



VISUAL IMPACT ASSESSMENT IN RESPONSE TO SUBMISSIONS IMAX REDEVELOPMENT

31 WHEAT ROAD - DARLING HARBOUR

JANUARY 2014



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1.1 INTRODUCTION

This report has been prepared to assess the residential visual impacts of the proposed redevelopment at 31 Wheat Road, Darling Harbour for Grocon (Darling Harbour) Pty Ltd. The project has been identified by the State Government as a State Significant Site and a Development Application for this site has been exhibited by the Department of Planning and Infrastructure (DoP&I) (exhibition ended Monday 28th October 2013). As part of the original application GMU provided a Visual Impact Assessment that focussed on views from the public domain.

The DoP&I has requested the Applicant to provide additional information in response to issues raised in submissions received during the exhibition. The additional information required is outlined in the Department Issues Letter dated 15.11.2013.

As part of the additional information requirement, the DoP&I requested consideration of a view analysis comprising photomontages and perspectives of the development from residential buildings to the southeast of the site. The DoP&I requires the following analysis with regards to View and Visual Impacts:

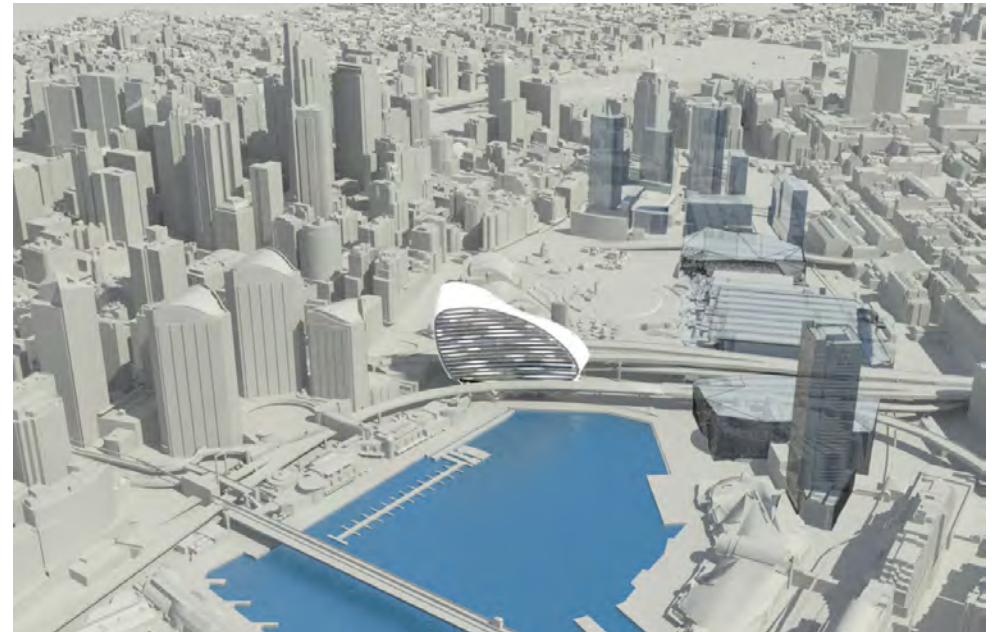
“Provide a thorough view loss impact assessment, in accordance with the requirements of Tenacity (NSW Land and Environment Court Planning principle), from residential buildings to the southeast of the site looking toward the site. This assessment should include, but not be limited to, apartments across a number of levels within the Millennium Towers and Parkroyal.

Should this analysis indicate a significant impact, further consideration should be given to the extent of the proposed built form to mitigate these impacts.”

This visual assessment considers the potential visual impact of the proposal based on the objections made in the submissions. This report has investigated the potential residential views affected and the corresponding view impacts of the development and provides information in response to the View and Visual Impact issues raised on the Department Issues Letter dated 15.11.2013.

For information regarding the Visual Impact Assessment of the proposal as seen from the public domain, see GMU's Visual Impact Assessment (Rev Jan 2014). That report updates the information contained in the original report dated August 2013, which formed part of the original application.

For information regarding the proponent's response to the other issues raised within the Department Issues Letter dated 15.11.2013 i.e. built form/overhang over Harbour Street, Public Domain, Signage, etc, please refer to The Ribbon Urban Design Report by Hassell dated January 2014.



Bird's eye view (looking south) indicating the proposed development
(Courtesy Of Arterra Interactive)

1.2 EXECUTIVE SUMMARY

GMU has conducted a visual impact assessment of the effect of the proposal on 6 neighbouring developments who made submissions regarding potential view loss during the exhibition period. These include the following developments.

World Tower – Mixed use development
 Meriton Towers – Commercial development
 Emporio Apartments – Mixed use development
 Millennium Apartments – Residential development
 PARKROYAL Hotel – Commercial development
 The Peak Apartments – Residential development

As part of the general testing of the above developments, views from mid and upper levels were selected for each of the developments and CG montages were analysed in order to assess the view impacts for each of these properties. The view significance, level of impact and acceptability of the impacts are summarised in the table overleaf.

This visual impact assessment showed that out of all the developments tested, the most significant view impacts were to the residential developments in close proximity to the development. These are the Millennium Towers and The Emporio Apartments. Detailed testing through photographic documentation of objector's units (that were available for viewing) has been undertaken. The most primary views from each unit were selected for photorealistic testing. The study focusses on primary view locations (enclosed and open balconies and living areas) where possible. The photographic documentation has been undertaken following court guidelines with a professional surveyor and photographer who have certified the accuracy of the montages.

The majority of the impacts for the Millennium Towers were found to be moderate and severe; however only one view out of 21 views tested for this development was found to be devastating. The majority of the views tested (11 out of 24), for the Emporio Towers were found to have a significant impact, but none of the impacts were found to be severe or devastating. The most significant impacts are experienced by units located in the Millennium Towers due to the proximity of the development to the proposal. The extent of the impact is mainly due to the level of change in the scale and focus of the view, where the proposal becomes prominent within the view. A summary of the overall impacts is provided in the following table.

Summary of Impacts

| | Minor | Moderate | Moderate-Significant | Significant | Severe | Severe to Devastating | Devastating | Total |
|--------------------|-------|----------|----------------------|-------------|--------|-----------------------|-------------|-------|
| Emporio Apartments | 2 | 3 | 1 | 11 | 0 | 0 | 0 | 17 |
| Millennium Towers | 2 | 7 | 0 | 1 | 8 | 2 | 1 | 21 |

The most significant impacts are experienced by units located in the Millennium Towers due to the proximity of the development to the proposal. The extent of the impact is mainly due to the level of change in the scale and focus of the view, where the proposal becomes very prominent within the view. In assessing the acceptability of the proposal's impacts upon these existing views, GMU have considered the extent of the impacts to be reasonable due to the following factors being:

- Impacted units retain partial views of the horizon line, Pyrmont Bridge, the Maritime Museum and some water and land interface to the north or south of Pyrmont Bridge.
- Recent approvals such as Barangaroo indicate an intention by the Government to support a change to the scale of the edge of Darling Harbour. This will also result in loss of views to development within the CBD's western edge.
- The reasonableness of an expectation to retain views for development located a distance away from the water's edge in light of the change in scale taking place in Darling Harbour and Barangaroo, which suggests that the retention of views for properties immediately behind development sites facing the edge of the water will become increasingly difficult.
- Mitigating overshadowing to Tumbalong Park, requires massing being concentrated to the east.
- A significant reduction in the overhanging portion of the building (east curvature) will result in the abandonment of the project due to the lower grade of space available.
- The individual impacts to a reduced number of private units need to be weighed against the overall employment and economic benefits to the area.

Out of the 6 different developments analysed and a total of 65 individual views studied (including 20 general views and 45 detailed views), 11 views were found to have a significant impact while 8 views were found to have a severe impact. One unit was found to have a severe to devastating impact from a balcony and one other balcony view in the Millennium Apartments was found to have a devastating impact. This is a reasonable outcome considering the proposal's prominent location and densely developed urban surroundings to the east. GMU found through this analysis, that the proposal adheres to the principles of "view-sharing" as most of the views analysed retain partial views to the horizon line, Pyrmont Bridge, the Maritime Museum, and partial water and land interface to the north or south of Pyrmont Bridge.

It is therefore considered that the view impacts are reasonable if Darling Harbour is to be revitalized and overshadowing to Tumbalong Park is to be avoided.

SUMMARY TABLE DESCRIBING THE VIEWS SELECTED FOR CG MONTAGES ANALYSIS, THE PROPOSAL'S IMPACT AND ACCEPTABILITY

| Development | Level | Description | View | Significance of view (see Section 3) | Impact | Impact acceptability |
|---------------------------|-------------|---------------------------------|------|---|----------------------|----------------------|
| PARKROYAL | | | | | | |
| Coffee Shop | R/Mezzanine | Coffee Shop Standing | V1 | Low | Minor | Reasonable |
| Unit 316 | 5 | Bedroom/Studio Standing | V2 | Low | Minor-Moderate | Reasonable |
| Unit 325 | 5 | Bedroom/Studio Standing | V3 | Low-Medium | Significant | Reasonable |
| Unit 331 | 5 | Bedroom/Studio Standing | V4 | Low-Medium | Significant | Reasonable |
| Club Lounge | 9 | Club Lounge Standing Location 1 | V5 | Medium-High | Moderate | Reasonable |
| | | Club Lounge Standing Location 2 | V6 | Medium-High | Moderate | Reasonable |
| MERITON TOWER | | | | | | |
| Unit 3802 | 38 | Living Area Standing | V1 | Medium-High | Moderate | Reasonable |
| Unit 3803 | 38 | Living Area Standing | V2 | Medium-High | Moderate | Reasonable |
| Unit 5602 | 56 | Living Area Standing | V3 | High | Moderate | Reasonable |
| Unit 5604 | 56 | Living Area Standing | V4 | Medium | Moderate | Reasonable |
| WORLD TOWER | | | | | | |
| Unit 49.05 | 56 | Living Area Standing | V1 | Medium | Moderate-Significant | Reasonable |
| Unit 49.08 | 56 | Living Area Standing | V2 | High | Moderate-Significant | Reasonable |
| Unit 71.03 | 74 | Living Area Standing | V3 | High | Moderate | Reasonable |
| Unit 71.05 | 74 | Living Area Standing | V4 | High | Moderate | Reasonable |
| MILLENNIUM TOWER | | | | | | |
| Unit 187 | 6 | Living Area Standing | V1 | Low | Moderate-Significant | Reasonable |
| Unit 326 | 20 | Living Area Standing | V2 | High | Severe | Reasonable |
| EMPORIO APARTMENTS | | | | | | |
| Unit 6-03 | 6 | Living Area Standing | V1 | Low | Moderate | Reasonable |
| Unit 1202 | 12 | Living Area Standing | V2 | Medium-High | Moderate-Significant | Reasonable |
| THE PEAK | | | | | | |
| | 40 | Living Area Standing | V1 | High | Minor | Reasonable |
| | 44 | Living Area Standing | V2 | High | Minor | Reasonable |

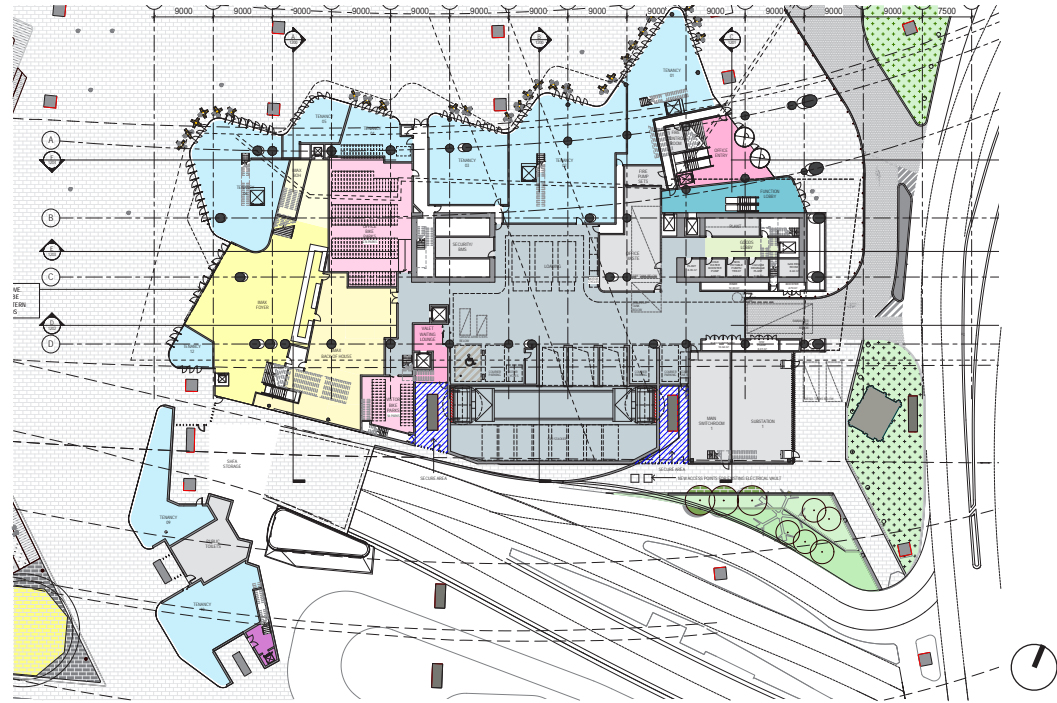
1.3 DETAILS OF PROPOSED PROJECT

The proposed project is a twenty (20) storey building. It consists of:

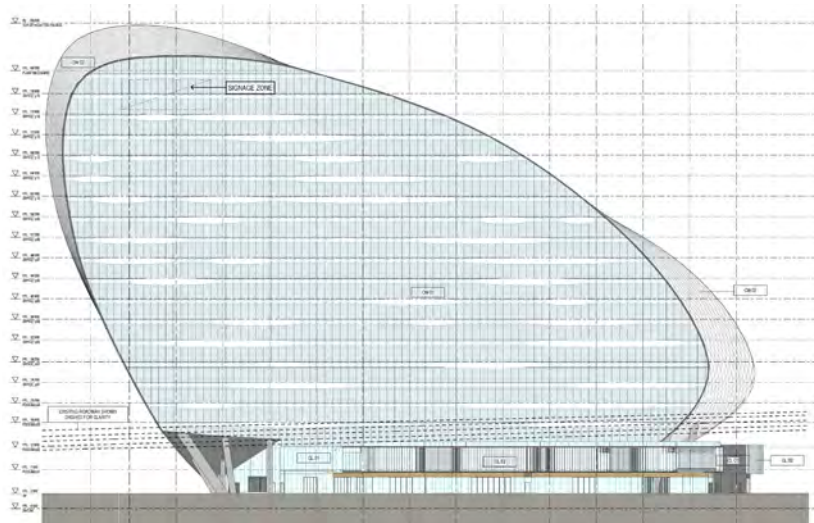
- A total Gross Floor Area of approximately 74,700m² for office, retail, function and entertainment purposes as well as 86 car parking spaces and cycle parking.
- The podium (ground level and four further storeys below the Western Distributor) will include approximately 12,171m² of retail, function, gym, retail office, cinema and SHFA spaces, as well as 86 car parking and 332 cycle parking spaces.
- Approximately 62,533m² of office GFA in total.
- Upgrades to the public domain within the immediate areas adjoining the site.

The overall width of the tower form is approximately 34-52m. The overall length of the tower form is approximately 136m.

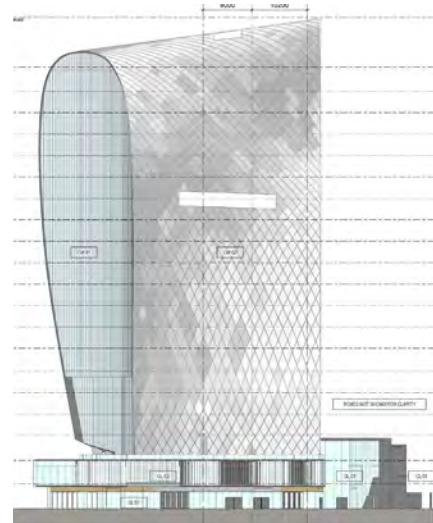
The site is not subject to a maximum building height limit, floor space ratio or building envelope according to the existing statutory guidelines.



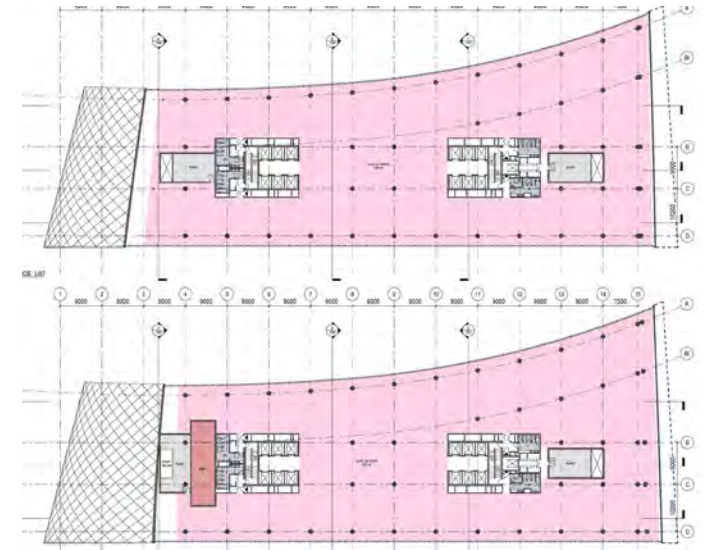
Ground floor plan



Northern elevation



Western elevation



Floor plan Level 07 and 08

(Drawings courtesy of Hassell)

2 - METHODOLOGY OF VIEW ANALYSIS

2.1 METHODOLOGY OF VIEW ANALYSIS

BACKGROUND TO THE ASSESSMENT

Following discussions between the Applicant and the Department of Planning and Infrastructure, a preference was expressed by DoPI that the assessment of the potential view impacts, should include a comprehensive review of “the submissions received to ensure there is an adequate consideration and comprehensive response to all concerns raised” irrespective of use.

It is GMU’s understanding that, “the Millenium Towers and the PARKROYAL should form the basis of the assessment of view impacts” based on the submissions received through the exhibition period. DoP&I suggested that general testing of the potential impact of the proposal “from mid and upper levels would be a sound basis for key vantage points”. DoPI’s requirement was the basis for the general Computer Generated (CG) testing at upper and mid levels of all developments (which made submissions) regarding potential view loss.

GMU’s testing has considered all objectors’ developments including residential and commercial uses.

Part of the methodology includes a sieving and selection of a representative selection or sampling of existing unit/apartment views from various points, heights and aspects of the existing development. Each development was tested at mid and upper levels on one or two key positions or opposite ends of each of the levels tested. This is set out in Chapter 3 of this report.

Once the general testing was completed, GMU conducted further detailed photorealistic analysis of visual impacts on the most affected apartments of individual objectors, based on the findings of the general testing. Individual unit access and viewings were coordinated directly with the Strata Management and/or Executive Committee of the most affected residential developments and this is discussed in Chapter 4 of this report.

In assessing the view impacts of the proposal, GMU has followed the following methodology:

1. Review of all objections received with regards to potential view impacts;
2. General testing and identification of affected viewing locations for all objectors’ developments;
3. Ascertain viewing field for affected locations at mid and upper levels of objectors’ developments;
4. Assessment of view impact and selection of most affected developments for detailed testing;
5. Site viewing, photographic and surveyor documentation of available individual objector’s units
6. Ascertain other available views to units; and
7. Test view characteristics and view impacts based on the New South Wales Land and Environment Court planning principle on view sharing (Tenacity Consulting v Waringah [2004] NSWLEC 140), including assessing the acceptability or not of the view loss.

In assessing the views, GMU has relied on CG ‘before and after’ montages for the general testing and photorealistic montages of existing and proposed rendered views for the detailed testing provided by Arterra Interactive, a 3D visualisation company based in Sydney. Arterra has used court certifiable methods for visual assessments as outlined by the Land Environment Court of NSW.

TENACITY PRINCIPLE

The Land and Environment Court of New South Wales (NSWLEC) Planning Principle of Tenacity Consulting v Waringah [2004] NSWLEC 140 (also refers to the Tenacity Planning Principle) outlines a number of steps to be considered in assessing the reasonable sharing of views.

According to the principle “...the notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.)” To decide whether or not view sharing is reasonable, the principle sets out a four-step assessment. These steps are as follows:

“The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

The second step is to consider from what part of the property the views are obtained. 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.

The third step is to assess the extent of the impact. 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.

The fourth step is to assess the reasonableness of the proposal that is causing the impact. 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.”

According to the steps outlined above, the first step is to assess the views to be affected, the second step is to consider from what part of the property the views are obtained, the third step is to assess the extent of the impact and the fourth step is to assess the reasonableness of the proposal that is causing the impact. GMU closely followed these steps by first assessing the significance of the views

including an analysis of where they are being viewed from (steps 1 and 2), then assessing the level of the impact on the view (step 3) and finally analysing the acceptability of the level of impact (step 4). An explanation and the methodology for each of these steps is outlined below.

VIEW SIGNIFICANCE

View significance is the importance of the view from the view location. In assessing the view significance, the following key factors are taken into account:

- Whether the view includes landmarks, iconic buildings, water and/or land-water interfaces;
- Whether the view is open or enclosed, whole or partial;
- Whether the view can reasonably be expected to be retained;
- The location from which the view is obtained (e.g. the impacts on views from living areas is more significant than those from bedrooms or service areas); and
- Whether the view is the primary view from this location.

A description of the categories used in identifying view significance is provided below.

| SIGNIFICANCE | DESCRIPTION |
|--------------|--|
| LOW | Views that are not notable such as streetscape views without notable distance or horizon elements such as landmark, iconic buildings, water and/or land-water interfaces. |
| LOW-MEDIUM | |
| MEDIUM | Primary views with few valuable features; secondary views with some valuable features; or primary views with valuable features which cannot be considered likely to be retained in the future (i.e. landmarks, water views, etc.). |
| MEDIUM-HIGH | |
| HIGH | Open, iconic and permanent views such as those to Sydney Harbour, Sydney skyline or land-water interfaces. |

VIEW IMPACT

The impact of the proposal is a qualitative assessment of the change within the view. It should be noted that severe change within a view is not necessarily a negative outcome but it does indicate, for instance, a larger amount of perceivable change within the view frame that is not negligible or minor. For some view locations that do not contain water views or iconic elements a well designed building may provide a new visual focus or iconic form, in effect creating a new iconic view.

Key factors which may influence the impact of the proposal on the view include:

- Consideration of the value of elements within the existing view which are obscured by the proposal as compared to the value of elements added;
- Overall potential visibility of the proposal, including its distance and elevation from the view location, as well as whether the proposal will be a primary visual element within the view, or secondary;
- The proposal's response to the view, whether it fits within its context or stands out prominently, including the effects of its materiality, visual composition and overall appearance;
- Whether the proposal enhances the view; and
- The context within which the proposal will be seen, whether a skyline, adjacent to neighbouring buildings or as an object within space.

A description of the categories used in identifying view impact is provided on the following page. These are based on the categories outlined in the Tenacity Principle:

| IMPACT | DESCRIPTION |
|-------------|---|
| Negligible | The proposal may be visible in part, however any change from the existing view is barely discernible. |
| Minor | The proposal does not substantially change the scale and quality of the view. The proposal may obscure view elements of limited importance such as smaller areas of open sky and less prominent built form. |
| Moderate | The proposal may provide some change in scale from other elements within the view. The proposal may obscure view elements of some importance including larger areas of sky and small areas of horizon or a minor extent of water/land interface in a larger water view. |
| Significant | The proposal may provide a change in the focus and scale of the view (not necessarily negatively) The proposal may obscure some view elements of importance whilst retaining others of equal or greater impact. |
| Severe | The proposal may be highly prominent within the view, substantially changing its focus, scale or character. The proposal may obscure a significant proportion of important view elements. |
| DEVASTATING | The proposal is the most prominent element within the view, significantly changing the scale of view and obscuring all or the majority of primary views of major iconic elements such as the Sydney Harbour Bridge or Opera House. |

ACCEPTABILITY

The acceptability is whether the impact of the proposal within the view is positive or adverse and whether that impact is reasonable given the earlier considerations. It relates to the view significance and impact on the view, as well as the quality of impact. This has been determined with regard to the fourth step outlined in the Tenacity Planning Principle, to 'assess the reasonableness of the proposal that is causing the impact'. A proposal is more likely to have a beneficial quality if it:

- complements or dramatically contrasts with the character of its setting appropriately subject to the role and location of the site within the view;
- follows the relevant planning objectives or new strategic approach for an area; and/or
- improves the overall visual quality of the view.

These issues are discussed in the text description of each view.

A description of the categories used in identifying acceptability is set out below.

| ACCEPTABILITY | DESCRIPTION |
|-------------------------------------|---|
| REASONABLE | The impact of the proposal is beneficial, balanced, or if adverse, its effects are not excessive and have been minimised by the proposal. If the degree of impact allows for the partial retention of the view or valuable elements within the view, the proposal is considered to adhere to the principle of 'view sharing'. |
| REASONABLE WITH MITIGATION MEASURES | The proposal has some adverse effects, however these can be eliminated, reduced or offset to a large extent by specific measures. |
| NOT REASONABLE | The adverse effects are considered too excessive and are unable to be practically mitigated. |

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3 - ASSESSMENT OF GENERAL VIEWS



GMU

3.1 SUMMARY OF ISSUES RAISED FROM SUBMISSIONS

The Department of Planning and Infrastructure (DoP&I) in its letter dated 15.11.13 requested that the Applicant provide additional information in response to issues raised in submissions received during the exhibition period. The DoP&I requested that the view loss assessment be conducted in accordance with the Land and Environment Court of NSW *Tenacity Consulting v Warringah [2004] NSWLEC 140* (also referred to as the Planning Principles of Tenacity). DoP&I requested that residential buildings located to the southeast of the site (looking toward the site) be considered as part of the assessment. Further communications held between the Applicant and the DoP&I suggested that an adequate consideration and comprehensive response be given to all concerns raised on the submissions received.

The methodology used by GMU to assess potential view impacts from neighbouring developments has included a comprehensive review of all submission received in order to determine the number of potentially affected developments in the immediate vicinity of the proposal. Based on the New South Wales Government – Department of Planning Development Assessment website, 30 submissions were lodged and posted directly to the portal. One of the submissions was a duplicate and 4 objectors made two concurrent submissions. Out of the remaining 25 submissions, 5 were in support and two others offered comments but did not object or support the proposal. Some of the submissions in support were received from individual residents in the area and also from organisations such as the Australian National Maritime Museum and the Darling Harbour Business Association.

It is important to note that out the original 30 submissions only 6 submissions objected to potential view loss including 2 commercial developments, 2 mixed use developments and 2 residential developments. Submissions from nearby residential and mixed use developments were made in two basic formats, pro-forma submissions and a submission by a professional consultant.

The pro-forma submissions were made by The Peak Apartments and Millennium Towers. Emporio Towers lodged a submission by Kass-Hermes Planning + Development on behalf of Anson City Developments who have “substantial financial interests in the mixed use development.” Meriton Group did not make a letter based objection, but submitted a statement directly to the website portal with regards to two of its properties located in the CBD, Meriton Tower and World Tower. Their objection stated that:

“.....The proposal will take away the city skyline when viewed from Cockle Bay side of Darling Harbour due to the length and height of the building. To this effect, views from Meriton Tower and World Tower will be significantly obstructed....”

The PARKROYAL hotel, a commercial facility lodged a submission prepared by Architectus on behalf of the hotel. The submission specifically named potential view impacts from the mezzanine level, Level 5 and Level 9. The Architectus submission provided an assessment of the proposed development against the Court Principles of Tenacity. GMU notes that this is a commercial use and that the principles of Tenacity do not apply. The Applicant sought clarification from DoP&I. The DoP&I requested these views be analysed. On this basis an initial impact assessment was conducted of the two commercial uses, which have submitted objections with regards to potential view loss. The buildings analysed included the PARKROYAL Hotel and the Meriton Towers (a service apartment development).

The summary of objections above follows the directive received from the Department (Wednesday, 4 December 2013 5:01 PM) which encouraged the design team “to review the submissions received to ensure there is an adequate consideration and comprehensive response to all concerns raised in this regard”. Based on the above, all properties, commercial and residential which made a submission regarding view loss have been selected for a general view impact assessment.

These include the following developments:

- World Tower (No. 1 on map) – Mixed use development
- Meriton Towers (No. 2 on map) – Commercial development
- Emporio Apartments (No. 3 on map) – Mixed use development
- Millennium Apartments (no 4 on map) – Residential development
- PARKROYAL Hotel (No. 5 on map) – Commercial development
- The Peak Apartments (no. 6 on map) – Residential development

As part of the general testing of the developments listed above, views from mid and upper levels have been selected for each of the developments and CG montages have been analysed in order to assess the view impacts for each of these properties.





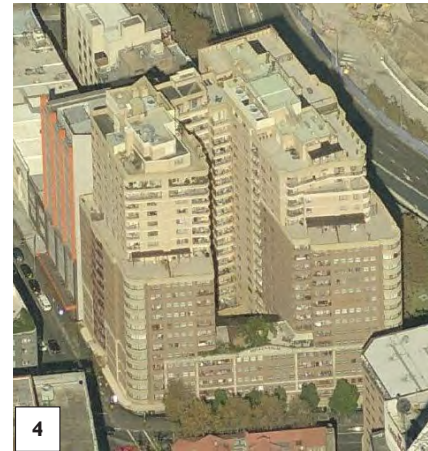
1 World Tower (bird's eye view from west)



2 Meriton Tower (bird's eye view from north)



3 Emporio Apartments (bird's eye view from west)



4 Millennium Towers (bird's eye view from north)



5 PARKROYAL Darling Harbour (eye level view from west)

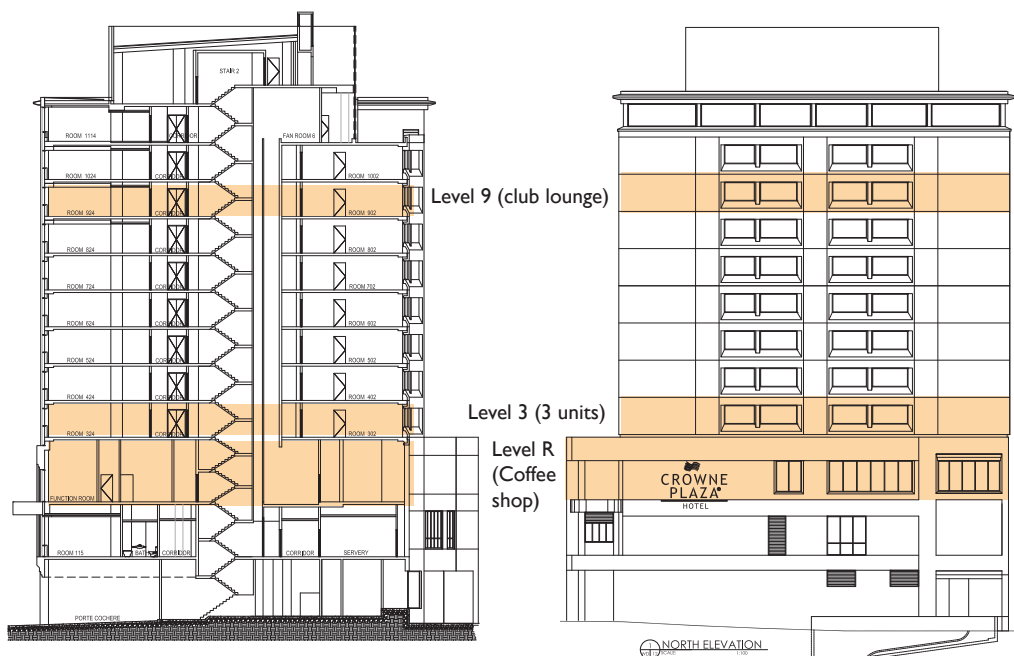


6 The Peak Apartments (bird's eye view from north)

3.2 PARKROYAL DARLING HARBOUR

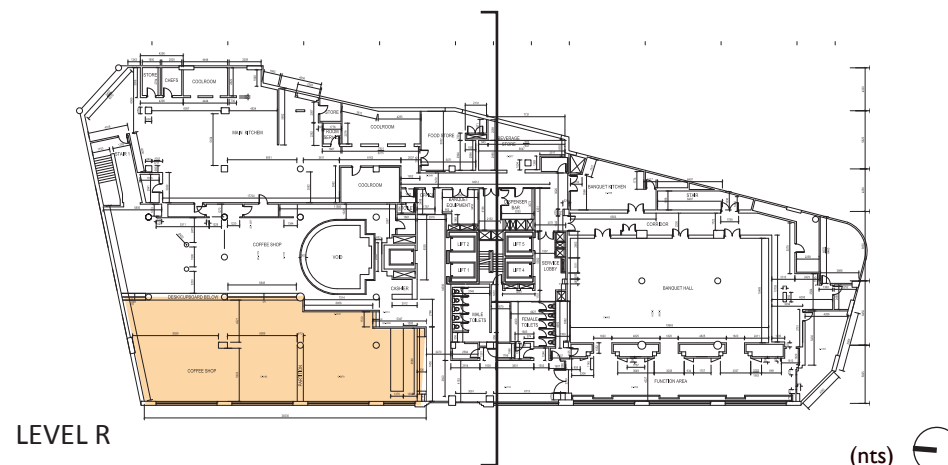
The PARKROYAL Hotel is a commercial development located at 150 Day Street, Sydney. The hotel facility is 12 storeys with the lower three levels being occupied by the Reception, Banquet Hall, coffee shop and main kitchen. The upper 9 levels are occupied by guest rooms with the Club Lounge being located on Level 9 facing Cockle Bay.

The Objector's submission makes direct reference to available views from the Mezzanine Level (Level 3), Level 5 and Level 9. GMU has conducted general view testing from the main banquet hall on Level 3, three different guest rooms on Level 5 and the Club House on Level 9. Due to the hotel's proximity to the Darling Quarters development, it is GMU's preliminary assessment that the guest rooms located toward the northern end of the building are already affected due to this recent development. GMU has tested three different camera positions within the same level, one at the southern end of Level 5 (guest room 531), one toward the middle (guest room 525) and the third one toward the northern end (guest room 516).

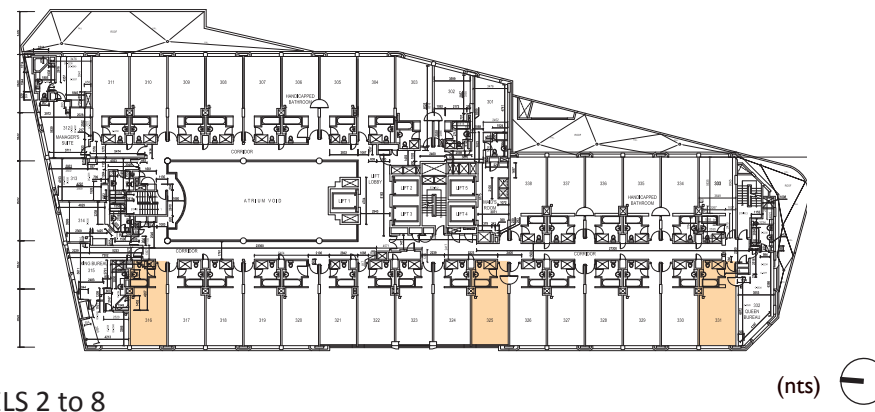


Section (n.t.s)

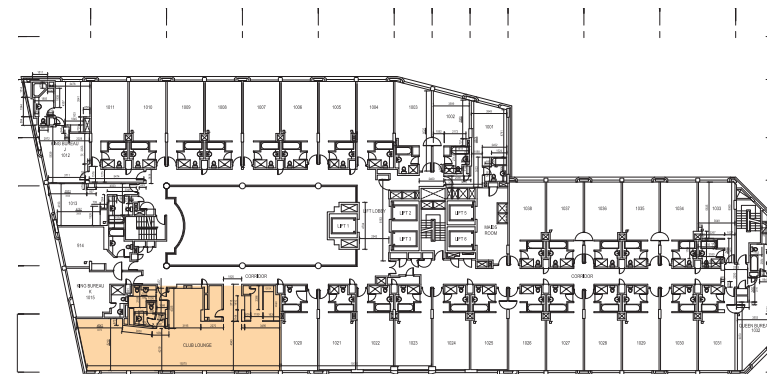
North elevation (n.t.s)



LEVEL R



LEVELS 2 to 8



LEVEL 9

Typical floorplates of PARKROYAL Darling Harbour (n.t.s)

GMU estimates that water views of any consequence are potentially available only above the 5th storey as demonstrated by the Applicant's photographic documentation provided in the submission dated October 23, 2013. Based on this, approximately 108 guest rooms face the proposal with a reasonable expectation for view retention above the 5th storey. However, only 91 rooms have water views according to the objector's submission. It is important to note that the Architectus submission on behalf of the PARKROYAL Hotel assesses the proposal's view impact according to the View Sharing Principles derived from Tenacity Consulting v Warringah [2004] NSWLEC 140/ However, these principles are not applicable to commercial development.

VIEWS FROM PARKROYAL DARLING HARBOUR

Views available from the PARKROYAL facilities and guestrooms can be categorised as:

- City views to the west and Darling Harbour outlooks over the Western Distributor's flyover ramps.
- Low to medium altitude views framed by existing development to the north-west i.e. Darling Quarter's development and the existing IMAX.
- Views of Harbour Street to the west and alternative city views toward the east.



- Proposed built form at ground level
- Proposed built form above flyover
- Proposal site (public domain works area)

- PARKROYAL Darling Harbour
- x View category



KEY VIEWS FROM PARKROYAL

3.2.1 PARKROYAL DARLING HARBOUR - VIEW ASSESSMENT

VI COFFEE SHOP - LEVEL R/MEZZANINE, STANDING VIEW

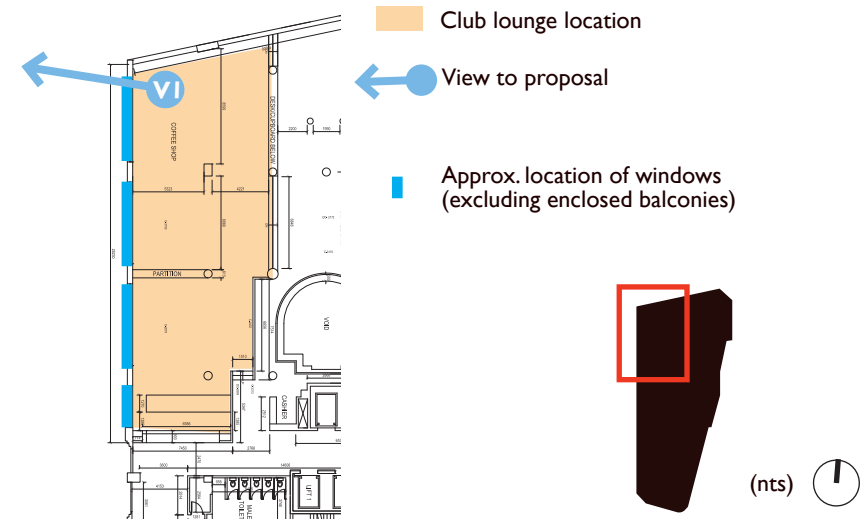
Description of view:

The view in question is a primary view from a commercial tenancy in the northwestern corner of the PARKROYAL Hotel, looking west towards the proposal. Due to its relative low level compared to other development on the other side of the street, the majority of the view is enclosed by substantial built form and the Western Distributor. A small area of sky is visible, however there are no water views of Cockle Bay. Therefore the view is considered to be of low significance.

Impact of proposal:

Part of the eastern elevation of the proposal will be visible at the left edge of the existing view. It reduces a small portion of the available sky. There are no icons or major distinctive elements obscured by the proposal. The significance of the existing view is low and the proposal adds a level of sculptural interest. The proposal's view impact is considered to be minor and reasonable.

SIGNIFICANCE: LOW **IMPACT:** MINOR **ACCEPTABILITY:** REASONABLE



V2 UNIT 316 - L5/6TH FLOOR, GUEST ROOM, STANDING VIEW

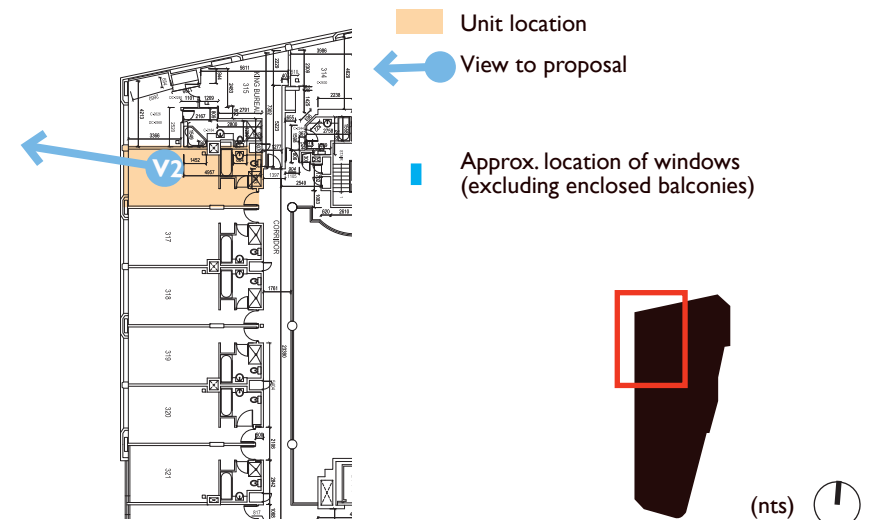
Description of view:

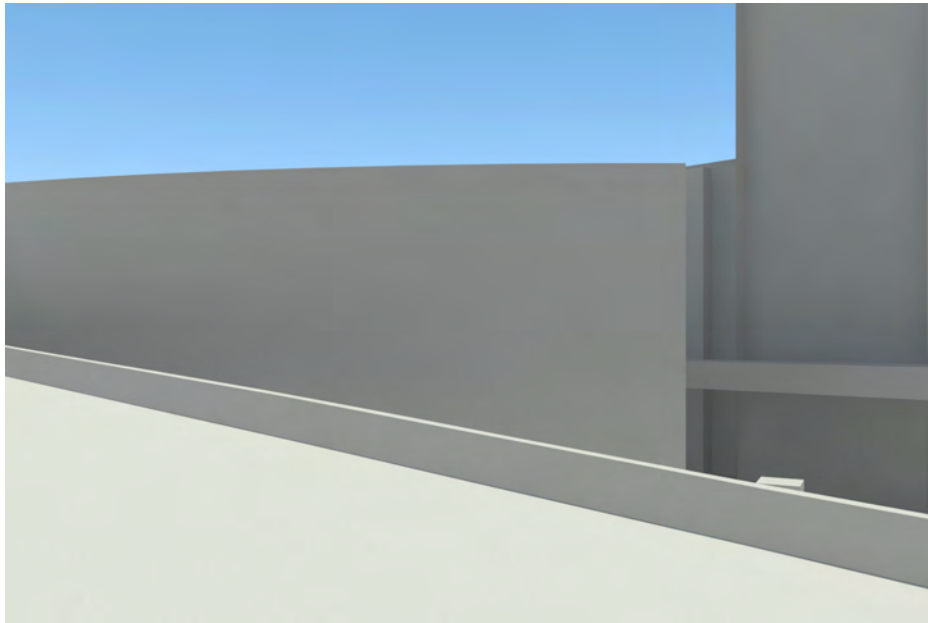
The view in question is a direct, primary view from a guest room in the northwestern corner of the Hotel. Due to its relatively low level compared to other development on the other side of the street, the majority of the view is enclosed by existing built form. A significant area of sky is visible across three quarters of the upper half of the view, as is the skyline of Pyrmont Peninsular. The view also presents a small glimpse of Cockle Bay and associated land-water interface. This view is considered to be of low significance.

Impact of proposal:

Part of the eastern elevation of the proposal will be visible at the left edge of the existing view and there is a narrowing of the view corridor. Views of the Pyrmont skyline are maintained. There are no icons or major distinctive elements obscured by the proposal nor is there a loss of water views. Due to the fact that the significance of the existing view is low and the proposal adds a level of sculptural interest to the view, the level of impact is considered to be reasonable.

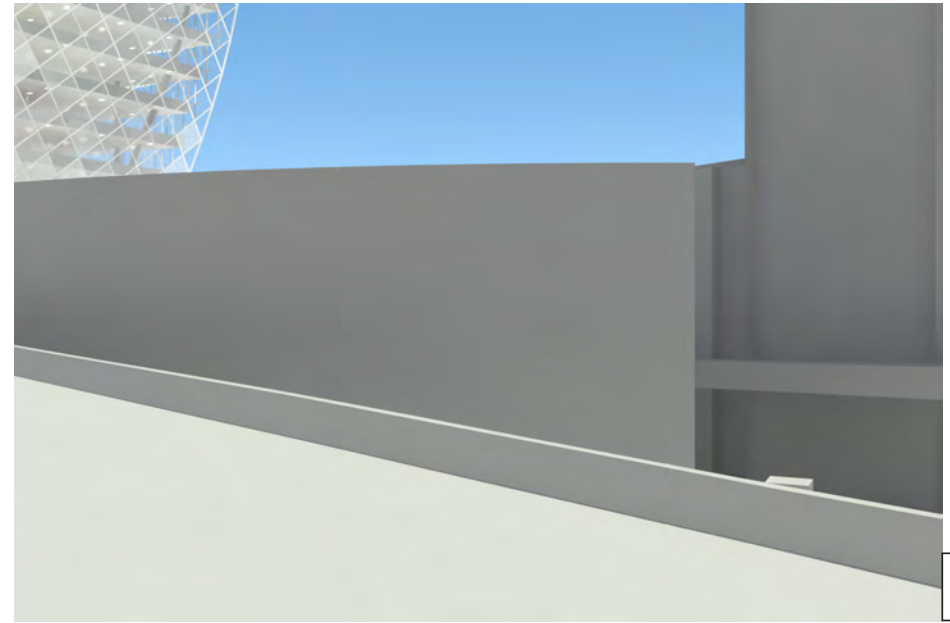
SIGNIFICANCE: LOW **IMPACT:** MINOR-MODERATE **ACCEPTABILITY:** REASONABLE





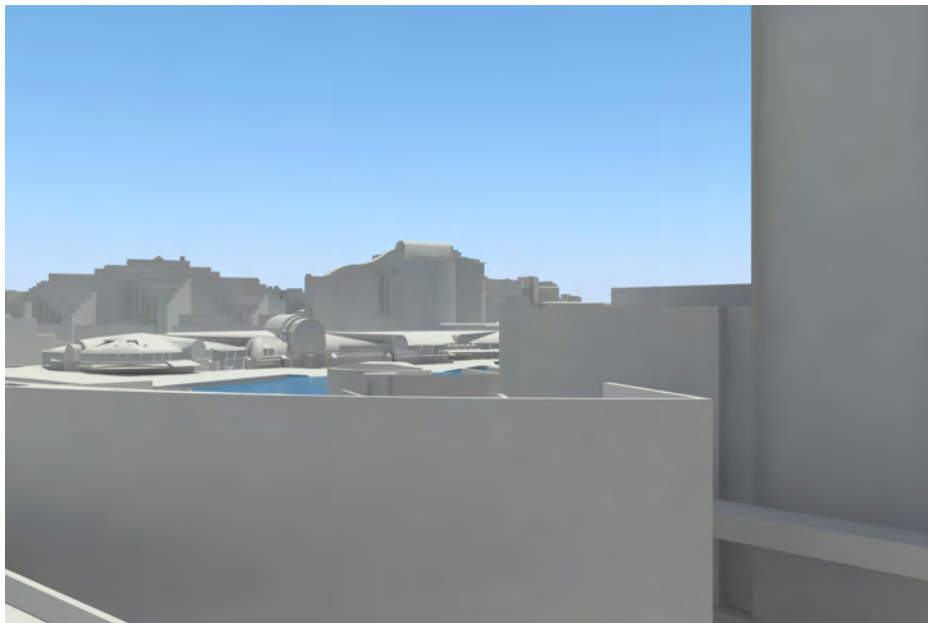
VI

Existing view



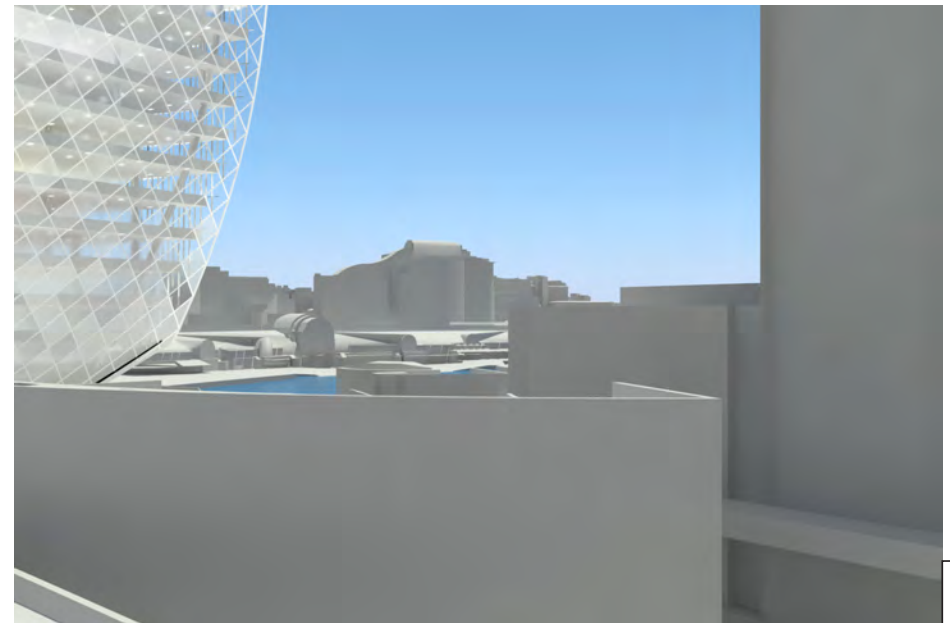
VI

Proposed view



V2

Existing view



V2

Proposed view

3.2.2 PARKROYAL DARLING HARBOUR - VIEW ASSESSMENT

V3 UNIT 325 - L5/6TH FLOOR, GUEST ROOM, STANDING VIEW

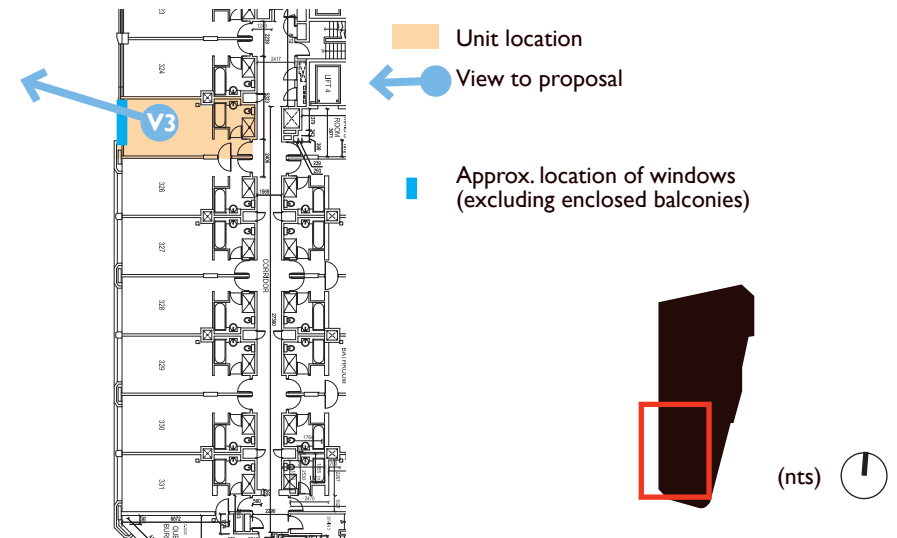
Description of view:

The view in question is a primary view from a guest room located along the western facade of the PARKROYAL Hotel, looking west towards the proposal. Due to its relative low level compared to other development on the other side of the street, the view is obstructed by existing built form and the Western Distributor. The view is mostly open and is characterized by a large area of sky, the skyline of Pyrmont and a small glimpse of Cockle Bay. Therefore this view is considered to be of low-medium significance.

Impact of proposal:

Part of the eastern and southern elevations of the proposal will be visible at the left edge of the existing view and there is a narrowing of the view corridor. Although there is a change in the scale and focus of the view and a loss of a small water glimpse, a large area of the sky is retained. The proposal's view impact is significant, yet reasonable.

SIGNIFICANCE: LOW-MEDIUM **IMPACT:** SIGNIFICANT **ACCEPTABILITY:** REASONABLE



V4 UNIT 331 - L5/6TH FLOOR, GUEST ROOM, STANDING VIEW

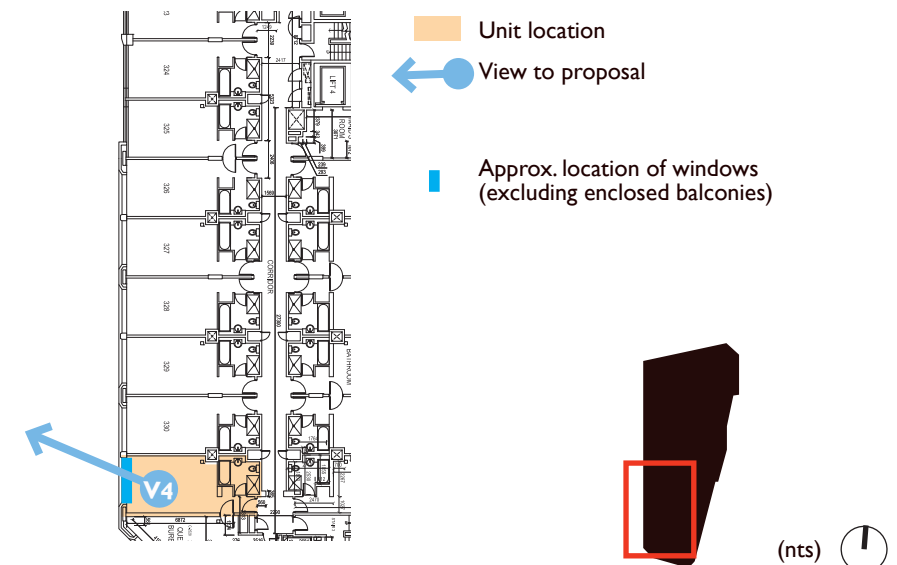
Description of view:

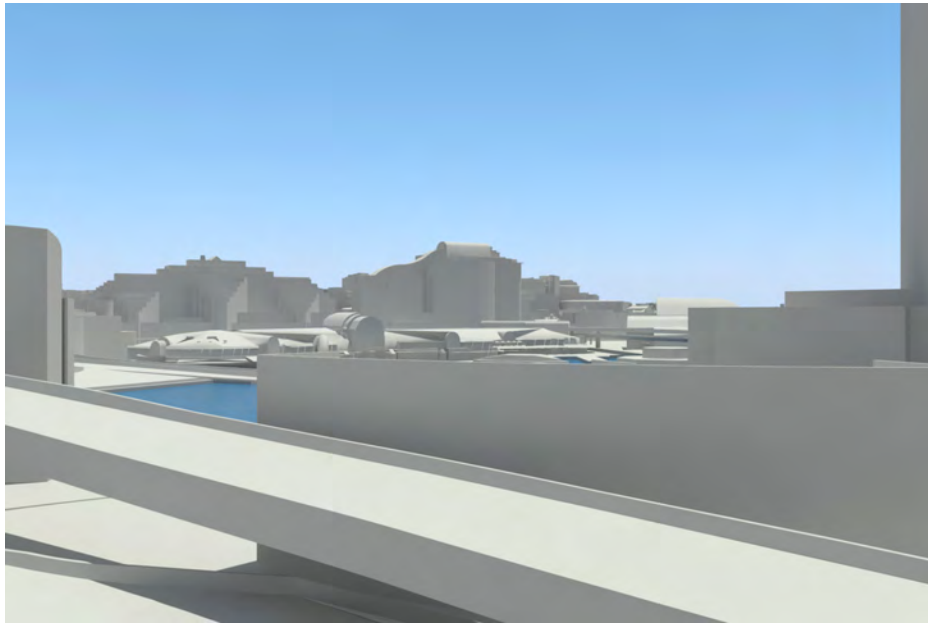
The view in question is a primary view from a guest room in the southwestern corner of the PARKROYAL Hotel, looking north-west towards the proposal. Due to its relative low level compared to other development on the other side of the street, the lower extent of the view is obstructed by existing built form and the Western Distributor. The upper extent of the view is open and is characterized by a large area of sky, a small glimpse of Cockle Bay, the Maritime Museum and the Pyrmont skyline. Therefore, this view is considered to be of low-medium significance.

Impact of proposal:

Most of the eastern and southern elevations of the proposal will be visible at the left edge of the existing view and there is a narrowing of the view corridor. Although there is a change in scale and focus of the view and a partial loss of water glimpses, a small area of the sky is retained. The proposal's view impact is significant, yet reasonable due to the low to medium significance of the view.

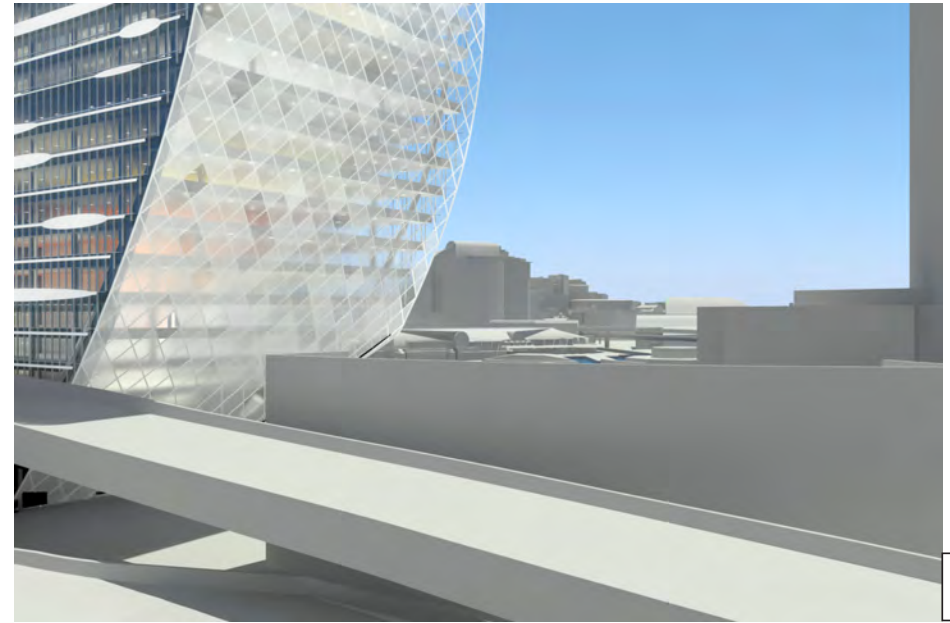
SIGNIFICANCE: LOW-MEDIUM **IMPACT:** SIGNIFICANT **ACCEPTABILITY:** REASONABLE





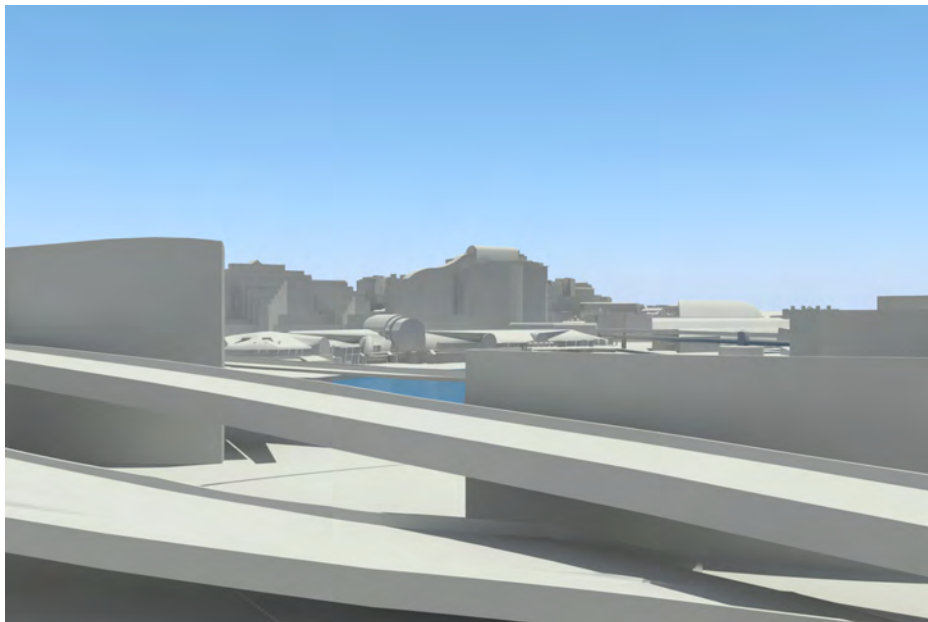
V3

Existing view



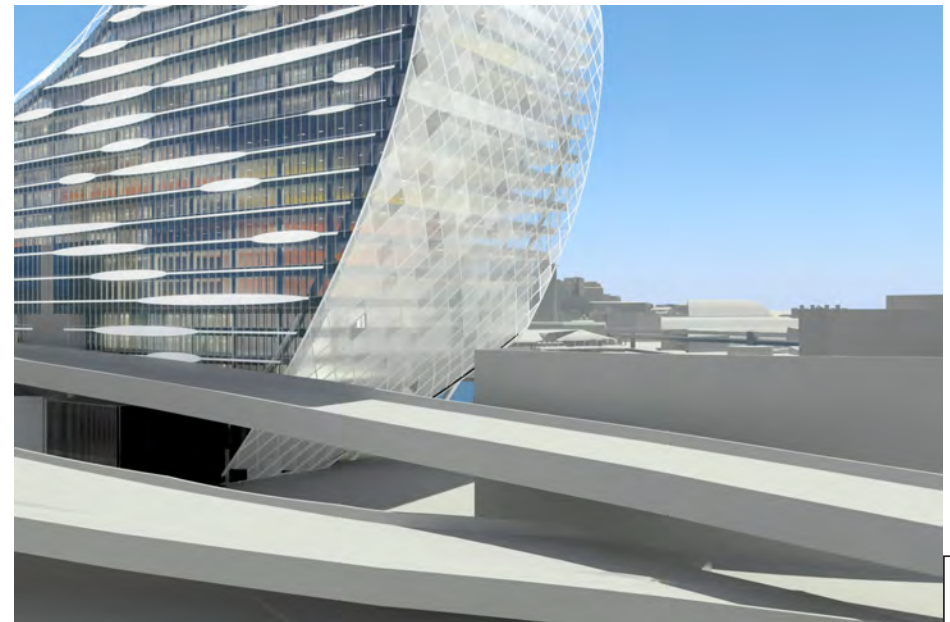
V3

Proposed view



V4

Existing view



V4

Proposed view

3.2.3 PARKROYAL DARLING HARBOUR - VIEWS ASSESSMENT

V5-V6 CLUB LOUNGE - L9/10TH FLOOR, STANDING VIEW

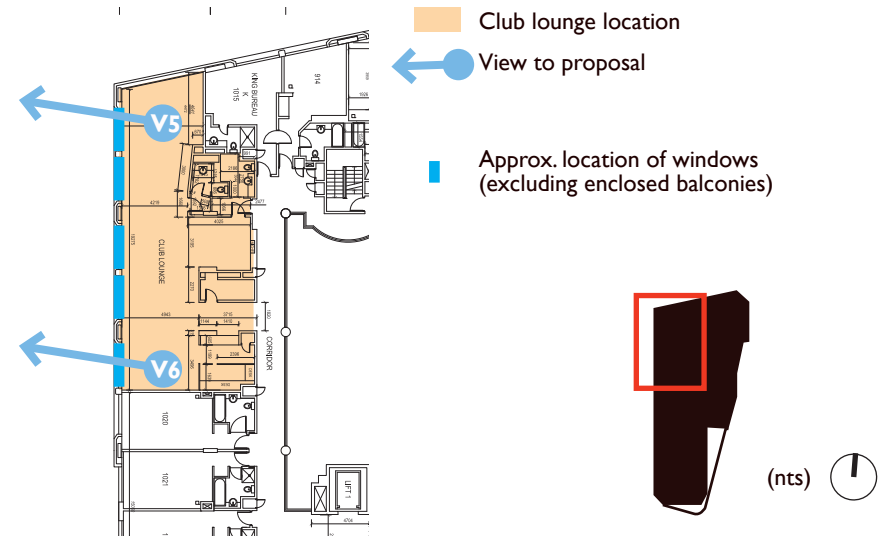
Description of views:

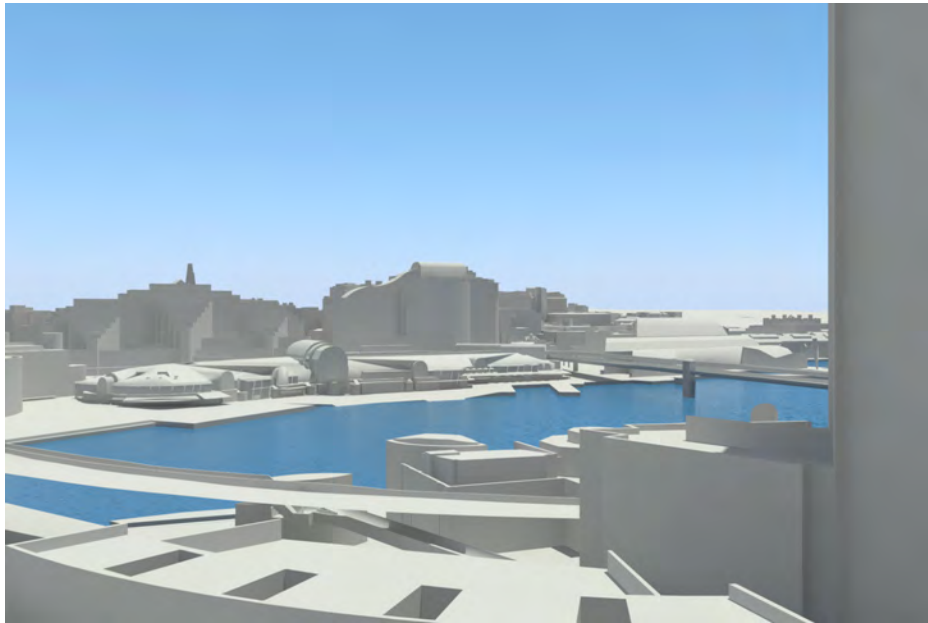
The views in question are the primary views from the club lounge in the north western corner of the PARKROYAL Hotel. View 6 is taken from a point further to the west along the western facade and the extent of the view is slightly more open than View 5. The views are broad and characterized by water views of Cockle Bay and associated land-water interfaces, the skyline of Pyrmont and distant horizon views to the north west. The Western Distributor is visible in the foreground. Visible elements of interest include the Maritime Museum and Pyrmont Bridge. Therefore, these views are considered to be of medium-high significance.

Impact of proposal:

Part of the eastern elevation of the proposal will be visible at the left edge of the existing view and there is a narrowing of the view corridor. There is a change in the scale and focus of the views and a partial loss of water glimpses and associated water-land interfaces. A small area of the sky is retained. Substantial water views are retained as are views to Pyrmont Bridge and the Maritime Museum. The proposal will constrain the view but achieves acceptable view sharing. The proposal partially blocks the Western Distributor and is likely to contribute to an animated night time view. Although the impact is moderate, it is considered reasonable.

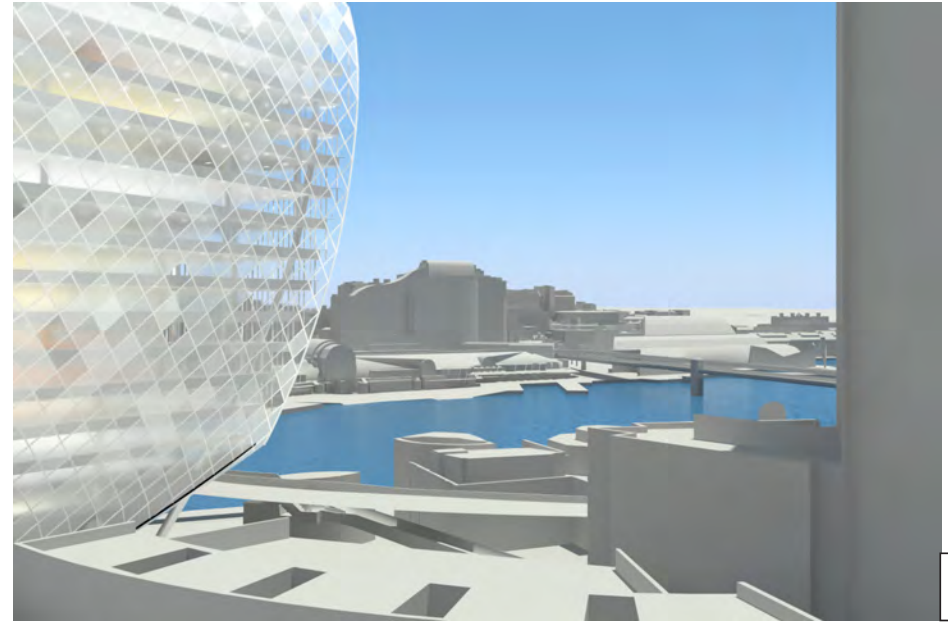
SIGNIFICANCE: MEDIUM-HIGH **IMPACT:** MODERATE **ACCEPTABILITY:** REASONABLE





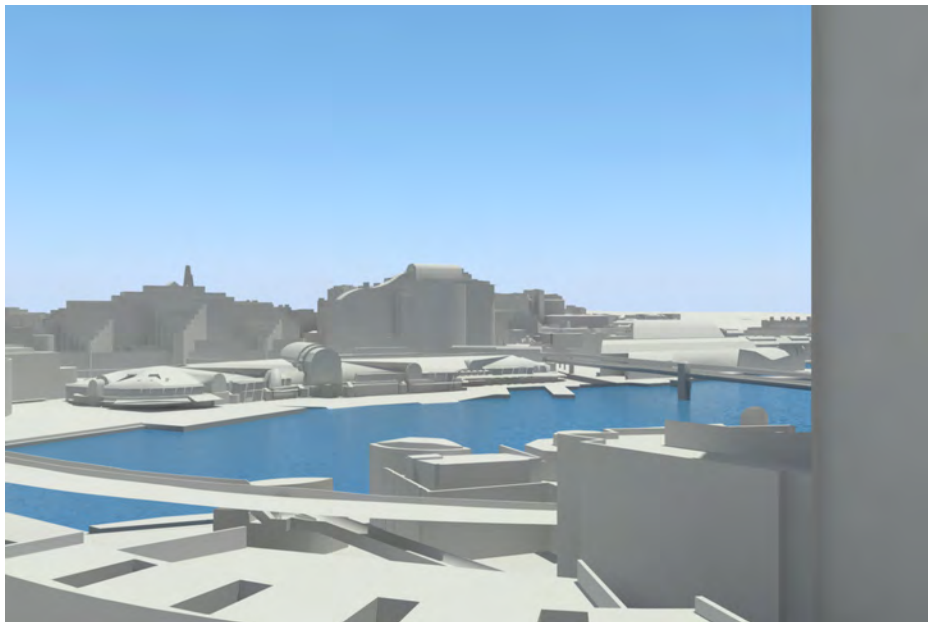
V5

Existing view



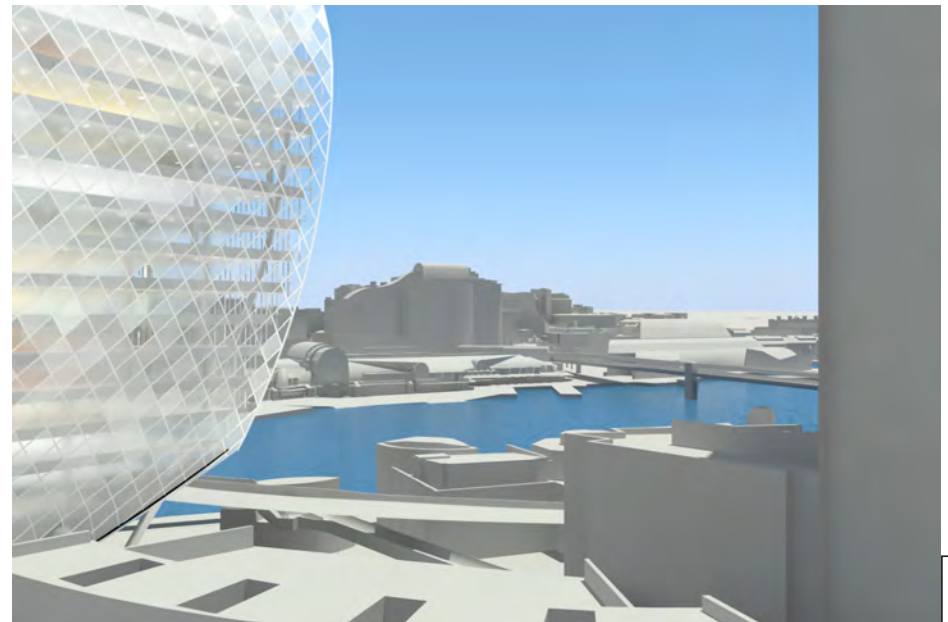
V5

Proposed view



V6

Existing view



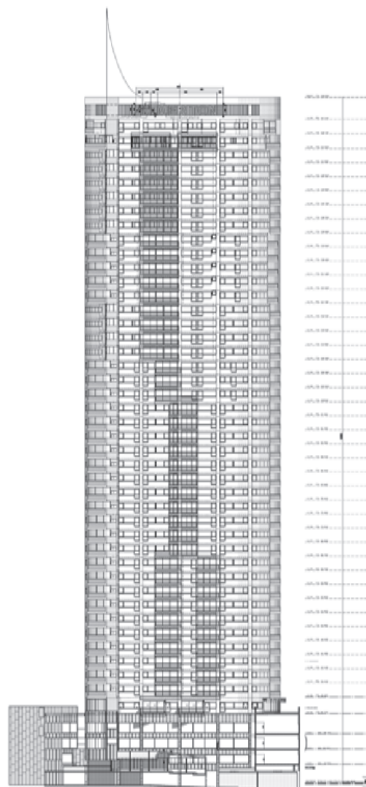
V6

Proposed view

3.3 MERITON TOWER

The Meriton Tower Development is located at 545-551 George Street, 518-524 Kent Street and 1-9 Albion Place. The Meriton Tower contains 58 levels with the upper roof level at RL 166.00. The overall form of the tower is a triangular shape with the corners oriented in the northwest, south-east and west directions. One of the tower facades face Cockle Bay in a general northwest direction with panoramic views of Darling Harbour and the lower north shore. It is GMU's understanding that the entire development is composed of serviced apartments and therefore it is considered a commercial use. GMU has conducted a general view analysis on the Meriton Tower in accordance with the LEC Planning Principles of Tenacity although these principles are not applicable to commercial uses.

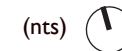
A typical tower level contains 9 units, of which 4 face in the general direction of the proposal. Views for general view testing have been selected from upper Level 56 (RL 154.97) and mid to lower Level 38 (RL 103.24). In plan view, the chosen units, are located on the north-eastern and the south-western corners. This development has 360 degree views as it is a tower in the round with views in every direction. Lower level views might be short distance views especially to the east due to the height of other existing development in the CBD.



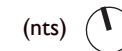
North elevation of the Meriton Tower



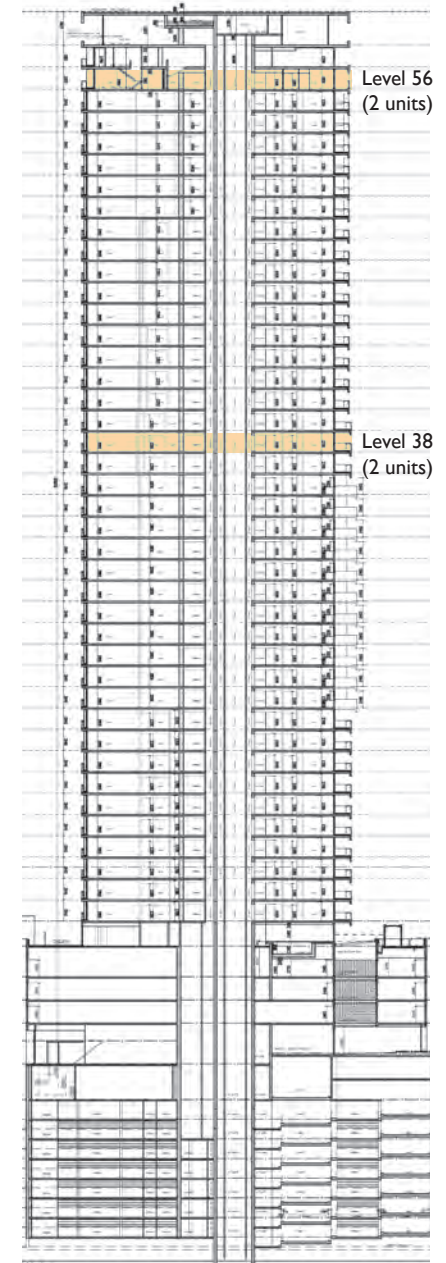
LEVEL 38



LEVEL 56



Typical floorplates of the Meriton Tower



Cross section of the Meriton Tower

VIEWS FROM MERITON TOWER

In general, the views along the north-western elevation of the Meriton Towers can be characterised as follows:

- Panoramic views to the northwest toward Darling Harbour and the lower north shore above existing development to the west of George St;
- City views to the north, east and south from the east and south-western elevations; and
- Views to the west toward Tumbalong Park and Anzac Bridge.



- | | | | |
|--|--|--|---------------|
| | Proposed built form at ground level | | Meriton Tower |
| | Proposed built form above flyover | | View category |
| | Proposal site (public domain works area) | | |



KEY VIEWS FROM THE MERITON TOWER