

Intercontinental Hotel Sydney

Visual Impact Assessment

Prepared For:

MULPHA HOTEL SYDNEY TRUST

4 AUGUST 2020



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ae design partnership

Contact Details:

3|780 Darling Street, Rozelle NSW 2039
02 9818 5898
mail@aedesignstudio.com.au
www.aedesignstudio.com.au

ABN:

85 162 968 103

Nominated Architect:

N R Dickson #7061



Contents

1.0	Introduction	4	5.0	Private View Impacts	16
1.1	Purpose	4			16
1.2	Project History	4			
1.3	The Proposal	4			
2.0	Site Context	6	6.0	Key Public Views	17
2.1	Visual Character	6	6.1	Vantage Point 1	18
2.2	Scenic Quality	6	6.2	Vantage Point 2	20
			6.3	Vantage Point 3	22
			6.4	Vantage Point 4	24
3.0	Methodology	7	7.0	Conclusion	26
3.1	Stage 1 VIA Review	7	7.1	View Sharing Planning Principles	26
3.2	Stage 1 Additions	7	7.2	View Impact Summary	29
3.3	Stage 2 SSDA View Selection	7	7.3	Recommendations	29
4.0	Stage 1 VIA Review	8			
4.1	Key Views	8			

1.0 Introduction



1.1 Purpose

ae design partnership has been engaged by *Mulpha Hotel Sydney Trust* (“**the Applicant**”) to conduct a Visual Impact Assessment (VIA) for the Stage 2 (Detailed) State Significant Development Application (“**Stage 2 SSDA**”) to the InterContinental Hotel located at No. 115-119 Macquarie Street, Sydney (“**the site**”).

This Visual Impact Assessment will provide detailed analysis to and from key vantage points investigated in the Stage 1 Concept Approval.

Objectives In accordance with the SEAR’s

Analysis from each of these vantage point will address:

- Key elements and views of the development from key locations.
- Key views, vistas and view corridors from the public domain and residential buildings that may be impacted as determined by the view analysis.
- Planning principles for impacts on private and public domain views.

1.2 Project History

Concept SSD 7693 (Stage 1)

InterContinental Hotel Concept development application (Stage 1) to establish building envelopes to facilitate internal and external alterations and additions (the “**Concept SSDA**”).

DA’s for subsequent stages will seek approval for the carrying out of physical works and additional design detail and provide specific detail around the project’s staging and delivery.

The Concept SSDA was granted approval by the Independent Planning Commission on 22 January 2020 for a New Ballroom Addition above Transport House (at 99-113 Macquarie Street) and Hotel Upgrades at the Intercontinental Hotel site.

SSD 10454 (Stage 2 Detailed)

The scope of the Stage 2 SSDA is made for the Intercontinental Hotel site only and involves various refurbishments to the hotel including a rooftop addition compliant with the approved envelope under Concept SSDA.

1.3 The Proposal

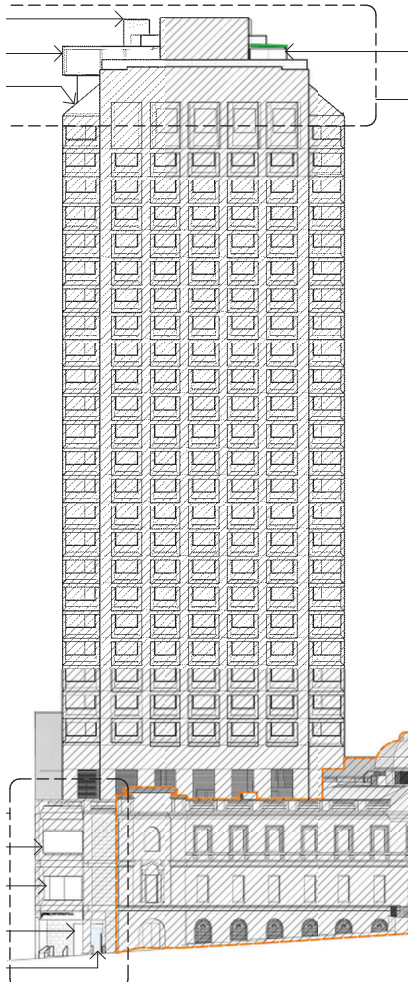
The proposed scope for the SSDA is limited to:

- *Internal refurbishments of the podium, cortile, and level 5;*
- *Minor facade upgrades at Phillip Street, Bridge Street and the porte cochere; and*
- *Level 32 and roof.*

The proposed land use is ‘tourist and visitor accommodation’ (including ancillary uses), consistent with the existing use and what was considered/approved under the Concept approval.

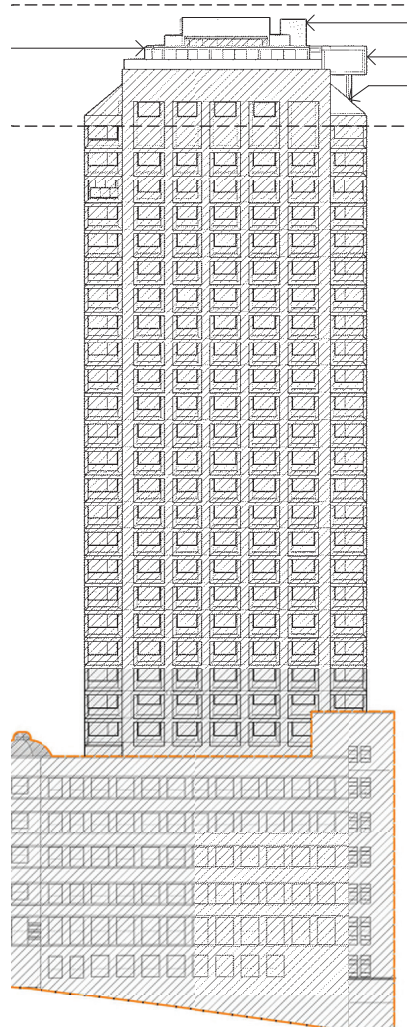
From a staging perspective, no works will be undertaken to Transport House due to its sensitivity and requirement for more consideration, including a competitive design process. It is also noted that internal fit outs to hotel rooms has been progressed via a Complying Development Certificate (CDC) process.

The proposal would increase the GFA of the Intercontinental Hotel tower by 250sqm. The proposal also provides a maximum height of building of RL 114.55 (consistent with the envelope approved under the Concept approval).



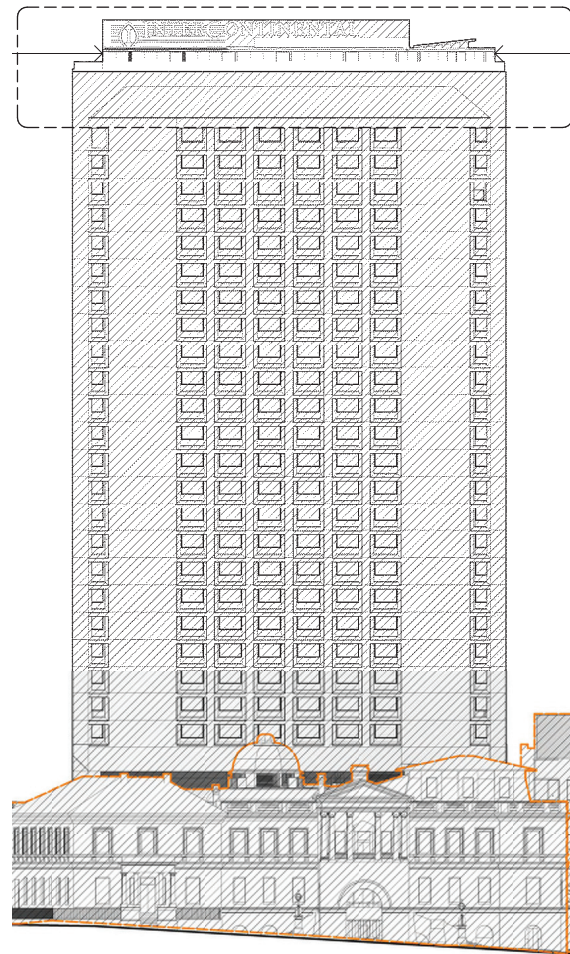
SOUTH ELEVATION

Figure 1: Elevation - South (Woods Bagot)



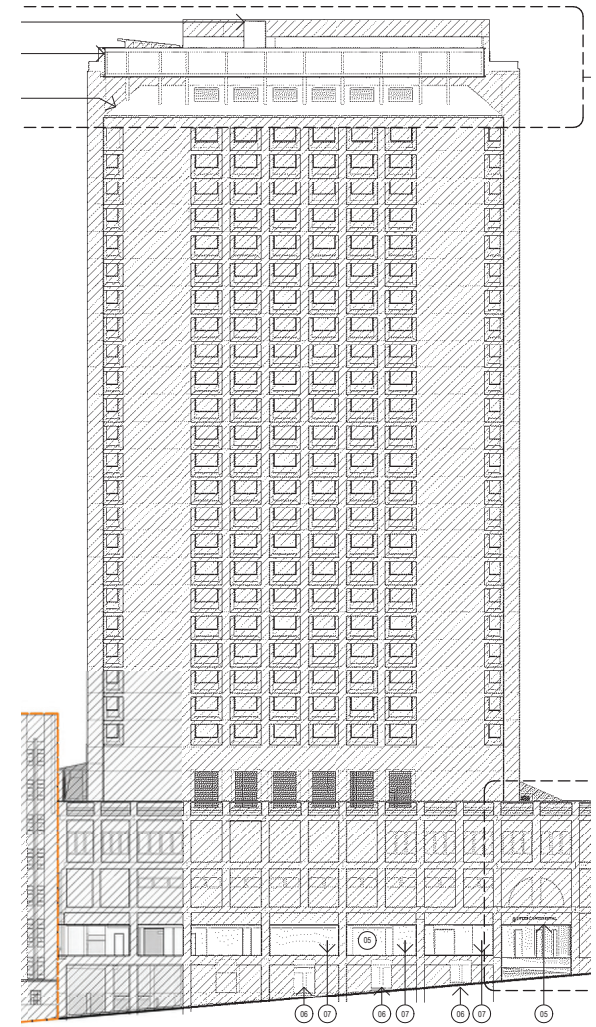
NORTH ELEVATION

Figure 2: Elevation - North (Woods Bagot)



EAST ELEVATION

Figure 3: Elevation - East (Woods Bagot)



WEST ELEVATION

Figure 4: Elevation - West (Woods Bagot)

2.0 Site Context



2.1 Visual Character

The site is located in the north-eastern corner of the Sydney CBD bound by the Cahill Express-way to the north and Macquarie Street to the east. This corner of the CBD is dominated by buildings ranging in style and scale including:

- several 3-5 storey Victorian era buildings; and
- numerous large commercial and residential towers up to 60 storeys high.

To the north of the CBD lies the ferry terminals of Circular Quay and beyond that the rest of Sydney Harbour. The Royal Botanic Gardens are located to the east of the site.




West of Macquarie Street the CBD slopes down to Circular Quay in a north-west direction, while east of Macquarie Street the Royal Botanic Gardens slope down towards Farm Cove in a north-east direction.

2.2 Scenic Quality

- The scenic quality of the area surrounding the site is characterised by:
 - Large commercial towers within the CBD
 - Governor Phillip Tower (54 storeys)
 - AMP Tower (under construction 54 storeys)
- Heritage listed Victorian era buildings
 - Former Treasury Building
 - Transport House
 - Justice and Police Museum
 - Chief Secretary's Building
- Heritage landscape features
 - Palm tree cluster
 - Royal Botanic Gardens



LEGEND

-  Subject Site
-  Contours (2.0m Intervals)
-  Heritage Items

3.0 Methodology



3.1 Stage 1 VIA Review

The Concept SSDA Visual Impact Assessment (“**VIA**”) was prepared by *Hassel* to assess visual impacts of the proposed:

1. Building envelope above Transport House and partly over the Intercontinental Hotel podium, Treasury Buildings and Macquarie Lane; and
2. Two building envelopes above the Intercontinental Hotel comprising:
 - a single storey envelope on the eastern side of the Intercontinental Hotel tower roof;
 - a two storey envelope on the western side of the Intercontinental Hotel tower roof; and
 - a maximum envelope height of RL 114.55.

Key views identified in the Stage 1 VIA are reviewed and assessed in this report at **Section 4.0**.

3.2 Stage 1 Additions

In October 2019, ae design partnership was engaged to conduct a visual assessment from the area surrounding the site to assess the visual impacts of the addition of a partial storey to the approved building.

The visual assessment determines an approximate extent of the proposed building envelope in the Concept SSDA visible from a person standing at various vantage points from ground level.

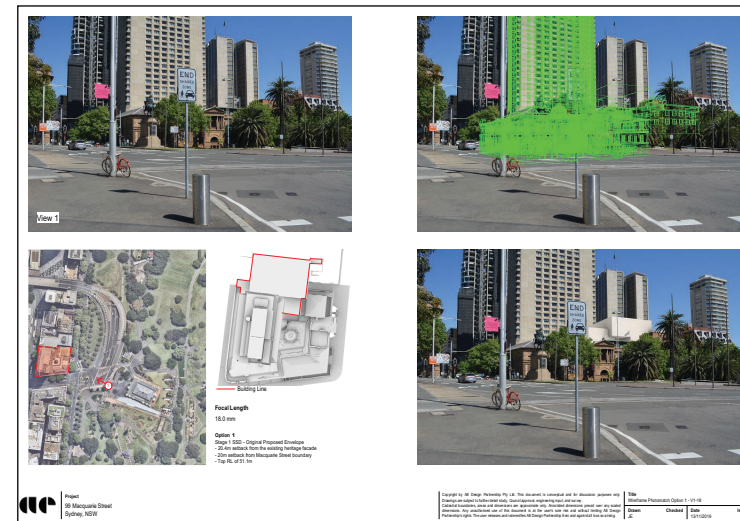
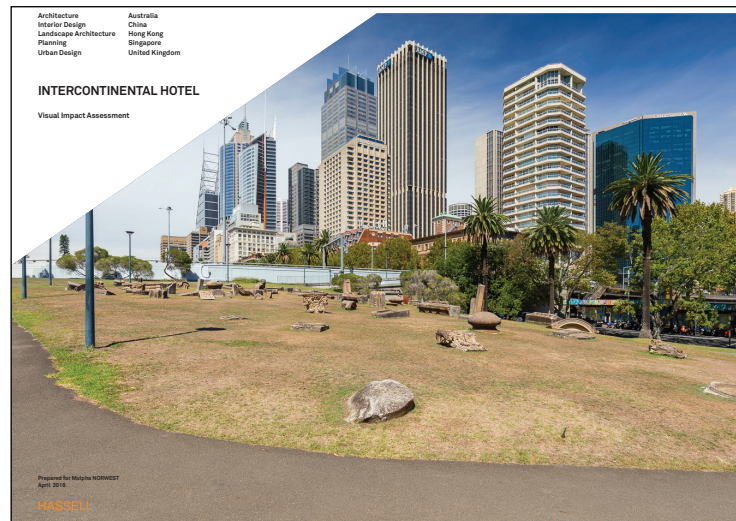
Photographs were taken at eye-height of a person standing 1.55 metres from the ground. This height is the accepted eye-height level used in NSW Land and Environment Court Proceedings for visual assessment purposes.

Views to the site were taken from publicly accessible places.

3.3 Stage 2 SSDA View Selection

Based on the Stage 1 VIA and Stage 1 Modification, the views to be included within the Stage 2 SSDA VIA are views that are considered to have high sensitivity and are characterised of where:

- People engage in outdoor recreation (active or passive), whose attention or interest is likely to be focused on the landscape and on particular views.
- Visitors to heritage assets, or to other attractions, where views of the surrounds are an important contributor to the experience.
- Views to the site are obtained from a recognised scenic route.



4.0 Stage 1 VIA Review



4.1 Key Views

The Stage 1 Visual Impact Assessment prepared by *Hassel* identified 13 key views ranging from 50m distance away from the site to 1.4km away. Each of the key views were assessed based on the below visual impact ranking.

Visual Impact Ranking

Low

- Envelope fits within existing building footprint.
- Does not dominate building facade in terms of area or excessive height.
- Fully or partially screened or setback from primary view points
- Occupies less than 20% of view

Moderate

- Envelope matches or extends existing building footprint
- Envelope increases building facade in terms of area and height
- Envelope not able to be screened or setback from dominant view points
- Occupies 20-40% view

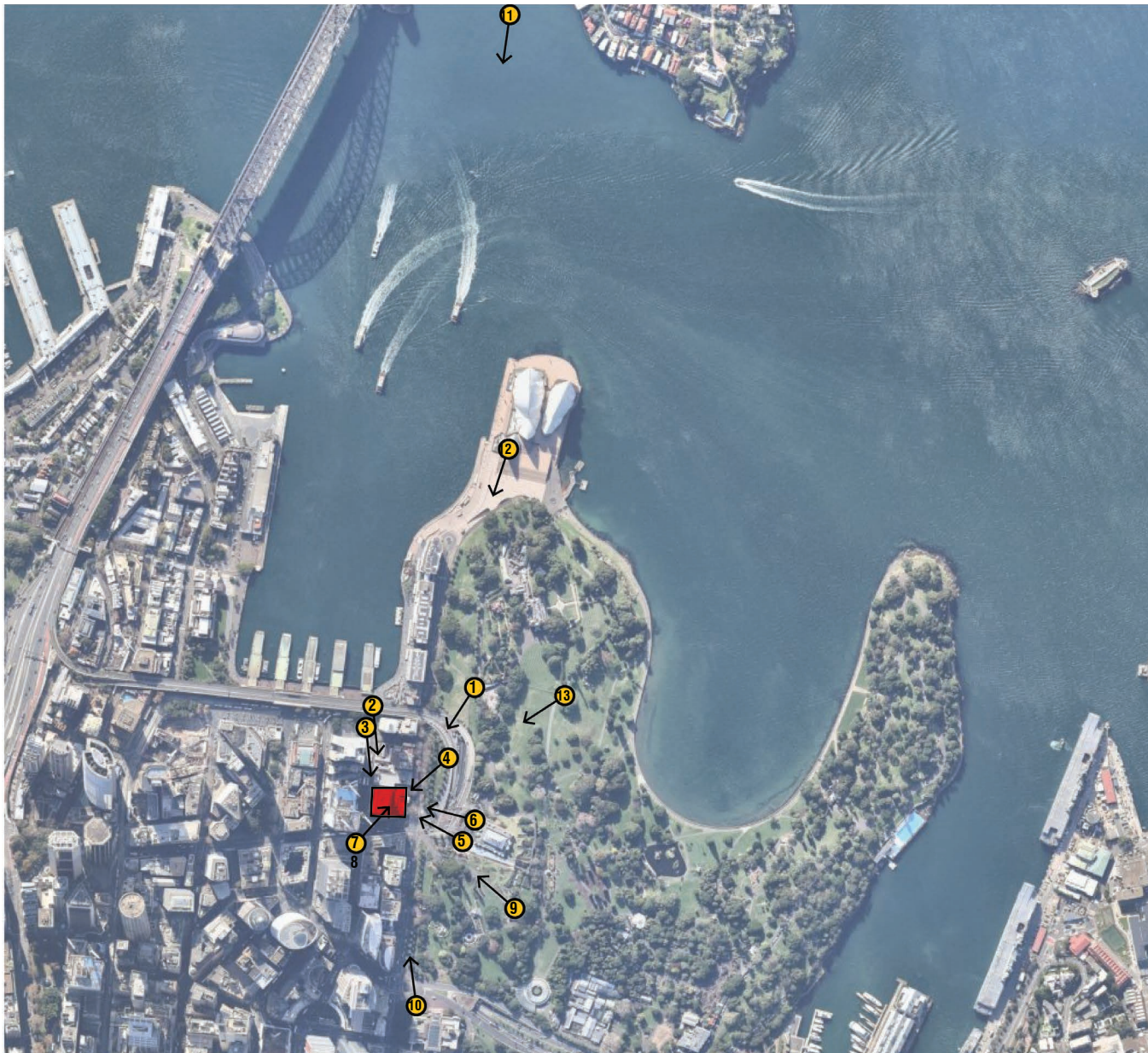
High

- Envelope extends beyond existing building footprint
- Envelope dominates the building facade in terms of area and height
- Envelope not able to be screened form dominant views points
- Occupies greater than 40% of view

Photographs used to prepare Photomontages for NSW Land and Environment Court (“**NSW LEC**”) Proceedings are generally taken at 18mm, 24mm, 35mm, 45mm and 55mm focal lengths to replicate the view from a human eye at 1.55m from the ground looking straight on, and in this particular matter, towards the subject site. The purpose of this is to reproduce the views obtained from pedestrians traversing in a normal manner from selected vantage points.

Photographs produced with lower focal lengths would distort the views from such vantage points by increasing the extent visible to the subject matter.

This section provides an assessment of the key views identified in the Stage 1 VIA. We note some views were taken with lower focal lengths. Where possible, NSW LEC consistent images are provided for comparison purposes.



LEGEND

















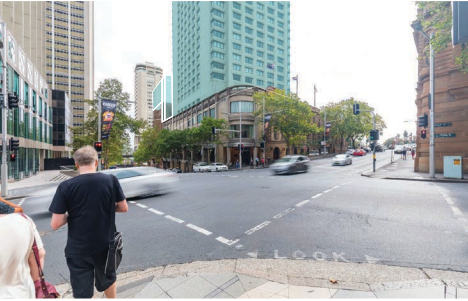











 Subject Site



Figure 5: Stage 1 Key Views 

STAGE 1 VISUAL IMPACT MATRIX			INCLUSION IN STAGE 2 ASSESSMENT	JUSTIFICATION
View 1 	Location Stonehedge Park Direction of View South-west Distance to Site 185m Transport House Use at Location Public Open Space Number of Viewers Moderate Visual Impacts Low			<ul style="list-style-type: none"> • Photo is taken with a lens focal length lower than 18mm. • A photo was taken in a similar location using a lens focal length of 18mm and at a standing eye height of 1.55m. • The view is considered to have high sensitivity as it obtains views from a heritage asset where the surrounding built environment are an important contributor to the experience. • Level 32 additions are not easily discernible from this view.
View 2 	Location Cahill Expressway Deck Direction of View South-east Distance to Site 116m Transport House Use at Location Public Pedestrian Walkway Number of Viewers Low Visual Impacts Moderate			<ul style="list-style-type: none"> • The view is not in the direction of the public pedestrian walkway. • Photo is located 116m from the Transport House therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible. • This view primarily assesses the impacts of the proposed building envelope extent above Transport House and distorts views to level 32 making it appear visible.
View 3 	Location Circular Quay (Eastern end of Alfred Street) Direction of View South-east Distance to Site 95m Transport House Use at Location Public Pedestrian pathway Number of Viewers High Visual Impacts Moderate			<ul style="list-style-type: none"> • Photo is located 95m from the Transport House therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible. • This view primarily assesses the impacts of the proposed building envelope extent above Transport House and distorts views to level 32 making it appear visible.

STAGE 1 VISUAL IMPACT MATRIX			INCLUSION IN STAGE 2 ASSESSMENT	JUSTIFICATION
View 4 	Location Macquarie Street Park Direction of View South-west Distance to Site 120m Intercontinental Tower Use at Location Public Open Space Number of Viewers Low Visual Impacts Low			<ul style="list-style-type: none"> Photo is not taken at direct eyesight of 1.55m and therefore does not reproduce the views obtained from pedestrians traversing in a normal manner from selected vantage points.
View 5 	Location Royal Botanic Gardens Entry Direction of View North-west Distance to Site 120m Intercontinental Tower Use at Location Public Open Space Number of Viewers Moderate Visual Impacts Moderate			<ul style="list-style-type: none"> Photo is located 120m from the Intercontinental Tower therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible. Refer to the below photo. 
View 6 	Location Sydney Conservatorium of Music Direction of View West Distance to Site 130m Intercontinental Tower Use at Location Kerbside pedestrian footpath Number of Viewers Moderate Visual Impacts Moderate			<ul style="list-style-type: none"> Photo is located 130m from the Intercontinental Tower therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible. Refer to the below photo. 

STAGE 1 VISUAL IMPACT MATRIX			INCLUSION IN STAGE 2 ASSESSMENT	JUSTIFICATION
View 7 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	First Government House Site North-east 50m Intercontinental Tower Public Pedestrian pathway High Moderate		<ul style="list-style-type: none"> Photo is located 50m from the Intercontinental Tower therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible.
View 8 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	First Government House Site North 100m Transport House Public Pedestrian pathway High Moderate		<ul style="list-style-type: none"> Photo is located 100m from the Transport House therefore a photo taken at a lens focal length of 18mm and at a standing eye height of 1.55m level 32 would not be visible. Photo is not taken at direct eyesight of 1.55m and therefore does not reproduce the views obtained from pedestrians traversing in a normal manner from selected vantage points.
View 9 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	Royal Botanic Gardens North-west 215m Intercontinental Tower Public Open Space Moderate Low		<ul style="list-style-type: none"> Photo is taken with a lens focal length lower than 18mm although in the visual assessment undertaken for the Stage 1 modification a photo was taken in a similar location using a lens focal length of 24mm and at a standing eye height of 1.55m. The view is considered to have high sensitivity as it from a recognised scenic route and Where people engage in outdoor recreation, whose attention or interest is likely to be focused on the landscape and on particular views. Level 32 additions are not easily discernible from this view.

STAGE 1 VISUAL IMPACT MATRIX			INCLUSION IN STAGE 2 ASSESSMENT	JUSTIFICATION
View 10 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	State Library of NSW entry steps North-west 340m Intercontinental Tower State Library north facing entry steps Moderate Low		<ul style="list-style-type: none"> The proposal on level 32 for stage 2 is not visible from this vantage point.
View 11 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	Milson's Point South-east 1,400m Intercontinental Tower Milson's Point Park adjacent to seawall Moderate Low		<ul style="list-style-type: none"> The proposal for Stage 2 provides a maximum height of building of RL 114.55 which is consistent with the envelope approved at Stage 1 therefore the skyline will not change from distant views.
View 12 	Location Direction of View Distance to Site Use at Location Number of Viewers Visual Impacts	Sydney Opera House South 580m Intercontinental Tower Opera House Forecourt Steps High Low		<ul style="list-style-type: none"> The proposal for Stage 2 provides a maximum height of building of RL 114.55 which is consistent with the envelope approved at Stage 1 therefore the skyline will not change from distant views.

STAGE 1 VISUAL IMPACT MATRIX			INCLUSION IN STAGE 2 ASSESSMENT	JUSTIFICATION
View 13 				<ul style="list-style-type: none"> • Photo is taken with a lens focal length lower than 18mm although in the visual assessment undertaken for the Stage 1 modification a photo was taken in a similar location using a lens focal length of 24mm and at a standing eye height of 1.55m. • The view is considered to have high sensitivity as it from a recognised scenic route and Where people engage in outdoor recreation, whose attention or interest is likely to be focused on the landscape and on particular views. • Level 32 additions are not easily discernible from this view.
Location	Government House			
Direction of View	South-west			
Distance to Site	335m Intercontinental Tower			
Use at Location	Public Open Space			
Number of Viewers	Moderate			
Visual Impacts	Low			

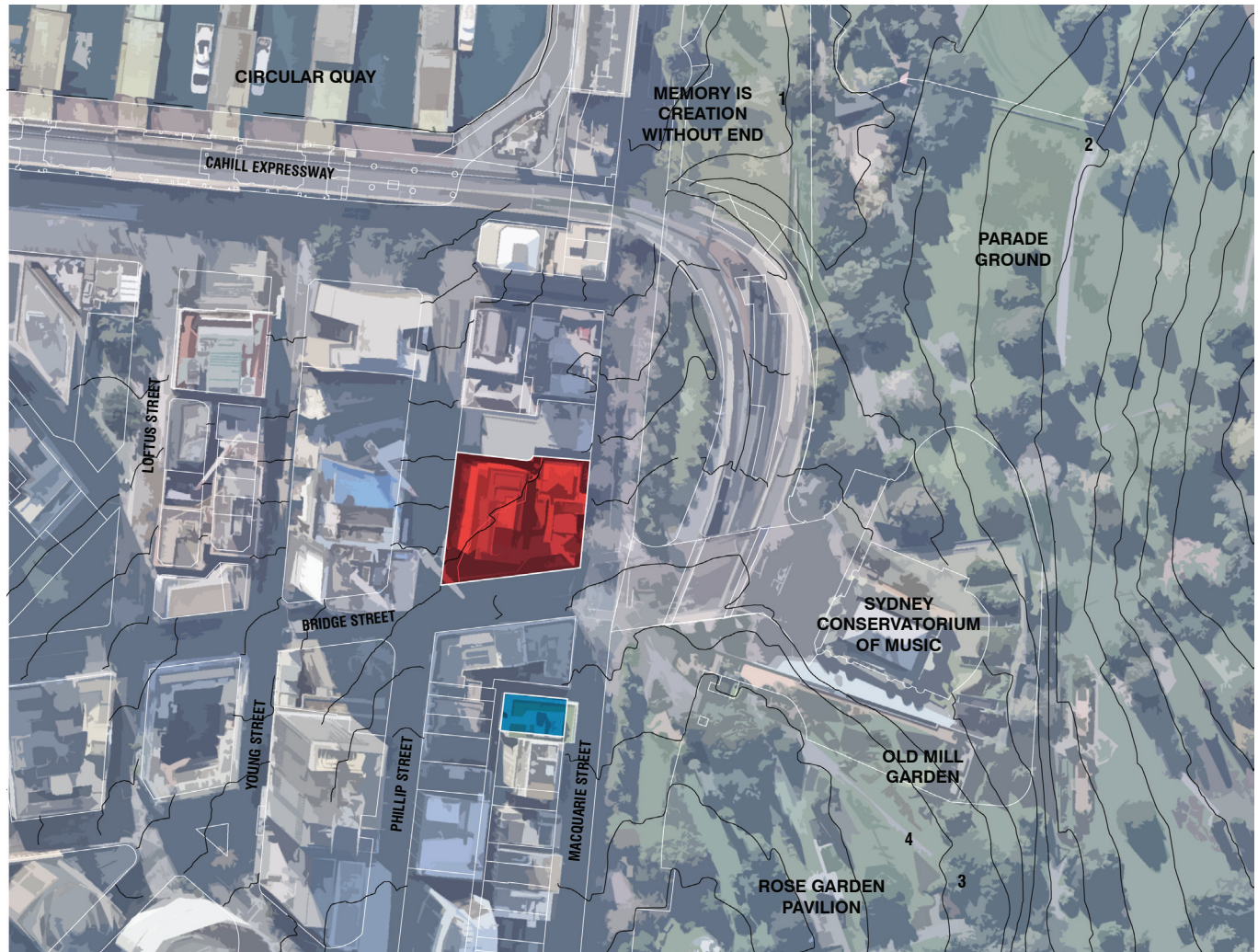


5.0 Private View Impacts



Within the Stage 1 VIA it identified and assessed the impacts of the Stage 1 Proposal on the private residential views from Level 10 of The Astor and the rooftop common area.

The view sharing study prepared by *Hassell* for The Astor in the Concept SSDA confirms that views to proposed additions on Level 32 of the Intercontinental Hotel would not be visible nor obstruct any approved views from residential units in The Astor. A view sharing assessment against the Planning Principle *Tenacity Consulting v Warringah Council [2004] NSWLEC 140 at 25-29* for Stage 2 is therefore not warranted.



LEGEND




-  Subject Site
-  Contours (2.0m Intervals)
-  The Astor

Figure 6: Private View Impacts 

6.0 Key Public Views



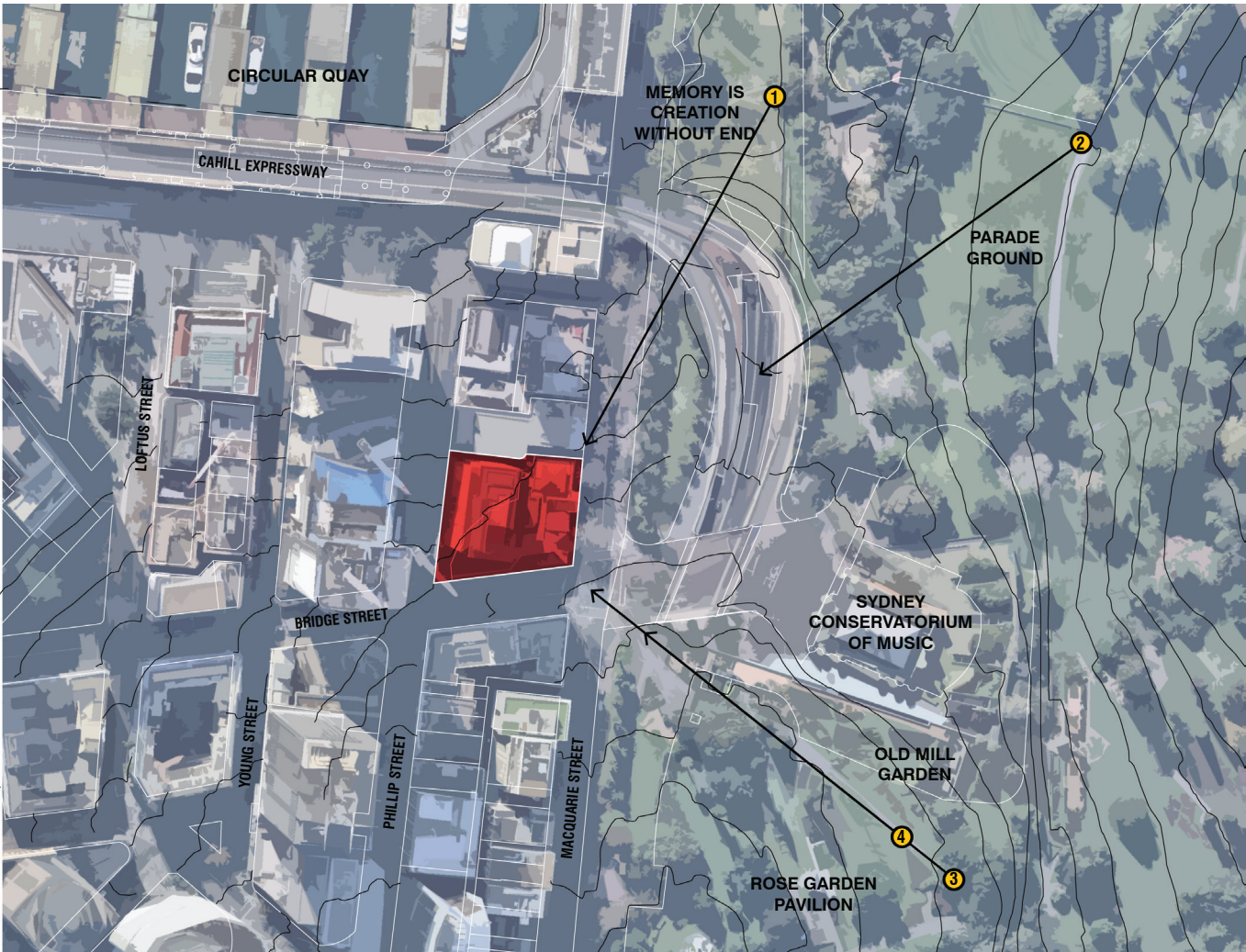
Based on the Stage 1 VIA review it was identified that key public views located at least 200m away from the Intercontinental hotel tower are to be assessed. From the 13 views within the Stage 1 VIA 3 of the views will form the four key views identified as optimal viewpoints to assess the visual impact of the proposal are:

Table 1: Vantage Points

	Vantage Point Description
1	View from eastern path adjacent <i>Memory is Creation Without End</i> permanent art installation in the Royal Botanic Gardens facing south-west and reflects View 1 of the Stage 1 VIA.
2	View from northern end of the path into the <i>Parade Ground</i> in the Royal Botanic Garden facing south-west.
3	View from eastern path adjacent the <i>Rose Garden Pavilion</i> in the Royal Botanic Garden facing north-west.
4	View from between <i>Old Mill Garden</i> and the <i>Rose Garden Pavilion</i> in the Royal Botanic Garden facing north-West.

They present unobstructed pedestrian views in the direction of path to the site from the public domain which show the building in its entirety.

As the view points identified are public views an assessment against the views planning principle *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 at 39 - 49* will be undertaken.



LEGEND

- Subject Site
- Contours (2.0m Intervals)

Figure 7: Key Public Views

6.1 Vantage Point 1

View Location Diagram



Existing



Figure 8: Viewpoint 1 - Existing View

Focal Length: 18mm

Description: View from eastern path adjacent *Memory is Creation Without End* permanent art installation in the Royal Botanic Gardens facing south-west.

Stage 1 Approved Massing



Figure 9: Viewpoint 1 - Stage 1 Massing

Stage 2 Proposed Massing



Figure 10: Viewpoint 1 - Stage 2 Massing

Location above Existing Facade	Massing Visibility		Comments
	Approved	Proposed	
North facade	Visible	Visible	Proposed alterations to the roof of the Intercontinental Hotel, including expansion of the club lounge and terrace are visible within the extent of the approved building envelope in Concept SSDA. The material used for the expansion of the club lounge is fixed glazing and is consistent with the existing glazing therefore the proposed will not result in any additional solid massing. Proposed additions to Level 32 are not easily discernible from this vantage point.
South facade	Not visible	Not visible	Not visible from this vantage point.
East facade	Visible	Visible	Glass balustrades running along the eastern perimeter of the roof level are visible towards the south-eastern corner. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts. Proposed additions to Level 32 are not easily discernible from this vantage point.
West facade	Not visible	Not visible	Not visible from this vantage point.

6.2 Vantage Point 2

View Location Diagram



Existing



Figure 11: Viewpoint 2 - Existing View

Focal Length: 24mm

Description: View from northern end of the path into the *Parade Ground* in the Royal Botanic Garden facing south-west.

Stage 1 Approved Massing



Figure 12: Viewpoint 2 - Stage 1 Massing

Stage 2 Proposed Massing



Figure 13: Viewpoint 2 - Stage 2 Massing

Location above Existing Facade	Massing Visibility		Comments
	Approved	Proposed	
North facade	Visible	Visible	Proposed alterations to the roof of the Intercontinental Hotel, including expansion of the club lounge and terrace are visible within the extent of the approved building envelope in Concept SSDA. The material used for the expansion of the club lounge is fixed glazing and is consistent with the existing glazing therefore the proposed will not result in any additional solid massing. Proposed additions to Level 32 are not easily discernible from this vantage point.
South facade	Not visible	Not visible	Not visible from this vantage point.
East facade	Visible	Visible	Glass balustrades running along the eastern perimeter of the roof level are visible within the extent of the approved massing for the majority of the eastern facade. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts. Proposed additions to Level 32 are not easily discernible from this vantage point.
West facade	Not visible	Not visible	Not visible from this vantage point.

6.3 Vantage Point 3

View Location Diagram



Existing



Figure 14: Viewpoint 3 - Existing View

Focal Length: 35mm

Description: View from eastern path adjacent the *Rose Garden Pavilion* in the Royal Botanic Garden facing north-West.

Stage 1 Approved Massing



Figure 15: Viewpoint 3 - Stage 1 Massing

Stage 2 Proposed Massing

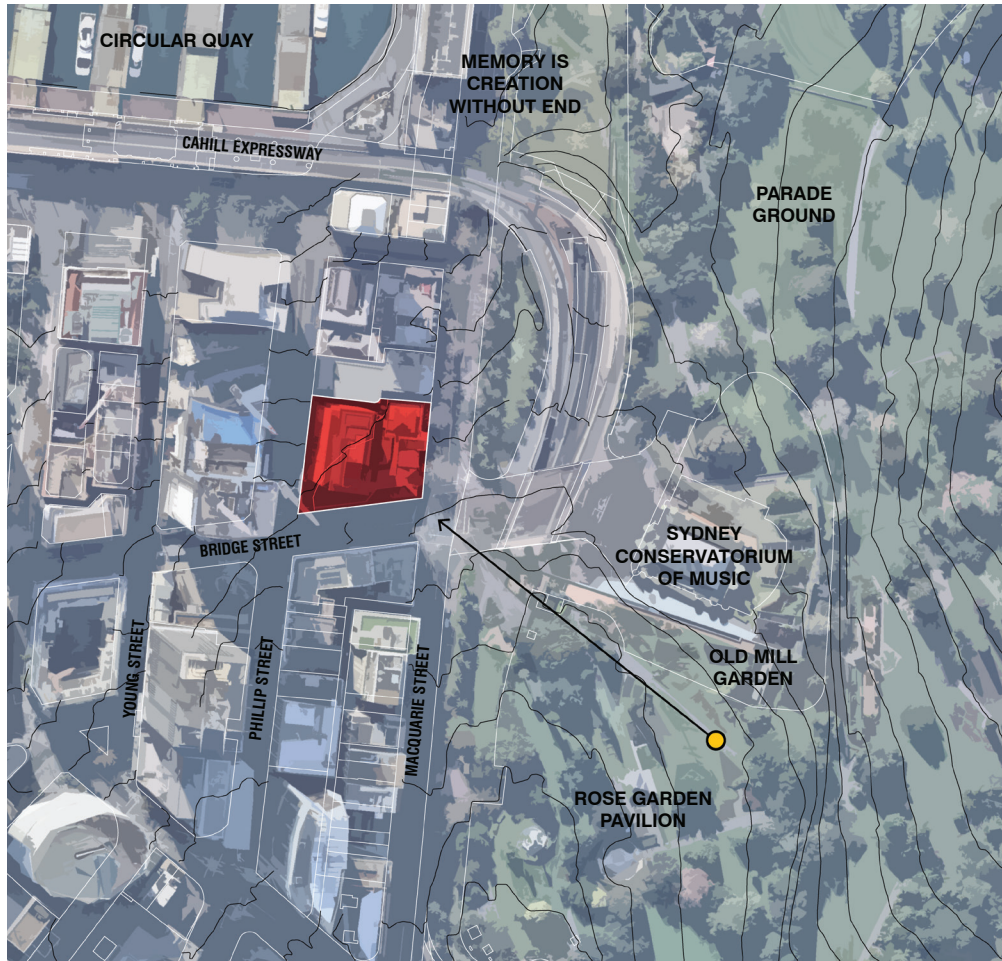


Figure 16: Viewpoint 3 - Stage 2 Massing

Location above Existing Facade	Massing Visibility		Comments
	Approved	Proposed	
North facade	Not visible	Not visible	Not visible from this vantage point.
South facade	Visible	Visible	A small portion of the glass balustrades running along the southern perimeter of the roof level are visible within the extent of the approved massing. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts.
East facade	Visible	Visible	A small portion of the glass balustrades running along the eastern perimeter of the roof level are visible within the extent of the approved massing. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts. Proposed additions to Level 32 are not easily discernible from this vantage point.
West facade	Not visible	Not visible	Not visible from this vantage point.

6.4 Vantage Point 4

View Location Diagram



Existing



Figure 17: Viewpoint 4 - Existing View

Focal Length: 24mm

Description: View from between *Old Mill Garden* and the *Rose Garden Pavilion* in the Royal Botanic Garden facing north-West.

Stage 1 Approved Massing



Figure 18: Viewpoint 4 - Stage 1 Massing

Stage 2 Proposed Massing



Figure 19: Viewpoint 4 - Stage 2 Massing

Location above Existing Facade	Massing Visibility		Comments
	Approved	Proposed	
North facade	Not visible	Not visible	Not visible from this vantage point.
South facade	Visible	Visible	A small portion of the glass balustrades running along the southern perimeter of the roof level are visible within the extent of the approved massing. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.
East facade	Visible	Visible	A small portion of the glass balustrades running along the eastern perimeter of the roof level are visible within the extent of the approved massing. The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.
West facade	Not visible	Not visible	Not visible from this vantage point.

7.0 Conclusion



7.1 View Sharing Planning Principles

7.1.1 General Views

The Stage 2 SSDA is considered against the Principles of View Sharing in *Tenacity Consulting v Warringah [2004] NSWLEC 140* (“**Tenacity**”).

Tenacity provides a four-step assessment process to guide whether or not view sharing is reasonable, which are as follows:

Step 1: Assessment of the views to be affected

26. *Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

Step 2: Consideration from what part of the property the views are obtained

27. *For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.*

Step Three: Assessment of the extent of the impact

28. *This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.*

Step Four: Assessment of the reasonableness of the proposal that is causing the impact

29. *A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable*

Assessment against Stage 2 SSDA

Tenacity does not apply to the Stage 2 SSDA as it provides a step-by-step assessment to assess the view *impacts on neighbours*.

The Astor is the closest residential tower located south of the site. Proposed additions to Level 32 of the Intercontinental Hotel are not visible nor obstruct any approved views from residential units in this building, therefore a view sharing assessment against this Planning Principle is not warranted.

This report provides an assessment on views obtained from publicly accessible places.

In *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046* states at:

39. *Tenacity Consulting v Warringah [2004] NSWLEC 140; (2004) 134 LGERA 23, sets out the planning principle for considering the acceptability of the impact of a proposed development on the views enjoyed from private property in the vicinity of the development.*

7.1.2 Impact on Public Domain Views

The Stage 2 SSDA is considered against the Principles of View Sharing in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 at 39 - 49.

Step 1: Identify the Nature and Scope of Existing Views in the Public Domain

	Vantage Point 1 View from eastern path adjacent Memory is Creation Without End permanent art installation in the Royal Botanic Gardens facing south-west.	Vantage Point 2 View from northern end of the path into the Parade Ground in the Royal Botanic Garden facing south-west.	Vantage Point 3 View from eastern path adjacent the Rose Garden Pavilion in the Royal Botanic Garden facing north-west.	Vantage Point 4 View from between Old Mill Garden and the Rose Garden Pavilion in the Royal Botanic Garden facing north-West.
Nature & Extent	Unobstructed view towards the site taken approximately 180 metres north-east.	Unobstructed view towards the site taken approximately 300 metres north-east.	Partially-obstructed view towards the site taken approximately 250 metres south-east.	Unobstructed view towards the site taken approximately 225 metres south-east.
Compositional Elements	Dynamic view obtained from a person traveling south along the path adjacent the <i>Memory is Creation Without End</i> permanent art installation in the Royal Botanic Gardens.	Dynamic view obtained from a person traveling south along the path into the Parade Ground in the Royal Botanic Gardens.	Dynamic view obtained from a person traveling north-west along the path between the Rose Garden Pavilion and Old Mill Garden in the Royal Botanic Gardens.	Dynamic view obtained from a person traveling north-west along the path between the Rose Garden Pavilion and Old Mill Garden in the Royal Botanic Gardens.
Not Visible	No iconic views to landmarks are visible.	No iconic views to landmarks are visible.	No iconic views to landmarks are visible.	No iconic views to landmarks are visible.
Curtilage of Important Elements	Vantage Point is within the Royal Botanic Gardens.	Vantage Point is within the Royal Botanic Gardens.	Vantage Point is within the Royal Botanic Gardens.	Vantage Point is within the Royal Botanic Gardens.

Step 2: Identify the Locations in the Public Domain from which the potentially interrupted view is enjoyed

Views 1, 2 and 4 provides unobstructed views to the site.

Step 3: Identify the extent of Obstruction at each Relevant Location

	Description
Vantage Point 1	Unobstructed views to the site.
Vantage Point 2	Unobstructed views to the site. Existing established trees in the middle-ground does not obstruct views to the proposed alterations on the roof of the Intercontinental Hotel.
Vantage Point 3	Partially-obstructed views to the site as a result of existing established tree canopy above the path. Glimpses of roof form visible between gaps of the tree canopy.
Vantage Point 4	Unobstructed views to the site. Existing established trees in the middle-ground does not obstruct views to the proposed alterations on the roof of the Intercontinental Hotel.

Step 4: Identify the intensity of Public Use

	Intensity of Public Use
Vantage Point 1	Low Intensity - this path is generally used by the public to observe landscape features of the Royal Botanic Gardens and the permanent art installation. It is not a main pedestrian pathway.
Vantage Point 2	Low-Moderate Intensity - this path is generally used by the public to observe landscape features of the Royal Botanic Gardens.
Vantage Point 3	Moderate Intensity - this path is generally used by the public to observe landscape features of the Royal Botanic Gardens.
Vantage Point 4	Moderate Intensity - this path is generally used by the public to observe landscape features of the Royal Botanic Gardens.

Step 5: Identify whether there is any Document that identifies the Importance of the View to be assessed.

There is no document that identifies the importance of the identified vantage points.

The vantage points were selected to understand the relationship of the proposed building envelope during the Concept SSDA against the heritage facade on the site as well as neighbouring heritage items from key public views in the Royal Botanic Gardens. For the purposes of the Stage 2 Concept SSDA, the same vantage points were used to assess proposed alterations and additions to the roof of the existing Intercontinental Hotel.

Summary

The proposed alterations and additions to the roof of the Intercontinental Hotel, including expansion of the club lounge and terrace, are supported on urban design grounds in that there is no material view impact of the proposal from key public vantage points identified in the Concept SSDA.

7.2 View Impact Summary

The proposed alterations and additions to the roof are visible from all vantage points, where the most impacted views are obtained from Views 1, 2, 3 and 4.

View 1:

- Proposed alterations and additions to the roof does not affect views to Governor Phillip Tower in the background.
- Approved envelope massing has a greater impact on views to the AMP Centre Tower than the proposal at the north-western corner addition.
- The southern and western facades of the proposal are not visible.
- The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.
- The material used for the expansion of the club lounge is frame-less fixed glazing and is consistent with the existing glazing therefore the proposed will not result in any additional solid massing.

View 2:

- Approved envelope massing has a greater impact on views to the AMP Centre Tower than the proposal at the north-western corner addition.
- The southern and western facades of the proposal are not visible.
- The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.
- The material used for the expansion of the club lounge is frame-less fixed glazing and is consistent with the existing glazing therefore the proposed will not result in any additional solid massing.

View 3:

- The proposed alterations and additions to the roof do not affect any views to any neighbouring buildings from this vantage point.
- Views of the proposal are partially visible and obstructed by the tree canopy above the path from this vantage point.
- The northern and western facades of the proposal are not visible.
- The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.

View 4:

- The proposed alterations and additions to the roof do not affect any views to any neighbouring buildings and are not easily discernible from this vantage point.
- The northern and western facades of the proposal are not visible.
- The proposed glass balustrade consistent with the existing balustrade of the existing terrace on the site will result in a negligible view impacts and would not be easily discernible from this vantage point.

7.3 Recommendations

Based on assessment of the proposed Stage 2 SSDA for the Intercontinental Hotel site, the proposal is supported on the following grounds:

- Various refurbishments proposed are not visible from public vantage points;
- The eastern facade of the alterations and additions to the roof is the only part of the proposal visible from each vantage point;
- Proposed glazing for balustrades of the roof terrace (consistent with the existing roof terrace balustrades) will assist with alleviating any visual impacts;
- Proposed alterations and additions to the roof are not easily discernible from all vantage points investigated in this report; and
- There is no material view impact of the proposal from key public vantage points identified in the Concept SSDA.

On this basis, the proposed Stage 2 SSDA relating to the various refurbishments and alterations to the roof of the Intercontinental Hotel, including expansion of the club lounge and terrace is supported on urban design grounds.



List of Figures

Figure 1:	Elevation - South (Woods Bagot)	5
Figure 2:	Elevation - North (Woods Bagot)	5
Figure 3:	Elevation - East (Woods Bagot)	5
Figure 4:	Elevation - West (Woods Bagot)	5
Figure 5:	Stage 1 Key Views	9
Figure 6:	Private View Impacts	16
Figure 7:	Key Public Views	17
Figure 8:	Viewpoint 1 - Existing View	18
Figure 9:	Viewpoint 1 - Stage 1 Massing	19
Figure 10:	Viewpoint 1 - Stage 2 Massing	19
Figure 11:	Viewpoint 2 - Existing View	20
Figure 12:	Viewpoint 2 - Stage 1 Massing	21
Figure 13:	Viewpoint 2 - Stage 2 Massing	21
Figure 14:	Viewpoint 3 - Existing View	22
Figure 15:	Viewpoint 3 - Stage 1 Massing	23
Figure 16:	Viewpoint 3 - Stage 2 Massing	23
Figure 17:	Viewpoint 4 - Existing View	24
Figure 18:	Viewpoint 4 - Stage 1 Massing	25
Figure 19:	Viewpoint 4 - Stage 2 Massing	25



3|780 Darling Street, Rozelle NSW 2039
02 9818 5898
mail@aesignstudio.com.au
www.aesignstudio.com.au

