



View and Visual Impact Analysis



Building R5 State Significant Development Application

Submitted to Department of Planning and Environment
On Behalf of Lendlease (Millers Point)

August 2016 ■ 10051

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Contents

| | | |
|------------|---|-----------|
| 1.0 | Introduction | 1 |
| 2.0 | The Site | 4 |
| 3.0 | Methodology | 6 |
| 4.0 | Visual Analysis – Public Domain Views | 13 |
| 5.0 | Visual Analysis – Private Views | 22 |
| 5.1 | Views from Key Residential Apartment Buildings | 22 |
| 6.0 | Conclusion | 26 |

Figures

| | | |
|----------|--|-----------|
| 1 | Aerial Photo of Barangaroo | 4 |
| 2 | Stages and development blocks within Barangaroo South – Block 4B in red outline | 5 |
| 3 | External Site Views | 8 |
| 4 | External Site Views (broader context) | 9 |
| 5 | Locations of Key Buildings | 11 |

Tables

| | | |
|----------|--|-----------|
| 1 | Visual impact matrix | 14 |
| 2 | Comparison of existing and approved view angles and view angles maintained in Mod 8 | 23 |

Appendices

| | |
|----------|--|
| A | Visual Impact Photomontage Methodology Report <i>Virtual Ideas</i> |
| B | View Analysis Report <i>JBA</i> |

1.0 Introduction

This report provides a Visual and View Impact Analysis to accompany a proposed State Significant Development Application (SSDA) for the construction and use of Residential Building R5 at Barangaroo South within the Barangaroo site.

Lendlease (Millers Point) seeks consent for the following components of work:

- Construction, use and fit-out of a 29 storey building (RL 107) known as Building R5, comprising:
 - 909m² retail floor space; and
 - 18,249m² residential floor space, including 3,333m² of Key Worker Housing floor space calculated in accordance with the Concept Plan (MP06_0162), as modified.
- Operation, fit-out and use of the basement car park (approval for construction sought under the Stage 1B Basement application) to accommodate 170 residential car spaces, 1 retail car space, residential and retail storage, waste rooms, facilities management offices, shared plant and services, and circulation spaces.
- Limited demolition of interim basement elements, such as access points and service risers, constructed on a temporary basis under the Stage 1B Basement application to allow for the integration of the basement elements with the proposed building.
- Interim and permanent landscaping works, including paving immediately surrounding the building and a podium garden.
- Two signage zones to accommodate building identification signage on Watermans Quay and Hickson Road.

Building R5 is the result of an international design competition held for the family of Buildings, R4A, R4B and R5 in 2014. World renowned architects Renzo Piano Building Workshop (RPBW) was the successful architect, and in collaboration with Lendlease Design, has developed the design of the proposed building. The three towers (Buildings, R4A, R4B and R5) have been conceived as three 'crystals', each adopting a triangular crystal volume which results in a slender and elegant form.

This report provides a Visual and View Impact Analysis in support of the proposed development as described above.

The analysis is made in comparison to those impacts previously analysed and approved as part of the Barangaroo Concept Plan (Mod 8).

The Secretary Environmental Assessment Requirements (SEARs) dated 2 April 2015 for the project require that consideration be given to Visual and View Impacts (item 5 – key issues) and also that a visual impact assessment must be undertaken (item 7 – plans and documents). Specifically, the SEARs provide for the following to be addressed with respect to views and visual impacts:

SEARs – 5. Visual and View Impacts

- *Identify important sight lines and visual connectivity to and through the site.*
- *A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plans and documents section).*

Requirements for Plans and Documents – 7. Visual Impact Assessment

The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.

Visual assessment methodology

- *The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.*
- *As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.*
- *Visual catchment should be defined and explained (see below).*
- *An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.*

Visual catchment

- *Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to, Hickson Road, Kent Street, Lime Street, Gas Lane, High Street, Sydney Observatory, Sydney Observatory Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballart Park Darling Island, Jones Bay Wharf Pyrmont, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Opera House, and Cremorne Point.*
- *Categories of views (e.g. from the water, from public open space, from key streets, from main buildings and from key heritage items) should be defined.*
- *Photos are required for representative view categories, plotted on a map.*

Visual material

- *Reference to be made to site analysis.*
- *Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected.*
- *The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.*
- *The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.*
- *Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.*
- *A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.*
- *Assessment must benchmark against the existing situation with the proposed plans.*
- *Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.*
- *As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.*

A comparison of 'before', 'approved' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.

With respect to the SEARs, the Land and Environment Court of NSW has published requirements for photomontages that are proposed to be relied on as or as part of expert evidence in Class 1 appeals. In summary, the published LEC photomontage policy requires that any photomontage to be relied upon in an expert report is to be accompanied by:

- An existing photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed;
- A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.”

This report analyses the visual and view impacts in relation to the SEARs. It is based upon and should be read in conjunction with the following documentation:

- Building R5 Visual Impact Report August 2015 prepared by Virtual Ideas (**Appendix A**); and
- View Analysis prepared by JBA (**Appendix B**).

This report should also be read in conjunction with the Visual and View Impact Analysis material that was prepared, publicly exhibited and assessed as part of Concept Plan Modification 4, Concept Plan Modification 6 and Concept Plan Modification 8, which all establish the benchmark for consideration of the current proposal against the existing approval in relation to visual and view impacts as is required by the SEARs.

This View and Visual Impact Analysis should also be read together with the Building R5 State Significant Development Application Environmental Impact Statement prepared by JBA dated August 2016.

2.0 The Site

2.1.1 The Concept Plan Site

Barangaroo is located on the north western edge of the Sydney Central Business District (CBD), bounded by Sydney Harbour to the west and north; the historic precinct of Millers Point for the northern half, The Rocks and the Sydney Harbour Bridge approach to the east, and a range of new developments dominated by large CBD commercial tenants, and the King Street Wharf / Cockle Bay precinct to the south.

The Barangaroo Site includes Hickson Road. Land to the west of Hickson Road within the Barangaroo site has been divided into three distinct redevelopment areas (referred to collectively herein as the Barangaroo Development Site) – the Barangaroo Point (in the north), Central Barangaroo and Barangaroo South.

The 22 hectare Barangaroo Development Site is generally rectangular in shape and has a 1.4 kilometre harbour foreshore frontage, with an eastern street frontage to Hickson Road. An aerial photo of the Barangaroo Development Site and its context is shown at **Figure 1**. The land has been the subject to multiple investigations that detail its physical and natural characteristics.

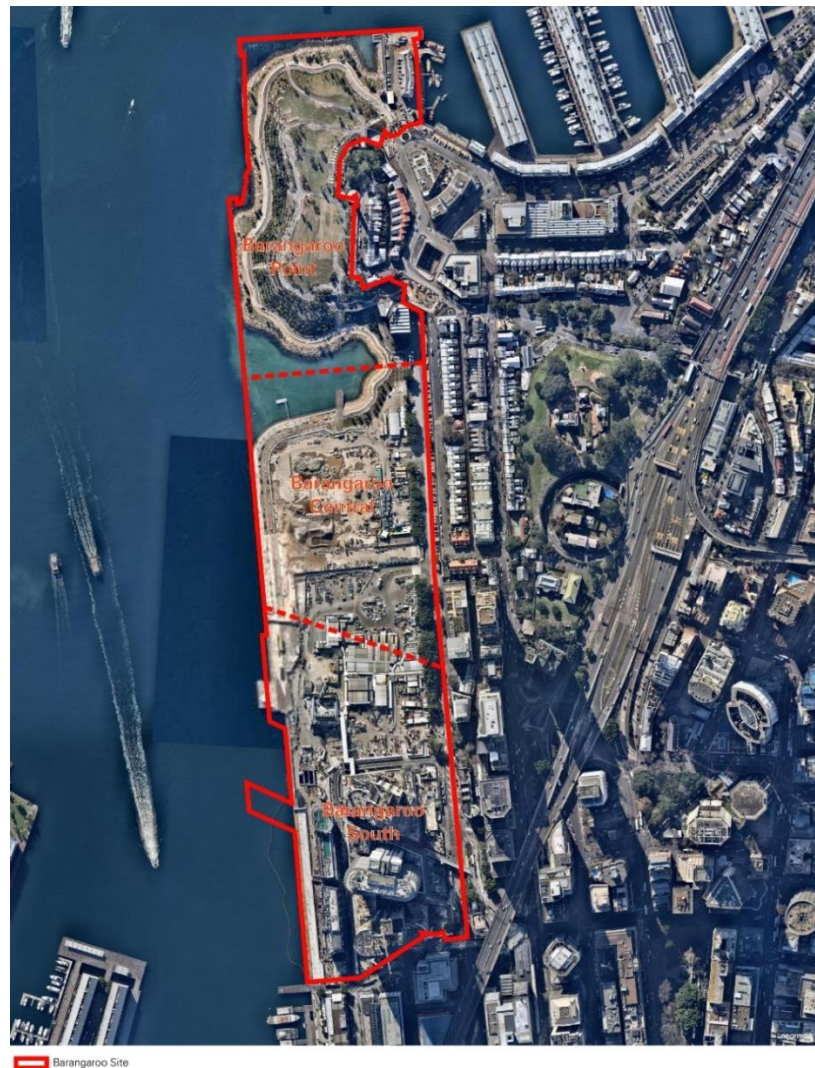


Figure 1 – Aerial Photo of Barangaroo

2.1.2 Building R5 Site

The Building R5 Site is located within Barangaroo South. **Figure 2** illustrates the location of Building R5 Site in relation to Barangaroo South, as approved under Concept Plan (Mod 8). Lendlease has divided Barangaroo South into three areas, as follows:

- Stage 1A – The southern-most portion of Barangaroo South, located to the south of Watermans Quay, comprising Blocks 1 – 3 and X as identified in Concept Plan (Mod 8) on which development has substantially progressed;
- Stage 1C – The Crown Sydney Hotel Resort development site, being Block Y under Concept Plan (Mod 8), which is surrounded on all sides by the Stage 1B area; and
- Stage 1B – The balance of the Barangaroo South Site, positioned in the northern-portion of Barangaroo South to the north of Waterman’s Quay, including Blocks 4A, 4B proposed under Concept Plan (Mod 8) and surrounding land to the north and west for roads and public domain.

The Building R5 Site is contained within Stage 1B, and falls entirely within approved Concept Plan (Mod 8) Block 4B (see **Figure 2**). It is bounded by Watermans Quay to the south, Block R4A (Buildings R4A and R4B) to the west, the future Hickson Park to the north and Hickson Road to the east.

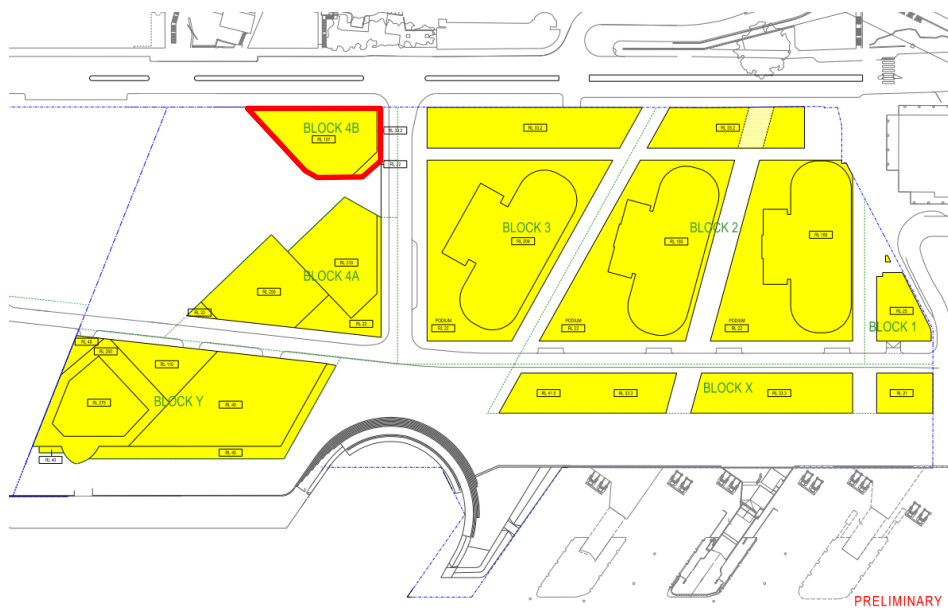


Figure 2 – Stages and development blocks within Barangaroo South – Block 4B in red outline

3.0 Methodology

3.1.1 Visual Analysis

To support the visual analysis, the relevant visual catchment of the Barangaroo Site has been defined and key public domain views, view corridors and public vantage points within and surrounding the site have been identified.

Barangaroo is visible from a wide catchment within Sydney. From a large number of initial views and vistas identified, the key public domain views were determined based on a series of inspections of the site and its surrounds and also having regard to the visual catchment and the identification of important views and vistas as established by the State government at the time of the original East Darling Harbour Competition and in the subsequent Concept Plan approval (as modified). The selection of vantage points has also had regard to the location of existing heritage items in the vicinity of the site that are visible from the public domain.

22 key vantage points for public domain views were selected to analyse the public view impacts.

These include the 21 vantage points for public domain views that were analysed as part of Concept Plan (Mod 8). These views were selected in order to allow for a comparative analysis of the proposed conceptual envelopes and proposed development. These also include the 19 potential visual catchment and view locations identified as relevant in the SEARs, being:

Hickson Road, Kent Street, Lime Street, Gas Lane, High Street, Sydney Observatory, Sydney Observatory Park, Clyne Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballart Park Darling Island, Jones Bay Wharf Pyrmont, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Opera House, and Cremorne Point.

The viewpoints of Sydney Observatory and Sydney Observatory Park have been combined into a single view despite being separately noting in the SEARs. This is in light of their close proximity and essential nature as a single vantage point.

In addition to the 19 public domain views required by the SEARs the location of Shelly Street, Gladesville Bridge, Watsons Bay and Sydney Wharf have been included in the visual analysis to allow for a comparison to the Concept Plan (Mod 8) assessment and key locations where the proposal could be viewed.

The locations of the photomontage images and direction of view are shown in **Figures 3** and **4** below.

The public domain vantage points selected for analysis provide representative views for three (3) categories of views as follows:

- **From the water:** Vantage points 12 (Ballarat Park), 13 (Pyrmont Park Pier Jones Bay Wharf), 14 (Balmain East), 15 (Darling Harbour), 16 (Blues Point), 17 (Opera House Western Forecourt), 18 (Cremorne Point), 22 (Sydney Wharf);
- **From public open space:** As above, in addition Vantage points 7 (Millers Point Observatory Hill), 8 (Clyne Reserve), 9 (Munn Reserve), 20 (Watsons Bay), 21 (Sydney Observatory Park);
- **From key streets:** Vantage points 1 (Hickson Road), 2 (Ken Street), 3 (Shelly Street), 4 (Lime Street), 5 (High Street), 6 (Gas Lane), 10 (Sydney Harbour Bridge), 11 (Pyrmont Bridge), 19 (Gladesville Bridge).

The vantage points selected for analysis in each of the categories of views provide representative views from all relevant directions, and from several positions within the visual catchment in relation to each category of view. They also provide for close as well as distant views.

The visual analysis has comprised a comparison of the 'before/approved' (Concept Plan Mod 8) against the 'proposed' development. The photomontages included in the view analysis also illustrate Buildings R4A and R4B as well as the approved Crown Sydney Hotel Resort. Buildings R4A and R4B will concurrently be assessed with Building R5 and the Crown Sydney Hotel Resort has been approved. All of these buildings form a group of buildings in Barangaroo South. As such, it is considered necessary and appropriate to include each building in the Visual and View Impact Analysis for Building R5.

The criteria utilised in the visual analysis is consistent with that adopted for Concept Plan (Mod 8). The criteria specifically relate to consideration of the Site, the local context and proposed built form and public domain elements of the proposal, qualitatively evaluating potential visual impacts. The features of the Site and the local context have been considered in regard to the current situation, as well as the situation under Concept Plan (Mod 8). The established principles of the Barangaroo Concept Plan (as modified) and the relevant environmental planning instruments have been taken into account in the visual analysis.

Views from key buildings have been separately analysed as part of the view analysis.



Figure 3 – External Site Views

Source: Virtual Ideas

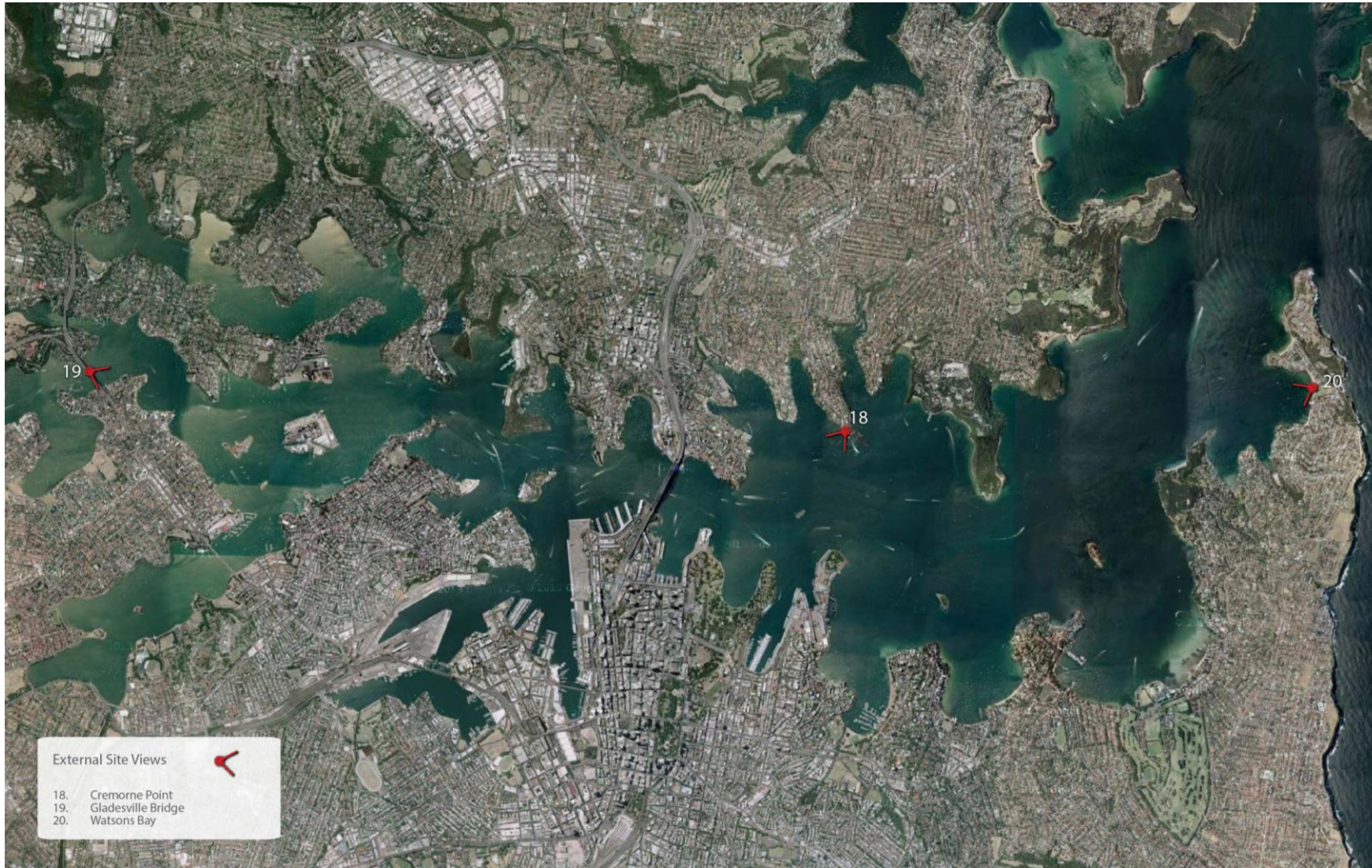


Figure 4 – External Site Views (broader context)
Source: Virtual Ideas

The photomontage images for each of the identified public domain views were taken at ground level (pedestrian eye level) to indicate what a pedestrian will see when travelling through or within the general vicinity of the site.

Photomontage images have been produced using a range of lens sizes between 17 and 40mm. Overlays (crop markers) showing longer lenses (35 mm and 50mm) have been included for each photomontage image to illustrate the effect of a longer lens. Using a 50mm lens as stated in the SEARs has the same effect as cropping the image presented using the selected lens.

It is not effective to use 50mm lenses in all circumstances as this would not produce a result where the buildings can be evaluated in respect to their surroundings. In addition, in most cases it has not been physically possible to take medium range and long range options for each view given the topography, vegetation and surrounding built form.

A Visual Impact Photomontage Methodology Report has been prepared by Virtual Ideas and is provided at **Appendix A**. The analysis concludes that the methodology adopted during the preparation of the exhibited photomontages is acceptable practice for the reasons summarised below; and it is consistent with the methodology used in the visual impact photomontages for Concept Plan (Mod 8).

The methodology and reasons for selection of lens sizes was considered in detail by the Department at the time of determination of Concept Plan Mod 4, and a consistent methodology was adopted for the visual and view analysis provided as part of Concept Plan MOD 6 and Concept Plan (Mod 8) given it is reasonable and also provides for comparison with the earlier iterations of the photomontages.

The Director General's Environmental Assessment Report in relation to Modification 4 concluded (p.54) that:

the approach, rational and methodology in the analysis undertaken and presented in the PPR are considered sound.

The Field of View of the Human Eye

There are varying opinions as to the accepted field of view (FOV) of the eye, ranging from 17 – 24 mm, depending on the source of information referenced. Regardless, the human eye has quite a wide FOV and is influenced by proximity to the subject being viewed. That is, when standing close to an item (e.g. a building), vision is focused towards the top, sides and bottom of the item. In addition, the human eye changes focus and target direction regularly and quickly, allowing large structures to be viewed in very short periods of time, effectively making the perceived FOV even larger.

The Perspective of the Human Eye

It is difficult to accurately reproduce what the human eye sees by the means of a printed image. As the back of the human eye is curved and the sensors on cameras are flat, the perspective of a photograph can look quite different to how items are seen in the real world, especially with a larger FOV, or wider lens.

The use of longer lenses (approximately 50mm) reduces the amount of perspective in images and therefore replicates what the human eye would see in reality more closely. However, longer lenses do not consider the FOV of the eye (as discussed above). This means that if a photo taken with a 50mm lens was compared to a real view in the same location that the photo was taken from, it would become very clear that the human eye can see much more of the surrounding information than what is captured by the photo.

Changing the FOV on a Digital Camera

The main distinction between using longer rather than wider lenses is the amount of information that is displayed at the edges of the subject. Changing lenses to a smaller FOV produces the same result as cropping a wide angle image, providing that the position and the angle of the camera remains constant while taking the photographs. In short, a lens with a wider FOV does not create an image that has incorrect perspective, rather it simply means that the perspective is extended at the edges of the image showing more of the surrounds in the images.

In the context of the above, it is clear that there is no accepted ‘one size fits all approach’ for lens selection. Longer lenses produce images closer to the perspective of the human eye, however the entirety of subjects as large as whole buildings and contextual surroundings may not be able to be shown. Using only 17mm lenses would result in the subject being further away and small in the image, but with greater context, which is not always appropriate when assessing visual impact.

For these reasons, Virtual Ideas considers that lens selection for the purposes of undertaking visual impact assessment for Barangaroo South needs to strike a balance between the FOV of the human eye and perspective, while also accurately displaying the built form in its surroundings.

3.1.2 View Analysis

Four (4) key buildings in the vicinity of the site have been identified as being impacted or potentially impacted on by the project in terms of private views. The key residential buildings are: Highgate, Georgia, Stamford Marque, and Stamford on Kent. The location of the four key buildings is shown in **Figure 5** below.



Figure 5 – Locations of Key Buildings

The key buildings were selected based on the sensitivity of land use, and on the basis of both proximity to the site and the extent to which existing views, vistas and outlook are likely to be affected by the 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 four selected residential buildings are the same four residential buildings for which a detailed view impact analysis was undertaken as part of Concept Plan MODs 4, 6 and 8, as agreed by the Department. No new residential buildings that were not previously assessed will be impacted upon by the proposed modified development.

Consistent with the view impact methodology used in the assessment of Concept Plan Mods 4, 6 and 8, orthogonal and oblique analysis has been undertaken by JBA to determine view impacts on Kent Street residential buildings (see **Appendix B**). In summary:

- Orthogonal – the projection of uninterrupted views were taken from the west looking east as orthogonal to the residential buildings to establish which views would be affected; and
- Oblique – the orthogonal assessment methodology is a simplistic method of assessing the views, and as such, a more comprehensive assessment of view sharing has been considered, using an oblique methodology.

Two heights were taken as a source for views from each of the residential buildings at levels of RL59 and RL90. To measure a reasonable level of uninterrupted views and no loss of amenity from the residential buildings, an angle that matched the view angles of the original Concept Plan were used, which is an angle of 54° or greater than.

It is noted that the impact on the Sydney Observatory has been dealt with separately as part of the visual analysis and also in the Assessment of Impacts on Sydney Observatory letter prepared by UNSW Global and submitted under separate cover.

4.0 Visual Analysis – Public Domain Views

The location of the photomontage images for each of the identified key ground level public domain views, view corridors and vantage points are shown in **Figures 3 and 4** are:

- Hickson Road;
- Kent Street;
- Shelley Street;
- Lime Street;
- High Street;
- Gas Lane;
- Millers Point (Observatory Hill);
- Clyne Reserve;
- Munn Reserve;
- Sydney Harbour Bridge;
- Darling Harbour (Pyrmont Bridge);
- Ballaraat Park;
- Pyrmont Park Pier (Jones Bay Wharf);
- Balmain East;
- Darling Harbour;
- Blues Point;
- Opera House Western Forecourt;
- Cremorne Point;
- Gladesville Bridge;
- Watsons Bay;
- Sydney Observatory Park; and
- Sydney Wharf.

The following section provides a visual analysis in relation to each of these key vantage points in relation to the proposed development and the relevant planning instruments. This visual analysis has considered the Site, local context and proposed built form and public domain outcomes sought as part of the proposal. A full set of photomontages have been prepared by Virtual Ideas and are provided at **Appendix A** of this report.

The photomontage images show the current / existing view, the alignment of the 3D model, the massing of the Concept Plan (Mod 8) and also the proposed detailed design the subject of this State Significant Development Application.

4.1.1 Visual impact assessment matrix

The following table summarises the distance of view, extent of view, number of viewers and period of view to assist determining the potential visual impact (graded as high, medium or low). All views selected are public domain locations. It is noted that potential visual impact arising from change to an existing view may be both positive and negative. With the redevelopment of a vacant urban renewal site a high degree of change to view is inevitable. The construction of the proposed new elegant buildings can make a positive contribution to the city edge and sky line given their architectural merit.

Table 1 – Visual impact matrix

| Reference | Public domain view | Distance | Extent of view | Number of viewers | Period of View | Potential Visual impact |
|-----------|----------------------------------|----------|----------------|-------------------|----------------|-------------------------|
| 1 | Hickson Road | H | H | H | M | H |
| 2 | Kent Street | M | H | H | L | M |
| 3 | Shelly Street | L | L | M-H | L | L |
| 4 | Lime Street | L | L | M-H | L | L |
| 5 | High Street | M | H | L | H | M-H |
| 6 | Gas Lane | M | H | M | L | M |
| 7 | Millers Point (Observatory Hill) | M | H | M | H | H |
| 8 | Clyne Reserve | M | M | L | H | M |
| 9 | Munn Reserve | M | M | L | H | M |
| 10 | Sydney Harbour Bridge | M | M | H | L | M |
| 11 | Darling Harbour (Pymont Bridge) | M | M | H | M | M |
| 12 | Ballaraat Park | M | M | M | H | M |
| 13 | Pymont Park Pier | M | M | M | H | M |
| 14 | Balmain East | M | M | M | H | M |
| 15 | Darling Harbour | M | M | H | H | M-H |
| 16 | Blues Point | L | M | M | H | M |
| 17 | Opera House Western Forecourt | L | M | H | M | M |
| 18 | Cremorne Point | L | M | M | H | M |
| 19 | Gladesville Bridge | L | M | H | L | L |
| 20 | Watsons Bay | L | M | H | M | L |
| 21 | Sydney Observatory Park | M | H | M | M | M |
| 22 | Sydney Wharf | M | H | M | H | M |

Key to analysis

| | | | |
|-------------------|----------------------------|--|-----------------------------------|
| Distance: | Within 100 m – high | Within 500 m – medium | Over 500 m - low |
| Extent of view: | Direct view – high | Direct view within a panoramic view – medium | An oblique or filtered view - low |
| Number of viewers | More than 500 daily - high | More than 100 daily - medium | Less than 100 daily – low |
| Period of view | Long term (static) - High | Short term - Medium | Fleeting – Low |

Potential visual impact – high, medium or low

4.1.2 Hickson Road

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Hickson Road is taken at **Vantage Point 1** at a camera RL of 17.5 metres using a 24 mm lens. This is the view seen by a pedestrian standing on the overhead bridge.

Existing views along Hickson Road are presently framed to the east by the sandstone cutting and the High Street alignment and a generally continuous wall or urban form along Kent Street and, in part, the lower-rise developments along the eastern edge of Hickson Road. The western edge is an open view in part, while in other parts it is obstructed by various plantings and structures including Commercial Buildings C3, C4 and C5 currently at various stages of construction. The existing trees along the western edge of Hickson Road filter views towards the water for pedestrians and motorists alike.

Currently, Hickson Road is not a major pedestrian thoroughfare. Public domain views across the Barangaroo site are therefore not enjoyed by a high volume of pedestrians. Views across the site for drivers are equally limited in duration and extent.

The proposed development, as a part of the family of residential buildings in Stage 1B, continues to frame the western edge of Hickson Road. In particular, Building R5 creates a wall effect to Hickson Road, funnelling views south from Vantage Point 1.

As is demonstrated by the comparison of the Concept Plan (Mod 8) Block R5 envelope and the proposed detailed design of Building R5 from Vantage Point 1, the proposal comprises a building form generally consistent with the indicative form under Concept Plan (Mod 8).

View lines towards the harbour and to Pyrmont and Balmain East beyond will continue to be maintained by the proposal. All views along Hickson Road through to the southern CBD and the Darling Park development, which terminates this view, are also retained.

The visual impact of the proposed development when viewed from Hickson Road is consistent with that considered as part of the Concept Plan (Mod 8). The proposed building is angular and adopts an elegant composition, consistent with the approved envelope and design intent envisaged under Concept Plan (Mod 8).

4.1.3 Kent Street

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Kent Street (corner of Margaret Street) is taken at **Vantage Point 2** at a camera RL of 17.9 metres using a 20 mm lens.

There are currently only limited views to or over the Barangaroo site from Kent Street given the existing form of development along its western edge, and the limited openings created by streets intersecting it at a perpendicular angle. The most significant views to or through Barangaroo South occur at Margaret Street and Gas Lane. This section addresses the Margaret Street view while Gas Lane is addressed at **Section 4.1.6**.

The existing view westwards at the intersection of Kent Street and Margaret Street is one dominated by the Western Distributor viaduct which sits high within the view corridor. The experience of a sky view is cluttered and partially framed only by development both beneath and surrounding the viaduct. There are no major existing views of any significance to water or nearby foreshores from this location. There are some wider views to the ridgelines of Pyrmont and Balmain.

The completed/under construction Commercial Buildings C3, C4 and C5 sit within the view corridor and act to terminate the present view westwards from Kent Street. Building R5 is only partially visible in Vantage Point 2, obscured largely by the Western Distributor viaduct, Building R4A and existing street canopy.

The visual impact of the proposal when viewed from Kent Street is generally the same as that envisaged in Concept Plan (Mod 8), being acceptable in accordance with the established urban design principles for the Barangaroo Site.

4.1.4 Shelley Street and Lime Street

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Shelley Street (from King Street bridge) is taken at **Vantage Point 3** at a camera RL of 11.8 metres using a 20mm lens. The Lime Street view is taken at **Vantage Point 4** at a camera RL of 6.7 metres using a 22mm lens.

Shelley and Lime Streets are both located within the King Street Wharf precinct and principally run parallel in a north-south direction. At present these streets both allow for framed or open views to the north across the Barangaroo site.

The Shelley Street view corridor is framed and generally aligned to a direct view north. Views along Shelley Street will be terminated by the approved (and under construction) Commercial Building C5. The proposed development is not visible from Vantage Point 3 as it sits behind Commercial Building C5. The proposed Building R5 is also not visible within the Lime Street view corridor as seen from Vantage Point 4 looking northwards. As such, the visual impact of the proposed development on Vantage Points 3 and 4 is negligible.

4.1.5 High Street

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from High Street is taken at **Vantage Point 5** at a camera RL of 16.0 metres using a 25 mm lens.

Views along High Street are presently framed only to the east by low-rise residential development. The western edge is an open view across the Barangaroo Site towards the south and west, in part obstructed by fencing and plantings and the current construction of Commercial Buildings C3, C4 and C5. The waterway adjacent to the Barangaroo Site is visible.

There is an established understanding under approved Concept Plan (Mod 8) and previous revisions of the Concept Plan that the view from High Street would be changed as a result of the development of Barangaroo. This change can be expected in the redevelopment of a large site which seeks to repair the fabric of a significant edge of a global CBD.

The proposed Building R5 development is situated within the Concept Plan (Mod 8) envelope. The proposal comprises an angular tower form, largely separated from proposed Buildings R4A and R4B, thereby enabling a feeling of separation between the buildings.

The Building R5 proposal will have no impact on water views when compared with the approved Concept Plan (Mod 8) envelope.

4.1.6 Gas Lane

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Gas Lane is taken at **Vantage Point 6** at a camera RL of 21.17 metres using a 17mm lens.

Gas Lane is a local street that runs in an east-west direction from Kent Street and which terminates at its lower level T-junction with Jenkins Street. The views from Gas Lane change dependent upon the viewer's location. At its high point at the junction with Kent Street, existing views are framed by buildings and are generally across the harbour's waters towards White Bay, Jones Bay Wharf at Pyrmont, and distant views through to Rozelle. There is also a high degree of sky view. There is no view to the Barangaroo Site's foreshore.

The availability of views at the lane's termination are reduced as the lane descends. At Jenkins Street, as a result of existing development enveloping the viewer, a sky view is largely what remains. There are no existing available vistas through the existing development through to the foreshore or the water.

The Building R5 proposal is not visible in the Gas Lane view (Vantage Point 6). As such, the proposal will not have any visual impact from Vantage Point 6.

4.1.7 Millers Point (Observatory Hill)

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Millers Point (Observatory Hill) is taken at **Vantage Point 7** at a camera RL of 43.2 metres using a 40mm lens.

At present, the best views and vistas enjoyed at Millers Point are those from Observatory Hill Park. The park's size and height allows for panoramic views to the south-west, from Pyrmont and White Bay around to East Balmain, Goat Island, and to the northern shores of Sydney Harbour. Much of this view includes water views, particularly from White Bay and to the north. There are only extremely minor glimpses to water in the vicinity of Pyrmont, where these views are dominated by that peninsula's new built form.

Significant water views, and views from White Bay around to the north, will not be altered by the proposed development.

The focus of this assessment is on views south-west towards Pyrmont and beyond. The proposed Building R5 massing is much lower in height than the indicative design considered in Concept Plan (Mod 8), and sits in front of Buildings R4B and Commercial Building C3. Furthermore, the proposal is partially obscured by existing tree canopies.

In light of the above, Building R5 does not result in a significant change to the condition assessed in Concept Plan (Mod 8).

When accompanied with Buildings R4A and R4B, Building R5 provides an opportunity for the appreciation of a high quality family of residential buildings designed by a world renowned architect in a precinct which is integrated into the urban fabric of Sydney's CBD. The visual impact of the proposal when viewed from Observatory Hill is similar to that envisaged in Concept Plan (Mod 8), although largely reduced through the lowered building height and massing.

4.1.8 Sydney Observatory Park

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Sydney Observatory Park is taken at **Vantage Point 21** at a camera RL of 41.21 metres using a 17mm lens.

The view quality from Sydney Observatory Park is similar to those described above for Observatory Hill. Views from Sydney Observatory Park are partially obstructed at a lower level by existing trees on the western edge of the park. Views readily available from White Bay around to the north will be uninhibited by the Barangaroo development.

As with Vantage Point 7, the focus of this assessment is on the views south-west towards Pyrmont and beyond. Similarly to Vantage Point 7, Building R5 sits within the built form of Commercial Building C3 and Building R4B. The moderate height of Building R5 ensures that additional sky views are available when compared to the envelope approved under Concept Plan (Mod 8).

4.1.9 Clyne Reserve

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Clyne Reserve is taken at **Vantage Point 8** at a camera RL of 20.78 metres using a 25mm lens.

Views south from Clyne Reserve are presently sky views only, framed on the east by low-rise residential development and on the west by chain-link fencing. Plantings of various sizes can be seen on both sides of the view corridor. However, views are dominated by the communications tower located on the western side of Merriman Street (it is noted that the tower is approved for demolition).

The Building R5 proposal is not visible in Vantage Point 8. As such, Building R5 is considered to have a negligible impact from Vantage Point 8.

4.1.10 Munn Reserve

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Munn Reserve is taken at **Vantage Point 9** at a camera RL of 18.12 metres using a 25 mm lens.

Views south from Munn Reserve are presently of development to the south including the western edge of the CBD, Darling Harbour and Pyrmont, and Commercial Buildings C3, C4 and C5 currently under construction/complete. Sky views are also available. Views are framed to the east by a generally continuous wall of urban form along Kent Street and lower-rise residential development along the eastern edge of High Street. On the west views are framed in the foreground by the heritage-listed Dalgety Bond Store, which has been converted into commercial offices. Views from Munn Reserve are in part obstructed by fencing and plantings.

Building R5 is within the approved Concept Plan (Mod 8) envelope and offers a graduated building form moving in a westerly direction from Hickson Road to proposed Buildings R4A and R4B and the approved Crown Sydney Hotel Resort. The vast majority of the proposed building sits in front of Commercial Building C3, reducing the amount of sky view loss.

The visual impact of the proposal when viewed from Munn Reserve is less than that assessed under Concept Plan (Mod 8).

4.1.11 Sydney Harbour Bridge

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from the Sydney Harbour Bridge is taken at **Vantage Point 10** at a camera RL of 47.63 metres using a 25mm lens.

Views south from the Sydney Harbour Bridge typically take in the existing Kent Street commercial and residential buildings, Observatory Hill, and panoramic sky and water views from Pyrmont and White Bay to East Balmain, Goat Island, and the northern shores of Sydney Harbour.

Building R5 is not visible in Vantage Point 10, obscured by existing commercial and residential buildings along Kent Street. As such, Building R5 has a negligible impact from Vantage Point 10. The proposal is also considered to have a negligible impact upon existing views to and of Observatory Hill and will not impact on the panoramic sky and water views to the south and south-west.

4.1.12 Darling Harbour and Pyrmont Bridge

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Pyrmont Bridge is taken at **Vantage Point 11** at a camera RL of 13.6 metres using a 22mm lens. The photomontage image of the proposal and the approved Concept Plan (Mod 8) block envelopes from Darling Harbour is taken at **Vantage Point 15** at a camera RL of 1.93m using a 22mm lens.

Views from the Pyrmont Bridge and Darling Harbour can vary greatly depending on the viewer's location. As an example, northerly and north-eastern views from Pyrmont Bridge are presently framed and dominated by developments in the CBD and cultural buildings at Pyrmont's foreshore. The CBD generally steps to the foreshore with its topography when viewed from certain locations. In part the view highlights a wall-like form to the CBD and amplifies underdeveloped reclaimed land as a key opportunity.

Views may in part also be enjoyed through to the northern shore of Sydney Harbour and its silhouette and markers, such as North Sydney and Royal North Shore Hospital.

Concept Plan (Mod 8) and previous variations of the Concept Plan have established that Barangaroo will transform the present void into a silhouette that articulates a high level of activity and interest.

Building R5 is wholly located behind the group of Commercial Buildings (C3, C4 and C5) when viewed from the Pyrmont Bridge and Darling Harbour. As such, Building R5 has a negligible impact from these vantage points.

4.1.13 Ballaraat Park, Pyrmont Park Pier (Jones Bay Wharf) and Balmain East

The following photomontage images of the proposal and the approved Concept Plan (Mod 8) block envelopes have been provided:

- Ballaraat Park taken at **Vantage Point 12** at a camera RL of 3.9 metres using a 17mm lens.
- Pyrmont Park Pier (Jones Bay Wharf) taken at **Vantage Point 13** at a camera RL of 4.2m using a 24mm lens.
- Balmain East taken at **Vantage Point 14** at a camera RL of 11.6 m using a 17mm lens.
- Sydney Wharf taken at **Vantage Point 22** at a camera RL of 2.8 using a 19mm lens.

When viewed from Ballaraat Park, Pyrmont Park Pier, Balmain East and Sydney Wharf, the existing Barangaroo Site presently as a partially vacant construction site on the foreshore of the western CBD. The Kent Street tower buildings are a significant wall to the north-western edge of the CBD with few discernable gaps. Some views of Observatory Hill Park and the low scale residential dwellings at Millers Point are available.

There is an established understanding that the development of Barangaroo will alter the visual appearance of the western edge of Sydney's CBD. This transformation will comprise the addition of new buildings in a world-class precinct which focuses on the highest quality urban design and showcases the principles of sustainability.

Building R5 is largely not visible from Vantage Points 12, 13 or 14 due to its location behind Buildings R4A and R4B. The proposal is visible from the Sydney Wharf at a low scale in comparison to Commercial Building C3 and Building R4B. Building R5 is well within the approved Concept Plan (Mod 8) block envelope, and the expected visual impact is less than that under Concept Plan (Mod 8).

4.1.14 Blues Point

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Blues Point is taken at **Vantage Point 16** at a camera RL of 14.5 metres using a 21mm lens.

The views presently enjoyed from Blues Point towards the Barangaroo Site are generally the reciprocal of those from Darling Harbour, albeit significant views of Walsh Bay and Observatory Hill are available, where they are presently only partially discernible or blocked from the south and south-west by existing development.

It has been established in Concept Plan (Mod 8) and previous revisions of the Concept Plan that the development of Barangaroo will complete the east-west silhouette of the CBD. The detailed Building R5 design accords with this principle, providing an extension of the CBD and contributing to the group of buildings at Barangaroo (approved/ proposed). Furthermore, the scale of Building R5 plays a role in achieving a stepped form to Buildings R4A and R4B, as well as the approved Crown Sydney Hotel Resort, bookending the western edge of Sydney's CBD.

The proposal will not have any impact upon views to (or the quality of those views) Millers Point, Walsh Bay or Observatory Hill consistent with Concept Plan (Mod 8). These landmarks and locations are nestled into the silhouette of Sydney's CBD. The Building R5 proposal, along with the other buildings within Barangaroo will contribute to this silhouette.

The visual impact of the proposal when viewed from Blues Point is consistent with that under Concept Plan (Mod 8).

4.1.15 Opera House Western Forecourt

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from the Opera House Western Forecourt is taken at **Vantage Point 17** at a camera RL of 4.68 metres using a 25mm lens.

There are partial views to the Barangaroo site from the Opera House Western Forecourt given existing form of development along the north western edge of the CBD which is dominated by commercial buildings and further northwards, lower scaled residential development. Building R5 is not visible in Vantage Point 17 as it is obscured by existing development and hence, any visual impact is rendered negligible.

The proposed development will not have any effect on the ability to appreciate views to the low scale Rocks area and Harbour Bridge approach with significant level of sky view opportunities are retained

4.1.16 Cremorne Point

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Cremorne Point is taken at **Vantage Point 18** at a camera RL of 6.5 metres using a 40mm lens.

The views presently enjoyed from Cremorne Point towards the Barangaroo Site are generally panoramic, encompassing the Sydney CBD (from east to west), Sydney Tower, the Opera House, and further west, the Sydney Harbour Bridge and North Shore.

Building R5 is not visible in Vantage Point 18 and will therefore not impact upon any views to (or the quality of those views) the Opera House and Sydney Harbour Bridge, which sit in the foreground.

4.1.17 Gladesville Bridge

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Gladesville Bridge is taken at **Vantage Point 19** at a camera RL of 41.57 metres using a 40mm lens.

The views presently enjoyed from Gladesville Bridge towards the Barangaroo Site are generally panoramic, encompassing the North Shore, Sydney Harbour Bridge, the Sydney CBD (from north to south), Sydney Tower and ANZAC Bridge. In the foreground the view is dominated by local residential development of low and medium scale as well as tree canopies.

Building R5 is not visible in Vantage Point 19 and will therefore not impact upon any views to (or the quality of those views) the Sydney Harbour Bridge in the north, Sydney Tower or ANZAC Bridge in the south.

4.1.18 Watsons Bay

The photomontage image of the proposal and the Concept Plan (Mod 8) block envelopes from Watsons Bay is taken at **Vantage Point 20** at a camera RL of 1.85 metres using a 40mm lens.

The views presently enjoyed from Watsons Bay to the west are generally panoramic, framed by the southern and northern headlands. The Sydney CBD, including Sydney Tower, is located to the centre of the view, and the top of the Sydney Harbour Bridge is visible over the northern headland. In the foreground the view is dominated by the waters of Watsons Bay.

Building R5 is not visible in Vantage Point 20 and will therefore not impact upon any views to (or the quality of those views) Sydney Tower or the partial views of the Sydney Harbour Bridge.

5.0 Visual Analysis – Private Views

The locations of the key buildings that are impacted or potentially impacted by the development in terms of private views are shown in **Figure 5**. The buildings are:

- Highgate (127 Kent Street);
- Georgia at (155 Kent Street);
- Stamford Marque at (161 Kent Street); and
- Stamford on Kent at (187 Kent Street).

There is a range of other buildings on Kent Street, and within the King Street Wharf and Shelley / Lime Street precincts that will also have some impact in terms of views and outlook.

The Rogers Stirk Harbour + Partners View Analysis that accompanied Concept Plan (Mod 8), determined the extent of the view impact to the four Kent Street residential buildings (as listed above), and demonstrated the change in views, the retention of views and the gain in views of Concept Plan (Mod 8) compared to the previous approval. In particular, the analysis demonstrated that view sharing will be achieved from the majority of levels of the adjacent residential buildings rather than maximising views from the upper levels.

Previous view studies (prepared in support of the Concept Plan and its subsequent modifications) have addressed impacts upon private views, view sharing and outlook. These have focused on the most significant and most-densely occupied buildings along Kent Street which presently enjoy largely unobstructed views. A review of anticipated impacts upon these buildings from the Building R5 proposal is addressed below, with reference to approved Concept Plan (Mod 8).

5.1 Views from Key Residential Apartment Buildings

JBA has prepared a View Analysis Report (see **Appendix B**) to specifically assess the impacts of proposed Building R5 on views from residential units on Kent Street.

The visual analysis consists of Building R5 being orthogonally projected onto the residential elevation of four apartment buildings on Kent Street (Highgate, Georgia, Stamford Marque and Stamford on Kent) to compare the visual impact of the indicative scheme in Concept Plan (Mod 8) to the proposed Building R5 development.

The oblique view analysis demonstrates that view sharing will be achieved under Concept Plan (Mod 8) by having taller and more slender buildings (including Building R5) with large spaces in between, thereby enabling oblique views and view corridors. These views are also enhanced by the significant distances between the proposed buildings and the residential units on Kent Street.

Table 2 provides a comparison of the total view angle achieved under Concept Plan (Mod 8) and the proposed design for Building R5 and indicative design for Building R4B.

Table 2 – Comparison of existing and approved view angles and view angles maintained in Mod 8

| Level | Highgate | Georgia | Stamford Marque | Stamford on Kent |
|---|----------|---------|-----------------|------------------|
| Lower Levels – Level 15 (RL 59.699) | | | | |
| Total View Angle under Concept Plan (Mod 8) | 91° | 85° | 79° | 67° |
| Total View Angle with Building R5 | 92° | 87° | 80° | 61° |
| Upper Levels – Level 25 (RL90.187) | | | | |
| Total View Angle under Concept Plan (Mod 8) | 91° | 85° | 79° | 67° |
| Total View Angle with Building R5 | 92° | 87° | 80° | 61° |

It is evident from **Table 2** that all oblique views have been increased except for the views from the Stamford on Kent. This view relates to the space between Building R5 and Commercial Building C3 when viewed from the Stamford on Kent. This view is discussed in further detail below.

The view impact on each of the apartment buildings in regard to Building R5 is described in detail below.

5.1.1 Highgate

- The zone of potential view impact from Highgate at 127 Kent Street principally affects the west facing elevation of that building only, relating solely to views to the west and south-west. Views to the north-west, north, east and south from Highgate will be unaffected by Building R5.
- The analysis in **Table 2** shows that the total view angles for Highgate, the most northerly building, are increased by 1° as a result of Buildings R4A and R4B. Two view corridors are allowed for as a result of Stage 1B; one between Building R4A and Building R4B and another between Building R4A and the approved Crown Sydney Hotel Resort.
- Highgate is located north of the alignment of Gas Lane, and therefore north of proposed development Blocks 4A and 5. Significant northerly views will be retained from both the lower and upper levels of this building given the development on Central Barangaroo is restricted to a maximum height of RL 34, and development further to the north on Block 5 is restricted to a maximum height of RL 29.
- Whilst some westerly and south-westerly views are impacted by the proposal, new view corridors are created in excess of those considered in Concept Plan (Mod 8) offering additional sky and water views.
- While views to the west and south-west are impacted, there is anticipated to be a new public open space (Hickson Park) to the north of the built form at Barangaroo South, increasing the separation between Highgate and Building R5, thus improving foreground outlook from all levels of the building.
- The visual impact of Building R5 when viewed from Highgate is consistent with Concept Plan (Mod 8).

5.1.2 Georgia

- The zone of potential view impact from Georgia at 155 Kent Street principally affects the west facing elevation of that building only, and is related solely to views to the west and south west. Views to the north, north-west, east and south from Georgia will be unaffected by Building R5.

- The analysis in **Table 2** shows that the total view angles for Georgia are increased by 2° as a result of Buildings R4A and R4B. The oblique view corridor between Buildings R4A and R4B has been increased by 1° and the corridor between Building R4A and the approved Crown Sydney Hotel Resort has also increased by 1°. Views to the north are maintained, and views between buildings to the south-west are largely unaffected.
- Georgia is located north of the alignment of Gas Lane, and therefore north of proposed development Blocks 4A and 5. Significant northerly views will be retained from both the lower and upper levels of this building given the development on Barangaroo Central is restricted to a maximum height of RL 34, and development further to the north on Block 5 is restricted to a maximum height of RL 29.
- Whilst some westerly and south-westerly views are impacted by the proposal, new view corridors are created in excess of those considered in Concept Plan (Mod 8) offering additional sky and water views.
- While views to the west and south-west are impacted, there is anticipated to be a new public open space (Hickson Park) to the north of the built form at Barangaroo South, ensuring significant separation between Georgia and Building R5, thus improving foreground outlook from all levels of the building.
- The visual impact of Building R5 when viewed from Georgia is consistent with Concept Plan (Mod 8).

5.1.3 Stamford Marque

- The zone of potential view impact from Stamford Marque at 161 Kent Street affects the west facing elevations of that building, with the principal impact being to the western façade. Views to the north, east and south will be unaffected by Building R5.
- The analysis in **Table 2** shows that the total view angles for Stamford Marque are increased by 1° as a result of Buildings R4A and R4B. The oblique view corridor between Buildings R4A and R4B has been increased by 1°. Views to the north are maintained.
- Stamford Marque is located north of the alignment of Gas Lane, and therefore north of proposed development Blocks 4A and 5. Significant northerly views will be retained from both the lower and upper levels of this building given the development on Central Barangaroo is restricted to a maximum height of RL 34, and development further to the north on Block 5 is restricted to a maximum height of RL 29.
- Whilst some westerly and south-westerly views are impacted by the proposal, new view corridors are created in excess of those considered in Concept Plan (Mod 8) offering additional sky and water views.
- While views to the west and south-west are impacted, there is anticipated to be a new public open space (Hickson Park) to the north of the built form at Barangaroo South, ensuring significant separation between Stamford Marque and Building R5, thus improving foreground outlook from all levels of the building.
- The visual impact of Building R5 when viewed from Stamford Marque is consistent with Concept Plan (Mod 8).

5.1.4 Stamford on Kent

- The zone of potential view impact from Stamford on Kent at 187 Kent Street affects the north, south and west facing elevations of that building, with the principal impact being to the western façade. Views to the north, east and south will be unaffected by Building R5.

- The analysis in **Table 2** shows that the total view angles for Stamford on Kent, the most southerly building, are reduced by 6° at both the lower and upper levels when compared to the indicative design under Concept Plan (Mod 8). This oblique view relates to the corridor between Building R5 and Commercial Building C3. Despite this reduction, sky view opportunities are still available in part between the two buildings and at a higher level above Building R5 and between Building R5 and Commercial Building C3. These oblique view lines, available at both the upper and lower levels, provide alternative sky views and water views and allow for a clear visual break in the built form.
- When compared with the view assessment supporting Concept Plan (Mod 8), the view corridors of the indicative design and the proposed detailed design slightly differ¹. This is due to a slight variation in the position of the view, demonstrating that the oblique view corridor will continually alter based on the position of a person and their orientation. As such, despite the degree of the view being reduced from that considered in the indicative design for Concept Plan (Mod 8), there is still potential to appreciate similar oblique view corridors.
- North-westerly views, significant views north of the alignment of Gas Lane will be largely retained given the restriction of maximum building height within Barangaroo Central, RL 34. Stamford on Kent is understood to have a maximum height of RL 102, and its elevated position means that views from the mid and upper levels in this direction, including views to the harbour's edge to the north-west, will remain substantially unaffected across the top of new buildings. These north-westerly views offer both sky and water conditions.
- In addition, the new significant public open space / parkland (Hickson Park) to the north of Building R5 will open up views from Stamford on Kent to the north-west and provide a pleasant foreground outlook from all levels of the building.
- The visual impact of Building R5 when viewed from Stamford on Kent is slightly increased when compared with the indicative design of Concept Plan (Mod 8). Despite this, the proposal remains within the approved Concept Plan (Mod 8) envelope and continues to offer an oblique view corridor.

¹ Note: The Concept Plan (Mod 8) photomontage renders were completed by RSH+P whilst the detailed Building R5 photomontage renders have been completed by Virtual Ideas. Slight differences in the view angle have occurred due to separate computer modelling.

6.0 Conclusion

Building R5 is located at the northern end of Barangaroo South and is one of a number of new towers that comprise the built form of the precinct. The scale of Building R5 is commensurate with the location of the Barangaroo Site within Sydney's CBD and with the other new buildings to be delivered in Barangaroo.

Building R4A will be visible in views from key public domain locations and from within residential apartment buildings. The detailed Building R5 design is within the Concept Plan Block 4B envelope. Given the moderate height and angular nature of the tower, Building R5 presents greater opportunities for sky viewing.

On balance, Building R5 provides separation between the adjoining future building, being Building R4B. The result of this separation is view lines being maintained across the Barangaroo site and the ability for a greater appreciated of sky views.

The proposal provides an elegant, new high quality residential building that is part of a composition of three related buildings, designed by a world renowned architectural practice. The development of Building R5 will contribute to the world-class nature of Barangaroo and will contribute in extending the western corridor of the Sydney CBD.

Overall, Building R5 will not affect the relevant and appropriate view, vista, outlook and visual impact objectives previously approved, and this analysis shows that the impacts of the proposal are generally consistent with those identified in Concept Plan (Mod 8).