

# Attachment A: Issue No 1 - Adequacy of view assessment

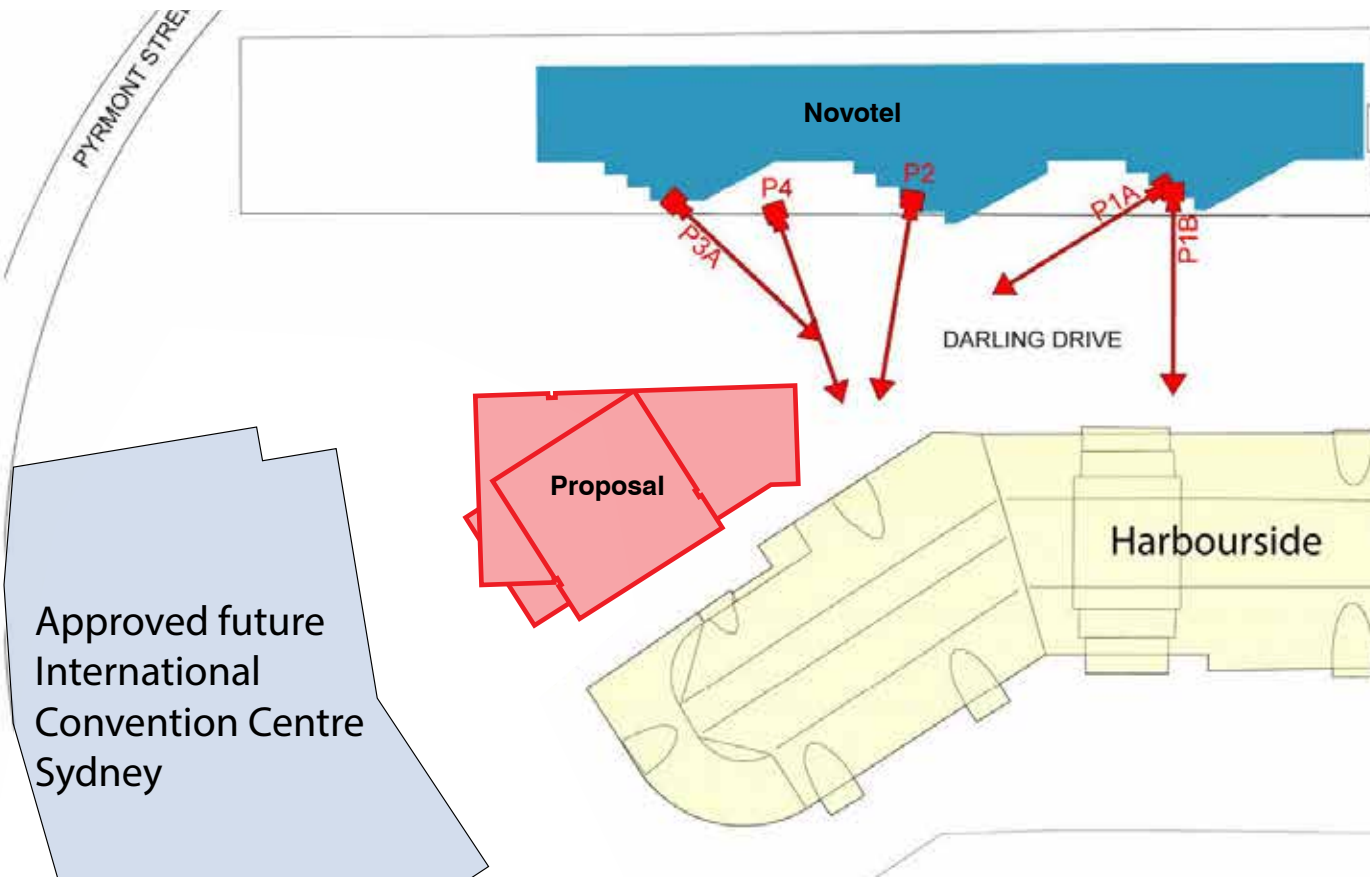
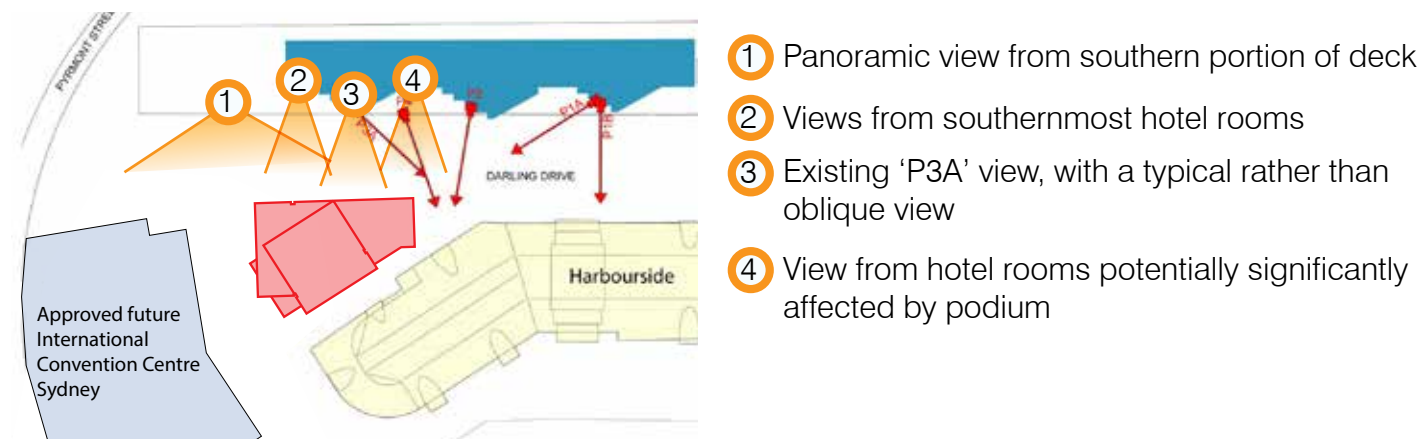
## View Selection within the View and Visual Impact Assessment

The View and Visual Impact Assessment document (VVIA) by JBA, submitted with the application:

- Selects views which are focussed away from the proposal, **minimising its apparent visual impact** (see diagram adjacent).
- Uses oblique views which are **not representative of actual views obtained** from the Novotel rooms (see diagram adjacent and following pages).
- Significantly **under represents the loss of views** for the most affected parts of the proposal, stating that “this encroachment is only in a small portion of the south western field of view and is not considered to be significant” (page 24, VVIA) for the most affected views tested, where in fact many rooms within the southern portion of the proposal will experience a complete loss of the typical existing aspect (see following pages). A large number of Novotel rooms will suffer a loss of aspect due to the proposed tower and/or podium, particularly though the loss of important view elements such as water views and the southern edge of Cockle Bay. Testing of actual likely views for many of the most affected views has not been undertaken by the applicant however it is likely that around 30-40% of the east-facing Novotel rooms will have their views significantly affected by development and around 10-15% of east facing rooms are likely to experience a complete or near-complete loss of their existing aspect from a typical location within the rooms.

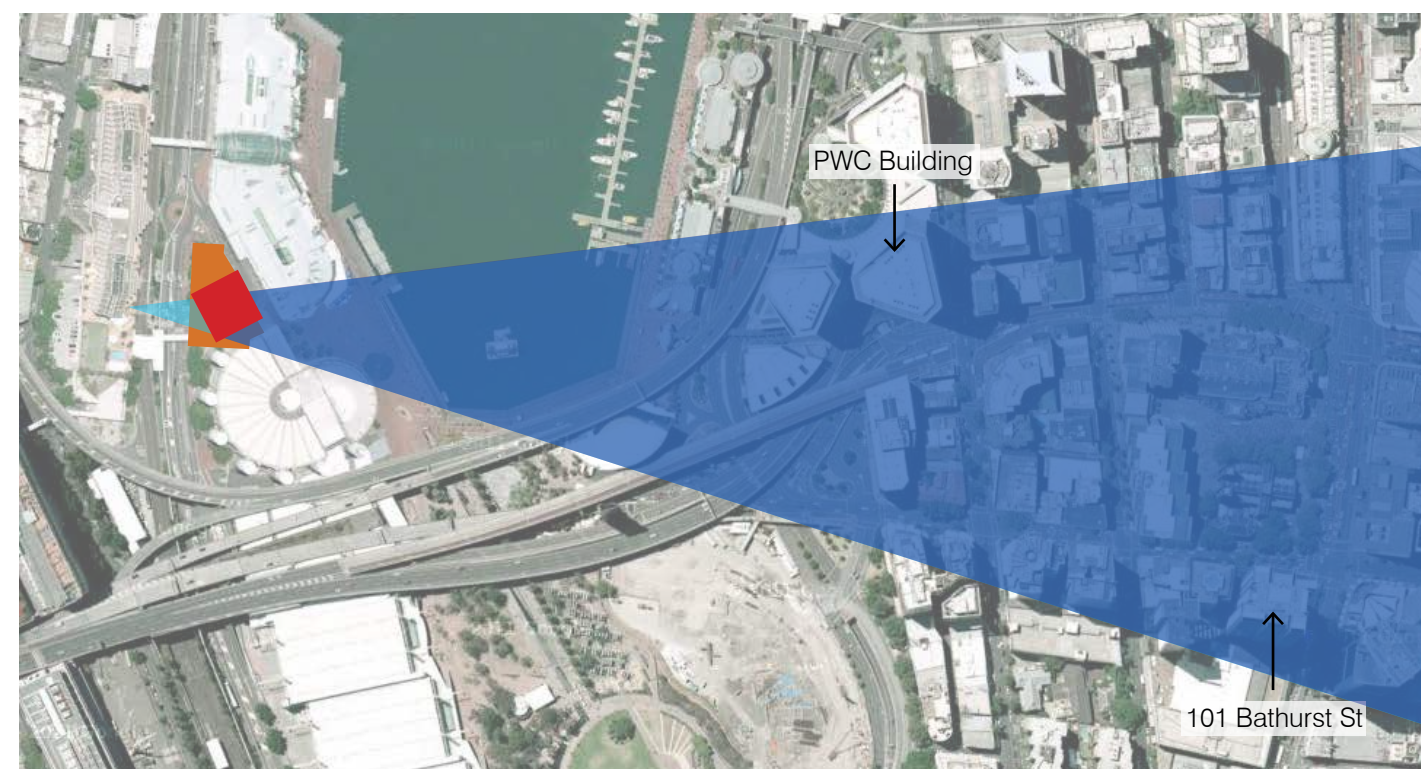
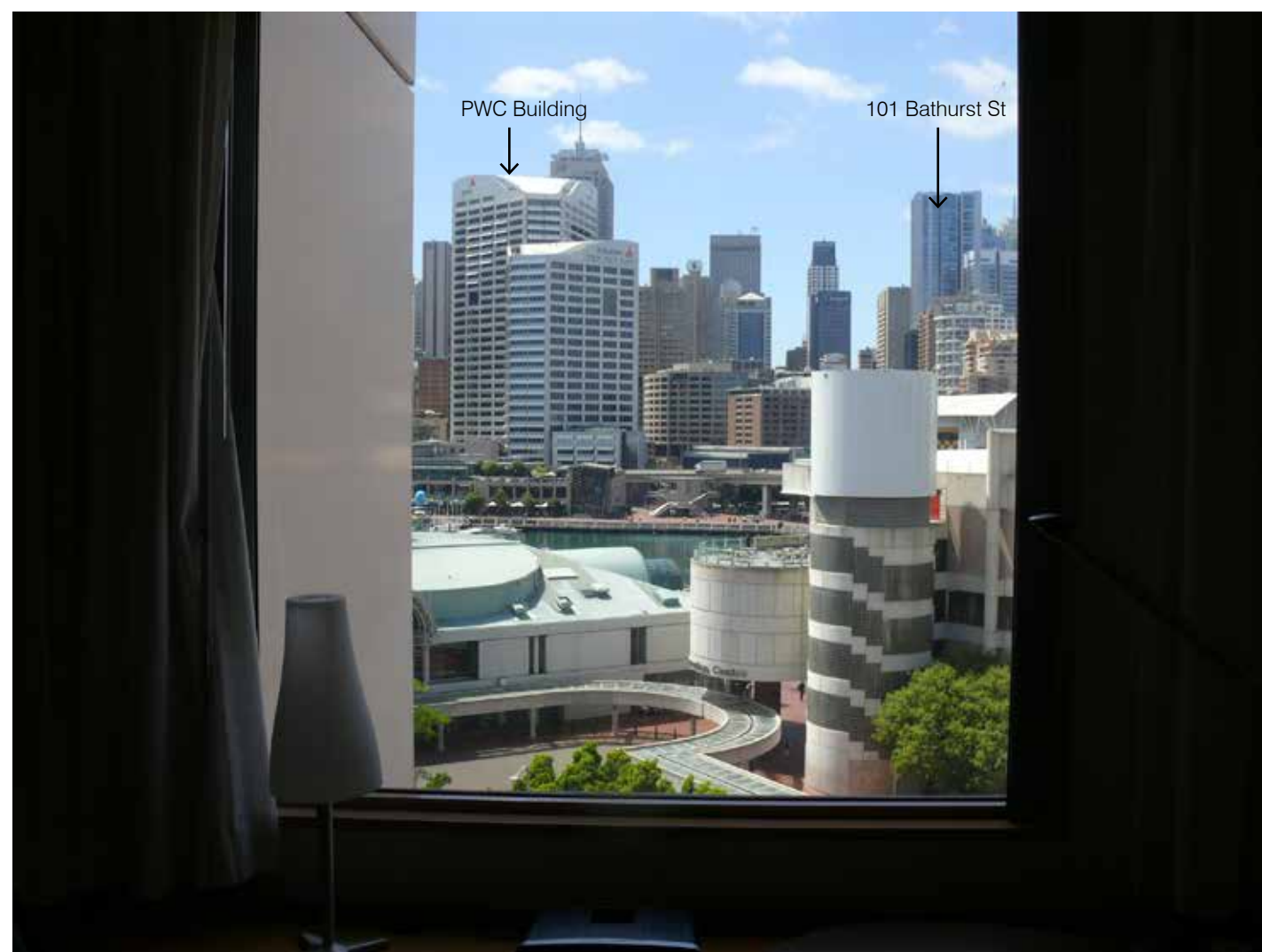
### Recommendation:

The VVIA should test a range of potentially significantly affected views across the southern frontage of the Novotel and its deck, including those described in the following diagram. Views from rooms tested should be from the centre of the rooms, including the frame of the windows.



Views selected for analysis within the VVIA, shown together with the proposal and approved Convention Centre. This diagram shows that views selected in the VVIA are directed away from the proposal. These are not the actual views from these rooms, as shown overleaf (diagram adapted from extracts from VVIA document).

## Demonstration of existing view from Hotel window and actual view loss (1/3)



■ Proposed podium 
 ■ Proposed tower 
 ■ Existing views retained 
 ■ Existing views obstructed by proposal

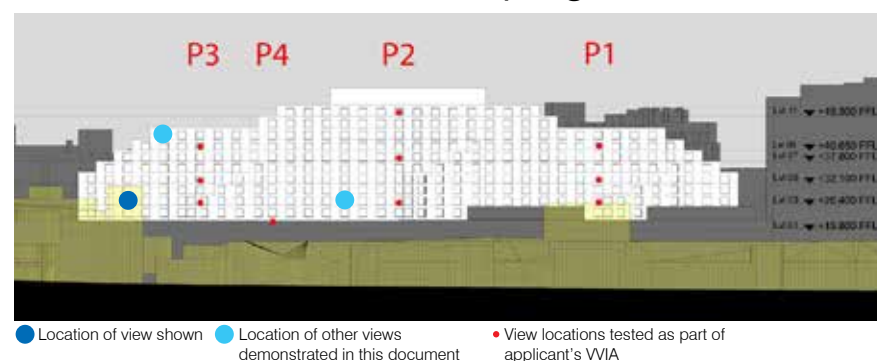
### View cone analysis.

This plan shows the approximate impact of the proposal on the existing view shown to the left.

The existing view demonstrated from this room will experience:

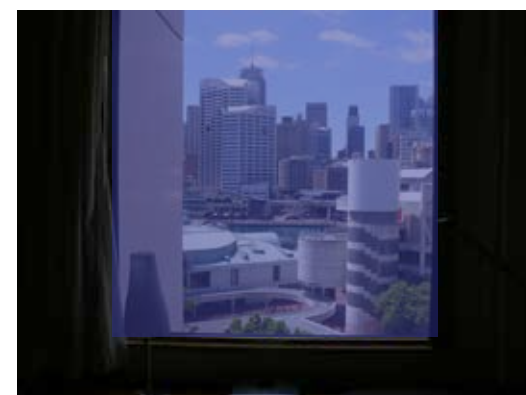
- **Complete loss of the existing view** including water views of Cockle Bay and elements of the iconic Sydney CBD skyline.
- A consequent **loss of existing daylight**.
- Replacing the existing view will be a sheer glass facade of **hotel windows facing the room**.

### Actual view taken from a sample guest room



### Elevation showing location of view

(adapted from extract to applicant's VVIA document)



### Approximate extent of view loss (blue)

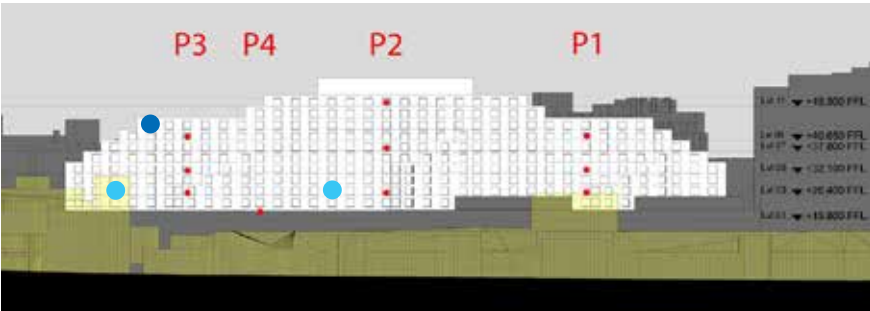
100% of the view is lost



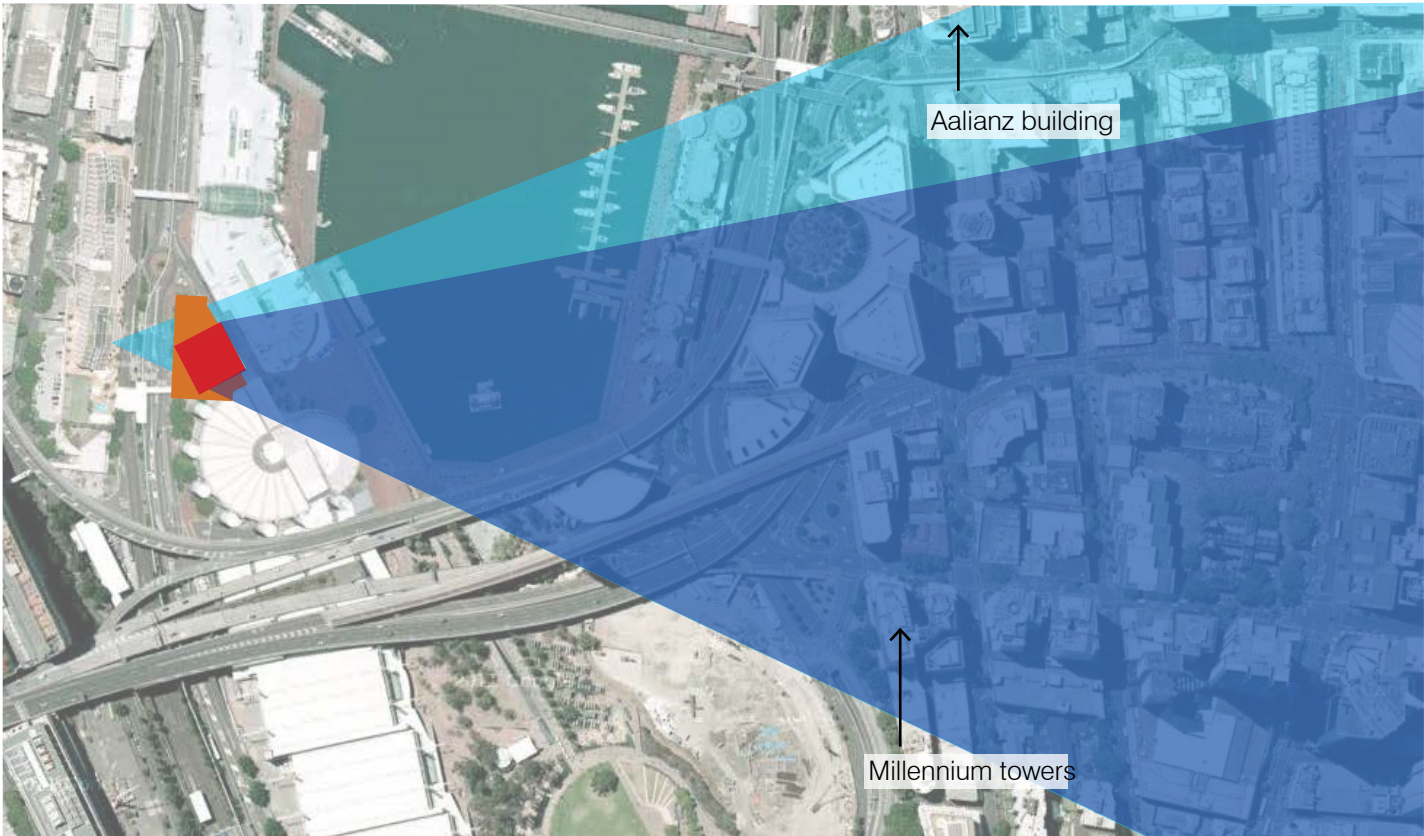
Demonstration of existing view from Hotel window and actual view loss (2/3)



Actual view take from a sample guest room



Elevation showing location of view  
(adapted from extract to applicant's VVIA document)



Proposed podium Proposed tower Existing views retained Existing views obstructed by proposal

View cone analysis.

This plan shows the approximate impact of the proposal on the existing view shown to the left.



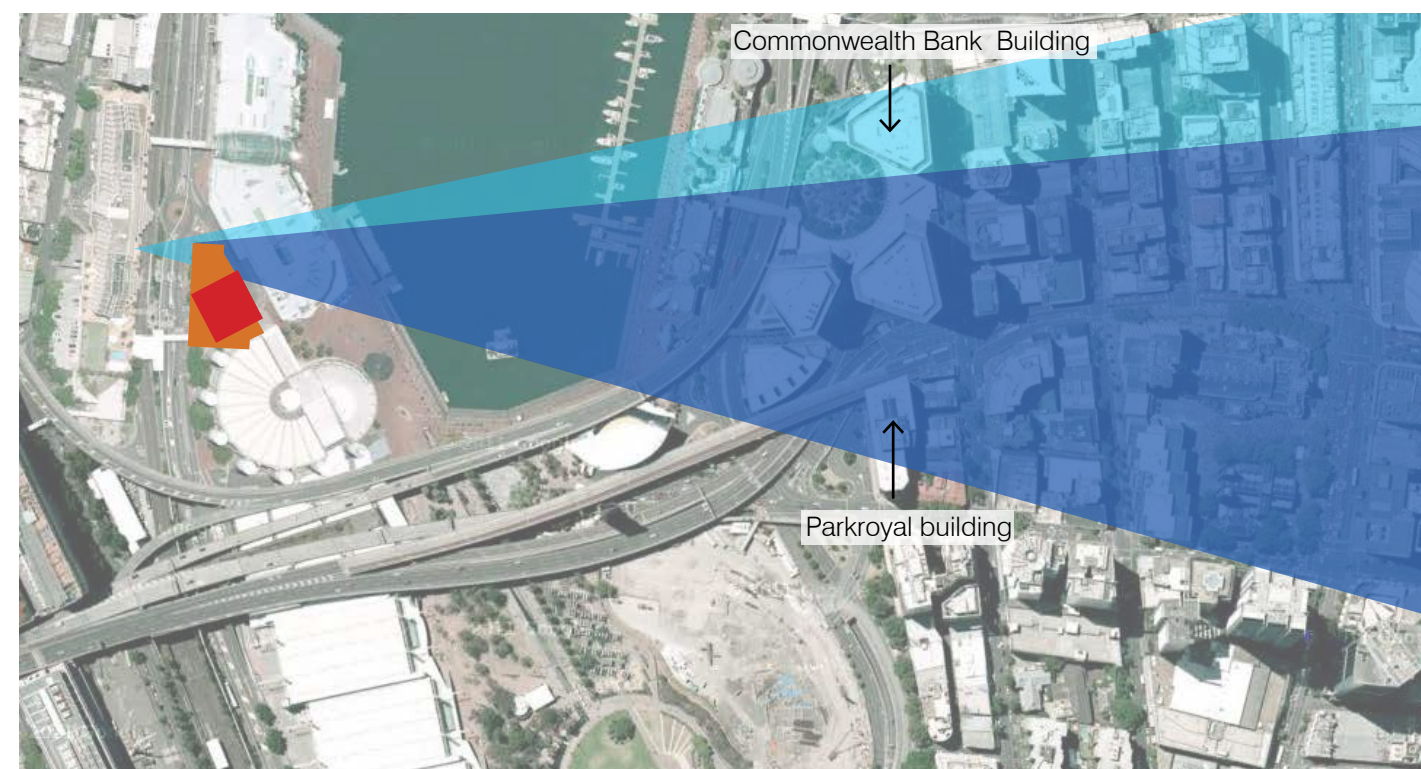
Approximate extent of view loss (blue)

The existing view demonstrated from this room will experience:

- An approximate **80% loss of the existing aspect**
- A consequent **loss of existing daylight**.
- **Loss of the focal point of the existing view**, the southern end of Cockle Bay.
- Significant **loss of the existing water views** and iconic elements of the CBD skyline.
- Replacing the existing view will be a sheer glass facade of **hotel windows facing the room**.



### Demonstration of existing view from Hotel window and actual view loss (3/3)



■ Proposed podium
 ■ Proposed tower
 ■ Existing views retained
 ■ Existing views obstructed by proposal

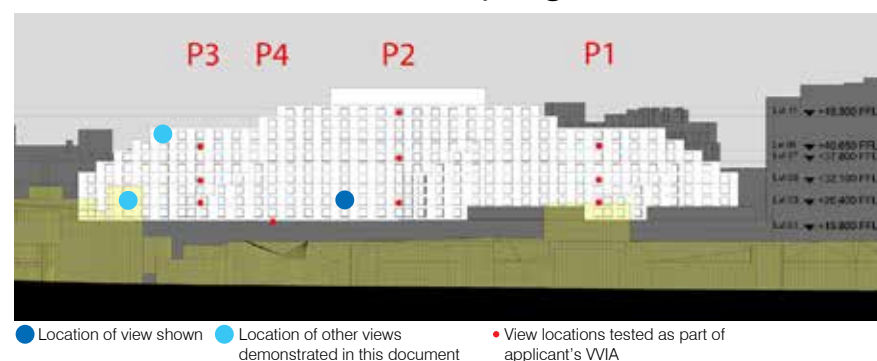
#### View cone analysis.

This plan shows the approximate impact of the proposal on the existing view shown to the left.

The existing view demonstrated from this room will experience:

- An approximately **80% obstruction** to the existing cone across the horizon line.
- A **loss of the majority of the key focal area** of the view - the waterfront and in particular the southern end of Cockle Bay.
- Replacing the existing view will be a **sheer wall with minimal articulation** (see Attachment C).

#### Actual view take from a sample guest room



#### Elevation showing location of view

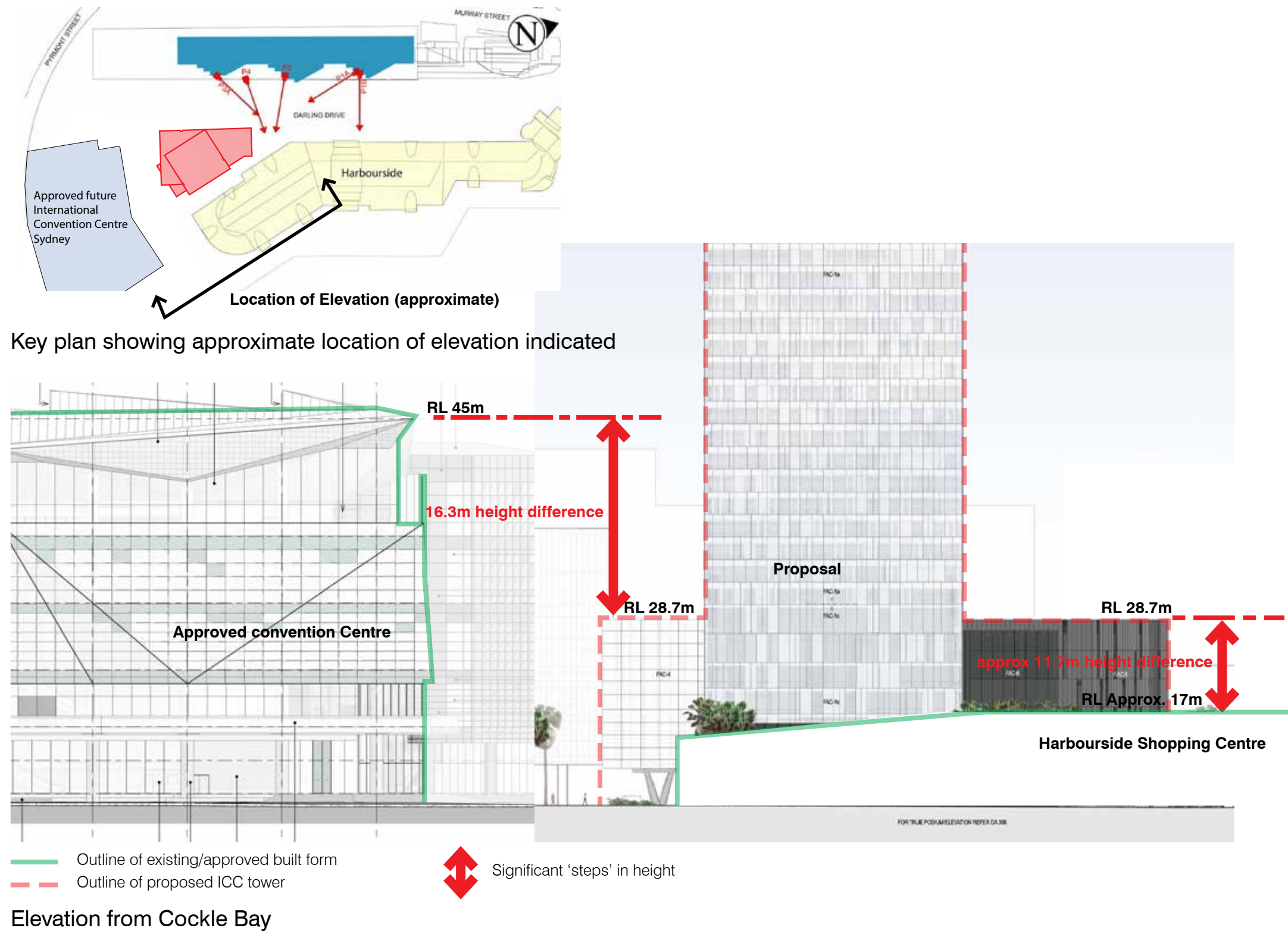
(adapted from extract to applicant's VVIA document)



#### Approximate extent of view loss (blue)

# Attachment B: Issue No. 2 - Built form massing

The proposed podium provides an **awkward relationship** to the approved Convention Centre building (see diagram adjacent), the existing Harbourside shopping centre (see diagram adjacent) and the existing well defined podium height along Darling Drive (see following page).

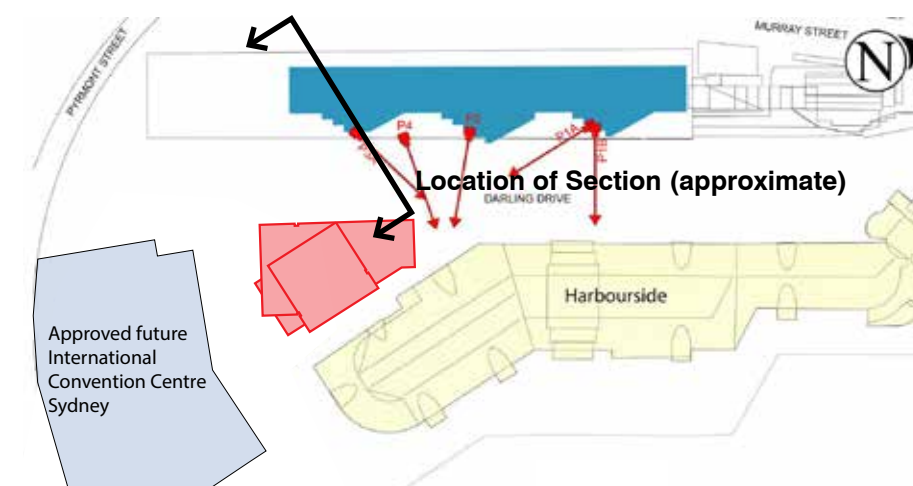




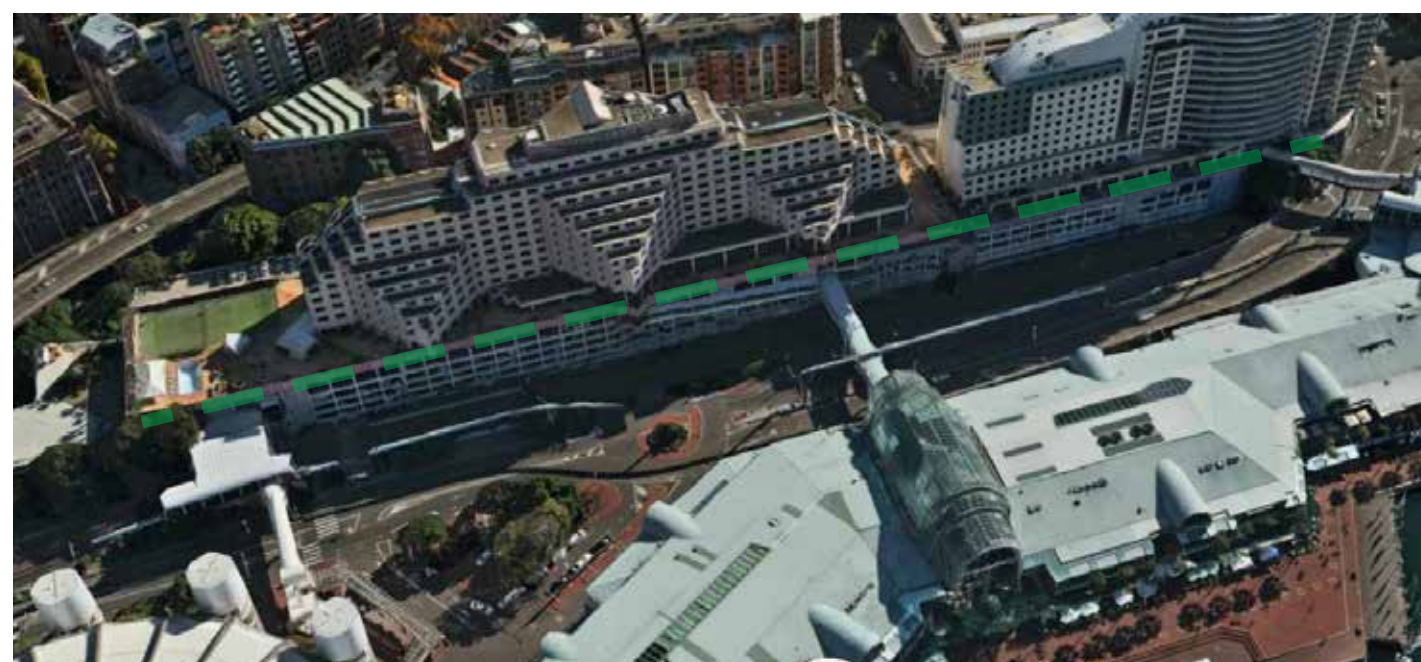
## Currently proposed podium massing - relationship with Darling Drive

The proposal's podium:

- **Does not relate** to the existing, established podium heights along Darling Drive, including that of the Novotel, directly opposite.
- Presents an excessive bulk to the streetscape.
- As a result, the lower-floors of the Novotel, including the outdoor 'deck' areas and restaurant (one of the most active parts of the Novotel) will **directly face the rear facade** of the podium.



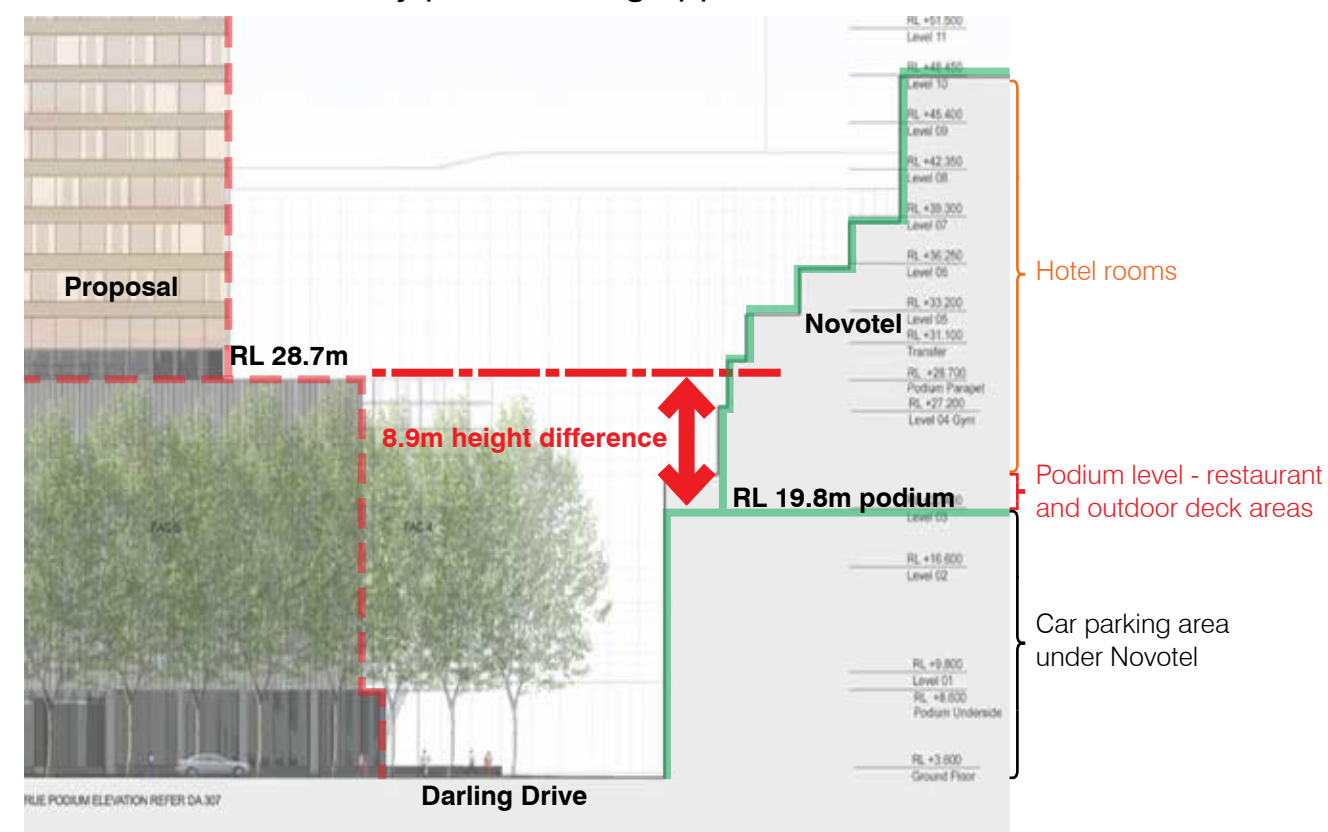
Key plan showing approximate location of section indicated



Existing well defined 'podium' height along Darling Drive

## 3d Aerial view showing well defined 'podium' height along Darling Drive

(source: Bing Maps)



Outline of existing Novotel building

Outline of proposal



Significant 'step' in height

## Section through Darling Drive

### Recommendation: Potential alternative podium form

The podium form has not been designed to minimise its visual impact, to provide good streetscape outcomes or massing relationships to adjacent buildings.

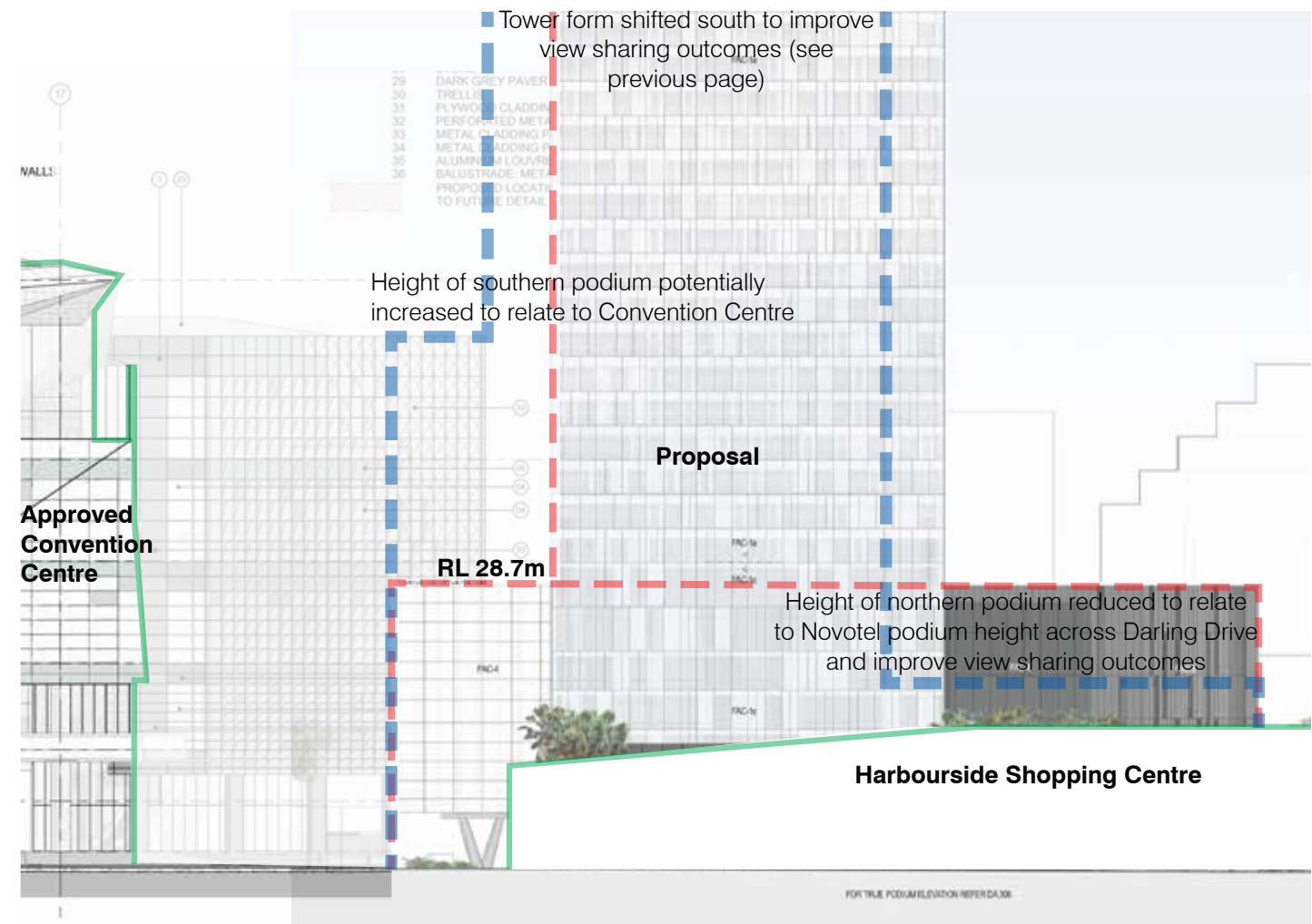
It is suggested that consideration should be given to reducing the podium height to match that of the Novotel across Darling Drive. This would:

- Significantly **improve visual impact outcomes** for the Novotel podium (including restaurant, reception and public areas).
- Reduce the visual bulk of the podium.
- Provide **improved streetscape outcomes**, relating to the existing strongly defined podium height along Darling Drive.

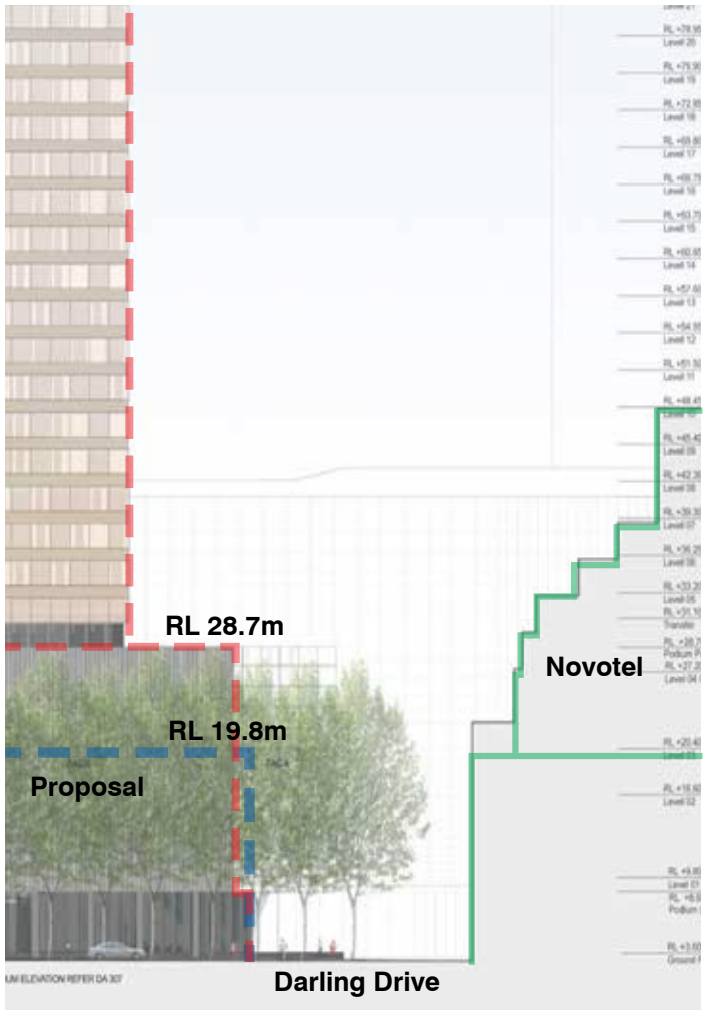
After reducing this podium height, in order to provide a similar development capacity, the following options could be considered:

- Relocating plant rooms to basement levels.
- Providing a height increase to the south of the existing podium, where visual impact is lesser and an increased podium height would provide a relationship to the approved Convention Centre.

The effects of the above changes are demonstrated in the diagrams adjacent.



East elevation from Cockle Bay



East-west section through Darling Drive

- Outline of existing/approved built form
- Outline of currently proposed ICC tower
- Outline of potential alternative design with 'step' around tower to provide better contextual relationship to adjacent building forms and improve view outcomes.

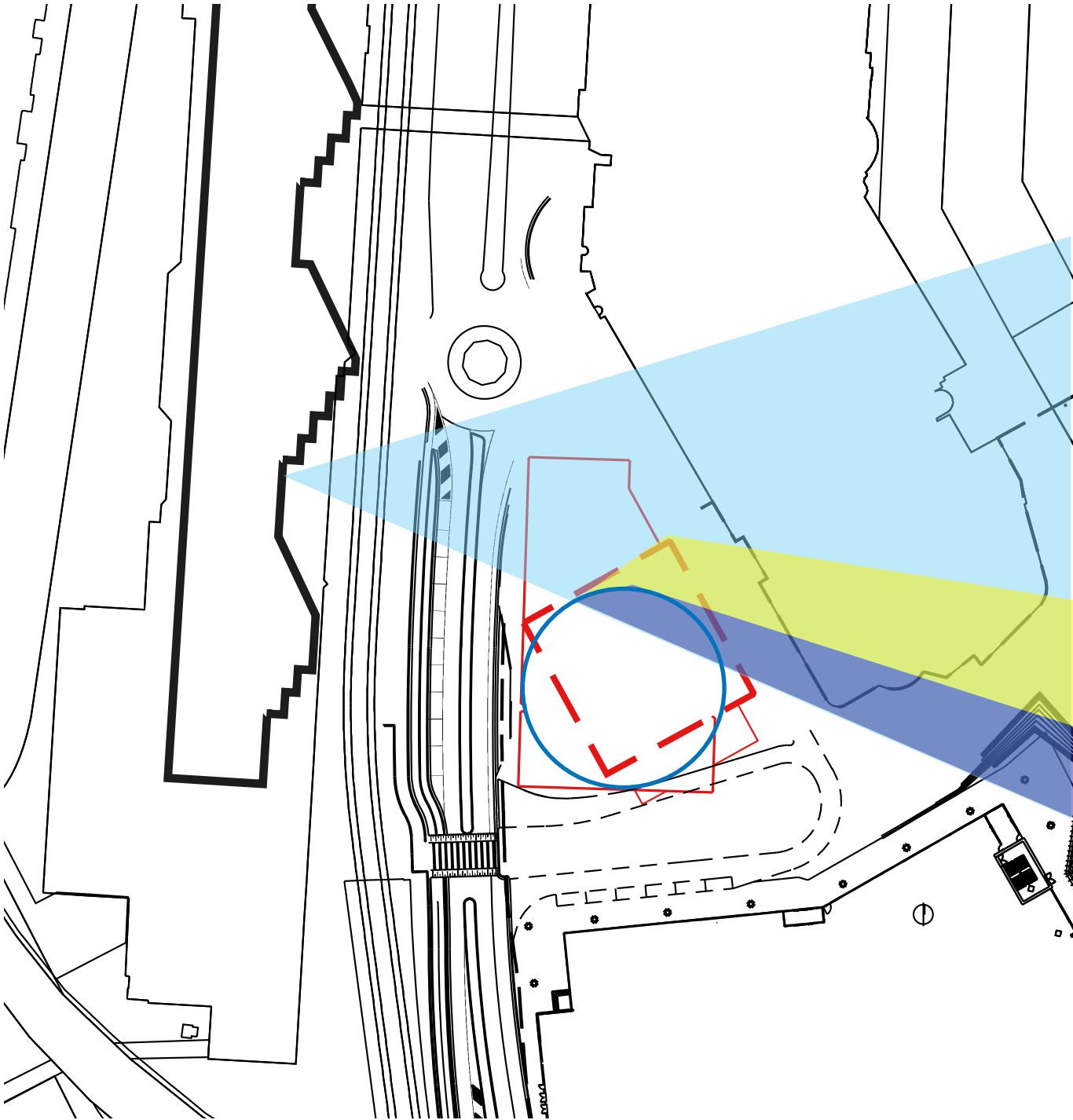


### Recommendation: Potential alternative tower form

The tower form has **not been designed to minimise its impact on views**. The tower form could be arranged with an identical footprint to minimise its visual impact on the Novotel through:

- Adopting a circular, or less regular form which reduces the visual width of the building.
- Moving the tower bulk further to the southwest, where fewer views are affected.

The effects of the above changes are demonstrated in the diagram adjacent.



- Currently proposed podium form
- Currently proposed tower form
- Potential alternative tower form, with identical footprint to current proposal, which reduces overlooking impacts
- Indicative existing view cone
- View loss due to tower in current proposal which may be retained through the potential alternative described
- View loss due to tower in current proposal and potential alternative shown

Plan showing existing tower location and potential alternative tower location



# Attachment C: Issue No. 3 - Podium facade design quality

Little detailed information has been provided on the final design of the podium facade, particularly the facade facing west towards the Novotel, other than a simple rendering of a **sheer wall with minimal articulation** (see below). As proposed, this facade will replace iconic views of Cockle Bay and the Sydney CBD for much of the Novotel building.

**Recommendation:**  
A prominent location such as Darling Harbour should enforce high quality design standards. It is recommended that a requirement for high quality design of facades be enforced. Examples of potential alternative facade treatments considered appropriate for the western facade of the proposal are shown adjacent.

Currently proposed view from Novotel rooms  
(extract from Applicant’s VVIA document)



Note:  
The facade shown above may also be affected by the introduction of vents and other unattractive features associated with the plant rooms which occupy a substantial portion of this facade, as well as future environmental effects such as weathering.

Illustrations of potential alternative facade treatments



Green wall



Other examples of high quality facade treatments provided to walls with limited or no windows

