



Submission on the Visual Impact of the ICC Convention on Goldsbrough Apartments

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Submission on the Visual Impact of the ICC Convention on Goldsbrough Apartments

Conybeare Morrison International Pty Ltd (CM+) has been commissioned by The Goldsbrough Apartments to prepare a report assessment on the impact of the proposed Sydney International Convention Centre on the loss of views due to its bulk and height, on the residents of the Goldsbrough Apartments. Redevelopment of Sydney International Convention, Exhibition and Entertainment Precinct is being assessed as a State Significant Development Application under Part 4 of the EP&A Act and SEPP *State and Regional Development 2011*.

1.0 Location

Goldsbrough Apartments is located at 243 Pyrmont Street, Ultimo, NSW, and is bounded by:

- Allen Street to the north;
- Pyrmont Street to the east;
- The Western Distributor Freeway to the south; and
- Camden Lane to the west.

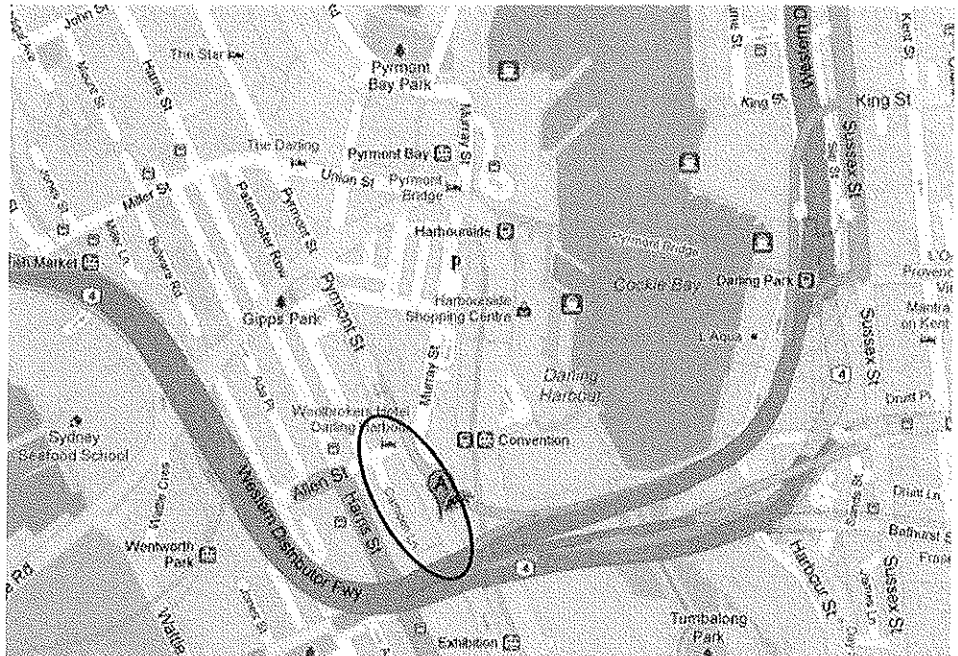


Figure 1: Location Map

The Apartments are sited to the west of the freeway ramps and the existing Darling Harbour Convention Centre. The Apartments are sited approximately 100m from the proposed Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) and directly west of the proposed Sydney Convention Centre.

2.0 Description of Goldsbrough Apartments

Goldsbrough Apartments is a luxury 14 storey apartment building comprising:

- 538 apartments (1 and 2 bedroom apartments with penthouses on top levels) with owner – occupiers rented tenants or serviced on levels 2-14; and
- 48 commercial units for commercial tenancies, administration and concierge services, located at ground/ street level.

Within the building are sauna, pool and spa facilities, and coffee shops.

There are no particular trends of occupancy and ownership of units on specific floor levels, with occupants and tourists selecting this building for its views of Darling Harbour and convenience of location.

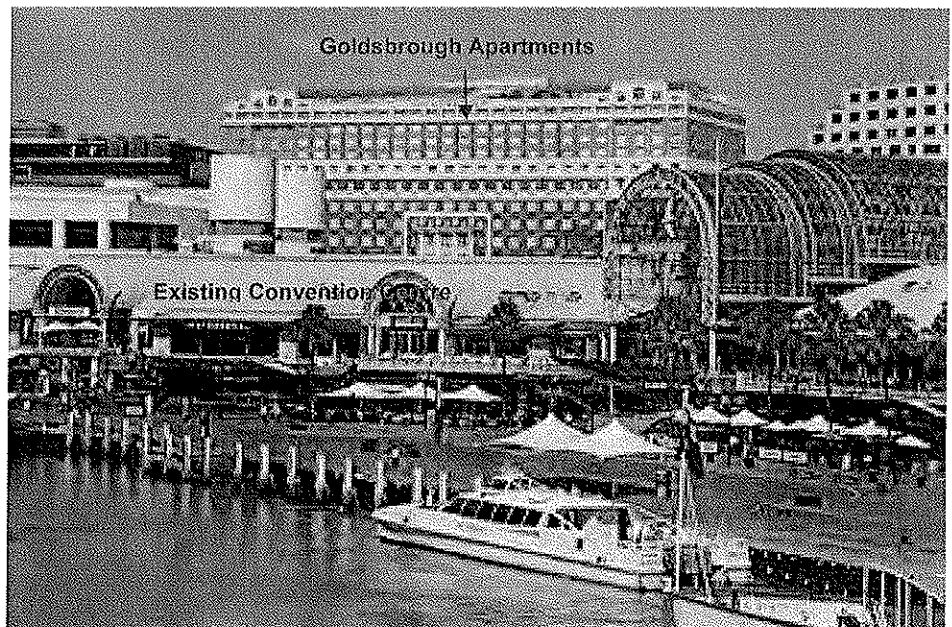


Photo 2: View of Goldsbrough Apartments from Cockle Bay

The building has its Pyrmont Street level (L1) at RL 9.315 with its uppermost eastern residential level (L13) at RL 51.89, and terrace above (L14) at RL 55.05.

The layout of the apartment building has 2 blocks of living and some bedrooms facing east and west, divided by a central atrium.

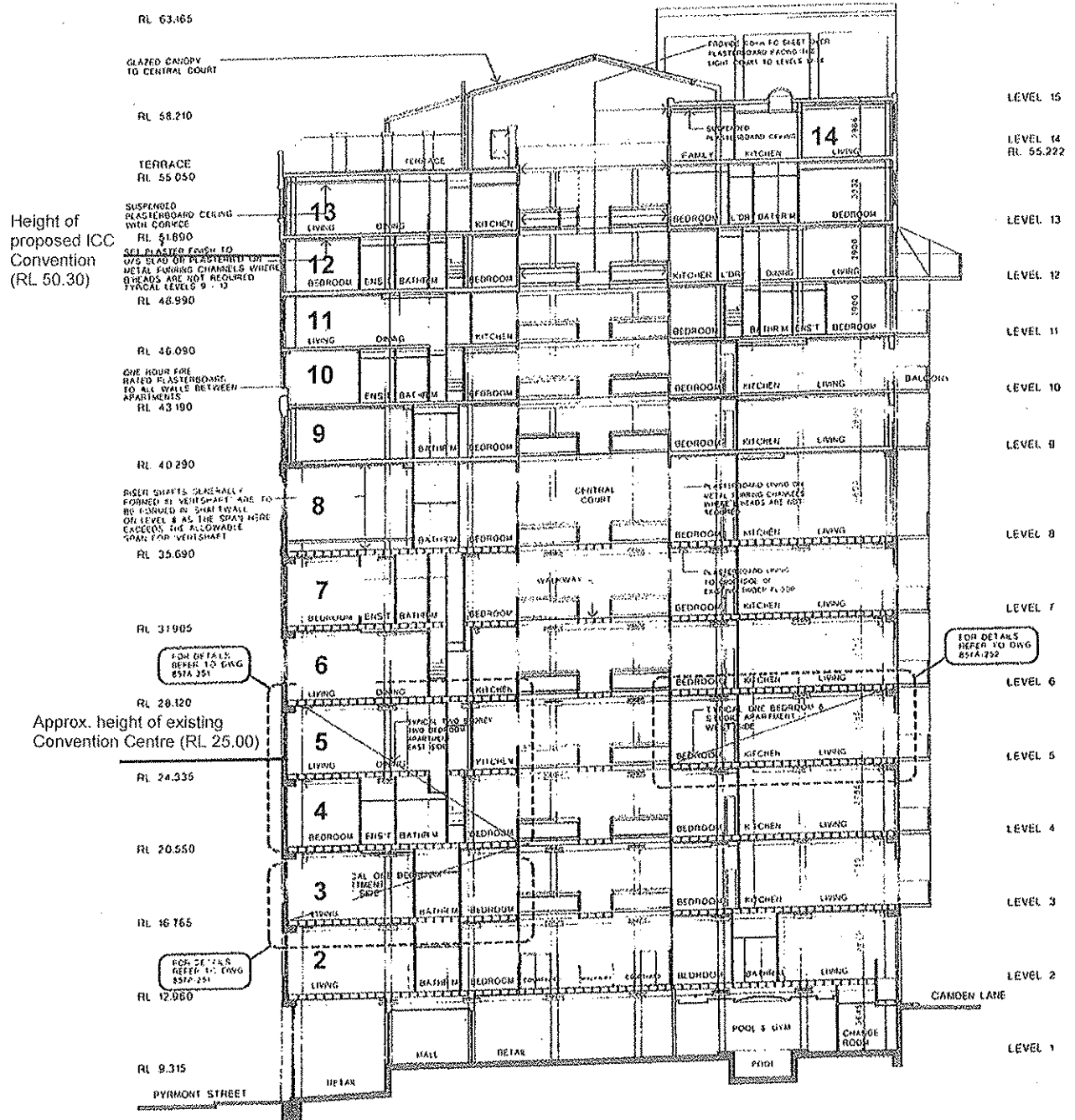
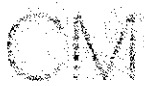


Figure 3: Section through Goldsbrough Apartments

3.0 Heritage Significance of Goldsbrough Apartments

Whilst Goldsbrough Apartments is not local or State listed as an Item of Heritage Significance, the building is listed on the:

- Register of National Estate (Federal non-statutory register) – for Elder Smith Goldsbrough Mort No. 1 Woolstore – ID 2252 and Woolstores No.1 Group – ID 2250); and
- NSW National Trust Register (Elder Smith Goldsbrough Mort No.1 Woolstore – ID S7396)

The Goldsbrough Apartments (formerly the Elder Smith Goldsbrough Mort No.1 Woolstore) was built in 1936. The building is part of the Pyrmont Street woolstores which comprise this building and the Pitt Son and Badgery Woolstore built in 1906 and extended in 1921. The woolstores provide evidence of the period when wool was one of the most significant export commodities of Australia. The wool industry was a major employer in the Pyrmont and Ultimo area from the late 19th century until the middle of the 20th century. The large size and capacity of the woolstores indicates the importance and scale of this industry in the area. The quality of the architectural embellishment of the buildings suggests the wealth associated with this industry in the early 20th century.

The woolstores feature a sophisticated use of brickwork for decorative effect and are among the finest examples of the Federation Warehouse style remaining in Sydney. The Elder Smith Goldsbrough Mort No1 Woolstore exhibits post and beam construction, and is an uncommon surviving Sydney example of a woolstore with a large scale and sophisticated timber construction. It is also a rare expression of inter-war Commercial Palazzo architecture in the Federation Warehouse style.

Specifically, the Elder Smith Goldsbrough Mort No.1 Woolstore, is important for its association with the wool broking activities of Thomas Sutcliffe Mort who, with the wealth created as a successful wool broker, went on to become one of the most significant Australian industrialists of the 19th century.

4.0 Existing Context

The existing Sydney Convention and Exhibition Centre (SCEC) complex, comprising the ICC Convention and the ICC Exhibition, is located to the east and south-east of Goldsbrough Apartments. The SCEC is a large convention and exhibition facility, and extends under the Western Distributor viaduct to present a continuous wall of buildings along the western edge of Darling Harbour (p.19, SICEEP EIS). The SCEC is a **4 storey building with existing building heights up to approximately RL 22m AHD** (p. 19, SICEEP EIS). From architectural drawings (PP_AR_2033A – View Impact Analysis, Goldsbrough, Section AA), the top of the main roof of the Convention Centre (excluding stair turrets) is up to RL 25. The turrets located at the perimeter of the building, which extend higher than the main roof, enable view corridors to the CBD.

To the north of the SCEC is the Harbourside Shopping Centre, which is a low level building.

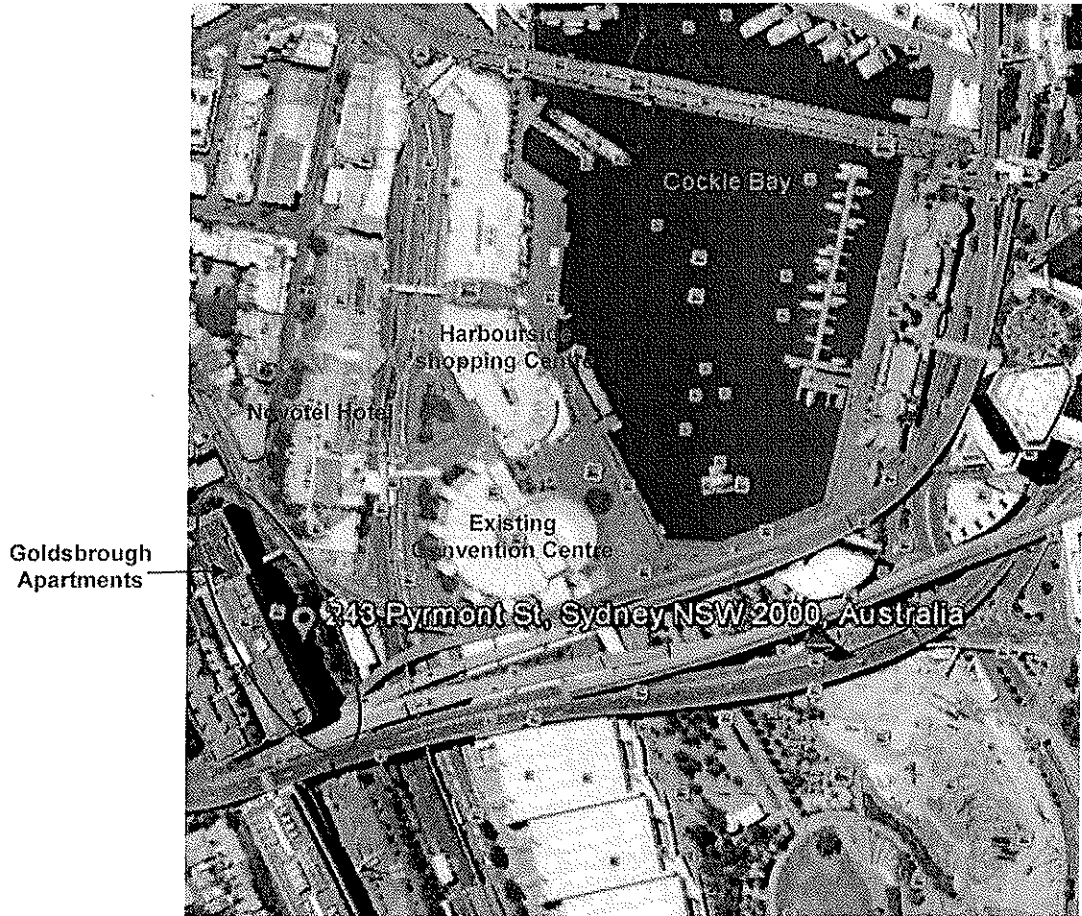


Figure 4: Existing context (aerial)

5.0 Proposed Development

The proposed International Convention Centre (ICC) will be located generally within the footprint of the existing Sydney Convention Centre at the northern end of the SICEEP site. The ICC and will provide:

- a new international-standard facility with convention spaces, meeting rooms, an auditorium, a small theatre and a 2,000 seat ballroom;
- 6 levels of convention centre facilities and 2 levels for plant.

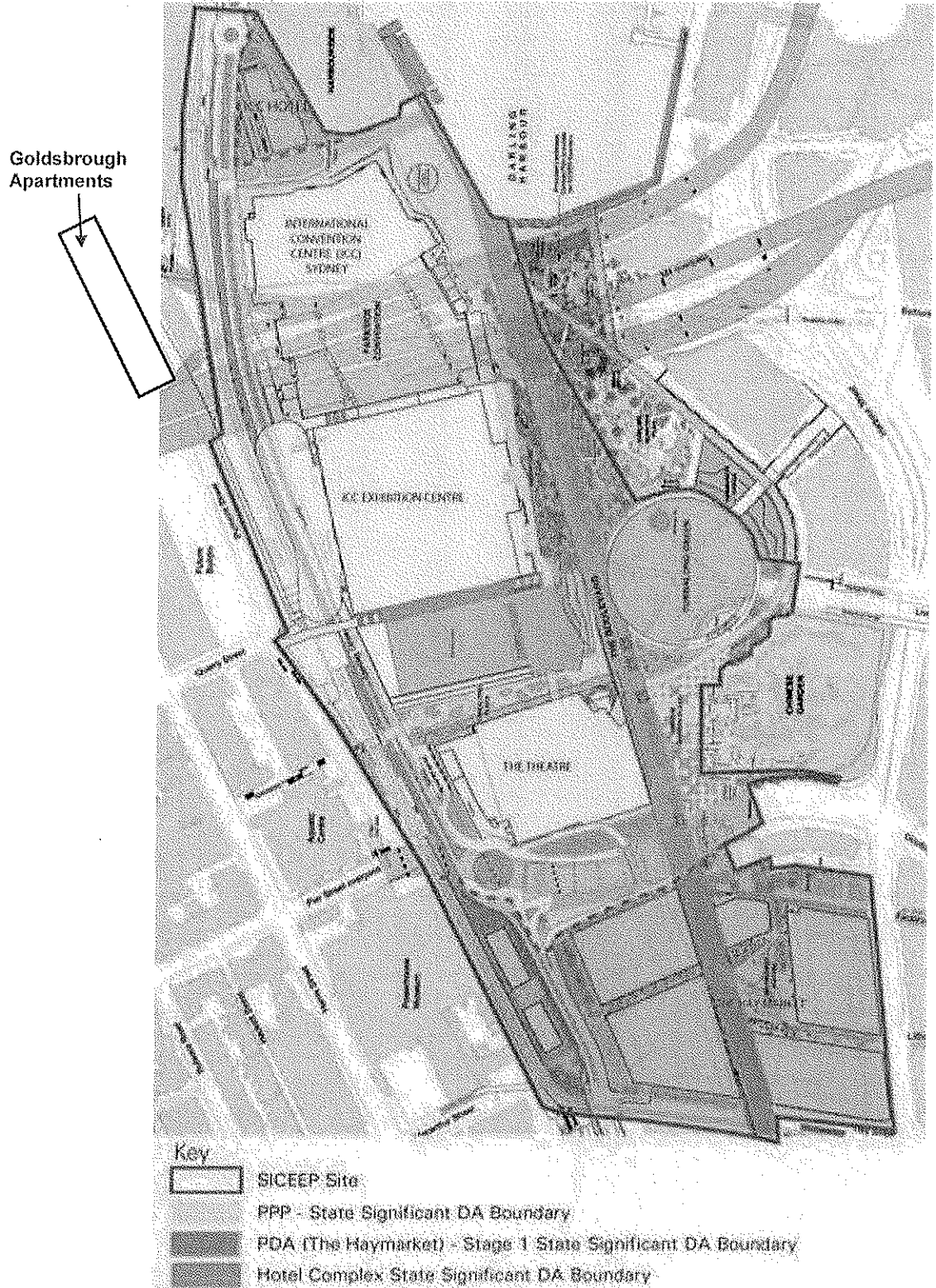


Figure 5: Sydney International Convention, Exhibition & Entertainment Precinct (source: EIS)

The Environmental Impact Statement (EIS) describes the new ICC building as a landmark building, with incorporates glazed façades which emphasises the angular form of the building and provides a strong built edge to the south-western corner of Cockle Bay.

The 6 levels above ground have the following respective heights:

Floor level	Relative level	Height of storey
Level 1:	RL 7.0	4m
Level 2:	RL 10.9	6.3m
Level 3:	RL 17.2	7.3m
Level 4:	RL 24.6	7.4m
Level 5:	RL 32.0	7.4m

Whilst the EIS states that the ICC Convention Centre will have a maximum roof height of RL 48.3m AHD (45m above existing ground level) (p.51, SICEEP EIS), the architectural drawings indicate:

- Top of roof: RL 50.30;
- Top of building parapet on eastern side (Cockle Bay): RL 45.30;
- Top of building parapet on western side (Darling Bay): RL 41.30;
- Top of building parapet on northern side: RL 48.30; and
- Top of building parapet on southern side: RL 45.00

The EIS states that the proposed building rises approximately 20m above the carriageway of the Western Distributor viaducts, establishing a strong visual presence within the precinct (p.87, SICEEP EIS).

To compare the height of the proposed ICC development with the existing Convention Centre, the building heights of the existing SCEC buildings are up to approx. RL 22 AHD (p.19, EIS). The proposed Convention Centre with roof height (not parapet height) up to RL 50.30 is approximately **28.3m higher** than the existing Convention Centre.

6.0 Impact of the Proposed ICC Centre

The following photographs, extracted from the *Visual and View Impact Analysis* that accompanied the EIS taken from the eastern end of Pyrmont Bridge, illustrate the:

- Existing Convention Centre (in the foreground) with Goldsbrough Apartments (in the background); and
- Proposed ICC Centre (in the foreground) with Goldsbrough Apartments (in the background).



Photo 6: Existing view of Goldsbrough Apartments from eastern foreshore of Cockle Bay (source: SICEEP SSD report)



Photo 7: View of the proposed ICC Convention from eastern foreshore of Cockle Bay (source: SICEEP SSD report)

7.0 Existing Views from Goldsbrough Apartments

The eastern side of Goldsbrough Apartments overlooks the western side of the Sydney CBD skyline and Cockle Bay East.

The Analysis Report's states that (p.26, report):

- "There are no views available from the lower levels of the apartments below Level 6 to the Darling Harbour waterway";
- "Limited views from the lower levels of the apartments (Levels 6 and below) to Darling Harbour due to the position and height of the existing convention centre"; and
- "Existing views from the lower levels of the apartments (Level 6 and below) to Darling Harbour are relatively limited due to existing structures along the western side of the Darling Harbour foreshore".

At Level 4 and below, the outlook to the east is screened by the canopy of existing street trees (figs) planted along the western footpath of Pyrmont Street and by the existing Convention Centre building. Currently, from Level 5, panoramic views of the western Sydney CBD skyline can be seen from the Goldsbrough's eastern apartments (Photos 8A, 8B,9A & 9B).



Photo 8A: View from northern apartment – L5



Photo 8B: View from northern apartment – L5

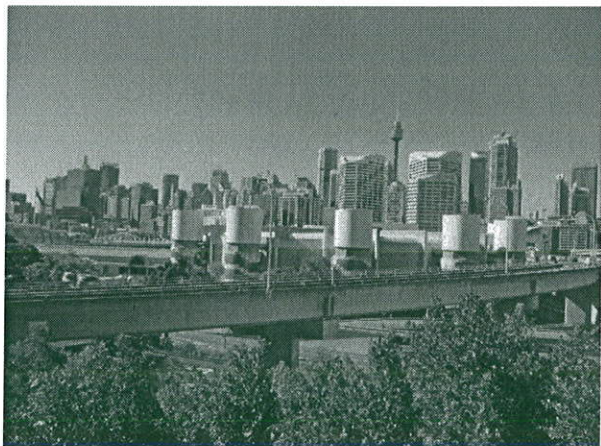


Photo 9A: View from southern apartment – L5

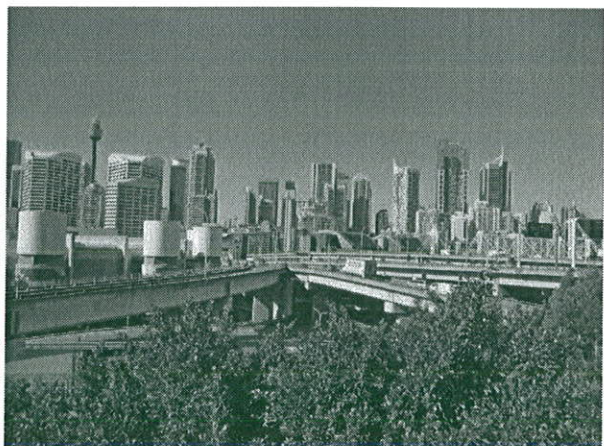


Figure 9B: View from southern apartment – L5

From Level 5 upwards, panoramic views are available from eastern apartments, as illustrated in photographs taken on Level 8 (Photos 10A, 10B, 11A & 11B).

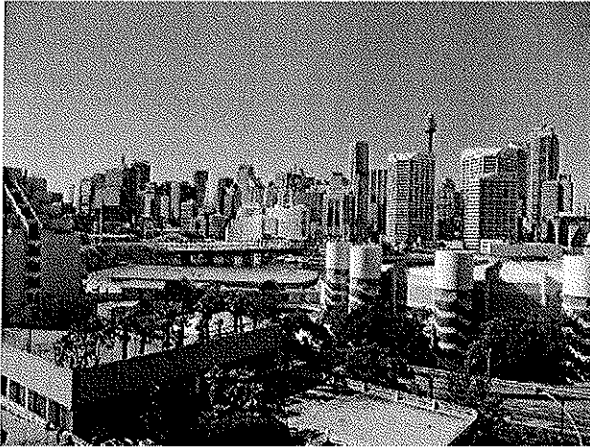


Photo 10A: View from northern apartment – L8

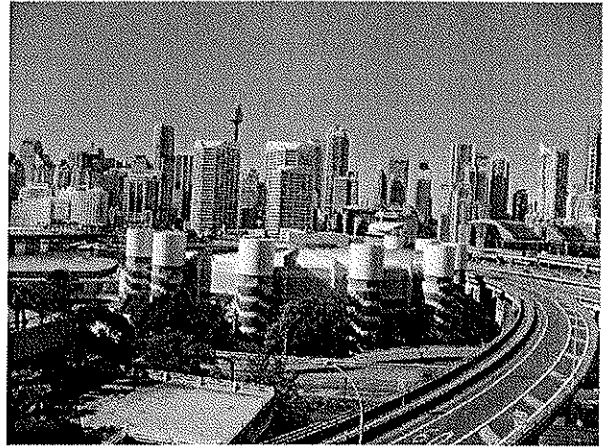


Photo 10B: View from northern apartment – L8

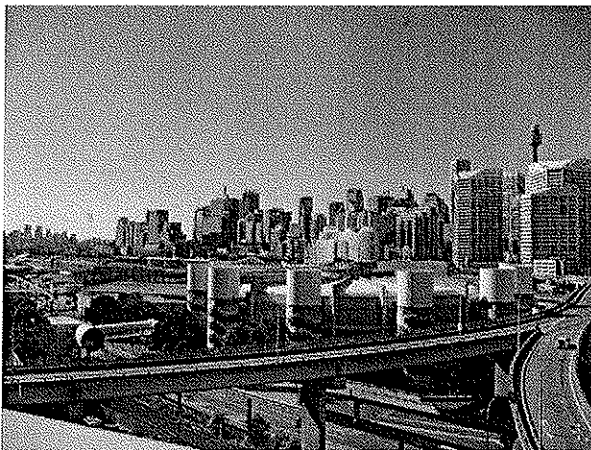


Photo 11A: View from southern apartment – L8

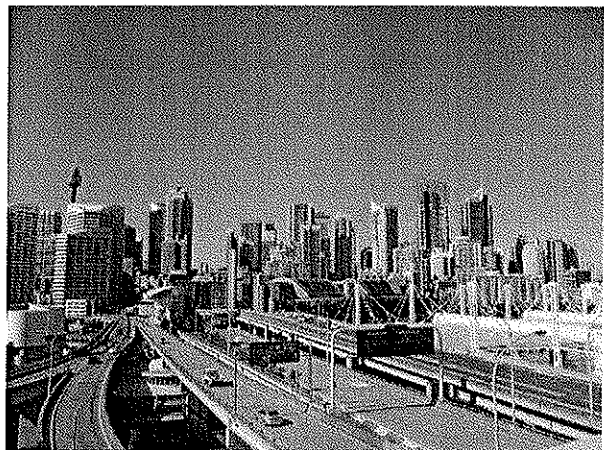


Photo 11B: View from southern apartment – L8

8.0 Analysis of View Impact of Proposed ICC Convention (and Hotel) Developments on Goldsbrough Apartments

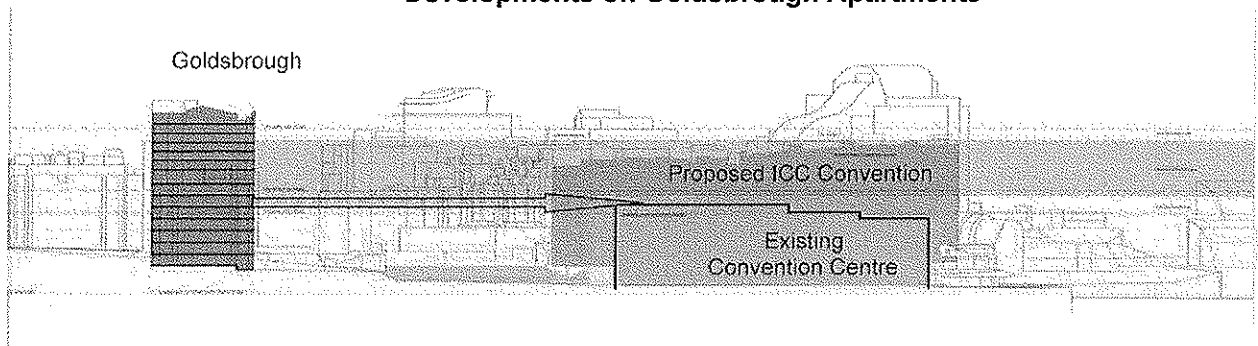


Figure 12: Section through the ICC Convention and its impact on views from Goldsbrough
 (source: Architectural drawing – PP_AR_2033(A))

Our responses to the *Visual and View Impact Analysis Report*, prepared for the Development Application (p.26, Report), are as follows:

Visual and View Impact Analysis Report		Responses to Report
Views from southern end of the eastern side of Goldsbrough (locations P1A & P1B)		
1.	The development will have a minor impact on existing views from the northern end of the Oaks Goldsbrough Apartments (location P1).	<p>Whilst the views NE from location P1 will be unchanged by the proposed Convention Centre, the ICC Hotel, proposed to be sited north of the proposed Convention Centre and west of the southern portion of Harbourside Shopping Centre, have heights up to RL 73 and RL 130. If approved, the Hotel will eliminate the view corridor that this visual and view impact assessment claims will be retained from the apartments at locations P1A & P1B – refer to Appendix diagrams.</p> <p>Whilst the ICC Hotel is not part of this development application, the loss of view cannot be evaluated in isolation of the PPP development.</p>
2.	When looking to the north-east (location P1B), the current views will be almost completely unchanged at all levels of the building.	
3.	Looking directly to the east (location P1A), the CBD skyline will still be visible at all levels, however at the lower rise levels, views to some of the smaller CBD buildings will be removed.	<p>With the erection of the proposed Convention Centre, at:</p> <ul style="list-style-type: none"> ▪ Level 5, views east of the western CBD skyline (of mid to upper levels of the higher towers), currently enjoyed, will be mainly eliminated by the proposed Convention Centre; ▪ Level 6, only the uppermost portions of the western skyline will be visible; and ▪ Level 8, the mid to upper portions of the western skyline will be visible.
Views from central section of the eastern side of Goldsbrough (locations P2A & P2B)		
4.	From the central section of the Apartments (location P2), the proposed development will have some impact on existing views when looking directly east across Darling Harbour (location P2A).	The impacts of ICC Convention on existing views dramatically affect Levels 5, 6 and 7 , with views from these levels of the western CBD skyline reduced to only the uppermost portions of higher buildings.
5.	The eastern view to the CBD skyline will remain uninterrupted at all levels at this location, however at the lower levels of the building, views to the CBD will be restricted to Centrepont Tower and the tops of the larger CBD buildings.	From Level 8 and above , the views are not as dramatically affected are nevertheless reduced, with upper and mid-portions of higher CBD buildings increasingly visible the higher the view point.



Visual and View Impact Analysis Report		Responses to Report
6.	All levels at this location (P2A) will experience some change/ reduction in some views of the Darling Harbour waterway, at its southern end.	Agree.
7.	The NE view from apartments (location P2B) will largely be unchanged.	The NE view will still be reduced, with this view corridor impacted dramatically with the erection of the ICC Hotel from the mid-levels of the Goldsbrough (L5-7) – refer to Appendix diagrams.
8.	The new building will be quite prominent in the foreground view from these lower level apartments, however will continue to allow for view sharing of the CBD skyline.	The view sharing of the CBD skyline will not occur from the L5-7 (mid-level) apartments, particularly with the future erection of the ICC Hotel – refer to Appendix diagrams.
Views from central section of the eastern side of Goldsbrough (locations P3A & P3B)		
9.	The change in scale of the International Convention Centre complex will partially impact on the SE corner of the field of view when looking towards the CBD skyline.	The proposed Convention Centre and ICC Hotel will impact views from locations P3A & P3B to the NE from Level 8 and below – refer to Appendix diagrams.
10.	When viewed from the southern end of the Apartments (location P3), the PPP will have some impact on existing views looking directly east across Darling Harbour (location P3A). The CBD skyline will still be visible at all levels at this location, but at lower levels (Level 6 and below), views to the CBD will be restricted to Centrepont Tower and the tops of larger CBD buildings. Views directly to the east to the Darling Harbour waterway will be interrupted.	
11.	Views to the NE from location P3B – apartments at upper and medium levels will lose some views to the southern end of the Darling Harbour waterway as well as views to Pyrmont Bridge.	Views to the NE to Darling Harbour waterway, North Sydney and Barangaroo, from mid to upper levels of the Goldsbrough, will be lost with the future erection of the ICC Hotel, which whilst not part of this development application, must be considered with this application, as the height of the proposed ICC Convention, if approved, will set a precedence of high buildings (rather than the current lower buildings) along the foreshore.
12.	Views from the lower rise levels (Level 6 and below) at this location to the central CBD will also be largely removed.	
13.	Views of the northern stretch of Darling Harbour waterway across to North Sydney will be retained at all levels at this location, as well as to the northern end of the CBD including Barangaroo. (see montage from 1303)	

Visual and View Impact Analysis Report		Responses to Report
14.	The development will provide for reasonable view sharing with Goldsbrough Apartments.	The proposed Convention Centre and Hotel developments will eliminate key views of the city skyline (to only the uppermost portions of high tower buildings) and Darling Harbour from Level 7 and below. This will not allow for reasonable view sharing to occur – refer to Appendix diagrams.
General comments:		
15.	The lower level apartments (below Level 6) are the most affected, particularly towards the central and southern ends of the building.	The lower and mid-levels apartments (from L5 upwards) at the central and southern ends of the Goldsbrough will be affected by the proposed Convention Centre. The northern end will be affected by the proposed Hotel development.
16.	Whilst the proposed PPP development will result in a reduction in some available private views, the majority of private view impacts to existing residents of Goldsbrough are relatively minor, with existing key private views maintained or substantially maintained in most instances.	<p>Impacts from loss of views of apartments located at Levels 5-7 (3 levels) are not considered minor. These eastern apartments currently enjoy views of the majority of buildings that make up the western CBD skyline. The proposed development reduces views to the east of the CBD skyline to the uppermost portion of higher buildings. At Level 8, the view is reduced to the upper portions of these buildings.</p> <p>Furthermore, the future Hotel will eliminate the view to the NE, as the height of the lowest portion of the hotel (with roof at RL 73) is some 23m above the roof of the proposed Convention Centre and some 48m above the main roof of the existing Convention Centre.</p> <p>Refer to Appendix diagrams.</p>
17.	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 public domain.	The existing Convention Centre (at a 3-4 storey height) currently provides for broad public enjoyment of the Darling Harbour waterfront, and enables the mid-levels of Goldsbrough Apartments (L5-8) to enjoy views of the city skyline and Cockle Bay.

The *Visual and View Impact Analysis* additionally states that:

- Given the highly urbanised location, existing site constraints and the functional requirements that are required to be met in relation to the design of the ICC building, it is **not unreasonable for the project to result in some interruption of existing water and CBD skyline views to the east and NE of adjoining development**; and

- **The reduction in private views and change in outlook resulting from the new ICC building in relation to some lower level apartments (below L6) are considered reasonable**, given the site's highly urbanised location, the close proximity of the developments to each other, existing SICEEP site constraints and the functional requirements that are required to be met to deliver the State government's objectives for the creation of a new world class entertainment, exhibition and convention precinct.

We have independently evaluated the loss of view by the proposed ICC Convention development on Goldsbrough Apartments using the planning principle of *Tenacity Consulting v Warringah Council* (2004), which is a Land and Environment Court ruling. The ruling commissioner lists the following **procedures and factors to be considered in dealing with whether a view impact is reasonable**. These being:

1. Assessment of views to be affected, with:

- water views more highly valued than land views;
- iconic views are valued more highly than views without icons; and
- whole views are valued more highly than partial views.

In assessing the impact of the proposed ICC Convention Centre on Goldsbrough Apartments, the residents of the eastern side of the apartments currently enjoy highly valued partial water views, whole views of the western Sydney CBD skyline, and semi-iconic views of buildings/ structures such as Centrepoint Tower and Pyrmont Bridge from Levels 5 to 14.

These views, **directly to the east**, will be removed or reduced (from **Levels 5–8**) with the construction of the ICC Convention, with its proposed uppermost roofline approximately 25m (at RL 50.30) above the existing Convention Centre and its western parapet approximately 16m above the existing Centre (at RL 41.30).

This loss or reduction of views by the ICC Convention will further be compounded by the proposed ICC Hotel development (proposed with heights at RL 73 and RL 130. This development, whilst not part of this development application, will **remove views to the north-east** from lower levels and significantly reduce views from higher levels. Collectively, the proposed ICC Convention and Hotel developments will **remove or reduce views currently enjoyed** by residents of Levels 5-7 on the eastern apartments of Goldsbrough, of the western Sydney CBD. This loss of view **extends from the Western Distributor to North Sydney**. (This is illustrated in the Appendix diagrams).

2. Consider what part of the property the views are obtained

Views from the eastern apartments impacted by the proposed Convention Centre are from a standing and seated positions from living areas of these apartments.

3. Assess the extent of the impact – with views from living areas considered more significant than from bedrooms or service areas.

The layout of the eastern apartments position living areas of single storey apartments and living and primary bedrooms of duplex (2 storey) apartments to the east, facing the city skyline and the PPP.

4. Assess the reasonableness of the proposal that is causing the impact:

- whether an impact on views arises as a result of non-compliance with planning controls; or
- if the development complies, whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on views of neighbours.

Planning controls

In terms of planning controls and guidelines for the PPP, the *Urban Design and Public Realm Guidelines for SICEEP* describes the design objectives for all urban design elements to be incorporated into the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP). These Urban Design Guidelines provide a framework for the realisation of the Project Vision. The guidelines illustrate and describe the preferred character and nature of the new Precinct. Our assessment of the response of the proposed development to the planning controls is as follows:

Planning controls	Response
<p>Context and Design Excellence The proposed Convention Centre development must be assessed against the identified design criteria of “Context and Design Excellence” of the <i>Urban Design and Public Realm Guidelines</i>. This includes:</p> <ul style="list-style-type: none"> ▪ Using appropriate building height, alignment, form, grain and massing; ▪ Preserving significant view corridors; ▪ Protecting and reinforcing views of significant heritage buildings and structures within the Public Realm; and ▪ Minimising loss of solar access to the Public Realm. 	<p>Views of the historic Goldsbrough building are currently available along the public domain areas of the eastern foreshore of Cockle Bay (Photo 6). The proposed development, with its height at twice the height of the existing Convention Centre, impacts on the view of Goldsbrough building when viewed from the public domain areas along the eastern foreshore Cockle Bay (Photo 7).</p> <p>With the proposed height of the ICC Convention, views of the historic Goldsbrough building from this vantage point are reduced to its northern portion. The future ICC Hotel proposed to the north of the Convention Centre will entirely eliminate views the Goldsbrough from this vantage point.</p>
<p>Public Realm Proposed PPP buildings should respond to the built form of the city, to include:</p> <ul style="list-style-type: none"> ▪ Reinforce the consistent building line, height and proportion of their context; ▪ Integrate within existing or new building forms; ▪ Address and respond to significant heritage buildings and spaces. 	<p>The proposed building line at the western foreshore of Cockle Bay is the ICC Convention, sited at a height to RL 50.30 (equivalent to a 12 to 13 storey building with floor levels from 3.6 – 4 m in height). The proposed Convention Centre will be at the same height as the Level 11 of the Goldsbrough Apartments.</p> <p>The consistent building line on the eastern foreshore of Cockle Bay is the 3 storey buildings along the waterfront, stepping up to higher built forms towards the CBD.</p> <p>The height of the proposed ICC Convention is excessive and not consistent with lower building levels along the foreshore. Its height does not</p>

Planning controls	Response
	provide equitable views by buildings behind it to view Cockle Bay and the western Sydney skyline

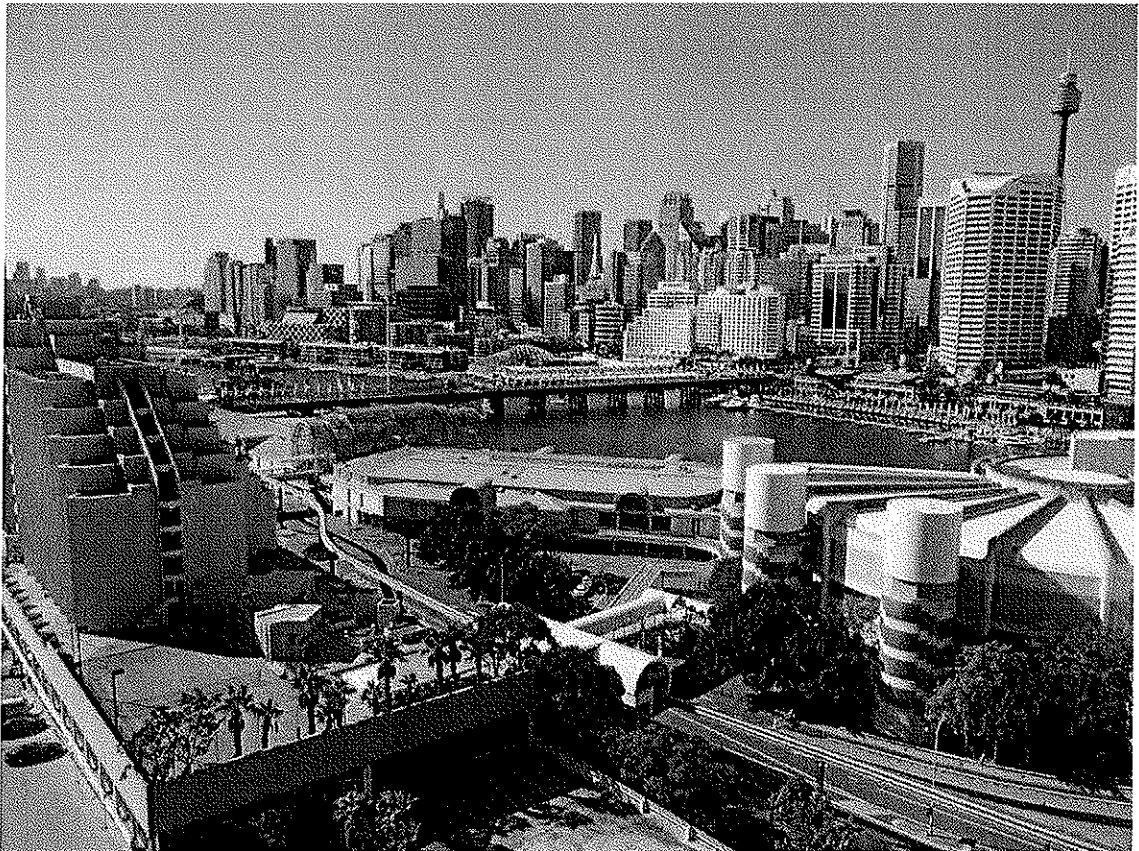


Photo 13: View of eastern foreshore of Cockle Bay – of lower building heights (3-4 storeys) along the foreshore, stepping up to higher buildings to enable a more equitable view sharing of the bay and skyline.

Planning controls	Response
<p>Building Size and Scale The design must not develop in isolation but must be considered from a range of viewing points.</p> <p>The design must:</p> <ul style="list-style-type: none"> ▪ Develop a building height strategy; ▪ Relate building height to context; ▪ Consider view sharing for residential neighbours; and ▪ Provide buildings that are built to an appropriate building line. 	<p>The <i>SICEEP Urban Design and Public Realm Guidelines</i> do not provide prescriptive guidelines in terms of recommended building heights around the Cockle Bay foreshore. The Height and Massing section of the <i>Built Form and Public Realm Report for SSDA1</i> (section 13.4, p.62) provides the development guideline that "the height of all buildings within Darling Central are lower than the existing buildings on Pymont Street directly above it".</p>



Planning controls	Response
	<p>The proposed ICC Convention fails to:</p> <ul style="list-style-type: none"> ▪ Relate the building height to its foreshore context – the context of this building is the foreshore precinct of Cockle Bay, which comprises lower height buildings, enabling the next tier of buildings away from the foreshore to enjoy views of the Bay; ▪ Provide buildings that are built to an appropriate building line – which are lower heights that relate to its foreshore context; ▪ Consider view sharing for residential neighbours – the impact of the ICC Convention development will remove, in lower storeys (L5-7), and reduce, in upper levels (L8-L12), the view, currently enjoyed, to the east. The proposed ICC Hotel development (not part of this DA, but should be evaluated in the context of this application), comprising higher buildings, will remove further the views of the CBD to the NE.

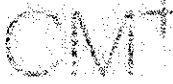
9.0 Conclusion

In the case of Goldsbrough Apartments, views looking east and north-east to the western CBD skyline and waterfront of Cockle Bay will be diminished by the proposed Convention Centre and significantly diminished by the proposed ICC Hotel, which is not part of this Development Application but must be considered in this view assessment.

As illustrated by the planning principles on views, views of the waterfront and city skyline are highly valued. These views contribute to the value of the apartments and its amenity.

From the eastern Goldsbrough Apartments, the existing view of the waterfront from Levels 1-4 is obscured by street trees and the existing Convention Centre. From Level 5 upwards, there are panoramic views of the western CBD skyline, despite the view partial obscured by the existing Convention Centre.

The proposed ICC Convention, at twice the height of the existing Convention Centre, will remove views to the east of the western CBD from Levels 5-7 and reduce these views from Levels 8-12. The proposed ICC Hotel, with its building heights at RL 73 and RL 103 respectively, will be at least 3 times the height of the existing Convention Centre. Views to the NE from the eastern apartments, currently enjoyed from Level 5 upwards, will be removed from Level 7 and below, and significantly reduced at Levels 8-10. Collectively, the ICC Convention and Hotel developments will remove highly valued, iconic and whole views of the Sydney skyline, waterways and landmark features from the principle living areas of the eastern apartments of the Goldsbrough building.



Moreover, the heights of these proposed buildings impact on prevent views of this significant heritage building with its distinctive architectural features, currently enjoyed from the public domain precincts of the eastern foreshore of Cockle Bay.

The **design of the proposed ICC Convention should be re-evaluated**, particularly its height and bulk in relation to the context of its siting at the Cockle Bay foreshore. The proposed ICC Convention **fails to**:

- **Relate the building height to its foreshore context** – that of buildings of a lower height along the foreshore of Cockle Bay, as seen in the design of buildings along the Cockle Bay eastern foreshore which comprises lower height buildings, to enable the next tier of buildings away from the foreshore to enjoy views of the Bay; and
- **Consider view sharing for residential neighbours** – the impact of the ICC Convention development will remove, in lower storeys (L5-7), and reduce, in upper levels (L8-L12), the view currently enjoyed to the east. The proposed ICC Hotel development (not part of this DA, but should be evaluated in the context of this application), comprising higher buildings, will further remove and reduce the views of the CBD to the north-east.

APPENDIX

View impacts of proposed ICC Convention and Hotel developments

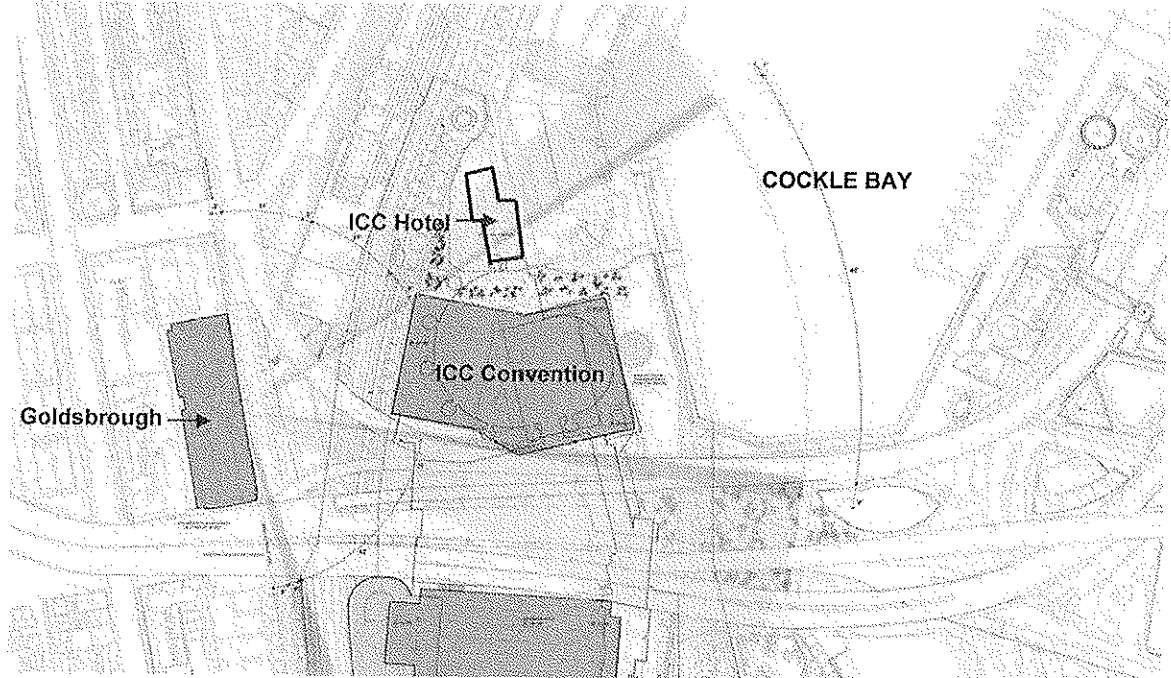


Figure 14: Layout of Goldsbrough in relation to proposed ICC facilities



Photo 15: View from northern apartment to the NE - L5

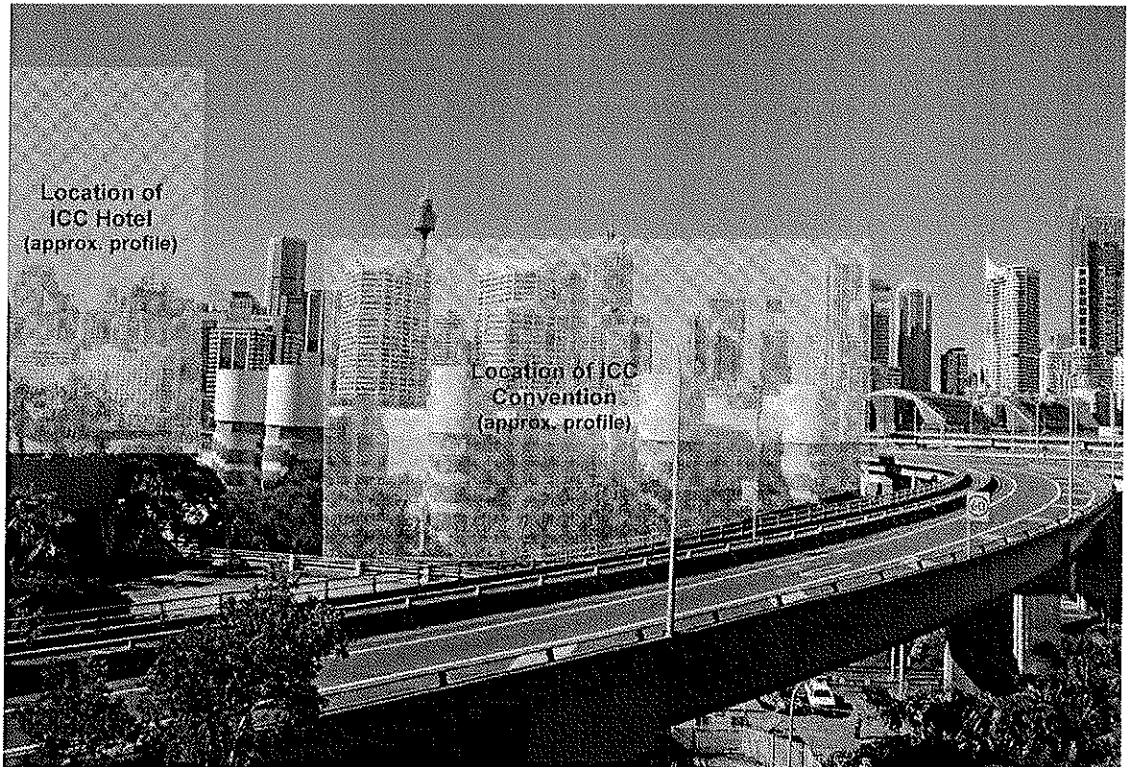


Photo 16: View from northern apartment - L5

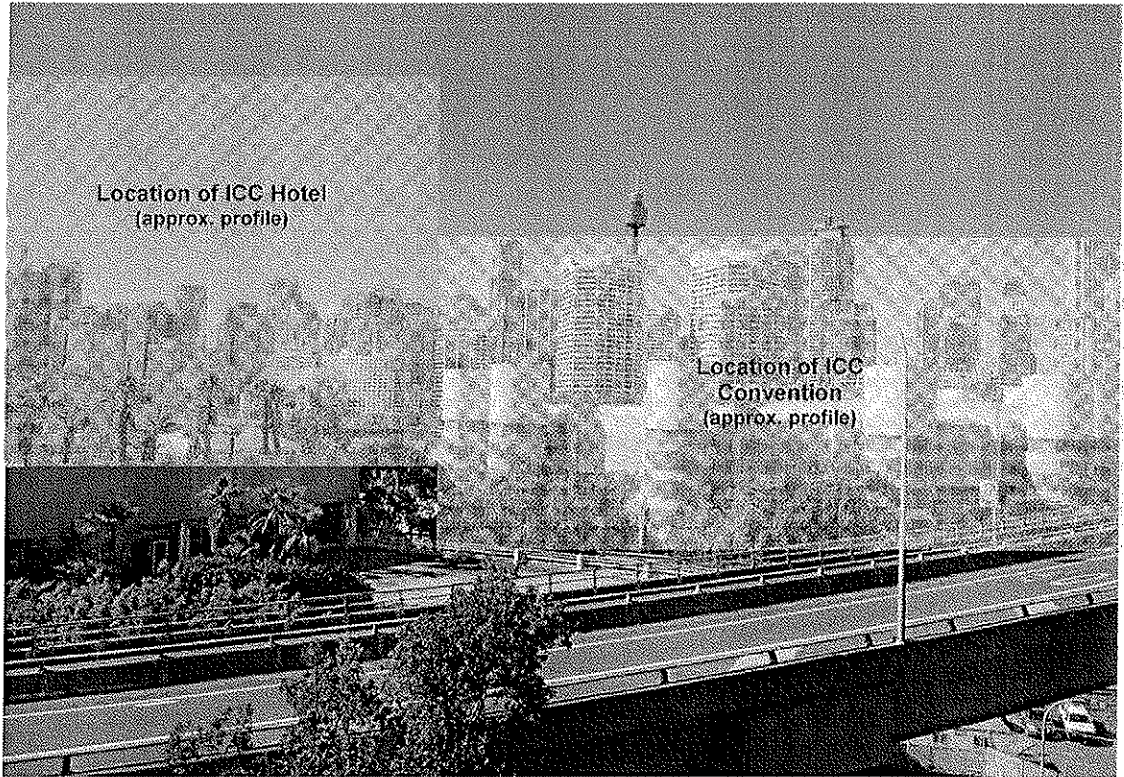


Photo 17: View from NE from central apartment – L5



Photo 18: View NE from southern apartment – L5

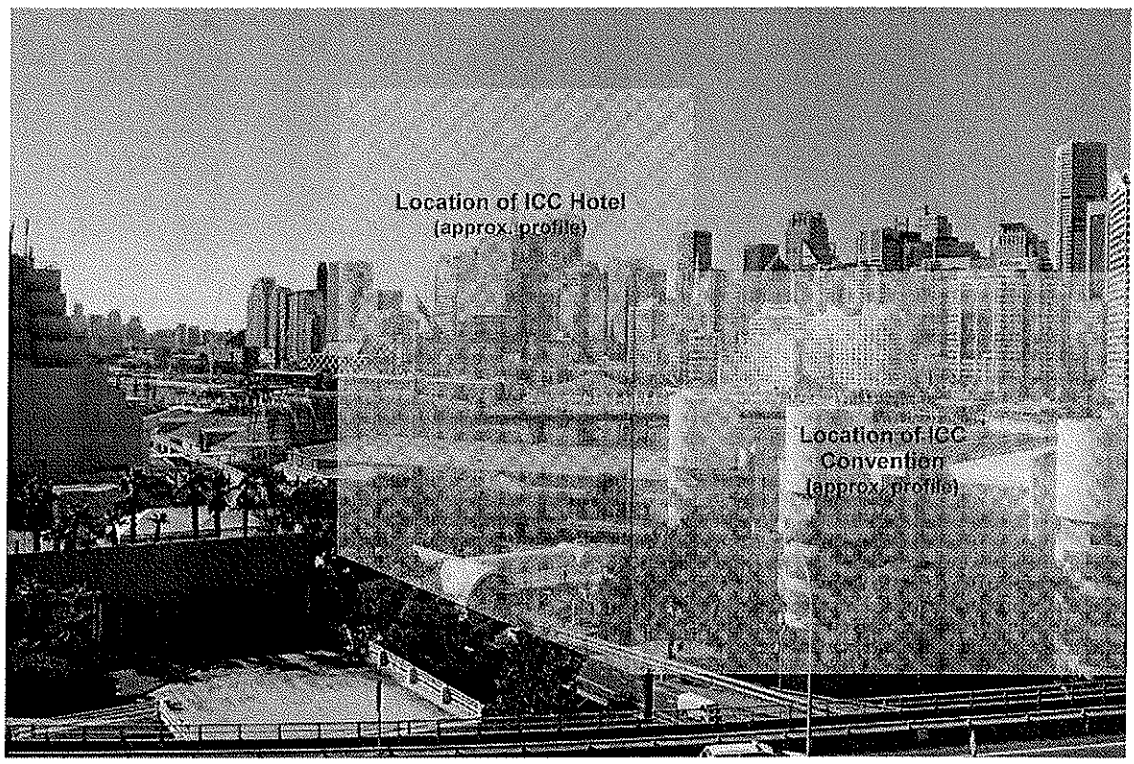


Photo 19: View NE from mid-block apartment – L8



Photo 20: View E from mid-block apartment – L8

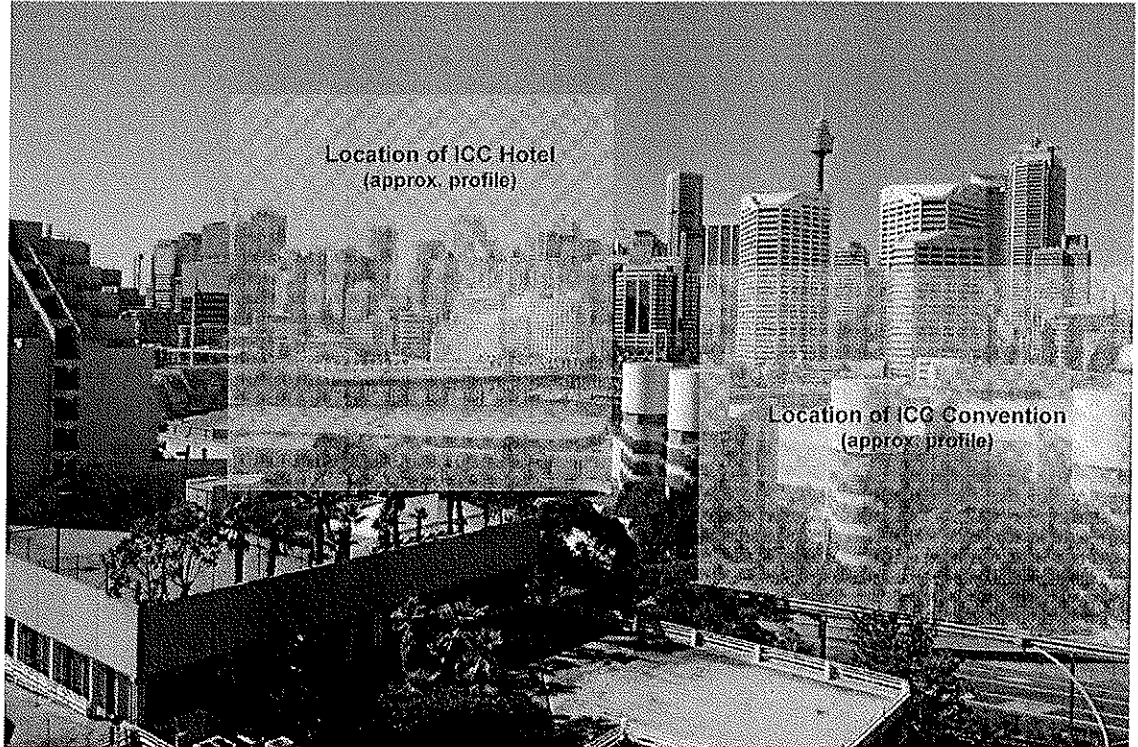


Photo 21: View NE from northern apartment – L8

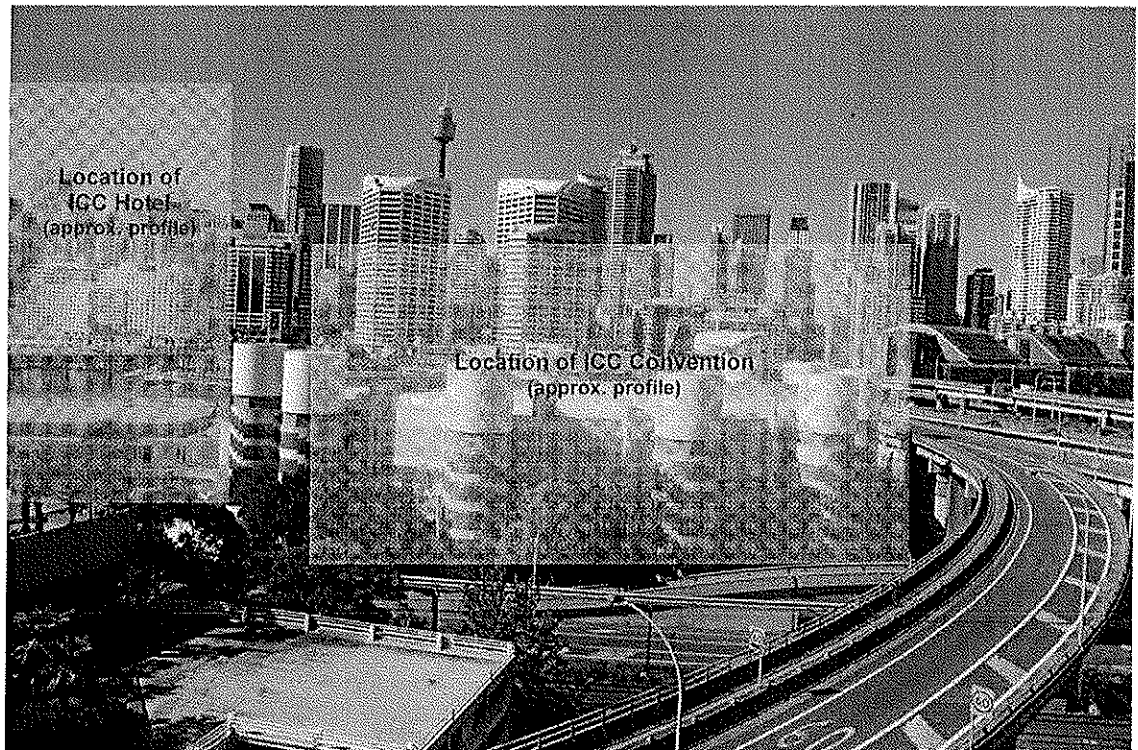


Photo 22: View E from northern apartment – L8

Oaks Goldsbrough Apartments

Position: P1B
 Level: 06
 RL: 29.720 (Camera Height)

LEGEND: 32

- Key Building
- ▨ Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

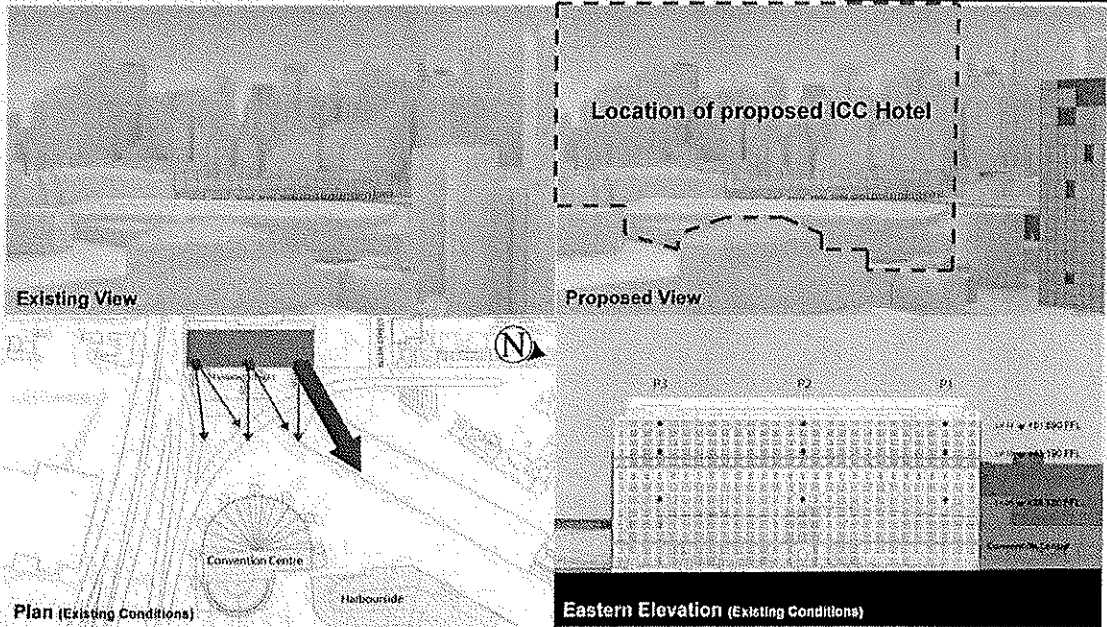


Figure 23: Impact of proposed ICC Hotel from position P1B – Level 6

Oaks Goldsbrough Apartments

Position: P1A
 Level: 06
 RL: 29.720 (Camera Height)

LEGEND: 29

- Key Building
- ▨ Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

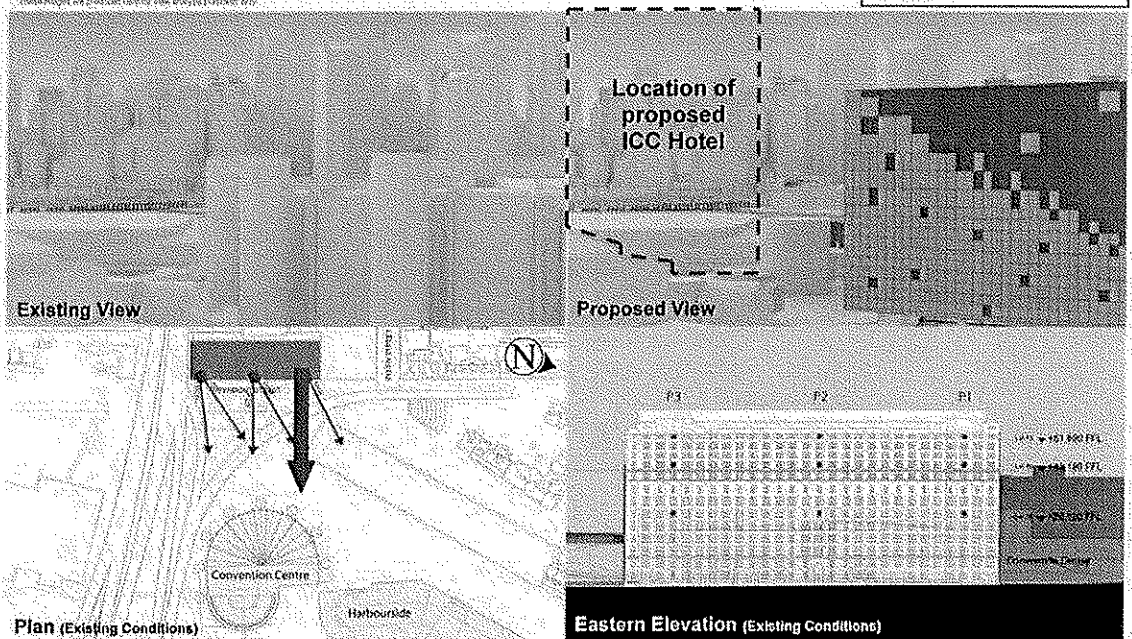


Figure 24: Impact of view loss with proposed ICC Hotel from Position P1A – Level 6

Oaks Goldsbrough Apartments

Position: P2B
 Level: 06
 RL: 29.720 (Camera Height)

LEGEND: 38

- Key Building
- ▨ Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

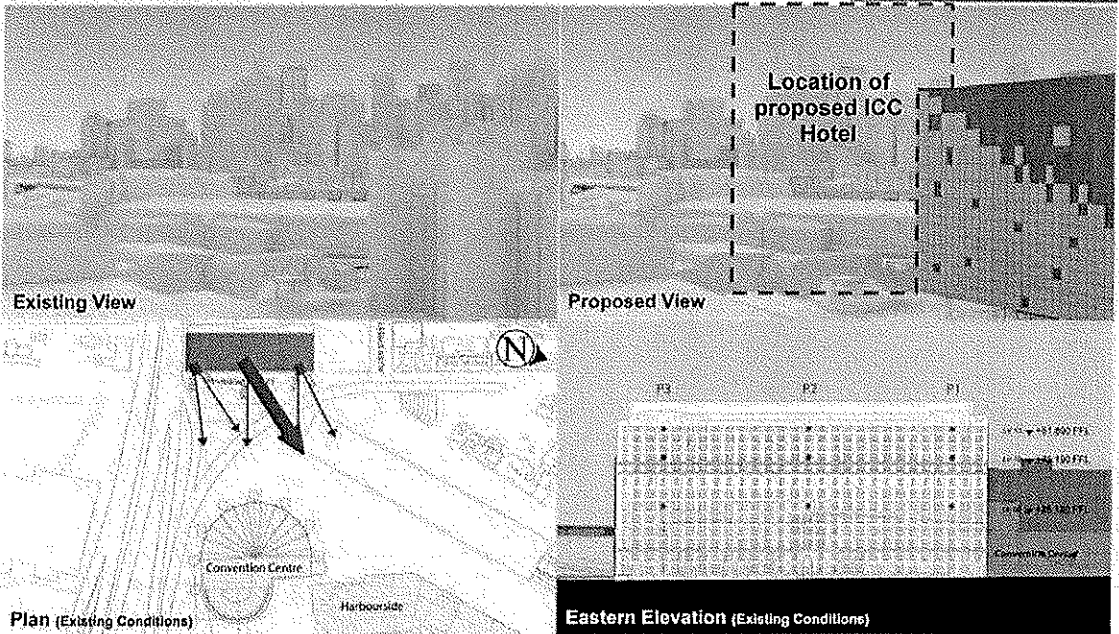


Figure 25: Impact of view loss with proposed ICC Hotel from Position P2B – Level 6

Oaks Goldsbrough Apartments

Position: P3B
 Level: 06
 RL: 29.720 (Camera Height)

LEGEND: 44

- Key Building
- ▨ Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

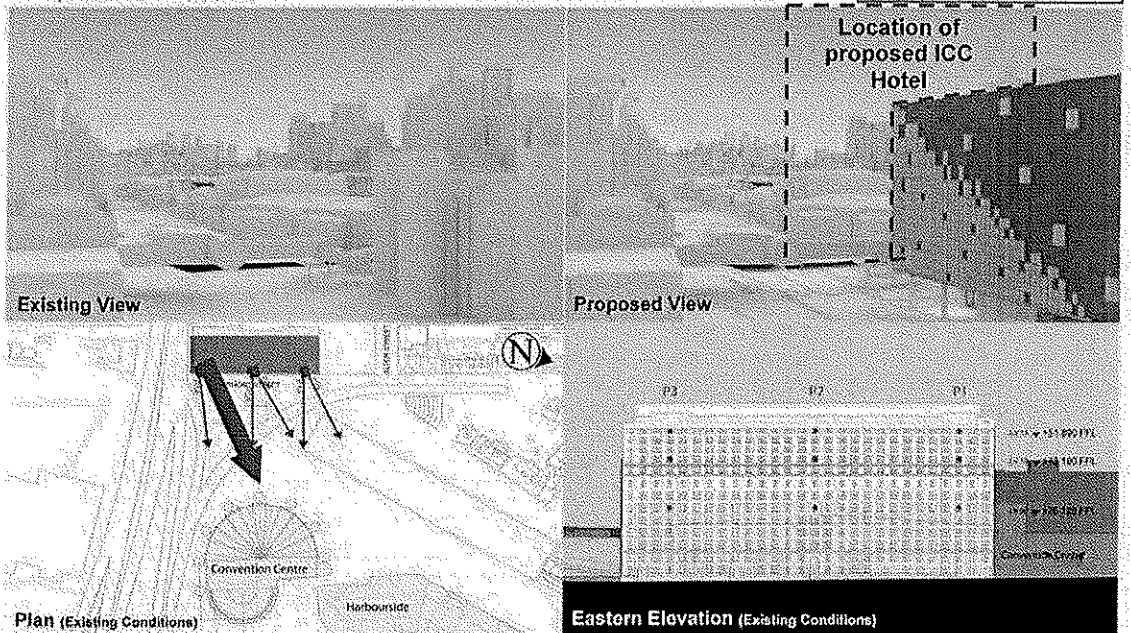


Figure 26: Impact of view loss with proposed ICC Hotel from Position P3B – Level 6

Oaks Goldsbrough Apartments

Position: P1B
 Level: 10
 RL: 44.790 (Camera Height)

FOR INFORMATION ONLY
 The above designs are illustrative and not intended to be used for construction purposes. All dimensions and positions are subject to change without notice.
 These images are not intended for use in any other way.

LEGEND: 31

- Key Building
- Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

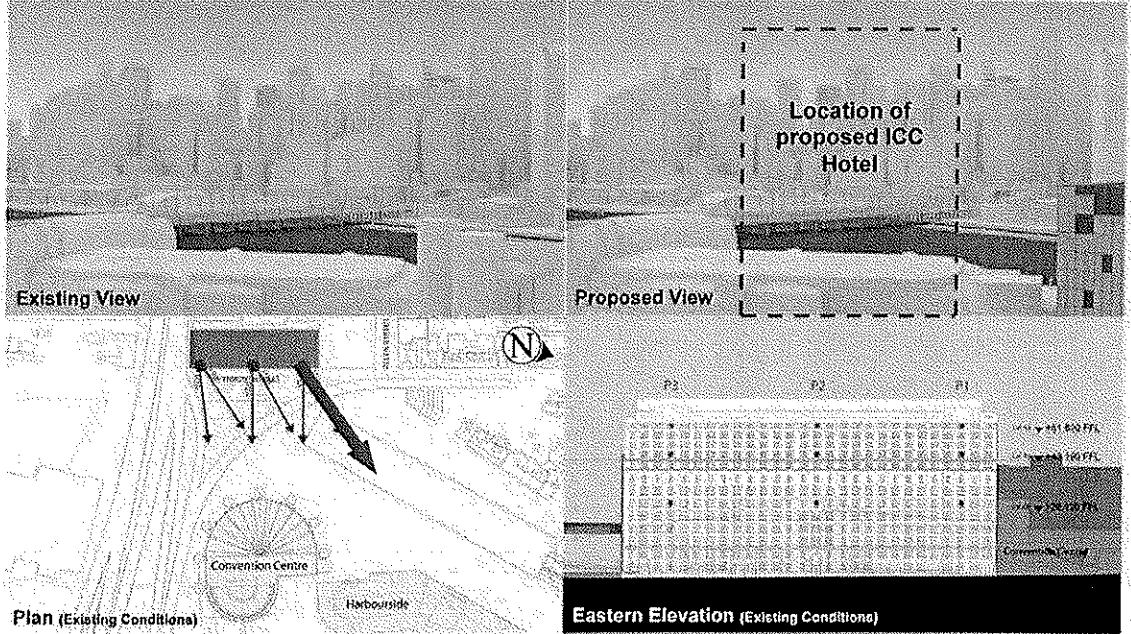


Figure 27: Impact of view loss with proposed ICC Hotel from Position P1B – Level 10

Oaks Goldsbrough Apartments

Position: P2B
 Level: 10
 RL: 44.790 (Camera Height)

FOR INFORMATION ONLY
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 These images are not intended for use in any other way.

LEGEND: 37

- Key Building
- Neighbouring Buildings
- View Direction (50mm Camera)
- Camera Position

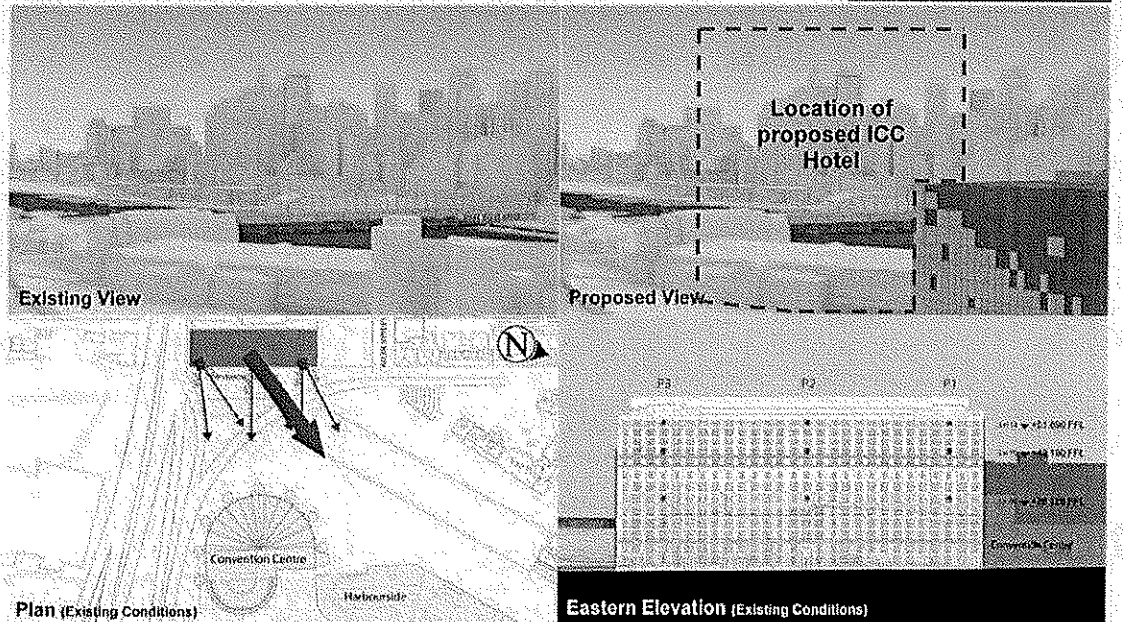


Figure 28: Impact of view loss with proposed ICC Hotel from Position P2B – Level 10



Oaks Goldsbrough Apartments

Position: P3B

Level: 10

RL: 44.790 (Camera Height)

FOR INFORMATION ONLY

This view analysis is for information purposes only. It is not intended to be used as a basis for any decision on the proposed development. The views shown are illustrative only and do not represent any guarantee of performance.

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LEGEND:

- Key Building
- Neighbouring Buildings
- ← View Direction (50mm Camera)
- Camera Position

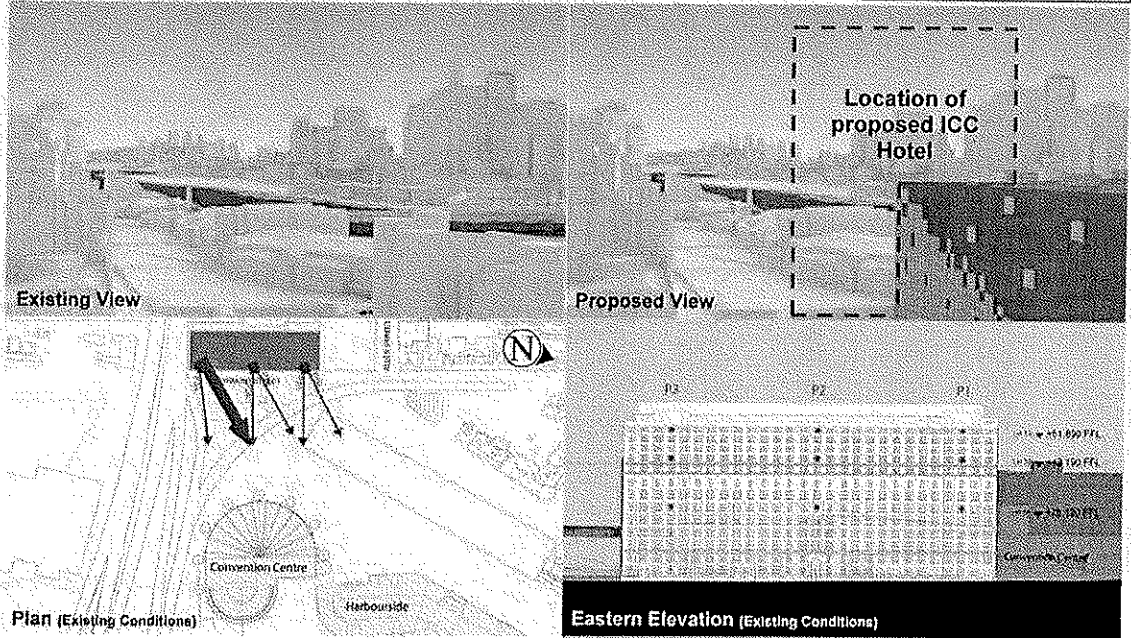


Figure 29: Impact of view loss with proposed ICC Hotel from Position P3B – Level 10