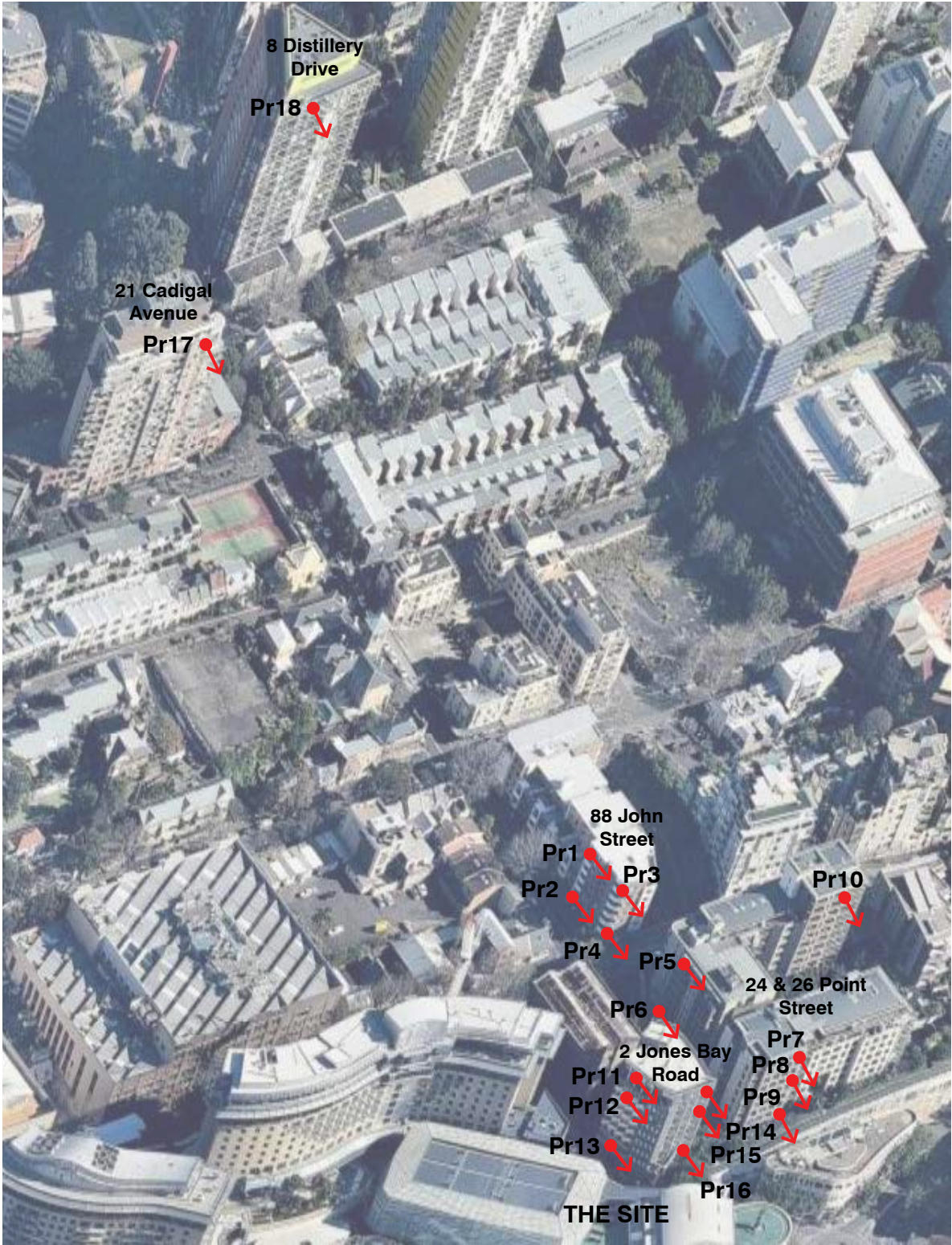
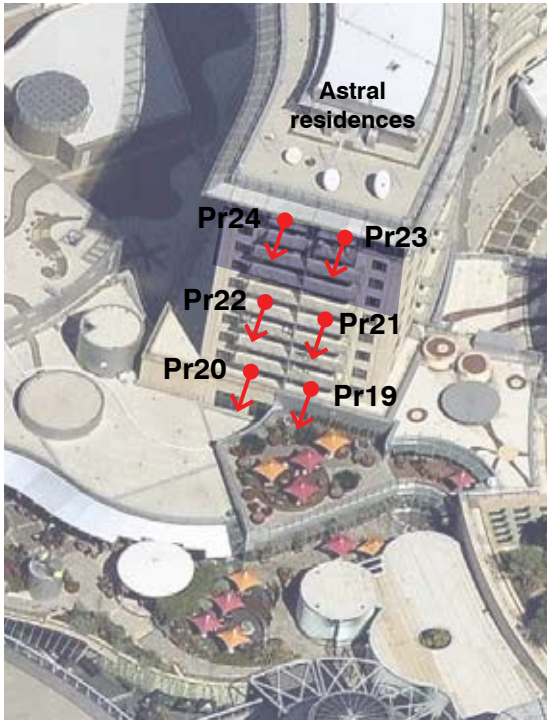


View locations - plan

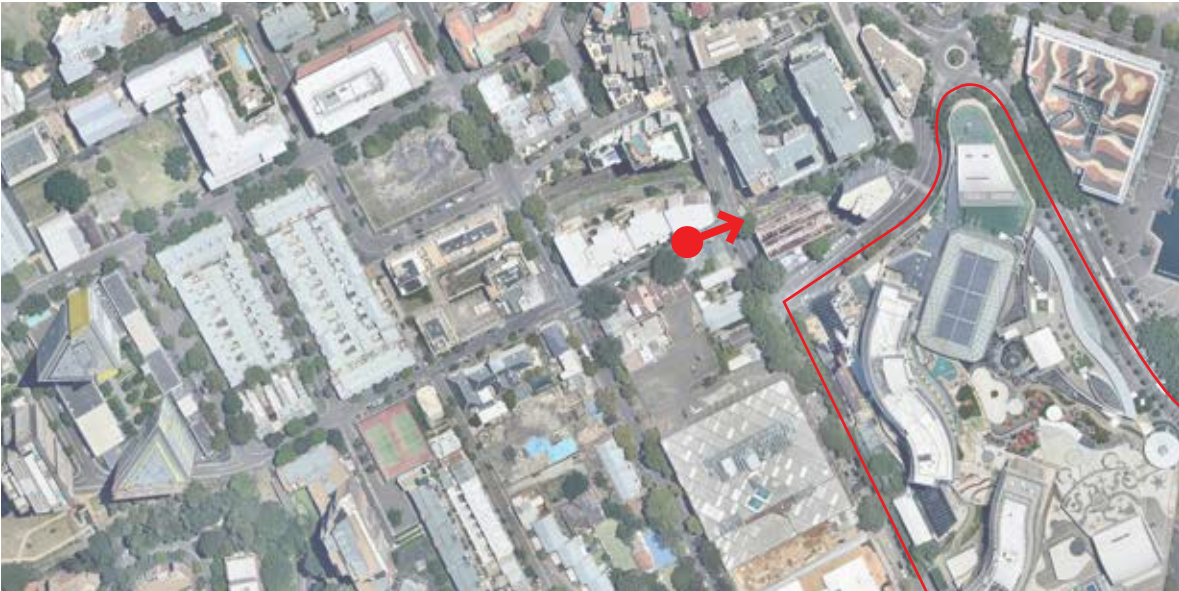


View locations - oblique aerial view from east (all except Astral Residences)



View locations - oblique aerial view from north (Astral Residences)

4.3.1 Pr 1: City West Housing - 88 John Street (7th storey)



View location - In context of site



View location - 88 John St facade

Importance of the view:

The view shown is a secondary view from the balcony of the top-floor apartment. The primary view which is available from within the apartment is to the south-east across John Street, over lower-scale buildings towards Ultimo and Pyrmont.

The view shown towards the proposal is available from the edge of the balcony only. It faces across Pyrmont towards the CBD and horizon. It includes a small area of water and the wider City skyline which gives it some importance. The current Star development is visible in the mid-ground, although it does not obscure views of the existing CBD skyline.

Its importance is summarised as moderate.

Visual impact:

The proposal is prominent in the view due to its height. It obscures a large area of sky as well as some city buildings behind. The existing water view is retained as is the majority of the existing skyline view. The inset curve of the lower tower levels assists in retaining part of the view corridor.

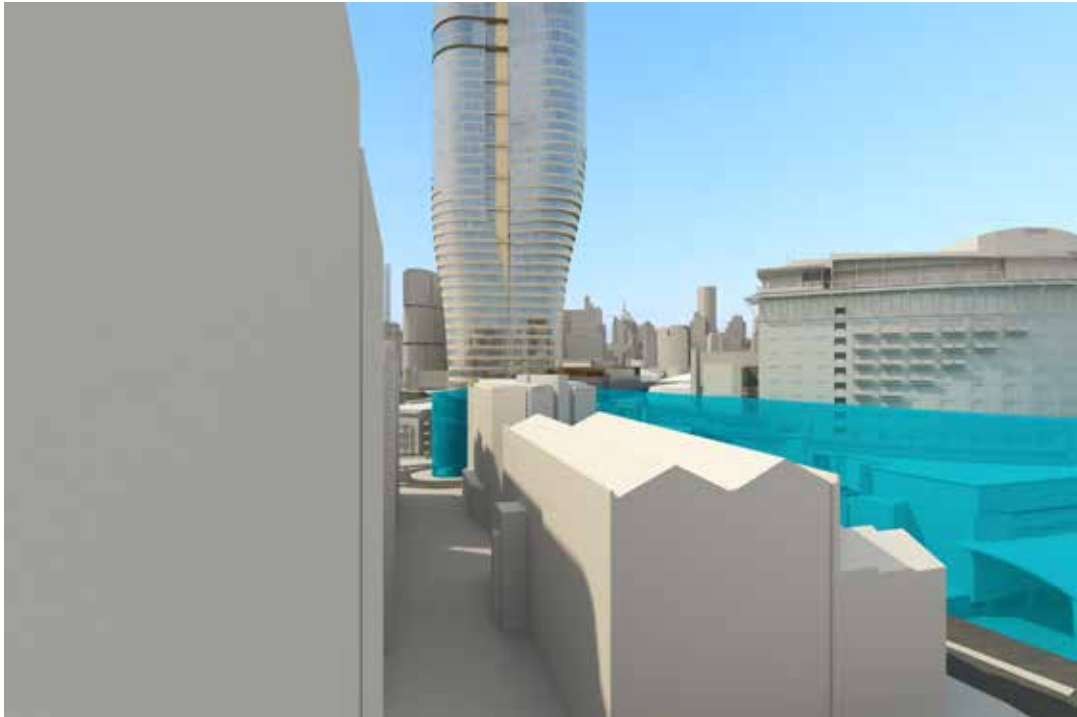
The impact is summarised as moderate.

Summary against criteria:

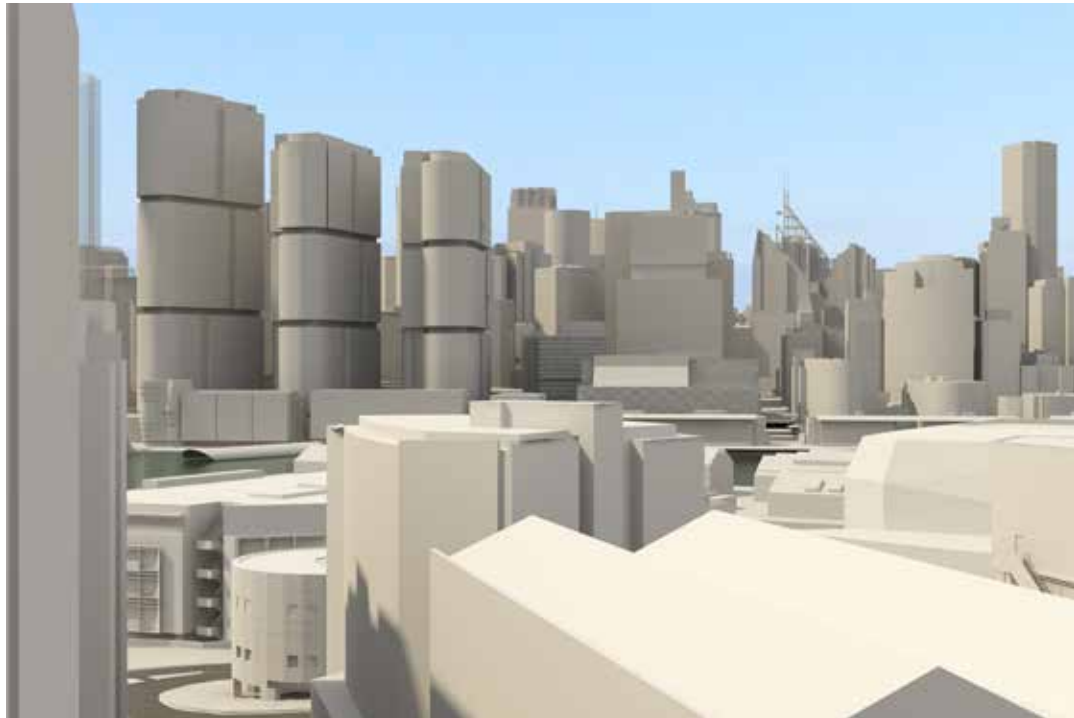
Importance of the view:	Moderate
Visual impact:	Moderate



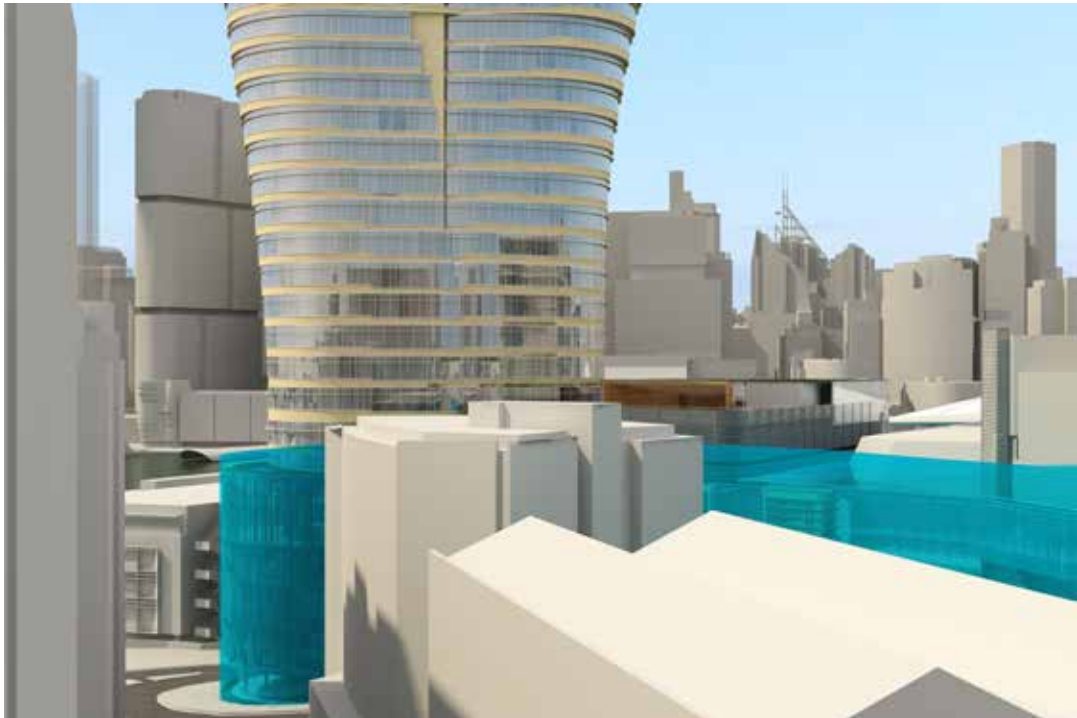
Existing view (17mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue

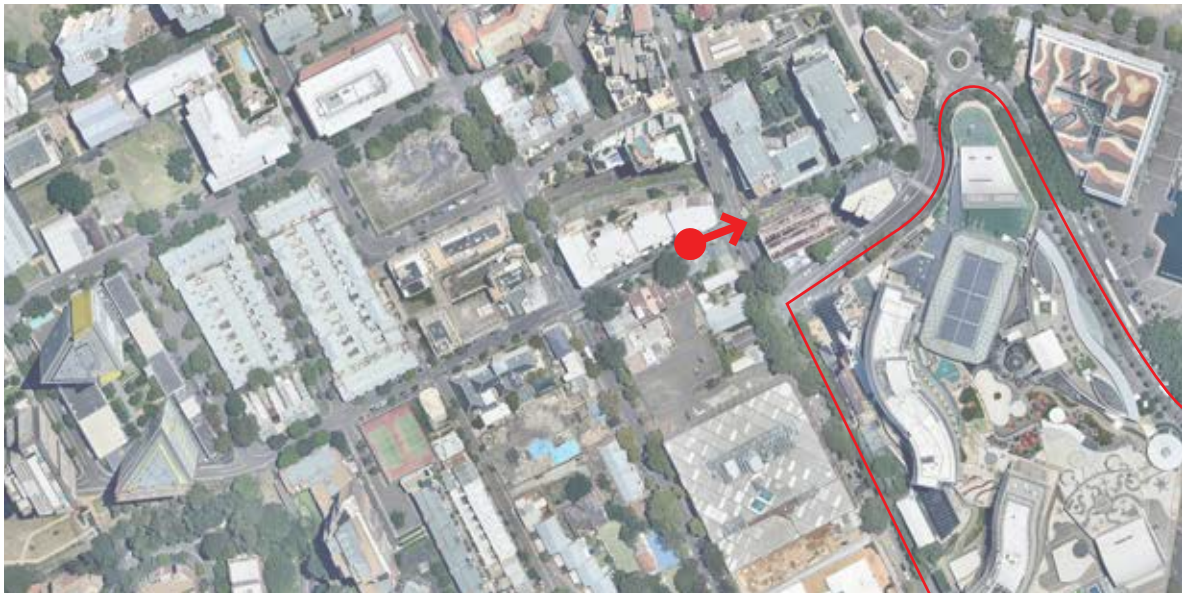


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.2 Pr 2: City West Housing - 88 John Street (2nd storey)



View location - In context of site



View location - 88 John St facade

Importance of the view:

The view shown is a secondary view from the balcony of the 2nd-storey apartment. The primary view which is available from within the apartment is to the south-east, facing buildings across John Street.

The view shown towards the proposal is available from the edge of the balcony only. It faces across Pyrmont towards the CBD and horizon. It is a view corridor which terminates in the Barangaroo Towers. It does not include water or the wider city skyline. The current view Star development is visible in the mid-ground, although it does not obscure views of the existing CBD skyline.

Its importance is summarised as low.

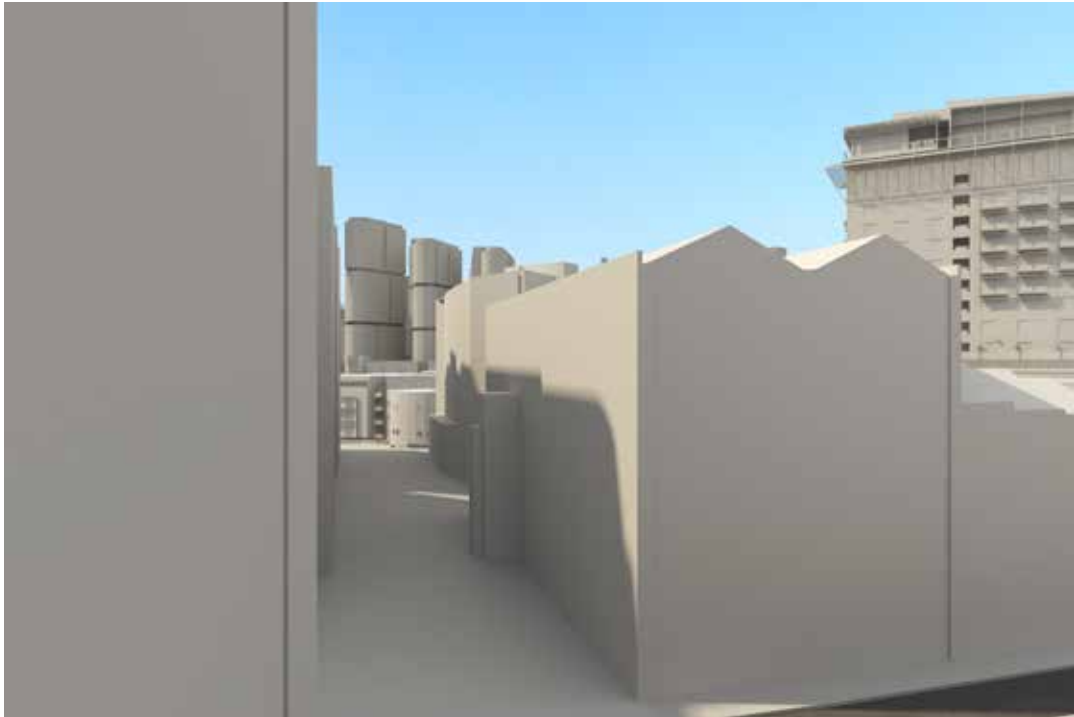
Visual impact:

The proposal is prominent in the view due to its height. It obscures an area of sky as well as part of one of the Barangaroo towers behind. The view corridor is retained along John Street. The inset curve of the lower tower levels assists in retaining part of the view corridor.

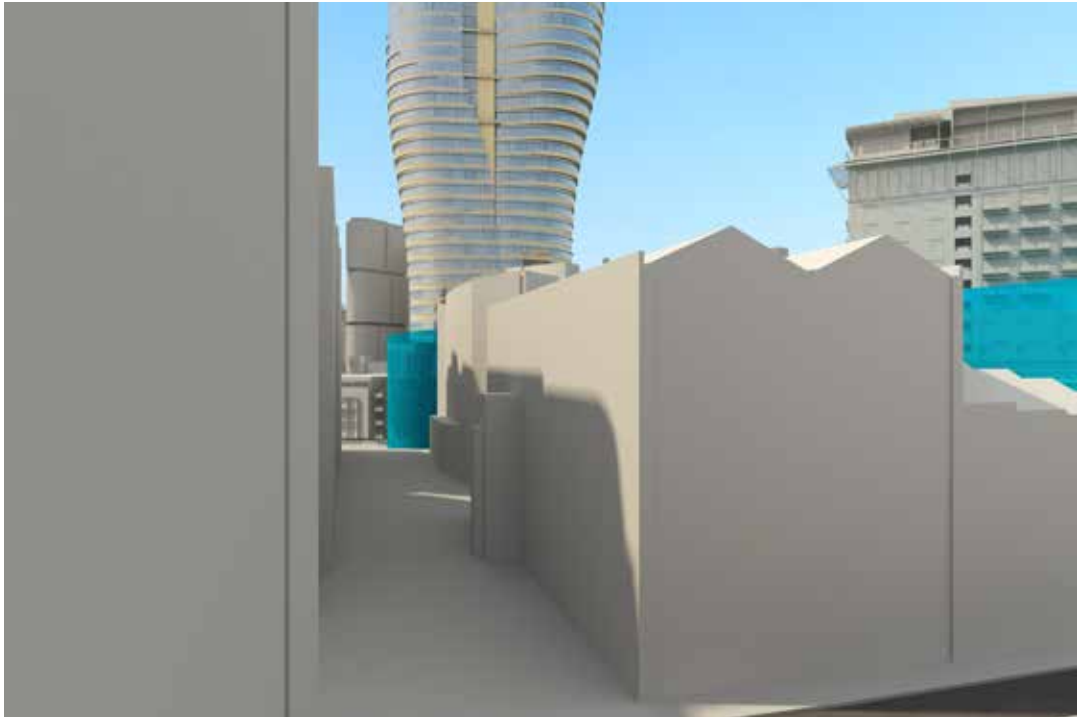
The impact is summarised as low.

Summary against criteria:

Importance of the view:	Low
Visual impact:	Low



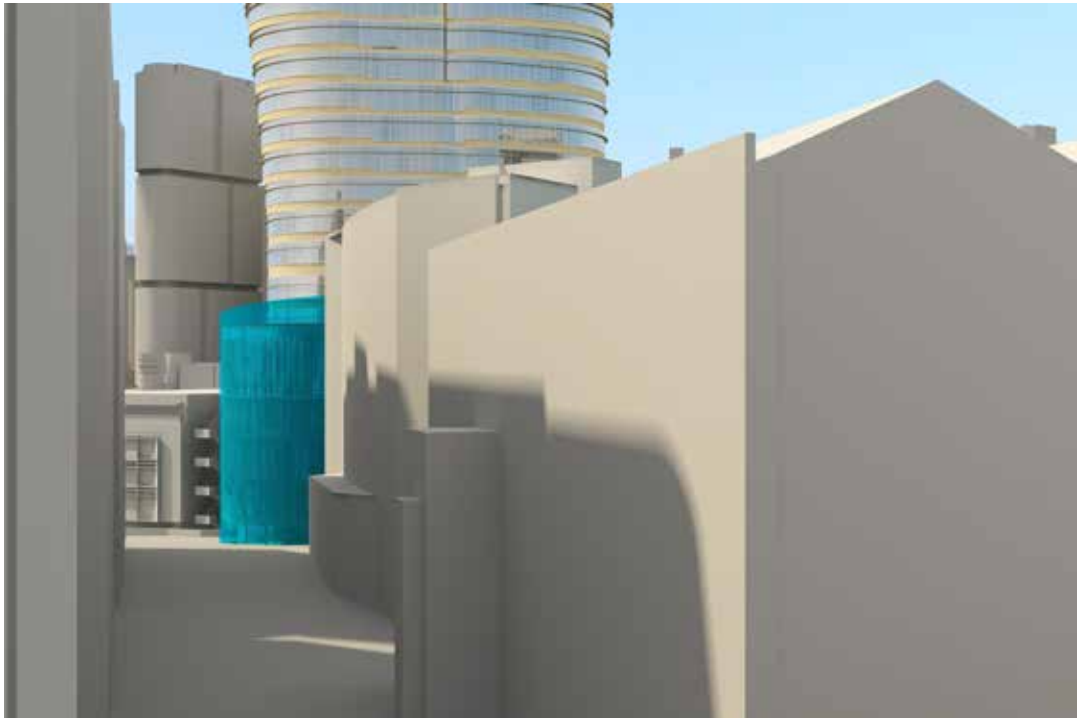
Existing view (24mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.3 Pr 3: City West Housing - 88 John Street (7th storey)



View location - In context of site



View location - 88 John St facade

Importance of the view:

The view shown is a primary view from the balcony of the top-floor apartment. The view corridor faces east down John Street faces towards the city, with the CBD skyline and an area of water visible. The existing Star development is visible in the mid-ground.

A secondary view is also available to the south from the apartment, across John Street towards Ultimo and Pyrmont.

Its importance is summarised as moderate-high.

Visual impact:

The proposal is prominent in the view due to its height. It obscures a large area of sky as well as some city buildings behind. The existing water view is retained as is the majority of the existing skyline view. The inset curve of the lower tower levels assists in retaining part of the view corridor.

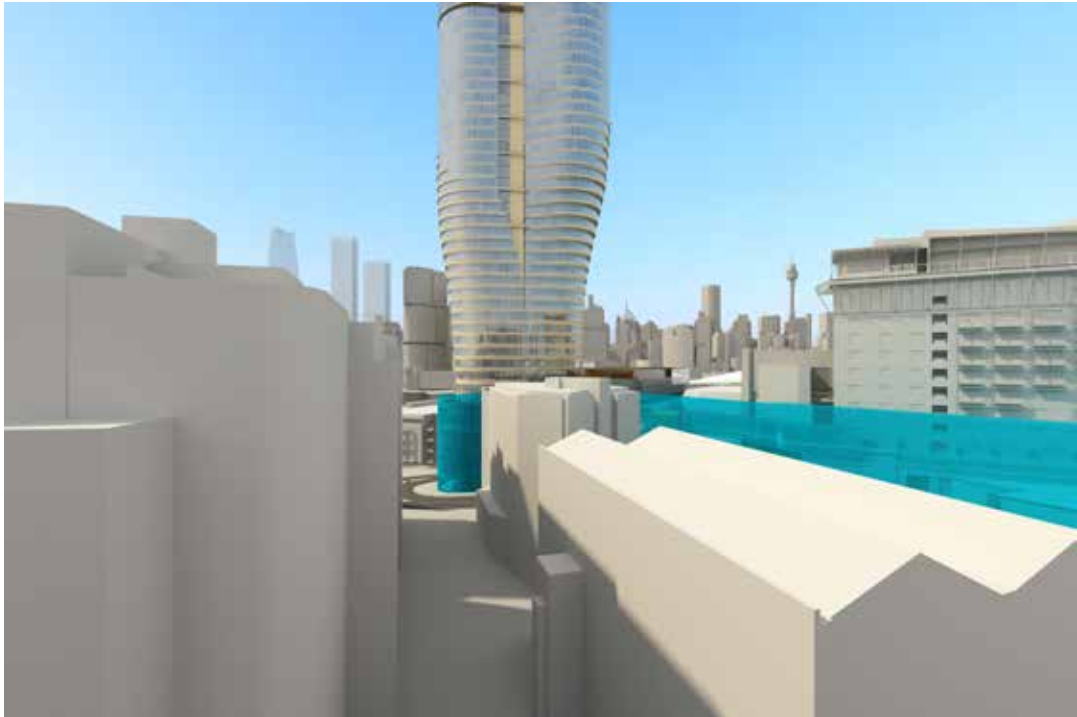
The impact is summarised as moderate.

Summary against criteria:

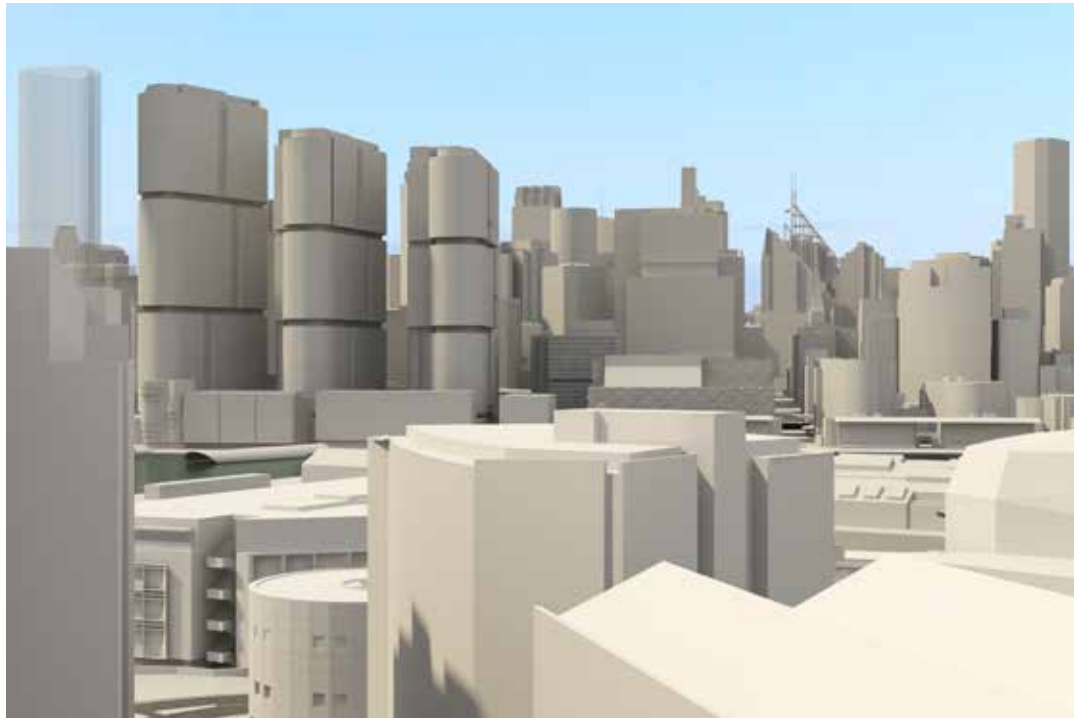
Importance of the view:	Moderate-High
Visual impact:	Moderate



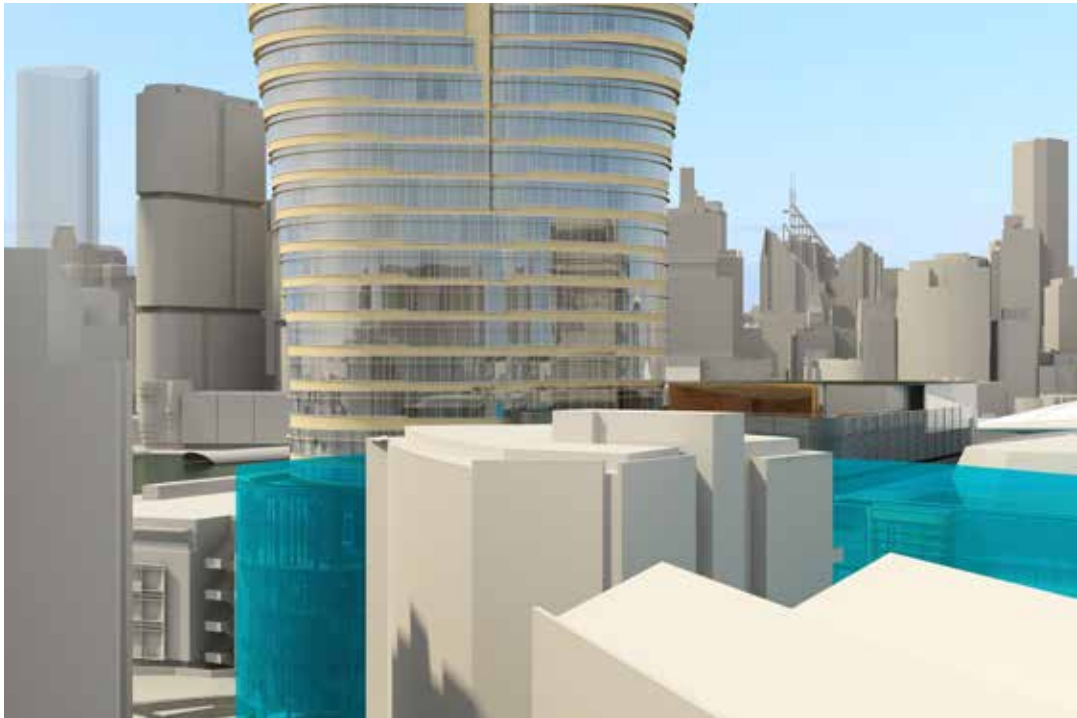
Existing view (17mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.4 Pr 4: City West Housing - 88 John Street (2nd storey)



View location - In context of site



View location - 88 John St facade

Importance of the view:

The view shown is the primary view to the east from the balcony of a 2nd-storey apartment. The view corridor down John Street faces towards the city, with the CBD skyline and limited water views.

The existing view of Star development is visible in the mid-ground, although it does not obscure views of the CBD skyline. There are no water views.

Its importance is summarised as moderate.

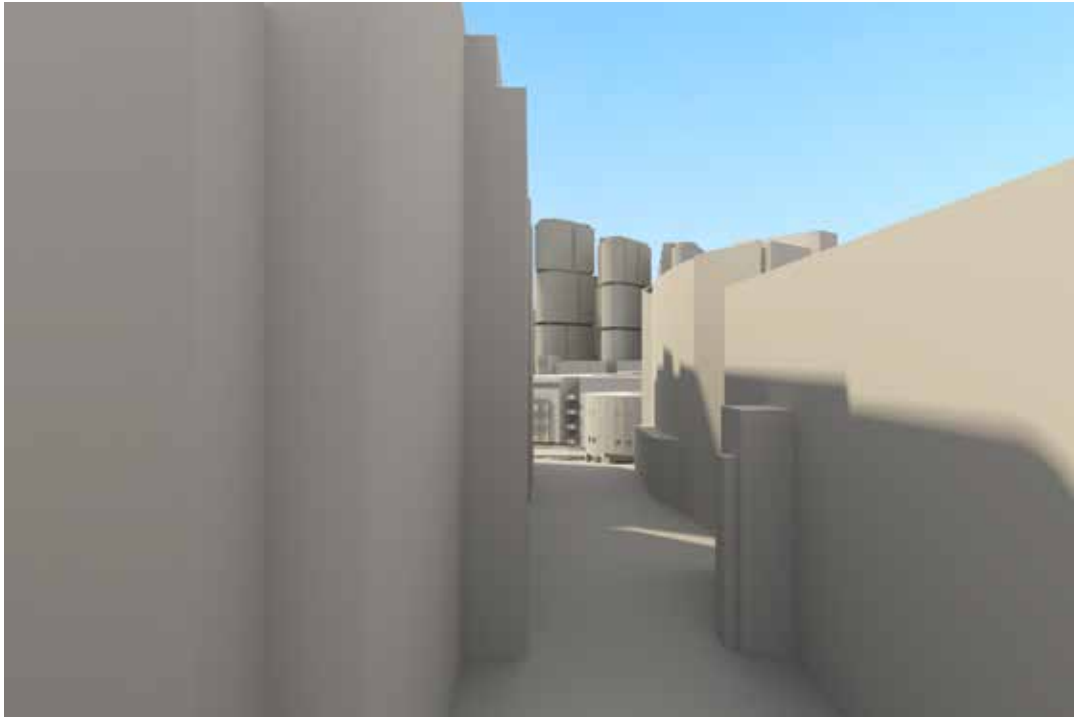
Visual impact:

The proposal is prominent in the view due to its height. It obscures an area of sky as well as part of one of the Barangaroo towers behind. The view corridor is retained along John Street. The inset curve of the lower tower levels assists in retaining part of the view corridor.

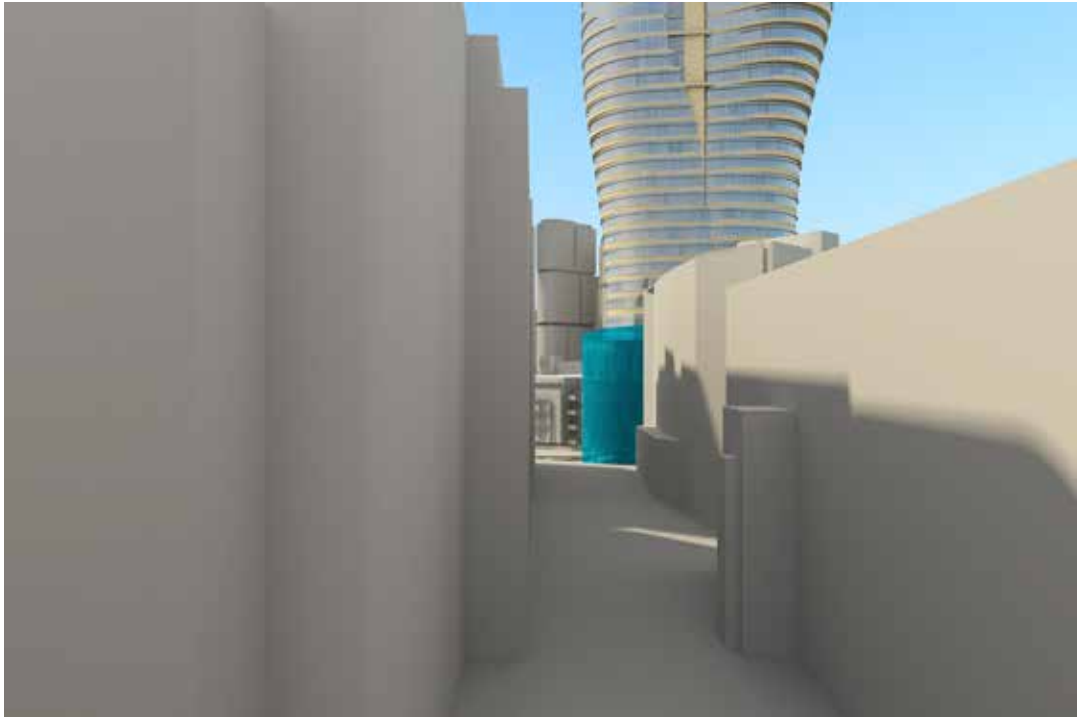
The visual impact is summarised as low.

Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Low



Existing view (24mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue

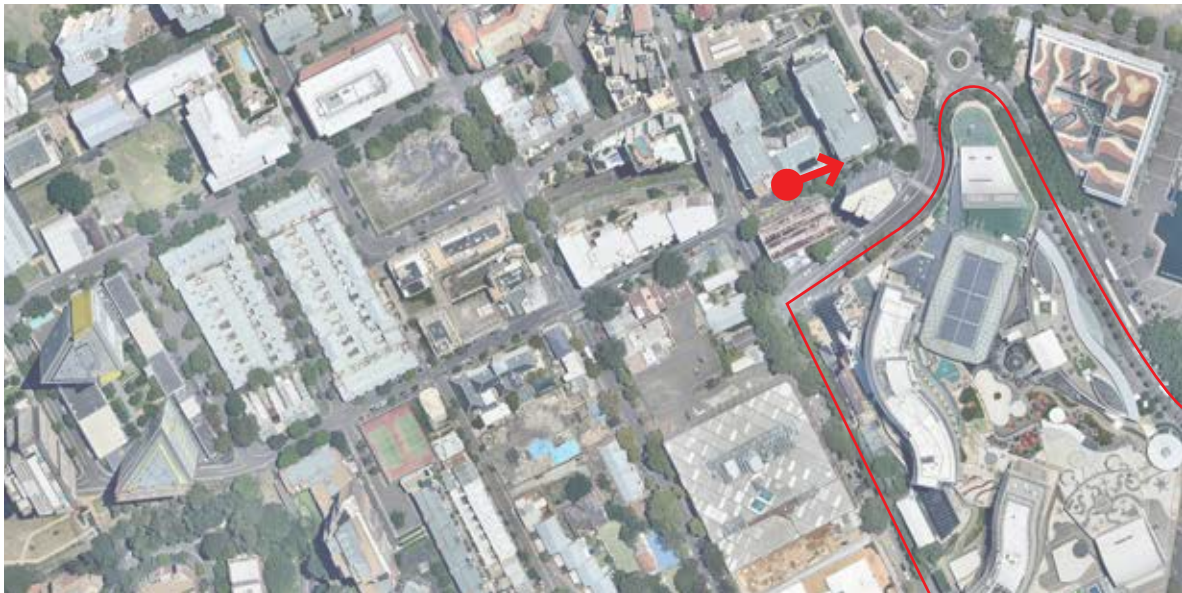


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.5 Pr 5: ‘Watermark’ 24 & 26 Point Street - South facade - 7th storey



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is an oblique view to the east from the top-level apartment. The primary view from within the apartment is to the south overlooking a 3 storey development.

Despite being available only from the edge of the apartment/balcony, this view is important including an area of water and the city skyline. The existing view of Star development is visible in the mid-ground.

Its importance is summarised as moderate.

Visual impact:

The proposal obscures a portion of the visible city skyline and sky however does not obstruct existing views of the water. The inset curve of the lower tower levels assists in retaining part of the view corridor.

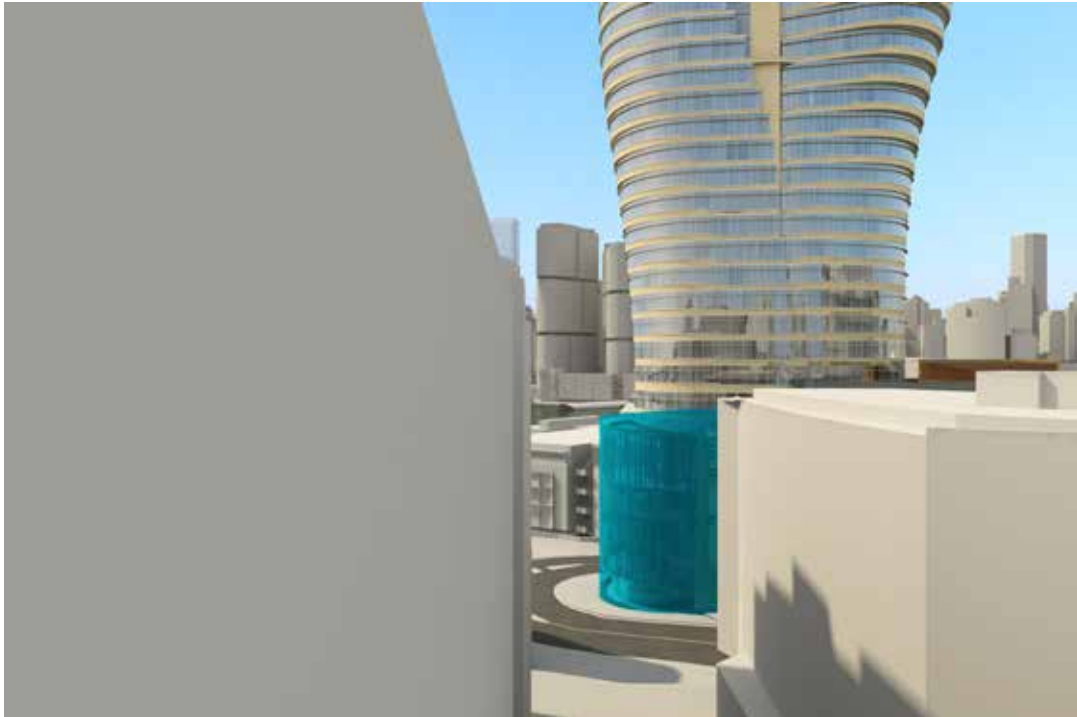
The visual impact is summarised as moderate.

Summary against criteria:

Importance of the view:	Moderate
Visual impact:	Moderate



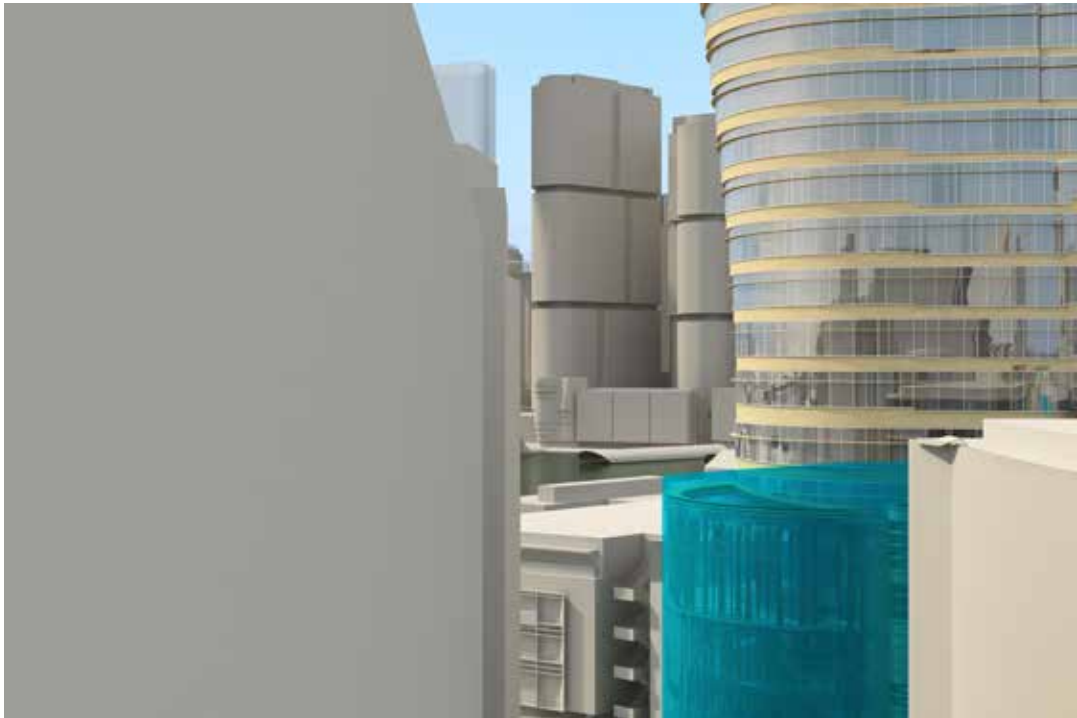
Existing view (24mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue

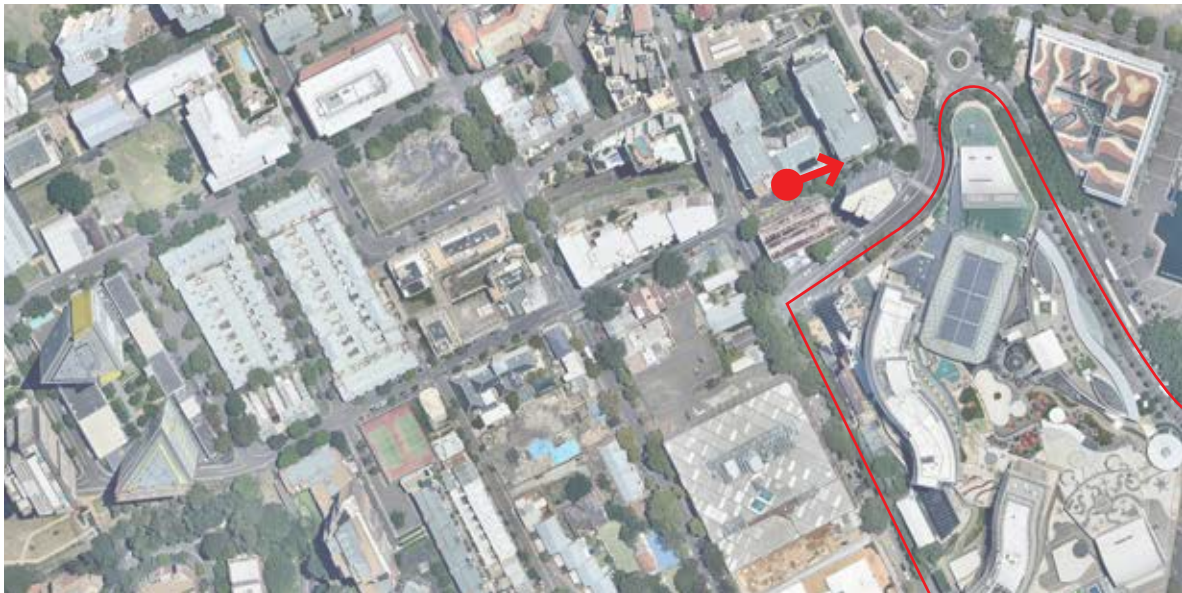


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.6 Pr 6: ‘Watermark’ 24 & 26 Point Street - South facade - 1st storey



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is an oblique view to the east from the ground-level apartment. The primary view from within the apartment is to the south facing a 3 storey development opposite.

The view shown is available only from the edge of the apartment/balcony and includes no water and only a small portion of the city skyline. The existing view of Star development is visible in the mid-ground.

Its importance is summarised as low.

Visual impact:

The proposal is prominent in the view due to its height. It obstructs an area of sky as well as part of one of the Barangaroo towers behind. The view corridor is generally retained. The inset curve of the lower tower levels assists in retaining part of the view corridor.

The visual impact is summarised as low.

Summary against criteria:

Importance of the view:	Low
Visual impact:	Low



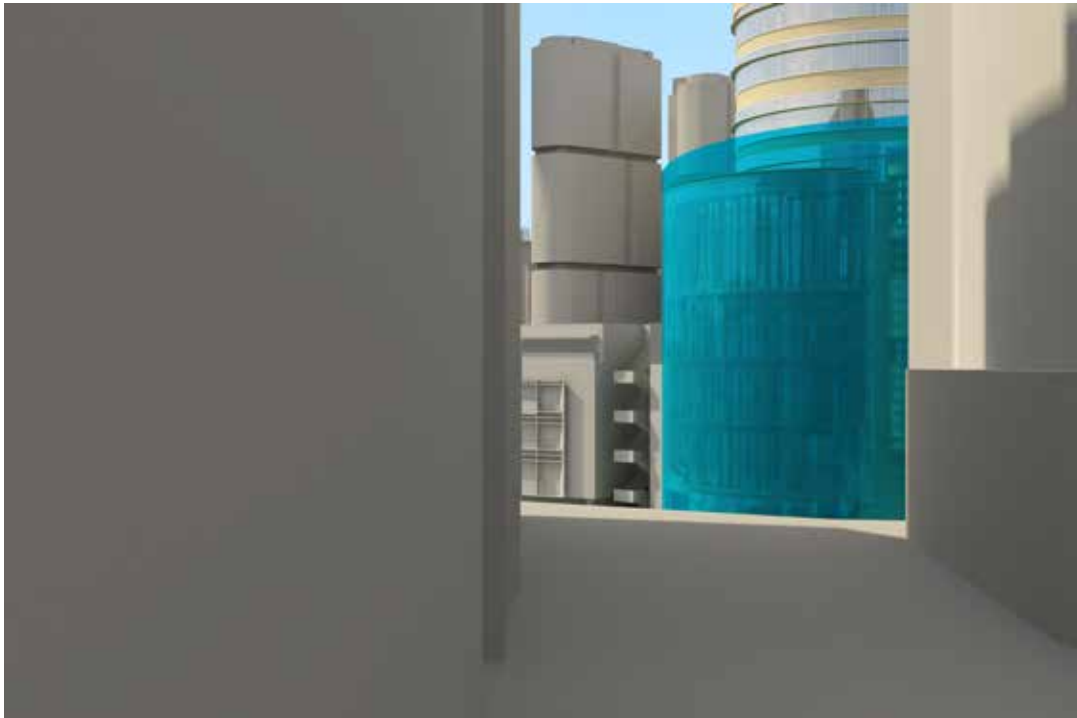
Existing view (24mm focal length)



Proposed development view (24mm focal length)
28m LEP-compliant height envelope shown in blue

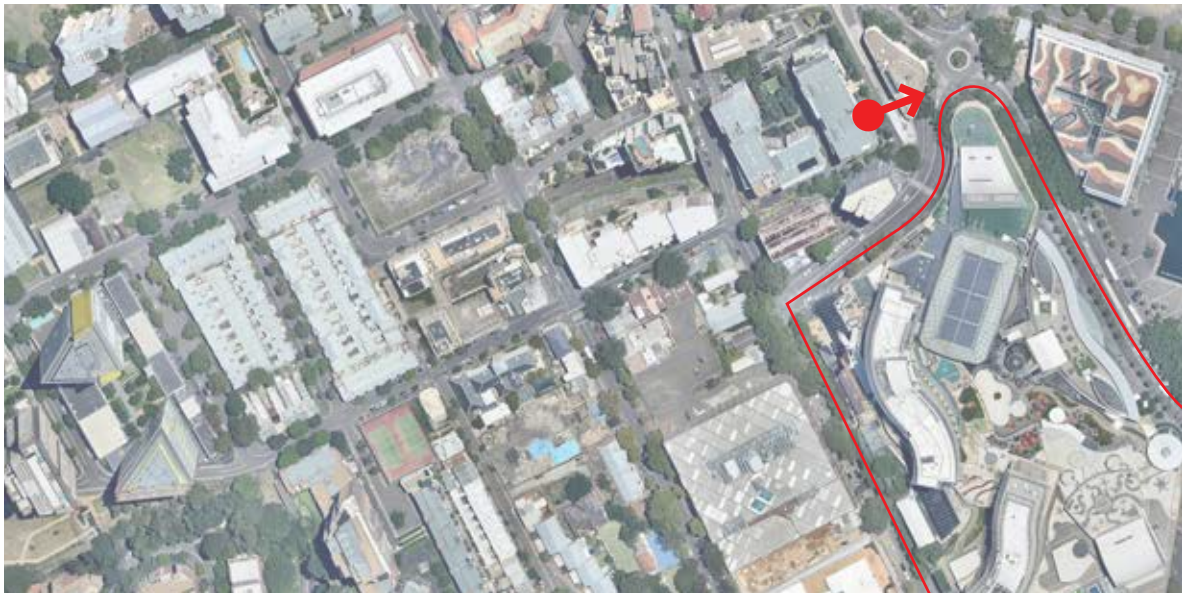


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.7 Pr 7: ‘Watermark’ 24 & 26 Point Street - East facade - 8th storey



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is the primary view of an east facing top-level apartment. The existing view is a panoramic view across Darling Harbour towards the CBD, including the iconic Sydney Harbour Bridge. The Star development is visible in the foreground.

Its importance is summarised as high.

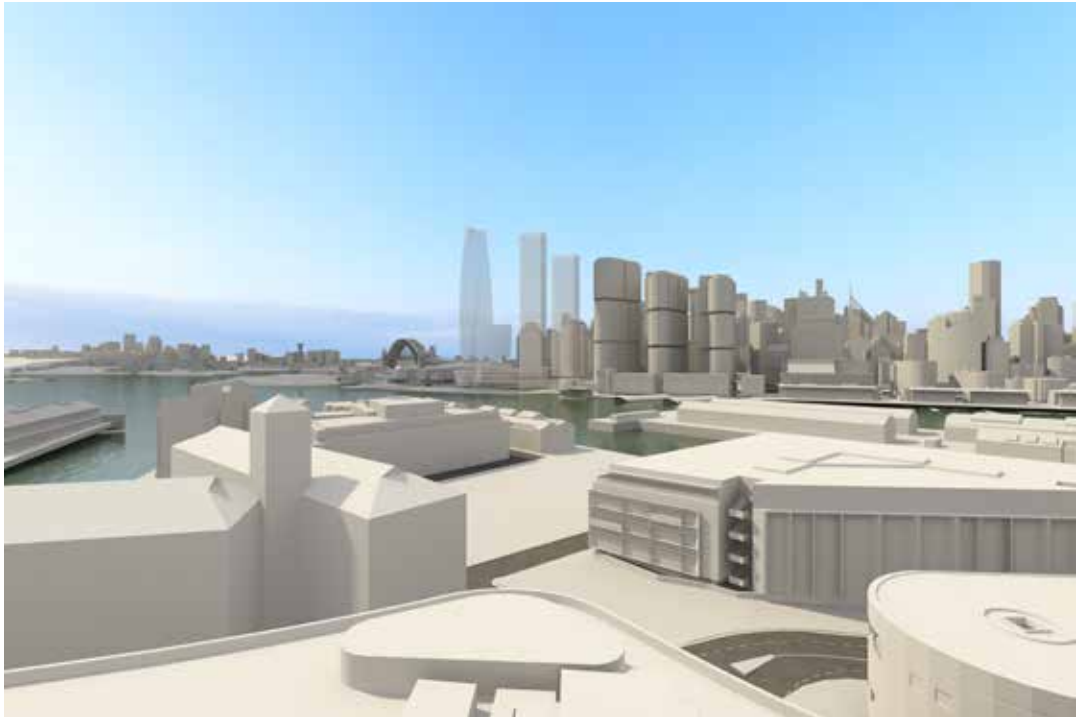
Visual impact:

The proposal obscures the right hand portion of the existing panoramic view, including part of the city skyline and the southern extent of Darling Harbour towards Cockle Bay. The majority of the existing water view of Darling Harbour remains as well as a large area of the city skyline and Sydney Harbour Bridge. This includes the front-facing portion of the view which is the most visible from within the apartment.

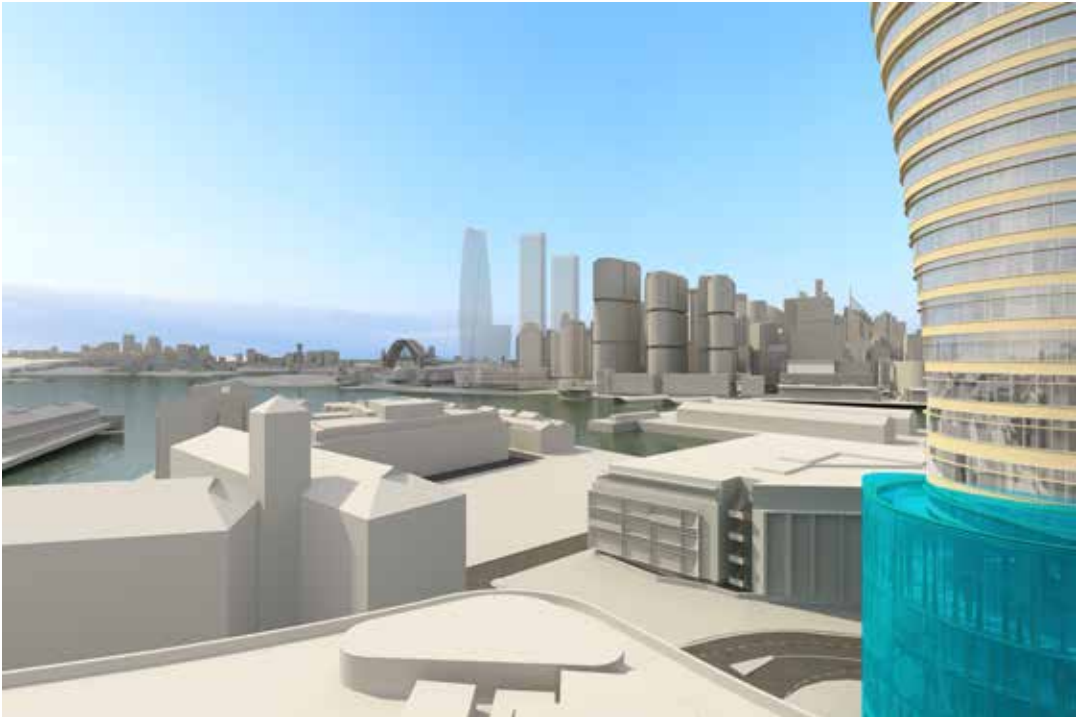
The visual impact is summarised as moderate.

Summary against criteria:

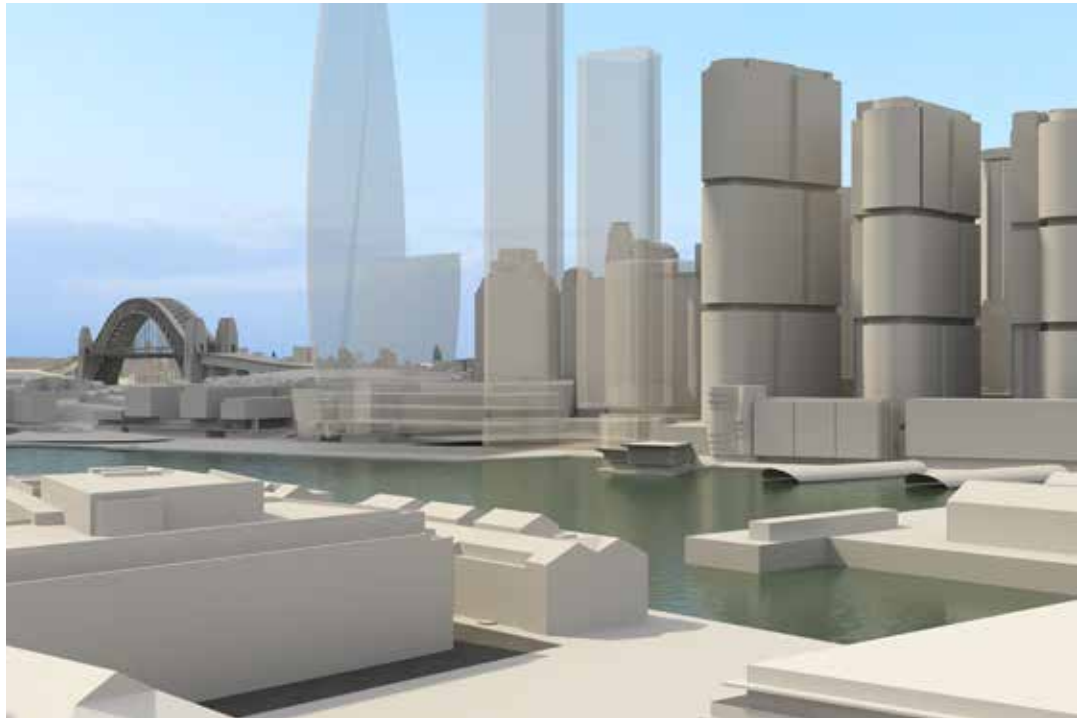
Importance of the view:	High
Visual impact:	Moderate



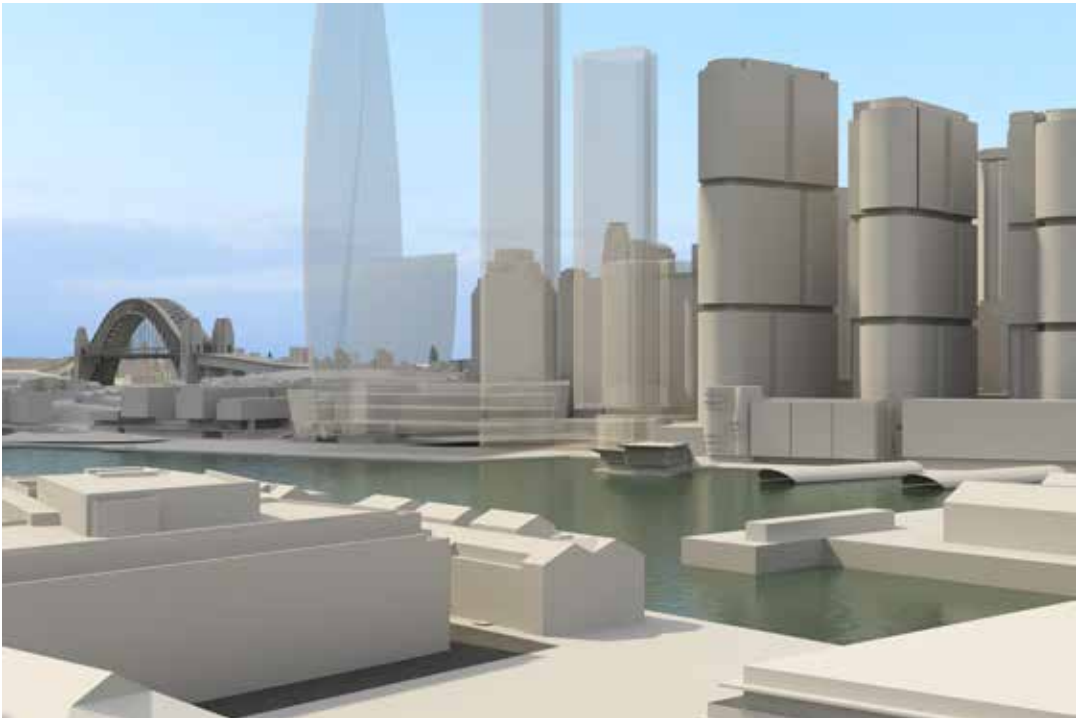
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue

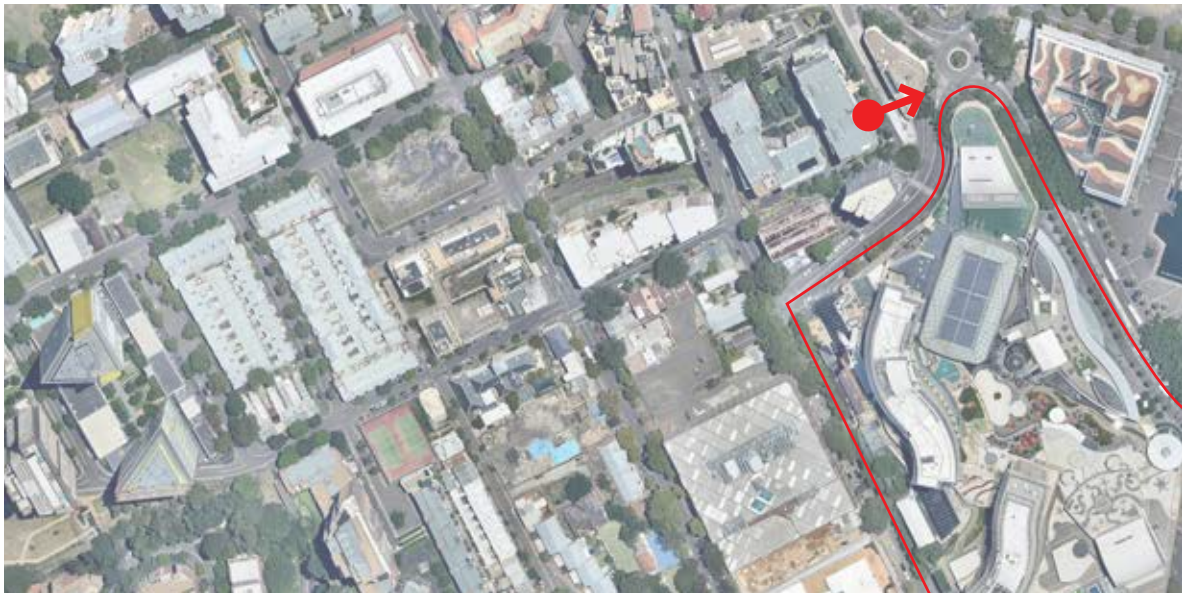


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.8 Pr 8: ‘Watermark’ 24 & 26 Point Street - East facade - 5th storey



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is the primary view of an east facing mid-level apartment. The existing view is a panoramic view across Darling Harbour towards the CBD, including the iconic Sydney Harbour Bridge. The Star development is visible in the foreground.

Its importance is summarised as high.

Visual impact:

The proposal obscures the right hand portion of the existing panoramic view, including part of the city skyline and the southern extent of Darling Harbour towards Cockle Bay. The majority of the existing water view of Darling Harbour remains as well as a large area of the city skyline and Sydney Harbour Bridge. This includes the front-facing portion of the view which is the most visible from within the apartment.

The visual impact is summarised as moderate.

Summary against criteria:

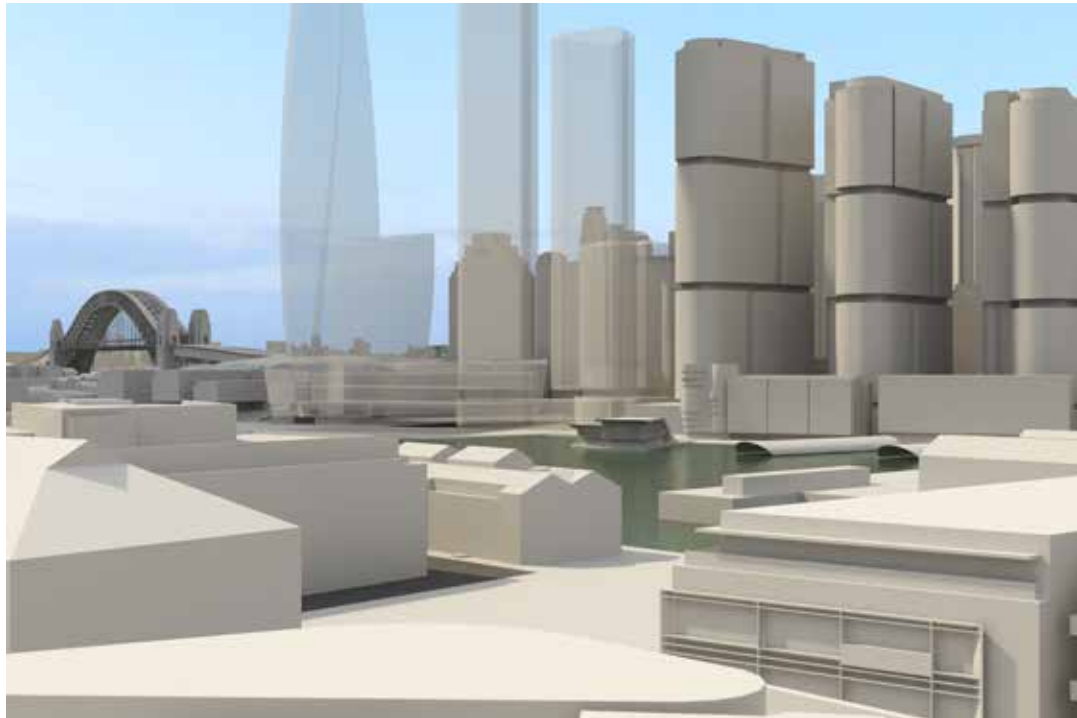
Importance of the view:	High
Visual impact:	Moderate



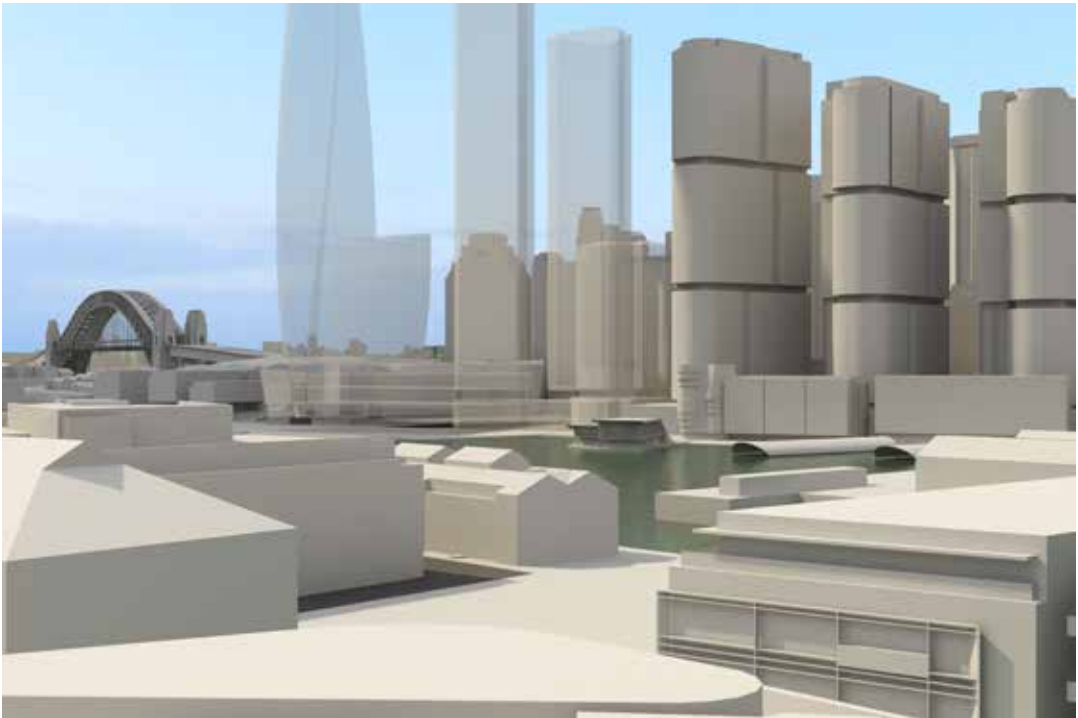
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue

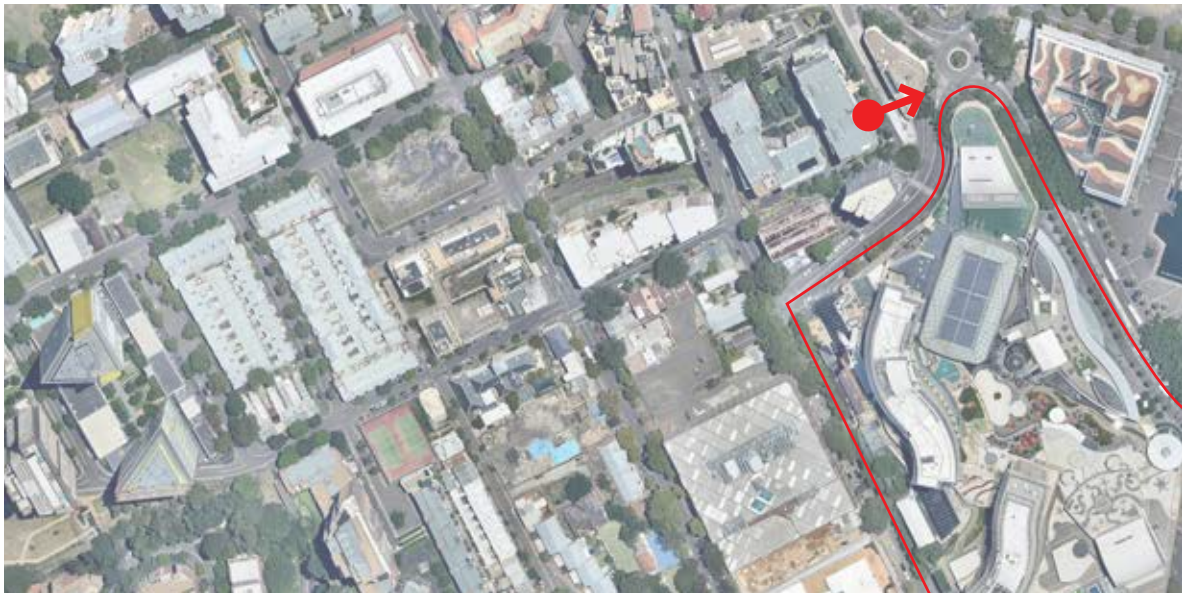


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.9 Pr 9: ‘Watermark’ 24 & 26 Point Street - East facade - 1st storey



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is the primary view of an east facing ground level apartment. The existing view is predominantly obstructed by the 4-storey mixed-use building directly adjacent. The top of some buildings in the city skyline are visible in the background. The existing Star building is visible in the middle ground to the right of the view.

Its importance is summarised as low.

Visual impact:

The proposal is not visible in the 50mm focal length view but is visible at the edge of the 17mm focal length view. This means it is likely to be seen only from close to the facade and will not form the focus of views internally within the apartment.

Within this wider view, the proposal obscures an area of sky due to its height and a small element of the city skyline behind.

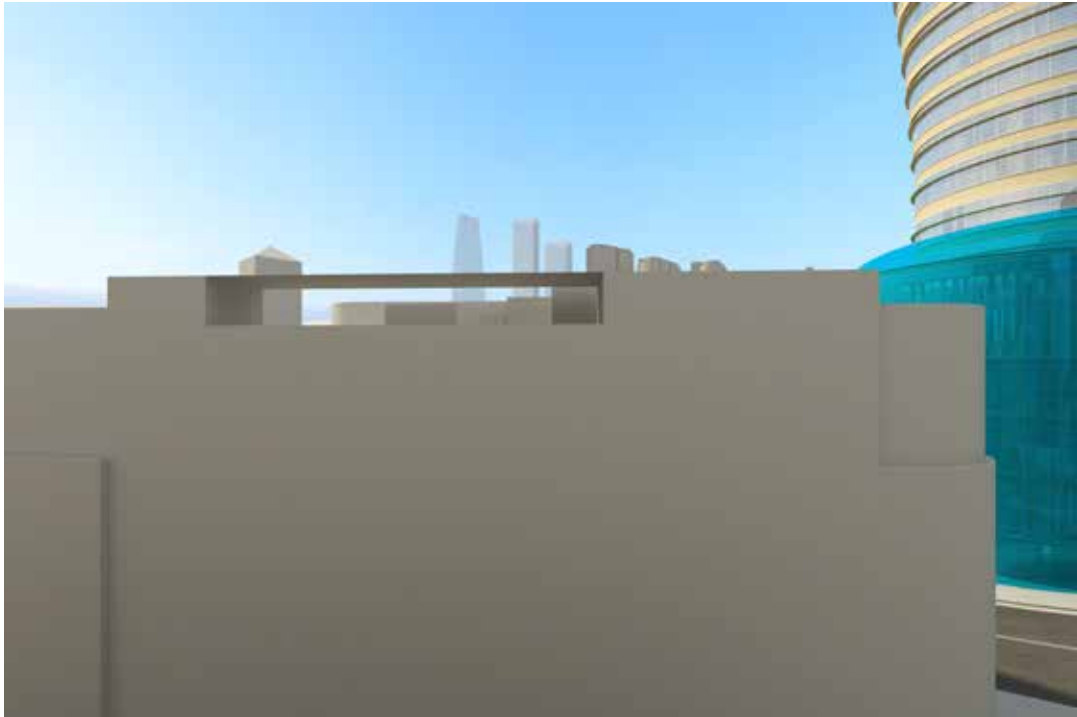
The impact is summarised as low.

Summary against criteria:

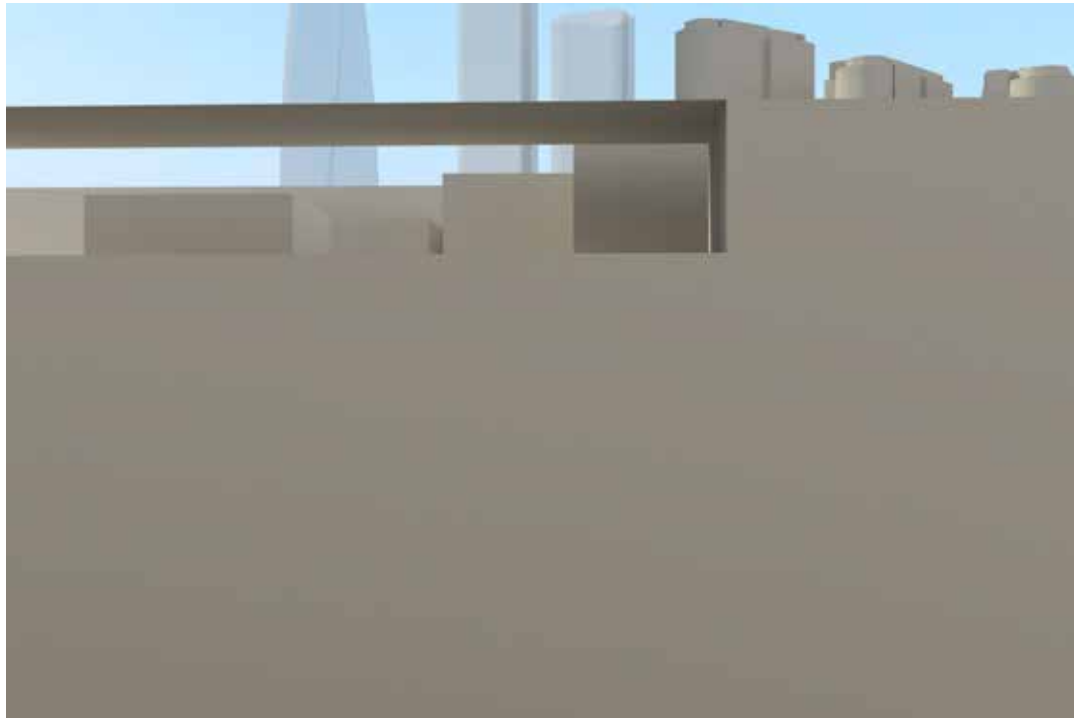
Importance of the view:	Low
Visual impact:	Low



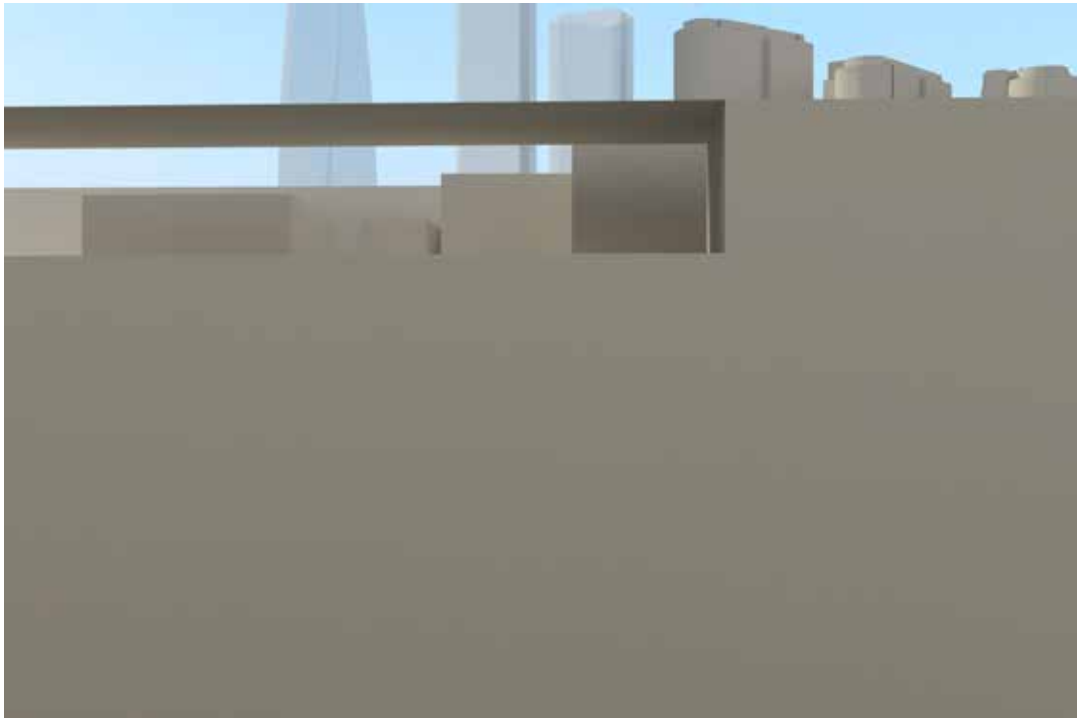
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.10 Pr 10: ‘Watermark’ 24 & 26 Point Street - Inner facade



View location - In context of site



View location - Approx. location on 24-26 Point Street facade

Importance of the view:

The view shown is the primary view of an east facing top-level apartment. The existing view is a panoramic view across Darling Harbour towards the CBD, including the iconic Sydney Harbour Bridge. The existing Star building is visible in the foreground.

Its importance is summarised as high.

Visual impact:

The proposal obscures the right hand portion of the existing panoramic view, including part of the city skyline and the southern extent of Darling Harbour towards Cockle Bay. The majority of the existing water view of Darling Harbour remains as well as a large area of the city skyline and Sydney Harbour Bridge. This includes the front-facing portion of the view which is the most visible from within the apartment.

The visual impact is summarised as moderate.

Summary against criteria:

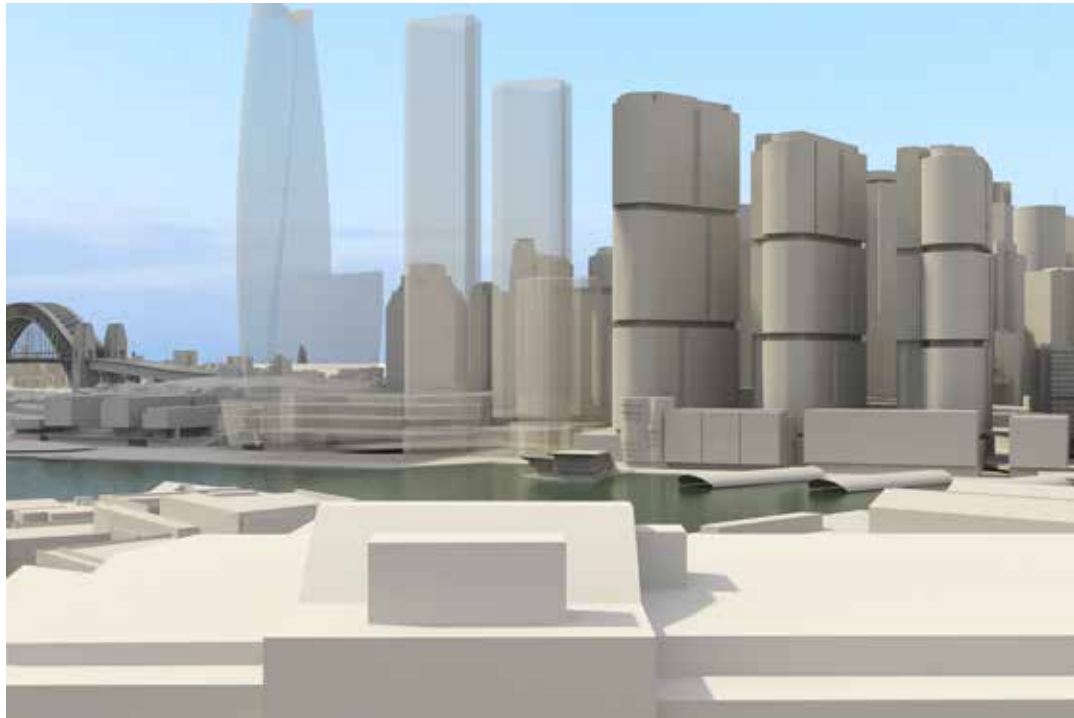
Importance of the view:	High
Visual impact:	Moderate



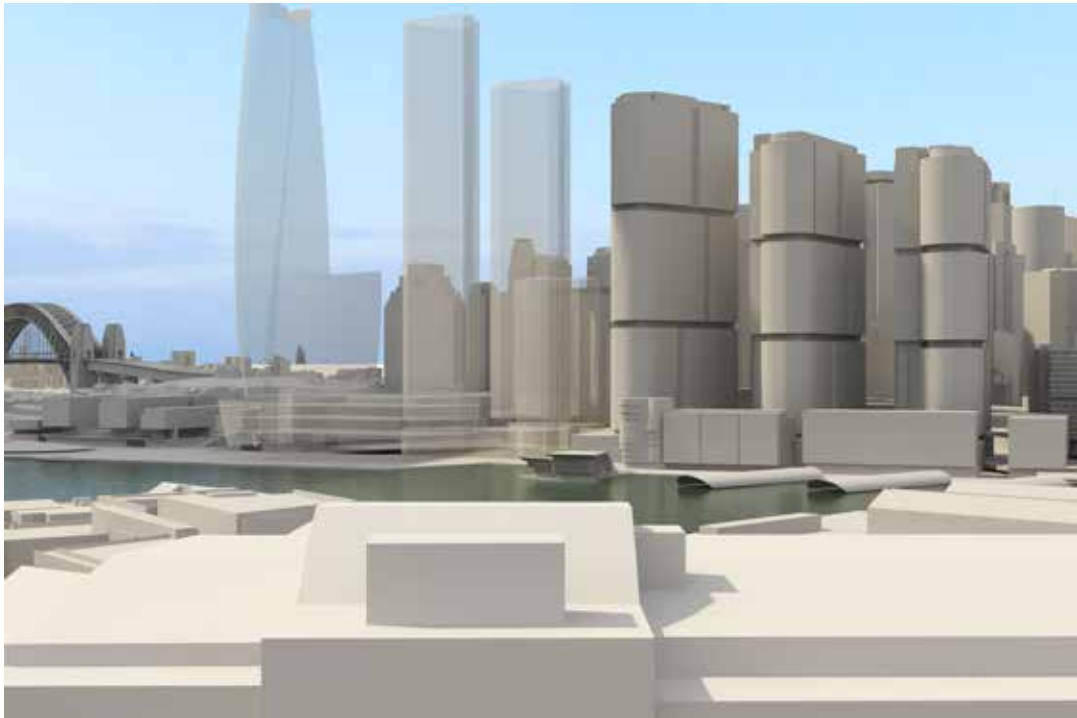
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.11 Pr 11: ‘Watermark Tower’ - 2 Jones Bay Road - South facade - Level 8 (9th storey)



View location - In context of site



View location - Approx. location on 2 Jones Bay Rd facade

Importance of the view:

The view shown is to the south and east from the top-level apartment, looking over the existing Star building rooftop. It includes the important elements of Darling Harbour and the city skyline. These important elements are focussed to the left of the broader view, and part of this view is available from the edge of the balcony only.

To better describe the range of views available from this apartment, two views are shown adjacent - a front facing view from the apartment and an oblique view from the edge of the balcony.

The approved MOD14, which forms the baseline for this assessment, has a negligible impact on this view over the existing.

Its importance is summarised as high.

Visual impact:

The proposal completely obstructs the existing water views and the majority of the city skyline, with only the top of some buildings behind remaining visible.

The visual impact is summarised as high.

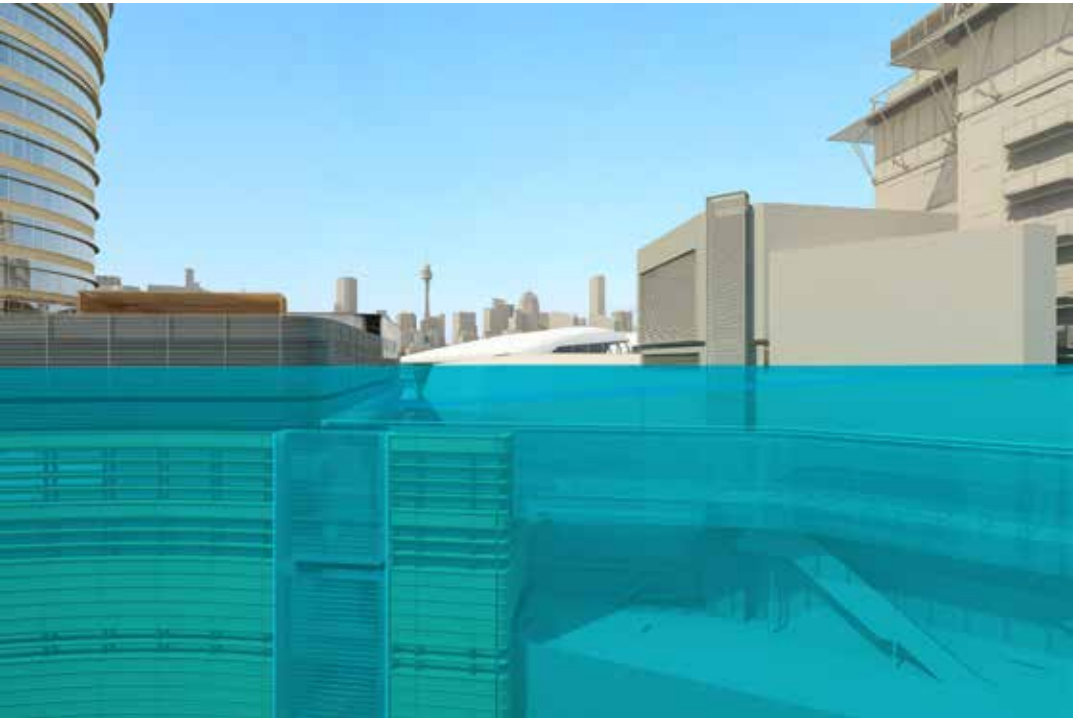
In considering the appropriateness of the impact, it is noted that an LEP height-complaint building (shown by a blue envelope in the 17mm proposed views below and adjacent) would lead to a similar view loss of water views as the proposal, albeit with some greater retention of city skyline views.

Summary against criteria:

Importance of the view:	High
Visual impact:	High



Existing view (17mm focal length) - front facing view from apartment



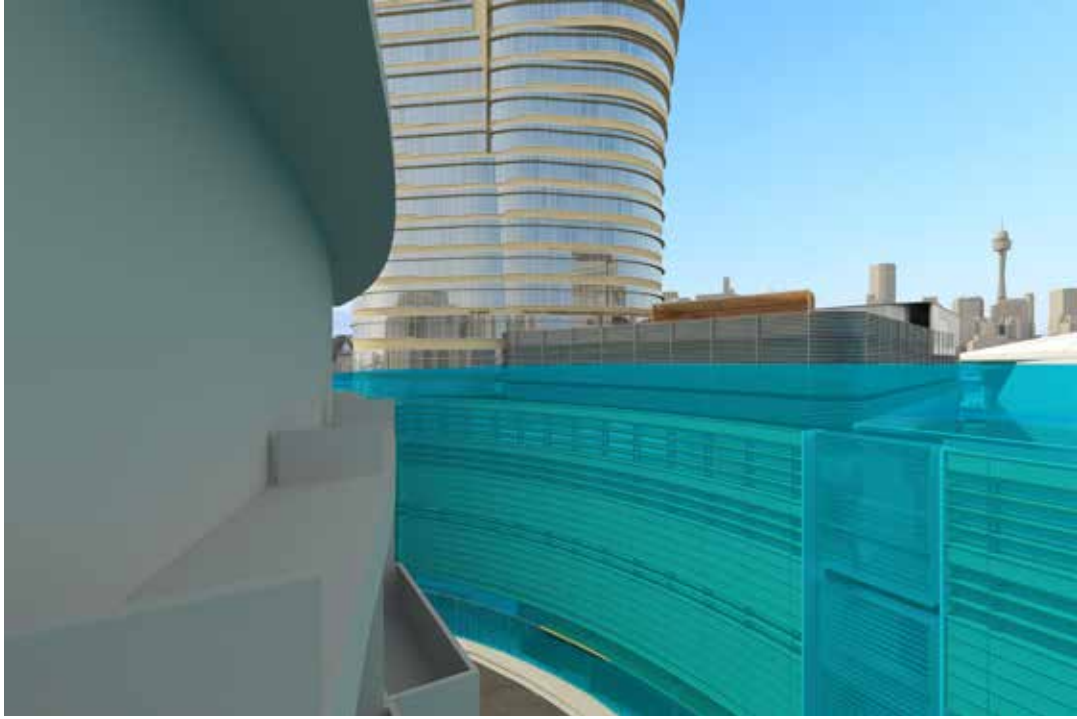
Proposed view (17mm focal length) - front facing view from apartment
28m LEP-compliant height envelope shown in blue



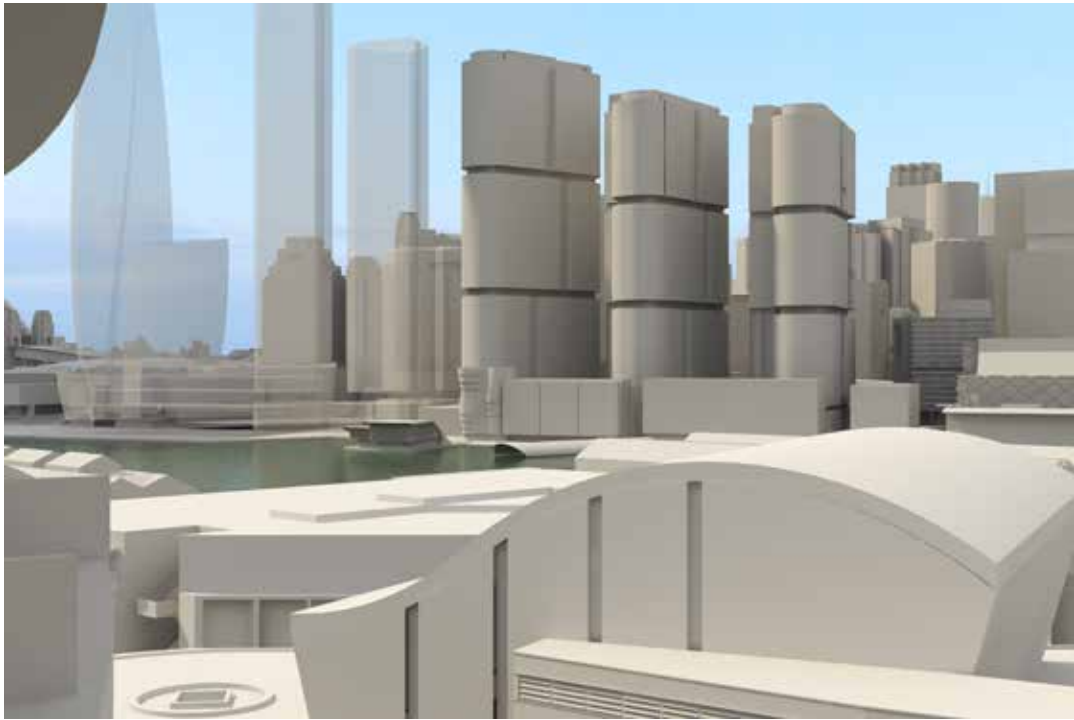
Existing view - plus approved MOD14 - shown in pink (17mm focal length - cropped to include only area of change) - oblique view from balcony



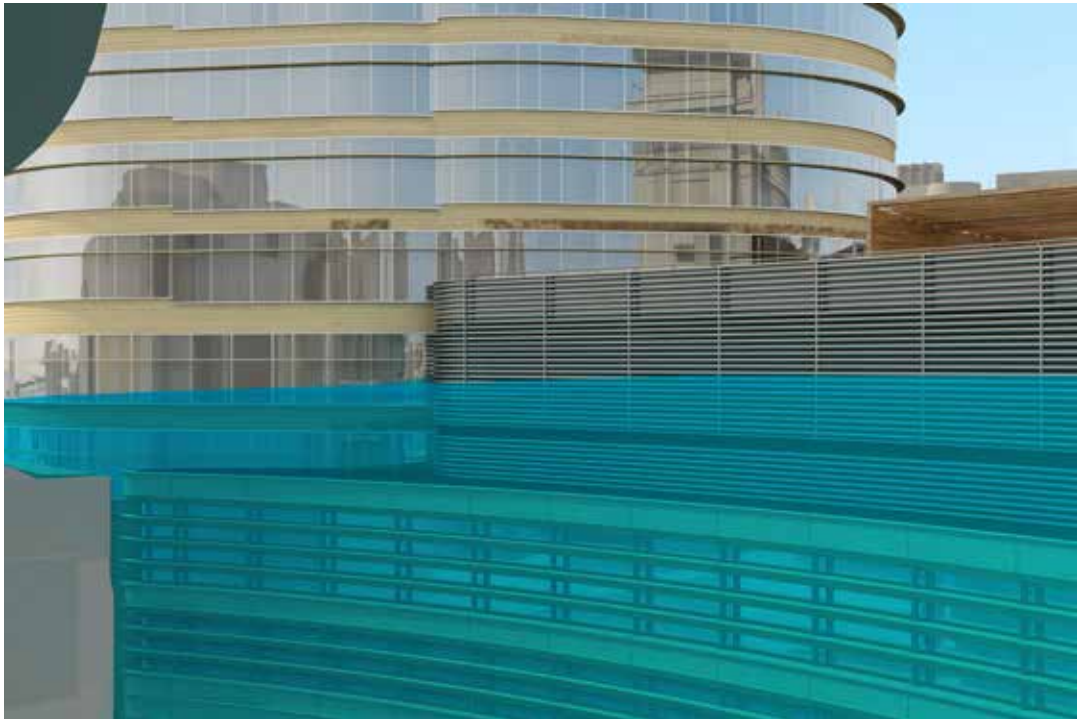
Existing view (17mm focal length) - oblique view from balcony



Proposed development view (17mm focal length) - oblique view from balcony 28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length) - oblique view from balcony



Proposed development view (50mm focal length) 28m LEP-compliant height envelope shown in blue

4.3.12 Pr 12: ‘Watermark Tower’ - 2 Jones Bay Road - South facade - Level 6 (7th storey)



View location - In context of site

Importance of the view:

The view shown is to the south and east from the Level 6 (7th-storey) apartment, looking over the existing Star building rooftop. It includes the city skyline and a small area of water within Darling Harbour. These important elements are focussed to the left of the broader view, and part of the important view is available from the edge of the balcony only.

To better describe the range of views available from this apartment, two views are shown adjacent - a front facing view from the apartment and an oblique view from the edge of the balcony.

Its importance is summarised as moderate.

Visual impact:

The proposal obscures the city skyline views however these are only available in the oblique view from the balcony.

The visual impact is summarised as moderate.

In considering the appropriateness of the impact, it is noted that an LEP height-complaint building (shown by a blue envelope in the 17mm proposed views below and adjacent) would lead to a similar view loss of water and city skyline views as the proposal.

Summary against criteria:

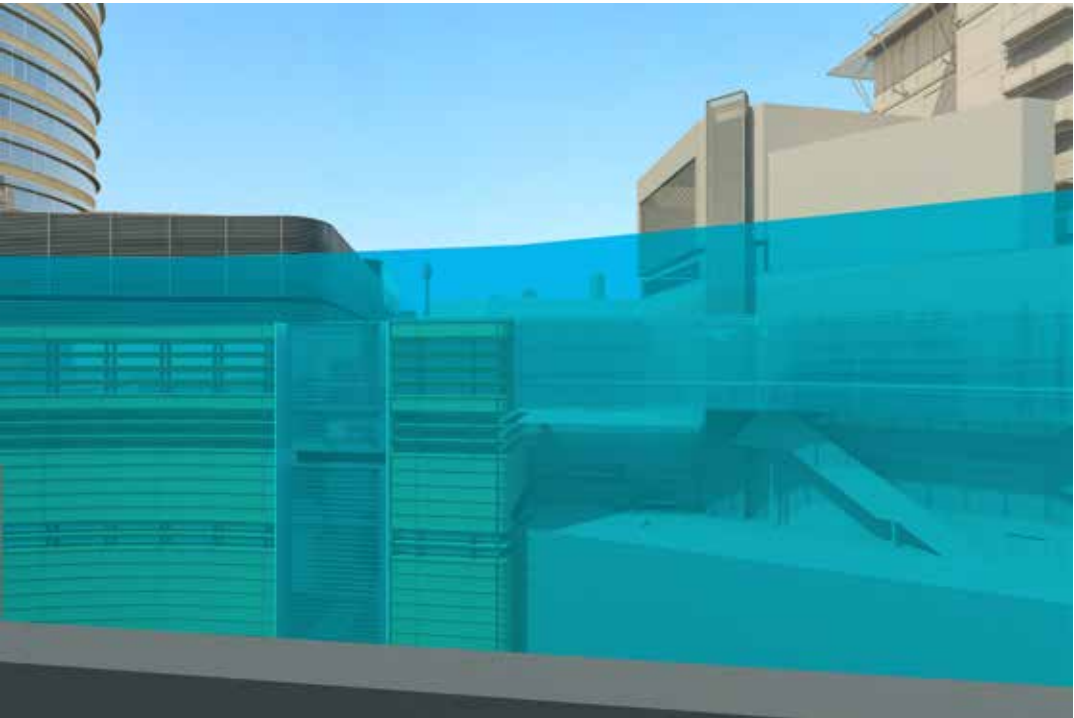
Importance of the view:	Moderate-High
Visual impact:	Moderate



View location - Approx. location on 2 Jones Bay Rd facade



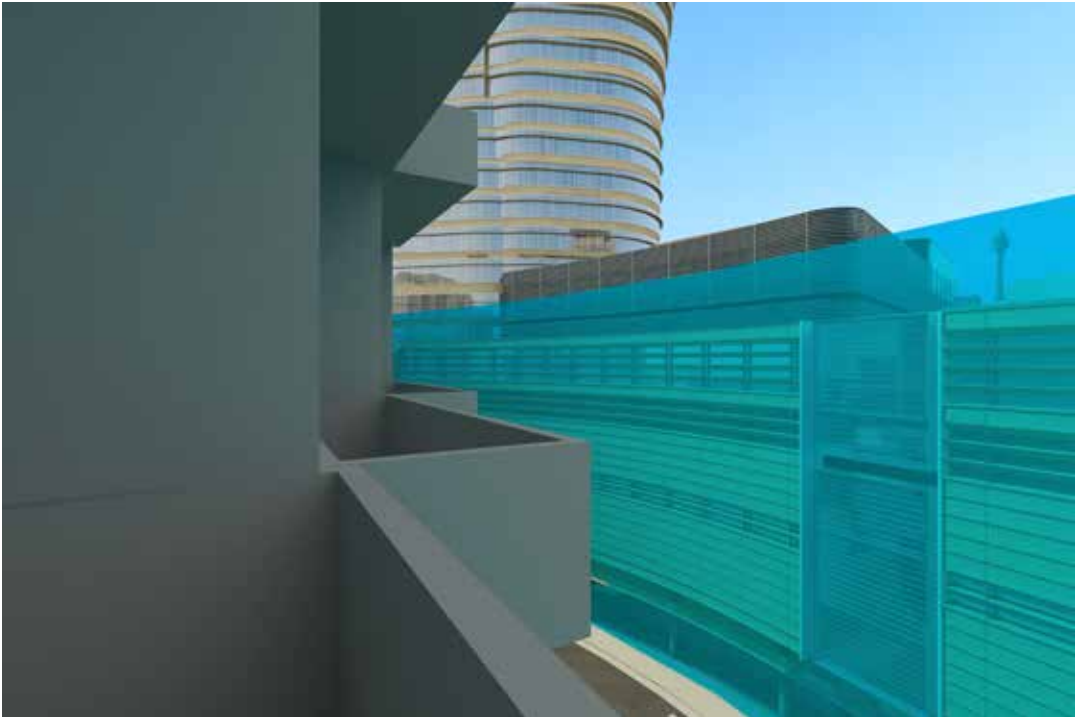
Existing view (17mm focal length) - front facing view from apartment



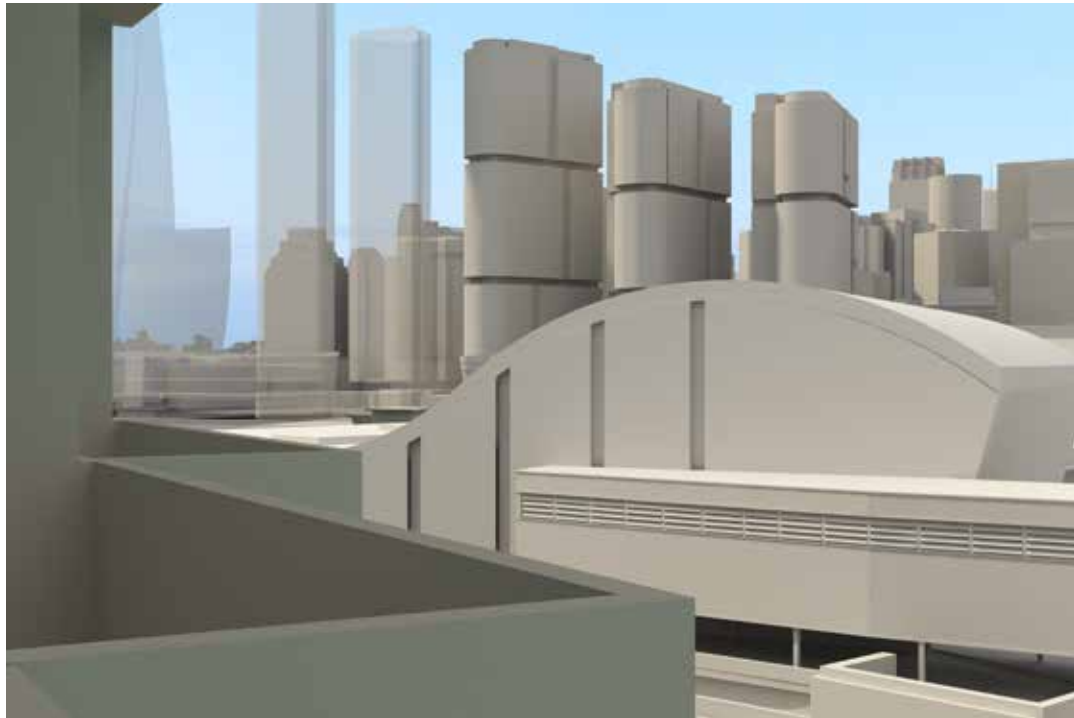
Proposed view (17mm focal length) - front facing view from apartment
28m LEP-compliant height envelope shown in blue



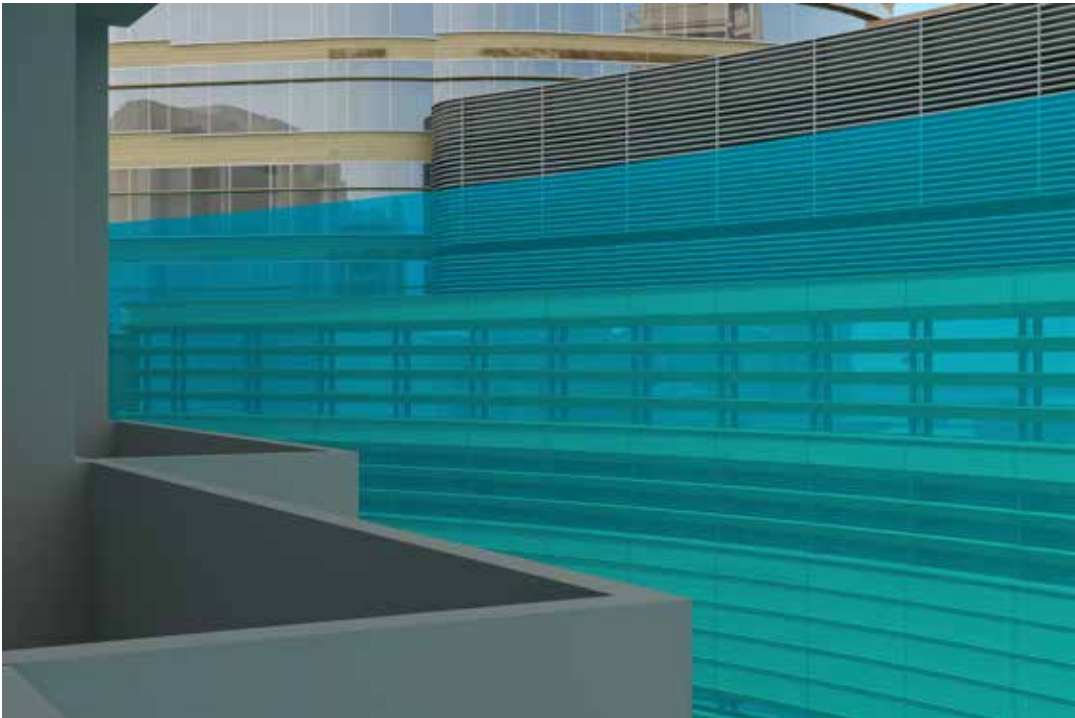
Existing view (17mm focal length) - oblique view from balcony



Proposed development view (17mm focal length) - oblique view from balcony
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length) - oblique view from balcony



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.13 Pr 13: ‘Watermark Tower’ - 2 Jones Bay Road - South facade - Level 3 (4th storey)



View location - In context of site

Importance of the view:

The view shown is to the south and east from the Level 3 (4th storey) apartment, looking across to the existing Star building, with the tops of the buildings within the city skyline visible in part behind.

To better describe the range of views available from this apartment, two views are shown adjacent - a front facing view from the apartment and an oblique view from the edge of the balcony.

Its importance is summarised as low-moderate.

Visual impact:

The proposal completely obscures the minor remaining views of the CBD.

The visual impact is summarised as moderate.

In considering the appropriateness of the impact, it is noted that an LEP height-complaint building (shown by a blue envelope in the 17mm proposed views below and adjacent) would lead to a similar view loss of city skyline views as the proposal.

Summary against criteria:

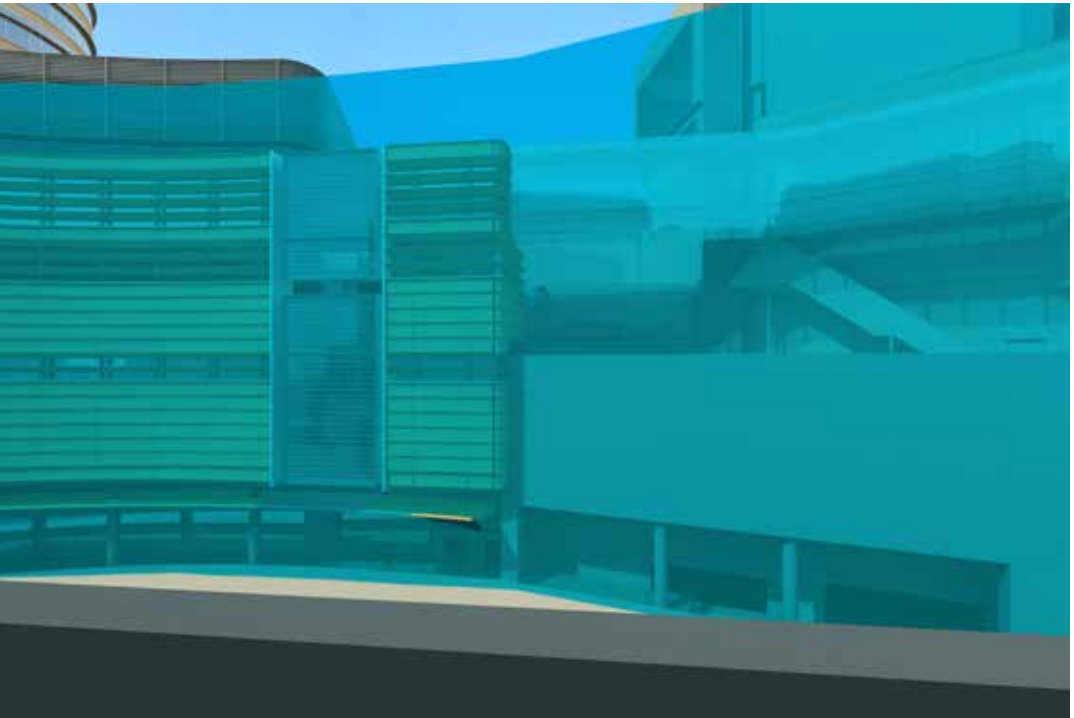
Importance of the view:	Low-Moderate
Visual impact:	Moderate



View location - Approx. location on 2 Jones Bay Rd facade



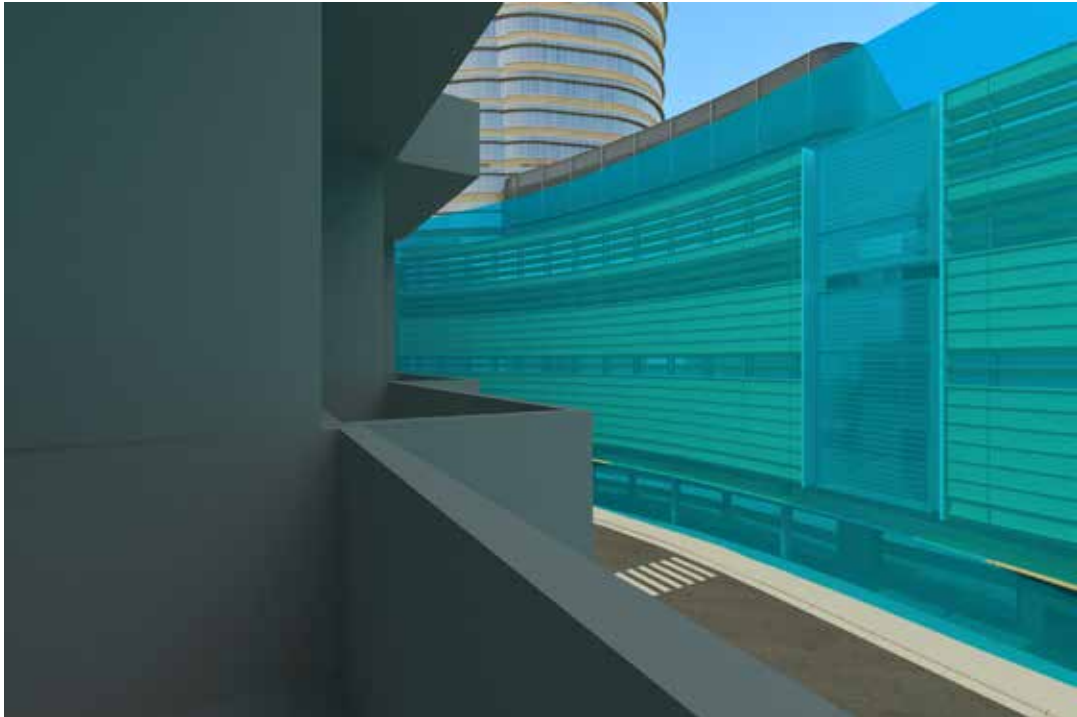
Existing view (17mm focal length) - front facing view from apartment



Proposed view (17mm focal length) - front facing view from apartment
28m LEP-compliant height envelope shown in blue



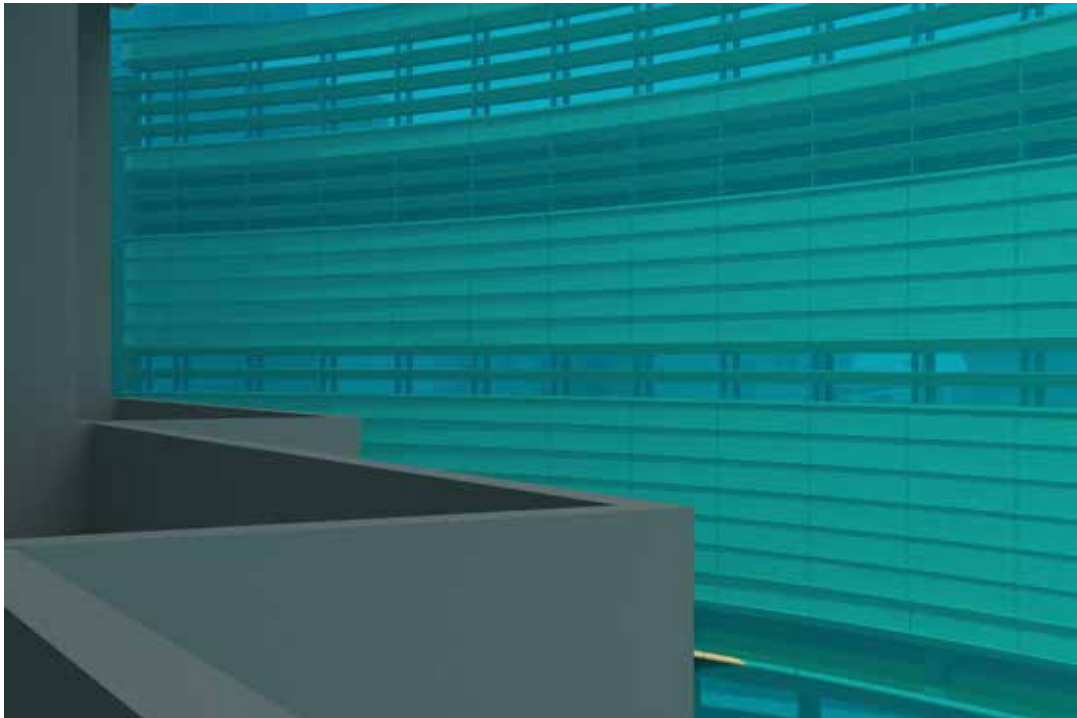
Existing view (17mm focal length) - oblique view from balcony



Proposed development view (17mm focal length) - oblique view from balcony
28m LEP-compliant height envelope shown in blue

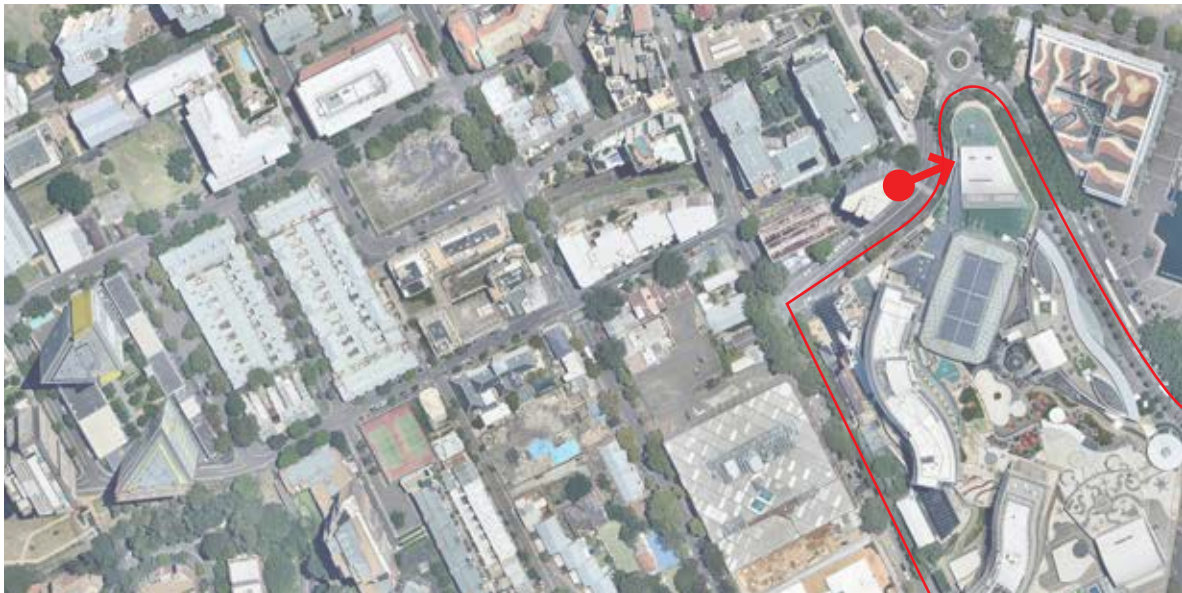


Existing view (50mm focal length) - oblique view from balcony

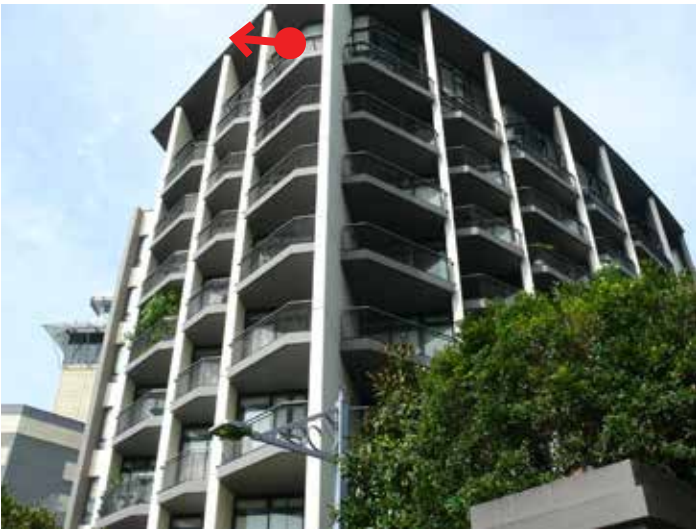


Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.14 Pr 14: ‘Watermark Tower’ - 2 Jones Bay Road - East facade - Level 8 (9th storey)



View location - In context of site



View location - Approx. location on 2 Jones Bay Rd facade

Importance of the view:

The view shown is the primary view of an east facing top-level apartment. The existing view is a panoramic view across Darling Harbour towards the CBD, including the iconic Sydney Harbour Bridge and Sydney Tower. The rooftop of the existing Star building is visible in the foreground. Its importance is summarised as high.

Visual impact:

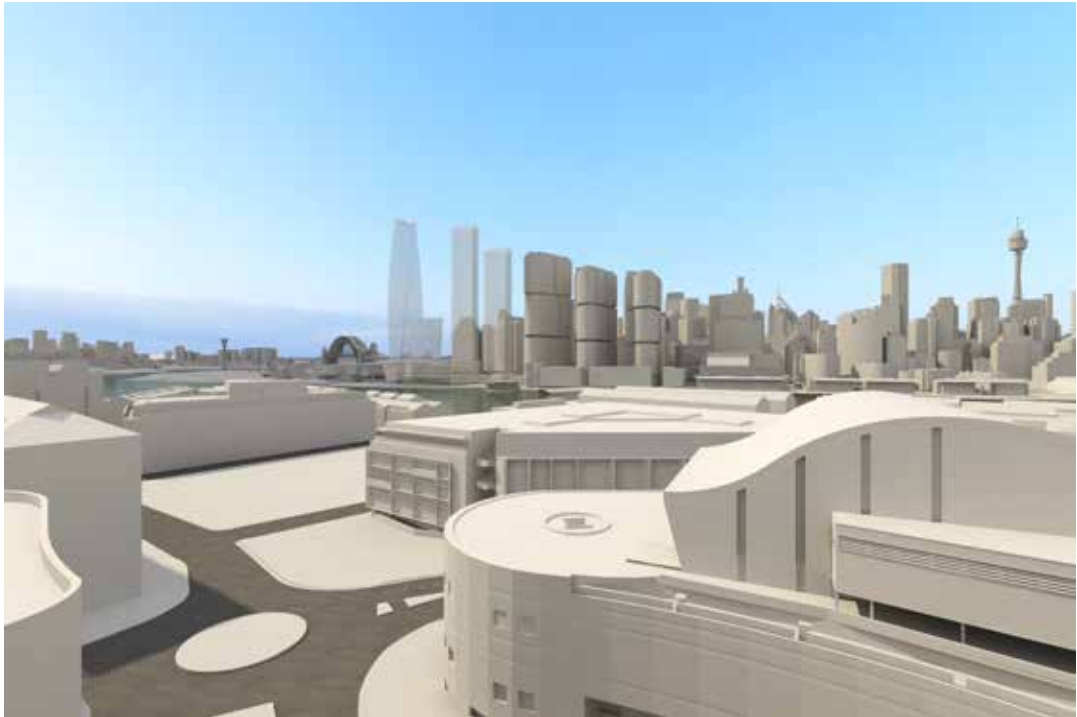
The proposal obscures the central and right hand portions of the existing panoramic view, including the majority of the city skyline and the southern extent of Darling Harbour towards Cockle Bay. The majority of the existing water view of Darling Harbour remains as well as the Sydney Harbour Bridge. The front-facing portion of the view which is the most visible from within the apartment is obscured by the proposal.

The visual impact is summarised as high.

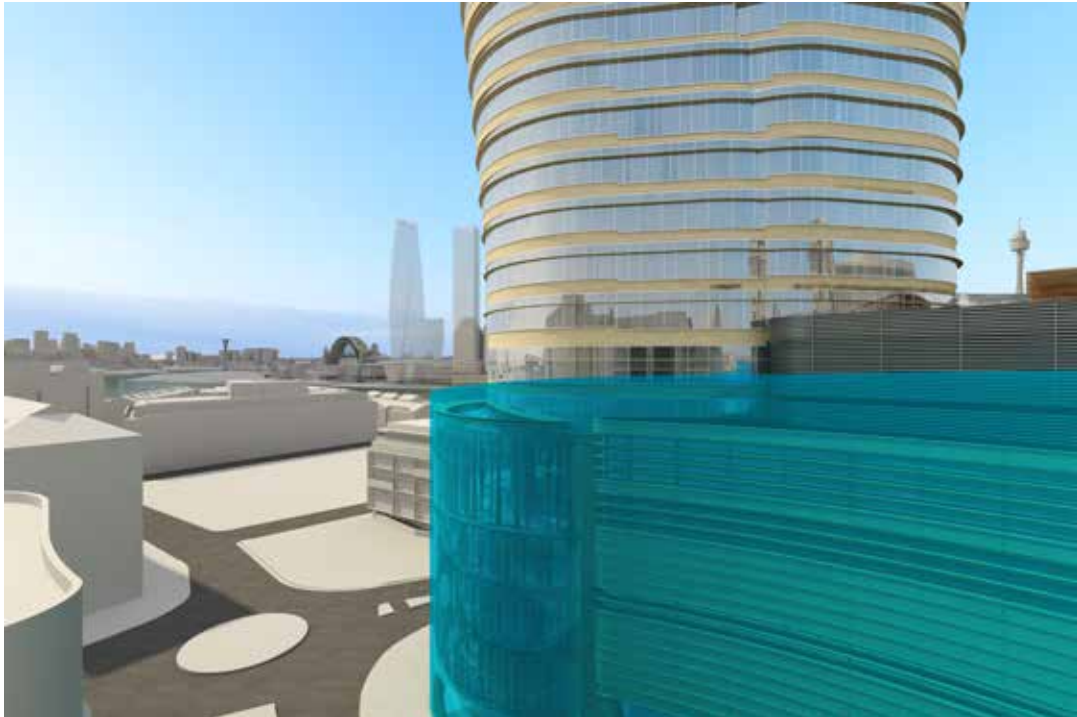
In considering the appropriateness of the impact, it is noted that an LEP height-complaint building (shown by a blue envelope in the 17mm proposed view opposite) would lead to a similar view loss of water views as the proposal, albeit with some greater retention of the city skyline view.

Summary against criteria:

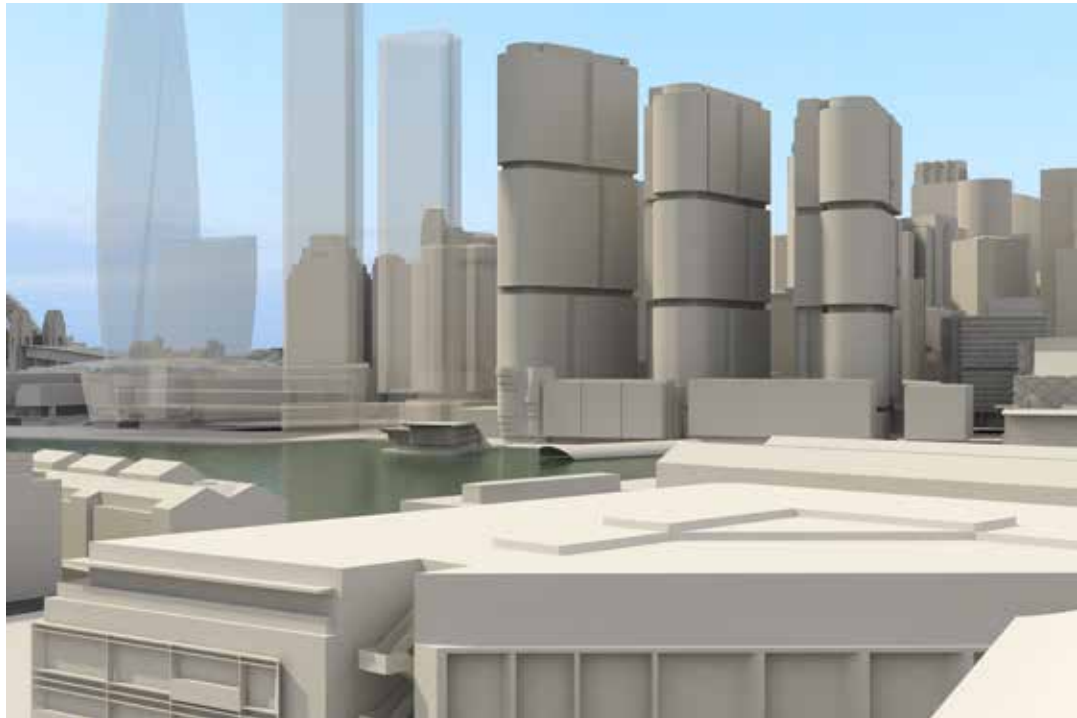
Importance of the view:	High
Visual impact:	High



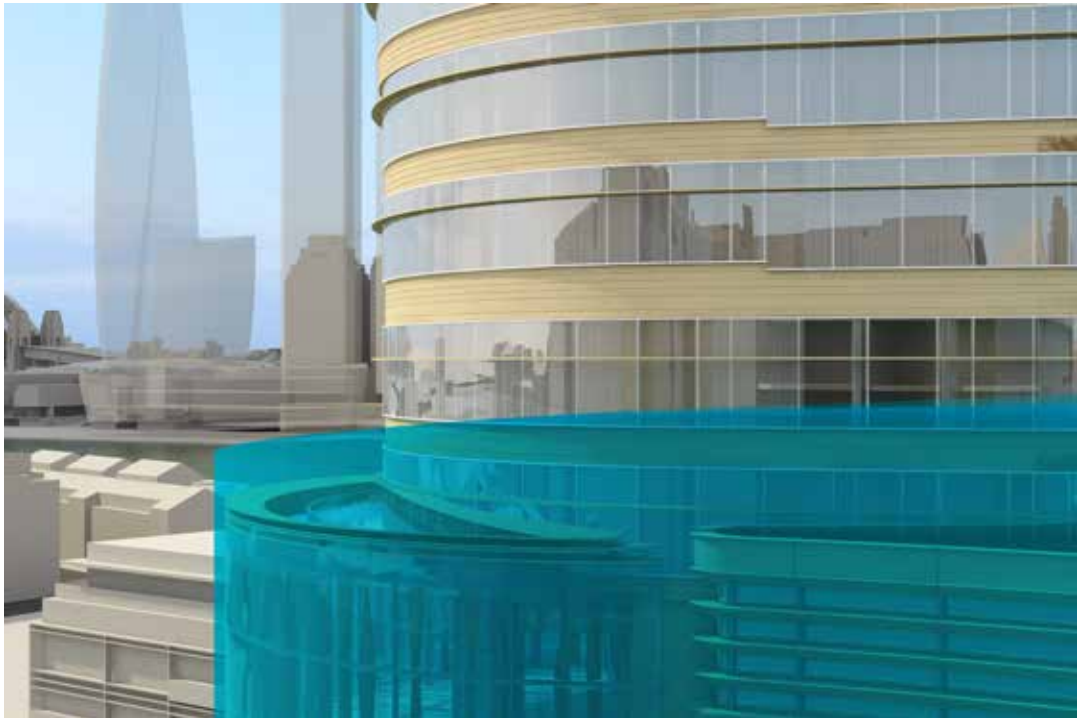
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue

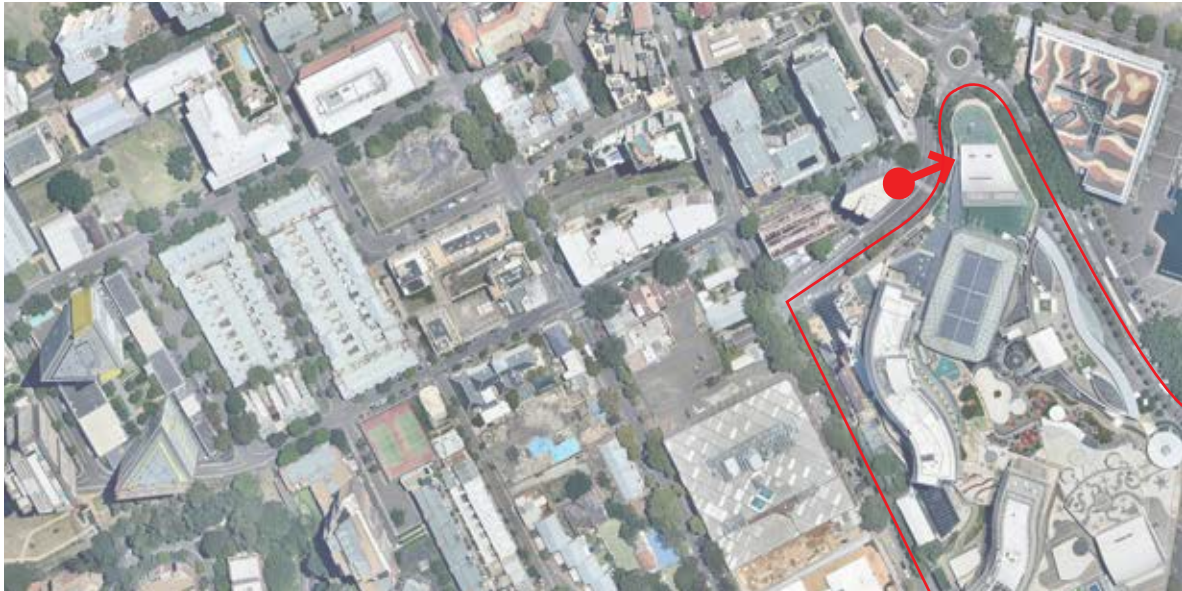


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.15 Pr 15: ‘Watermark Tower’ - 2 Jones Bay Road - East Facade - Level 6 (7th storey)



View location - In context of site



View location - Approx. location on 2 Jones Bay Rd facade

Importance of the view:

The view shown is the primary view of an east facing Level 6 (7th storey) apartment. The existing view is a panoramic view towards the CBD, including the iconic Sydney Harbour Bridge and Sydney Tower. A small area of Darling Harbour is visible. The rooftop of the existing Star building is visible in the foreground. Its importance is summarised as moderate-high.

Visual impact:

The proposal obscures the central and right hand portions of the existing panoramic view, including the majority of the city skyline and the southern extent of Darling Harbour towards Cockle Bay. The majority of the existing water view of Darling Harbour remains as well as the Sydney Harbour Bridge. The front-facing portion of the view which is the most visible from within the apartment is obscured by the proposal.

The visual impact is summarised as high.

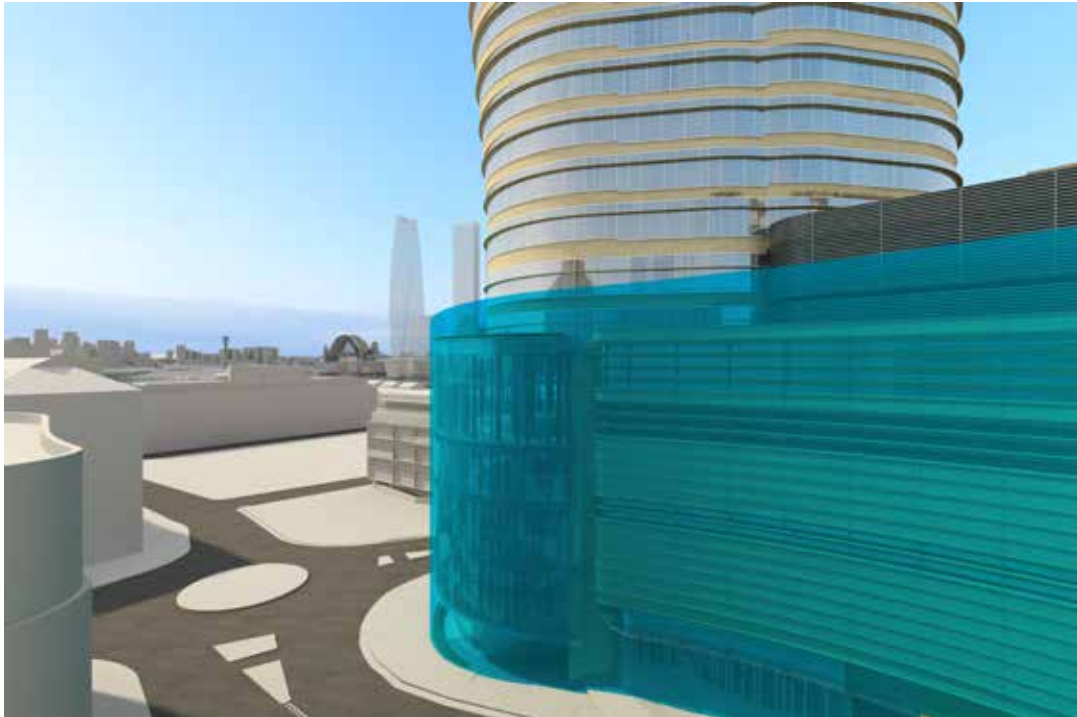
In considering the appropriateness of the impact, it is noted that an LEP height-complaint building (shown by a blue envelope in the 17mm proposed view opposite) would lead to a similar view loss of water and city skyline views as the proposal.

Summary against criteria:

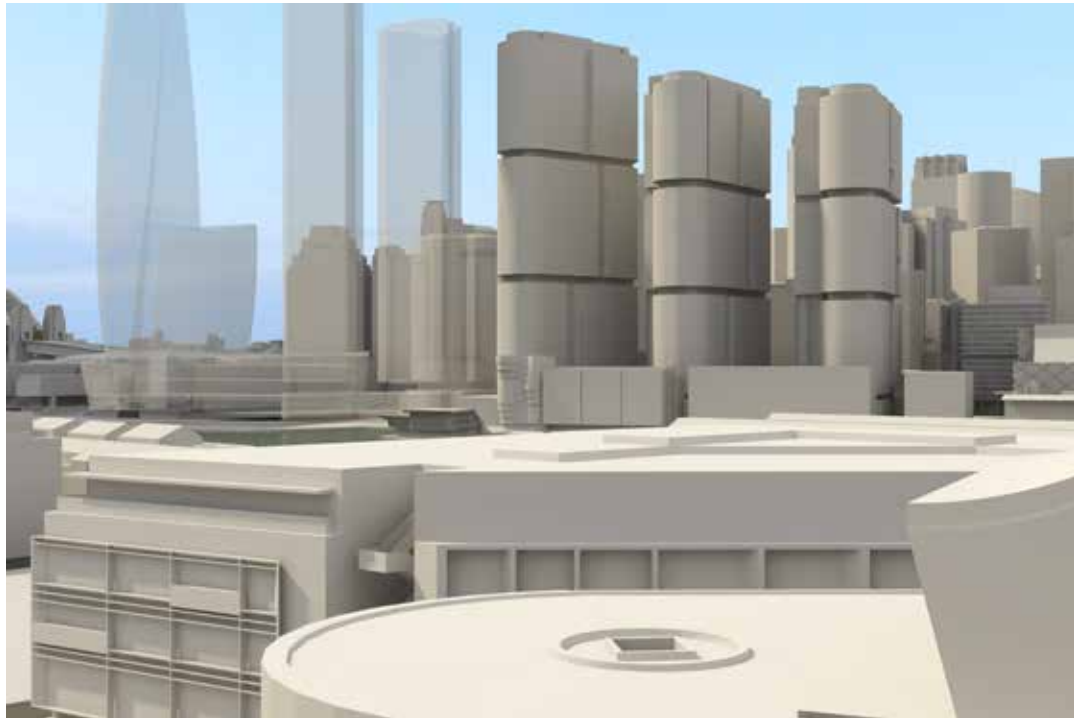
Importance of the view:	Moderate-High
Visual impact:	High



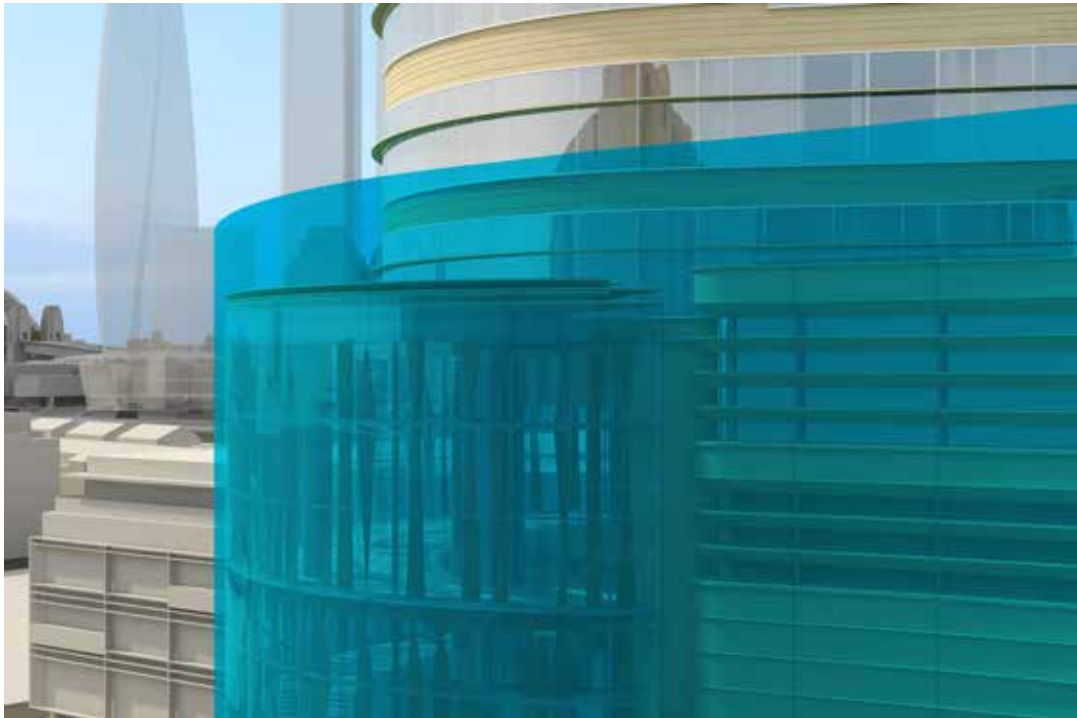
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue

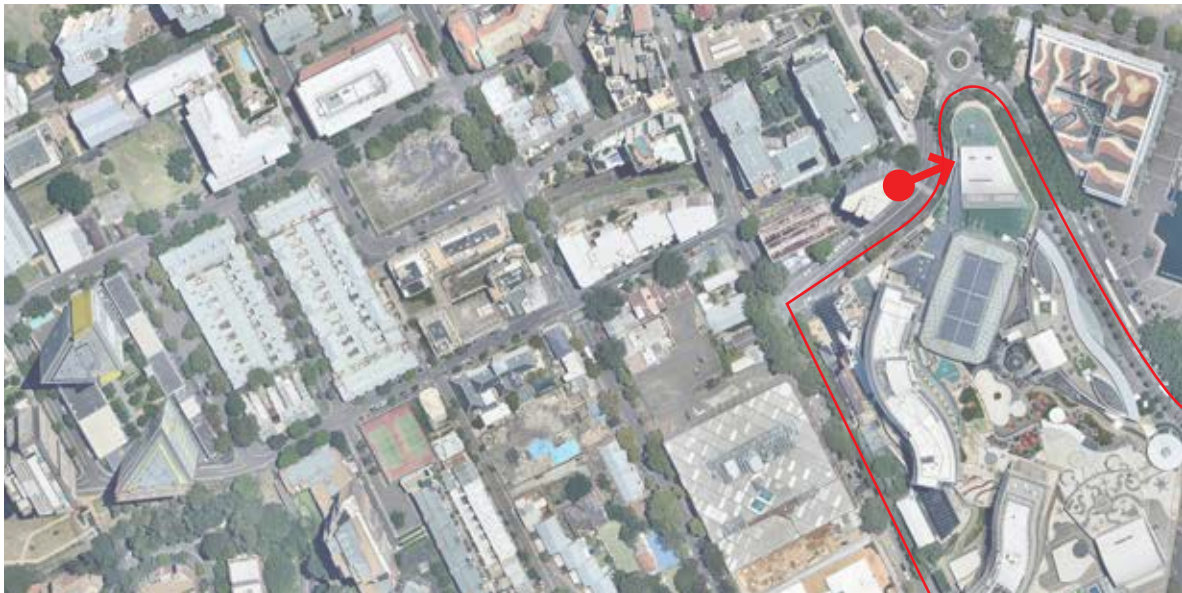


Existing view (50mm focal length)

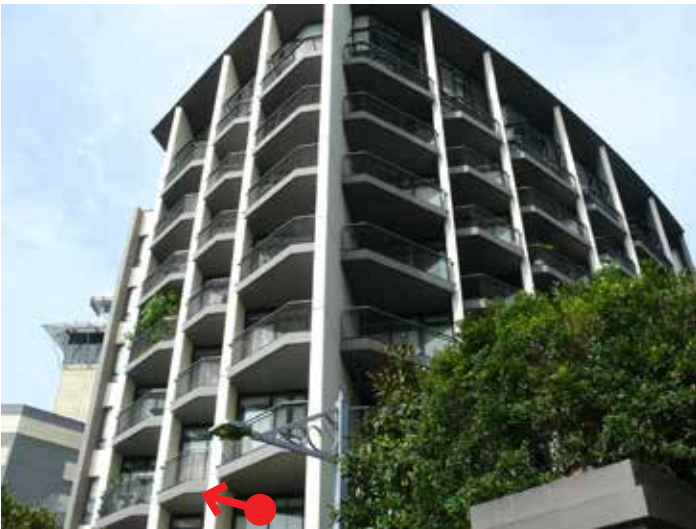


Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.16 Pr 16: ‘Watermark Tower’ - 2 Jones Bay Road - East facade - Level 3 (4th storey)



View location - In context of site



View location - Approx. location on 2 Jones Bay Rd facade

Importance of the view:

The view shown is the primary view of an east facing Level 3 (4th storey) apartment. Darling Harbour is not visible however glimpsed views of part of the iconic Sydney Harbour Bridge and Sydney Tower are available. The existing Star building is significantly visible in the foreground.

Its importance is summarised as moderate.

Visual impact:

The proposal obscures an area of sky and the visible portion of Centrepont Tower at the edge of the wider view. A glimpsed view of the Sydney Harbour Bridge is retained.

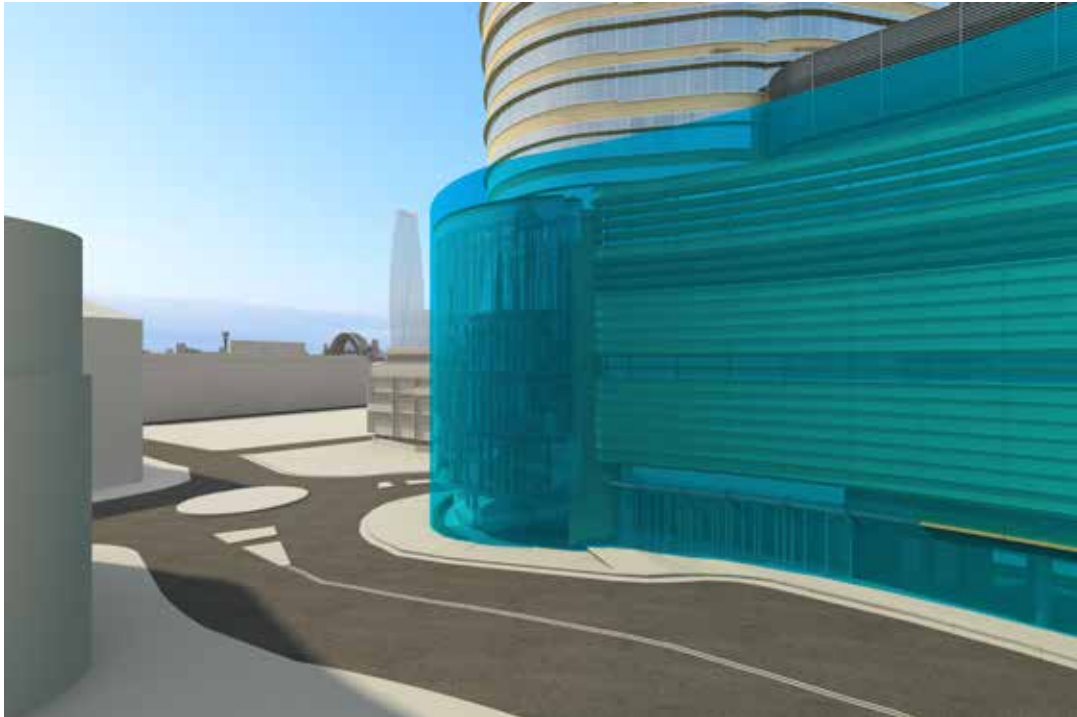
The visual impact is summarised as low.

Summary against criteria:

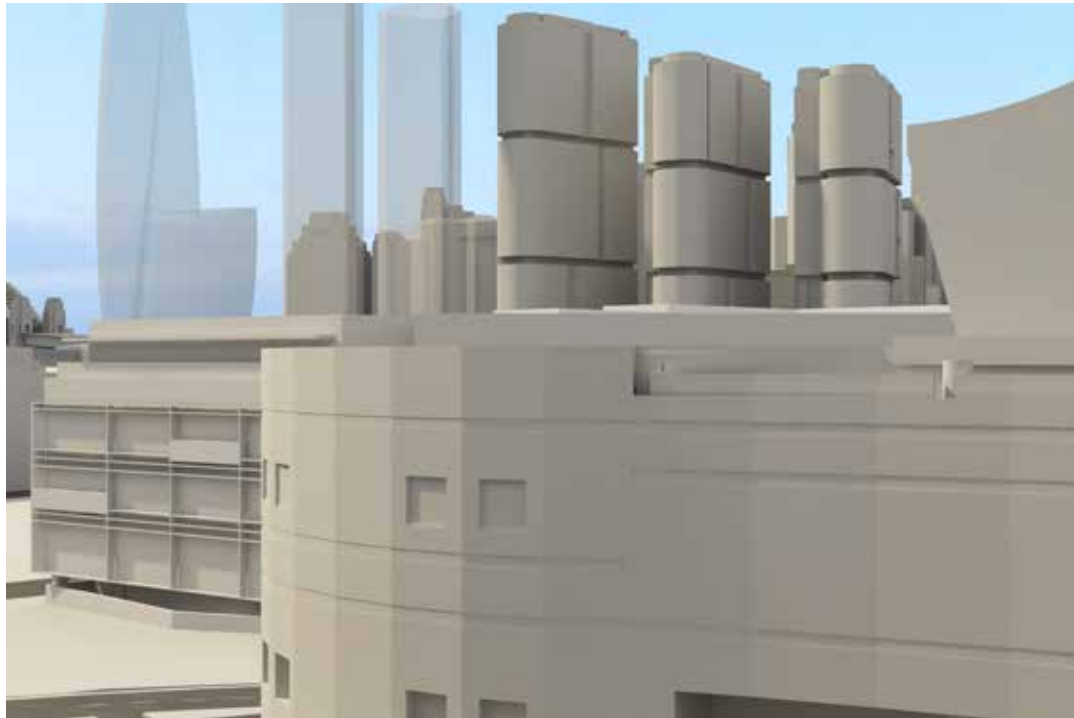
Importance of the view:	Moderate
Visual impact:	Low



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue

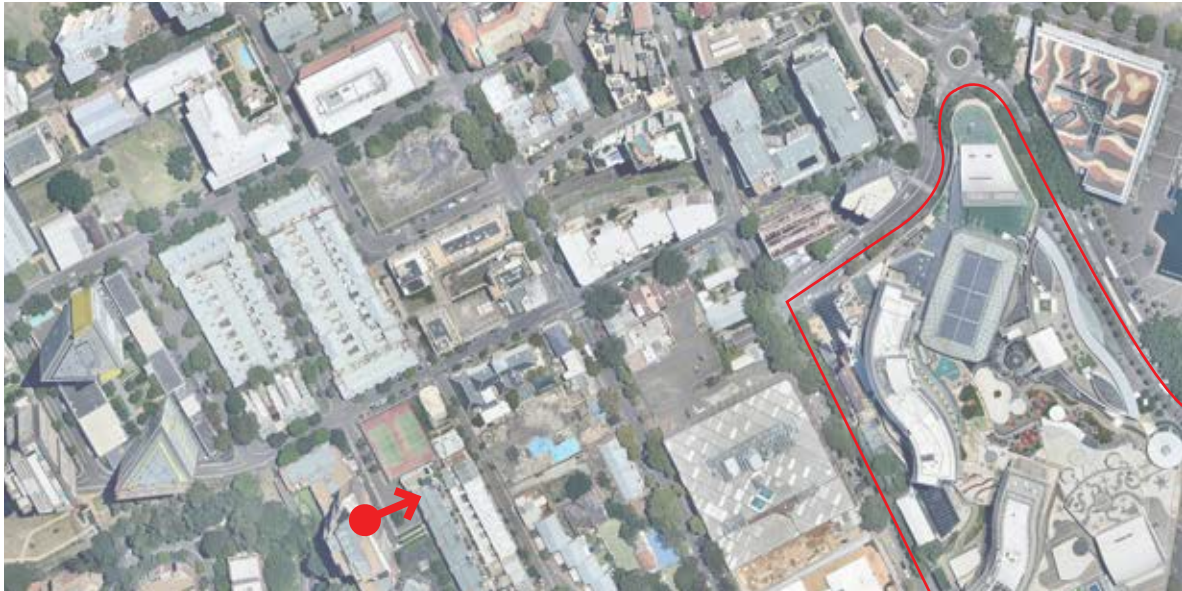


Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.17 Pr 17: 21 Cadigal Avenue (15th storey)



View location - In context of site



View location - Approx. location on 21 Cadigal Avenue facade

Importance of the view:

The view shown is the primary view of an east facing 15th-storey apartment. The existing view is a panoramic view of Pyrmont and Darling Harbour in the foreground, the CBD in the middle ground and the lower north shore in the distance. The existing Star building is visible as part of the massing of buildings within Pyrmont, Darling Harbour and the CBD behind.

Its importance is summarised as high.

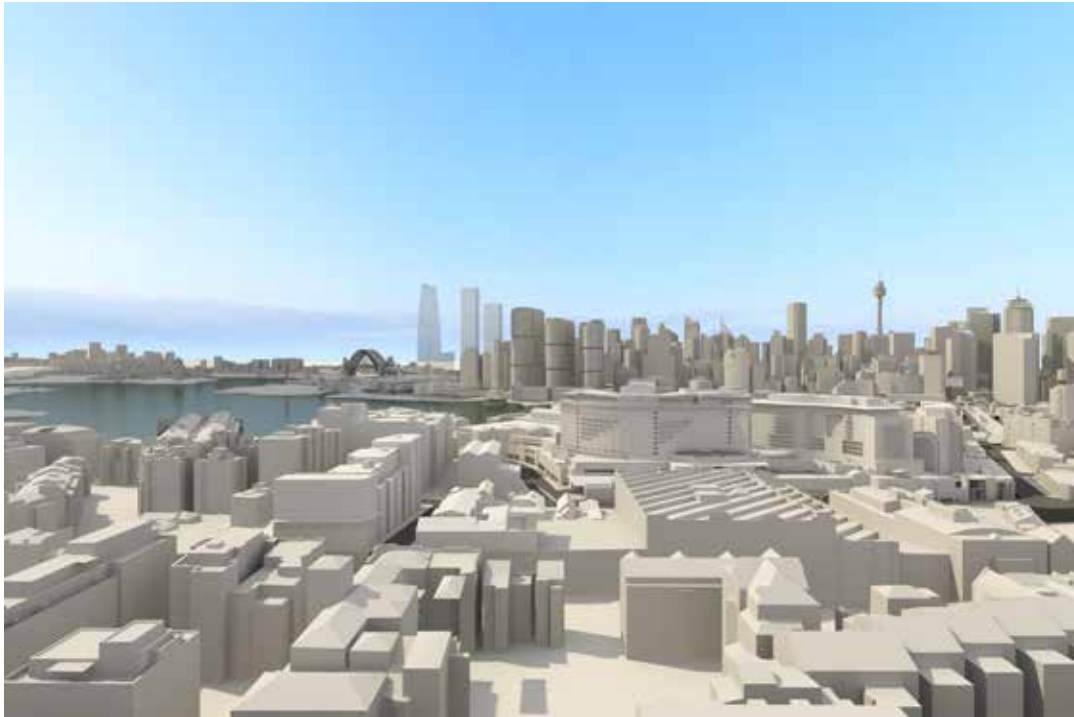
Visual impact:

The proposal is prominent within the view due to its height. It sits at the centre of a wider view and obscures a portion of Darling Harbour and one of the Barangaroo towers behind.

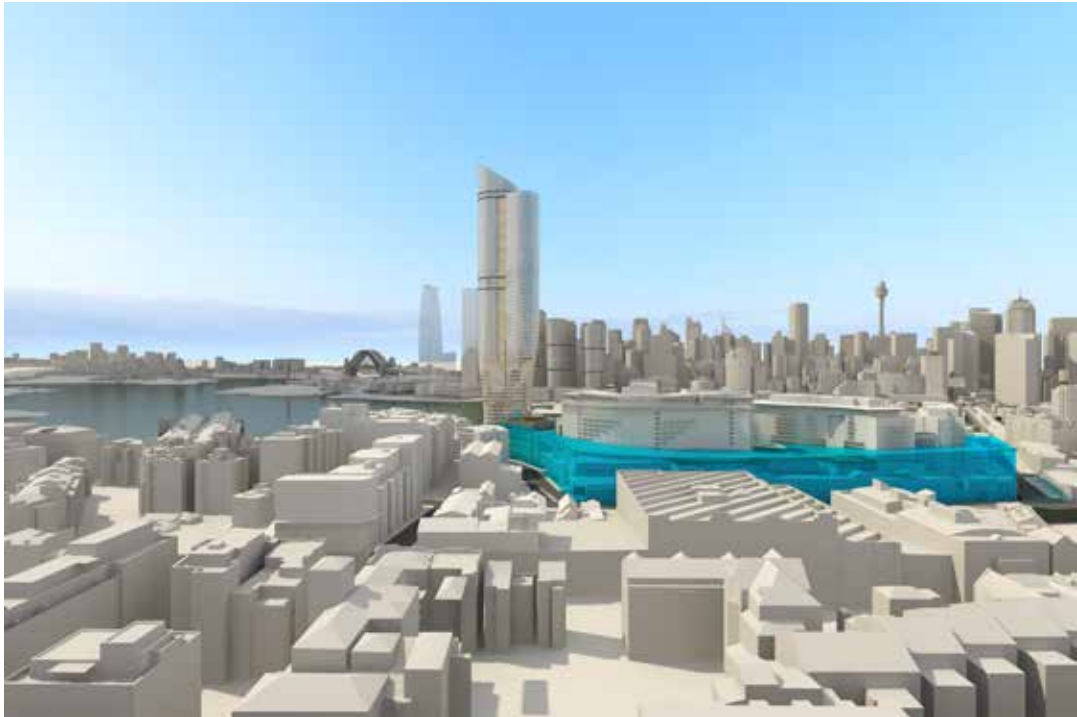
The visual impact is summarised as moderate.

Summary against criteria:

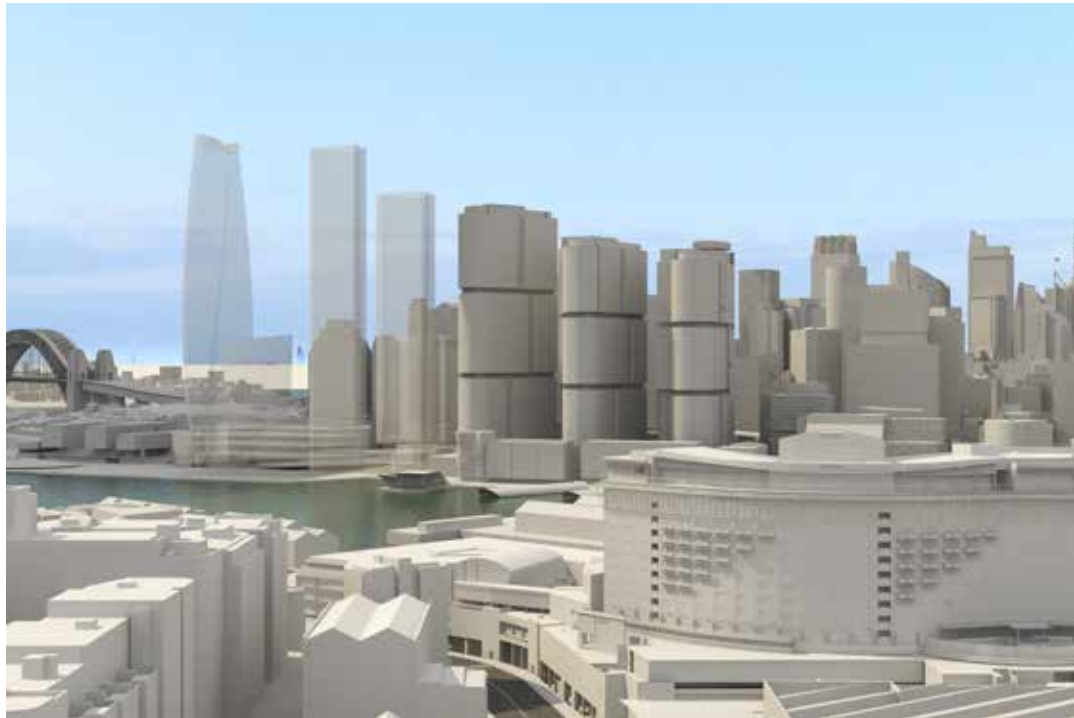
Importance of the view:	High
Visual impact:	Moderate



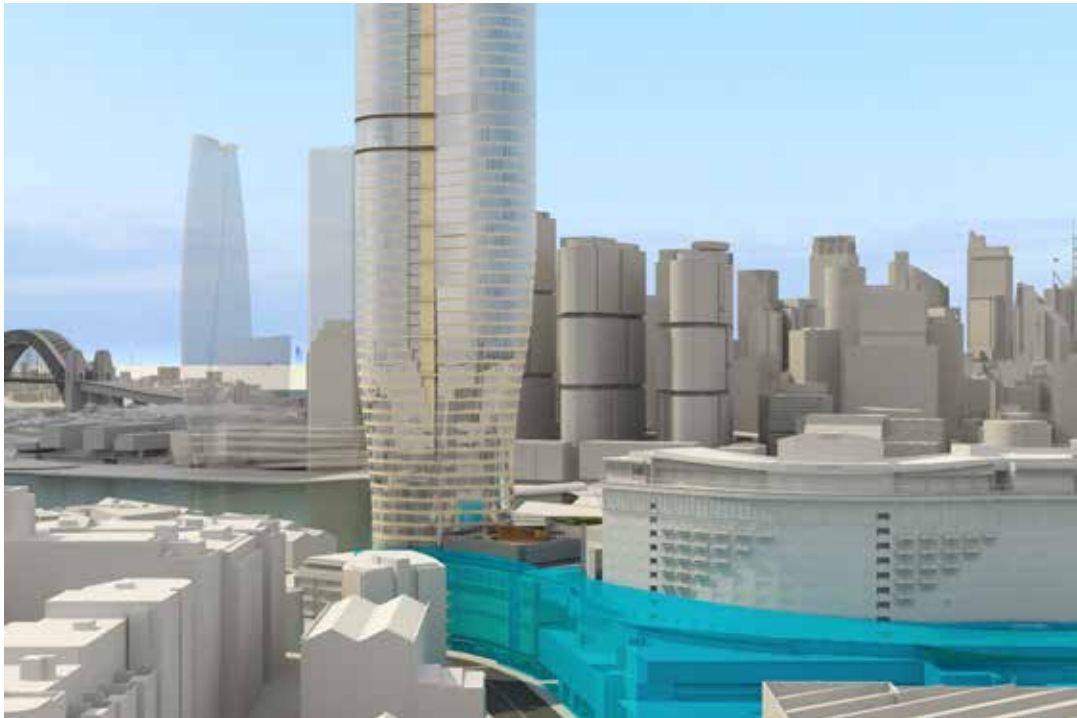
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.18 Pr 18: 8 Distillery Drive (18th storey)



View location - In context of site



View location - Approx. location on 8 Distillery Drive facade

Importance of the view:

The view shown is the primary view of an east facing 18th-storey apartment. The existing view is a panoramic view of Pymont in the foreground, Darling Harbour and the CBD in the middle ground and the lower north shore in the distance. The existing Star building is visible as part of the massing of buildings within Pymont, Darling Harbour and the CBD behind.

Its importance is summarised as high.

Visual impact:

The proposal is prominent within the view due to its height. It sits at the right of a wider view and obscures a portion of Darling Harbour and the Barangaroo towers behind.

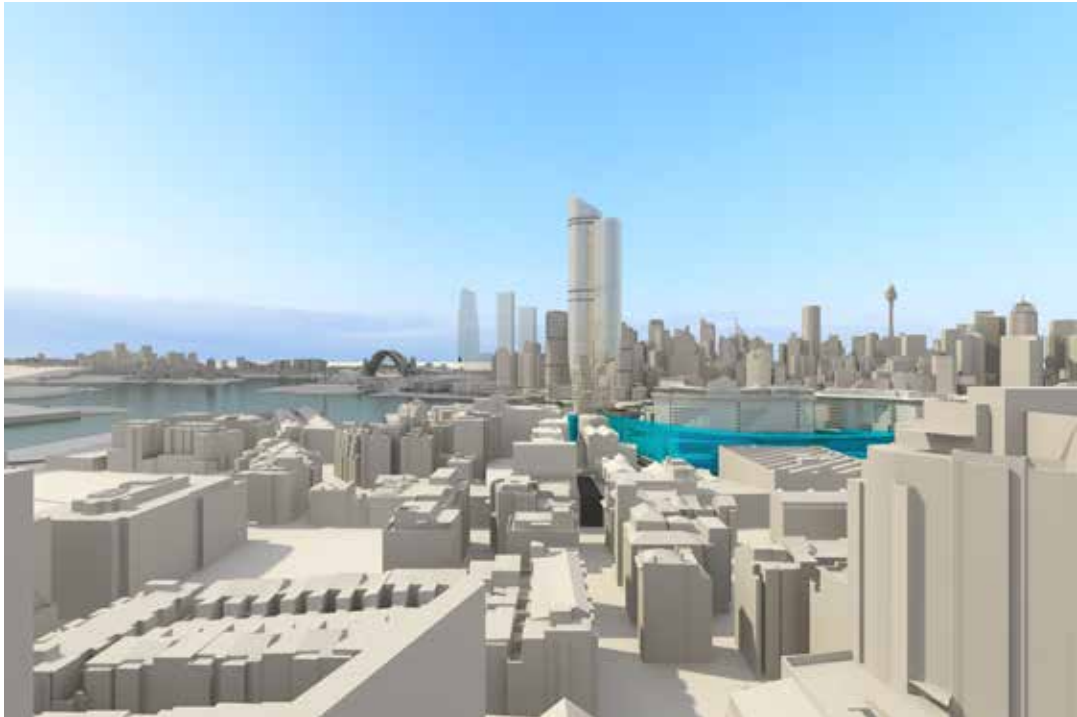
The visual impact is summarised as moderate.

Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate



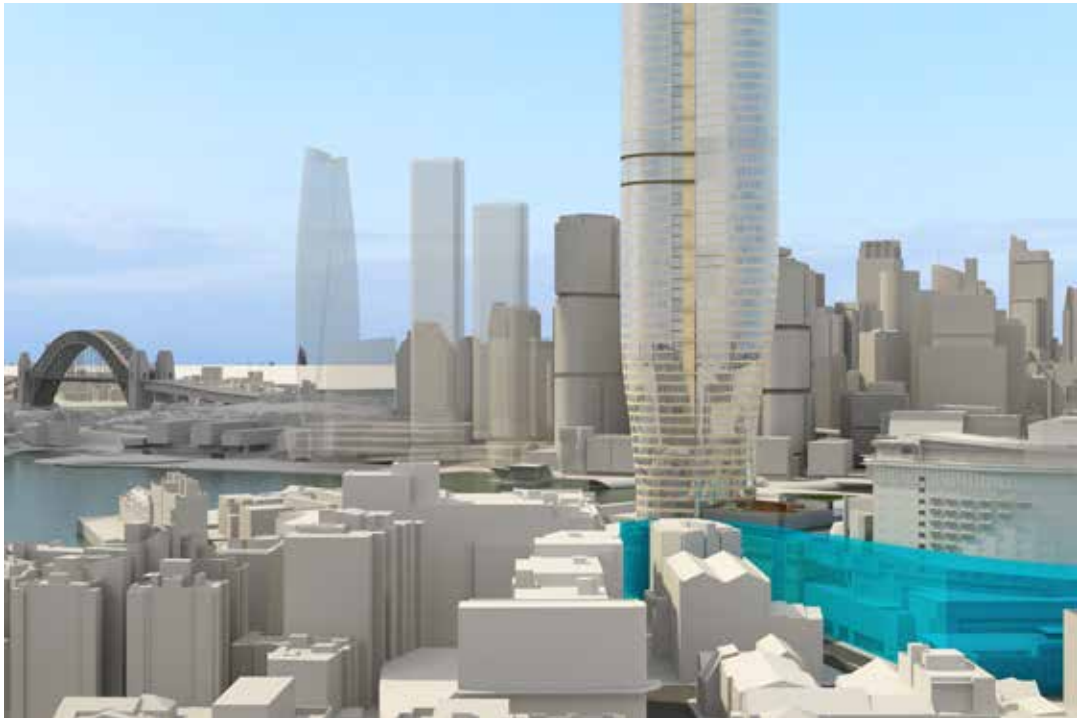
Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

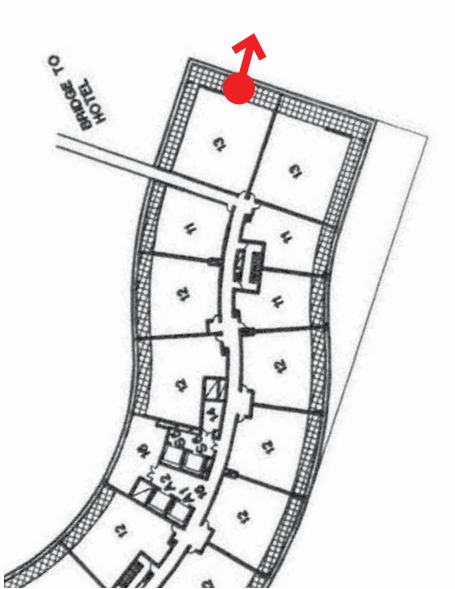
4.3.19 Pr 19: Astral Residences - Level 1 West



View location - In context of site



View location on building facade (aerial photo from north)



View location on plan (note: Plan rotated to north up)

Importance of the view:

The view shown is the primary view of a north facing apartment on Level 1 (the lowest level of the Astral residences). The existing view focuses on a small area of Darling Harbour with the city skyline to its right. The approved (not constructed) MOD14 is anticipated to reduce the existing water view slightly (see view Pr21 for a similar view). This view's importance is summarised as high.

Visual impact:

The proposal obstructs the view almost entirely, with only areas of sky above retained. Its impact is summarised as high.

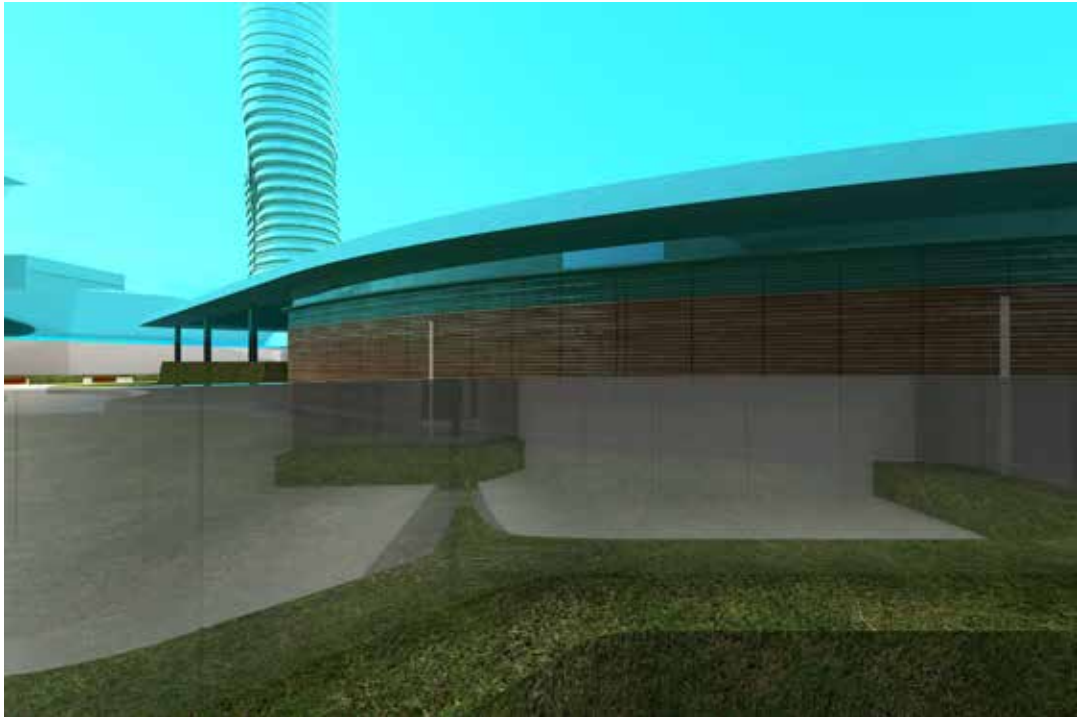
An LEP-compliant 28m height envelope placed across the site would obstruct this view similarly as the viewing height is below 28m from ground level.

Summary against criteria:

Importance of the view:	High
Visual impact:	High



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue (note: extends over this point)



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

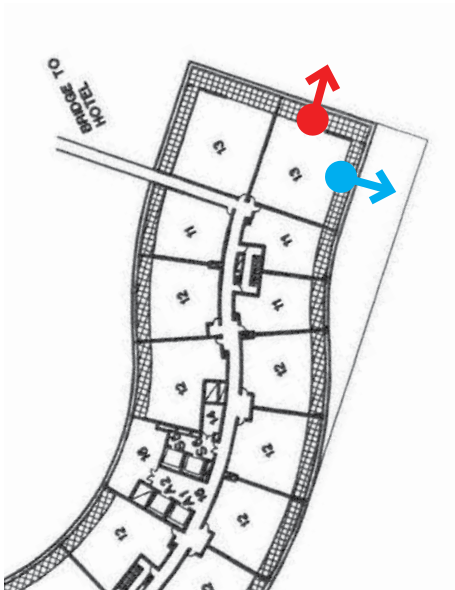
4.3.20 Pr 20: Astral Residences - Level 1 East



View location - In context of site



View location on building facade (aerial photo from north)



View location on plan (note: Plan rotated to north up)

- Primary view considered
- Alternative view

Importance of the view:

The view shown is the primary view of a north-east facing apartment on Level 1 (the lowest level of the Astral residences). The existing view focuses on Darling Harbour with the city skyline to its right and the horizon visible over Pyrmont to the left. Its importance is summarised as high. An alternative view is also available from within this apartment facing east towards the city skyline. The approved (not constructed) MOD14 is anticipated to reduce the existing water view slightly (see view Pr21 for a similar view). This view's importance is summarised as high.

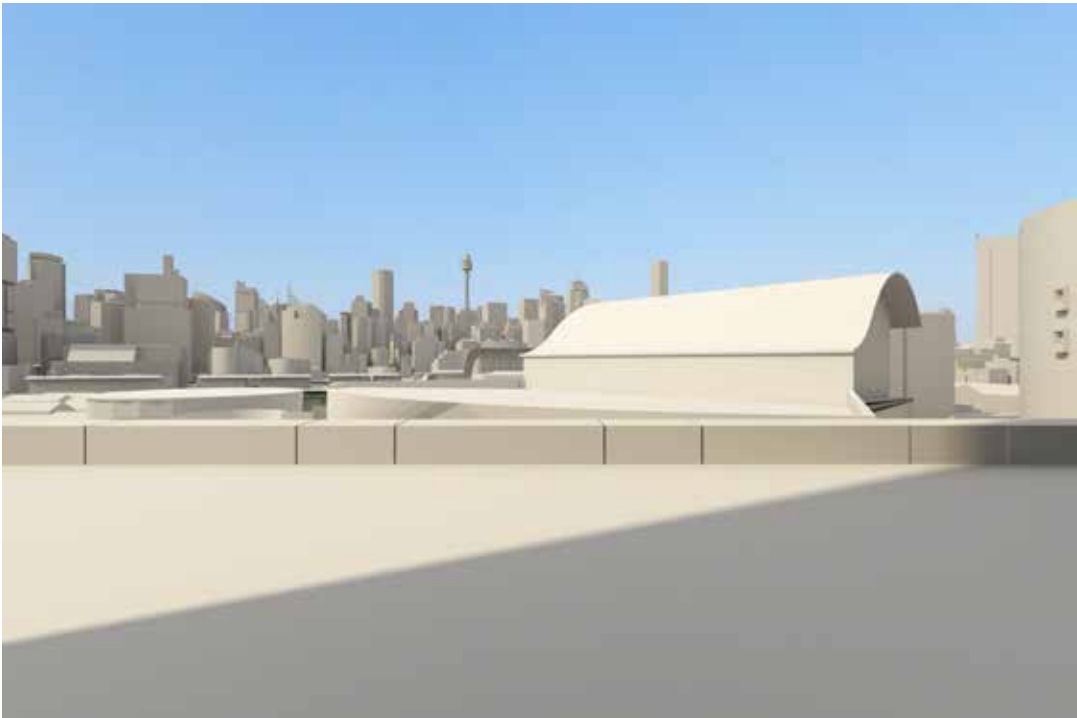
Visual impact:

The proposal obstructs the view almost entirely, with only areas of sky above retained. Its impact is summarised as high.

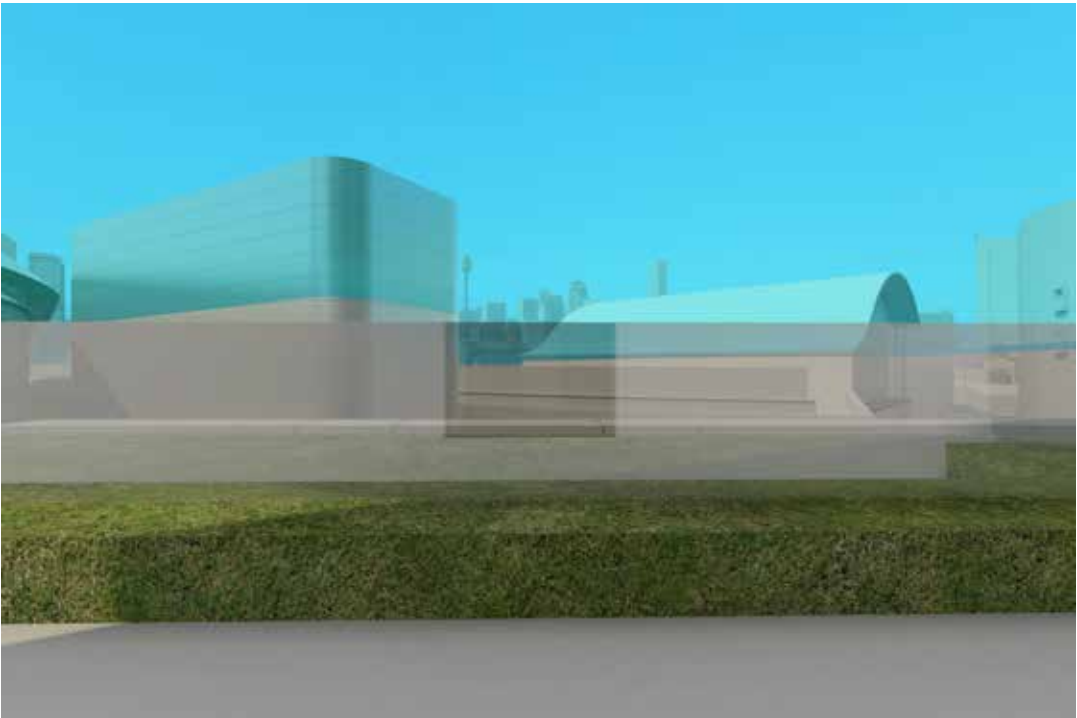
An LEP-compliant 28m height envelope placed across the site would obstruct this view similarly as the viewing height is below 28m from ground level.

Summary against criteria:

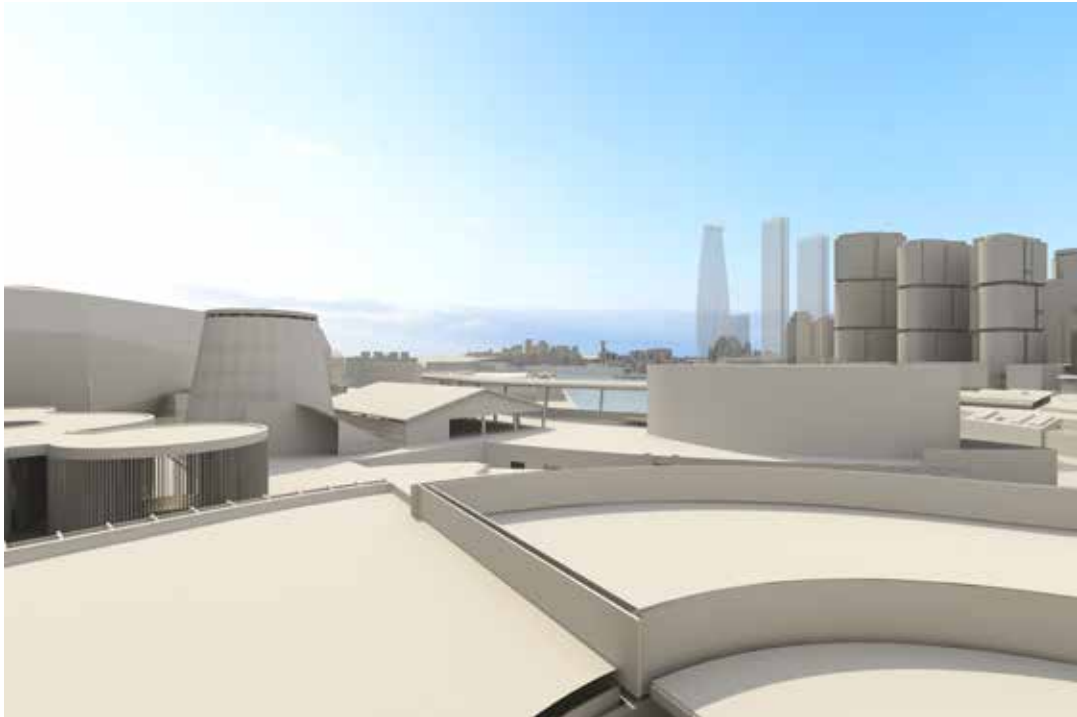
Importance of the view:	High
Visual impact:	High



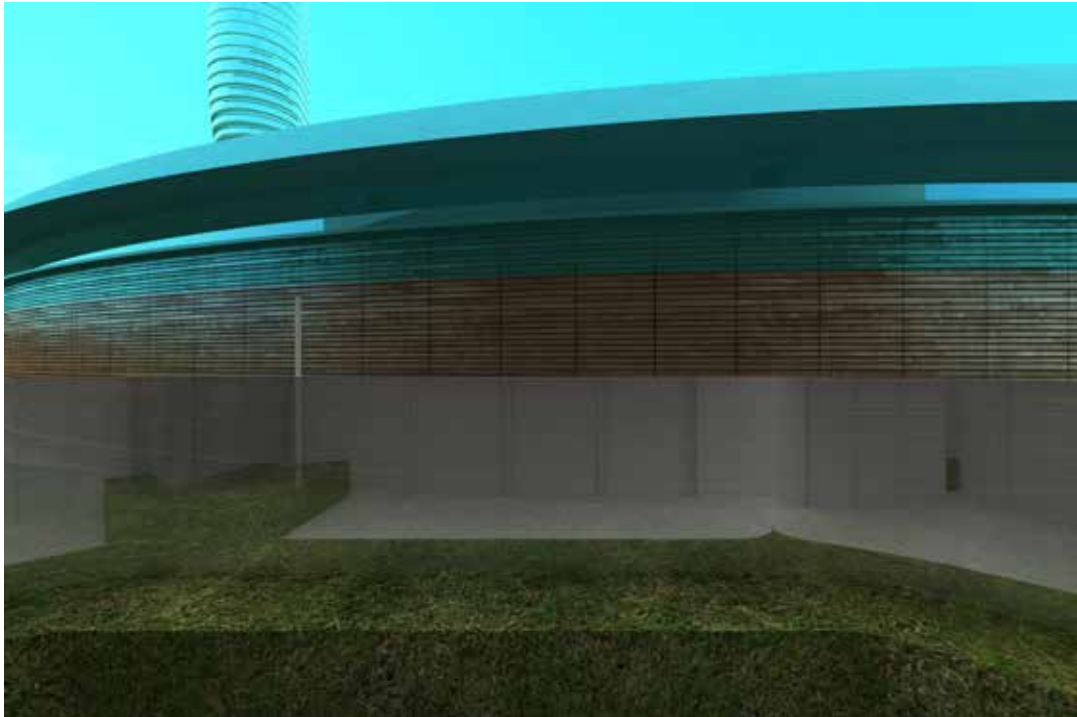
Alternative view from same apartment - existing (17mm focal length)



Alternative view from same apartment - proposed (17mm focal length)
28m LEP-compliant height envelope shown in blue (note: extends over this point)



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue (note: extends over this point)



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

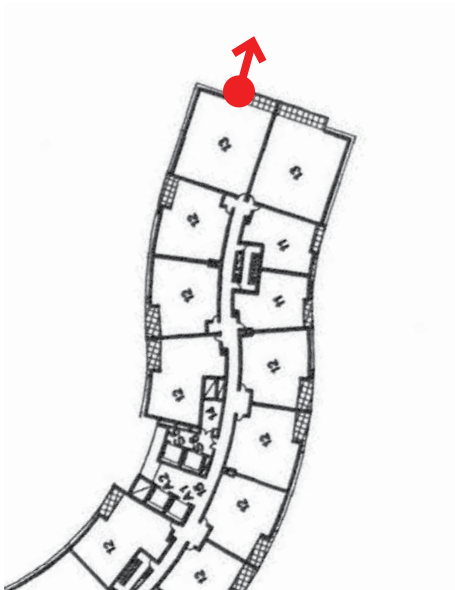
4.3.21 Pr 21: Astral Residences - Level 5 West



View location - In context of site



View location on building facade (aerial photo from north)



View location on plan (note: Plan rotated to north up)

Importance of the view:

The view shown is the primary view of a north facing apartment on Level 5 (approximately half way up the Astral residences). The existing view focuses on Darling Harbour with the city skyline to its right and the horizon visible over Pyrmont to the left. The approved (not constructed) MOD14 already reduces the existing view slightly.

The importance of this view is summarised as high.

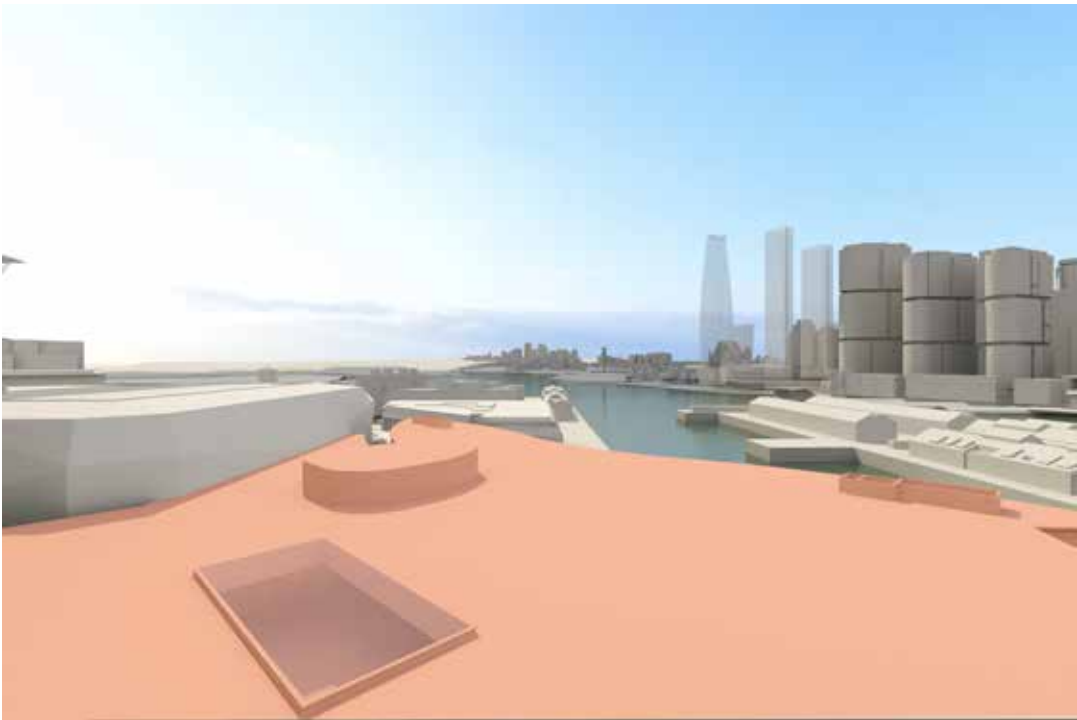
Visual impact:

The proposal is highly prominent within the view. It obstructs water and the horizon interface which are important elements within the view however the majority of the city skyline remains. Its impact is summarised as moderate to high.

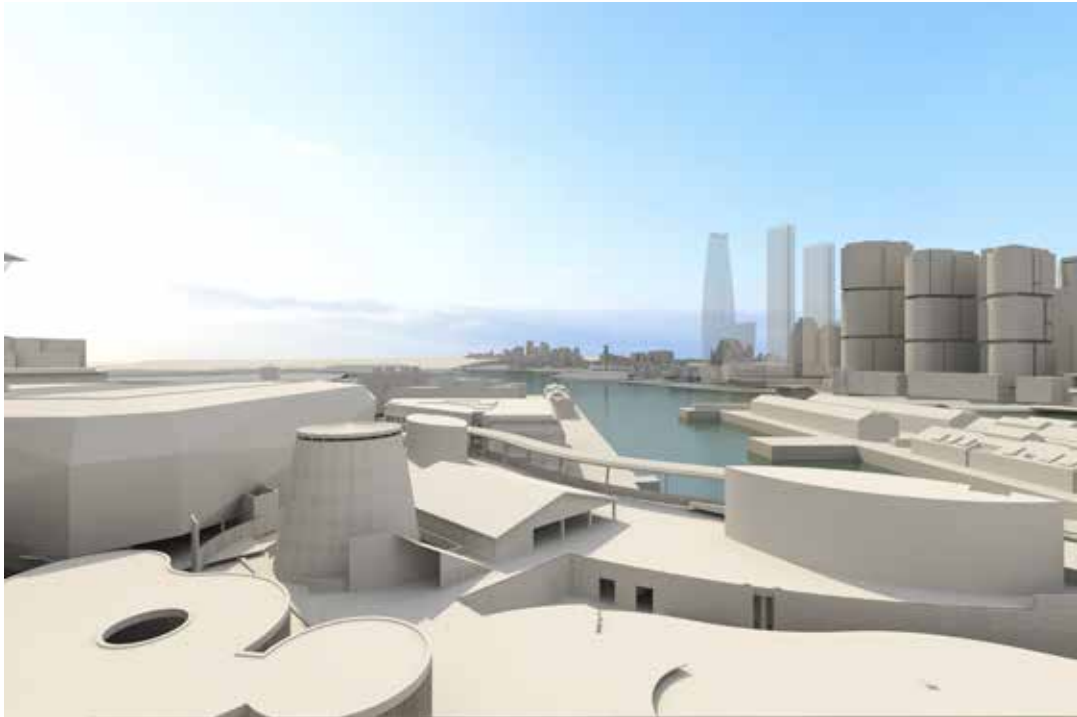
An LEP-compliant 28m height envelope would obstruct a significant proportion of the water view (much of Pyrmont Bay in the near-ground however not other visible areas of Darling Harbour and Sydney Harbour which are more distant) however would retain the horizon view.

Summary against criteria:

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



Existing view plus approved MOD14 - shown in pink (17mm focal length)



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

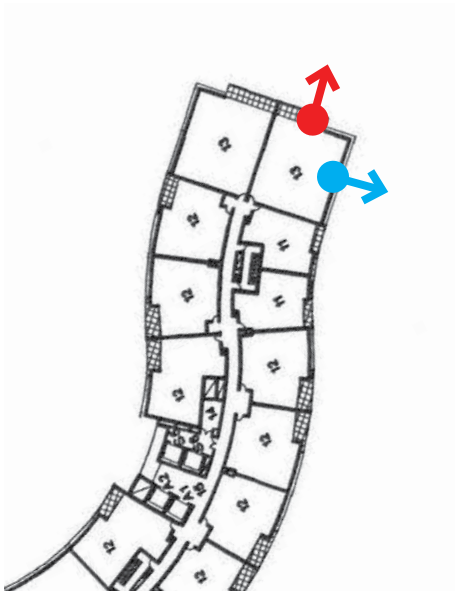
4.3.22 Pr 22: Astral Residences - Level 5 East



View location - In context of site



View location on building facade (aerial photo from north)



View location on plan (note: Plan rotated to north up)

- Primary view considered
- Alternative view

Importance of the view:

The view shown is the primary view of a north-east facing apartment on Level 5 (approximately half way up the Astral residences). The existing view focuses on Darling Harbour with the city skyline to its right and the horizon visible over Pyrmont to the left. Its importance is summarised as high. An alternative view is also available from within this apartment facing east towards the city skyline. The approved (not constructed) MOD14 is anticipated to reduce the existing water view slightly (see view Pr21 for a similar view). Its importance is summarised as high.

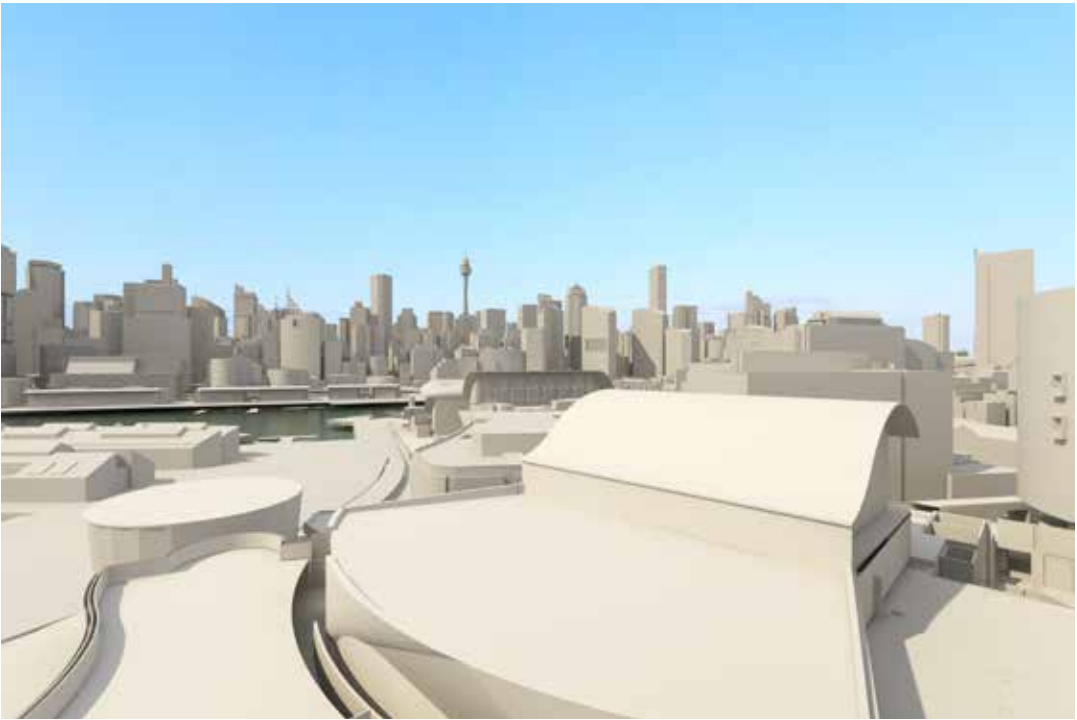
Visual impact:

The proposal is highly prominent within the view. It obstructs water and the horizon interface which are important elements within the view however the majority of the city skyline remains. Its impact is summarised as moderate to high.

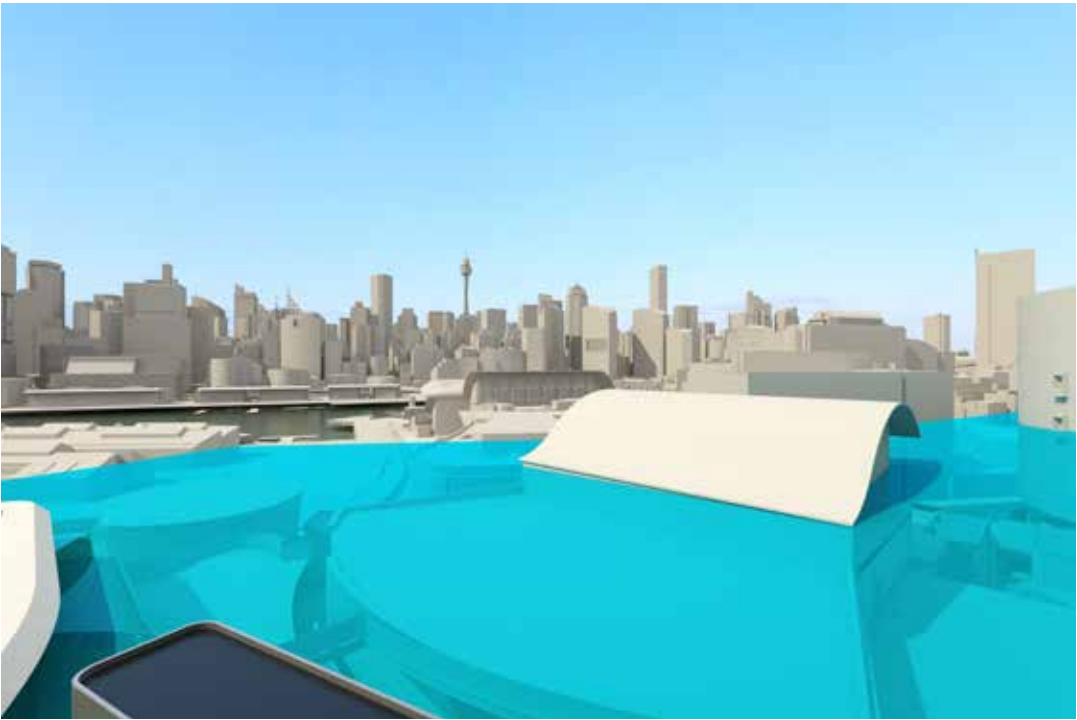
An LEP-compliant 28m height envelope would obstruct a significant proportion of the water view (much of Pyrmont Bay in the near-ground however not other visible areas of Darling Harbour and Sydney Harbour which are more distant) however would retain the horizon view.

Summary against criteria:

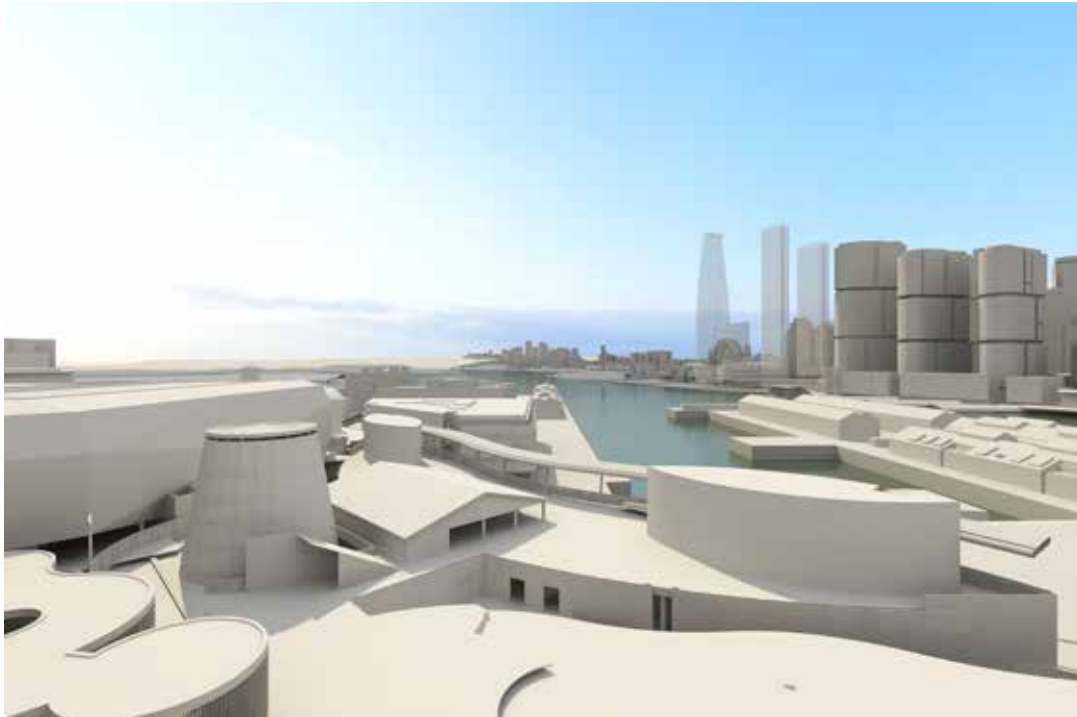
Importance of the view:	High
Visual impact:	Moderate to High



Alternative view from same apartment - existing (17mm focal length)



Alternative view from same apartment - proposed (17mm focal length) 28m LEP-compliant height envelope shown in blue



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

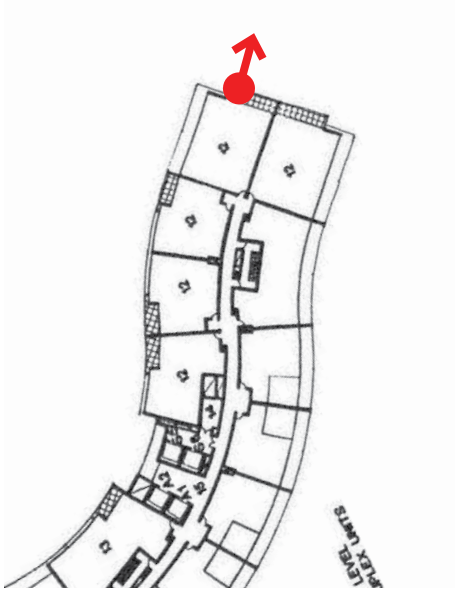
4.3.23 Pr 23: Astral Residences - Level 10 West



View location - In context of site



View location on building facade (aerial photo from north)



View location on plan (note: Plan rotated to north up)

Importance of the view:

The view shown is the primary view of a north facing apartment on Level 10 (the top level of the Astral residences). The existing view focuses on Darling Harbour with the city skyline to its right and elements of Sydney Harbour and horizon visible over Pymont to the left. Its importance is summarised as high.

Visual impact:

The proposal is prominent within the view. The 'ribbon' element obstructs part of Pymont Bay within the view. The tower element obstructs only a small area of view however affects the composition of the view, separating horizon views over Pymont from the central part of the view across Darling Harbour. The proposal retains key elements within the view including Darling Harbour and the city skyline. Its impact is summarised as moderate.

Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

4.3.24 Pr 24: Astral Residences - Level 10 East



View location - In context of site



View location on building facade (aerial photo from north)

Importance of the view:

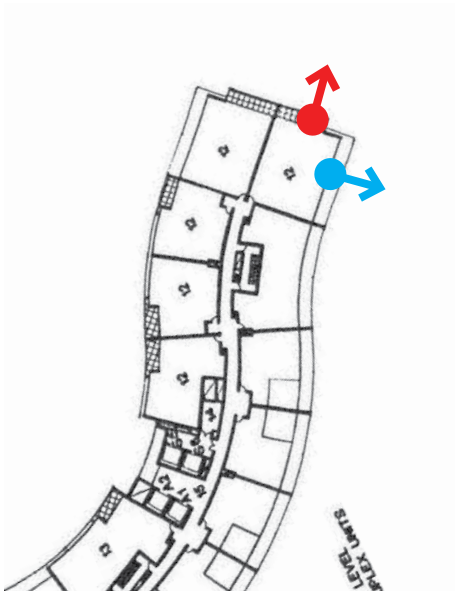
The view shown is the primary view of a north-east facing apartment on Level 10 (the top level of the Astral residences). The existing view focuses on Darling Harbour with the city skyline to its right and elements of Sydney Harbour and horizon visible over Pyrmont to the left. An alternative view is also available from within this apartment facing east towards the city skyline. Its importance is summarised as high.

Visual impact:

The proposal is prominent within the view. The 'ribbon' element obstructs part of Pyrmont Bay within the view. The tower element obstructs only a small area of view however affects the composition of the view, separating horizon views over Pyrmont from the central part of the view across Darling Harbour. The proposal retains key elements within the view including Darling Harbour and the city skyline. Its impact is summarised as moderate.

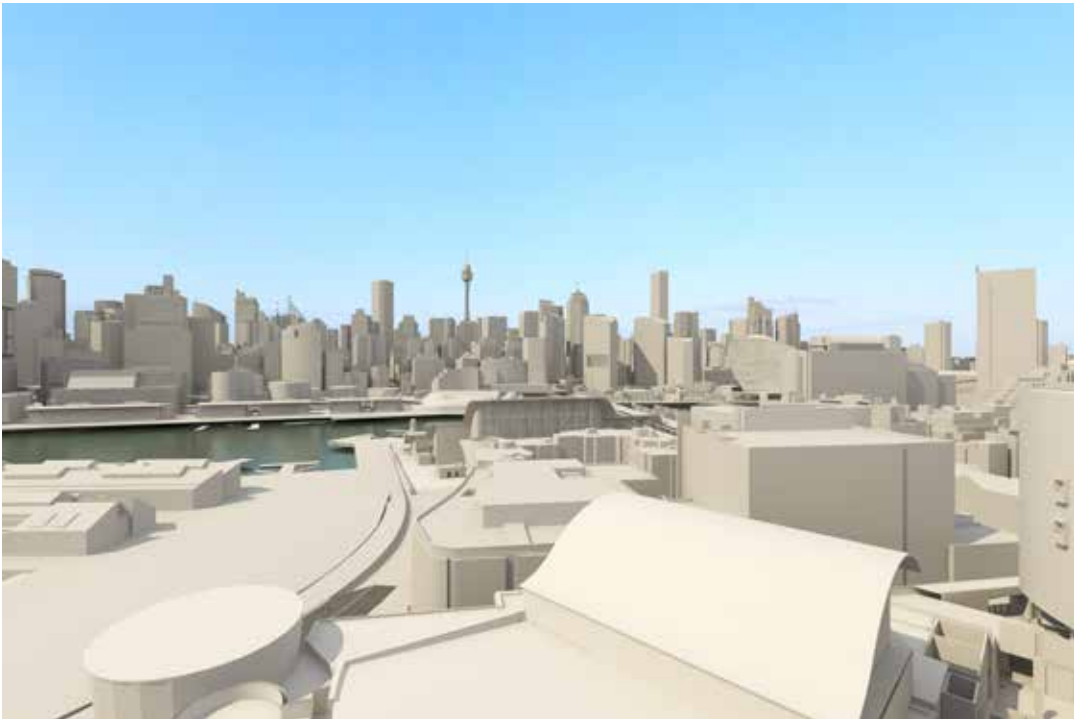
Summary against criteria:

Importance of the view:	High
Visual impact:	Moderate

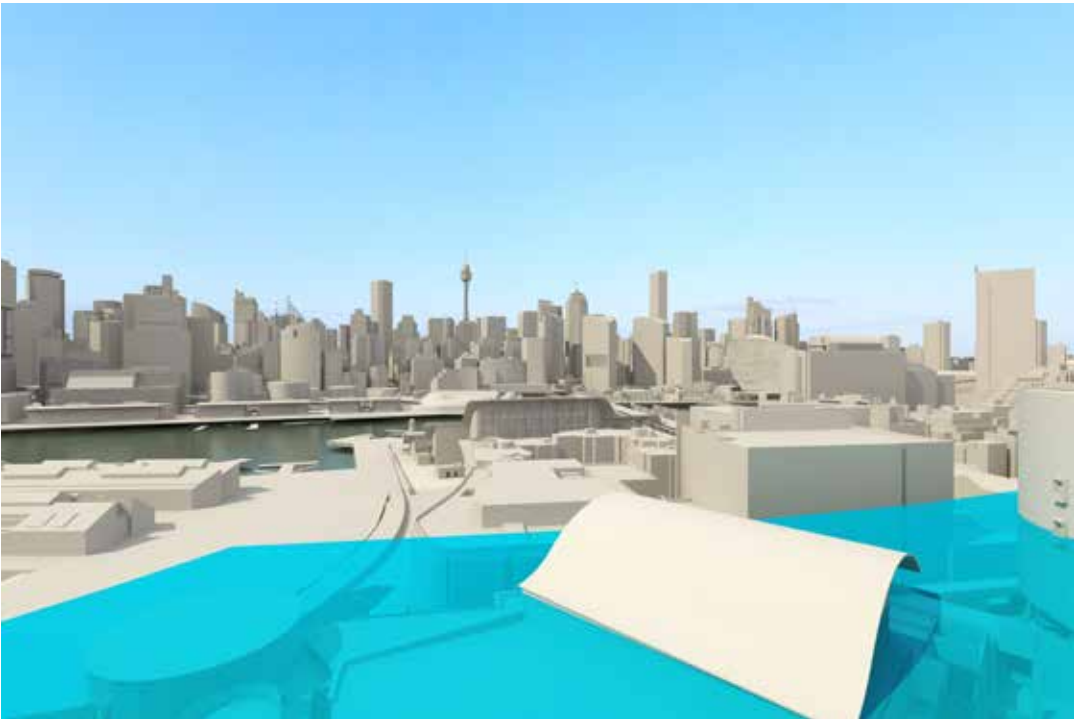


View location on plan (note: Plan rotated to north up)

- Primary view considered
- Alternative view



Alternative view from same apartment - existing (17mm focal length)



Alternative view from same apartment - proposed (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (17mm focal length)



Proposed development view (17mm focal length)
28m LEP-compliant height envelope shown in blue



Existing view (50mm focal length)



Proposed development view (50mm focal length)
28m LEP-compliant height envelope shown in blue

5 Summary of impacts

5.1 Visual catchment and public domain views

Visual catchment

Visual catchments are often defined by the topography and the surrounding ridgelines. Notwithstanding, with tall buildings it may still be possible to view the tower beyond the ridgelines, depending on whether there is higher ground beyond and even if the ground continuously recedes beyond the ridge line, some amount of the tower form can/will be visible.

As a tall building within Sydney, it may be possible to see the proposal from an area as wide as the Sydney Basin as far away as the Blue Mountains. From these distances however the proposal will not have a detrimental impact in any views and will form part of the overall skyline.

At a more local level, within the urban environment of Sydney, other buildings obstruct views from many locations and a complicated pattern of visual catchment is present due to this.

As requested by the SEARs, 'contours' for visual catchment have been identified as far as possible and are described on Figure 5.1.2. These show an approximate maximum extent for locations in which views which have 'moderate' and 'moderate-high' impacts may be present within the public domain, as far as can be ascertained through the methodology of this project. Within these areas will be many locations where visibility of the proposal is limited (due to local built form and changes in topography) and the impacts are lower.

This provides a summary of maximum extent of locations which will receive the greatest visual impacts from the proposal.

Public domain views

Presented on the opposite page is a summary table of the view analysis and associated impact assessment.

Only three views of the twenty five reviewed are of greater than a moderate impact as assessed.

The methodology and criteria used in this report to describe 'view impacts' describes where a change will occur to the view, however not necessarily whether it the impact or change is appropriate, acceptable, enhancing or detrimental, which is concluded in the following section of this report. It includes objective factual considerations such as height and distance which will give the site's prominence a high rating, particularly in close views.

The terminology for 'visual impact' considered here should be differentiated from any consideration of 'environmental impact' as required for the conclusions of this report. The latter should only be based on view change which has a clear detrimental impact, and is assessed in the following chapter of this report.

The greatest visual impacts of the proposal are for views from the eastern foreshore of Darling Harbour, including the Barangaroo North Foreshore, King Street Wharf and Pyrmont Bridge East Approach. In these views the tower is highly prominent in a location which does not contain buildings of a similar scale at present, although there were tall elements within the skyline at this location in the past, being the Pyrmont Power Station (approximately 10-12 storeys). Additionally, it is acknowledged in a strategic sense that this area will change as the city expands west. However it is notable that in none of these views does the proposal impact on the existing important elements of the view, which are primarily water views of Darling Harbour.

The proposal also presents a moderate impact on average to areas including:

- The upper end of Martin Place near Macquarie Street. This is a view of identified importance under the draft Central Sydney Planning Strategy and consideration of its appropriateness and acceptability is given separate consideration in the following section of this document.
- Other foreshore areas including Barangaroo Headland Park and

Observatory Hill, Pyrmont Bridge West and Cockle Bay. In these views the proposal is generally in a less prominent location in the broader panoramic view and/or has a scale relationship with other elements in the near distance.

- Key views from the northwest and southwest including Peacock Point, Ewenton Park, Robert Street Reserve and the foreshore walk near Bridge Road. These are less important views than the key city views identified above due to a lower public presence however still have some significance as key foreshore locations. In these the proposal will be prominent however the proposal will not affect the appreciation of any existing important elements within the view.
- Medium distance and local views where the proposal will be highly visible and prominent however are not generally highly important views and the proposal will not affect the appreciation of any view of significance. These include views from Union Square, Giba Park, Pirrama Park, Pirrama Road / Jones Bay Road and Pyrmont Bay Park.

In all other views the proposal is of low-moderate, low or no visual impact.

The moderate and moderate-high impacts noted above are caused through the evaluation of factors considered in this assessment as the building appears large within the field of view (e.g. from near locations) and is a new element within the view (e.g. from eastern Darling Harbour) which are indicative of view change, but not necessarily indicative of a detrimental impact.

Importantly, the proposal does not result in detrimental impacts to views such as the blocking of views of scenic or iconic items.

The appropriateness and acceptability of these impacts is further considered in the following chapter of this document.

Summary of public domain views assessed

Group		View no.	Location	Key documented importance of view	Distance to location	Summary - Importance of public view	Summary - Visual impact
Distant views	North	1	Milsons Point Wharf	From landmark and State Heritage Luna Park, harbour and public place	2.4km	High	Low-Moderate
		2	McMahons Point Lookout	From harbour, public place	2.2km	High	Low-Moderate
		3	Balls Head Reserve	From harbour, public place	2.2km	High	Low-Moderate
	East	4	Observatory Hill	Public place, State Heritage Sydney Observatory	1.1km	High	Moderate
		5	Barangaroo Headland Park	From harbour, public place	1.1km	High	Moderate
		6	Central Barangaroo Foreshore	From harbour, public place	900m	High	Moderate-High
		7	Martin Place near Macquarie Street	Public place, view corridor	1.6km	High	Moderate
		8	Martin Place between Pitt St and George St	Public place, view corridor, State Heritage Cenotaph and General Post Office	1.2km	High	None
		9	King Street Wharf	From harbour, public place	600m	High	Moderate-High
		10	Pymont Bridge Eastern Approach	From harbour, public place, State Heritage Pymont Bridge	900m	High	Moderate-High
		11	Pymont Bridge West	From harbour, public place, State Heritage Pymont Bridge	450m	Moderate	Moderate
		12	Cockle Bay	From harbour, public place, near State Heritage Concourse	900m	High	Moderate
		13	Peacock Point, Illoura Reserve	From harbour, public place, State Heritage Illoura Reserve	800m	Moderate-High	Moderate
	Northwest	14	Ewerton Park	From harbour, public place	1.0km	Moderate-High	Moderate
		15	Robert Street Reserve	From harbour, public place	1.4km	Moderate	Moderate
		16	Glebe foreshore parks	From harbour, public place	1.9km	High	Low-Moderate
	Southwest	17	Blackwattle Bay / Rozelle Bay	From harbour, public place, near State Heritage house 'Bellevue'	1.1km	High	Low-Moderate
		18	Foreshore walk near Bridge Road	From harbour, public place	1.1km	Moderate	Moderate
	West	19	Gladesville Bridge	From heritage item Gladesville Bridge and harbour	5.3km	Moderate	Low
Medium views		20	Union Square	From public place	300m	Moderate	Moderate
		21	Giba Park	From harbour, public place	250m	Moderate	Moderate
		22	Pirrama Park	From harbour, public place	450m	Moderate	Moderate
Immediate views		23	Pirrama Road / Jones Bay Road	-	<50m	Low	Moderate
		24	Pymont Bay Park	From harbour, public place	200m	Moderate-High	Moderate



Section location

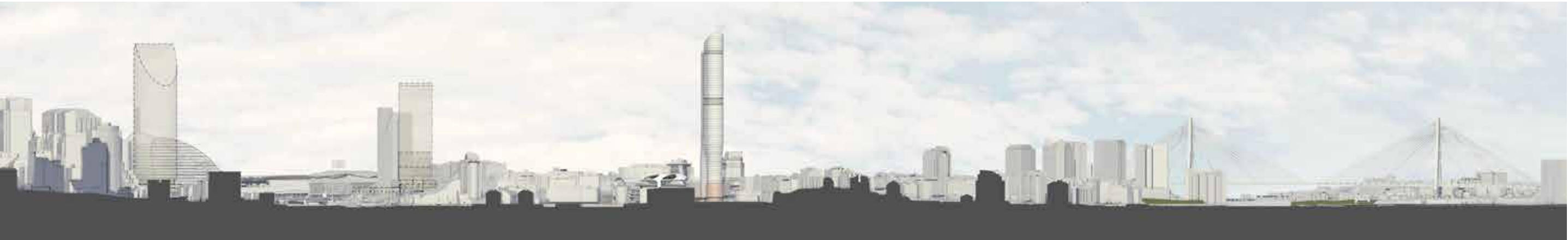


Figure 5.1.1 Long section through city describing topography and visual catchment



Site boundary

Importance of view

- Low to low-moderate
- Moderate
- Moderate-High to High

Potential Visual Impact

- Negligible
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High

Approximate visual catchment contours
(approx. max extent within which some locations may receive a visual impact of this categorisation)

- Moderate impact
- Moderate-high impact

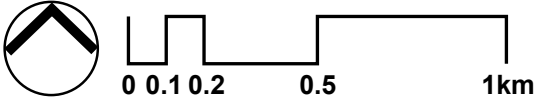


Figure 5.1.2 Summary of views assessed and approximate visual catchments - Shown on aerial photo

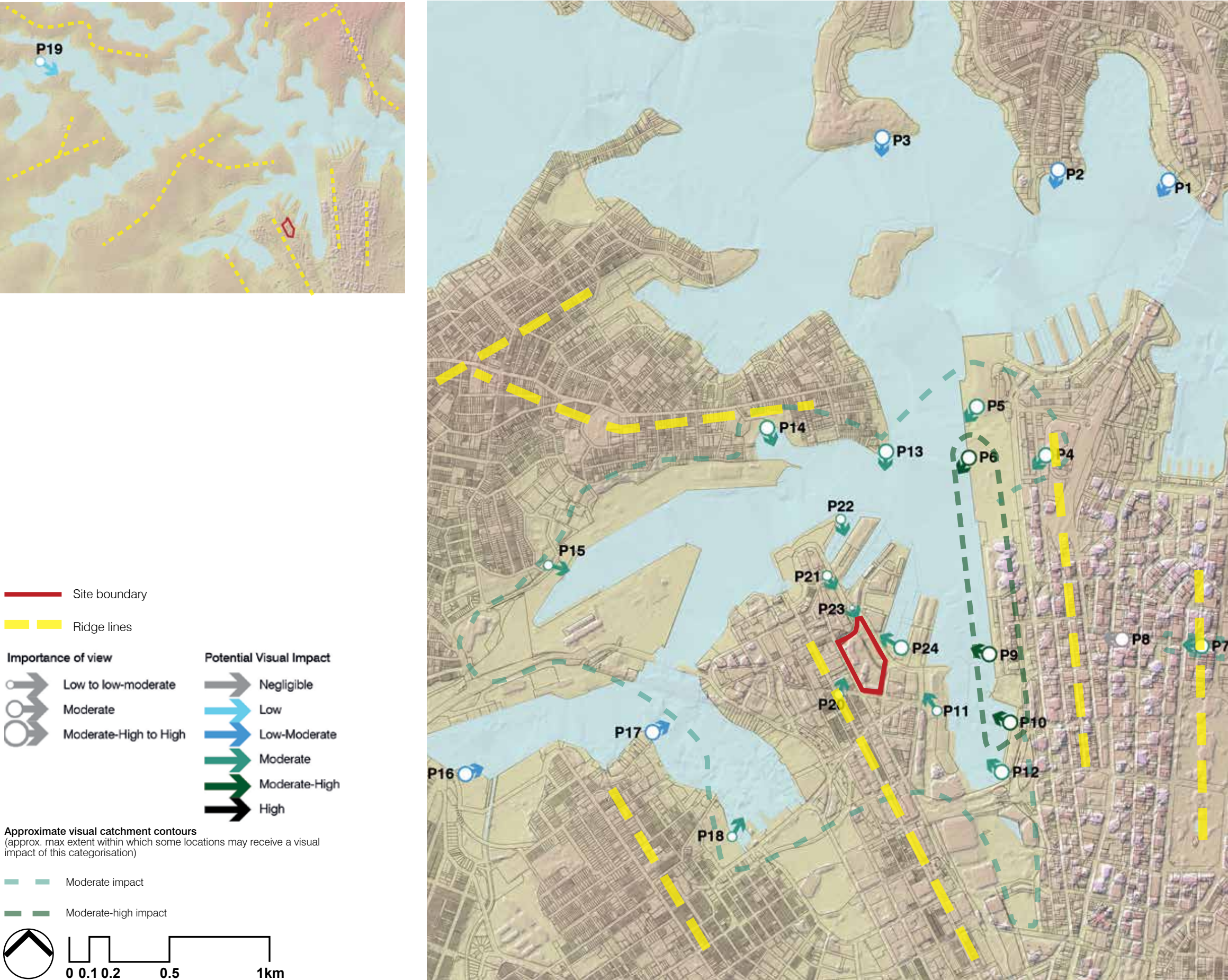


Figure 5.1.3 Summary of views assessed and approximate visual catchments - shown against topography

5.2 Impacts on the current urban setting including heritage items

Setting of surrounding heritage items

This report considers heritage and landmark items within visual impact best-practice process, as relevant places for assessment outlined through the planning framework (including SEARs). It does not provide a heritage assessment of these views which is provided separately within the Heritage Impact Statement for this project (Urbis). The Heritage Impact Statement supplements the assessment provided in this report with further consideration of heritage-related visual impacts in heritage terms.

The criteria of this assessment are not heritage concerns but other considerations such as number of people and likely duration of view. Locations of heritage items are selected as places for consideration of views in this document as they are ascribed importance through the planning framework. For this reason the views considered in this assessment differ from those considered in the Heritage Impact Statement.

The table adjacent lists a range of key heritage items which have been considered in this report as relevant locations for considering views, including state heritage items and heritage conservation areas. This table also summarises the focus of views as experienced for each of these heritage items. It includes items with a range of visual importance including those:

- which are the subject of views from other locations (e.g. the Sydney Harbour Bridge)
- which are those positions of obtaining views to other locations (e.g. Pyrmont Bridge).
- where character change is an important consideration (e.g. Pyrmont conservation area).

The analysis section of this document considers the importance of views both to and from these locations individually.

Although the proposal will be visible in views from many of these locations, there is no obstruction of public domain views from or to these items, which is the focus of planning considerations for view loss under the SREP.

Key heritage items considered for views	Identified in document	Views considered (see Chapter 3, Appendix A)	Photomontage views considered (see Chapter 4)	Focus of view as experienced
Luna Park Precinct	State heritage, FWDCP landmark	DN3, DN4, DN5	P1	Broad views to/from harbour
Sydney Harbour Bridge	State heritage, FWDCP landmark	DN18-19		Broad views to/from harbour
Pyrmont Bridge	State heritage	DE30-32	P10, P11	Broad views to/from harbour
The Concourse (Cockle Bay)	State heritage	DE35	P12	Views of harbour
Illoura Reserve	State heritage	DNW1	P13	Broad views to/from harbour
Bellevue	State heritage	DSW5	P17	Broad views to/from harbour
Gladesville Bridge	State heritage	RW1	P19	Broad views to/from harbour
Sydney Observatory	State heritage	DE1-DE6	P4	Broad views to/from harbour
Cenotaph and General Post Office	State heritage	DE21	P8	Local views
Wreck of Maritime Services Board Hopper	State heritage	DN10		On harbour. Subject of local views.
Sydney Harbour Queen	State heritage	DN14		On harbour. Subject of local views.
Royal Edward Victualling Yards	State heritage	Im8		Views of harbour
Martin Place	Local heritage (LEP)	DE18-20	P7, P8	Axial view flanked by buildings
Pyrmont Heritage Conservation Area	Local heritage (LEP)	M2, M3, M4, Im1	P20	Local view with consistency in scale and character

Isolation and setting - tall buildings

The proposal is visible in a wide range of views. This visibility and prominence forms part of the overall consideration of impacts in the proposal, though is generally less significant in visual impact terms to obstruction of views from and to key locations, which forms the focus of the planning framework.

The table adjacent summarises the visibility of the proposal within the context of other towers. In 21 of the 24 photomontage views considered, towers within Central Sydney are visible from the view location. In some of these, the proposal is seen with the City as the direct backdrop to the proposal.

From this it is noted that presence of a tall building on the site will not necessarily substantially change the visual context of these view locations. This has been described for each view through the detailed analysis in Chapter 4 of this document.

Public domain views and city scale

View	Central Sydney towers visible	Central Sydney towers form the backdrop of views of the proposal
P1	✓	
P2	✓	
P3	✓	
P4	✓	
P5	✓	
P6	✓	
P7	✓	✓
P8	✓	✓
P9	✓	
P10	✓	
P11	✓	
P12	✓	
P13	✓	
P14	✓	
P15	✓	✓
P16	✓	✓
P17	✓	✓
P18	✓	
P19	✓	
P20		
P21	✓	
P22	✓	
P23		
P24		

5.3 Private views

Architectus has considered private view impacts from the 3 buildings requested under the SEARs which are likely to be the most highly affected views, as well as additional views facing the site from 21 Cadigal Avenue, 8 Distillery Drive and the Astral Residences.

The most highly affected private views include those from 2 Jones Bay Road and the Astral Residences.

For 2 Jones Bay Road apartments on levels 6-8 (the 7th-9th floors) are the most highly impacted and will lose:

- for apartments facing southeast, the entirety of existing water views and city/skyline views (which may be oblique views); or
- for apartments facing northeast, the front facing portion of water views and part to all of city skyline views whilst retaining oblique views to Sydney Harbour and the iconic Sydney Harbour Bridge.

Floor plans for 2 Jones Bay Road have not been available to Architectus to understand the apartments affected at a more detailed level, impact on habitable/non-habitable rooms or exact numbers of units affected. Based on a desktop review of addresses and floor plans of individual units available from internet sources we understand that this is likely to affect approximately 16 individual units (unit numbers expected to included 604-608, 704-708, plus approximately 6 of 9 units on Level 8).

Lower levels of the same building will not be as significantly affected as those currently facing the existing Star building where upper levels view over the Star building to Darling Harbour and the city skyline.

For the Astral residences, two apartments per floor from Level 1 to approximately Level 7 (14 apartments) will lose the majority of their water views to Darling Harbour, but typically retain city skyline views. Approximately four of these also retain an alternative view through an east window. Upper levels of the Astral Residences where the proposal will be seen as a prominent element however will not obstruct the most important view elements of Darling Harbour or the city skyline.

In addition a number of apartments will be moderately impacted, including:

- 24 and 26 Point Street, where east-facing apartments will lose a portion to the side of their wider panoramic view, which is generally focussed to the east.
- 88 John Street, where the proposal will not obstruct important water view glimpses however will be a dominant feature within the wider view.

Views from more distant residential apartment buildings such as 21 Cadigal Avenue and 8 Distillery Drive will also receive a moderate impact from the proposal due to its visual prominence however the majority of the wider panoramic view remains.

Summary of private views assessed

Building	Approx. distance to proposed tower	View no.	Location where view is obtained	Importance of private view	Visual impact
88 John St	150m	1	Balcony only	Moderate	Moderate
		2	Balcony only	Low	Low
		3	Primarily balcony	Moderate-High	Moderate
		4	Primarily balcony	Low	Low
24 & 26 Point St	30-100m	5	Balcony only	Moderate	Moderate
		6	Balcony only	Low	Low
		7	Primary living area	High	Moderate
		8	Primary living area	High	Moderate
		9	Primary living area	High	Moderate
		10	Primary living area	High	Moderate
2 Jones Bay Rd	<25m	11	Primary view from edge of balcony	High	High
		12	Primary view from edge of balcony	Moderate-High	Moderate
		13	Primary view from edge of balcony	Low-Moderate	Moderate
		14	Primary living area	High	High
		15	Primary living area	Moderate-High	High
		16	Primary living area	Moderate	Low
21 Cadigal Avenue	420m	17	Primary living area	High	Moderate
8 Distillery Drive	450m	18	Primary living area	High	Moderate
Astral Residences	130m	19	Primary view	High	High
		20	Primary view (alternative available)	High	High
		21	Primary view	High	High
		22	Primary view (alternative available)	High	High
		23	Primary view	High	Moderate
		24	Primary view (alternative available)	High	Moderate

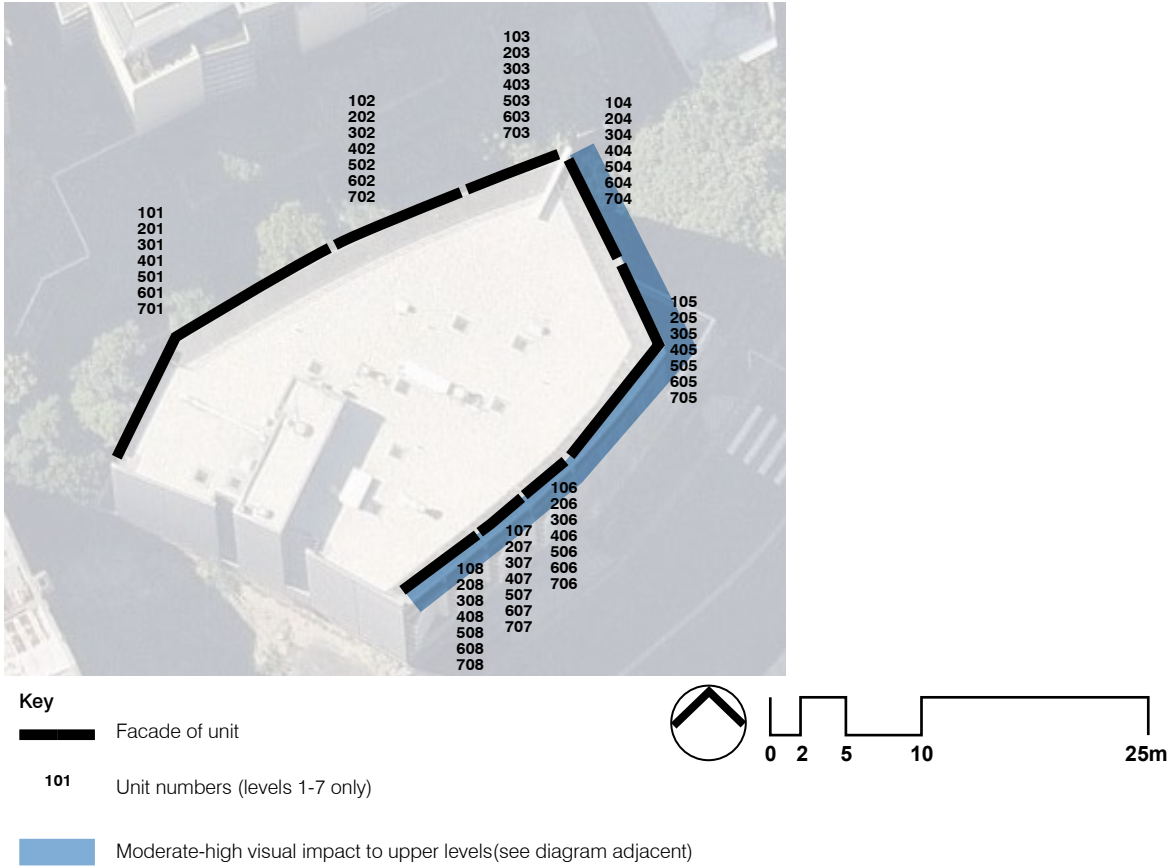
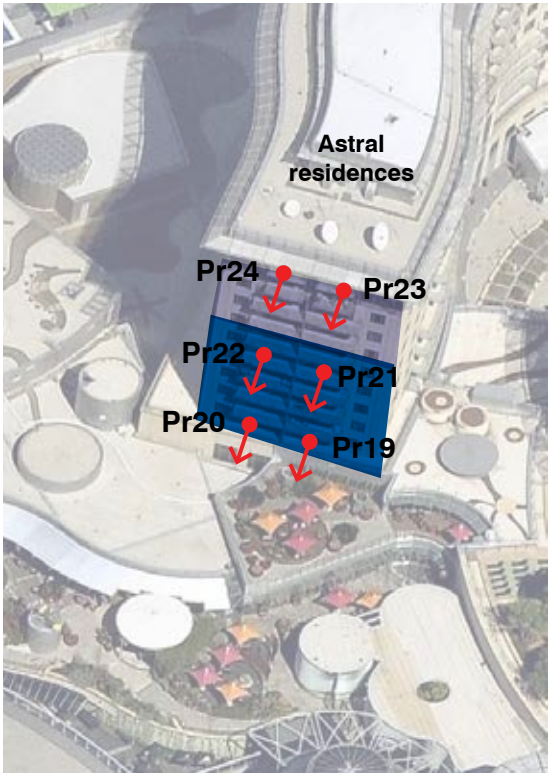


Figure 5.3.2 Architectus' understanding of unit layout of 2 Jones Bay Road and affected unit numbers for typical levels (1-7)

It is expected that five units per typical floor will be affected by the proposal.
Note: This is an best estimate with available information (plans of individual units obtained online)

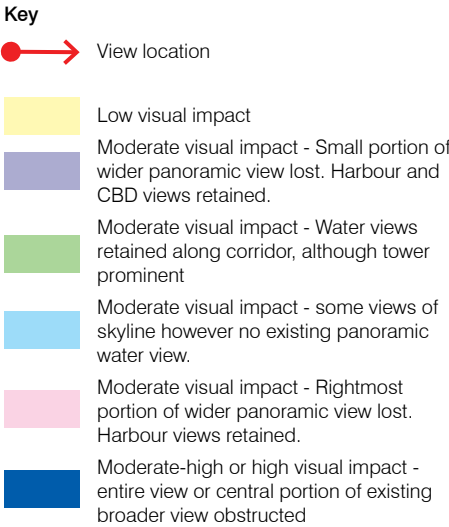
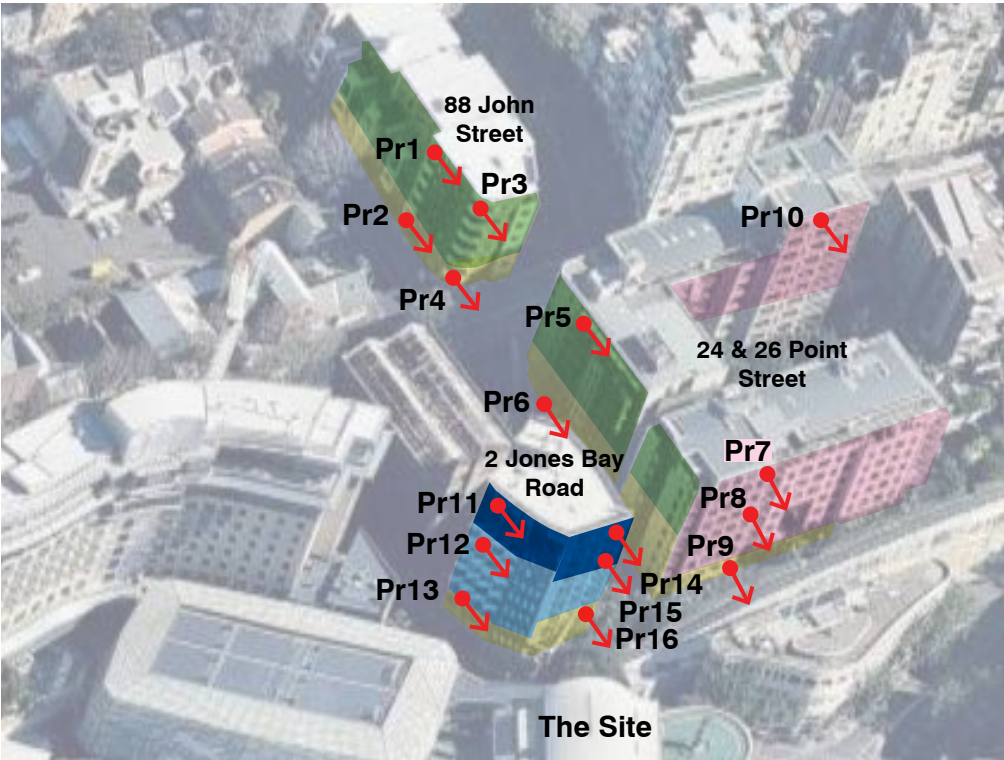


Figure 5.3.1 View locations considered and estimated visual impacts across key building facades

5.4 Comparison - existing approvals and proposal

In understanding the impact of the proposal with respect to the SEARs specific consideration for this project to “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”, the following provides an overview of the proposal’s impact in comparison to the existing approval and modifications (including MOD14 which is unbuilt).

Environmental impact of the existing approval and modifications

There have been individual Visual Impact Assessments produced for both the original MP08_0098 application and one of its subsequently approved modifications. In addition, other modifications have resulted in visual impact which have not been considered through a separate visual impact assessment. The impacts of these are in summary as follows.

MP08_0098 Switching Station and Star Casino site (Part 3A application):

Public domain views were assessed in this assessment. The most significant were considered as having ‘medium but acceptable visual impact’. These 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’.

MP08_0098 MOD 07 Expansion of Ballroom, creation of a pre-function area & alterations and additions:

Both public domain and private views were considered in this assessment.

The assessment 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:

Further to the above, other approvals which were not assessed through individual Visual Impact Assessments 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, is likely the most significant, adding slightly to the height of the broader building facade when viewed from important locations to the east.

Comparison of impacts between current proposal and the existing approval/modifications

Pubic domain views

The context of the site has changed significantly from that assessed for previous approvals (MP 08_0098 was originally submitted in 2008) to the current assessment, including through the development of Barangaroo South and the Sydney International Convention, Exhibition and Entertainment Precinct.

This makes direct comparison of views and assessments between the existing approvals and the previous approval and modifications impossible. If assessed in today’s context of tall buildings, the previous approvals may be considered to have a lesser visual impact than within the context they were approved.

However, in understanding the impact of the current proposal beyond the previous, a comparison of the assessed impacts of the current proposal and previous, and the extent of impact is useful. This is described in Figure 5.4.3 overleaf.

The current proposal has been assessed as having a moderate-high impact across the majority of the eastern edge of Darling Harbour and a moderate impact across the majority of Darling Harbour. This can be compared against the assessed impact of previous approvals, which have been assessed as having a moderate impact on public domain views from most of eastern Darling Harbour and also Pyrmont Bay. Based on this, the additional environmental impact sought over what has been previously assessed is considered to be limited.

Despite the proposal being significantly taller than development previously assessed on this site, its overall impact on public domain views is limited particularly as:

- The proposal does not obstruct the elements considered most important under the planning controls including water, the land-water interface, public places, heritage items or landmarks.
- Furthermore, development of the proposal is consistent with the present and anticipated future context of the locality, with taller buildings emerging around Darling Harbour today and future development of the Bays Precinct anticipated in strategic planning frameworks. This includes the recent development of Barangaroo, the Sydney International Convention, Exhibition and Entertainment Precinct, The Ribbon, redevelopment of the Four Points Hotel and Central Park. This context of taller buildings, both recent and future, limits the impact of the proposal. This context was not present when the assessments accompanying previous approvals were made.

Private views

The proposal's high impact on private views (where the majority of an existing view is lost) is limited to approximately 30 apartments. The previous MOD7 approval was considered to have a high impact on a similar number of units. This level of impact is considered to be a limited addition to that previously assessed. It is also consistent with other proposals in the precinct (such as Barangaroo, the Ribbon, the Sydney International Convention, Exhibition and Entertainment Precinct).



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



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)

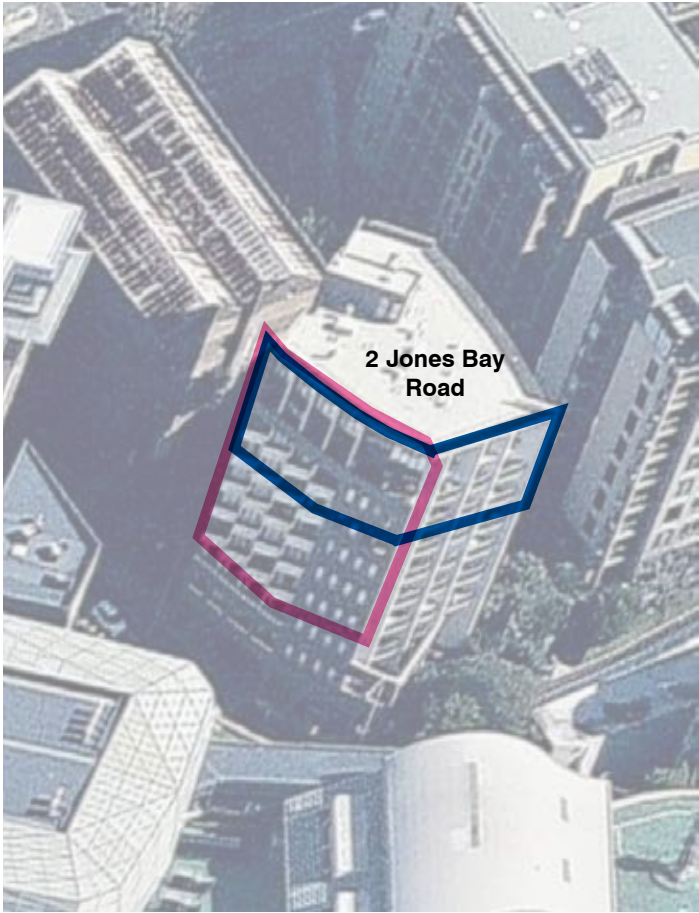


Example impact of MUEF (MOD 7) on private views (Level 7, 2 Jones Bay Road). Extract from 2010 VIA (GMU)



Photomontage comparison of existing site (above) and Modification 14 (below) describing extent of visual change (focus of changed circled in lower image)

Figure 5.4.1 Example views from previous Visual Impact Assessments demonstrating key impacts



- High impact - MOD7 approval (constructed Expansion of Ballroom, creation of a pre-function area & alterations and additions)
- High or moderate-high impact - current proposal

Figure 5.4.2 Most significant impacts on 2 Jones Bay Rd



Site boundary

Visual impact of previous proposals
MP08_0098 (2008)

Approx. extent of 'medium but acceptable impacts' (GMU VIA 2008) - Architectus interpretation from written report)

Approximate visual catchment contours of current proposal
(approx. max extent within which some locations may receive a visual impact of this categorisation)

Moderate impact

Moderate-high impact

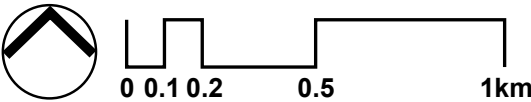


Figure 5.4.3 Comparison of assessed public domain impacts - current proposal against MP08_0098

6 Assessment and conclusion

6.1 Assessments of visual impact

This section includes two separate, but related assessments:

- A merit assessment of the proposal - including its reasonableness and acceptability in relation to the Planning Framework
- An assessment of environmental impact of the proposal - specific to the SEARs for this project which include a specific consideration to “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”.

Common elements to both assessments

Visual impacts on public domain views

Documented importance of views

As described in the summary of impacts in Chapter 5 of this document, the proposal will be visible and prominent from a wide range of view locations of documented importance including from public places, Sydney Harbour and heritage items.

However, the analysis in this document describes that the proposal does not obstruct important elements within these views which are ascribed significance through the applicable Planning Principles or Planning Framework including the land-water interface, iconic views (e.g. the Opera House or Harbour Bridge), Sydney Harbour and view corridors between public places. The proposal also does not significantly affect sky views along streets, including those defined in the Draft Central Sydney Planning Strategy, with the exception a small intrusion into the Martin Place view.

With consideration to the Planning Principles it is noted that the existing view will largely remain to be appreciated in the majority of views, including the key elements of importance as described above. The highest impacts are due to a compositional change in the view where the proposal is prominent in a location with no existing taller buildings.

Impact of the proposal’s height and prominence

The proposal will be visually prominent in a range of views, for which it is noted in this assessment as having a moderate-high (three view locations) or moderate (fourteen view locations) visual impact. This is predominately due to the height and distance of the proposal which has been shown to have no impact on appreciation of the key elements within existing views. It focusses on what is often described as ‘visual effects’ rather than ‘visual

impact’. The approach taken is also conservative in its consideration of these views.

Visual prominence of a proposal is not in of itself, an environmental impact, as environmental impacts should be considered within the context of the planning framework.

It is also important to note that the site is already in the context of significant tall buildings around Darling Harbour, with 21 of 24 view locations assessed including existing visibility of towers within Central Sydney (see Chapter 5). In many of these, the proposal is seen with the city as the direct backdrop to the proposal.

Impact on heritage views

Heritage considerations regarding views are further assessed as appropriate within the Heritage Impact Statement for this application (Urbis) which finds the proposal to not have an adverse impact on items in the locality.

This report considers heritage items for their importance as part of a visual impact assessment process only as they are assigned importance as part of the planning framework. It finds that the proposal does not obstruct views to or from heritage items and key areas of public domain and therefore that impacts on heritage items in visual impact terms is limited.

Visual impacts on private views

Expectation of view retention

The Planning Principles describe that impacts from a compliant building is likely to be more reasonable than a non-compliant one.

For all locations which receive a high impact within 2 Jones Bay Road, an LEP height compliant proposal would obstruct the same horizon and water views, which are considered the most significant elements within these views in accordance with the Planning Principles. The difference in view loss between an LEP height compliant development and the proposal is primarily loss of sky views only in these views.

For views from the Astral Residences, the 28m LEP-compliant height envelope would remove some important water views however the proposal is taller than this envelope along the Pirrama Road frontage and will cause a greater obstruction of water and horizon views.

Views from the Astral Residences are also across the rooftop of the Star site. In accordance with the Planning Principles, the expectation of

retention for these views is considered to be lower than views across a front or rear boundary.

The Astral Residences are located within the site and the affected residences do not face the street but across the site. Therefore, there is not the same expectation their views will be retained as those private dwellings outside of the site which are affected.

Mitigation

To improve its view sharing outcomes, the design has adopted an inset within the lower-portion of the tower to help provide a greater ‘gap’ for private views along the axis of John Street. This feature has been carried through by FJMT from the design competition.

With regard to the views from the Astral Residences views it is notable that the current proposal has reduced significantly in height facing Pirrama Road from the design competition winning scheme to the final proposal (see diagram adjacent - the height has reduced from RL 49.5 to RL44.3 through this process).

Outlook

The Sydney Development Control Plan 2012 notes that a pleasant outlook (short range prospect such as building to building) should be provided. The proposal provides a pleasant outlook for all existing properties.

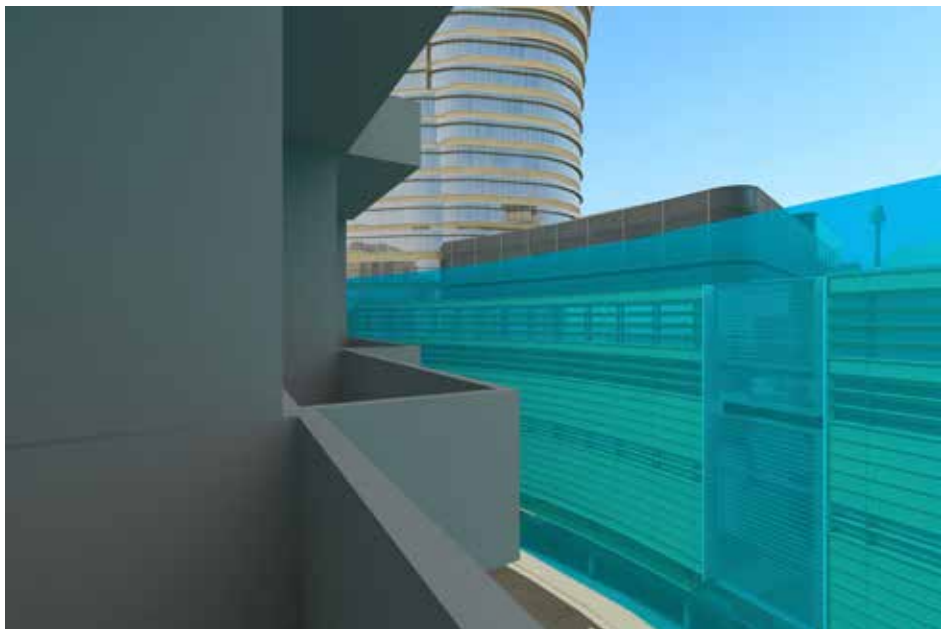


Figure 6.1.1 Example view (Pr12) demonstrating a comparison between the existing (top), proposal (below) and 28m LEP-compliant height of building envelope (blue in image below). The important views obstructed by the proposal would also be obstructed by the compliant envelope.

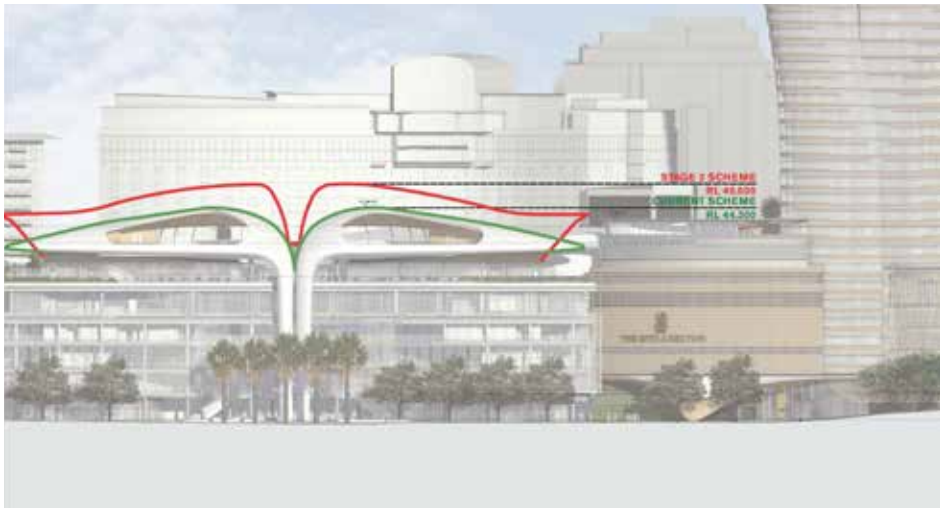


Figure 6.1.2 Comparison of Design Competition ('Stage 2') and final proposed ('Current scheme') heights along Pirrama Road. The height of the proposal has reduced significantly since the design competition, which improves private view outcomes, particularly for the Astral Residences.

Merit assessment

The following assessment is merit-based, applying a visual impact methodology to outline the overall merit and reasonableness of the proposal in visual impact terms.

In addition to the points noted above as relevant to both assessments, the key consideration as part of a merit assessment is the contextual fit of the proposal.

Contextual fit

As described in Section 1.4 of this document this is an area strategically envisioned for growth and therefore a high degree of change within views, where it is not obstructing important elements within views, is considered reasonable.

Other substantial developments in the local area have also been accepted which include a significant impact on views and change the scale of their context in a similar way including:

- Barangaroo towers, including the existing Barangaroo International Towers as well as future planned towers in Central Barangaroo.
- The Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including the Haymarket precinct towers and ICC Hotel.
- The Ribbon’ development to replace the existing IMAX building.
- Redevelopment of the Four Points Hotel, Darling Harbour
- Central Park

While the proposal is not similar in scale to its immediate surrounds, it is appropriate to its emerging context within an area of significant change within Sydney. This context includes recent developments and approvals such as Barangaroo and the ICC Hotel as well as future change of the Bays Precinct.

In considering its waterfront context, the proposal is between the height of the approved Barangaroo towers and that of the ICC Hotel. Future waterfront development within the Bays Precinct is also expected to be of a significantly greater scale than its immediate surrounds and establish a new context for the renewal precinct as a whole.

The design of the proposal has also sought to mitigate its visual impact in key views through articulation of the long facade of the proposal to break down its visual bulk into different vertical elements. This is particularly visible in public domain views from the east and west.

Regarding private views, within such a location it would be unreasonable to expect that views from most residences within a street-wall building (where built form extends generally along the entire street frontage rather than providing large gaps and separation for views and sunlight) should remain unobstructed, particularly where a building compliant with the current height of building control would also cause a similar impact.

Conclusion - impact on public domain views

The proposal does not affect the elements of ascribed importance within views (including water views, public places, heritage and iconic elements) and instead is primarily a compositional change within a context where significant growth is strategically envisioned. This is considered appropriate within an area strategically envisioned and proposed for growth and change at a similar scale.

Based on the above, the impact of the proposal on public domain views is considered acceptable and reasonable.

Conclusion - impact on private views

The proposal will generally only obstruct views of sky above an LEP compliant building envelope, where building to the height of the LEP compliant building envelope will obstruct existing views of land, water, land-water interface, and land-sky interface. The planning principles provide visual impacts from a compliant building is more reasonable than from a non-compliant one.

There is no specific requirement for retention of private views. High impacts are restricted to a limited number of apartments in two buildings and the outlook retained by these apartments is appropriate and high quality.

Given consideration to the above, in relation to relevant guidelines, the impacts of the proposal on private views are therefore considered to be reasonable and acceptable.

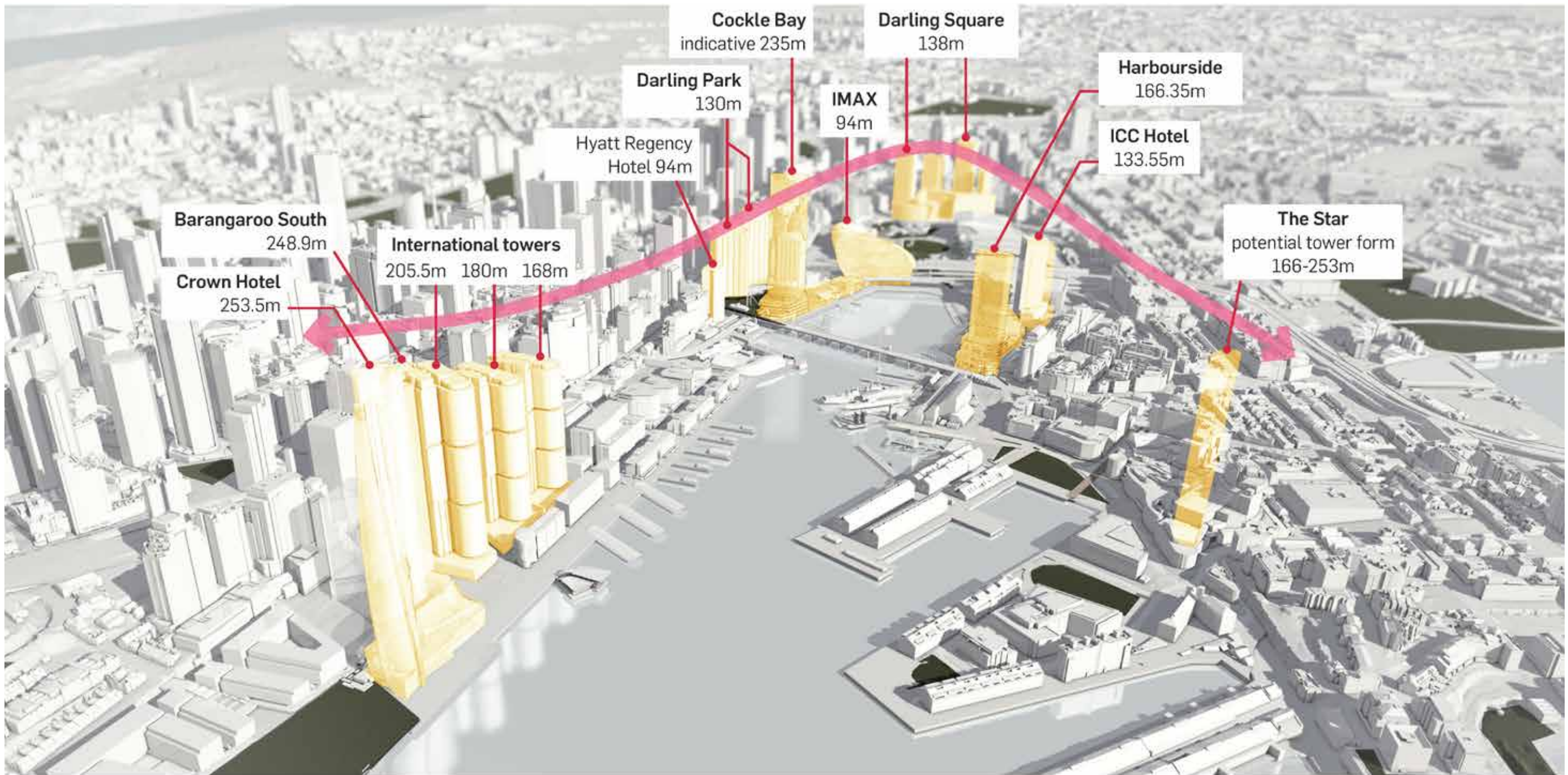


Figure 6.1.3 Location of tower within the context of approved and proposed development in Darling Harbour

Limited environmental impact and the proposal’s current setting

The following assessment is based on the SEARs specific consideration for this project to “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”. This requirement within the SEARs relates to the totality of impacts from the proposal and not only visual impact.

A fuller description of the proposal's impacts is provided in Chapter 5 of this report. This includes a comparison of the proposal to the existing approval as considered relevant to the assessment of this point within the SEARs.

Previous visual impact assessments for the site have been developed as part of previous modifications to the same Part 3A approval for the Star. These have been used as a basis for this assessment where possible, however as the views have themselves changed (e.g. through the ongoing development of Barangaroo) and also as the current proposal presents a different visual catchment to the existing development on site, many view locations considered in this document are necessarily different to those considered in previous assessments.

Impact of the proposal on its current urban setting

As described through the summary of impacts in the previous chapter of this report, the proposal is clearly visually prominent from a wide range of areas. However prominence is only one consideration in understanding the visual impact of the proposal and its visual and then overall environmental impacts. In the overall assessment of the proposal it should be noted that:

- From public domain views the proposal does not obstruct the elements considered most important (water, land-water, public places, heritage, landmarks). Existing views are generally retained, with the proposal being a compositional change to these that does not detract from the appreciation of existing views and elements within the views. The impact of the proposal on these most significant aspects of view change is similar to previous approvals.
- The site is already in the context of significant tall buildings around Darling Harbour, with 21 of 24 view locations assessed including existing visibility of towers within Central Sydney. In many of these, the proposal is seen with the city as the direct backdrop to the proposal.
- For private views, the proposal causes similar view loss to a compliant scenario. Some views are obstructed for low-levels, but this would be expected even of a building which is in keeping with the heights and densities of the surrounding context. The proposal has also considered mitigation and outlook appropriately.

All of the points above are further explained and detailed in the summary of impacts in Chapter 5 of this report.

Comparisons in assessing impact

The proposal prominent from a wide range of views however seen within public domain views as an additional element within the view rather than obstructing existing important elements.

Disregarding the future context, where the proposal is in the context of future planned tall buildings (such as the Bays Precinct), comparisons for the proposal's visual impact may be made to other similar proposals, such as the Shard in Central London or historically in Sydney buildings such as the Horizon apartments.

As with these examples, the impact of the proposal is largely qualitative rather than quantitative. A positive contribution can be provided by a building that is well designed and contributes positively to the City and thus so long as the recommendations and outcome of the design excellence process that the proposal has gone through are considered robust, then the change described by the proposal can be largely seen as contributing beneficially rather than resulting in a detrimental environmental impact.

Conclusion - Limited environmental impact

Based on the above, the environmental impacts of the proposal with regard to visual impact, beyond those assessed for the existing approval and subsequent modifications, are considered to be limited.

6.2 Conclusion

Overview of assessment

This Visual Impact Assessment has been prepared by Architectus to assess the potential visual impact of the proposed Modification 13 to the Star Casino development (MP08_0098 MOD 13).

The methodology for this assessment has been developed by Architectus based on the relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects. Key considerations for this assessment include:

- the Secretary’s Environmental Assessment Requirements (SEARs) set out a range of matters to be addressed by this assessment including view locations to be assessed and key requirements for items to be illustrated and considered.
- The planning framework which includes the Draft District Plan, Sydney REP (Sydney Harbour Catchment) 2005, Foreshores and Waterways DCP 2005, Sydney LEP 2012, DCP 2012 and Draft Central Sydney Planning Strategy. These set out in considerations for important locations and considerations for the assessment of views which have been considered within this document.
- The NSW Land and Environment Court has two sets of planning principles regarding views including one generally relating to public domain views (Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046) and another generally relating to private views (Tenacity Consulting v Warringah Council [2004] NSWLEC 140). These provide guidance for the assessment of visual impacts, particularly where this is not described in detail by local controls.
- Previous visual impact assessments for the site have been developed as part of previous modifications to the same Part 3A approval for the Star. These have been used as a basis for this assessment where possible, however as the views have themselves changed (e.g. through the ongoing development of Barangaroo) and also as the current proposal presents a different visual catchment to the existing development on site, many view locations considered in this document are necessarily different to those considered in previous assessments.
- Relevant standards and best practice for photography and photomontages have been used.

Architectus criteria for assessment utilised within this report are based on a best-practice application of the above framework and considerations to the assessment of visual impact.

Summary of impacts

Summary of visual impacts on public domain views

An assessment of view/visual impacts for the project finds that the impacts on public domain views are:

- moderate-high impact - 3 view locations including eastern side of the Darling Harbour foreshore between Pyrmont Bridge and Central Barangaroo.
- moderate impact - 14 view locations including:
 - a wider area of Darling Harbour foreshore (Barangaroo headland park, Cockle Bay, parts of the foreshore of Balmain, White Bay, Blackwattle Bay)
 - Observatory Hill
 - Eastern Pyrmont (Pirrama Park, Pirrama Road, Pyrmont Bay Park, Giba Park)
 - Union Square
 - Martin Place near Macquarie Street.
- low-moderate impact - 5 locations including:
 - Rozelle Bay and parts of Blackwattle Bay
 - north of the Harbour including Balls Head, McMahon’s Point, Milsons Point
- no impact or low impact - 2 locations including the Gladesville Bridge and Martin Place between Pitt St and George St.

With regard to cumulative impacts it is noted that the current proposal includes more significant public domain impacts than previous approvals

Summary of visual impacts on private views

The proposal’s impact on private views includes:

- high and moderate to high impacts:
 - approximately 16 apartments in 2 Jones Bay Road, of which approximately 13 also received a ‘high’ impact from the previous MOD7 approval (this proposal will remove the majority of the view which remained after MOD7).
 - approximately 14 apartments within the Astral Residences.
- moderate impacts (generally a significant portion of view is retained)
 - further apartments in Jones Bay Road, 88 John Street, 24 & 26 Point Street, 8 Distillery Drive, 21 Cadigal Avenue and upper levels of the Astral Residences.

These impacts are tempered by the proposal only obstructing sky views above a LEP compliant building envelope, discussed further below.

There is no specific requirement for retention of private views within any relevant planning document. However the Sydney LEP objectives for building height promote the sharing of views and the Land and Environment Court Planning Principles set out a process for consideration which following assessment of the views, location and extent of impact considers the reasonableness of the proposal causing the impact. The requirement for view sharing needs to be based on what is reasonable. .

Assessments undertaken

Two separate, but related assessments are provided in this document:

- A merit assessment of the proposal - including its reasonableness and acceptability in relation to the Planning Framework
- An assessment of environmental impact of the proposal - specific to the SEARs for this project which include a specific consideration to “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”.

Common elements to these assessments include that:

- The documented importance of views through the planning framework places an emphasis on views including water views, iconic views, the land-water interface and view corridors between public places.

The proposal does not affect these. In all views key elements of importance will remain and the highest impacts described are due to a compositional change rather than loss of important view, where the proposal will be prominent in a location with no existing taller buildings.

- The height and prominence of the proposal in views is therefore not in itself a detrimental impact. It should also be noted that while the proposal is often seen against sky, it sits within a clear context of other tall buildings with 21 of 24 locations assessed including visibility of towers within Central Sydney.
- Heritage considerations regarding views have been further assessed within the Heritage Impact Statement for this application (Urbis) which finds the proposal to not have an adverse impact on heritage items or conservation areas in the locality.
- Regarding private views, for all locations within 2 Jones Bay Road which include a high impact and the majority of those within the Astral Residences, an LEP height compliant proposal would obstruct the same horizon and water views. The difference in view loss between a compliant development and the proposal is primarily a loss of sky views only. Views across the rooftop of the Star site are also have a low expectation of retention in accordance with the Planning Principles. Mitigation has been provided where possible to reduce private view impacts and a positive outlook provided, which are also key considerations under the planning framework.

Merit assessment

The site is within an area strategically envisioned for growth, described through metropolitan and district planning policy and seen through current proposals, planning approvals and recent construction including:

- Barangaroo towers, including the existing Barangaroo International Towers as well as future planned towers in Central Barangaroo.
- The Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including the Haymarket precinct towers and ICC Hotel.
- ‘The Ribbon’ development to replace the existing IMAX building.
- Redevelopment of the Four Points Hotel, Darling Harbour.
- Central Park.

While the proposal is not similar in scale to its immediate surrounds, it is appropriate to its emerging context within an area of significant change within Sydney. In such a location a high degree of change within views, where it is not obstructing important elements within views, is considered reasonable.

The design of the proposal has also sought to mitigate its visual impact where possible, for both private and public views.

The proposal does not affect the elements of ascribed importance within views (including water views, public places, heritage and iconic elements) and instead is primarily a compositional change within a context where significant growth is strategically envisioned. Although a high degree of visual change, this is considered appropriate within an area strategically envisioned and proposed for growth and change at a similar scale.

Regarding private views, the proposal will generally only obstruct views of sky above an LEP compliant building envelope, where building to the height of the LEP compliant building envelope will obstruct existing views of land, water, land-water interface, and land-sky interface. The planning principles provide visual impacts from a compliant building is more reasonable than from a non-compliant one.

There is no specific requirement for retention of private views. High impacts are restricted to a limited number of apartments in two buildings and the outlook provided to these apartments is appropriate and high quality.

Given consideration to the above, in relation to relevant guidelines, the impacts of the proposal on both public domain and private views are therefore considered to be reasonable and acceptable.

Limited environmental impact and the proposal’s current setting

The proposal is visually prominent from a wide range of views, however, it presents as an additional element within existing views and does not obstruct any existing important elements.

A positive contribution can be provided by a building that is well designed and contributes positively to the City and thus so long as the recommendations and outcome of the design excellence process that the proposal has gone through are considered robust, then the change described by the proposal can be largely seen as contributing beneficially to the broader skyline view rather than resulting in a detrimental

environmental impact.

The environmental impacts of the proposal with regard to visual impact, beyond those assessed for the existing approval and subsequent modifications, is considered to be limited.

Conclusion

Based on assessment against all relevant standards and guidelines, it is considered that the overall visual impact of the proposal on public and private views, including cumulative impacts, is acceptable. Furthermore, it is concluded the visual impacts of the proposal will have limited environmental impact beyond that approved up to and including Mod 14.

Appendix A

Photographic assessment of public domain views

Introduction

This appendix sets out the selection process for views to be assessed in detail within this Visual Impact Assessment.

101 views have been considered within this appendix, with 24 selected for detailed photomontage analysis with the final proposal.

This is based on the following process:

- Views have been grouped according to distance (distant, medium, and immediate views), by view direction and by location. Each group of views includes a summary description of its importance.
- A preliminary categorisation was then made against each view (based on the criteria for assessment described in the main sections of this document).
- Views were then selected for detailed photomontage analysis with the final proposal based on a selection process including the following:
 - A range of views from different locations.
 - A focus on views which have been assessed as part of previous Visual Impact Assessments for the project (and will also be affected by this proposal)
 - 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.

Section 4.1 of this document includes a summary of the outcomes of this assessment.

Photographic assessment - distant views

Milsons Point and surrounds

The northern edge of Sydney Harbour, including Bradfield Park, the Luna Park waterfront and Milsons Point Wharf, are significant parts of the harbour from which to view key cultural landmarks and the CBD looking south. These views are identified as being of high importance.

The proposal sits to the west of the CBD within this distant view. The potential for visual impact is classified as generally low-moderate. The proposal will appear prominent within the view due to the proposed height and its positioning within the lower built form of Pyrmont and distance from the clustering of towers in the CBD.



D-N-1 Bradfield Park



D-N-2 Milsons Point waterfront



P-1



P-2

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection
for detailed
assessment:

X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

X



D-N-3 Milsons Point Wharf



D-N-4 Luna Park waterfront



D-N-5 Luna Park waterfront



P-3



P-4



P-5

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
✗

Lavender Bay views

There are important distant views looking towards the CBD and Sydney Harbour from Lavender Bay, including from the Lavender Bay piers and Wendy’s Secret Garden.

The visual impact of these views are regarded as predominantly low. Within this view the proposal is prominent, however due to its distance it will appear as part of the CBD and Pyrmont built form silhouette. The headland of McMahon’s Point also partially masks the view of the proposal particularly from Wendy’s Secret Garden.



D-N-6 Lavender Bay pier



D-N-7 Wendy's Secret Garden



P-6



P-7

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection for detailed assessment:
X

McMahons Point and Blues Point views

Views looking south from the lookout points and open space along McMahons Point and Blues Point are identified as being of high importance.

Views of the proposal from McMahons Point Lookout and Henry Lawson Reserve are marginally obstructed by the headland of Blues Point. The visual impact from these sites are low-moderate. However views from the southern most edge of Blues Point would have an unobstructed view of the harbour. The visual impact from this location would be moderate.



D-N-8 McMahons Point Lookout



D-N-9 Henry Lawson Reserve



P-8



P-9

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection
for detailed
assessment:

✗

Waverton waterfront views

The Waverton waterfront contains several parks and lookouts from which to view the harbour. The peninsulas of Blues Point and Balls Head frame the view which predominantly consists of the western edge of the CBD, Darling Harbour and Pyrmont. These views are classified as being of moderate-high importance.

The proposal is prominent within this view and is identified to have a low-moderate visual impact. Due to its distance, the proposal appears as part of the CBD and Pyrmont skyline which consists of a composition of buildings of fluctuating heights. From certain vantage points, the headland of Balls Head partially masks the proposal.



D-N-10 Sawmillers Reserve



D-N-11 Sawmillers Reserve



P-10



P-11

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

✕



D-N-12 Waverton Park



D-N-13 Waverton Park



D-N-14 Berry's Bay Lookout



P-12

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection for detailed assessment:
X

Balls Head views

Balls Head Reserve is an important natural asset within close proximity to the CBD. Views from the headland looking south towards the city is considered being of high importance.

The proposal is located to the west and forms part of greater view of Sydney Harbour and the CBD. It is also partially obstructed by Goat Island which sits in the foreground of the view. The potential for visual impact is identified as low-moderate.



D-N-15 Balls Head Reserve



D-N-16 Balls Head Reserve



P-13



P-14

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection
for detailed
assessment:

✗



D-N-17 Balls Head Reserve



P-15

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low-Moderate

View selection for detailed assessment:
X

Harbour Bridge views

Views from along the Harbour Bridge towards the site are considered as passing views and thus are identified as being of moderate importance.

The Potential for visual impact is negligible as within these views the proposal sits behind the buildings in Milsons Point and Observatory Hill.



D-N-18 Milsons Point



D-N-19 Sydney Harbour Bridge
Note: View is passing

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection
for detailed
assessment:

X

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection
for detailed
assessment:

X

Observatory Hill views

Observatory Hill is identified as a major historical and cultural landmark within Sydney. Topographically it enjoys a high vantage point with almost 360 degree immediate and distant views of Sydney and surrounds. It is noted that from this location the wider view which incorporates Pyrmont, the harbour and CBD is of greater importance.

The proposal will be clearly visible, seen across Darling Harbour. Due to the proposed height, the proposal will be a prominent part of the skyline as it extends the built form of the existing casino towers and clusters of towers in Pyrmont. The potential for visual impact is moderate-high.

A view from outside the observatory boundary has been selected for detailed (photomontage) assessment rather than inside as it is more panoramic, from a more public location (the observatory itself is only open to the public in business hours) and more likely to be impacted by change (with fewer obstructions such as trees and fences).



D-E-1 Observatory south



D-E-2 Observatory east



Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection for detailed assessment:
×

Initial categorisation:
Importance of public view: High
Potential for visual impact: Low

View selection for detailed assessment:
×



D-E-3 Observatory Hill Park



D-E-4 Observatory Hill Park



D-E-5 Observatory Hill Park



P-16



P-17

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	High	✗
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	High	✗
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	High	✗
Potential for visual impact:	Moderate	



D-E-6 Observatory Hill Park



D-E-7 High Steps



D-E-8 High Street, Millers Point



P-18



P-19



P-20

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	High	✓
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	Moderate	✗
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	Moderate	✗
Potential for visual impact:	Moderate	



D-E-9 Munn Reserve

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
X

Waterfront views - Barangaroo

Barangaroo Reserve is a new open space offering that allows for important views looking towards the west. It is noted that the wider view is of greater importance, which incorporates Darling Harbour, Pyrmont, Balmain and the northern edge of Sydney Harbour.

The proposal is clearly visible across Darling Harbour forming part of the Pyrmont built form silhouette. Due to the proposed height, the proposal extends past the existing skyline, though the ICC Hotel currently under construction is a significant tower also within the view.



D-E-10 Barangaroo Reserve
Note: Wider view of greater importance



D-E-11 Barangaroo Reserve



P-21



P-22

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗



D-E-12 Barangaroo Reserve



D-E-13 Barangaroo Reserve



D-E-14 Barangaroo waterfront



P-23



P-24



P-25

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
✓



D-E-15 Barangaroo waterfront



D-E-16 Barangaroo waterfront



P-26



P-27

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
X

Sydney CBD views

Certain view corridors within the Sydney CBD have been identified within the *Central Sydney Planning Strategy* as highly important views that need to be preserved. Relevant to the proposal are the views looking west from the western edge of the CBD. Due to the topography of the CBD peninsula which has a central ridgeline running along York Street then sloping down to the water, the short east-west streets including Erskine Street and King Street enjoy views towards the west as the land falls away towards Darling Harbour. The view varies in importance and visual impact along these streets as the view is generally framed by the street wall that lines the streets.

A significant view plane identified in the document is the view looking west along Martin Place. The *Central Sydney Planning Strategy* highlights Martin Place as vital historical and cultural asset that contributes to defining Sydney. The view from Martin Place is in direct alignment with the potential tower. The potential for visual impact is considered moderate.



D-E-17 Erskine Street



D-E-18 Martin Place

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓



D-E-19 Martin Place



D-E-20 Martin Place



D-E-21 King Street

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection for detailed assessment:
X



D-E-22 King Street

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection for detailed assessment:
X

Darling Harbour views

Darling Harbour is identified as an important retail, events and recreation waterfront asset. Visitation from both locals and tourists are high, thus the public views around the Darling Harbour foreshore and Tumbalong Park are considered to be of high importance. The proposal forms only part of a wider of view which is noted to be of greater importance.

The proposal is highly visible within the view and would be clearly seen from any point within Darling Harbour. Due to the proximity of these view locations to the proposal and its height comparable to its context, the potential for visual impact is identified as moderate-high.



D-E-23 King Street Wharf



D-E-24 King Street Wharf

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
X



D-E-25 King Street Wharf



D-E-26 King Street Wharf



D-E-27 Sydney Sea Life Aquarium



P-28

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

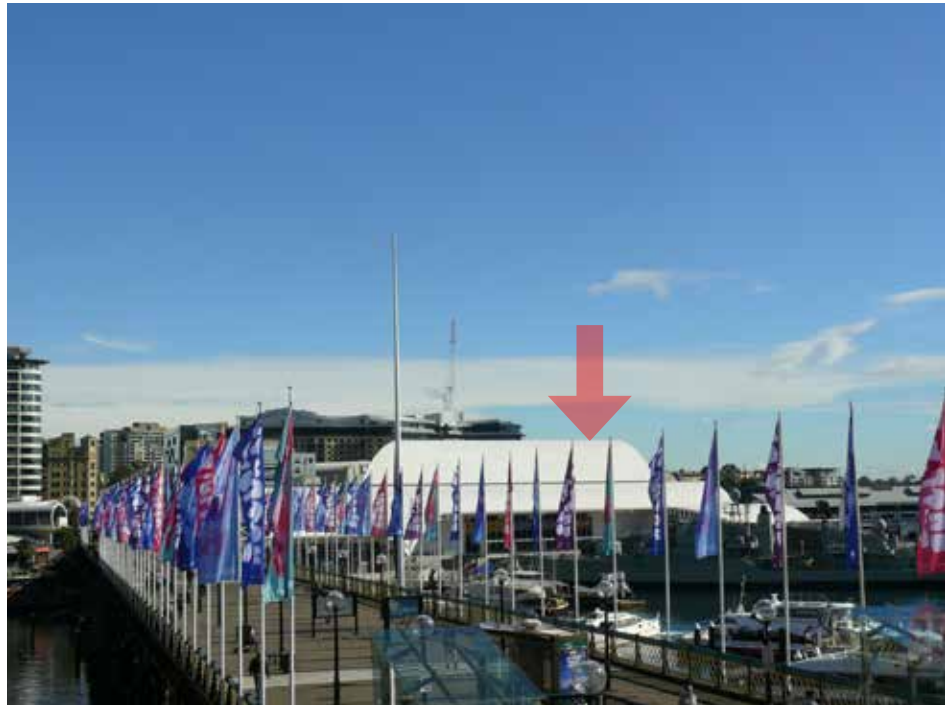
View selection
for detailed
assessment:

✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection
for detailed
assessment:

✗



D-E-28 Pyrmont Bridge



D-E-29 Pyrmont Bridge



D-E-30 Pyrmont Bridge

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate-High

View selection for detailed assessment:
✓



D-E-31 Cockle Bay Wharf



D-E-32 Cockle Bay Wharf



D-E-33 Cockle Bay Wharf



P-29

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗



D-E-34 Tumbalong Park



D-E-35 Goods Line



D-E-36 Goods Line



P-30

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection for detailed assessment:
X

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection for detailed assessment:
X



D-E-37 Harris Street, Pyrmont

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Negligible

View selection for detailed assessment:
X

Waterfront views - White Bay

The Balmain and White Bay waterfront contains several public parks and residential streets valued by residents as providing attractive views of the harbour. These view locations look south to southeast towards the site though it is noted that the wider view, which includes Pyrmont, the CBD, Barangaroo and the Anzac Bridge, is of greater importance.

The proposal is prominent within the view. Along the Balmain foreshore the proposal sits behind the finger wharves in Pyrmont. Along White Bay it is viewed across the bay and appears to sit in the foreground with the CBD behind. Due to the distance from which the proposal is viewed, it forms part of a wider composition of buildings of varying height, which includes a clustering of CBD towers and the point towers and slab buildings within Darling Harbour and Pyrmont. The potential for visual impact is considered moderate.

It would be important to note that the views from these locations will likely change in future dependant on plans for the redevelopment of the Bays Precinct.



D-NW-1 Peacock Point



D-NW-2 Peacock Point



P-31



P-32

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗



D-NW-3 Hosking Street, Balmain



D-NW-4 Datchett Street Reserve



D-NW-5 Datchett Street waterfront



P-33

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗



D-NW-6 Ewenton Park



D-NW-7 Grafton Street
Note: View is passing



D-NW-8 Grafton Street
Note: View is passing



P-34

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗



D-NW-9 Birrung Park
Note: Potential obstruction of view due to future Bays Precinct redevelopment



D-NW-10 Birrung Park
Note: Potential obstruction of view due to future Bays Precinct redevelopment



D-NW-11 Birrung Park
Note: Potential obstruction of view due to future Bays Precinct redevelopment

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✕

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✕

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✕



D-NW-12 Waterdale Reserve
Note: Potential obstruction of view due to future Bays Precinct redevelopment

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Waterfront views - Rozelle and Blackwattle Bay

The Rozelle and Blackwattle Bay foreshore consists of continuous parkland that enjoys highly important views of the harbour and CBD in the background.

The foreshore is low-lying and views the proposal in a northeast direction. Due to the site's positioning on the eastern slopes of the Pyrmont peninsula, the proposal would be partially visible behind the cluster of towers in the middle ground, and sits over the central ridge to appear lower than it is. The towers in the CBD sit in the background. These views are identified to have a moderate visual impact due the proposal's positioning within a compact built form composition.



D-SW-1 Federal Park



D-SW-2 Jubilee Oval



P-35

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗



D-SW-3 Bicentennial Park Glebe



D-SW-4 Glebe Point



D-SW-5 Blackwattle Bay Park



P-36

Initial categorisation:
Importance of public view: High
Potential for visual impact: Negligible

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✓



D-SW-6 Blackwattle Bay Park



D-SW-7 Blackwattle Bay Park



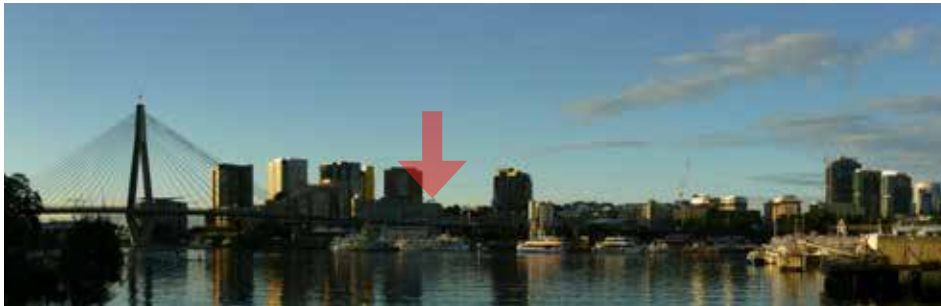
D-SW-8 Blackwattle Bay



P-37



P-38



P-39

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✓



D-SW-9 Wentworth Park



D-SW-10 Anzac Bridge

Note: View is passing



P-40



P-41

Initial categorisation:

Importance of public view: Moderate

Potential for visual impact: Moderate

View selection
for detailed
assessment:

X

Initial categorisation:

Importance of public view: Moderate-High

Potential for visual impact: Moderate

View selection
for detailed
assessment:

X

Additional distant views - Gladesville Bridge & Sydney Park

Passing distant views from the Gladesville Bridge consists of a view of the harbour and CBD along the horizon. The proposal appears within the fluctuating built form silhouette of Pymont and the CBD and has a low visual impact.

Sydney Park is a significant natural asset within the inner west. Due to its topography, the park provides some good 360 degree views from a high vantage point, including views north towards the site. Within this view the proposal would be prominent, sitting to the west of the CBD tower cluster. However the Potential for visual impact is moderate due to the distance from which the proposal is viewed.



D-W-1 Gladesville Bridge
Note: View is passing



D-S-1 Sydney Park

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Low

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗

Photographic assessment - medium distance views

Precinct views (within 250-500m)

Views towards the site within a 500m radius vary in importance. To the south of the site, view locations selected for initial assessment are from key streets where the view is passing. More significant open spaces include the west entry point of the Pyrmont bridge and Union Square in Pyrmont. The importance of the view from these locations are classified as moderate generally. Due to the proximity to the site as well as the visibility of the tower within the generally lower built form, the potential for visual impact is considered to be moderate.

The north and east of the site contains several public open spaces, including Giba Park and the Heritage Walk, and the finger wharves which include Pirrama Park, Jones Bay Wharf, Darling Island Wharf and Pyrmont Bay Wharf. The views from the waterfront in particular have been classified as being of low-moderate importance generally as it is noted that the view in the opposite direction, those of the harbour, would comparatively be of high importance. Despite this, the tower form of the proposal would be prominent within the view and has a moderate potential for visual impact.



M-1 Pyrmont Bridge



M-2 Harris Street

Note: View is passing

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate-High

View selection
for detailed
assessment:

X

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Low

View selection
for detailed
assessment:

X



M-3 Pymont Street
Note: View is passing



M-4 Union Square



M-5 Giba Park
Note: Wider view is of greater importance



P-42

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✗

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✓



M-6 Pirrama Park
Note: View in opposite direction is of high importance



M-7 Pirrama Park
Note: View in opposite direction is of high importance



M-8 Pirrama Park
Note: View in opposite direction is of high importance



P-43



P-44

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	Low	✗
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	Moderate	✓
Potential for visual impact:	Moderate	

Initial categorisation:		View selection for detailed assessment:
Importance of public view:	Low	✗
Potential for visual impact:	Moderate	



M-9 Jones Bay Wharf
Note: View in opposite direction is of high importance



M-10 Jones Bay Wharf
Note: View in opposite direction is of high importance



M-11 Darling Island Wharf
Note: View in opposite direction is of high importance

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕



M-12 Pyrmont Bay Wharf

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
X

Photographic assessment - immediate views

The views within 250m of the site vary due to the irregular streetscape, topography and diverse built form. Pyrmont Street and Jones Bay Road which border the site on the west and north respectively, contain the prominent Casino towers and general built form of up to 10 storeys. The importance of these views is low, but as the tower form would be highly prominent at this proximity, the potential for visual impact of the proposal is moderate.

Pyrmont Bay Park, Pyrmont Bay Wharf and Darling Island Wharf which sit adjacent to the principle facade of the site, are identified as moderate-highly important spaces from which to view the proposal. The proposed tower would be prominent within the view, and thus has a moderate potential for visual impact.



Im-1 Pyrmont Street
Note: View is passing



Im-2 Jones Bay Road
Note: View is passing

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

X

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

X



Im-3 John Street
Note: View is passing



Im-4 Heritage Walk/James Watkinson Reserve



Im-5 Heritage Walk/James Watkinson Reserve

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection
for detailed
assessment:

✕



Im-6 Pirrama/Jones Bay intersection



Im-7 Darling Island Road
Note: View is passing



Im-8 Ballarat Park
Note: View in opposite direction is of greater importance

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: Low-Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Low
Potential for visual impact: Moderate

View selection for detailed assessment:
✗



Im-9 Metcalfe Park



Im-10 Pyrmont Bay Wharf



Im-11 Pyrmont Bay Park

Initial categorisation:
Importance of public view: Moderate
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

Initial categorisation:
Importance of public view: Moderate-High
Potential for visual impact: Moderate

View selection for detailed assessment:
✓

Initial categorisation:
Importance of public view: High
Potential for visual impact: Moderate

View selection for detailed assessment:
✗

