



## APPENDIX D PART 3

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### Visual Impact Assessment

### 3.4 Observer Location 4

#### Corner of Existing Car Park, Ward Street

Approximate distance to centre of the site: 25m  
Approximate distance to site boundary: 8m

This Observer Location relates to the proposed Ward Street Precinct Masterplan prepared by North Sydney Council. The project is conceived to take place after 2020, when the Wilson Car Park lease runs out. As discussed in Section 1.4, the concept will have to be adapted to take account of the purchase of sites within the footprint of the masterplanned area (i.e. 3-11 Ward Street and 136-140 Walker Street), as well as the approved DA for 136-140 Walker Street. The fact that the masterplan did not make provision for the securing of land necessary for its implementation, suggests the potential for the intent to be further eroded over time by the same means. As such, there would appear to be no surety that the plan, albeit modified, will come to fruition.

However, notwithstanding the above, core aspects of the masterplan concept are still effectively intact, including the open space and street connection components of the project as shown in Figure 1.4.1. The key elements comprise an internal courtyard, and north, south, east and west aligned access ways to the major streets that bound the site. The

Observer Location shown approximates the view that would be seen from the proposed internal courtyard, looking south along Ward Street.

The proposed substation would constitute a major component of the Ward Street facade, which would be seen in very close detail (refer Figures 3.4.1, 3.4.2 and 3.4.3). The facade treatment of the building has addressed this issue by means of the undertaking of fine detailing with regard to form, materials, colour and patterning, including the provision of brickwork relief at the pedestrian level. This work was undertaken in consultation with North Sydney Council's Design Excellence Panel.

Nonetheless, the substation would constitute an 'inactive' component of the streetscape in this area, which would need to be addressed in conjunction with an ongoing masterplanning design development process.

The development (and associated public open space) would be expected to generate high user numbers, with the proposed substation building potentially being the subject of extended periods of viewing as people sit within the internal courtyard space. As discussed above, if the Ward Street Precinct Masterplan were to proceed, it would be important to ensure that the design provided a focus point that draws the attention of users to a specific design element/s, allowing the substation facade to act as part of a passive backdrop to the setting.

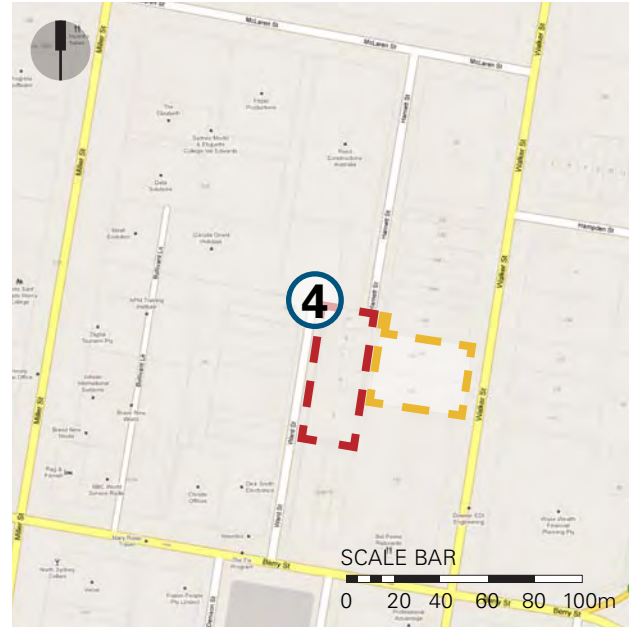


Figure 3.4.1: Panorama showing the view along the Site boundary, and down Ward Street to Berry Street

## Visual Impact Assessment

We would assess the visual impact of the proposed building from this observer location as being **Low** for the following reasons:

- » the Ward Street Precinct Masterplan has already been compromised, and may not proceed
- » by definition, the process of masterplanning for the precinct is still fluid, and can respond to the new element of the substation as part of that process
- » substantial design effort has been applied to the facade of the substation, with regard to form, materials, colour and patterning, including the provision of brickwork relief at the pedestrian level as discussed with the North Sydney Council Design Excellence Panel.



KEYPLAN



Figure 3.4.2: Photo of view down Ward Street from the corner of the council car park

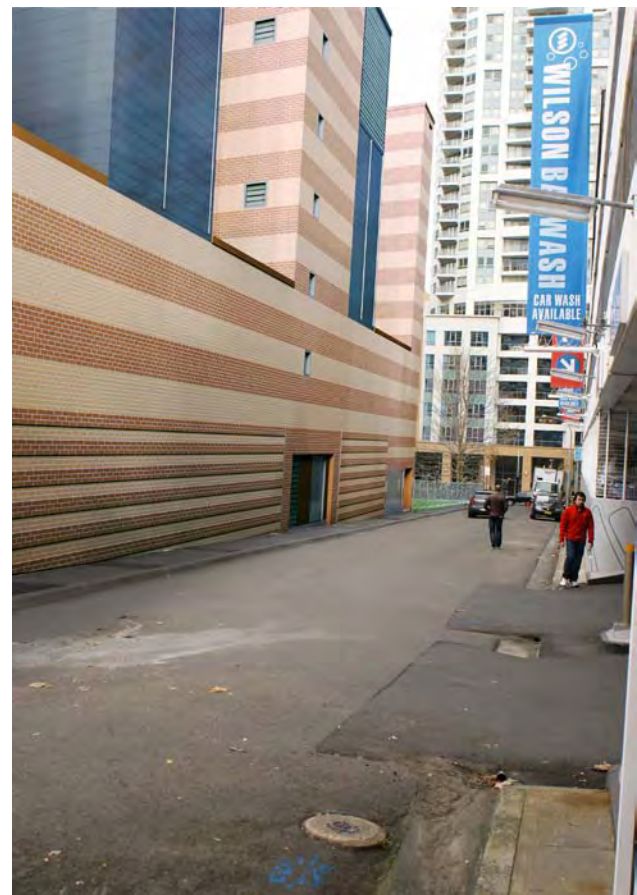


Figure 3.4.3: Photomontage of view down Ward Street from the corner of the council car park (Source: Kann Finch Group)

### 3.5 Observer Location 5

#### Units in Proposed Development at 136-140 Walker Street

Approximate distance to centre of the site: 25m  
 Approximate distance to site boundary: 5m

This Observer Location relates to the proposed development of 136-140 Walker Street, adjoining the Site to the east. As previously described, the lower section of the development sits within close proximity to the rear wall of the proposed substation building. The wall incorporates a colourful and visually harmonious brick banding. Residential units are proposed for floors 5-9 and above.

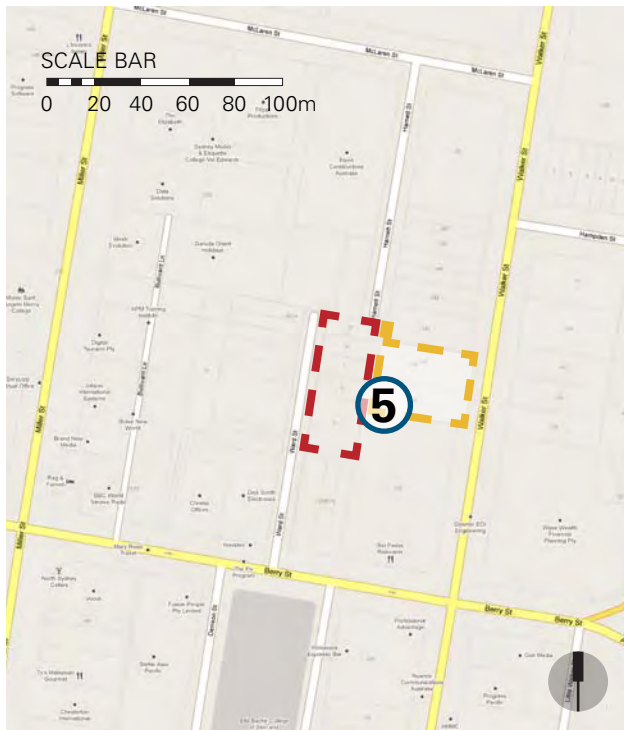
Floors 5 - 9 would be adjacent to the proposed substation, Floors 10 and above would be above the roof level of the proposed substation.

Unit 3 on Levels 5 - 9 faces both north and west, while Unit 4 faces both west and south (refer Figure 1.3.4 and 1.3.5).

#### Views to Rear of Substation

**Levels 5-7:** Units on levels 5-7 have windows and balconies facing directly onto the rear wall of the proposed substation. The windows of these units are set approximately 4.8m off the colour banded rear wall (refer Figure 1.3.3). The outside edges of the balconies are set approximately 2.9m off the wall, with the exception of Unit 4 on Level 5, where the balcony is setback approximately 1.2m.

**Level 8:** Units 3 and 4 on Level 8 look out onto a setback wall, clad with metal louvres in a 'Satin Charcoal Grey' finish, and set approximately 6.4m off the windows of the residential development, and 4.5m of the edges of the balconies (refer Figure 1.3.3).



KEYPLAN



Figure 3.5.1: Photomontage of view down Harnett Street from McLaren Street with proposed substation and proposed residential development at 136-140 Walker Street (Source: Kann Finch Group)

**Level 9:** Units 3 and 4 on Level 9 look out onto a Colorbond® roof in a 'Woodland Grey' finish, which slopes up and away from the units (refer Figure 1.3.3).

The units on the upper levels of the north-west corner of the proposed 136-140 Walker Street development have north-facing views, both local views over existing low scale residential and multi-unit residential dwellings on Walker Street, and district views over the suburbs of North Sydney, Neutral Bay, and the Cahill / Bradfield Expressway.

The units on the upper levels of the south-west corner of the proposed 136-140 Walker Street development have south-facing views, which look directly into the adjoining 10 storey People Telecom building, the wall / windows of which are

set approximately 12m from the south facing unit windows.

The space between the buildings contains a small ground level courtyard garden, which is adjoined to the east by a larger roof garden.

### *Alternative Development Scenario*

A separate urban design impacts study (Urban Design Impacts on 136- 140 Walker Street, prepared by the Energy2U Alliance) explores the possibility of residential development on the proposed substation site. If EnergyAustralia chose to exercise its full development rights over the site, the development could potentially include a residential tower of approximately 125m in height adjacent to the 136-140 development site.



**Figure 3.5.2:** Photomontage of view from a 7th floor balcony in the proposed development at 136-140 Walker Street (Source: Kann Finch Group)

## Overshadowing

The above issue of viewing into the rear wall of the proposed substation is compounded by overshadowing. The results of modelling for the winter solstice (worst case) and summer solstice (best case) for both west and north elevations are provided below:

» **Winter Solstice** – West Elevation (refer Figure 3.5.3):

- **11.30am** - The western face of the building does not receive direct sunlight until a little after 11.30am

- **12.00pm** – Glazing on commercial Levels 3 and 4 is in full shadow, which continues for the remainder of the day
- **1.00pm** – The proposed substation casts full shadow on Levels 5 and 6, and partial shadow across Level 7 to a line approximately 500mm above the top of the balcony walls
- **2.00pm** – The proposed substation effectively casts full shadow on Levels 5, 6 and 7, and shadow is cast on the Level 8

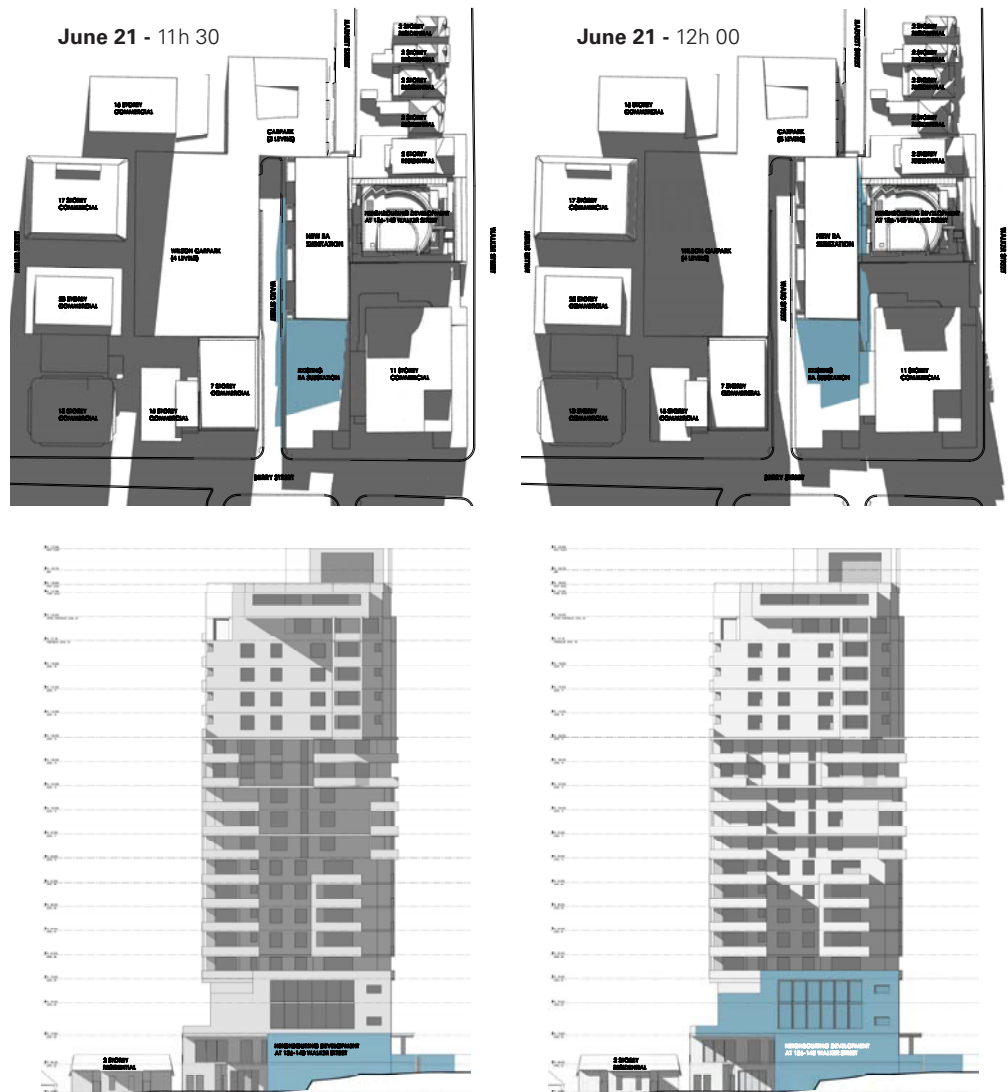


Figure 3.5.3: Shadow diagrams for the Winter Solstice, western elevation of proposed 136-140 Walker Street



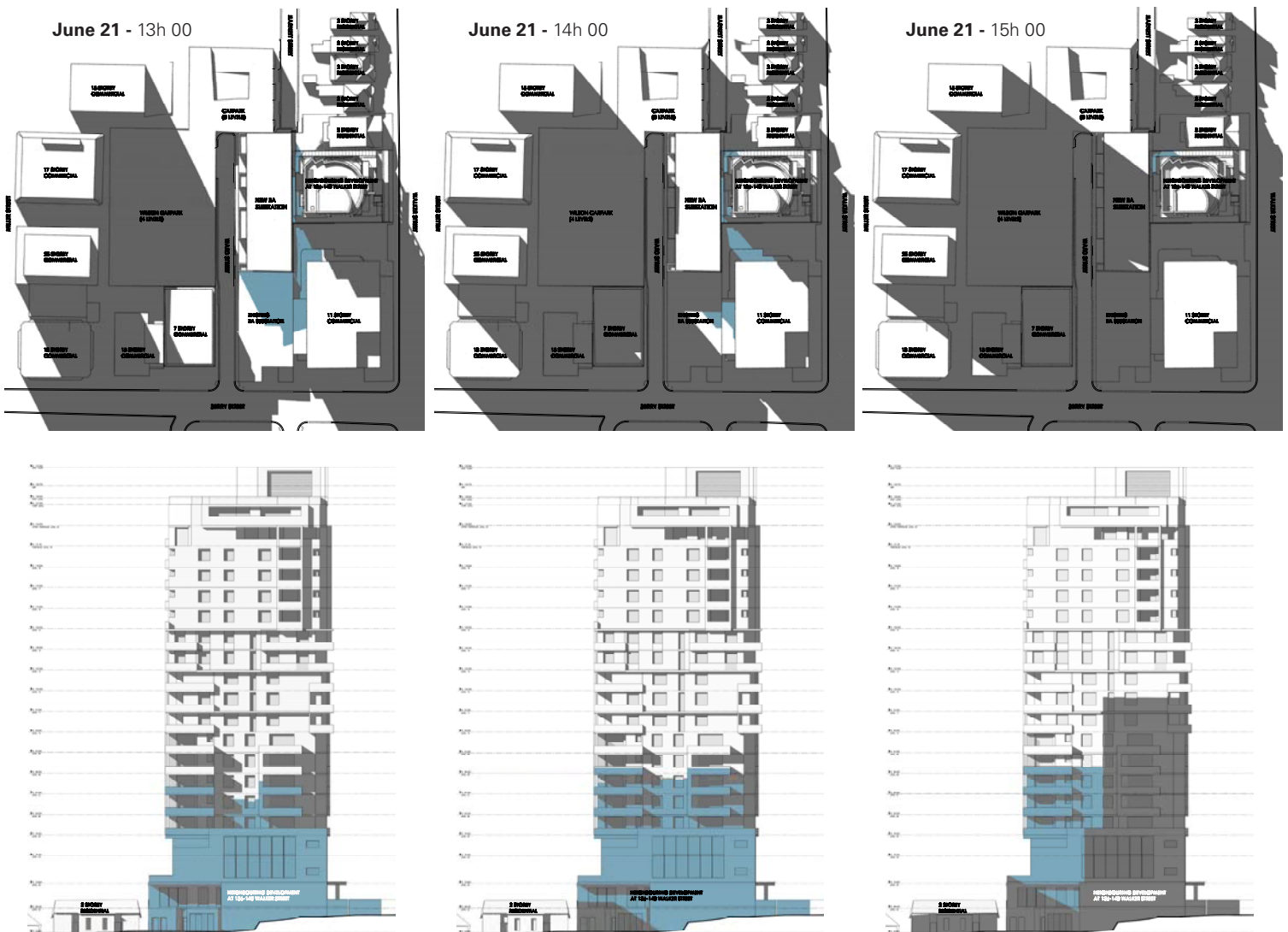
balcony walls , but does not overtop them or impact upon windows

- **3.00pm** – there is potentially a minor increase in the level of overshadowing to Unit 3 on Level 8 from the proposed substation, with the shadow line extending to the top of the balcony wall, thereby potentially causing the wall to cast a shadow across the balcony. The units in the south-west corner of the buildings are in full shade from Levels 5-10 and part of Level 11, but this shadow is cast from a

15 storey commercial building on Miller Street.

In summary for the western elevation:

- Levels 5 and 6 receive direct sunlight for approximately 1 hour
- Level 7 receives direct sunlight for approximately 1.5 hours
- Level 8 is not significantly affected by overshadowing from the substation, and
- Level 9 is not affected by overshadowing from the substation.



development (Source: Kann Finch Group, Drawing numbers SD03 to SD07 and SD13 to SD17) Not to scale



» **Winter Solstice – North Elevation** (refer Figure 3.5.4):

- **11.30am** – No shadow is cast from the proposed substation onto the north face of the proposed 136-140 Walker Street development
- **12.00pm** – No shadow is cast from the proposed substation onto the north face of the building

- **1.00pm** – Shadow is effectively cast across the face of the balconies for Levels 5-7 for a distance of approximately 1.5m
- **2.00pm** – Shadow is cast across the face of the building for Levels 5-7 / unit 3 over a distance of approximately 5m (across the dining space), with a decreasing level of impact higher up in the building.



**LEGEND**

- SHADOWS CAST BY EXISTING CONDITIONS AND PROPOSED DEVELOPMENT AT 136-140 WALKER STREET
- ADDITIONAL SHADOWS CAST BY PROPOSED NORTH SYDNEY SUBSTATION DEVELOPMENT
- NOT TO SCALE

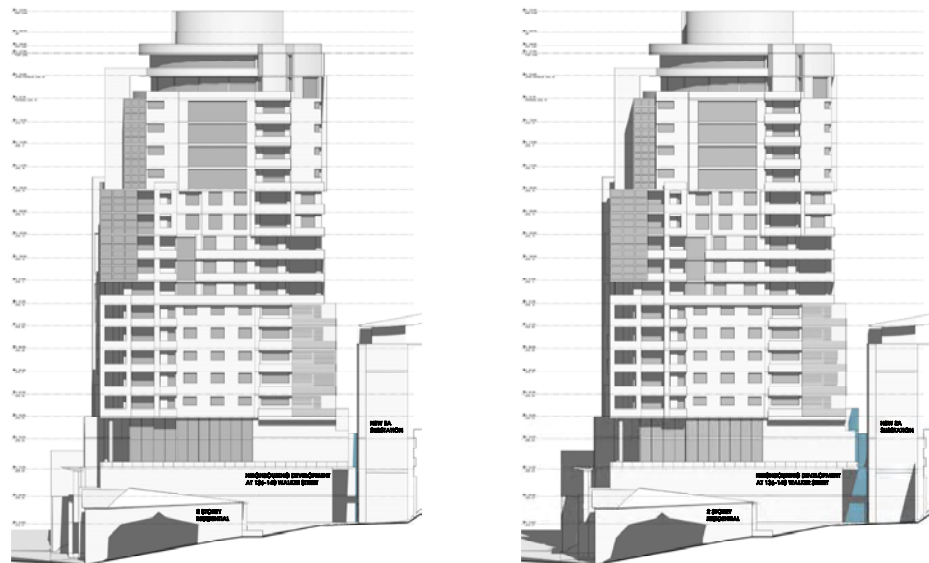


Figure 3.5.4: Shadow diagrams for the Winter Solstice, northern elevation of the proposed development at

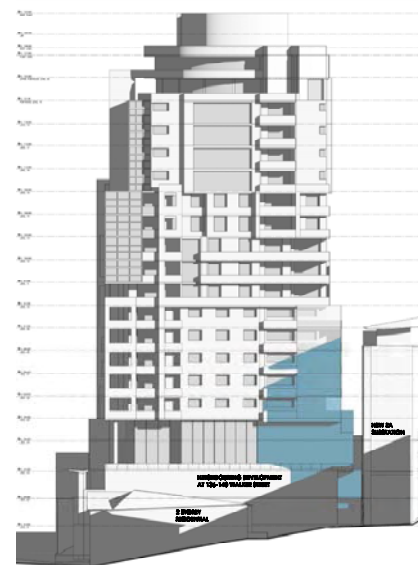
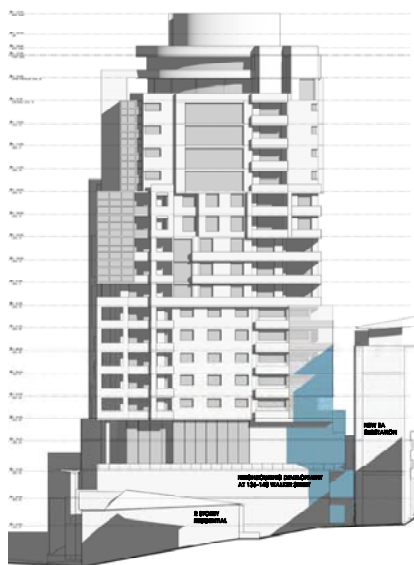
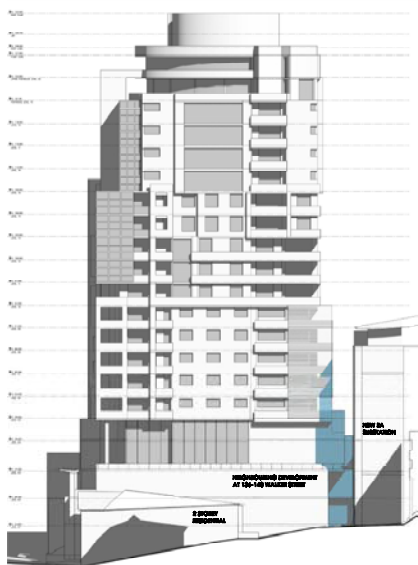
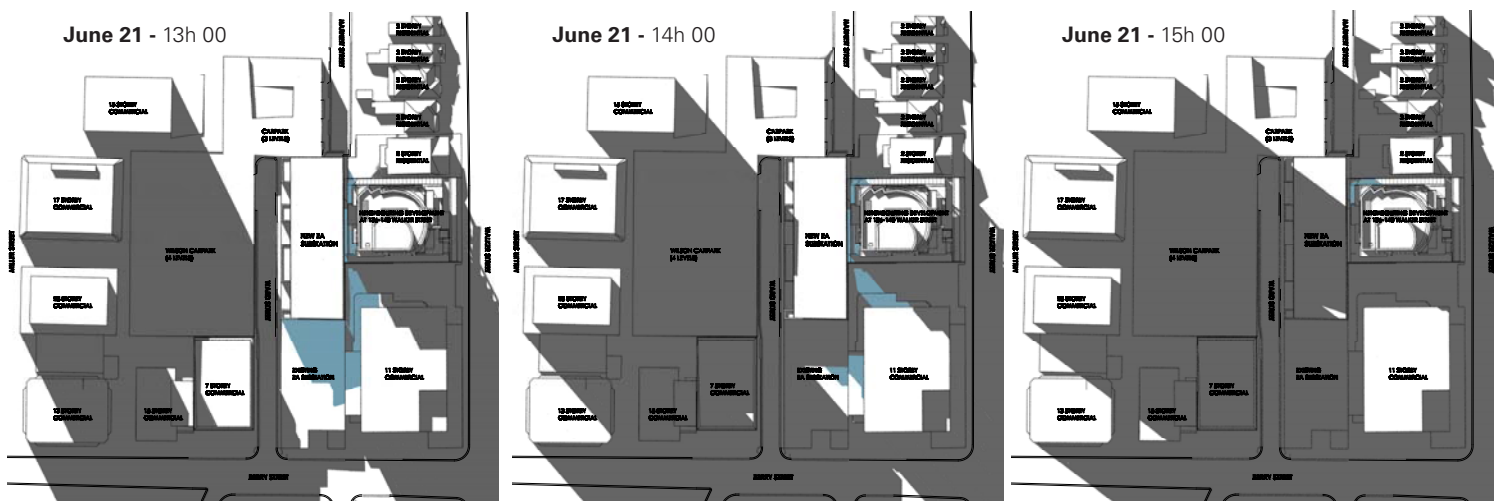


- **3.00pm** – Shadow is cast across the face of the building for Levels 5-7 / unit 3, with the:

- › Level 5 living and dining rooms being in full shade
- › Level 6 dining room in full shade and living room with approximately 50% shade, and
- › Level 7 dining room in full shade and minor shading of the living room.

In summary for the northern elevation:

- Level 5 is the most affected by overshadowing, with the living space approximately 50% in shadow by 2.00pm and in full shadow by 3.00pm.
- Level 6 has approximately 25% of the living space in shadow by 2.00pm and 75% in full shadow by 3.00pm.
- Level 7 has approximately 50% of the living space in shadow by 3.00pm



136-140 Walker Street (Source: Kann Finch Group, Drawing numbers SD03 to SD07 and SD08 to SD12) Not to scale

