

APPENDIX 24

Visual Analysis and Impact Assessment

Barangaroo

Headland Park Visual Impact and Views Response to Director General's Requirements



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Panoramic Views of Port Jackson. Major James Taylor. ca. 1821.



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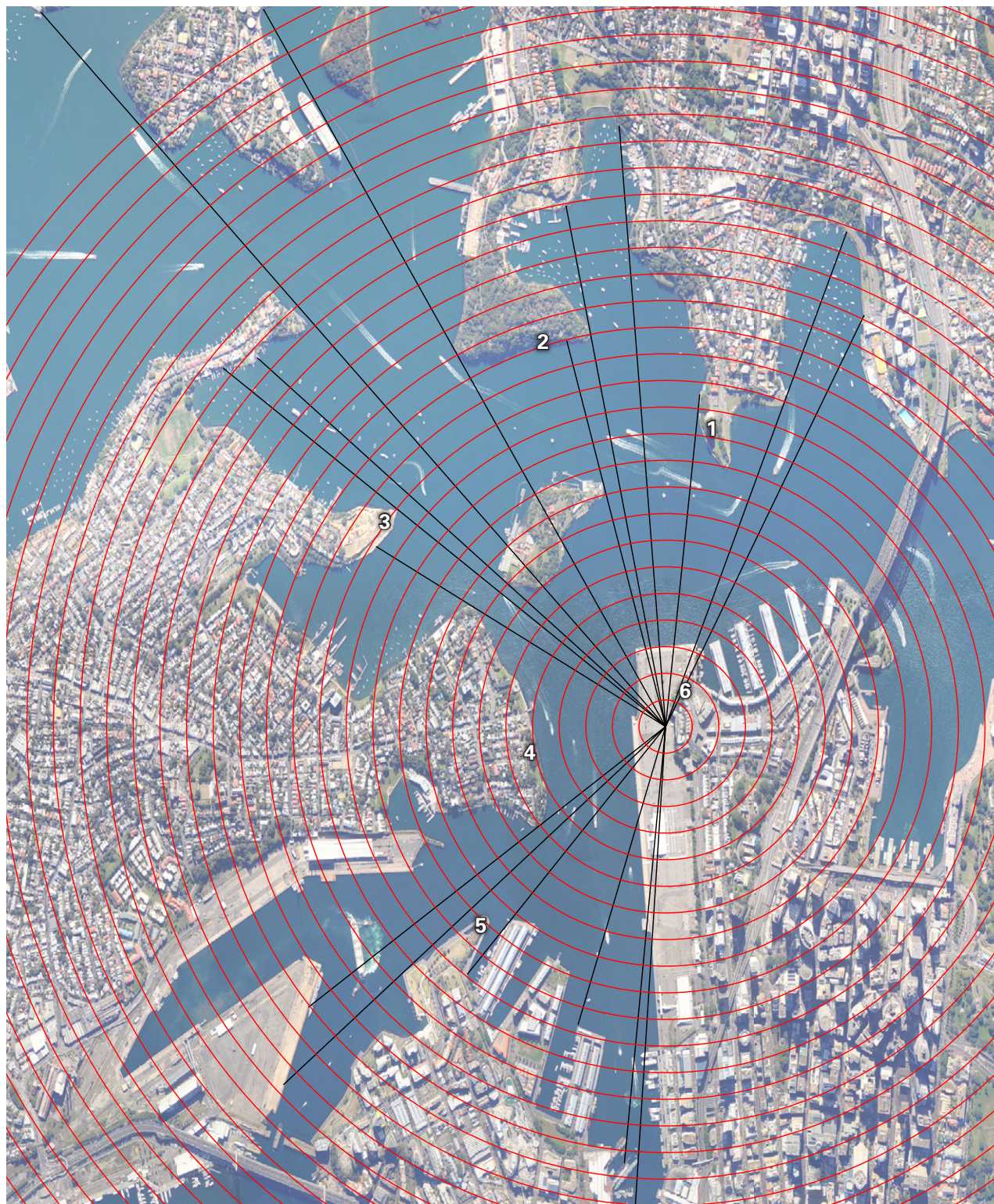
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Introduction



Barangaroo Headland Park and Context. Red circles approximately 100m. Black lines indicate straight lines to and past surrounding prominent headlands.

Key vantage points:

- | | |
|-----------------------|------------------|
| 1. Blues Point | 4. Balmain East |
| 2. Balls Head | 5. Pyrmont |
| 3. Ballast Point Park | 6. Millers Point |

Introduction

This document addresses point 5 of the Director General's Requirements (DGRs) as follows:

5. Visual Impact and Views

A visual impact assessment is to be provided of the proposed final design of the Headland Park, including any proposed buildings and structures, when viewed from key vantage points (including, but not limited to, from McMahon's Point (Blues Point), Pyrmont, Balmain East, Walsh Bay and Millers Point). Photomontage images are to be prepared to demonstrate the impact of the proposed works.

This report analyses the various views and then a Visual Assessment is made. The creation of the Headland Park is seen as a significant aesthetic improvement over the current situation whereby a green parkland will replace the existing barren asphalt landscape.

Given the very nature of a headland, the park will obviously be highly visible from surrounding parts of the harbour. The diagrams illustrate the approximate sightlines and viewsheds from the major nearby 'vantage points' which are:

1. Blues Point
2. Balls Head
3. Ballast Point Park
4. Balmain East
5. Pyrmont
6. Millers Point



North View of Sydney (Detail). Joseph Lycett. 1820. The gentle slope on the north of the Barangaroo headland is evident.



Panoramic Views of Port Jackson (Detail of Panel 3 of 3). Major James Taylor. ca. 1821. The steeper southern slopes of the headland are shown

Headland Park Design and Landform

The landform, with its steep 'bluffs' and general slope from south to north, is derived from geological interpretation of the original landform based on exposed sandstone on site and historical research.

The illustrations below show a painting of the site in 1821 (the site is to the left of the painting of the windmills) and in 1820 (showing the site from the north) as well as a modern interpretation of the original landform by CAB Consulting.



Sketch interpretation of landform prior to European settlement. Plan. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009



Sketch interpretation of landform prior to European settlement. Section East-West. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009



Sketch interpretation of landform prior to European settlement. Section North-South. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009

Existing View Analysis



View from High Street looking north west across the site



Diagram showing existing indicative view from Millers Point with Harbour context

Millers Point

From Merriman Street there is currently a full 180 degree view (through a wire mesh fence) out over the sandstone cliff and the asphalt platform towards Pyrmont, Balmain East, Goat Island and Balls Head. Other, more distant, headlands such as Ballast Point can also be seen. These views vary considerably depending on the position from which the site is viewed.

Views from higher properties along Kent Street and Hickson Road are currently out across the broad expanse of asphalt to the harbour and the headlands beyond. There are no real views of the site from most of Walsh Bay, although the offices in Wharf 8/9 will have a full view of the north end of the park and there will be restricted views from the end apartments in Wharf 6/7.

Existing View Analysis



The existing view southwest from the corner of Merriman St and Bettington St.



The existing view from High Street



The existing 180° view from the high-point of Merriman St

Existing View Analysis



Existing view from the southern end of Merriman St looking northwest



The existing view from the northern end of Merriman St looking north

Existing View Analysis



Existing view from Blues Point



Approximate viewshed from Blues Point

Blues Point / McMahon's Point

From Blues Point / McMahon's Point (and Blues Point Tower in particular) there are direct views of the northern end of the park which lies around 800m away.

These views are in fact restricted to the point itself and to south facing units in Blues Point Tower. Only a limited number of properties further up the Point towards North Sydney have a view of the site.

Current ground level views are restricted by perspective so that only the northern edge of the site is visible (plus light columns). From higher views of course the site opens up.

Existing View Analysis



Existing view from Balls Head



Approximate viewshed from Balls Head

Balls Head

There are restricted (and filtered) views of the site from the Balls Point Reserve, some 1200m away from the site. Goat Island cuts off some of the views however due to elevation. The site can be seen beyond Goat Island from some places (as in the photograph above).

Currently the site, whilst visible, is not dominant due to the complex backdrop of the city.

Existing View Analysis



Existing view from Ballast Point



Approximate viewshed from Ballast Point Park

Ballast Point Park

Ballast Point has distant views of the park (2 km away), framed by the Balmain peninsula and Goat Island.

The site is currently visible despite the distance and stands out against the Millers Point backdrop.

Existing View Analysis



Existing view from Balmain East



View from Balmain East

Balmain East

The shoreline of Balmain East lies approximately 400m due west of the site. Views from Illoura Reserve at the waterfront have the most prominent views but other parts of the suburb will also have views of the park, mainly of the rocky shoreline and the wooded western 'elevation'. The adjacent residential areas in Weston and Edward Streets have views that are heavily screened by vegetation. There are framed views from Darling Street. The current view is very stark with the cliff face and control tower dominating the view. There is a heavy horizontal emphasis given by the harbour edge.



Existing View Analysis



Existing view from Pyrmont



Example views from Pyrmont

Pyrmont

Pyrmont: there are views of the site (around 750m away) from all of the headlands in Pyrmont (Pyrmont Point Park, Jones Bay Wharf etc) but these views will only be gained from the NE ends of the points due to the geography of the area. There will be views from the residential blocks above Pirrama Road as well as the hotel in the casino complex. The views are very similar to those described opposite for Balmain East.

View Analysis of Proposed Parkland

Views from the Park

A new 'sequence' of views to the harbour will be created from the proposed path system in the park. There will of course be wide panoramic views all the way along the foreshore promenade (similar of course to those which can be seen from the waterside path today).

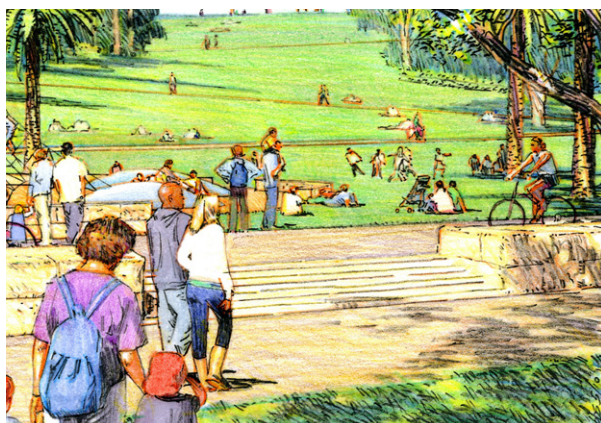
There will also be framed views to the north from the highest point of the upper bluff and all the way down the gentle north-facing slope. From the rest of the path system around the upper bluff views to the harbour will be filtered through the trees in a similar manner to the views presently obtained from Balls Head.



Artists impression of the view to the north from the north-facing slopes of the Headland Park

Views to the Park

Views to the site from the west will generally be of a typical Sydney Harbour Headland with densely vegetated slopes. Refer to the photomontages and sketches.



Artists impression of view looking south up the north-facing slopes of the Headland Park



Diagram showing proposed views from the Park

The views from directly north (i.e McMahon's Point and surrounds) will include views of the long grassy slope populated by native shade trees. These views will have some similarity to views of the domain and Lady Macquarie's Chair.



Artists impression of the view of the Headland Park, with vegetated slopes and rock pools

View Analysis of Proposed Parkland



Existing view from Clyne Reserve looking north

Millers Point

Completion of the Headland Park will dramatically alter views from local areas, primarily from the adjacent streets in Millers Point – Merriman Street and High Street but also from Dalgety Road and Bettington Street.

High St and Kent St

Views from High Street and Kent Street will be improved by the construction of the park. There will be mid-ground views of the Northern Cove and the densely planted bluffs of the park will soften the harsh edges created by the development of the current extensive paved area. Views of the headland will be retained.

Merriman St and Bettington St

The upper areas of the park will be approximately at the level of Merriman Street. The view from the street will now be out across broad expanses of green parkland which will be similar in character to the Domain. However, instead of the distant panoramic views over the asphalt to the harbor beyond, the views will now be terminated by the broad extent of 'bushland park' along the western

slopes of the headland. In effect the views presently obtained will be moved westward to the higher park paths and to the waterside promenade. These views are very similar to those that would have been obtained in the approved concept plan. Existing views from Clyne Reserve and the northern end of Merriman Street will remain more or less as at present, although there will be more trees in the foreground and the view to the north west will be over parkland.

The axial view down Bettington Street which currently terminates in a view of the sky will now be of tree in parkland.

Towns Place

The view down Dalgety Road towards Towns Place will now have a view of the park entry and trees beyond. The view to Sydney Harbour will remain.

View Analysis of Proposed Parkland



Existing vista looking northwest down Dalgety Road. The entry to the park, the car park and the extreme north of the site will be visible in this view.

View Analysis of Proposed Parkland



View from Blues Point with an approximation of the proposed landform in red



Approximate viewshed from Blues Point

Blues Point / McMahon's Point

From McMahon's Point (and Blues Point Tower in particular) there are direct views of the northern end of the park which lies around 800m away. The new parkland will soften views of the site.

View Analysis of Proposed Parkland



View from Balls Head with an approximation of the proposed landform in red



Approximate viewshed from Balls Head

Balls Head

There are restricted (and filtered) views of the site from the Balls Point Reserve, some 1200 m away from the site. Goat Island cuts off much of the view. However, the new parkland will provide a softer edge to the base of the city views.

View Analysis of Proposed Parkland



View from Ballast Point with an approximation of the proposed landform in red



Approximate viewshed from Ballast Point Park

Ballast Point Park

Ballast Point has distant views of the park (2 km away), framed by the Balmain peninsula and Goat Island. The green parklands will improve the views of the city edge.

View Analysis of Proposed Parkland



View from Balmain East

Balmain East

The shoreline of Balmain East which lies approximately 400m due west of the site. Views from Illoura Reserve and adjacent residential areas in Weston and Edward Streets will have the most prominent views but other parts of the suburb will also have views of the park, mainly of the rocky shoreline and the wooded western 'elevation'. The new parkland will considerably soften the views of Miller's Point.

View Analysis of Proposed Parkland



Example views from Pyrmont

Pyrmont

From Pyrmont there are views of the site (around 750m away) from all of the headlands in Pyrmont (Pyrmont Point Park, Jones Bay Wharf etc) but these views will only be gained from the NE ends of the points due to the geography of the area. There will be views from the residential blocks above Pirrama Road as well as the hotel in the casino complex. The new parklands will provide a softer base to the views of Miller's Point and the Harbour Bridge.

Visual Impact



Image showing proposed view from water level of Sydney Harbour looking south to the Headland Park with the City Centre behind
Note: Image shown for Barangaroo South is subject to planning determination.



Image showing proposed view from Merriman Street to the southwest
Note: Image shown for Barangaroo South is subject to planning determination.



Image showing proposed view from Balmain looking east to the Headland Park with the City Centre and Sydney Harbour Bridge behind
Note: Image shown for Barangaroo South is subject to planning determination.

Visual Impact



Image showing existing view from water level of Sydney Harbour looking south to the Headland Park with the City Centre behind



Image showing existing view from Merriman Street to the southwest



Image showing existing view from Balmain looking east to the Headland Park with the City Centre and Sydney Harbour Bridge behind

Visual Impact



Image showing proposed view from Barangaroo Central Foreshore Walk looking north to Headland



Image showing proposed view from Clyne Reserve looking west across Headland Park

Visual Impact



Image showing existing view from Barangaroo Central Foreshore Walk looking north to Headland



Image showing existing view from Clyne Reserve looking west across Headland Park

