

3.3.1 MERITON TOWER - VIEW ASSESSMENT

VI UNIT 3802 - L38, LIVING AREA, STANDING VIEW

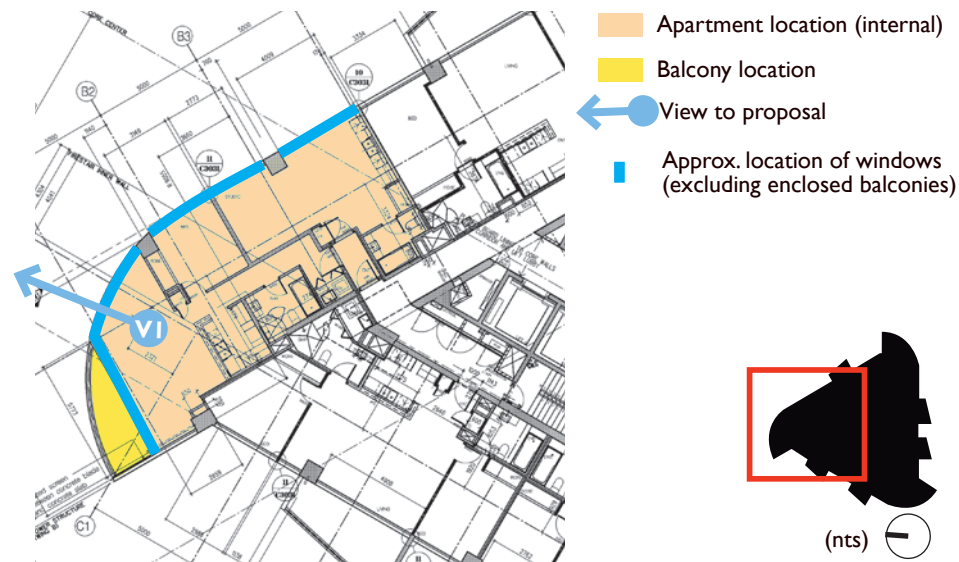
Description of view:

The view in question is a primary view from the living room of a serviced apartment in the north-western corner looking north-west towards the proposal. Due to its comparable height to other development to the north, the view is partially obstructed by existing built form. It is characterized by the cityscape of the western edge of the CBD and the Pyrmont skyline. The view is broad with an almost continuous horizon line and a large area of sky visible. The view includes a glimpse of Cockle Bay and associated land-water interfaces, the Maritime Museum, and Anzac Bridge. Alternative views to the north to the CBD, Sydney Harbour and lower north shore are available from the balcony. This view is considered to be of medium-high significance.

Impact of proposal:

Part of the southern and eastern elevations of the proposal will be visible at the centre of the existing view and there will be a partial loss of water views to Cockle Bay and associated land-water interfaces. Glimpses to Cockle Bay are retained as are views to Pyrmont Bridge and the Maritime Museum. The profile of the building is visible against other buildings and there will be no loss of sky or the horizon line. The proposal is also likely to contribute to an animated night time view. Although the impact is moderate, it is considered to be reasonable as the open character of the view is retained.

SIGNIFICANCE: MEDIUM-HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE



V2 UNIT 3803 - L38, LIVING AREA, STANDING VIEW

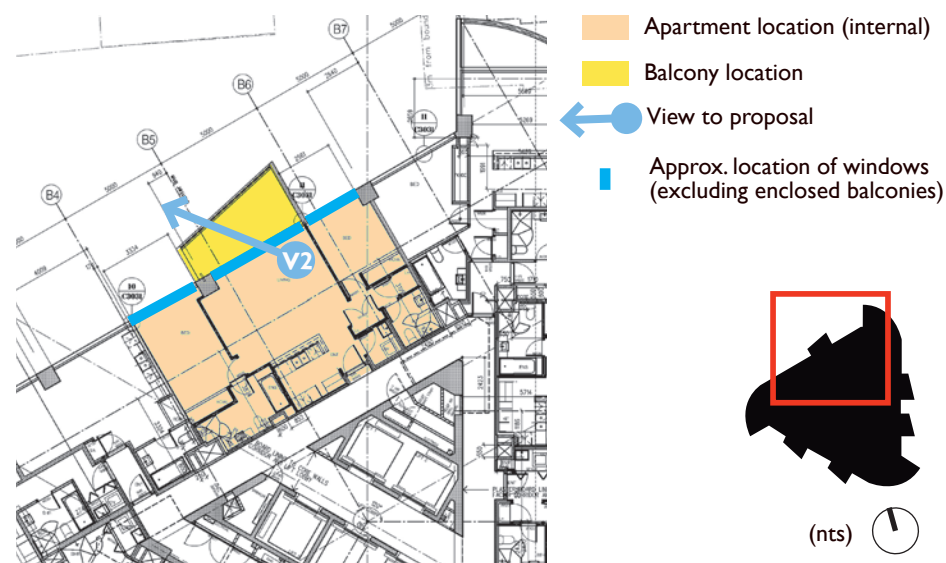
Description of view:

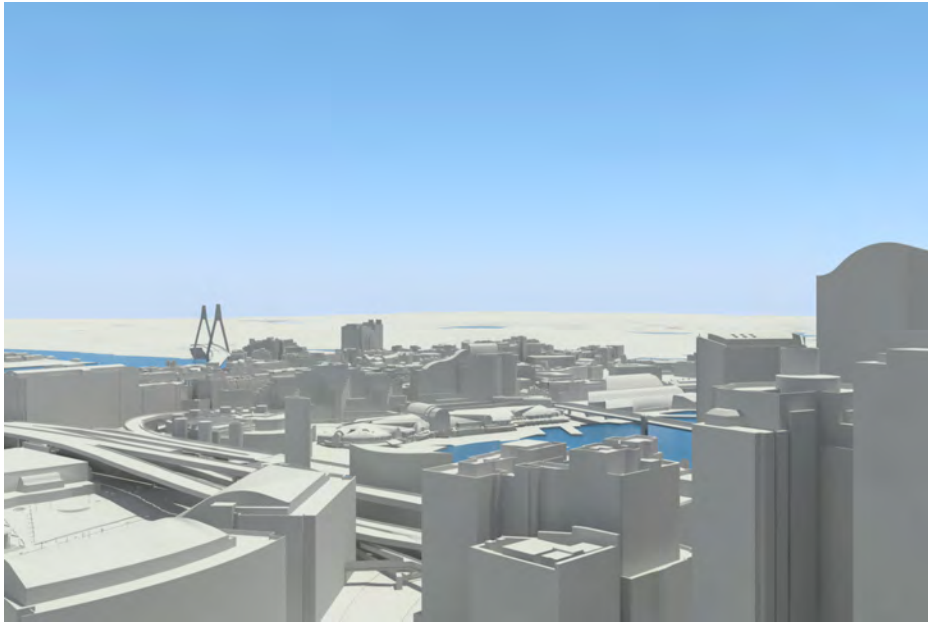
The view in question is a primary view from the living room of a serviced apartment in the north facade looking north-west towards the proposal. Due to its comparable height to other development to the north, the view is partially obstructed by existing built form and is characterized by the cityscape of the western edge of the CBD and Pyrmont, with Anzac Bridge visible in the distance. The view is broad with an almost continuous horizon line and a large area of sky visible. The view presents a very small glimpse of Cockle Bay and Blackwattle Bay. This view is considered to be of medium-high significance.

Impact of proposal:

Part of the southern and eastern elevations of the proposal will be visible at the centre of the existing view and there will be a partial loss of water views to Cockle Bay and associated land-water interfaces. The profile of the building is visible against other buildings and there is no loss of the horizon line or sky. The Meriton Tower is located 4 blocks to the south-east of the proposal and it is unreasonable to expect retention of views as redevelopment occurs to the city edges. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view. Although the impact is moderate, it is considered to be reasonable as the broad character of the view is retained.

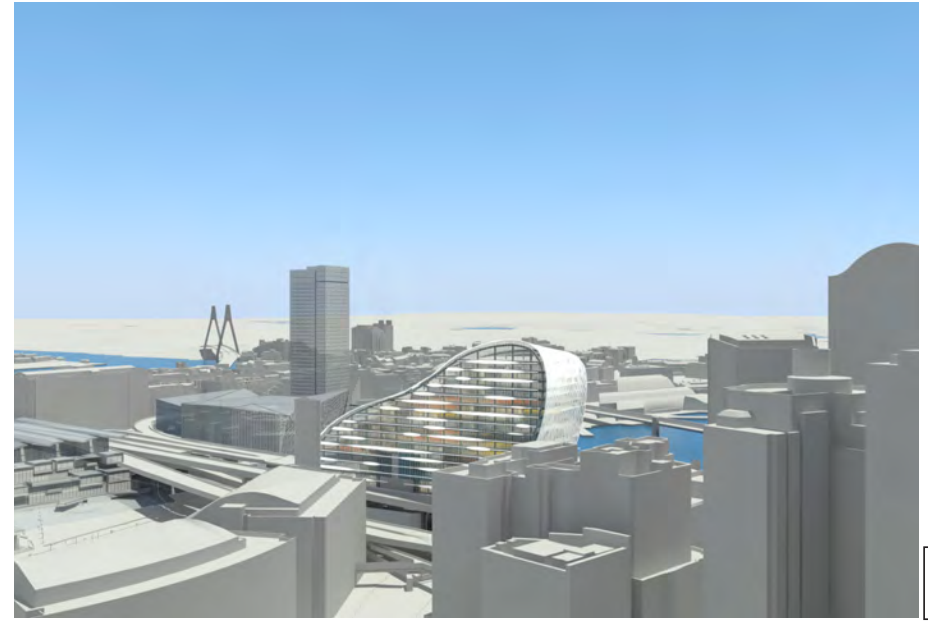
SIGNIFICANCE: MEDIUM-HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE





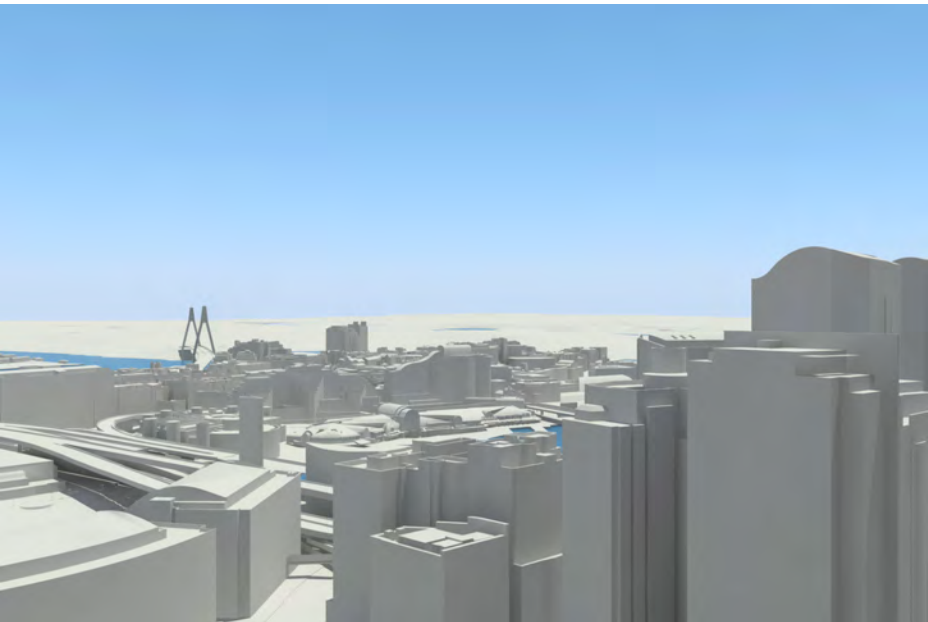
VI

Existing view



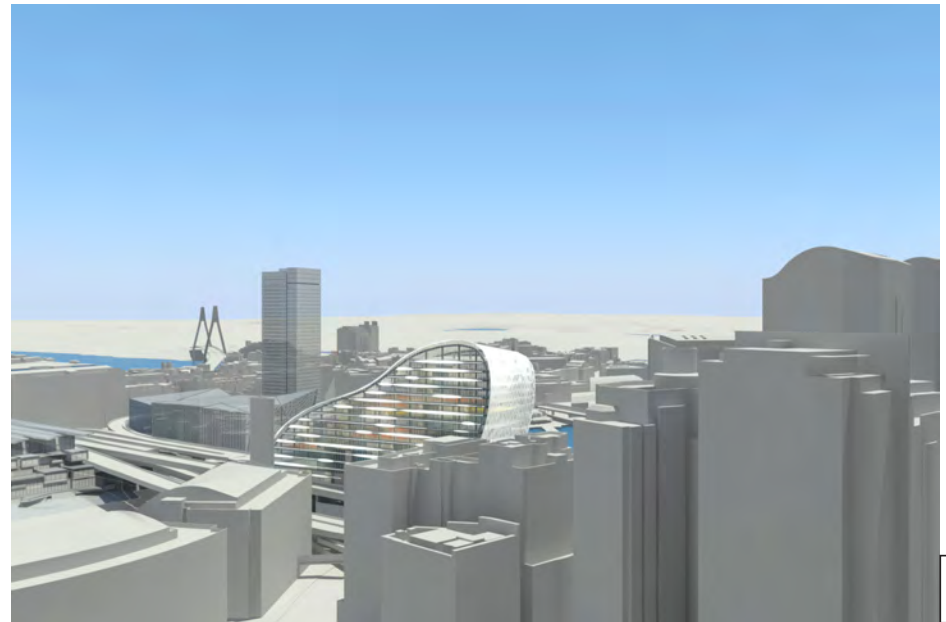
VI

Proposed view



V2

Existing view



V2

Proposed view

3.3.2 MERITON TOWER - VIEW ASSESSMENT

V3 UNIT 5602 - L56, LIVING AREA, STANDING VIEW

Description of view:

The view in question is a primary view from the living room of a serviced apartment in the north-western corner looking north-west towards the proposal. The view is iconic given the breadth of the view, the continuous horizon line and the extent of the water body and water-land interface visible. The view presents distant views to the Balmain peninsula, Blackwattle Bay and Parramatta River. Visible elements of interest include the Maritime Museum and the Anzac Bridge. Alternative views to the north to the CBD, Sydney Harbour and lower north shore are available from the balcony. This view is considered to be of high significance.

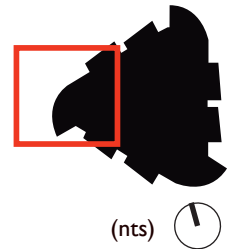
Impact of proposal:

The southern and eastern elevations of the proposal will be visible at the centre of the existing view and there will be a partial loss of water views to Cockle Bay and associated land-water interfaces. The profile of the building is visible against other buildings and there is no loss of the horizon line or sky. The Meriton Tower is located 4 blocks to the south-east of the proposal and it is unreasonable to expect retention of views as redevelopment of the city edge occurs. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night. Although the impact is moderate, it is considered to be reasonable as water views and the open character of the view is retained.

SIGNIFICANCE: HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE



- Apartment location (internal)
- Balcony location
- View to proposal
- Approx. location of windows (excluding enclosed balconies)



V4 UNIT 5604 - L56, LIVING AREA, STANDING VIEW

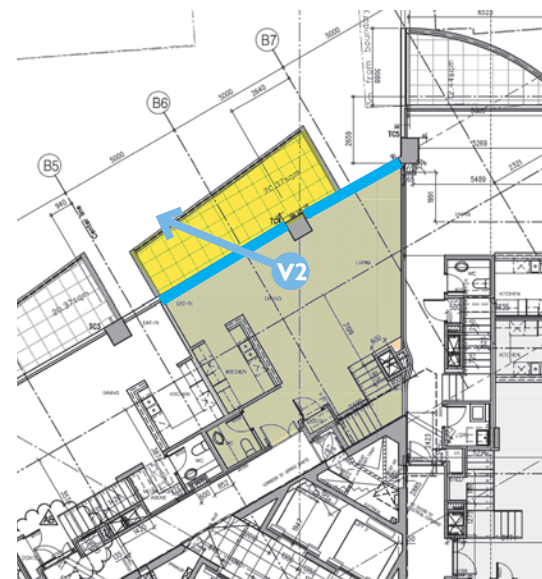
Description of view:

The view in question is a primary view from the living room of a serviced apartment in the north-western corner looking north-west towards the proposal. The view is an iconic view given the openness of the view, the continuous horizon line and the extent of the water body and water-land interface visible. The view presents distant views to the Balmain peninsula, Blackwattle Bay and Parramatta River. Visible elements of interest include the Maritime Museum and the Anzac Bridge. Night time views are animated by the skyline of the city. This view is considered to be of high significance.

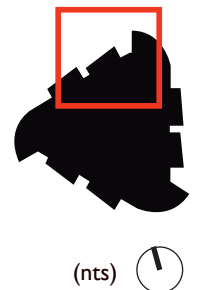
Impact of proposal:

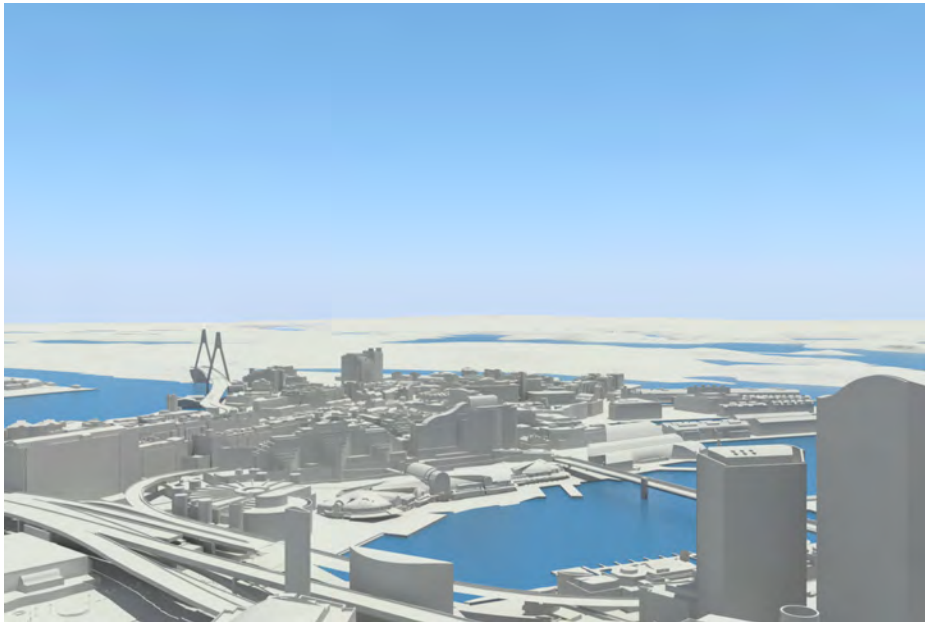
The southern and eastern elevations of the proposal will be visible at the centre of the existing view and there will be a partial loss of water views to Cockle Bay and associated land-water interfaces. The profile of the building is visible against other buildings and there is no loss of the horizon line or sky. The Meriton Tower is located 4 blocks to the south-east of the proposal and it is unreasonable to expect retention of views as redevelopment of the city edge occurs. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night. Although the impact is moderate, it is considered to be reasonable as water views and the open character of the view is retained.

SIGNIFICANCE: MEDIUM **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE



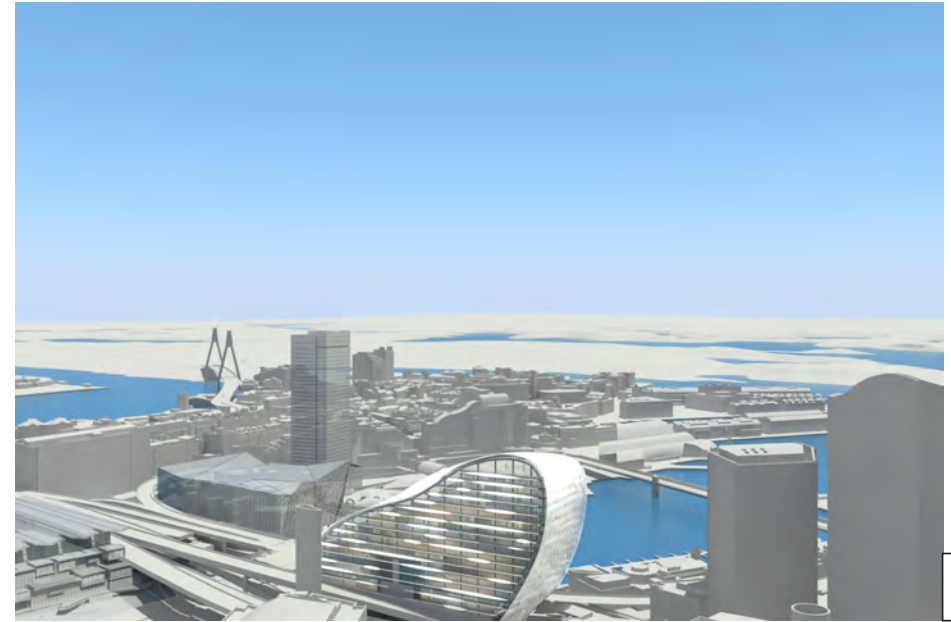
- Apartment location (internal)
- Balcony location
- View to proposal
- Approx. location of windows (excluding enclosed balconies)





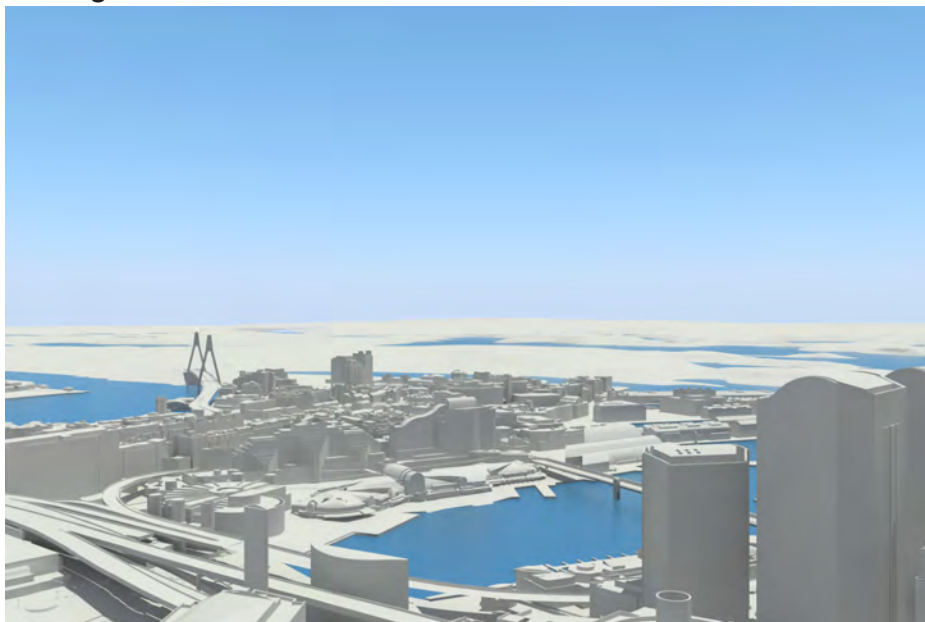
V3

Existing view



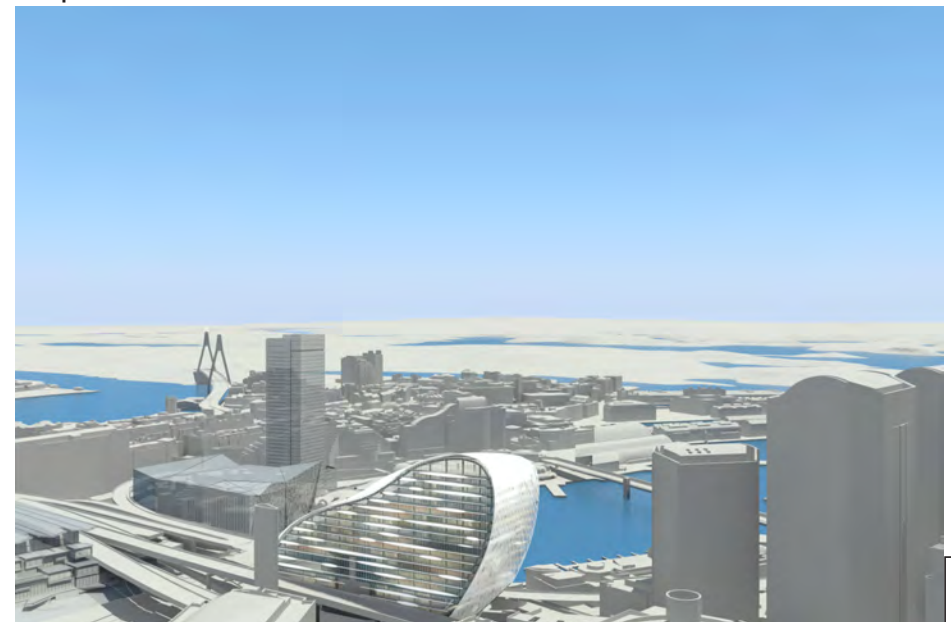
V3

Proposed view



V4

Existing view



V4

Proposed view

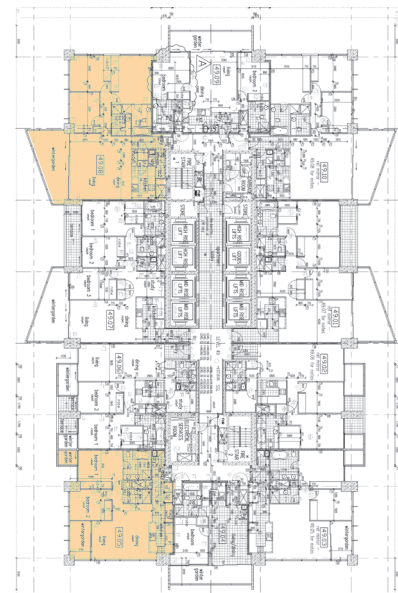
3.4 WORLD TOWER

The World Tower Development is located at the corner of George and Liverpool Streets. This development consists in general of a rectangular tower with angled balconies protruding beyond the façade toward the north end of the tower. This development consists of 84 levels with the upper roof RL at 246.200. Due to the tower's longitudinal axis located in the north-south direction, the western façade of the development will have general views toward the proposal, Darling Harbour and Cockle Bay.

The views selected for testing are from Level 74 (RL 212.290) and Level 56 (RL 165.10). In plan view, the point within the units selected for testing are the living areas of units located on the southern and northern ends of the tower.

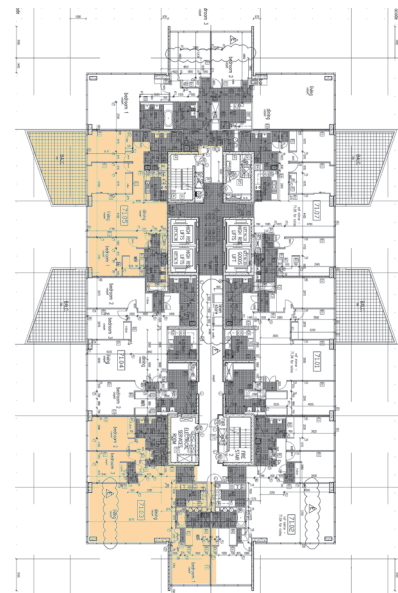
A typical plan contains 8 units per level, with 4 units facing in the general direction of the proposal. Meriton Towers is located between The World Tower Development and the proposal. Meriton Towers partly affects the existing views from the northern units of the World Tower blocking existing views to Darling Harbour, the lower north shore and the horizon line.

It is GMU's understanding that the World Tower development is a mixed-use development with residential units as well as serviced apartments. Views to the west are mainly available above other development to the west of George Street Units along the eastern elevation are estimated to have views toward the CBD, Sydney Harbour and the Tasman Sea beyond.



LEVEL 56

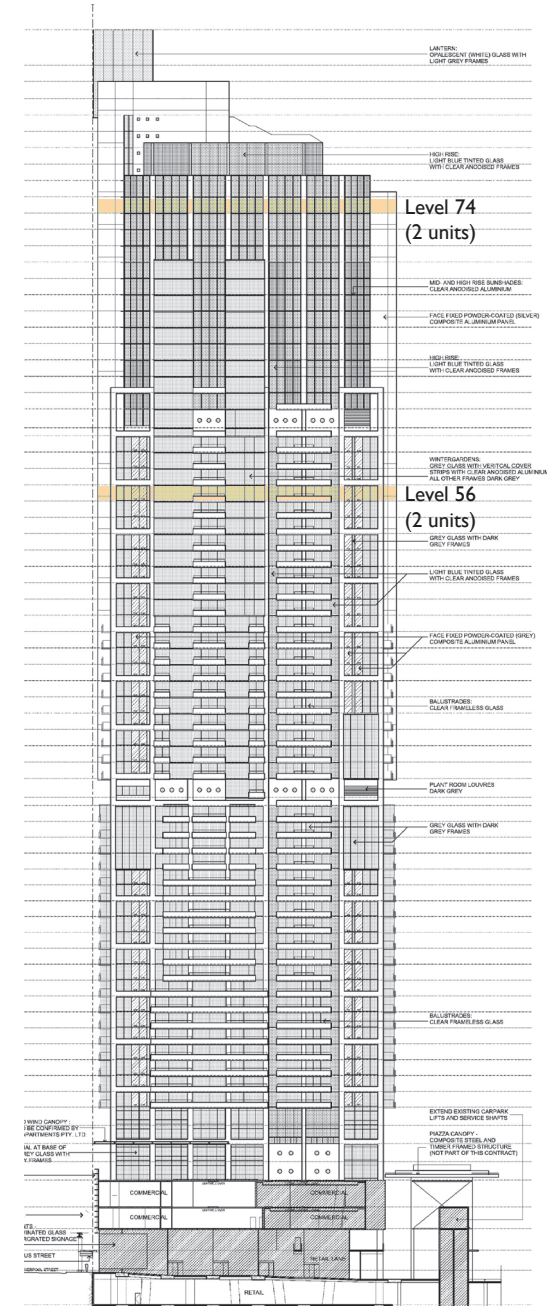
(nts)



LEVEL 74

(nts)

Typical floorplates of the World Tower



West elevation of the World Tower

VIEWS FROM WORLD TOWER

In general, the views along the western elevation can be characterised as follows:

- Panoramic views to the northwest toward Darling Harbour and the lower north shore above existing development to the west of George Street.
- City views to the north and south from the end units
- Views to the west toward Tumbalong Park and Anzac Bridge



- | | | | |
|--|--|--|---------------|
| | Proposed built form at ground level | | World Tower |
| | Proposed built form above flyover | | View category |
| | Proposal site (public domain works area) | | |



KEY VIEWS FROM THE WORLD TOWER

3.4.1 WORLD TOWER - VIEW ASSESSMENT

VI UNIT 49.05 - L56, LIVING AREA, STANDING VIEW

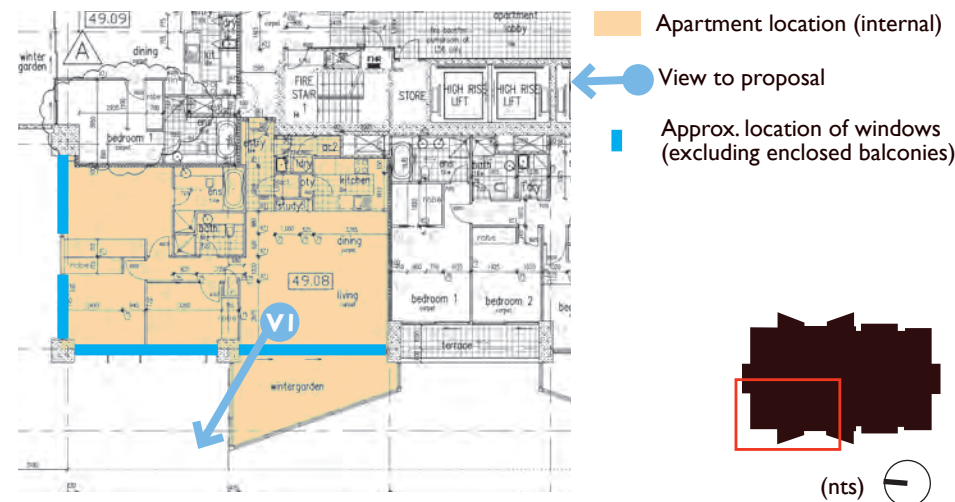
Description of view:

The view in question is a primary view from the living room of an apartment in the north-western corner looking north-west towards the proposal. Due to its comparable height to other development to the north-west, the view and horizon line is obstructed by existing built form. The lower extent of the view is characterized by the infrastructure elements of the Western Distributor. A small area of Cockle Bay and associated land-water interfaces are visible. Distant visible elements of significance include the Anzac Bridge and Blackwattle Bay. Alternative views to the north to the CBD, Sydney Harbour and lower north shore are available from the bedrooms. This view is considered to be of medium significance.

Impact of proposal:

The southern elevation of the proposal will be visible at the centre of the existing view, obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the building is visible against other buildings and there is no loss of the horizon line or sky. The view is already compromised by the existing built form to the north-west. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night. Although the impact is moderate-significant, it is considered to be reasonable as alternative views to the west capturing Anzac Bridge and Blackwattle Bay are retained.

SIGNIFICANCE: MEDIUM **IMPACT:** MODERATE-SIGNIFICANT **ACCEPTABILITY:** REASONABLE



V2 UNIT 49.08 - L56, LIVING AREA, STANDING VIEW

Description of view:

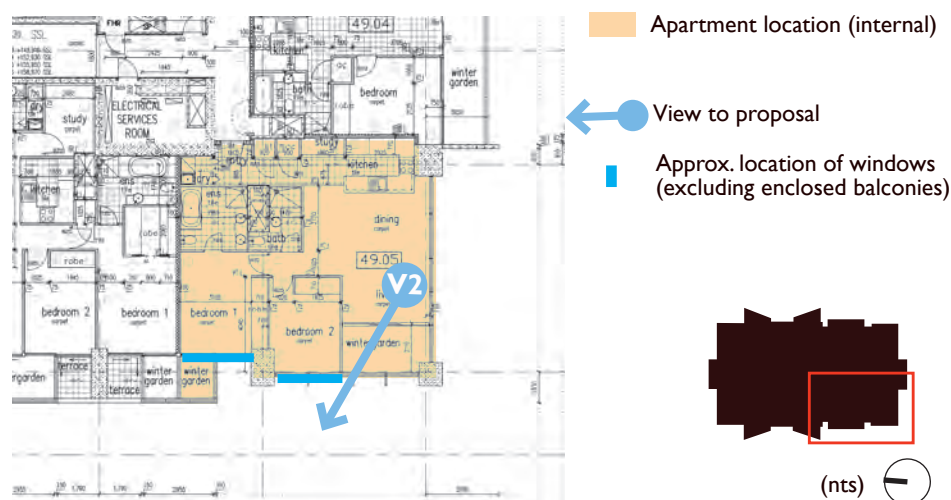
The view in question is a primary view from the living room of an apartment in the south-western corner looking north-west towards the proposal. The view is open and is characterized by the distant horizon line, the cityscape, and water views of Cockle Bay, Blackwattle Bay and Parramatta River. The lower extent of the view is characterized by the Western Distributor, Darling Quarter and the land-water interfaces of Cockle Bay. Visible elements include Pyrmont Bridge, Anzac Bridge and the Maritime Museum. Alternative open views to the south of Southern Sydney are available from the bedrooms. This view is considered to be of high significance.

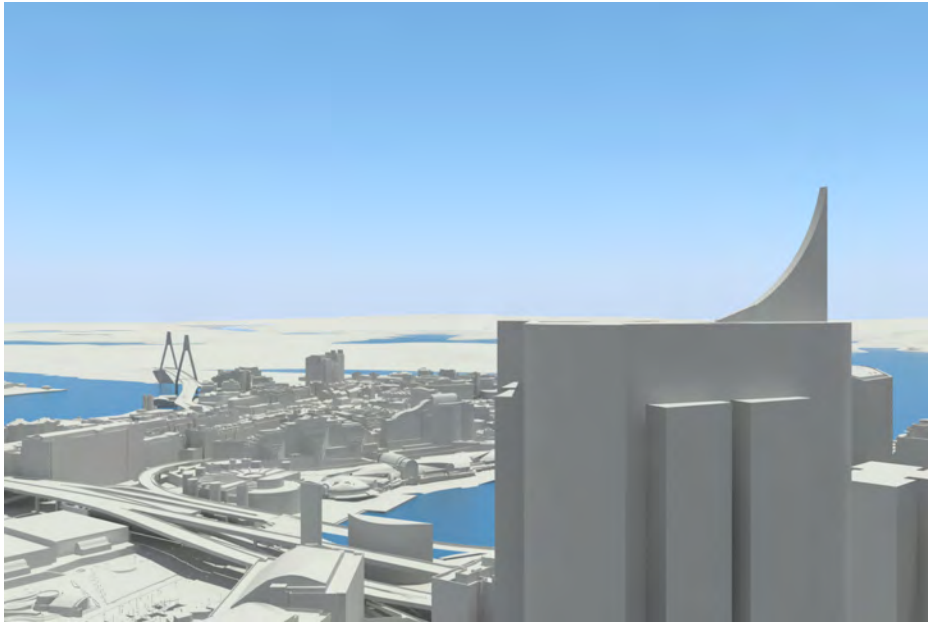
Impact of proposal:

The southern and eastern elevations of the proposal will be visible at the centre of the existing view, partially obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the proposal is visible against other buildings and there is no loss of the horizon line or sky. The view is already compromised by the existing built form to the north-west. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night.

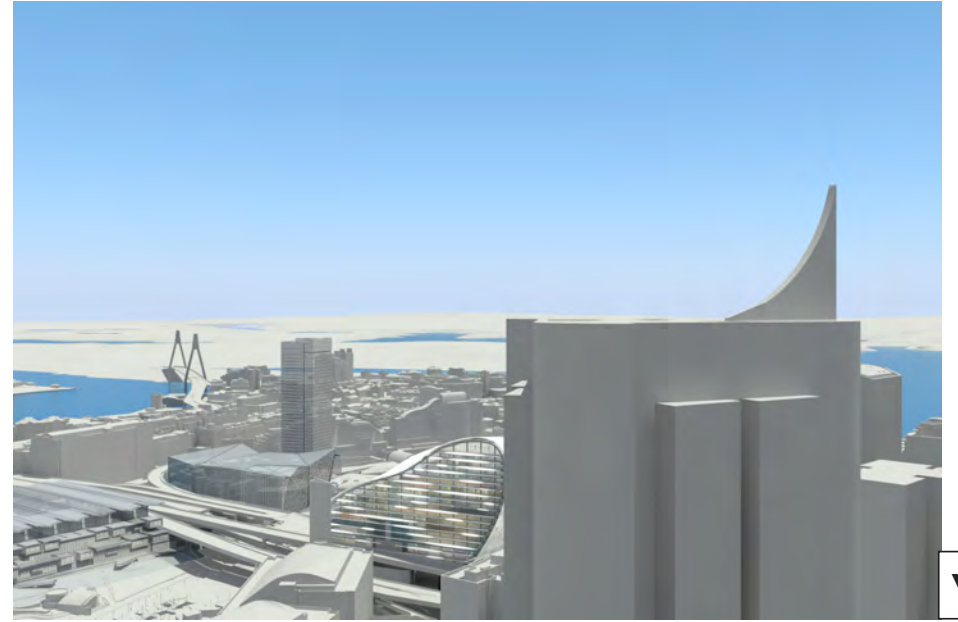
Although the impact is moderate-significant, it is considered to be reasonable as the breath of the view is retained, as are alternative views to the west capturing Anzac Bridge and Blackwattle Bay.

SIGNIFICANCE: HIGH **IMPACT:** MODERATE-SIGNIFICANT **ACCEPTABILITY:** REASONABLE

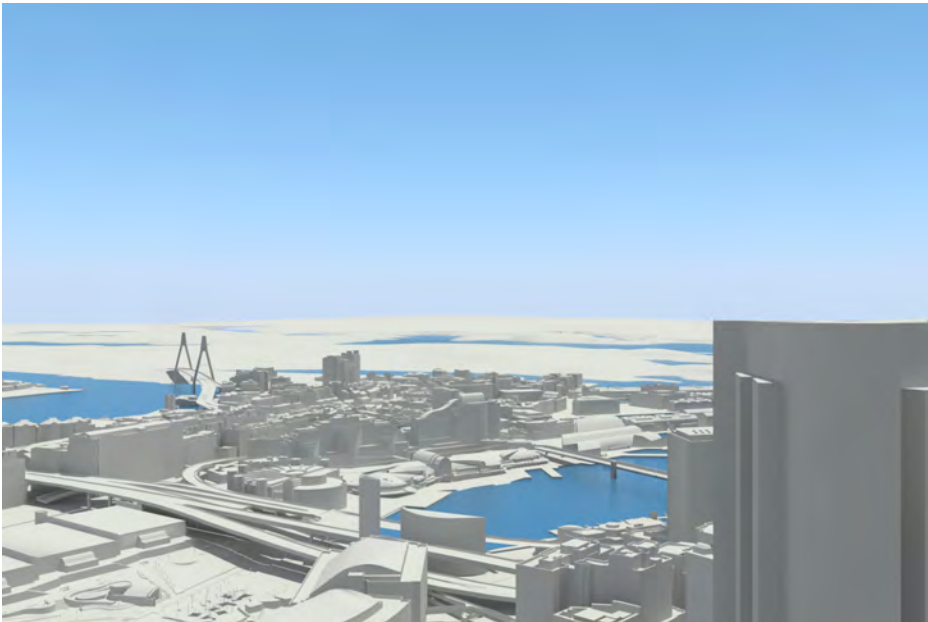




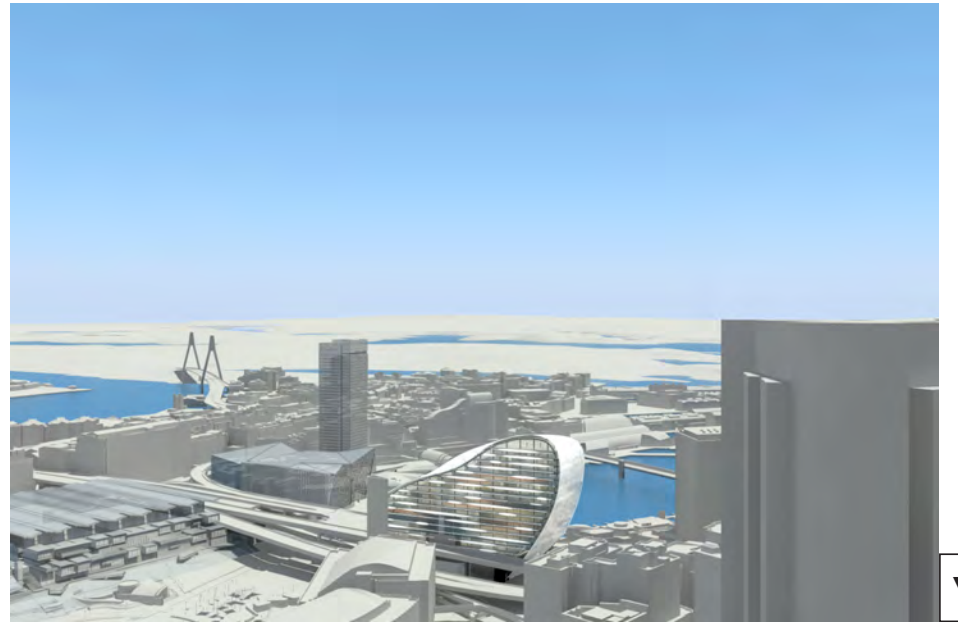
V1



V1



V2



V2

Existing view

Proposed view

3.4.2 WORLD TOWER - VIEW ASSESSMENT

V3 UNIT 71.03 - L74, LIVING AREA, STANDING VIEW

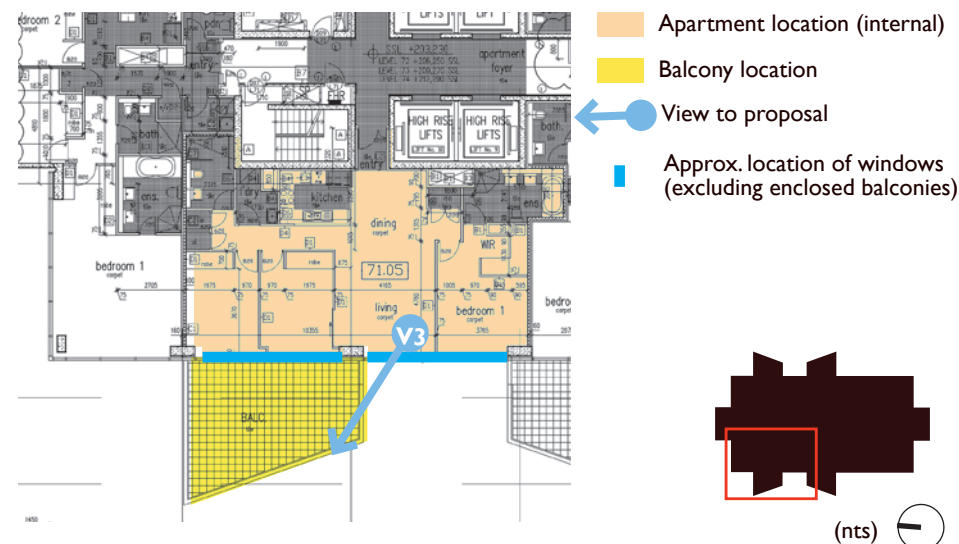
Description of view:

The view is a primary view from the living room of an apartment in the north-western corner looking north-west towards the proposal. The view to the proposal is oblique. The view is iconic given the openness of the view, the continuous horizon line, and extent of the water body and water-land interface visible. The view captures Cockle Bay, part of Darling Harbour, Blackwattle Bay, Parramatta River, Pyrmont and the Balmain Peninsula in the distance. Visible elements of interest include Pyrmont Bridge, the Maritime Museum and Anzac Bridge. The lower extent of the view is characterized by the infrastructure elements of the Western Distributor. This view is considered to be of high significance.

Impact of proposal:

The southern and eastern elevations of the proposal will be visible at the centre of the existing view, partially obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the proposal is visible against other buildings and there is no loss of the horizon line or sky. Although the impact is moderate, it is considered to be reasonable as the majority and most dramatic portion of the view and breath of view is retained on the basis of reasonable view sharing and the lack of height limit and FSR controls affecting site.

SIGNIFICANCE: HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE



V4 UNIT 71.05 - L74, LIVING AREA, STANDING VIEW

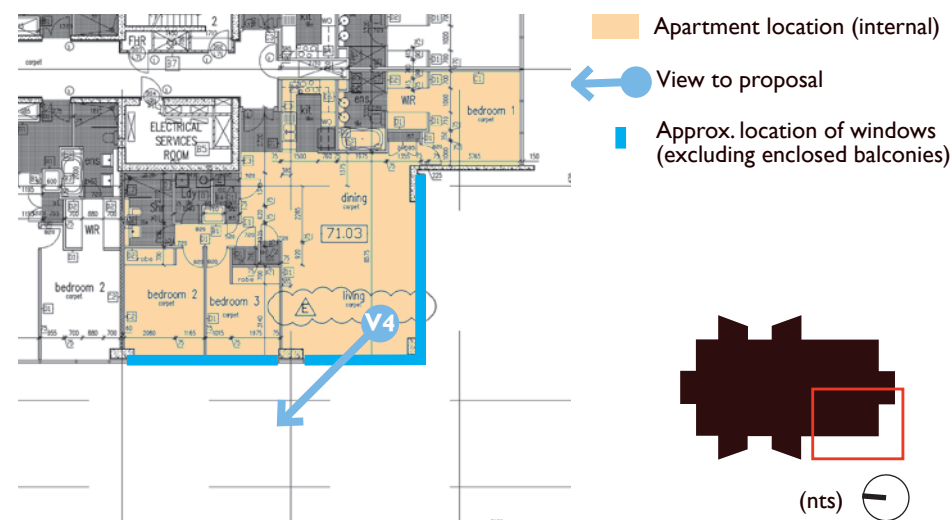
Description of view:

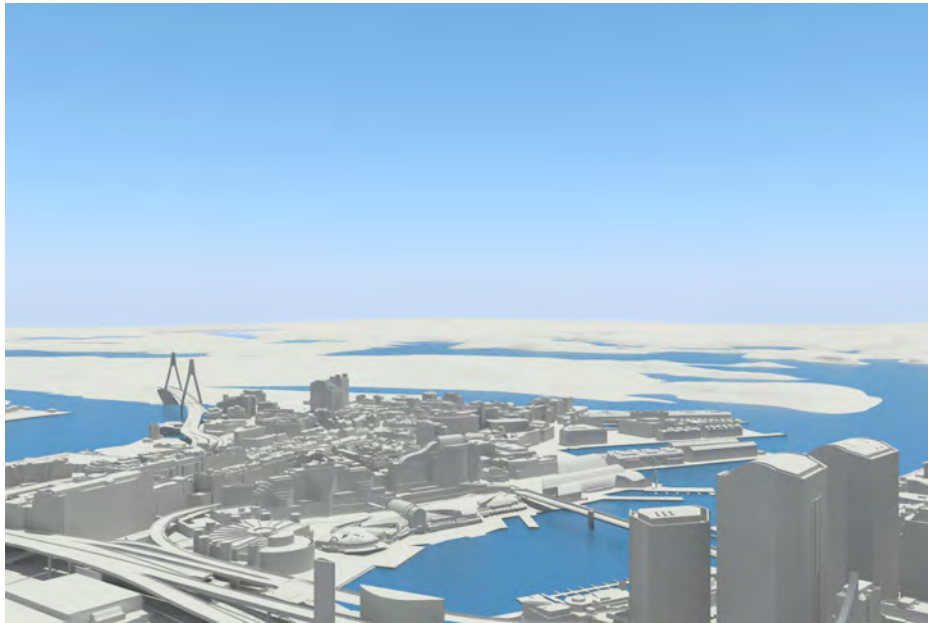
The view is a primary view from the living room of an apartment in the south-western corner looking north-west towards the proposal. The view to the proposal is oblique. The view is iconic given the openness of the view, the continuous horizon line, and extent of the water body and water-land interface visible. The view captures Cockle Bay, part of Darling Harbour, Blackwattle Bay, Parramatta River, Pyrmont and the Balmain Peninsula in the distance. Visible elements of interest include Pyrmont Bridge, the Maritime Museum and Anzac Bridge. The lower extent of the view is characterized by the infrastructure elements of the Western Distributor. Alternative views to the south to South Sydney are available from the bedrooms. This view is considered to be of high significance.

Impact of proposal:

The southern and eastern elevations of the proposal will be visible at the centre of the existing view, partially obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the proposal is visible against other buildings and there is no loss of the horizon line or sky. Although the impact is moderate, it is considered to be reasonable as the majority and most dramatic portion of the view and breath of view is retained on the basis of reasonable view sharing and the lack of height limit and FSR controls affecting site.

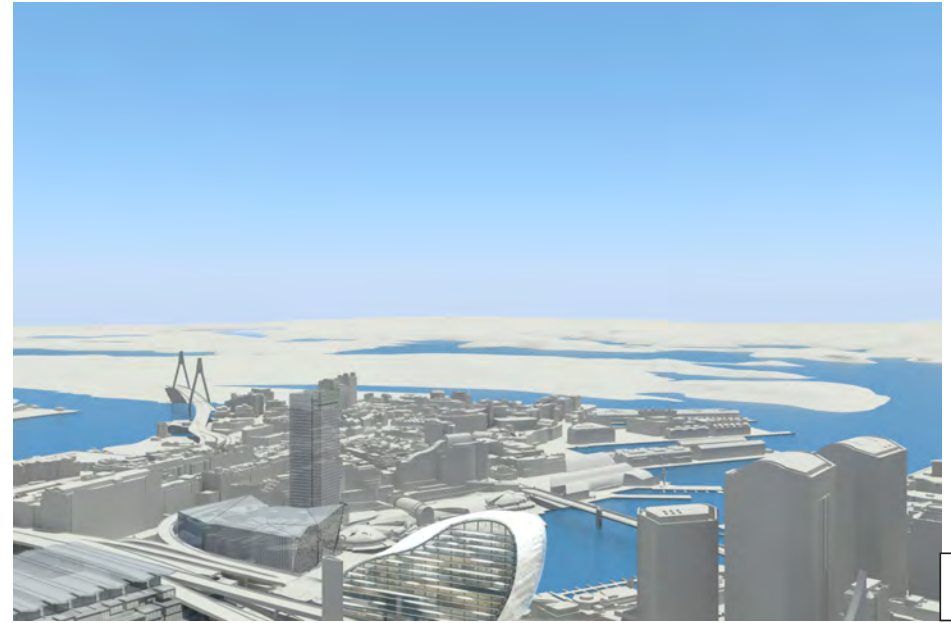
SIGNIFICANCE: HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE





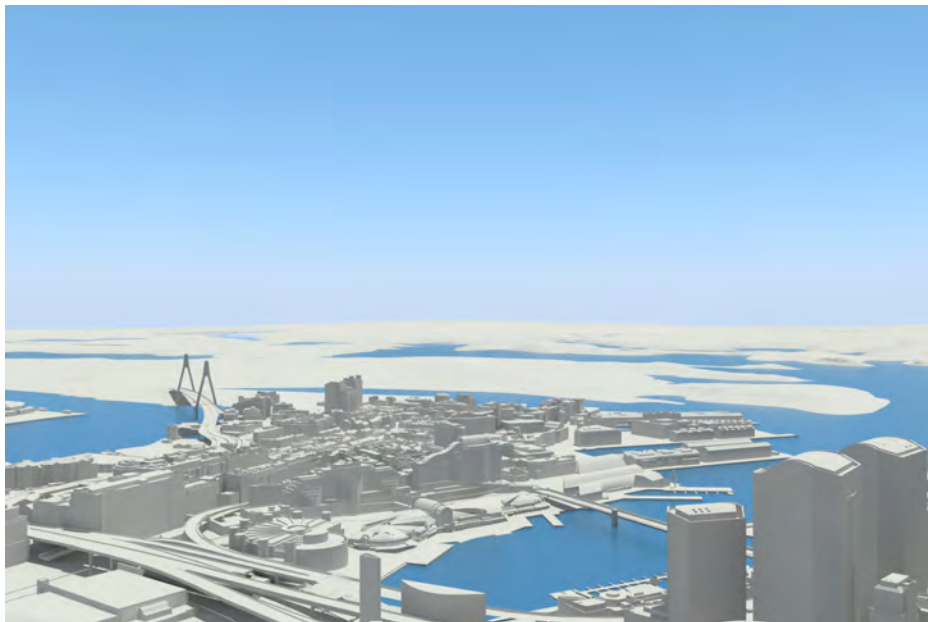
V3

Existing view



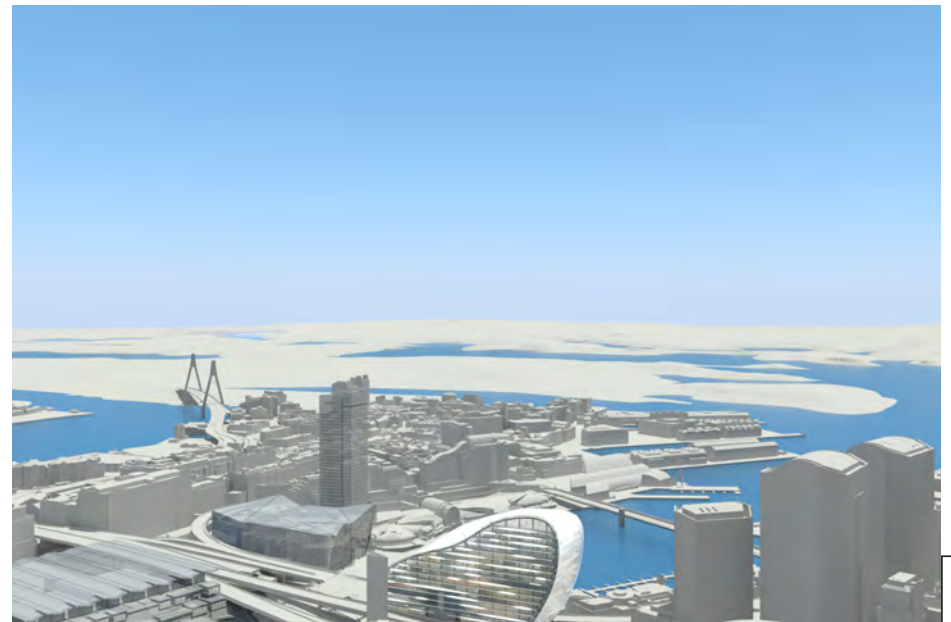
V3

Proposed view



V4

Existing view



V4

Proposed view

3.5 MILLENNIUM TOWERS

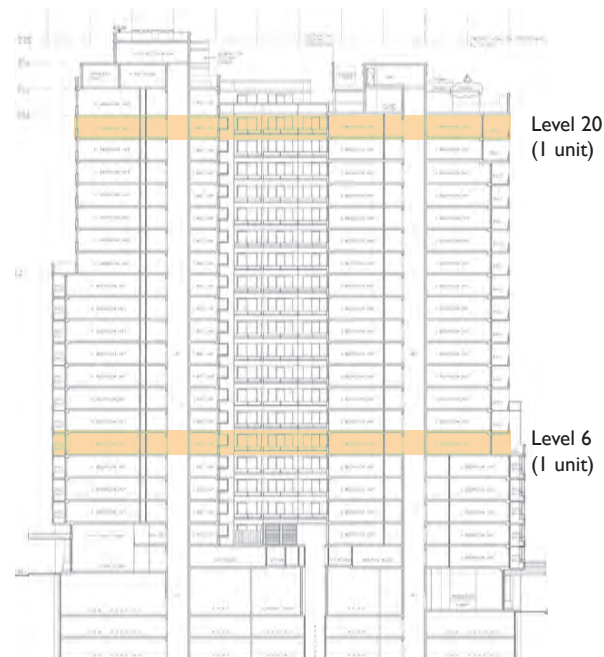
Millennium Towers is bound by Bathurst, Day and Sussex Streets. It is comprised of two elements with the taller tower facing Day Street and Bathurst Street and the lower part of the development being bound by Bathurst, Sussex Streets and James Lane.

According to the typical plan, generally 6 units per level on the western component, facing Cockle Bay and Tumbalong Park, will have available views in the general direction of the proposal.

The western component is a 20 storey residential development with the lower 5 levels presented as part of a podium facing Day Street and Bathurst Street. Levels selected for general view testing include Level 20 (RL 62.20) and Level 6 (RL 24.30). In plan view, the selected views correspond to the living areas of units located at the north-western corner of the building.



North elevation of the 'Millennium Towers'



Cross section of the 'Millennium Towers'



LEVEL 6

(nts)



LEVEL 20

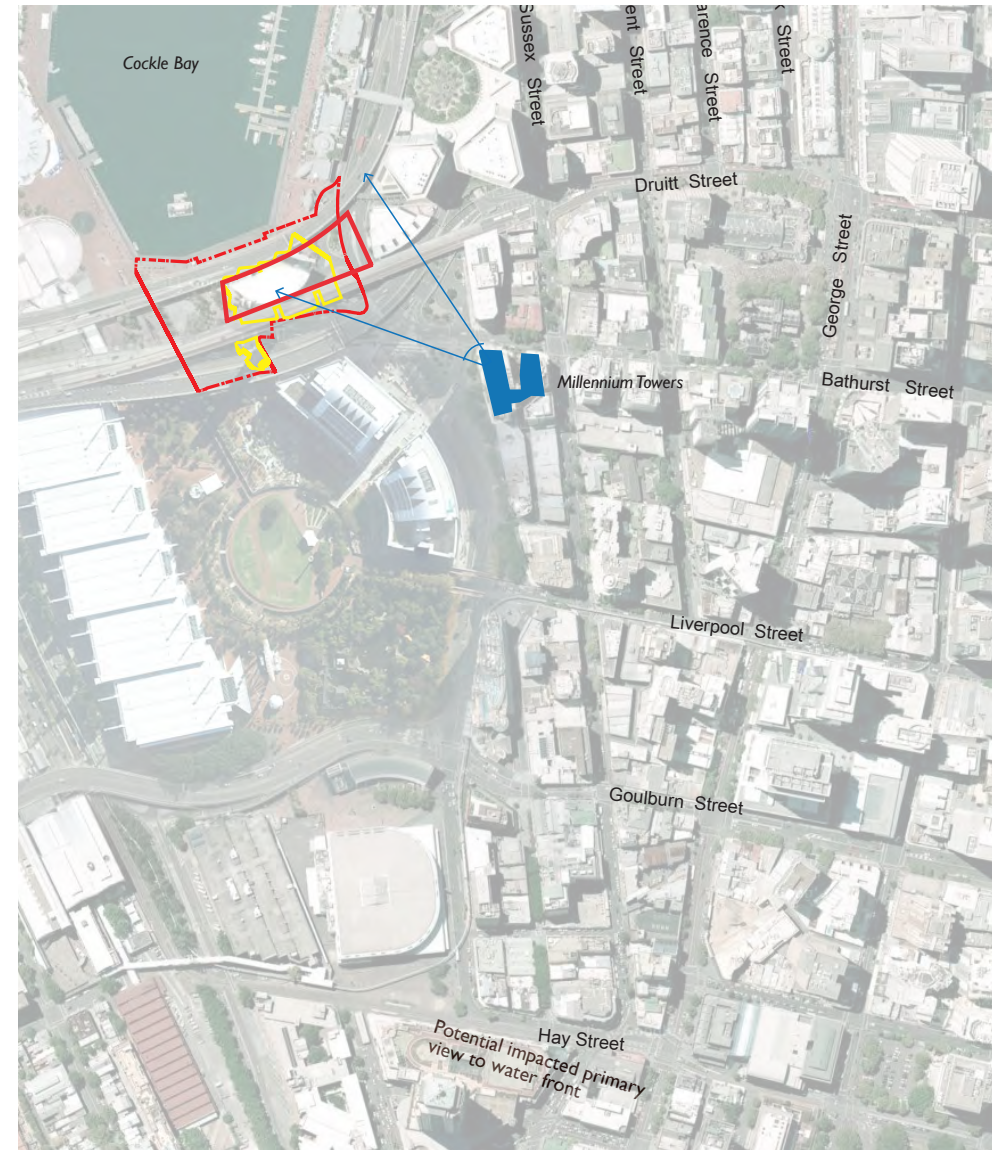
Typical floorplates of the 'Millennium Towers'

(nts)

VIEWS FROM THE MILLENNIUM TOWERS

In general, the views along the north-western elevations can be characterised as follows:

- City views to the west and Tumbalong Park with upper levels having a direct view to Anzac Bridge and the western horizon
- Darling Harbour outlooks over the Western Distributor's flyover ramps framed by the Darling Quarter's development to the right and with the existing IMAX to the left.
- Low to medium altitude views framed by existing development
- Views of Harbour Street to the west and alternative city views to the east for the north facing units facing Bathurst Street.



- | | |
|--|---|
|  Proposed built form at ground level |  Millennium Towers |
|  Proposed built form above flyover |  View category |
|  Proposal site (public domain works area) | |



KEY VIEWS FROM THE MILLENNIUM TOWERS

3.5.1 MILLENNIUM TOWERS - VIEW ASSESSMENT

VI UNIT 187 - L6, LIVING AREA, STANDING VIEW

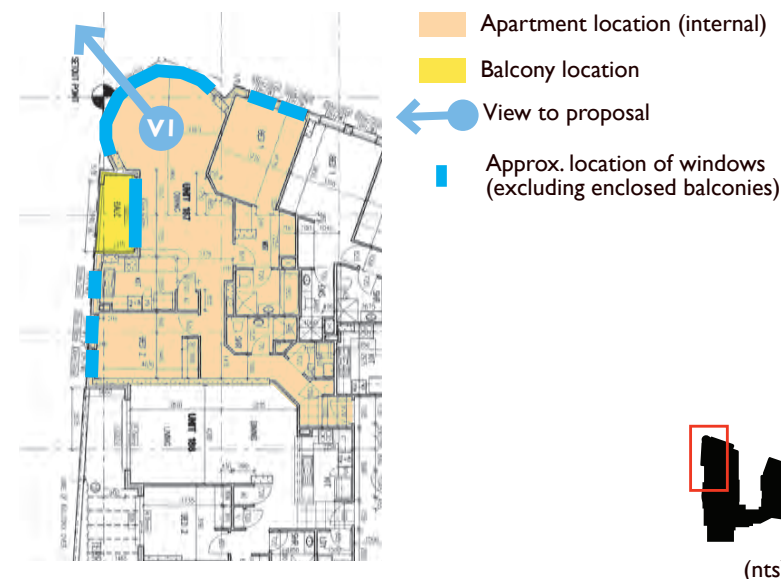
Description of view:

The view is a primary view from the living room of an apartment located in the north-western looking north-west corner towards the proposal. Due to its relative low level compared to other nearby development, the view is obstructed by existing built form and the Western Distributor. The upper extent of the view is mostly open and is characterized by a large area of sky, the skyline of Pyrmont and a small glimpse of Cockle Bay and the Maritime Museum. Alternative views to the west are available from the balcony and bedrooms. This view is considered to be of low significance.

Impact of proposal:

Most of the eastern and southern elevations of the proposal will be visible at the left edge of the existing view and there is a narrowing of the view corridor. There is a change in the scale and focus of the view and a minor loss of water glimpses. A small area of the sky is retained. The proposal does not detract from the view given the prominence of the existing road infrastructure within the view. Although the impact is moderate-significant, it is considered to be acceptable as the precinct is undergoing a change in the scale of the built form and the level at which the view is obtained which reasonably would be impacted even a low scale extension to the existing envelope of the IMAX and the low quality of the view. Due to the level of significance of the views in general, this development has been selected for further view analysis in Chapter 4 of this report.

SIGNIFICANCE: LOW IMPACT: MODERATE-SIGNIFICANT



V2 UNIT 326 - L20, LIVING AREA, STANDING VIEW

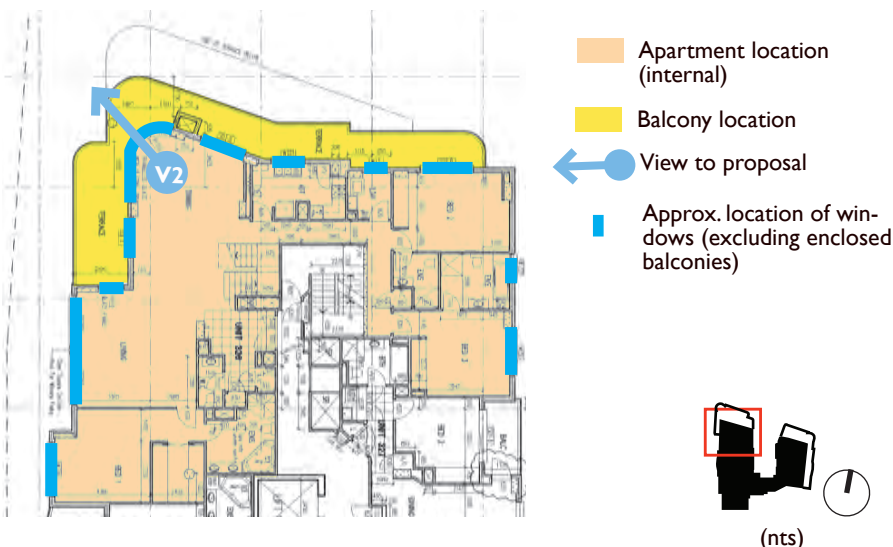
Description of view:

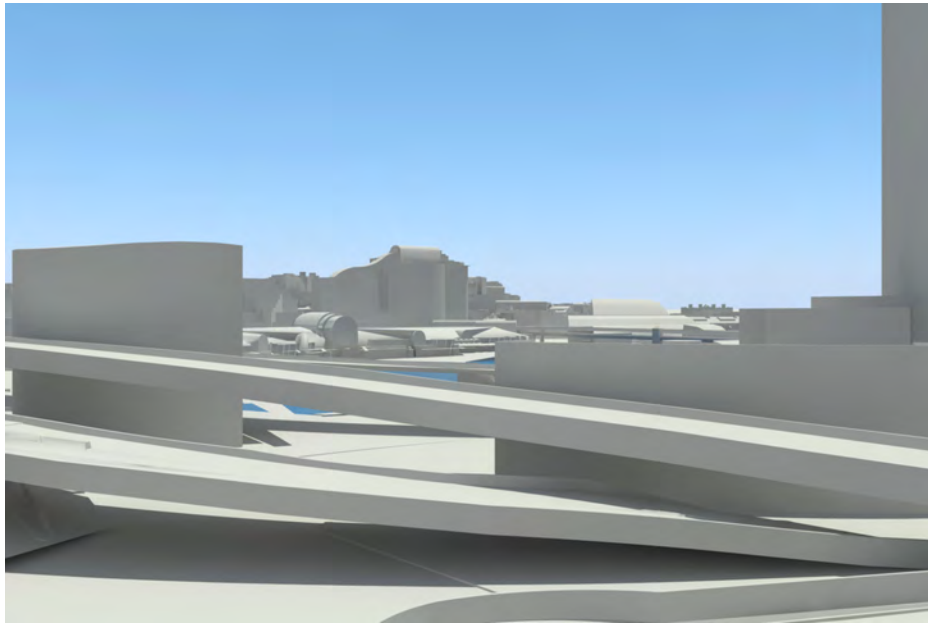
The view is a primary view from the living room of an apartment located in the north-western looking north-west corner towards the proposal. The view is broad and characterized by water views of Cockle Bay and associated land-water interfaces, the skyline of Pyrmont and distant horizon views to the north west. Night time views are animated by the lights of Cockle Bay and Pyrmont. Visible elements of interest include the Anzac Bridge concrete pylons, the Maritime Museum, Pyrmont Bridge and the wharves of Pyrmont Bay. Alternative views to the west are available to Tumbalong Park from the balcony and bedrooms. This view is considered to be of high significance.

Impact of proposal:

The proposal will significantly change the scale and focus of the view and it will be the most prominent element in the view. The proposal obstructs views to the Pyrmont skyline, Cockle Bay and associated land-water interfaces. The extent of the sky is also diminished. Partial views to Cockle Bay, Pyrmont Bridge the Pyrmont Bay wharves and the Balmain Peninsula. Although impacting severely on the existing view, some major elements of the view are retained. Given the location of the existing building and the lack of control limiting development on the subject site, the proposal does follow the principle of view sharing. Although the impact is considered to be severe, it is considered to be acceptable as the precinct is undergoing a change in the scale of the built form and there should not be expectation of the retention of views for properties immediately behind development sites facing Darling Harbour. Due to the level of significance of the views in general, this development has been selected for further view analysis in Chapter 4 of this report.

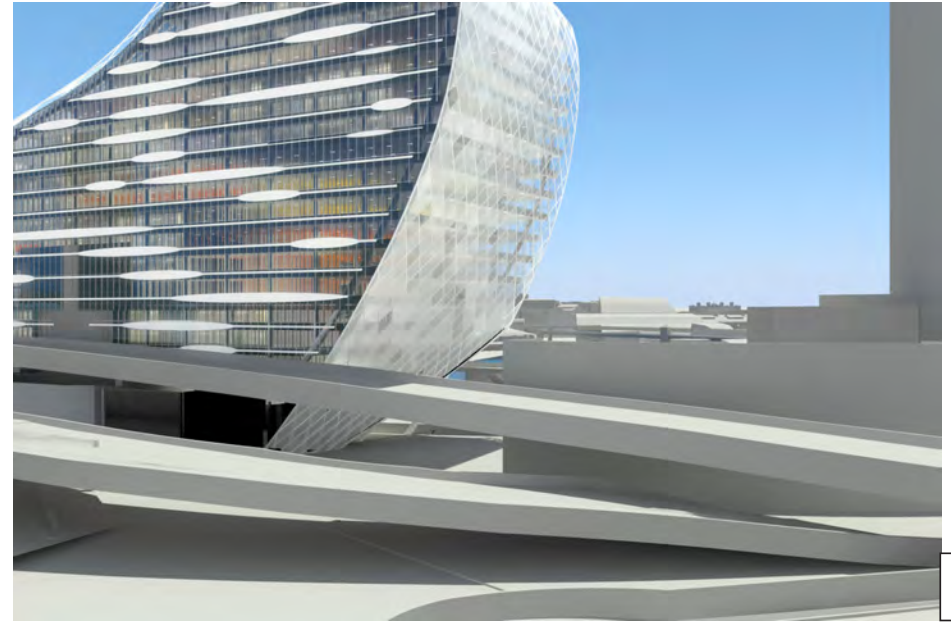
SIGNIFICANCE: HIGH IMPACT: SEVERE





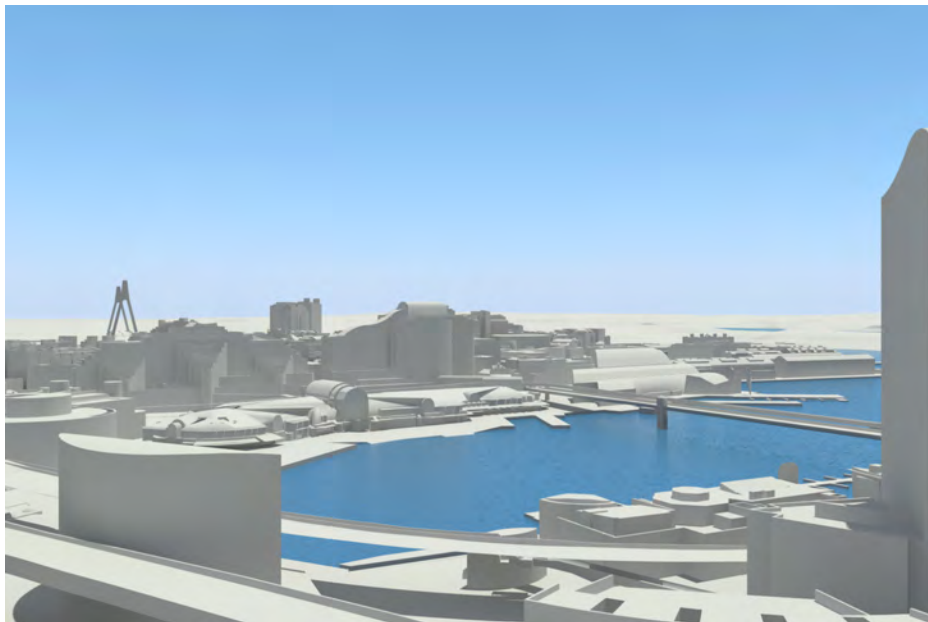
VI

Existing view



VI

Proposed view



V2

Existing view



V2

Proposed view

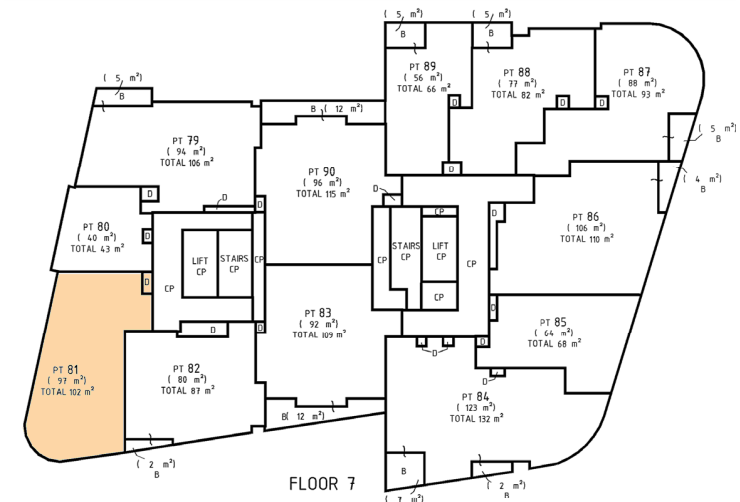
3.6 EMPORIO APARTMENTS

Emporio Apartments is located at 339-345 Sussex Street. This proposal is located approximately two city blocks away (approx. 450m) from the water's edge on Cockle Bay and approximately one and a half city blocks (approx. 400m) from the proposal.

The proposal is composed of a single tower with a northern lower element and a southern taller element bound by Liverpool Street to the south and Sussex Street to the west. The lower element consists of a tower of 14 storeys with the lower 7 storeys being presented as a podium form. The upper 7 levels are being setback from the northern, western and eastern boundaries. The taller southern portion of the proposal has 15 levels with the upper roof level being located at RL 55.150.

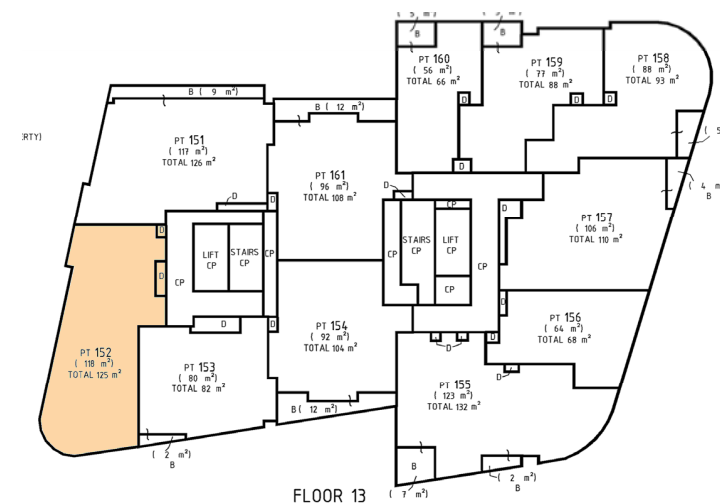
According to the typical plans there are 3 units along the lower western façade for levels 1 through 12 that will have general views to the proposal and Cockle Bay. There is generally only one unit per level on the taller tower to the south that will generally have views towards the proposal. In plan view this unit is located on the north western corner of this development.

Views for general testing have been selected at Level 12 (FSL 46.450) and Level 6 (FSL 29.050). In plan view, the views for testing on Levels 6 and 12 are of the living area of the north-western unit.



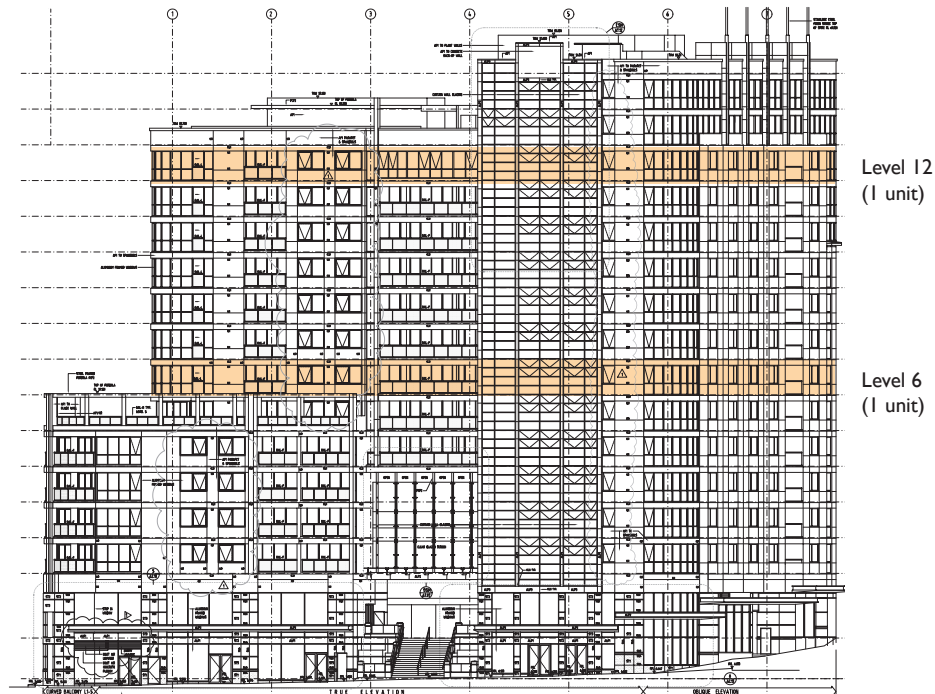
LEVEL 6 (Floor 7)

(nts)



LEVEL 12 (Floor 13)

(nts)



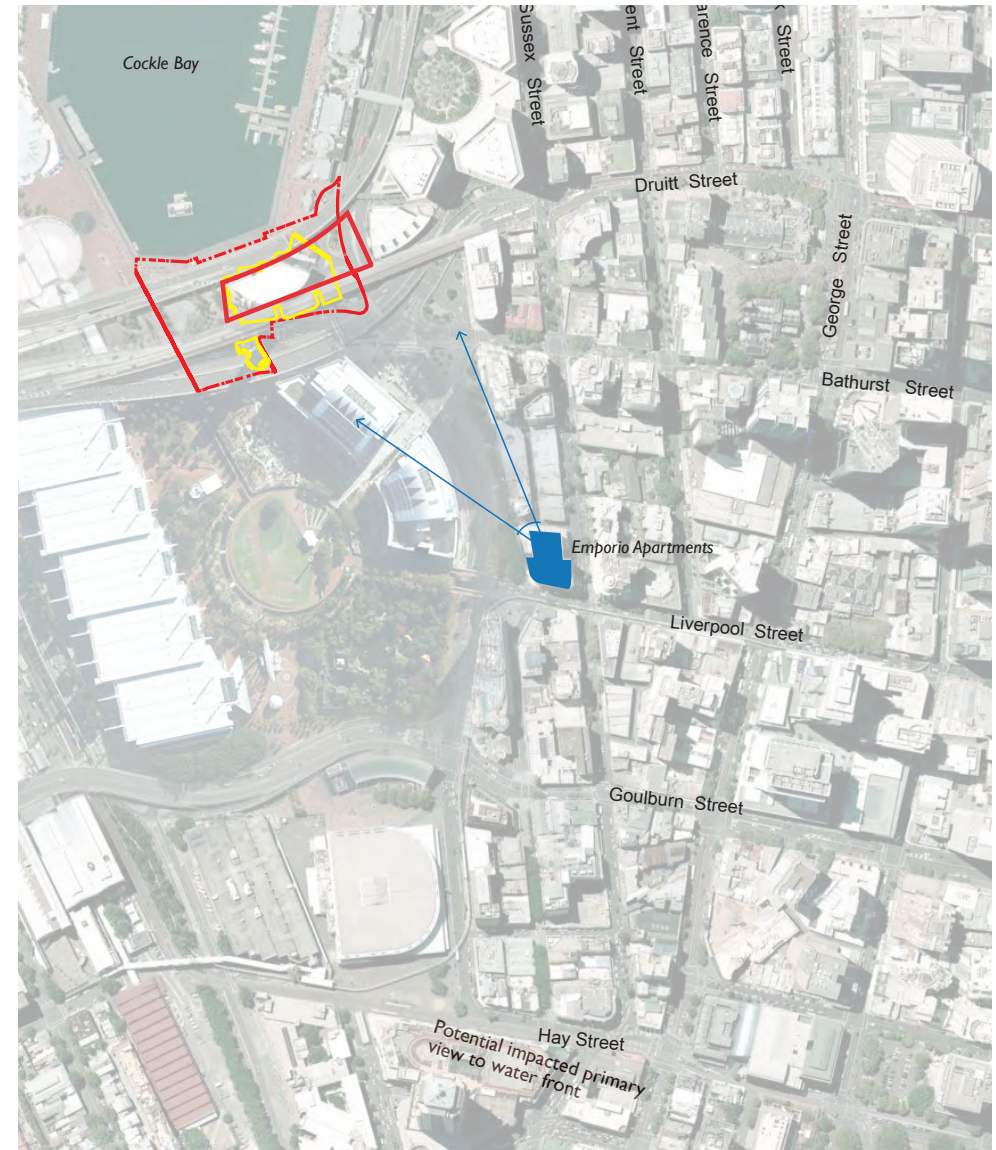
Day Street elevation of the 'Emporio Apartments'

Typical floorplates of the 'Emporio Apartments'

VIEWS FROM THE EMPORIO APARTMENTS

In general, the views along the north-western elevations can be characterised as follows:

- City views to the west, Tumbalong Park and the Chinese Garden of Friendship with upper levels having a direct view to Anzac Bridge and the western horizon line;
- City views to the north along Harbour Street;
- Darling Harbour outlooks over the Western Distributor's flyover ramps framed by the Darling Quarter's development to the right and the recent Tumbalong Park Development to the left;
- Low to medium altitude views framed by existing development, and
- Alternative city view toward the east and southeast for upper level terraces and units with dual aspect to the east.



- | | | | |
|--|--|--|--------------------|
| | Proposed built form at ground level | | Emporio Apartments |
| | Proposed built form above flyover | | View category |
| | Proposal site (public domain works area) | | |



KEY VIEWS FROM THE EMPORIO APARTMENTS

3.6.1 EMPORIO APARTMENTS - VIEW ASSESSMENT

VI UNIT 6-03 - L6, LIVING AREA, STANDING VIEW

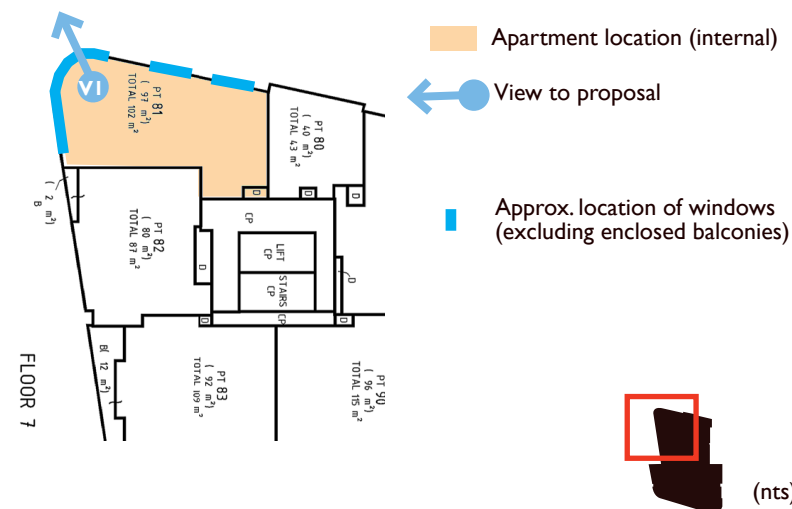
Description of view:

The view is a primary view from the living room of the apartment in the north-western corner looking north-west towards the proposal. Due to its relatively low level compared to other development on the other side of Harbour Street, the majority of the view is enclosed by substantial built form and the Western Distributor. The view presents a very small glimpse of Cockle Bay and the Maritime Museum in the distance. The view is considered to be of low significance.

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view and a minor loss of water glimpses. The majority of the sky is retained and the sculptural quality of the architecture has the potential to enhance the view, particularly at night. Although the impact is moderate, it is considered to be acceptable as the precinct is undergoing a change in the scale of the built form. Also even a low scale form on the IMAX site would impact the views and obscure the water and land interface. Due to the level of significance of the views in general, this development has been selected for further view analysis in Chapter 4 of this report.

SIGNIFICANCE: LOW **IMPACT:** MODERATE



V2 UNIT 1202 - L12, LIVING AREA, STANDING VIEW

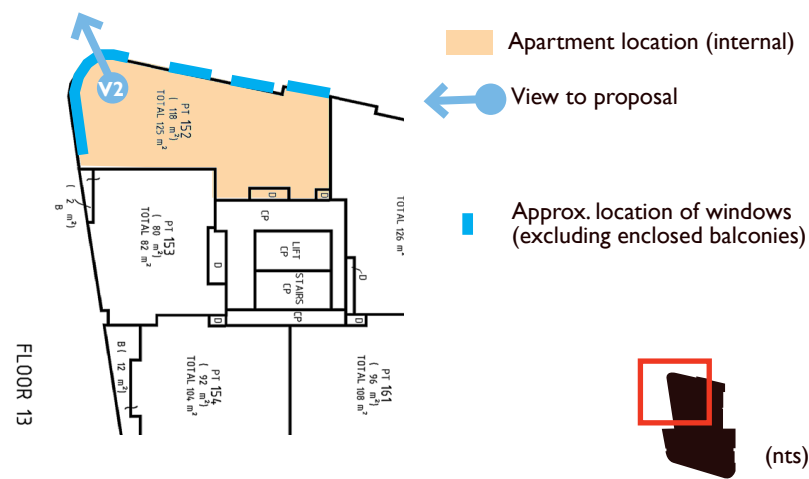
Description of view:

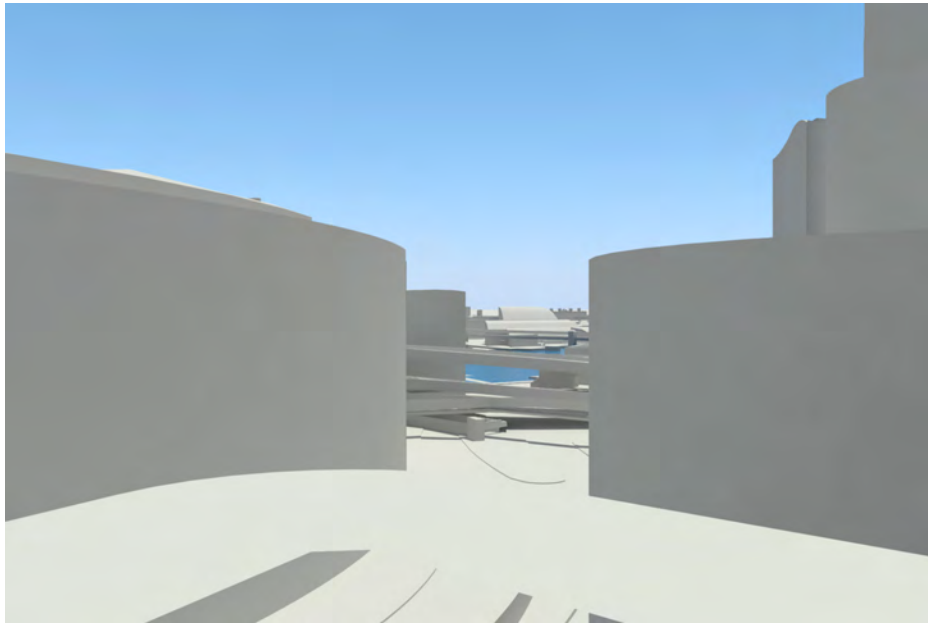
The view in question is a primary view from the living room of the apartment in the north-western corner looking north-west towards the proposal. Due to its relatively comparable height to other development to the north-west, the view and horizon line is partially obstructed by existing built form. The view presents water views of Cockle Bay and Darling Harbour and associated land-water interfaces. Visible elements of interest include Pyrmont Bridge and the Maritime Museum. This view is considered to be of medium-high significance.

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view and a moderate loss of water views. The views of Pyrmont Bridge and the Pyrmont Bay wharves are retained. Although the impact is moderate-significant, it is considered to be acceptable as the view is already obstructed by road infrastructure and existing built form and the proposal achieves acceptable view sharing. The development potential of the site (which is not constrained by height or FSR controls) would be significantly reduced if the existing view was required to be retained. Due to the level of significance of the views in general, this development has been selected for further view analysis in Chapter 4 of this report.

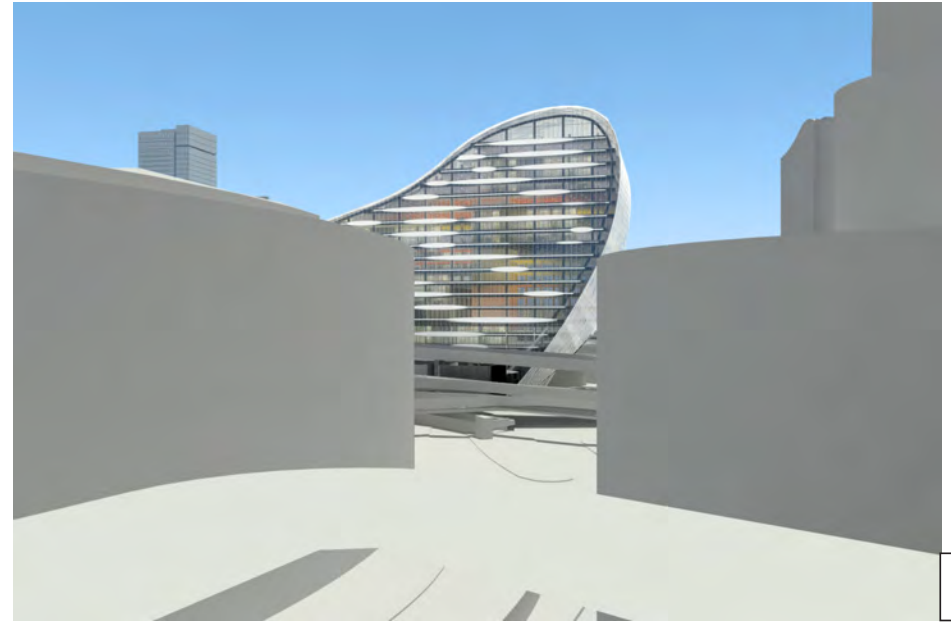
SIGNIFICANCE: MEDIUM-HIGH **IMPACT:** MODERATE-SIGNIFICANT





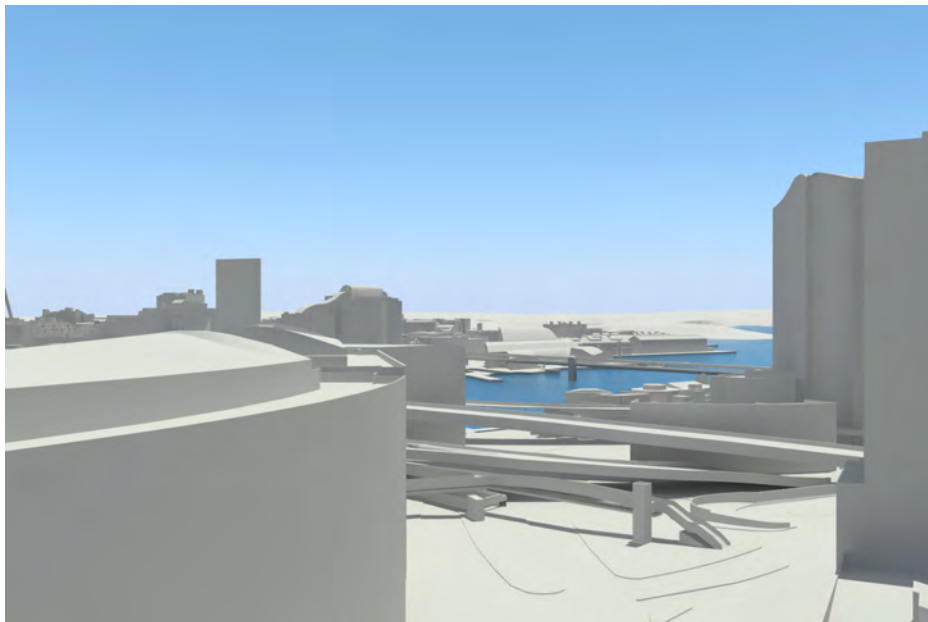
VI

Existing view



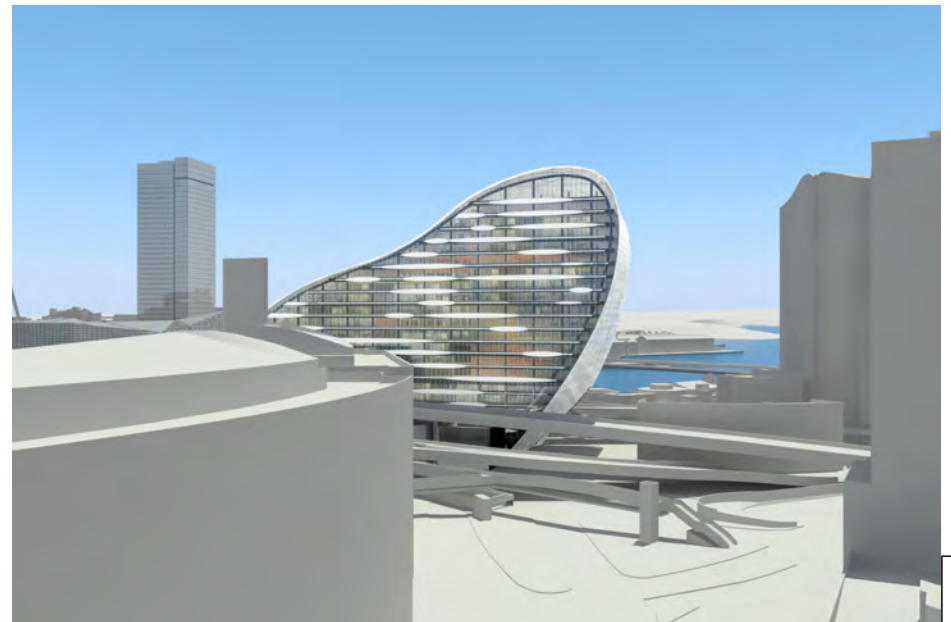
VI

Proposed view



V2

Existing view



V2

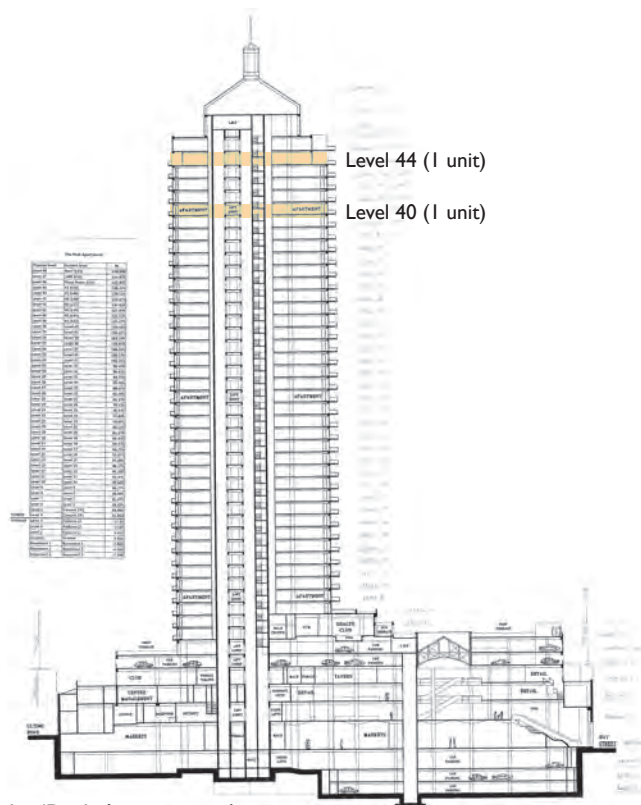
Proposed view

3.7 THE PEAK APARTMENTS

The Peak Apartments are located at No. 2 Quay Street, Hay Market. This proposal is located approximately 900m from the water's edge on Cockle Bay and approximately 850m from the proposal. This development consists of a single residential tower with 53 levels. The upper level of the upper most penthouse is located on Level 50.

Based on the typical plans, the lower levels of the tower have approximately 6 apartments per level while the upper levels have only 4 units per level. Due to the orientation of the tower, 3 units on the lower levels and two on the upper levels on the north elevation will have general views toward the proposal, Cockle Bay and Darling Harbour.

It is important to note that views from the Peak Apartments will be detrimentally affected by the proposed SICEEP tower that is located to the south of Tumbalong Park. The proposal will generally not contribute to any further view loss for most of the units in the Peak Apartments. This is already well documented in Appendix 2 of the Environmental Impact Assessment for the SICEEP by JBA dated March 2012. Views from this report that illustrate the level of impact to the Peak Apartments are views P1A, P2A, P3A, P3B.



Cross section of the 'Peak Apartments'



LEVEL 40
H2 (L45) RL125.125

(nts)



LEVEL 44
P1(L49) RL136.525

(nts)

Floor plans of the 'Peak Apartments'

Based on the findings of the JBA report, GMU understands that views to the proposal from the Peak Apartments will only be available above Level 40 (L45) which is the estimated height of some of the proposed SICEEP buildings. Therefore, views for testing have been selected above this level.

Views selected for general view testing are located on L49 (Level 44 at RL 136.525) and L45 (Level 40 at RL 125.125). In plan view, the selected views are from living areas of the north-western unit looking toward the north. Please note that the approved SICEEP building envelopes have also been modelled in the view to assess the proposal's level of impact taking into account the impact from the SICEEP as well.

VIEWS FROM THE PEAK APARTMENTS

In general, the views along the north elevations can be characterised as follows:

- Panoramic views to the north toward Darling Harbour and the lower north shore above existing development on Tumbalong Park; and
- City views to the west and east from units facing in those directions and from corner units that also enjoy views to Cockle Bay.



- Proposed built form at ground level
- Proposed built form above flyover
- Proposal site (public domain works area)

- The Peak Apartments
- View category



KEY VIEWS FROM THE PEAK

3.7.1 THE PEAK APARTMENTS - VIEW ASSESSMENT

V1 LEVEL 40/ H2(L45) - LIVING AREA, STANDING VIEW

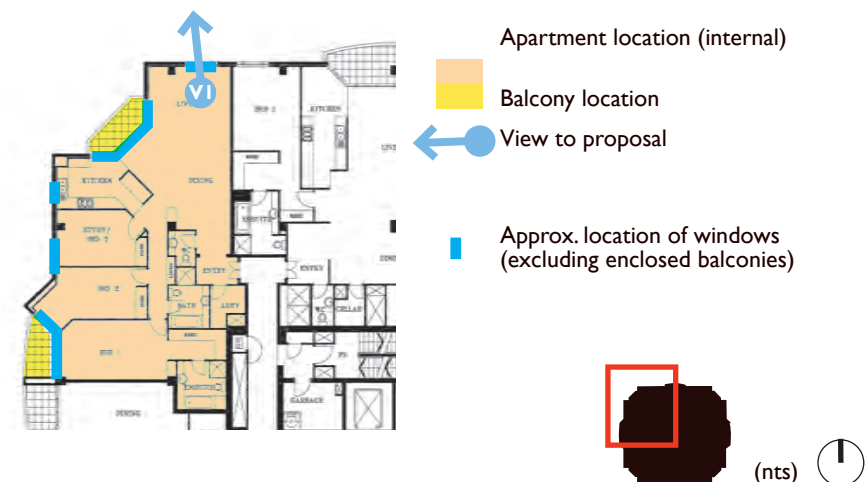
Description of view:

The view is a primary view from the living room of an apartment in the north-western corner looking north towards the proposal. The view is iconic given the breath of the view, the continuous horizon line, and extent of the water body and water-land interface visible. The view captures the western edge of the CBD, Pyrmont, Cockle Bay, Pyrmont Bridge, Darling Harbour, the Balmain Peninsula, Goat Island, Balls Head Reserve and the lower north shore. The lower extent of the view captures Tumbalong Park, the Chinese Garden of Friendship, the Darling Quarter, and the Western Distributor. Alternative views of the horizon line, lower north shore and Anzac Bridge are available to the north and west from balconies and bedrooms. This view is considered to be of high significance.

Impact of proposal:

The southern elevation of the proposal will be visible at the centre of the existing view, partially obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the proposal is visible against other buildings and there is no loss of the horizon line or sky. The views north to the Balmain Peninsula are retained. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night. The impact is considered to be minor and reasonable as the open character of the view is retained and the majority of the proposal will be contained behind the SICEEP proposal.

SIGNIFICANCE: HIGH **IMPACT:** MINOR **ACCEPTABILITY:** REASONABLE



V2 LEVEL 44/ PENTHOUSE I(L49) - LIVING AREA, STANDING VIEW

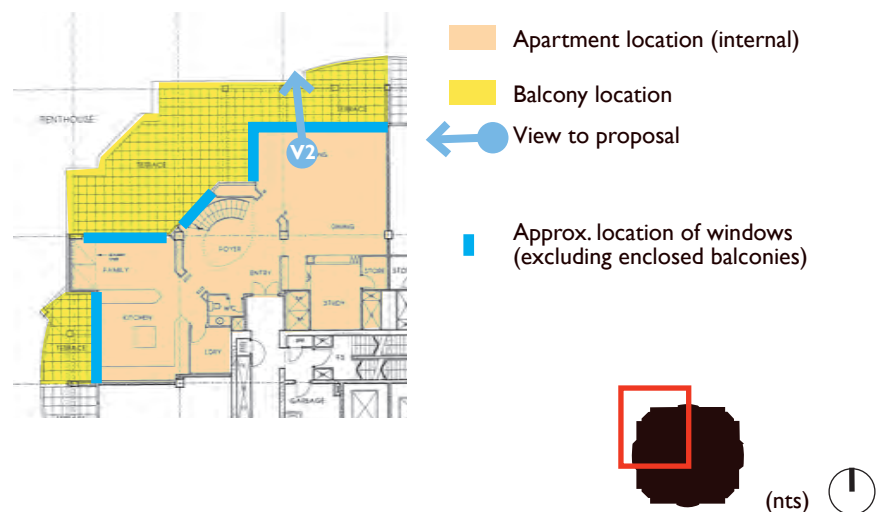
Description of view:

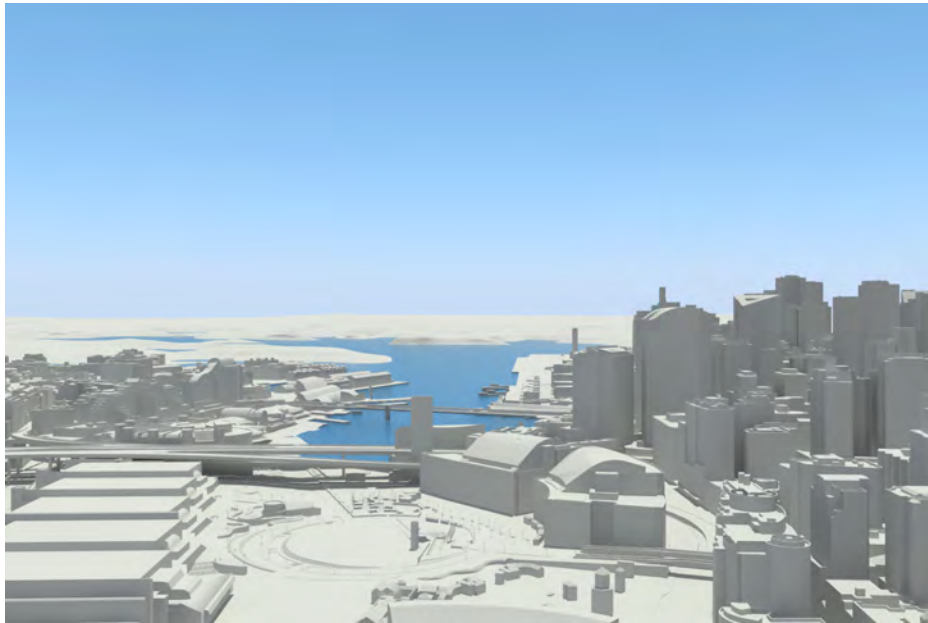
The view in question is a primary view from the living room of an apartment in the north-western corner looking north towards the proposal. The view is iconic given the openness of the view, the continuous horizon line, and extent of the water body and water-land interface visible. The view captures the western edge of the CBD, Pyrmont, Cockle Bay, Pyrmont Bridge, Darling Harbour, the Balmain Peninsula, Goat Island, Balls Head Reserve and the lower north shore. The lower extent of the view captures Tumbalong Park, the Chinese Garden of Friendship, the Darling Quarter, and the Western Distributor. Alternative views of the horizon line, lower north shore and Anzac Bridge are available to the north and west from balconies and bedrooms. In summary this view is considered to be of high significance.

Impact of proposal:

The southern elevation of the proposal will be visible at the centre of the existing view, partially obstructing water views to Cockle Bay and associated land-water interfaces. The profile of the proposal is visible against other buildings and there is no loss of the horizon line or sky. Views due north to the Balmain Peninsula are retained. The sculptural quality of the proposal has the potential to enhance the view and contribute to the cityscape character of the view, particularly at night. The impact is considered to be minor and reasonable as the open character of the view is retained, and the majority of the proposal will be contained behind the SICEEP proposal.

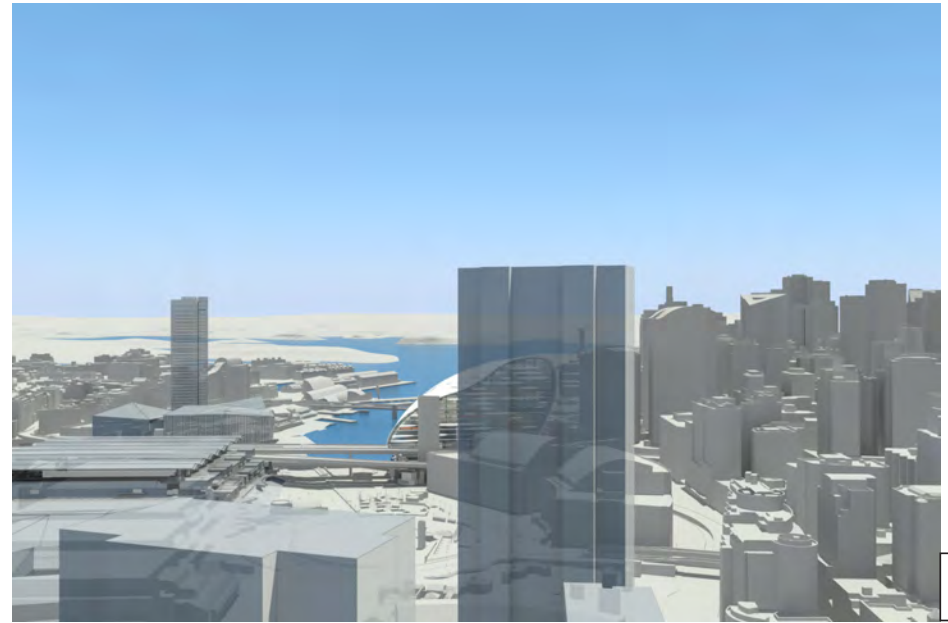
SIGNIFICANCE: HIGH **IMPACT:** MINOR **ACCEPTABILITY:** REASONABLE





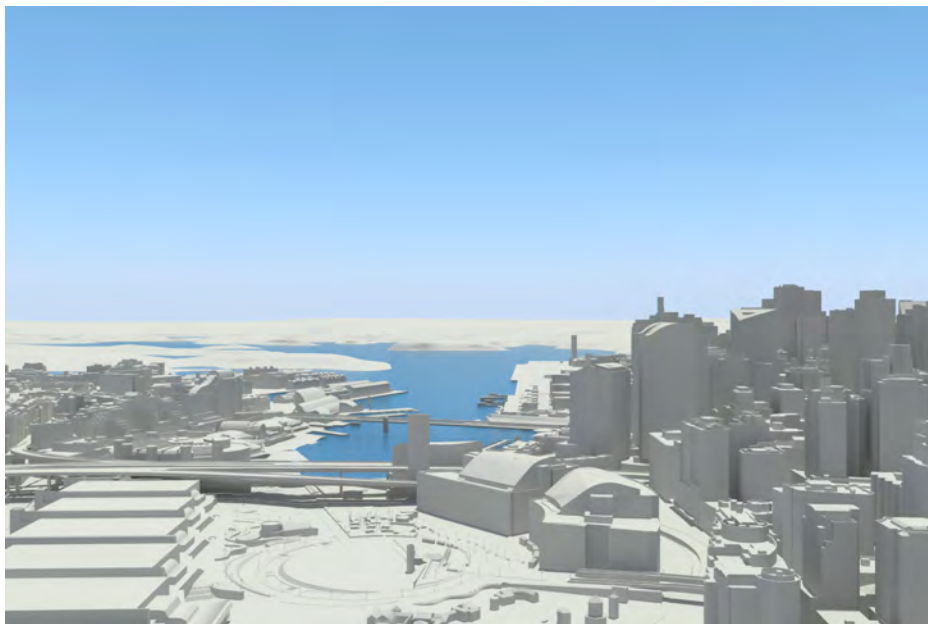
V1

Existing view



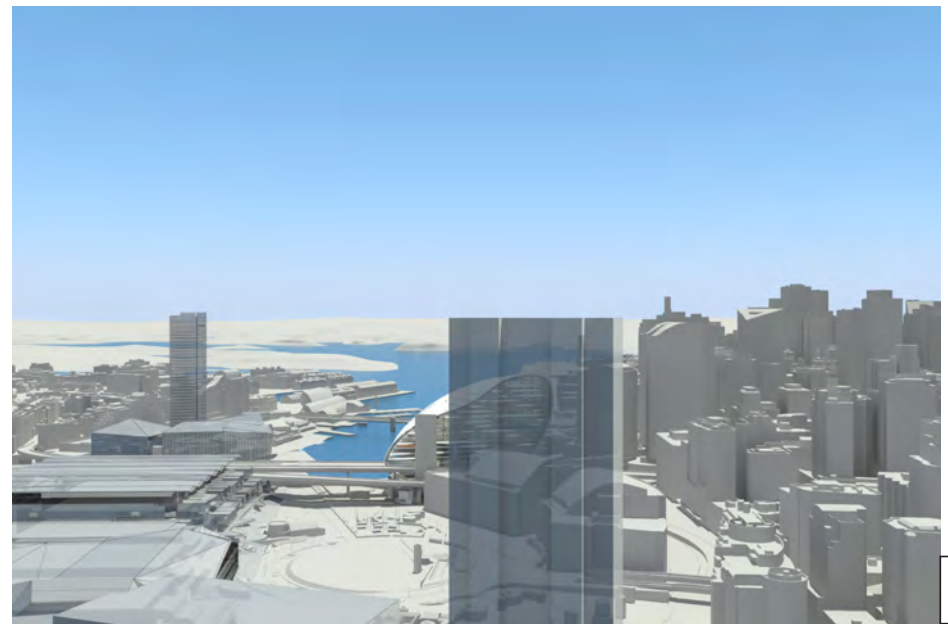
V1

Proposed view



V2

Existing view



V2

Proposed view

3.8 SUMMARY OF FINDINGS

GMU conducted view testing for 6 different developments in the vicinity of the proposal. These include 2 commercial facilities: Meriton Towers and PARKROYAL Hotel, one mixed use facility; World Tower, and three residential facilities; Millennium Towers, Emporio Apartments and The Peak Apartments. The number of views tested as part of the general view testing is a total of 20 views.

PARKROYAL Hotel - In general, the significance of the views from the PARKROYAL Hotel were found to be low to medium with the impact levels ranging from minor to moderate and two instances of significant impact. In general, the impact was found to be reasonable in light of the commercial nature of this development with the majority of the views being of low significance. This combines with the majority of the views suffering only a minor to moderate impact. This development has not been selected for further detail view analysis.

Meriton Towers – In general, the views from this development were found to be of medium to high significance. The level of impact for all the views was moderate and the acceptability of the impact was considered to be reasonable, in light of the commercial nature of this development. This development has not been selected for further detailed view analysis.

World Towers - The views from this development were found to be generally of high significance. The level of impact for all the views was moderate to significant with some instances of the proposal providing an improvement to the view. The acceptability of the view was considered to be reasonable and this development has not been selected for further detailed view analysis.

Millennium Towers - The views from this development were found to be generally of low to high significance and the level of impact is considered to be severe to significant. Therefore this development was selected for detailed view analysis, which is discussed in Chapter 4 of this report.

Emporio Apartments - The views from this development were found to be generally of low to medium significance and the level of impact is considered to be moderate to significant. Therefore this development was selected for detailed view analysis, which is discussed in Chapter 4 of this report.

The Peak Apartments - The views from this development were found to be generally of high significance. The level of impact was considered to be low in light of the potential impacts from the approved envelopes of the southern towers of the SICEEP. Therefore this development has not been selected for further detailed view analysis.

As a result of the general view analysis discussed in this chapter of the report, GMU has concluded that further detailed testing should be conducted for the Millennium Towers and the Emporio Apartments. This will be discussed in the following chapter of this report.

A summary of our assessment is presented below.

Development	Level	Description	View	Significance (see Sect. 3)	Impact	Acceptability
PARKROYAL						
Coffee Shop	R/Mez	Coffee Shop Standing	V1	Low	Minor	Reasonable
Unit 316	5	Bedroom/Studio Standing	V2	Low	Minor	Reasonable
Unit 325	5	Bedroom/Studio Standing	V3	Low	Significant	Reasonable
Unit 331	5	Bedroom/Studio Standing	V4	Low	Significant	Reasonable
Club Lounge	9	Standing Location 1	V5	Medium	Moderate	Reasonable
		Standing Location 2	V6	Medium	Moderate	Reasonable
MERITON TOWER						
Unit 3802	38	Living Area Standing	V1	High	Moderate	Reasonable
Unit 3803	38	Living Area Standing	V2	High	Moderate	Reasonable
Unit 5602	56	Living Area Standing	V3	Medium	Moderate	Reasonable
Unit 5604	56	Living Area Standing	V4	Medium	Moderate	Reasonable
WORLD TOWER						
Unit 49.05	56	Living Area Standing	V1	High	Moderate	Reasonable
Unit 49.08	56	Living Area Standing	V2	High	Moderate	Reasonable
Unit 71.03	74	Living Area Standing	V3	Medium	Moderate	Reasonable
Unit 71.05	74	Living Area Standing	V4	High	Significant	Reasonable
MILLENNIUM TOWER						
Unit 187	6	Living Area Standing	V1	High	Severe	N/A*
Unit 326	20	Living Area Standing	V2	Low	Significant	N/A*
EMPORIO APARTMENTS						
Unit 6-03	6	Living Area Standing	V1	Medium	Significant	N/A*
Unit 1202	12	Living Area Standing	V2	Low	Moderate	N/A*
THE PEAK						
	40	Living Area Standing	V1	High	Minor	Reasonable
	44	Living Area Standing	V2	High	Minor	Reasonable

*Views selected for detailed testing as discussed in Chapter 4 of this report.

4 - DETAILED ASSESSMENT OF RESIDENTIAL VIEWS

4.1 INTRODUCTION AND SELECTION OF VIEWS

Based on the findings of the general testing discussed in the previous chapter, GMU conducted further detailed photorealistic analysis of visual impacts on individual objects of the Millennium Towers and the Emporio Apartments.

A broad range of views have been documented for each of the units viewed and the most significantly affected views have been selected for photorealistic testing. The study focusses on primary view locations (enclosed and open balconies and living areas) where possible. Views from bedrooms and alternative views were also documented for each of the units viewed. However, not all of the alternative views were selected for an impact analysis. The photographic documentation was carried out based on Land and Environment Court certifiable guidelines with a professional surveyor and photographer.

FORMAT OF ASSESSMENT

The selected images have been grouped by unit in an ascending order for the levels. 'Existing' and 'proposed' (before and after) computer generated perspectives are shown adjacent to each other, with key alternative views from the same location, where these are available. Enclosed and open balcony/terrace views are shown mainly from a standing position; only with a few instances of seating positions were documented if they were available within the unit. Internal views are shown from the seated position when this was representative of the actual furniture layout of the unit. Otherwise, only standing views were documented. The eye level at a standing position has been calculated at approximately between 1557 - 1559mm and the seated position at approximately 1221 - 1225mm.

For each group of views, an analysis of the view itself, how it is gained and the impact of the proposal on each view is presented. This analysis is structured to describe the original quality of the view and quality of impact, leading to an overall conclusion as to the acceptability or not of the proposal on the quality of the view.

The analysis of each view concludes with a categorized summary of the view significance, the proposal's impact, its overall acceptability and any mitigation measures that may be proposed. A description of the 'view significance', level of 'impact' and level of 'acceptability' (as described in Chapter 2 of this report) is shown adjacent to each view.

4.2 MILLENNIUM TOWERS

Individual unit access and viewings for the Millennium Towers were coordinated directly with the Strata Management and/or Executive Committee and access was given on December 19th 2013 to a broad range of units at various levels and locations within the development.

Across the height of the building, access was given to the following levels and units:

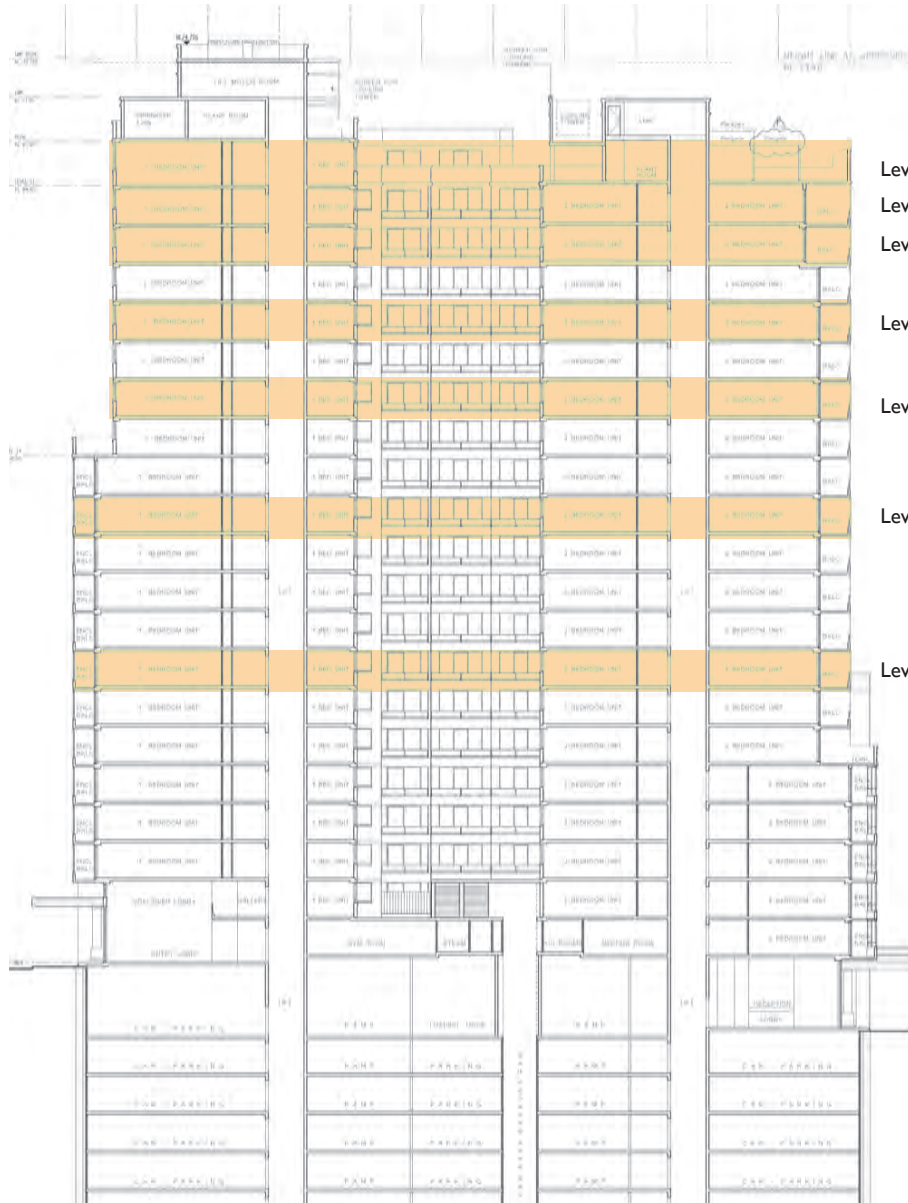
- Level 8 – Apartment 209;
- Level 12 – Apartment 251;
- Level 15 – Apartment 293;
- Level 17 – Apartment 305;
- Level 19 – Apartments 322 and 324;
- Level 20 & 21 – Apartment 329;

Views have been selected for each apartment from the following locations where they have the potential to be affected:

- balconies (enclosed or open); and
- a minimum of 1 window with a preference for a living area i.e. Family, living or dining (from seated and standing positions).

The diagram and floor plans overleaf show the location and levels for the views chosen.

LOCATION OF VIEWS INVESTIGATED



Cross section of the 'Millennium Towers'

- Level 21 (1 unit)
- Level 20 (1 unit)
- Level 19 (2 units)
- Level 17 (1 unit)
- Level 15 (1 unit)
- Level 12 (1 unit)
- Level 8 (1 unit)



LEVELS 8-13 TYPICAL PLAN



LEVELS 17-18 TYPICAL PLAN



LEVEL 20
Typical floorplates of the 'Millennium Towers'



LEVEL 15



LEVEL 19



LEVEL 21

(nts)

4.2.1 MILLENNIUM TOWERS - APARTMENT 209, L8 (VI)

VI LIVING AREA, STANDING VIEW

Description of view:

The view in question is the primary view from a standing position in the living room of the north-west unit on Level 8. The view is characterized by its openness with views of the Pyrmont skyline and distant glimpses to the north-west horizon. The view includes a glimpse of Cockle Bay and associated land-water interfaces and the Maritime Museum. This view is considered to be of a medium significance.

Impact of proposal:

The proposal will significantly change the scale of the view and it will become the most prominent element within the view. The level of impact is considered to be severe-devastating. The impact to this view is derived from the overall apparent scale of the proposal and the extent of sky and water views that is lost.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

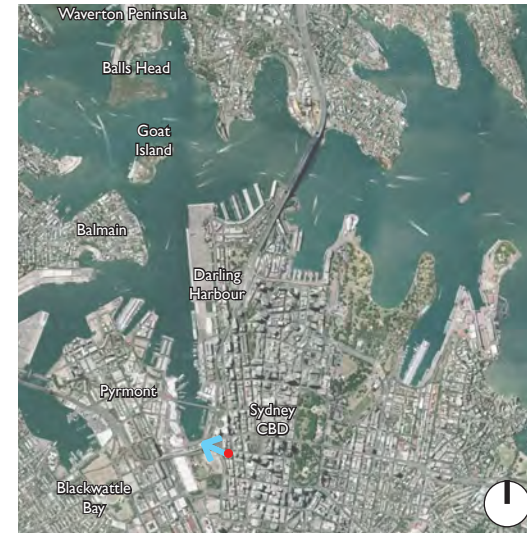
In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow an increased retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and potentially compromise the structural integrity of the proposal.

In general, the level of impact to this unit is severe-devastating, however, it is considered to be reasonable due to the following factors being:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.

Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows (excluding enclosed balconies)

- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of "view-sharing" as the view partially retains the horizon line, Pyrmont Bridge, and the Maritime Museum.

A reduction of the building curvature from the east or the relocation of building mass to the west would ultimately result in greater overshadowing of Tumbalong Park. The improved retention of the view of this unit (and 1 other unit that has been found to have a severe to devastating impact on a view) needs to be weighed against the impacts to a highly utilised public open space. Therefore, the level of impact is considered to be reasonable.



Existing View



Proposed View

VI –
SIGNIFICANCE: MEDIUM
IMPACT: SEVERE-DEVASTATING
ACCEPTABILITY: REASONABLE

4.2.2 MILLENNIUM TOWERS - APARTMENT 209, L8 (V2)

V2 LIVING AREA, SITTING VIEW

Description of view:

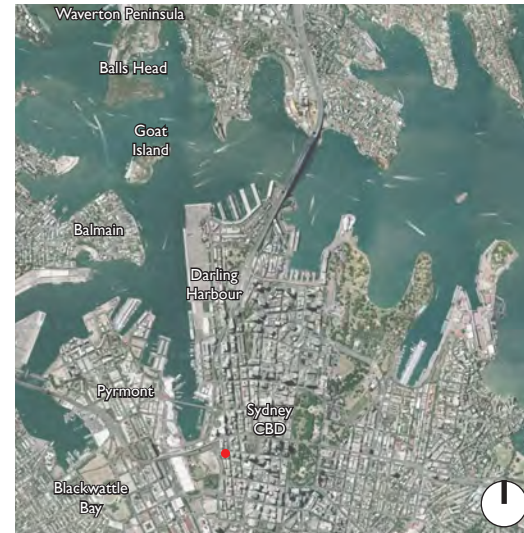
View 2 is the primary view from a seated position in the living room of the north-west unit on Level 8. The view is constrained due to the height of the sill and is characterized by a glimpse of the Pyrmont skyline, the existing built form to the north-west, and a large area of sky visible. This view is considered to be of low significance.

Impact of proposal:

Part of the southern and eastern elevations will be visible at the left-centre of the existing views. There will be a change in the scale and focus of the views and it will be the most prominent element in the view. The proposal obstructs the view of the Pyrmont skyline however the horizon is still visible to the right of the proposal. The proposal does adhere to the principles of “view sharing” and the level of impact is considered to be moderate and therefore reasonable.

V2 –
SIGNIFICANCE: LOW
IMPACT: MODERATE
ACCEPTABILITY: REASONABLE

Key plan of view:



- View to proposal
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Approx. location of windows (excluding enclosed balconies)



Existing View



Proposed View

4.2.3 MILLENNIUM TOWERS - APARTMENT 209, L8 (V3)

V3 BALCONY, STANDING VIEW

Description of view:

View 3 is from the balcony of the north-west unit on Level 8. Due to the relatively low elevation of the unit compared with the adjacent development, the view is obstructed by existing built form and the elevated ramps of the Western Distributor. The view towards the proposal is an oblique, secondary view taken from the southern corner of the balcony. It includes a glimpse of Cockle Bay and associated land-water interfaces, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, and constrained long distance views to the north west. This view is considered to be of medium significance. Alternative views to Cockle Bay the north (A1) and the Darling Quarter to the west (A2, A3) are retained (please see overleaf on page 61).

Impact of proposal:

The proposal will significantly change the scale of the view and the proposal will become the most prominent element in the view. The level of impact is considered to be devastating even though the quality of the view has been categorised as medium significance. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of water that is lost, including land/water interfaces.

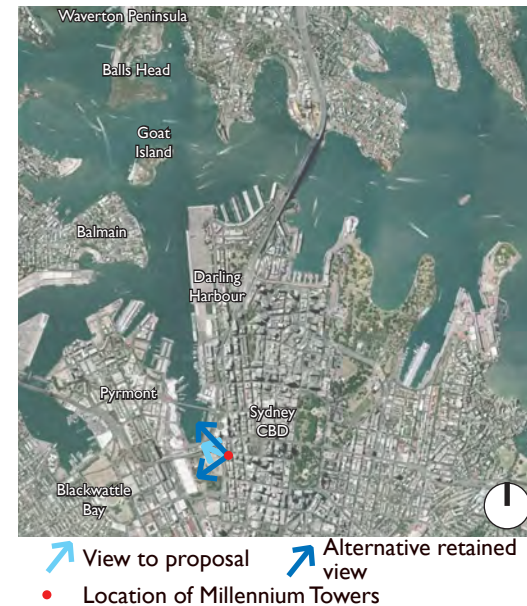
Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

The current form has been derived following many months of redesign and negotiations with DoPI in order to avoid overshadowing to the park at critical times of the day and to preserve a critical width of the view corridor between the proposal and the SICEEP.

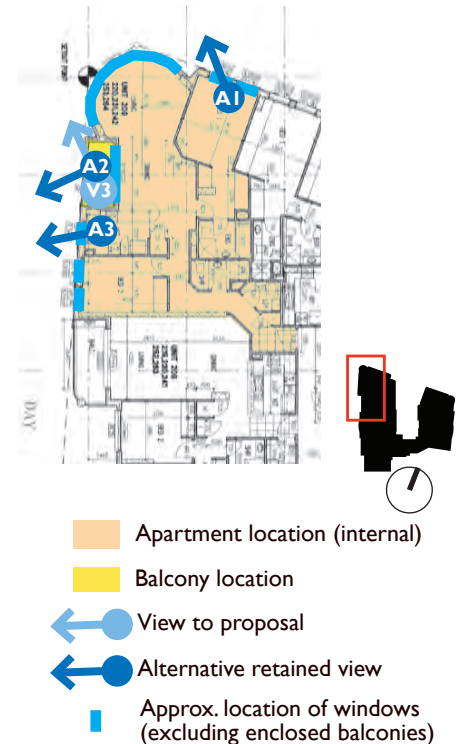
In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability. In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow a greater retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and will potentially compromise the structural integrity of the proposal as the form requires a 'tie-floor' structural solution. This requires the angle of the taper to align with nodal points at the intersections of floor levels and columns on selected floors.

Key plan of view:



Location of view:



The curvature along the eastern edge is the result of a finely balanced equilibrium between the structural capacity and the required alignment of the inclined structural members. This limits the extent to which the slab edges can be cantilevered beyond the inclined supports and therefore a more tapered solution may not be structurally possible. While this mitigation measure might assist in preserving a marginally larger extent of water and land interface from this unit, this will not be useful in the overall mitigation of the perceived scale of the proposal. While some of these measures would be helpful in the partial retention of the view for this unit, they will compromise the development potential of the proposal and result in impacts to the public domain.

Due to the low elevation of the unit, the significance of the view is considered to be medium due to the dominant presence of the highway infrastructure and existing built form, with very limited areas of land/water interface.



V3

Existing View

The level of impact to this unit is regrettable, however, this needs to be considered and balanced against the overall employment and economic benefits to the area of the development. On this basis, the level of impact is considered reasonable. No mitigation measures are recommended as:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The view to the proposal is oblique and taken from the southern corner of the balcony.
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have similar impacts in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is devastating. It is considered to be reasonable due to the following factors being:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.



V3

Proposed View

- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of "view-sharing" as the view partially retains the horizon line, a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum and some water and land interfaces to the south and north of Pyrmont Bridge.

A reduction of the building curvature from the east or the relocation of building mass to the west would ultimately result in greater overshadowing of Tumbalong Park. The improved retention of the view of this unit (and 1 other unit that has been found to have a severe to devastating impact on a view) needs to be weighed against the impacts to a highly utilised public open space. Therefore, the level of impact is considered to be reasonable.

V3,

SIGNIFICANCE: MEDIUM

IMPACT: DEVASTATING

ACCEPTABILITY: REASONABLE

4.2.4 MILLENNIUM TOWERS - APARTMENT 209, L8 (V4)

V4 DINING AREA, STANDING VIEW

Description of view:

View 4 is the primary view from the dining area of the north-west unit on Level 8. Due to the relatively low elevation of the unit compared with the adjacent development the view is obstructed by existing built form and the elevated ramps of the Western Distributor. The view is direct to the west and is characterized by the existing built form of the Darling Quarter and the Western Distributor. This view is considered to be of low significance. Alternative views to Cockle Bay the north (A1) and the Darling Quarter to the west (A2,A3) are retained.

Impact of proposal:

A small part of the southern elevation of the proposal will be visible at the right edge of the existing view and there is a change in the scale and focus of the view. The proposal will replace the existing IMAX building which is not considered to be of iconic quality. Due to the visibility of the motorway infrastructure and the low significance of the existing view, the sculptural quality of the proposal has the potential to contribute to the cityscape of the view, particularly at night.

Due to the low elevation of the unit, the significance of the view is considered to be low due to the dominant presence of the highway infrastructure and existing built form, with very limited areas of land/water interface.

The impact of the proposal is considered to be moderate due to the reduced extent of sky. In determining the acceptability of this impact a number of considerations have been taken into account. These include:

- The absence of applicable controls to the site and the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

Whilst there will be a change in the scale and focus of the view, on balance it is considered that the impact is reasonable and therefore acceptable.

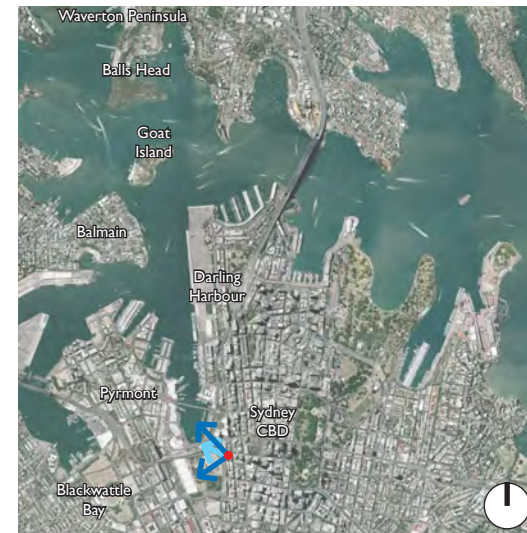
V4 –

SIGNIFICANCE: LOW

IMPACT: MODERATE

ACCEPTABILITY: REASONABLE

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)



V4

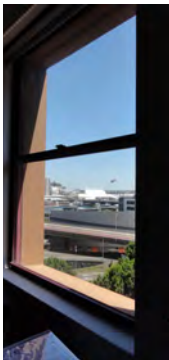
Existing View



V4

Proposed View

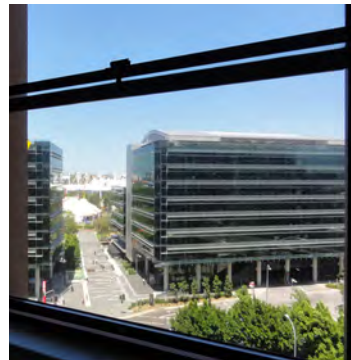
Alternative retained views



A1



A2



A3

4.2.5 MILLENNIUM TOWERS - APARTMENT 251, L12 (V5-V6)

V5 LIVING AREA, STANDING VIEW, AND

V6 LIVING AREA, SITTING VIEW

Description of view:

Views 5 and 6 are primary views from the living room of a mid-block unit along the western boundary on Level 12. The views to the proposal are oblique and include a standing view (V5) and a seated position (V6) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, both views are obstructed by existing built form and the elevated ramps of the Western Distributor. The standing view is enclosed by the soffit of the balcony above and includes a glimpse of Anzac Bridge, and part of the Pyrmont skyline. This view is considered to be of low significance. The seated view is characterized by the same elements, yet is further constrained due to the height of the balustrade. This view is considered to be of low significance.

Impact of proposal:

Part of the southern elevation of the proposal will be visible at the right edge of the existing view and there is a change in the scale and focus of the view. Distant views to Anzac Bridge are lost and the scale of the proposal reduces the width of, and sky within, the view. The proposal will replace the existing IMAX building which is not considered to be of iconic quality. Due to the visibility of the motorway infrastructure and the low significance of the existing view, the sculptural quality of the proposal has the potential to contribute to the cityscape of the view, particularly at night.

The impact of the proposal is considered to be moderate primarily due to the reduction in the width of the view and the depth perceived. In determining the acceptability of this impact a number of considerations need to be taken into account. These include:

- The absence of applicable controls to the site and the proposal is considered to be a compliant development.
- The view to the proposal is oblique.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.

Whilst there will be a change in the scale and focus of the view, on balance it is considered that the impact is reasonable and therefore acceptable.

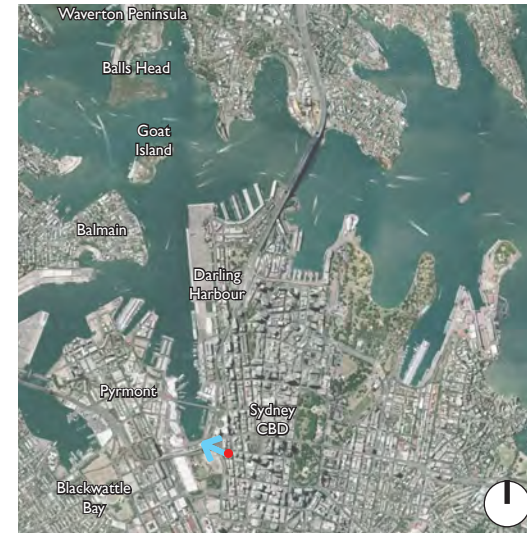
V5,V6 –

SIGNIFICANCE: LOW

IMPACT: MODERATE

ACCEPTABILITY: REASONABLE

Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows
(excluding enclosed balconies)



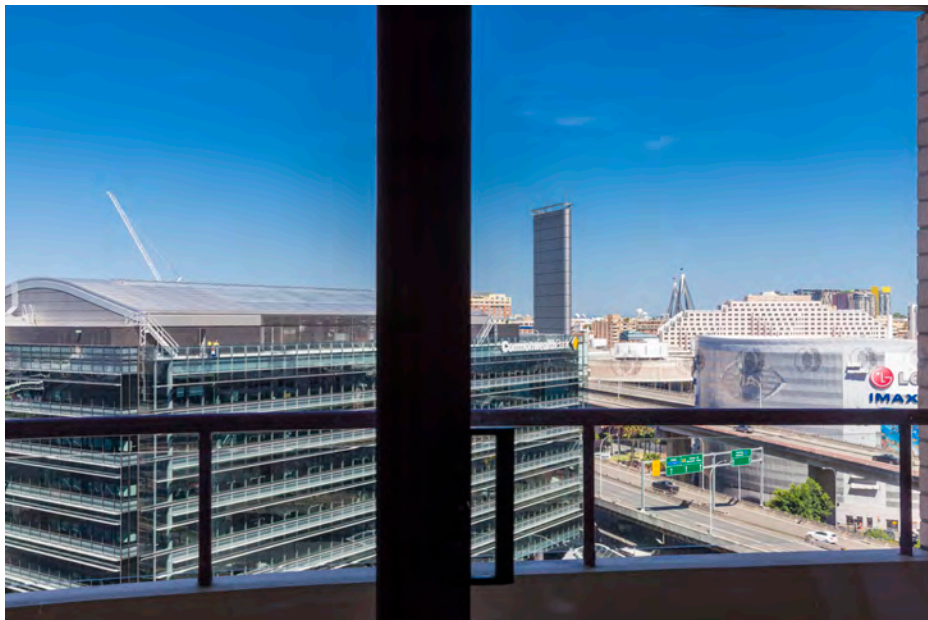
V5

Existing View



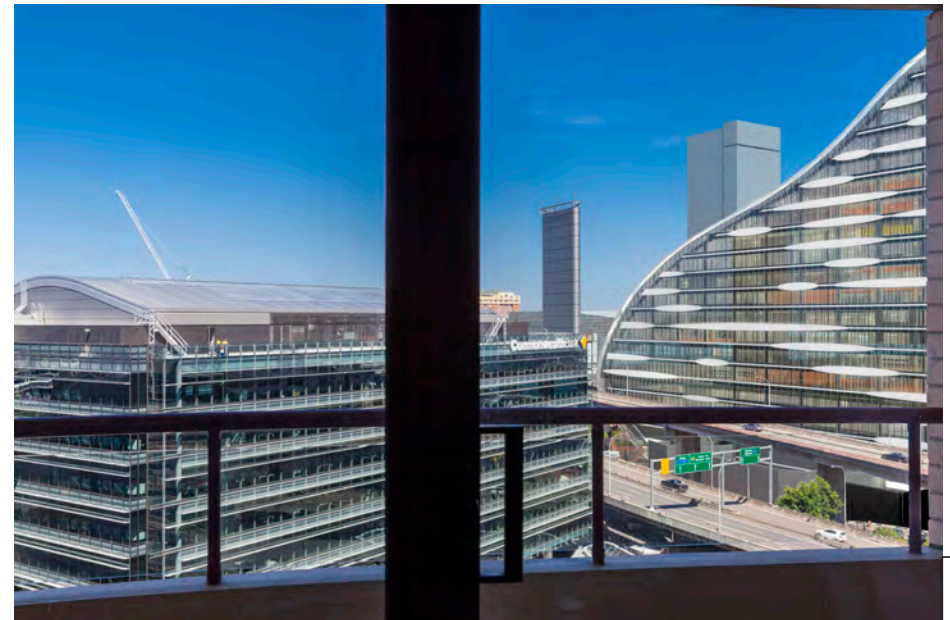
V5

Proposed View



V6

Existing View



V6

Proposed View

4.2.6 MILLENNIUM TOWERS - APARTMENT 251, L12 (V7)

V7 BALCONY, STANDING VIEW

Description of view:

View 7 is from the balcony of a mid-block unit along the western boundary on Level 12. The view to the proposal is oblique and taken from the southern corner of the balcony. Due to the relatively low elevation of the unit compared with the adjacent development, the lower extent of the view is partially obstructed by existing built form and the Western Distributor. The centre of the view is relatively unobstructed and includes Cockle Bay, Anzac Bridge, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north west horizon. This view is considered to be of medium-high significance.

Impact of proposal:

The proposal will significantly change the scale of the view and it will become the most prominent element within the view. Therefore, the level of impact is considered to be severe. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of sky and water that is lost, including land/water interface.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

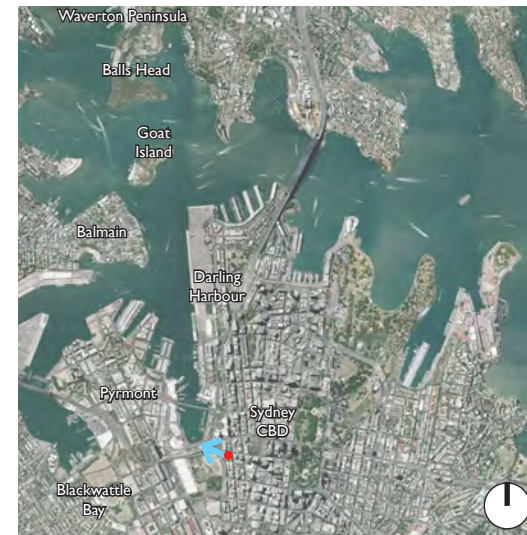
In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Due to the low elevation of the unit, the significance of the view is considered to be medium-high due to the dominant presence of the highway infrastructure and existing built form, with limited areas of land/water interface.

The level of impact to this unit is regrettable. This needs to be considered and balanced against the overall employment and economic benefits to the area. The level of impact is considered to be reasonable based on the following reasons:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.

Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



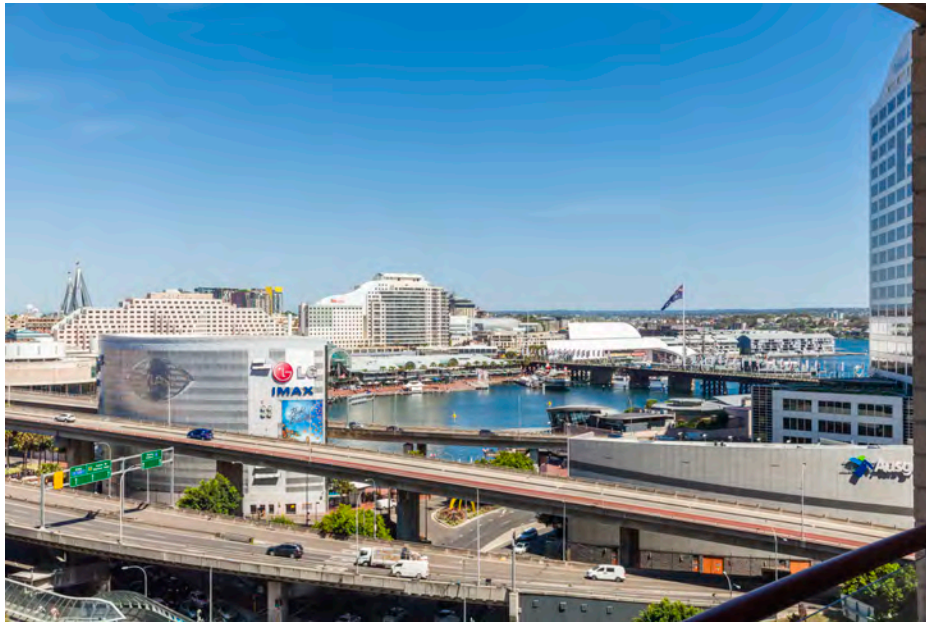
Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows (excluding enclosed balconies)

- The view to the proposal is oblique and taken from the southern corner of the balcony.
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have similar impacts in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.



V7

Existing View



V7

Proposed View

The level of impact to this unit is severe. However, it is considered to be reasonable due to the following factors being:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of “view-sharing” as the view partially retains the horizon line above the Balmain Peninsula, a glimpse of Cockle Bay, Pyrmont Bridge, and the Pyrmont Bay wharves.

V7 -

SIGNIFICANCE: MEDIUM - HIGH

IMPACT: SEVERE

ACCEPTABILITY: REASONABLE

4.2.7 MILLENNIUM TOWERS - APARTMENT 293, L15 (V8-V9)

V8 LIVING AREA, STANDING VIEW, AND

V9 LIVING AREA, SITTING VIEW

Description of view:

Views 8 and 9 are primary views from the living room of a unit close to the south-west corner on Level 15. The views to the proposal are oblique and include a standing view (V8) and a seated position (V9) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, both views are obstructed by existing built form. The standing view is enclosed by the soffit of the balcony on the level above and includes a glimpse of Anzac Bridge, and the Pyrmont skyline. This view is considered to be of low significance. The seated view is characterized by the same elements, yet it is constrained due to the height of the solid portion of the balustrade. This view is considered to be of low significance.

Impact of proposal:

A small part of the southern elevation of the proposal will be visible at the left edge of the existing view. The proposal will replace the existing view to the IMAX building which is not considered to be of iconic quality. The distant view to Anzac Bridge is retained. Due to the low significance of the existing view, and the fact that the view to the proposal is oblique, the impact is considered to be reasonable and therefore acceptable.

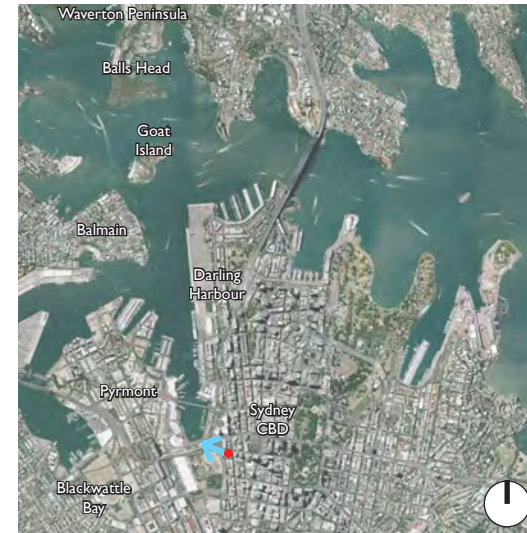
V8, V9 –

SIGNIFICANCE: LOW

IMPACT: MINOR

CONCLUSION: REASONABLE

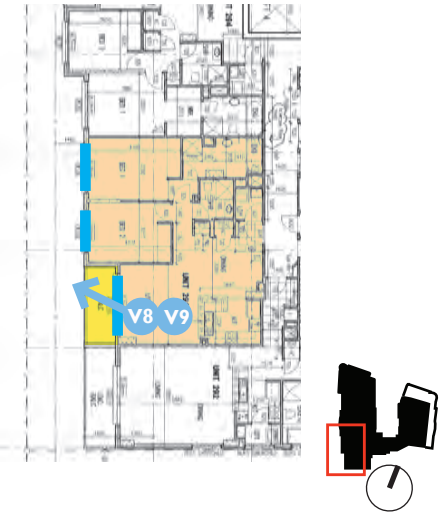
Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows (excluding enclosed balconies)



V8

Existing View



V8

Proposed View



V9

Existing View



V9

Proposed View

4.2.8 MILLENNIUM TOWERS - APARTMENT 293, L15 (V10)

VI0 BALCONY, STANDING VIEW

Description of view:

View 10 is from the balcony of a unit at the south-west corner on Level 15. The view to the proposal is oblique and taken from the southern corner of the balcony. The character of the view is expansive with a large area of sky visible, although it is partially obstructed by existing built form and the Western Distributor. The centre of the view is relatively unobstructed and includes Cockle Bay, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north west horizon. This view is considered to be of medium-high significance. Alternative views to the south-west long Harbour Street are retained (A1).

Impact of proposal:

The proposal will significantly change the scale of the view and it will become the most prominent element in the view. The level of impact is considered to be severe. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of sky and water that is lost, including land/water interfaces.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

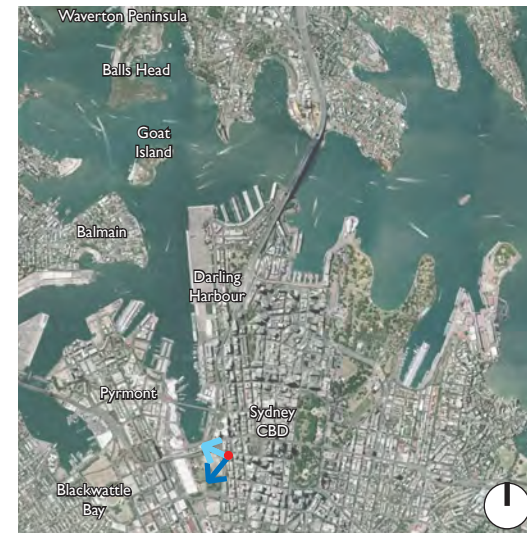
In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Due to the low elevation of the unit, the significance of the view is considered to be medium-high due to the dominant presence of the highway infrastructure and existing built form, with limited areas of land/water interface.

The level of impact to this unit is regrettable. This needs to be considered and weighted against the overall employment and economic benefits to the area. Therefore, the level of impact is considered to be reasonable based on the following reasons:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.

Key plan of view:



- View to proposal
- Location of Millennium Towers
- Alternative retained view

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

- The view to the proposal is oblique and taken from the southern corner of the balcony.
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.



V10

Existing View

In general, the level of impact to this unit is severe; however, it is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of “view-sharing” as the view partially retains the horizon line above the Balmain Peninsula, a glimpse of Cockle Bay, Pyrmont Bridge, and the Pyrmont Bay wharves.
- Alternative views to the south-west are unaffected

V10 –
SIGNIFICANCE: MEDIUM-HIGH
IMPACT: SEVERE
ACCEPTABILITY: REASONABLE



V10

Proposed View

Alternative retained views



A1

4.2.9 MILLENNIUM TOWERS - APARTMENT 305, L17 (VII)

VII LIVING AREA, STANDING VIEW

Description of view:

View II is the primary view from a standing position in the living room of the north-west unit on Level 17. The view is characterized by its openness, with water views of Cockle Bay and associated land-water interfaces, Pyrmont Bridge, a partial view of Darling Harbour, Anzac Bridge, the Pyrmont skyline, the Pyrmont Bay Wharves and distant views to the north-west horizon. This view is considered to be of high significance.

Impact of proposal:

The proposal will significantly change the scale of the view and the proposal will become the most prominent element in the view. The level of impact is considered to be severe. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of water that is lost, including land/water interfaces.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

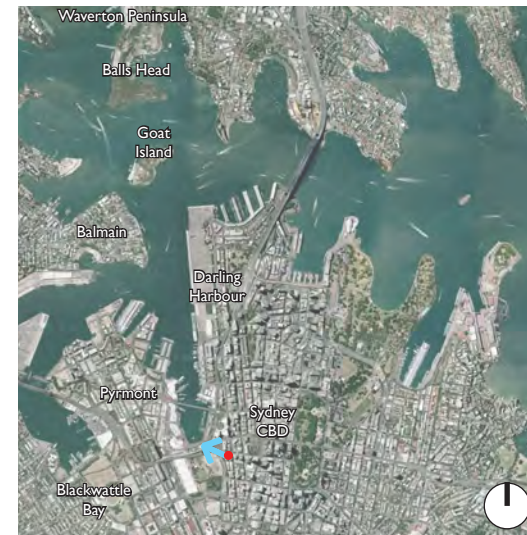
The current form has been derived following many months of redesign and negotiations with DoPI in order to avoid overshadowing to the park at critical times of the day and to preserve a critical width of the view corridor between the proposal and the SICEEP.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

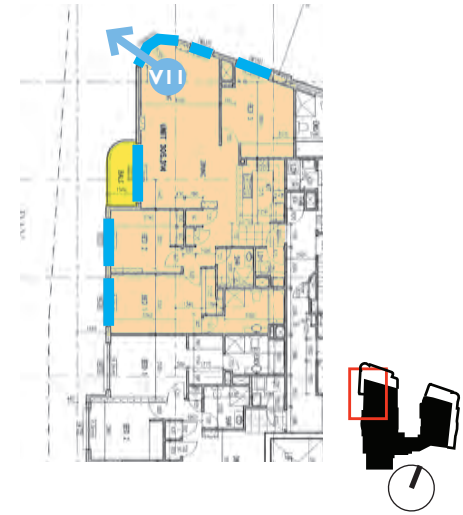
Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow a greater retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and will potentially compromise the structural integrity of the proposal as the form requires a 'tie-floor' structural solution. This requires the angle of the taper to align with nodal points at the intersections of floor levels and columns on selected floors.

Key plan of view:



- View to proposal
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Approx. location of windows (excluding enclosed balconies)

The curvature along the eastern edge is the result of a finely balanced equilibrium between the structural capacity and the required alignment of the inclined structural members. This limits the extent to which the slab edges can be cantilevered beyond the inclined supports and therefore a more tapered solution may not be structurally possible. While this mitigation measure might assist in preserving a marginally larger extent of water and land interface from this unit, this will not be useful in the overall mitigation of the perceived scale of the proposal. While some of these measures would be helpful in the partial retention of the view for this unit, they will compromise the development potential of the proposal and result in impacts to the public domain.

The level of impact to this unit is regrettable, however, this needs to be considered and balanced against the overall employment and economic benefits to the area of the development. On this basis, the level of impact is considered reasonable. No mitigation measures are recommended as:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- An alternative built form of similar height to the existing IMAX (across the width of the



Existing View

- land available for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is severe; however, it is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.



Proposed View

- The proposal does adhere to the principles of "view-sharing" as the view partially retains the horizon line, a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, and some water and land interface to the south and north of Pyrmont Bridge.

VII –
SIGNIFICANCE: HIGH
IMPACT: SEVERE
ACCEPTABILITY: REASONABLE

4.2.10 MILLENNIUM TOWERS - APARTMENT 305, L17 (VI2)

VI2 LIVING AREA, SITTING VIEW

Description of view:

View 12 is the primary view from a seated position in the living room of the north-west unit on Level 17. The extent of the view is restricted due to the height of the sill, however the view does include part of the Pyrmont skyline and the north-west horizon and is mostly characterized by the extent of sky visible.

Impact of proposal:

The proposal will significantly change the scale, extent and focus of the view and it will become the most prominent element in the view. The level of impact is considered to be severe, even though the quality of the view has been categorised as having a low level of significance due to the restricted view extent. The impact to this view is derived from the overall apparent scale of the proposal and the extent of sky that it is lost.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

In general, the level of impact to this unit is severe; however, it is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

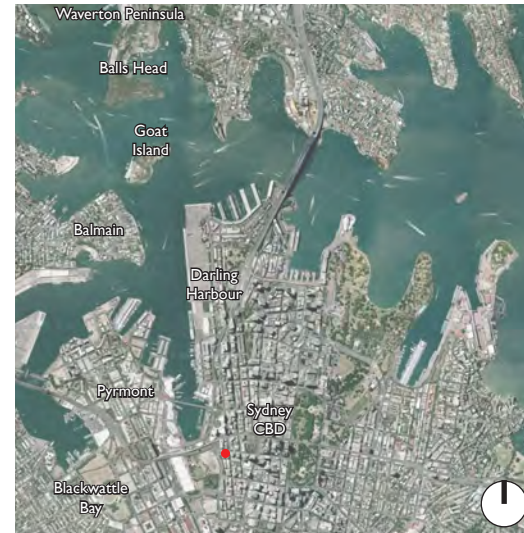
VI2 –

SIGNIFICANCE: LOW

IMPACT: SEVERE

ACCEPTABILITY: REASONABLE

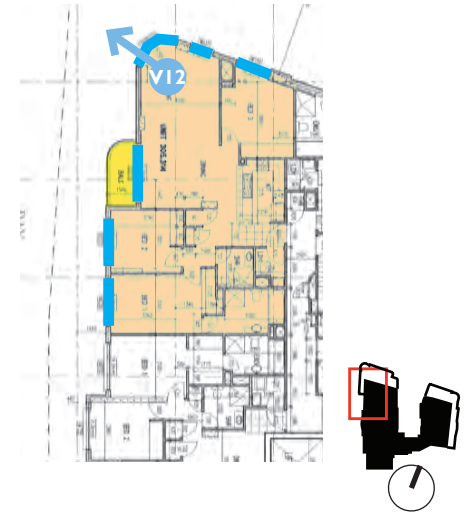
Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows
(excluding enclosed balconies)



V12

Existing View



V12

Proposed View

4.2.11 MILLENNIUM TOWERS - APARTMENT 305, L17 (V13)

V13 BALCONY, STANDING VIEW

Description of view:

View 13 is from the balcony of the north-west unit on Level 17. The view to the proposal is oblique. The view is characterized by its openness and almost continuous horizon line, and includes Cockle Bay, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north west horizon. This view is considered to be of high significance. Alternative views of the city skyline to the north (A1) and Darling Quarter to the west (A2) are retained.

Impact of proposal:

The proposal will significantly change the scale of the view and the proposal will become the most prominent element in the view. The level of impact is considered to be severe. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of water that is lost, including land/water interfaces.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

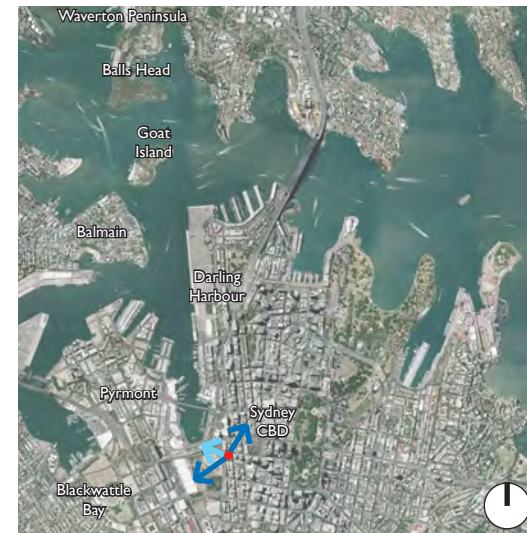
In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow a greater retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and will potentially compromise the structural integrity of the proposal as the form requires a 'tie-floor' structural solution. This requires the angle of the taper to align with nodal points at the intersections of floor levels and columns on selected floors.

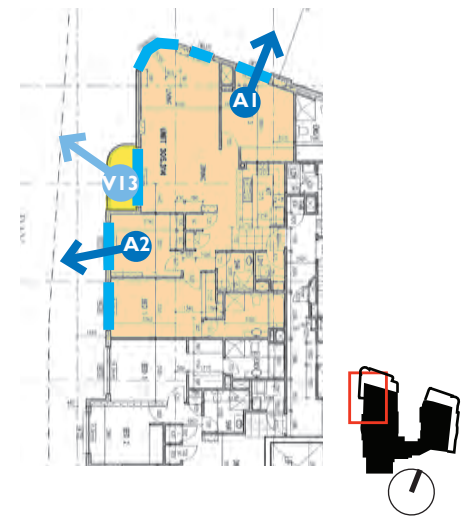
The curvature along the eastern edge is the result of a finely balanced equilibrium between the structural capacity and the required alignment of the inclined structural members. This limits the extent to which the slab edges can be cantilevered beyond the inclined supports and therefore a more tapered solution may not be structurally possible. While this mitigation measure might assist in preserving a marginally larger extent of

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

water and land interface from this unit, this will not be useful in the overall mitigation of the perceived scale of the proposal. While some of these measures would be helpful in the partial retention of the view for this unit, they will compromise the development potential of the proposal and result in impacts to the public domain.

The level of impact to this unit is regrettable, however, this needs to be considered and balanced against the overall employment and economic benefits to the area of the development. On this basis, the level of impact is considered reasonable. No mitigation measures are recommended as:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The view to the proposal is oblique
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.



V13

Existing View

- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is severe. It is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of “view-sharing” as the view partially retains the horizon line above the Balmain Peninsula, partial views of Cockle Bay, Pyrmont Bridge, and the Pyrmont Bay wharves.
- Alternative views to iconic city elements to the north and the Darling Quarter to the south-west are unaffected.



V13

Proposed View

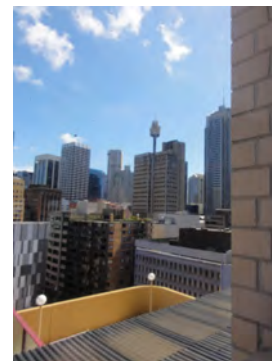
V13

SIGNIFICANCE: HIGH

IMPACT: SEVERE

ACCEPTABILITY: REASONABLE

Alternative retained views



A1



A2

4.2.12 MILLENNIUM TOWERS - APARTMENT 322, L19 (VI4,VI5)

VI4 LIVING AREA, STANDING VIEW, AND

VI5 LIVING AREA, SITTING VIEW

Description of view:

View 14 and 15 are the primary views from the living room of the northern unit on Level 19. The views modelled are a from a standing position (VI4) and a seated position (VI5) from within the same apartment. The views are constrained due to the detailing of the balustrade, the dominance of the column on the balcony, and the soffit of the level above. The standing view includes obstructed views of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Anzac Bridge, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north-west horizon. This view is considered to be of medium significance.

The seated view is restricted due to the dominance of the balcony and provides a very a small glimpse of Cockle Bay and a partial view to the north-west horizon. This view is considered to be of low-medium significance.

Impact of proposal:

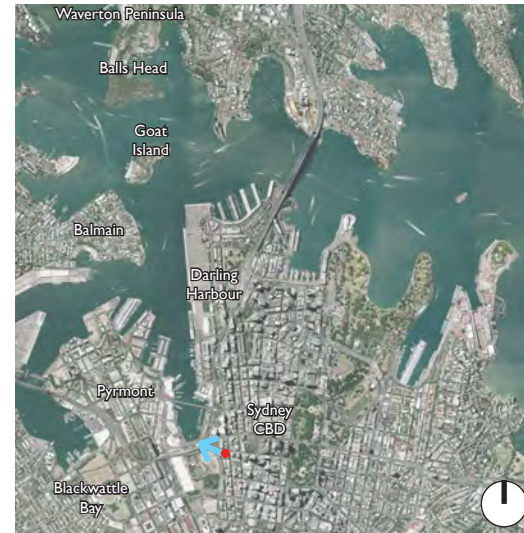
The proposal will significantly change the scale and focus of the view and it will become the most prominent element in the view. The level of impact for the standing view is considered to be severe. The level of impact is derived from the overall apparent scale of the proposal within the view and the resultant enclosed character.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

In general, the level of impact to this unit is severe. It is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- The proposal does adhere to the principles of “view-sharing” as the view partially retains the horizon line above the Balmain Peninsula, partial views of Cockle Bay, Pyrmont Bridge, the Maritime Museum and the Pyrmont Bay wharves.

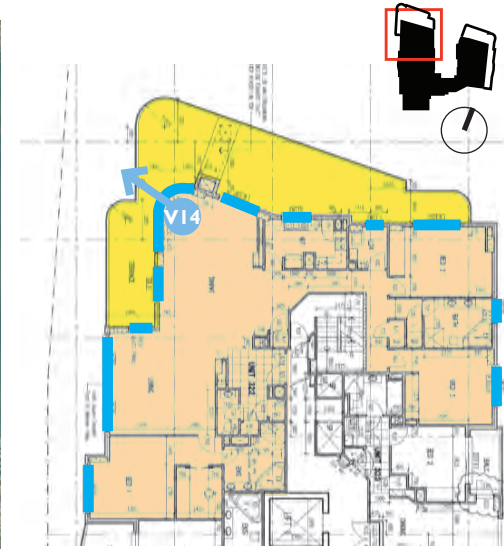
Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows (excluding enclosed balconies)

VI4,VI5 –
SIGNIFICANCE: MEDIUM (VI4), LOW-MEDIUM (VI5)
IMPACT: SEVERE (VI4), SIGNIFICANT (VI5)
ACCEPTABILITY: REASONABLE



V14

Existing View



V14

Proposed View



V15

Existing View



V15

Proposed View

4.2.13 MILLENNIUM TOWERS - APARTMENT 322, L19 (VI6)

VI6 TERRACE, STANDING VIEW

Description of view:

View 16 is from the balcony of the northern unit on Level 19. The view to the proposal is direct. The view is characterized by its breadth and depth with an almost continuous horizon line. It includes Cockle Bay, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north west horizon. This view is considered to be of high significance. Alternative views of the iconic city elements to the north-east (A1) and Darling Quarter to the west (A2) are retained.

Impact of proposal:

The proposal will significantly change the scale of the view and the proposal will become the most prominent element in the view. The level of impact is considered to be severe. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of water that is lost, including land/water interfaces.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

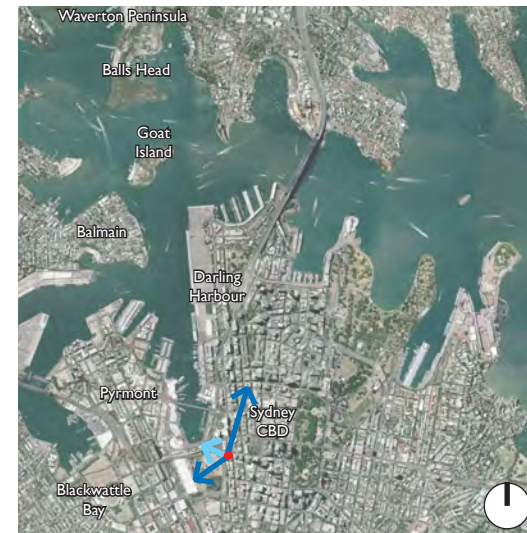
The current form has been derived following many months of redesign and negotiations with DoPI in order to avoid overshadowing to the park at critical times of the day and to preserve a critical width of the view corridor between the proposal and the SICEEP.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

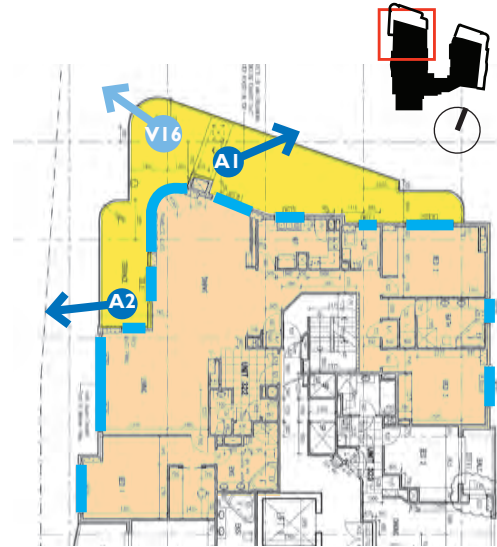
Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow a greater retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and will potentially compromise the structural integrity of the proposal as the form requires a 'tie-floor' structural solution. This requires the angle of the taper to align with nodal points at the intersections of floor levels and columns on selected floors.

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

The curvature along the eastern edge is the result of a finely balanced equilibrium between the structural capacity and the required alignment of the inclined structural members. This limits the extent to which the slab edges can be cantilevered beyond the inclined supports and therefore a more tapered solution may not be structurally possible. While this mitigation measure might assist in preserving a marginally larger extent of water and land interface from this unit, this will not be useful in the overall mitigation of the perceived scale of the proposal. While some of these measures would be helpful in the partial retention of the view for this unit, they will compromise the development potential of the proposal and result in impacts to the public domain.

The level of impact to this unit is regrettable, however, this needs to be considered and balanced against the overall employment and economic benefits to the area of the development. On this basis, the level of impact is considered reasonable. No mitigation measures are recommended as:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- An alternative built form of similar height to the existing IMAX (across the width of the land available



Existing View

- for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is severe; however, it is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of "view-sharing" as the view partially retains the horizon line above the Balmain Peninsula, partial views of Cockle Bay, Pyrmont Bridge, the Maritime Museum and the Pyrmont Bay wharves.



Proposed View

- Alternative views to iconic city elements to the north-east, Tumbalong Park and the Darling Quarter to the south-west are unaffected.

VI6 –
SIGNIFICANCE: HIGH
IMPACT: SEVERE
ACCEPTABILITY: REASONABLE

Alternative retained views



A1



A2

4.2.14 MILLENNIUM TOWERS - APARTMENT 324, L19 (V17)

V17 BALCONY, STANDING VIEW

Description of view:

View 17 is from the balcony of the southern unit on Level 19. The view to the proposal is oblique and is only possible from the southern corner of the balcony. Due to the unit's southern location in the floor plan of the building this view captures a moderate extent of adjacent built form and the Western Distributor. The centre of the view captures Cockle Bay, Pyrmont Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north west horizon. This view is considered to be of medium significance. Alternative views of the city skyline to the west (A1) and the city to the east (A2) are retained.

Impact of proposal:

The proposal will significantly change the scale of the view and it will become the most prominent element in the view. The level of impact is considered to be severe. The level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of sky and water that is lost, including land/water interfaces.

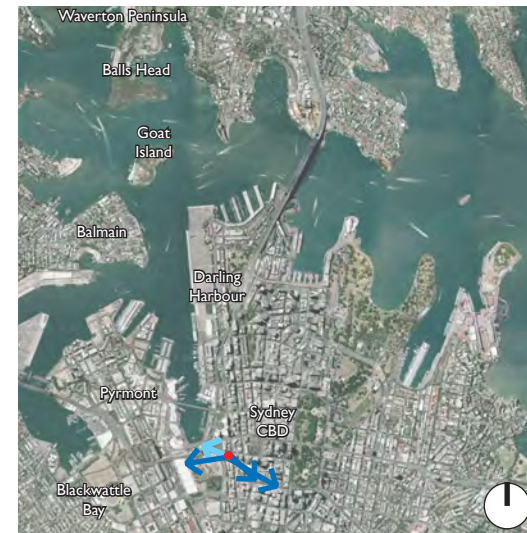
The level of impact to this unit is severe. This needs to be considered and weighted against the overall employment and economic benefits to the area. The level of impact is considered to be reasonable based on the following reasons:

- The main view for this unit is directly to the west towards Tumbalong Park.
- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The view to the proposal is oblique and taken from the lower southern corner of the balcony.
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The quality of the view is compromised due to the dominant presence of the highway infrastructure.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is severe. It is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of "view-sharing" as the view partially retains the horizon line above the Balmain Peninsula, a glimpse of Cockle Bay, Pyrmont Bridge, Anzac Bridge, and the Pyrmont Bay wharves.
- Alternative views to iconic city elements to the south-east and the Darling Quarter to the south-west are unaffected.

V17 –

SIGNIFICANCE: MEDIUM

IMPACT: SEVERE

ACCEPTABILITY: REASONABLE



V17

Existing View



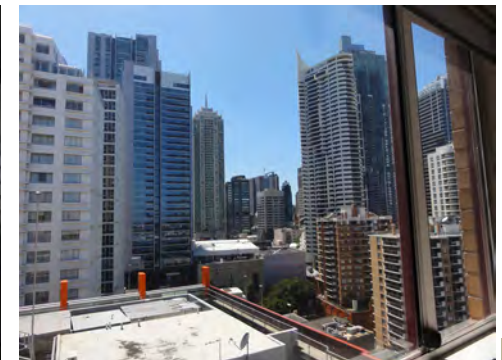
V17

Proposed View

Alternative retained views



A1



A2

4.2.15 MILLENNIUM TOWERS - APARTMENT 329, L20 (VI8-VI9)

VI8 DINING AREA, STANDING VIEW

VI9 MASTER BEDROOM, STANDING VIEW

Description of view:

Views 18 and 19 are primary views from the dining area (VI8) and master bedroom (VI9) of a unit along the western facade on Level 20. The views to the proposal are oblique. The view from the dining area is restricted due to the height of the balustrade, the detailing of the window and the soffit of the level above. The centre of the view is dominated by the Western Distributor, with a small glimpse of Cockle Bay, Anzac Bridge and the western horizon above the Pyrmont skyline. This view is considered to be low-medium significance.

The relative location of the bedroom further to the north of the building, compared to the dining area results in a loss of the water views and visual dominance of the Western Distributor. The significance of this view is considered to be low. According to the Tenacity view sharing principles, the impact on views from bedrooms is considered to be less important than those from living areas. Therefore, the bedroom view has not been selected for further assessment.

Impact of proposal:

Part of the southern elevation of the proposal will be visible at the left edge of the existing view enclosing the view and obstructing existing glimpses to Cockle Bay. The proposal replaces the existing view to the IMAX building which is not considered to be of iconic quality. The distant view to Anzac Bridge and the horizon line to the west is retained. Due to the low-medium significance of the existing view and the fact that the view to the proposal is oblique, the impact is considered to be moderate and therefore reasonable.

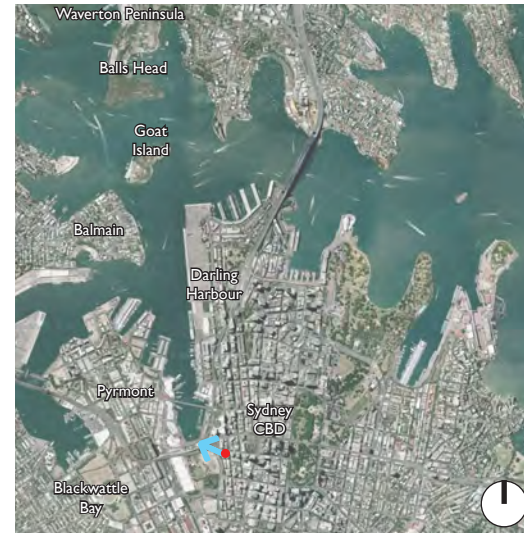
VI8, VI9 –

SIGNIFICANCE: LOW-MEDIUM (VI8), LOW (VI9)

IMPACT: MODERATE

ACCEPTABILITY: REASONABLE

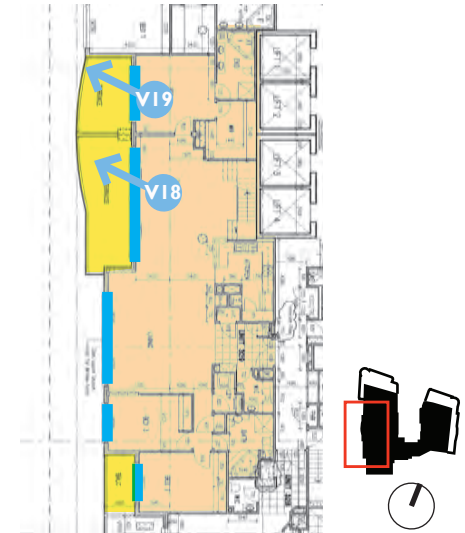
Key plan of view:



View to proposal

Location of Millennium Towers

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows
(excluding enclosed balconies)



V18

Existing View



V18

Proposed View



V19

Existing View

4.2.16 MILLENNIUM TOWERS - APARTMENT 329, L20 (V20)

V20 TERRACE, STANDING VIEW

Description of view:

View 20 is from the terrace of a unit along the western facade on Level 20. The view is oblique and only possible from the southern corner of the terraces. Due to the unit's southern location in the floor plan of the building, the view captures a moderate extent of adjacent built form and the Western Distributor. This view is generally broad and captures Cockle Bay, Pyrmont Bridge, Anzac Bridge, the Maritime Museum, the Pyrmont skyline, the Pyrmont Bay wharves and distant views to the north-west horizon. This view is considered to be of medium-high significance. Alternative views of the city skyline to the west (A1, A2) are retained.

Impact of proposal:

The proposal will significantly change the scale of the view and the proposal will become the most prominent element in the view. The level of impact is considered to be severe-devastating. It is important to note that the level of impact to this view is derived from the overall apparent scale of the proposal within the view and the extent of water that is lost, including land/water interfaces.

Mitigation measures have been considered in order to reduce the apparent scale of the proposal within the view. A significant reduction of the building curvature to the east will only be achieved by relocating a substantial portion of the building toward the west or extending the height of the proposal, resulting in a more traditional tower form. However, this will result in substantial overshadowing of Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park.

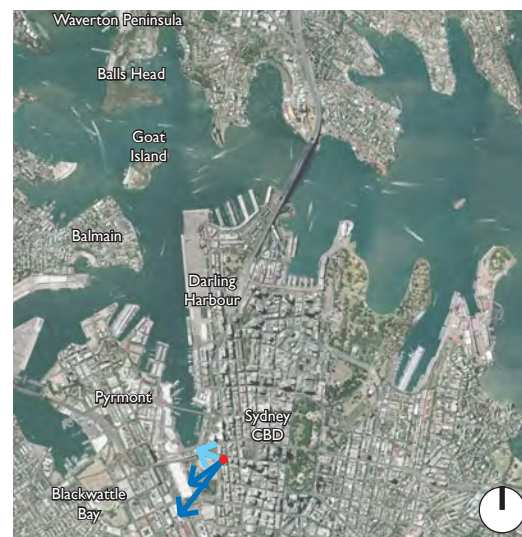
The current form has been derived following many months of redesign and negotiations with DoPI in order to avoid overshadowing to the park at critical times of the day and to preserve a critical width of the view corridor between the proposal and the SICEEP.

In addition, the extent of constraints affecting the site due to the flyover ramps results in a very small available floorplate area of less than 1,100sqm for a more traditional vertical tower. This would result in a reduction from a Premium Grade to an A-Grade commercial building rating according to the "Office Quality Grade Matrix by the Property Council of Australia, 2006". An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ (www.lendlease.com). This will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo and it may affect its overall viability.

In addition, a narrow more vertical tower will still intrude into the sky plane of this unit and will result in increased overshadowing of Tumbalong Park and loss of the 'valley floor' form currently respected by the development.

Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature of the tower to allow a greater retention of Cockle Bay water glimpses and land interfaces. However, this will allow only a marginal increase in the view retained and will potentially compromise the structural integrity of the proposal as the form requires a 'tie-floor' structural solution. This requires the angle of the taper to align with nodal points at the intersections of floor levels and columns on selected floors.

Key plan of view:



- View to proposal
- Location of Millennium Towers
- Alternative retained view

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

The level of impact to this unit is regrettable, however, this needs to be considered and balanced against the overall employment and economic benefits to the area of the development. On this basis, the level of impact is considered reasonable. No mitigation measures are recommended as:

- There are no applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The view to the proposal is oblique and taken from the southern corner of the balcony.
- An alternative built form of similar height to the existing IMAX (across the width of the land available for development) will have a similar impact in terms of the overall reduction of water and land interface.
- The significance of the view is compromised due to the dominance of the highway infrastructure
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and



V20

Existing View

the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

In general, the level of impact to this unit is severe-devastating; however, it is considered to be reasonable due to the following factors:

- Mitigating overshadowing to Tumbalong Park, requiring massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in abandonment of the project due to the lower grade of space available.
- A more skilful reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the proposal and will compromise the finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members.
- The proposal does adhere to the principles of “view-sharing” as the view partially retains the horizon line above the Balmain Peninsula and Anzac Bridge, and retains views partial views of Cockle Bay, Pyrmont Bridge, and the Pyrmont Bay wharves.
- Alternative views to the Darling Quarter to the south-west are unaffected.

A reduction of the building curvature from the east or the relocation of building mass to the west would ultimately result in greater overshadowing of Tumbalong Park. The improved retention of the view of this unit (and 1 other unit that has been found to have a severe to devastating impact on a view) needs to be weighed against the impacts to a highly utilised public open space. Therefore, the level of impact is considered to be reasonable.

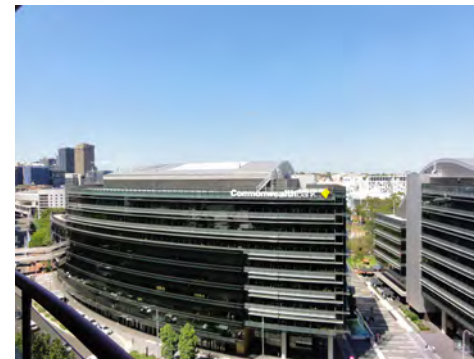


V20

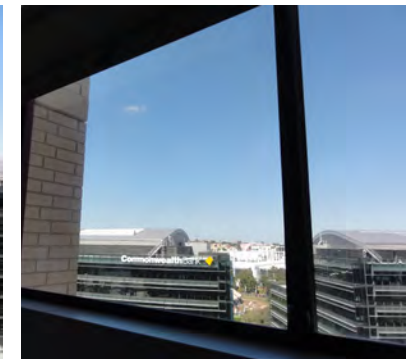
Proposed View

V20 –
SIGNIFICANCE: MEDIUM-HIGH
IMPACT: SEVERE-DEVASTATING
CONCLUSION: REASONABLE

Alternative retained views



A1



A2

4.2.17 MILLENNIUM TOWERS - APARTMENT 329, L21 (V21)

V21 UPPER LEVEL TERRACE STANDING

Description of view:

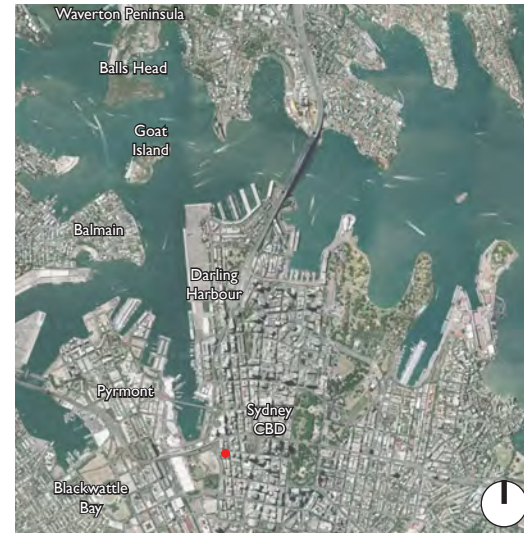
View 21 is from the upper level terrace of a unit along the western facade on Level 21. The view to the proposal is oblique. The extent of the view is significantly obstructed by the height of the balustrade to the terrace. As a result the view captures part of the Pyrmont skyline and restricted distant views to the north-west. The Anzac Bridge is also visible. This view is considered to be of low significance. Alternative views to the south are retained (A3).

Impact of proposal:

The proposal will change the scale of the view and it will become the most prominent element in the view. Views of the Pyrmont skyline are obstructed, however, distant view to the Anzac Bridge and the horizon line to the west is retained. Due to the low significance of the existing view and the fact that the view to the proposal is oblique, the impact is considered to be reasonable and therefore acceptable.

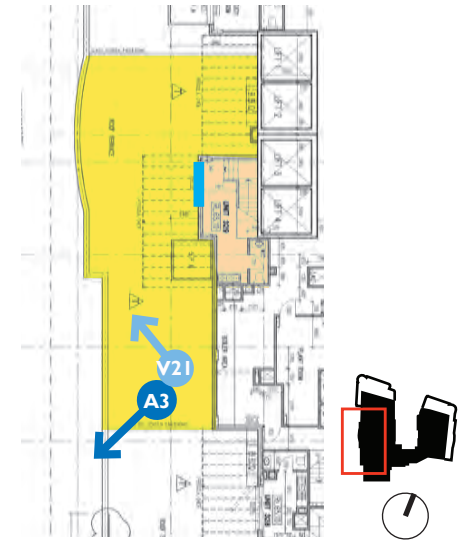
V21 –
SIGNIFICANCE: LOW
IMPACT: MODERATE
ACCEPTABILITY: REASONABLE

Key plan of view:



- View to proposal
- Location of Millennium Towers

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)



V2I

Existing View



V2I

Proposed View

Alternative retained view



A3

4.2.18 MILLENNIUM TOWERS - SUMMARY

GMU analysed 6 units and a total of 21 views for the Millennium Towers. In general, the views ranged from low to medium to high significance. The views of high significance were generally from upper levels with broad views to Cockle Bay and significant amounts of water/land interfaces. The level of impact for the majority of the units was found to range between minor to moderate for the majority of the views.

One view had a significant level of impact and eight units had a severe impact. One unit had a severe to devastating impact while only one other unit was found to have a devastating impact. The main reason for the severe and devastating impacts is due to the level of change in scale where the proposal became the more prominent element within the view. While the level of impact for the majority of the units was severe, the level of impact is considered to be reasonable due to the following factors:

- The proposal has been required to mitigate overshadowing to Tumbalong Park, pushing the development potential to the east. A reversal of this would undoubtedly result in a greater overshadowing of the park. The impacts to a reduced number of units have to be weighed against the public benefit to a highly used green open space.
- The most important reason for the designation of the impacts as being reasonable is that the proposal adheres to the principles of “view-sharing” as the view partially retains the horizon line, Pyrmont Bridge, the Maritime Museum and some water and land interface to the south or north of Pyrmont Bridge.

Mitigation measures were considered in order to reduce the apparent scale of the proposal within the view for units within The Millennium Towers development. However, any significant change will only be achieved by shifting or relocating the eastern curvature of the building toward the west or as additional levels resulting in a more traditional tower form. However, this will result in substantial overshadowing of the Tumbalong Park and the narrowing of the view corridor between Cockle Bay and Tumbalong Park. The current form has been arrived at after long months of redesign and negotiations with the DoP&I in order to avoid overshadowing to the park at critical times of the day and to preserve a critical width of the view corridor between the proposal and the SICEEP.

In addition, the extent of constraints affecting the site due to the flyover ramps would result in a very small available floorplate area (less than 1,100sqm) for a more traditional vertical tower. This would cause a downgrade in the commercial rating of the proposal from a Premium Grade to an A-Grade commercial building rating according to the Grade Matrix by the Property Council of Australia (2006). An A-Grade building would offer floorplates much smaller than those proposed for Barangaroo of 2,300sqm+ according to Lend Lease, which will compromise the proposal's ability to compete with the future scale of development envisioned in Barangaroo. This will affect the proposal's overall viability.

Other mitigation measures considered included a sharper tapering of the lower levels of the eastern curvature. However, this will allow only a marginal increase in the view retained and potentially compromise the structural integrity of the proposal as the proposed form is the result of a finely balanced equilibrium between the structural capacity and required alignment of the inclined structural members. This limits the extent to which the slab edges can be cantilevered beyond the inclined supports and therefore a more tapered solution may not be structurally possible. In addition, a reduction of the lower levels of the curvature will not mitigate the overall apparent scale of the

proposal. Therefore, mitigation measures were considered, but not recommended.

GMU analysis showed that the level of impact is reasonable based on a number of key factors. These include the strategic changes occurring in the precinct, which will result in a significant increase in the scale of the built form of the precinct. The change in scale taking place in Darling Harbour and Barangaroo suggests that the retention of views for properties immediately behind development sites facing the edge of the water will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to achieve the redevelopment of the precinct.

Out of the 7 units analysed for the Millennium Towers, one unit was found to have a devastating impact to a balcony view and one other unit was found to have a severe to devastating impact to a balcony view. The individual impacts to a reduced number of private units need to be weighed against the overall employment and economic benefits to the area considering that there are no applicable controls to the site and therefore the proposal is considered to be a compliant development. Due to these reasons, the level of impact to the units in the Millennium Towers is considered to be reasonable.

SUMMARY TABLE DESCRIBING THE VIEWS SELECTED FOR PHOTOMONTAGE ANALYSIS, THE PROPOSAL'S IMPACT AND ACCEPTABILITY

Development	Level	Description	View	Significance of view (see Section 4)	Impact	Impact acceptability
MILLENNIUM TOWERS						
Apartment 209	8	Living Area Standing	V1	Medium	Severe to Devastating	Reasonable
	8	Living Area Sitting	V2	Low	Moderate	Reasonable
	8	Balcony Standing	V3	Medium	Devastating	Reasonable
	8	Dining Area Standing	V4	Low	Moderate	Reasonable
Apartment 251	12	Living Area Standing	V5	Low	Moderate	Reasonable
	12	Living Area Sitting	V6	Low	Moderate	Reasonable
	12	Balcony Standing	V7	Medium-High	Severe	Reasonable
Apartment 293	15	Living Area Standing	V8	Low	Minor	Reasonable
	15	Living Area Sitting	V9	Low	Minor	Reasonable
	15	Balcony Standing	V10	Medium-High	Severe	Reasonable
Apartment 305	17	Living Area Standing	V11	High	Severe	Reasonable
	17	Living Area Sitting	V12	Low	Severe	Reasonable
	17	Balcony Standing	V13	High	Severe	Reasonable
Apartment 322	19	Living Area Standing	V14	Medium	Severe	Reasonable
	19	Living Area Sitting	V15	Low-Medium	Significant	Reasonable
	19	Terrace Standing	V16	High	Severe	Reasonable
Apartment 324	19	Balcony Standing	V17	Medium	Severe	Reasonable
Apartment 329	20	Dining Area Standing	V18	Low-Medium	Moderate	Reasonable
	20	Master Bedroom Standing	V19	Low	Moderate	Reasonable
	20	Terrace Standing	V20	Medium-High	Severe to Devastating	Reasonable

4.3 EMPORIO APARTMENTS

Individual unit access was given on January 7th, 2014 to a broad range of units at various levels and locations within the development.

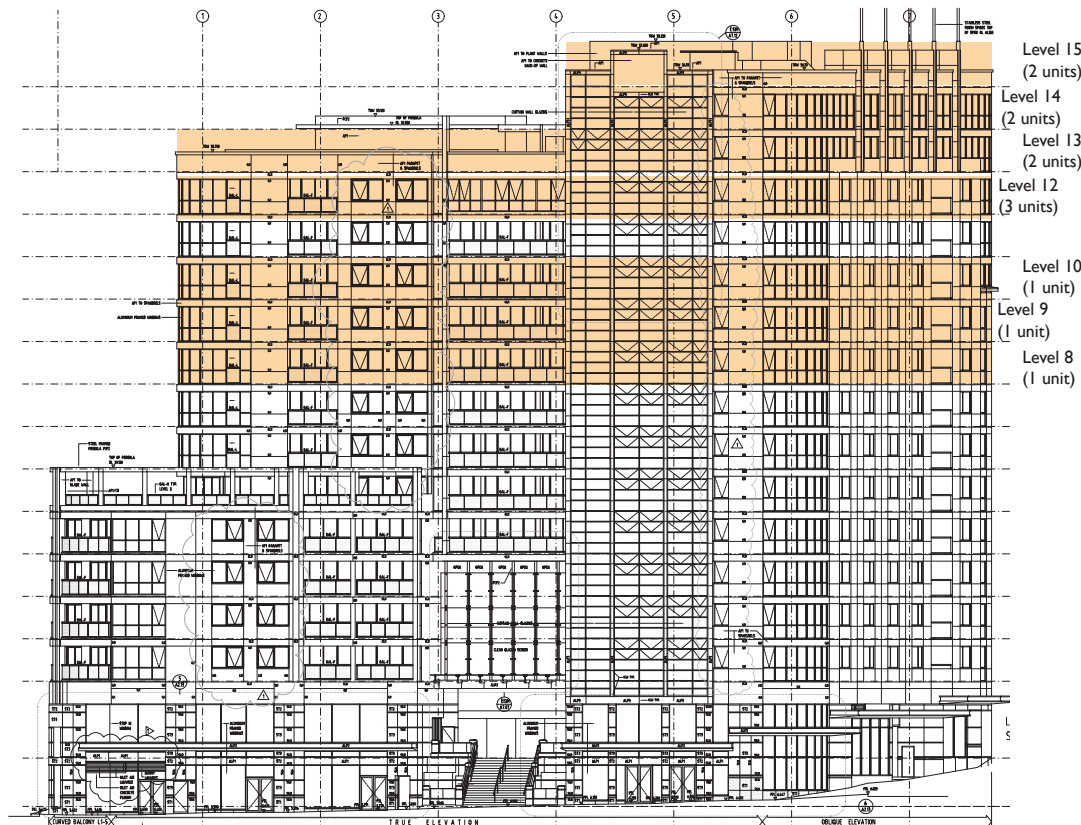
Across the height of the building, access was given to the following levels and units:

- Level 8 – Apartment B905;
- Level 9 – Apartment B1003;
- Level 10 – Apartment B1103;
- Level 12 – Apartment A1302, B1301, B1302;
- Level 13, 14 & 15 – Apartment A1501 and A1507;

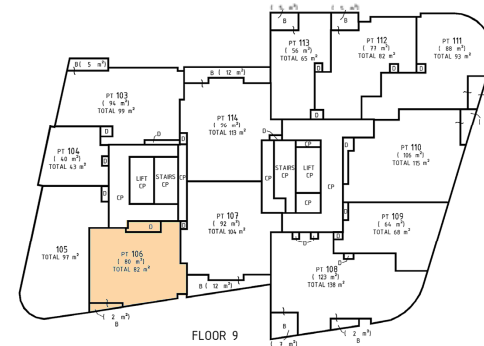
Views have been selected for each apartment from the following locations where they have the potential to be affected:

- balconies (enclosed or open); and
- a minimum of 1 window with a preference for a living area i.e. Family, living or dining (from seated and standing positions).

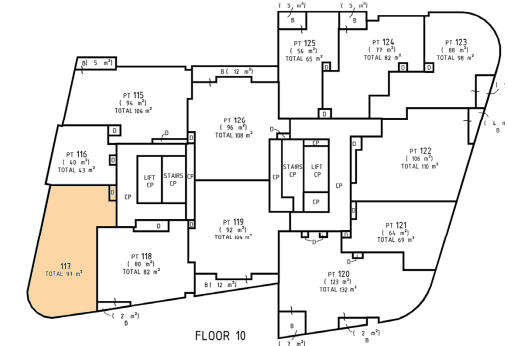
The diagram and floor plans overleaf show the location and levels for the views chosen.



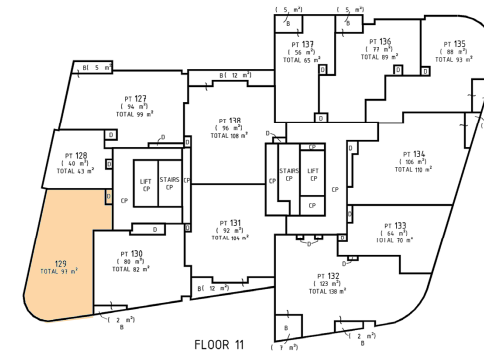
Day Street elevation of the Emporio Apartments



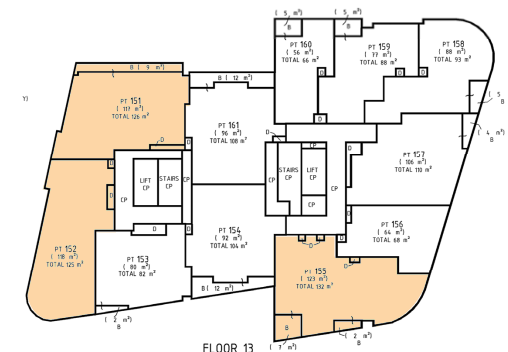
LEVEL 8



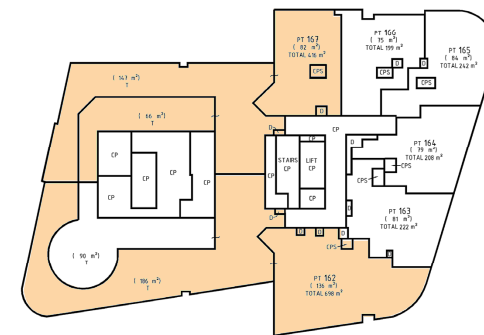
LEVEL 9



LEVEL 10



LEVEL 12



LEVEL 13



LEVELS 14 & 15

Typical floorplates of the Emporio Apartments

(nts)

4.3.1 EMPORIO APARTMENTS - UNIT B905 - L8/9TH FLOOR

A1 LIVING AREA, STANDING VIEW, AND

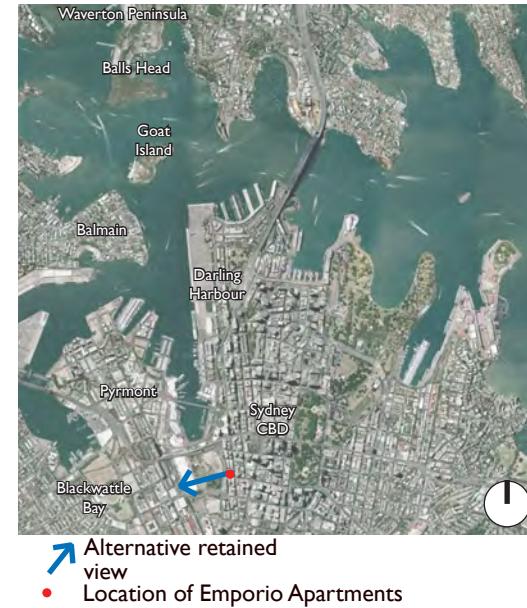
A2 BEDROOM I, STANDING VIEW

Description of view:

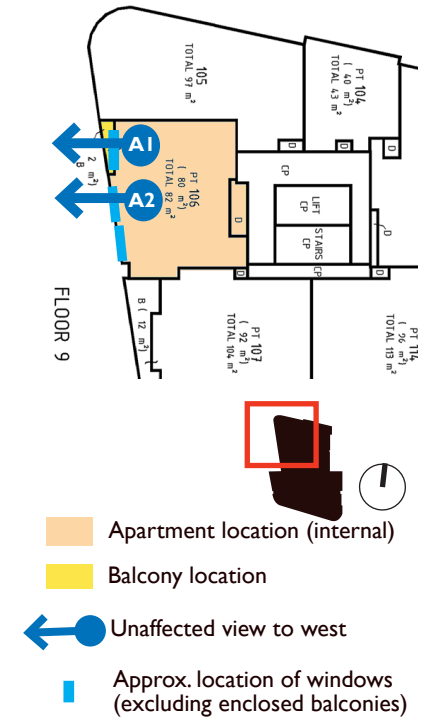
Alternative views 1 and 2 are from the living area (A1) and bedroom 1 (A2) of a unit along the western facade on Level 8. The primary direction of the views is to the west. The view from the living area is enclosed, with partial views of the exhibition centre to the north. This view is considered to be of low significance and unaffected by the development. The view from bedroom 1 is of the Chinese Garden of Friendship and it is considered to be of low-medium significance. These views are not affected by the proposal and therefore have not been selected for further analysis.

A1, A2 –
SIGNIFICANCE: NOT AFFECTED

Key plan of view:



Location of view:



Alternative retained views



A1

A2

4.3.2 EMPORIO APARTMENTS - UNIT BI003, L9/10TH FLOOR (VI-V2)

VI LIVING AREA, STANDING VIEW

V2 LIVING AREA, SITTING VIEW

Description of view:

Views 1 and 2 are primary views from the living room of the north-western unit on Level 9. The views modelled include a standing view (VI) and a seated position (V2) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development the view is partially enclosed by existing built form and the Western Distributor. The foreground of the view is characterized by the streetscape of Harbour Street and is obstructed by the roof of adjacent built form and HVAC equipment. The standing view includes a glimpse of Cockle Bay, the Pyrmont Bridge, the Maritime Museum, and constrained long distance views to Darling Harbour and the Balmain Peninsula. This view is considered to be of medium significance. The extent and character of the seated view is similar to the standing view and is it considered to be of medium significance.

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view. The proposal obstructs part of the existing view to Pyrmont Bridge and the Maritime Museum. Key features of the existing views including the Pyrmont Bay wharves and the Balmain Peninsula are still retained. The horizon is still visible to the right of the proposal in both views. Therefore, the impact is considered to be significant.

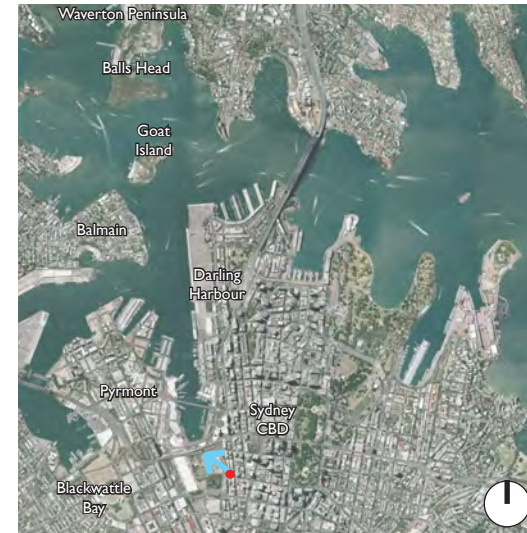
Due to the low elevation of the unit, the significance of the view is considered to be medium due to the dominant presence of the highway infrastructure and existing built form, with very limited areas of land/water interface.

In determining the acceptability of this impact a number of considerations need to be taken into account. These include:

- The absence of applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

Whilst there will be a change in the scale and focus of the view, on balance it is considered that the impact is reasonable.

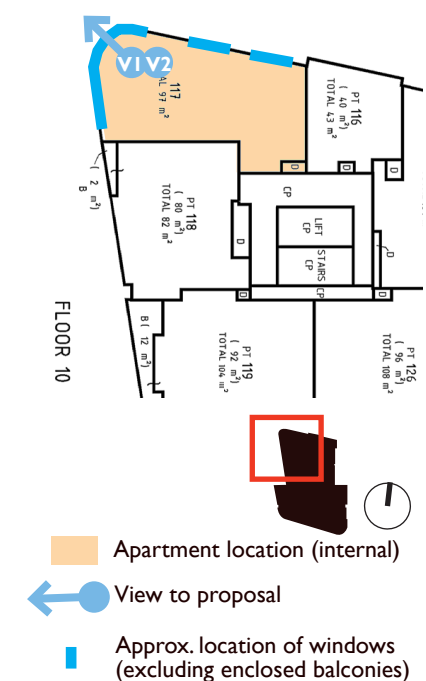
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



VI, V2 –
SIGNIFICANCE: MEDIUM
IMPACT: SIGNIFICANT
ACCEPTABILITY: REASONABLE



Existing View



Proposed View



Existing View



Proposed View

4.3.3 EMPORIO APARTMENTS - UNIT BI003, L9/10TH FLOOR (V3)

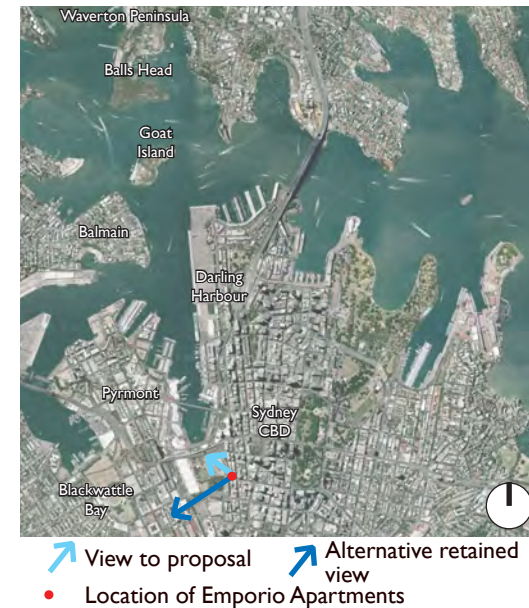
V3 BEDROOM I, STANDING VIEW

Description of view:

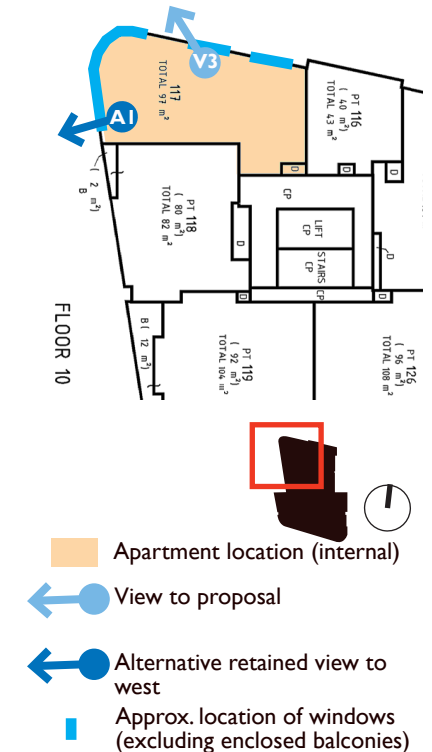
View 3 is the primary view from bedroom I of the north-western unit on Level 9. The view to the proposal is oblique. Due to the relatively low elevation of the unit compared with the adjacent development the view is significantly enclosed by existing built form and the Western Distributor. The foreground of the view is obstructed by the roof of adjacent built form and HVAC equipment. The view captures a small area of sky and includes a glimpse of Cockle Bay, the Pyrmont Bridge, the Maritime Museum, and constrained long distance views to the north-west. The significance of this view is considered to be low and according to the Tenacity view sharing principles the impact on views from bedrooms is considered to be less important than from living areas. Therefore, this view has not been selected for further assessment. Alternative views to the Chinese Garden of Friendship to the west are retained (A1).

V3 –
SIGNIFICANCE: LOW

Key plan of view:



Location of view:





Existing View

Alternative retained views



A1

4.3.4 EMPORIO APARTMENTS - UNIT B1103, L10/11TH FLOOR (V4-V5)

V4 LIVING AREA, STANDING VIEW, AND

V5 BEDROOM 2, STANDING VIEW

Description of view:

Views 4 and 5 are primary views from the living room (V4) and bedroom 2 (V5) of the north-western unit on Level 10. Due to the relatively low elevation of the unit compared with the adjacent development, both views are enclosed by existing built form and the Western Distributor. The foreground of the living area view is characterized by the streetscape of Harbour Street and is obstructed to the north-east by the roof of adjacent built form and HVAC equipment. The view includes a glimpse of Cockle Bay, the Pyrmont Bridge, the Maritime Museum, and constrained long distance views to Darling Harbour and the Balmain Peninsula. This view is considered to be of medium significance.

The view to the proposal from the bedroom is oblique and presents a constrained glimpse of Darling Harbour, the Pyrmont Bay wharves and the Balmain Peninsula. The significance of this view is considered to be low and according to the Tenacity view sharing principles the impact on views from bedrooms is considered to be less important than from living areas. Therefore, this view has not been selected for further assessment. Alternative views to the Chinese Garden of Friendship to the west are retained (A1).

Impact of proposal:

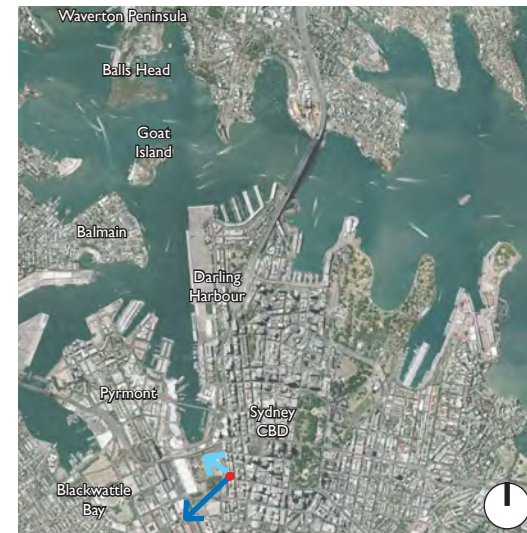
Most of the southern elevation of the proposal will be visible at the centre-left of the existing view from the living area and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and further narrows the view focus. The proposal obstructs existing glimpses of Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing views that are retained include the Pyrmont Bay wharves and the Balmain Peninsula. The horizon is still visible to the right of the proposal. Therefore, the impact is considered to be significant.

Due to the low elevation of the unit, the significance of the views are considered to be medium (V4) and low (V5) due to the dominant presence of the highway infrastructure and existing built form, with very limited areas of land/water interface.

In determining the acceptability of this impact a number of considerations need to be taken into account. These include:

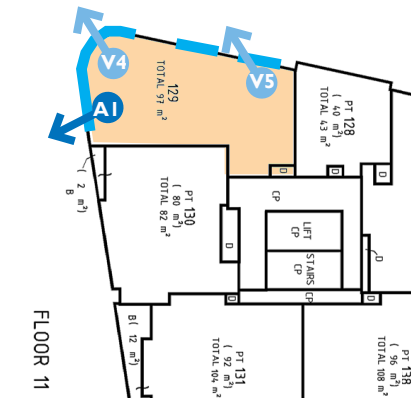
- The absence of applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Emporio Apartments

Location of view:



- Apartment location (internal)
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

Whilst there will be a change in the scale and focus of the view, on balance it is considered that the impact is reasonable and therefore acceptable.

V4,V5 –
SIGNIFICANCE: MEDIUM (V4), LOW (V5)
IMPACT: SIGNIFICANT (V4)
ACCEPTABILITY: REASONABLE (V4)



V4

Existing View



V4

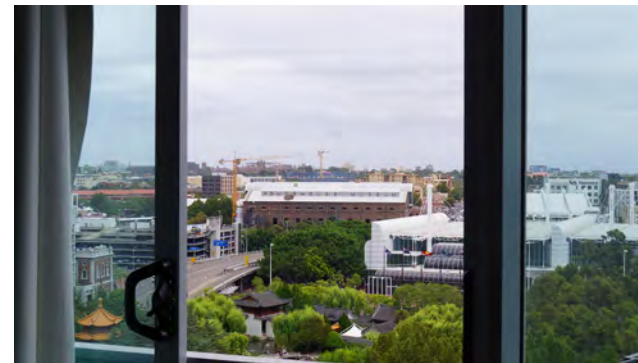
Proposed View



V5

Existing View

Alternative retained views



A1

4.3.5 EMPORIO APARTMENTS - UNIT A1302, L12/L3TH FLOOR (V6-V7)

V6 DINING, STANDING VIEW, AND

V7 DINING, SITTING VIEW

Description of view:

Views 6 and 7 are primary views from the dining area of the south-western unit on Level 12. The views modelled include a standing view (V6) and a seated position (V7) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed by existing built form. The standing view includes an obstructed glimpse of Cockle Bay, the Pyrmont Bridge, and constrained long distance views to Darling Harbour and the Balmain Peninsula. This view is considered to be of low-medium significance.

The extent of the seated view is further enclosed due to the detailing of the window and balcony. This view is considered to be of low-medium significance.

Impact of proposal:

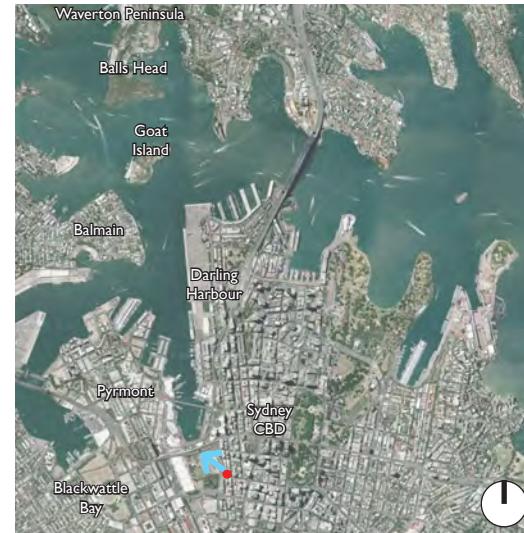
Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and contributes to the existing sense of enclosure. The proposal obstructs water views to Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing views including the Pyrmont Bay wharves, Darling Harbour and the Balmain Peninsula are still retained. The horizon is still visible to the right of the proposal in both the standing and seating views.

The impact of the proposal is considered to be significant due to the change in scale and focus of the view. In determining the acceptability of this impact a number of considerations need to be taken into account. These include:

- The absence of applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

Although the impact is significant, key features of the existing view are retained, and overall the proposal achieves acceptable view sharing. Whilst it is understood the scale and focus of the view has changed, on balance it is considered that the impact is reasonable.

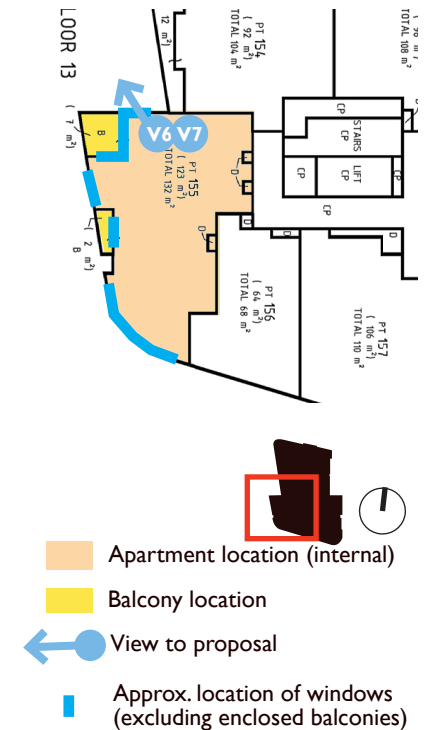
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



V6,V7

SIGNIFICANCE: MEDIUM (V6) LOW-MEDIUM (V7)

IMPACT: SIGNIFICANT (V6), MODERATE (V7)

ACCEPTABILITY: REASONABLE



V6

Existing View



V6

Proposed View



V7

Existing View



V7

Proposed View

4.3.6 EMPORIO APARTMENTS - UNIT A1302, L12/L3TH FLOOR (V8-V9)

V8 WINTER GARDEN, STANDING VIEW, AND

V9 WINTER GARDEN, SITTING

Description of view:

Views 8 and 9 are primary views from the dining area of the south-western unit on Level 12. Alternative views to the Chinese Garden of Friendship to the west are retained (A1). The views modelled include a standing view (V8) and a seated position (V9) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed on either side by existing built form. V8 is characterized by a central view along Harbour Street with a glimpse of Cockle Bay, the Pyrmont Bridge, and constrained distance views to Darling Harbour and the Balmain Peninsula. A partial horizon line to the north-west is visible. This view is considered to be of medium-high significance. The seated view is obstructed by the detailing of the balcony and captures a constrained horizon line to the north-west. This view is considered to be of low significance.

Impact of proposal:

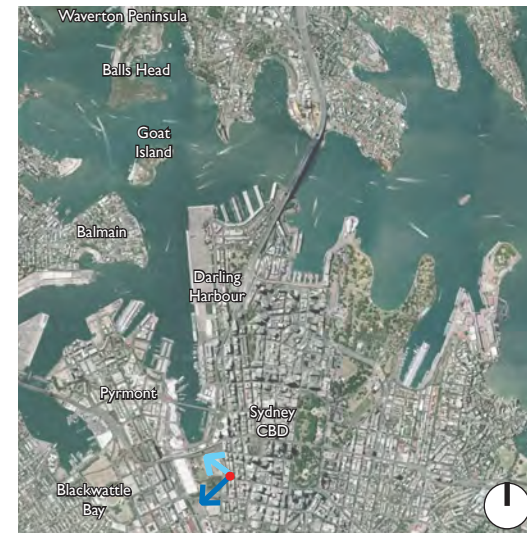
Most of the southern elevation of the proposal will be visible at the centre-left of the existing view from the living area and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and horizon and contributes to the existing sense of enclosure. The proposal obstructs water views to Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing standing view, including the Pyrmont Bay wharves, a glimpse of Darling Harbour and the Balmain Peninsula are still retained. A small part of the horizon is still visible to the right of the proposal in both the standing and seating views.

The impact on the standing view is considered to be significant due to the change in scale and focus of the view and partial obstruction of the horizon. The impact on the seated position view is considered moderate-significant as the existing view is already obstructed by the structure of the balcony and window. In determining the acceptability of this impact a number of considerations need to be taken into account. These include:

- The absence of applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.
- The alternative view to the west over the Chinese Garden of Friendship is unaffected.

Although the impact is significant, key features of the existing view, and the alternative view to the west, are retained. On balance it is considered that the impact is reasonable.

Key plan of view:



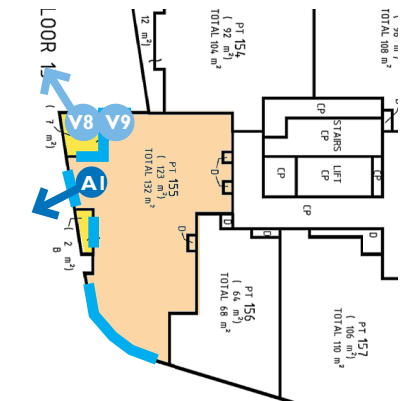
- View to proposal
- Alternative retained view
- Location of Emporio Apartments

Alternative view retained



A1

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view
- Approx. location of windows (excluding enclosed balconies)

V8, V9 -

SIGNIFICANCE: MEDIUM-HIGH (V8), LOW (V9)

IMPACT: SIGNIFICANT (V8), MODERATE-SIGNIFICANT (V9)

ACCEPTABILITY: REASONABLE



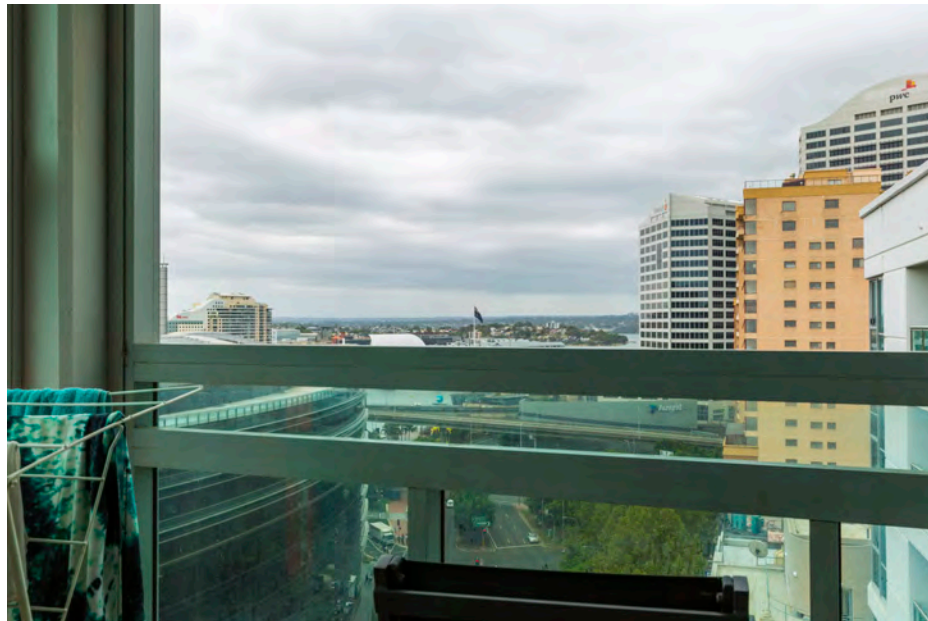
V8

Existing View



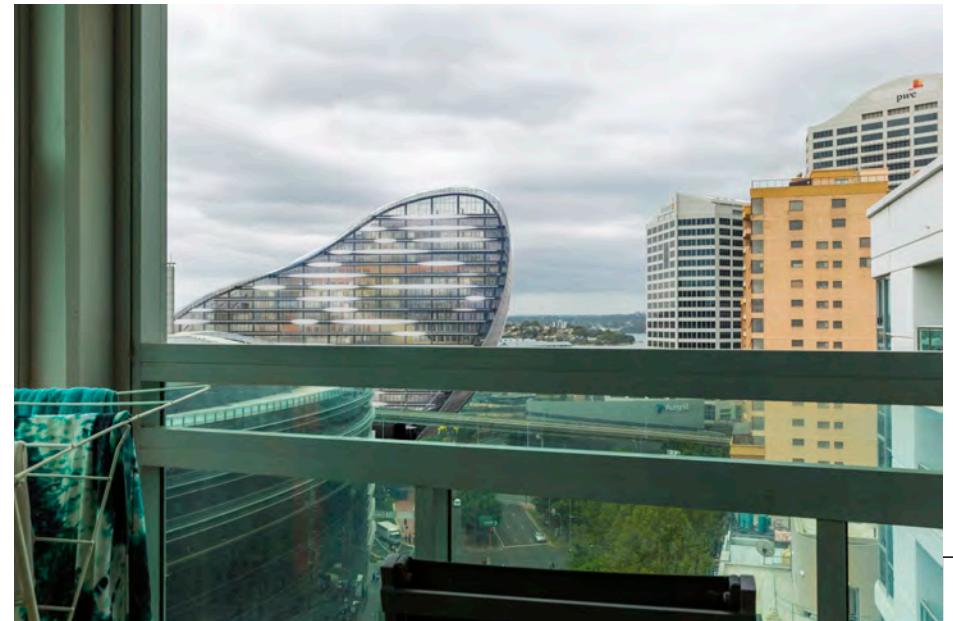
V8

Proposed View



V9

Existing View



V9

Proposed View

4.3.7 EMPORIO APARTMENTS - UNIT B1301, L12/13TH FLOOR (V10-V11)

V10 LIVING AREA, STANDING VIEW, AND

V11 LIVING AREA, SITTING VIEW

Description of view:

Views 10 and 11 are primary views from the living area of the north-eastern unit on Level 12. The views to the proposal are oblique. The views modelled include a standing view (V10) and a seated position (V11) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed by existing built form. The standing view captures a small area of sky and is characterized by the roofs of lower adjacent built form, the cityscape of the CDB to the north, the streetscape of Sussex Street and a constrained glimpse of Cockle Bay, the Pyrmont Bridge, and the Pyrmont Bay wharves. This view is considered to be of low significance. The seated view is obstructed by the height of the window sill and is considered to be of low significance.

Impact of proposal:

A small part of the southern and eastern elevation of the proposal will be visible at the left edge of the existing view. The proposal obstructs part of the existing view to Pyrmont Bridge and the Maritime Museum. Key features of the existing views including the Pyrmont Bay wharves and the north-west horizon are still visible to the left edge of the views. The impact is considered minor and reasonable.

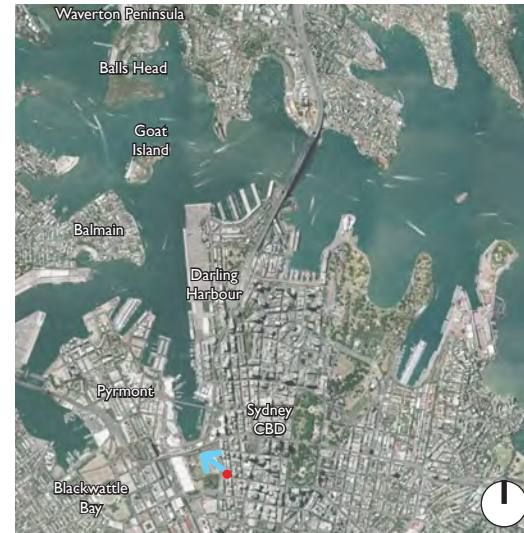
V10, V11 –

SIGNIFICANCE: LOW

IMPACT: MINOR

ACCEPTABILITY: REASONABLE

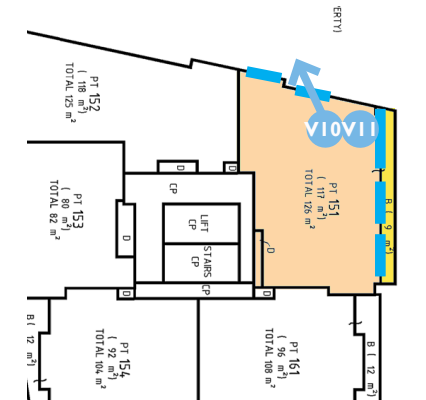
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



Apartment location (internal)

Balcony location

View to proposal

Approx. location of windows
(excluding enclosed balconies)



V10

Existing View



V10

Proposed View



VII

Existing View



VII

Proposed View

4.3.8 EMPORIO APARTMENTS - UNIT B1301, L12/L3TH FLOOR (V12)

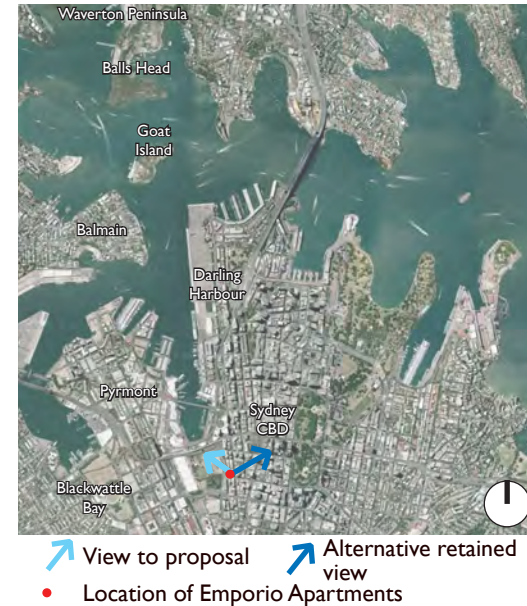
V12 BEDROOM 3, STANDING VIEW

Description of view:

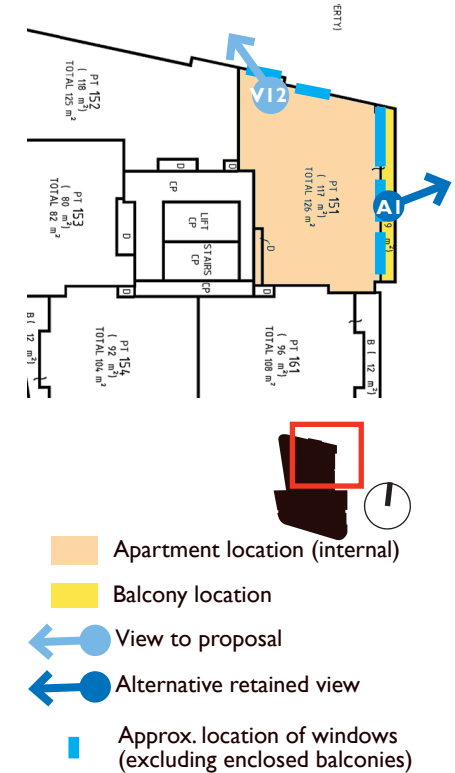
View 3 is the primary view from bedroom 3 of the north-eastern unit on Level 12. The view to the proposal is oblique and significantly constrained by the structure of the window and the adjacent built form. The view captures a very small area of sky and includes a constrained glimpse of Cockle Bay, the Pyrmont Bridge and the Maritime Museum. The significance of this view is considered to be low and according to the Tenacity “view-sharing” principles the impact on views from bedrooms is considered to be less important than those from living areas. Therefore, this view has not been selected for further assessment. Alternative views of the city to the north-east are retained (A1).

V12 –
SIGNIFICANCE: LOW

Key plan of view:



Location of view:





Existing View

Alternative retained views



AI

4.3.9 EMPORIO APARTMENTS - UNIT B1302, L12/13TH FLOOR (VI3-VI4)

VI3 LIVING/DINING AREA, STANDING VIEW, AND

VI4 LIVING/DINING AREA, SITTING VIEW

Description of view:

Views 13 and 14 are primary views from the living/dining area of the north-western unit on Level 12. The views modelled include a standing view (VI3) and a seated position (VI4) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed by existing built form. Both views are characterized by a central view along Harbour Street with a glimpse of Cockle Bay, the Pyrmont Bridge, the Maritime Museum, the Pyrmont Bay wharves and constrained distant views of Darling Harbour and the Balmain Peninsula. The roof and HVAC equipment on adjacent built form is visible in the foreground of the standing view. Both views are considered to be of medium significance.

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the left-centre of the existing views. The proposal obstructs part of the sky and contributes to the existing sense of enclosure. The proposal obstructs the existing glimpse of Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing views including the Pyrmont Bay wharves, a glimpse of Darling Harbour, and the Balmain Peninsula are still retained. The horizon is still visible to the right of the proposal in both the standing and seating views.

Although the impact is significant, key features of the existing view are retained, and overall the proposal achieves acceptable "view-sharing". Whilst it is acknowledged that there is a change in scale and focus of the view, on balance it is considered that the impact is reasonable.

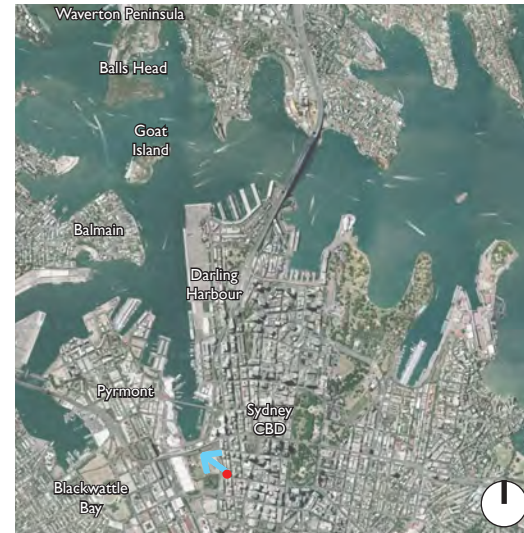
VI3, VI4 –

SIGNIFICANCE: MEDIUM

IMPACT: SIGNIFICANT

ACCEPTABILITY: REASONABLE

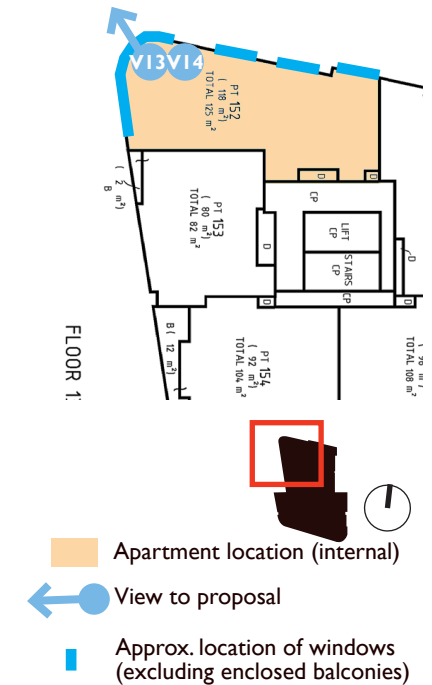
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



Apartment location (internal)

View to proposal

Approx. location of windows (excluding enclosed balconies)



VI3

Existing View



VI3

Proposed View



VI4

Existing View



VI4

Proposed View

4.3.10 EMPORIO APARTMENTS - UNIT B1302, L12/L3TH FLOOR (VI5)

VI5 BEDROOM 2, STANDING VIEW

Description of view:

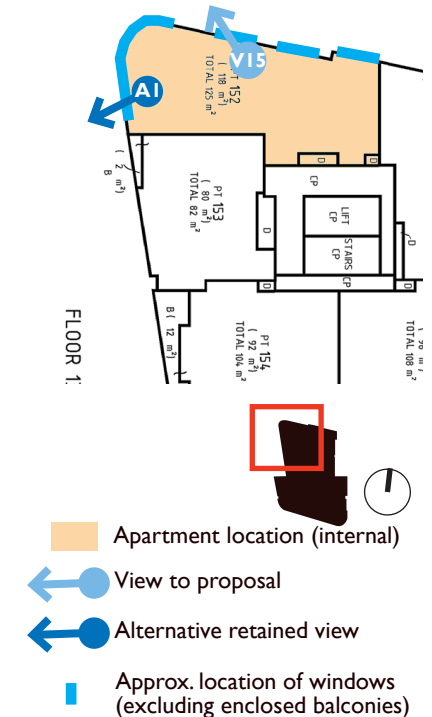
View 15 is the primary view from bedroom 2 of the north-west apartment on Level 12. The view to the proposal is oblique and enclosed by adjacent built form to the north. It presents a constrained glimpse of Darling Harbour, the Pyrmont Bay wharves and the Balmain Peninsula. The significance of this view is considered to be low and according to the Tenacity “view-sharing” principles the impact on views from bedrooms is considered to be less important than that from living areas. Therefore, this view has not been selected for further assessment. An alternative view of the Chinese Gardens of Friendship to the west is retained (A1).

VI5 –
SIGNIFICANCE: LOW

Key plan of view:



Location of view:





VI5

Existing View

Alternative retained views



AI

4.3.11 EMPORIO APARTMENTS - UNIT A1501, L13/15TH FLOOR (VI6-VI7)

VI6 DINING, STANDING VIEW, AND

VI7 DINING, SITTING VIEW

Description of view:

Views 16 and 17 are primary views from the dining area of the south-western unit on Level 13. The views modelled include a standing view (VI6) and a seated position (VI7) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed by existing built form to the north and west. The standing view is characterized by a central view along Harbour Street with a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, the Pyrmont Bay wharves, Darling Harbour and distant views of the Balmain Peninsula to the north-west. The standing view is considered to be of medium-high significance. The seated view is less expansive and is considered to be of medium significance. Alternative views to the Chinese Gardens of Friendship to the west are retained (A1).

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre-left of the existing view from the living area and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and horizon and contributes to the narrowing of the view corridor. The proposal obstructs water views to Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing views including the Pyrmont Bay wharves, Darling Harbour and the Balmain Peninsula are still retained. A small part of the horizon is still visible to the right of the proposal in both the standing and seating views.

Although the impact is significant, key features of the existing view, and the alternative view to the west, are retained. Whilst it is there is a change in scale and focus within the view, on balance it is considered that the impact is reasonable.

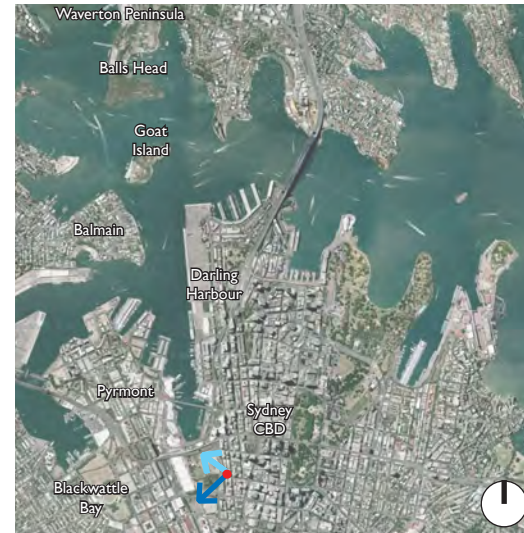
VI6, VI7 -

SIGNIFICANCE: MEDIUM-HIGH (VI6), MEDIUM (VI7)

IMPACT: SIGNIFICANT

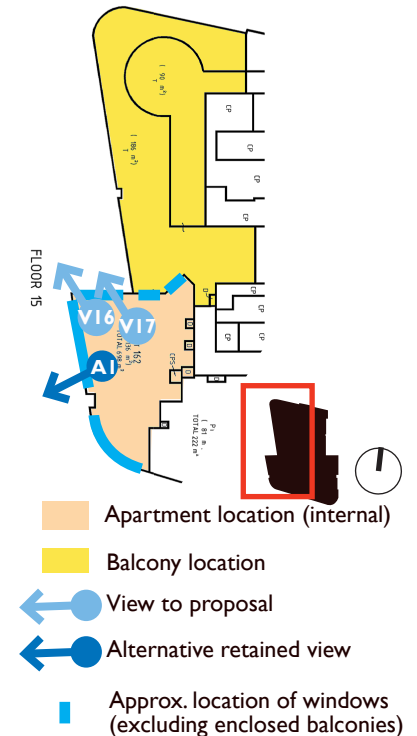
ACCEPTABILITY: REASONABLE

Key plan of view:



- View to proposal
- Alternative retained view
- Location of Emporio Apartments

Location of view:



Alternative retained views



A1



V16

Existing View



V16

Proposed View



V17

Existing View



V17

Proposed View

4.3.12 EMPORIO APARTMENTS - UNIT A1501, L13/15TH FLOOR (VI8)

VI8 TERRACE, STANDING VIEW

Description of view:

View 18 is a primary view from the terrace of the north-western unit on Level 13. Due to the relatively low elevation of the unit compared with the adjacent development to the north, the view in that direction is partially obstructed by existing built form. The view is mostly open with a large area of sky and includes Pyrmont Bridge, the Maritime Museum, Pyrmont Bay wharves and a partial horizon line above the Balmain Peninsula to the north-west. The lower extent of the view is restricted by the height of the balustrade. This view is considered to be of medium-high significance. Alternative views of the city to the north-east are retained (A2).

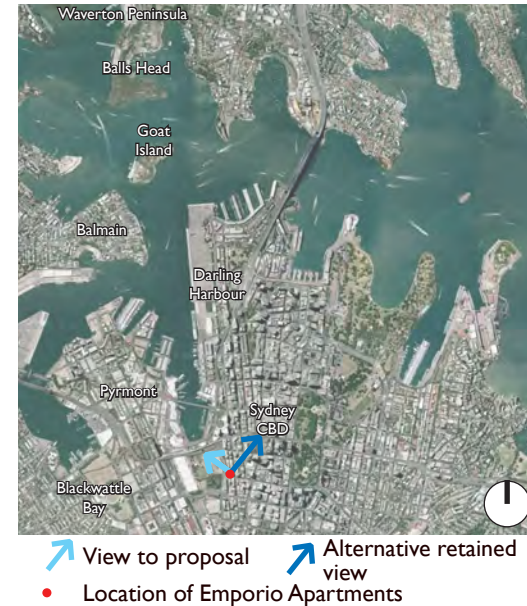
Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view. The horizon line is partially obstructed, however there is no loss of water view and the proposal does not obstruct iconic elements. Views of the Pyrmont Bay wharves and distant views to the north-west are retained, and subsequently acceptable “view-sharing” is achieved.

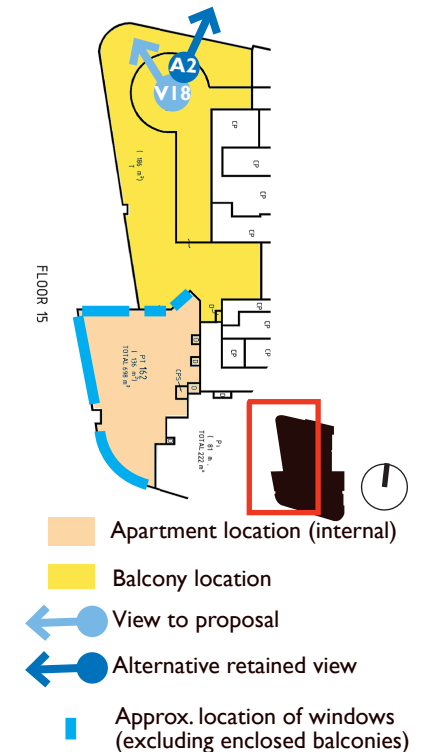
Although the impact is significant, the alternative view to the north is retained. Whilst there is a change in scale and focus of the view, on balance it is considered that the impact is reasonable.

VI8 -
SIGNIFICANCE: MEDIUM-HIGH
IMPACT: SIGNIFICANT
ACCEPTABILITY: REASONABLE

Key plan of view:



Location of view:





V18

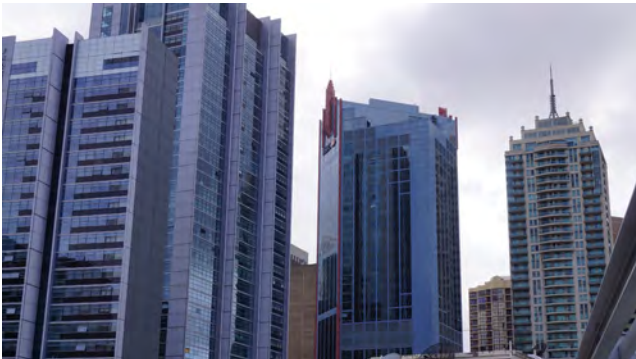
Existing View



V18

Proposed View

Alternative retained view



A2

4.3.13 EMPORIO APARTMENTS - UNIT A1501, L14/L16TH FLOOR (V19-V20)

V19 BEDROOM I, STANDING VIEW, AND V20 WINTER GARDEN, STANDING VIEW

Description of view:

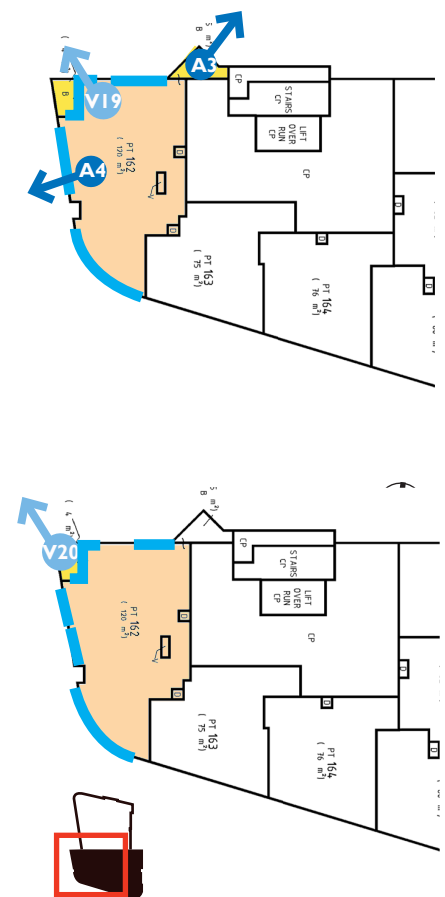
Views 19 and 20 are secondary views from bedroom 1 (V19) and the wintergarden accessible from bedroom 1 (V20) of the south-western unit on Level 14. The views to the proposal are oblique. Due to the relatively low elevation of the unit compared with the adjacent development visible within the view to the north, the standing view is partially obstructed by existing built form. The view to the north-west is above the adjacent built form of the Darling Quarter and captures part of the Pyrmont skyline. Both views towards the water are enclosed and include a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Pyrmont Bay wharves and a partial horizon line above the Balmain Peninsula to the north-west. The significance of these views is considered to be low and according to the Tenacity “view-sharing” principles the impact on views from bedrooms is considered to be less important than from living areas. Therefore, these views have not been selected for further assessment. Alternative views of the city to the north-east (A3) and the Chinese Gardens of Friendship to the west are retained (A4).

V19, V20 -
SIGNIFICANCE: LOW

Key plan of view:



Location of view:



Alternative retained views



A3

A4



V19

Existing View



V20

Existing View

4.3.14 EMPORIO APARTMENTS - UNIT A1501, L15/17TH FLOOR (V21)

V21 UPPER LEVEL TERRACE, STANDING VIEW

Description of view:

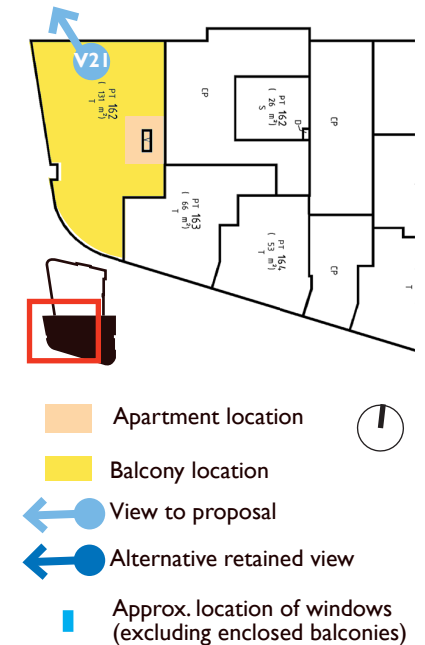
View 21 is a secondary view from the upper level terrace of the south-western unit on Level 15. Due to the relatively low elevation of the unit compared to the adjacent development to the north, the view in that direction is partially obstructed by existing built form. The view is mostly open with a large area of sky and includes a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Pyrmont Bay wharves and a partial horizon line above the Balmain Peninsula to the north-west. The lower extent of the view is restricted by the height of the balustrade. This view is considered to be of medium significance. Due to the availability of two other terraces on low levels and the fact this terrace is less accessible this view has been documented but has not been selected for further view analysis.

V21 -
SIGNIFICANCE: MEDIUM

Key plan of view:



Location of view:





V2I

Existing View

4.3.15 EMPORIO APARTMENTS - UNIT A1507, L13/15TH FLOOR (V22)

V22 TERRACE, STANDING VIEW

Description of view:

Views 22 is from the terrace of the eastern unit on Level 13. Due to the relatively low elevation of the unit compared to the adjacent development to the north, the view in that direction is partially obstructed by existing built form. The view to the north-west is above the adjacent built form of the Darling Quarter and captures part of the Pyrmont skyline. The view is mostly open with a large area of sky and includes a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Pyrmont Bay wharves and a partial horizon line to the north-west. The lower extent of this view is restricted by the height of the balustrade. This view is considered to be of medium-high significance. Alternative views to the city, including Centrepont Tower to the north, are retained. (A1, A2).

Impact of proposal:

Most of the southern elevation of the proposal will be visible at the centre of the existing view. Water views of Cockle Bay and associated land-water interfaces are partially obstructed. The horizon line is partially obstructed, however the proposal does not obstruct iconic elements. Views of the Pyrmont Bay wharves and distant views to the north-west are retained, and subsequently acceptable view sharing is achieved.

Although the impact is significant, the view is located at the far north corner of a very large terrace and the view is not readily accessible from the internal living areas. On balance it is considered that the impact is reasonable.

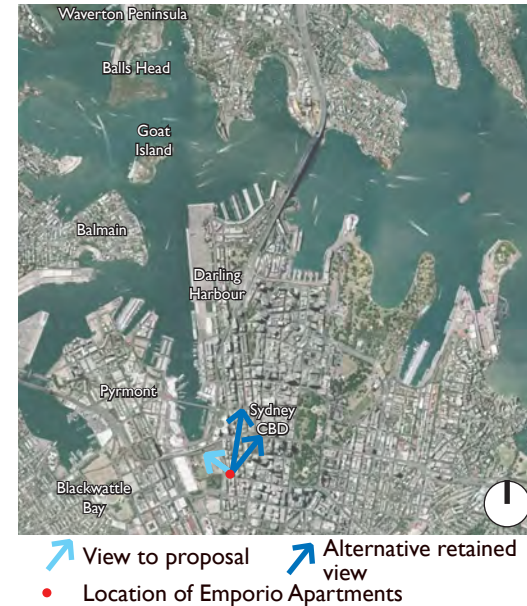
V22 -

SIGNIFICANCE: MEDIUM-HIGH

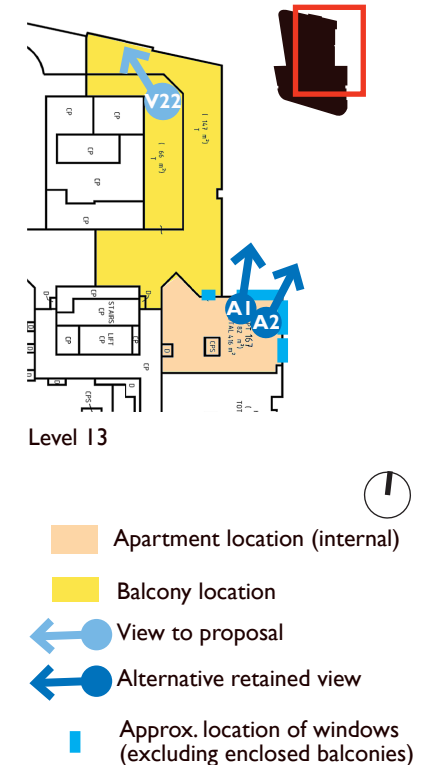
IMPACT: SIGNIFICANT

ACCEPTABILITY: REASONABLE

Key plan of view:



Location of view:





V22

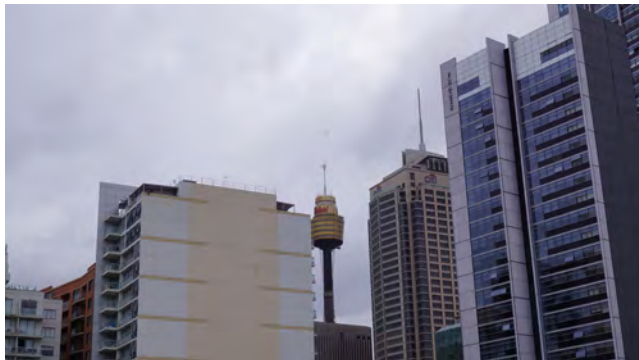
Existing View



V22

Proposed View

Alternative retained views



A1



A2

4.3.16 EMPORIO APARTMENTS - UNIT A1507, L14/L16TH FLOOR (V23)

V23 BEDROOM I, STANDING VIEW

Description of view:

View 23 is from the bedroom I of the eastern unit on Level 14. The view is relatively enclosed and is obstructed by the roof terrace of the adjacent unit and the detailing of the window. Due to the relatively low elevation of the unit compared to the adjacent development to the north, the view in that direction is partially obstructed by existing built form. There are glimpses of Cockle Bay, the Maritime Museum and the north-west horizon.

Impact of proposal:

Part of the southern elevation of the proposal will be visible at the centre of the existing view from the bedroom and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and horizon and contributes to the existing sense of enclosure. The proposal obstructs the existing glimpses of Cockle Bay, the Maritime Museum and part of Pyrmont Bridge. Key features of the existing view retained include the Pyrmont Bay wharves, and part of the Pyrmont Bridge. A small part of the horizon is still visible to the right of the proposal. Therefore the impact is considered to be moderate and therefore reasonable.

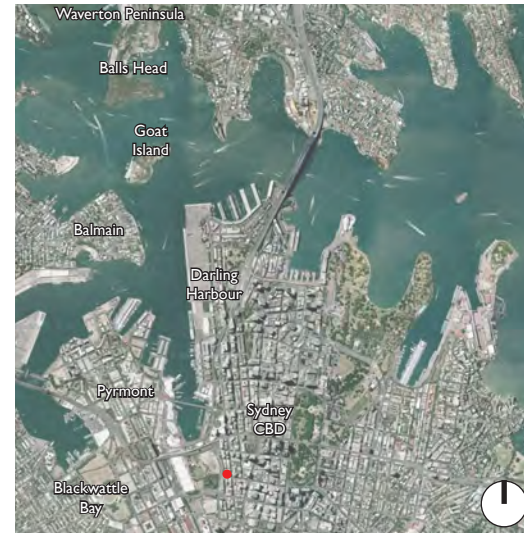
V23 -

SIGNIFICANCE: LOW-MEDIUM

IMPACT: MODERATE

ACCEPTABILITY: REASONABLE

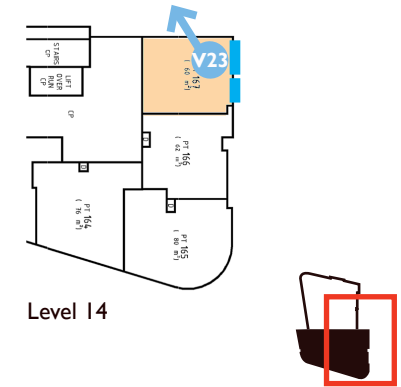
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



Level 14

Apartment location (internal)

View to proposal

Approx. location of windows
(excluding enclosed balconies)



V23

Existing View



V23

Proposed View

4.3.17 EMPORIO APARTMENTS - UNIT A1507, L15/I7TH FLOOR (V24)

V24 UPPER LEVEL TERRACE, STANDING VIEW

Description of view:

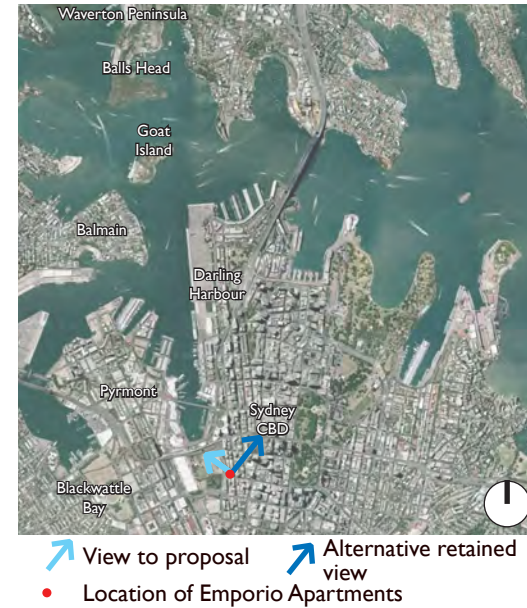
View 24 is a primary view from the terrace of the south-eastern unit on Level 15. The view to the proposal is oblique and is enclosed to the north due to the comparatively taller development in that direction. The view includes a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Pyrmont Bay wharves and a partial horizon line to the north-west. The lower extent of the view is restricted by the height of the balustrade and the roof of the adjacent units to the north. This view is considered to be of medium significance. Alternative views of the city to the north-east are retained (A3).

Impact of proposal:

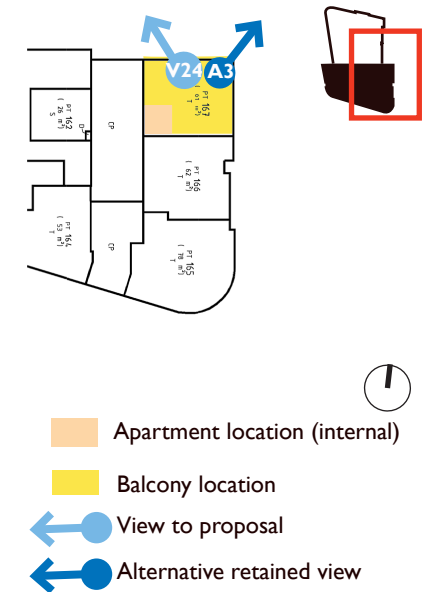
Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view. Water views of Cockle Bay and associated land-water interfaces are partially obstructed. The horizon line is partially obstructed, however the proposal does not obstruct iconic elements. Views of the Pyrmont Bay wharves and distant views to the north-west are retained, and subsequently acceptable view sharing is achieved. Although the impact is significant, it is considered to be acceptable as the view is oblique and alternative views to iconic city elements are retained.

V24 -
SIGNIFICANCE: LOW-MEDIUM
IMPACT: MODERATE
ACCEPTABILITY: REASONABLE

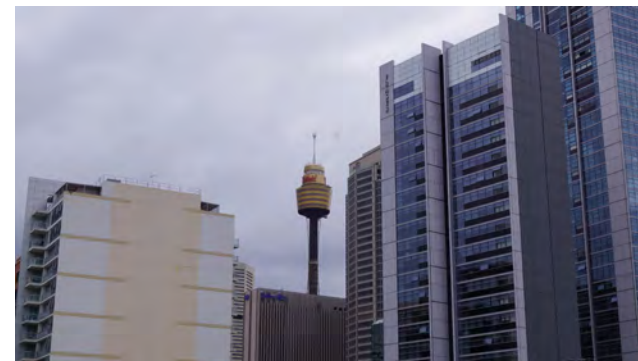
Key plan of view:



Location of view:



Alternative retained view



A3



V24

Existing View



V24

Proposed View

4.3.18 EMPORIO APARTMENTS - SUMMARY

GMU analysed 8 units and a total of 24 views for the Emporio Apartments. In general, the views ranged from low to medium to high significance. The views of medium to high significance were generally from upper level terraces with open views to the Cockle Bay. However, due to the existing distance from this development to Cockle Bay and due to the level of existing development framing the view, none of the views are considered to be of high significance.

The level of impact for a reduced number of the units was found to range between minor to moderate. The majority of the impacts were significant, but no impacts were found to be severe or devastating. The acceptability of the impact is considered to be reasonable due to the following factors:

- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between the residential unit and the water's edge without height constraints.
- The general change in scale taking place around Darling Harbour including Barangaroo suggests that the retention of views for properties behind development sites facing Darling Harbour will become increasingly difficult. The approved development at Barangaroo and the SICEEP proposal suggests that this level of impact is accepted as an inevitable outcome in order to allow the redevelopment of the precinct.

Even though the Emporio Apartments are located approximately 2 blocks away from the harbour's edge and the reasonableness of having an expectation to retain the view is lower, the proposal does adhere to the principles of "view-sharing" as the views from the Emporio Apartments partially retain a sky view, the horizon line, the eastern end of Pyrmont Bridge, and some water and land interface to the north of the Sydney Wharf Apartments. Therefore, no mitigation measures were considered necessary for this development.

SUMMARY TABLE DESCRIBING THE VIEWS SELECTED FOR PHOTOMONTAGE ANALYSIS, THE PROPOSAL'S IMPACT AND ACCEPTABILITY

Development	Level	Description	View	Significance of view (see Section 4)	Impact	Impact acceptability
EMPORIO APARTMENTS						
Unit B905	8	Living Area Standing	A1	Not Affected	N/A	N/A
Unit B1003	8	Bedroom 1 Standing	A2	Not Affected	N/A	N/A
	9	Living Area Standing	V1	Medium	Significant	Reasonable
Unit B1103	9	Living Area Sitting	V2	Medium	Significant	Reasonable
	9	Bedroom 1 Standing	V3	Low	N/A	N/A
	10	Living Area Standing	V4	Medium	Significant	Reasonable
Unit A1302	10	Bedroom 2 Standing	V5	Low	N/A	N/A
	12	Dining Standing	V6	Medium	Significant	Reasonable
Unit B1301	12	Dining Sitting	V7	Low-Medium	Moderate	Reasonable
	12	Winter Garden Standing	V8	Medium-High	Significant	Reasonable
	12	Winter Garden Sitting	V9	Low	Moderate-Significant	Reasonable
	12	Living Area Standing	V10	Low	Minor	Reasonable
Unit B1302	12	Living Area Sitting	V11	Low	Minor	Reasonable
	12	Bedroom 3 Standing	V12	Low	N/A	N/A
	12	Living /Dining Area Standing	V13	Medium	Significant	Reasonable
Unit A1501	12	Living /Dining Area Sitting	V14	Medium	Significant	Reasonable
	12	Bedroom 2 Standing	V15	Low	N/A	N/A
	13	Dining Standing	V16	Medium-High	Significant	Reasonable
Unit A1507	13	Dining Sitting	V17	Medium	Significant	Reasonable
	13	Terrace Standing	V18	Medium-High	Significant	Reasonable
	14	Bedroom 1 Standing	V19	Low	N/A	N/A
	14	Winter Garden Standing	V20	Low	N/A	N/A
	15	Upper Level Terrace Standing	V21	Medium	N/A	N/A
	13	Terrace Standing	V22	Medium-High	Significant	Reasonable
	14	Bedroom 1 Standing	V23	Low-Medium	Moderate	Reasonable
	15	Upper Level Terrace Standing	V24	Low-Medium	Moderate	Reasonable

THIS PAGE IS INTENTIONALLY LEFT BLANK

5 - FINAL CONCLUSIONS

GMU

5.1 FINAL CONCLUSIONS

GMU has conducted a general view study of the impact of the proposal for 6 neighboring developments who lodged submissions during the exhibition period. The visual impact assessment shows that out of all the developments tested, the most significant view impacts occur to two residential developments in close proximity to the development. These are the Millennium Towers and The Emporio Apartments.

The majority of the impacts for the Millennium Towers are moderate and severe. However only one view out of 21 views tested for this development was found to be devastating and the view from one other unit was found to be severe to devastating. The majority of the views tested (11 out of 24), for the Emporio Towers were found to have a significant impact, but none of the impacts were found to be severe or devastating. This is summarised in the table below.

The most significant impacts are experienced by units located in the Millennium Towers due to the proximity of the development to the proposal. The extent of the impact is mainly due to the level of change in the scale and focus of the view, where the proposal becomes very prominent within the view. In assessing the acceptability of the proposal's impacts upon these existing views, GMU have considered the extent of the impacts to be reasonable due to the following factors being:

- Impacted units retain partial views of the horizon line, Pyrmont Bridge, the Maritime Museum and some water and land interface to the north or south of Pyrmont Bridge.
- Recent approvals such as Barangaroo indicate an intention by the Government to support a change to the scale of the edge of Darling Harbour. This will also result in loss of views to development within the CBD's western edge.
- The reasonableness of an expectation to retain views for development located a distance away from the water's edge in light of the change in scale taking place in Darling Harbour and Barangaroo, which suggests that the retention of views for properties immediately behind development sites facing the edge of the water will become increasingly difficult.
- Mitigating overshadowing to Tumbalong Park, requires massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in the abandonment of the project due to the lower grade of space available.
- The individual impacts to a reduced number of private units need to be weighed against the overall employment and economic benefits to the area.

Summary of Impacts

	Minor	Moderate	Moderate-Significant	Significant	Severe	Severe to Devastating	Devastating	Total
Emporio Apartments	2	3	1	11	0	0	0	17
Millennium Towers	2	7	0	1	8	2	1	21

Out of the 6 different developments analysed and a total of 65 individual views studied (including 20 general views and 45 detailed views), 11 views were found to have a significant impact while 8 views were found to have a severe impact. One unit was found to have a severe to devastating impact from a balcony and one other balcony view in the Millennium Apartments was found to have a devastating impact. This is a reasonable outcome considering the proposal's prominent location and densely developed urban surroundings to the east. GMU found through this analysis, that the proposal adheres to the principles of "view-sharing" as most of the views analysed retain partial views to the horizon line, Pyrmont Bridge, the Maritime Museum, and partial water and land interface to the north or south of Pyrmont Bridge.

It is therefore considered that the view impacts are reasonable if Darling Harbour is to be revitalized and overshadowing to Tumbalong Park is to be avoided.