Visual and View Impact Analysis

Sydney International Convention, Exhibition and Entertainment Precinct

Submitted to Department of Planning
On Behalf of Lend Lease

March 2013 ■ 12811

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Signature Date 19/03/13

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1.0 Introduction

This report provides a Visual and View Impact Analysis for the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) State Significant Development Project (SSD 5752-2012).

The SICEEP Project (an election commitment of the NSW Government) will deliver Australia's global city with new world class convention, exhibition and entertainment facilities that can compete effectively in the national and international events markets. The SICEEP Project importantly forms a critical element of the NSW Government's aspiration to "make NSW number one again". The SICEEP Project also involves the creation of a new mixed use residential neighbourhood (known as The Haymarket).

The Visual and View Impact Analysis is submitted to the Minister for Planning and Infrastructure to accompany two concurrent State Significant Development Applications (SSDAs) made pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The two SSDAs are for the first components of the overall SICEEP Project namely:

- A detailed SSDA 1 for the construction of the Public Private Partnership development including the new convention, exhibition and entertainment facilities with associated retail and public domain upgrades (referred to herein as the 'PPP'); and a
- Staged SSDA 2 for the establishment of building envelopes and design parameters for a new neighbourhood and a community hub including student housing, public car parking, a commercial office building and mixed use development blocks (referred to herein as 'The Haymarket').

The Director-General's Requirements (DGRs) dated 12 March 2013 for the SICEEP Project require that the following be addressed with respect to views and visual impacts:

- *Relevant statutory provisions…. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;and Darling Harbour Development Plan No1…*
- *Relevant planning provisions, goals and strategic planning objectives… Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines; City of Sydney Chinatown Public Domain Plan….*
- *Address visual impact when viewed from the public domain and key vantage points surrounding the site….*
- *Identify important sight lines and visual connectivity to and through the site…*
- *Address…view loss…*
- *View Impacts, where the proponent is to:*
  - *Assess the visual impacts of SICEEP on Sydney Harbour and surrounding areas;*
  - *Assess amenity in relation to …. view loss…"*

The report considers the visual and view impacts in relation to the PPP and The Haymarket SSDAs. It also provides a preliminary analysis of the cumulative visual and view impacts of the overall SICEEP Project on a site wide basis including the future International Convention Centre (ICC) Sydney Hotel component.

The visual and view impact images provided that show the future ICC Sydney Hotel are for information only and do not form part of the PPP or The Haymarket SSDAs for which approval is sought. The detailed assessment of the visual and

view impacts of the ICC Sydney Hotel component of the SICEEP Project is to be the subject of a separate future DA.

1.1 The Site

The SICEEP site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business (SICEEP Site).

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping Centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden of Friendship and Harbour Street to the east, and Hay Street to the south. The Site is in a highly urbanised Global CBD environment. It is a major waterfront urban renewal site.

The SICEEP Site has been divided into three distinct redevelopment areas (from north to south) – Bayside and Darling Central (which together comprise the site of the SSDA for the PPP) and The Haymarket. The Application Site area relates to The Haymarket as shown in **Figure 1**.

Figure 1 – Site Location Plan

1.2 PPP and The Haymarket Development Proposals

The development proposed as part of the PPP SSDA involves construction of the PPP component of the SICEEP Project, comprising new, integrated and world-class convention, exhibition and entertainment facilities with associated retail and public domain upgrades.

The application more specifically seeks approval for the following development:

- Demolition of existing improvements on the site, including existing Sydney Convention Centre (part) and Sydney Exhibition Centre;
- Associated tree removal and replanting;
- Remediation;
- Construction of a new, integrated and world-class Convention, Exhibition and Entertainment Centre;
- Public domain improvements, including:
  - reinvigorating and expanding Tumbalong Park;
  - provision (part) of a new active north-south pedestrian connection (to be known as The Boulevard);
  - provision of new east-west connections, including Harbourside Place and Tumbalong Place;
  - Provision of a pedestrian bridge link from Quarry Street;
  - Retention of the tidal cascade water feature;
  - Reconfiguration and upgrade of Darling Drive (part);
  - Provision of a new square adjoining the Chinese Garden of Friendship;
  - Provision of a new open space 'event deck' (connected with the Exhibition Centre);
  - Integrated art, play zones, water play and recreation areas;
  - Provision of retail kiosks;
- Provision of ground level parking within the Exhibition and Entertainment Centre facilities;
- Ground and elevated loading docks (accessed off Darling Drive) for Convention, Exhibition and Entertainment Centre facilities;
- Two vehicle drop off points along Darling Drive;
- Provision of signage; and
- Extension and augmentation of physical infrastructure / utilities as required.

The development proposed as part of The Haymarket SSDA will include student accommodation, public car parking, a commercial office building, and four mixed use development blocks (retail/commercial/residential podium with residential towers above) centred around a new public square to be named Haymarket Square.

More specifically concept approval is sought for the following:

- Demolition of existing site improvements, including the existing Sydney entertainment Centre (SEC), the SEC car park, and part of the pedestrian footbridge connected to the SEC car park and associated tree removal;
- North-west block – construction of a part public car park and part commercial/office building;

- North-east block – construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- South-east block - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- South-west block - construction of a mixed use podium (comprising retail, commercial, above ground parking, and residential) with three residential buildings above;
- North block – construction of a mixed use building comprising retail, commercial and residential;
- Student accommodation – construction of two buildings providing for up to 1,000 beds;
- Public domain improvements including a new square, water features, new pedestrian streets and laneways, streetscape embellishments, and associated landscaping. (It is intended that a Stage 2 DA seeking approval for parts of the public domain (The Boulevard and Haymarket Square) will be lodged with the first residential stage);
- Reconfiguration and upgrade of Darling Drive (part);
- Remediation strategy; and
- Car parking rates.

1.3 Methodology

1.3.1 Visual analysis

To support the visual analysis key public domain views, view corridors and public vantage points within and surrounding the SICEEP Site have been identified.

From a large number of initial views and vistas identified, the key public domain views were determined based on a series of inspections of the SICEEP Site and its surrounds, and have included the key relevant views identified in the Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines.

The selection of vantage points has also had regard to the location of existing heritage items within and in the vicinity of the site that are visible from the public domain including:

- Chinese Garden of Friendship, Hay and Pier Streets;
- Darling Harbour Rail Corridor;
- Darling Harbour Water Feature;
- Pumping Station No.1;
- Powerhouse Museum; and
- Pyrmont Bridge.

Photomontages have been prepared for a total of 28 public domain views and vantage points. These include a number of new view corridors that will be created as a result of the SICEEP Project. The locations of the photomontage images and direction of view are shown on **Figure 2**.

The photomontage images for each of the identified public domain views have been taken at ground level (pedestrian eye level) to indicate what a pedestrian will see when travelling through or within the general vicinity of the SICEEP Site. The photomontage images have been produced using a 50mm lens size.

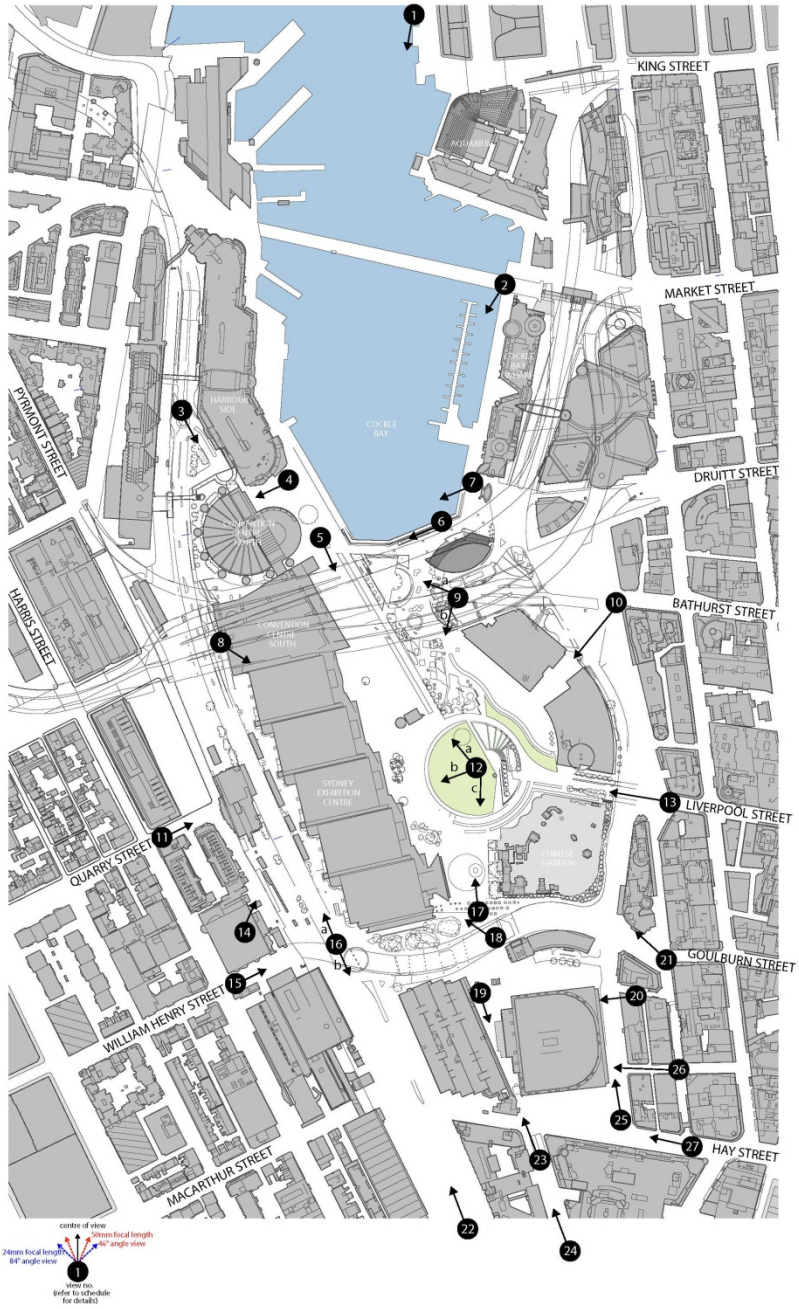


Figure 2 – Visual Analysis (Public Domain Views, View Corridors and Vantage Points)

1.3.2 View analysis

Seven key buildings in the vicinity of the SICEEP Site have been identified as being impacted or potentially impacted on by the SICEEP Project in terms of private views.

The key buildings were identified by site inspection and are highlighted on **Figure 3** below. The key buildings were selected based on the sensitivity of land use (i.e hotel and / or residential and serviced apartments were selected rather than commercial premises), and on the basis of both proximity to the SICEEP Site and the extent to which existing views, vistas and outlook are likely to be affected by the SICEEP Project. The analytical process in selecting the key buildings took into

account the height and orientation of the existing buildings, their location and available view corridors down streets and/or across the top of other foreground development towards the Sydney CBD, Darling Harbour or Sydney Harbour.

Detailed 3D modelling was used to determine the angles of available views and the levels within each identified building that was identified as likely to enjoy existing views, vistas and outlook that may be impacted upon.

Where the height of potentially affected buildings is below 12 storeys, 3D model images have been prepared at two different heights (lower and upper levels). Analysis of potential impacts at two different heights allows for a reasonable consideration of the impacts for the building as a whole. For buildings greater than 12 storeys in height the 3D model images have been prepared at three different heights (lower, middle and upper levels). Again, the analysis of potential impacts at three different heights allows for a reasonable consideration of the impacts for the building as a whole. Multiple images from different positions within the buildings are provided.

The 3D model views from each key building use a camera with a 50mm lens (representing the human eye). The 3D model images provide a rendered image of the view before and after the proposed development for representative view heights (RL), locations and angles.

2D models using view cones have also been prepared for each of the potentially affected buildings identifying current view angles and any potential reduction in view angle as a result of the proposed development. Line of sight models and cross sectional building profile overlays at the same heights (RL), locations and angles as the 3D models are provided.

Access was provided to all individual buildings. Photographs were taken from representative apartments/ rooms in order to prepare photomontage images of the proposed buildings/envelopes imposed (via photomontages) with before and after comparisons on views. These images supplement the 3D model images. They were also used as part of the community engagement program with local residents, with presentations made to key resident groups.

Figure 3 – Key Buildings (Private Views)

1.4 Structure of this report

This report is structured as follows:

Section 2 identifies the various relevant and pre-existing planning principles with respect to views, view sharing and outlook including those contained within the City of Sydney Council Development Control Plan 2012; Sydney Regional Environmental Plan 2005 and the Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines.

Section 3 provides a visual impact analysis for the PPP and The Haymarket SSDAs in relation to the public views, view corridors and vantage points in and around the SICEEP Site.

Section 4 provides a view impact analysis for the PPP and The Haymarket SSDAs in relation to the private views for key neighbouring buildings in the vicinity of the SICEEP Site.

Section 5 provides a preliminary assessment of the visual and view impacts of the proposed ICC Hotel which is to be the subject of a separate future DA to provide broader context for the possible overall development.

Section 6 provides a conclusion.

2.0 Planning Context & Relevant Planning Instruments

The environmental planning instruments (EPIs), policies or guidelines of particular relevance to the consideration of visual and view impacts are Darling Harbour Development Plan No.1; Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 – now a deemed SEPP, and its accompanying DCP; Sydney Development Control Plan 2012; and the Infrastructure NSW SICEEP Urban Design & Public Realm Guidelines. These documents are addressed in detail below.

In addition, although they do not contain specific references to view and visual impact the Sydney City Draft Subregional Strategy and City of Sydney Chinatown Public Domain Plan have also been considered in the assessment.

With respect to potential impact on views and vistas to existing heritage items, all relevant heritage listings including those contained within Central Sydney LEP 2012 have been considered.

2.1 Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines

The key provisions of the Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines that are of specific relevance to the consideration of visual and view impacts are set out below.

Project Vision

The urban design of the Sydney International Convention, Exhibition & Entertainment Precinct (SICEEP) must achieve the project vision to:

- *Deliver world-class core functions of convention, exhibition and entertainment facilities that exceed the expectations of domestic and international visitors: and*
- *Reaffirm Darling harbour as Australia's premier gathering place by creating an exciting, connected, active and vibrant precinct that brings delight to visitors and Sydney-siders alike.*
- *Context and design excellence*
- *Design Facilities and the public realm in a manner that integrates with and enriches the local urban context by:*
  - *Preserving significant view corridors;*
  - *Protecting and reinforcing views of significant heritage buildings and structures within the public realm;*
  - *Preventing loss of privacy by overlooking of adjacent properties.*

Place making

Create a place that:

- Enriches the existing public realm, recognising existing landscape, topography, open space networks, movement patterns and heritage of the CBD, Chinatown, Pyrmont, Darling Harbour and the Educational Precinct of UTS and Ultimo TAFE.

Public Realm

The design of the public realm should:

- Minimise visual, acoustic and amenity impacts on adjacent public spaces;
- Ensure that important views (to public buildings, along major streets and to the Harbour) are not obscured;
- Maintain lines of movement and sight;

Urban Design Objectives

- Re-launch the Precinct and redefine its place in the City of Sydney and in the international convention, exhibition and entertainment markets.
- Create a new 'place to be' in Sydney defined by its own unique character.
- A Precinct outcome that delivers a balanced solution for the city.
- Multi-functionality of the Precinct amenities; with a focus on flexibility and adaptability.
- Bring a new vibe and spirit to this quarter of the city.
- Provide a seamless transition between the facilities, the Precinct and the greater urban fabric.
- A quality design that provides a unique experience for the global visitor and is embraced and integrated into the lives of the people in Sydney.
- Provide the visitor with an opportunity to experience a variety of places within the Precinct with a richness in texture and activities

2.2 Sydney Development Control Plan 2012

Sydney Development Control Plan 2012 does not apply to the SICEEP site. The DCP nonetheless provides a planning context with respect to the consideration of views and the visual impact of proposed development within the broader City of Sydney. It applies to all of the land surrounding the SICEEP site, and to the buildings and public domain spaces in the vicinity of the site that are or are potentially impacted upon by the proposed development.

It has been a long standing strategic position of the City of Sydney Council that views, and view sharing, is a matter of specific and particular importance with respect to the potential impact of development on key views and vistas that are available at the street level and generally from or within the public domain.

Section 3.2.1.2 of the Sydney Development Control Plan 2012 (DCP 2012) acknowledges that:

- Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, Heritage Buildings and monuments including public statues, sculptures and art;
- Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings, and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered;

The DCP objectives and provisions identify significant views in the Sydney CBD that are to be protected from encroachment and / or enhanced by building design. The provisions of the DCP also encourage the siting and design of new buildings that maintain and open up significant views from the public domain to Sydney

Harbour, parklands and significant objects as well as protecting silhouettes of the tops of major heritage buildings as seen against the sky.

The current planning objectives, strategies, principles and development controls for the Sydney CBD have also long recognised that 'outlook', as distinct from 'views' is the appropriate measure of residential amenity within a global CBD context.

Section 4.2.3.10 of DCP 2012 clearly articulates the following with respect to outlook and views in relation to the impact of development on existing and future residential amenity:

> *"(1) Provide a pleasant outlook, as distinct from views from all apartments.*
> *(2) Views and outlooks from existing residential development should be considered in the design of the form of the new development"*
>
> *Note: Outlook is a short range prospect, such as building to building, while views are more extensive or long range to particular objects or geographical features."*

2.3 Darling Harbour Development Plan No.1

The Darling Harbour Development Plan No.1 is the environmental planning instrument which provides land use controls for land within the Darling Harbour precinct, including the entirety of the SICEEP Site.

The Development Plan does not set any maximum height controls or building envelope controls or provisions, and does not contain any specific provisions with respect to the consideration of visual or view impacts.

A key objective of the Development Plan is to encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities within the land to which it applies.

2.4 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 adopts the following principles for the purpose of achieving its aims for the Foreshores and Waterways Area:

> *"(a) Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good,*
> ***(b) The public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores,***
> *(c) Protection of the natural assets of Sydney Harbour has precedence over all other interests." (our emphasis)*

The SICEEP site sits within the Foreshores and Waterways Area as identified in Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (the Sydney Harbour REP). The specific clauses relevant to consideration of visual analysis or view impacts follow:

Clause 2(2)(b) – Aims of plan – the principle of precedence of public good over private good.

With respect to views, the Sydney Harbour REP articulates that amongst other things, the public good (such as public views) will have precedence over private

good (private views) where change is proposed on the harbour or within its foreshores.

Whilst the genesis of this principle is largely rooted in ensuring continuous and unobstructed foreshore access to the public, the principle of view corridors tied to access to the foreshore is primary as compared to the secondary issues of private views. Impacts on private views (being those that may not or do not align with existing or proposed public view corridors over streets) will require further consideration when detailed building designs are resolved.

Clause 14(d) – Foreshores and Waterways Area.

This sub-clause seeks to ensure "development along the foreshore and waterways should maintain, protect and emphasise the unique visual qualities of Sydney Harbour and its islands and foreshores".

The PPP and The Haymarket SSDAs generally retain the approved urban structure and are consistent with the principles employed to ensure unique visual qualities are not undermined, eroded or lost.

Division 2 – Matters for Consideration for development - Clause 25 – Foreshores and waterways scenic quality

This clause requires consideration in relation to the maintenance, protection and enhancement of the scenic quality of foreshores and waterways including the scale, form, design and siting of any building. This should be based on an analysis of:

- the land on which it is to be erected;
- the adjoining land; and
- the likely future character of the locality.

The impact of the proposal on the scenic qualities of the Harbour and its foreshores must be seen in the balanced context of the site's CBD location, and the consistency of the preferred SICEEP Precinct when compared to the established planning framework.

Division 2 – Matters for Consideration for development - Clause 26 – Maintenance, protection and enhancement of views

The matters to be taken into consideration in relation to the maintenance, protection of views include:

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

Each of these matters have been considered and are addressed in this report.

Clause 59 – Development in vicinity of heritage items

Clause 59 requires the consent authority to assess the impact of development on the setting of heritage items including the impact on any significant view to or from the item.

Having regard to the context of existing planning controls and requirements, a fundamental approach in relation to the SICEEP Project has been to protect, retain and enhance significant public domain views and view corridors.

3.0 Visual Analysis – PPP & The Haymarket

The location of the photomontage images for each of the identified key ground level public domain views, view corridors and vantage points are shown on **Figure 2**.

For the purpose of this report the public domain views have been generally grouped as follows:

- King Street Wharf;
- Darling Harbour East;
- Darling Harbour West;
- Tumbalong Park;
- Bathurst, Liverpool and Goulburn Street Corridors;
- Quarry, William Henry and Macarthur Street Corridors;
- Southern Precinct;
- Darling Drive;
- Pier Street;
- Pyrmont Street; and
- Ian Thorpe Aquatic Centre.

The following section provides a visual analysis in relation to these key areas in relation to the development proposed as part of the PPP and The Haymarket SSDAs. Potential future visual impacts associated with the future Hotel SSDA are discussed separately at Section 5 of this report.

3.1 King Street Wharf

A photomontage image of the development proposed as part of the PPP and The Haymarket SSDAs viewed from King Street Wharf is included at **Tab 1 of Appendix 1** (view point 01).

Existing public domain views from the King Street Wharf precinct toward Darling Harbour look over Pyrmont Bridge towards the existing Darling Harbour convention centre and exhibition centre buildings to the west and south west; and beyond the M4 western distributor ramps through to the southern CBD skyline terminated by the UTS tower.

The PPP and The Haymarket development proposals will change the urban form of the Darling Harbour precinct when viewed from this location.

The proposed new International Convention Centre and ICC Exhibition buildings will change the scale and height of the skyline along the western side of Darling Harbour creating visual interest. The creation of the new urban precinct at the southern end of Darling Harbour by The Haymarket will create a new southern CBD skyline. It is considered that the new southern CBD skyline will contribute in a positive way to the overall built form of the southern end of the CBD.

The proposed development (PPP and The Haymarket) will not result in any change to the existing views and vistas of the Darling Harbour waterway or foreshore public domain that are available from the public domain areas of King Street Wharf, or generally along the eastern side of Darling Harbour, which will be retained and enhanced by the proposal. The new International Convention Centre

building will partially encroach on the view to the façade of the Oaks Goldsbrough Apartment building which is located to the west of the SICEEP Site on Pyrmont Street which is a locally listed heritage item, however the vista to the façade will remain largely unimpeded when approaching the Site from the north.

3.2 Darling Harbour East

Three photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from the eastern side of Darling Harbour are included at **Tab 2 of Appendix 1** (viewpoints 02, 06 and 07). These include the views from Pyrmont Bridge, Cockle Bay Wharf and in the vicinity of the Imax theatre.

Existing public domain views from Darling Harbour East looking west across Cockle Bay are to the existing convention centre building and M4 western distributor freeway; with the Harbourside Shopping Centre, Oaks Goldsbrough Apartments and Data Centre building framing the western edge of Darling Harbour beyond.

When viewed from the eastern side of Darling Harbour the proposed PPP development will change the scale and height of the development along the western side of the Darling Harbour waterfront creating a visually interesting built form.

The proposed new exhibition hall space will be visible above the M4 western distributor freeway. The additional height and scale of the proposed ICC Exhibition centre building provides a backdrop that helps to blend the freeway structures with the development.

When viewed from Darling Harbour East, the proposed development will not interrupt or encroach into any existing views of the water, and it is considered to have a positive visual impact in terms of its relationship to the public domain, western skyline and foreshore.

3.3 Darling Harbour West

Two photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from the public domain on the western side of Darling Harbour are included at **Tab 3 of Appendix 1** (viewpoints 04 and 05).

There is an existing public domain view within the Darling Harbour precinct looking west towards the existing Darling Harbour convention centre. With the demolition of the existing convention centre, the proposed PPP development will open up a new view through to the sky between the southern façade of the existing Harbourside Shopping Centre and the northern façade of the proposed new International Convention Centre building. The reconfigured public domain and setback of the proposed convention centre will improve visual connectivity to the north as well as provide a clear visual connection through the public domain to the site of the future Hotel.

The existing public domain view from in the vicinity of the existing water fountain (located adjacent to the convention centre building) south towards the M4 western distributor freeway and Tumbalong Park comprises a corridor lined with trees and a linear water feature that currently provides a visual connection through the site to the existing UTS building at Haymarket beyond. This general public domain view corridor is to be retained as part of the new north south boulevard, however it will be significantly widened and the existing changes in ground plane levels within the existing public domain removed establishing a major visual corridor through the SICEEP site from the northern side of the freeway to the mix of new building forms to be established in The Haymarket precinct to the south.

Existing views and vistas to the Darling Harbour Water Feature, which is an identified heritage item adjacent to the convention centre building will be retained.

The proposed development will not interrupt or encroach into any existing views of the water and will have a positive visual impact in terms of its visual relationship to the public domain and foreshore.

3.4 Tumbalong Park

Three photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from Tumbalong Park are included at **Tab 4 of Appendix 1** (viewpoints 12a, b and c). A photomontage looking north from in the vicinity of Pier Street back towards Tumbalong Park is also provided (view point 17). Images of the view corridors towards Tumbalong Park along Bathurst and Liverpool Streets are discussed at Section 3.5 below.

Due to its central location and circular configuration existing public domain views are available from Tumbalong Park to the north, west and south within the SICEEP site. The three key views from Tumbalong Park provided in the photomontages are 1) looking north towards the M4 western distributor freeway and under the freeway to Harbourside; 2) looking west toward the existing exhibition centre and; 3) looking south towards Pier Street and through to the existing Sydney entertainment centre building.

The development proposed as part of the PPP and The Haymarket SSDAs will improve the existing public domain views through a combination of changes in the levels of the public domain and landscaping which will open out some views and better frame or enclose others. New public domain landscaping will mask the M4 motorway when looking to the north. The built form located along the western side of Tumbalong Park will better integrate with the public domain replacing the existing exhibition centre building with a tiered and landscaped structure fronting the proposed event deck. The existing view to the south will be replaced by The Theatre and buildings within the proposed The Haymarket precinct. The new buildings in The Haymarket will create a new skyline for the southern CBD, framed by landscaped public domain along the southern edge of Tumbalong Park.

It is noted that existing public domain views and vistas to the Chinese Friendship Garden of Friendship on Day and Pier Streets and to Pumping Station No.1, both of which are identified heritage items are not affected by the proposed development.

The existing public domain view corridors and vantage points from Tumbalong Park towards the north, south and west will generally be improved by the proposed development.

3.5 Bathurst, Liverpool and Goulburn Street Corridors

Three of the main public domain / pedestrian access and vantage points to Darling Harbour from the Sydney CBD are at the terminus of Bathurst, Liverpool and Goulburn streets with Harbour Street. Photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from each of these vantage points are included at **Tab 5 of Appendix 1** (viewpoints 10, 13 and 21).

The existing public domain view corridor from Bathurst Street is to the south west across Harbour Street to an east west pedestrian walkway framed by the Darling Quarter development. This corridor provides a major visual connection through the SICEEP site to Tumbalong Park and beyond to the existing exhibition centre building, and is a key component providing legibility and connectivity in the Darling Harbour public domain. The proposed development (PPP) will not encroach within the existing framed view corridor along Bathurst Street, but rather will replace the old convention centre building with a new visually interesting building of a form and scale that will continue to appropriately terminate the view/vista.

The existing public domain view from Liverpool Street is also to the west across Harbour Street. There are two pedestrian walkways providing for access across Harbour Street to Tumbalong Park, the Chinese Garden of Friendship and the existing convention centre building in the distance. As with Bathurst Street, the street corridor provides a major visual connection through the SICEEP Site and is a key component providing legibility and connectivity in the Darling Harbour public domain. The proposed development (PPP) retains the existing corridor and will replace the view to the existing exhibition centre with the new enhanced building form of the proposed exhibition complex.

The existing public domain view from Goulburn Street is across Harbour and Pier streets to the existing exhibition centre in the distance. The proposed development (PPP) will be more prominent in the skyline than the existing exhibition centre building, however will continue to appropriately frame the skyline to the west. New landscaping along the north south boulevard will be visible in the foreground.

The proposed development (PPP and The Haymarket) retains each of the three key street view corridors when approaching the site from the west and will enhance views to both Tumbalong Park and the Chinese Garden of Friendship Gardens (an identified heritage item). It is noted that that the Pumping Station No.1 heritage item is also unaffected by the proposal.

3.6 Quarry, William Henry and Macarthur Street Corridors

Three of the main public domain / pedestrian access and vantage points to Darling Harbour from Ultimo Pyrmont in the west are from Quarry, William Henry and Macarthur Streets. Photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from Quarry and William Henry Streets are included at **Tab 6 of Appendix 1** (viewpoints 15 and 11).

The existing public domain view from William Henry Street (vantage point 15) is across the top of the existing exhibition centre to the CBD skyline including Centrepoint Tower. The proposed development (PPP) will have some impact on this view corridor due to the replacement of the existing exhibition centre with the new Theatre building form which is larger (height and scale) than the existing building. Notwithstanding, the view to the CBD skyline and to Centrepoint tower

in particular is retained, and legibility for pedestrians accessing the Darling Harbour precinct from the west along this corridor is not significantly affected.

The existing public domain view from Quarry Street (vantage point 11) is towards the southern CBD skyline and Centrepoint. The proposed PPP development will terminate the Quarry Street view corridor and interrupt the CBD skyline when viewed from this approach. The top of Centrepoint Tower will remain visible above the new exhibition centre building; however the view to the tops of other CBD buildings will largely be removed. Notwithstanding, it is considered that pedestrians will continue to be able to orient themselves to the direction of the CBD and that the reduction in view does not significantly impact upon the pedestrian experience. There will be no loss of sightlines to or around the foreshore or waterway. Landscaping is proposed to soften the appearance of the proposed exhibition centre building and the termination of the street view in this location.

The existing public domain view from Macarthur Street is toward the southern CBD skyline with Centrepoint Tower visible to the far north east of the field of view. The existing skyline and foreground view is of limited visual interest and does not provide for any particular pedestrian visual connectivity to or through the SICEEP site. The proposed development (The Haymarket) will enclose or terminate the public domain view from this vantage point with new buildings that largely remove the existing CBD skyline. Notwithstanding, as pedestrians move down William Henry Street towards Pier Street the public domain sight lines will remain generally as per the existing situation. There is a potential opportunity at the detailed DA stage to explore the establishment of 'gaps' to sky between the building forms in The Haymarket when looking in this direction.

3.7 Southern Precinct

Seven photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from various key vantage points within The Haymarket Precinct are included at **Tab 7 of Appendix 1** (viewpoints 19, 20, 23-27).

The existing public domain view looking south to the rear of the existing entertainment centre (vantage point 19) is primarily of the open facades to the above ground car park of the entertainment centre with buildings in Haymarket visible beyond. The proposed development (The Haymarket) will significantly enhance this existing public domain view through the creation of a new public domain link or corridor between the proposed mixed used residential buildings to the east and west. The new public domain link will provide for much greater visual connectivity and improved legibility in the public domain to the south.

The existing public domain view from the end of Factory Lane to the west is across Harbour Street to the existing entertainment centre and forecourt with distant views to the top of the existing exhibition centre beyond (vantage point 20). The proposed development (The Haymarket) will also enhance this existing view by creating a clearly defined visual link fronted by the proposed mixed use residential development to the south, and terminating with distant views to the proposed Theatre.

The existing public domain view from the termination of Quay Street looking north is of the existing monorail station and the rear of the entertainment centre (vantage point 23). The proposed development (The Haymarket) will enhance the view corridor to the north through the creation of the central boulevard that extends all the way through the proposed Haymarket precinct toward the proposed Darling Harbour live precinct. The monorail station is to be demolished and the rails removed and the creation of the new public domain link will provide a key new visual connection through the SICEEP site.

Further to the south along Quay Street looking north the public domain comprises a wide thoroughfare defined by a variety of retail shops and the UTS library to the west (vantage point 24). The proposed development (The Haymarket) will appropriately frame the edges of the street and create an improvement in the pedestrian scale and sense of enclosure of the street by the addition of the proposed Haymarket development along the west and east of Quay Street. The key visual connection along the street will be retained.

The existing public domain view looking from the termination of Hay Street to the north (vantage point 25) is of Harbour Street fronted by the existing entertainment centre to the west with distant views to the southern edge of the CBD beyond. The proposed development (The Haymarket) will replace the current view with the new form and design of the proposed mixed use residential development to the west, with the view to the north and east unchanged.

The existing public domain view from the centre of Little Hay Street looking west (vantage point 26) is towards the front facade of the existing entertainment centre. The proposed development (The Haymarket) will enhance the public domain view and visual connectivity through the SICEEP site via the creation of the new central boulevard through the proposed south western mixed use residential building within the Haymarket precinct. This new visual connection will contribute to both the legibility and functionality of the public domain.

The existing public domain view from Hay Street looking west (vantage point 27) is a streetscape fronted by Paddys markets to the south and variety of eateries and retail to the north. The proposed development (The Haymarket) will add to the streetscape by the addition of new built form on the northern side of the street at a height and scale that assists enclose the street to the north with the view to the west and south unchanged.

3.8 Darling Drive

Five (5) photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from various key vantage points along or in the vicinity of Darling Drive are included at **Tab 8 of Appendix 1** (viewpoints 03, 16 and 22).

The existing public domain views along and within the vicinity of Darling Drive are predominantly to the rear of the existing convention centre building, car parking, the monorail and the exhibition centre. Comprising predominantly back of house facilities, the public domain views are unattractive and visual connectivity is generally poor. In places the CBD skyline including Centrepoint tower is visible beyond the existing convention and exhibition centre buildings when looking to the east.

The development proposed as part of the PPP will replace the existing convention and exhibition centre buildings with new built form. The new buildings will generally present an improved urban form and architectural design in terms of presentation to Darling Drive. Given their height and configuration, the new buildings will alter the views to the distant CBD skyline in places. One existing view of Centrepoint from Darling Drive at the rear of the existing convention centre will be removed. This view is not however considered to be significant in the context of the Darling Harbour public domain, and is not a key vantage point for pedestrians to view the CBD skyline.

When looking south towards the new convention centre building from the northern end of Darling Drive (vantage point 03) the proposed PPP development will establish a new public domain space (that will include the footprint of the future

Hotel building) and will frame the view with a significant new building form contributing in a positive way to the 'rear' of the Harbourside shopping centre site.

When travelling along Darling Drive, the existing public domain view will be altered by the extension of the new building form (loading dock facility) over the Darling Drive road carriageway. The existing view is currently fronted by the unattractive façade of the convention centre carpark to the east and the existing monorail track to the west. This existing view is not considered a significant pedestrian sight line and the extension of the built form over the roadway does not result in any loss of public domain visual connectivity or amenity.

The existing public domain view from the roundabout at the intersection of Darling Drive and William Henry Street looking north is to the light rail station to the west, Quarry street connection and the existing loading dock to the exhibition centre to the east (vantage point 16a). This view will generally be improved by the proposed PPP development with the realignment of Darling Drive, new landscaping and enclosure of the streetscape with the new built form in this location. Looking to the south from the roundabout (under the Pier Street overpass) the rear of entertainment centre carpark to the east dominates the view (vantage point 16b). The proposed development (PPP and The Haymarket) will improve this view corridor establishing a new urban environment with built form defining the street which will continue to provide visual connectivity through the SICEEP precinct to the south.

The current view from Darling Drive directly behind UTS library looking north is of the library to the east and tree lined to the west (vantage point 22). The proposed development (The Haymarket) adds to the view by the addition of the height and scale of the proposed Haymarket mixed use residential development to the east with the view to the north and west unchanged.

The development proposed as part of the PPP and The Haymarket SSDAs will alter the public domain sight lines and view corridors along Darling Drive, with an improvement in visual connectivity to the south.

3.9 Pier Street

A photomontage image of the development proposed as part of the PPP SSDA viewed from Pier Street is included at **Tab 9 of Appendix 1** (viewpoint 18).

The SICEEP site can be viewed when travelling in both directions along Pier Street. The existing public domain view when travelling east towards the CBD includes the existing entertainment centre carpark as well as views to some office towers at the southern end of the CBD. The southern end of the existing exhibition centre is also visible.

The proposed development (PPP and The Haymarket) will equally be visible when travelling along Pier Street towards the CBD. The existing entertainment centre carpark will be replaced by The Haymarket mixed use residential development which will create a new urban skyline in the south eastern CBD. The new The Theatre building will frame the view to the north east.

When looking west along Pier Street the existing public domain view is of the rear of the Powerhouse museum in Ultimo. The proposed development (The Haymarket) will replace this current view with that of the proposed mixed use residential development. The Powerhouse Museum is an identified heritage item. Notwithstanding, as the basis for the heritage significance of the Powerhouse Museum is its association with the city tramwork and the view of the museum that will be blocked is of its utilitarian side, there will be no adverse impact on the significance of the item.

Whilst the proposed development (PPP and The Haymarket) will change the nature of the urban form when viewed from Pier Street, and establish a new bulk and scale (and associated urban skyline) within the overall Darling Harbour precinct, it is not considered that the Pier Street public domain views are significantly impacted on.

3.10 Pyrmont Street

Three photomontage images of the development proposed as part of the PPP and The Haymarket SSDAs viewed from the Pyrmont are included at **Tab 10 of Appendix 1** (viewpoints 8 and 9).

Existing public domain views are available along Pyrmont Street. The rear / roof of the existing convention centre and exhibition centre buildings can be seen, as well as glimpses through the M4 motorway structures to the Novotel and Darling Harbour. The southern CBD skyline can also be seen above the freeway structures. These existing public domain views do not however provide a key vantage point for pedestrians to view either Darling Harbour or the CBD.

The development proposed as part of The Haymarket SSDA will introduce a new southern CBD skyline when viewed from Pyrmont Street. The new buildings in the mixed use precinct will create a visually interesting skyline and it is considered that the pedestrian experience will be improved as compared to the existing outlook when looking back towards the city in this direction.

The development proposed as part of the PPP SSDA will continue to be visible above and through the motorway structures with the new built form providing visual interest. There is no significant change in the overall view available.

3.11 Ian Thorpe Aquatic Centre

A photomontage image of the development proposed as part of the PPP and The Haymarket SSDAs viewed from the Ian Thorpe Aquatic Centre is included at **Tab 11 of Appendix 1** (viewpoint 14).

There is an existing semi-public view available from the deck of the Ian Thorpe Aquatic centre looking north east over the existing exhibition halls to the central CBD skyline. The proposed development (PPP) has a limited impact on this outlook with the view maintained to the central CBD skyline including Centrepoint Tower. The prosed development will also open up a new view between the proposed Exhibition Centre and The Theatre toward Tumbalong Park. Views to some of the lower levels of buildings in the south of the CBD will be partially reduced.

4.0 View Impact Analysis – PPP & The Haymarket

The locations of the key buildings that are impacted or potentially impacted by the SICEEP development in terms of private views are shown on **Figure 3** and include:

- Novotel Sydney Darling Harbour;
- 18-20 Allen Street, Pyrmont;
- Darling Court;
- Oaks Goldsbrough Apartments;
- Bullecourt Apartments;
- The Peak Apartments; and
- The Quay (under construction).

The following section provides a view impact analysis in relation to these seven key buildings in relation to the development proposed as part of the PPP and The Haymarket SSDAs. Potential future view impacts associated with the future Hotel SSDA are discussed separately at Section 5 of this report.

4.1 Novotel Sydney Darling Harbour

The Novotel Sydney Darling Harbour (Novotel) is located immediately to the west of the Harbourside Shopping Centre and existing Darling Harbour Convention Centre on the western side of Darling Drive. It adjoins the northern end of the SICEEP site and is in close proximity to the International Convention Centre proposed as part of the PPP SSDA and also to the future ICC Hotel Complex (that will be the subject of a separate DA). Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Novotel in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 1** of **Appendix 2**.

Existing views from the Novotel can be generally categorised as those occurring at the low rise levels of the building (generally RL 28.0 and below), medium rise levels (RL 28.00 to RL 40.00) and high rise levels (generally RL 40.00 and above).

Due to the configuration of the hotel footprint six key view locations have been identified and shown in the 3D model images: two each at the northern end of the building (locations P1 and P6), one in the centre of the building (location P2), and one at the southern end of the building (location P3). For each of these locations, 3D model images have been provided showing the view impact at Levels 3 (low rise), 5 (medium rise) and 8 (high rise). In addition, two view locations are shown from the east facing outdoor deck of the Novotel which is at the reception level of the hotel (location P4 at the southern end of deck and location P5 at the northern end of deck).

Photomontage images are provided for three locations/view directions at the reception deck level, and also for Room 1017 of the hotel which is located at Level 10 towards the centre of the building. The location of the selected views and camera positions are shown on the plan prepared by Rygate included at **Tab 1** of **Appendix 2**.

Existing views

Existing views from the Novotel are generally across the Darling Harbour waterway to the western edge of the Sydney CBD skyline including Centrepoint tower, and north towards Sydney Harbour. Given the ziggurat configuration of the building the angle of view to the water and CBD changes depending on the level of the building and the key direction of outlook from the windows. As the individual hotel rooms do not have balcony or outdoor deck spaces, and therefore existing views are constrained to the orientation of the window. However in general terms all rooms of the hotel (locations P1-3 and 6) enjoy a combination of existing water and/or CBD skyline views that would be available from both standing and sitting positions within the building. Those facing east, and north east have the most expansive existing water views, including in a northerly direction to Cockle Bay Wharf and the North Sydney CBD skyline in the distance. Those facing east and south east have the most expansive CBD skyline views, including views that are available towards the southern end of the Sydney CBD beyond the M4 freeway structures. There is an existing outdoor deck area located on the eastern elevation of the Novotel building at reception level (with associated coffee shop). Views are available from this deck space to the east, north and south.

Given the low scale nature of the existing Harbourside Shopping Centre and Sydney Convention Centre buildings that are located to the immediate east of the Novotel between it and the Darling Harbour waterway, existing views and outlook from the Novotel to the east are largely unobstructed.

Proposed views

The development proposed as part of the SSDAs for the PPP and The Haymarket will have no impact on existing views available from locations P1B, P3, P4, P5 or P6 at any levels of the Novotel building, with all current views being retained. These are generally the views to the north and east.

As shown on the 2D view impact analysis drawings (plan and sections) at **Tab 1** of **Appendix 2** the proposed International Convention Centre building has a maximum height at RL 49.5 which sits above the height of the existing convention centre building.

When looking back in a south easterly direction towards the southern parts of Darling Harbour and the CBD from the Novotel hotel rooms and east facing outdoor deck at reception level (refer to 3D model locations P1A and P2 and to the photomontage images from the deck and Room 1017), there will be a change in the existing views resulting from the replacement of the existing convention centre building with the new (taller) International Convention Centre building.

This change in view is considered to have a minor impact in terms of the overall extent of views currently available from the Novotel hotel rooms and reception level deck space to both the north, east and south. The southern edge of Darling Harbour and the southern CBD skyline will remain visible at all levels in these locations with the only difference being the scale of the new development within the south eastern corner of the field of view compared to that of the existing convention centre.

The impact of the development proposed as part of the SSDAs for the PPP on the views and outlook from the Novotel is not considered to be significant.

The development proposed as part of The Haymarket SSDA will have no impact on views from the Novotel.

4.2 18-20 Allen Street

The residential building at 18-20 Allen Street is located on the north eastern corner of Allen and Experiment Streets to the west of the SICEEP site. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from 18-20 Allen Street in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 2** of **Appendix 2**.

Existing views from 18-20 Allen Street towards the SICEEP Project site are available from the south/ south eastern elevation of the building and can be generally categorised as those occurring at the low rise levels of the building (generally RL 14.00 and below), medium rise levels (RL 14.00 to RL 30) and high rise levels (generally RL 30.00 and above).

Two key view locations have been identified and shown in the 3D model images: one on the southern façade of the building (location P1) and one at the south eastern corner of the building (location P2), both looking down Allen Street in an easterly direction towards Darling Harbour. For each of these locations, 3D model images have been provided showing the view impact at Levels 1 (low rise), 5 (medium rise) and 9 (high rise).

A photomontage image showing the view from the topmost apartment at the south-eastern corner of the building, which has windows and a balcony area with outlook to both the south and east is also provided. The location of the selected apartment and camera position is shown on the plan prepared by Rygate included at **Tab 2** of **Appendix 2**. The photomontage image is taken from the balcony / terrace space of the apartment and therefore shows the maximum extent of the available view.

Existing views

The majority of apartments in the building at 18-20 Allen Street face to the south, north or west away from the SICEEP Site. Existing views from apartments in the south eastern portion of the building are however available looking down the corridor of Allen Street to the east towards the central and southern CBD skyline including Centrepoint Tower. Views are available from all levels of this part of the building through those windows that are oriented to the south east. The apartments oriented in this direction do not have balconies or outdoor deck / terrace spaces (with the exception of the topmost apartment) and therefore existing views are constrained to those available through windows, depending on the angle of the window. The top most apartment in the south eastern corner of the building has an outdoor terrace / balcony space that wraps around the southern and eastern façade of the building.

The Darling Harbour waterway is not generally visible from existing apartments due to existing buildings on the western side of Darling Harbour, although at the upper levels of the building (Level 09) additional partial views to Darling harbour foreshore are available. The upper and medium rise levels of the buildings have a relatively wide view of the CBD skyline, whereas skyline views from the lower levels are currently blocked by the southern end of the existing Novotel Hotel.

The existing apartments at 18-20 Allen Street therefore enjoy limited water views (at the very upper level only) and partial views through existing windows to the western edge of Sydney CBD skyline. The CBD skyline views are encroached upon or framed by existing foreground development to the north and south.

Proposed views

As shown on the 2D view impact analysis drawings (plan and sections) and the photomontage image from the top floor apartment included at **Tab 2** of **Appendix 2** the proposed International Convention Centre building as a maximum height at RL 49.5 which sits above the height of the existing convention centre.

The proposed International Convention Centre building will be visible at all levels at both identified view locations (P1 and P2), but only in the south east portion of the existing field of view. The view of the south eastern CBD skyline will change slightly due to the difference in height/scale between the existing convention centre building and the proposed new building. The western edge of the Sydney CBD skyline will still be visible at all levels at both locations, however at the lowest levels of the building (eg Level 1), views to some of the smaller CBD buildings will be removed. Existing views down Allen Street to Centrepoint tower will be retained.

It is considered that the encroachment of the proposed PPP development into the exiting field of view from apartments at 18-20 Allen Street is not significant.

The development proposed as part of The Haymarket SSDA will have no impact on the existing private views from 18-20 Allen Street.

4.3 Darling Court

The residential building at 318 Harris Street (Darling Court) is located on the north eastern corner of Harris Street and Allen Street between and Experiment and Harris Streets to the west of the SICEEP site. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from Darling Court in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 3** of **Appendix 2**.

Existing views from Darling Court towards the SICEEP Project site are available from the southern eastern side of the building and can be generally categorised as those occurring at the low rise levels of the building (generally RL 18.00 and below), medium rise levels (RL 18 to RL 35) and high rise levels (generally RL 35 and above).

One key view location has been identified and shown in the 3D model images at the south eastern corner of the building (location P1) looking down Allen Street in an easterly direction towards Darling Harbour. 3D model images have been provided for this location showing the view impact at Level 1 (low rise), Level 4 (medium rise) and at roof level (high rise).

A photomontage image showing the view from the topmost apartment level at the south-eastern corner of the building location of photo is provided. The location of the selected apartment and camera position is shown on the plan prepared by Rygate included at **Tab 3** of **Appendix 2**.

Existing views

The majority of apartments in the Darling Court building face away from the SICEEP Site. Existing views from Darling Court are however available from some apartments on the southern elevation of the building looking back in an easterly direction towards the CBD skyline including Centrepoint Tower in the north and extending towards the southern CBD. Existing views towards the southern end of the CBD are relatively limited due to existing buildings located in the foreground on the south western side of Darling Harbour. Existing views from the medium and lower levels towards the CBD are blocked completely by this building. The

apartments do not have balconies / outdoor terrace spaces, and therefore available views towards the SICEEP Site are limited by the size and angle of windows.

The Darling Harbour waterway is not visible from existing apartments due to existing buildings on the western side of Darling Harbour. At all levels of the building the view to the western edge of the CBD skyline is a partial view only, framed and encroached within by existing development in the foreground and to the north and south.

The existing apartments therefore enjoy partial views through existing windows to the western edge of Sydney CBD skyline.

Proposed views

The development proposed as part of the SSDA for the PPP will have a very minor impact on the current views from all levels of Darling Court arising from a small proportion of the proposed International Convention Centre building that will be visible from behind the existing building to the south east. View corridors to Centrepoint Tower and the central CBD skyline are almost totally unaffected by the proposed PPP development at all levels. The minor impact on views is not considered to be significant.

The development proposed as part of The Haymarket SSDA will have no impact on views from Darling Court.

4.4 Oaks Goldsbrough Apartments

The Oaks Goldsbrough Apartments are located on Pyrmont Street to the west of the freeway ramps and the existing Darling Harbour Convention Centre. The building is used as a combination of serviced apartments and residential apartments. The apartments are located in close proximity to the International Convention Centre proposed as part of the PPP SSDA and also to the future ICC Hotel Complex (that will be the subject of a separate DA). Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Oaks Goldsbrough Apartments in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 4** of **Appendix 2**.

Existing views from the Oaks Goldsbrough Apartments are available from the eastern elevation of the building and can be generally categorised as those occurring at the low rise levels of the building (generally RL 30 and below), medium rise levels (RL 30 to RL 50) and high rise levels (generally RL 50 and above).

Three key view locations have been identified and shown in the 3D model images: two at the northern end of the building (location P1), one in the centre of the building (location P2), and one at the southern end of the building (location P3). For each of these locations, 3D model images have been provided showing the view impact at Levels 6 (low rise), 10 (medium rise) and 13 (high rise) looking in both an easterly direction and also towards the north east.

Photomontage images are provided for four Apartments including Apartment 651 (Level 6), Apartment 959 (Level 9), Apartment 1330 (Level 13) and Apartment 1303 Level 13). The location of the selected apartments and camera positions is shown on the plan prepared by Rygate included at **Tab 4** of **Appendix 2**.

Existing views

Existing views looking east and north east from the northern portion of the Oaks Goldsbrough Apartments building on the eastern elevation (locations P1A and B) are across Darling Harbour waterway to the northern and central CBD skyline including Centrepoint Tower. Foreground water views of Darling Harbour are visible only from generally Level 7 and above.

Existing views looking east from the medium rise and upper levels of the central section of the Oaks Goldsbrough Apartments building on the eastern elevation (locations P2A and B) are available across the existing convention centre building and over the Darling Harbour waterway to the CBD skyline including Centrepoint Tower. There are no views available from the lower levels of the apartments at this location (i.e below Level 6) to the Darling Harbour waterway due to the position and height of the existing convention centre building and other foreground development. At level 4 and below, the outlook to the east is screened by existing street trees on Pyrmont Street.

Existing views looking east from the southern end of the Oaks Goldsbrough Apartments building on the eastern elevation (location P3A) are similarly across the existing convention centre building and over the Darling Harbour waterway to the CBD skyline including Centrepoint Tower. There are also limited views from the lower levels of the apartments at this location (i.e Levels 6 and below) to Darling Harbour due to the position and height of the existing convention centre.

Existing views looking in a northerly direction from the middle and upper levels at southern end of the Oaks Goldsbrough Apartments (location P3B) are across the Darling Harbour waterway to the northern CBD skyline, Barangaroo and beyond to North Sydney. Existing views from the lower levels of the apartments (i.e Level 6 and below) at this location to Darling Harbour are relatively limited due to existing structures along the western side of the Darling Harbour foreshore, however there are distant views available to the northern CBD and beyond to North Sydney.

The Oaks Goldsbrough Apartments do not have external balcony or terrace spaces and therefore existing views and outlook from each apartment are constrained by the size and orientation of the window. Whilst views are available from a combination of sitting and standing positions in the apartments, views are more expansive when standing. It is also noted that the apartments are generally two storey, with living spaces at one level and bedroom spaces at another. As such, each apartment enjoys more than one view aspect – more expansive views are available at the upper floor of each apartment.

Proposed views

The development proposed as part of the SSDA for the PPP will have a minor impact on existing views from the northern end of the Oaks Goldsbrough Apartments (location P1) in the south eastern corner of the field of view due to the difference in height/scale between the existing and proposed convention centre buildings. When looking directly to the east (location P1A) the CBD skyline will still be visible at all levels, however at the lower rise levels, views to some of the smaller CBD buildings will be removed. When looking to the north east (location P1B) the current views at this location will be almost completely unchanged at all levels of the building. The photomontage images taken from Apartments 1330 and 959 illustrate the relationship of the new International Convention Centre building to the Oaks Goldsbrough Apartments. The new building will be in relatively close proximity to the apartments, however has only a limited impact on the views available over Darling Harbour to the north and towards the CBD skyline to the east.

When viewed from the central section of the Oaks Goldsbrough Apartments (location P2) the proposed development (PPP) will have some impact on existing

views when looking directly east across Darling Harbour (location P2A), also due to the difference in height/scale between the current and proposed convention centre buildings. The eastern view to the CBD skyline will remain uninterrupted at all levels at this location, however at the lower levels of the building views to the CBD will be restricted to Centrepoint Tower and the tops of the larger CBD buildings. All levels at this location will experience some change / reduction in some views of the Darling Harbour waterway, at its southern end, due to the change in scale of the International Convention Centre complex. However, the north easterly view from these affected apartments (location P2B) will largely be unchanged. The photomontage image taken from Apartments 651 and 549 illustrate the relationship of the new Convention Centre building to the Oaks Goldsbrough Apartments. The new building will be quite prominent in the foreground view from these lower level apartments, however will continue to allow for view sharing of the CBD skyline, including Centrepoint Tower to the east.

The change in scale of the International Convention Centre complex will partially impact on the south eastern corner of the field of view when looking toward the CBD skyline due to the change in scale compared to the existing convention centre complex.

When viewed from the southern end of the Oaks Goldsbrough Apartments (location P3) the proposed development (PPP) will have some impact on existing views looking directly east across Darling Harbour (location P3A) due primarily to the difference in height/scale between the current and proposed convention centre buildings. The CBD skyline will still be visible at all levels at this location; however at the lower rise levels (Level 6 and below) views to the CBD will be restricted to Centrepoint Tower and the tops of some of the larger CBD buildings. Views directly to the east to the Darling Harbour waterway will be interrupted.

The views to the northeast from these affected apartments (location P3B) will generally be less affected. Apartments at the upper and medium rise levels will lose some views to the southern end of the Darling Harbour waterway as well as views to Pyrmont Bridge. Views from the lower rise levels (Level 6 and below) at this location to the central CBD will also largely be removed. However views of the northern stretch of Darling harbour waterway across to North Sydney will be retained at all levels at this location as well as well as to the northern end of the CBD including Barangaroo. The photomontage image taken from Apartment 1303 illustrates the view from the upper levels of the Oaks Goldsbrough Apartments towards the southern end of the building.

It is considered that the development proposed as part of the SSDA for the PPP will provide for reasonable view sharing with the Oaks Goldsbrough Apartments. The lower level apartments (below Level 6) of the building are the most affected, particularly towards the central and southern ends of the building. However given the highly urbanised location, the existing site constraints, and the functional requirements that are required to be met in relation to the design of the International Convention Centre building it is not considered unreasonable for the SICEEP project to result in some interruption of some existing water and CBD skyline views to the east and north east of adjoining development.

The SICEEP Project will create new public and semi-public viewing areas within the SICEEP Site that will provide a benefit to the population of Sydney and NSW. With respect to the International Convention Centre, which is the primary building that will result in changes to the existing views available from the Oaks Goldsbrough Apartments, the foyer spaces, exhibition concourse and function breakout spaces have been designed to enable visitors to the Site to view out from the Site towards the Sydney CBD and Darling Harbour. In terms of view sharing principles the establishment of new facilities that provide for the broader public community to enjoy the waterfront location of Darling Harbour need to be

balanced against the retention of views from the private domain. This is consistent with the aims of the Sydney Harbour REP which articulates that the public good (public views) take precedence over private good (private views) where change is proposed on the harbour or within its foreshores.

The impacts associated with the PPP development are considered to continue to provide for a reasonable outlook from apartments that may nonetheless have a change in 'view', consistent with current planning objectives, strategies, principles and development controls for the CBD which recognise that outlook, as distinct from views, is the appropriate measure of residential amenity within a global CBD context.

The development proposed as part of The Haymarket SSDA will have no impact on existing private views from the Oaks Goldsbrough Apartments.

4.5 Bullecourt Apartments

The Bullecourt Apartments are located on Pyrmont Street to the south of the freeway ramps directly behind the existing Darling Harbour Exhibition Centre. The apartments are located in close proximity to the new International Exhibition building, Event Deck and The Theatre proposed as part of the PPP SSDA. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Bullecourt Apartments in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 5** of **Appendix 2**.

Existing views from the Bullecourt Apartments are available from the eastern elevation of the building and can be generally categorised as those occurring at the medium rise levels of the building (RL 30 and below) and high rise (RL 30 and above).

Three key view locations have been identified and are shown in the 3D model images: one in the centre of the building (P1), one at the southern end of the building (P2) and one at the northern end of the building (location P3). For locations P1 and P2, 3D model images have been provided showing the view impact at Levels 9 and 7, and for location P3 at Levels 8 and 6, all looking in both a direct easterly direction and also towards the north east.

Photomontage images are provided for six Apartments including Apartment 311 (Level 3), Apartment 406 (Level 4), Apartment 805 (Level 8), Apartment 906 (level 9) and Apartments 906 and 913 (level 9). The selected apartments and camera positions are shown on the plan prepared by Rygate included at **Tab 5** of **Appendix 2**. All photomontage images were taken from balcony / terraces and therefore show the maximum available view. Views from the living areas within the apartments would be more limited than those shown given that the living areas are recessed from the eastern façade.

It is proposed that temporary additional marquees/ covers/structures etc may be placed on the Event Deck to cater for the needs of specific events for up to approximately 80 days per year. Photomontage images showing the proposed temporary additional structures are also included at **Tab 5** of **Appendix 2**.

Existing views

Existing views looking east and north east from the Bullecourt apartments are generally across the existing Darling Harbour exhibition centre buildings and Darling Harbour to the CBD skyline including Centrepoint Tower (P1A, P2A and P3A). North easterly views from the Bullecourt Apartments (P1B, P2B and P3B)

partially capture the North Sydney CBD skyline. Water views are generally not available from the Bullecourt Apartments, although very minor water glimpses in the distant north easterly view can be seen above Level 9.

Each of the east facing Bullecourt apartments have recessed balconies / terraces on the eastern elevation with a combination of glazing and louvre screen elements. The main living/ bedroom spaces of the apartments sit well back from the outer extremity of the façade meaning that views and outlook available from a sitting position within the apartment would be less than those available standing at the edge of the balcony / terrace spaces. At the topmost levels of the building, blade walls are provided between apartments for privacy. These blade walls direct the views from these levels in an easterly direction, constraining the outlook to the north and south.

Proposed views

When looking directly east towards the new International Exhibition building and Event Deck proposed as part of the SSDA for the PPP will have limited impact on existing views towards the CBD skyline including Centrepoint Tower at the upper levels of the Bullecourt Apartments, as the proposed development largely replicates the scale of the existing development. There will however be some impact on the current easterly views towards the central CBD and Centrepoint Tower at the lower levels of the building as the views are reduced due to the increased height of the exhibition hall building as compared to the existing exhibition centre building. At the lower levels of the Bullecourt apartment building several existing views of Centrepoint Tower will be lost. Views towards the southern end of the CBD from these affected apartments are however largely retained.

When looking in a north easterly direction (locations P1B, P2B and P3B) the existing CBD skyline will be interrupted by the increased height of the International Exhibition building, with only the tops of some of the larger buildings at the northern end of the CBD remaining visible at the upper levels. The very limited water glimpses that are currently available to the north are also removed.

As is illustrated by the view impact analysis drawings at **Tab 5** of **Appendix 2**, the principle view sharing for the Bullecourt Apartments has been achieved by the creation of the Event Deck space, which provides a key view corridor through the SICEEP site towards the east between the ICC Exhibition building and the Theatre building. The photomontage images illustrating the additional temporary structures that may be placed within the event deck space on up to 80 days per year show that the view corridor through to the CBD and CBD skyline will be retained when the structures are in place.

Notwithstanding the reduction and/or interruption in CBD skyline views, it is considered that the proposed PPP SSDA achieves a reasonable outcome in terms of protection of views from the Bullecourt Apartments given the highly urbanised environment.

The photomontage images provided from Apartments 906, 913 and 805 illustrate the impact of the proposed PPP development from the upper levels of the Bullecourt building. As can be seen at Level 9 given the close proximity of the proposed new exhibition centre building to the existing apartments it will be a fairly prominent built form element in the foreground view and will remove some existing limited water glimpses that are currently available to the north. It will also interrupt the skyline at the northern end of the CBD. This reduction in view will be balanced by the retention of the significant western CBD skyline including views to Centrepoint Tower.

At level 8 (Apartment 805) existing CBD skyline views to the north will be removed by the ICC Exhibition building. Again, given the close proximity of the

proposed new exhibition centre building to the existing apartments it will be a dominant built form in the foreground view. The existing view to Centrepoint Tower is, however retained.

As is illustrated by the photomontage images provided from Apartments 406 and 311 there will be a loss in existing views of the CBD skyline from the lower levels of the Bullecourt Apartments. Partial CBD views will be retained through the event deck space.

Although there is an impact on private views from a number of apartments within the Bullecourt development, including particularly the lower level apartments, it is considered that these impacts are reasonable on balance given the highly urbanised environment of the SICEEP site, the functional requirements that must be met by the new ICC Exhibition building, the site constraints presented by the SICEEP site and the significant public benefit that is afforded through the creation of the new exhibition centre facilities.

The SICEEP Project will create new public and semi-public viewing areas within the SICEEP Site that will provide a benefit to the population of Sydney and NSW.

With respect to the International Exhibition Centre, which is the primary building that will result in changes to the existing views available from individual apartments within the Bullecourt Apartments building, the outdoor circulation terrace and series of outdoor terraces have been designed to enable visitors to the Site to view out from the Site towards the Sydney CBD and Darling Harbour.

Of particular importance is the creation of the new Event Deck space, which will provide a significant new publicly accessible vantage point for people to enjoy views across the SICEEP Precinct. The Event Deck forms part of a major new public domain connection between Quarry Street and Tumbalong Park. It provides not only for east west accessibility and connectivity, but also in terms of view sharing principles results in the establishment of significant new publicly accessible vantage points that are integrated with the broader public domain of Darling Harbour and its surrounds.

The new east west public domain in this location provides for the broader public community to enjoy the waterfront location of Darling Harbour and needs to be balanced against the retention of private views. This is consistent with the aims of the Sydney Harbour REP which articulates that the public good (public views) take precedence over private good (private views) where change is proposed on the harbour or within its foreshores. The proposed Event Deck is a key component of the urban design of the overall PPP development that has been developed specifically in order to improve the function of the public domain and to better integrate the southern components of the PPP development with the remainder of the SICEEP precinct.

The impacts associated with the PPP development are considered to continue to provide for a reasonable outlook from the Bullecourt apartments that may nonetheless have a change in 'view', consistent with current planning objectives, strategies, principles and development controls for the CBD which recognise that outlook, as distinct from views, is the appropriate measure of residential amenity within a global CBD context.

The development proposed as part of The Haymarket SSDA will have no impact on existing private views from the Oaks Goldsbrough Apartments.

4.6 The Peak Apartments

The Peak Apartments are located on Ultimo Road to the south of The Haymarket precinct of the SICEEP site. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Peak Apartments in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 6** of **Appendix 2**.

Existing views from the Peak are available to the north, north east and north west and can be generally categorised as those occurring at the low rise levels of the building (generally RL 60 and below), medium rise levels (RL 60 to RL 100) and high rise levels (generally RL 100 and above).

Three key view locations have been identified on the northern façade of the building and shown in the 3D model images: one at the north eastern corner of building (location P1), one in the centre of the building (location P2), and one at the south eastern corner of the building (location P3). For each of these locations, 3D model images have been provided showing the view impact at every fifth level of the building starting at Level 10 (low rise) to Level 45 (high rise).

Photomontage images are provided for six locations including Apartments 1202 abd 1212 (Level 12), Apartment 2910 (Level 29), Apartment 3101 (Level 31), Apartment 4202 (Level 42) and Apartment 4209 (Level 42). The location of selected apartments and camera positions are shown on the plan prepared by Rygate included at **Tab 6** of **Appendix 2**. All photomontage images have been taken from the balconies of the relevant apartments and therefore illustrate the maximum extent of the available view.

The principal impacts with respect to views in relation to the Peak Apartments arise in relation to the development proposed as part of The Haymarket Staged SSDA. As the Staged SSDA is seeking consent only for building envelopes at this stage, both the 3D model images and the photomontage images show the full or maximum extent of the building envelope for which consent is sought, and also an indicative building design within the maximum envelope. The indicative buildings within the maximum envelopes are provided for information only.

The Concept Proposal includes supporting Design Guidelines that have been developed by Denton Corker Marshall to guide the future development of The Haymarket. The Design Guidelines set out objectives and related controls for key elements such built form, articulation, ground plane, materials, public realm, amenity, traffic, car parking and access, and sustainability. Future detailed development applications (Stage 2 DAs) will need to demonstrate consistency with the objectives and controls. It is not intended for the controls to be prescriptive, but rather provide for flexibility and recognise that there are alternative solutions (supporting creativity and innovation) that can still achieve the overarching objectives.

Working in support of the maximum parameter/envelope plans, the Design Guidelines provide the next level of detail down in terms of ensuring buildings achieve design excellence and a built form that is appropriate within the context of the existing Darling Harbour, Haymarket and CBD precincts that surround the site as well as responding to human scale.

The design guidelines provide for the detailed design of built form to maintain adequate building separation between built forms for view sharing. Minimum building separations within the maximum building envelopes are specified, and the broadest face of towers within the envelopes is limited in length.

There are therefore opportunities at the detailed design stage of individual buildings in The Haymarket precinct for further consideration of view sharing to be made.

Further assessment of view impacts will be undertaken at the detailed design stage for each building within The Haymarket precinct demonstrating how view impacts have been managed within the maximum building envelopes.

Existing views

Existing views looking from the medium and high rise levels of the Peak apartments are almost uninterrupted in a 180 degree field of view. The apartments in the north eastern and north western corners of the building are also dual aspect, meaning that they have views both to the north and also to either the east (Ultimo Pyrmont) or the west (CBD).

From the north western portion of the building northerly views (P1A) are available across Darling Harbour, Pyrmont Bridge and across Sydney Harbour. At the medium and high rise levels views looking west (P2A) are available across to the Anzac Bridge and Rozelle Bay. At the lower levels of the building only the top of the Anzac bridge is visible. Views looking east (P1C) are of the southern CBD skyline through to the central CBD including Centrepoint Tower.

From the central section of the building looking north (P2A) existing views at the higher levels of the building are to CBD buildings on the western fringe of the city, Pyrmont Bridge and Sydney harbour. Pyrmont Bridge is not currently visible from the medium and lower levels of the building and at the lower levels views to Sydney Harbour are also not available due to existing foreground buildings. Views looking to the west from this part of the building (P2B) are across the western edges of Darling harbour and across to Anzac bridge and Rozelle Bay. The low rise apartments have more restricted views of Darling Harbour and Anzac Bridge and Rozelle Bay are not visible due to existing foreground buildings. Views looking east (P2C) are generally of the southern fringe of the CBD skyline.

From the north eastern portion of the building northerly views (P3A) are available to CBD buildings on the western fringe of the city including Centrepoint Tower and Sydney Harbour at the high and medium rise levels. There are no existing views at the low rise levels to Centrepoint Tower and Sydney Harbour due to existing foreground buildings. Views looking to the west (P3B) are across the western edges of Darling Harbour, Sydney harbour and across to Anzac Bridge and Rozelle Bay. Views from low rise levels have more restricted views of Darling Harbour; and similarly Sydney Harbour, the Anzac Bridge and Rozelle Bay are not visible due to existing foreground buildings. Views looking east (P3C) are of the southern fringe of the CBD skyline.

Proposed views

The development proposed as part of the SSDA for The Haymarket will have an impact on existing views from a number of The Peak Apartments. As can be seen from the view impact analysis drawings included at **Tab 6** of **Appendix 2**, the impact varies based on the varying height of the proposed buildings in The Haymarket, and depending on the angle of view.

Central portion of building

For the central portion of the building (location P2) at the high rise levels the existing field of view is 180°. The maximum extent of the building envelopes proposed for the Haymarket buildings will partially encroach into the existing field of view. The majority (150°) of the existing field of view at the high rise levels will however remain unaffected. Views will therefore be retained across Darling Harbour and Sydney Harbour with views to Rozelle Bay the western end of

Pyrmont Bridge also being retained. There is a partial reduction in views to the Anzac Bridge.

At the medium rise levels (RL 81.125m) the existing field of view is also 180°. The maximum extent of the building envelopes proposed for the Haymarket buildings will partially encroach into the existing field of view, particularly when looking to the immediate north. The majority (120° plus) of the field of view will however remain unaffected. Some views to Darling harbour and Pyrmont Bridge are reduced however other views of Sydney harbour are retained. View corridors will remain between the proposed Haymarket buildings to the water and horizon beyond above Level 15. As is illustrated by the 3D model images of the indicative building forms shown within the maximum envelopes, at the detailed design stage it is possible to accommodate further view sharing through the retention of view corridors between the proposed buildings to the water (above Level 15) and the horizon.

At the low rise levels the field of view to the north and north west will be reduced. Existing views at the low rise levels are largely removed, including the existing water glimpses of Darling Harbour with only a narrow window framed by the proposed development continuing to remain available to Sydney Harbour. However at the lower levels of the building existing views to the west (location P2C) will be retained along the Western fringe of the CBD – the existing CBD skyline will be unaffected by the proposed development.

The photomontage image provided for Apartment 1301 shows that existing views to the east towards the CBD skyline and Centrepoint tower will be unaffected by the proposed development. When looking to the north and north west, existing views to the water, Anzac Bridge and horizon beyond will be interrupted by the development, however view corridors between the proposed buildings will be retained. At the detailed design stage of individual buildings, there is the opportunity to further provide for view sharing to the water way of Darling Harbour.

North western portion of building

For the north western portion of the building (location P1) at the upper levels (Level 30 and above) expansive views are retained across Darling Harbour to Rozelle Bay, Sydney Harbour and the horizon. The maximum extent of the building envelope proposed for building SW3 would result in a partial reduction in the view to the Anzac Bridge.

Below Level 30, the maximum extent of the building envelopes, if filled, would result in a loss of existing water views to Darling Harbour and beyond when looking directly to the north. Water views towards the north west are retained at all levels of the building where they are currently available although views of the Anzac Bridge are lost below Level 25.

As is illustrated by the 3D model images of the indicative building forms shown within the maximum envelopes, at the detailed design stage it is possible to accommodate further view sharing through the retention of view corridors between the proposed buildings to the water, the Anzac Bridge (above Level 25) and the horizon.

The photomontage images provided for Apartments 1212, 2910 and 4209 illustrate views available on the north western side of the building at the lower, medium and upper levels.

As is shown, at the lower level (Apartment 1212) the proposed development (The Haymarket) will interrupt the existing views available particularly to the north and north west. There are currently no water views available from this level, however the view to the horizon and to Anzac Bridge will be reduced or removed. The

buildings proposed within The Haymarket will, however, allow for view sharing and outlook to the skyline to be achieved between buildings, subject to the detailed design of each building within the maximum building envelopes. The view to the CBD skyline to the north east will also largely be retained.

At the medium levels (Apartment 2910) the existing views to the CBD skyline and to Centrepoint Tower will be unaffected by the proposed development, and water views towards Anzac Bridge and further to the west will also be retained. The maximum building envelopes would result in the removal of existing water views directly to the north. However, as is illustrated by the indicative building designs within the maximum envelopes shown, at the detailed design stage a view corridor between the proposed buildings through to the water can be achieved.

At the upper level (Apartment 4209) the existing views to the water and the horizon, including to Anzac Bridge will largely be retained, with some reduction in the view to the north. Wide view corridors between the buildings proposed as part of The Haymarket are retained.

The proposed development (The Haymarket) will have no impact on the current views looking east from the north western portion of the building (location P1C) of the southern CBD skyline through to the central CBD and Centrepoint Tower at any levels. The proposed development therefore retains and protects all existing CBD skyline views.

It is noted that apartments on the north western portion of the building are dual aspect, with balcony areas and windows that face to the west as well as those that face to the north. A broad expanse of view and outlook will be retained from all affected apartments in a westerly direction.

North eastern portion of the building

For the north eastern portion of the building (location P3) water views are available to the north and north west at Level 15 and above. The proposed development (The Haymarket) will provide for retention of water views when looking to the north and north west and will retain views to the existing CBD skyline on the western fringe of the City including Centre Point Tower. Views to Sydney Harbour are however reduced, and views of Anzac Bridge will generally be removed other than at the very top levels of the building. As is illustrated by the 3D model images of the indicative building forms shown within the maximum envelopes, at the detailed design stage it is possible to accommodate view sharing through the retention of view corridors between the proposed buildings to the water and the horizon at all levels of the building where water views are currently available.

The photomontage images provided for Apartment 1202 and 4202 illustrate the view impact from the lower and upper levels of the building. As is illustrated at the upper levels of the building (Apartment 4202) existing views to the water and horizon will be interrupted in part by the proposed new buildings, however significant view corridors between buildings to the water and beyond are retained. The maximum proposed building envelope potentially results in the loss of an existing view to the Anzac Bridge, however subject to the detailed design of the building within this envelope, a partial view of the bridge can be retained.

At the lower levels of the building (Apartment 1202) existing views to the horizon and Anzac Bridge will be reduced (there are no existing water views from this level). Notwithstanding, view corridors between buildings within The Haymarket are retained, and can potentially be increased subject to the detailed design of individual buildings within the maximum proposed building envelopes. Views to the CBD skyline to the east are predominantly retained by the proposed development, providing for view sharing.

View impacts for The Peak Apartments vary. With the creation of a significant new urban precinct at the southern end of Darling Harbour where there is currently only relatively low scale development in existence, some impact on views and outlook (particularly at the lower and medium levels of the building) is inevitable.

The Haymarket development has sought to provide for reasonable view sharing and to create view corridors through the SICEEP site in a northerly direction towards Darling Harbour and Sydney Harbour through the positioning of building footprints and the configuration of public domain corridors. Given the orientation of apartments within The Peak development, at the medium and upper levels in particular views remain available to the north west, west, north east and east. At the lower levels, loss of some existing views and change in outlook is inevitable from some apartments and would occur with the establishment of even relatively low scale buildings in these locations.

It is considered that reasonable amenity is retained to the apartments in The Peak and that the proposed The Haymarket development retains an appropriate outlook from affected apartments. The balance achieved between the retention of private views and private outlook in the context of delivery of a major new urban renewal precinct in the southern part of the CBD is acceptable.

It is noted that the affected apartments on the north eastern portion of the building are dual aspect, with balcony areas and windows that face to the west in addition to those that face to the north. A broad expanse of view and outlook will be retained from all affected apartments in an easterly direction.

4.7 The Quay (Under construction)

The Quay Apartments are located at the corner of Quay Street and Ultimo Road to the south of The Haymarket precinct of the SICEEP site. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from The Quay in relation to the development proposed as part of the PPP and The Haymarket SSDAs are included at **Tab 7** of **Appendix 2**.

The Quay is an approved development that is currently under construction. Therefore there are no existing views. Nonetheless, future views have been identified as being available from the northern elevation of the Quay apartments and can be generally categorised as those occurring at the low rise levels (generally RL 35 and below), medium rise levels (RL 35 to RL 50) and high rise levels (generally RL 50).

One key view location has been identified and shown in the 3D model images at the north eastern corner of the building (location P1) looking north down Quay Street towards Darling Harbour and east up Ultimo Road towards the CBD. 3D model images have been provided at Levels 4, 8, 12 and 16 of the building in this location.

The impacts with respect to views in relation to The Quay Apartments arise in relation to the development proposed as part of The Haymarket Staged SSDA. As the Staged SSDA is seeking consent only for building envelopes at this stage, both the 3D model images and the photomontage images show the full or maximum extent of the building envelope for which consent is sought, and also an indicative building design within the maximum envelope. The indicative buildings within the maximum envelopes are provided for information only.

The Concept Proposal includes supporting Design Guidelines that have been developed by Denton Corker Marshall to guide the future development of The Haymarket. The Design Guidelines set out objectives and related controls for key elements such built form, articulation, ground plane, materials, public domain,

amenity, traffic, car parking and access, and sustainability. Future detailed development applications (Stage 2 DAs) will need to demonstrate consistency with the objectives and controls. It is not intended for the controls to be prescriptive, but rather provide for flexibility and recognise that there are alternative solutions (supporting creativity and innovation) that can still achieve the overarching objectives.

Working in support of the maximum parameter/envelope plans, the Design Guidelines provide the next level of detail down in terms of ensuring buildings achieve design excellence and a built form that is appropriate within the context of the existing Darling Harbour, Haymarket and CBD precincts that surround the site as well as responding to human scale.

Further assessment of view impacts will be undertaken at the detailed design stage for each building within The Haymarket precinct demonstrating how view impacts have been managed within the maximum building envelopes.

Existing views

Future views looking north (P1A) from The Quay Apartments at the medium and high rise levels will be across Darling Harbour to Sydney Harbour and North Sydney beyond. Views from the lower rise levels are limited due to existing foreground buildings with only the distant peak of Star City Casino visible.

Views looking east from the Quay apartments (P1B) at the medium and high rise levels will be up Ultimo Road looking across Haymarket to the southern CBD skyline. Views from the low rise levels are limited due to existing buildings with only the southern CBD skyline visible.

Proposed views

The development proposed as part of the SSDA for The Haymarket will have limited impact on the current northerly views towards Darling Harbour at the high rise and medium rise levels. The existing field of view will be reduced in part by the proposed development. The views that are impacted will be some of northern CBD skyline and view across darling harbour to Start City Casino. Views will generally be retained across Sydney Harbour which will be framed by the proposed Haymarket development. At the low rise levels there is no reduction in the existing field of view.

The proposed development (The Haymarket) will have no impact on the easterly views up Ultimo Road towards the CBD.

5.0 Future Hotel Development

5.1 Visual Analysis

Photomontage images for each of the identified key ground level public domain views shown on **Figure 2** from which the future Hotel building will also be visible are included at **Appendix 3**. Consistent with the photomontage images relating to the development proposed as part of the PPP and The Haymarket SSDAs provided at **Appendix 1**, the images including the future indicative Hotel envelope are also grouped as follows:

- King Street Wharf;
- Darling Harbour East;
- Darling Harbour West;
- Tumbalong Park;
- Southern Precinct;
- Darling Drive;
- Pyrmont Street;
- Ian Thorpe Aquatic Centre.

The photomontage images at **Appendix 3** are indicative and are provided for information only in order for a preliminary analysis of the potential cumulative visual impact of the overall SICEEP development to be made. The detailed design of the Hotel DA is to be the subject of a separate future detailed DA and a separate detailed visual analysis provided at that time.

As is illustrated by the photomontage images at **Appendix 3** the indicative envelope shown for the proposed future Hotel building will have an impact on existing public domain views to and within the site. These impacts will generally relate to the establishment of a new built form edge on the western side of Darling Harbour, including the western skyline of Ultimo Pyrmont. Given the position of the proposed Hotel building within the site, it will frame a number of existing public domain views. The only key public domain view corridor within which the hotel building will encroach is the view looking east down Allen Street towards Darling Harbour. From this vantage point, whilst parts of the CBD skyline will be impacted upon, Centrepoint tower will remain visible. The proposed future ICC Hotel building will not affect the views towards any heritage items.

Taking into consideration the overall SICEEP Project including the future ICC Sydney Hotel that will be the subject of a future SSDA, the development proposed as part of the PPP and The Haymarket SSDAs is acceptable in terms of visual impact.

5.2 View Impact Analysis

3D model images and photomontage images for the 7 key buildings shown on **Figure 3** that are impacted or potentially impacted by the development proposed as part of the PPP and The Haymarket SSDAs and from which the future Hotel building will also be visible include:

- Novotel Sydney Darling Harbour;
- 18-20 Allen Street, Pyrmont;
- Darling Court;
- Oaks Goldsbrough Apartments;
- Bullecourt Apartments;

- The Peak Apartments.

The photomontage images at **Appendix 4** are indicative and are provided for information only in order for a preliminary analysis of the cumulative visual impact of the overall SICEEP development to be made. The indicative envelope for the Hotel DA is to be the subject of a separate future detailed DA.

As is illustrated by the photomontage images at **Appendix 4** the future Hotel building will impact on views available from the Novotel and also from a number of residential apartments. In particular, additional impacts will arise in relation to the apartments at 18-20 Allen Street, Darling Court and Oaks Goldsbrough. The future Hotel building will have only limited additional impacts with respect to the Bullecourt and The Peak, and no impact with respect to the Quay Apartments (under construction).

Taking into consideration the overall SICEEP Project including the future ICC Sydney Hotel that will be the subject of a future SSDA, the development proposed as part of the PPP and The Haymarket SSDAs is acceptable in terms of visual impact.

6.0 Conclusion

The urban design principles for the SICEEP Project have sought to preserve significant public domain street corridors, as well as to protect and reinforce views to and from key public domain open spaces, and significant heritage buildings and structures within the public domain.

The urban and architectural design approach has been to both ensure that important views to public buildings, along major streets and to the harbour are not obscured, and to enrich the existing public domain through improvements in visual connectivity within and to the site and maintaining lines of sight wherever possible.

In the planning for the SICEEP Project design emphasis has been placed on the retention and protection of key views and vistas at the street level and generally from or within the public domain from encroachment by the new building forms, and also to the siting and design of the new buildings in terms of maintaining and opening up views from the public domain to Sydney Harbour. Consideration has also been given to views and outlook available from existing private residences and other adjoining private development.

With respect to the street level public domain:

- Existing important views from the public domain at street level to the most significant and highly utilised public domain spaces within and in close proximity to the SICEEP Site are retained and / or enhanced through the creation of new or re-aligned visual links;
- Existing public domain views to key heritage buildings and places are retained, including to the Darling Harbour Water Feature, Chinese Garden of Friendship, and Pumping station No.1 in the southern part of the Site; visual connectivity to other heritage items in the vicinity is not generally affected by the proposed new built form;
- The proposed new buildings within the SICEEP site will frame existing public domain views and enclose streets creating a pedestrian scale. They will also contribute to a new southern CBD skyline and redefine the skyline on the western side of Darling Harbour;
- Continuous and unobstructed sightlines to the foreshore are maintained to the public, and views to, through and over the Site are retained such that the public / pedestrians will continue to enjoy the visual qualities of the harbour and its foreshores. The principle east west public domain view corridors providing both physical and visual access to the foreshore are retained;
- The continuation of existing streets into and through the SICEEP Site (eg Hay Street, Little Hay Street, Quay Street, Quarry Street etc) will establish new sightlines, visual permeability and views and vistas throughout the precinct.

Where the proposed new built form does encroach within or reduce partial existing public domain views towards the Sydney CBD skyline, these impacts are considered to be minor. They will not detract from the overall visual connectivity for pedestrians in the public domain nor result in any significant adverse impact. Generally, the affected vantage points are not key places for pedestrians to stop and view the CBD or its skyline, and the wide range of different viewing points available within the Darling Harbour precinct and its approaches will continue to provide for variety and interest in the different views, vistas and sightlines available to pedestrians approaching and moving through the precinct from the north, south, east and west.

Low, medium and high level views of the sky along streets and from public domain places (squares, parks etc) are retained, created or enhanced in a variety of contexts. The siting and design of the new buildings within both the PPP precinct and The Haymarket has sought to preserve important views of the Sydney CBD from encroachment and to both maintain and open up significant views from the public domain.

The creation of the new Event Deck space in particular will provide a significant new publicly accessible vantage point for people to enjoy views across the SICEEP Precinct. The Event Deck forms part of a major new public domain connection between Quarry Street and Tumbalong Park.

With respect to private views:

- The siting and design of new built form elements has sought to respond to view sharing principles and to provide for an appropriate outlook from adjoining private development to the greatest extent practicable in a highly urbanised inner city environment;
- The impacts associated with the PPP and The Haymarket developments are considered to continue to provide for a reasonable 'outlook' from apartments that may nonetheless have a change in 'view', consistent with current planning objectives, strategies, principles and development controls for the CBD which recognise that outlook, as distinct from views, is the appropriate measure of residential amenity within a global CBD context;
- Whilst the proposed PPP development will result in a reduction in some available private views, the majority of private view impacts to existing residents of the Oaks Goldsbrough, Darling Court and 18-20 Allen Street, and to the Novotel hotel building are relatively minor, with existing key private views maintained or substantially maintained in most instances;
- The reduction in private views and change in outlook resulting from the new International Convention Centre building in relation to some lower level apartments (below Level 6) within the Oaks Goldsbrough Apartment building are considered reasonable given the Site's highly urbanised location, the close proximity of the developments to each other, existing SICEEP Site constraints, and the functional requirements that are required to be met in relation to the design of the new building if it is to delivery on the State government's objectives for the creation of a new world class entertainment, exhibition and convention precinct;
- The reduction in private views resulting from the International Convention Centre building is balanced by the new public and semi-public viewing areas within the SICEEP Site that will provide a benefit to the broader population of Sydney and NSW. The foyer spaces, exhibition concourse and function breakout spaces of the building have been designed to enable visitors to the Site to view out from the Site towards the Sydney CBD and Darling Harbour. In terms of view sharing principles the establishment of new facilities that provide for the broader public community to enjoy the waterfront location of Darling Harbour need to be balanced against the retention of views from the private domain. This is consistent with the aims of the Sydney Harbour REP which articulates that the public good (public views) take precedence over private good (private views) where change is proposed on the harbour or within its foreshores;
- The reduction in private views available from, in particular, a number of apartments at the lower levels of the Bullecourt Apartment building resulting from the new ICC Exhibition Centre building is similarly considered reasonable on balance in the particular circumstances of the case. It is inevitable that some interruption of views available from an existing relatively low level

residential building located in such close proximity to the construction of a significant new public facility of the nature proposed will occur;

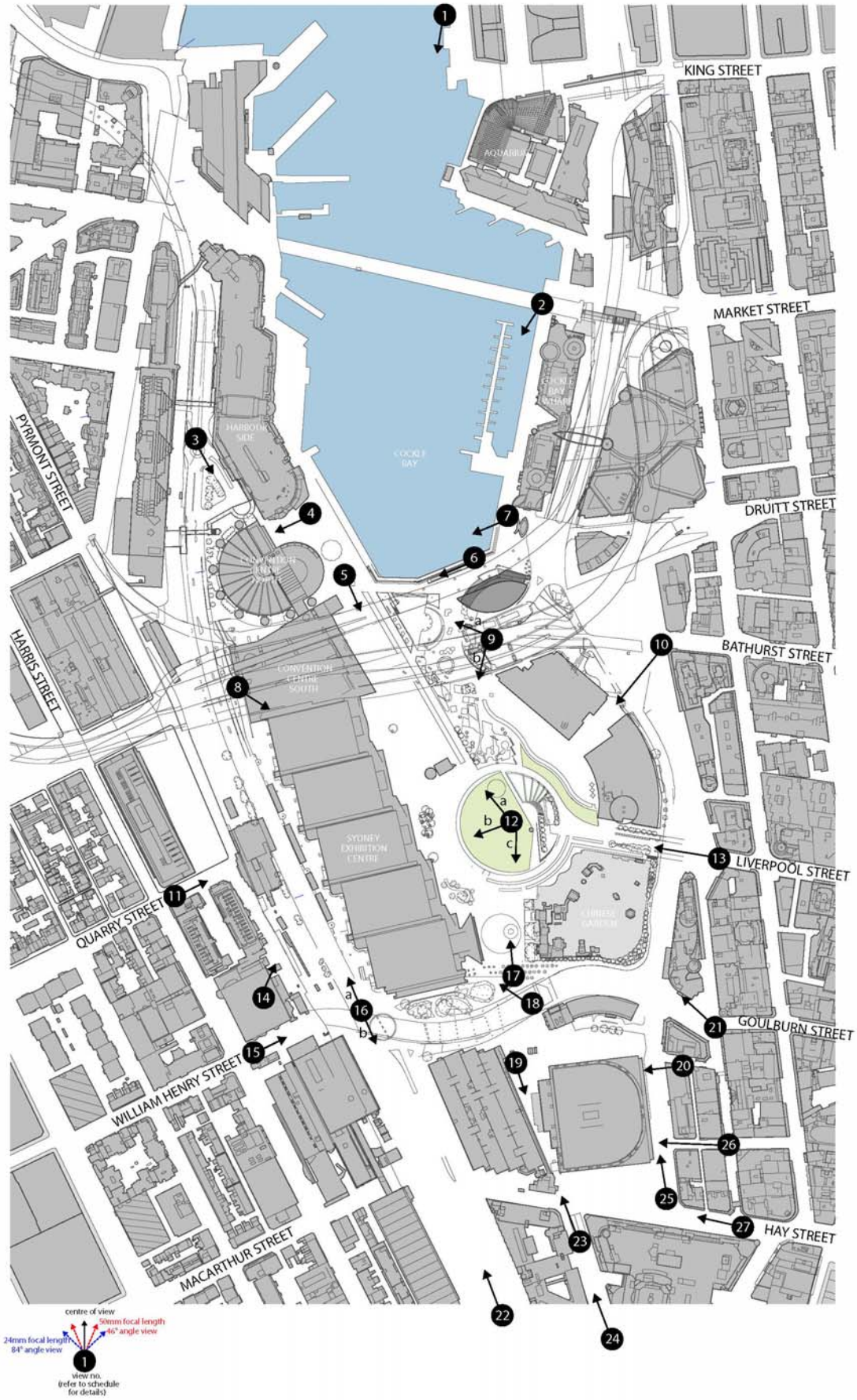
- The impact on private views available from the Bullecourt Apartments needs to be considered in the context of the public view sharing achieved through the design of the outdoor circulation terrace and series of outdoor terraces of the ICC Exhibition Centre building which will enable visitors to the Site to view out from the Site towards the Sydney CBD and Darling Harbour; and the new Event Deck space which will provide a significant new publicly accessible vantage point for people to enjoy views across the SICEEP Precinct. The creation of these spaces responds to view sharing principles by providing for the broader public community to enjoy the waterfront location of Darling Harbour. This is consistent with the aims of the Sydney Harbour REP which articulates that the public good (public views) take precedence over private good (private views) where change is proposed on the harbour or within its foreshores;
- There will be a reduction in views available from, in particular, the lower and middle levels of The Peak in certain locations and aspects. This results from the creation of an entirely new urban precinct in The Haymarket where there are only currently low rise buildings in existence. The interruption of existing private views that are currently unimpeded by any development is inevitable in the context of an urban renewal project and is not unreasonable having regard to the highly urbanised global CBD environment of Sydney within which the land is situated. Notwithstanding, the proposed development has accommodated view sharing between and above buildings, and has sought to retain a combination of water, horizon and CBD skyline views by the positioning of the building footprints and configuration of the public domain connections through the site.

It is considered that the proposed PPP and The Haymarket SSDA proposals have achieved a reasonable balance between the protection of private views and the protection of public domain views in the delivery of a new world class entertainment precinct on the foreshore of Darling Harbour.

Further opportunities are available at the detailed design stage of each building within The Haymarket precinct to provide for view sharing, having regard to the detailed design guidelines that have been proposed as part of the concept.

Taking into consideration the overall SICEEP Project including the future ICC Sydney Hotel that will be the subject of a future SSDA, the development proposed as part of the PPP and The Haymarket SSDAs is acceptable in terms of visual and view impacts.

Appendix 1


KING STREET
MARKET STREET
DRUITT STREET
BATHURST STREET
LIVERPOOL STREET
GOULBURN STREET
HAY STREET
PYRMONT STREET
HARRIS STREET
QUARRY STREET
WILLIAM HENRY STREET
MACARTHUR STREET
AQUARIUM
COOKS BAY
HARBOUR SIDE
CONVENTION CENTRE SOUTH
SYDNEY EXHIBITION CENTRE
centre of view
50mm focal length
46° angle view
24mm focal length
84° angle view
view no.
(refer to schedule for details)

Appendix 1

TAB 1: KING ST WHARF

SICEEP Ground View Corridor 01 EXISTING

SICEEP Ground View Corridor 01

Appendix 1

TAB 2: DARLING HARBOUR EAST

SICEEP Ground View Corridor 02 EXISTING

SICEEP Ground View Corridor 02

SICEEP Ground View Corridor 06 EXISTING

SICEEP Ground View Corridor 06