

Visual and View Impact Analysis



Harbourside Shopping Centre

Redevelopment for retail, residential and public domain

Submitted to Department of Planning and Environment
On Behalf of Mirvac Projects Pty Ltd

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1.0 Introduction

This report provides a Visual and View Impact Analysis for the Harbourside Shopping Centre redevelopment Project (SSD 7874).

Harbourside is one of the last remaining key foreshore sites in Darling Harbour that is in desperate need of renewal. The opening of the adjoining ICC Sydney in December 2016 heightens the need for this out-dated and less than appealing development to be transformed and carry forward the momentum that the ICC Sydney as a piece of step change infrastructure will bring to Sydney and more broadly NSW and Australia.

Harbourside over the years has served an important function and role within Darling Harbour, providing for the day to day retail, convenience and entertainment needs of visitors and tourists to the area. Mirvac's planned redevelopment of Harbourside will carry forward this essential offering whilst supporting a slim residential tower that responds to the site's Central Sydney location and the existing/future pattern of development.

The Visual and View Impact Analysis is submitted to the Minister for Planning and Environment to accompany a State Significant Development Application (SSDA) made pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The SSDA relates to a Stage 1 Concept Proposal DA establishing (amongst other things) building envelopes, land uses, maximum Gross Floor Area, and a public domain concept.

The Secretary's Environmental Assessment Requirements (SEARs) dated 30 August 2016 for the Harbourside redevelopment project require that the following be addressed with respect to views and visual impacts:

- *“Relevant statutory provisions.... Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and Darling Harbour Development Plan No1...*
- *Relevant planning provisions, goals and strategic planning objectives... Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines; Sydney Development Control Plan 2012;*
- *Consider the impact of the proposal when viewed from the public domain and key vantage points surrounding the site, including Pyrmont, Darling Harbour, Pyrmont Bridge and adjacent buildings;*
- *Address view loss and view sharing.... including neighbouring properties and the public domain;*
- *Include visual and view impact analysis and photomontages”*

This report considers the visual and view impacts in relation to the Harbourside redevelopment project. It is based on an assessment of the proposed building envelopes, with some regard provided to the illustrative scheme that has been provided for information purposes only. The detailed design of the final buildings within the proposed envelopes will be the subject of separate planning approval. Any future detailed Stage 2 SSDA will be accompanied by a subsequent Visual and View Impact Analysis that considers impacts associated the actual final form of the development.

1.1 The Site

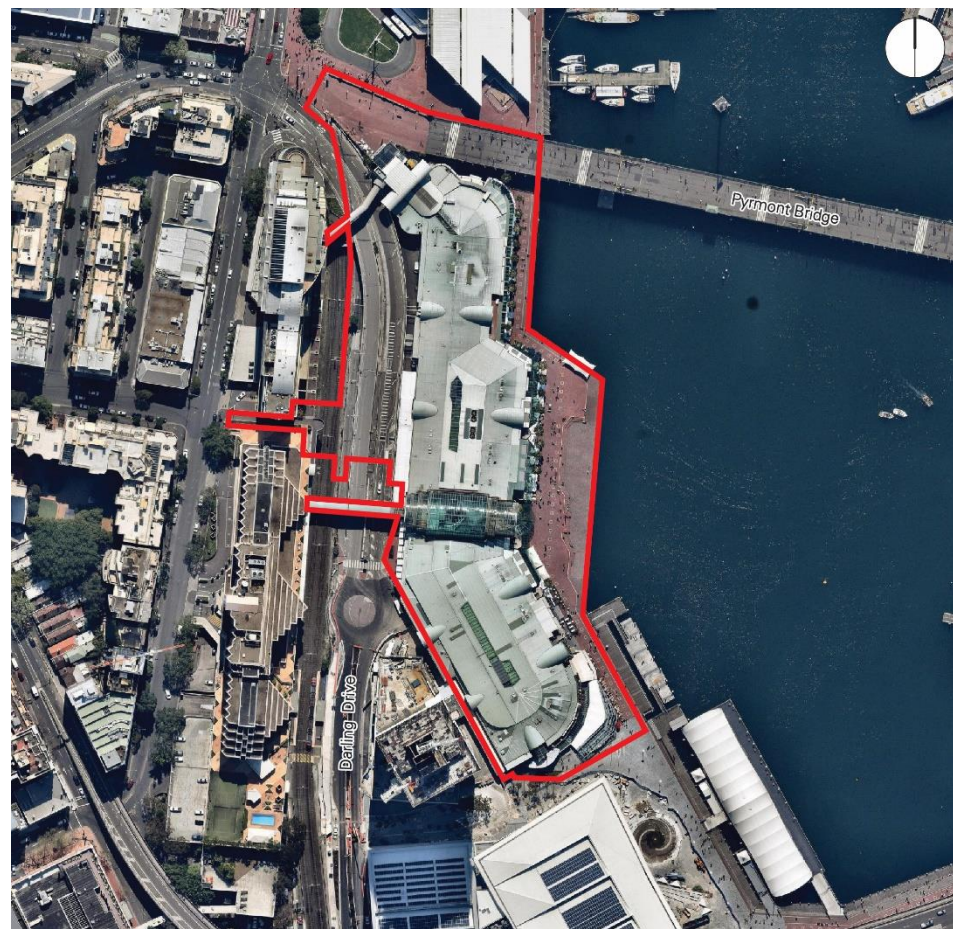
The Harbourside Site is located within the Darling Harbour Precinct in the City of Sydney Local Government Area (LGA). Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney CBD, and to the east of the Pyrmont Peninsula.

The Darling Harbour precinct is unique in terms of its function, location, land ownership and physical characteristics, and accommodates a wide range of land uses. These land uses predominantly relate to recreation, tourism, entertainment, retail, residential apartments and business.

The Darling Harbour precinct is undergoing significant redevelopment as part of the Sydney Internal Convention Exhibition and Entertainment Precinct/SICEEP (ICC Sydney), Darling Square, IMAX renewal, the Star and Cockle Bay projects. These projects support the realisation of the NSW State Government's vision for an expanded 'cultural ribbon' spanning from Barangaroo, around to Darling Harbour and Pyrmont.

The Site is in a highly urbanised Global CBD environment and represents a major waterfront urban renewal site.

The Site more specially occupies an area of approximately 2.05 hectares within the north western portion of the Darling Harbour precinct. The Site is generally bound by Pyrmont Bridge to the north, the SICEEP site to the south, Darling Drive and the alignment of the light rail to the west and Cockle Bay to the east. The location of the Harbourside Site is shown in **Figure 1** below.



Indicative Site Boundary

Figure 1 – Aerial view of the subject site
Source: JBA and Google Maps

1.2 Harbourside Concept Proposal

The Harbourside Concept Proposal SSDA establishes the vision and planning and development framework which will be the basis for the consent authority to assess future development proposals within the Harbourside Site.

The Harbourside Site is to be developed for a mix of non-residential and residential uses, including retail and restaurants, residential apartments, and open space.

More specifically the Concept Proposal seeks approval for the following:

- concept for demolition of existing site improvements, including the Harbourside Shopping Centre, the southern pedestrian bridge link across Darling Drive, obsolete monorail infrastructure, and associated tree removal;
- concept for a network of open space areas and pedestrian links generally as shown within the Public Domain Concept Proposal, to facilitate re-integration of the site into the wider urban context;
- building envelopes;
- land uses across the Site, including non-residential and residential uses;
- a maximum total Gross Floor Area (GFA) of 87,000m² for the future mixed use development (comprising both non-residential and residential floor space);
- basement parking;
- car parking rates;
- Urban Design and Public Realm Guidelines to guide future development of the built form and the public domain;
- a framework for achieving design excellence; and
- strategies for remediation, utilities and services provision, managing drainage and flooding, and achieving ecologically sustainable development.

1.3 Methodology

1.3.1 Visual analysis

To support the visual analysis key public domain views, view corridors and public vantage points within and surrounding the Harbourside Site have been identified. These specific locations were determined in consultation with the Department of Planning and Environment.

The selection of vantage points has also had regard to the location of existing heritage items within and in the vicinity of the site that are visible from the public domain including Darling Harbour Rail Corridor, Darling Harbour Water Feature, and Pyrmont Bridge.

Photomontages have been prepared for a total of 15 public domain views and vantage points. The locations of the photomontage images and direction of view are shown on **Figure 2**.

The photomontage images for each of the identified public domain views have been taken at ground level (pedestrian eye level) to indicate what a pedestrian will see when travelling through or within the general vicinity of the Harbourside Site. The photomontage images have been produced using both a 24mm and 50mm lens size. Each photo position has been surveyed by a registered surveyor (Rygate).



Figure 2 – Visual Analysis (Public Domain Views, View Corridors and Vantage Points)
Source: *Virtual Ideas*

1.3.2 View Analysis

11 key buildings in the vicinity of the Harbourside Site have been identified as being impacted or potentially impacted on by the Harbourside Project in terms of private views. These buildings are broadly grouped into primary and secondary buildings:

Primary Buildings

- Novotel Sydney Darling Harbour
- Oaks Goldsbrough Apartments
- Ibis Hotel Darling Harbour
- One Darling Harbour (50 Murray Street)
- Gateway Apartments (1 Murray Street)
- ICC Sydney Hotel (Sofitel)

Secondary Buildings

- Renaissance Apartments (73 Union Street)
- Arena Apartments (32-34 Bunn Street)
- The Phoenix Apartments (117 – 129 Murray Street)
- Harbour's Edge Apartments (1 – 5 Harwood Street)
- 16 – 30 Bunn Street (apartments)

The key buildings were identified by aerial imagery and site inspection and are highlighted on **Figure 3** below. The key buildings were selected based on the sensitivity of land use (i.e hotel and / or residential and serviced apartments were selected rather than commercial premises), and on the basis of both proximity to the Site and the extent to which existing views, vistas and outlook are likely to be affected by the Harbourside 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 selected locations were also determined in consultation with the Department of Planning and Environment.

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

A combination of both 3D model images and photomontage images have been prepared for the key buildings at selected levels. Depending on the height of the particular building and whether existing views are available at lower and upper levels, images have been prepared accordingly.

The 3D model and photograph views from the key buildings use a camera with a 24mm lens, with a 50mm lens frame added to the images in order to allow for a narrower field of view analysis.

Access was provided to most individual buildings that were requested to be visited in order to take photographs. Photographs were taken from representative apartments/ rooms in order to prepare photomontage images of the proposed buildings/envelopes imposed (via photomontages) with before and after comparisons on views.

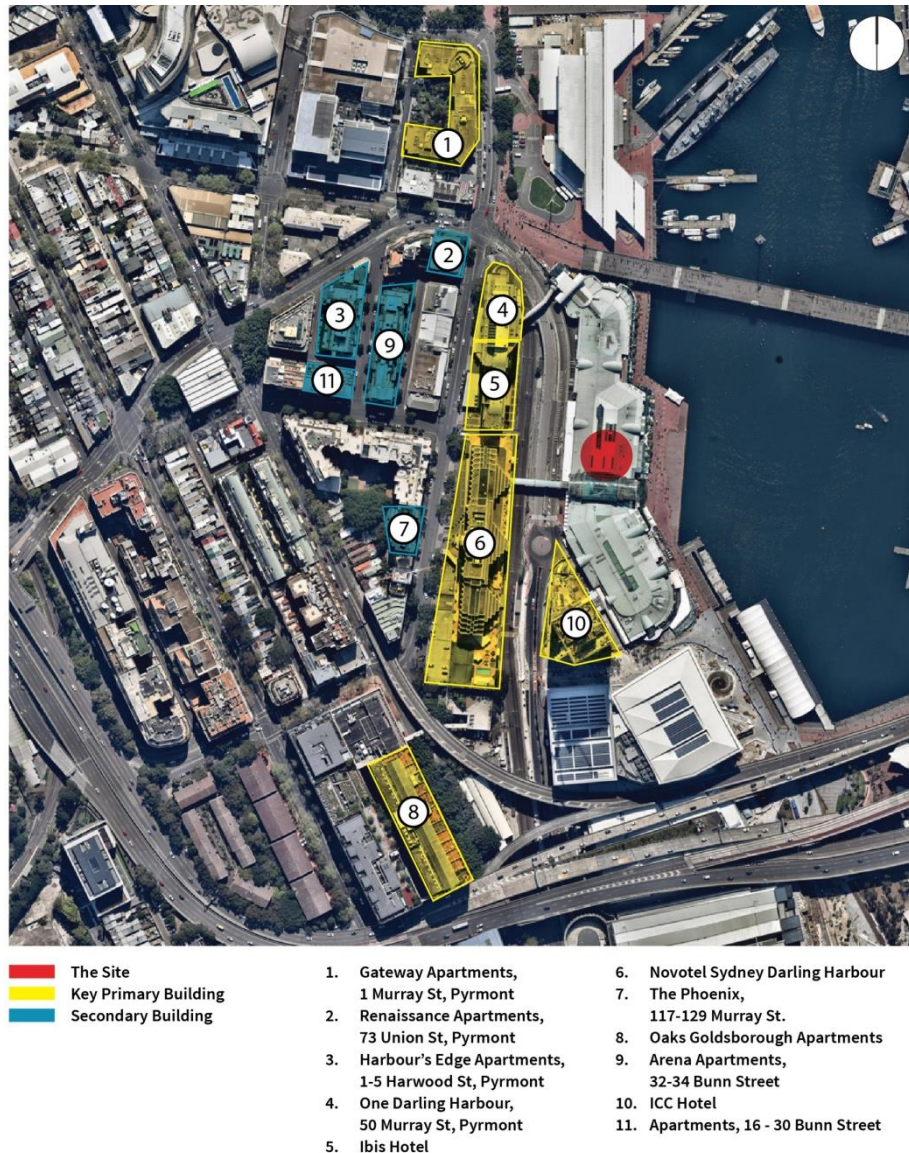


Figure 3 – Key Buildings (Private Views)
 Source: Nearmap + JBA

1.4 Structure of this report

This report is structured as follows:

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

Section 3 provides a visual impact analysis for the Harbourside redevelopment SSDA in relation to the public views, view corridors and vantage points in and around the Site.

Section 4 provides a view impact analysis for the for the Harbourside redevelopment SSDA in relation to the private views for key neighbouring buildings in the vicinity of the Site.

Section 5 provides a conclusion.

2.0 Planning Context & Relevant Planning Instruments

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

With respect to potential impact on views and vistas to existing heritage items, all relevant heritage listings including those contained within Sydney LEP 2012 have been considered at Section 3 as relevant.

2.1 Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines

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

Project Vision

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

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

Place making

Create a place that:

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

Public Realm

The design of the public realm should:

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

Urban Design Objectives

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

2.2 Sydney Development Control Plan 2012

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

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

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

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

The DCP objectives and provisions identify significant views in the Sydney CBD that are to be protected from encroachment and / or enhanced by building design. The provisions of the DCP also encourage the siting and design of new buildings that maintain and open up significant views from the public domain to Sydney Harbour, parklands and significant objects as well as protecting silhouettes of the tops of major heritage buildings as seen against the sky.

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

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

*“(1) Provide a pleasant outlook, as distinct from views from all apartments.
(2) Views and outlooks from existing residential development should be considered in the design of the form of the new development”*

Note: Outlook is a short range prospect, such as building to building, while views are more extensive or long range to particular objects or geographical features.”

2.3 Central Sydney Planning Strategy

The emphasis on protecting public domain views and removing the relevance/ importance of private views from within Central Sydney and surrounds is also reflected in the proposed amendments to Sydney LEP 2012 and Sydney DCP 2012 released with the Central Sydney Planning Strategy (which includes an aspiration to extend Central Sydney west across to Darling Harbour refer to **Figure 4**).

Refer to relevant extracts below:

“Central Sydney contains private and public lands. The majority of public lands consist of streets, squares and parks, without being substantially built upon. Some public lands are occupied by public buildings.

The majority of private land is occupied by buildings that almost fill their sites, though some includes open spaces including gardens, courtyards and setback areas.

The combination of built and unbuilt land allows for views from private and public buildings across private and public open spaces. Due to the varying heights of buildings and their setbacks, views are also available across and around buildings.

As old buildings are replaced with new ones, views are subject to change. Given the constantly changing built environment of Central Sydney, regulating for maintenance of private views is overly restrictive and complex. Maintaining existing private views inhibits change and would render Central Sydney uncharacteristically static.

Central Sydney has a privileged position on a peninsula in a harbour surrounded by water and parklands, containing a large number of highly significant structures and buildings of a height that vastly exceeds its surroundings. This means that the large majority of available views are considered “iconic”.

This sets Central Sydney apart from other places; standard principles around views and the sharing of them are not applicable.

New development must be designed to make a positive contribution to the characteristics and composition of designated public views. These public views should be preserved and have priority over private views.”

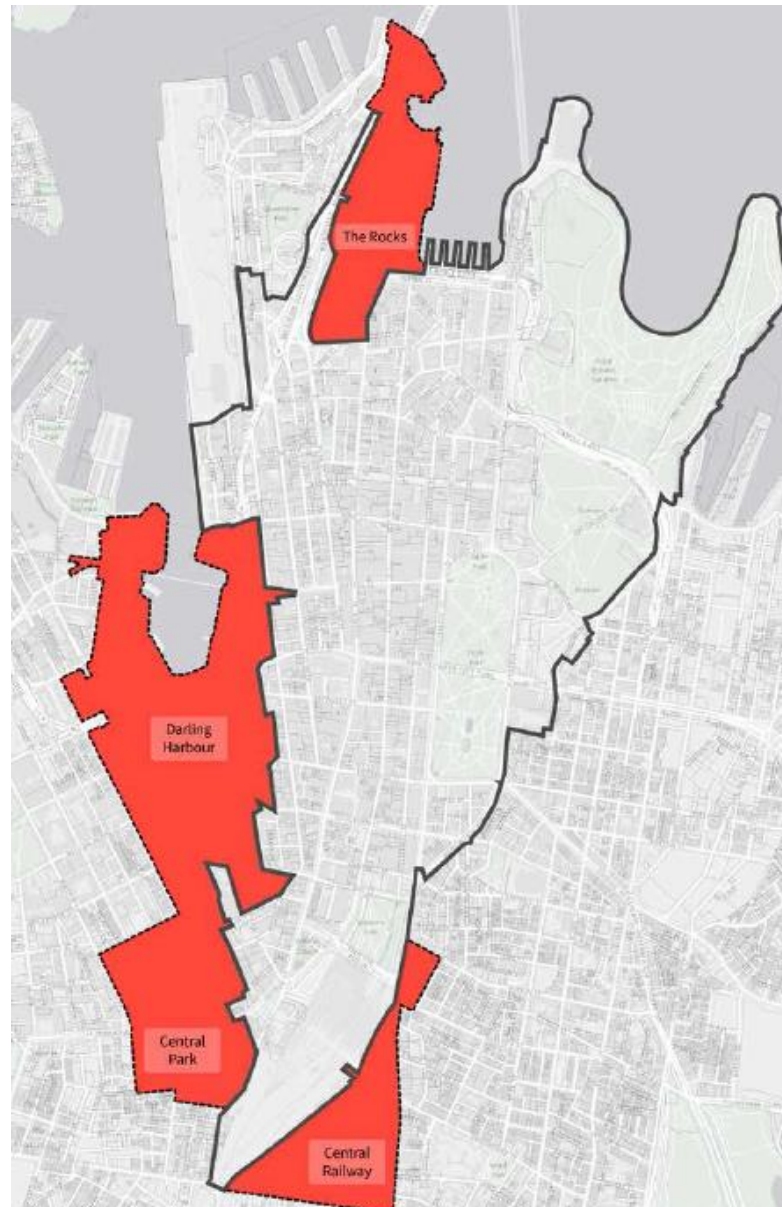


Figure 4 – Council aspirations to expand Central Sydney boundary

Proposed Amendments to Sydney LEP 2012

Proposed amendment to Clause 4.3:

“(c) To promote the sharing of views (outside of Central Sydney).”

New Clause to be added:

Protection of public views

The objectives of this new clause are to ensure:

- (a) preservation of significant views from public places;*
- (b) development does not encroach above public view protection planes; and*
- (c) views from Observatory Hill to Sydney harbour are protected.”*

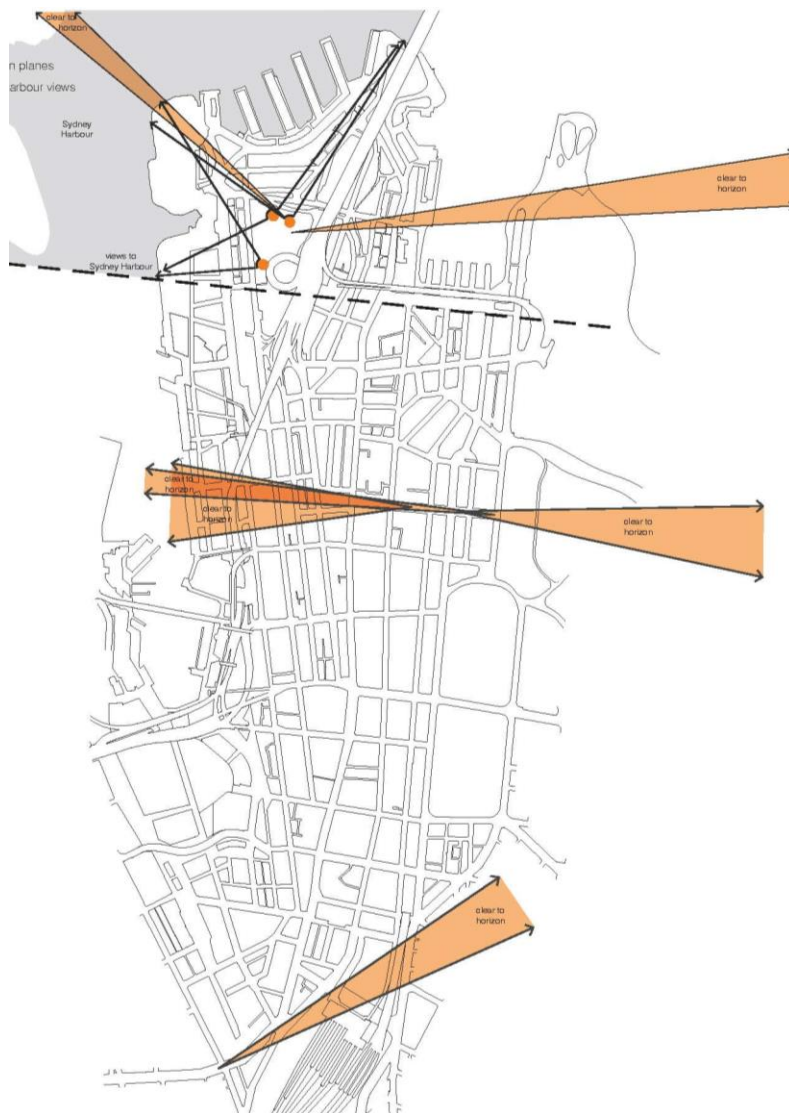


Figure 5 – Proposed Sydney LEP 2012 new public domain view protection controls
Source: City of Sydney Council

Proposed Amendments to Sydney DCP 2012

New Clause to be added:

“5.1.2 Development outlook and demonstrating amenity compliance

Value Statement

Sydney LEP 2012 and Sydney DCP 2012 purposefully seek to protect and enhance public amenity such as daylight and sunlight to Public Places and public views that are of benefit to the whole community.

In Central Sydney’s dynamic and dense development environment certainty for the protection of private amenities such as sunlight and views cannot be guaranteed. The maintenance of sunlight access and private views to existing development should not unduly restrict the economic performance and economic growth of Central Sydney...

Development outlook: All developments should provide for adequate setbacks within their developments sites so as to guarantee their own minimum outlook, as opposed to a view.”

2.4 Darling Harbour Development Plan No.1

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

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

A key objective of the Development Plan is to encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities within the land to which it applies. Residential development is also nominated under the Development Plan as a permitted and expected form of development, as evidenced by existing buildings (e.g. Goldsbrough, The Peak Apartments, 50 Murray Street, Harbour Garden Towers) and under construction residential apartment buildings (i.e. Darling Square).

2.5 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

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

The SICEEP Site sits within the Foreshores and Waterways Area as identified in the Sydney Harbour REP. The specific clauses relevant to consideration of visual analysis or view impacts follow:

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

With respect to views, the Sydney Harbour REP articulates that amongst other things, the public good (such as public views) will have precedence over private good (private views) where change is proposed on the harbour or within its foreshores.

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

Clause 14(d) – Foreshores and Waterways Area

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

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

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

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

The impact of the proposal on the scenic qualities of the Harbour and its foreshores must be seen in the balanced context of the site's CBD location, and the consistency of the project with the nearly completed ICC Sydney and other transformative projects in the locality.

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

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

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

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

Clause 59 – Development in vicinity of heritage items

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

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

3.0 Visual Analysis

The location of the photomontage images for each of the 15 identified key ground level public domain views, view corridors and vantage points that are considered to be of relevance to the proposal are shown on **Figure 2**.

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

- Barangaroo (view 1);
- King Street Wharf (view 2);
- Market Street (view 3);
- Pyrmont Bridge (view 5, 13 and 14);
- Cockle Bay (view 4, 6, 8 and 9);
- Tumbalong Park (view 7);
- Darling Drive (view 10 and 12);
- Bunn Street (view 11); and
- Pyrmont Bay Park (view 15).

The following section provides a visual analysis in relation to each of these key areas in relation to the development proposed.

3.1 Barangaroo

A photomontage image of the Harbourside Concept Proposal viewed from Barangaroo foreshore is included at **Appendix B** (view point 1).

Existing public domain views from the Barangaroo foreshore toward Darling Harbour look over the Harbour and frame a semi-circle of existing built form around the foreshore (including Sydney Wharf to the west, Maritime Museum and 50 Murray Street to the south-west, and ICC Sydney to the south) and beyond through to the southern CBD skyline terminated by the UTS tower/Central Park.

The existing public domain views are expansive. The rejuvenation of Barangaroo completes a highly urbanised precinct surrounding Darling Harbour/Cockle Bay and is highly utilised by pedestrians. It is characterised by relatively low scale development in the foreground with taller development including UTS Tower, The Peak Apartments and the Cross City Tunnel Stack forming a CBD skyline backdrop behind. This character is however undergoing change with the ICC Sydney Hotel soon to be completed.

Views to and across the water are available along the entire length of the Barangaroo waterfront, with low scale built form set back to form a wide pedestrian promenade.

Views are also partially obstructed by moored watercraft, including obstructing views of Pyrmont Bridge.

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

The Harbourside Concept Proposal will permanently change the scale and height of the south western backdrop urban form of the Darling Harbour precinct. Most notably, the proposed tower element of the proposal will be seen adjoining and in the foreground of the ICC Sydney Hotel.

The Darling Harbour precinct is undergoing significant urban renewal and change both as part of the SICEEP Project, and in the context of other recent and proposed developments such as the Imax theatre redevelopment, Darling Quarter, Four Points Sheraton, Star Casino redevelopment, and Cockle Bay Wharf redevelopment.

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

The proposed development, when considered in the context of ICC Sydney and Hotel, the existing western CBD edge, the redevelopment of the Imax Theatre site and Barangaroo will continue to draw Darling Harbour into the wider CBD.

The proposed tower element will be a highly visible and distinct building that will frame and enclose the Darling Harbour waterway setting in a way similar to the ICC Sydney Hotel. It aligns with an emerging new character and condition on the harbour's edge and broader Pyrmont and Haymarket locale. It will define and activate the western foreshore edge of Darling Harbour and deliver a building of scale and form in keeping with the principle of transforming the western fringe of the CBD.

It will provide a clear point of reference in the Darling Harbour precinct for pedestrians, reinforcing a northern focal point of towers for the transformed SICEEP Precinct and identifying a northern gateway for the re-designed and re-invigorated waterfront precinct.

The form of the tower seeks to respect the existing city skyline and its design has been carefully considered from a range of vantage points. The tower is consistent in height with the urban topography of the CBD and that of a growing number of towers within the western fringe of the CBD. Whilst its height and form create a focal point in the northern entrance to the precinct, it does not dominate the skyline. The orientation of the tower to the north also adds a level of juxtaposition to the ICC Sydney Hotel.

3.2 King Street Wharf

A photomontage image of the Harbourside Concept Proposal viewed King Street Wharf is included at **Appendix B** (view point 2).

Existing public domain views from the King Street Wharf precinct toward Darling Harbour look out across the harbour towards Maritime Museum, 50 Murray Street, Ibis Hotel, Novotel, Goldsbrough Apartments, and over Pyrmont Bridge towards the soon to be completed ICC Sydney and ICC Sydney Hotel. 50 Murray Street together with the ICC Sydney Hotel dominates the skyline.

Again, the existing views from this location as for the Barangaroo foreshore are expansive and the location is highly utilised by pedestrians.

Views to and across the water are available along the entire length of the Harbour waterfront on both sides of the harbour, with low scale built form set back to form a wide pedestrian promenade.

The Concept Proposal will not interfere with or restrict views towards Pyrmont Bridge. A substantial distance and space between the proposed tower and ICC Sydney Hotel and 50 Murray Street is clearly apparent – ensuring a wall of towers adjacent to the foreshore is avoided. This is achieved through the design response for the majority of the site forming a low scale 4-5 storey podium building.

The illustrated view is not entirely representative of the actual view in that it does not provide the immediate context of the site to the Sydney CBD.

The tower form and height in relation to the ICC Sydney supports a gradual stepping/increase and accords with the similar premise at Barangaroo in terms of taller towers increasing in height northwards (in this case the 215m planned tower at Star casino representing the planned tallest tower on this western fringe CBD peninsular).

From this vantage point, and as detailed in Section 3.1, the proposed tower element of the Concept Proposal will be highly visible, and will continue the transformation occurring on the western side of Darling Harbour by bringing significant new building height close to the water's edge.

The proposed development will not interrupt or encroach into any existing views of the water and will have a positive visual impact in terms of its visual relationship to the public domain and foreshore. The podium form creates a human scale to the public domain and the siting of the proposed tower element provides appropriate distance separation to the ICC Sydney Hotel and 50 Murray Street allowing for clear sightlines through and across the public domain.

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

3.3 Market Street

A photomontage image of the Harbourside Concept Proposal viewed from Market Street looking west towards Darling Harbour is included at **Appendix B** (view 3).

The existing view along Market Street (framed by CBD towers north and south) towards the site is interrupted by street trees and the existing pedestrian road bridge linking to Pyrmont Bridge. The view is towards the tops of low and medium scale buildings (Novotel, Ibis, and 50 Murray Street) in Pyrmont. Water views are not available from this location.

The tower element of the Harbourside Concept Proposal will be highly visible as a new tall tower structure in the western skyline (refer to detailed discussion at Section 3.1 above). It does not however interrupt any significant views or vistas along Market Street, and does not result in any loss of visual quality to Darling Harbour when viewed from this approach. The addition of the tower provides for a natural and logical connection and relationship between the Sydney CBD and the western fringe of Pyrmont.

Market Street has significant footfall given its CBD context, and is a main thoroughfare for workers travelling to and from Pyrmont from the CBD (e.g. catching the train to/from Town Hall Station) and for visitors/tourists accessing Darling Harbour and surrounds from Pyrmont Bridge.

When walking west along Market street, tower element will form a landmark building that provides a visual focal /reference point in the otherwise existing low and medium scale backdrop of the western side of Darling Harbour.

3.4 Pyrmont Bridge

Photomontage images of the Harbourside Concept Proposal viewed from the elevated and heritage listed Pyrmont Bridge are included at **Appendix B** (viewpoints 5, 13 and 14). These images capture views from the ends and middle of the Bridge.

Existing public domain views from the eastern end of Pyrmont Bridge look down the length of the bridge and offer a 'busy' corridor with high levels of pedestrian movements and punctuations with bunting/flags, street furniture, lighting etc. In the background to the Bridge itself are the nearly completed ICC Sydney Convention Centre and ICC Sydney Hotel, with the existing Harbourside Shopping Centre, Novotel, Ibis and 50 Murray Street buildings framing the western edge of Darling Harbour. No water views are available from this location. Existing buildings are, with the exception of the ICC Sydney Hotel, of a low-medium scale form.

The Harbourside Concept Proposal will change the scale and height of the development along the western side of the Darling Harbour waterfront creating a visually interesting built form. The tower element at this view angle is its most slender, which not only assists with supporting view sharing from adjacent private developments, but also improves its relationship with and appreciation of Pyrmont Bridge.

The podium element provides for a human scale and responds to the predominantly low-medium scale surrounding development, whilst the tower element is located at a substantial distance away from Pyrmont Bridge and also supports a considerable separation to the ICC Sydney Hotel. This relationship enables a less dominating skyline.

The existing view of the site from the centre of Pyrmont Bridge looking west reveals a highly urbanised foreshore with built form that gradually steps up from the water's edge. Water views of Cockle Bay are available. The backdrop view to Cockle Bay, excluding ICC Sydney, is of generally tired looking and relatively uninspiring built form – with Harbourside Shopping Centre itself representing one of the main detractors.

The skyline adjacent and beyond Cockle Bay to the south-west, south and south-east is undergoing significant transformation, led by the SICEEP project and the Imax redevelopment. The Concept Proposal will effectively complete the renewal of the ring of foreshore land fronting Cockle Bay. A clear appreciation of low scale massing adjacent to the foreshore is available as a result of the Concept Proposal, with the tower element adding visual interest and complementing the ICC Sydney Hotel. Expansive western skyviews from Pyrmont Bridge also remain.

The view from the western end of Pyrmont Bridge includes the long ramped pedestrian approach to the Bridge with low scale buildings and structures (Harbourside Shopping Centre, Monorail Station, pedestrian bridge over Darling Drive) in the foreground and adjoining Pyrmont Bridge to the south and the Sydney CBD beyond in the background.

The Concept Proposal podium element has an improved built form relationship to Pyrmont Bridge compared to the existing development. Whilst the tower element will change the scale and height of development in the foreground of this view, as per the eastern end of the Bridge, the tower provides a visual and built form connection with the CBD and does not appear out of place in this context. Pedestrians approaching Pyrmont Bridge from the west currently have a clear sense of arrival into the CBD. The positioning and height/scale of the tower will reinforce this feeling.

Overall, in the context of the existing easterly view corridor of Pyrmont Bridge being within the backdrop of large CBD towers, the placement of a new tower at the bridge's western approach (whilst changing the aesthetic of the existing modern backdrop to Pyrmont Bridge) will not detract from the actual reading of the bridge in its harbour setting when viewed from key public spaces in and around the harbour.

3.5 Cockle Bay

The site is arguably most visible from the foreshore surrounding Cockle Bay. A series of photomontage images of the Concept Proposal viewed from Cockle Bay have accordingly been prepared and included at **Appendix B** (viewpoints 4, 6, 8 and 9).

Existing public domain views from Cockle Bay looking east towards the site are to a mix of new and older buildings, along with Pyrmont Bridge and watercraft/floating structures dominating the views. The older built form fabric of this highly urban precinct is that of the Novotel Hotel, Ibis, Harbourside Shopping Centre itself, 50 Murray Street, and Maritime Museum – with the overall character being of low-medium scale.

A new wave of modern buildings and a rejuvenated public domain and foreshore to Cockle Bay is close to being completed to the south of the site, as evident in the photomontages. These buildings and spaces are being delivered as part of the SICEEP Project and are transforming the Darling Harbour Precinct into a world class tourist and entertainment destination – befitting Sydney's status as Australia's only Global city. These new buildings are considerably larger in scale than the historic building stock in the area.

Views to and across the water are available along the entire length of the Cockle Bay waterfront on both sides of the harbour, with built form set back to form a wide pedestrian promenade to accommodate the large crowds that come to the precinct day to day and during the large special events held at Cockle Bay (e.g. fireworks, Australia Day celebrations, Vivid, Dragon Boat Races etc).

The Harbourside Concept Proposal will change the scale and height of the development along the western side of the Cockle Bay waterfront creating a responsive and visually interesting built form. The tower element is at this view angle it's most slender, which not only assists with supporting view sharing from adjacent private developments but also in terms of preserving skyviews and creating a positive symmetry with the ICC Sydney Hotel.

The podium element is larger than the existing Shopping Centre building but continues to provide for a human scale and responds to the predominant low-medium scale surrounding development. The location of the tower some 50m away from Pyrmont Bridge and a considerable distance from the ICC Sydney Hotel supports a positive urban form outcome.

With the demolition of the existing Harbourside Shopping Centre, the Concept Proposal provides new opportunities to view key public domain features such as Cockle Bay, Pyrmont Bridge, Centrepont Tower, the Sydney CBD skyline etc.

The expansive public domain to be delivered and increased setback of the proposed future building envelope will improve visual connectivity to the north and east-west, whilst enabling for a greater capacity of visitors to enter and move around this world class tourist and entertainment precinct.

As noted in Section 3.1, the proposed tower element will be a highly visible and distinct building that will frame and enclose the Cockle Bay waterway setting, in a way similar to the ICC Sydney Hotel. It aligns with an emerging new character and condition on the harbour's edge and broader Pyrmont and Haymarket locale. It will define and activate the western foreshore edge of Darling Harbour and deliver a building of scale and form in keeping with the principle of transforming the western fringe of the CBD.

3.6 Tumbalong Park

A photomontage image of the Harbourside Concept Proposal viewed from Tumbalong Park is included at **Appendix B** (viewpoint 7).

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

As a key area of public open space sitting within a broader public domain area, the nature and extent of views available from Tumbalong Park are both expansive and open in character, with the space framed by landscaping and existing relatively low scale development that provides a sense of enclosure. The existing eastern CBD and future southern CBD skyline (Darling Square) surrounding the park is a dominant feature. The skyline to the north is encroached into by Darling Quarter, Western Distributor, the Cross City Tunnel Stack, and the soon to be completed ICC Sydney (Exhibition Halls, Convention Centre, and Hotel).

Within this context the proposed Harbourside Concept Proposal will read as a tall but relatively slender new built form element in the northern backdrop to Tumbalong Park. It will represent the third tall feature within this northern view from Tumbalong Park, noting that expansive sky views are maintained through the large separation distance achieved between the towers (and avoids an overbearing northern wall to the park). It is well separated from the park by the large expanse of public domain, and the intervening freeway structures. The dominant public domain character of an expansive open space framed by development and landscaping, with a high degree of openness to the sky will be retained by the proposed visible tower element. The proposed development will not encroach upon the public domain views through or to the park and will not significantly detract from the important elements in the view or reduce the visual connectivity across the Darling Harbour Precinct established by the parkway.

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

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

3.7 Darling Drive

Two (2) photomontage images of the Harbourside Concept Proposal viewed from key vantage points along Darling Drive are included at **Appendix B** (viewpoints 10 and 12). These include vantage points at ground level.

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

The existing public domain views along and within the vicinity of Darling Drive are predominantly to the rear of the existing Harbourside Shopping Centre, car parking, the light rail corridor and the nearly complete ICC Sydney (Hotel and Convention Centre). Comprising predominantly back of house facilities, the public domain views are unattractive and visual connectivity is generally poor. In places the CBD skyline including Centrepoint tower is visible beyond the Harbourside Shopping Centre when looking to the east.

The new built form proposed by the Harbourside Concept Proposal, integrating with the soon to be complete ICC Sydney buildings, present a much improved urban form and architectural design in terms of presentation to Darling Drive. Given its height and configuration, the proposal will alter the views to the distant CBD skyline in places.

The proposed enhanced pedestrian bridge over Darling Drive (Bunn Street) is at a higher RL above the roadway than the existing bridge and therefore provides for improved sightlines and connectivity whilst travelling along Darling Drive.

When looking south towards the new convention centre building from the northern end of Darling Drive (vantage point 03) the proposed Hotel development will establish a new public domain space and will frame the view with a significant new building form contributing in a positive way to the 'rear' of the Harbourside shopping centre site.

The predominant experience of a driver and pedestrian travelling along Darling Drive will remain of a low-medium scale built form character, interspersed with tall towers.

3.8 Bunn Street

A photomontage image of the Harbourside Concept Proposal viewed from Bunn Street is included at **Appendix B** (viewpoint 11).

Bunn Street is an east-west view that terminates into north-south running Murray Street. By virtue of the break in buildings (Ibis and novotel) and the low scale form of the existing Harbourside Shopping Centre, a narrow but clear view corridor is available beyond to the western edge of the Sydney CBD. No water views are available. East-west pedestrian connections between Pyrmont and Sydney CBD have historically been poor, with a key feature of the SICEEP project to improve these connections and open up new and improved public view corridor and vantage points.

The Harbourside Concept Proposal retains an existing low scale built form outcome at central and southern end of the site, a key premise in terms of ensuing an appropriate scale to the foreshore and providing an opportunity for improved visual and physical connections through the site. This is principally achieved through the proposed concept for a new Bunn Street pedestrian bridge, which will draw people into the site and broader precinct.

3.9 Pyrmont Bay Park

A photomontage image of the Harbourside Concept Proposal viewed from Pyrmont Bay Park is included at **Appendix B** (viewpoint 15).

The Park is heavily planted with trees along most of its boundary, except along its interface with the Harbour. The key and most valued views from this public open space that is again intensively used for both passive recreation and temporary events (such as markets) is towards the Sydney CBD to the east and north-east, Sydney Harbour Bridge to the north and water views across to North Sydney (lower north shore). Existing views of surrounding development from the Park is predominately characterised as being low scale, although the planned 215m Star casino tower will change the scale of development.

The view from Pyrmont Bay Park provided in the photomontage is looking south-east towards Darling Harbour, with the rear of the Maritime Museum visible above the treetops and the western edge of the Sydney CBD (including Centrepont Tower) visible beyond in the background.

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

This new view is not inconsistent with the existing character and experience of users to the park of tall towers being seen in the backdrop of the green open space.

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

4.0 View Impact Analysis

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

Primary Buildings

- Novotel Sydney Darling Harbour
- Oaks Goldsbrough Apartments
- Ibis Hotel Darling Harbour
- One Darling Harbour (50 Murray Street)
- Gateway Apartments (1 Murray Street)
- ICC Sydney Hotel (Sofitel)

Secondary Buildings

- Renaissance Apartments (73 Union Street)
- Arena Apartments (32-34 Bunn Street)
- The Phoenix Apartments (117 – 129 Murray Street)
- Harbour's Edge Apartments (1 – 5 Harwood Street)
- 16 – 30 Bunn Street (apartments)

Primary buildings represent those key buildings located with elevations that have a direct line of sight with the Harbourside redevelopment site, and therefore are more likely to have a greater level of impact and require a greater level of analysis.

Secondary buildings are those that are located further away from the site and therefore are only likely to be potentially impacted at upper/rooftop levels.

The following section provides a view impact analysis in relation to these 11 key buildings in relation to the development proposed as part of the Harbourside Concept Proposal.

4.1 Primary Buildings

4.1.1 Novotel Sydney Darling Harbour

The Novotel Sydney Darling Harbour (Novotel) is located immediately to the west of the Harbourside Shopping Centre on the western side of Darling Drive (some 40m away at its closest point). It adjoins the northern end of the SICEEP site and is in close proximity to the ICC Sydney Hotel. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Novotel in relation to the proposed Harbourside Concept Proposal are included at **Appendix C**.

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

A total of six (6) key view locations have been identified and analysed. This consists of:

- 2 x 3D model images at mid-rise and high-rise levels at the southern end of the building; and
- 2 x photomontage images at low rise level from Hotel reception deck and pool deck;
- 1 x photomontage image from mid-rise hotel room 633 (centre of building); and
- 1 x photomontage image from high-rise hotel room 915 (northern end of building).

The location of the selected photomontage views and camera positions are shown on the plan prepared by Rygate included at **Appendix A**.

Existing Views

Existing views from the Novotel are generally across the Darling Harbour waterway to the western edge of the Sydney CBD skyline including Centrepont tower, and north towards Sydney Harbour. Given the ziggurat configuration of the building the angle of view to the water and CBD changes depending on the level of the building and the key direction of outlook from the windows. As the individual hotel rooms do not have balcony or outdoor deck spaces, existing views are constrained to the orientation of the window.

Given the low scale nature of the existing Harbourside Shopping Centre located to the immediate east of the Novotel between it and the Darling Harbour waterway, existing views and outlook from the Novotel to the east (north of ICC Sydney and ICC Sydney Hotel) are largely unobstructed.

The soon to be complete ICC Sydney and ICC Sydney Hotel reduce direct easterly views from lower and upper levels at the southern end of the building. This said, north, and north-easterly views are available.

In general terms all rooms of the hotel enjoy a combination of existing water and/or CBD skyline views that would be available from both standing and sitting positions within the building. Those facing east, and north east have the most expansive existing water views, including in a northerly direction to Cockle Bay Wharf and the North Sydney CBD skyline in the distance.

Those at the southern end facing east and south east have views of the nearly completed ICC Sydney and ICC Sydney Hotel.

There is an existing outdoor deck area located on the eastern and southern elevation of the Novotel building at the low rise level (Murray Street ground level). This deck on the east serves the reception level (with associated coffee shop) with the south deck serving the pool and outdoor gym. Views are available from this deck space to the east, north and south.

Proposed Views

The proposed Harbourside Concept Proposal will encroach into the existing Darling Harbour water views and CBD skyline views from hotel rooms and outdoor deck spaces analysed. This change in view results from the replacement of the existing Harbourside Shopping Centre with a new and taller building envelope (podium and tower).

The positioning of the proposed tower element at the central northern end of the site allows a large gap/separation distance between it and the soon to be completed ICC Sydney Hotel. This separation supports view sharing within the Novotel Hotel. The impact of the proposal on the views and outlook from the Novotel overall is not considered to be significant. Expansive Darling Harbour and Sydney Harbour water views, and views across to the CBD skyline will be retained.

The change in view from the pool deck is not significant, as the existing ICC Sydney already restricts easterly and south-easterly views from this position. Other CBD towers

that are presently visible to the north-east will be replaced with the proposed new tower element.

The reception deck views will have a moderate change in view (reduced extent of the CBD skyline being visible), primarily associated with the higher/taller shopping centre. Easterly and north-easterly views of the CBD skyline will be preserved, along with views of Centrepont Tower.

The replacement of the existing Harbourside shopping centre, which is largely an unattractive building with large expanses of roof visible, with a high quality centre that will be of design excellence and include a more appealing roofscape in the form of planting/greenery is considered to be a positive visual impact.

The impact of the development on the views and outlook from the Novotel is not considered to be significant. Expansive north, north-easterly and easterly views from the Novotel will remain, including of valued features such as the harbour, Centrepont Tower, Pyrmont Bridge and the CBD Skyline.

4.1.2 Oaks Goldsbrough Apartments

The Oaks Goldsbrough Apartments are located on Pyrmont Street to the west of the freeway ramps and the new ICC Sydney.

The building is used as a combination of serviced apartments and residential apartments. The apartments are located nearby (some 180m away at the closest point) to the proposed Harbourside Concept Proposal site. Refer to **Figure 3**.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Oaks Goldsbrough in relation to the proposed Harbourside Concept Proposal are included at **Appendix C**.

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

Four (4) key view locations have been identified analysed. These consist of:

- 2 x 3D model images at low and mid-rise levels at the northern end of the building; and
- 2 x photomontage images at low rise (apartment 608) and mid-rise (apartment 1009) levels from the southern end of the building.

The location of the selected photomontage views and camera positions are shown on the plan prepared by Rygate included at **Appendix A**.

Existing Views

Existing views looking north-east and east from the low and mid-rise levels from the northern portion of the Oaks Goldsbrough Apartments building on the eastern elevation are of the Novotel and ICC Sydney and ICC Sydney Hotel in the foreground, with the northern and central CBD skyline including Centrepont Tower in the background. No/limited foreground water views of Darling Harbour are currently available.

Existing views looking north-east and east from the southern end of the Oaks Goldsbrough Apartments building on the eastern elevation are across existing street trees on Pyrmont Street at lower levels, Western Distributor on-ramps beyond, with the ICC Sydney and ICC Sydney Hotel further beyond with the central and northern CBD skyline (including Centrepont Tower) and North Sydney in the background. Again, water views are not available given the height of existing building on the western foreshore to Darling Harbour.

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

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from the eastern elevation of the Oaks Goldsbrough Apartments. The change in view in the main relates to swapping existing distant CBD skyline/tower views with the proposed tower element now closer in the foreground. There is no change in terms of views to valued features such as the harbour or Centrepont Tower.

Again, the positioning of the tower element at the central northern end of the site (in terms of its relationship to the ICC Sydney Hotel) clearly facilitates view sharing with the Oaks Goldsbrough Apartments.

4.1.3 Ibis Hotel Darling Harbour

The Ibis Hotel is located immediately to the west of the Harbourside Shopping Centre on the western side of Darling Drive (some 40m away at the closest point). It is physically connected to One Darling Harbour at lower and upper levels. Refer to **Figure 3**.

It is physically connected to One Darling Harbour at lower and upper levels.

The 2D and 3D modelling views and photomontage images showing existing and future views from the Ibis Hotel in relation to the proposed Harbourside Concept Proposal are included at **Appendix C**.

Existing views from the Ibis Hotel are available from the eastern elevation of the building and can be generally categorised as those occurring at the lower rise levels of the building (generally RL 30 and below), upper-rise levels (above RL 30).

Seven (7) key view locations have been identified analysed. These consist of:

- 2 x 3D model images and 1 x photomontage image at upper levels of the building (north and south ends of the building); and
- 2 x photomontage images and 2 x 3D model images at low rise levels (north and south ends and central).

The location of the selected photomontage views and camera positions are shown on the plan prepared by Rygate included at **Appendix A**.

Existing Views

Existing views from hotel rooms at upper levels on the eastern elevation are almost uninterrupted in a 180 degree field of view.

Existing views at these levels are of the CBD Skyline (north, central and southern CBD), Centrepont Tower, Pyrmont Bridge, and Sydney/Darling Harbour.

The low rise eastern elevation apartments have more restricted/no water views of Darling Harbour due to existing foreground buildings (namely the existing Harbourside Shopping Centre), with expansive views beyond of the CBD skyline, Centrepont Tower Pyrmont Bridge etc.

The Ibis Hotel does not have external balcony or terrace spaces and therefore existing views and outlook from each room are constrained by the size and orientation of the window. Whilst views are available from a combination of sitting and standing positions in the apartments, views are more expansive when standing.

Proposed Views

The proposed Harbourside Concept Proposal will encroach into the existing Darling Harbour water views, CBD skyline views (including Centrepont Tower) and Pyrmont Bridge views from the analysed hotel rooms and outdoor deck space. This change in view results from the replacement of the existing Harbourside Shopping Centre with a new and taller building envelope (podium and tower). The impacts overall are considered to be moderate-high. The lower levels in particular will have reduced views of valued features compared with upper levels.

The replacement of the existing Harbourside shopping centre, which is largely an unattractive building with large expanses of roof visible, with a high quality centre that will be of design excellence and include a more appealing roofscape in the form of planting/greenery is considered to be a positive visual impact.

The positioning of the proposed tower element at the central northern end of the site allows a large gap/separation distance between it and the soon to be completed ICC Sydney Hotel. This separation supports view sharing, including enabling views to the central/southern CBD (including of Centrepont Tower in some locations).

In terms of view impacts at the lower levels, it is noted that almost any redevelopment of the Harbourside Site would have a comparable level of impact to that proposed. The proposed impact is acknowledged, however, it is nonetheless considered reasonable given the context of the site on the fringe of a global City and having regard to the broader transformation of Darling Harbour.

4.1.4 One Darling Harbour (50 Murray Street)

One Darling Harbour is located immediately to the west of the Harbourside Shopping Centre on the western side of Darling Drive (some 25m away at its closest northern point and increasing to over 40m away at its southern end). It adjoins the Ibis Hotel to the north and is in close proximity to the western end of Pyrmont Bridge. Refer to **Figure 3**.

Constructed in the early 1990's, the building has been a prominent feature on the western edge of Darling Harbour for some time, although its prominence is reducing given the broader transformation of Darling Harbour and surrounds.

The building is designed with a central north-south corridor (no access to natural light) that provides access to some 14 apartments on a typical level. The building accommodates some 213 two and three bedroom apartments in total.

The 2D and 3D modelling views and photomontage images showing existing and future views from One Darling Harbour in relation to the proposed Harbourside Concept Proposal are included at **Appendix C**.

Existing views from One Darling Harbour are available from the eastern, western and northern elevations of the building and can be generally categorised as those occurring at the low rise levels of the building (generally RL 30 and below), mid-rise levels (RL 30 to RL 50) and high rise levels (generally RL 50 and above).

A total of nine (9) key view locations have been identified and analysed. This consists of:

- 3 x photomontage images (northern end, centre and southern end) at low rise level from apartments 201, 204 and 212;
- 2 x 3D model images and 1 x photomontage image (apartment 504) at mid-rise levels (northern end, centre and southern end); and
- 1 x 3D model image and 2 x photomontage images (apartments 1302 and 1509) at mid-rise levels (northern end, centre and southern end).

Input into the view selection was provided by One Darling Harbour. Given the building has the closest relationship to the subject site, an iterative and consultative design process was undertaken with residents and representatives of One Darling Harbour in relation to Harbourside Concept Proposal. This process included shifting the tower element further south and changing the land use of the tower, in part to provide for a slimmer tower (refer to EIS and Design Report at **Appendix A** of the EIS for further discussion). This process and outcome is illustrated in the below **Figure 6**.

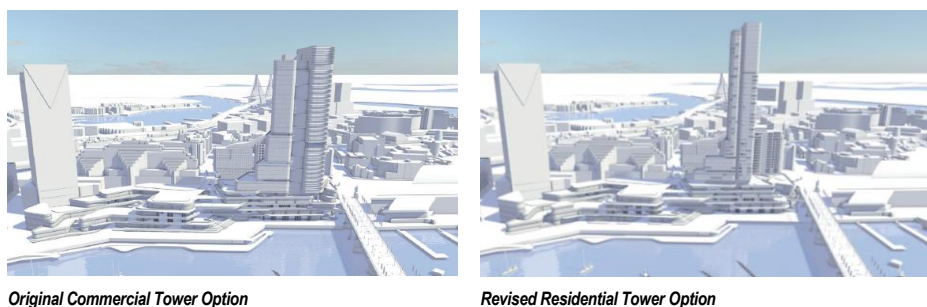


Figure 6 – Harbourside Concept Proposal evolution
Source: fjmt

In general the images have been taken from the balconies/terraces of the relevant apartments and therefore illustrate the maximum extent of the available view.

Existing Views

Existing views from apartments on the eastern elevation (refer to **Figure 7**) looking from the mid and high rise levels of One Darling Harbour are almost uninterrupted in a 180 degree field of view.

Existing views at these levels are of the CBD Skyline (north, central and southern CBD), Centrepont Tower, Pyrmont Bridge, and Sydney/Darling Harbour. The low rise eastern elevation apartments have more restricted/no water views of Darling Harbour due to existing foreground buildings (namely the existing Harbourside Shopping Centre), with expansive views beyond of the CBD skyline, Centrepont Tower Pyrmont Bridge etc.

All apartments within One Darling Harbour have external balcony or terrace spaces. Whilst internal and external views are available from a combination of sitting and standing positions in the apartments, views are more expansive when standing.



Figure 7 – Eastern elevation plan of One Darling Harbour
Source: SHFA

Proposed Views

The Harbourside Concept Proposal will have an impact on existing views from a number of apartments within One Darling Harbour. As can be seen from the view impact analysis drawings included at **Appendix C** the impact varies based on the varying elevation of the apartment and depending on the angle of view.

On a typical floor change in view impacts effect 7 out of the 14 apartments (i.e. only those apartments with easterly views) – refer to **Figure 8**.

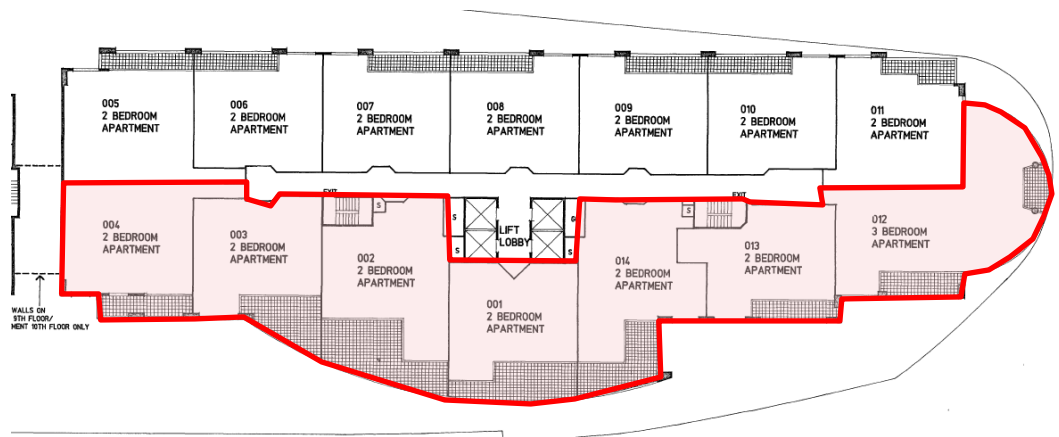


Figure 8 – Typical One Darling Harbour tower level apartments that will have an identified change in view impact
Source: SHFA

Northern portion of the building

Apartments at the northern end of One Darling Harbour are unique in that they are all dual aspect, with existing views available both due north and due east. North and north-easterly views (by virtue of the tower element being positioned to the south of these apartments) will be unaffected as a result of the Harbourside Concept Proposal.

Easterly and south-easterly views will change, however the degree of overall impact to mid-rise and upper levels is considered to be minimal. In this regard there will be a reduction in the extent of water views and a replacement of part of the existing southern CBD skyline with the proposed tower element. However, existing views available of the central and northern CBD skyline, Centrepont Tower and Pyrmont Bridge will be unaffected.

At low rise levels there will be an improvement in some apartment views in terms of opening up views of Pyrmont Bridge and Darling Harbour through the replacement of the existing Shopping Centre with a lower profile envelope than the existing structure at this location. There will, however, be a change in view to the south-east associated with the podium and tower element of the proposal, with the foreground to existing views of the southern CBD skyline being replaced. Existing views available of the central CBD skyline and Centrepont Tower will be unaffected at these levels.

Central portion of the building

Easterly and south-easterly views will change, with the overall impact to mid-rise and upper levels in this location considered to be moderate. There will be a reduction in the extent of water views, a reduction of views to Pyrmont Bridge, and the partial replacement of central CBD skyline views (including Centrepont Tower) with the proposed new tower element.

The skilful placement (in terms of its large separation to ICC Sydney Hotel) and slenderness of the proposed tower element assists with minimising view impacts to the south-east from these affected apartments and promotes view sharing.

At low rise levels there will be a considerable change in views available (moderate to high impact). Existing views of Pyrmont Bridge and the central/southern CBD skyline will be replaced by the proposed podium and tower element. Given the relative height relationship between these low-rise levels and the proposed podium element, the proposed tower itself has a limited impact on views. Views of Centrepont Tower and partial northern CBD skyline will be unaffected. It is noted that there are limited/no existing water views available at these levels given existing foreshore development to the east. It is considered that any reasonable redevelopment of the subject site would have a comparable level of impact to that proposed. The proposed impact is acknowledged, however, it is nonetheless considered reasonable given the context of the site on the fringe of a global City and having regard to the broader transformation of Darling Harbour.

Southern portion of the building

As above, in relation to the central portion of the building at mid-rise and high-rise levels in the southern end of the building, north-easterly, easterly and south-easterly views will change, with the overall impact considered to be moderate. There will be a reduction in the extent of water views, a reduction of views to Pyrmont Bridge, and the partial replacement of central CBD skyline views (including Centrepont Tower) with the proposed tower element. The skilful placement (in terms of its large separation to ICC Sydney Hotel) and slenderness of the proposed tower element assists with reducing view impacts to the south-east from these affected apartments and promotes view sharing.

At the mid to low-rise levels (e.g. Apartment 504) the change in views available in this portion of the building as a result of the development results in a high impact. This impact principally arises due to the replacement of existing views of water, Pyrmont Bridge and Centrepont Tower, and the central and Southern CBD with the proposed podium and tower elements. Northern CBD skyline views are preserved. Low-rise level view impacts are considered to be moderate to high, with existing views of the central/southern CBD skyline (including Centrepont Tower) replaced by the proposed podium and tower element. Views of the northern CBD skyline (partial) will be unaffected at these levels.

As above for the central portion of the building, any reasonable redevelopment of the subject site would have a comparable level of impact to that proposed. The proposed

impact is acknowledged, however, it is nonetheless considered reasonable given the context of the site on the fringe of a global City and having regard to the broader transformation of Darling Harbour. It is noted that there is limited/no existing water views available at these levels given existing foreshore development to the east.

Summary

It is considered that the Harbourside Concept Proposal will provide for reasonable view sharing with One Darling Harbour. Given the highly urbanised location, the existing site constraints, and the functional and commercial requirements that are required to be met in relation to the design of the podium and tower, it is reasonable for the Project to result in some interruption of some existing water, CBD skyline, Pyrmont Bridge and Centrepont Tower views to the north-east, east and south-east of adjoining development.

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

Where partial water and CBD skyline views are reduced or removed by the building, it is important to acknowledge that this reduction in view is not simply a result of the height or bulk of the proposed building in itself. Given the position of the Site in relation to the One Sydney Harbour building, other redevelopment options would have a similar impact on views or would increase impacts on other buildings in the vicinity of the Site.

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

In this context, although a view impact to the apartments at One Darling Harbour will arise, the impact is considered to be satisfactory. View sharing principles are upheld, in so far as the One Darling Harbour development will nonetheless maintain CBD skyline outlook and a balanced retention of views across the One Darling Harbour development is provided.

It is worth noting in the context of the current transformation of Darling Harbour, that One Darling Harbour would have itself at the time it was built have had view impacts from properties to the west given its substantial size and scale (at the time) in context to the broader Pyrmont locality.

For the majority of apartments within One Darling Harbour, there will be no impact on existing views as a result of the proposed development.

Further, whilst some apartments at One Darling Harbour will have a change of view on the eastern elevation, expansive almost 360 degree views will remain available for all residents (including those that do not presently benefit from any valued views, i.e. those apartments on the western elevation) from the large communal rooftop terrace (refer to **Figures 9 and 10**).



Figure 9 – Existing and unaffected communal rooftop view to the north-east



Figure 10 – Existing and unaffected communal rooftop view to the north

4.1.5 Gateway Apartments (1 Murray Street)

The Gateway Apartments are located to the north-west of the Harbourside Shopping Centre on the western side of Murray Street (some 100m away). Refer to **Figure 3**. The Gateway Apartments are a 'U' shaped building with a north, east and south predominate orientation. The south-east corner of the Gateway Apartments is the only part of the building with direct views oriented towards the subject site.

A single 2D modelled view showing existing and future Gateway Apartments views from the top floor apartment in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**. Access to take photomontage images was requested, however access was denied.

Existing Views

Existing views available are of the western entry to Pyrmont Bridge, Maritime Museum 50 Murray Street, and the existing Harbourside Shopping Centre in the foreground, with the southern CBD skyline and Haymarket Skyline visible in the background. No water views are available given existing development along the western foreshore of Darling Harbour.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from those apartments on the south-eastern corner of the Gateway Apartments. The change in view in the main relates to swapping existing distant CBD skyline/tower views with the proposed tower element now in the foreground. There is no change in view in terms of views to valued features such as Pyrmont Bridge.

4.1.6 ICC Sydney Hotel (Sofitel)

The ICC Sydney Hotel is located fronting Darling Drive adjacent the site to the south. The Hotel is under construction and nearing completion. Refer to **Figure 3**. The building comprises of a podium element (encompassing function/ballroom space, meeting centre, restaurant and bar, gym, and pool and pool deck) and tower (hotel rooms).

Given the building is under construction at the time of preparing this view assessment, only 3D modelling views showing existing and future views from the ICC Sydney Hotel in relation to the proposed Harbourside Concept Proposal are included (**Appendix C**).

Existing (future) views from the ICC Sydney Hotel of the site are available from the north/north-east eastern elevation of the building and can be generally categorised as those occurring at the low rise levels of the building (generally RL 30 and below), mid-rise levels (RL 30 to RL 80RL) and high rise levels (generally RL 80 and above).

Four (4) key view locations have been identified and analysed. These consist of:

- 2 x 3D model images at low levels at the north-eastern corner of the building ;
- 1 x 3D model images at mid-rise levels at the north-eastern corner of the building; and
- 1 x 3D model images at high-rise levels at the north-eastern corner of the building.

Existing Views

Given the buildings height (and relationship to surrounding lower scale built form), location and orientation, expansive views are generally available from the top of the podium to high-rise levels on all sides. Being located to the south of the site, only those existing views north/north east have been analysed.

Sydney/Darling Harbour water, Pyrmont Bridge, Central and northern CBD Skyline, and North Sydney/lower north shore views are available.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible to low impact on existing views from the ICC Sydney Hotel at podium (pool deck) and above levels.

The change in view in the main relates to a partial reduction in northern Sydney Harbour water views, partial reduction in distant views of North Sydney/lower north shore, and a partial reduction in the view of Pyrmont Bridge.

Within the podiums levels of the ICC Sydney Hotel, views will more substantially change in light of the increased height of the centre/podium element. Existing partial water, Pyrmont Bridge and northern CBD skyline views will be changed to views of the proposed podium element.

Overall, impacts on views to the ICC Sydney Hotel are considered acceptable. The lower level/podium impacts are greatest however need to be considered in the context of reasonableness, especially a site on the fringe of a global City and having regard to the broader transformation of Darling Harbour.

4.2 Secondary Buildings

4.2.1 Renaissance Apartments (73 Union Street)

The Renaissance Apartments are located to the north-west of the Harbourside Shopping Centre on the south-wester corner of Murray Street and Union Street (some 70m away). Refer to **Figure 3**. As a corner building, the Renaissance Apartments have a north, east and south orientation. The east elevation of Renaissance Apartments is the only part of the building with direct views oriented towards the subject site.

A single 2D modelled view showing existing and future Renaissance Apartments views from the upper levels in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**.

Existing Views

Existing views are restricted by virtue of One Darling Harbour Apartments, blocking views of the water and southern CBD skyline. Those views that are available look down along Pyrmont Bridge and harbour, with Central CD skyline (including Centrepont Tower).

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from those apartments on the eastern elevation of the Renaissance Apartments. Only partial views of the site (northern end) are available given the position of One Darling Harbour. The change in view in the main relates to swapping foreground views of the existing shopping centre and redundant monorail infrastructure with the proposed new shopping centre podium. The improved relationship of the proposal to Pyrmont Bridge is also clearly visible from this view with a large gap clearly visible between the podium building (illustrative scheme) and Pyrmont Bridge. There is no change in view in terms of views to valued features such as Pyrmont Bridge, water views and central CBD skyline views.

4.2.2 Arena Apartments (32-34 Bunn Street)

The Arena Apartments are located beyond the site to the west on the block bound of Bunn Street, Harwood Street and Harwood Lane (some 120m away). Refer to **Figure 3**. The east elevation and upper level roof terraces of Arena Apartments is the only part of the building with direct views oriented towards the subject site.

A single 2D modelled view showing existing and future Arena Apartments views from the upper levels in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**.

Existing Views

Existing views are restricted by virtue of One Darling Harbour Apartments, blocking views of the water and CBD skyline. Only peripheral views of the northern CBD skyline are available.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from those apartments on the eastern elevation of the Arena Apartments. The change in view relates to the tower element being visible above the One Darling Harbour building, partially reducing sky views.

4.2.3 The Phoenix Apartments (117 – 129 Murray Street)

The Phoenix Apartments are located beyond the site to the south-west on the western side of Murray Street. Refer to **Figure 3**. The east elevation of the Phoenix Apartments is the only part of the building with direct views oriented towards the subject site.

A photomontage view showing existing and future Phoenix Apartments views from the roof terrace of Apartment 803 in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**.

Existing Views

Existing views are restricted due to foreground buildings, such as the Novotel and Ibis Hotels, blocking views completely of the water and CBD skyline.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from the upper level apartments/rooftop on the eastern elevation of the Phoenix Apartments. The change in view relates to the tower element being visible between and above the Novotel and Ibis Hotels, partially reducing sky views. The visible tower element will make for a more varied and interesting view from these apartments.

4.2.4 Harbour's Edge Apartments (1 – 5 Harwood Street)

The Harbour's Edge Apartments are located beyond the site to the west on the block bound of Harwood Street, Pyrmont Bridge Road, Edward Lane and Little Edward Street. Refer to **Figure 3**. The east elevation of the Harbour's Edge Apartments along with upper level roof terraces is the only part of the building with direct views oriented towards the subject site.

A photomontage view showing existing and future Harbour's Edge views from the communal rooftop space in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**.

Existing Views

Existing views are restricted due to foreground buildings, such as One Darling Harbour and the Ibis Hotel, blocking views of the water and CBD skyline. Only peripheral views of the northern CBD skyline are available.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from the communal rooftop and those upper level apartments on the eastern elevation of the Harbour's Edge Apartments. The change in view relates to the tower element being visible above the One Darling Harbour building, partially reducing sky views.

4.2.5 16 – 30 Bunn Street (Apartments)

The apartment building at 16-30 Bunn Street is located beyond the site to the west on the block bound of Bunn Street, Harwood Street, Edward Lane and Pyrmont Street. Refer to **Figure 3**. The east elevation and private rooftop terraces of the building are the only part of the building with direct views oriented towards the subject site.

A photomontage view showing existing and future views from one of the rooftop terraces at the eastern end of the building in relation to the proposed Harbourside Concept Proposal is included at **Appendix C**.

Existing Views

Existing views are restricted due to foreground buildings, such as One Darling Harbour and the Ibis Hotel, blocking views of the water and CBD skyline. Only peripheral views of the northern CBD skyline are available. The top of Centrepont Tower does protrude above The Ibis Hotel.

Proposed Views

The proposed Harbourside Concept Proposal will have a negligible impact on existing views from the private rooftop terraces and those upper level apartments on the eastern elevation of 16-30 Bunn Street. The change in view relates to the tower element being visible above the One Darling Harbour building and Ibis Hotel, partially reducing sky views. Whilst removing the view of Centrepont Tower, the tower element will make for a more varied and interesting view from these apartments when looking east.

5.0 Conclusion

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

With respect to the street level public domain:

- Existing important views from the public domain at street level to the most significant and highly utilised public domain spaces within and in close proximity to Harbourside are retained;
- Existing public domain views to key heritage buildings and places are retained, including Pyrmont Bridge; visual connectivity to other heritage items in the vicinity is not significantly affected by the proposed new built form;
- The proposed new tower element continues with the evolution and change to the low scale character of the western edge of Darling Harbour, providing a new iconic building form that seeks to draw Darling Harbour into the wider CBD by redefining the density and height of development on the western side of Darling Harbour;
- Continuous and unobstructed sightlines to the foreshore are maintained to the public, and views to, through and over the site are retained such that the public / pedestrians will continue to enjoy the visual qualities of the harbour and its foreshores;
- The key design principles adopted for the tower will create a strong identifiable form when viewed within the city skyline and at the local pedestrian level;
- The majority of the proposed development footprint is of a low scale form, with the tower carefully positioned having regard to a range of constraints and opportunities;
- The final resolved land use and floor plate size and tower orientation and positioning provides for a new urban dialogue to be achieved on the western side of Darling Harbour that recognises the site's proximity to the Sydney CBD;
- The tower positioning and form avoids a wall of towers fronting Sydney Harbour, and supports ample sky views and a retained sense of openness on this western CBD fringe;
- The continuation of existing streets into site (eg Bunn Street connection) and its connection to an open and inviting rooftop space will establish new sightlines, visual permeability and views and vistas; and
- The creation of the planned new observation deck space in particular will provide a significant new publicly accessible vantage point for people to enjoy views across Darling Harbour and the CBD beyond.

The proposal will not detract from the overall visual connectivity for pedestrians in the public domain nor result in any significant adverse impact. Generally, the affected vantage points are not key places for pedestrians to stop and view the CBD or its skyline, and the wide range of different viewing points available within the Darling Harbour precinct and its approaches will continue to provide for variety and interest in the different views, vistas and sightlines available to pedestrians approaching and moving through the precinct from the north, south, east and west.

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

With respect to private views:

- The siting and design of the proposal (in particular the tower element) has specifically sought to respond to view sharing principles and to provide for an

appropriate outlook from adjoining private development to the greatest extent practicable in a highly urbanised inner city environment.

- The proposal has evolved following extensive options testing, with the chosen form of a low scale podium and single tower positioned within the central northern part of the site allowing for view sharing with surrounding buildings.
- The impacts associated with the proposal (podium and tower elements) are considered to continue to provide for a reasonable 'outlook' from apartments that may nonetheless have a change in 'view', consistent with current planning objectives, strategies, principles and development controls for the CBD which recognise that outlook, as distinct from views, is the appropriate measure of residential amenity within a global CBD context. Outlook is retained from all affected apartments with an appropriate distance separation and with space / daylight provided.
- Whilst the proposed development will result in a reduction in, or loss of, some available private views, appropriate view sharing to existing residents of identified primary and secondary buildings is nonetheless achieved.
- Since the submission of the initial concept for the redevelopment of the site, and following community consultation, significant design evolution for the envelope (podium and tower) has occurred. This skilful design evolution has adopted urban design and architectural principles that have resulted in key improvements in view impacts to adjoining development.
- The reduction in private views and change in outlook is considered reasonable given the Site's highly urbanised location, the close proximity of the developments to each other, existing Site constraints, and the functional requirements that are required to be met in relation to the design of the new building.
- There will be a reduction in views available from, in particular, the lower to mid-rise levels of One Darling Drive, the Ibis Hotel and the ICC Sydney Hotel (lower podium levels only) in certain locations and aspects. This results from the creation of a transformed new retail and residential precinct where there is only currently a low rise building in existence. The interruption of existing private views that are currently unimpeded by any development is inevitable in the context of an urban renewal project and is not unreasonable having regard to the highly urbanised global CBD environment of Sydney within which the land is situated. Notwithstanding, the proposed development has accommodated view sharing between and above buildings, and has sought to retain a combination of water, horizon and CBD skyline views by the positioning of the building footprints and configuration of the public domain connections through the site.
- The reduction in private views resulting from the proposal also needs to be balanced by the new/improved public and semi-public viewing areas within the Site that will provide a benefit to the broader population of Sydney and NSW. The new pedestrian bridge, observation deck and waterfront event stair spaces have been designed to enable visitors to the Site to view out from the Site towards the Sydney CBD and Darling Harbour. The enlarged pedestrian foreshore space also provides substantial benefits in terms of views and pedestrian flows around the harbour.
- In terms of view sharing principles the establishment of new facilities that provide for the broader public community to enjoy the waterfront location of Darling Harbour need to be balanced against the retention of views from the private domain. This is consistent with the aims of the Sydney Harbour REP which articulates that the public good (public views) take precedence over private good (private views) where change is proposed on the harbour or within its foreshores.

It is considered that the proposed Harbourside Concept Proposal achieves a reasonable balance between the protection of private views and the protection of public domain views in the delivery of a new world class high quality retail and entertainment

centre catering for local and tourist markets and new iconic residential tower on the foreshore of Darling Harbour.

Taking into consideration the project in its totality, the development proposed is acceptable in terms of visual and view impacts.