

Opportunity sites for future development

Pymont is nestled between Central Sydney and Bays Precinct which are both undergoing significant redevelopment and renewal, transforming the city skyline.

Reflecting Pymont’s strategic importance and the pressure for redevelopment in the region, there is an opportunity to bridge the gap between the redevelopments of Central Sydney and the Bays Precinct in this rapidly transforming skyline.

As Pymont is a well-established area, there are a limited number of key large opportunity sites (large sites, not already identified for tall development and without existing heritage designations or strata-titling) which will be subject to consideration in the future for taller development between the Bays Precinct and Central Sydney. These have been identified in red in Figure 1.4.6 adjacent.

The location of these opportunity sites is dispersed within Pymont/Ultimo and also separated by water from other tall buildings. This will result in the development of taller buildings on these sites being more likely to be seen ‘in the round’ as either singular buildings or small clusters than buildings in Central Sydney.

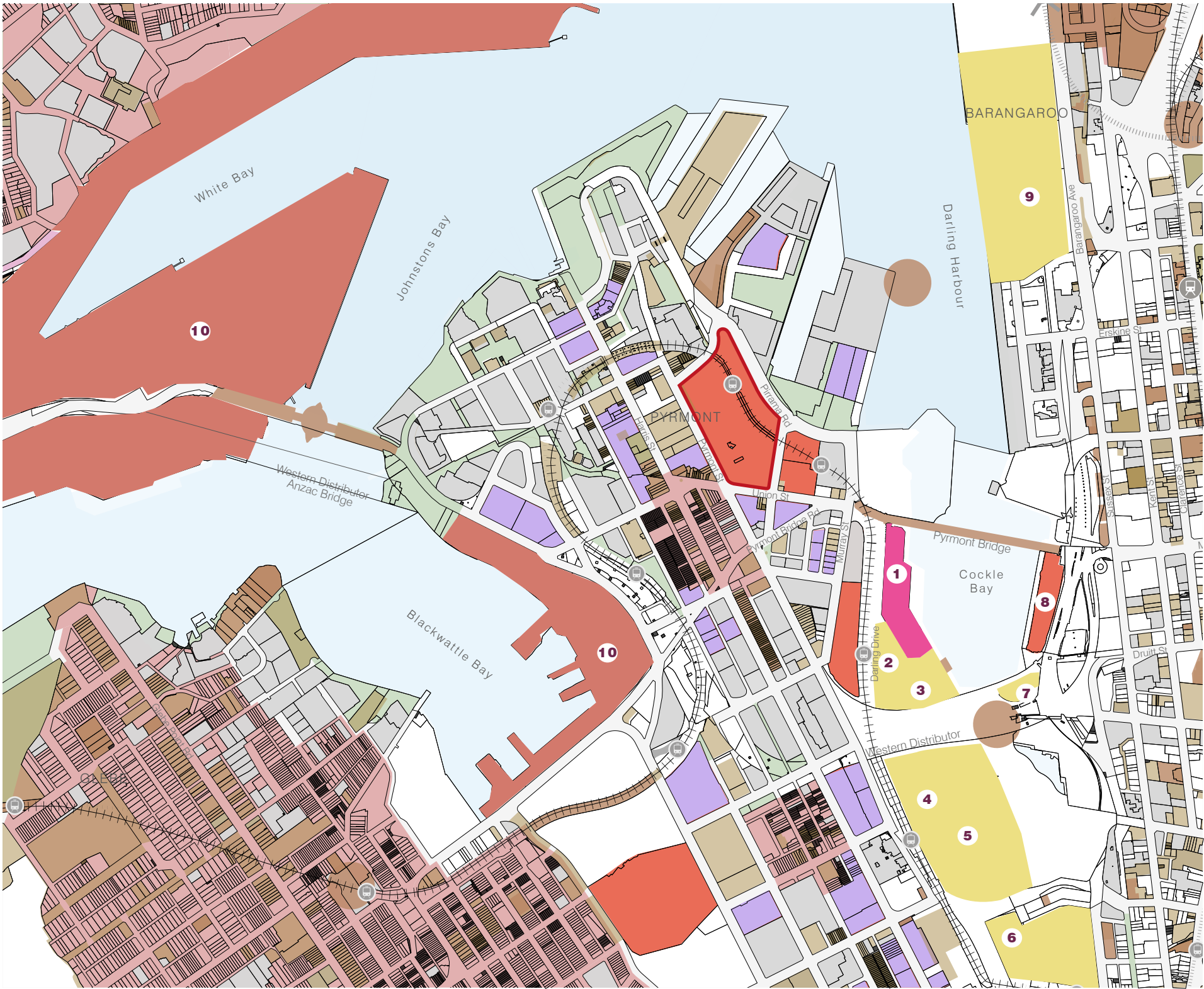


Figure 1.4.6 Existing built form, heritage sites, approved developments and opportunity sites

Note: Architectus’ mapping of opportunity sites above is based on sites which are not heritage, strata, or recent approvals. Information has been obtained primarily from LPI and DPE Open Data.



## Conclusion - future context

As described above, the project is within an area of existing open skyline when seen from a range of locations. However, this open skyline view is likely to change over the next 20-30 years as the Bays Precinct is developed and further development along the western side of Darling Harbour. Development of the site should be considered within this context.



Figure 1.4.7 'The Shard' in London is an international example of a tall tower in a location which is in a context where other sites nearby are unlikely to develop to a similar height in the near-term. It is successfully designed to be seen 'in the round' and has become in itself an iconic feature of the London skyline.

---

## **2 Key considerations for assessment**

---

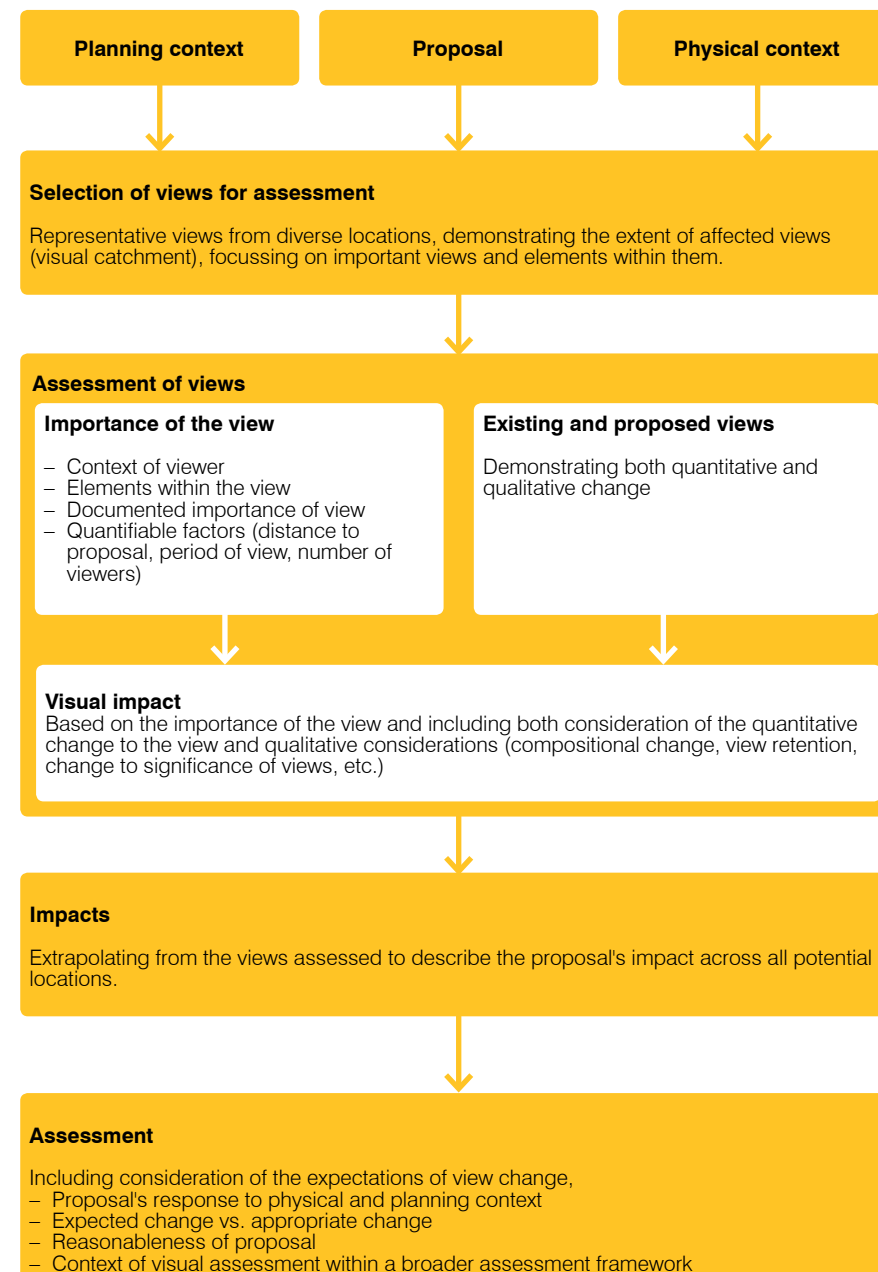
## 2.1 Approach to assessment

The methodology for this assessment has been developed by Architectus based on Architectus' experience in preparing Visual Impact Assessments for a variety of projects and the following key considerations for the project which are further described through this chapter:

- The Secretary's Environmental Assessment Requirements (SEARs) for this project.
- Planning framework for visual and view assessment.
- Land and Environment Court Planning Principles regarding view sharing and visual impact assessment.
- Previous Visual Impact Assessments for the site.
- Standards for photography and photomontage.

A general overview of Architectus' process for the assessment of visual impact is described in the diagram adjacent.

At the end of this chapter is described Architectus' criteria for assessment of visual impacts, based on the Planning Principles, which is applied to the assessments included in later chapters.





## 2.2 Secretary’s Environmental Assessment Requirements

Secretary’s Environmental Assessment Requirements (SEARs) have been issued for the proposed new hotel and residential tower, and alterations and additions to existing building (MP08\_0098 (Mod 13)) under the Part 3A transitional provisions of Schedule 6A of the Environmental Planning and Assessment Act 1979.

The SEARs refer “a visual impact assessment must be undertaken to identify the visual changes and view impacts of the development”. They detail the process, required structure and general content of the Environmental Impact Statement, and process for assessment and consultation. The SEARs also identify the policies and guidelines to be considered by the proposal and the documentation to be submitted.

Of importance to the Visual Impact Assessment (VIA), the SEARs identify a range of matters to be addressed by the VIA. These requirements of the SEARs are detailed in the table adjacent. There is general compliance with the SEARS with the potential exception of the prescribed focal length (see 3.6 Standards for Photography and Photomontages below).

The SEARs also describes relevant Environmental Planning Instruments (EPIs), strategies, plans and guidelines to be considered as part of the application. These are considered in the following section as they relate to views and visual impact assessment.

Table - Consideration of SEARs

Secretary’s Environmental Assessment Requirements	Comment
Demonstrate that the proposal has limited environmental impacts beyond those already assessed for the project approval MP 08_0098 and any subsequent modifications to that approval	See Section 6.2
The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.	See Chapter 2 including sections 2.1, 2.4 and 2.6
The consultant’s methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.	See Chapter 2
As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.	See Section 2.7 for criteria
Visual catchment should be defined and explained (see below).	See Section 5.1
An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low. Visual catchment	See Chapter 5 and Appendix A
Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to Pyrmont Street, Pirrama Road, Heritage Walk, Jones Bay Road, Darling Island Road, Sydney Observatory, Sydney Observatory Park, Darling Harbour, Sydney Harbour Bridge, Pyrmont Bridge, Pyrmont Bay Park, Darling Island, Jones Bay Wharf, Barangaroo, East Balmain, King Street Wharf, Millers Point, Watermark Building, 2 Jones Bay Road, 24 & 26 Point Street and 88 John Street.	See Chapters 3, 4 and 5, Appendix A
Categories of views (e.g. from the water, from public open space, from key streets, from main buildings and from key heritage items) should be defined.	See Chapters 3, 4 and 5, Appendix A
Photos are required for representative view categories, plotted on a map.	See Chapters 3, 4 and 5, Appendix A
Reference to be made to site analysis.	See Section 1.4 for Architectus key analysis of built form context. See also ‘Urban Context report’ (Urbis) and Architectural Package
Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected	See Chapters 3, 4 and 5, Appendix A
The modified and approved built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.	See Chapters 4 and 5
The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.	See Chapter 5
Vertical exaggeration should provide an accurate rather than ‘flattened’ impression of buildings in the context of the visual catchment.	See Chapter 5
A key plan must be provided for photo-montages. In addition, the choice of locations should be explained. Photo-montages should be provided for close as well as distant views.	See Chapters 3, 4 and 5, Appendix A
Assessment must benchmark against the existing situation and currently approved plans.	See Section 1.2 for future context, Chapter 5 summary of impacts, and Chapter 6 for assessment
Photo-montages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.	See Chapters 3, 4 and 5, Appendix A
As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.	See Chapter 5
A comparison of ‘before’, ‘approved’ and ‘proposed’ is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46o angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating, as well as a comparison analysis with the approved project.	See Chapter 4 for views and Section 2.6 for Standards for photography and photomontage

## 2.3 Planning framework for visual and view assessment

This section discusses the planning framework pertaining to visual and view assessment matters for the project.

As the project is a transitional Part 3A Project Application, the primary statutory matter for the project is the SEARs, which requires the application for the project to address the provisions of a range of State environmental planning policies, strategies, plans and guidelines. Unlike the SEARs these are matters for consideration for the project only.

Below is a summary of the SEARs, EPIs, policies or guidelines which apply to the site and have specific reference to views and visual impact.

Note that consideration of strategic documents with respect to the future built form context of Sydney is provided separately in Section 1.4 of this document.

### 2.3.1 Draft Eastern City District Plan

The Draft Eastern City District Plan has been prepared by the Greater Sydney Commission. It has been on exhibition (October to December 2017) and submissions are currently being reviewed.

In terms of the issue of consideration of views, the Strategy provides a key emphasis on landscape views/vistas through Sustainability Priority E16: “Protecting and enhancing scenic and cultural landscapes”.

This places emphasis particularly on harbour and city skyline views, highlighting many of the iconic elements of Sydney (including the Sydney Opera House, Sydney Harbour Bridge, and the Rocks). It states that “The planning and design of neighbourhoods across the District, particularly areas experiencing renewal, will need to consider ways to protect and enhance important cultural landscapes”.

### 2.3.2 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (SREP 2005) applies to the site and it is identified as being within the Foreshores and Waterways Area.

Under Clause 14 of the SREP 2005, a key principle which applies is ‘(d) *development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores*’.

Clauses 25 and 26 of the SREP 2005 also identify matters for consideration by authorities under Part 4 of the Environmental Planning and Assessment Act 1979. Although it is recognised that the proposal is a legacy Part 3A Application, the matters identified within this part have been considered as part of the Visual Impact Assessment at a high level. These are as follows:

#### CI 25 Maintenance, protection and enhancement of views

(a) *the scale, form, design and siting of any building should be based on an analysis of:*

- (i) *the land on which it is to be erected, and*
- (ii) *the adjoining land, and*
- (iii) *the likely future character of the locality,*

(b) *development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,*

#### CI 26 Maintenance, protection and enhancement of views

(a) *development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,*

(b) *development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,*

(c) *the cumulative impact of development on views should be minimised.*

The implications of the above clauses are that the assessment of impact on views is to consider the future character of the area,. Further, the clauses emphasise protection of views to and from the public domain (including Sydney Harbour), landmarks (e.g. Opera House) and heritage items. The view impacts of the proposal are considered in detail at Section 5.0 of this Report.

### 2.3.3 Foreshores and Waterways Development Control Plan 2005

The SREP 2005 is supported by detailed provisions contained within the *Foreshores and Waterways Development Control Plan 2005* (FWDCP 2005). With regards to views, the following must be considered:

- 3.2 General Aims
  - *minimise any significant impact on views and vistas from and to:*
    - *public places,*
    - *landmarks identified on the maps accompanying the DCP, and*
    - *Heritage items;*

The DCP maps show those ‘landmarks’ within 3km of the site as including:

- Post office & St Augustines, Balmain (local heritage items)
- Goat Island (a state heritage item)
- Harbour Bridge (a state heritage item)
- Opera House (a UNESCO world heritage item)
- Blues Point Tower (a local heritage item)
- Luna Park (a state heritage item)
- Olympic Pool, North Sydney (a local heritage item)
- Station Masters Cottage, Lavender Bay (“Berowra”, a local heritage item)
- Loretto School Tower, Kirribilli
- Conservatorium of Music (a local heritage item)
- Royal Botanic Gardens (a state heritage item)

The DCP maps also identify the following additional heritage items within 3km of the site, addressed further within this section.

Under the SREP 2005 the proposal is identified as a Land Based Development, requiring consideration of the provisions identified in Section 5 of the FWDCP 2005. Of these, the following are considered relevant to views and visual impact.

- 5.3 Siting of Buildings and Structures
  - *buildings should not obstruct views and vistas from public places to the waterway;*
  - *buildings should not obstruct views of landmarks and features identified on the maps accompanying this DCP; and*

- 5.4 Built Form
  - *where buildings would be of a contrasting scale or design to*

*existing buildings, care will be needed to ensure that this contrast would enhance the setting;*

The above has been considered in detail as part of Section 5 of this report which considers the impacts of the proposal.



2.3.4 Sydney Local Environmental Plan 2012

The SLEP 2012 does not include any significant controls which relate specifically to views. However, it is noted that the objectives of cl 4.3 Height of Buildings includes: *'(c) to promote sharing of views'* under the Sydney Local Environmental Plan 2012. Importantly, this recognises the importance of sharing views and does not specifically require the retention of views. Cl. 6.21 Design Excellence includes that *'In considering whether development... exhibits design excellence, the consent authority must have regard to... (c) whether the proposed development detrimentally impacts on view corridors'*.

2.3.5 Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (SDCP 2012) includes provisions specifically relating to views.

Section 2.12.1 Pyrmont Point Locality Statement identifies that:

*(c) Conserve views and vistas within and beyond the neighbourhood, particularly from the public domain.*

Section 3.2.1.2 Public Views provides that:

- 1. 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;*
- 2. 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 considered;*

The DCP objectives and provisions recognise the importance of views from public places, including streets, plazas and parks. There are no specific views identified within the SDCP 2012 which relate to the subject site, however the broader principles established by the SDCP 2012 relating to improvement of public views and preserving of public views and vistas will need to be considered.

Section 4.2.3.10 requires for residential flat buildings, commercial and mixed use developments to:

- (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 site planning and massing of 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 geographic features.*

2.3.6 Draft Central Sydney Planning Strategy

Whilst not identified in the SEARs it is noted that City of Sydney Council has recently released the Draft Central Sydney Planning Strategy. This draft strategy has been endorsed by Council to go to Gateway. It is currently being reviewed by the Department of Planning and Environment and has no statutory weight at the current time.

The strategy identifies 'key moves' and planning control amendments with the aim of providing certainty, consistency and continuity for planning.

Of relevance to the VIA, this policy identifies key public view corridors within Central Sydney, and through parks and other well-used public spaces, that help define the urban form and character of Sydney. The Strategy recognises that *'...the ability of protecting private views comes secondary to the protection and enhancement of public views and the protection of outlook as a focus of the planning framework. (pg. 107)'*

The Strategy identifies several public views which are considered to be significant. Of particular importance to the site are the views looking west along Martin Place. The significance of Martin Place as a major place of congregation, events and commercial and retail offerings, qualify it as a priority area within the CBD whose view planes towards sky would need to be considered and preserved by future development. These views are identified in Figure 2.3.8. Whilst views from Sydney Observatory Hill are also identified, these views are generally orientated away from the site as identified in Figure 2.3.7.

The Strategy also identifies a need to require development to respond positively as a backdrop to public views along streets. These views are identified in Figure 2.3.7. Generally, consideration of these general views are not warranted for the site, but it is important to recognise this approach by City of Sydney Council and consider its application to streets and public places around the subject site.

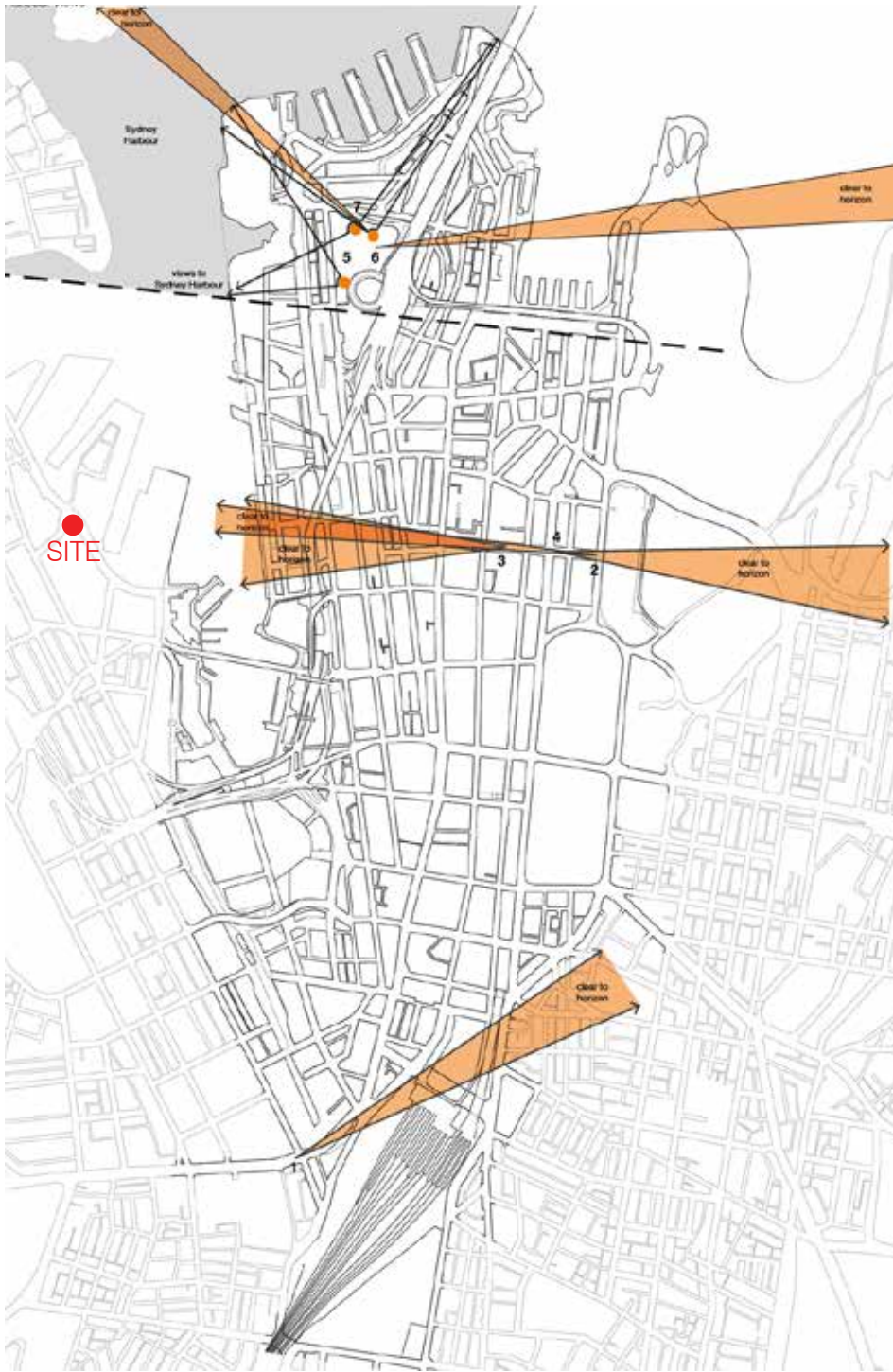


Figure 2.3.8 View protection planes and Sydney Harbour views (Central Sydney Planning Strategy, Pg254)



Figure 2.3.9 View from Martin Place looking west



Figure 2.3.7 Public views protection map, Central Sydney Planning Strategy, City of Sydney Council, 2016. Pg 255.

Summary of documented importance of views

Table - Summary of documented importance of views - Public domain

Source	Location	Comments
SEARs	<p>View locations and visual catchments for assessment must include:</p> <p>Pymont Street, Pirrama Road, Heritage Walk, Jones Bay Road, Darling Island Road, Sydney Observatory, Sydney Observatory Park, Darling Harbour, Sydney Harbour Bridge, Pymont Bridge, Pymont Bay Park, Darling Island, Jones Bay Wharf, Barangaroo, East Balmain, King Street Wharf, Millers Point, Watermark Building, 2 Jones Bay Road, 24 &amp; 26 Point Street and 88 John Street.</p> <p>Whilst not listed as having importance under the SEARs, these views are required to be assessed.</p>	
SREP and FWDCP	Sydney Harbour (including islands, foreshores and tributaries)	<p>Clause 25 SREP</p> <p>FWDCP 3.2.1.2</p>
SREP and FWDCP	<p>Public place</p> <p>Note: Architectus has focussed assessment on key public places including in particular places with high use and/or high likelihood of view</p>	<p>Clause 26 SREP</p> <p>FWDCP 3.2.1.2</p>
SREP and FWDCP	<p>Landmarks</p> <p>Note: Key landmarks (identified within the FWDCP) within the visual catchment of the site may include:</p> <ul style="list-style-type: none"><li>– Harbour Bridge</li><li>– Opera House</li><li>– Post office &amp; St Augustines, Balmain</li><li>– Goat Island</li><li>– Blues Point Tower</li><li>– Luna Park</li><li>– Olympic Pool</li><li>– Station Masters Cottage, Lavender Bay</li><li>– Loretto School Tower, Kirribilli</li><li>– Conservatorium of Music</li><li>– Royal Botanic Gardens</li></ul>	<p>Clause 26 SREP &amp; FWDCP</p>

Source	Location	Comments
SREP and FWDCP	<p>Heritage items (SREP) and ‘Heritage buildings and monuments’ (FWDCP)</p> <p>Note: Key heritage items in the SREP within a visual catchment of the site may include:</p> <ul style="list-style-type: none"><li>– 5: Long Nose Point Wharf, Louisa Road, Birchgrove Leichhardt</li><li>– 12: Site and remains of former Morts Dock, Foreshore of park, Balmain</li><li>– 13: Site and remains of ferry wharf, Yeend Street, Balmain</li><li>– 14: Urban Transit Authority Ferry Maintenance Depot, Alexander and Waterview Streets, Balmain</li><li>– 15: Site of Rowntree’s Floating Dock, Hart Street and The Avenue, Balmain</li><li>– 16: Remains of former Tasmanian Ferry Terminal, Yeend Street, Balmain</li><li>– 17: Tidal Pool, 13 Simmons Street, Balmain</li><li>– 26: Sydney Harbour Queen, Moored in Berrys Bay, Waverton (formerly moored west of Luna Park, Milsons Point)</li><li>– 27: Site of Cavill’s Baths, Foreshore of Lavender Bay</li><li>– 28: Lavender Bay ferry wharf, Walker Street, Kirribilli</li><li>– 67: Sydney Harbour Bridge, including approaches and viaducts (road and rail), Port Jackson</li><li>– 68: Glebe Island Bridge, including abutments, Blackwattle Bay</li><li>– 70: Goat Island, Sydney Harbour</li><li>– 74: Wreck of Maritime Services Board Hopper Barge, Foreshores of Berrys Bay, Sydney Harbour</li></ul>	<p>Clause 26 SREP</p> <p>FWDCP 3.2.1.2</p>

Source	Location	Comments
	<p>State Heritage items within the visual catchment include:</p> <ul style="list-style-type: none"><li>– Sydney Observatory</li><li>– Millers Point and Dawes Point Village Precinct</li><li>– Pymont Bridge</li><li>– The Concourse (Cockle Bay)</li><li>– Royal Edward Victualling Yards</li><li>– Glebe Island Bridge</li><li>– Illoura Reserve</li><li>– Bellevue</li><li>– Luna Park Precinct</li><li>– Milsons Point Railway Station Group</li><li>– Sydney Harbour Bridge</li><li>– Cenotaph</li></ul>	
Sydney LEP	<p>View corridors</p> <p>Note: Key view corridors, particularly along streets, have been considered further in the following sections of this document</p>	<p>Clause 6.21 of LEP</p>

Table - Summary of documented importance of views - Private views

Source	Location
SEARs	<p>View locations and visual catchments for assessment must include:</p> <p>88 John St, 24-26 Point Street, 2 Jones Bay Road</p>

Documented important views have been considered and documented through the evaluation of views in this document, including through selection of views for detailed analysis (Chapter 3), detailed analysis (Chapter 4) and the assessment and conclusion (Chapters 5 and 6).



## 2.4 Planning principles regarding views

The Land and Environment Court has established Planning Principles for the assessment of development on view, both from public and private realms.

The Planning Principles assist when making a planning decision, including particularly:

- where there is a void in policy;
- where policies expressed in qualitative terms allow for more than one interpretation; and
- where policies lack clarity.

Whilst a number of objectives or provisions relating to views exist within the planning framework, as described in Section 2.3, these are largely objective based or localised in potential impacts and do not encompass development of the scale proposed, which has the ability to impact views beyond those accounted for within these respective policy documents.

Accordingly, the planning principles apply to the proposal in the situation as there are no adequate controls under the planning framework pertaining to view and visual impacts for development of this kind to the public and private domain (Note: This is described in *Bastas Architects v Willoughby City Council [2008] NSWLEC 1360* at 11).

The assessment of the impact of view loss on public views is established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046* at 39 - 49.

The principles for view sharing in respect of private views are established in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140* at 25-29.

### Public Views - *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046*

A consideration of the likely impacts on these private views in relation to the New South Wales Land and Environment Court Planning Principles set out in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSW LEC 1046*. In this case, Senior Commissioner Moore set out a number of steps for the consideration of public domain view impacts, which are identified below:

The established planning principle process is as follows:

1. Identify the scope of the existing views from the public domain (44). This should consider:
  - the nature and extent of any existing obstruction of the view;
  - compositional elements of the view;
  - what might not be in the view - such as the absence of human structures in the outlook across a natural area;
  - is the change permanent or temporary; or
  - what might be the curtilages of important elements within the view.
2. Identify the locations in the public domain from which the potentially interrupted view is enjoyed (45);
3. Identify the extent of the obstruction at each relevant location (46);
4. Identify the intensity of public use of those locations an where the enjoyment of the view will be obscured (47);
5. Review any document that identifies the importance of the view to be assessed (48).

The methodology utilised in this VIA is in accordance with the five-step process established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council [2013] NSW LEC 1046*.

### Private Views - *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*

A consideration of the likely impacts on these private views in relation to the New South Wales Land and Environment Court Planning Principles set out in *Tenacity Consulting v Warringah Council [2004] NSWLEC*. In this case, Senior Commissioner Roseth set out a number of principles for the consideration of private view impacts, which are discussed individually below, based on the following steps:

1. Assessment of views to be affected. At 26: “*water views are valued more highly than land views. Iconic (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured*”.
2. Consideration of from what part of the property views are obtained. At 27: “*For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic*”.
3. Assessment of the extent of the impact. At 28: “*this should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating*”.
4. Assessment of the reasonableness of the proposal. At 29: “*A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours*”.

## 2.5 Previous approvals for the site

Consideration of previous approvals on this site is relevant in the following ways to this project:

- Consideration of previous Visual Impact Assessments for the site has assisted in developing the methodology for this assessment.
- Consideration of the impacts of previous approvals is required in assessing one of the SEARs which discusses “environmental impacts beyond those already assessed for the project approval MP 08\_0098 and any subsequent modifications to that approval”

These issues are further described below.

### Overview of previous approvals on this site and their visual impact

The approvals for the site which have had visual impact assessments, and these assessments themselves are noted below:

Application	Visual Impact Assessment
MP08_0098 (original Part 3A application) - Switching Station/ Star City Casino redevelopment	<ul style="list-style-type: none"><li>– Visual Impact Assessment by GMU (September 2008).</li></ul>
MP08_0098 MOD 7 - Expansion of ballroom and alterations and additions:	<ul style="list-style-type: none"><li>– Visual Impact Assessment by GMU (October 2010)</li><li>– Revised Visual Impact Assessment by GMU - Response to City of Sydney Submission (January 2011)</li></ul>

### Use of previous Visual Impact Assessments in developing the methodology of this report

The diagram adjacent describes the key views considered as part of these previous applications.

These views and their selection have helped inform as part of this process:

- The selection of views for initial consideration
- The categorisation and assessment of views
- The consideration of overall impact (including all modifications to the original Part 3A application)

Typically it is helpful for a new visual impact assessment to utilise many of the same views as previous, to enable assessment on a consistent basis. However in considering this application, for some views it has been necessary to select different views in a number of occasions as:

- The previous applications were primarily focussed on different locations within the site (the ‘Darling’ tower to the south and the MUEF on the rooftop respectively).
- The context of the site has in some cases changed, including the development of the Barangaroo Headland Park, Barangaroo towers and ICC hotel.

### Impacts of previous approvals

#### MP08\_0098 Switching Station and Star Casino

This visual impact of this project focussed on a new hotel at the southern end of the site (Switching Station site, Union Street) and also exterior facade modifications.

The relevant visual impact assessment (GMU, September 2008) noted that the most impacted views which were considered to have a ‘medium but acceptable visual impact’ included: ‘King Street towards the Anzac Bridge Pylon, Millers Point and the western foreshore of the Stevedore site [n.b. now Barangaroo], King Street Wharf, Pyrmont Bridge western end, Union Square and the foreshore boardwalks around Pyrmont Bay and close view opposite entry on Pirrama Road’.

Figure 2.5.1 adjacent includes an approximation (by Architectus) of their assessed visual impact on public domain views

#### MOD07 - Expansion of Ballroom, creation of a pre-function area & alterations and additions

This visual impact of this project focussed on the Multi-Use-Entertainment-Facility (MUEF) which sits on the main roof-level of the Star building.

The relevant visual impact assessments (GMU, October 2010 and January 2011) noted ‘no meaningful public domain view impacts’ and with regard to private views, that ‘its impacts are limited to the private views enjoyed from 2 Jones Street from levels 3-8 on the southern side of the building’.

#### Further visual impacts not assessed through Visual Impact Assessments

In addition to the above, other approvals which were not assessed through an individual Visual Impact Assessment have had some visual impact. These include:

- MOD 4 - Amended Pirrama Road Facade Design
- MOD 8 - Partial enclosure of roof deck adjoining Sovereign Room
- MOD10 - Alterations to the Materials of the MUEF Facade
- MOD14 - which includes modifications at level B4, B2, 00, 01, 03, 03, and 05

Of the above, Modification 14, which is approved but not constructed, and further described in Section 1.1 of this document is likely the most significant, adding slightly to the height of the broader building facade when viewed from important locations to the east.

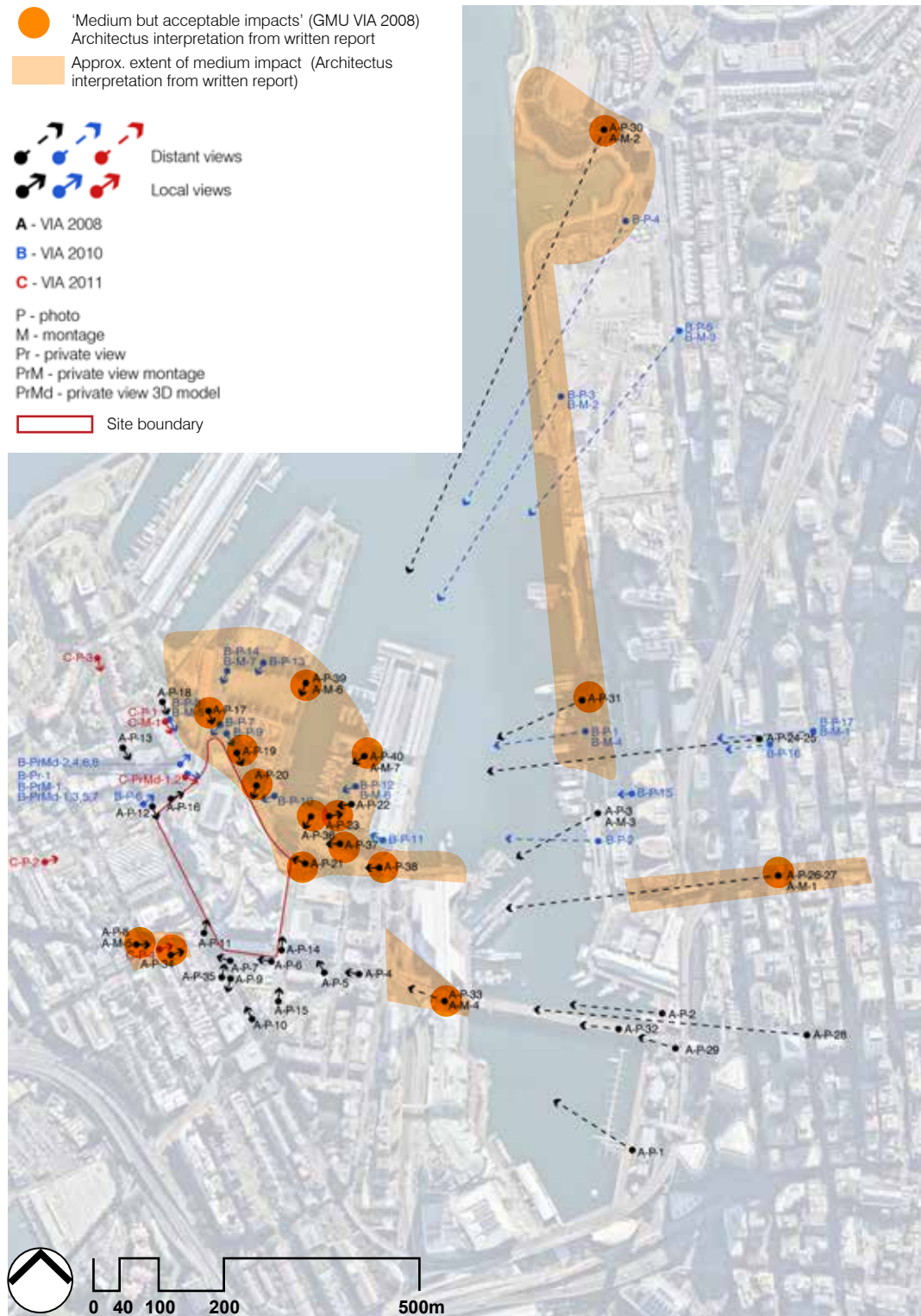


Figure 2.5.1 Public domain view locations investigated in past Visual Impact Assessments - highlighting areas of 'medium' impact



Example existing photo (Prior to Part 3A application), above, and proposed development (First Part 3A approval) below. View from Sydney Wharf across Pyrmont Bay to site. Extract from 2008 VIA (GMU)



Example impact of MUEF (MOD 7) on public domain views. Extract from 2010 VIA (GMU)



Example impact of MUEF (MOD 7) on private views (Level 7, 2 Jones Bay Road). Extract from 2010 VIA (GMU)

Figure 2.5.2 Example views from previous Visual Impact Assessments demonstrating key impacts



## 2.6 Standards for photography and photomontages

### Photography and human eye focal lengths

The SEARs note assessment “to be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view)”. The 46.8 diagonal field of view of this focal length and film/sensor format combination is equivalent to a horizontal field of view of 39.6°. Unless noted, all views considered within this report use this format.

For some views where this format alone would not provide a clear understanding of the breadth of the view and/or the size of the proposal, a wider-angle view has been used and is noted within the view description (typically 17mm and 24mm focal length lens combinations).

In these cases a comparison to a 50mm focal length lens is also provided:

- For public domain views an overlay on the image provides a comparison point to the field of view of a 50mm focal length photo.
- For private views both a 50mm and a secondary wider angle view are included.



Figure 2.6.1 Comparison of field of views with different focal lengths - 17mm focal length photo shown



Photomontages and survey data

For each of the photomontages prepared, the following process has been undertaken, consistent with the approach set out in the NSW Land and Environment Court standards for Photomontages:

- Step 1 - Digital photographs were taken from each of the selected viewpoints in the direction of the proposed development. Each view location was surveyed by a registered surveyor.
- Step 2 - A camera has been located in the digital model using the same focal length. The direction of the camera has been ascertained through comparing points in the photograph against further surveyed locations (specific additional surveys have been undertaken to achieve this accuracy where this cannot be ascertained from the existing surveyed Star building e.g. in Martin Place)
- Step 3 - A computer generated 3D model of the proposed building was prepared and located accurately within the 3d model view.
- Step 4 - A rendered image was produced from the 3d model and a ‘mask’ created within the photograph to produce the final photomontage.

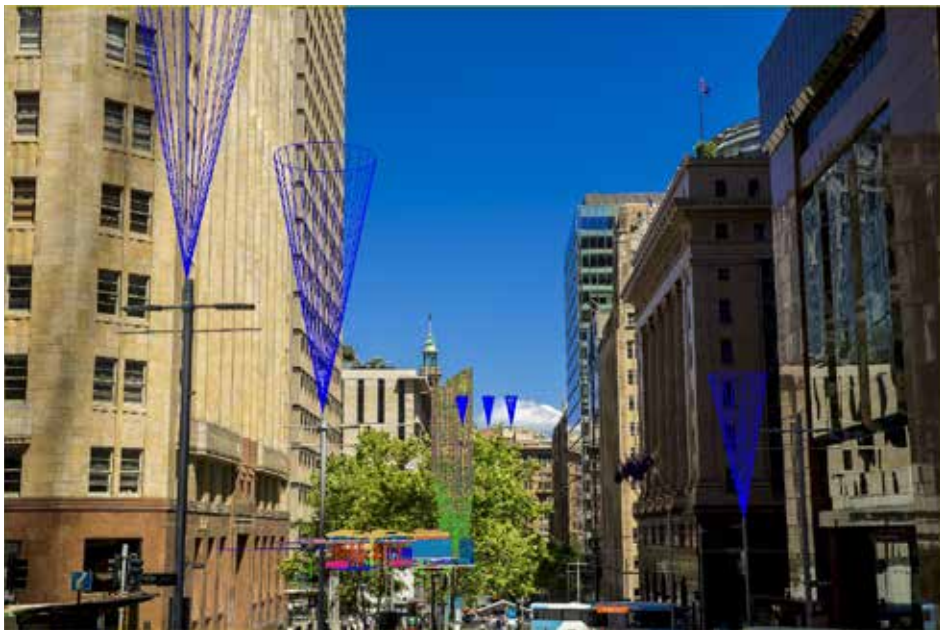
Modelled private views followed a similar process. For the key buildings described in the SEARs (2 Jones Bay Road, 24-26 Point Street and 88 John Street) RLs of floor levels have been ascertained by the Star and view heights have been based on this plus a standing height.



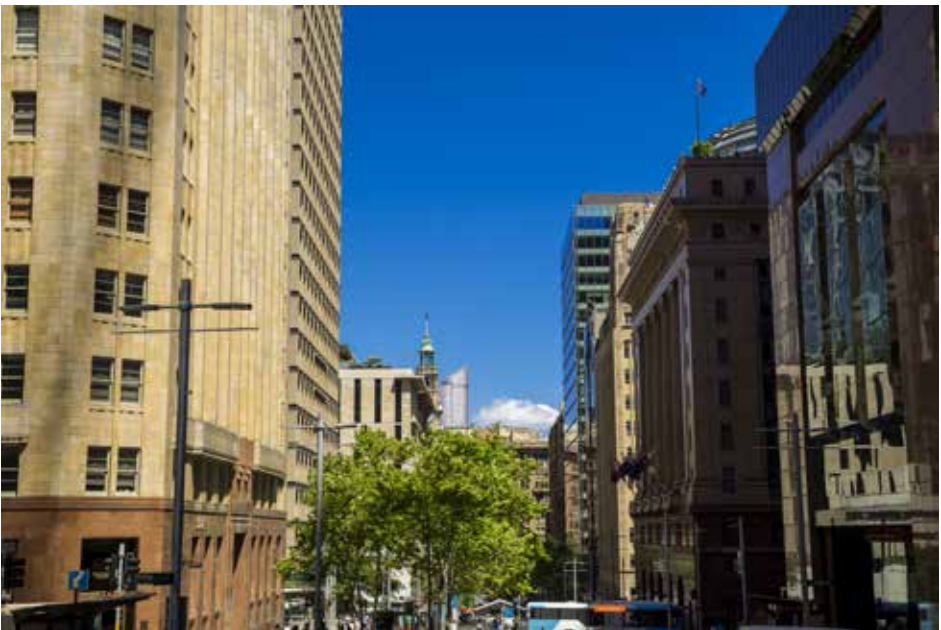
Step 1 - Photograph taken and location surveyed



Step 2 - Camera located in 3d model at surveyed location with matched camera attributes (film/sensor format and focal length) and rotated to match other surveyed points within the view.



Step 3 - Computer generated 3D model of the proposed building located accurately within the 3d model view identified from Step 2



Step 4 - Rendered image produced from 3d model and 'masked' into photograph to produce final photomontage

Figure 2.6.2 Example of photomontage process - Martin place

## 2.7 Criteria for assessment

Architectus’ criteria for assessment of visual impact are included adjacent. These are based on the Planning Principles described in this section and Architectus’ experience in the Assessment of Visual Impact.

These are divided into two broad categories:

- Importance of the view
- Visual impact rating

The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles. It is summarised in the diagram below.

These criteria have been applied in the assessment of views in the following chapters of this document.

### Importance of the view - Public Domain Views

The importance of the view includes consideration of the following factors:

- The importance of the view location, including;
  - Any document that identifies the importance of the view to be assessed;
  - The number of viewers;
  - The likely period of view;
  - The distance to the proposal; and
  - The context of the viewer (whether the view is static or dynamic, obtained from sitting or standing positions, etc.)
- Elements within the view, including:
  - whether iconic elements or water views are present
  - the existing composition of the view, and any existing obstructions to the view;

The above features are described for each view and a final categorisation of view importance has been produced as a summary. The following table presents examples of how these categorisations are used:

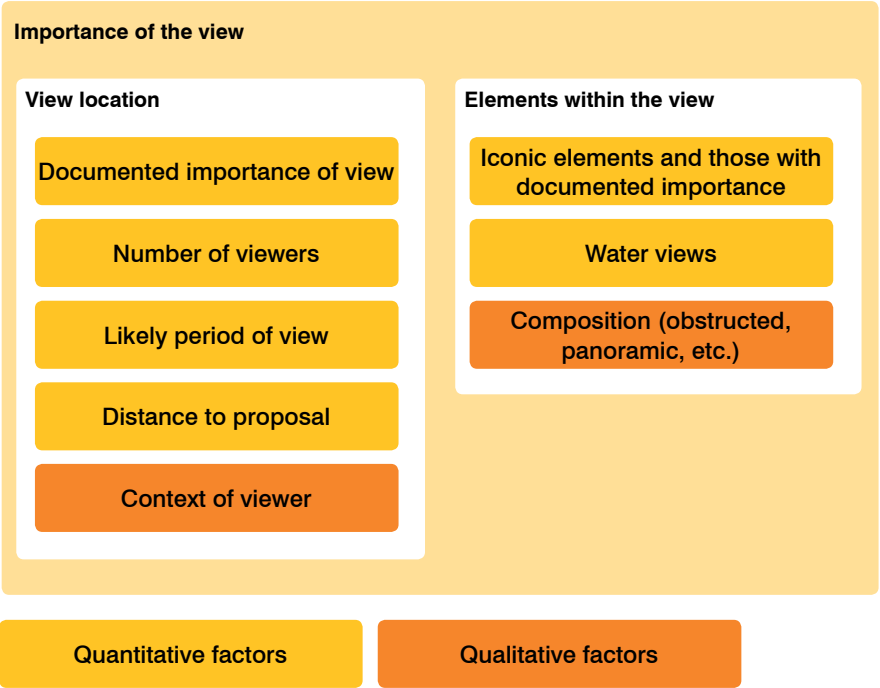


Figure 2.7.1 Criteria for importance of view - and breakdown into qualitative and quantitative factors

### Importance of the view

	Definition
High	Unobstructed views of highly valuable or iconic elements from highly important locations.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well-used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Some elements which form part of the consideration of view importance can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

### Relative number of viewers

	Definition
High	> 1,000 people per day
Moderate	100-1,000 people per day
Low	< 100 people per day

### Period of view

	Definition
High (long-term)	> 5 minutes
Moderate	1-5 minutes
Low (short-term)	< 1 minute



Importance of the view - Private views

The importance of the view includes the same elements as the importance of public domain views. The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony) provides some further guidance as to how the view is perceived and whether an expectation to retain the view is realistic. For instance, as set out in the Planning Principles from ‘Tenacity Consulting v Warringah (2004/140)’, a sitting view or a view across side boundaries is considered more difficult to protect than a standing view or view across front boundaries.

The table below provides a definition of the categories used.

Importance of nearby private views

	Definition
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries.
Moderate-High	Primary views of important elements from locations which may have an expectation of retention such as across front boundaries.
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low-Moderate	Views with selected important elements, partially obstructed views or views with some important elements where there is low expectation of retention.
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

Visual impact

The visual impact is a qualitative assessment of the impact of the proposal on the view relating to change in the view. It includes consideration of:

- the quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- any significance attached to the existing view by a specific organisation;
- any change to whether the view is static or dynamic;

A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Overall extent of visual impact

	Definition
High	The proposal obscures iconic elements or elements identified as highly significant within the existing view.
Moderate-High	The proposal is prominent within the view, changing the quality of the existing view or obscuring elements of significance within the view.
Moderate	The proposal obscures some elements of importance within the existing view or is highly prominent within the view. The proposal may be highly prominent if it does not reduce the quality or importance of the existing view.
Low-Moderate	The proposal is prominent the view and/or obscures minor elements within the view.
Low	The proposal is visible within the view however does not impact on any elements of significance within the view.
None/ Negligible	The proposal will not be noticeable within the view without scrutiny.

The approach taken is generally conservative in its consideration of these views for the purpose of highlighting maximum potential impacts for consideration in terms of acceptability.

A high extent of visual impact is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character. The overall acceptability of the proposal and its visual impacts is discussed in Chapter 6 of this document.



---

# **3 Selection of views for detailed assessment**

---



# 3.1 Selection of views for detailed analysis

## Public domain views

A preliminary photographic assessment of the site included 101 views as potential views be analysed. These views fully address the locations and categories set out in the SEARs for consideration and consider important locations identified in relevant planning policy that are required to be addressed. Appendix A of this document includes each of these views and describes the following process:

### 1 - Categorisation of views

Views have been grouped according to the following distance categories:

- immediate (< 250m)
- medium (250-500m),
- distant (500m-3km)
- regional (3km+)

Distant views which are the most numerous have also been grouped by view direction and location:

- Eastern views from Central Sydney
- Northern views from the North Shore
- North West views from Balmain and Rozelle
- Southwest views from Glebe.

Each group of views includes a summary description of its importance.

### 2 - Preliminary consideration of views

Architectus has undertaken a preliminary consideration of each view's importance and potential for visual impact (e.g. views of documented importance are given higher 'importance' ratings) . This is based on the criteria for assessment described in the previous chapter of this document.

Note that while the importance of views can be ascertained within this assessment of photographs, the visual impact is a preliminary estimate only for the basis of selection for a detailed (photomontage) assessment where the visual impact is fully documented.

### 3 - Selection of views for detailed (photomontage) assessment

24 views were then selected for detailed photomontage analysis with the final proposal. This selection process for views includes:

- A focus on view locations of documented importance.
- A range of views from different locations.
- A focus on views which have high preliminary categorisations of importance of the view and/or potential for visual impact.
- At least one example from each view type, that view best represents the amenities and character of the area.

The diagram adjacent and table overleaf provide a summary of the outcomes of this consideration, including a summary of each view considered.

For the detailed analysis in the following chapter, the selected views have been renumbered and in some cases taken from a nearby location rather than exactly replicating the location of that shown here.

## Private views

Architectus has considered a range of views from across the facade of the three buildings identified in the SEARs (88 John St, 24-26 Point Street and 2 Jones Bay Road), as well as two additional views from other affected buildings in the locality (21 Cadigal Avenue, 8 Distillery Drive). These are further described in the following chapter of this document.

The following chapter of this document provides the photomontage analysis of the selected views.

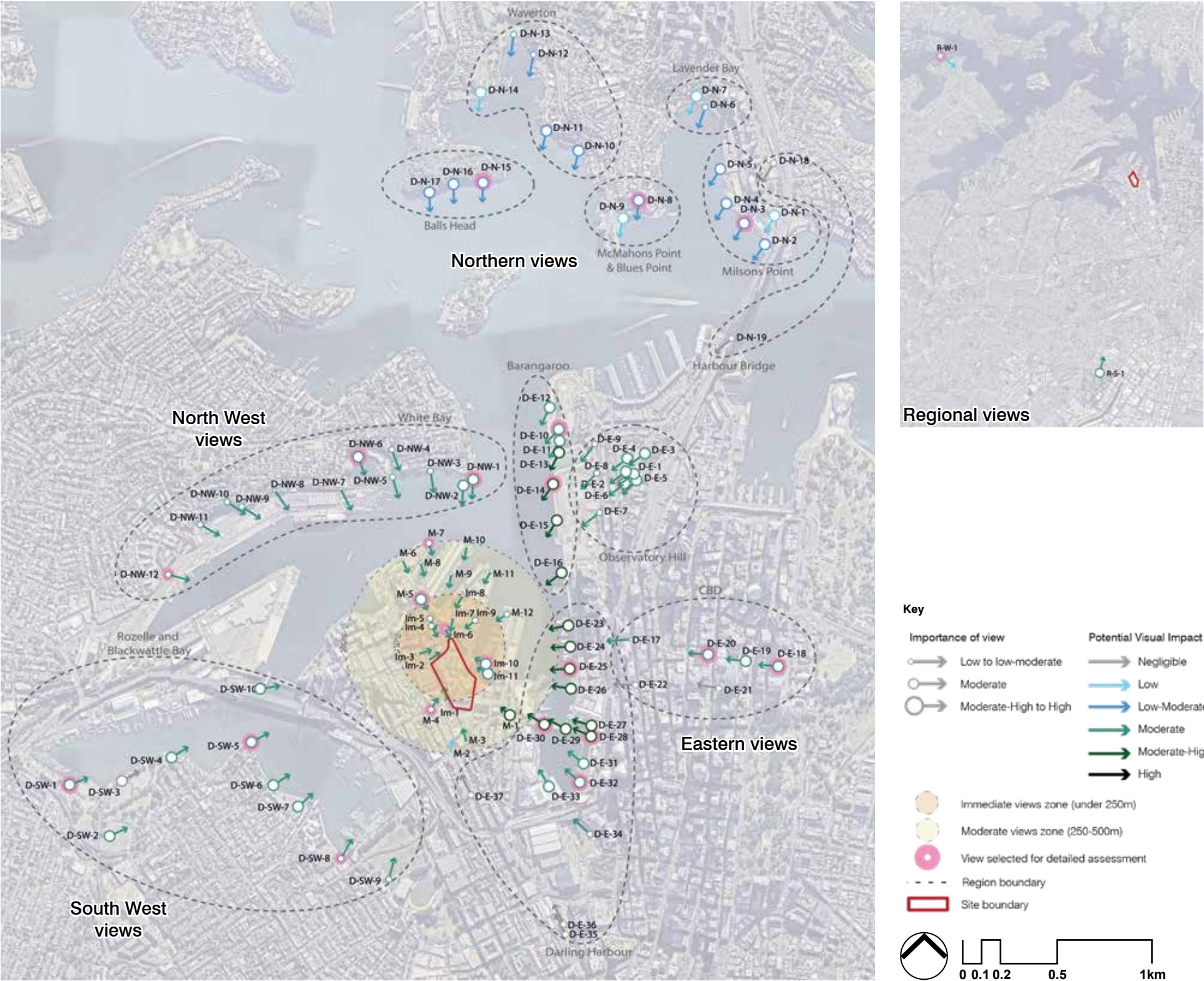


Figure 3.1.1 View locations, view assessment summary and chosen views for detailed assessment

Table: Selection of views for detailed assessment

See also Appendix A for photographs of all views described below and further description of selection of views for detailed assessment.

View type	Key documented importance of views	View no.	View locations to be tested (SEARs)	Importance of public view	Potential for visual impact	View selected for detailed assessment
Distant views - Waterfront - Milsons Point and surrounds ~2.1-2.3km	Public place From harbour, public place From landmark Luna Park, from harbour, public place, heritage Luna Park Precinct	D-N-1 D-N-2 D-N-3	- - -	High High High	Low Low-Moderate Low-Moderate	●
	From harbour, public place, heritage Luna Park Precinct	D-N-4 D-N-5	- -	High High	Low-Moderate Low-Moderate	
Distant views - Lavender Bay ~2.8-2.9km	From harbour, public place Near Landmark - Station Masters Cottage, Lavender Bay, from harbour, public place	D-E-6 D-E-7	- -	Moderate High	Low-Moderate Low	
Distant views - McMahon's Point and Blues Point ~2.1-2.3km	From harbour, public place Near landmark - Blues Point Tower, from harbour, public place	D-N-8 D-N-9	- -	High High	Low-Moderate Low	●
Distant views - Waverton ~2.4-2.9km	Near heritage item - wreck of Maritime Services Board hopper, from harbour, public place	D-N-10	-	Moderate-High	Low-Moderate	
		D-N-11	-	Moderate-High	Low-Moderate	
	From harbour, public place	D-N-12 D-N-13	- -	Moderate Moderate	Low-Moderate Low-Moderate	
	Near heritage item - Sydney Harbour Queen, from harbour, public place	D-N-14	-	High	Low	
Distant views - Balls Head ~2.1-2.2km		D-N-15 D-N-16	- -	High High	Low-Moderate Low-Moderate	●
	From harbour, public place	D-N-17	-	High	Low-Moderate	
Distant views - Sydney Harbour Bridge ~1.9-2.8km	From landmark and heritage item Harbour Bridge	D-N-18 D-N-19	Sydney Harbour Bridge Sydney Harbour Bridge	Moderate Moderate	Negligible Negligible	

View type	Key documented importance of views	View no.	View locations to be tested (SEARs)	Importance of public view	Potential for visual impact	View selected for detailed assessment
Distant views - Observatory Hill ~0.9-1.3km		D-E-1 D-E-2 D-E-3 D-E-4 D-E-5 D-E-6	Sydney Observatory, Millers Point Sydney Observatory, Millers Point Sydney Observatory Hill, Millers Point Sydney Observatory Hill, Millers Point Sydney Observatory Hill, Millers Point Sydney Observatory Hill, Millers Point	High High High High High High	Moderate Moderate Moderate Moderate Moderate Moderate	
	Public place, heritage item Sydney Observatory					
	Heritage items: Millers Point and Dawes Point Village Precinct	D-E-7 D-E-8 D-E-9	Millers Point Millers Point Millers Point	Moderate Moderate Moderate	Moderate Moderate Moderate	
Distant views - Waterfront - Barangaroo ~0.6-1.2km		D-E-10 D-E-11 D-E-12 D-E-13 D-E-14 D-E-15 D-E-16	Barangaroo, Darling Harbour Barangaroo, Darling Harbour Barangaroo, Darling Harbour Barangaroo, Darling Harbour Barangaroo, Darling Harbour Barangaroo, Darling Harbour Barangaroo, Darling Harbour	High High High High High High High	Moderate Moderate Moderate Moderate-High Moderate-High Moderate-High Moderate-High	●
	From harbour, public place					●
Distant views - CBD ~0.8-1.5km	View corridor Public place (Martin Place), view corridor Public place (Martin Place), view corridor, State Heritage Cenotaph and General Post Office	D-E-17 D-E-18 D-E-19 D-E-20		Low-Moderate High High High	Moderate Moderate Moderate Moderate	●
						●
	View corridor	D-E-21 D-E-22		Moderate Moderate	Negligible Negligible	



View type	Key documented importance of views	View no.	View locations to be tested (SEARs)	Importance of public view	Potential for visual impact	View selected for detailed assessment
Distant views - Darling Harbour  ~1.4-2.6km	From harbour, public place	D-E-23	King Street Wharf, Darling Harbour	High	Moderate-High	
		D-E-24	King Street Wharf, Darling Harbour	High	Moderate-High	
		D-E-25	King Street Wharf, Darling Harbour	High	Moderate-High	●
		D-E-26	King Street Wharf, Darling Harbour	High	Moderate-High	
		D-E-27	Darling Harbour	High	Moderate-High	
	From harbour, public place, heritage item Pyrmont Bridge	D-E-28	Pyrmont Bridge, Darling Harbour	High	Moderate-High	●
		D-E-29	Pyrmont Bridge, Darling Harbour	High	Moderate-High	
		D-E-30	Pyrmont Bridge, Darling Harbour	High	Moderate-High	●
	From harbour, public place	D-E-31	Darling Harbour	High	Moderate	
		D-E-32	Darling Harbour	High	Moderate	●
	From harbour, public place, heritage item The Concourse	D-E-33	Darling Harbour	High	Moderate	
	Public place (Tumbalong Park)	D-E-34		Moderate	Moderate	
	Public place (Goods Line)	D-E-35		Moderate	Negligible	
		D-E-36		Moderate	Negligible	
		D-E-37		Moderate	Negligible	
Distant views - Waterfront - White Bay  ~0.7-1.4km	From harbour, public place, heritage item Illoura Reserve	D-NW-1	East Balmain	Moderate-High	Moderate	●
		D-NW-2	East Balmain	Moderate-High	Moderate	
		D-NW-3	East Balmain	Moderate	Moderate	
	From harbour, public place	D-NW-4	East Balmain	Moderate	Moderate	
		D-NW-5	East Balmain	Moderate	Moderate	
		D-NW-6	East Balmain	Moderate-High	Moderate	●
	From harbour	D-NW-7		Low-Moderate	Moderate	
		D-NW-8		Low-Moderate	Moderate	
	From harbour, public place	D-NW-9		Moderate	Moderate	
		D-NW-10		Moderate	Moderate	
		D-NW-11		Moderate	Moderate	
		D-NW-12		Moderate	Moderate	●

View type	Key documented importance of views	View no.	View locations to be tested (SEARs)	Importance of public view	Potential for visual impact	View selected for detailed assessment
Distant views - Waterfront - Rozelle and Blackwattle Bay  ~0.9-2.0km	From harbour, public place	D-SW-1		High	Moderate	●
		D-SW-2		Moderate-High	Moderate	
		D-SW-3		High	Negligible	
		D-SW-4		High	Moderate	
	From harbour, public place, near heritage item Bellevue	D-SW-5		High	Moderate	●
		D-SW-6		High	Moderate	
		D-SW-7		High	Moderate	
	From harbour, public place	D-SW-8		Moderate	Moderate	●
		D-SW-9		Moderate	Moderate	
		D-SW-10		Moderate-High	Moderate	
Regional views - Gladesville Bridge, Sydney Park  ~4-6km +	From heritage item - Gladesville Bridge, from harbour	R-W-1		Moderate	Low	●
	Public place (Sydney Park)	R-S-1		High	Moderate	

View type	Key documented importance of views	View no.	View locations to be tested (SEARs)	Importance of public view	Potential for visual impact	View selected for detailed assessment
Medium distance views - precinct - 250-500m	Public place (Pymont Bridge)	M-1		Moderate-High	Moderate-High	
		M-2		Low-Moderate	Low	
		M-3	Pymont Street	Low-Moderate	Moderate	
	Public place (Union Square)	M-4		Moderate	Moderate	●
	Public place (Giba Park)	M-5		Moderate-High	Moderate	●
	From harbour, public place	M-6	Darling Harbour	Low	Moderate	
	From harbour, public place	M-7	Darling Harbour	Moderate	Moderate	●
	From harbour, public place	M-8	Darling Harbour	Low	Moderate	
	From harbour, public place	M-9	Jones Bay Wharf, Darling Harbour	Low	Moderate	
	From harbour, public place	M-10	Jones Bay Wharf, Darling Harbour	Low	Moderate	
	From harbour, public place	M-11	Darling Island, Darling Harbour	Low	Moderate	
	From harbour, public place	M-12	Darling Harbour	Moderate	Moderate	
Immediate views - precinct - within 250m		Im-1	Pymont Street	Low	Moderate	
		Im-2	Pymont St / Jones Bay Rd	Low	Moderate	
		Im-3		Low	Moderate	
	Public place	Im-4	Heritage walk	Moderate	Moderate	
	Public place	Im-5	Heritage walk	Moderate	Moderate	
		Im-6	Pirrama Rd / Jones Bay Rd	Low	Moderate	●
	Public place	Im-7	Darling Island Rd, Darling island	Low-Moderate	Moderate	
	Public place, adjacent heritage Royal Edward Victualling Yards	Im-8	Darling Island	Low	Moderate	
	Public place	Im-9	Darling Island	Moderate	Moderate	
	From harbour, public place	Im-10	Pymont Bay Park, Darling Harbour	Moderate-High	Moderate	●
	Public place	Im-11	Pymont Bay Park	High	Moderate	

---

# 4 Detailed assessment

---



# 4.1 Introduction and format of assessment

This chapter includes a detailed assessment and consideration of views selected in the previous chapter of this report, including:

- 24 public domain views
- 24 private views

Following this, a summary of impacts is provided, which extrapolates these individual assessments to further describe the impact of the proposal across its visual catchment.

## What is shown within the views

The format of the analysis in this chapter is generally a side-by-side comparison of existing and proposed future views.

However, further appropriate reference models have also been included as described below.

### Comparison to approved Modification 14

For simplicity, the ‘existing’ photography and rendered views shown in this chapter include only the built form which has been constructed.

However, the baseline for assessment of this proposal is the approved Modification 14 (see Section 1.1 ‘Introduction’ of this document for a further description) which includes some visual impact over the existing built form.

In order to describe the impact of Modification 14 relative to the existing and proposed views, an additional view of Modification 14 is shown in this chapter for selected views, particularly where it is likely to have the greatest impact. Unless otherwise noted, Modification 14 is considered to have a negligible impact from the existing and the impact of this proposal would be the same whether compared against the existing or Modification 14.

### Comparison to LEP compliant envelope

The envelope of an LEP compliant scheme is instructive for drawing conclusions as to the appropriateness of the proposal as noted through the planning framework, including the ‘Tenacity’ planning principle which describes that an impact is likely to be considered less acceptable or reasonable if it is beyond the envelope of compliant controls.

For this proposal, it is particularly important in relation to the private views, where an LEP-compliant envelope would cause some of the view loss which is also caused by the proposal.

Therefore, in all private views (Section 4.3), the LEP-compliant envelope has been shown with this section as a transparent envelope.

## Format of analysis

Each view location is provided the following:

- A key plan (and elevation in the case of private views) showing the view location.
- The existing view and proposed view. For public domain views, a photograph of the existing view is contrasted with a model view of the proposed future. For private views the existing view and future view are both based on a 3d model.

The assessment of each view is based on the criteria set out in Section 2.7 of this document and is set out as follows for each view:

- A summary of key quantitative factors regarding the importance of view including the number of viewers, distance to proposal and likely period of view.
- A qualitative assessment set out under the following headings:
  - Importance of the view;
  - Visual Impact

# 4.2 Public domain views

24 public domain views have been assessed in detail over the following pages. The selection process for these is described in the previous chapter of this document.

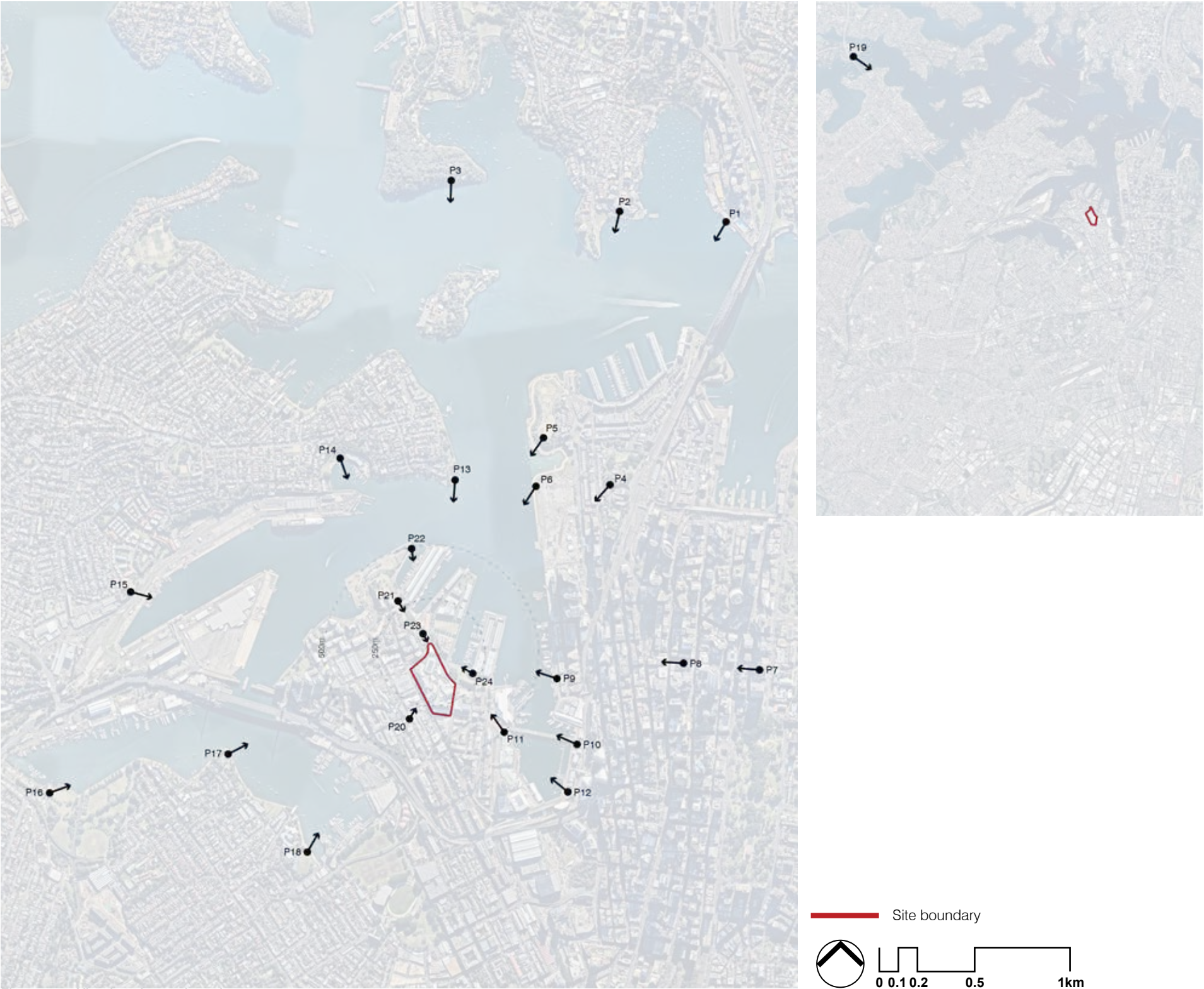


Figure 4.2.1 View locations selected



4.2.2 P1: Distant - North - Milsons Point Wharf



Summary against criteria:

Importance of the view:	High
Visual impact:	Low-Moderate

Importance of the view:

Documented importance	From landmark and state heritage Luna Park, harbour and public place
Distance to proposal	approx. 2.5km
Likely period of view	High (> 5 minutes)
Viewers	High (> 1,000 viewers per day)

The view is of the harbour from Milsons Point Wharf near Luna Park. In the panoramic view it includes the Opera House, Sydney Harbour Bridge and Anzac Bridge, all which have iconic architectural significance to the region. The natural features of Sydney Harbour makes for an attractive view.

This view may be seen in passing when walking south-west along the harbour foreshore close to the iconic Luna Park. Due to the potential for the view to be seen from a static position, as well as the general attractiveness of the location and quality of elements within the view, its significance is summarised as high.

Visual impact:

The proposal will be locally prominent within this view. The scale of the proposal in this view will appear significantly taller than other buildings in its context, and will obstruct a small area of sky.

However, the proposal will form only part of the wider panoramic view, which focusses on the important elements of the iconic Sydney Harbour Bridge and Opera House, Sydney Harbour and city skyline (which relate to the scale of the proposal nearby).

Note that in the future the Central Barangaroo development will taller scale buildings closer to the proposal. With lesser impact on the composition of the view, the former Sydney Harbour Control Tower (seen in this photograph partially demolished to the right of the photograph) has been demolished since the photograph was taken.

The visual impact of the development can be summarised as low-moderate.



Panoramic view: Milsons Point Wharf





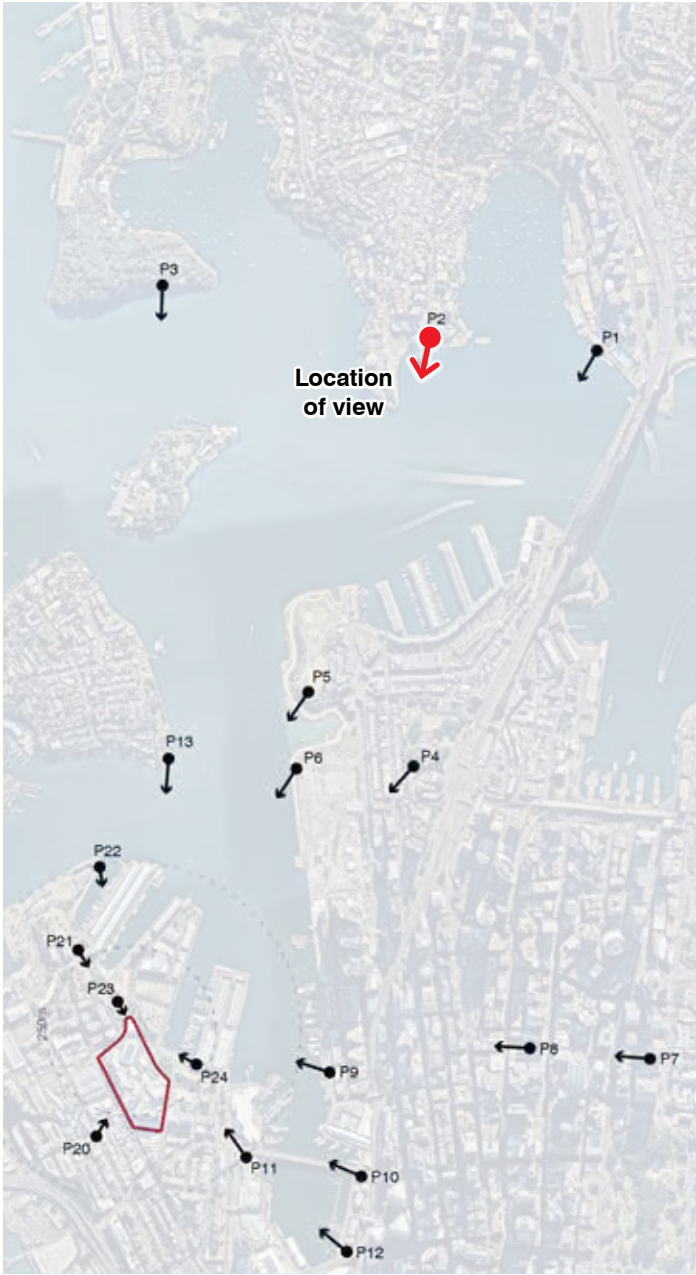
Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.3 P2: Distant - North - McMahons Point Lookout



Summary against criteria:

Importance of the view:      High  
Visual impact:                      Low-Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 2.2km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is of the harbour from McMahons Point Lookout towards Ballarat Park in Pyrmont, a foreshore park with the new development located behind the public open space.

In the panoramic view, the whole city skyline is clearly visible. It is framed by the Sydney Harbour Bridge which has iconic architectural significance to the region (out of frame in the panoramic view below), and also Blues Point Tower. The natural features of Sydney Harbour makes for an attractive view.

This view is one of many numerous locations which provide views to the city and harbour. Its significance is summarised as high.

Visual impact:

The proposal will be locally prominent within this view. The scale of the proposal in this view will appear significantly taller than other buildings in its context, and will obstruct a small area of sky.

However, the proposal will form only part of the wider panoramic view, which focusses on the important elements of Sydney Harbour and the city skyline (which relate to the scale of the proposal nearby).

Note that in the future the Central Barangaroo development will taller scale buildings closer to the proposal. With lesser impact on the composition of the view, the former Sydney Harbour Control Tower (seen in this photograph partially demolished to the left of the photograph) has been demolished since the photograph was taken.

The visual impact of the development can be summarised as low-moderate.



Panoramic view: McMahons Point Lookout





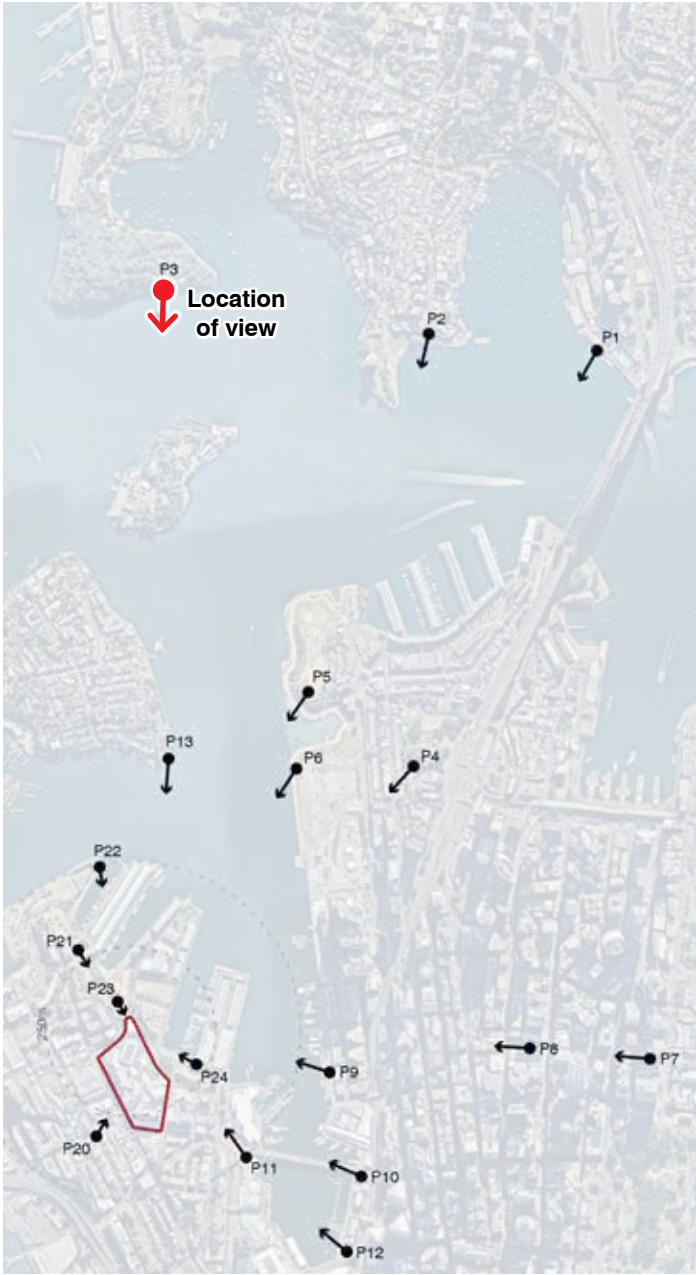
Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.4 P3: Distant - North - Balls Head Reserve



Summary against criteria:

Importance of the view:      High  
Visual impact:                      Low-Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 2.2km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is of the harbour from Balls Head Reserve. Goat Island, an iconic Sydney landmark in Sydney Harbour National Park, is located in the foreground with the proposed development in the background.

In the panoramic view, the whole city centre skyline is clearly visible as is the iconic Sydney Harbour Bridge and Anzac Bridge. The natural features of the Sydney Harbour makes for an attractive view. This view is a popular lookout providing views to the city and harbour. Therefore the view significance is summarised as high.

Visual impact:

The proposal will be visible to the views facing south of Balls Head Reserve. The scale of the proposal in this view will appear significantly taller than other buildings in its context, and will obstruct some existing areas of sky.

Note that in the future the Central Barangaroo development will increase the apparent scale of buildings in the Sydney skyline around eastern Darling Harbour.

The visual impact of the development can be summarised as low-moderate as it is a distant view in the horizon and forms part of the skyline.



Panoramic view: Balls Head Reserve





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.5 P4: Distant - East - Observatory Hill



Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate

Importance of the view:

Documented importance	From public place, state heritage Sydney Observatory
Distance to proposal	approx. 1.25km
Likely period of view	High (>5 minutes)
Viewers	High (> 1,000 viewers per day)

The view described is a panoramic view across Sydney Harbour from a standing position within Observatory Hill Park. The broader view to the right of frame is the most attractive location within this where the view opens up to see more of the harbour.

There is a similar view available from within the Observatory itself (see Appendix A) however this is less panoramic, a less public location (the Observatory is only open in business hours), and less likely to be impacted by the proposal (by obstructions such as trees and fences).

The location is important within Sydney and views from this location are defined as important within the draft Central Sydney Strategy.

The view includes a mixture of attractive and unattractive elements including a strong canopy of trees, historic buildings. It is bound to the left by existing tall residential buildings and the Barangaroo towers.

The view may be seen as a static view when looking west in the public open space at Observatory Hill.

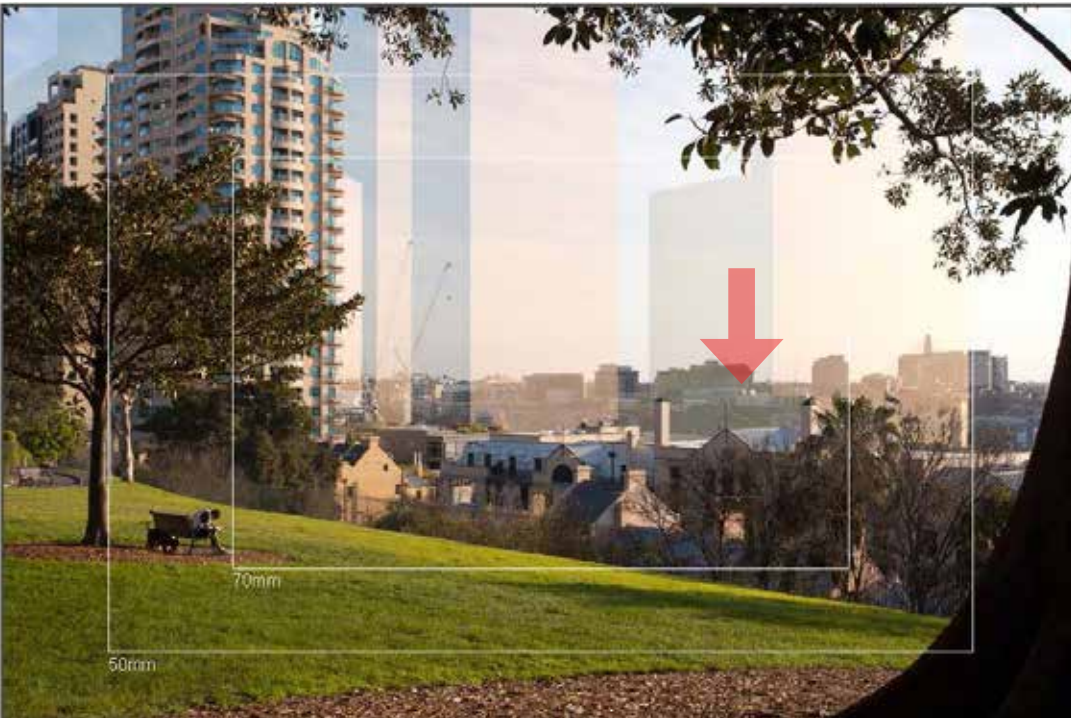
There are some seated viewers who enjoy a similar view. This view significance is summarised as high.

Visual impact:

The proposal will be visible within this view as a strong feature of the skyline. It will appear significantly taller than other buildings in its context, and will obstruct some existing areas of sky. It does not obstruct the important elements of the view including Darling Harbour / Sydney Harbour or the Ultimo/Pymont skyline.

In the future the Central Barangaroo development will encroach into the broader panoramic view from the left, likely fully obstructing views of the proposal from some view locations within this park (see diagram below). However the final designs (and hence impacts) of Central Barangaroo are yet to be finalised.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Nearby view as proposed under Barangaroo Concept Plan approval (MP06\_0162 MOD 8) with approx. location of Star MOD 13 tower indicated (red arrow)  
Source: JBA View and Visual Impact Analysis February 2015





Existing view (50mm focal length)



Proposed development view (50mm focal length)



Existing Panoramic view: Observatory Hill Park



4.2.6 P5: Distant - East - Barangaroo Headland Park



Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1.2km
Likely period of view	High (> 5 minutes)
Viewers	High (> 1,000 viewers per day)

The view has been taken from the upper level of the Barangaroo headland park. It is of the Barangaroo reserve and foreshore looking across Darling Harbour towards Ultimo and Pyrmont. It is part of a wider panoramic view, of which the most important elements are the wider harbour view which opens out into Sydney Harbour (right of frame in the panoramic view shown below).

The panoramic view is framed with International Towers on one side and extends to Sydney Harbour on the other. The natural features of the Sydney Harbour makes for an attractive view. This location is a popular recreation area, therefore the view significance is summarised as high.

Visual impact:

The proposal will be visible in this view. The proposal is a dominant feature of the skyline in this view and will appear significantly taller in scale than other buildings in its context, and will obstruct some existing areas of sky. It will not obstruct the primary focus of the view which is Sydney Harbour and the skyline of Ultimo/Pyrmont behind. The scale of the proposal is echoed by trees and lampposts which punctuate the panoramic view in the foreground.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Barangaroo Reserve





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.7 P6: Distant - East - Central Barangaroo Foreshore



Summary against criteria:

Importance of the view:      High  
Visual impact:                      Moderate-High

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1km
Likely period of view	High (> 5 minutes)
Viewers	High (> 1,000 viewers per day)

This view is seen as a pedestrian walking south along the Barangaroo foreshore promenade. The existing view is facing towards and foreshore towards Darling Harbour and Pyrmont, with the proposed development framing the view.

In the panoramic view, the view is framed with International Towers on one side and extends to Sydney Harbour on the other. The natural features of the Sydney Harbour makes for an attractive view. This view is intended to be a popular recreation area (once the Barangaroo development is complete), therefore the view significance is summarised as high.

Visual impact:

The proposal will be clearly visible in this view. It will be a dominant feature of the skyline in its local context, significantly taller in scale than other buildings, and will obstruct some existing areas of sky. It will not obstruct the primary focus of the view which is Sydney Harbour and the skyline of Ultimo/Pyrmont behind. However, it will be the only element of its scale within this part of the view.

As the proposal is prominent in the view and significantly changes the composition within an important part of the view, however does not obstruct the primary focus of the view, the visual impact of the development can be summarised as moderate-high.



Panoramic view: Barangaroo waterfront



Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.8 P7: Distant - East - Martin Place near Macquarie Street



Importance of the view:

Documented importance	From public place, view corridor
Distance to proposal	approx. 1.5km
Likely period of view	Low (< 1 minute)
Viewers	High (> 1,000 viewers per day)

This view shown is from the highest point of Martin Place near Macquarie Street, facing west. It is generally seen as a short-term passing view.

Martin Place is a key pedestrianised plaza in the Sydney CBD. It is an important location at the heart of the office district in Central Sydney and its importance is highlighted in the draft Central Sydney Strategy.

Its significance is summarised as high.

Visual impact:

The top of the proposal is visible within the view, obstructing a small area of sky. It is visible adjacent to the Clock Tower of the GPO but is significantly lower in the view.

Although small in apparent size, the proposal’s location in the important view corridor adjacent to the GPO clock tower is significant.

Its impact is summarised as moderate.

Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate



Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.9 P8: Distant - East - Martin Place between Pitt St and George St



Importance of the view:

Documented importance	From public place, view corridor, State Heritage Cenotaph and General Post Office
Distance to proposal	approx. 1.1km
Likely period of view	Low (< 1 minute)
Viewers	High (> 1,000 viewers per day)

This view, facing west, is seen as a short-term passing view, at the midpoint of Martin Place (between Pitt Street and George Street), a key pedestrianised plaza in the Sydney CBD and considered the “civic heart” of Sydney.

Therefore, because of its well-travelled location in the heart of the financial district in Central Sydney, its significance is summarised as high.

Visual impact:

The proposal cannot be seen within the view. It has no visual impact.

Summary against criteria:

Importance of the view:	High
Visual impact:	None





Existing view (50mm focal length)



Proposed development view - proposal shown in red outline (17mm focal length)



4.2.10 P9: Distant - East - King Street Wharf



Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate-High

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 600m
Likely period of view	Moderate (1-5 minutes)
Viewers	High (> 1,000 viewers per day)

This view is seen from a pedestrian perspective, walking along the foreshore at King Street Wharf, looking west across Darling Harbour towards Pyrmont.

The focus of the view is the water view of Darling Harbour. The National Maritime Museum (a two storey exhibition centre) is a secondary item of importance in the mid ground. The location has high pedestrian use as an active area.

The approved (not constructed) MOD14, which forms the baseline for this assessment, will have a negligible impact on this view as compared to the existing photo. The comparison included opposite has been provided as this view is likely to be one of the public domain views most affected by MOD14 .

Its significance is summarised as high.

Visual impact:

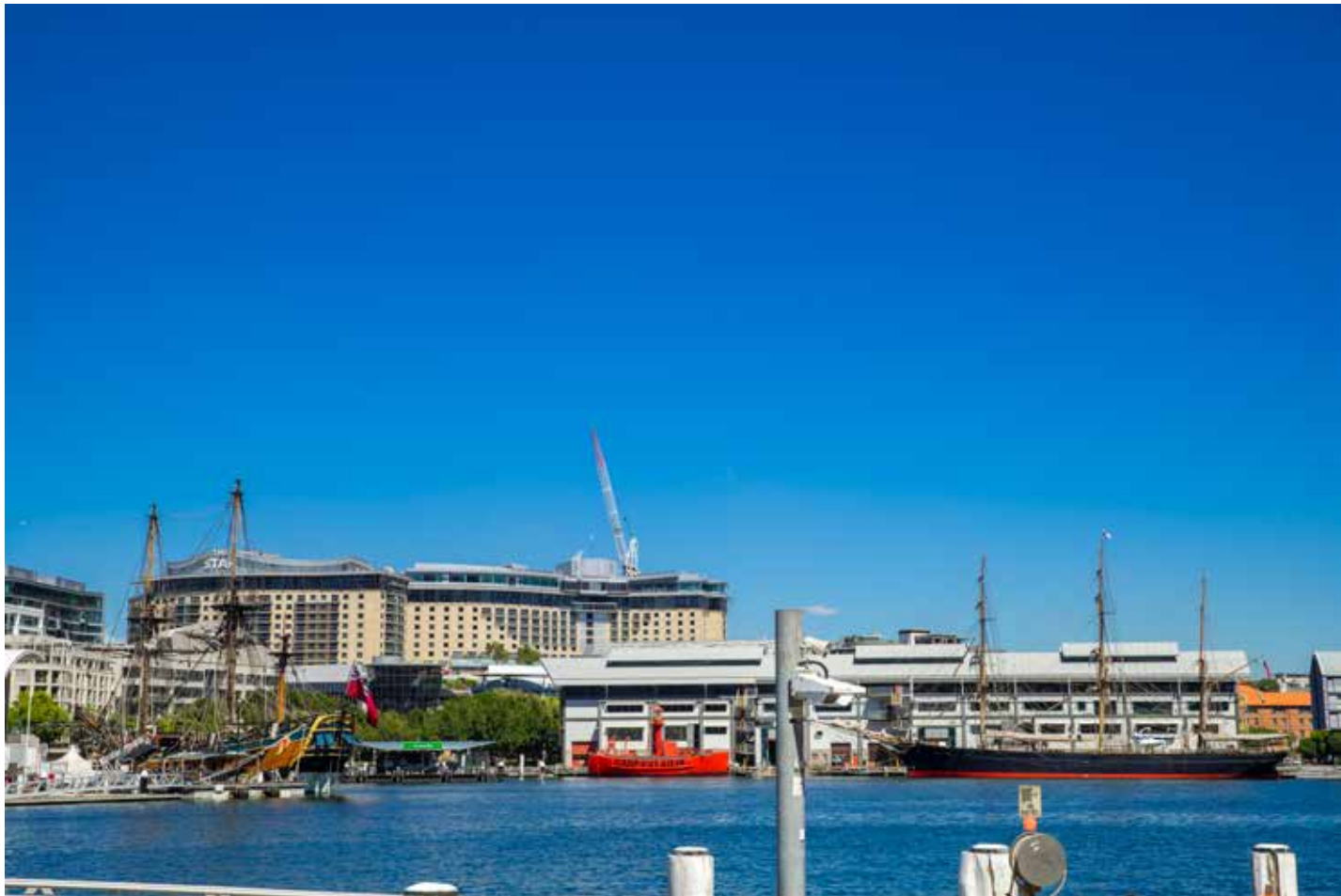
The proposal is a dominant feature of the skyline in this view and will appear significantly taller in scale and bulk than other buildings in its context. It will also obstruct significant existing areas of sky. The broad side of the tower is seen within the view however this is broken up by articulation of the building form. The proposal is a dominant element within the view however does not prevent the appreciation of the existing water view, which is its main focus.

As the proposal is prominent in the view and significantly changes the composition within an important part of the view, however does not obstruct the primary focus of the view, the visual impact of the development can be summarised as moderate-high.



Panoramic view: King Street Wharf





Existing view (50mm focal length)



Proposed development view (50mm focal length)



Existing view plus approved MOD14 - shown in pink (50mm focal length - cropped)



4.2.11 P10: Distant - East - Pyrmont Bridge eastern approach



Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate-High

Importance of the view:

Documented importance	From harbour and public place, State Heritage Pyrmont Bridge
Distance to proposal	approx. 800m
Likely period of view	Low (< 1 minute)
Viewers	High (> 1,000 viewers per day)

This view is located on the upper level walkway leading to Pyrmont Bridge, the pedestrian bridge connecting the western side of the Sydney CBD to Pyrmont. This location can be used to pause and take in the view. The view location has high use as a key pedestrian link between the City and Pyrmont.

The view focuses on the important elements of Darling Harbour, the Pyrmont Bridge and the National Maritime Museum (including historic ships within the harbour).

Its significance is summarised as high.

Visual impact:

The proposal will be highly prominent within the view as an element significantly taller in scale than other buildings in its context. It will obstruct some existing areas of sky. The broad side of the tower is seen within the view however this is broken up by articulation of the building form. The proposal is a dominant element within the view however does not prevent the appreciation of the existing water view, which is its main focus.

It is important to note that the view will potentially change as the west side of Darling Harbour continues to redevelop.

As the proposal is prominent in the view and significantly changes the composition within an important part of the view, however does not obstruct the primary focus of the view on the foreshore and land-water interface, the visual impact of the development can be summarised as moderate-high.



Panoramic view: East of Pyrmont Bridge





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.12 P11: Distant - East - Pyrmont Bridge West



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place, State Heritage Pyrmont Bridge
Distance to proposal	approx. 500m
Likely period of view	Moderate (1-5 minutes)
Viewers	High (> 1,000 viewers per day)

This view is located at the western end of Pyrmont Bridge, the pedestrian bridge connecting the western side of the Sydney CBD to Pyrmont. The location has high pedestrian activity. It is a passing view however similar views will be seen for some time walking along Pyrmont Bridge.

The primary views from this location are to the east, facing both north and south across Darling Harbour. The view shown faces another direction with few important elements (the heritage Pyrmont Bridge hotel seen to the left of frame is of some importance).

Its significance is summarised as moderate.

Visual impact:

The proposal is a dominant feature of the skyline in this view, significantly taller in scale than other buildings in its context. It will obstruct an area of sky however does not obstruct an important area of view.

As the proposal is prominent in the view, however does not significantly affect appreciation of the primary focus of views from this location, the visual impact of the development can be summarised as moderate.



Panoramic view: West of Pyrmont Bridge





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.13 P12: Distant - East - Cockle Bay



Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place, near State Heritage 'The Concourse'
Distance to proposal	approx. 900m
Likely period of view	Low (< 1 minute)
Viewers	High (> 1,000 viewers per day)

This view is taken from the southern end of Cockle Bay, at an elevated platform which is part of a pedestrian connection and also used as a spot to pause and appreciate the view.

It is an important location as a popular waterfront walk and prominent destination in Sydney with high pedestrian use.

The view is panoramic. The focus of the view is the water view of Cockle Bay with Pyrmont Bridge and the skyline of Ultimo as the backdrop to this. The new Convention Centre building and ICC hotel (under construction in the photo below) are prominent within the view.

Its importance is summarised as high.

Visual impact:

The proposal will be visible and significantly taller than surrounding buildings. It will obstruct an area of sky however does not obstruct the water view of Pyrmont Bridge which is the focus of the view.

Although tall within the local area of the view, the proposal's apparent size within the view will be smaller than that of the ICC hotel (as this is much closer).

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Cockle Bay Wharf



Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.14 P13: Distant - Northwest - Peacock Point, Illoura Reserve



Summary against criteria:

Importance of the view:	Moderate-High
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place, State Heritage Illoura Reserve
Distance to proposal	approx. 800m
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is on the foreshore looking south towards Pyrmont. It is taken from the southern end of Illoura Reserve (Peacock Point). The location is of local importance though footfall is much lower than other locations considered within Central Sydney.

The panoramic view opens to Sydney Harbour on one side and is framed by trees on the other.

The focus of the view is the water with the City and Pyrmont skylines in the background.

This view is of moderate-high importance.

Visual impact:

The proposal will be visible to the views facing south. The proposal is a dominant feature of the skyline in this view and will appear significantly taller in scale than other buildings in its context, and will obstruct some existing areas of sky.

The visual impact of the development can be summarised as moderate, because, although it is a dominant feature of the skyline locally, this is within broader panoramic view which the proposal does not significantly affect the appreciation of.



Panoramic view: Peacock Point





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.15 P14: Distant - Northwest - Ewenton Park



Summary against criteria:

Importance of the view:	Moderate-High
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is from Ewenton Park, a foreshore park looking south-east towards Pyrmont.

The panoramic view includes the whole city skyline from the west with the International Towers at Barangaroo in the north, to Central in the south. The natural features of the Sydney Harbour makes for an attractive view of the city skyline. However this park is of local importance only and is not as well used as other views considered.

The importance of this view moderate-high.

Visual impact:

The proposal will be highly prominent within the local view, significantly taller in scale than other buildings in its context, although similar in apparent height to the International Towers in Barangaroo. The tower appears more slender than the Barangaroo towers.

The proposal will form part of the wider city skyline and will not obstruct the main focus of the view (the water and city skyline).

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Ewenton Park





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.16 P15: Distant - Northwest - Robert Street Reserve



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1.4km
Likely period of view	Medium (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

This view is from a local park set above Robert Street, looking over White Bay. It is of local importance and not as highly utilised as other public places considered in this document.

The existing panoramic view focuses on White Bay and Darling Harbour with the city skyline in the background. The iconic Sydney Harbour Bridge is visible within the broader panoramic view, away from the subject site.

Future development of the Bays Precinct is likely to obstruct significant areas of this existing view.

The importance of the view is summarised as moderate.

Visual impact:

The proposal will be visible within the view. It will form part of the wider city skyline however due to its closer distance will appear taller than buildings behind. The proposal does not affect the water view or the iconic Sydney Harbour Bridge which form the focus of the wider view.

Although a broad facade of the proposal is visible within the view, this is visually broken up into two discrete vertical elements, giving a sense of apparent slenderness.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Waterfront at White Bay





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.17 P16: Distant - Southwest - Glebe Foreshore Parks



Summary against criteria:

Importance of the view:      High  
Visual impact:                  Low-Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1.8km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is panoramic, including a broad area of waterfront and the Glebe Foreshore Parks, with the Anzac Bridge and city skyline in the background.

This view is a popular recreation area and the view location is one of the best in the local area for obtaining city sky line views.

The view significance is summarised as high.

Visual impact:

The proposal is visible as part of the city skyline, appearing over the top of the taller buildings at Jacksons Landing and with an apparent height approximating that of the Anzac Bridge pylons. Although tall, the proposal is unlikely to form a significant focus of the view.

As the proposal is visible in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as low-moderate.



Panoramic view: Federal Park





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.18 P17: Distant - Southwest - Blackwattle Bay / Rozelle Bay



Summary against criteria:

Importance of the view:	High
Visual impact:	Low-Moderate

Importance of the view:

Documented importance	From harbour and public place, near State Heritage house 'Bellevue'
Distance to proposal	approx. 1km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is taken from a waterfront lookout at the meeting point of Blackwattle Bay and Rozelle Bay, looking towards Blackwattle Bay and Central Sydney. It is a panoramic view which focuses on Blackwattle Bay and the Anzac Bridge with the Pyrmont and Sydney skylines visible behind.

This view is a popular recreation foreshore area.

The view significance is summarised as high.

Visual impact:

The proposal is visible behind the Anzac Bridge and blends in with the Pyrmont skyline. The focus of the local view remains the Anzac Bridge pylon with the proposal a secondary element behind this, slightly greater in height than the Jacksons Landing towers visible nearby but much less visually bulky.

As the proposal is visible in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as low-moderate.



Panoramic view: Blackwattle Bay Park





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.19 P18: Distant - Southwest - Foreshore walk near Bridge Road



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 1.1km
Likely period of view	High (> 5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is of Blackwattle Bay taken from the waterfront walkway looking north-east towards Pyrmont.

The location is generally seen in passing as one of a number of locations around Blackwattle Bay foreshore walk.

The panoramic view is focussed on Blackwattle Bay with the Anzac Bridge pylon a prominent feature. The existing towers of Jacksons Landing in Pyrmont as well as the taller Barangaroo towers are visible within the wider view.

The view significance is summarised as moderate.

Visual impact:

The proposal will be highly prominent within the view as the tallest element locally. It will appear significantly taller in the view than both the Jacksons Landing towers (to the left) and Barangaroo towers (to the right, a greater distance away). Its scale will be similar to that of the Anzac Bridge Pylon.

Although prominent within the view it will not fundamentally affect the appreciation of the view which is focussed on the water and Anzac Bridge pylon with the skyline behind (of which the proposal will form part).

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Blackwattle Bay



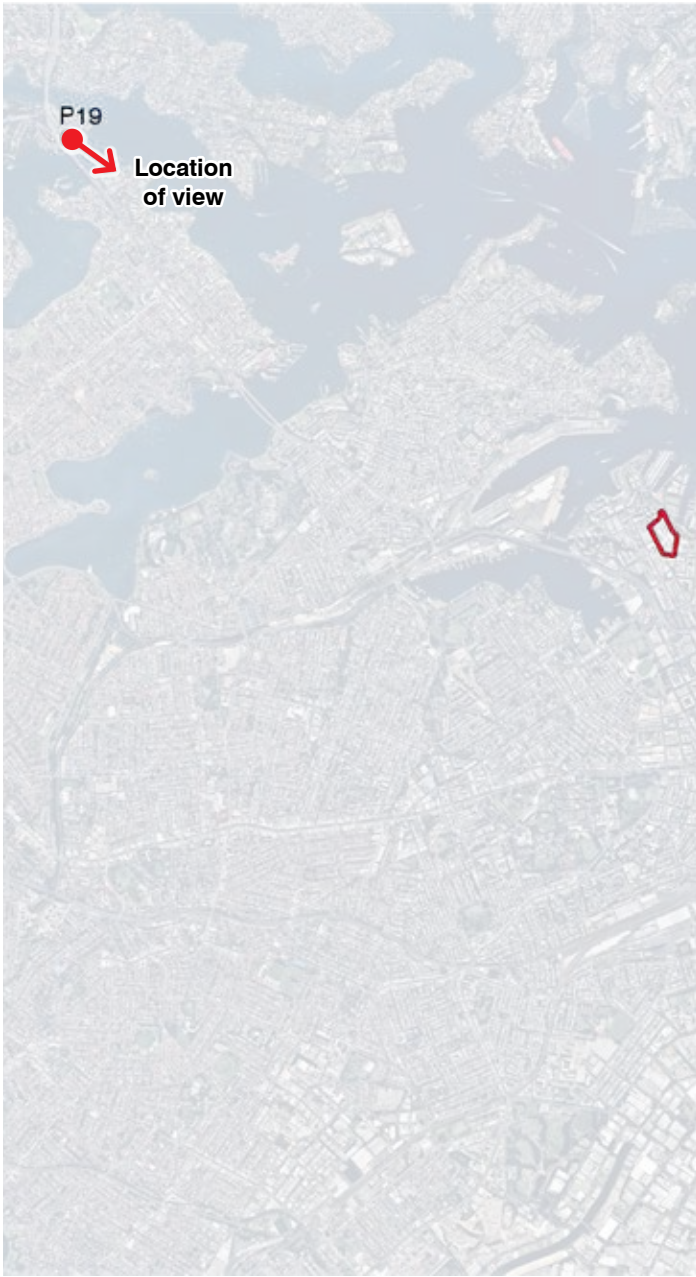
Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.20 P19: Distant - West - Gladesville Bridge



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Low

Importance of the view:

Documented importance	From heritage item Gladesville Bridge and harbour
Distance to proposal	approx. 5.2km
Likely period of view	Low (< 1 minute)
Viewers	High (> 1,000 viewers per day)

Note: Although initially intended to compare a view from the top of Gladesville Bridge walkway, due to an opaque fence this was not possible with the camera equipment available. Instead, a view from the park underneath Gladesville Bridge has been taken.

Gladesville Bridge is noted as an important location for obtaining views of the city skyline in the draft Central Sydney Strategy, despite the fact that the view is seen primarily in passing by cars and briefly only. The fencing along the side of the bridge obstructs views significantly.

Although a brief passing view, it contains regional city and harbour views, and due of its well-travelled location, its significance is summarised as moderate.

Visual impact:

The development is visible however blends with the city skyline and therefore the visual impact is low.



Panoramic view: Gladesville Bridge





Existing view (50mm focal length)



Proposed development view (50mm focal length)



4.2.21 P20: Medium distance - Union Square



Importance of the view:

Documented importance	From public place
Distance to proposal	approx. 150m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

This view is taken from the western side of Union Square (from which the proposal will be at its most prominent around the square).

Generally this view is seen as a short-term passing view from a position of waiting for a bus or walking east along Pyrmont Street. Within the square itself, where views will be slightly less impacted, viewers may linger for a longer period.

The existing view is focussed on the square including trees and low-scale buildings set around the square (generally two storeys). The taller buildings of the Star are visible behind this.

This view contains few important features however because of the local importance of the square, its significance is summarised as moderate.

Visual impact:

The proposal will be the dominant feature of the skyline in this view, appearing significantly taller in scale than other buildings in its context. It will not affect views of the square however will form another focal point for the view.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.

Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate



Existing view (17mm focal length)



Proposed development view (17mm focal length)



4.2.22 P21: Medium distance - Giba Park



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 300m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

This view is seen as a south-east facing, short-term pedestrian passing view within Giba Park, a local harbourside park. The view towards the site is not the primary view from the park, which is a panoramic view across Sydney Harbour to the north.

The view towards the site is primarily focussed on the city skyline view which is visible to the left of frame, partially obscured by buildings in the foreground.

The importance of the view is summarised as moderate.

Visual impact:

The proposal will be a dominant feature of the skyline in this view, significantly taller in scale than other buildings in its context. The proposal appears slender within the view, and does not obstruct views of the city skyline behind

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, which is a secondary view from this location, the visual impact of the development can be summarised as moderate.



Primary view from Giba Park





Existing view (17mm focal length)



Proposed development view (17mm focal length)



4.2.23 P22: Medium distance - Pirrama Park



Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 500m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

This view is from Pirrama Park, an important harbourside park. It is a secondary view from within this park, with the primary views facing north and east to Darling Harbour and Sydney Harbour.

The existing view is framed by the heritage two-storey wharves in Pyrmont Bay. The heritage wharves add some significance to this view however otherwise this view contains few important features with the important harbour views in the opposite direction (to the north).

The importance of the view is summarised as moderate.

Visual impact:

The proposal is a dominant feature of the skyline in this view and will appear significantly taller in scale than other buildings in its context. It appears as a slender tower, and does not change the appreciation of any existing elements within the view.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, which is a secondary view from this location, the visual impact of the development can be summarised as moderate.



Panoramic view: Pirrama Park





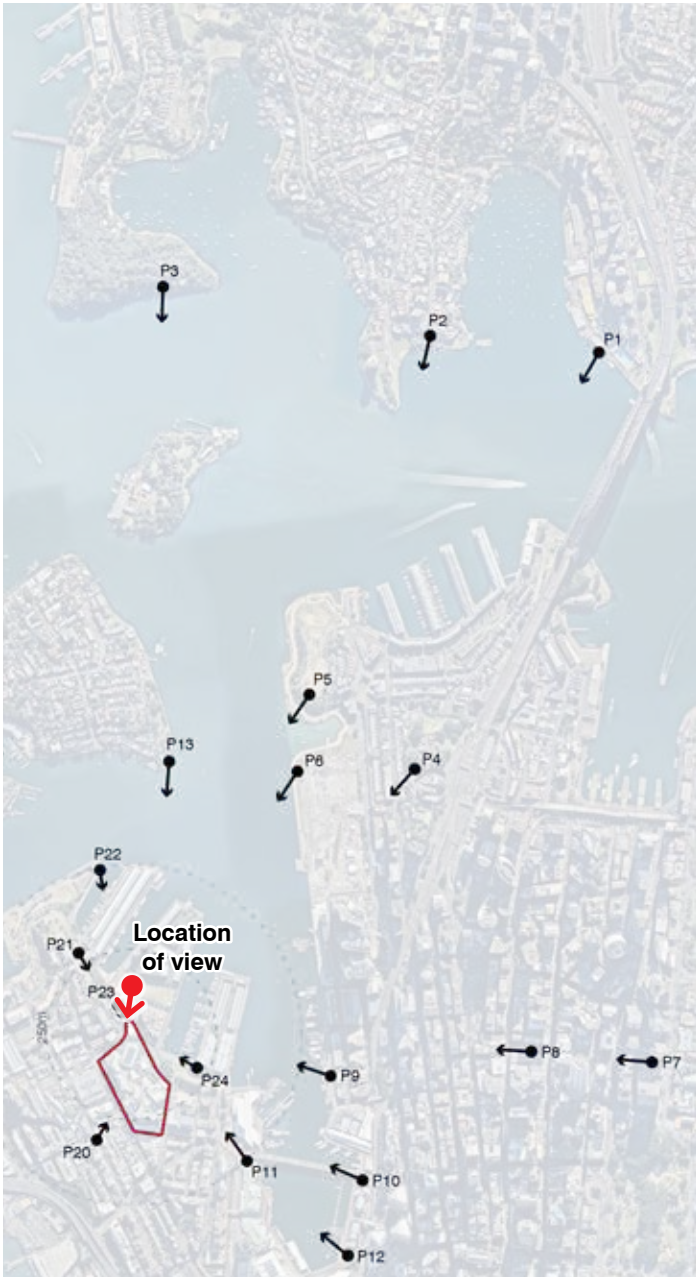
Existing view (17mm focal length)



Proposed development view (17mm focal length)



4.2.24 P23: Immediate - Pirrama Road / Jones Bay Road



Importance of the view:

Documented importance	-
Distance to proposal	approx. 50m
Likely period of view	Low (< 1 minute)
Viewers	Moderate (100-1,000 viewers per day)

This view is from the intersection of Pirrama Road and Jones Bay road approaching the site. It shows a locally prominent corner of the lower-rise elements within the proposal.

It is generally seen as a short-term passing view as a pedestrian or within a vehicle and is not a significant location for obtaining views. There are few important features in this view compared to other views considered in this document.

The importance of the view is summarised as low.

Visual impact:

The proposal is highly prominent in views from this location is large due to the short distance and significant height of development (not all of which is captured in the photomontage).

The proposal provides an appropriate scale and design to the lower-level facade to respond to this prominent corner.

As the proposal is prominent in the view, however the view does not include important view elements, the visual impact of the development can be summarised as moderate.

Summary against criteria:

Importance of the view:	Low
Visual impact:	Moderate



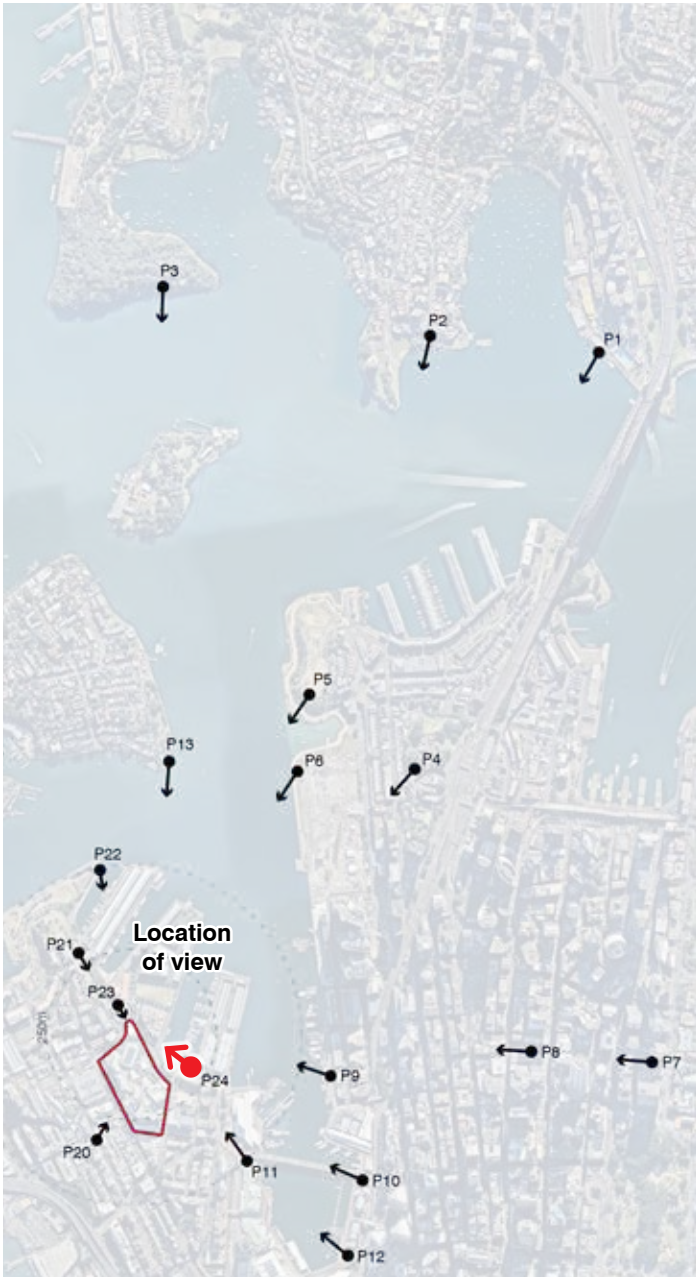
Existing view (24mm focal length)



Proposed development view (24mm focal length)



4.2.25 P24: Immediate - Pyrmont Bay Park



Summary against criteria:

Importance of the view:      Moderate-High  
Visual impact:                      Moderate

Importance of the view:

Documented importance	From harbour and public place
Distance to proposal	approx. 150m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The view is from the waterfront walk along Pyrmont Bay Park. It is a locally important view and a location from which the front of the Star building is prominent.

The view shown is the secondary view from this location, with the primary view being north across Pyrmont Bay, towards Darling Harbour and the city skyline. Views are directed towards the Star from this location along the axis of the waterfront walk.

Generally this view is seen as a passing pedestrian.

The importance of the view is considered moderate-high.

Visual impact:

The proposal will be a strong feature of the view due to its height.

However the proposal will not affect the appreciation of the view.

As the proposal is prominent in the view, however does not significantly affect appreciation of existing important elements within the view, the visual impact of the development can be summarised as moderate.



Panoramic view: Pyrmont Bay Park





Existing view (17mm focal length)



Proposed development view (17mm focal length)



# 4.3 Private views

24 private domain views are assessed in detail over the following pages.

Three (3) surrounding developments have been identified in the SEARs as potentially having the highest impact by the proposal (88 John Street, 24&26 Point Street, 2 Jones Bay Rd). A range of views is considered from each of these to describe the potential visual impact across the entire frontage of these buildings facing towards the site.

In addition, to further to describe the potential visual impact to a wider range of potentially affected sites, Architectus has considered:

- A view from each of two developments to the west (21 Cadigal Avenue, 8 Distillery Drive)
- Views from the Astral Residences (note: Although these are within the Star site Architectus understands some are not owned by the Star. Architectus understands that all other property within the site is owned by the Star and/or commercial in use).

For all views a 50mm view (based on the accepted standards for the human eye views) and a secondary wider-angle view (to describe the wider panoramic view) are both shown. See also Section 2.6 of this document for a further description of this.

## Elements within the views

As described in Section 4.1, the views in this section include:

- For all views, a transparent envelope representing a 28m LEP-compliant height for the site within the proposed view. This is useful as a reference for understanding the reasonableness of the proposal as noted in the Tenacity Planning Principle.
- For selected views, an additional view showing the approved Modification 14, which is the baseline for this assessment (though the existing is shown in the majority of views for simplicity).

## Storey numbering

For the Astral residences the building's storey numbering system used, as it may not be clear to count from the ground (due to the mixture of uses below).

For all other buildings, storey numbering is counted from the ground floor as the first storey, including where this is retail/commercial use. This does not necessarily align with the numbering of apartments or floors in each building.