

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

A1 LIVING AREA, STANDING VIEW, AND

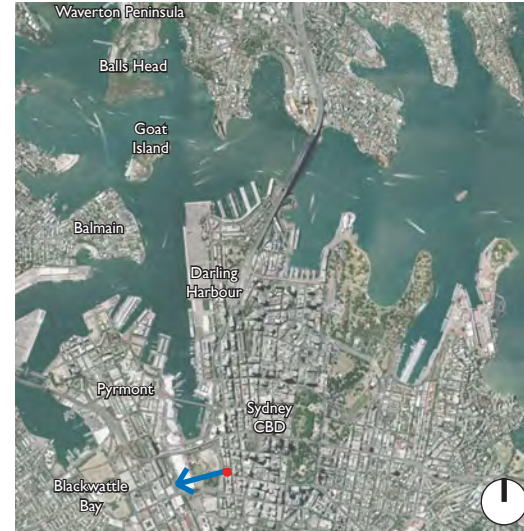
A2 BEDROOM I, STANDING VIEW

Description of view:

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

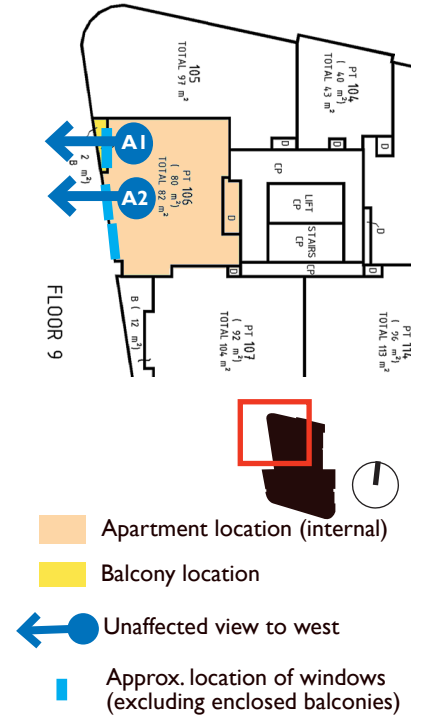
A1, A2 –
SIGNIFICANCE: NOT AFFECTED

Key plan of view:



- Alternative retained view
- Location of Emporio Apartments

Location of view:



- Apartment location (internal)
- Balcony location
- Unaffected view to west
- Approx. location of windows (excluding enclosed balconies)

Alternative retained views



A1

A2

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

VI LIVING AREA, STANDING VIEW

V2 LIVING AREA, SITTING VIEW

Description of view:

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

Impact of proposal:

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

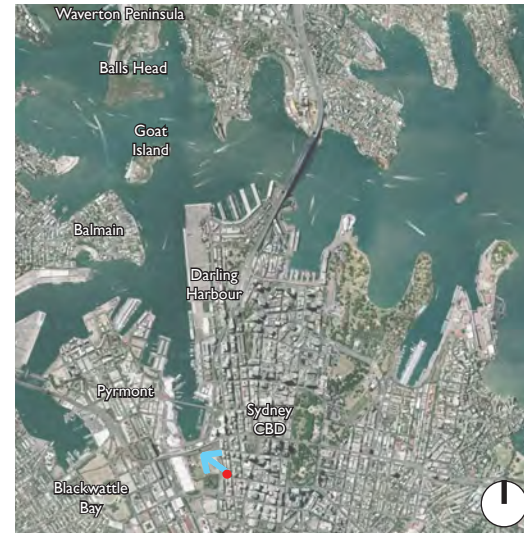
Due to the low elevation of the unit, the significance of the view is considered to be medium due to the dominant presence of the highway infrastructure and existing built form, with very limited areas of land/water interface.

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

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

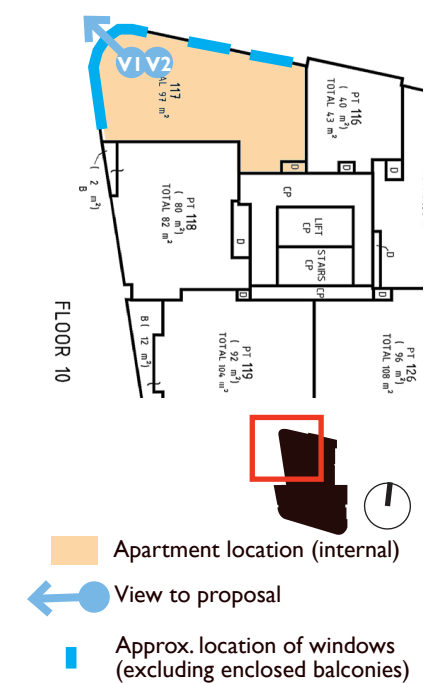
Whilst there will be a change in the scale and focus of the view, on balance it is considered that the impact is reasonable.

Key plan of view:



- ➔ View to proposal
- Location of Emporio Apartments

Location of view:



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

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



VI

Existing View



VI

Proposed View



V2

Existing View



V2

Proposed View

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

V3 BEDROOM I, STANDING VIEW

Description of view:

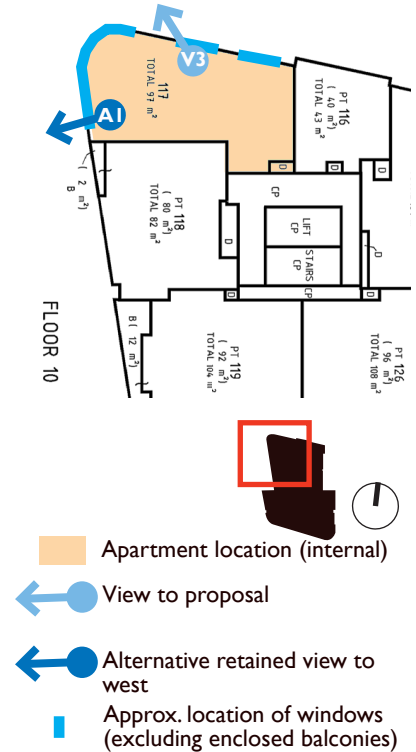
View 3 is the primary view from bedroom 1 of the north-western unit on Level 9. The view to the proposal is oblique. Due to the relatively low elevation of the unit compared with the adjacent development the view is significantly enclosed by existing built form and the Western Distributor. The foreground of the view is obstructed by the roof of adjacent built form and HVAC equipment. The view captures a small area of sky and includes a glimpse of Cockle Bay, the Pyrmont Bridge, the Maritime Museum, and constrained long distance views to the north-west. The significance of this view is considered to be low and according to the Tenacity view sharing principles the impact on views from bedrooms is considered to be less important than from living areas. Therefore, this view has not been selected for further assessment. Alternative views to the Chinese Garden of Friendship to the west are retained (A1).

V3 –
SIGNIFICANCE: LOW

Key plan of view:



Location of view:





Existing View

Alternative retained views



AI

4.3.4 EMPORIO APARTMENTS - UNIT BI 103, L10/L11TH FLOOR (V4-V5)

V4 LIVING AREA, STANDING VIEW, AND

V5 BEDROOM 2, STANDING VIEW

Description of view:

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

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

Impact of proposal:

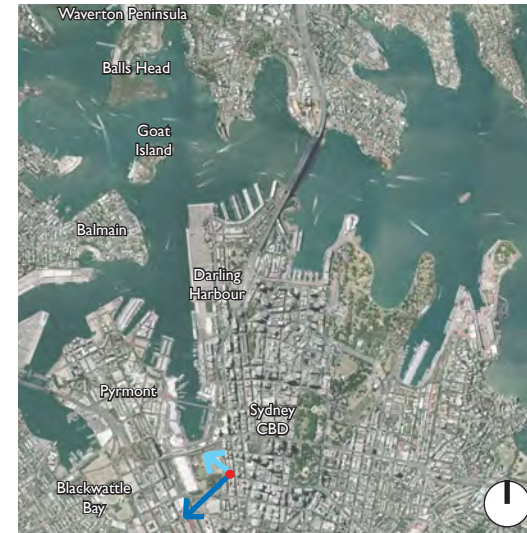
Most of the southern elevation of the proposal will be visible at the centre-left of the existing view from the living area and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and further narrows the view focus. The proposal obstructs existing glimpses of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

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

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

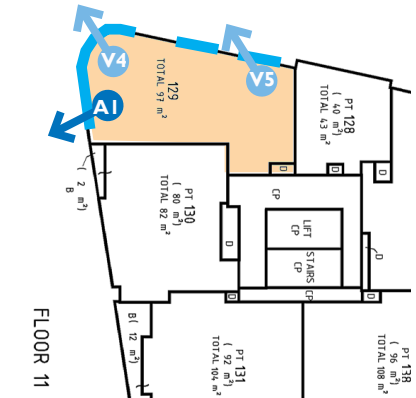
- The absence of applicable controls to the site and therefore the proposal is considered to be a compliant development.
- The reasonableness of an expectation of view retention for lower level views and for development located a distance away from the water's edge where developable land exists between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

Key plan of view:



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

Location of view:



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

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

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



V4

Existing View



V4

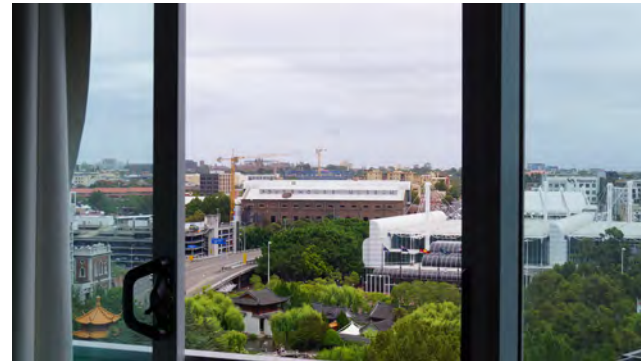
Proposed View



V5

Existing View

Alternative retained views



A1

4.3.5 EMPORIO APARTMENTS - UNIT A1302, L12/I3TH FLOOR (V6-V7)

V6 DINING, STANDING VIEW, AND

V7 DINING, SITTING VIEW

Description of view:

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

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

Impact of proposal:

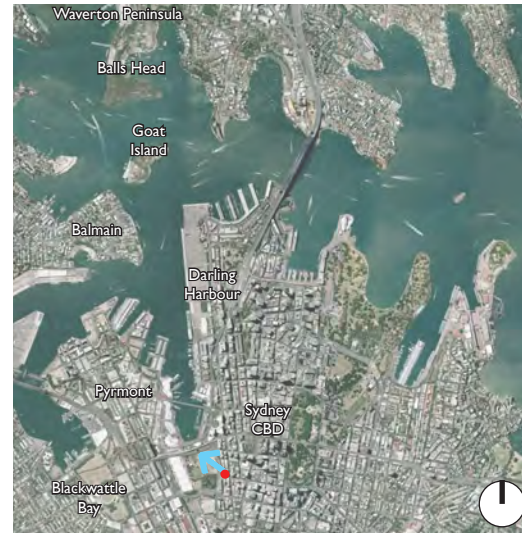
Most of the southern elevation of the proposal will be visible at the centre of the existing view and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and contributes to the existing sense of enclosure. The proposal obstructs water views to Cockle Bay, the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

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

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

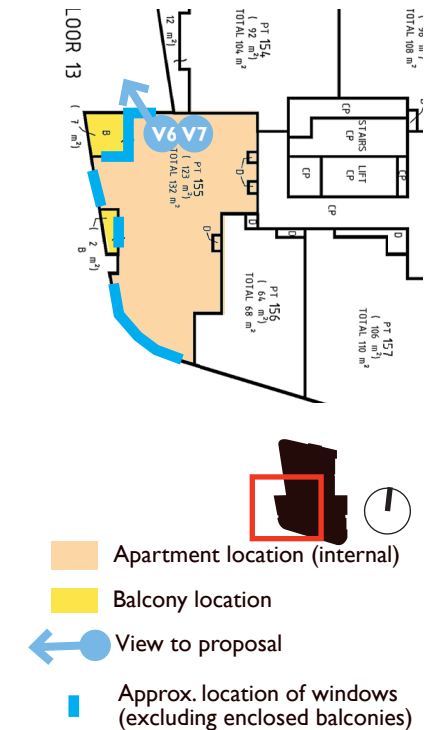
Although the impact is significant, key features of the existing view are retained, and overall the proposal achieves acceptable view sharing. Whilst it is understood the scale and focus of the view has changed, on balance it is considered that the impact is reasonable.

Key plan of view:



- ➔ View to proposal
- Location of Emporio Apartments

Location of view:



V6,V7

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

IMPACT: SIGNIFICANT (V6), MODERATE (V7)

ACCEPTABILITY: REASONABLE



V6

Existing View



V6

Proposed View



V7

Existing View



V7

Proposed View

4.3.6 EMPORIO APARTMENTS - UNIT A1302, L12/13TH FLOOR (V8-V9)

V8 WINTER GARDEN, STANDING VIEW, AND

V9 WINTER GARDEN, SITTING

Description of view:

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

Impact of proposal:

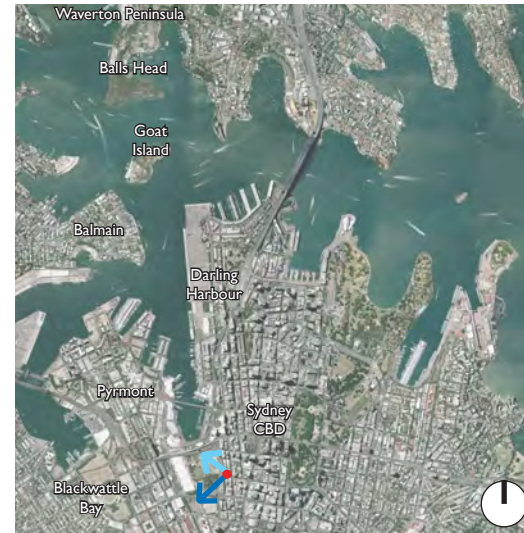
Most of the southern elevation of the proposal will be visible at the centre-left of the existing view from the living area and there is a change in the scale and focus of the view. The proposal obstructs part of the sky and horizon and contributes to the existing sense of enclosure. The proposal obstructs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

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

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

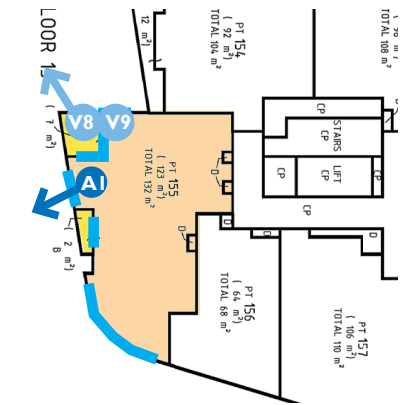
Although the impact is significant, key features of the existing view, and the alternative view to the west, are retained. On balance it is considered that the impact is reasonable.

Key plan of view:



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

Location of view:



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

Alternative view retained



A1

V8, V9 -

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

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

ACCEPTABILITY: REASONABLE



V8

Existing View



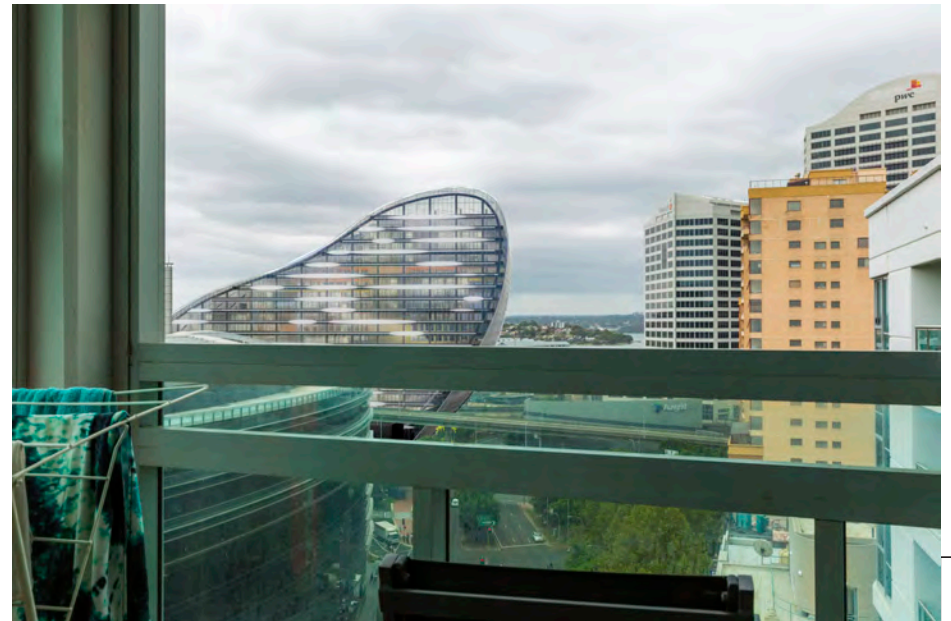
V8

Proposed View



V9

Existing View



V9

Proposed View

4.3.7 EMPORIO APARTMENTS - UNIT BI30I, L12/I3TH FLOOR (VI0-VII)

VI0 LIVING AREA, STANDING VIEW, AND

VII LIVING AREA, SITTING VIEW

Description of view:

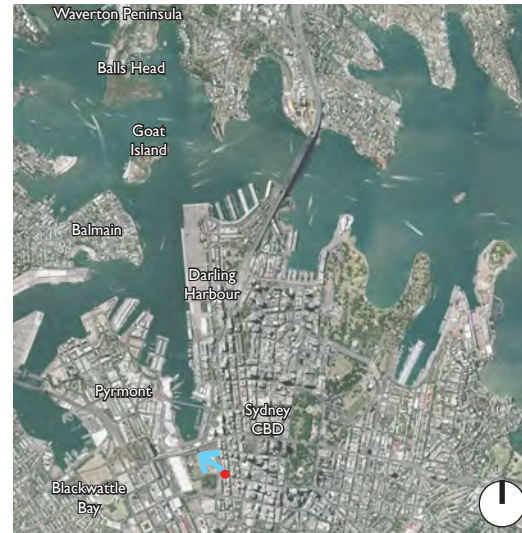
Views I0 and I1 are primary views from the living area of the north-eastern unit on Level 12. The views to the proposal are oblique. The views modelled include a standing view (VI0) and a seated position (VII) within the same apartment. Due to the relatively low elevation of the unit compared with the adjacent development, the views are enclosed by existing built form. The standing view captures a small area of sky and is characterized by the roofs of lower adjacent built form, the cityscape of the CDB to the north, the streetscape of Sussex Street and a constrained glimpse of Cockle Bay, the Pyrmont Bridge, and the Pyrmont Bay wharves. This view is considered to be of low significance. The seated view is obstructed by the height of the window sill and is considered to be of low significance.



Impact of proposal:

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

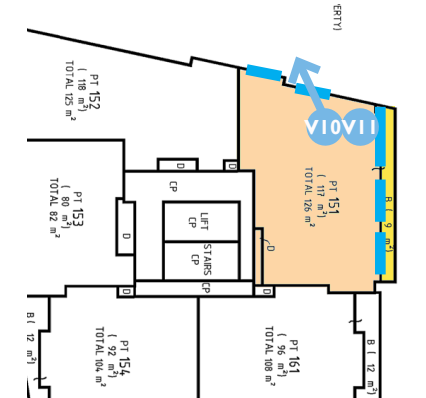
VI0, VII –
SIGNIFICANCE: LOW
IMPACT: MINOR
ACCEPTABILITY: REASONABLE





Key plan of view:



-  View to proposal
-  Location of Emporio Apartments

Location of view:



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



V10

Existing View



V10

Proposed View



VII

Existing View



VII

Proposed View

4.3.8 EMPORIO APARTMENTS - UNIT BI301, L12/I3TH FLOOR (VI2)

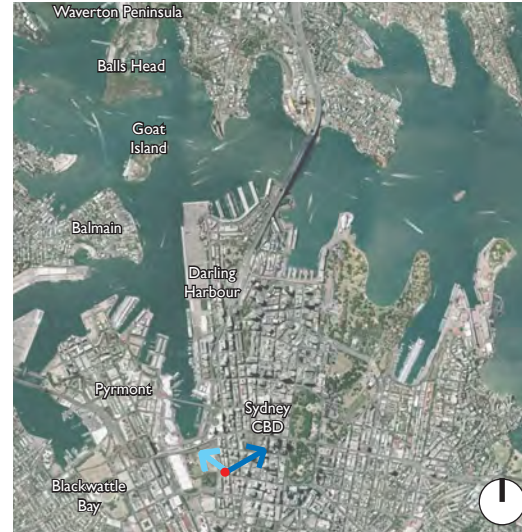
VI2 BEDROOM 3, STANDING VIEW

Description of view:

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

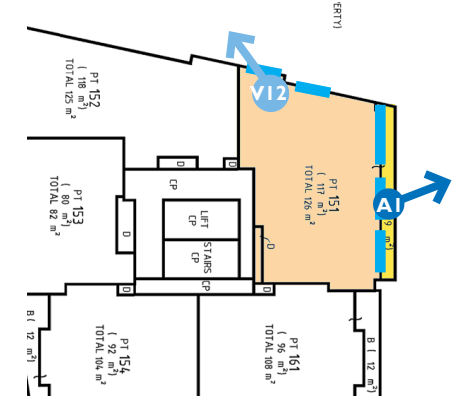
VI2 –
SIGNIFICANCE: LOW

Key plan of view:



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

Location of view:



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



V12

Existing View

Alternative retained views



A1

4.3.9 EMPORIO APARTMENTS - UNIT BI302, L12/L13TH FLOOR (VI3-VI4)

VI3 LIVING/DINING AREA, STANDING VIEW, AND

VI4 LIVING/DINING AREA, SITTING VIEW

Description of view:

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

Impact of proposal:

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

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

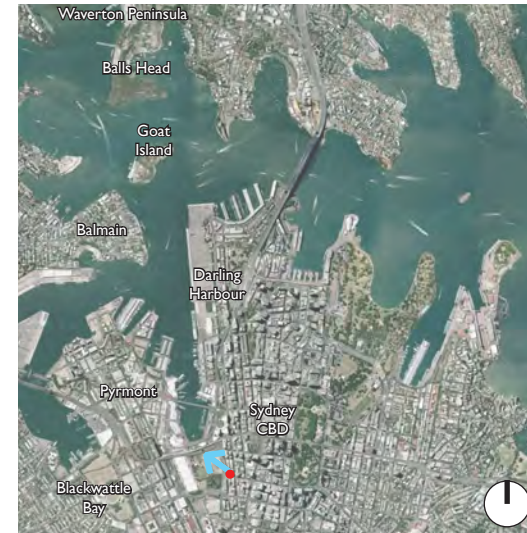
VI3,VI4 –

SIGNIFICANCE: MEDIUM

IMPACT: SIGNIFICANT

ACCEPTABILITY: REASONABLE

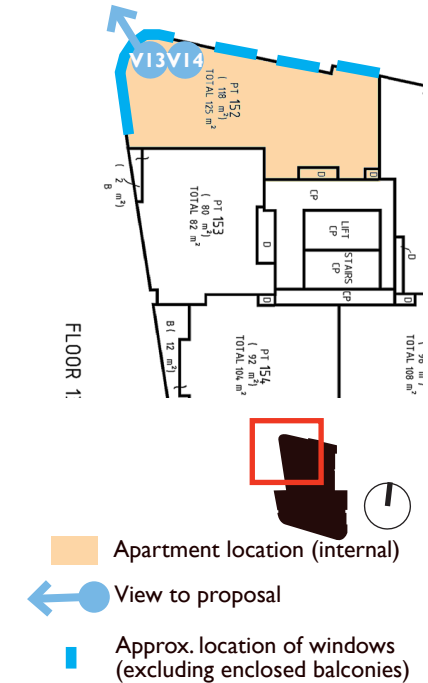
Key plan of view:



View to proposal

Location of Emporio Apartments

Location of view:



Apartment location (internal)

View to proposal

Approx. location of windows (excluding enclosed balconies)



V13

Existing View



V13

Proposed View



V14

Existing View



V14

Proposed View

4.3.10 EMPORIO APARTMENTS - UNIT BI302, L12/I3TH FLOOR (VI5)

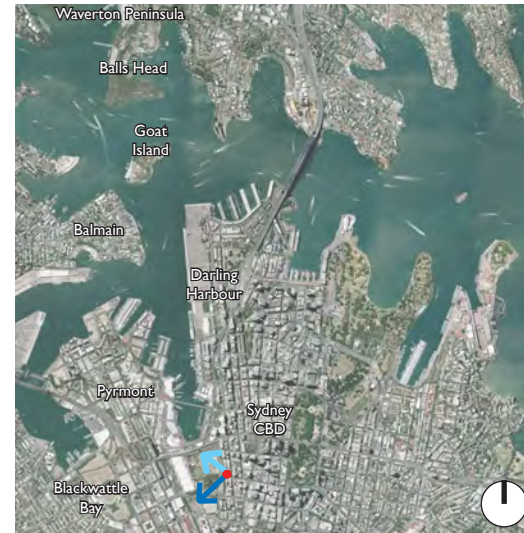
VI5 BEDROOM 2, STANDING VIEW

Description of view:

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

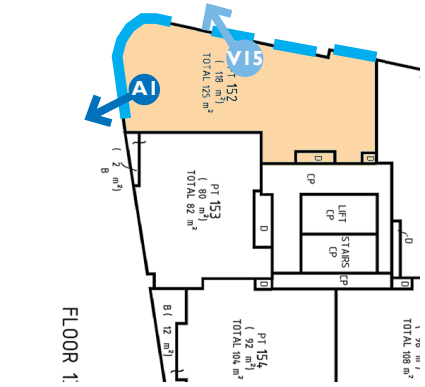
VI5 –
SIGNIFICANCE: LOW

Key plan of view:



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

Location of view:



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



V15

Existing View

Alternative retained views



A1

4.3.11 EMPORIO APARTMENTS - UNIT A1501, L13/I5TH FLOOR (VI6-VI7)

VI6 DINING, STANDING VIEW, AND

VI7 DINING, SITTING VIEW

Description of view:

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

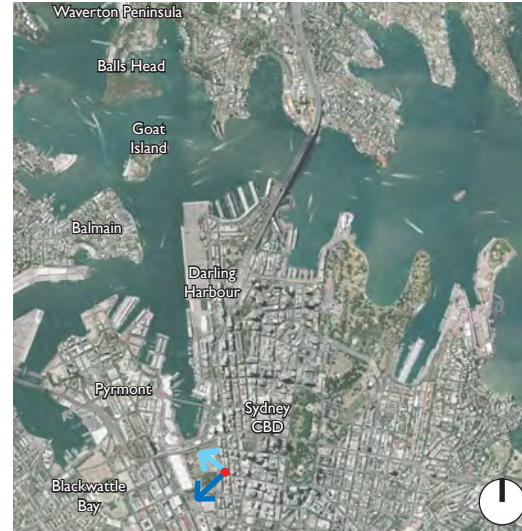
Impact of proposal:

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

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

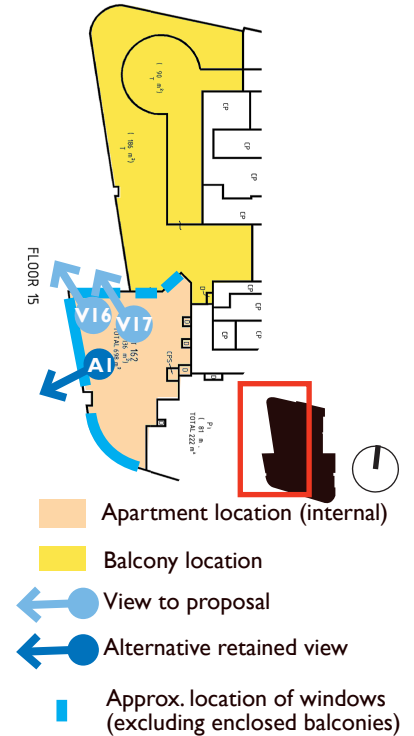
VI6, VI7 -
SIGNIFICANCE: MEDIUM-HIGH (VI6), MEDIUM (VI7)
IMPACT: SIGNIFICANT
ACCEPTABILITY: REASONABLE

Key plan of view:



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

Location of view:



Alternative retained views



A1



V16

Existing View



V16

Proposed View



V17

Existing View



V17

Proposed View

4.3.12 EMPORIO APARTMENTS - UNIT A1501, L13/I5TH FLOOR (V18)

V18 TERRACE, STANDING VIEW

Description of view:

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

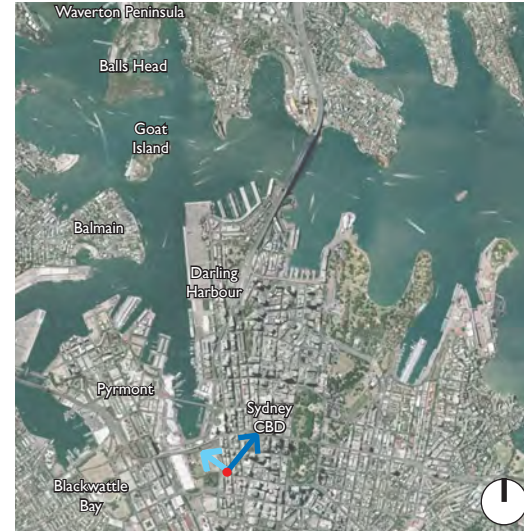
Impact of proposal:

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

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

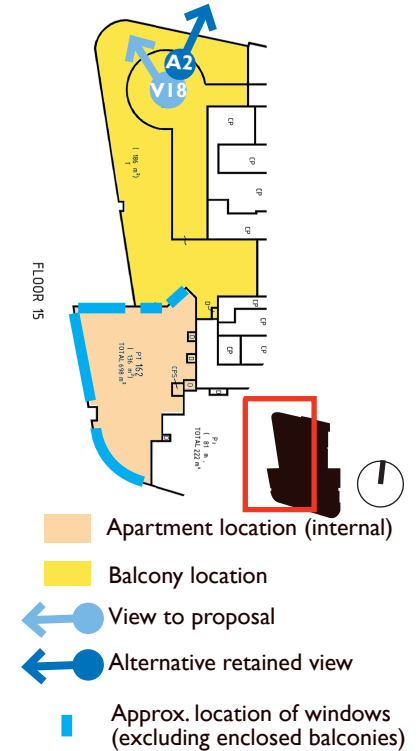
V18 -
SIGNIFICANCE: MEDIUM-HIGH
IMPACT: SIGNIFICANT
ACCEPTABILITY: REASONABLE

Key plan of view:



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

Location of view:





V18

Existing View



V18

Proposed View

Alternative retained view



A2

4.3.13 EMPORIO APARTMENTS - UNIT A1501, L14/16TH FLOOR (V19-V20)

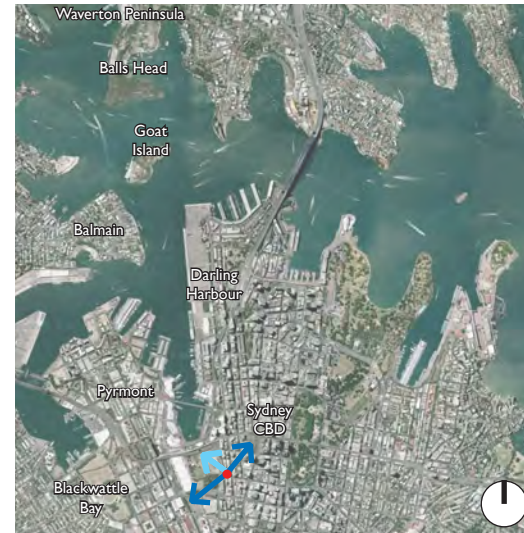
V19 BEDROOM I, STANDING VIEW, AND V20 WINTER GARDEN, STANDING VIEW

Description of view:

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

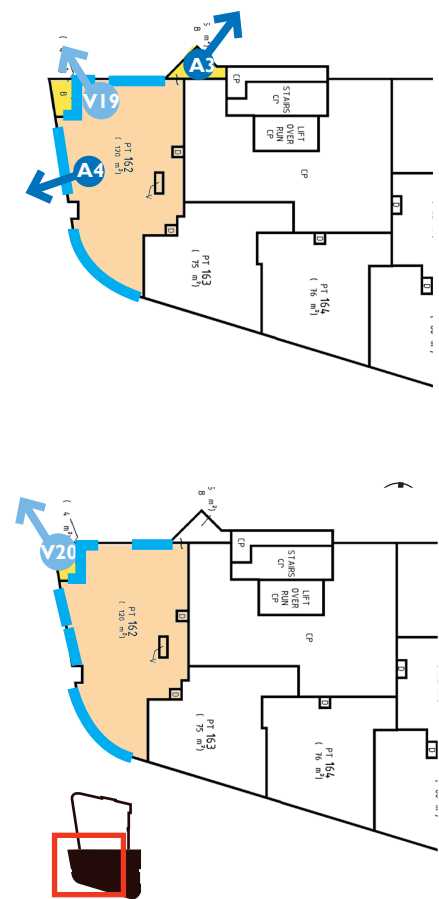
V19, V20 -
SIGNIFICANCE: LOW

Key plan of view:



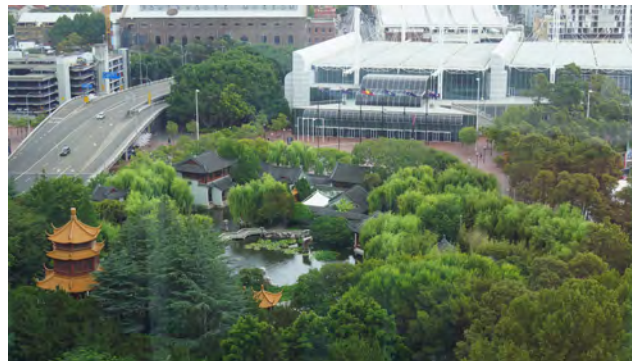
- View to proposal
- Alternative retained view
- Location of Emporio Apartments

Location of view:



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

Alternative retained views



A3

A4



V19

Existing View



V20

Existing View

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

V21 UPPER LEVEL TERRACE, STANDING VIEW

Description of view:

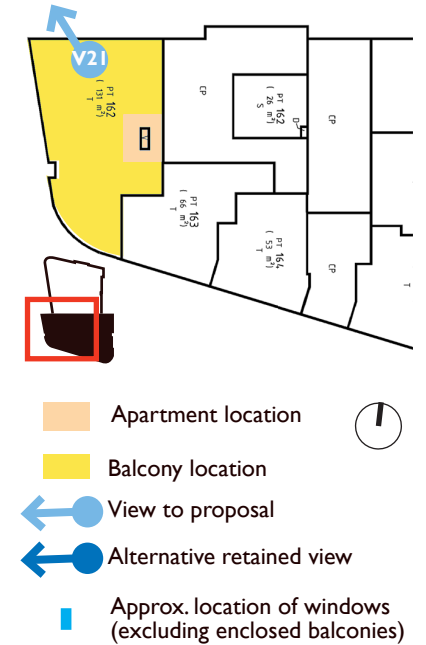
View 21 is a secondary view from the upper level terrace of the south-western unit on Level 15. Due to the relatively low elevation of the unit compared to the adjacent development to the north, the view in that direction is partially obstructed by existing built form. The view is mostly open with a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

V21 -
SIGNIFICANCE: MEDIUM

Key plan of view:



Location of view:





V21

Existing View

4.3.15 EMPORIO APARTMENTS - UNIT A1507, L13/I5TH FLOOR (V22)

V22 TERRACE, STANDING VIEW

Description of view:

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

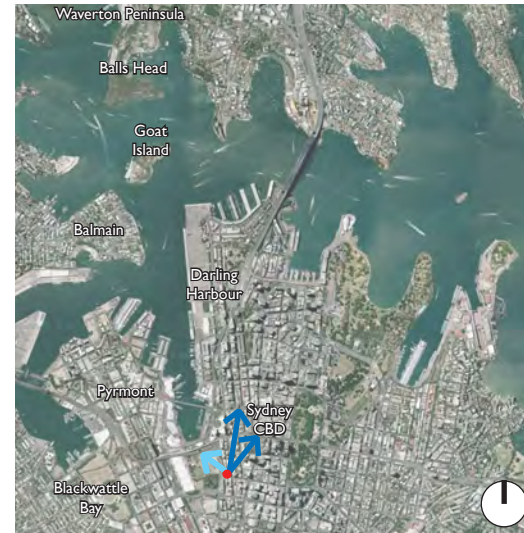
Impact of proposal:

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

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

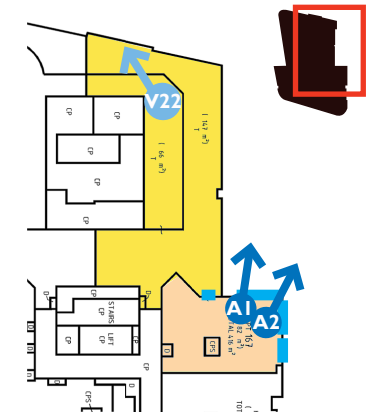
V22 -
SIGNIFICANCE: MEDIUM-HIGH
IMPACT: SIGNIFICANT
ACCEPTABILITY: REASONABLE

Key plan of view:



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

Location of view:



Level 13

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



V22

Existing View



V22

Proposed View

Alternative retained views



A1



A2

4.3.16 EMPORIO APARTMENTS - UNIT A1507, L14/I6TH FLOOR (V23)

V23 BEDROOM I, STANDING VIEW

Description of view:

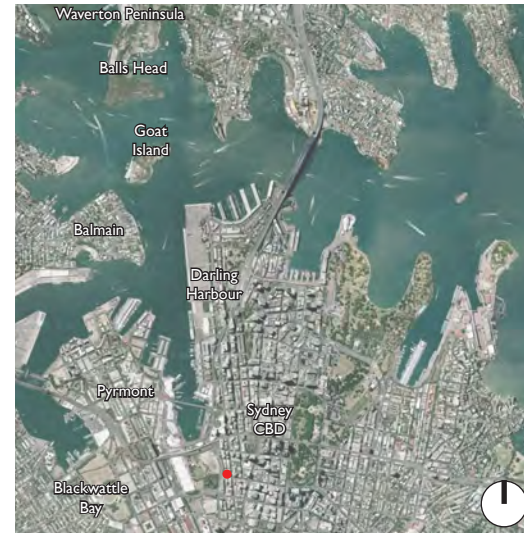
View 23 is from the bedroom I of the eastern unit on Level 14. The view is relatively enclosed and is obstructed by the roof terrace of the adjacent unit and the detailing of the window. Due to the relatively low elevation of the unit compared to the adjacent development to the north, the view in that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



Impact of proposal:

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

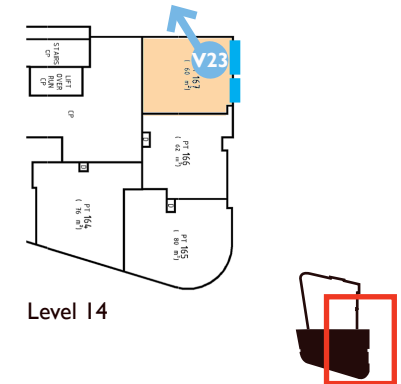
V23 -
SIGNIFICANCE: LOW-MEDIUM
IMPACT: MODERATE
ACCEPTABILITY: REASONABLE

Key plan of view:






-  View to proposal
-  Location of Emporio Apartments

Location of view:



Level 14

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



V23

Existing View



V23

Proposed View

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

V24 UPPER LEVEL TERRACE, STANDING VIEW

Description of view:

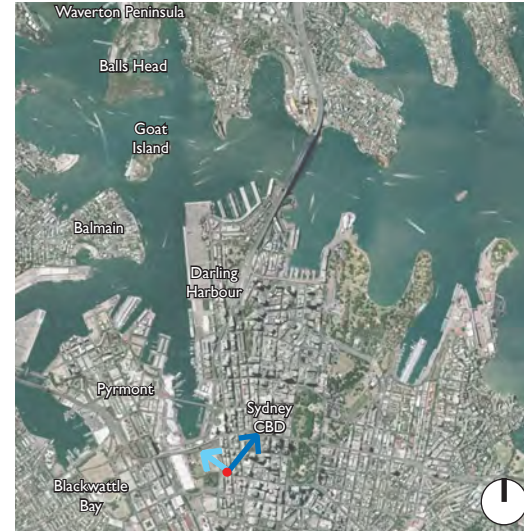
View 24 is a primary view from the terrace of the south-eastern unit on Level 15. The view to the proposal is oblique and is enclosed to the north due to the comparatively taller development in that direction. The view includes a glimpse of Cockle Bay, Pyrmont Bridge, the Maritime Museum, Pyrmont Bay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

Impact of proposal:

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

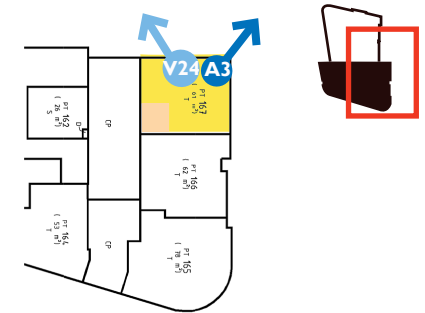
V24 -
SIGNIFICANCE: LOW-MEDIUM
IMPACT: MODERATE
ACCEPTABILITY: REASONABLE

Key plan of view:



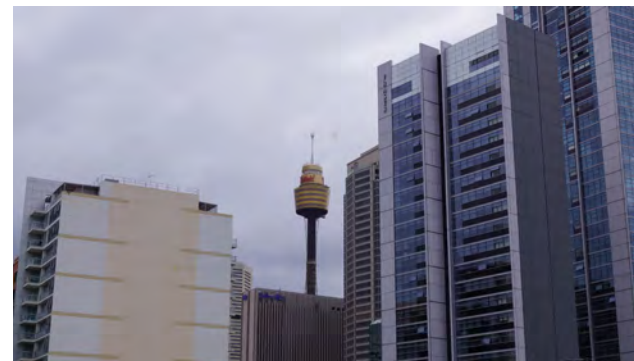
- View to proposal
- Alternative retained view
- Location of Emporio Apartments

Location of view:



- Apartment location (internal)
- Balcony location
- View to proposal
- Alternative retained view

Alternative retained view



A3



V24

Existing View



V24

Proposed View

4.3.18 EMPORIO APARTMENTS - SUMMARY

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

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

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

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

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


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

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5 - FINAL CONCLUSIONS



GMU

5.1 FINAL CONCLUSIONS

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

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

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

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

Summary of Impacts

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

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

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