

Visual and View Impact Analysis



Sydney International Convention, Exhibition and Entertainment
Precinct – Hotel

Submitted to Department of Planning
On Behalf of Lend Lease

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March 2014

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Executive Summary

This report considers the visual and view impacts associated with the ICC Sydney Hotel known as SSDA6. It provides an analysis of the cumulative visual and view impacts of the ICC Sydney Hotel in the context of the overall SICEEP Project and in particular the approved PPP component of the development.

To support the visual analysis key public domain views, view corridors and public vantage points within and surrounding the SICEEP Site have been identified. A total of 19 public domain views and vantage images that provide representative public domain views relevant to the ICC Sydney Hotel are provided. The images have generally been produced using a 50mm lens size (pedestrian eye level) and also a 24-25mm lens size, to illustrate the Hotel building in its broader context. A long range view has also been produced using a 35mm lens.

Six (6) key buildings have been identified as being impacted or potentially impacted on by the ICC Sydney Hotel in terms of private views. Detailed 3D modelling has been used to determine the angles of available views and the levels within each identified building were likely to enjoy existing views, vistas and outlook that may be impacted by the Hotel. 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.

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 using both a 50mm lens and a 24 mm lens size. 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. Following public exhibition of the proposal, further photomontage images were produced for a range of additional rooms within the Novotel Hotel.

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 ICC Sydney Hotel and the broader SICEEP Site are retained;
- 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 affected by the proposed new built form;
- The proposed new Hotel building will change the low scale character of the western edge of Darling Harbour, providing a new northern gateway landmark building form that seeks to draw Darling Harbour into the wider CBD by redefining the density and height of development on the western side of Darling Harbour; and

- Continuous and unobstructed sightlines to the foreshore are maintained to the public, and views to, through and over the Hotel site are retained such that the public / pedestrians will continue to enjoy the visual qualities of the harbour and its foreshores.

Where the proposed new built form does encroach within or reduce partial existing public domain views towards the Sydney CBD skyline in some places, these impacts are considered to be minor. The ICC Sydney Hotel 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 the streets and from public domain places (squares, parks etc) are retained in a variety of contexts.

With respect to private views:

- The siting and design of the Hotel building has specifically 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 Hotel 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. Outlook is retained from all affected apartments with an appropriate distance separation and with space / daylight provided;
- Whilst the proposed development will result in a reduction in some available private views, appropriate view sharing to existing residents of the Oaks Goldsbrough, the Darlington, Darling Court and 18-20 Allen Street, and to the Novotel Hotel building is nonetheless achieved;
- Since the submission of the initial concept proposal for the Hotel, and following community consultation, significant design evolution for the building has occurred. This design evolution has adopted urban design and architectural principles that have resulted in key improvements in view impacts to adjoining development; and
- The reduction in private views and change in outlook is 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.

It is considered that the proposed ICC Sydney Hotel development has 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. The detailed architectural design of the Hotel has specifically and appropriately sought to maintain view sharing principles and to provide a balance in view impacts to all affected buildings through the adopted urban design and architectural approach. The design refinements that have occurred since the original outline scheme have promoted view sharing and reduced view impacts.

1.0 Introduction

This report provides a Visual and View Impact Analysis to accompany the State Significant Development Application (SSDA) for the International Convention Centre (ICC) Sydney Hotel (the ICC Sydney Hotel) in the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

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 ICC Sydney Hotel is an integral component of the SICEEP Project to establish new high quality visitor accommodation directly adjacent to the ICC facility. The SICEEP Project also involves the creation of new exhibition and entertainment areas and a mixed use residential neighbourhood (known as The Haymarket).

In March 2013, a Visual and View Impact Analysis was submitted to the Minister for Planning and Infrastructure to accompany two concurrent SSDAs made pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The two SSDAs were for the first components of the overall SICEEP Project namely:

- A detailed SSDA (also known as SSDA1 or 5752-2012) 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 (known as SSDA2 or 5878-2013) 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 concept proposal').

The March 2013 Visual and View Impact Analysis included a range of visual and view impact images that showed an indicative concept proposal for the future ICC Sydney Hotel. These images were for information only and did not form part of the PPP or The Haymarket concept proposal SSDAs for which approval was sought.

In June 2013, an updated Visual and View Impact Analysis was prepared and submitted to Planning & Infrastructure to respond to the amendments that were made to SSDA1 following public exhibition. Key images that were specifically relevant to the proposed amended development were reproduced to show the final design scheme. The SSDA1 was approved by the Minister on 22 August 2013.

In July 2013, a further updated Visual and View Impact Analysis was prepared and submitted to the Department to respond to matters raised in submissions in relation to SSDA2 for The Haymarket concept proposal made during the public exhibition of that project. Specifically the July 2013 updated Visual and View Impact Analysis provided photomontage images for four (4) additional vantage points (in response to a request made by the Department of Planning and Infrastructure) showing the proposed development in the context of the eastern and western facades of the Powerhouse Museum. The SSDA2 was approved by the Minister on 5 December 2013.

Separate Visual and View Impact Analysis reports have also been prepared and submitted in relation to each of the three detailed Stage 2 SSDAs submitted within The Haymarket being SSDA3 for a residential (student accommodation) building, SSDA 4 for a commercial office building and car park and SSDA 5 for the south west plot mixed use residential building.

The Director-General's Requirements (DGRs) dated 12 March 2013 for the SICEEP Project applicable to the ICC Sydney Hotel site 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..."*

In August 2013, a Visual and View Impact Analysis report was submitted in relation to the visual and view impacts of the ICC Sydney Hotel known as (SSDA6). The report also provided an analysis of the cumulative visual and view impacts of the ICC Sydney Hotel in the context of the overall SICEEP Project and in particular the approved PPP component of the development

This report provides an update of the August 2013 Visual and View Impact Analysis to respond to matters raised by Planning & Infrastructure (P&I) and in submissions, and also to the design changes that have been made to the ICC Sydney Hotel in response to matters raised. These design changes are summarised at Section 1.3 and documented fully in the Response to Submissions prepared by JBA dated March 2014.

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 SICEEP 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 PPP) and The Haymarket. The ICC Sydney Hotel Site is located at the northern end of the Bayside precinct. The SICEEP Site, the three distinct redevelopment areas including the ICC Sydney Hotel Site boundary are shown in **Figure 1**.



Figure 1 – Site Location Plan

1.2 ICC Sydney Hotel Proposal

The ICC Sydney Hotel sits in immediate proximity to the PPP. The PPP involves construction and use 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 ICC Sydney Hotel SSDA6 application seeks approval for the following development:

- Demolition of existing site improvements;
- Associated tree removal and replanting;
- Construction, fit out and use of a single hotel tower providing for up to 656 keys and including guest facilities, restaurant and ballroom;
- Provision of signage;
- Public domain improvements including integration with existing / proposed works; and
- Extension, realignment and augmentation of physical infrastructure / utilities as required.

1.3 ICC Sydney Hotel Design Evolution

At the time of lodgement of the PPP SSDA1 and The Haymarket concept proposal (SSDA2), and the preparation of the March 2013 Visual and View Impact Analysis that accompanied those applications, an outline of intent for the vision, planning and development framework for the ICC Sydney Hotel was presented. The outline concept proposal for the ICC Sydney Hotel was presented as the hotel formed a fundamental component of the preferred master plan for the overall SICEEP site, and it was considered important to illustrate the PPP SSDA1 and The Haymarket concept proposal SSDA 2 schemes within the overall context of the proposed SICEEP Project.

At that time, the ICC Sydney Hotel was represented as a built form that could accommodate up to 900+ rooms in a two tower scenario with potential for dual hotel operators.

In response to community consultation, the ICC Sydney Hotel building was developed into a single tower with a more elegant and slimmer form. The change from two towers to a single tower, and reconfiguration of the tower footprint has allowed for improved view sharing with surrounding buildings.

The revised single tower reduces the number of hotel rooms from 900+ to a maximum of 656 and generates a single tower/podium massing outcome which has the positive outcome of reducing the overall size, massing and bulk of the Hotel building as compared to earlier preliminary visual / photomontage representations that were provided in the original illustrative material.

The key design principles adopted by the architectural team for the single tower design included: improved view sharing; creation of a unified mass and expression to create a strong identifiable form for the hotel when viewed within the city skyline and at the local pedestrian level; and adoption of a floor plate size that provides the tower with a clean and strong orientation within the skyline, thus enabling the achievement of a landmark opportunity when viewed from different surrounding spaces.

The footprint of the proposed Hotel tower has been minimised in order to create a slender silhouette and maintain view corridors and maximise view sharing across the site. The reconfiguration of the footprint of the building has sought to improve the balance of view sharing between affected buildings in Pyrmont.

The Design Report prepared for the ICC Sydney Hotel by FJMT and submitted as part of the Environmental Impact Statement (EIS) documents the design evolution of the proposed Hotel building in detail prior to lodgement of the proposal (refer to Section 4.2). The Design Report includes a series of 3D model images that illustrate the reduction in view impact that was achieved by reducing the building form from two towers into a single tower with a reduced footprint, in particular the improved view sharing to the Novotel and Oaks Goldsbrough Apartments buildings.

A Supplementary Design Report prepared to respond to the submissions made during public exhibition of the project has also been prepared by FJMT. The Supplementary Design Report provides further explanation and justification in relation to the form and architectural approach to the design of the tower with particular reference to design excellence and how the scale and presence of the built form establishes a landmark quality within the relatively low rise western side of Darling Harbour.

As detailed in the Supplementary Design Report, the revised tower design retains the essence of the concept as originally lodged, whilst increasing the articulation to the vertical volumes of the building and generating a more innovative and distinctive architecture. Further sculpting of the form has occurred with further development of the lantern and modifications to the façade materials and finishes. The north east volume of the tower has been tapered at both the top and the bottom providing a distinctive, elongated form at both district and pedestrian scale. The tapering opens the expressed gap between the two main volumes of the tower and provides for a more dynamic skyline expression. A further minor shift of the tower some 500mm south is also proposed in order to ensure appropriate clearance to an existing stormwater culvert.

It is considered that the detailed architectural design of the Hotel has specifically and appropriately sought to maintain view sharing principles and to provide a balance in view impacts to all affected buildings through the adopted urban design and architectural approach. The design refinements that have occurred since the original (pre-lodgement) outline scheme have promoted view sharing and reduced view impacts.

1.4 Methodology

1.4.1 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 for the ICC Sydney Hotel were determined based on a series of inspections of the SICEEP Site and its surrounds. This determination 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.

It is noted that although a relatively prominent built form element in Pyrmont due to its elevated position above Darling Harbour, the Oaks Goldsborough Apartment building is not a listed heritage item and is not identified as part of a heritage streetscape or urban scape.

In the March 2013 Visual and View Impact Analysis photomontages of the overall proposed SICEEP development were prepared for a total of 28 public domain views and vantage points. These included a number of new view corridors that will be created as a result of the SICEEP Project. The photomontage images illustrate the SICEEP development from these public domain views and vantage points including a preliminary indicative envelope design for the ICC Sydney Hotel.

The Visual and View Analysis report for the ICC Sydney Hotel dated August 2013 presented a further eight (8) relevant public domain views and vantage points. Nine (9) of the earlier photomontage images prepared in March 2013 that are relevant to the Hotel proposal were also reproduced, showing both the final design scheme for the Hotel and also the now approved design of the PPP.

Following public exhibition of the proposal, P&I requested additional analysis of the visual impact of the proposed hotel tower on Darling Harbour be undertaken including:

- A revised view-point 2a 'Pyrmont Bridge East' providing a wider / panoramic perspective, including the proposed IMAX development currently under consideration (SSD 5397) and provide both daytime and night-time images;
- A view taken from the western end of Pyrmont Bridge, which includes the proposed IMAX development currently under consideration (SSD 5397);
- A long view taken from Illoura Reserve South in East Balmain; and
- An updated view point 2b 'Pyrmont Bridge East' that includes the indicative high level signage zone.

The above additional / revised images have been prepared and accordingly a total of 19 public domain views and vantage images showing the Sydney ICC Hotel are provided (including the updated view point 2b). The images that have been selected are considered to be key representative public domain views relevant to the consideration of the ICC Sydney Hotel.

The locations of the photomontage images and direction of the views that have been produced for the ICC Sydney Hotel are shown on **Figures 2a & b**. The 19 public domain images included in this report are vantage points 1, 2a & b, 3, 4, 7a & b, 9a, 12a, 29 to 37 and 38a & b.

The photomontage images for each of the identified public domain views were taken at ground level to indicate what a pedestrian will see when travelling through or within the general vicinity of the SICEEP Site. The photomontage images have generally been produced using a 50mm lens size (pedestrian eye level) and also a 24-25mm lens size, to illustrate the Hotel building in its broader context. One long range view has been produced using a 35mm lens size.

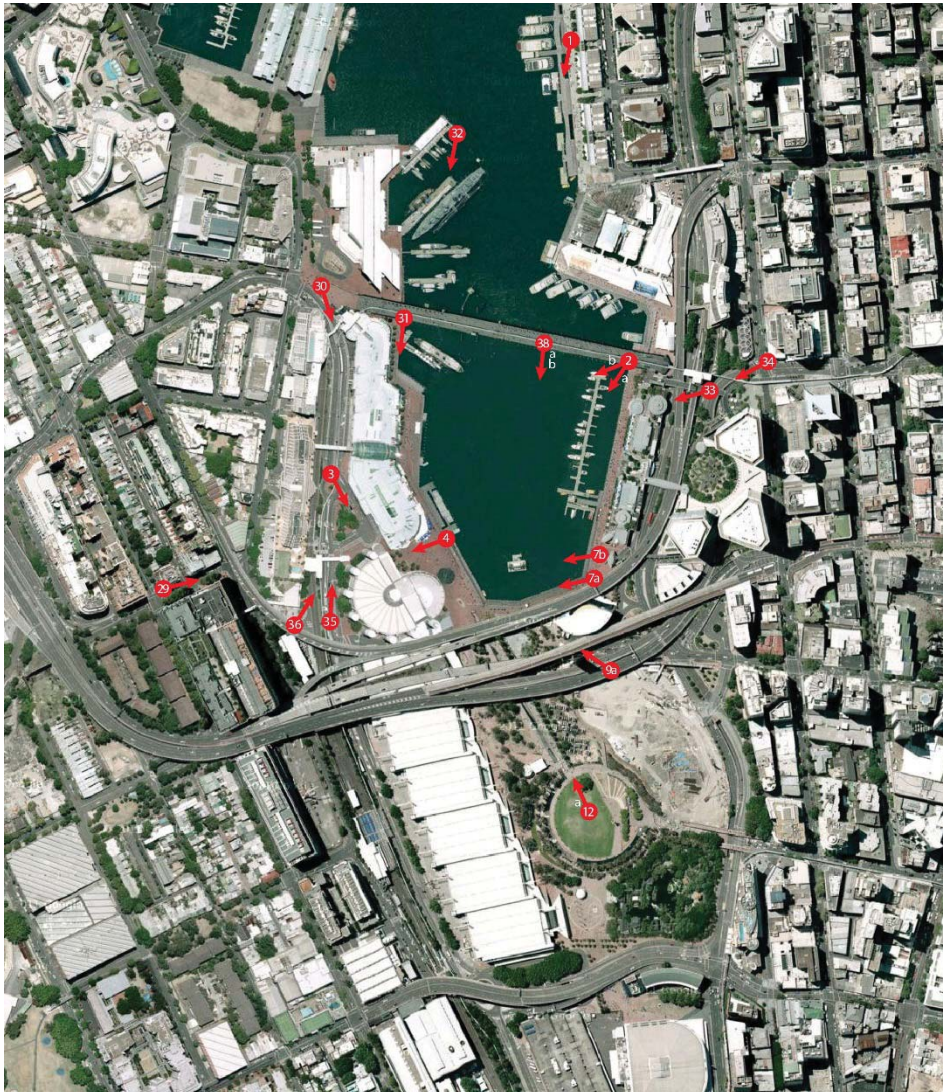


Figure 2a – ICC Sydney Hotel Visual Analysis (Public Domain Views, View Corridors and Vantage Points)

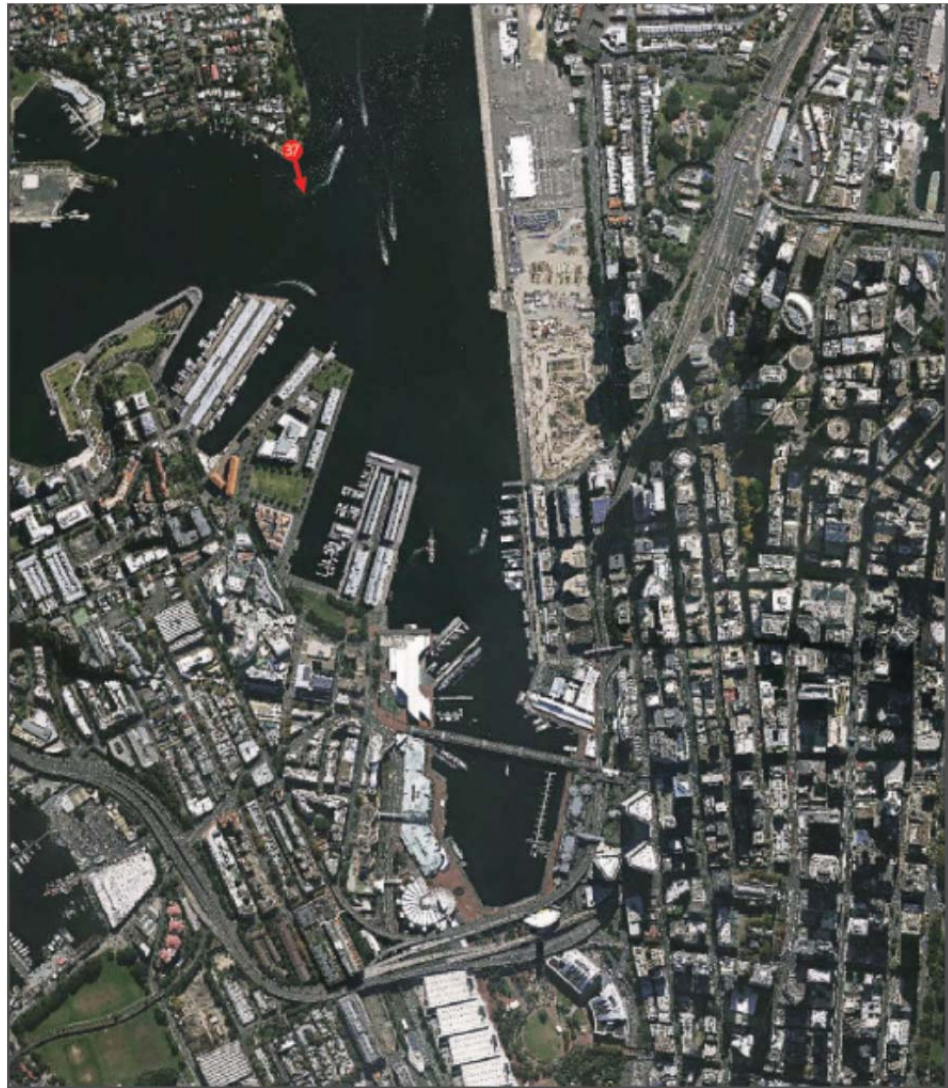


Figure 2b – ICC Sydney Hotel Visual Analysis (Public Domain Views, View Corridors and Vantage Points)

1.5 View analysis

Seven (7) key buildings in the vicinity of the overall SICEEP Site have been identified as being impacted or potentially impacted on by the overall SICEEP Project in terms of private views. Of the seven (7) key buildings, it is considered that the following six (6) buildings are impacted or potentially impacted by the ICC Sydney Hotel proposal:

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

Although the ICC Sydney Hotel development may be visible from some apartments within the Quay Apartments, it is considered that development has negligible potential to give rise to any adverse view impact from this building.

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.

The appropriateness of the key buildings selected is also highlighted through the public submissions received in relation to SSDA6 from some of the identified key buildings (e.g. Oaks Goldsbrough Apartments). Further, an additional location in terms of potential impacts on private views has also been identified through the public exhibition process, being 152 Bulwara Road (The Darlington).

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

Where the height of potentially affected buildings is below 12 storeys, 3D model images were 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 were 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 uses 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. This updated Visual and View Impact Analysis provides an updated set of View Impact Analysis drawings that illustrate the amendments that have been made to the proposal. Given the nature of the changes (minor), the view cone images have not however been reproduced. The view impact analysis contained in this report should therefore be read in conjunction with the 2D and 3D model images provided in the August 2013 report.

Access was provided to all seven (7) key 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 using both a 50mm lens and a 24 mm lens size. 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. All original photomontage images have been reproduced to include the building design as updated in response to matters raised by P&I in submissions.

Following public exhibition of the proposal, P&I requested that further visual analysis of the impact of the development on the Oaks Goldsborough Apartment building from Darling Harbour be undertaken, including supporting justification. P&I also requested further view analysis be undertaken exploring the impact on the southern frontage of the Novotel building (noting Attachment A of the submission made by the Novotel during public exhibition). This report provides further analysis in relation to both of these matters.

As part of the further view analysis in relation to the Novotel Hotel building, a second site inspection of the Novotel was undertaken, attended by Lend Lease, Virtual Ideas, JBA and representatives of both the Novotel and its consultant team. Access was provided by the Novotel to three (3) additional hotel rooms (rooms 343, 354 and 747) and also to an additional area of external deck space at the southern end of the building (where the hotel swimming pool and tennis court are located) being locations that were selected by the Novotel and its consultant advisor, in conjunction with JBA, as being appropriately representative of existing views and potential view impacts in order to complete further detailed view impact analysis of the proposal. The position of additional photographs in each location to be used for the preparation of additional photomontage images was confirmed and agreed by the Novotel and its consultant advisor during the site visit.

1.6 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 ICC Sydney Hotel (SSDA6) 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 ICC Sydney Hotel (SSDA6) in relation to the private views for key neighbouring buildings in the vicinity of the SICEEP Site.

Section 5 provides a conclusion.



Figure 3 – Key Buildings (Private Views)

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 at Section 3 as relevant.

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 (Sydney Harbour REP) 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 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.

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”.

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 ICC Sydney Hotel has been to protect, retain and enhance significant public domain views and view corridors.

3.0 Visual Analysis – Hotel

The location of the photomontage images for each of the 19 identified key ground level public domain views, view corridors and vantage points that are considered to be of relevance to the ICC Sydney Hotel proposal are shown on **Figures 2a & b**.

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

- King Street Wharf & Darling Harbour East (including the Oaks Goldsbrough Apartments building);
- Darling Harbour West;
- Pyrmont Street/Western Distributor;
- Market Street;
- Tumbalong Park;
- Allen Street Corridor;
- Darling Drive; and
- Illoura South Reserve (East Balmain).

The following section provides a visual analysis in relation to each of these key areas in relation to the development proposed as part of the ICC Sydney Hotel (SSDA6). The proposed Hotel building is within the field of view to the Oaks Goldsbrough Apartments and Pyrmont Bridge. Impacts on the Oaks Goldsbrough Apartments and Pyrmont Bridge are considered in the following section.

As requested by P&I, the following section provides further visual analysis in relation to the impact of the proposed ICC Sydney Hotel on the Oaks Goldsbrough Apartments building from Darling Harbour; and additional analysis of the proposed tower on Darling Harbour including from Pyrmont Bridge East providing a wider/panoramic perspective including the proposed IMAX development (daytime and night time) and from the western end of Pyrmont Bridge (which is a heritage item) also including the proposed IMAX development. It also provides a long range view taken from Illoura Reserve South in East Balmain.

3.1 King Street Wharf & Darling Harbour East

A photomontage image of the ICC Sydney Hotel development viewed from King Street Wharf is included at **Appendix 1** (view point 01). Three (3) photomontage images of the ICC Sydney Hotel development viewed from the eastern side of Darling Harbour are also included at **Appendix 1** (viewpoints 02a (revised to provide a wider panoramic perspective), 02b (revised to include the indicative high level signage zone), and 07a & b. Photomontage images 3a & b from Pyrmont Bridge show a panoramic view of the proposed building within the Darling Harbour context (daytime and night time) including the proposed development on the site of the IMAX theatre. The photomontage images also show the buildings that have been approved as part of the final PPP development.

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 existing public domain views from King Street Wharf and Pyrmont Bridge are expansive. The existing Darling Harbour precinct is highly urbanised and highly utilised by pedestrians. It is characterised by relatively low scale development in the foreground with taller development including UTS Tower, The Peak Apartments and the Cross City Tunnel Stack forming a CBD skyline backdrop behind. Views to and across the water are available along the entire length of the Darling Harbour waterfront on both sides of the harbour, with low scale built form set back to form a wide pedestrian promenade.

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.

As a pedestrian walks through the King Street Wharf and Darling Harbour precinct towards Pyrmont Bridge and the SICEEP beyond, views to, from and across the waterway of Darling Harbour change in angle, extent and depth of view. They are partially obstructed by a variety of structures and also by moored water craft. Pyrmont Bridge itself creates a structural barrier to southerly views across Darling Harbour towards the proposed development.

The existing southern CBD skyline established by UTS Tower, The Peak Apartments and the Cross City Tunnel Stack does not encroach into any of the significant elements of existing public domain views – the existing buildings do not encroach into views to or from the water, or across the Darling Harbour public domain and its adjoining street network. They do, however, form part of the highly urbanised context of Darling Harbour which is framed by significant built form elements to the east, west and south.

The ICC Sydney Hotel development, together with the overall approved PPP development and The Haymarket concept proposal that form part of the broader SICEEP Project will permanently change the scale and height of the southern and western backdrop urban form of the Darling Harbour precinct.

The Darling Harbour precinct is undergoing significant urban renewal and change both as part of the SICEEP Project, and in the context of other recent and proposed developments such as the Imax Theatre redevelopment and Darling Quarter.

The existing low scale, low rise buildings on the fringe of the city are progressively being replaced with taller, denser and more dramatic new building forms on the water's edge. As part of this process the existing low scale 'valley' form of Darling Harbour will be fundamentally changed in both character, density and urban form. A similar transformation is occurring elsewhere on waterfront land in the vicinity where the existing low scale transition of development down from the western fringe of the CBD to the harbour is being transformed by projects such as Barangaroo.

The Hotel building, when considered in the context of Barangaroo, the existing western CBD edge, the redevelopment of the Imax Theatre site and the Rabobank building will draw Darling Harbour into the CBD.

The proposed ICC Sydney Hotel will be a highly visible and distinct building that will frame and enclose the Darling Harbour waterway setting a precedent for a new character and condition on the harbour's edge. It will define and activate the western foreshore edge of Darling Harbour and deliver a building of scale and form in keeping with the principle of transforming the western fringe of the CBD. It will provide a clear point of reference in the Darling Harbour precinct for pedestrians, establishing a landmark at the northern end of the SICEEP Boulevard and identifying a northern gateway for the re-designed and re-invigorated waterfront precinct.

The form and composition of the hotel has been specifically designed to create a landmark and beacon for the wider precinct. The Hotel tower seeks to respect the existing city skyline and its design has been carefully considered from a range of vantage points. The tower is consistent in height with the urban topography of the CBD. Whilst its grain and articulation create a focal point in the northern entrance to the precinct, its form does not dominate the skyline. The orientation of the tower to the north east establishes a strong relationship with Darling Harbour which in turn allows the tower to act as one half of a gateway (with the towers of Darling Park opposite) to the wider SICEEP precinct to the south.

The new building 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.

The panoramic day and night views taken from Pyrmont Bridge illustrating the proposed building together with the development proposal on the IMAX theatre site show the changing scale of development occurring on both the eastern and western sides of Darling Harbour. The proposed Hotel will have a height similar to that of existing development on the eastern side of Darling Harbour. The height and form of the building is designed to provide a 'punctuation mark' on the western side of the harbour.

Oaks Goldsbrough Apartment Building

As can be seen from photomontage images 1, 2a & b, 7a & b, 31, 33 and 38a & b, when walking through the Darling Harbour precinct the Oaks Goldsbrough Apartments building (located to the west of the SICEEP site on Pyrmont Street) is currently visible (or partially visible) from various vantage points on the western side of Darling Harbour and as a pedestrian moves through and within the Darling Harbour precinct. Given its elevated position towards the Pyrmont ridgeline, and due to the fact that there is currently only very low scale development between it and the harbour, at present the building is visually prominent when viewed from Pyrmont Bridge and the King Street Wharf pedestrian promenade through to Cockle Bay.

The approved PPP development will partially obscure the Oaks Goldsbrough Apartment building when viewed from the eastern side of Darling Harbour and the northern pedestrian approach along the promenade.

The proposed Hotel building will further partially encroach on the views to the façade of the Oaks Goldsbrough Apartment building from the public domain in these particular locations. The extent of the additional encroachment varies as the pedestrian moves through the Darling Harbour public domain.

When standing in the middle of Pyrmont Bridge looking directly towards the Hotel building, the view towards the façade of the Oaks Goldsbrough Apartments building will be reduced, with only small glimpses of the façade either side of the Hotel building remaining visible.

Notwithstanding, clear lines of sight to the façade remain available from King Street Wharf, Pyrmont Bridge East and Cockle Bay when approaching from the north. Although sightlines are interrupted, a large enough portion of the façade remains visible to ensure that the form (including its height and scale) of the building continues to be able to be read as a distinct element in the overall cityscape.

From the southern end of Cockle Bay, the proposed Hotel building does not result in any further encroachment of the sight lines to the façade beyond that arising via the approved PPP development (refer to photomontage images 7a & b). Furthermore, from Pyrmont Bridge West (refer photomontage image 31) the position of the proposed Hotel building is such that the existing visible extent of the façade of the Oaks Goldsbrough Apartments building is not altered. Similarly, when approaching the site from the east via the elevated pedestrian pathway (refer to photomontage image 33), the proposed Hotel building does not result in any further encroachment into the façade of the Oaks Goldsbrough Apartments building beyond the approved PPP development. The Oaks Goldsbrough Apartments building is highly visible and visually prominent when viewed from the Western Distributor (both to traffic and pedestrians), and the proposed Hotel building will not alter these views at all (refer to photomontage image 9a).

It is considered that notwithstanding the encroachments into the views of the Oaks Goldsbrough Apartments building from certain positions along the eastern side of Darling Harbour, it is not the case that the building will largely be obscured. The proposed Hotel building does not result in any adverse impact to the Pyrmont skyline and is appropriate with respect to the development of the SICEPP precinct. Views to the Oaks Goldsbrough Apartments building will remain available from various places throughout Darling Harbour, particularly from the public domain around the southern and western parts of the precinct, as well as from elevated pedestrian vantage points.

Given the low scale of the Oaks Goldsbrough Apartments building, any development in the location of the proposed Hotel – even a relatively low rise building of approximately 6 – 8 storeys in height would have the same impact in terms of encroachment into sight lines as does the proposed Hotel. In fact a much lower (but more elongated) building would have a far greater impact than does the proposed tower form.

It is noted that the Oaks Goldsbrough Apartments building is not a listed heritage item, nor is it a contributory item to a heritage streetscape or urban scape. The August 2013 Visual & View Impact Analysis incorrectly identified the building as a local heritage item.

Consistent with the planning context and relevant planning instruments that are of relevance to the consideration of visual and view impacts, the proposed ICC Sydney Hotel development will maintain and protect public domain views to and from the harbour, and will not impact on any significant views and vistas to and from public places, landmarks and heritage items. The proposed Hotel building is not considered to give rise to any adverse impact to the Pyrmont Bridge heritage item.

3.2 Darling Harbour West

A photomontage image of the development proposed as part of the ICC Sydney Hotel viewed from the public domain on the western side of Darling Harbour is included at **Appendix 1** (viewpoint 04). Photomontage images of the ICC Sydney Hotel from Murray Street, the western end of Pyrmont Bridge and the Maritime Museum are also included at **Appendix 1** (view points 30, 31 and 32).

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.

When viewed from the western end of Pyrmont Bridge, Murray Street and the wharf at the northern end of the Maritime Museum, existing views across the ICC Sydney Hotel site are varied, characterised generally by low scale buildings and structures, with moored watercraft. Although low scale, the environment is highly urbanised, with a high level of pedestrian traffic moving to and through the Darling Harbour precinct. Photomontage image 31 from the western end of Pyrmont Bridge has been revised to show the proposed development along with the proposed redevelopment of the IMAX theatre site.

As detailed at Section 3.1 above, the proposed ICC Sydney Hotel building will be highly visible, and will change the urban form of the western side of Darling Harbour by bringing significant new building height to the water's edge.

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. The podium form creates a human scale to the public domain and the form of the proposed building provides appropriate distance separation to the ICC allowing for clear sightlines through and across the public domain.

Consistent with the planning context and applicable planning instruments that are of relevance to the consideration of visual and view impacts, the proposed development will maintain and protect views to and from the harbour, and will not impact on any significant views and vistas to and from public places, landmarks and heritage items when viewed from Darling Harbour West.

3.3 Pyrmont Street / Western Distributor

A photomontage image of the development proposed as part of the ICC Sydney Hotel viewed from Pyrmont Street/ Western Distributor is included at **Appendix 1** (viewpoint 9a).

Glimpses are available through the M4 motorway structures to the Novotel and Darling Harbour towards the ICC Sydney Hotel site. These existing public domain views do not however provide a key vantage point for pedestrians to view Darling Harbour and its surrounds.

The ICC Sydney Hotel will be visible from Pyrmont Street/ the Western Distributor, although it is highly likely that the future redevelopment of the Imax theatre site will largely block the hotel building from sight when viewed from this location.

It is not considered that the proposed Hotel building will have any adverse visual impact when viewed from this location.

3.4 Market Street

Photomontage images of the ICC Sydney Hotel development viewed from Market Street and the elevated walkway to Pyrmont Bridge looking west towards Darling Harbour are included at **Appendix 1** (viewpoints 33 and 34).

The existing view along Market Street towards the site is interrupted by overhead pedestrian bridges, the existing monorail tracks (which are to be demolished) and freeway structures. The view is towards the tops of buildings in Pyrmont. Water views are not available from this location.

When crossing the elevated footbridge to Pyrmont Bridge, views towards Darling Harbour change progressively. The existing western skyline of Pyrmont is relatively low scale, with the Novotel, Ibis, Oaks Goldsbrough Apartments and new SICEEP buildings forming key elements of the view.

The ICC Sydney Hotel will be highly visible as a new tall tower structure in the western skyline (refer to detailed discussion at Section 3.1 above). It does not however interrupt any significant views or vistas along Market Street, and does not result in any loss of visual quality to Darling Harbour when viewed from this approach. At night, the lighting of the tower will create visual interest in the skyline.

When walking along the footbridge to Pyrmont Bridge, the hotel will be a highly visible, landmark building that provides a visual focal /reference point in the otherwise low scale backdrop of the western side of Darling Harbour.

3.5 Tumbalong Park

A photomontage image of the ICC Sydney Hotel development viewed from Tumbalong Park is included at **Appendix 1** (viewpoint 12a).

Due to its central location and circular configuration existing public domain views are available in a 360 degree cone from Tumbalong Park to the north, east, west and south within the SICEEP site. The key view from Tumbalong Park provided in the photomontage is looking north towards the M4 western distributor freeway and under the freeway to Harbourside. Views are available from both a standing and a seated position in all directions providing for a high degree of visual connectivity across the Darling Harbour Precinct. Tumbalong Park is a public domain space that is intensely used for both passive recreation and pedestrian movement from the western edge of the CBD through the Darling Harbour Precinct.

As a key area of public open space sitting within a broader public domain area, the nature and extent of views available from Tumbalong Park are both expansive and open in character, with the space framed by landscaping and existing relatively low scale development that provides a sense of enclosure. The CBD skyline surrounding the park to the east is a dominant feature, with open sky above treetops the predominant characteristic to the south. The skyline is encroached into by The Peak Residential Apartments tower, and the roof top structures of the existing Exhibition Centre.

The development approved as part of the PPP 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.

Within this context the proposed ICC Sydney Hotel will read as a tall but relatively slender new built form element in the northern backdrop to Tumbalong Park. It is well separated from the park by the large expanse of public domain, and the intervening freeway structures. The dominant public domain character of an expansive open space framed by development and landscaping, with a high degree of openness to the sky will be retained by the proposed hotel building. The proposed development will not encroach upon the public domain views through or to the park and will not significantly detract from the important elements in the view or reduce the visual connectivity across the Darling Harbour Precinct established by the parkway.

It is noted that existing public domain views and vistas to the Chinese 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 Hotel development.

Consistent with the planning context and relevant planning instruments that are of relevance to the consideration of visual and view impacts, the proposed development will not impact on any significant views and vistas to and from Tumbalong Park.

3.6 Allen Street Corridor

Allen Street provides a public domain / pedestrian access and vantage point to Darling Harbour from Ultimo Pyrmont in the west. A photomontage image of the ICC Sydney Hotel development is included at **Appendix 1** (vantage point 29). Allen Street is not an identified or nominated view corridor or public domain vista or vantage point in any planning controls or guidelines. It is not heavily trafficked by vehicles or pedestrians and does not provide a significant location to appreciate CBD skyline views.

The existing public domain view from Allen Street towards Darling Harbour and the CBD is a relatively short and narrow 'tunnel' corridor interrupted by elevated roadway structures. No water views are available. However, the view corridor does provide a direct line of sight to Centrepont Tower in the distance.

The proposed ICC Sydney Hotel development will block the existing view to Centrepont Tower from this location. Notwithstanding, the slender form of the tower provides for significant daylight between built form elements. The tower itself will establish a significant new focal point in the corridor, framed by existing buildings and street trees.

Notwithstanding the change to the CBD skyline that will inevitably result, it is considered that the proposed development will not obstruct any significant public domain views and will result in no loss or detract from the significant aspects or aesthetics of existing public domain views in the locality.

3.7 Darling Drive

Three (3) photomontage images of the ICC Sydney Hotel development viewed from various key vantage points along or in the vicinity of Darling Drive are included at **Appendix 1** (viewpoints 03, 35 and 36). These include vantage points at ground level, and also from the Darling Drive overpass.

Darling Drive is not a key pedestrian thoroughfare. It has relatively low pedestrian use. Vehicles travelling along Darling Drive are predominantly using the street to access the rear of development at Darling Harbour. The existing views and vistas along Darling Drive are not significant in terms of aesthetics or quality. They are characterised by street tree planting and relatively low scale development. The vistas along the streets do not provide views to buildings or public domain spaces that are of interest or visual importance, and the elements of the existing vista do not contribute in any material way to the overall quality or aesthetics of the wider Darling Harbour public domain.

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, 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 Centrepont tower is visible beyond the existing convention and exhibition centre buildings when looking to the east.

When looking from the pedestrian overpass towards the north, the view is relatively open, with the CBD skyline visible in the distance. It is noted that although it is elevated, there are no existing water views available from this location.

The new built form proposed by the ICC Sydney Hotel will, together with the approved PPP buildings, generally present an improved urban form and architectural design in terms of presentation to Darling Drive. Given its height and configuration, the new building will alter the views to the distant CBD skyline in places.

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

3.8 Illoura Reserve South

A photomontage impact of the ICC Sydney Hotel development viewed from Illoura Reserve South in East Balmain is included at **Appendix 1** (view point 37).

The proposed Hotel building will establish a landmark built form element on the western side of Darling Harbour, bookending the taller development on the western edge of the CBD opposite.

The visual impact of the proposed Hotel when viewed from this longer distance vantage point is minimal. There is a clear change to the western Darling Harbour skyline, however the height and form of the building reads comfortably in the broader context of the western side of the CBD.

4.0 View Impact Analysis – Hotel

The locations of the key buildings that are impacted or potentially impacted on by the proposed ICC Sydney Hotel 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; and
- Peak Apartments.

As noted, the relevance of these identified key buildings being potentially affected in terms of view impacts associated with the Hotel proposal remain appropriate in light of the public submissions received. An additional location in terms of potential impacts on private views has also been identified through the public exhibition process, being 152 Bulwara Road (The Darlington).

The following section provides a view impact analysis for these key buildings in relation to the development proposed as part of the ICC Sydney Hotel, particularly in conjunction with the PPP proposal SSDA.

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 approved as part of the PPP SSDA and also to the ICC Sydney Hotel. 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 proposed ICC Sydney Hotel development, in conjunction with the approved PPP development are included at **Appendix 2**.

Existing views from the Novotel can be generally categorised as those occurring at the low rise (Ground to Level 4) levels of the building (generally RL 32.0 and below), medium rise (Level 5 to 8) levels (RL 32.00 to RL 40.00) and higher rise (Levels 9 to 11) levels (generally RL 40.00 and above).

Due to the configuration of the hotel footprint four key view locations have been identified and shown in the 3D model images: two at the northern end of the building (locations P1a and b), one in the centre of the building (location P2), and one at the southern end of the building (location P3A). For each of these locations, 3D model images have been provided showing the view impact at a typical low rise, medium rise and higher rise level. In addition, a view location is shown from the east facing outdoor deck of the Novotel which is at the reception level of the hotel (location P4). The locations of the 3D model images are shown on **Figure 4**.

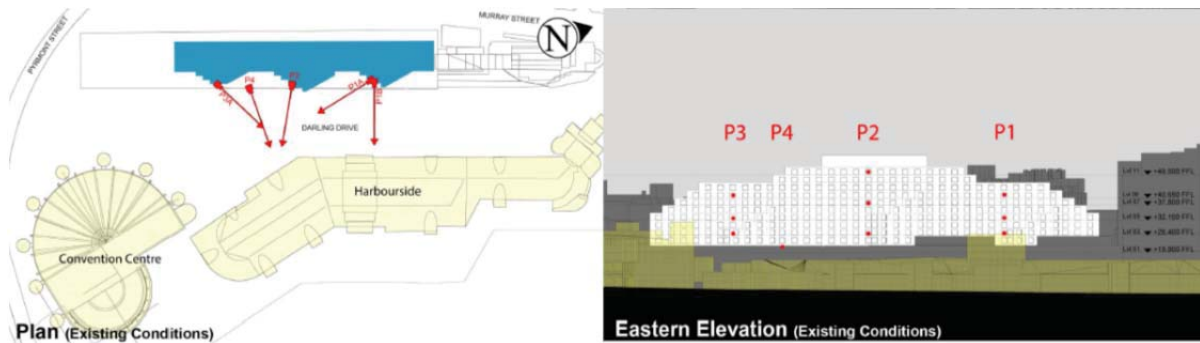


Figure 4 – Novotel Hotel 3D model image locations

As previously stated, following public exhibition of the proposal, P&I requested that further view analysis be undertaken to explore the impact on the southern frontage of the Novotel building (noting Attachment A of the submission made by the Novotel during public exhibition).

In order to complete further detailed view impact analysis of the proposal in relation to the Novotel, a second site inspection of the Novotel was undertaken, attended by Lend Lease, Virtual Ideas, JBA and representatives of both the Novotel and its consultant team. Access was provided by the Novotel to three (3) additional hotel rooms (rooms 343, 354 and 747) and also to an additional area of external deck space at the southern end of the building (where the hotel swimming pool and tennis court are located) being locations that were selected by the Novotel and its consultant advisor, in conjunction with JBA, as being appropriately representative of existing views and potential view impacts for those parts of the hotel that the Novotel has identified are likely to be most affected by the proposed development. The position of additional photographs in each location to be used for the preparation of additional photomontage images was confirmed and agreed by the Novotel and its consultant advisor during the site visit. The selected locations generally match the four (4) locations recommended to be tested further at *Attachment A* of the Novotel's submission made during public exhibition.

Photomontage images for three locations/view directions at the reception deck level, a panoramic view at the swimming pool/ tennis court deck area, and also for the four (4) rooms (343, 354, 747 and 1017) are included at **Appendix 2**. The location of the selected views and camera positions for the photomontage images are shown on the plan included at **Figure 5**. For each of the locations that has been identified and tested, a photomontage image has been prepared looking directly east out the window as constrained by the window frame, as well as looking more obliquely to the north east or south east. All positions are realistic positions for a visitor staying in the room to be either standing or sitting in to enjoy the existing views and outlook from their hotel room.

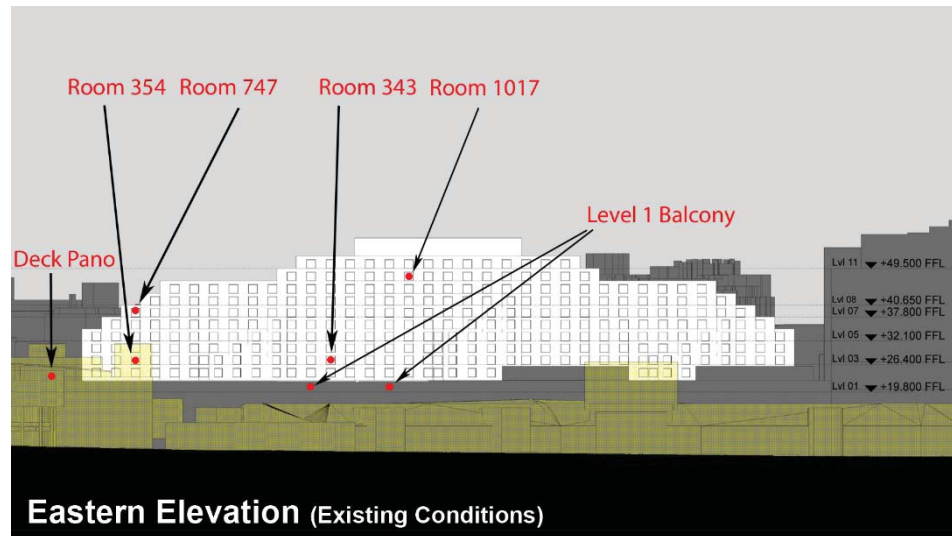


Figure 5 – Novotel Hotel photomontage image locations

Existing views

It is understood that the Novotel has approximately 525 rooms, and that just over half of these are east facing.

Existing views from the east facing rooms of the Novotel are generally across the Darling Harbour waterway to the western edge of the Sydney CBD skyline including Centrepont 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 room within the building.

As the individual east facing hotel rooms do not have balcony or outdoor deck spaces, existing views are constrained by the particular orientation of the window. The combination of the window frames and width of rooms is such that for some rooms views/ aspect are quite narrow and /or limited in direction. Typically however views are available both straight out the window, to the east, as well as at more oblique angles to the north east and north west depending on whether a person is sitting on the bed, sitting at the desk / table in the room (which are generally positioned close to the windows), or standing in variation locations within the space.

However, in general terms all of the east facing rooms of the hotel enjoy some combination of existing water and/or CBD skyline views that are available from both standing and sitting positions within the room. 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 are two main outdoor deck areas at Level 2 of the Novotel: the reception deck area which is located on the eastern elevation of the building providing for some outdoor seating with associated indoor coffee shop; and the swimming pool / tennis court deck area located at the southern end of the building. Views towards the CBD, Darling Harbour and Sydney Harbour are available from both of these deck spaces to the east, north and south.

As can be seen from the photomontage image taken from the eastern outdoor deck area adjacent to reception on Level 2 (refer to Appendix 2) expansive views are available across Darling Harbour towards the CBD from this location. The views extend from the far southern part of the CBD to Sydney Harbour in the north. The water surface of Darling Harbour is currently mostly blocked by the existing Harbourside shopping centre.

The panoramic photomontage image taken from the southern deck area where the swimming pool and tennis courts are located shows that currently, wide views of the northern CBD skyline are available from this outdoor space, including to Centrepoint tower. There are, however, currently no water views available to either Darling Harbour or Sydney Harbour. It is also noted that from the immediate pool surrounds (which is well set back to the south west of the edge of the deck area), visitors sitting / lying on deck chairs etc would have more limited views towards the CBD due to the terrace wall around the deck and the location of the pool at the southern edge of the space. The tennis court, which is set well back from the eastern elevation, also has less significant and more limited views towards the CBD.

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 at present, other than by the existing Harbourside shopping centre and Convention Centre.

Proposed views – East facing hotel rooms

Given the position of the proposed Hotel towards the southern end of the elongated Novotel building form, views towards Darling Harbour, Sydney Harbour and the northern portion of the CBD skyline (ie the CBD skyline extending north from near the southern edge of Darling Harbour) are affected for only approximately one third of its east facing façade length.

For approximately two thirds of the east facing façade length of the building (ie 2/3 or 65% + of available hotel rooms that face in this direction) the Hotel has no or very little impact on views towards Darling Harbour, Sydney Harbour or the northern portion of the CBD skyline. Expansive water and CBD skyline views to the majority of existing east facing hotel rooms in the Novotel are therefore retained.

The proposed Hotel building will result in a minor encroachment into the existing Darling Harbour water view when viewed from position P2. However this encroachment is only in a small portion of the south western field of view, and is not considered to be significant.

When looking back in a south easterly direction towards the southern parts of Darling Harbour and the CBD from the east facing Novotel hotel rooms the proposed ICC Sydney Hotel will encroach into the existing view lines. Again, the extent of encroachment into the views varies considerably. For the northern 2/3 of the Novotel building (i.e 65% + of east facing rooms), the encroachment is minor and does not significantly impact on views or outlook, particularly in the context of the more expansive views that continue to be available to the west and north west. For the majority of rooms located north of location P3 / Room 747, although there will be some encroachment of views towards the south / southern part of the CBD, alternative views to the west and north remain. This is the case irrespective of the direction of the window, and the impact of the framing of the window and the narrow width on the line of sight from within the rooms.

At the southernmost portion of the Novotel building, the impact on existing views from east facing hotel rooms is greater with rooms generally south of location P3 and Room 747 (approximately 7-8% of total east facing rooms) impacted the most. As is illustrated by the photomontage images for room 354, the impact is greater at the lowest levels of the building. At the medium and upper levels above and to the north of Room 354, although views to the direct west and south are interrupted a good level of view sharing is maintained with water and CBD skyline views still available, including to Centrepont tower.

More detailed testing of the four (4) hotel rooms accessed, including the three (3) rooms identified by the Novotel and its consultant team in conjunction with JBA as representative of the greatest degree of view impact, is provided below.

Room 1017 (Level 10)

Room 1017 is located in the centre of the eastern façade of the Novotel at the upper levels.

Room 1017 enjoys existing expansive water and CBD skyline views to the east, north and south. The proposed Hotel will encroach slightly into the view to the south east. This change in view is considered to have a minor impact in terms of the overall extent of views currently available from hotel room.

The southern edge of Darling Harbour and the southern CBD skyline will remain highly visible at all levels in this location with the only difference being the scale of the new development within the south eastern corner of the field of view.

The photomontage image from Room 1017 clearly demonstrates that from the central portion of the building to the north, rooms on the eastern façade are not impacted on by the proposed Hotel.

Room 343 (Level 3)

Room 343 is located at the lower levels of the eastern façade, approximately two thirds of the way along the façade towards the south. It is therefore representative of the greatest likely view impact of all rooms located on the northern two thirds of the elevation.

The existing view looking directly (straight) out of the window - as framed by the window frame and curtains - from a standing position approximately at the edge of the bed, is an expansive view of the southern part of the Darling Harbour waterway and the CBD skyline including Centrepont Tower. Similarly, when standing closer to the desk / table in the room looking at an oblique angle towards the north east, the Darling Harbour waterway and CBD skyline, including Centrepont tower are widely visible.

The proposed Hotel building will encroach partially into the view when looking straight out the window to the east. However, the Darling Harbour waterway and CBD skyline will remain highly visible. The Hotel will not encroach at all into the slightly more oblique – but no less realistic - view available to a visitor sitting at or standing near to the desk / table in the room and looking towards the north east.

It is considered that a very good level of view sharing is maintained to Room 343.

The photomontage image taken from Room 343 clearly demonstrates that the views and outlook available from at least the northern two thirds (i.e 70% + of existing hotel rooms on the eastern building elevation) to the east and north / north east will be largely unaffected by the proposed development. Expansive water and CBD views from all of these rooms will be retained.

Room 354 (Level 3)

Room 354 is located at the lower levels of the building, close to its southern end. The view impact at Room 354 is therefore representative of the worst impact likely to arise as a consequence of the proposed Hotel development.

Three (3) angles of view are provided from Room 354 which is located at the lower level of the building close to its southern end. Currently, although partially interrupted by existing buildings and by the wall of the Novotel itself, a partial view of Darling Harbour and of the CBD skyline including Centrepont Tower is available from room 354.

The proposed Hotel will result in the loss of the majority of this view. Some outlook to the skyline will be retained when looking to the south east.

It is estimated based on the location of Room 354 that approximately 16-18 hotel rooms (5-7% of east facing rooms) are likely to be similarly affected (i.e those rooms located at Levels 2 – 6 at the southernmost end of the building in the vicinity of this room).

Room 747 (Level 7)

Room 747 is located close to the southern end of the building at the topmost level of that portion of the building above room 354.

Currently, a relative wide view of the Darling Harbour water way and CBD skyline, including Centrepont Tower is available from this room.

The proposed Hotel building will encroach into this view, particularly when looking directly east out of the window and also towards the south east. However, water views to Darling Harbour are retained, as are views to the CBD skyline including Centrepont tower, both looking directly east and also looking more obliquely to the north east.

It is considered that a good level of view sharing is maintained to Room 747, and this would be the case for other rooms at Levels 6 – 9 of the Novotel in the vicinity of Room 747 and to its north.

Proposed Views - Outdoor deck areas

The proposed Hotel will encroach into the view from the eastern outdoor deck area at reception level looking towards the south and south east.

Notwithstanding, expansive views across to the Darling Harbour towards the CBD are maintained from this location. As there are no existing water views, no loss of views to Darling Harbour etc will arise.

The proposed Hotel, will encroach into the CBD skyline views available from the southern deck space and will block the line of sight to Centrepont tower from this location. As there are no existing views to the Darling Harbour or Sydney Harbour waterways, no loss of water views will occur. Notwithstanding, view sharing principles are maintained with CBD skyline views remaining available to the east and north east. The proposed Hotel, together with the immediately adjacent approved PPP facilities and the new CBD skyline that is in the process of being established by the significant Barangaroo development to the north (refer to location of cranes visible in the photomontage image) will ensure that although the existing CBD skyline view is changed, the outlook from this deck space remains visually interesting.

Conclusion

Although there will be an impact on views from rooms at the southernmost end of the Novotel building (and more so at the lower levels), the impact of the development proposed as part of the development on the views and outlook from the Novotel overall is not considered to be significant.

Taking into consideration the detailed montage images taken from Room 747, together with those taken from Room 354, it can be reasonably concluded that the views from less than 10% of east facing hotel rooms, and less than 5% of total Novotel hotel rooms will be removed or significantly interrupted by the proposed Hotel building. Expansive Darling Harbour and Sydney Harbour water views, and views across to the CBD skyline will be retained to the majority of rooms.

The hotel design has specifically considered view sharing principles for all surrounding and nearby development, including the Novotel. In particular the following is noted with respect to alternative design options and configurations:

- A long, rectangular hotel building footprint is an efficient form of hotel, reducing cost and improving viability (eg the form adopted in the design of the Novotel, Ibis and Four Points by Sheraton). If such a floor plate had been adopted for the proposed Hotel design, it would clearly result in far more significant view and visual impacts to the Novotel and other adjoining residential buildings. In this instance the proposed tower form, whilst less efficient, has been adopted as it materially improves view sharing.
- As described earlier, the original concept masterplan proposal for the SICEEP precinct included a two tower hotel scheme, which built on the principles of view sharing through the use of tower forms rather than longer more rectangular 'wall' forms. After considerable consultation with surrounding stakeholders and residential neighbours, it became clear that this proposal was seen to have material view and visual impacts from surrounding areas. Reconsideration of the Hotel design in response to view and visual impact concerns led to the adoption of the single tower form which significantly reduced potential view and visual impact.
- The proposed Hotel design has therefore responded specifically to visual and view impacts by presenting a further refined proposal consisting of a tower design rather than a 'wall' design, one single tower rather than two towers, and a more slender single tower footprint.
- Extensive work has been undertaken to maximise the efficiency of the Hotel tower floorplate, thereby minimising the footprint of the tower, and maximising view sharing from behind. Additionally, the tower has been located as far south as possible to reduce view impacts to the Novotel, thereby improving view sharing with the Novotel.

It is noted that in the submission made during public exhibition of the proposal, the Novotel suggested that the corners of the tower could be chamfered. This chamfering would impact significantly on the layout and economic feasibility of 36% of room bays in the proposed Hotel.

It has also been suggested the Hotel tower form could be moved further south. The current position of the Hotel tower is as far south as it can be whilst maintaining the necessary dimensions for arrival port cochere, and lobby, taking into consideration the Hotel land boundary, and being considerate of delivering the red carpet arrival address of Harbourside Place which provides ground plane separation between the Hotel and ICC.

The Novotel has suggested that the height of the podium could be reduced to improve view sharing. The height of the podium is driven by the functional uses of these spaces, and the required heights for such. The floor to floor heights are consistent with good hotel design principles, and have been sought to be reduced wherever possible. This can be seen on level 2, which includes predominantly back of house uses, where the floor to floor height is significantly less than other floors where uses such as ballrooms, meeting rooms, restaurant, bar, lobby etc are found. Adopting the tower accommodation form above limits the podium height and impact, when compared with a wall design.

Novotel suggested in its submission that the appearance of the hotel podium (west elevation) facing Darling Drive should be improved. The proposed Hotel includes the use of high quality external façade materials (alpollic and glass). Furthermore, as part of the separate SICEEP SSDA1, a number of new mature trees will be introduced into Darling Drive to improve the existing outlook and aspect from the Novotel. In terms of the façade materials of the hotel in general, the application materials are of high quality in terms of Hotels in the Sydney CBD, which principally include precast façade whereas the proposed building includes curtain wall glass. The design and location of plant areas and exhausts has specifically sought to minimise any adverse visual / outlook impact from the rooms of Novotel – there is no exposed plant or equipment facing Novotel, and the use of glass at both the ground levels and upper levels of the podium is considered to help activate Darling Drive.

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 ICC Sydney Hotel development, together with the approved PPP components of the SICEEP Project is included at **Appendix 2**.

Existing views from 18-20 Allen Street towards the SICEEP 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 **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 Centrepont 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, including Centrepont tower, 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 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.

The approved PPP component of the SICEEP Project will change the existing view of the south eastern CBD skyline slightly due to the difference in height/scale between the existing convention centre building and the proposed new buildings. 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), existing views to some of the smaller CBD buildings will be removed by that development.

Proposed views

The proposed ICC Sydney Hotel building will be visible at all levels at both identified view locations (P1 and P2).

The existing limited view to the Darling Harbour waterway that is currently available at Level 9 of the building will be removed, although it is noted that the final approved design of the PPP component of the development opens up a new small sliver of view through to the waterway.

The proposed Hotel building will also remove the existing views from 18-20 Allen Street to Centrepont Tower. The overall views across to the CBD skyline will remain expansive, however the tower element itself will no longer be visible.

The removal of the existing restricted/ limited water view and the Centrepont Tower element of the CBD skyline view needs to be considered holistically in the context of a highly urbanised environment and a major urban renewal project.

It is important to note that the loss of the water and Centrepont Tower views from 18-20 Allen Street is not a result of the height or bulk of the proposed Hotel building in itself. The single tower form of the Hotel has been positioned to both maximise public domain space at ground level and to relate positively to the adjoining Harbourside Place and the ICC facilities; and also to provide for a balanced outcome in terms of view sharing for affected and potentially affected surrounding buildings including not only 18-20 Allen Street, but also the Darling Court and Oaks Goldsbrough Apartments.

Given the position of the Hotel site in relation to the Allen Street corridor and the property at 18-20 Allen Street, even a much lower scale and slimmer building form would not retain all existing views to the CBD skyline.

In this context, although a view impact to the apartments at 18-20 will arise, the impact is considered to be satisfactory. View sharing principles are upheld in so far as apartments at 18-20 Allen Street, particularly at the upper levels, will maintain relatively expansive CBD skyline outlook.

It is noted that following community consultation in relation to the overall SICEEP Project, the form of the proposed Hotel building has been significantly changed, reduced from a two tower scheme to a single, more slender building element. The re-design of the building has specifically sought to respond to and improve view sharing principles, and has achieved this in relation to the development at 18-20 Allen Street, as the extent of overall view across to the Sydney CBD that is retained has been increased.

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 and Experiment and Harris Streets to the west of the SICEEP site. Refer to **Figure3**.

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 ICC Sydney Hotel is included at **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 **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 Centrepont 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 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 and balconies to the western edge of Sydney CBD skyline.

The development approved 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.

Proposed views

The existing limited view to the Darling Harbour waterway that is currently available at the roof level of the building will be removed.

The proposed Hotel building will also remove the existing views from Darling Court to Centrepont tower. As with 18-20 Allen Street the overall views across to the CBD skyline will remain expansive, however the tower element itself will no longer be visible.

As stated previously, the removal of the existing view to Centrepont tower needs to be considered holistically in the context of a highly urbanised environment and a major urban renewal project.

The loss of the Centrepont tower view is not a result of the height or bulk of the proposed Hotel building in itself. Given the position of the Hotel site in relation to Darling Court, even a much lower scale and slimmer building form would not retain all of the existing view.

In this context, although a view impact to the apartments at Darling Court will arise, the impact is considered to be satisfactory. View sharing principles are upheld, in so far as the Darling Court development, particularly at the upper levels, will maintain expansive CBD skyline outlook.

It is noted that following community consultation in relation to the overall SICEEP Project, the form of the proposed Hotel building has been significantly changed, reduced from a two tower scheme to a single, more slender building element. The re-design of the building has specifically sought to respond to and improve view sharing principles, and has achieved this in relation to the development at Darling Court, as the extent of view across to the Sydney CBD that is retained has been increased.

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 ICC Sydney Hotel and also the approved PPP SSDA1. 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 ICC Sydney Hotel are included at **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 **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 Centrepont Tower. Foreground water views of Darling Harbour are generally visible only from 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 Centrepont 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 Centrepont 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 proposed Hotel building will encroach into the existing view to the Darling Harbour waterway when viewed from locations P1A and P1B (looking in an easterly direction towards the CBD skyline from the northern end of the Oaks Goldsbrough Apartments). When looking to the north east (location P1B) the Hotel building will sit roughly in the centre of the field of view, framed by the Darling Harbour waterway on either side.

Although the Hotel will be a significant new built form within the existing view corridor and some views to individual CBD buildings will be removed, the CBD skyline will remain visible at all levels at the northern end of the building. All existing views to Centrepont Tower are retained. Similarly, despite the reduction in the total expanse of available water view, the Darling Harbour waterway will remain visible to both the north and south of the Hotel building. Key views looking down Darling Harbour towards Sydney Harbour in the north are retained.

The photomontage images taken from Apartments 1330 and 959 illustrate the relationship of the proposed Hotel building, along with the approved PPP component of the development to the Oaks Goldsbrough Apartments (northern end).

The impact of the proposed Hotel building, combined with the relatively minor impact on existing views that will also result from the development approved as part of the SSDA for the PPP (which encroaches into the south eastern corner of the field of view due when viewed from this location) is considered to satisfactorily respond to view sharing principles in relation to impact on apartments at the northern end of the Oaks Goldbrough Apartments.

When viewed from the central section of the Oaks Goldsbrough Apartments (location P2A) the proposed ICC Sydney Hotel development will be visible in the northern field of view. Looking to the north east from this part of the building (location P2B), the proposed Hotel building will be located roughly in the centre of the frame of view.

The eastern view to the CBD skyline will be interrupted at all levels at this location. However overall views to the CBD skyline will remain expansive. At all levels where water views currently exist, there will be some change / reduction in some views of Darling Harbour, although a range of water views will be retained.

The photomontage images taken from Apartment 651 illustrates the relationship of the new Hotel building, along with the approved PPP component of the development to the central portion of the Oaks Goldsbrough Apartments. The new Hotel building will be a prominent feature in the foreground view from these apartments, however will continue to allow for view sharing of the CBD skyline, including Centrepont Tower to the east and also of the Darling Harbour water way.

When viewed from the southern end of the Oaks Goldsbrough Apartments (location P3) the proposed Hotel development will also have some impact on existing views. Apartments at the upper and medium rise levels will lose some views to the southern end of the Darling Harbour waterway as well as some views to Pyrmont Bridge. However views of the northern stretch of Darling harbour waterway across to North Sydney will be retained at all levels where they currently exist at this location 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 ICC Sydney Hotel development will provide for reasonable view sharing with the Oaks Goldsbrough Apartments. 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 Hotel 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 impacts associated with the Hotel 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.

Where partial water and CBD skyline views are reduced by the Hotel building, it is important to acknowledge that this reduction in view is not simply a result of the height or bulk of the proposed Hotel building in itself. Given the position of the Hotel site in relation to the Oaks Goldsbrough Apartments, even a much lower scale and slimmer building form would have a similar impact on views.

It is not considered that there is a more skilful or alternative architectural / urban design approach that could reasonably be applied to the design of the Hotel building in order to enable all existing views to be preserved whilst also accommodating the redevelopment of the site for an appropriate and economic hotel scheme.

In this context, although a view impact to the apartments at Oaks Goldsbrough will arise, the impact is considered to be satisfactory. View sharing principles are upheld, in so far as the Oaks Goldsbrough development will nonetheless maintain CBD skyline outlook and views to the northern end of Darling Harbour and Sydney Harbour beyond.

As previously noted, following community consultation in relation to the overall SICEEP Project, the form of the proposed Hotel building has been significantly changed, reduced from a two tower scheme to a single, more slender building element. The re-design of the building has specifically sought to respond to and improve view sharing principles from the Oaks Goldsbrough Apartments, and has achieved this as the extent of view across to the Sydney CBD and to Darling Harbour that is retained has been substantially increased as compared to the initial concept scheme.

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. 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 ICC Sydney Hotel development are included at **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 four Apartments including Apartment 406 (Level 4), Apartment 805 (Level 8), Apartment 906 (level 9) and Apartment 913 (level 9). The selected apartments and camera positions are shown on the plan prepared by Rygate included at **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.

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

The proposed new Hotel building will be visible from the Bullecourt Apartments in the north western field of view.

The Hotel building is well separated from the Bullecourt Apartments, with the approved PPP component of the SICEEP development occupying the foreground, and changing the existing views and outlook from this building.

Although it will be highly visible and will change the overall skyline of Darling Harbour, the proposed new Hotel will have no impact on any existing views towards the CBD skyline (including Centrepont Tower) or to the water. It is noted that the very limited existing water glimpses that are currently available to the north at the upper levels of the building are removed by the approved PPP development.

It is considered that the proposed Hotel has negligible impact on views from the Bullecourt 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 together with the development proposed by the ICC Sydney Hotel are included at **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).

The Visual and View Impact Analysis submitted as part of The Haymarket SSDA provides photomontage images for six locations including Apartments 1202 and 1212 (Level 12), Apartment 2910 (Level 29), Apartment 3101 (Level 31), Apartment 4202 (Level 42) and Apartment 4209 (Level 42) within the Peak.

Photomontage images for Apartments 4202 (Level 42) and 4209 (Level 42) are provided in this report. The location of selected apartments and camera positions are shown on the plan prepared by Rygate included at **Appendix 2**. It is considered that these two photomontage images, when read together with the 3D modelling views provides an appropriate representation of the view impact associated with the hotel. 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 concept proposal. Where detailed SSDAs have been submitted, both the 3D model images and the photomontage images show the detailed building design. For other elements of The Haymarket concept proposal 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.

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 outer parameters for building envelopes under the subject SSDA.

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). Existing views are available from a standing or sitting position on the balconies of each apartment, as well as from living areas within the apartments.

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 Centrepont Tower. Above approximately Level 20 the existing views are relatively expansive to both water and the horizon and to the land and water interface. Below Level 20 views to water and the horizon / land and water interface are available in part, although the views are increasingly interrupted by existing built form particularly at the lowest levels of the building.

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 Centrepont Tower and Sydney Harbour at the high and medium rise levels. There are no existing views at the low rise levels to Centrepont 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.

The development proposed as part of the Haymarket concept proposal 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 **Appendix 2** the impact varies based on the varying height of the proposed buildings in The Haymarket, and depending on the angle of view.

Proposed views

The proposed ICC Sydney Hotel will be visible from the Peak Apartments. As is illustrated at **Appendix 2**, it does not result in any interruption to existing water or CBD skyline views, although there is a very minor encroachment into the far distant view of Sydney Harbour at the upper levels of the building. In places the building will rise above the horizon level, due to its height.

Following the approval and construction of The Haymarket development, views to the new Hotel building will largely be blocked when looked from locations P2 and P3 below level 30, due to the new buildings proposed as part of The Haymarket.

The proposed ICC Sydney Hotel is not considered to give rise to any adverse view impact from the Peak Apartments.

The photomontage images provided for Apartment 4202 and 4209 illustrate the view impact from the upper levels of the building. As is illustrated at the upper levels of the building existing views to the water and horizon will be marginally interrupted in part by the proposed new building, however given the expansive nature of existing (and proposed future) views this impact is negligible.

4.7 152 Bulwara Road

The residential building at 152 Bulwara Road (referred to as the Darlington) is located on the northern side of Allen Street, at its western end (adjacent to the Western Distributor). The building, located some 300m to the west of the ICC Hotel site, has a larger setback off Allen Street than those adjoining residential buildings to the east along Allen Street.

The assessment and consideration of views and potential impacts has been informed through the analysis of other nearby key buildings, along with analysis of aerial imagery.

Existing Views

Given its south setback off Allen Street, view opportunities along Allen Street through to the SICEEP Site and Darling Harbour/CBD beyond are not generally available from the south eastern side of the building. However, apartments on the eastern and southern elevations at high rise levels of the building are likely to experience easterly views over building rooftops and across towards the CBD skyline, including Centrepont Tower. Views available from these apartments are experienced from balconies/outdoor terrace spaces adjoining living areas/bedrooms. Existing views from the medium and lower levels towards the CBD are blocked completely by the adjacent building.

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

The communal rooftop area located on the eastern side of the building is also likely to experience views of the CBD skyline, including Centrepont Tower.

The existing apartments (including communal rooftop area) therefore enjoy partial views to the western edge of Sydney CBD skyline.

The development approved as part of the SSDA for the PPP will likely have a negligible impact on the current views.

Proposed views

The proposed Hotel building will likely remove the existing views from the Darlington to Centrepont tower. As with other residential buildings to the east (Darling Court and 18-20 Allen Street) the overall views across to the CBD skyline will remain expansive, however the tower element itself will potentially no longer be visible or will be partially obscured.

As noted, the removal of the existing view to Centrepont Tower needs to be considered holistically in the context of a highly urbanised environment and a major urban renewal project.

The loss of the Centrepont Tower view is not a result of the height or bulk of the proposed Hotel building in itself. Given the position of the Hotel site in relation to The Darlington, even a much lower scale and slimmer building form would not likely retain all of the existing view.

In this context, although a view impact to the apartments and communal rooftop area at the Darlington will arise, the impact is considered to be satisfactory. View sharing principles are upheld, in so far as the Darlington development, particularly at the upper levels, will maintain expansive CBD skyline outlook.

Again it is noted that following community consultation in relation to the overall SICEEP Project, the form of the proposed Hotel building has been significantly changed, reduced from a two tower scheme to a single, more slender building element. The re-design of the building has specifically sought to respond to and improve view sharing principles, and has achieved this in relation to the development at 152 Bulwara Road, as the extent of view across to the Sydney CBD that is retained has been increased.

Further, we note that the majority of apartments on the western elevation of the building have expansive views towards Anzac Bridge and Blackwatter Bay.

5.0 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 ICC Sydney Hotel and the broader SICEEP Site are retained;
- Existing public domain views to key heritage buildings and places are retained, including to the Darling Harbour Water Feature, Chinese Garden of Friendship, Pyrmont Bridge and Pumping Station No.1 in the southern part of the Site; visual connectivity to other heritage items in the vicinity is not significantly affected by the proposed new built form;
- The proposed new Hotel building will change the low scale character of the western edge of Darling Harbour, providing a new northern gateway landmark building form that seeks to draw Darling Harbour into the wider CBD by redefining the density and height of development 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 Hotel site are retained such that the public / pedestrians will continue to enjoy the visual qualities of the harbour and its foreshores;
- The key design principles adopted for the Hotel will create a unified mass and expression with a strong identifiable form when viewed within the city skyline and at the local pedestrian level; and
- The adopted floor plate size provides the tower with a clean and strong orientation within the skyline, thus enabling the achievement of a landmark opportunity when viewed from different surrounding spaces.

Where the proposed new built form does encroach within or reduce partial existing public domain views towards the Sydney CBD skyline in some places, these impacts are considered to be minor. The ICC Sydney Hotel 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.

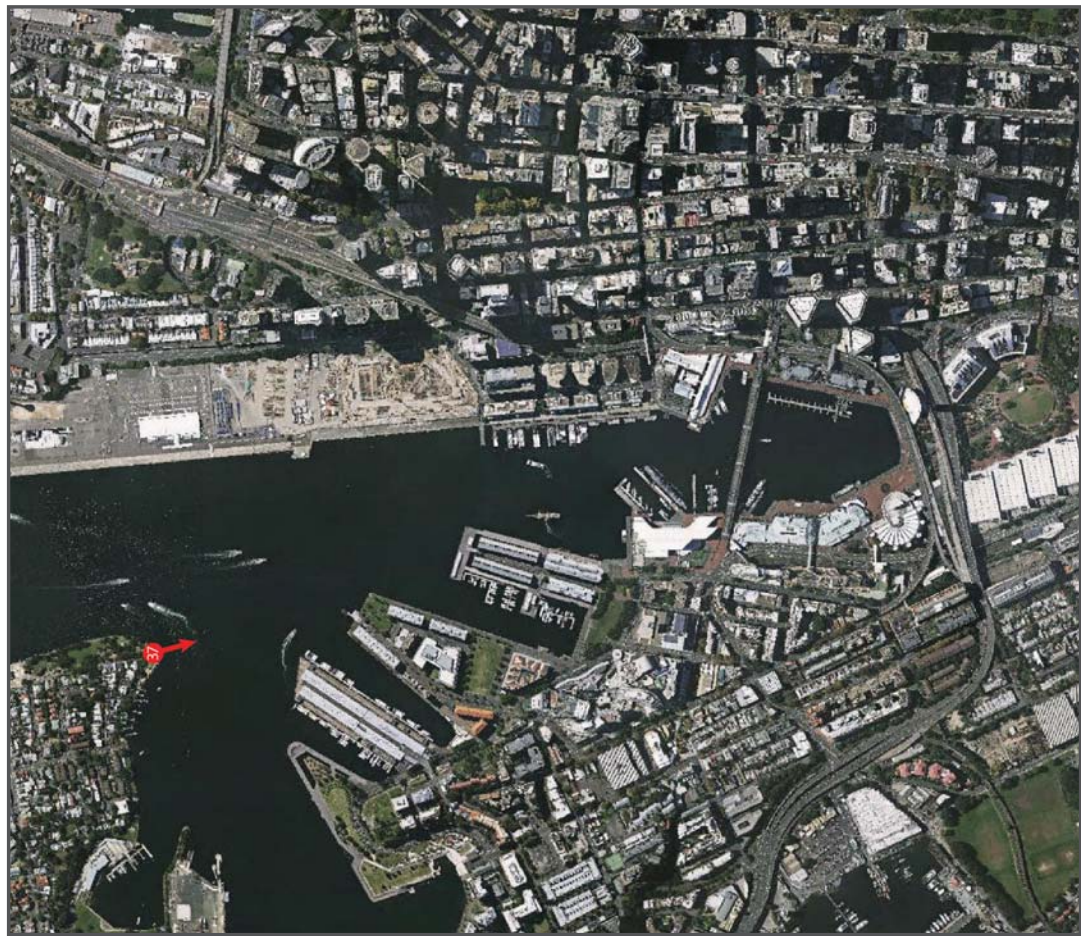
Low, medium and high level views of the sky along streets and from public domain places (squares, parks etc) are retained in a variety of contexts.

With respect to private views:

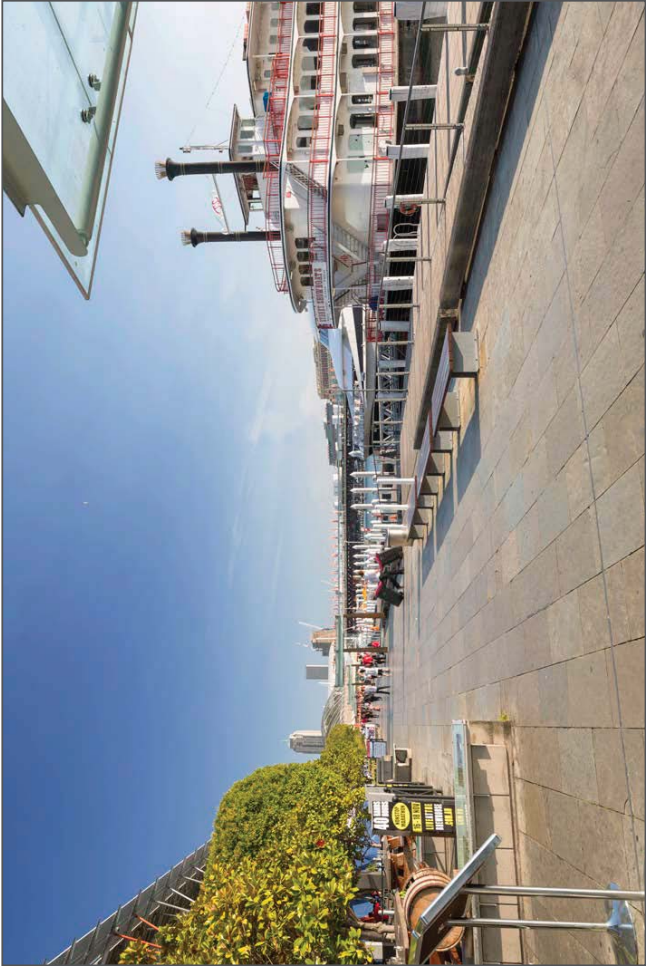
- The siting and design of the Hotel building has specifically sought to respond to view sharing principles and to provide for an appropriate outlook from adjoining private development to the greatest extent practicable in a highly urbanised inner city environment;
- The building has been developed into a single tower with a more elegant and slimmer form. The change from two towers to a single tower, and reconfiguration of the tower footprint has allowed for improved view sharing with surrounding buildings. A single tower/podium massing outcome which has the positive outcome of reducing the overall size, massing and bulk of the Hotel building as compared to earlier preliminary visual / photomontage representations that were provided in the original illustrative material. The reconfiguration of the footprint of the building has improved the balance of view sharing between affected buildings in Pyrmont.
- The impacts associated with the Hotel 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. Outlook is retained from all affected apartments with an appropriate distance separation and with space / daylight provided;
- Whilst the proposed development will result in a reduction in some available private views, appropriate view sharing to existing residents of the Oaks Goldsbrough, the Darlington, Darling Court and 18-20 Allen Street, and to the Novotel Hotel building is nonetheless achieved;
- Since the submission of the initial concept proposal for the Hotel, and following community consultation, significant design evolution for the building has occurred. This design evolution has adopted urban design and architectural principles that have resulted in key improvements in view impacts to adjoining development; and
- The reduction in private views and change in outlook is 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.

It is considered that the proposed ICC Sydney Hotel development has 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. The detailed architectural design of the Hotel has specifically and appropriately sought to maintain view sharing principles and to provide a balance in view impacts to all affected buildings through the adopted urban design and architectural approach. The design refinements that have occurred since the original outline scheme have promoted view sharing and reduced view impacts.

Appendix 1



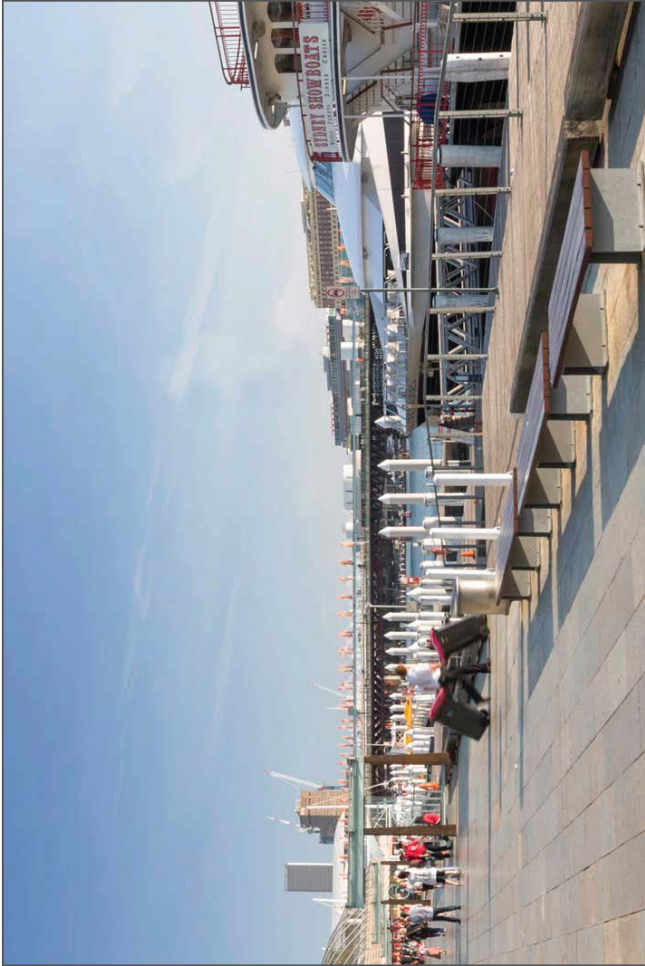
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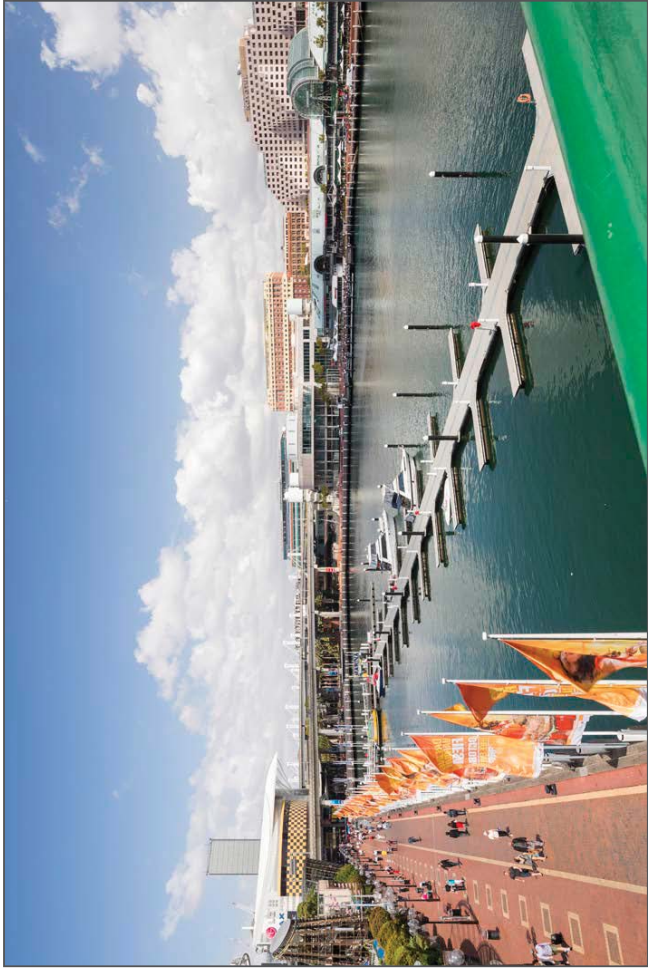
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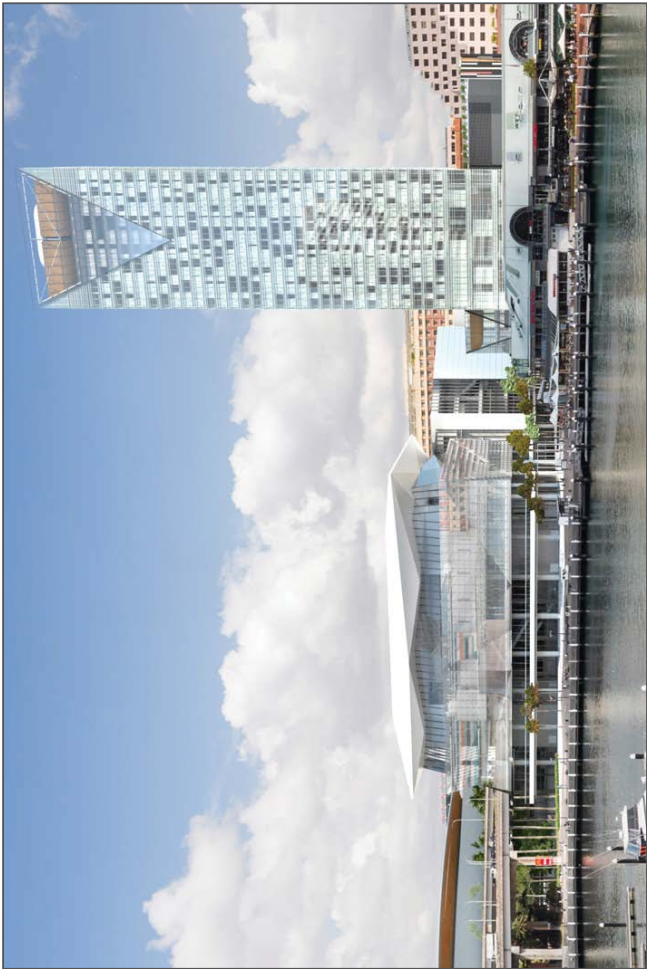
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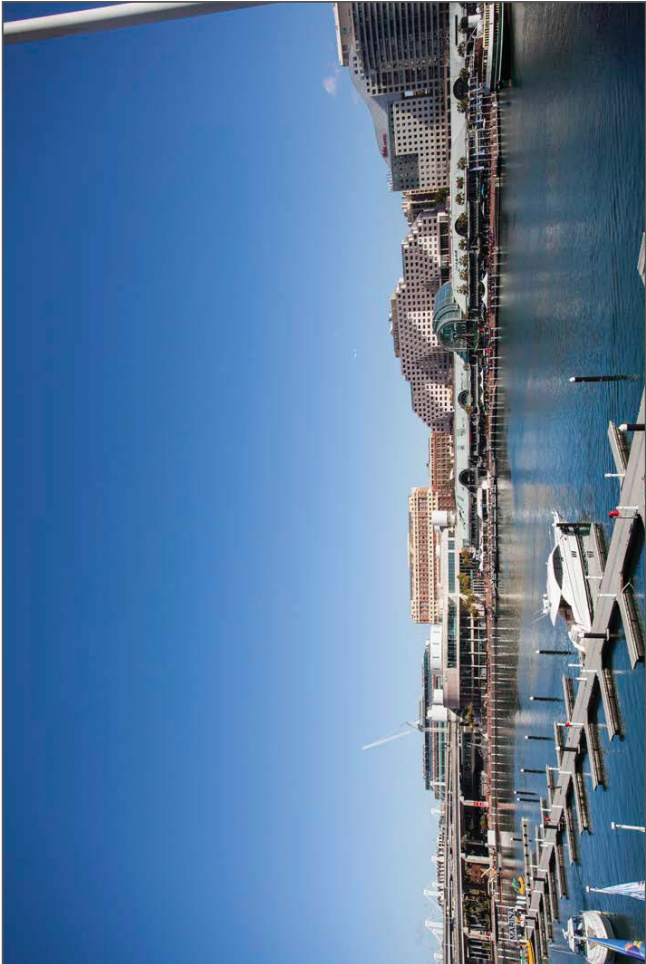
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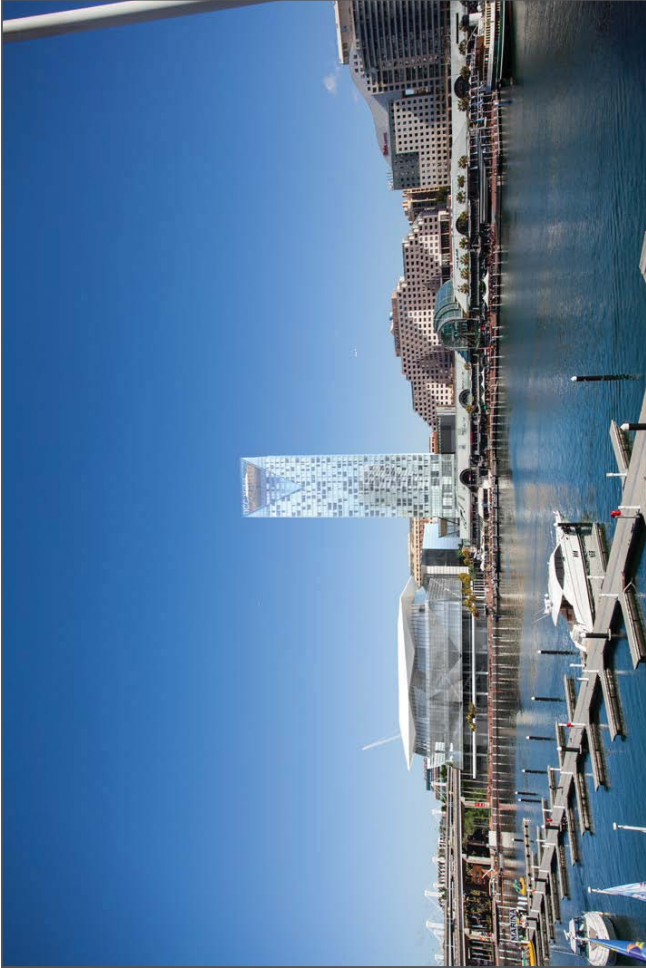
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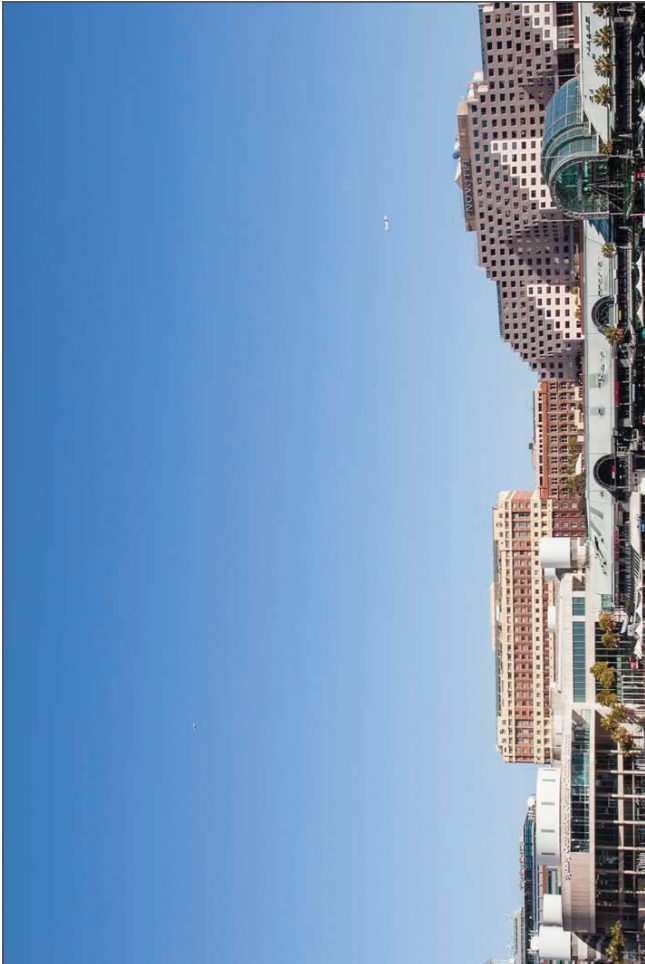
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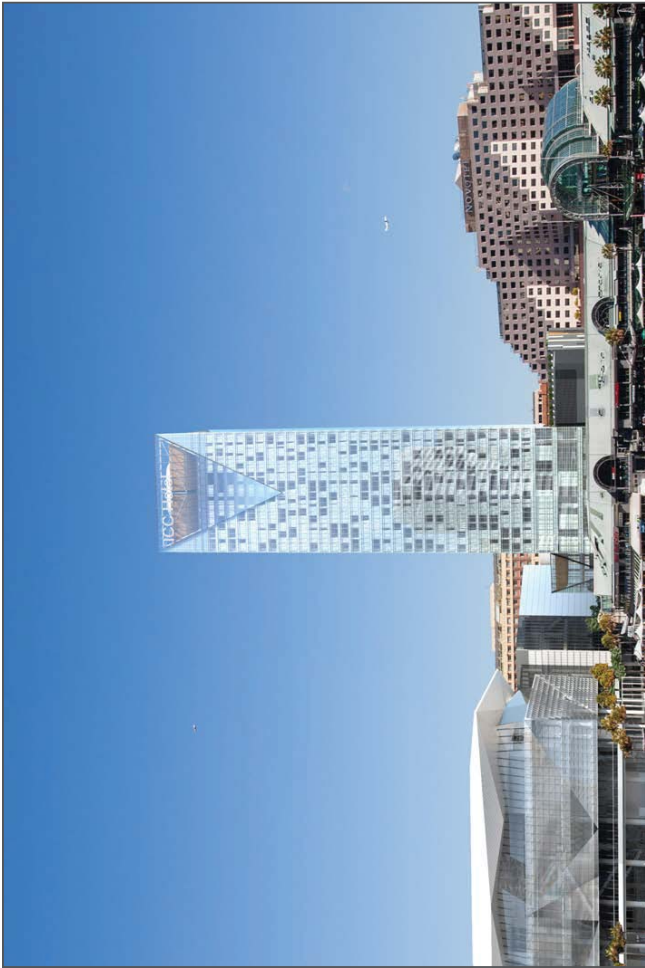
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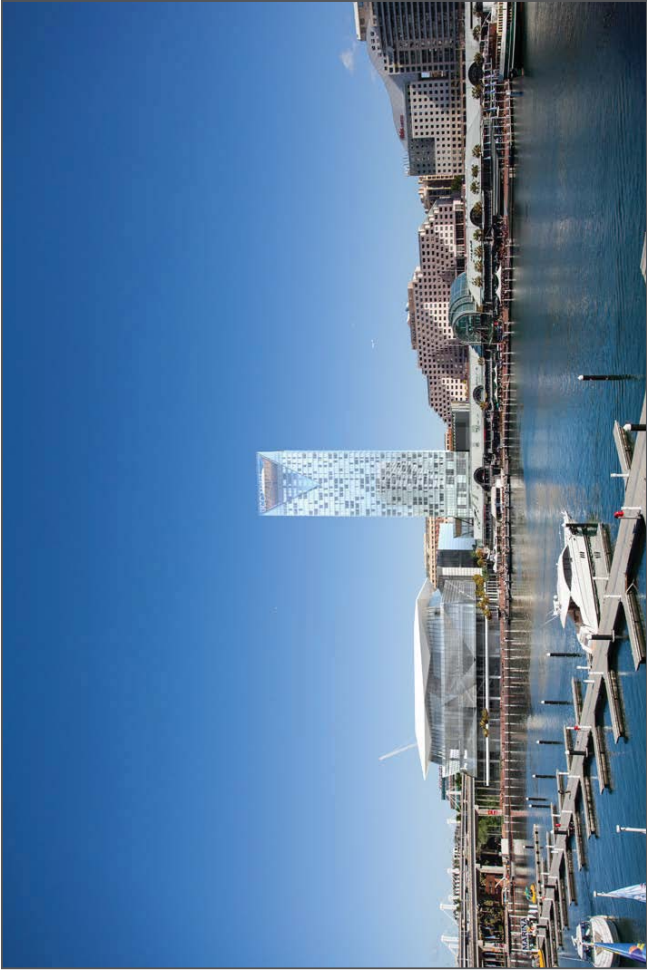


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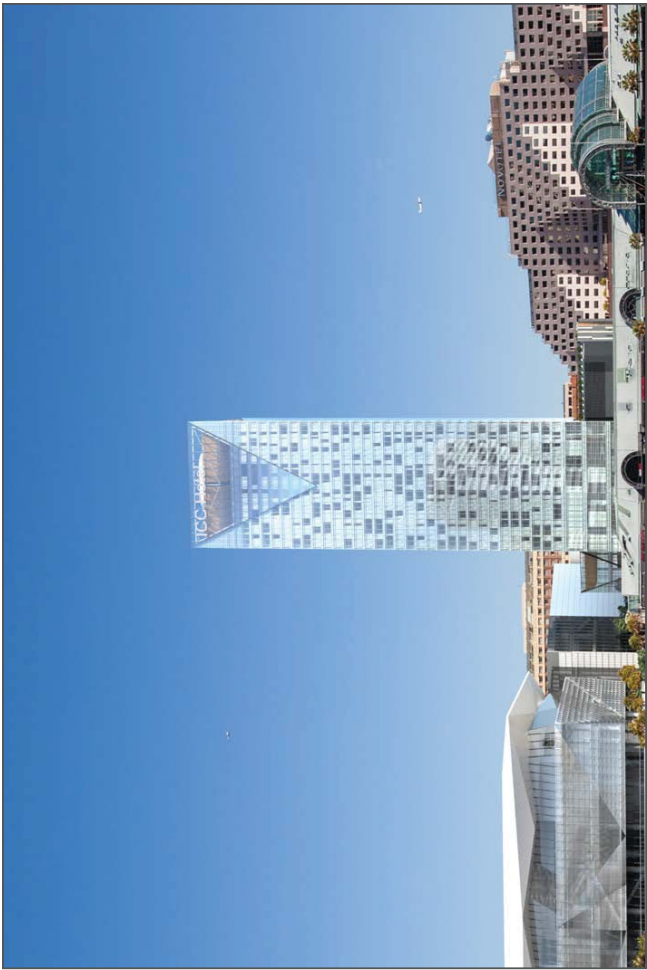


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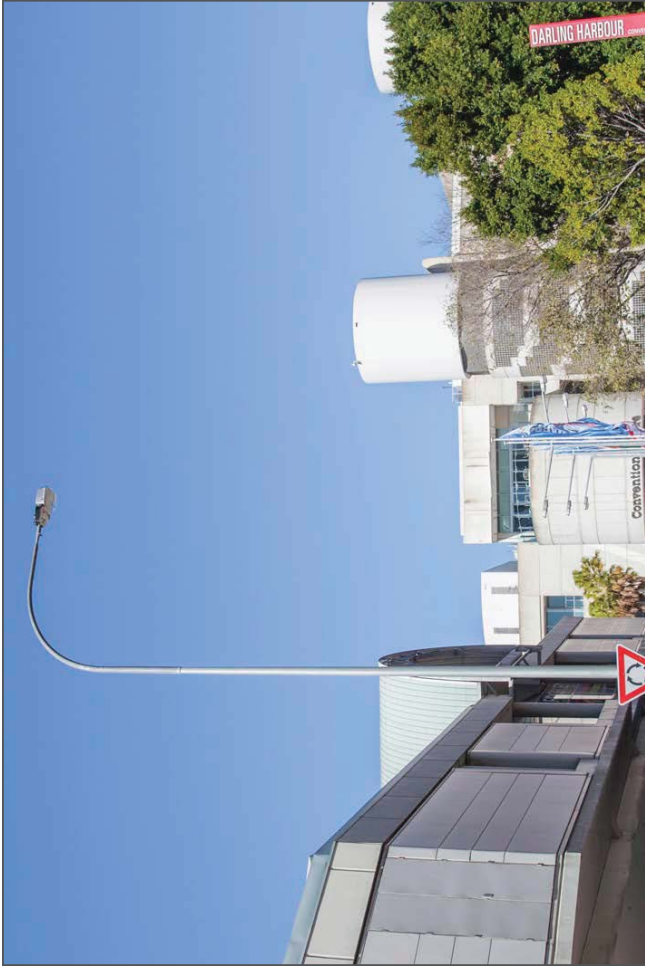
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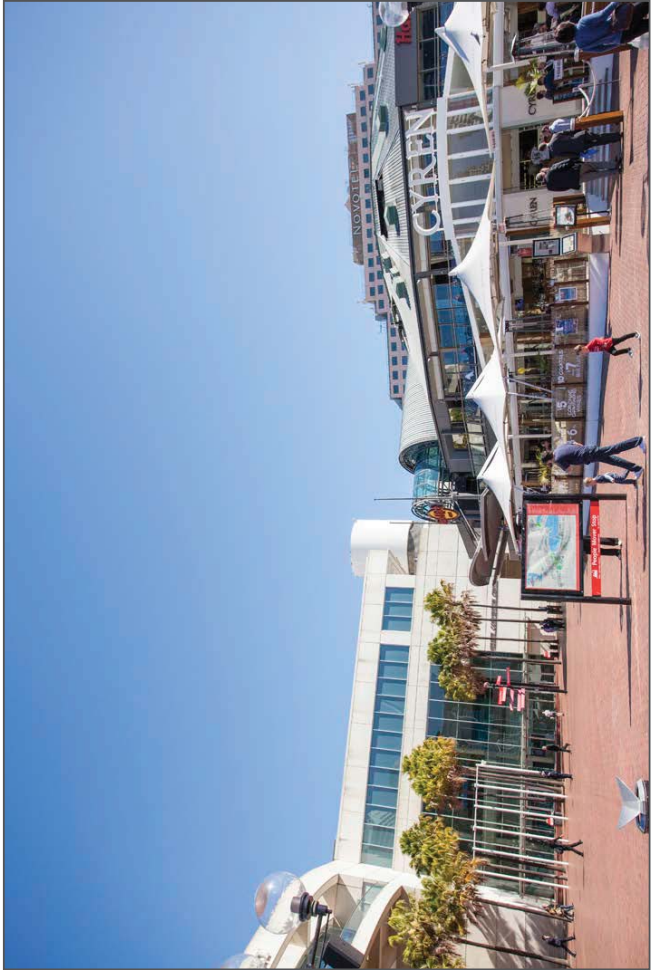
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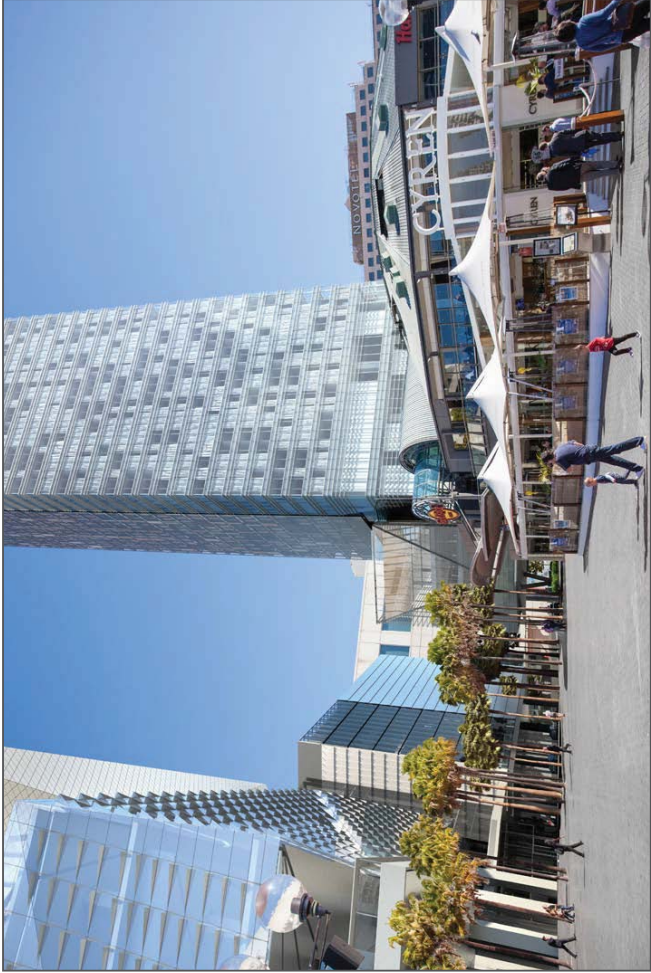
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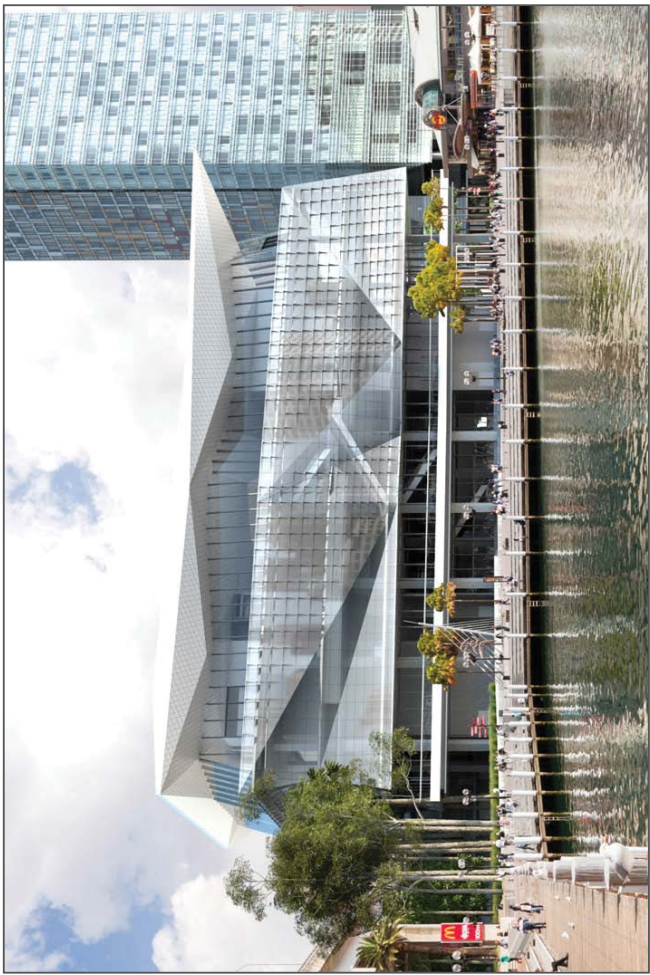
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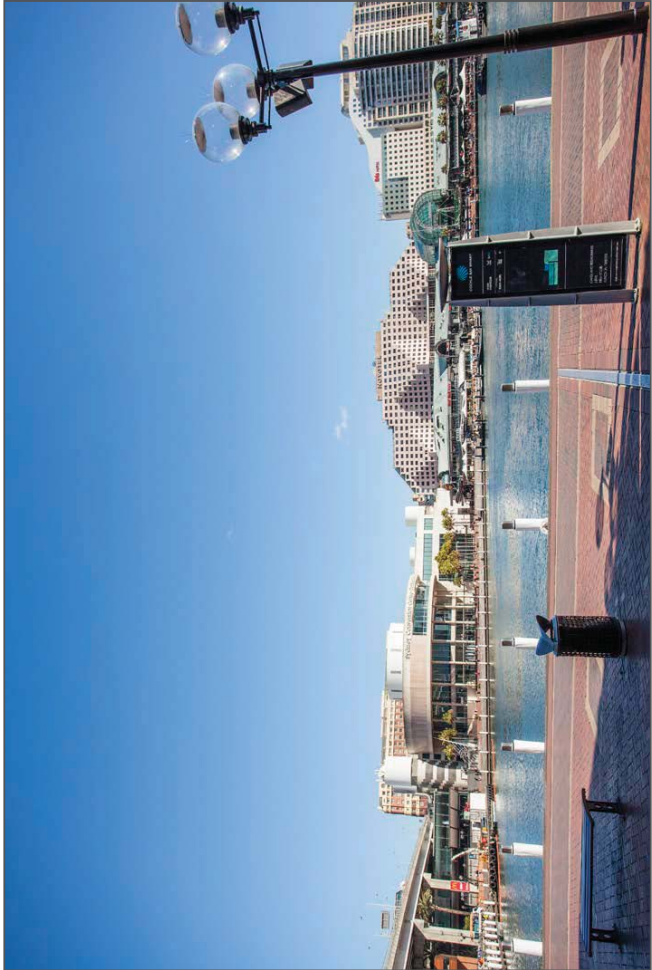


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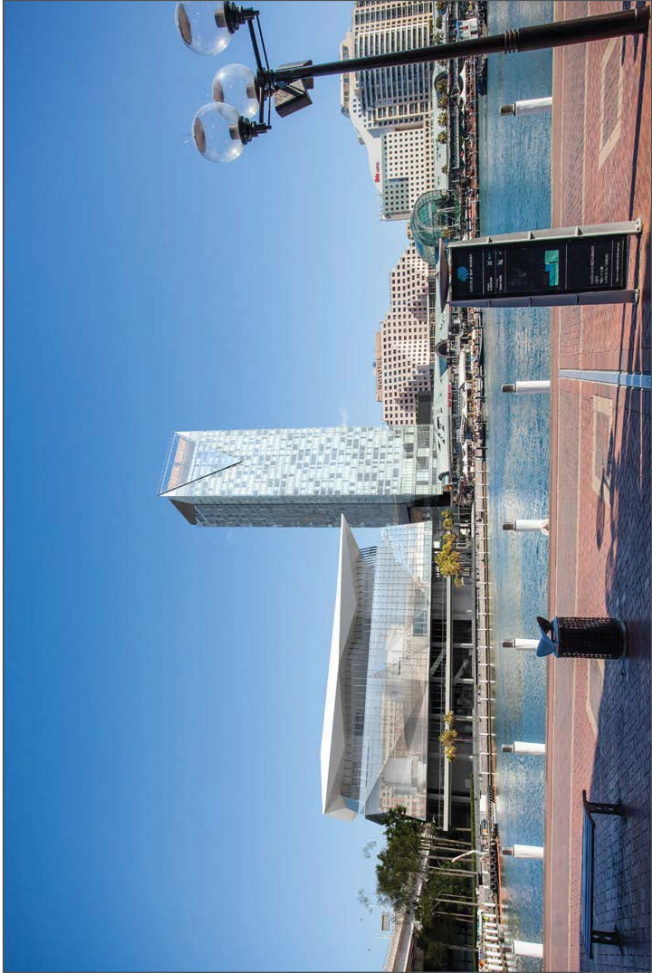


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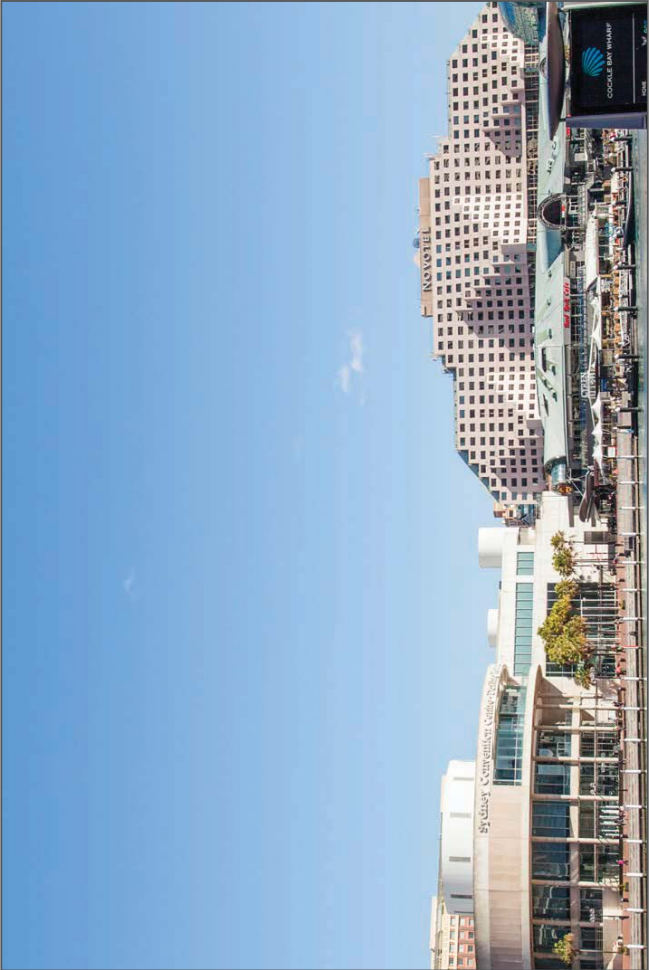
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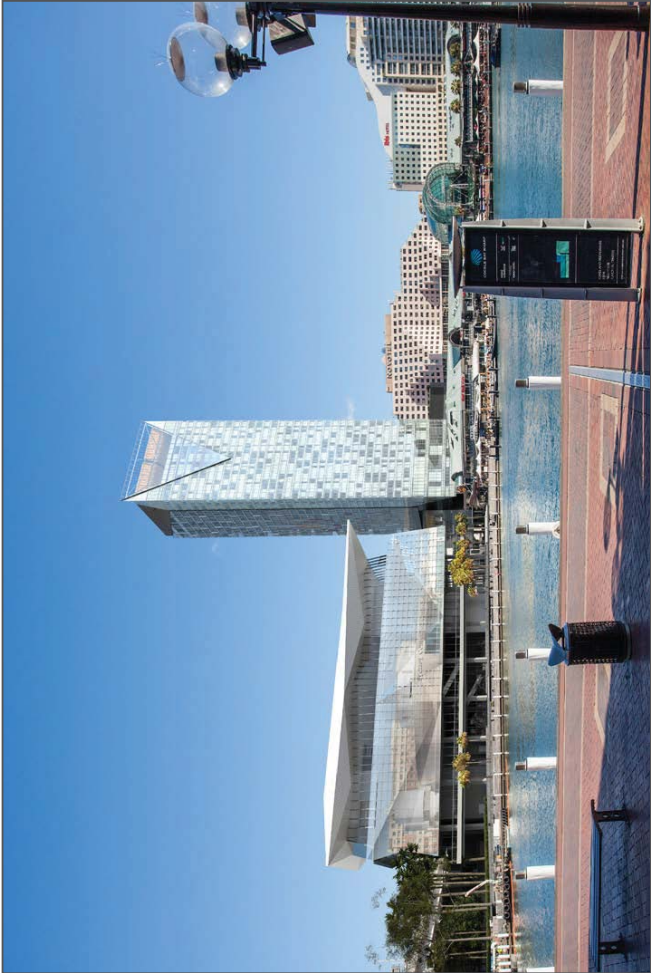


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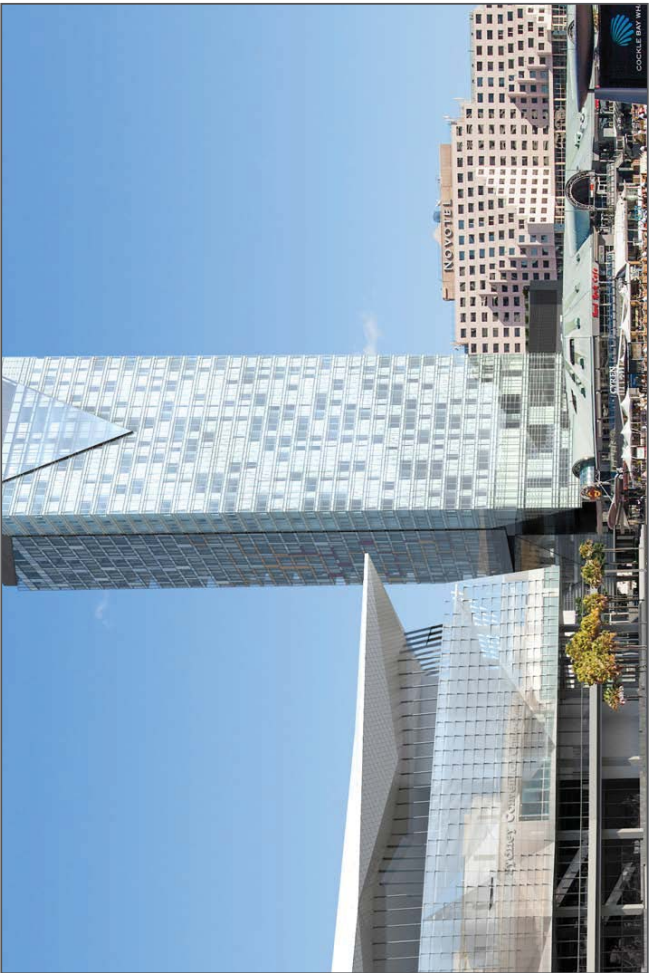


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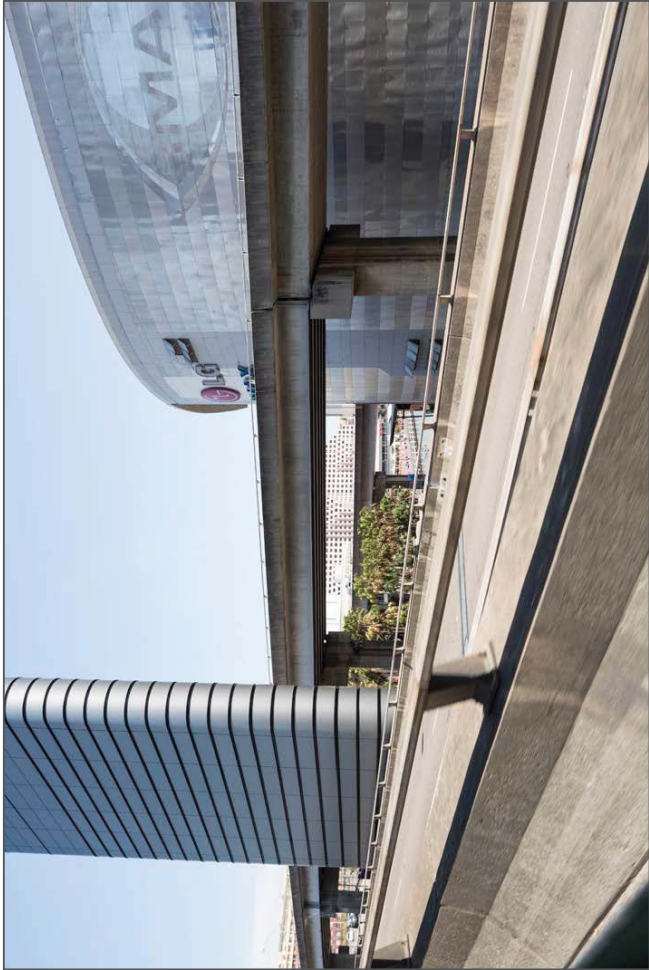
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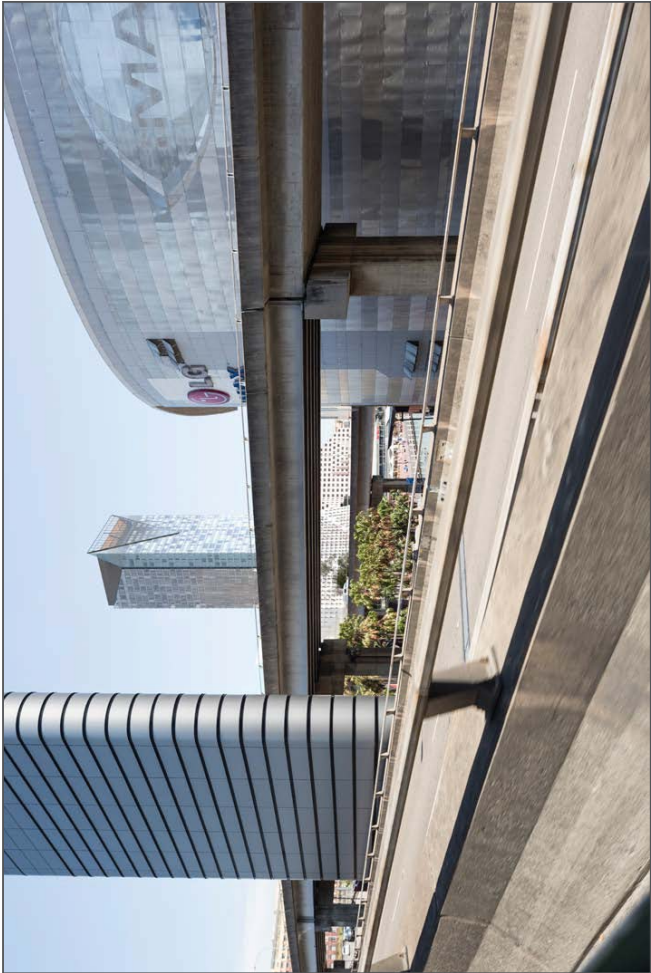


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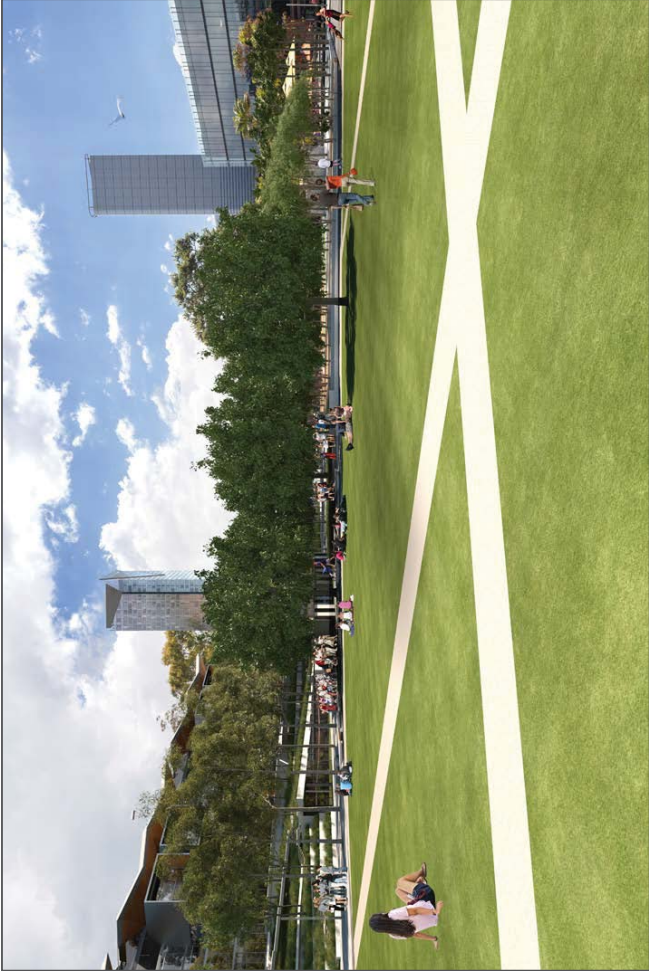
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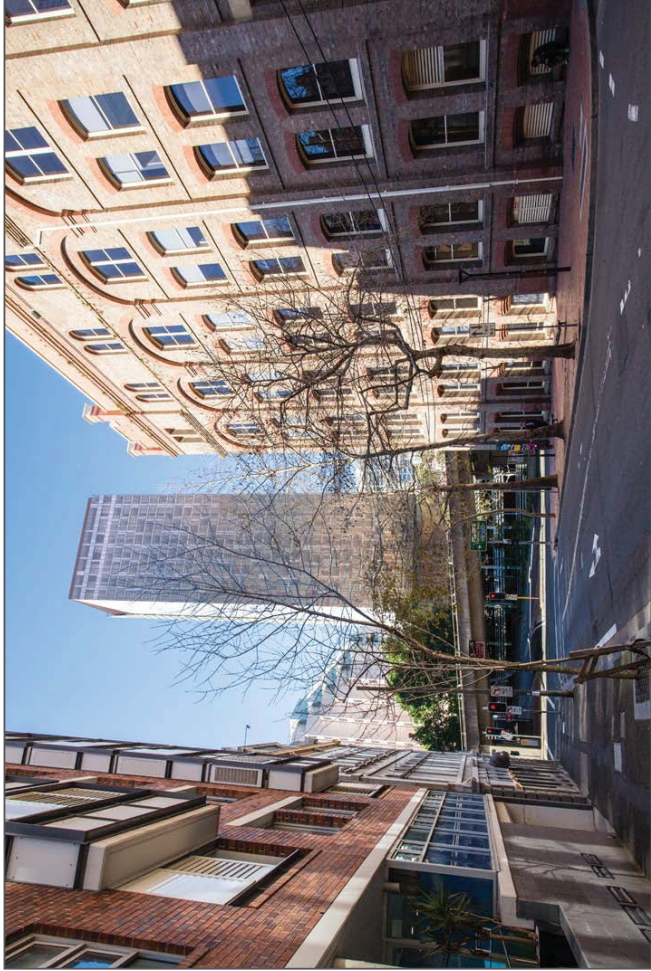


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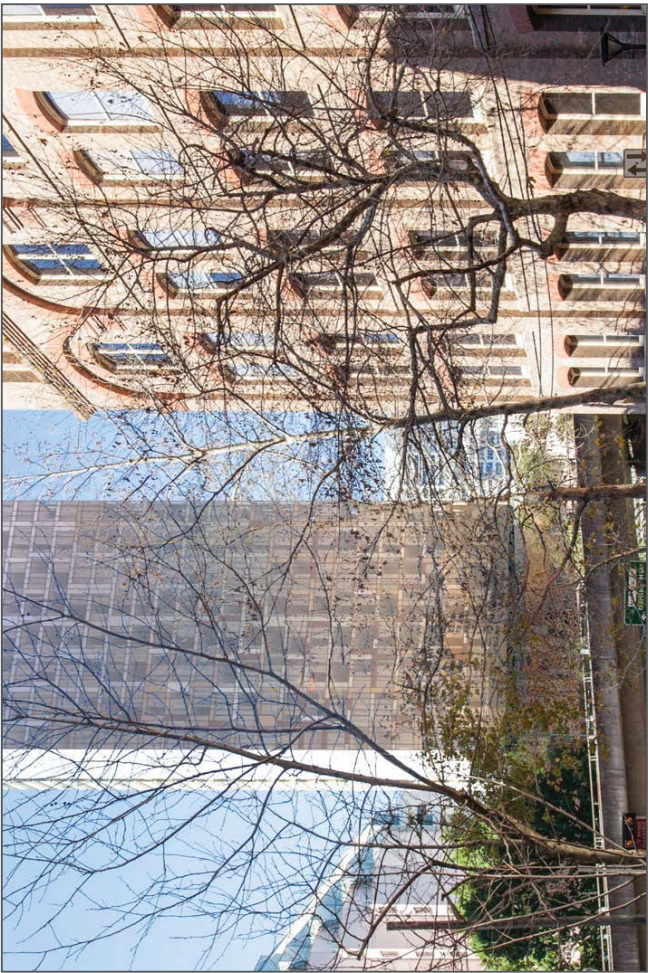


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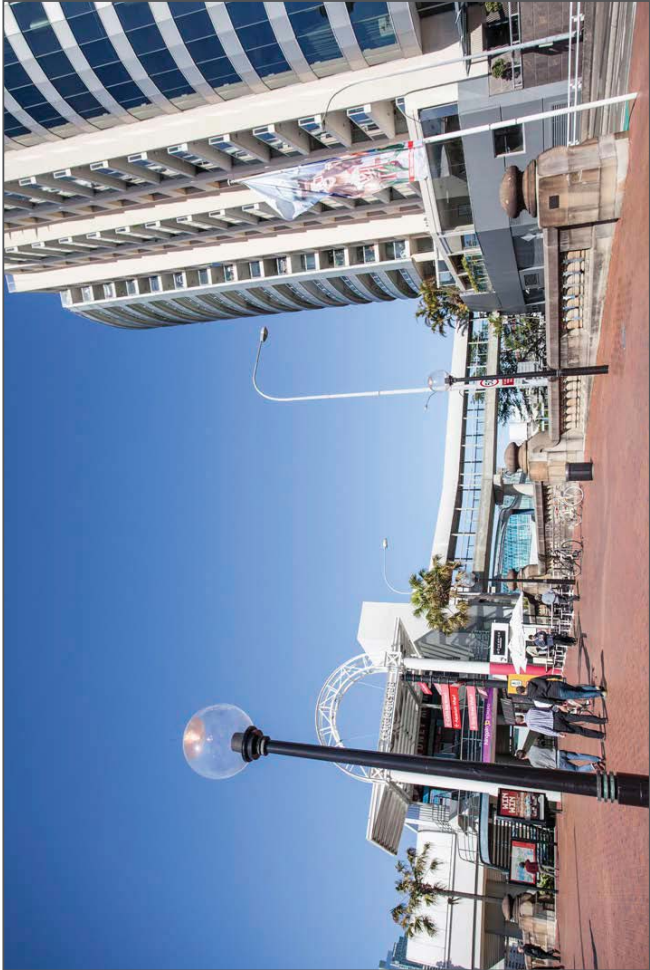
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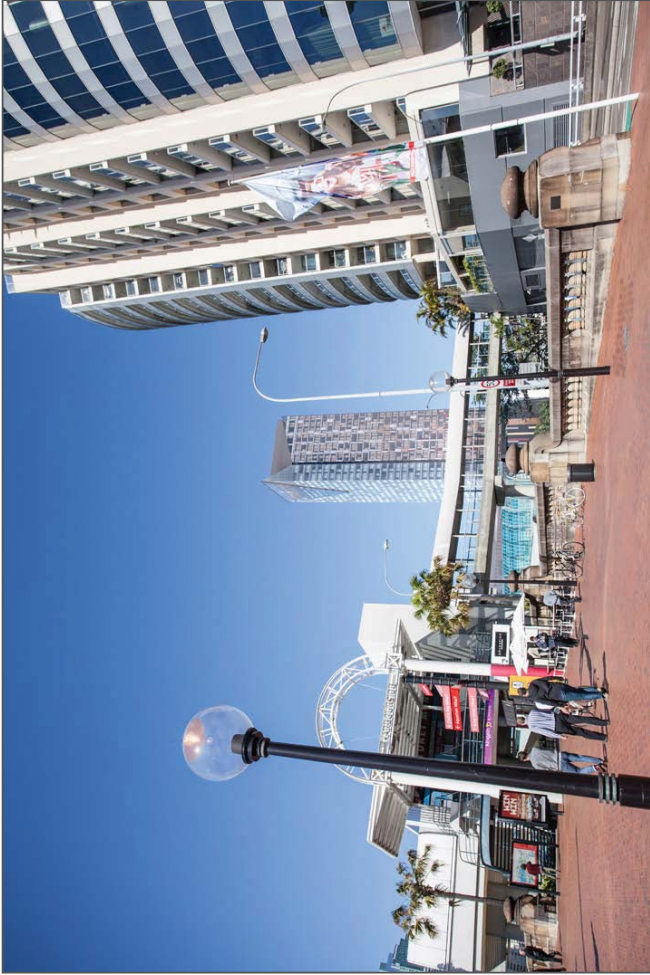
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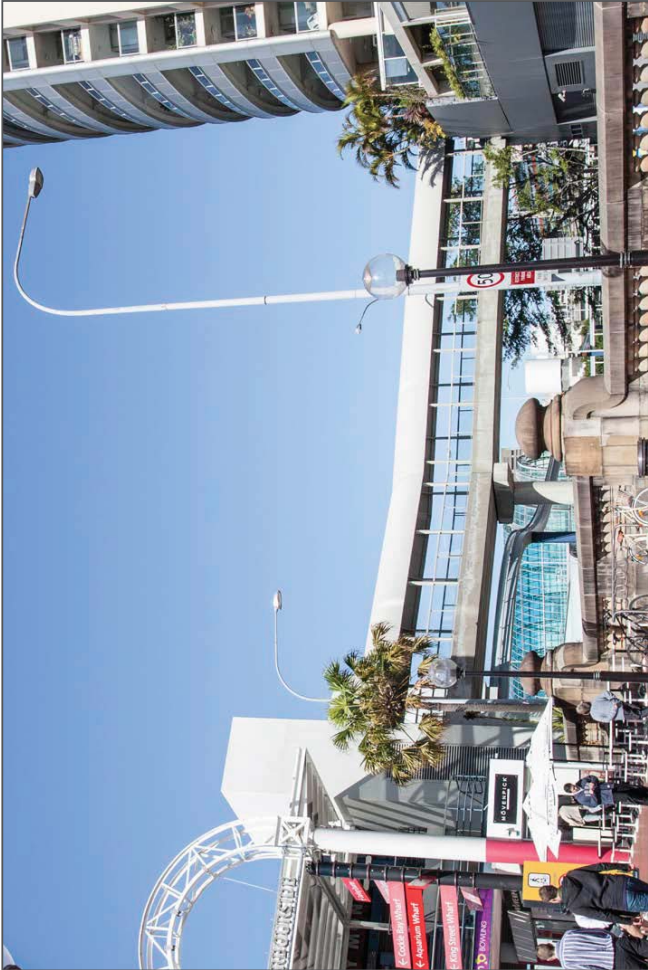
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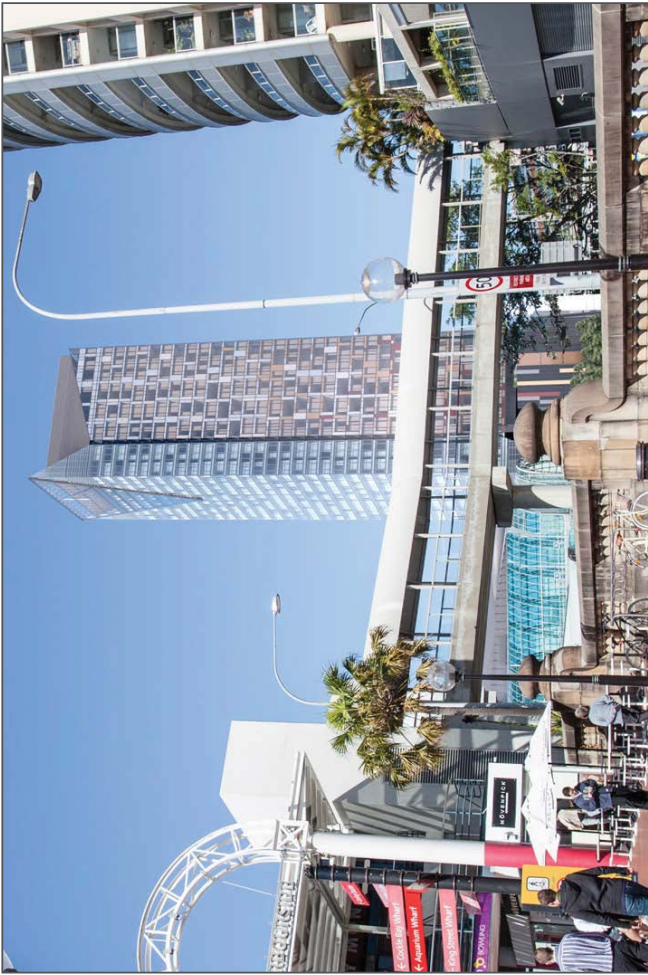
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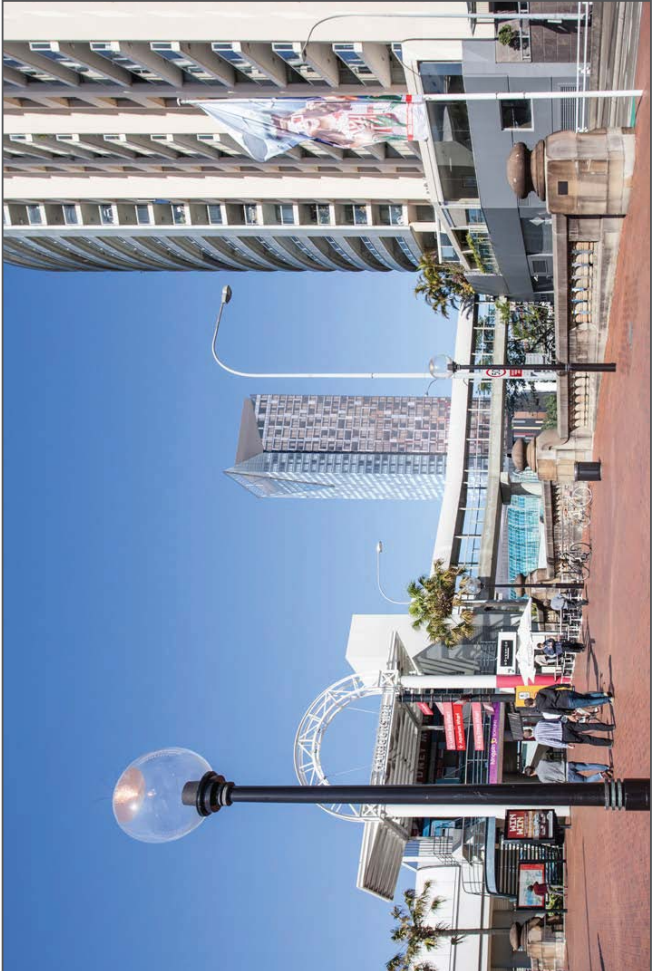


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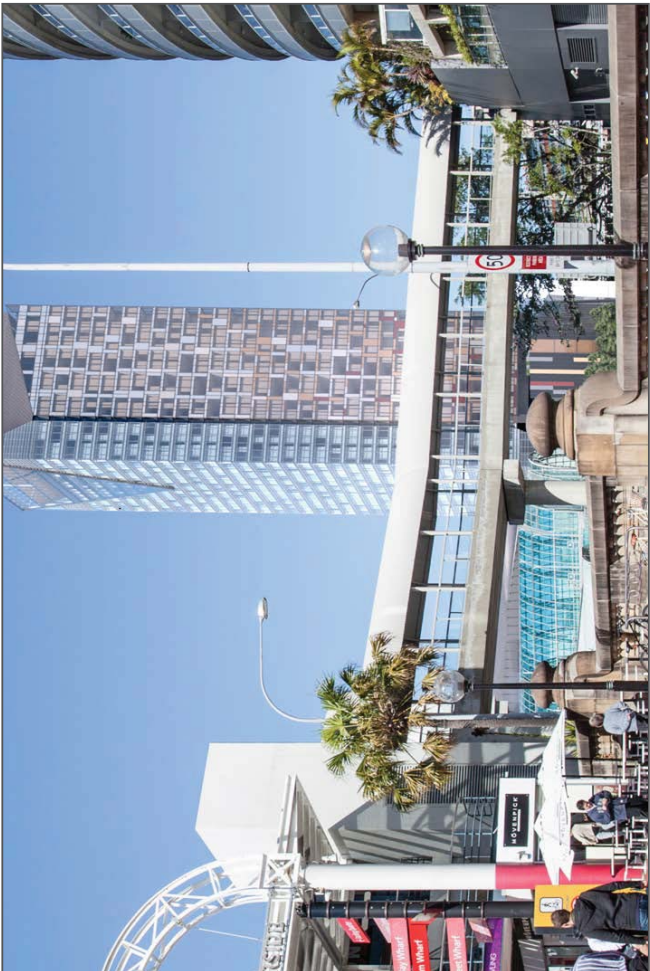


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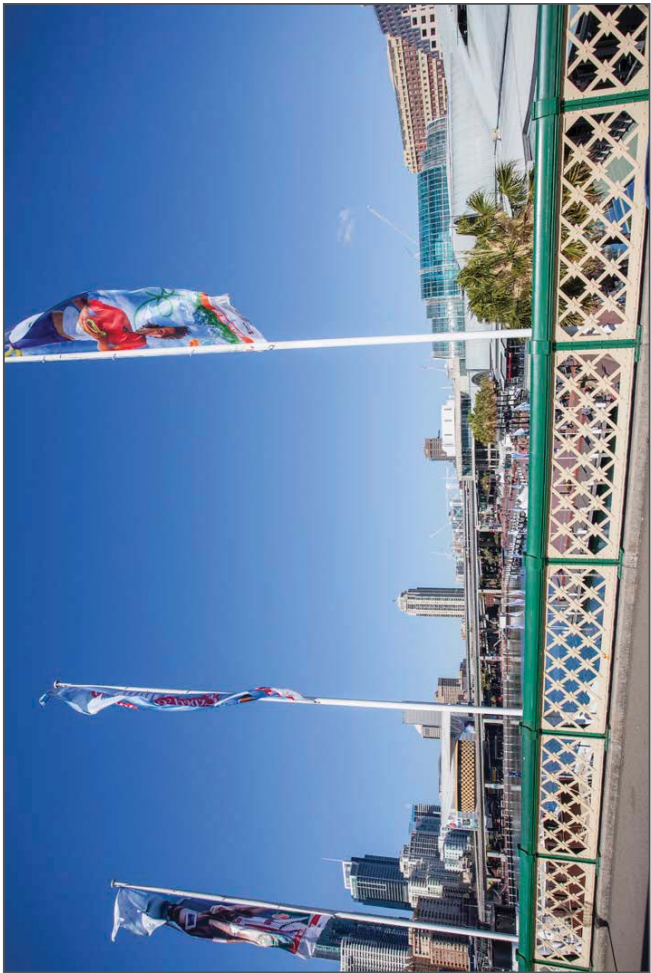


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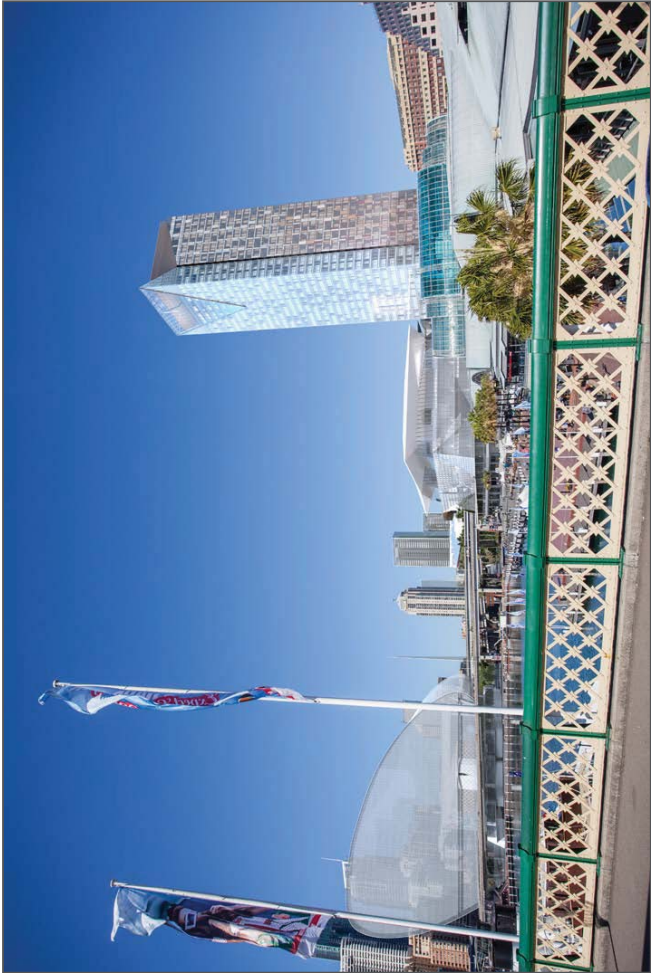


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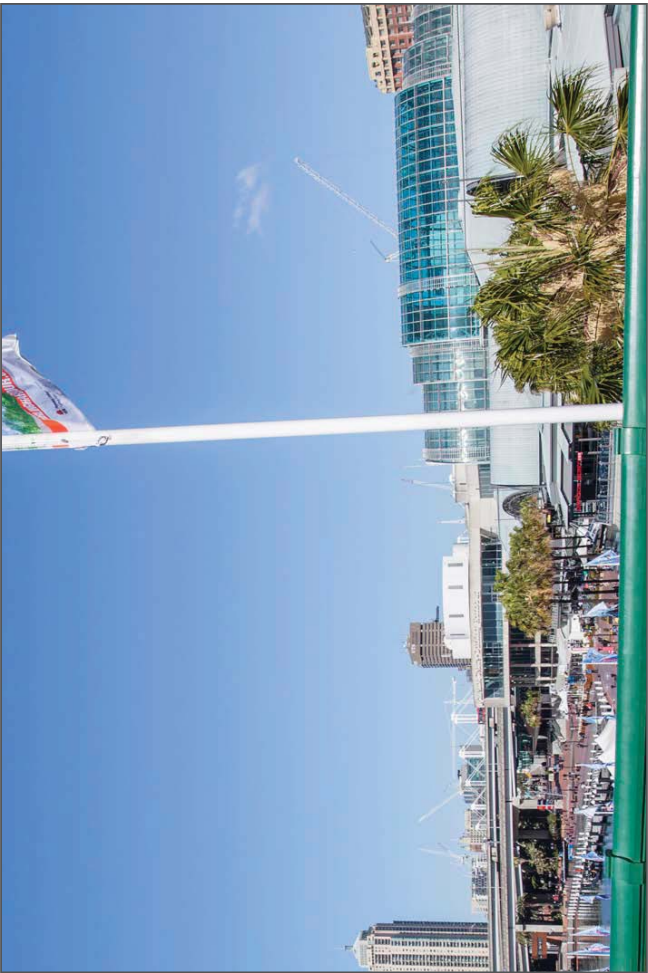
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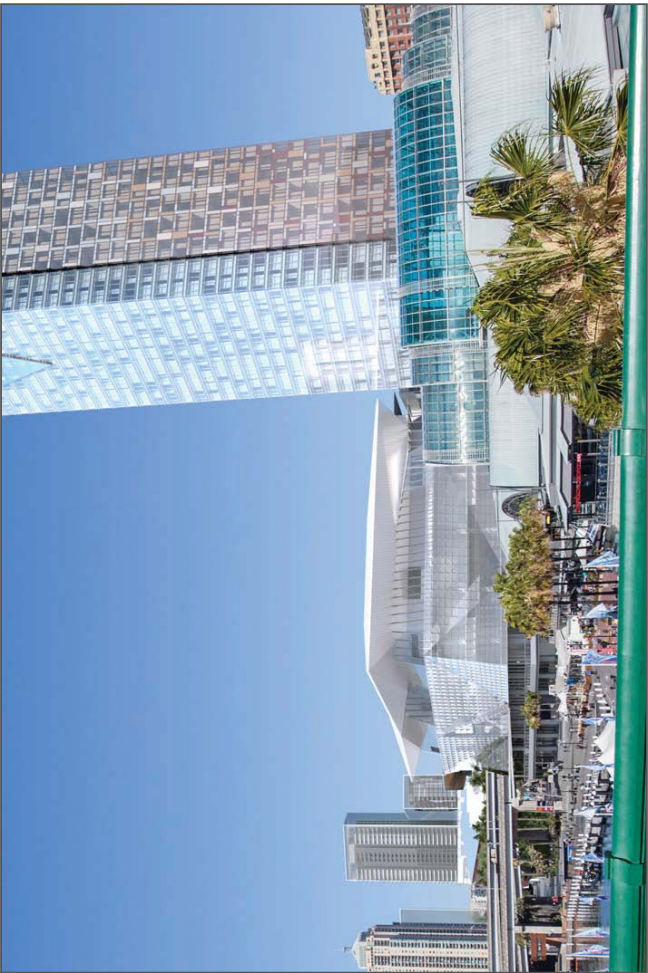
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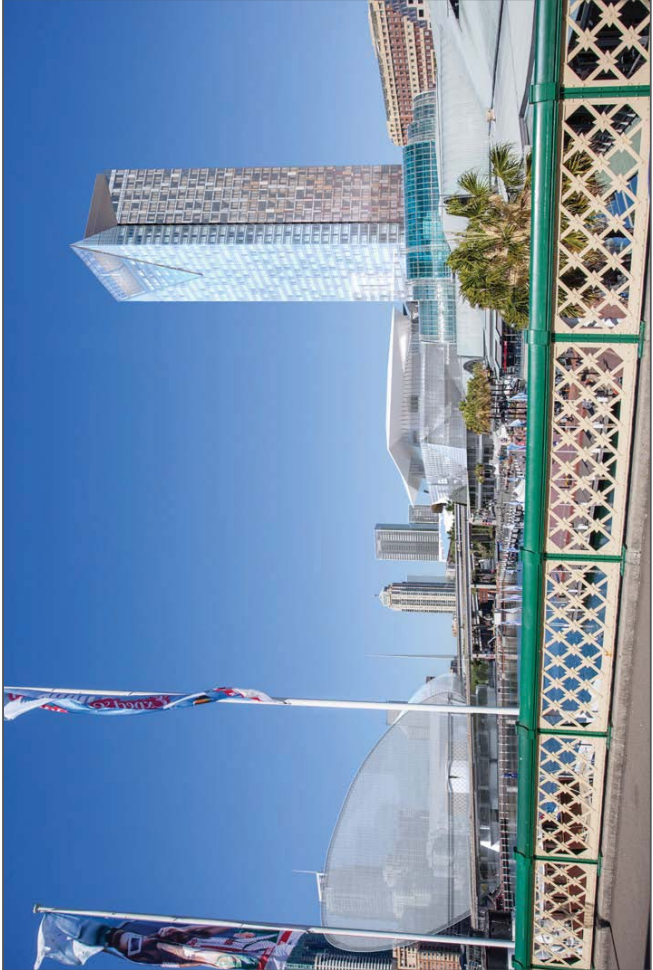
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50mm - Original Image



50mm - Photomontage



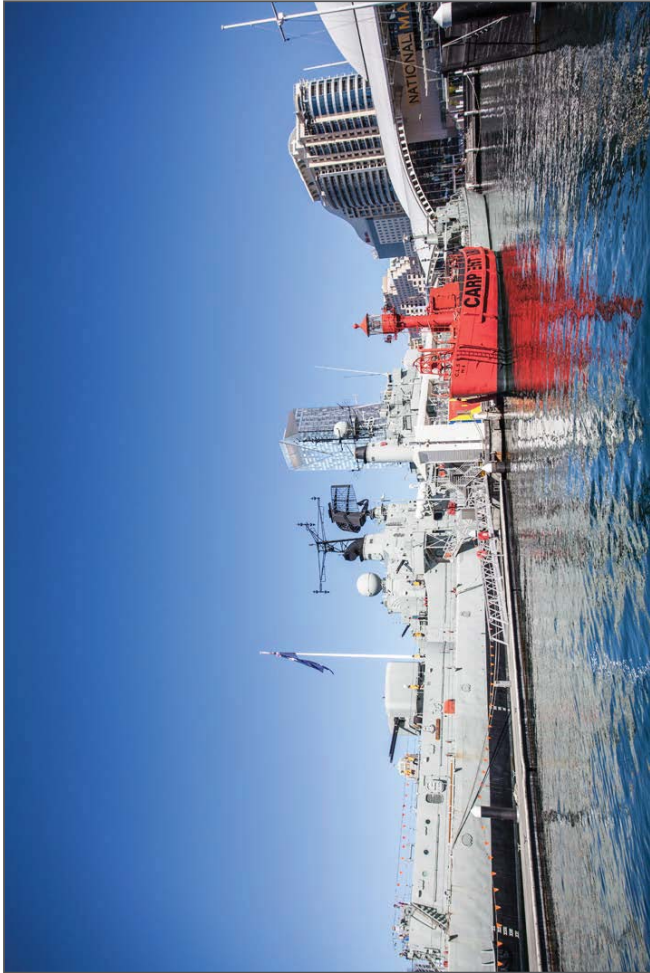
25mm - Photomontage with vertical correction



50mm - Photomontage with vertical correction



25mm - Original Image



25mm - Photomontage



50mm - Original Image



50mm - Photomontage

NOTE: THESE IMAGES ARE FOR INFORMATION ONLY.
They have been prepared for view analysis purposes only.



25mm - Photomontage with vertical correction



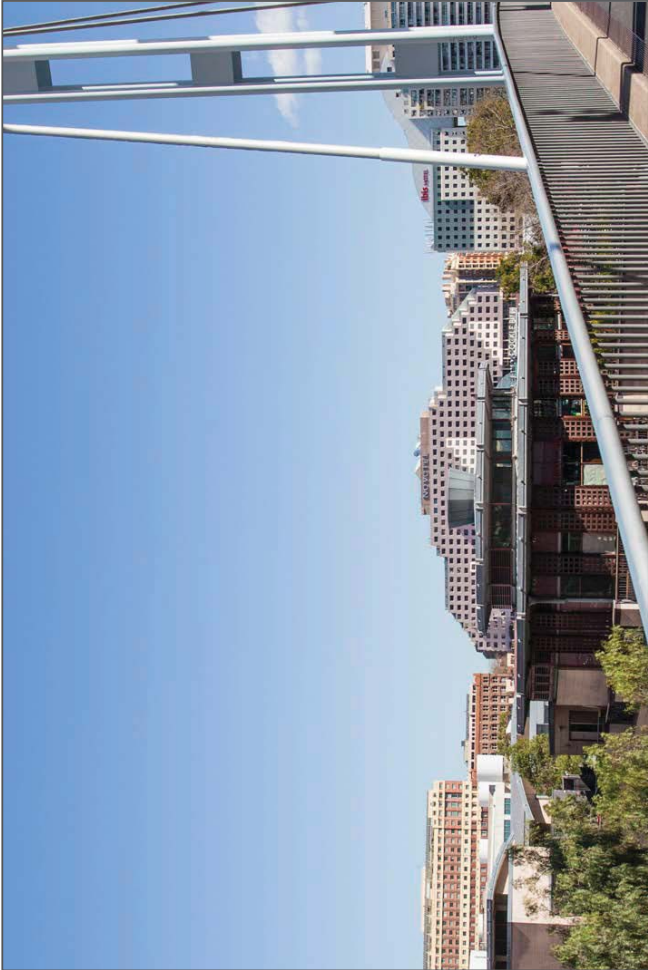
50mm - Photomontage with vertical correction



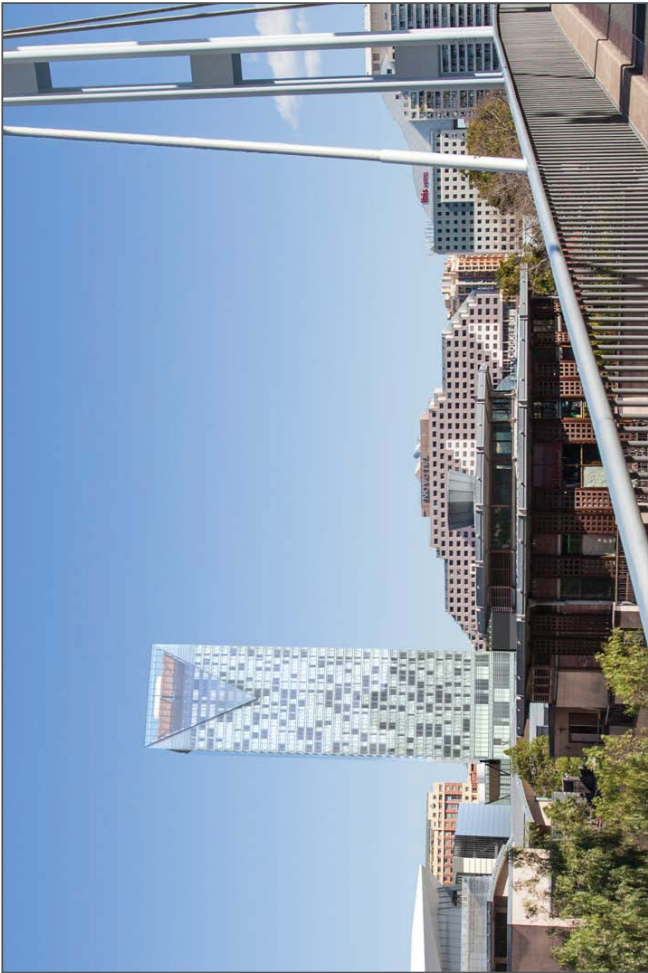
25mm - Original Image



25mm - Photomontage



50mm - Original Image



50mm - Photomontage

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