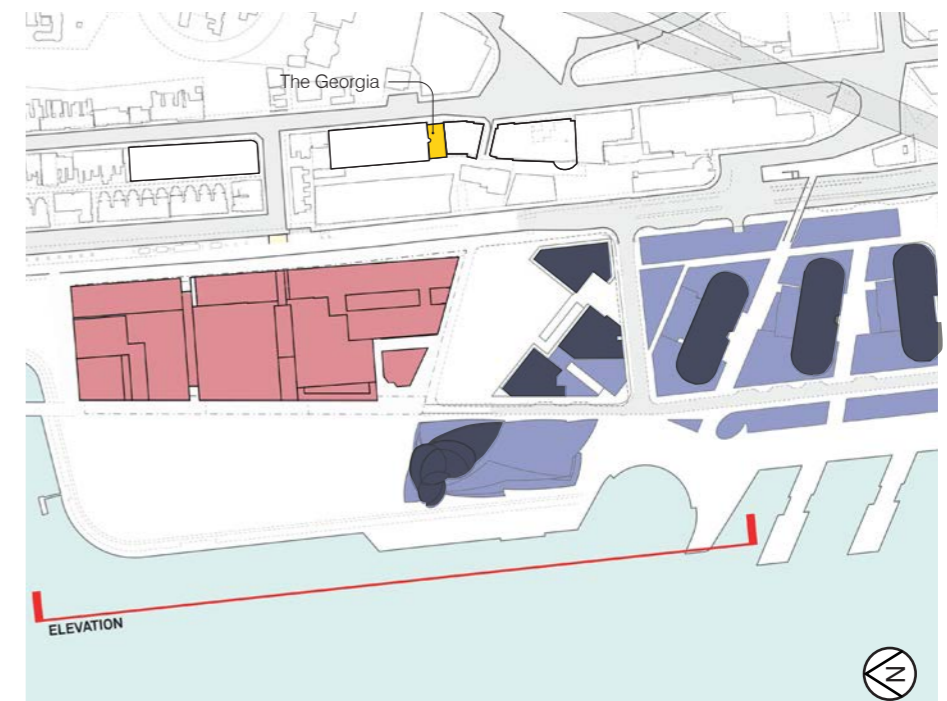


Figure 130 Plan View (Source: Modified from HASSELL diagrams (October 2020))

#### 6.20.4 Approved Concept Plan

Figure 132 shows the Approved Concept Plan. The South Barangaroo towers can be seen pushing out from Hickson Road with Block R5 to left frame, followed by Block 4 (R4B) (partially screened behind Block R5), and then Block 4 (R4A). The line culminates with Block Y, 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.

The Central Barangaroo 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.

Long, narrow 'cameo' views of Darling Harbour and Pyrmont are seen between Block 4 towers and Block Y. These demonstrate a continuation of the flat Cumberland Plain horizon line towards the south-west, and a linking continuity of harbour elements. 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 Proposed Concept Plan (MOD 9)

Figure 133 shows views to the sculptural mid level wing and much of the podium form within Block Y 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 through 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 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **Moderate to High**.

##### 6.20.6.1 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 83. 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 Block Y north.

Although it may not become an iconic Sydney building, Block Y 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.

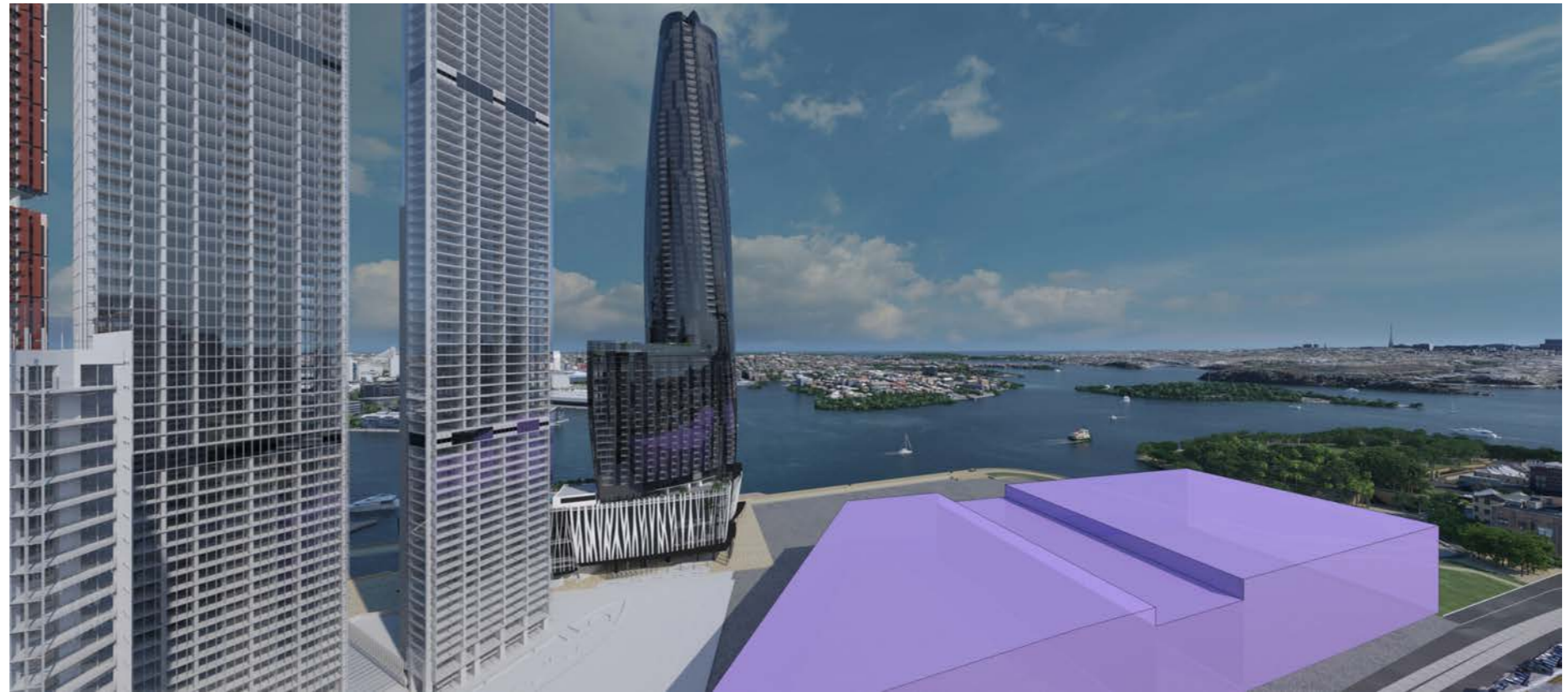


Figure 132 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

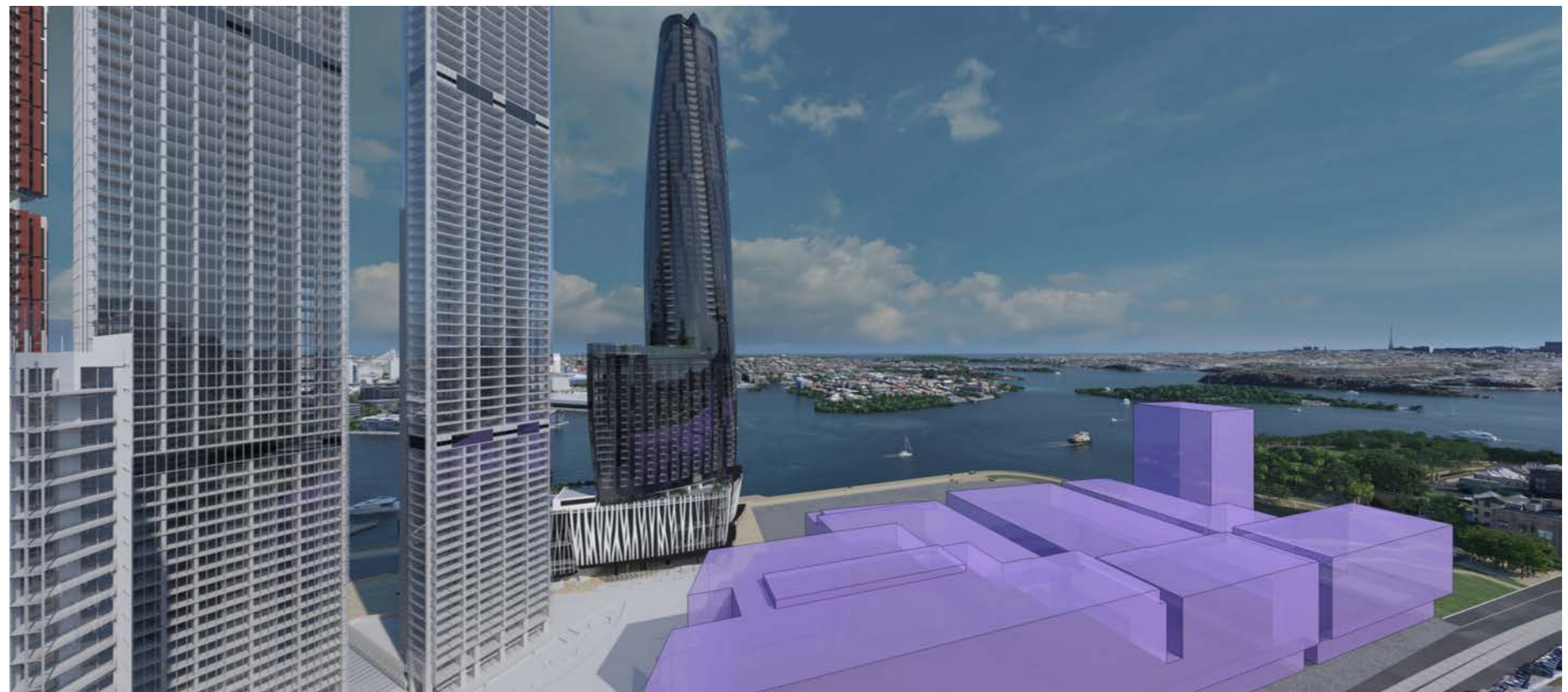


Figure 133 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

**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 132, extending further north to Crows Nest and beyond, and although more interrupted, south to Haymarket and beyond.

**Extent of Impact**

Impacts of MOD 9 on the view and regarding visual absorption capacity are addressed in Section 6.20.5, and in Table 86 'Visual absorption capacity' Visual absorption capacity - MOD 9'.

Block 5 is built up to the Barangaroo South / Central Barangaroo border. The blocks are subject to a generally minimal increase in bulk and scale, with the exception of the Block 7 tower, which removes the view to the south-west corner of Barangaroo Reserve, and interrupts the land/water interface to the Harbour proper.

Notwithstanding the above, MOD 9 still retains a substantial proportion of the view to the north-west.

**Reasonableness of the Proposal**

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view to the north-west. Additionally, the view from the balcony appears likely to extend a little further to the north than shown in Figure 133 due to the above mentioned large north-facing viewing window associated with either the balcony or the room adjoining the balcony. Refer Figure 149 for an indication of the possible full extent of this further view, noting the observer may need to have their head beyond the balcony balustrade to see all of it.

**6.20.7 Comparison of Before, Approved and Proposed**

The before view as described in Section 6.20.2 provides a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from Sydney International Towers north to Berrys Bay and Waverton. It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 131.

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame, including the landmark Block Y building. 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 Avenue. 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, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of viewing window.

The development envelope of the Approved Concept Plan broadly correlates in height and massing with the Block Y 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

causing loss of view to Wulugul Walk along the southern edge of Barangaroo Reserve, the extensive harbour and Sydney Basin view north of Block Y remains intact. Refer Figure 132.

For the Proposed Concept Plan, Block 5 extends towards the south east, obscuring some of the view to Hickson Park and removing the seen gap between Block Y 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. Refer Figure 133.

In summary, the Approved Concept Plan comprises a relatively visually recessive form that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 provides a more visually dynamic, highly modulated composition and disrupts the continuity of the Harbour view.

**Table 86** 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. Refer s.6.20.4
Visual absorption capacity of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location, is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a broad, anchoring visual foil to the soaring, slender forms of the Block 4 towers and Block Y. Further, the Approved Concept Plan is well set back from the Central Barangaroo land/water interface, and reveals both the mouth of Nawi Cove and the south-western corner of Barangaroo Reserve and Wulugul Walk. The integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Block Y is significantly intact in this view, other than for the minor visual interruption to Barangaroo Reserve by the Block 7 'roofline'.
Visual absorption capacity - MOD 9	●	●			The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be High to Moderate due to: <ul style="list-style-type: none"> <li>the high point within Block 7 interrupts both the view of the rounded, south-western corner of Barangaroo Reserve, and the land/water interface between Barangaroo Reserve and Darling Harbour North; and</li> <li>proximity and extended form of Block 5.</li> </ul> Notwithstanding the above, MOD 9: <ul style="list-style-type: none"> <li>retains the view to the north-west, the integrity of which is substantially intact;</li> <li>the stepped planar 'roof' levels of Blocks 6 and 7 are both better appreciated from this height, and moderately reflective of the planar harbour beyond it; and</li> <li>Block 7 steps down to a primary 'roof' height similar to that of the forested height of Barangaroo Reserve.</li> </ul>

**Table 87** Visual impact assessment - Observer Location 20: The Georgia Residential Tower -Level 25

Analysis of impacts	Rating				Comments
	H	M	L	N	
Sensitivity	●				<p>The sensitivity of observers to MOD 9 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		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 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 each of the three blocks, including a tower to Block 7;</li> <li>the additional modulation of the blocks;</li> <li>the change in the composition of the view as described above is high (refer Table 86 'Visual absorption capacity' - MOD 9),</li> <li>the increase in the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is Moderate to Low.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 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 South Barangaroo; to</li> <li>the dynamic and highly modulated form of MOD 9, which responds to the forested height and form of Barangaroo Reserve.</li> </ul> <p>The amount of time over which MOD 9 would be viewed compared with the Approved Concept Plan would moderately increased, given that the Block 5 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 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 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 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 moderate with the increase area of built form in the south west, and disrupting a portion of the Harbour view between Goat island.</li> </ul>

**Table 88** 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

## 6.21 Observer Location 21: Stamford Marqu 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 Marqu residential tower on Kent Street looking west. Figure 136 and Figure 137 show the relationship between the Stamford Marqu residential tower and MOD 9 in elevation and plan view respectively.

The Stamford Marqu is a multi storey apartment building fronting Kent Street (refer Figure 135).

### 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 134 shows the before view as defined in Section 5.2 of the Methodology.

The view is taken from Level 15 (RL 70.5) of Stamford Marqu residential tower block looking south-west from Pymont Bay, to 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 shown without development. The towers in Barangaroo South can be seen pushing out from Hickson Road with Block R5 to left of frame, followed by Block 4 (R4B) (minimally screened behind Block R5), and then Block 4 (R4A). The line culminates with Block Y, with a full portion of the lower podium and the taller wing above seen in high relief against a narrow Darling Harbour, Pymont and open sky backdrop.

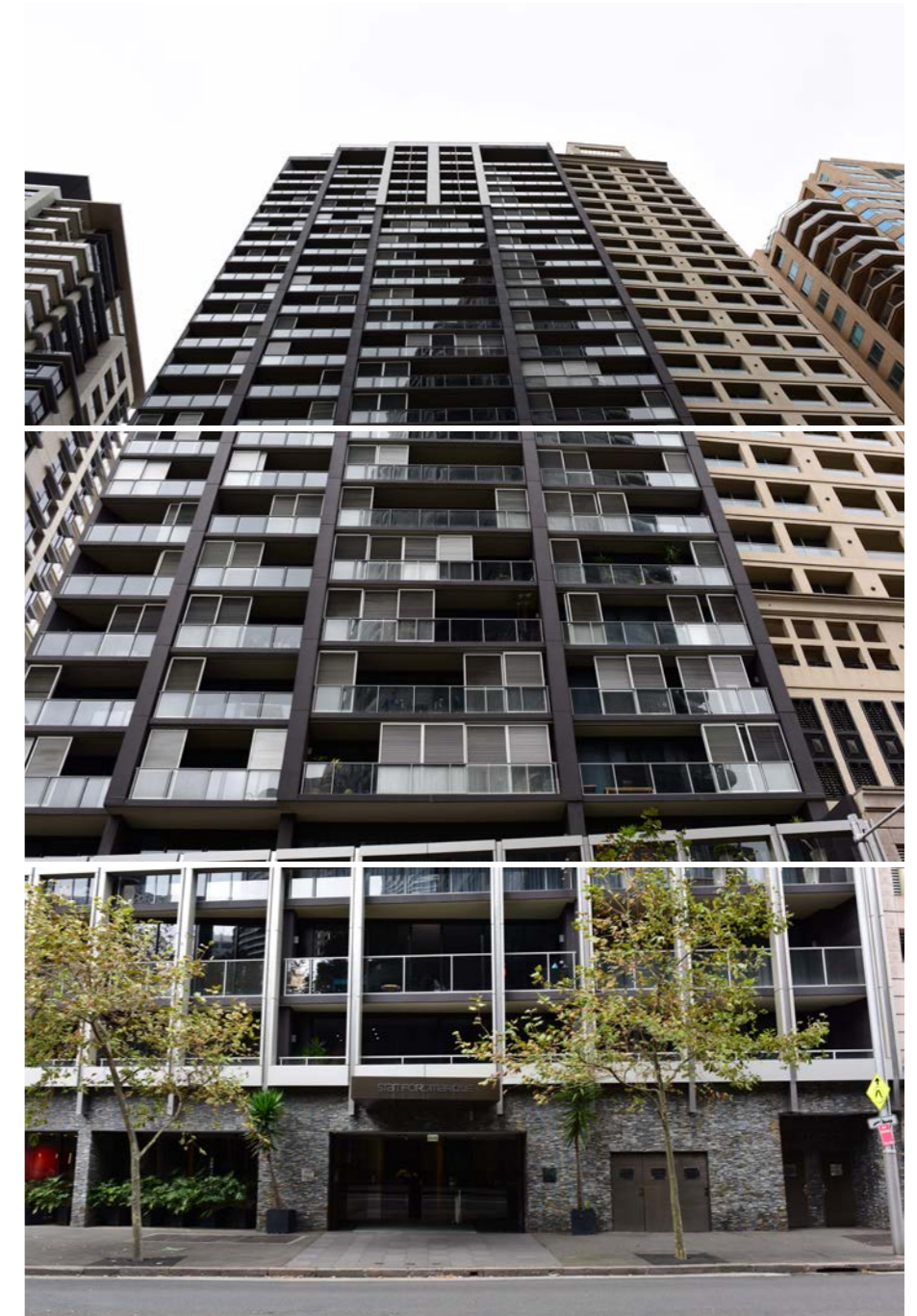
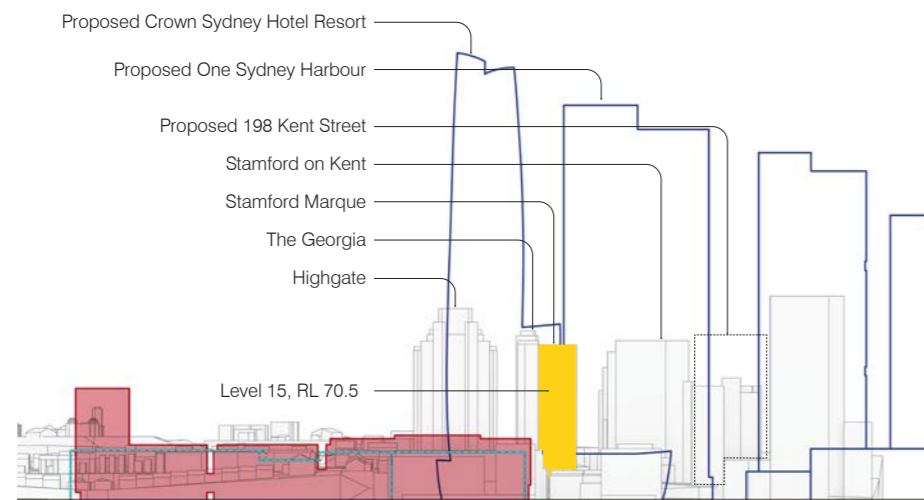


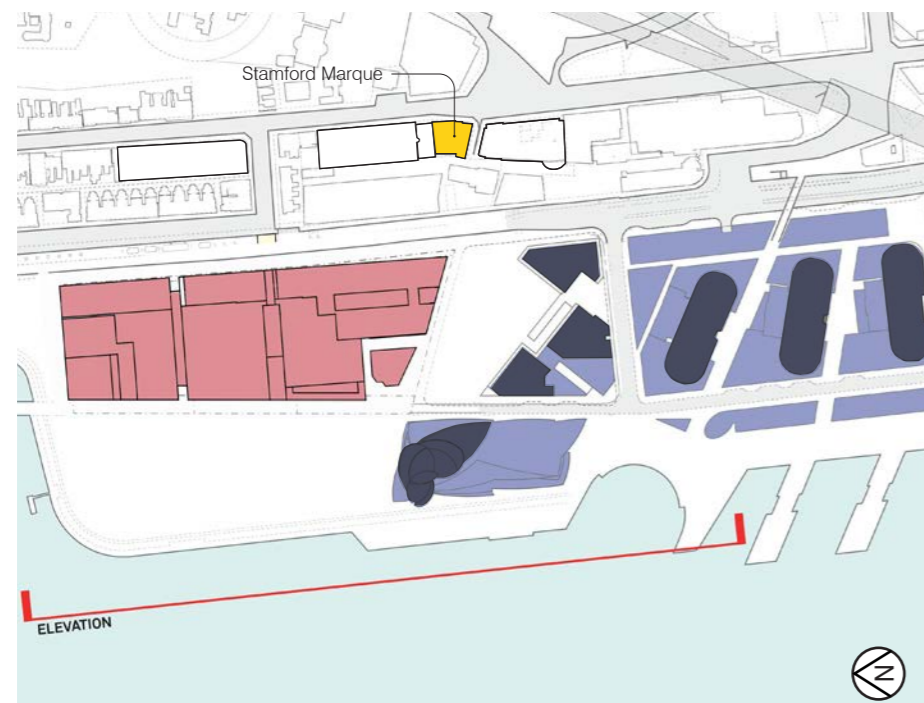
Figure 134 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

Figure 135 Stamford Marqu residential towers fronting Kent Street (Source: AECOM)

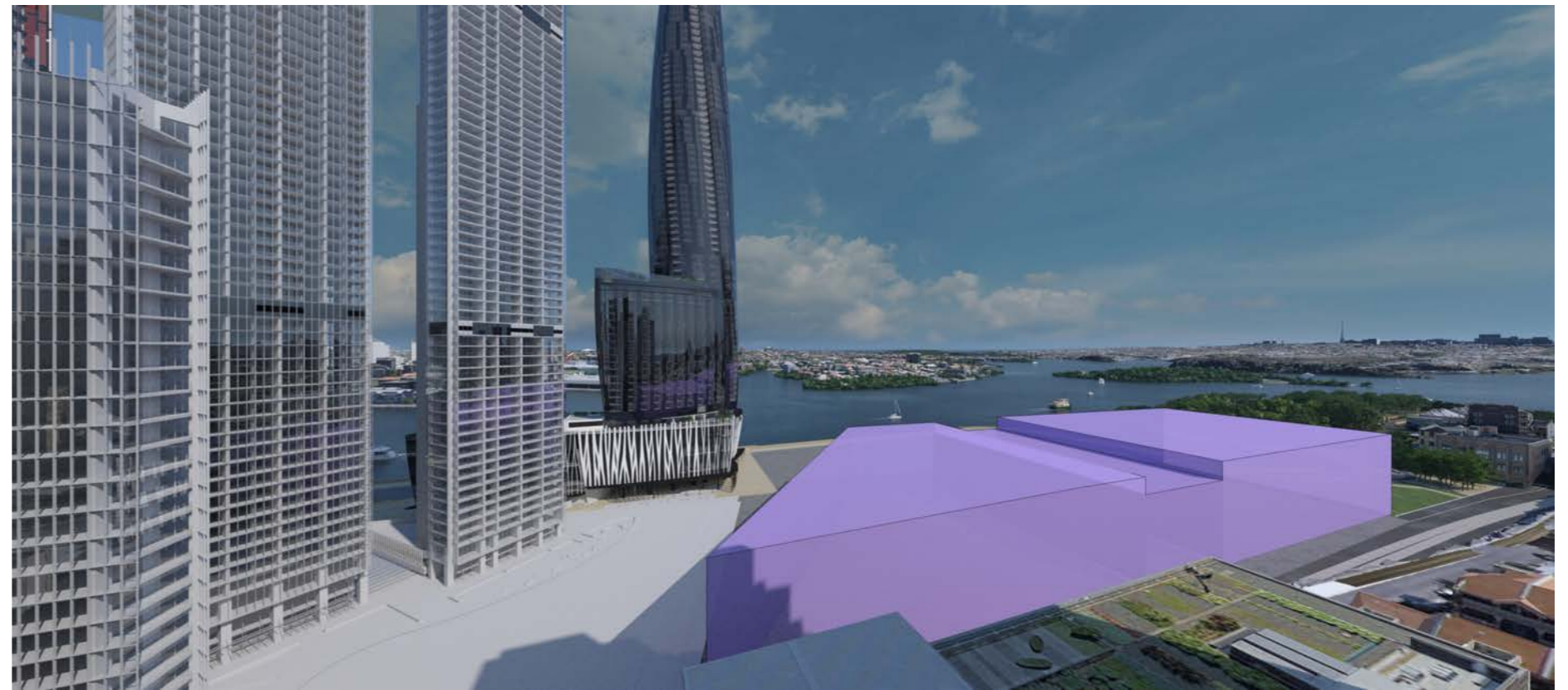




**Figure 136** Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (October 2020))



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



**Figure 138** Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)



**Figure 139** Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

Narrow 'cameo' views of Darling Harbour and Pyrmont are seen between Block 4 towers and Block Y, 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.

The view from this location is similar to that seen in Observer Location 19, but with more views to the north seen of the Dalgety Bond Store and beyond.

#### 6.21.4 Approved Concept Plan

Figure 138 shows the Approved Concept Plan building envelope projecting just beyond the Darling Harbour 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 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 Avenue. The envelope broadly correlates in height and massing with the Block Y podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the Harbour seen beyond.

#### 6.21.5 Proposed Concept Plan (MOD 9)

Figure 139 shows MOD 9. The Block 5 envelope is seen to centre of frame. The south western corner is seen to terminate within the podium level of the Block Y, at approximately the same level.

The seen western edge of the development envelope sits marginally beyond the Darling Harbour North land/water interface.

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.

The proposed Central Barangaroo 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 also broadly correlates in height with the Block Y podium level. It comprises a highly modulated arrangement, providing a visually dynamic collection of built form envelopes.

#### 6.21.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High**.

##### 6.21.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in Figure 138, and described in s.6.21.4. The Harbour view north of Block Y 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 Block Y 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, Block Y 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 McMahon's Point (refer Figure 149). 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 134, 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 on the view and regarding visual absorption capacity are addressed in Section 6.21.5, and in Table 89 'Visual absorption capacity'.

Where the land /water interface view would be visible between Block Y in South Barangaroo and Block 5 in the Approved Concept Plan, this shoreline view is screened by MOD 9, making that relationship between water less legible. The addition of the Block 7 tower also bisects the uninterrupted view to the horizon.

Notwithstanding the above, MOD 9 still retains a substantial proportion of the view to the north-west.

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

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view to the north-west. Additionally, the view from the balcony appears likely to extend a little further to the north than shown in Figure 134. Refer Figure 149 or an indication of the possible full extent of this further view, noting the observer may still need to have their head reaching beyond the balcony balustrade to see all of it for most of the balconies.

**6.21.7 Comparison of Before, Approved and Proposed**

The before view as described in Section 6.21.3 provides a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from Sydney International Towers (left of frame) north to Berrys Bay and Waverton. It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 134.

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame, including the landmark Block Y building. 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 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 the Proposed Concept Plan, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of viewing window. Refer Figure 138.

Both development envelopes broadly correlate in height and massing with the Block Y 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. Whereas MOD 9 is a more dynamic collection of forms and removes the remaining view to the land / water interface for Central Barangaroo. The high point within Block 7 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. Refer Figure 139. The extensive harbour and Sydney Basin view to the north remains intact in both designs.

In summary, the Approved Concept Plan comprises a relatively visually recessive form, by comparison, MOD 9 provides a more visually dynamic, highly modulated composition and impinges to a greater extent on the Harbour view than for the Approved Concept Plan, reducing the seen area of the Harbour, and disrupting the continuity of the Harbour view. Notwithstanding these impacts, MOD 9 still retains most of the view to the north-west. Further, it is seen within the context of the Approved Concept Plan tower development, and as part of a dynamic, connected composition of development envelopes addressing the Darling Harbour, Barangaroo Reserve and the Hickson Road frontages.

**Table 89** 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. Refer s.6.21.3.
Visual absorption capacity of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location, is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a broad, anchoring visual foil to the soaring, slender forms of Block 4 towers and Block Y. The acute angled end of the envelope facilitates a wide corridor view between Hickson Road and Darling Harbour. Further, the Approved Concept Plan marginally encroaches on the Central Barangaroo land/water interface, and blocks the view to both Nawi Cove and the southern slopes of Barangaroo Reserve. The integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Block Y is otherwise substantially intact for this view.
Visual absorption capacity - MOD 9		●			The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to: <ul style="list-style-type: none"> <li>the view loss impacts as described above (refer s.6.19.5);</li> <li>the hard edge visually framing of Sydney Harbour seen between the Block Y and the Block 7 high point;</li> <li>the obscured view to the land/water interface at Central Barangaroo; and</li> <li>the disruption of the view to the Harbour and the horizon line from the Block 7 tower.</li> </ul> Notwithstanding the above, MOD 9 retains a substantial proportion of the view to the north-west.

Table 90 Visual impact assessment - Observer Location 21: Stamford on Marque Residential Tower -Level 15

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Size or scale</b>                      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 addition of height to each of the three blocks, including a tower to Block 7;</li> <li>the additional modulation of the blocks;</li> <li>the change in the composition of the view as described above is high (refer Table 87 'Visual absorption capacity'; and</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is Moderate to Low.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 is high, 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; to that of</li> <li>the dynamic and highly modulated form of the Proposed Concept Plan (MOD 9).</li> </ul> <p>The amount of time over which MOD 9 would be viewed compared with the Approved Concept Plan would potentially be moderately increased, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      The geographical extent of the visual effect will be moderate, given:</p> <ul style="list-style-type: none"> <li>the view is seen from above the general building envelope level, with much of the rooftop areas visible from the balcony;</li> <li>the distance of MOD 9 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 moderate reducing fractionally more harbour view and disrupting a portion of the Harbour view, Goat island and the horizon behind.</li> </ul> <p>The proposed Block 7 tower breaks up the view to the waterway and shoreline as well as the unbroken horizon seen from this location. It is seen in relief against the sky.</p>

Table 91 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 Marquee 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 Marquee residential tower on Kent Street looking west. Figure 140 and Figure 141 show the relationship between the Stamford Marquee residential tower and MOD 9 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 142 shows the before view as defined in Section 5.2 of the Methodology. 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 to 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 Approved Concept Plan Block Y and Block 4 towers are landmarks within the foreground of the view, with glimpses of White Bay and Glebe Island seen between the buildings. 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.



Figure 142 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

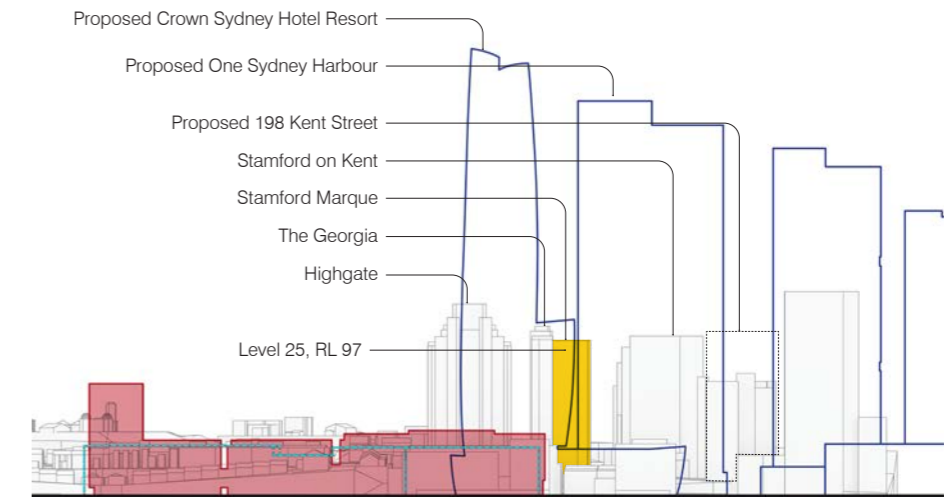


Figure 140 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))

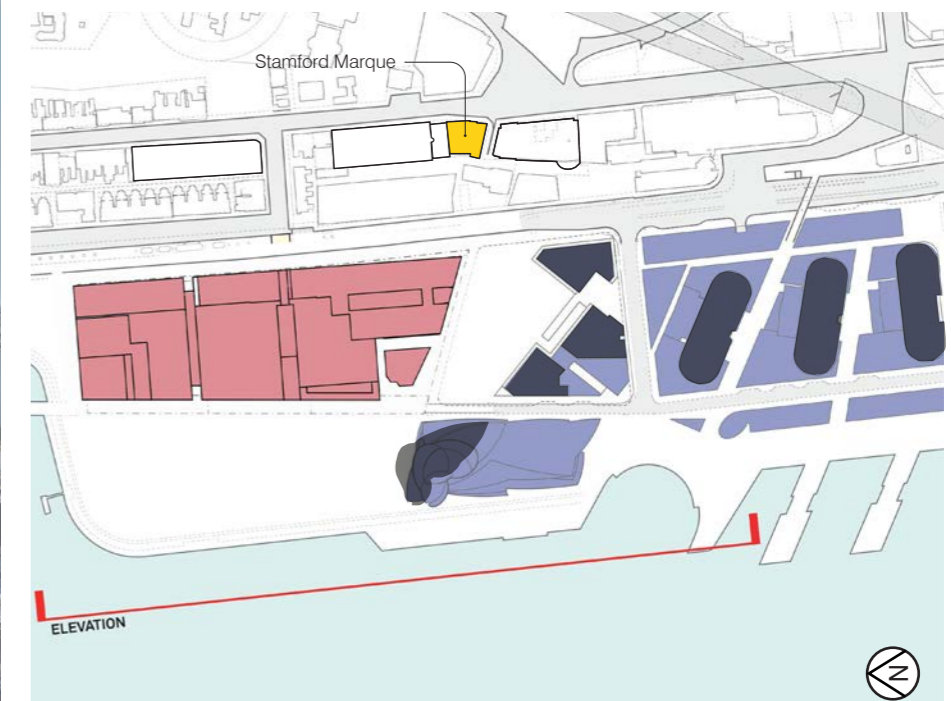


Figure 141 Plan View (Source: Modified from HASSELL diagrams (October 2020))

#### 6.22.4 Approved Concept Plan

Figure 143 shows the Approved Concept Plan. The South Barangaroo towers can be seen pushing out from Hickson Road with Block R5 to left of frame, followed by Block 4 (R4B) (minimally screened behind Block R5), and then Block 4 (R4A). The line culminates with Block Y, with a full portion of the lower podium and the taller wing above seen in high relief against a narrow Darling Harbour, Pyrmont and open sky backdrop.

The Approved Concept Plan development envelope sits behind the land/water interface, and reveals the mouth to 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.

#### 6.22.5 Proposed Concept Plan (MOD 9)

Figure 144 shows the view to the sculptural mid level wing and much of the podium forms of Block Y 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.

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.

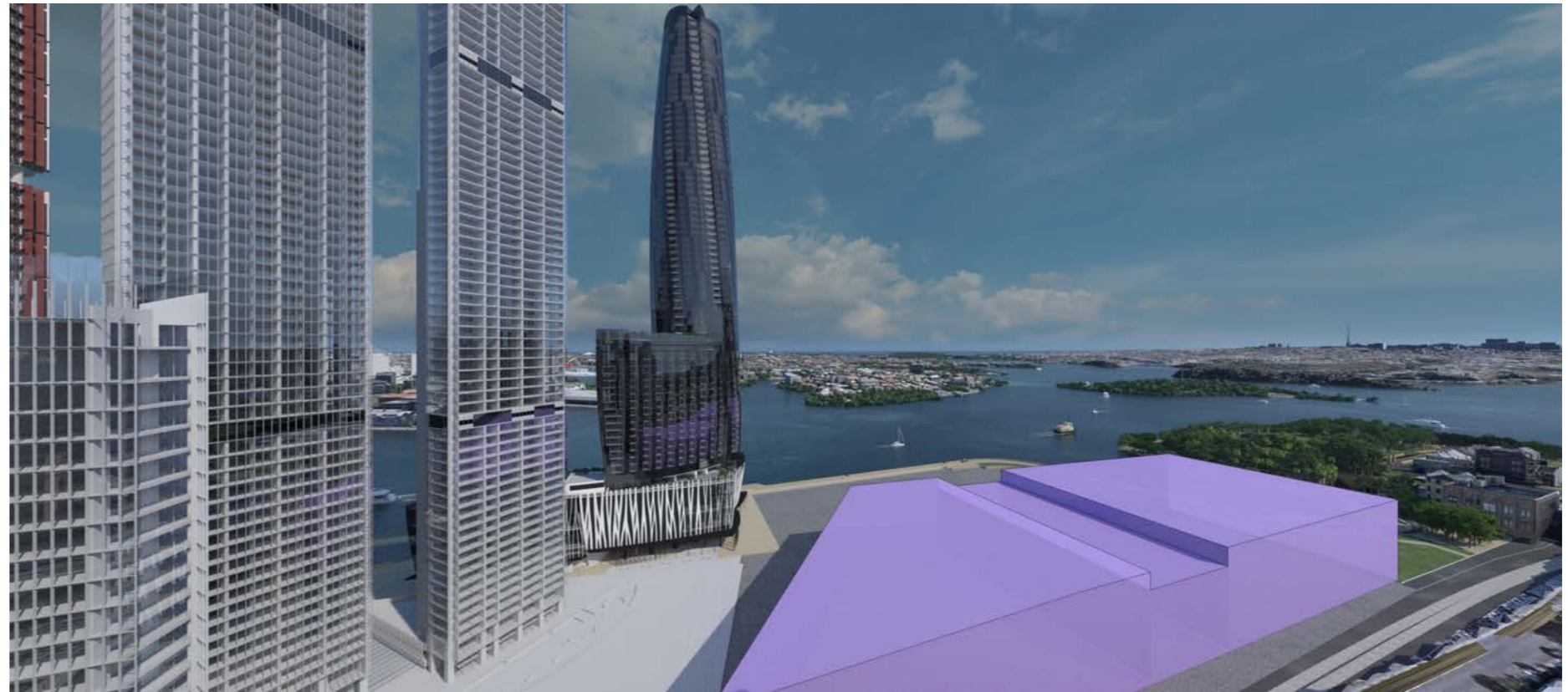


Figure 143 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)



Figure 144 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)

### 6.22.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as to **Moderate**.

#### 6.22.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in [Figure 143](#), and described in [Section 6.22.4](#), and [Table 92](#). The Harbour view north of Block Y 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 McMahon's Point (refer [Figure 149](#)). 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 143](#), 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 on the view and regarding visual absorption capacity are addressed in [Section 6.22.5](#), and in [Table 92](#) 'Visual absorption capacity'- MOD 9'.

For MOD 9, Block 5 extends to the Barangaroo South / Central Barangaroo border. The blocks are subject to a generally minimal increase in bulk and scale, with the exception of the Block 7 tower, which removes the view to the south-west corner of Barangaroo Reserve, and interrupts the land/water interface to the Harbour proper.

Notwithstanding the above, MOD 9 still retains a substantial proportion of the view to the north-west.

##### *Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view to the north-west. Additionally, the view from the balcony appears likely to extend a little further to the north than shown in [Figure 144](#). Refer [Figure 149](#) for an indication of the possible full extent of this further view, noting the observer may still need to have their head reaching beyond the balcony balustrade to see all of it for most of the balconies.

### 6.22.7 Comparison of Before, Approved and Proposed

The before view as described in [Section 6.22.1](#) provides 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer [Figure 142](#).

Approved Concept Plan introduces the development envelope forming an acute angle along its southern boundary, from which a relatively low and uniform development envelope emerges northwards towards Barangaroo Avenue. 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 the Proposed Concept Plan, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of viewing window. Refer [Figure 143](#).

The development envelope of the Approved Concept Plan broadly correlates in height and massing with the Block Y 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 the Proposed Concept Plan, Block 5 extends towards the south east, obscuring some of the view to Hickson Park and removing the seen gap between Block Y 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. Refer [Figure 144](#)

In summary, the Approved Concept Plan comprises a relatively visually recessive form, that facilitates an extensive view across the north-west quadrant of Sydney Harbour and the Sydney Basin beyond. By comparison, MOD 9 provides a more visually dynamic, highly modulated composition and disrupts the continuity of the Harbour view. Notwithstanding these impacts, MOD 9 still retains the existing view to the north-west.

Table 92 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 of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location, is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a broad, anchoring visual foil to the soaring, slender forms of the Block 4 towers and Block Y. The acute angled end of the envelope facilitates a wide corridor view between Hickson Road and Darling Harbour. Further, the Approved Concept Plan sits behind the Central Barangaroo land/water interface, and reveals the mouth of Nawi Cove, which is otherwise lost to view in conjunction with the southern slopes of Barangaroo Reserve. The integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Block Y is otherwise substantially intact for this view.
Visual absorption capacity - MOD 9	●	●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be High to Moderate due to:</p> <ul style="list-style-type: none"> <li>• the high point within Block 7 interrupts both the view of the rounded, south-western corner of Barangaroo Reserve, and the land/water interface between Barangaroo Reserve and Darling Harbour North; and</li> <li>• proximity and extended form of Block 5.</li> </ul> <p>Notwithstanding the above, MOD 9:</p> <ul style="list-style-type: none"> <li>• retains the view to the north-west, the integrity of which is intact;</li> <li>• the stepped planar roof levels of are both better appreciated from this height, and moderately reflective of the planar harbour beyond it; and</li> <li>• Block 7 steps down to a primary roof height similar to that of the forested height of Barangaroo Reserve.</li> </ul>



**Table 93** Visual impact assessment - Observer Location 22: Stamford on Marque Residential Tower -Level 25

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      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 addition of height to each of the three blocks, including a tower to Block 7;</li> <li>the additional modulation of the blocks;</li> <li>the change in the composition of the view as described above is high (refer Table 87 'Visual absorption capacity' - MOD 9);</li> <li>the proportion of the view occupied by MOD 9 compared with that of the Approved Concept Plan is Moderate to Low.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 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 South Barangaroo; to that of</li> <li>the dynamic and highly modulated form of MOD 9.</li> </ul> <p><b>Geographical Extent</b>                      The geographical extent of the visual effect will be moderate, given:</p> <ul style="list-style-type: none"> <li>the view is seen from above the general building envelope level, with much of the rooftop areas visible from the balcony;</li> <li>the distance of MOD 9 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 moderate reducing fractionally more harbour view and disrupting a portion of the Harbour view, Goat island and the horizon behind.</li> </ul>

**Table 94** 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

## 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 145 and Figure 146 show the relationship between the Stamford on Kent residential tower and MOD 9 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 147 shows the before view as defined in Section 5.2 of the Methodology.

The view from this observer location is taken from Level 15 (RL 73.5) of Stamford on Kent residential tower block looking west. The foreground of the view is characterised by the towers of One Sydney Harbour to the west and Millers Point to the north west and north. The Block Y tower and Central Barangaroo are seen in the middleground of the view, with the Dalgety Bond Store and Barangaroo Reserve seen against the water.

An uninterrupted view to the horizon is seen to the north west and north, including Balmain East, Goat Island, Balls Head and North Sydney seen in the background.

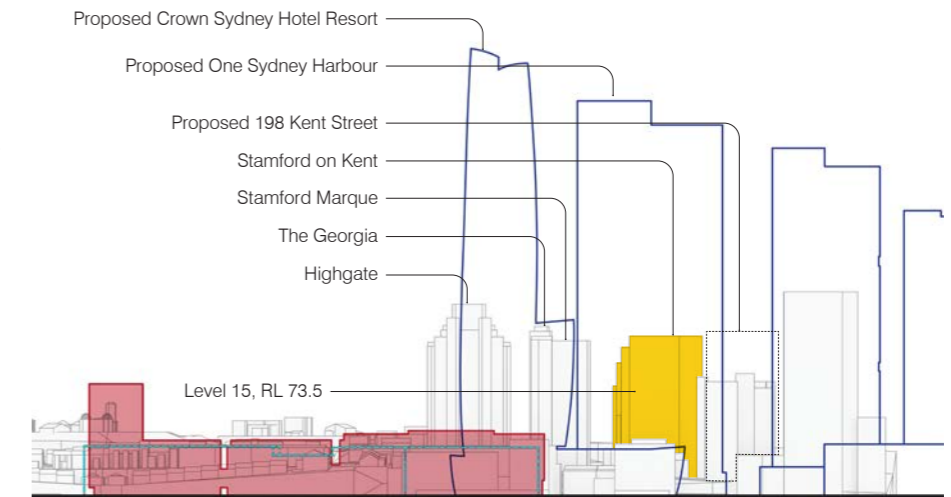


Figure 145 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (October 2020))



Figure 147 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

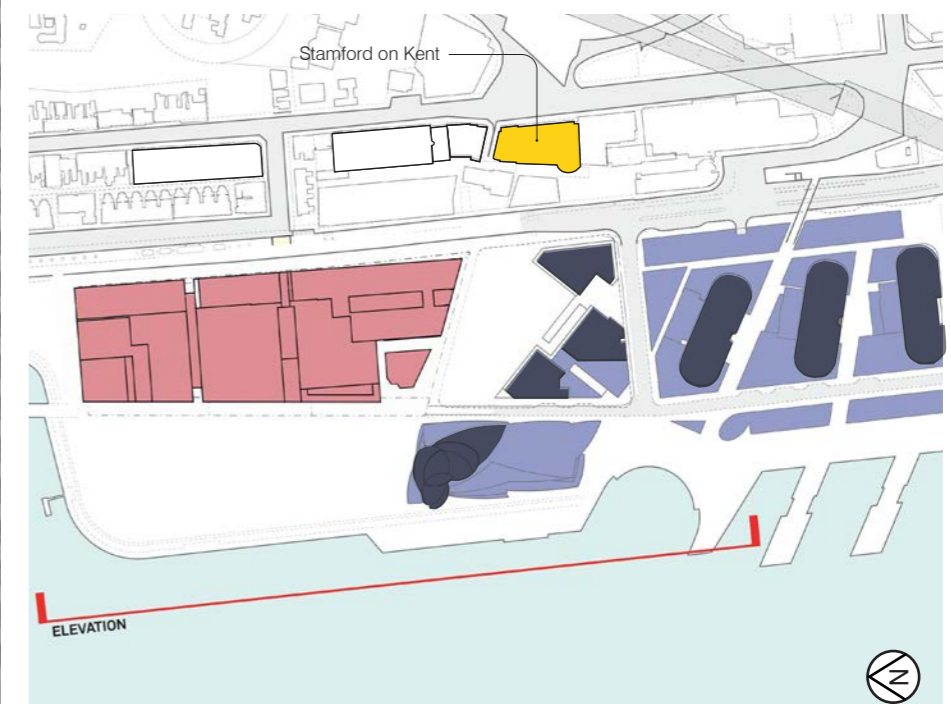


Figure 146 Plan View (Source: Modified from HASSELL diagrams (October 2020))

#### 6.23.4 Approved Concept Plan

Figure 148 shows the Approved Concept Plan. The South Barangaroo towers can be seen pushing out from Hickson Road with Block R5 to left of frame, followed by Block 4 (R4B) (the lower levels of which are screened by Block R5), and then Block 4 (R4A) (partially screened). The line culminates with Block Y, with the slender tower seen in high relief against a backdrop of open sky, and much of podium and taller wing visible. The towers are seen as a 'wall' of development from this location, removing all views beyond Barangaroo to the south-west.

The Central Barangaroo 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 Avenue. The envelope broadly correlates in height and massing with the Block Y podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the Harbour seen beyond.

#### 6.23.5 Proposed Concept Plan (MOD 9)

Figure 149 shows MOD 9. 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.

Notwithstanding the above, the view encompasses a High to Moderate proportion of that seen for the Approved Concept Plan.

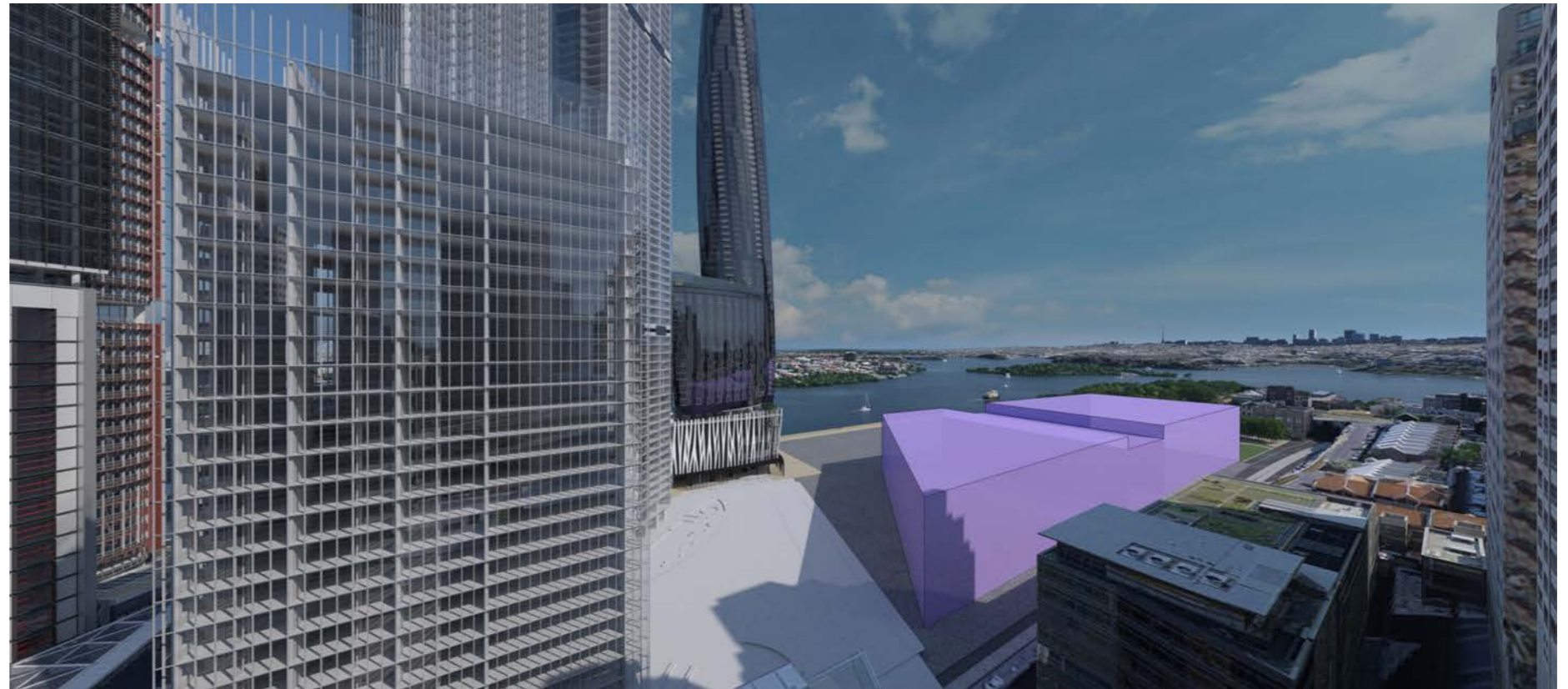


Figure 148 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

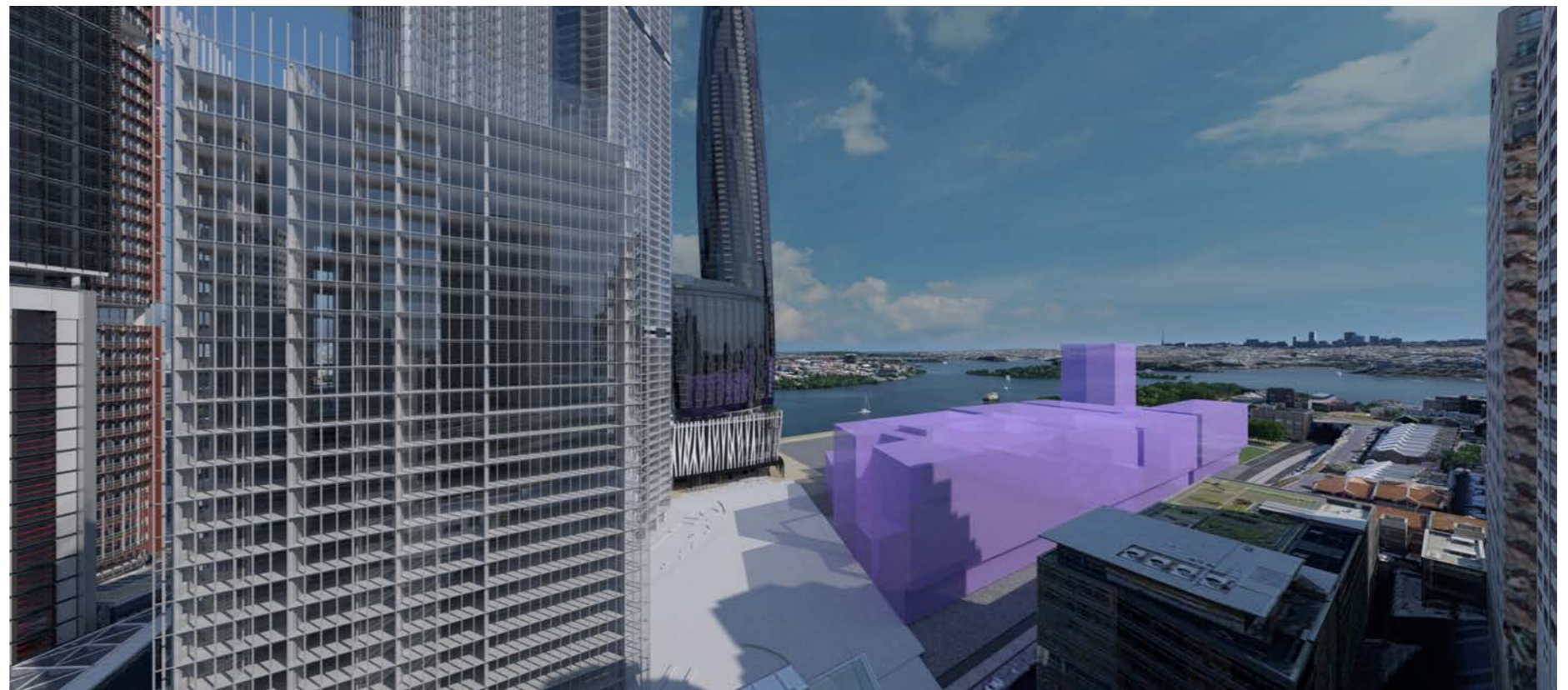


Figure 149 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, July 2021)

### 6.23.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High to Moderate**.

#### 6.23.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in Figure 148, and described in Section , and Table 95. The existing harbour view north of Block Y is substantially 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 Harbour Bridge (which is not visible from this location).

Although it may not become an iconic Sydney building, Block Y 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 McMahon's Point (refer Figure 147 and Figure 148). 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 than 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 on the view and regarding visual absorption capacity are addressed in Section 6.23.5, and in Table 95 'Visual absorption capacity'.

The southern face of Block 5 of MOD 9 is at a less acute angle than that of the Approved Concept Plan design and obstructs a small portion more of the land / water interface along Central Barangaroo, however, there is sufficient interface edge available to interpret the extent of that edge.

The high point in Block 7 removes part of the water view between Goat Island and Barangaroo Reserve, a portion of Goat island and the northern suburbs behind, which disrupts the continuity of the Harbour view and the horizon line, 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*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view towards the north-west.

### 6.23.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.23.2 provides 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 distinctive forms and composition of the South Barangaroo towers to left of frame, including the landmark Block Y building, north to Berrys Bay and McMahon's Point. The Approved Concept Plan introduces These buildings create a 'wall' of development, which removes the view south of Block Y.

It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 147.

Approved Concept Plan comprises a visually recessive form, correlating in height and massing with the Block Y podium, and 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 acute angle of the southern end of the development envelope provides an increased opening of the view to the land/water interface, compared with that of the Proposed Concept Plan, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of this view. Refer Figure 148.

By comparison, The MOD 9 development envelope comprises a dynamic composition with modulated blocks, which also correlates in height to the Block Y 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. Refer Figure 149.

Notwithstanding the above impacts arising from MOD 9, a substantial view towards the north-west would still be retained, and a large uninterrupted expanse of the water view would still be seen between Goat Island and McMahon's Point.

**Table 95** 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. Refer s.6.23.3
Visual absorption capacity of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location, is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a broad, anchoring visual foil to the soaring, slender forms of Block 4 towers and Block Y. The acute angled end of the envelope facilitates a wide corridor view between Hickson Road and Darling Harbour. Further, the Approved Concept Plan marginally encroaches on the Central Barangaroo land/water interface, and blocks the view to both Nawi Cove and the southern slopes of Barangaroo Reserve. The integrity of the sweeping harbour view and panoramic Sydney Basin backdrop north of Block Y is otherwise intact for this view.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• the view loss impacts as described above (refer s.6.23.5);</li> <li>• the interruption of the view to Barangaroo Reserve, considerably reducing the seen extent of this element; and</li> <li>• the interruption of the view to that part of Sydney Harbour between Barangaroo Reserve and Goat Island, creating a further break in the visual continuity of the Harbour and horizon.</li> </ul> <p>Notwithstanding the above, the Proposed Concept Plan:</p> <ul style="list-style-type: none"> <li>• retains a high proportion of the view to the north-west, including a substantially increased harbour view between Balls Head Reserve and McMahons Point than readily visible from the previous residential tower locations;</li> <li>• Block 5 steps down to the north and west to Blocks 6 and 7, with Block 7 attaining a primary 'roof' height similar to that of the forested height of Barangaroo Reserve.</li> </ul>

Table 96 Visual impact assessment - Observer Location 23: Stamford on Kent Residential Tower - Level 15

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      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 7, which disrupts the view of Barangaroo Reserve, and removes a portion of the water view between Goat Island and Barangaroo Reserve, a portion of the view to Goat island and the northern suburbs to the horizon line;</li> <li>the less acute angle of Block 5 filling in some of the visual gap between Block Y and Block 5;</li> <li>only fractionally addition of general height and mass to Blocks 6 and 7;</li> <li>notwithstanding the above, the remaining large view is more or less intact;</li> <li>the view of MOD 9 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 is moderate, with the Central Barangaroo development envelope changing from that of a low, broad, relatively flat and uniform envelope to the dynamic and highly modulated form of the Proposed Concept Plan. The additional portion of Block 5 southern face seen fills in a section of open space available in Approved Concept Plan. The addition of the Block 7 tower is seen at a distance and retains much of the character of the view as a whole, however, disrupts the previously uninterrupted view to the waterway.</p> <p>The amount of time over which MOD 9 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 would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      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</li> <li>the distance of MOD 9 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 moderate, particularly with regard to the high point in Block 7.</li> </ul>

Table 97 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

## 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 150 and Figure 151 show the relationship between the Stamford on Kent residential tower and MOD 9 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 152 shows the before view as defined in Section 5.2 of the Methodology.

The foreground of the view, taken from Level 25 (RL 95.0) of Stamford on Kent residential tower block, comprises the eastern most tower of Block 4, with the western two towers, within Barangaroo South, Central Barangaroo and Millers Point seen to the west, north west and north. Beyond Central Barangaroo, the Dalgety Bond Store and Barangaroo Reserve are seen against the backdrop of Darling Harbour and the Parramatta River.

Commencing south-west from Pyrmont Bay, the view incorporates Jones Bay Wharf, White Bay and Balmain Peninsula in the west, then Goat Island and Balls Head Reserve, finishing north with Berrys Bay, and McMahons Point set upon the elevated North Shore rising sandstone landscape in the background. Central Barangaroo is shown without development.

The view to the horizon is framed between the Block Y tower to left of frame, and Highgate to right of frame.

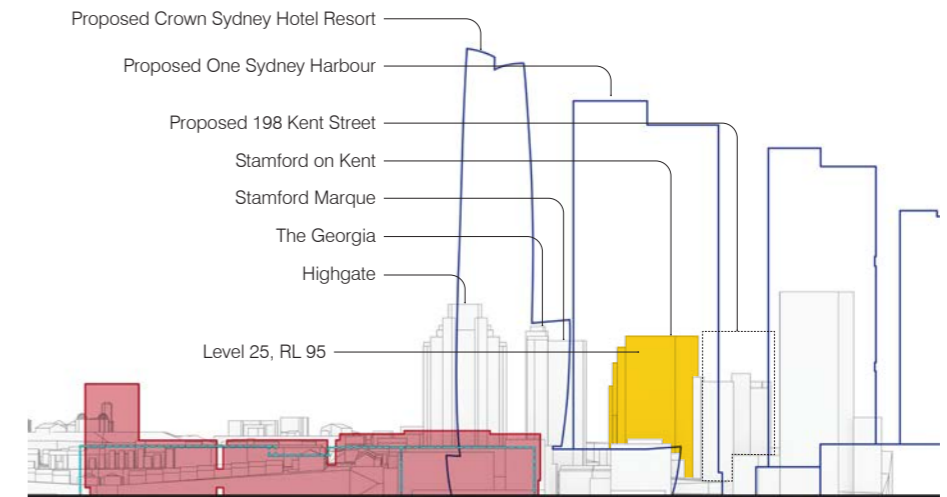


Figure 150 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))



Figure 152 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

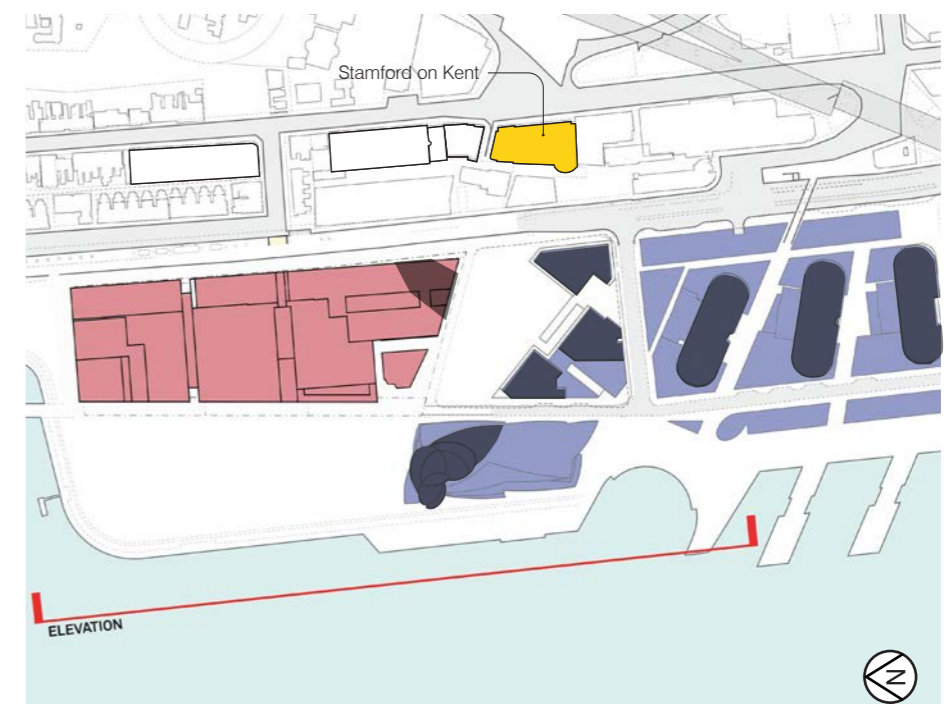


Figure 151 Plan View (Source: Modified from HASSELL diagrams (October 2020))

#### 6.24.4 Approved Concept Plan

Figure 153 shows the Approved Concept Plan. The South Barangaroo towers can be seen pushing out from Hickson Road with Block R5 to left of frame, followed by Block 4 (R4B) (the lower levels of which are screened by Block R5), and then Block 4 (R4A) (partially screened). The line culminates with Block Y, with the slender tower seen in high relief against a backdrop of open sky, and much of the podium and taller wing visible. The towers are seen as a ‘wall’ of development from this location, removing all views beyond to the south-west.

The Central Barangaroo development envelope sits moderately back from the Central Barangaroo land/water interface, and screens all but the mouth of Nawi Cove. 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.

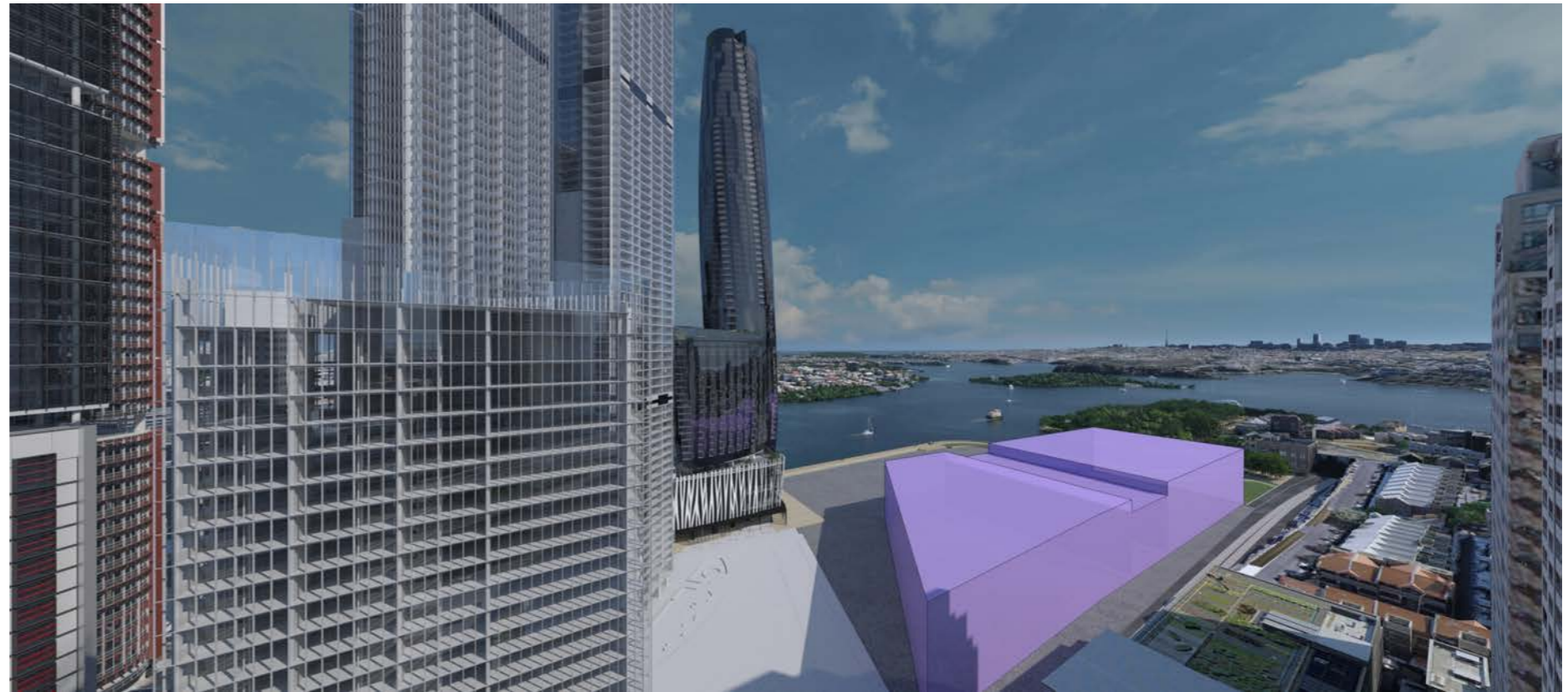


Figure 153 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

#### 6.24.5 Proposed Concept Plan (MOD 9)

Figure 154 shows MOD 9. Blocks 5, 6 and Block 7 are seen to have marginally increased height over that for the Approved Concept Plan, and 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 decent in height from the east to the west. The MOD 9 envelope is substantially articulated.

Notwithstanding the above, the view encompasses a high proportion of that seen for the Approved Concept Plan.



Figure 154 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, July 2021)



### 6.24.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High to Moderate**.

#### 6.24.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in [Figure 153](#), and described in [Section](#) , and [Table 98](#). Similar to that seen in Observer Location 23, the Harbour view north of Block Y 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 McMahon's Point (refer [Figure 154](#)). 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 on the view and regarding visual absorption capacity are addressed in [Section 6.24.5](#), and in [Table 98](#) 'Visual absorption capacity'.

The southern face of Block 5 of MOD 9 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 Block Y. 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*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view towards the north-west.

### 6.24.7 Comparison of Before, Approved and Proposed

The before view as described in [Section 6.24.1](#) provides a sweeping, unencumbered view across the south-west to north-west quadrant of Sydney Harbour to much of the distant horizon line, stretching from Sydney International Towers (left of frame) north to Berrys Bay and McMahon's Point. It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer [Figure 152](#).

The South Barangaroo development introduces the distinctive forms and composition of three towers to left of frame, including the landmark Block Y building. These buildings create a 'wall' of development, which removes the view south of Block Y. 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 Avenue. The development envelope is broadly visually recessive, correlating in height and massing with the Block Y podium, with its long, near flat top visually sympathetic with the broad, flat expanse of the Harbour seen beyond. Other than for the development envelope removing most of the view to Nawi Cove, and causing loss of view to the southern slope of Barangaroo Reserve, the extensive Sydney Harbour and Sydney Basin view to the north-west remains intact. Refer [Figure 153](#) .

By comparison, The MOD 9 development envelope comprises a dynamic composition of modulated blocks, which also correlates in height to the Block Y 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. Refer [Figure 154](#).

Notwithstanding the above impacts arising from MOD 9, a substantial view towards the north-west would still be retained, and a large uninterrupted expanse of the water view would still be seen between Goat Island and McMahon's Point.

Table 98 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 of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope as seen for this location, is considered to be high in that it comprises a long and low form, set at a similar height to the Block Y podium. This acts as a broad, anchoring visual foil to the soaring, slender forms of Block 4 and Block Y. 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, and retains a view of the mouth of Nawi Cove but removes the remainder of the view to this water feature, and to 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 Block Y is intact.
Visual absorption capacity - MOD 9	●	●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be High to Moderate due to:</p> <ul style="list-style-type: none"> <li>• <i>step down in height to the west to meet the Harbour;</i></li> <li>• <i>the modulation of the blocks is visually sympathetic to the surrounding built form; and</i></li> <li>• <i>Block 5 stepping down to the north and west to Blocks 6 and 7, with Block 7 attaining a primary 'roof' height similar to that of the forested height of Barangaroo Reserve.</i></li> </ul> <p>Notwithstanding the above, MOD 9:</p> <ul style="list-style-type: none"> <li>• <i>causes view loss impacts as described above and in s.6.24.5;</i></li> <li>• <i>interrupts of the view to Barangaroo Reserve; and</i></li> <li>• <i>interrupts the view to that part of Sydney Harbour between Barangaroo Reserve and Goat Island.</i></li> </ul>

Table 99 Visual impact assessment - Observer Location 24: Stamford on Kent Residential Tower -Level 25

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      The scale of the change in the view is low to within the context of:</p> <ul style="list-style-type: none"> <li>the additional height of Block 7, which disrupts the view of Barangaroo Reserve, and removes a portion of the water view between Goat Island and Barangaroo Reserve, disrupting the continuity of the Harbour;</li> <li>the less acute angle of Block 5 filling in some of the visual gap between Block Y and Block 5;</li> <li>only fractionally addition of general height and mass to Blocks 6 and 7;</li> <li>notwithstanding the above, the remaining large view is more or less intact; and</li> <li>the view of MOD 9 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 is high, 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; to</li> <li>the dynamic and highly modulated form of MOD 9, which reflects both the adjoining tower development to the south, and by means of a stepped form of decreasing height and mass responds to the forested height and form of Barangaroo Reserve. This stepped form is better appreciated than for the Level 15 view in response the increased area of the rooves that would be seen.</li> </ul> <p>The degree of contrast between the Approved Concept Plan and MOD 9 is moderate, with the Central Barangaroo development envelope changing from that of a low, broad, relatively flat and uniform envelope to the dynamic and highly modulated form of the Proposed Concept Plan. The additional portion of Block 5 southern face seen fills in a section of open space available in Approved Concept Plan. The addition of the Block 7 tower is seen at a distance and retains much of the character of the view as a whole.</p> <p>The amount of time over which MOD 9 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 would be seen in full view from the balcony.</p> <p><b>Geographical Extent</b>                      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; and</li> <li>the extent of area over which the changes would be visible is moderate, particularly with regard to the high point in Block 7.</li> </ul>

Table 100 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 156 and Figure 157 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.

### 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 (JBA 2015).

### 6.25.3 Existing View

Figure 155 shows the before view as defined in Section 5.2 of the Methodology. This view is theoretical as this is a proposed development and the approved plan has not been completed in Barangaroo South.

If approved, the view from Level 15 of the proposed residential tower at 189 Kent Street looking west would be framed by the existing International Towers to the south west (left of frame) and the south west corner of the neighbouring high rise tower to the north (right of frame). The South Barangaroo towers to the south would likely have

been constructed before the completion of 189 Kent Street, and therefore the Barangaroo South building are included in the before view. Visible in the centre of the frame are the Barangaroo South buildings; R4A and R4B and Block Y stacked behind Building R5 of Block 4. To the right and left of these buildings (which are seen in the foreground of the view) lies the flat area of Central Barangaroo and Barangaroo Reserve and the waterway of Darling Harbour and the Parramatta River. Beyond this there are uninterrupted views to the horizon to the west and north west, which include views to Pyrmont, some of the Balmain East headland and Goat Island.

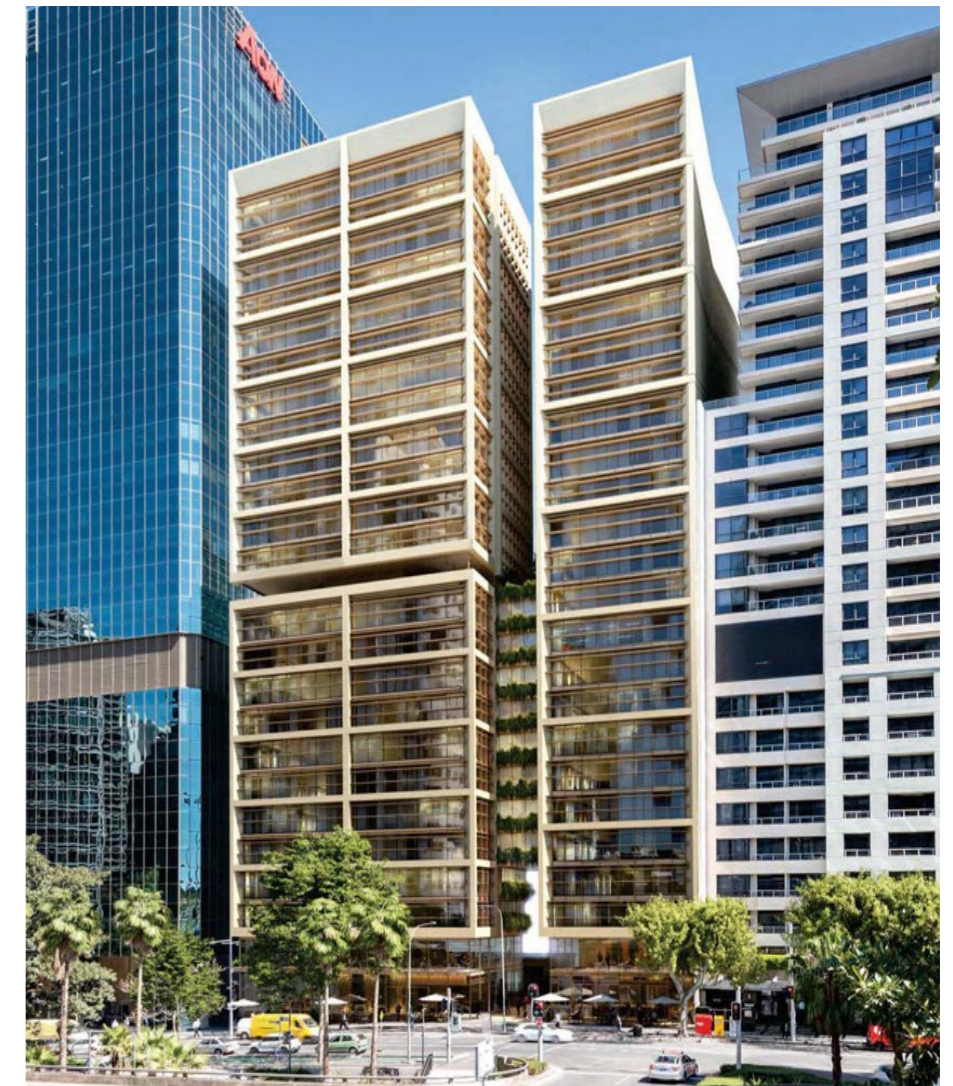
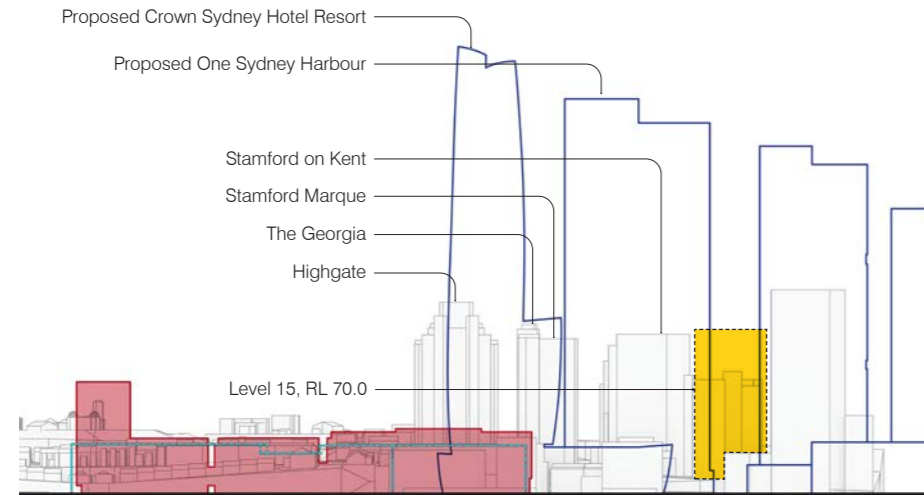
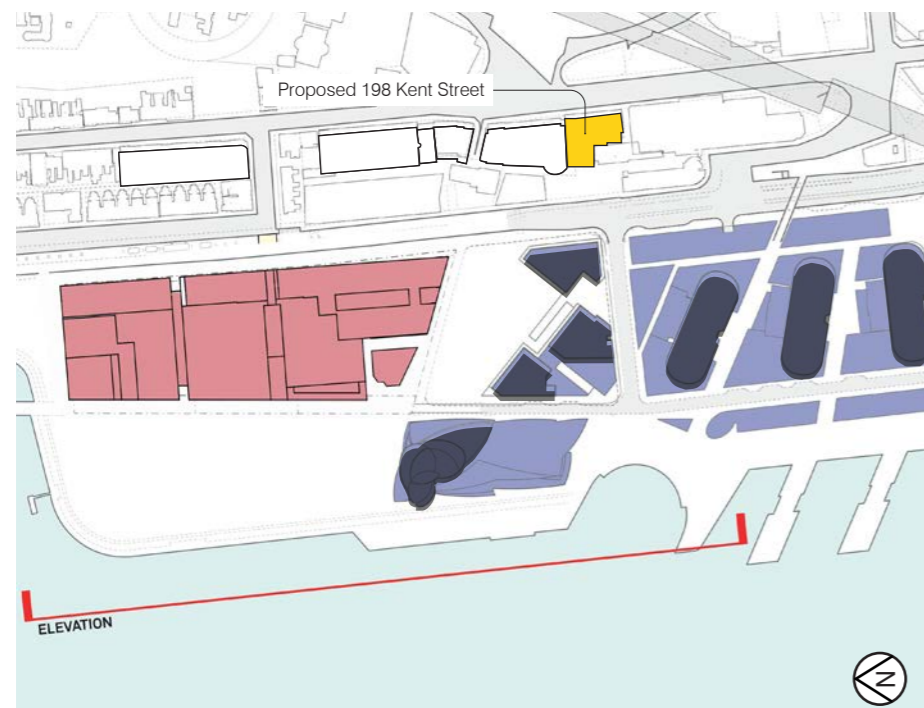


Figure 155 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

Figure 156 Photomontage showing proposed development on 189 Kent Street (Source: Design report, FJMT Studio 2020)



**Figure 159** Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))



**Figure 160** Plan View (Source: Modified from HASSELL diagrams (October 2020))



**Figure 157** Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)



**Figure 158** Image showing the development envelope of MOD 9 (Source: Arterra Interactive, July 2021)

#### 6.25.4 Approved Concept Plan

Figure 157 shows the Approved Concept Plan. The South Barangaroo towers can be seen in the centre of the frame. The Approved Concept Plan development envelope sits moderately back from the Central Barangaroo land/water interface, however, the height of the envelope screens the view to much of that interface and screens all but the mouth of Nawi Cove. 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.

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 Avenue. The envelope broadly correlates in height and massing with the Block Y podium level. It's long, near flat top is visually sympathetic with the broad, flat expanse of the Harbour seen beyond.

#### 6.25.5 Proposed Concept Plan (MOD 9)

Figure 158 shows MOD 9. 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 where the roof level sit approximately level with the horizon. This further interrupts the continuity of the Harbour view. The Block Y tower already disrupts the continuity of the Harbour with the block 7 tower adding another disrupting element.

Notwithstanding the above, the view encompasses a High to Moderate proportion of that seen for the Approved Concept Plan.

#### 6.25.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High to Moderate**.

##### 6.25.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in Figure 157, and described in Section 6.25.5, and Table 101. 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 on the view and regarding visual absorption capacity are addressed in Section 6.25.5, and in Table 101.

The southern face of Block 5 of MOD 9 is at a less acute angle than that of the Approved Concept Plan design and obstructs a small portion more of the land / water interface along Central Barangaroo, however, there is sufficient interface edge available to interpret the extent of that edge. The high point in Block 7 extends to the approximate level of the horizon line and removes part of the water view between Goat Island and Barangaroo Reserve, a portion of Goat island and the northern suburbs behind, which disrupts the continuity of the Harbour view and reduces the seen extent of Barangaroo Reserve. Notwithstanding the above, much of the view towards the north-west is retained.

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

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view towards the north-west.

#### 6.25.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.24.1 comprises framed views to Darling Harbour and the Parramatta River seen between the existing International Towers to the south west (left of frame) and the south west corner of the neighbouring high rise tower to the north (right of frame).

Visible in the centre of the frame would be the Barangaroo South buildings; R4A and R4B and Block Y stacked behind Building R5 of Block 4. To the right and left of these buildings (which are seen in the foreground of the view) lies the flat area of Central Barangaroo and Barangaroo Reserve and the waterway of Darling Harbour and the Parramatta River. Beyond this there are uninterrupted views to the horizon to the west and north west, which include views to Pyrmont, some of the Balmain East headland and Goat Island.

It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 155.

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 the Proposed Concept Plan, which follows the boundary line between Central Barangaroo and Barangaroo South, resulting in a reduced width of this view. Refer Figure 157.

Approved Concept Plan comprises a visually recessive form, correlating in height and massing with the Block Y podium, and 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 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 development envelope comprises a dynamic composition with modulated blocks. There is disruption of the view arising from the high point in Block 7, including a further loss of continuity in the Harbour view. Refer Figure 158.

Notwithstanding the above, impacts arising from MOD 9, a substantial view towards the north-west up the Parramatta River would still be retained, and a small expanse of the water view would still be seen between Goat Island and McMahons Point.

**Table 101** 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 of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope, 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 Block Y is intact.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• <i>the view loss impacts as described above and in s.6.25.5;</i></li> <li>• <i>the interruption of the view to Barangaroo Reserve, considerably reducing the seen extent and 'headland' character of this element;</i></li> <li>• <i>the interruption to the land/water interface of Barangaroo Reserve arising from the Block 7 high point; and</i></li> <li>• <i>the interruption to the Harbour view of Block 7.</i></li> </ul> <p>Notwithstanding the above, MOD 9:</p> <ul style="list-style-type: none"> <li>• <i>retains a High to Moderate proportion of the view to the north-west; and</i></li> <li>• <i>Block 5 steps down to the north and west, with Block 7 attaining a primary 'roof' height similar to that of the forested height of Barangaroo Reserve.</i></li> </ul>

Table 102 Visual impact assessment - Observer Location 25: 189 Kent Street Residential Tower -Level 15

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      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 7, which disrupts the view of Barangaroo Reserve, and removes a portion of the water view between Goat Island and Barangaroo Reserve, a portion of the view to Goat island and the northern suburbs to the horizon line;</li> <li>the less acute angle of Block 5 filling in some of the visual gap between Block Y and Block 5;</li> <li>only fractionally addition of general height and mass to Blocks 6 and 7;</li> <li>notwithstanding the above, the remaining view is more or less intact;</li> <li>the view of MOD 9 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 is moderate, with the Central Barangaroo development envelope changing from that of a low, relatively flat and uniform envelope to the dynamic and highly modulated form of the Proposed Concept Plan. The additional portion of Block 5 southern face seen fills in a section of open space available in Approved Concept Plan. The addition of the Block 7 tower is seen to disrupt the constrained view of the Harbour to the north, however, the visual prominence of Central Barangaroo is somewhat lessened within the view to other similar locations due to the distance and angle of viewing.</p> <p>The amount of time over which MOD 9 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 would be seen in full view from the western windows.</p> <p><b>Geographical Extent</b>                      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</li> <li>the distance of MOD 9 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 moderate, particularly with regard to the high point in Block 7.</li> </ul>

Table 103 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	



## 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 three towers surrounding a central parkland space (Hickson Park). A photomontage of the development is shown in Figure 162 and a plan showing tower placement and vehicular movement in Figure 163.

### 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 Opera House.

### 6.26.3 Existing View

Figure 161 shows the before view as defined in Section 5.2 of the Methodology. This view is theoretical as the One Sydney Harbour development has not been completed.

The view from Level 9 of One Sydney Harbour would be framed by the Block Y mid level wing and podium to the west (left of frame), and the commercial buildings on Hickson Road and Hickson Cutting (right of

frame) leading 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 would block 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 161 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)



Figure 162 Photomontage showing proposed One Sydney Harbour development (Source: Renzo Piano Building Workshop)

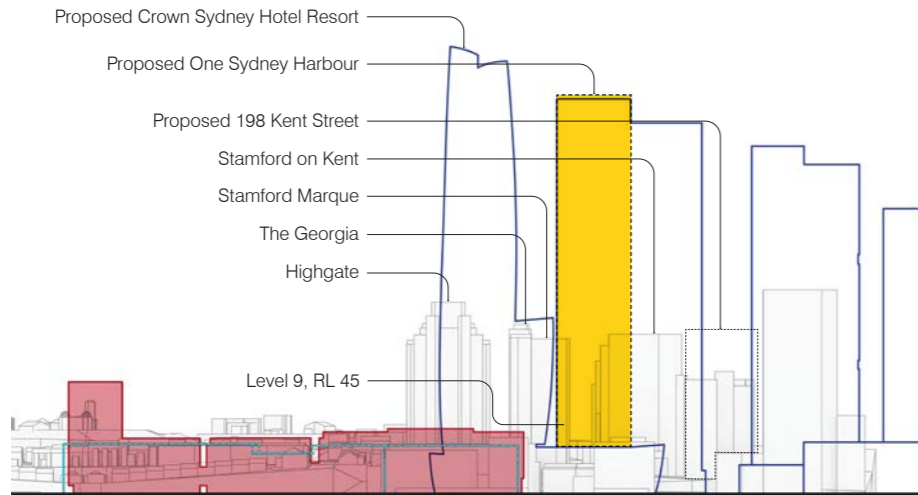


Figure 163 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))

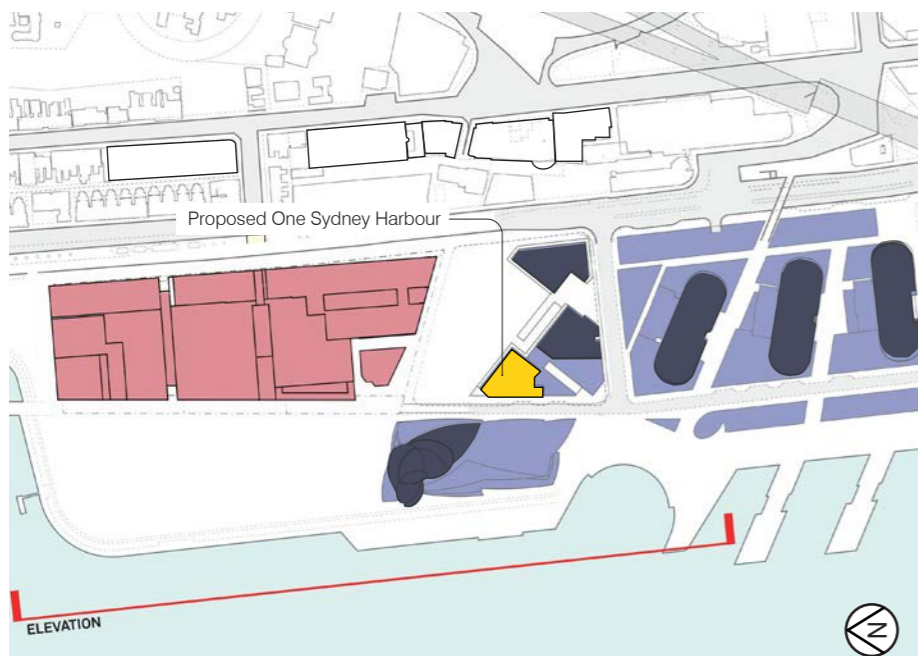


Figure 164 Plan View (Source: Modified from HASSELL diagrams (October 2020))



Figure 165 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

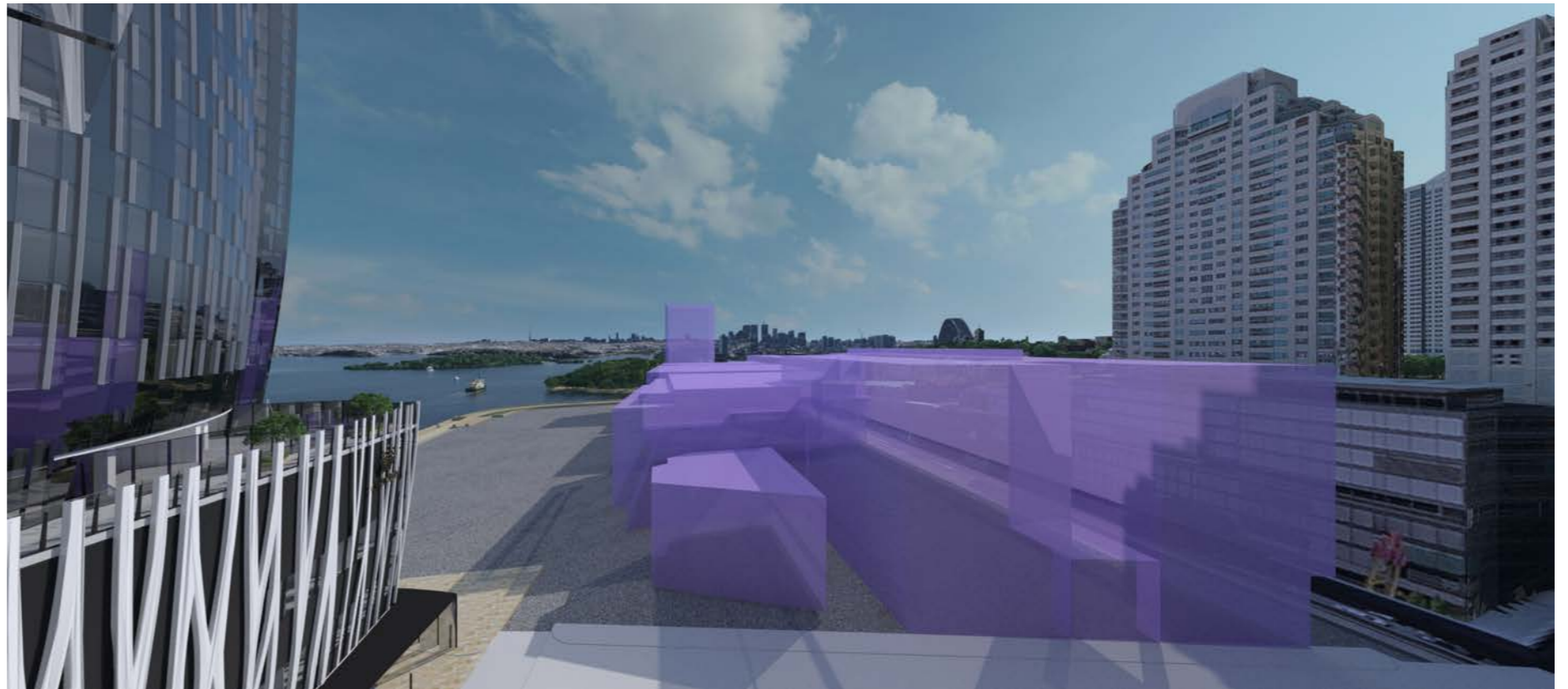


Figure 166 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, July 2021)

### 6.26.4 Approved Concept Plan

Figure 165 shows the Approved Concept Plan. Block Y mid level wing and podium are seen to the left of frame and would screen views to the west, the tower portion would also be visible above the frame of view seen here.

The Approved Concept Plan Central Barangaroo development envelope lies 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 MOD 8 development 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 Block Y 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 Proposed Concept Plan (MOD 9)

Figure 166 shows MOD 9. Block 5 is seen to centre of frame, the southern edge of which, while more articulated than the building envelope of the Approved Concept Plan plan, is positioned closer to the viewpoint and on less of an angle. The eastern built form of Block 5 is slightly taller than the approved building 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 facade of the Proposed Concept Plan 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 Block Y 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.

Notwithstanding the above, the view encompasses a High to Moderate proportion of that seen for the Approved Concept Plan.

### 6.26.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 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 from this location is rated as **High**.

#### 6.26.6.1 View Sharing Assessment Criteria

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

The view to be affected is shown in Figure 165, and described in Section 6.26.4, and Table 104. Valuable elements within the view include the Harbour, seen predominantly to the west of Barangaroo Reserve, and the uninterrupted view to the horizon from Block Y north to tall residential buildings on Kent Street.

The view contains the 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 on the view and regarding visual absorption capacity are addressed in Section 6.26.5, and in Table 104 'Visual absorption capacity'- MOD 9'.

MOD 9 obstructs the view to the commercial buildings along High Street and the bulk of the remaining view to the Millers Point Conservation Area, albeit the tops of building towards the north are visible.

The Block 7 tower disrupts the continuity the horizon view, obscuring the small portion of Balls Head and Lavender Bay visible from this location, and the view to the northern suburbs beyond. The block sits above the horizon line in high contrast against sky view.

Notwithstanding the above, MOD 9 still retains a substantial view towards the north with some continuity of horizon view.

It is noted that the articulation of the southern extent of Block 5 creates a more dynamic ground plane when viewed from this location.

##### *Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the horizon view, the proposal does retain a substantial component of the Harbour and the North Sydney view to the north.

### 6.26.7 Comparison of Before, Approved and Proposed

The before view as described in Section 6.26.3 provides view confined by tall built form element to the left and the right of the view. With a extensive view north over Central Barangaroo to, the Parramatta River / Darling Harbour, over North Sydney to the distant horizon line. It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 161.

South Barangaroo introduces the distinctive form of Block Y, seen as a solid mass to the left of the frame. 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 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. Refer Figure 165.

By comparison, The MOD 9 development envelope comprises a contrasting, 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 a significant interruption in the vast view to the horizon, blocking views to the landscape behind and seen in high contrast against the sky. Refer Figure 166.

Notwithstanding the above, impacts arising from MOD 9, a substantial view north would still be retained.

Table 104 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 of the Approved Concept Plan	●				The visual absorption capacity of the Approved Concept Plan development envelope 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 the Block Y 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 Block Y. The acute angled end of the envelope facilitates a wide corridor view of the proposed open space and the Darling Harbour land/water interface.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• the view loss impacts as described above and in s 6.26.5;</li> <li>• obstructs much of the view to the Millers Point Conservation area.</li> <li>• the interruption of the view to the horizon;</li> <li>• the significant disruptive build form element of the Block tower ; and</li> <li>• the modulation of the blocks in contrast the simple forms of the surrounding built form.</li> </ul> <p>Notwithstanding the above, MOD 9:</p> <ul style="list-style-type: none"> <li>• retains a High to Moderate proportion of the view to the north; and</li> <li>• Block 5 steps down to the north and west, with Block 7 attaining a primary 'roof' height similar to that of the forested height of Barangaroo Reserve.</li> </ul>

Table 105 Visual impact assessment - Observer Location 26: One Sydney Harbour Residential Tower – Level 9

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 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	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</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 all the blocks 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 Block 7 tower is a significant new element in the view;</li> <li>the realignment of the southern edge of Block 5 occupies more space than the Approved Concept Plan design;</li> <li>the change in the composition of the view as described above is high (refer Table 91 'Visual absorption capacity'- MOD 9); and</li> <li>the view of MOD 9 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 is high, 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 midground; and comprises a strong visual foil to that of the slender, soaring towers of South Barangaroo; to</li> <li>the dynamic and highly modulated form of MOD 9.</li> </ul> <p>The High to Moderate periods of time over which MOD 9 would be viewed compared with the Approved Concept Plan would further increase, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 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 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 high, particularly with regard to the composition of Block 5 tower, but also the high point in Block 7, which obscured the landmark of the North Sydney skyline.</li> </ul>

Table 106 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 Sydney Hotel Resort Hotel (Block Y) currently under construction at Barangaroo South. A recent image showing the block under construction is shown in Figure 168.

### 6.27.2 Observer Location Rationale

Due to an agreement on view sharing reached between the developers and 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 Block Y 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 theoretical views from the development to the Sydney Harbour Bridge and Opera House.

### 6.27.3 Existing View

Figure 167 shows the before view as defined in 5.2 of the Methodology. This view is theoretical as the Crown Sydney Hotel Resort development has not yet been completed.

A panoramic view to the north would be seen from Level 13 of the Crown Sydney Hotel Resort on completion of the development. 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.

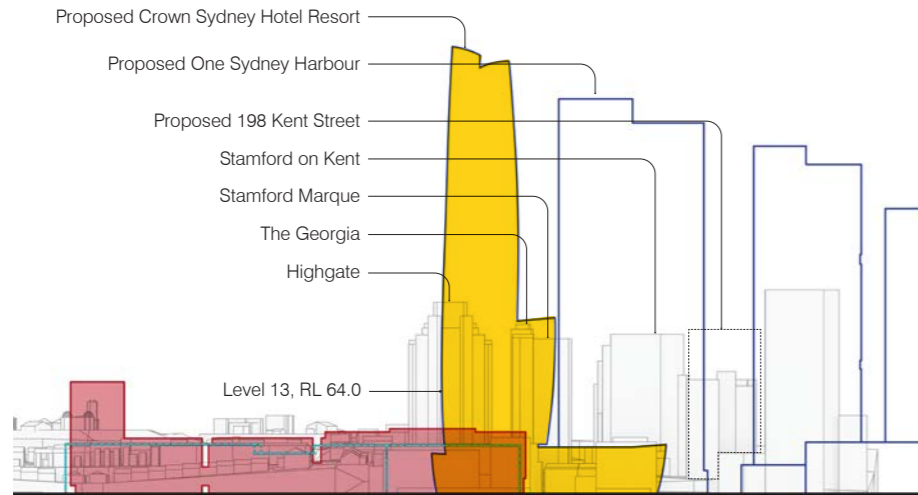
The western shoreline of Central Barangaroo and the Hickson Cutting on Hickson Road draw the eye to a focal point in the middleground of the view, culminating in The Dalgety Bond Store and Barangaroo Reserve. Observatory Hill would be seen over lower buildings on Kent Street in Millers Point, including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



Figure 167 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)

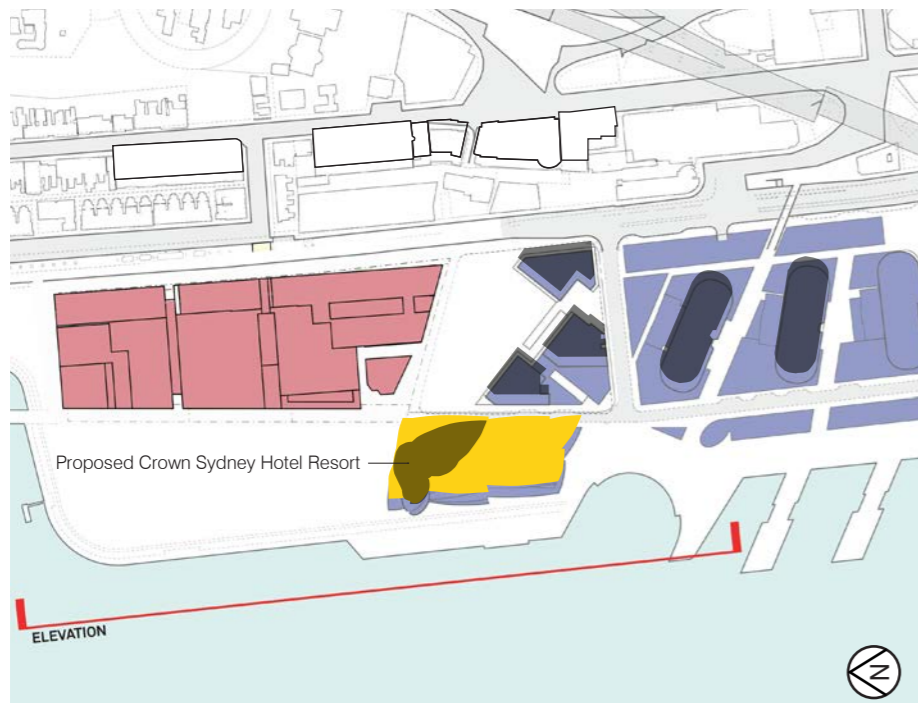
Figure 168 The Crown Sydney Hotel Resort (Block Y) under construction (Source: AECOM, May 2020)



**Figure 170** Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))



**Figure 171** Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)



**Figure 169** Plan View (Source: Modified from HASSELL diagrams (October 2020))



**Figure 172** Image showing the development envelope of MOD 9 (Source: Arterra Interactive, July 2021)

#### 6.27.4 Approved Concept Plan

Figure 171 shows the Approved Concept Plan within the theoretical view from this location.

The Approved Concept Plan Central Barangaroo development envelope lies within the centre of the view, with the roof, western and southern facades 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 facade 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 Proposed Concept Plan (MOD 9)

Figure 172 shows MOD 9. The building envelope of MOD 9 is more articulated than that of the Approved Concept Plan envelope, but the less angled southern facade 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 building 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.

Notwithstanding the above, the view encompasses a High to Moderate proportion of that seen for the Approved Concept Plan.

#### 6.27.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 107 for the General Assessment Criteria and Table 108 and Table 109 for Visual Impact Assessment and rating.

The visual impact of MOD 9 from this location is rated as **High**.

#### 6.27.7 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 6.27.4, and Table 107. 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 Block Y north.

The view contains the 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 on the view and regarding visual absorption capacity are addressed in Section 6.27.5, and in Table 107 'Visual absorption capacity'- MOD 9'.

MOD 9 obstructs the view to the commercial buildings along Hickson Road and the finer grain architecture along High Street in Miller Point Conservation Area. The Hotel Palisade is obscured from view, as is most of the Dalgety Bond Store. The Block 7 tower also significantly disrupts the continuity of the Harbour view, obscuring Blues Point, and the view to the northern suburbs beyond. A small portion of the block sits above the horizon line in high contrast against sky view.

Notwithstanding the above, MOD 9 still retains a substantial view towards the north with linked continuity of the horizon view.

##### *Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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 and interruptions to the Harbour view, the proposal does retain a substantial component of the Harbour / Sydney Basin view towards the north.

#### 6.27.8 Comparison of Before, Approved and Proposed

The before view as described in 6.27.3 provides 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 Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 167.

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. Refer Figure 171.

By comparison, The MOD 9 development envelope comprises a contrasting, 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. Refer Figure 172.

Notwithstanding the above impacts arising from MOD 9, a substantial view towards the north would still be retained, and a large uninterrupted expanse of the water view would still be seen west of the development, east of Walsh Bay and east of the Harbour Bridge.



**Table 107** 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 Approved Concept Plan development envelope, 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. The Approved Concept Plan 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.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• <i>the obstruction of much of the view to the Millers Point Conservation area.</i></li> <li>• <i>the interruption of the view to the Harbour;</i></li> <li>• <i>the significant disruptive build form element of the Block tower; and</i></li> <li>• <i>the modulation of the blocks in contrast the simple forms of the surrounding built form.</i></li> </ul> <p>Notwithstanding the above, MOD 9 retains a high proportion of the view to the north.</p>

Table 108 Visual impact assessment - Observer Location 27: Crown Sydney Hotel Resort Hotel – Level 13

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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 is considered to be <b>High</b>.</p> <p><b>Value attached to views</b>                      The value of the existing view from this location is high.</p>
Magnitude of change	●				<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>High</b>.</p> <p><b>Size or scale</b>                      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 all the blocks obscuring the view to the Hickson Road commercial buildings and portion more of the remaining view to the Miller Point Conservation area, albeit the increase in height is marginal;</li> <li>the Block 7 tower is a significant new element in the view;</li> <li>the realignment of the southern edge of Block 5 occupies more space than the Approved Concept Plan design;</li> <li>the change in the composition of the view as described above is high (refer Table 107 Visual Absorption Capacity); and</li> <li>the view of MOD 9 could be expected to be seen over 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 is high, 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 adjacent broad, horizontal plane of Sydney Harbour; to</li> <li>the dynamic and highly modulated form of MOD 9.</li> </ul> <p>The moderate periods of time over which MOD 9 would be viewed compared with the Approved Concept Plan would further increase, given that the Block 7 tower would be visible from seated locations within the hotel suite. As with the Approved Concept Plan, MOD 9 would be seen in full view and in a high level of detail from the balcony. The proposed Block 7 tower is seen partially obscuring the view to North Sydney and Chatswood CBD.</p> <p><b>Geographical Extent</b>                      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 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 high, particularly with regard to the composition of Block 5 tower, but also the high point in Block 7.</li> </ul>

Table 109 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	

## 6.28 Observer Location 28: Crown Sydney Hotel 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 Sydney Hotel Resort Apartments (Block Y) currently under construction at Barangaroo South. A recent image showing the block under construction is shown in Figure 174.

### 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 (Block Y) 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 theoretical views from the development to the Sydney Harbour Bridge and Opera House.

### 6.28.3 Existing View

Figure 173 shows the before view as defined in 5.2 of the Methodology. This view is theoretical as the Crown development has not yet been completed.

A panoramic view would be seen from Level 34 of the Crown apartments on completion of the development. 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 midground 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 Harbour Bridge the view to Sydney Harbour is seen between the high rise buildings of the Sydney CBD and the 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.



Figure 173 Before view without the Approved Concept Plan (Source: Arterra Interactive, September 2020)



Figure 174 The Crown Sydney Hotel Resort (Block Y) under construction (Source: AECOM, May 2020)

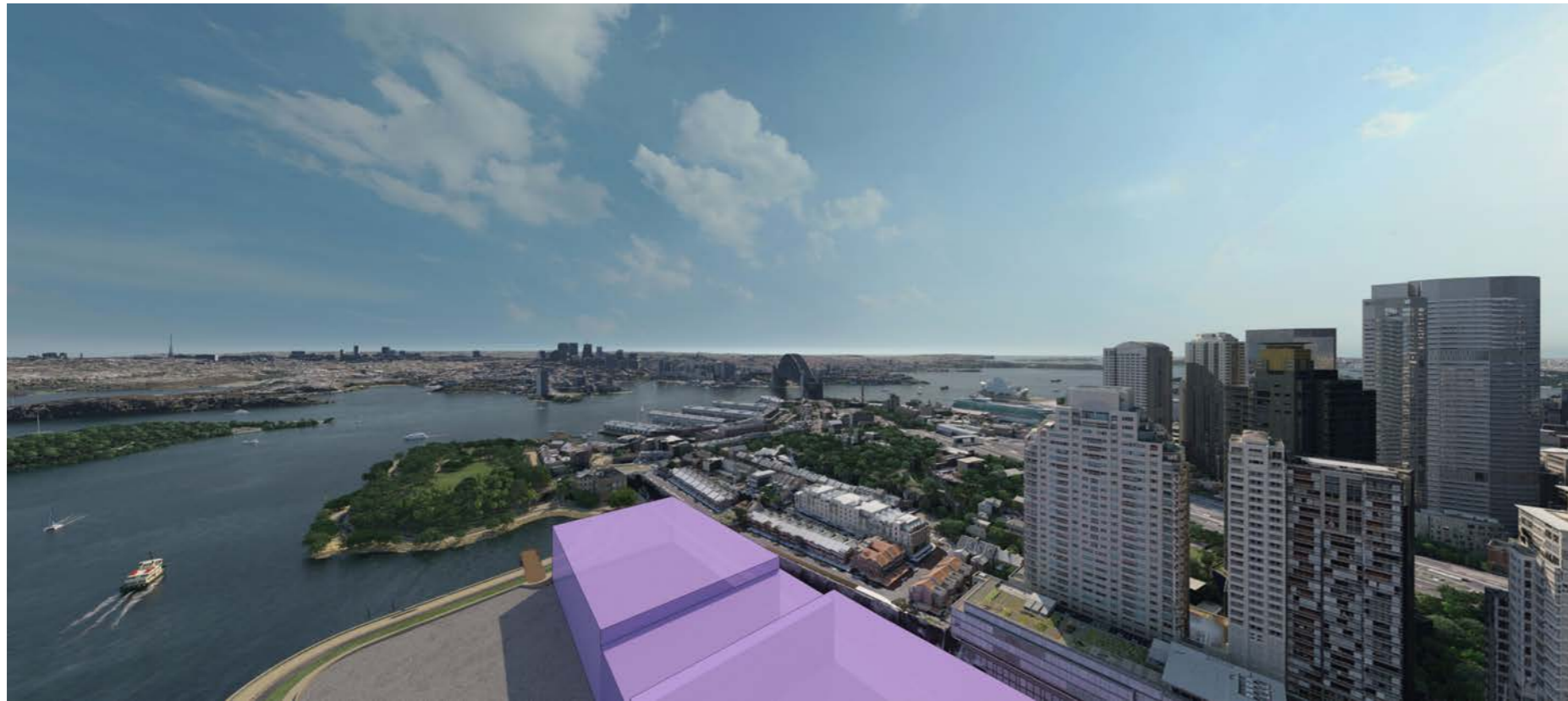


Figure 175 Before view with the Approved Concept Plan (Source: Arterra Interactive, March 2021)

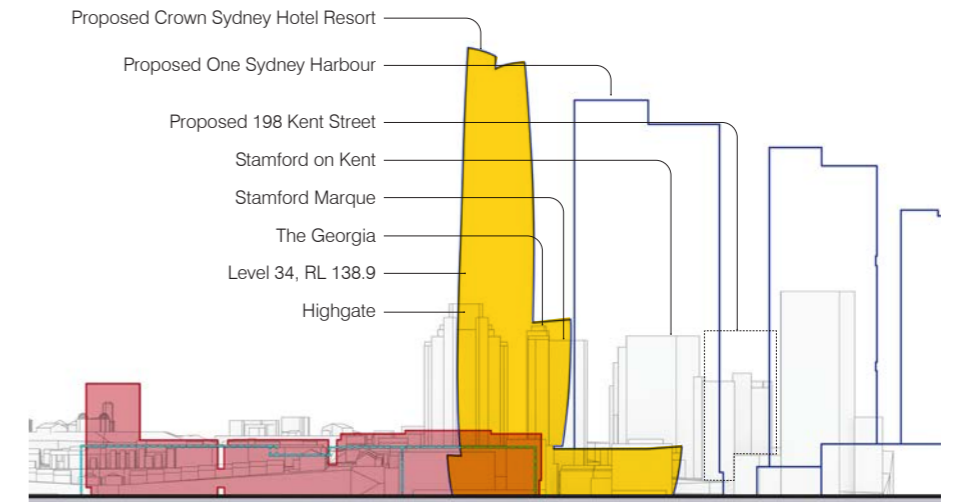


Figure 177 Elevation Looking East - MOD 9 with the Approved Concept Plan shown in light blue outline (Source: Modified from HASSELL diagrams (November 2018))

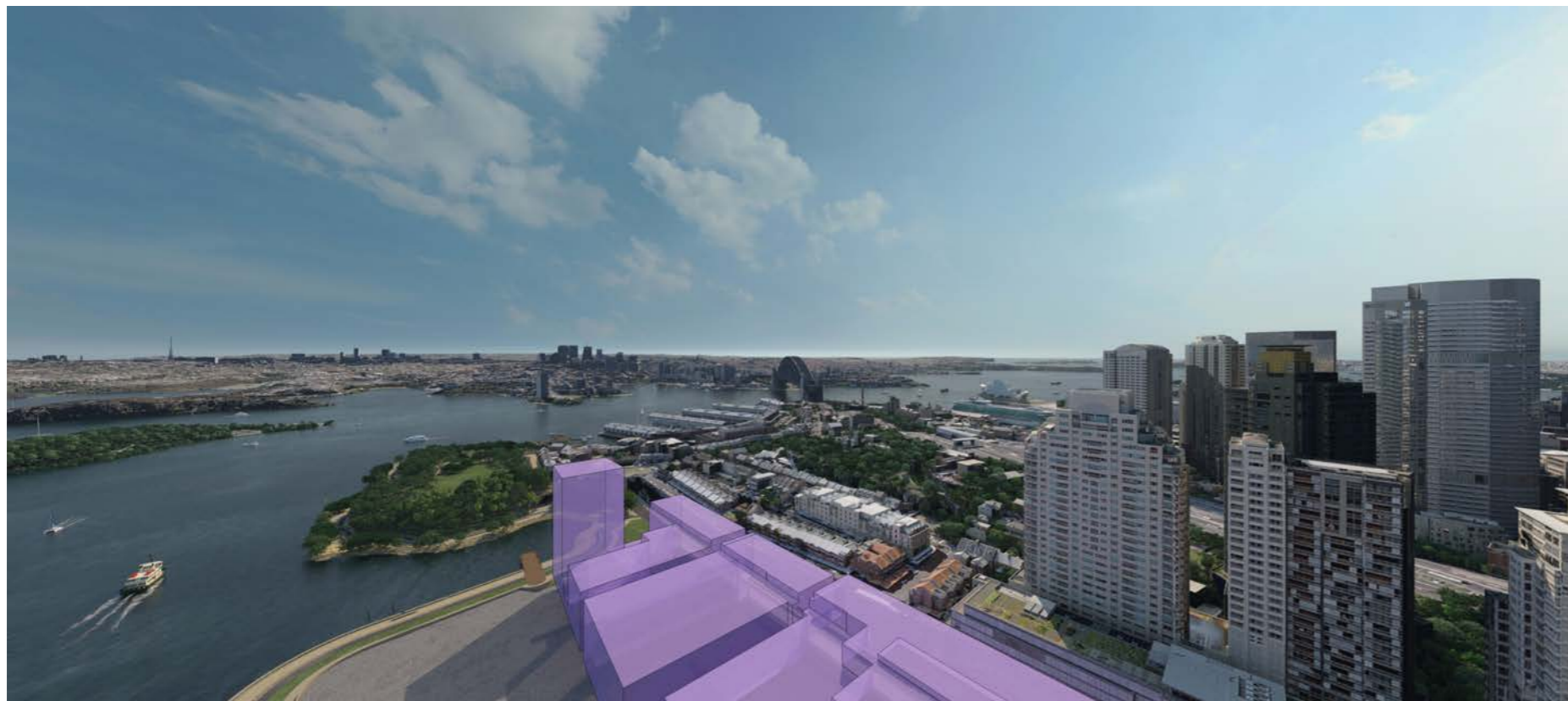


Figure 176 Image showing the development envelope of MOD 9 (Source: Arterra Interactive, March 2021)



Figure 178 Plan View (Source: Modified from HASSELL diagrams (October 2020))

#### 6.28.4 Approved Concept Plan

Figure 175 shows the Approved Concept Plan within the theoretical view from this location.

The Approved Concept Plan Central Barangaroo 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 facades 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 Opera House.

#### 6.28.5 Proposed Concept Plan (MOD 9)

Figure 176 shows MOD 9. The building envelope of MOD 9 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 is slightly taller than the Approved Concept Plan building 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 Opera House.

#### 6.28.6 Visual Impact Assessment

The following is an assessment of visual changes between the Approved Concept Plan and MOD 9 at Central Barangaroo. Refer Table 110 for the General Assessment Criteria and Table 111 and Table 112 for Visual Impact Assessment and rating.

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

#### 6.28.7 View Sharing Assessment Criteria

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

The view to be affected is shown in Figure 175, and described in Section 6.28.4, and Table 110. 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 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 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 on the view and regarding visual absorption capacity are addressed in Section 6.28.5, and in Table 110 'Visual absorption capacity'- MOD 9'.

MOD 9 obstructs the view to a portion of the commercial buildings along Hickson Road. The majority of the view to the Miller Point Conservation Area is conserved, however, the Block 7 tower obscured the view to the Dalgety Bond Store, as is the majority of the Hotel Palisade. The Block 7 tower also reduces the extent of Nawi Cove water view.

Notwithstanding the above, MOD 9 still retains a substantial view towards the north.

##### *Reasonableness of the Proposal*

The proposal does not comply with the existing Approved Concept Plan planning controls. However, 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, the proposal retains the substantial component of the Harbour / Sydney Basin view towards the north.

#### 6.28.8 Comparison of Before, Approved and Proposed

The before view as described in Section 6.28.3 provides 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 be seen at an oblique angle against a backdrop of the northern suburbs of Sydney. It is noted that the cleared Barangaroo Approved Concept Plan / MOD 9 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. Refer Figure 173.

Approved Concept Plan is viewed from above with the step down for the Barangaroo Steps shown in high relief. The development screens views to Hickson Road and part of the Hickson Cutting, with the roof and western facades of buildings fronting Hickson Road still seen above the Approved Concept Plan. A portion of the view to Nawi Cove is also obscured. Refer Figure 175.

By comparison, MOD 9 building envelope is more articulated than that of the Approved Concept Plan envelope, which can be seen to better address the highly articulated nature of the build form to the east. The eastern portion of MOD 9 is slightly taller than the Approved Concept Plan building 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 Opera House. Refer Figure 176.

Table 110 General Assessment Criteria - Observer Location 28: Crown Sydney Hotel 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 Approved Concept Plan development envelope, as seen from this location, is considered to be high in that it comprises a broadly visually recessive envelope, correlating in height to Hickson Road commercial development.
Visual absorption capacity - MOD 9		●			<p>The visual absorption capacity of the Proposed Central Barangaroo development envelope as seen from this location is considered to be moderate due to:</p> <ul style="list-style-type: none"> <li>• <i>the obstruction of the Dalgety Bond Store;</i></li> <li>• <i>the partial obstruction of the Hotel Palisade; and</i></li> <li>• <i>the additional loss of a portion of the view to Nawi Cove.</i></li> </ul> <p>Notwithstanding the above, MOD 9 retains full view of the Sydney Harbour, the view to the horizon, and it is considered that the articulation of the envelope is complimentary in reflecting somewhat the highly articulated nature of the built form to the east.</p>

**Table 111** Visual impact assessment - Observer Location 28: Crown Sydney Hotel Resort Apartments – Level 34

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 is considered to be <b>High</b>.</p> <p><b>Susceptibility of visual observers to change</b>                      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>                      The value of the existing view from this location is high.</p>
Magnitude of change		●			<p>The magnitude of change between the view to the Approved Concept Plan and MOD 9 is considered to be <b>Moderate</b>.</p> <p><b>Size or scale</b>                      The scale of the change in the view is moderate within the context of:</p> <ul style="list-style-type: none"> <li>the slightly increased building envelope generally for all blocks, obscuring views to some of the Hickson Road commercial development;</li> <li>the addition on the Block 7 tower which obstructs the view to the Dalgety Bond Store, most of Hotel Palisade and the additional view loss of Nawi Cove; and</li> <li>the view of MOD 9 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 is High to Moderate, with the Central Barangaroo 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, is considered complimentary in reflecting somewhat the highly articulated nature of the built form to the east.</li> </ul> <p>The High to Moderate periods of time over which MOD 9 would be viewed compared with the Approved Concept Plan would slightly increase, given that the Block 7 tower would be visible from seated locations within the residence. As with the Approved Concept Plan, MOD 9 would be seen in partial view and in a high level of detail from the balcony.</p> <p><b>Geographical Extent</b>                      The geographical extent of the visual effect would be Moderate to 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 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 7 at the far end of the development.</li> </ul>

**Table 112** Visual impact assessment results matrix - Observer Location 28: Crown Sydney Hotel 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	

## 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 179).

### 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 180 shows the before view as defined in Section 5.2 of the Methodology. The view incorporates the western distributor and hotel / commercial development to the Shelley Street edge and the CBD adjoining the Western Distributor edge.

### 6.29.4 Approved Concept Plan

As shown in Figure 181, Approved Concept Plan is not visible beyond the existing buildings.

### 6.29.5 Proposed Concept Plan (MOD 9)

As shown in Figure 182, MOD 9 is not visible beyond the existing buildings.



Figure 179 Observer Location



Figure 180 Existing View (Source: AECOM, July 2018)





Figure 181 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan (Source: AECOM, March 2021)

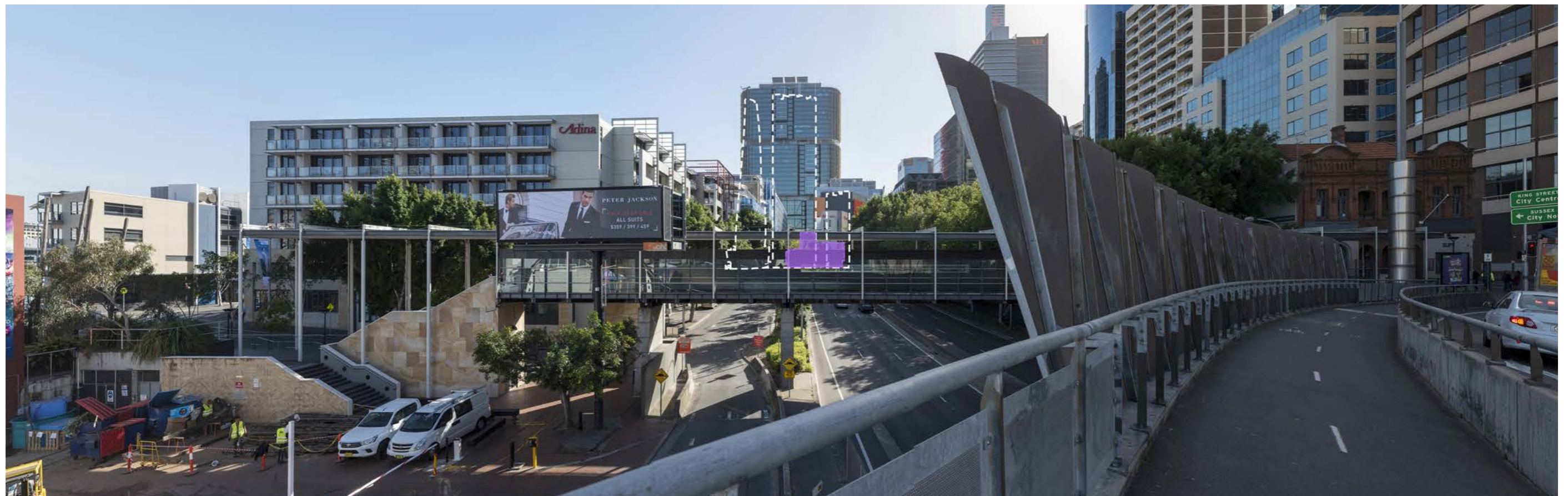


Figure 182 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan and the potential massing of the MOD 9 proposed Concept Plan (Source: AECOM, March 2021)

## 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 183).

### 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 184 shows the before view as defined in Section 5.2 of the Methodology. 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 185, Approved Concept Plan is not visible beyond the existing buildings.

### 6.30.5 Proposed Concept Plan (MOD 9)

As shown in Figure 186, MOD 9 is not visible beyond the existing buildings.



Figure 183 Observer Location

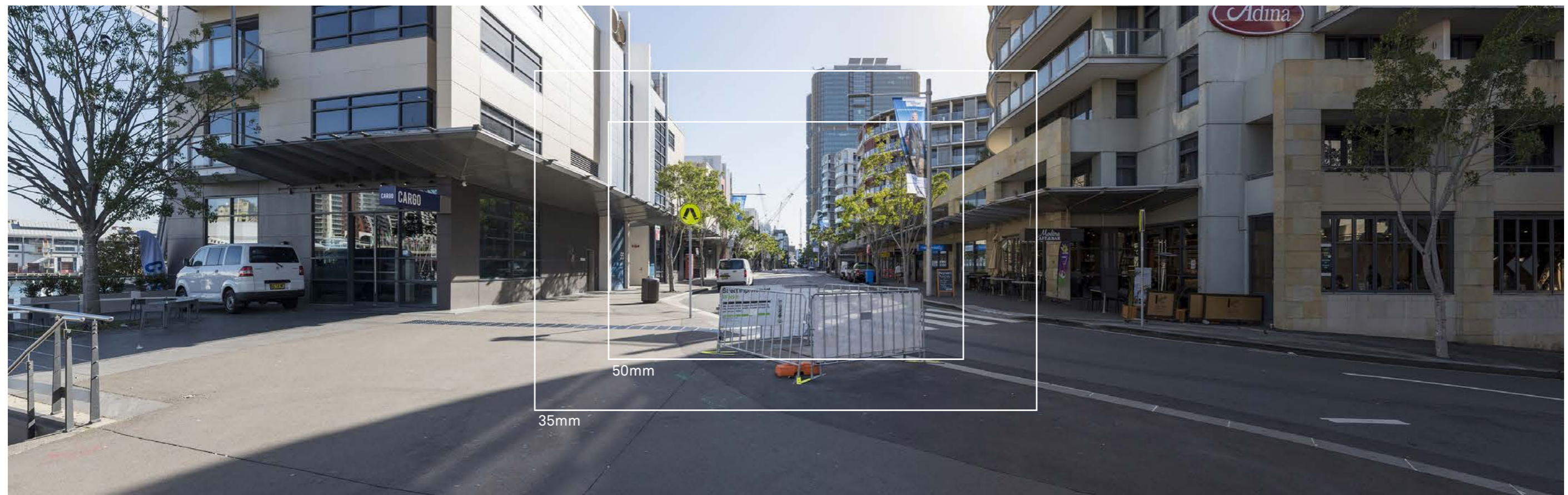


Figure 184 Existing View (Source: AECOM, July 2018)



Figure 185 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan (Source: AECOM, March 2021)

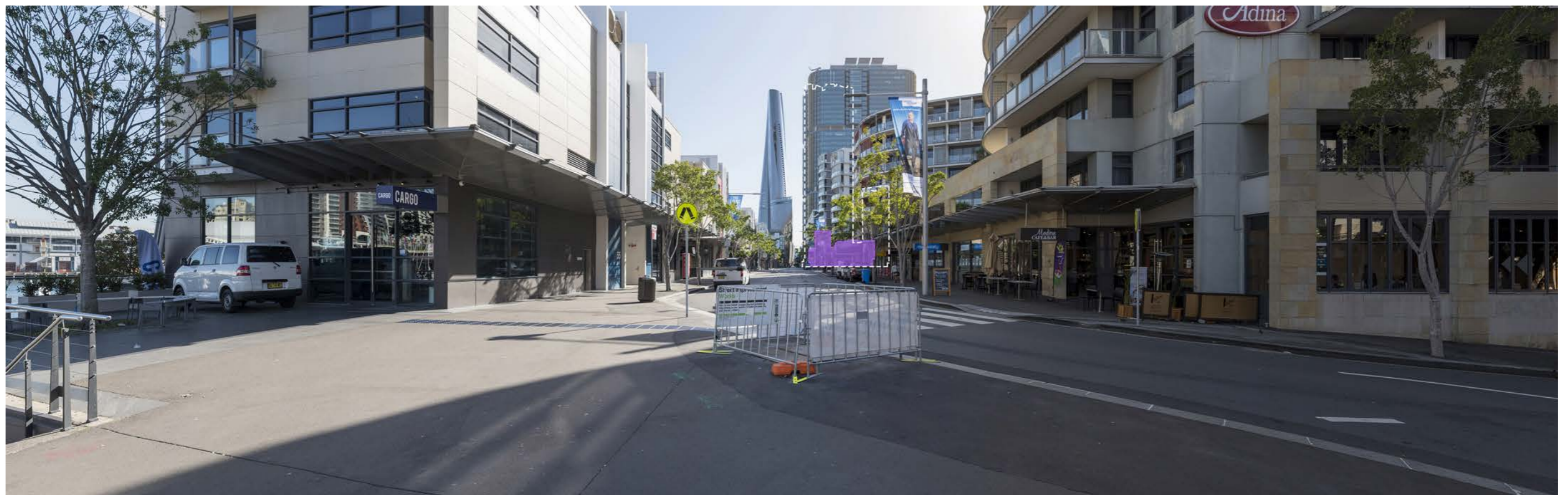


Figure 186 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan and the potential massing of the MOD 9 proposed Concept Plan (Source: AECOM, March 2021)

## 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.

### 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 188 shows the before view as defined in Section 5.2 of the Methodology. 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 Barangaroo Reserve, Sydney Harbour and north Sydney in the background.

### 6.31.4 Approved Concept Plan

As shown in Figure 189, South Barangaroo introduces the tall slender forms of R4A and R4B, which sit to the western edge of the Sydney International Towers. Block Y podium, eastern wing and tower are viewed in high relief against the sky. The Approved Concept Plan is not visible beyond the Barangaroo South built form.

### 6.31.5 Proposed Concept Plan (MOD 9)

As shown in Figure 190, MOD 9 is only barely visible, removing a fraction of the sky view between Block Y tower and the International Towers Sydney.

An assessment has not been carried out for this observer location due to the negligible portion of the MOD 9 envelope visible within a highly built up and dynamic view.



Figure 187 Observer Location

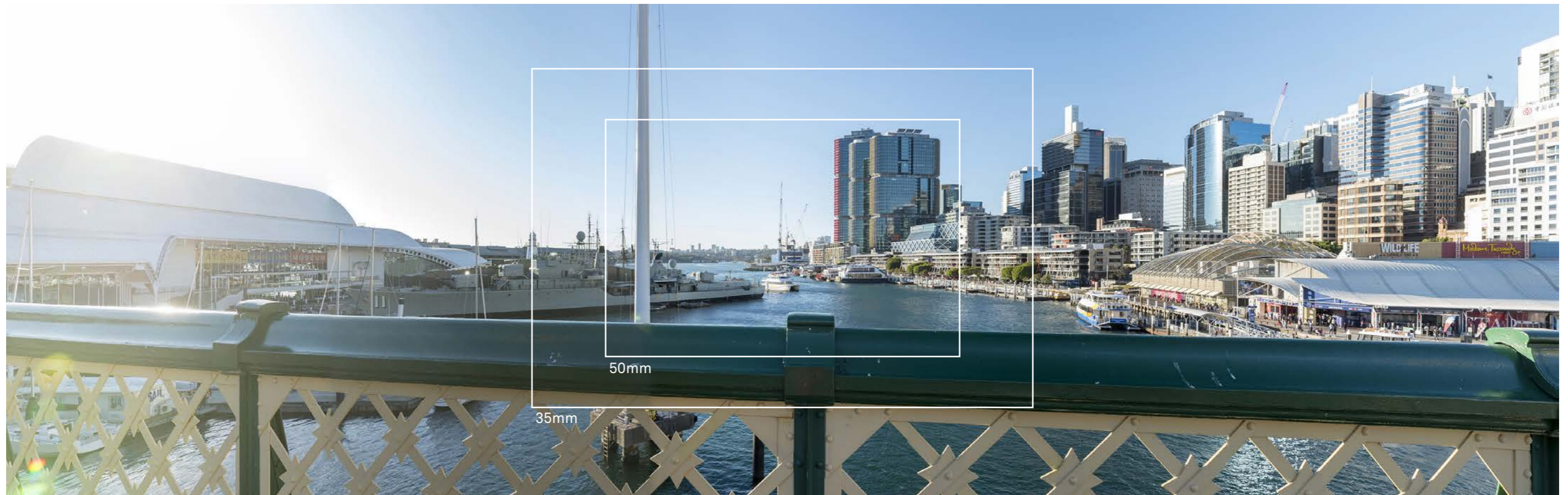


Figure 188 Existing View (Source: AECOM, July 2018)



Figure 189 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan (Source: AECOM, March 2021)



Figure 190 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan and the potential massing of the MOD 9 proposed Concept Plan (Source: AECOM, March 2021)

## 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.

### 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 192 shows the before view as defined in Section 5.2 of the Methodology. 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 193 Approved Concept Plan is not visible from this location.

### 6.32.5 Proposed Concept Plan (MOD 9)

As shown in Figure 194, MOD 9 is not visible from this observer location, screened by the approved Block Y towers and podium.



Figure 191 Observer Location

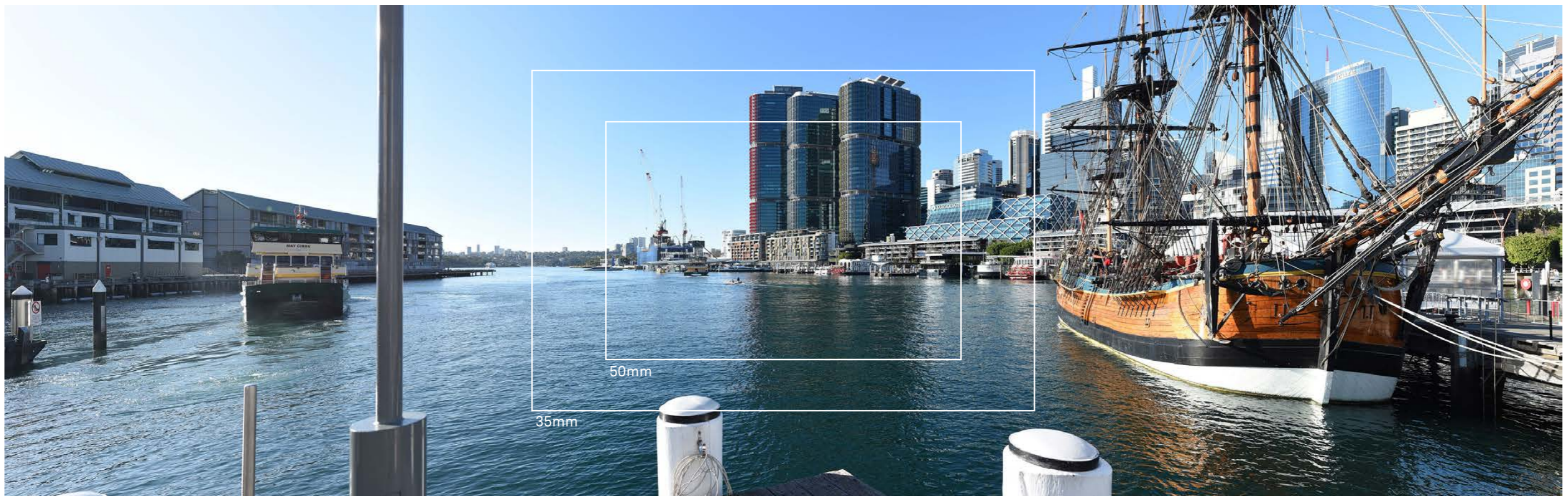


Figure 192 Existing View (Source: AECOM, July 2018)



Figure 193 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan (Source: AECOM, March 2021)



Figure 194 Image showing the development envelope of the Approved Concept Plan for the Approved Concept Plan and the potential massing of the MOD 9 proposed Concept Plan (Source: AECOM, March 2021)



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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 113 provides a summary of ratings of visual impact arising from MOD 9, as assessed for each of 32 representative Observer Locations.

**Table 113** 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	MODERATE	HIGH-MODERATE	Sensitivity is High due to the extensive panoramic harbour views. Magnitude is Moderate due to the generally compatible composition of MOD 9 development envelope, noting that Block 7 is seen in high relief against the sky.
	OL 2 - SYDNEY OBSERVATORY	HIGH	MODERATE	HIGH-MODERATE	
	OL 3 - HIGH STREET (SOUTH)	LOW	MODERATE	MODERATE-LOW	Sensitivity is Low due to the transitory nature of the receptors. Magnitude is Moderate in the positive, due to the opening of the view for the Barangaroo steps.
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the recreation reserve and Barangaroo access point, and the identified importance of the view. Magnitude is Low due to a relatively small increase in the proportion of the view occupied by MOD 9 compared with the Approved Concept Plan.
	OL 5 - CLYNE RESERVE	HIGH	LOW	MODERATE	Sensitivity is High given the location comprises a shaded playground close to a Barangaroo access point. Magnitude is Low given the relatively minor change to the Approved Concept Plan view, and high visual absorption capacity of development envelope with Barangaroo South.
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	HIGH	HIGH	Sensitivity of recreational receptors is High. Magnitude is High given the Approved Concept Plan (MOD 9) development envelope is highly modulated, and the Block 7 tower blocks views to the city scape and is seen in high contrast against the sky.
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	HIGH	MODERATE	HIGH-MODERATE	Sensitivity of recreational receptors is High. Magnitude is moderate. Although highly visible, the Approved Concept Plan (MOD 9) Central Barangaroo development envelope is considered to provide a more visually dynamic and satisfying form than for the Approved Concept Plan.
	OL 8 - HICKSON ROAD	LOW	MODERATE	MODERATE-LOW	Sensitivity is low given users would be travelling through the space. Magnitude is Moderate given the highly modulated form and the reduces view to the Harbour front.
	OL 9 - GAS LANE	LOW	LOW	LOW	Sensitivity is Low given many recreational users may be both unaware of the 'sliver' harbour view between Block Y (the Approved Concept Plan (MOD 9)) and Block 5 (MOD 9), and focussed on wayfinding. Magnitude is low given the small proportion of the Harbour view lost relative to the already small view available by Approved Concept Plan.
	OL 10 - BALLAARAT PARK	HIGH	MODERATE	HIGH-MODERATE	Sensitivity is High given the highly sensitive recreational users viewing the change to MOD 9 within an extensive, dynamic harbour view. Magnitude is Moderate given that Block 7 is seen in high contrast against the sky with the generally high level of visual absorption capacity for MOD 9. The change is seen as only a small component of the overall view.
	OL 11 - PIRRAMA PARK	HIGH	MODERATE	HIGH-MODERATE	
	OL12 - BALMAIN EAST - ILLOURA RESERVE	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given the usually highly sensitive recreational users viewing the change to MOD 9 as only a small component of an extensive, dynamic harbour view. The view is recognised in heritage reporting as having high value. Magnitude is low given the high visual absorbency of MOD 9 into the city scape behind.
	OL13 - BALLS HEAD	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given MOD 9 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 Low given the moderate scale of change in the view, however, the change has a high level of visual absorbency.
	OL14 - BLUES POINT	MODERATE	LOW	MODERATE-LOW	Sensitivity is Moderate given MOD 9 comprises a small component of an extensive, dynamic harbour view. However, the South Barangaroo towers also comprise the tallest elements within the middle ground of the view, and therefore a likely point of focus. Magnitude is low given the limited scale of change in the view and viewing distance.
	OL15 - SYDNEY HARBOUR BRIDGE	LOW	LOW	LOW	Sensitivity is Low within the context of the busy road setting. Magnitude is Low given the increase in the proportion of the view occupied by MOD 9 compared with the Approved Concept Plan is seen in a visually cluttered environment.
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 High for six of the thirteen locations due broadly to issues of: <ul style="list-style-type: none"> <li>• interruption of the continuity of harbour views;</li> <li>• interruption of views to the horizon; and</li> <li>• narrowing of views to the land / water interface of Darling Harbour.</li> </ul>
	OL17 - HIGHGATE - LEVEL 15	HIGH	HIGH	HIGH	
	OL18 - HIGHGATE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	HIGH	HIGH	
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	HIGH	HIGH	
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	HIGH	HIGH	
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE	
	OL 25 - 189 KENT STREET - LEVEL 5	HIGH	MODERATE	HIGH-MODERATE	
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	HIGH	HIGH	
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	HIGH	HIGH	
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	MODERATE	HIGH-MODERATE	
PUBLIC DOMAIN	OL 29 - SHELLEY STREET (FROM KING STREET BRIDGE)	N/A	N/A	N/A	No significant view or visual impact 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	LOW	NEGLIGIBLE	NEGLIGIBLE	

**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 8 for OL 1).

## 7.2 Analysis of ratings

### 7.2.1 Analysis of overall ratings

Table 114 provides a summary of overall ratings for sensitivity, magnitude and significance of visual impact across all 32 observer locations (Public Domain and Private Domain).

As highlighted in Table 114, for:

- Sensitivity of visual receptors to proposed change:
  - 66% of the OL's were rated as 'High', and
  - 9% of the OL's were rated as 'Moderate';
- Magnitude of change between the Approved Concept Plan and MOD 9:
  - 19% of OL's were rated 'High', and
  - 47% of the OL's 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 (66% High), rather than the magnitude of change between the Approved Concept Plan and MOD 9 (19% High).

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

- Public Domain (19 of 32 OL's), e.g. parks or streets (refer Table 115, or
- Private Domain (13 of 32 OL's), i.e. high-rise residential apartments and Hotels (refer Table 116).

### 7.2.2 Analysis of Public Domain Ratings:

As highlighted in Table 115, for:

- **Sensitivity** of visual receptors to proposed change in views from OL's within the Public Domain, there was a near even spread of High, Moderate and Low ratings, where:
  - 42% of OL's were rated as High, and
  - 16% of OL's were rated as Moderate, whereas for
- **Magnitude** of change for OL's within the Public Domain:
  - 5% of the OL's rated as High, and
  - 37% of the OL's rated as Moderate.

The above shows that for views from the Public Domain:

- **Sensitivity** to proposed change in views (42%), was a key driver of High visual impact assessment ratings, whereas
- **Magnitude** of change in views (37%) was the key driver of Moderate visual impact assessment ratings (with only 5% ratings of High).

Table 114 Summary of overall ratings for sensitivity, magnitude and visual impact across all 32 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	21	-	3	-	8	32
	Percentage	66%	-	9%	-	25%	100%
Magnitude of change	Number	6	-	15	-	11	32
	Percentage	19%	-	47%	-	34%	100%
Visual Impact Assessment	Number	19		6		7	32
	Percentage	59%		20%		21%	100%

Table 115 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	8	-	3	-	8	19
	Percentage	42%	-	16%	-	42%	100%
Magnitude of change	Number	1	-	7	-	11	19
	Percentage	5%	-	37%	-	58%	100%
Visual Impact Assessment	Number	6		6		7	19
	Percentage	32%		32%		36%	100%

Table 116 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	6	-	7	-	0	13
	Percentage	46%	-	54%	-	0%	100%
Visual Impact Assessment	Number	13		0		0	13
	Percentage	100%		0%		0%	100%

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

- **Public Domain** (32%) (refer Table 115), is substantially reduced compared with that for the
- **Public Domain and Private Domain** (59%) (refer Table 114 ).

**7.2.3 Analysis of Private Domain Ratings:**

As highlighted in Table 116, for:

- **Sensitivity** to proposed change in views from OL's within the Private Domain:
  - 100% of the OL's rated as High.
- **Magnitude** of change to OL's within the Private Domain:
  - 19% of the OL's rated as High, and
  - 47% rated as Moderate.

The above shows that for views from the Private Domain:

- **Sensitivity** to proposed change (100%), and
- **Magnitude** of change (19%). Which shows that Sensitivity was the main driver for High ratings. High to High to Moderate visual impact assessment ratings were recorded for all Private Domain OL's.

**7.2.4 Analysis of Change With Respect to Planning Instruments**

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 outlines general principles which aim 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 117 responds to the considerations of Clauses 25 and 26 in order to assess the ratings generated from observer locations within the Sydney Harbour visual catchment.

**7.2.5 Summary of Findings**

Overall, the key driver of High, and High to 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 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 117** Response to clauses within the 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 some locations, it is considered that the modulated form of MOD 9 assists in reducing the seen bulk of the development and maintaining some 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 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 no loss of views to Sydney Harbour from observer locations north and west of Central Barangaroo. MOD 9 would be viewed as an altered element to the Approved Concept Plan.  The visual impact of the Approved Concept Plan on observer locations to the east of Central Barangaroo was predominantly High. While MOD 9 would not completely block views to Sydney Harbour and the foreshore, the proposed development would interrupt sweeping harbour views where they were maintained with the Approved Concept Plan, typically with the introduction of a new taller element in the Block 7 tower. It is noted that the modulation of the built form could assist in maintaining the Harbour view from the Agar steps, which should be realised with further design development of the Barangaroo steps.  No loss of views to Sydney Harbour would be experienced to views from the south of Barangaroo South, although as noted in observer locations to the east, the Block 7 tower would be seen as an additional element within the view from approved development within Barangaroo South, sometimes viewed partially (but not totally) screening views to the waterway.
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 no loss of views to Sydney Harbour from observer locations north and west of Central Barangaroo. MOD 9 would be viewed as an altered element to the Approved Concept Plan.  The visual impact of the MOD 9 on observer locations to the east of Central Barangaroo was predominantly High to High - Moderate. While the MOD 9 would not completely block views to Sydney Harbour and the foreshore, the proposed development envelope would interrupt sweeping harbour views where they were maintained with the Approved Concept Plan, typically with the introduction of a new taller element in the Block 7 tower. It is noted that the modulation of the built form could assist in maintaining the Harbour view from the Agar steps, which should be realised with further design development of the Barangaroo steps.  No loss of views to Sydney Harbour would be experienced to views from the south of Barangaroo South, although as noted in observer locations to the east, the Block 7 tower would be seen as an additional element within the view from approved development within Barangaroo South, sometimes viewed partially (but not totally) screening views to the Harbour.
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, west and south of Central Barangaroo would get views to MOD 9 to varying degrees. It would appear similar to that of the Approved Concept Plan but with the addition of the Block 7 tower at the north western corner of the development. The addition of this built form rarely impacts on views to other significant elements within the view, such as heritage items.
26(c)	The cumulative impact of development on views should be minimised.	Although heights have increased in some locations, it is considered that the modulated form of MOD 9 would assist in maintaining views through the built form. It is noted that the modulation of built form could maintain the Harbour view from the Agar steps, which should be realised with further design development of the Barangaroo steps. In context with the Barangaroo South development, the cumulative impact of the MOD 9 development is considered to be minor.

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

This section of the reporting provides a broad assessment of the incremental increase in visual impact between the Approved Concept Plan and MOD 9. 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, as 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, 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, 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, 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, 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 118 highlights key view loss impacts arising from the:

- Approved Concept Plan relative to the pre-Barangaroo development, and
- MOD 9 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 building 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, and 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. 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 are the buildings directly 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 Block Y in Barangaroo South, and landmarks such as the ANZAC Bridge, Harbour Bridge and the North Sydney CBD. Views from these properties were typically visible from balconies and living areas of apartments and hotel rooms.

Existing views from the Langham Hotel to the west were effectively lost to the Approved Concept Plan, therefore, subsequent view sharing due to the MOD 9 changes were considered reasonable given the limited change to the view between the modifications. Due to the articulation and separation of the building envelopes within MOD 9, there is the potential for some rooms within this hotel and within the public domain along High Street that would now get glimpse views through to the Harbour which had previously been obscured by the Approved Concept Plan.

Views from the Kent Street residential towers were substantially or fully lost to the south-west quadrant due to South Barangaroo towers, with the views to the north-east quadrant broadly being conserved by the Approved Concept Plan. For MOD 9, views would be slightly further disrupted by the small increase in heights to all blocks. Disruption of the view within the north-west quadrant would occur due to the Block 7 tower, which comprises a new taller component of the north-west quadrant view.

The impact of the Block 7 tower was relative to the height of the residential units. Typically, units on the 15th floors and below would see the Block 7 tower piercing the horizon and bisecting the overall view to the Harbour. This impact on the views was considered more severe than those seen from units on higher floors, where the top of the Block 7 tower would sit below the horizon, resulting in a more 'in tact' view of the landscape. Notwithstanding the above, the Block 7 tower only comprised a very small portion of the overall view, and although compositionally altered, the majority of the view remained unchanged. It is for this reason that view sharing due to Mod 9 is considered reasonable within this context.

While the extension of the southern edge of the building envelope of MOD 9 from the Approved Concept Plan partially reduces the view to the proposed parkland 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 19 and Table 2). 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: although the Block 7 tower interrupts the panoramic quality of existing views from Observatory Hill, the views to the Harbour and horizon are generally considered to be sufficient to maintain visual continuity.
- View from Agar Steps and High Street to the west: Approved Concept Plan includes a set-down where the Barangaroo Steps are proposed, although the envelope currently obscures the view to the Harbour, it is

noted that an opening would be included through the set-down to facilitate access to Barangaroo Steps, as reflected in the Master Plan Framework (2015). If the detailed design is set lower than the envelope currently, 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: represented by Observer Location 16 at the Langham Hotel. Existing views to the west would be effectively lost to the Approved Concept Plan and therefore changes in MOD 9 would only have minimal further impact.
- 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 comprises only a marginally higher development envelope to that of the Approved Concept Plan, except for the Block 7 tower. Although Block 7 tower would be viewed as a significant element from this location, it would be viewed against the backdrop of the substantial Block Y tower and podium and therefore impacts only a small portion of sky view.
- 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 brings the proposed building envelope fractionally further south in the view, further restricting the view from Approved Concept Plan, however, the functional view is considered to be already lost to the Approved Concept Plan.
- View from Pirrama Park to Millers Point Conservation area: Approved Concept Plan already removes much of the view to Millers Point. The remaining view to the fig tree canopies associated with Sydney Observatory is still considered to be sufficiently visible to appreciate this uncommon view of such large trees. 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. The MOD 9 compositional mass, scale and highly modulated form of Blocks 6 and 7 are considered to provide a contrasting yet complimentary form to the surrounding built form landscape. The moderately elevated end to Block 7 provides a book end to the major built form within Barangaroo, albeit seen in high contrast against the sky.
- View from Balmain East - Illoura Reserve to Millers Point Conservation area: the proposed development envelope comprises a more highly modulated and elevated form than that of the Approved Concept Plan, and actively engages with the Barangaroo South composition. Further,

the framing of the Millers Point Conservation Area is considered to be stronger for MOD 9 than for the Approved Concept Plan, due to the increased visual book-ending effect of the setback, elevated form on Block 7.

- View from Balls Head Reserve to Millers Point Conservation area: the MOD 9 envelope engages more dynamically than the Approved Concept Plan envelope with the South Barangaroo towers via the elevated form within Block 7. It also responds well to the Barangaroo Reserve via the eastern Block 7 edge, bridging the height between the reserve and the rest of the envelope. The scale, mass and forms of Block 5 stepping up to Block 6 compositionally grounds the Block 7 form in this view.
- View from Blues Point to Millers Point Conservation area: The irregularly stepped edges of Block 7 break up the central Barangaroo envelope and lengthen the visible north edge from this view. The north western Block 7 tower removes a portion of sky view to the east of the Block Y podium, which is visible in the approved design, however, in the general context of the development behind, this is seen as a minor change.
- View from Barangaroo South to Sydney Harbour Bridge and the Opera House: at no point in the view does the MOD 9 building envelope obstruct the view from buildings in Barangaroo South to these landmarks.

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

- The gap in building envelope to allow 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.
- The set down in Block 7 which promotes glimpse views of Nawi harbour which were obscured by the Approved Concept Plan from locations to the south east.
- Articulation of the southern edge of the building envelope of MOD 9, which allows views into the proposed public park, providing interest.
- The set back to the ground level of the building envelope along Hickson Road provides a dynamic view along the road corridor from the public domain.

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 the Block 7 tower disrupts continuity of views, generally there is sufficient context either side to maintain visual continuity of harbour and horizon views.

The nature of a tower will typically obscure views from some surrounding locations due to its height. The Block 7 tower visually integrates into existing built form when viewed from the north and north west, but as a taller element placed near a lower, visually open landscape such as the Harbour, is a visually prominent element when seen from the south and south east. The distance from the Block 7 tower from its nearest visual receptors to the east and south east has the overall effect of the addition of a new element within the view and changing the composition of the view, rather than one that significantly competes or blocks existing elements.

**Table 118** 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	PROPOSED CONCEPT PLAN (MOD 9)
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. Refer Figure 39.	Loss of 'sliver' harbour view. Narrow view of suburbs beyond. Disruption of horizon view. Refer Figure 40.
	OL 3 HIGH STREET	Effectively unimpeded view across Darling Harbour with suburbs beyond. Refer Figure 44.	Loss of harbour view.* Development envelope of about 8-10 storeys, projects above High Street (south end) terraces. Refer Figure 45.	Portal view of horizon. Development envelope of about 12 storeys, projects above High Street (south end) terraces. Refer Figure 46.
	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. Refer Figure 51.	Long development envelope, generally about 12 storeys, projecting above southern half of High Street / Kent Street terraces. Block 7 tower seen above height of the Dalgety Bond Store. Refer Figure 52.
	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. Refer Figure 81.	View of Barangaroo South towers. Near full loss of view to Sydney Harbour Bridge, disrupting the remaining arc. Full loss of view to Sydney Observatory Park, and to Millers Point Heritage Conservation Area south of Dalgety Bond Store. Refer Figure 82.
	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. Refer Figure 87.	View of Barangaroo South towers. Further moderate 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. Refer Figure 88.
	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. Refer Figure 92.	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. Block 7 tower screens residential towers on south Kent Street. Refer Figure 93.
PRIVATE DOMAIN	OL 16 LANGHAM HOTEL	Unimpeded views across Western Sydney to the Blue Mountains.	Loss of view to the west. Refer Figure 110.	Loss of view to the west with new relatively close tower. Refer Figure 111.
	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. Refer Figure 116.	Disruption to the continuity of the Harbour view within north-west quadrant from Block 7, with conservation of broader view. Refer Figure 117.
	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. Refer Figure 121.	South Barangaroo towers substantially reduce views within south-west quadrant. Block 7 of Central Barangaroo causes disruption to the continuity of harbour views. Refer Figure 122.
	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. Refer Figure 148.	South Barangaroo towers remove views within south-west quadrant. Central Barangaroo envelope causes minor further disruption to harbour edge views, and Block 7 causes disruption to the continuity of harbour views within north-west quadrant. Refer Figure 149.
	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. Refer Figure 153.	South Barangaroo towers remove views within south-west quadrant. Block 7 of Central Barangaroo causes disruption to the continuity of harbour views within north-west quadrant. Refer Figure 154.
	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 building 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. Refer Figure 171	Block 7 of Central Barangaroo causes disruption to the continuity of harbour and horizon views and a portion of the view to Barangaroo Reserve. Refer Figure 172
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 building 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. Refer Figure 175	Block 7 of Central Barangaroo obstructs the view to the eastern portion of Nawi Cove, some of Millers Point and the Dalgety Bond Store. Refer Figure 176	

\* An opening was envisaged through the Approved Concept Plan for the Barangaroo Steps in the location where the development envelope is set-down, but this is not reflected in the building envelope – refer Figure 45.



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Robbery Hill Park looking west towards Millers Point Conservation Area and the Harbour

# 8.0 Conclusion

## 8.1 Conclusion

The majority of views east to Darling Harbour and beyond from Millers Point, and west from Pyrmont and Balmain East looking back towards Millers Point, have already been lost to the Approved Concept Plan, with MOD 9 often only marginally increasing the extent of this view loss to attractive elements, or elements of specific interest within the landscape.

Extensive harbour views are still available north of Central Barangaroo from sensitive viewing locations within Millers Point including from Observatory Hill Park, High Street, Merriman Street (north end), and Dalgety's Road. A substantial and visually cohesive component of the Millers Point Heritage Conservation Area remains visible from two of the three identified key observer locations along the western shore of Darling Harbour.

MOD 9 is generally seen to exhibit a High to Moderate level of visual absorption capacity 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 observer locations and the Kent Street residential towers (particularly for the Level 15 residences) are predominantly High and High to Moderate, however, substantial harbour views are broadly retained towards the north-west for these residences.

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

Overall, the modulation of MOD 9 over that seen within the Approved Concept Plan building envelope was 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 development envelope for Central Barangaroo necessarily has sharp edges and pointed tips at the corners of steps. 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 softening effect has the potential to be further reinforced through the application of rooftop greening as currently proposed, particularly with regard to species choice for Block 7, 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 building 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.
- For Barangaroo Avenue-facing (i.e. facing the Harbour) façade treatments between RL 35.00 and RL 42.00, consider reflecting the strong podium line of Block Y to provide visual continuity between the Approved Concept Plan and MOD 9 developments.
- Consider creating sufficient visual contrast between the northern end wall of Block 7 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 landscape treatments between Block 7 and Barangaroo Reserve that conserve views through it, sufficient to reveal the Hickson Cutting.
- The MOD 9 development envelope for Central Barangaroo shows a narrow gap for the location of the proposed Barangaroo steps. In the further development of the built form design it would be beneficial to 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 cutting 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, enticing users into Central Barangaroo to have the larger view revealed.
- The southern and northern edges of MOD 9 interface with green / blue public open spaces. Further articulation or reduction of the building 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.
- Varying the architectural forms within the envelope and well considered public realm design would help break up the building mass when viewed from observer locations to the north and west of Central Barangaroo.

**Table 119** 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	MODERATE	HIGH-MODERATE
	OL 2 - SYDNEY OBSERVATORY	HIGH	MODERATE	HIGH-MODERATE
	OL 3 - HIGH STREET (SOUTH)	LOW	MODERATE	MODERATE-LOW
	OL 4 - MUNN RESERVE	HIGH	LOW	MODERATE
	OL 5 - CLYNE RESERVE	HIGH	LOW	MODERATE
	OL 6 - BARANGAROO RESERVE - WULUGUL PARK	HIGH	HIGH	HIGH
	OL 7 - BARANGAROO RESERVE - STARGAZER LAWN PARK	HIGH	MODERATE	HIGH-MODERATE
	OL 8 - HICKSON ROAD	LOW	MODERATE	MODERATE-LOW
	OL 9 - GAS LANE	LOW	LOW	LOW
	OL 10 - BALLAARAT PARK	HIGH	MODERATE	HIGH-MODERATE
	OL 11 - PIRRAMA PARK	HIGH	MODERATE	HIGH-MODERATE
	OL12 - BALMAIN EAST - ILLOURA RESERVE	MODERATE	LOW	MODERATE-LOW
	OL13 - BALLS HEAD	MODERATE	LOW	MODERATE-LOW
	OL14 - BLUES POINT	MODERATE	LOW	MODERATE-LOW
	OL15 - SYDNEY HARBOUR BRIDGE	LOW	LOW	LOW
PRIVATE DOMAIN	OL16 - LANGHAM HOTEL - LEVEL 3	HIGH	MODERATE	HIGH-MODERATE
	OL17 - HIGHGATE - LEVEL 15	HIGH	HIGH	HIGH
	OL18 - HIGHGATE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE
	OL 19 - THE GEORGIA - LEVEL 15	HIGH	HIGH	HIGH
	OL 20 - THE GEORGIA - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE
	OL 21 - STAMFORD MARQUE - LEVEL 15	HIGH	HIGH	HIGH
	OL 22 - STAMFORD MARQUE - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE
	OL 23 - STAMFORD ON KENT - LEVEL 15	HIGH	HIGH	HIGH
	OL 24 - STAMFORD ON KENT - LEVEL 25	HIGH	MODERATE	HIGH-MODERATE
	OL 25 - 189 KENT STREET - LEVEL 5	HIGH	MODERATE	HIGH-MODERATE
	OL 26 - ONE SYDNEY HARBOUR - LEVEL 9	HIGH	HIGH	HIGH
	OL 27 - CROWN SYDNEY HOTEL - LEVEL 13	HIGH	HIGH	HIGH
	OL 28 - CROWN SYDNEY APARTMENTS - LEVEL 34	HIGH	MODERATE	HIGH-MODERATE
PUBLIC DOMAIN	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	LOW	NEGLECTIBLE	NEGLECTIBLE



# 9.0 References, List of Figures and Tables

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<b>Table 43</b>	Visual impact assessment - Observer Location 8: Hickson Road	<b>85</b>	<b>Table 62</b>	Analysis of impacts - Observer Location 12: Balmain East	<b>111</b>	<b>Table 81</b>	Visual impact assessment - Observer Location 18: Highgate Residential Tower	<b>138</b>
<b>Table 44</b>	Visual impact assessment results matrix - Observer Location 8: Hickson Road	<b>85</b>	<b>Table 63</b>	Visual impact assessment - Observer Location 12: Balmain East	<b>112</b>	<b>Table 82</b>	Visual impact assessment results matrix - Observer Location 18: Highgate Residential Tower Level 25	<b>138</b>
<b>Table 45</b>	General Assessment Criteria - Observer Location 9: Gas Lane	<b>89</b>	<b>Table 64</b>	Visual impact assessment results matrix - Observer Location 12: Balmain East	<b>112</b>	<b>Table 83</b>	General Assessment Criteria - Observer Location 19: The Georgia Residential Tower Level 15	<b>142</b>
<b>Table 46</b>	View Sharing Assessment Criteria - Observer Location 9: Gas Lane	<b>89</b>	<b>Table 65</b>	General Assessment Criteria - Observer Location 13: Balls Head Reserve	<b>116</b>	<b>Table 84</b>	Visual impact assessment - Observer Location 19: The Georgia Residential Tower Level 15	<b>143</b>
<b>Table 47</b>	Analysis of impacts - Observer Location 9: Gas Lane	<b>90</b>	<b>Table 66</b>	Visual impact assessment - Observer Location 13: Balls Head Reserve	<b>117</b>	<b>Table 85</b>	Visual impact assessment results matrix - Observer Location 19: The Georgia Residential Tower Level 15	<b>143</b>
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<b>Table 49</b>	Visual impact assessment results matrix - Observer Location 9: Gas Lane	<b>91</b>	<b>Table 68</b>	General Assessment Criteria - Observer Location 14: Blues Point	<b>119</b>	<b>Table 87</b>	Visual impact assessment - Observer Location 20: The Georgia Residential Tower -Level 25	<b>147</b>
<b>Table 50</b>	General Assessment Criteria - Observer location 10: Ballaarat Park	<b>96</b>	<b>Table 69</b>	Visual impact assessment - Observer Location 14: Blues Point	<b>121</b>	<b>Table 88</b>	Visual impact assessment results matrix - Observer Location 20: The Georgia Residential Tower -Level 25	<b>147</b>
<b>Table 51</b>	View Sharing Assessment Criteria - Observer location 10: Ballaarat Park	<b>96</b>	<b>Table 70</b>	Visual impact assessment results matrix - Observer Location 14: Blues Point	<b>121</b>	<b>Table 89</b>	General Assessment Criteria - Observer Location 21: Stamford on Marque Residential Tower -Level 15	<b>151</b>
<b>Table 52</b>	Analysis of impacts- Observer location 10: Ballaarat Park	<b>97</b>	<b>Table 71</b>	General Assessment Criteria - Observer Location 15: Sydney Harbour Bridge	<b>125</b>	<b>Table 90</b>	Visual impact assessment - Observer Location 21: Stamford on Marque Residential Tower -Level 15	<b>152</b>
<b>Table 53</b>	Visual impact assessment - Observer location 10: Ballaarat Park	<b>98</b>	<b>Table 72</b>	Visual impact assessment - Observer Location 15: Sydney Harbour Bridge	<b>125</b>	<b>Table 91</b>	Visual impact assessment results matrix - Observer Location 21: Stamford on Marque Residential Tower -Level 15	<b>152</b>
<b>Table 54</b>	Visual impact assessment results matrix - Observer location 10: Ballaarat Park	<b>98</b>	<b>Table 73</b>	Visual impact assessment results matrix - Observer Location 15: Sydney Harbour Bridge	<b>125</b>	<b>Table 92</b>	General Assessment Criteria - Observer Location 22: Stamford on Marque Residential Tower -Level 25	<b>156</b>
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# 10.0 Appendices

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

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

Surveyor: Richard Lewis (AECOM ANZ Visualisation Lead)

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

Affiliations: Member, The Designers Institute of New Zealand.

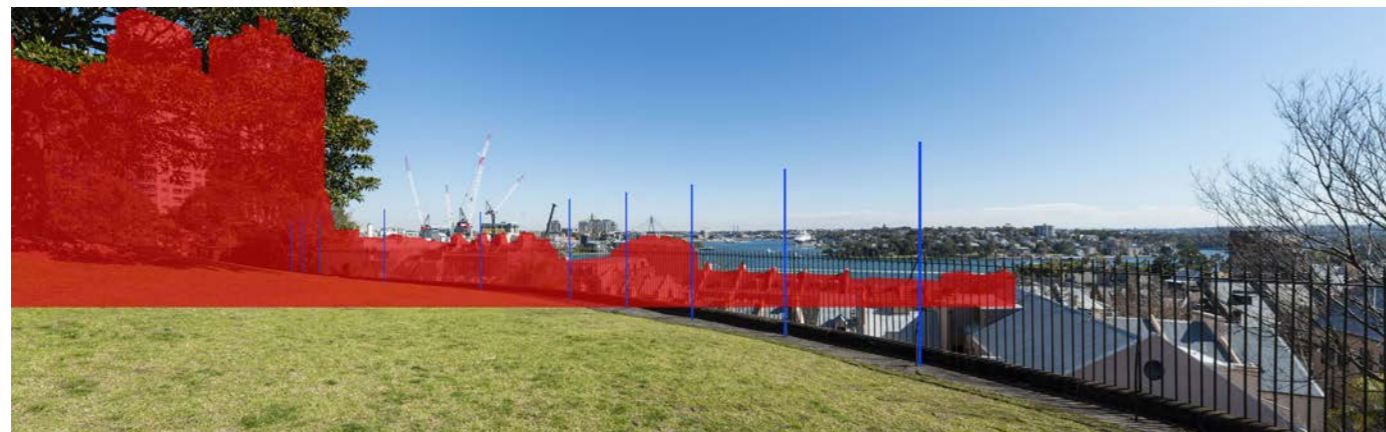


Figure A-1 Observer Location 1: Sydney Observatory Hill Park - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-2 Observer Location 2: Sydney Observatory - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-3 Observer Location 1: Sydney Observatory Hill Park - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-4 Observer Location 4: Munn Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-5 Observer Location 5: Clyne Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-6 Observer Location 6: Barangaroo Reserve - Wulugul Walk - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-7 Observer Location 7: Barangaroo Reserve - Stargazer Lawn - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-8 Observer Location 8: Hickson Road - Image showing the alignment of the existing city skyline (Source: AECOM, March 2020)



Figure A-9 Observer Location 9: Gas Lane - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)

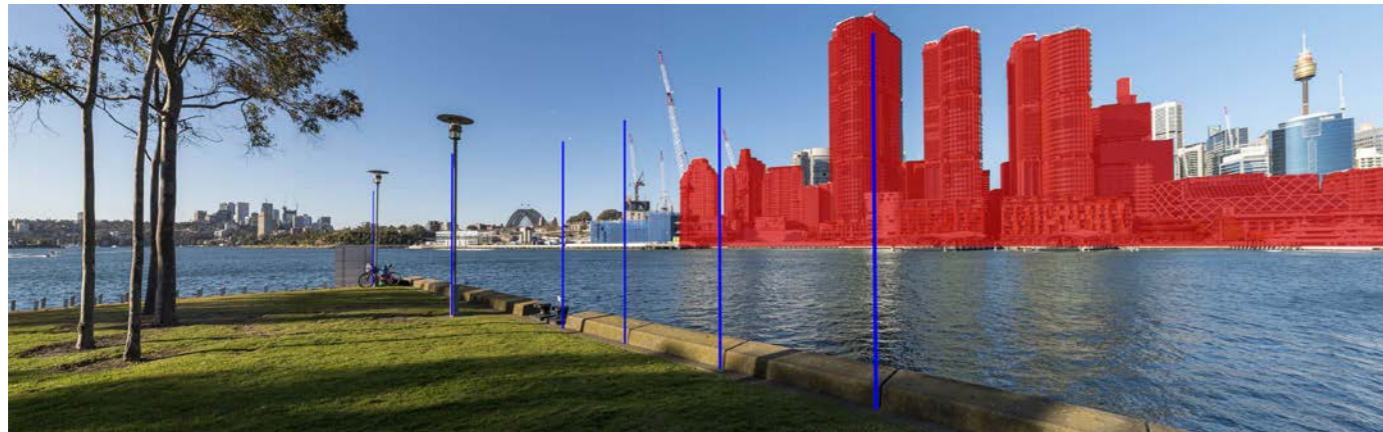


Figure A-10 Observer Location 10: Ballarat Park - Image showing the alignment of the existing city skyline (Source: AECOM, November 2020)



Figure A-11 Observer Location 11: Pirrama Park - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-12 Observer Location 12: Balmain East - Illoura Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-13 Observer Location 13: Balls Head Reserve - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)

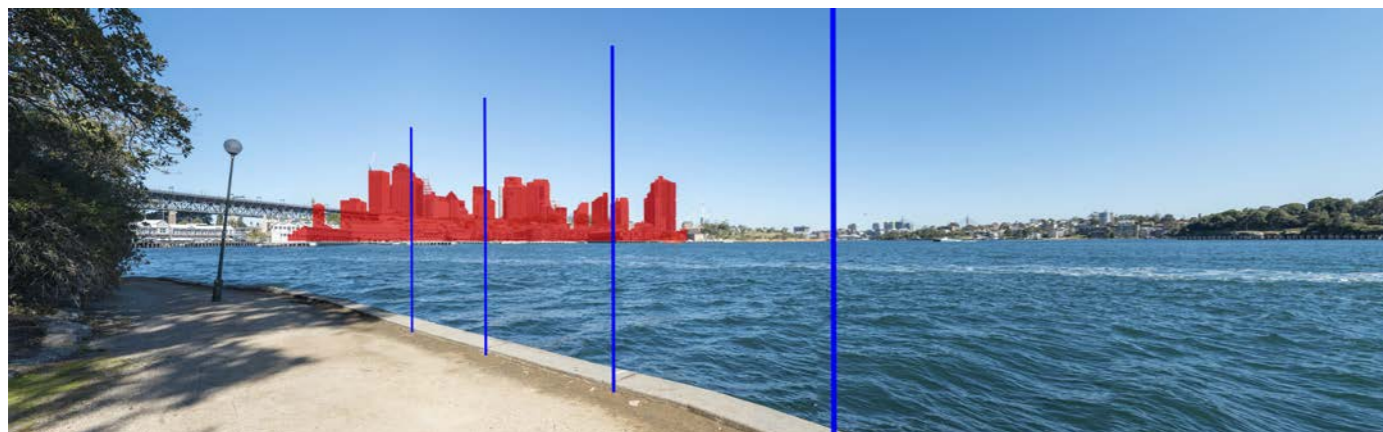


Figure A-14 Observer Location 14: Blues Point - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-15 Observer Location 15: Sydney Harbour Bridge - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Observer Location 29: Shelley Street (from King Street Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)

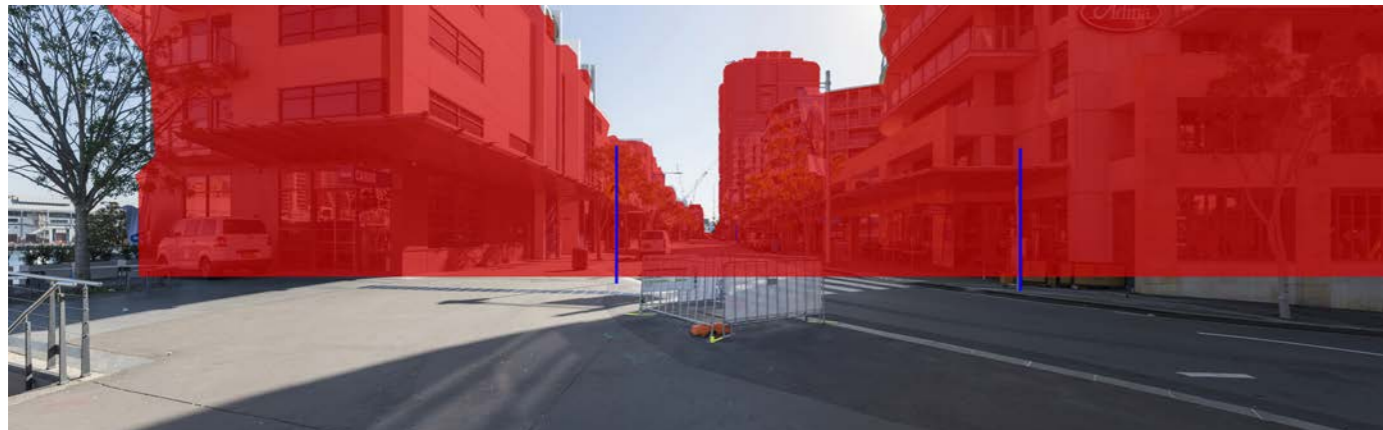


Figure A-16 Observer Location 30: Lime Street - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



Figure A-17 Observer Location 31: Darling Harbour (Pyrmont Bridge) - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)

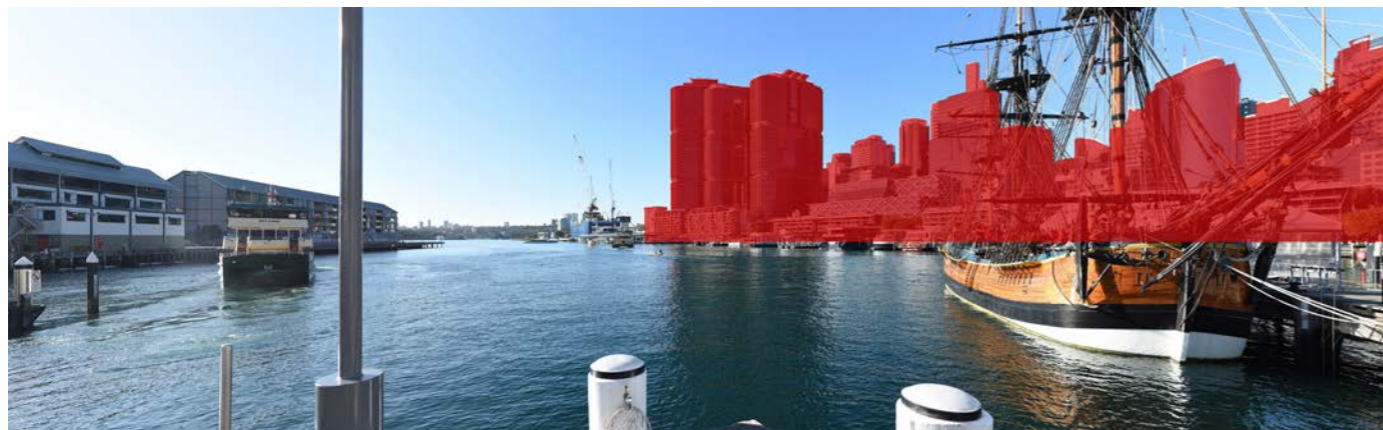


Figure A-18 Observer Location 32: Darling Harbour - Australian National Maritime Museum (North) - Image showing the alignment of the existing city skyline (Source: AECOM, February 2019)



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