

VISUAL IMPACT ASSESSMENT + RESPONSE TO OBJECTORS
FOR FOUR POINTS HOTEL, 161 SUSSEX STREET, SYDNEY
SSD-7014 APPLICATION - EXECUTIVE BAR AND BUSINESS CENTRE

GMU



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EXECUTIVE SUMMARY

GM Urban Design and Architecture (GMU) has been engaged by GL Investment Co_{View} locations within private residences of the Astoria Tower include: Pty Ltd ATF GL No. I Trust to prepare a Visual Impact Assessment report to accompany the SSD-7014 Application for the construction of an executive bar and business centre. The proposed development is located on the roof of the existing north building of the Four Points Hotel by Sheraton, located at 161 Sussex Street, Sydney.

This report is to accompany the Development Application as an independent assessment. on the potential impacts on views of private residences within the following residential

View locations within private residences of the Windsor on Kent building are as follows:

- 1. 'Astoria Tower' located at 222-228 Sussex Street:
- 'Windsor on Kent' located at 365 Kent Street:
- 'Trafalgar' located at 361 Kent Street; and
- 'REX' located at 355 Kent Street.

In order to understand the visual impact as a result of the above proposal, this report has investigated a number of selected views and analysed their corresponding viewView locations within private residences of the Trafalgar building include: impacts. The views are located to the southeast, direct east and northeast of the subject site.

Southwest, northwest and northeast apartments, level 32

Southwest, northwest and northeast apartments, level 23

Southwest, northwest and northeast apartments, level 09

Southwest and northwest apartments, level 03

- West apartment, level 26
- Northwest and southwest apartments, level 24
- Northwest, west and southwest apartments, level 18
- Northwest apartment, level 12
- West apartment, level 10

- Southwest and west apartments, level 25
- Southwest and west apartments, level 18
- Southwest apartment, level 11

View locations within private residences of the REX building include:

- Northwest and southwest apartments, level 25
- Southwest apartment, level 22



The assessment found that out of the 39 views analysed, 32 of the views (82%) were considered to have either minor or nil impact. The remaining 7 views were deemed to have a higher level of view impact categorised as moderate, significant or severe. No views were found to cause a devastating level of impact that cannot be mitigated.

Amongst the 4 apartment buildings investigated, the views from Astoria Tower and REX will be least impacted by the proposal, as the level of potential view impact on these two buildings are considered either minor or nil. The Windsor on Kent and Trafalgar will experience a higher level of view impact ranging from moderate to severe. This is largely due to their proximity to the proposal and their direct westerly orientation to Darling Harbour.

The mid-level units of Windsor on Kent, represented by selected views from level 18 in this report, are found to be most impacted. This is mainly due to the proposal's potential interruption to these units' visible extent of land/water interface, the area of water and the Pyrmont Bridge. However, GMU considers that the likelihood of these affected units' existing views being retained is low based on our review of the current building height controls under the *Sydney Local Environmental Plan 2012. Therefore these units* do not have reasonable expectation for the retention of the existing views. The details of the view analysis are provided in Chapter 2 of this report.

It is GMU's opinion that overall the proposal is reasonable as it will have a low level of potential view impacts on the majority of the private residences investigated in this report. It is also considered to meet the principles of view sharing. Therefore, the proposal is recommended for approval. A minor amendment to the proposed built form is recommended as a mitigation measure in Chapter 3 of this report for the Department's consideration as part of the conditions for approval.

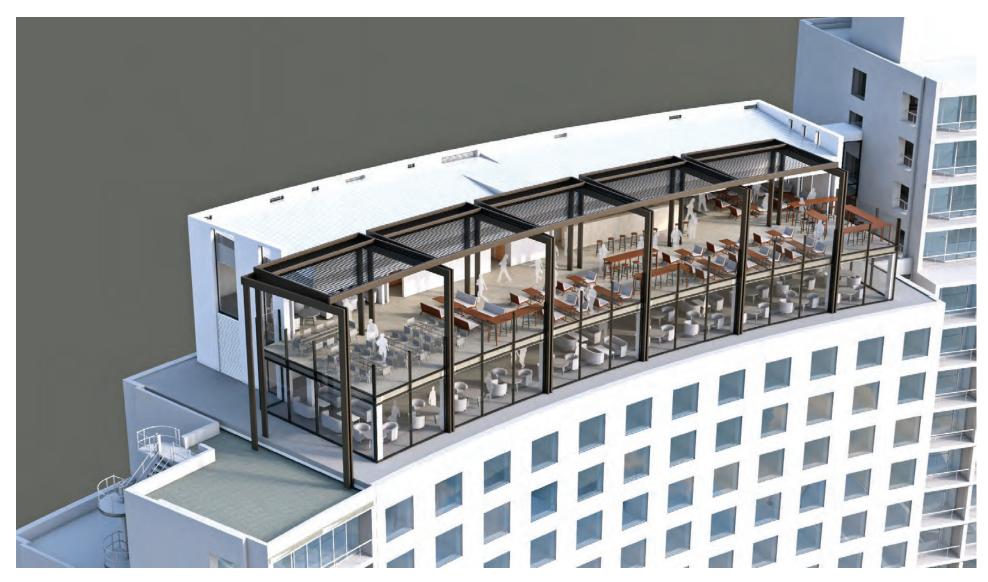


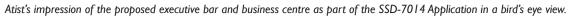
Artist's impression viewing northwest from the eastern side of Sussex Street.



Artist's impression viewing southwest from the eastern side of Sussex Street.









I. INTRODUCTION



I.I INTRODUCTION

GM Urban Design and Architecture (GMU) has been engaged by GL Investment Co Pty Ltd ATF GL No. I Trust to prepare a Visual Impact Assessment report to accompany the SSD-7014 Application for the construction of an executive bar and business centre on the roof of the existing north building of the Four Points Hotel by Sheraton located at 161 Sussex Street, Sydney.

Background

In June 2012 GMU prepared a Visual Impact Assessment report which formed part of the original Development Application submitted to the Department of Planning and Infrastructure (DoP&I). Following the public exhibition, GMU subsequently prepared a separate report dated February 2013 to address issues raised by residents of the Astoria Tower in public submissions. In addition to the report, a letter by GMU dated 19 February 2013 was provided to address concerns raised by the residents of The Berkeley Apartments.

The original Development Application (SSD-4972) was granted approval by the Planning Assessment Commission, as delegate for the Minister for Planning and Infrastructure on 5 August 2013. Subsequently there were a number of modifications to the original approval, which included the following:

SSD-4972 (Mod I) - minor wording and DA condition changes;

SSD-4972 (Mod 2) - tower base and structure changes, including:

- Changes to the structural columns, trusses and footings beneath the tower and convention/function area:
- Deletion of the pre-function area located at the northern end of the building; and
- Changes to the commercial lobby and lift core within the tower.

SSD-4972 (Mod 3) - changes to the through-site link, Slip Street works, Sussex Street entrances, tower facade alterations, inclusion of warehouse building and modifications to conditions of consent.



Figure 1. Aerial showing the location of subject site and Darling Harbour in its broader context

GMU understands that the above SSD Modifications I, 2 and 3 to the development consent have been approved, whereas the following SSD Modifications 4 and 5 are currently under assessment and yet to be determined by the Department of Planning and Environment at the time of the writing of this report.

SSD-4972 (Mod 4) -

- Increase building height by two storeys (from 25 to 27 storeys);
- Increase commercial floor space by 1,620m²;
- Amend roof plant and lift motor room;
- Provide additional bicycle parking and end of trip facilities; and
- Other design modifications.

SSD-4972 (Mod 5) - addition of a 6th lift to the main lift lobby of the hotel, including minor façade changes.



1.2 THE PREVIOUS SSD MOD 4 APPLICATION

A SSD Mod 4 Application to modify the original approval for the hotel's expansion project was lodged in April 2015 with the Department of Planning and Environment. The application was on public exhibition from 23 April to 22 May 2015 and is awaiting determination at the time of preparation of this report.

GMU prepared a Visual Impact Assessment report in March 2015 in support of the above modifications. The report assessed a total of 31 views, which were from locations in either public domain or private residences in the vicinity of the new southern tower.

The report found that the modifications were barely noticeable when viewed from the majority of the selected locations, and the modifications had nil to minor impacts to the public domain views. There were also nil to minor view impacts to selected private residential units within the 'Astoria Tower' and 'The Berkeley' buildings. The modifications did not cause impacts on available view corridors to scenic areas. The report concluded that the modifications to the approval were acceptable and no mitigation measures were required.

Although still under assessment, the above-mentioned SSD Mod 4 modifications have been incorporated in the computer-generated images both in the 'before' and 'after' scenarios in this report, as long as they are visible within the view. These 'before' and 'after' images are provided in Chapter 2 - 'View Assessment'.



Figure 2. SSD Mod 2 & 3 approval of the development, viewed from Level 23 of the Astoria Tower



Figure 3. SSD Mod 4 Application to increase building height of the new southern tower



1.3 THE SSD-7014 PROPOSAL

The proposal in this SSD-7014 Application includes the construction of a new executive bar and business centre over two levels on the existing rooftop of the north tower of the Four Points Hotel. The proposal includes an executive lounge on Level 11 and a bar on Level 12, both facing west towards Darling Harbour and Pyrmont. The proposal is illustrated in the plan and elevation drawings on this page.

Key to GMU's view assessment in this report is the addition of two storeys on the roof, increasing the building height from RL47.900 to RL56.870 - equivalent to an additional height of 8.97m. Due to the proposed change in building height, a number of views documented in our previous reports from the Astoria Tower will experience a perceivable level of difference, and therefore, they are required to be revisited and re-assessed to determine their potential view impacts.

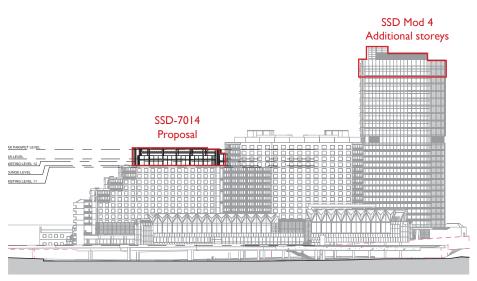


Figure 5. West Elevation of the Four Points Hotel (Courtesy of COX Richardson)

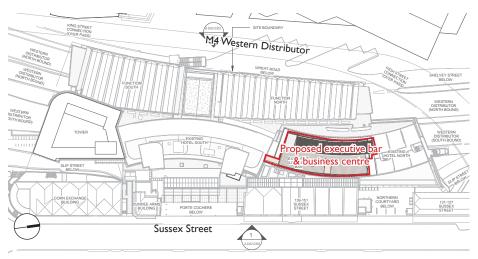


Figure 4. Plan view of the SSD-7014 proposed executive bar and business centre at 161 Sussex Street, Sydney (Courtesy of COX Richardson)



Figure 6. West Elevation of the SSD-7014 proposed executive bar and business centre (Courtesy of COX Richardson)

This report is to accompany the Development Application (SSD-7014) as an independent assessment on the potential impacts on views of private residences within the following residential apartment buildings in the vicinity of the hotel:

- I. 'Astoria Tower' located at 222-228 Sussex Street:
- 2. 'Windsor on Kent' located at 365 Kent Street;
- 3. 'Trafalgar' located at 361 Kent Street; and
- 4. 'REX' located at 355 Kent Street.

This report forms an addendum to the previous documents that were prepared by GMU in 2012, 2013 and 2015 for the redevelopment of the Four Points Hotel project.

In preparation of this report GMU has referred to the following information:

- Architectural drawings by COX Richardson, dated 27 May 2015;
- Computer generated images by Scharp;
- Sydney Local Environmental Plan 2012; and
- Extensive site visits and photographic documentation conducted by GMU in 2012, 2013 and 2015.



Figure 7. Artist's impression of the hotel's expansion project (looking east)

1.4 METHODOLOGY

The assessment and conclusions contained in this report have developed from a visual assessment based on the following methodology:

- Desktop study including a review of aerial photography and a topographic survey;
- Discussion with the project architects to develop an understanding of the proposal;
- Review of the preliminary information for the proposal;
- Revisit the visual impact assessment documents that were previously prepared for the hotel expansion project;
- Site visit for on-site confirmation of potential impacted properties identified on the desktop analysis
- Select views affected by the proposal for assessment;
- Update views previously analysed to reflect the modifications proposed as part of SSD Mod 4;
- Describe and analyse views to the proposal;
- Review further information and CGIs prepared by visualisation artists following court certifiable guidelines;
- · Ascertain the impact to these views and determine if they are acceptable;
- Provide preliminary comments and recommendations if required to the project architects; and
- Prepare report.

The analysis focuses on private views in the selected residential apartment buildings in the vicinity of the proposal. The views have been selected based on potential view loss as a result of the additional building envelope. The impacts of these views have also been considered relative to the stated objectives of the applicable controls and planning instruments pertinent to the site.

The views are described in the report via photographs and base maps illustrating the viewing locations. If the impact is considered unacceptable, recommendations are provided to improve or ameliorate the view impacts.

1.5 CONTEXT

One factor affecting the proposal's visual setting is the height of the existing built form surrounding the site. The existing hotel buildings are located between the harbour to the west and taller city buildings to the east. The built form of the existing hotel buildings steps up from north to south with the northern hotel building rising up to RL 47.90m (12 storeys) and the southern hotel building rising up to RL 65m (17 storeys). The proposed executive bar and business centre will add two additional levels to the existing north building of the hotel, elevating the height of that portion to RL 56.870 and 14 storeys.

The increase in height of the building will still maintain the 'stepping-up' profile of the hotel from north to south because the roof level of the proposal is still 8.13m lower than the existing 17 storey hotel building to the south. The new southern tower steps up further to an approved height of RL 93.6m and may potentially increase with the proposed two additional storeys, as part of to the SSD Mod 4 Application.

The proposal seeks to be contextual with the existing elevation profile by maintaining appropriate height transition from the northern end to the southern end of the existing hotel buildings. When viewed from the harbour, the proposal will be seen against the wall of high-rise development to the east of Sussex Street which comprises of a mix of commercial and mixed used development. The developments facing Kent Street vary from 16 to 42 storeys.



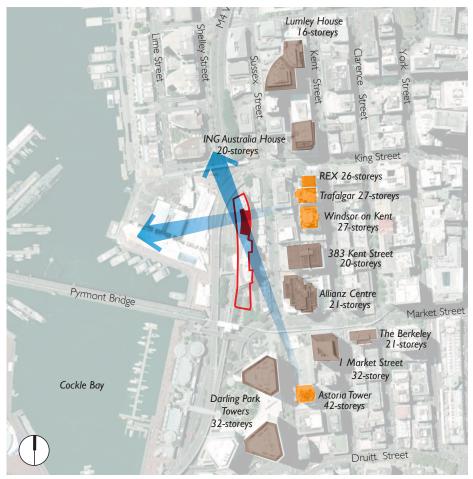


Figure 8. Locations of the potentially impacted residential properties in relation to the proposed executive bar and business centre in plan view.



1.6 THE POTENTIALLY IMPACTED PRIVATE PROPERTIES

Due to the proposal's location in relation to the context, there may be potential view impacts on residential properties located directly to northeast, east and southeast of the existing hotel. After carrying out extensive desktop analysis of the area and a site visit to the rooftop of the existing hotel building, GMU has identified the following residential properties as being impacted by the proposal. Their locations are shown on the map on this page:

- 1. Astoria Tower 222-228 Sussex Street;
- 2. Windsor on Kent 365 Kent Street:
- 3. Trafalgar 361 Kent Street; and
- 4. REX 355 Kent Street.

A number of the adjacent buildings were identified to be serviced apartments or commercial buildings and they have been excluded from this assessment.

Astoria Tower

The 'Astoria Tower' is located to the southeast of the hotel at 222-228 Sussex Street. It has 33 storeys and looks directly to Darling Harbour through a view corridor available in between the northern and southern tower of the Darling Park Tower development. Although the primary view from these units is straight across to the harbour, there are a number of existing windows along the north elevation.

The building provides a setback from the street above Level 14 (approx. 45m above street height) and a further street setback above Level 29. No street setbacks have been provided to either the northern or southern side boundaries where windows to internal spaces have been built directly on the boundary. According to an existing covenant, these windows are to be sealed in the event of construction on the adjacent property. Further details are provided in GMU's previous document 'Visual Impact - Report in Response to Submissions' dated February 2013.



Windsor on Kent

The 'Windsor on Kent' apartment building is located directly to the east of the hotel at 365 Kent Street. This development was thought to be serviced apartments in GMU's initial desktop analysis, however, GMU confirmed that it is a residential apartment building through site visit and direct enquiry with the building's management staff.

This 27-storey building is fronting Kent Street to the east and has balconies and windows of habitable rooms facing all sides, but the views to the west over the roof of the Four Points Hotel towards Darling Harbour and Cockle Bay are considered the primary views for this building.

Trafalgar

The 'Trafalgar' apartment building is located directly to the east of the hotel at 361 Kent Street. It has 27 storeys and an east-west orientation. There are windows of habitable rooms and balconies facing east overlooking Kent Street and facing west overlooking Darling Harbour. It is built to the northern boundary and it immediately adjoins the external wall of the 'REX' building at 355 Kent Street. The southern elevation which faces 'Windsor on Kent' is a blank wall. Therefore, the building has no windows or balconies facing north or south and the west-facing views are considered the primary views.



Figure 9. Locations of the potentially impacted residential properties in relation to the proposed executive bar and business centre in bird's eye view.

REX

The 'REX' apartment building is located to the northeast of the hotel at 355 Kent Street. It has 27 storeys and an east-west orientation. The building has windows of habitable rooms and balconies facing east overlooking Kent Street and facing west overlooking Darling Harbour.

It is built to the southern boundary and it immediately adjoins the external wall of the 'Trafalgar' building. It is also built to the northern boundary adjoining the external wall of the 'Savoy Apartments' building at 37 King Street. The northern elevation which sits above the 'Savoy Apartments' building is a blank wall. Therefore, the building has no windows or balconies facing north or south. Therefore, the west-facing views represent the primary views for this development.

Further to the northeast, there are no other residential properties identified to be potentially impacted by the proposal. The selected views from the 4 buildings described above are discussed in the next chapter of this report.

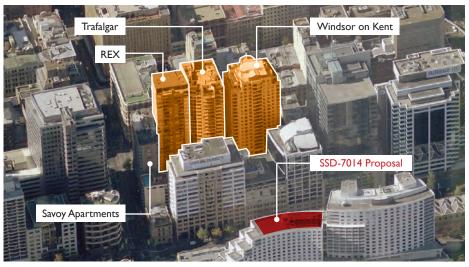


Figure 10. Bird's eye view looking east to Windsor on Kent, Trafalgar and REX



Figure 11. Viewing north from the roof (Level 11) of the existing hotel building - the existing high-rise buildings immediately to the northeast are mostly commercial buildings and serviced apartments



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2. VIEW ASSESSMENT



2.1 VIEW SELECTION

In the previous chapter GMU has investigated the broader and local context and then considered the proposal from a number of key locations to analyse their potential view impacts. There are 4 residential apartment buildings in the vicinity which have been identified to be potentially impacted by the proposal.

A number of views from top, middle and lower levels were selected from each apartment building at two to three different points in the facade to capture a comprehensive selection of representative views for each development. The final number of views varies depending on the height of the proposal, height of other developments between the proposed and the affected units and the width of the facades. For narrower facades, one view from each end of the elevation have been picked; for wider facades, a middle view was also picked. Some of the affected units include seating and standing views from the main living area.

Based on the above, a total of 39 views have been selected. The number of views from each apartment building is as follows:

- 23 views from Astoria Tower located at 222-228 Sussex Street to the south east of the proposal;
- 8 views from Windsor on Kent located at 365 Kent Street to the east of the proposal;
- 5 views from Trafalgar located at 361 Kent Street to the east of the proposal; and
- 3 views from REX located at 355 Kent Street to the north east of the proposal.

The selected view locations are shown on the photograph of each residential apartment building at the beginning of the assessment for each building. The View Assessment section analyses each view in terms of its significance and the proposal's potentially visibility from the view location; it then determines the level of impact to decide whether the SSD-7014 proposal is acceptable.

The analysis in this report focuses on important view locations such as enclosed / open balconies as well as living areas where necessary. As for the Astoria Tower, views from both the balcony and living area of each unit have been investigated; whereas for the other three buildings - Windsor on Kent, Trafalgar and REX - only the balcony views have been analysed; no views from the units' living area were included.

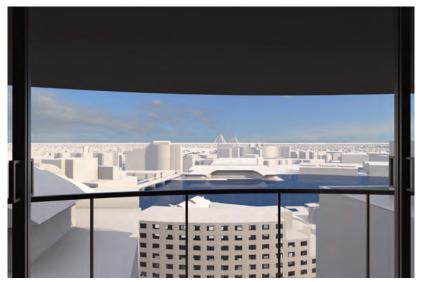
This is because the potentially impacted units within these three buildings all have a westerly orientation towards Cockle Bay. As their Strata Plans show, the living area of these units is always located behind a west-facing balcony. The balconies share similar views with the associated living areas, but typically have wider and less interrupted views than the living areas as they are located deeper within the unit. The images on the next page provide a typical example to demonstrate this finding. These images show the view comparison looking from the open balcony and the living area of the western unit on Level 18 of the Windsor on Kent building.

Therefore, it is GMU's opinion that for the Windsor on Kent, Trafalgar and REX developments, the balcony views will be representative of the impact to both the living room and balconies. In order to avoid unnecessary duplication, only one view has been analysed. The balcony view was chosen as this will show the least obstructed condition on the highest level of significance as shown in the comparative images on the next page.





Existing view from open balcony of the western unit on Level 18 of the 'Windsor on Kent' building



Existing view from living area of the western unit on Level 18 of the 'Windsor on Kent' building

The computer-generated imagery (CGI)

Due to the sheer number of potentially impacted unit, it is unpractical to physically carry out the view analysis by gaining access into each unit for photography. Therefore, each selected view in this report has been simulated by computer-generated imagery (CGI) technology. The same approach was used to prepare all the previous Visual Impact Assessment reports for this project.

The CGIs used for view assessment in this report were produced and provided by Scharp, a recognised visualisation production company. The CGIs are to replicate as accurately as possible the actual views perceived by the residents who are potentially impacted by the proposal. The CGI views were set up at a height of 1557 to 1559mm from the floor level of the unit to represent the eye level at a standing position; a height of 1221 to 1225mm was used for a seated position.

GMU understands that these images were developed based on accurate data provided by qualified surveyors AAM, who conducted site surveys in May 2015 to collect data for the key buildings identified in this study. These include:

- The selected view locations within residential buildings 'Windsor on Kent' at 365
 Kent Street, 'Trafalagar' at 361 Kent Street and 'REX' at 355 Kent Street; and
- The roof form of the ING DIRECT's building at 140 Sussex Street and two commercial buildings at 154 and 160 Sussex Street respectively.

The CGI used for the views from Astoria Tower at 222-228 Sussex Street were produced based on separate survey information dated 13 March 2012 by Dunlop Thorpe & Co. Pty Ltd.

Based on the above, it is GMU's understanding that these images are an accurate representation of the actual views perceived by the residents and this level of accuracy is satisfactory to the Land and Environment Court's certifiable standards.

The analysis of the selected views is discussed in the following sections of the report.



2.2 FORMAT OF VIEW ASSESSMENT

The methodology used to assess the view significance and visibility as well as the level of impact and acceptability are presented in this section. Due to the extensive studies previously carried out for the views from the Astoria Tower, this report follows the view significance designated in GMU's previous report 'Visual Impact - Report in Response to Submission' dated February 2013. The section below outlines the format of our assessment, followed by detailed assessment of the views.

Format of Assessment

For each view the key features is described, including:

- The approximate distance from the viewing location and orientation; and
- The key elements in the foreground, middle ground and background of the view.

The outcome of this analysis is a preliminary conclusion based on the existing photographs only. This provides a broad categorisation of the view significance and potential visibility.

View Significance

The view significance represents the importance of the view from the view location. Key factors which may influence the significance of the view location include:

- · Whether the view includes landmarks and iconic buildings;
- Whether the view includes water and/or land-water interfaces:
- · Whether the view is open or enclosed;
- Whether the composition of the view is interrupted;

Three categories have been used in identifying view significance, as described below:

View Significance	Description
Low	A view that contains no memorable focal points, quality vegetation, iconic features or framing elements.
Medium	A wide/deep/continuous view that contains memorable focal points, quality vegetation, iconic features or framing elements but is somewhat interrupted.
High	A wide/deep/continuous and uninterrupted view that contains highly memorable focal points, quality vegetation, iconic features or framing elements.

Potential Visibility

The potential visibility is an assessment of the extent to which the proposal is likely to be seen within an existing view. Key factors which may influence the potential visibility of the proposal on a view include:

- · Overall potential visibility of the proposal within the view;
- The distance of the proposal from the view location;
- The elevation from the view location relative to the proposal;
- Whether the proposal is a major component within the view, or secondary to other elements;
- The context to which the proposal will be seen, whether this be part of an existing skyline silhouette, adjacent to neighbouring buildings or an object against the sky;
- Whether the proposal obstructs existing views to any key locations or icons.

The seven categories used to identify the extent of potential visibility are as follows:

Potential Visibility	Description
Nil	The proposal will not be visible.
Negligible	The proposal may be visible in part but to a very minor extent and blends with the view.
Low	The proposal will be noticeable, however do not significantly change the view.
Low - Medium	
Medium	The proposal may be reasonably visible and obscure a reasonable extent of the existing sky or reduces views to non-iconic built form or natural elements.
Medium - High	
High	The proposal may be highly visible and may significantly change the scale of the view, or may obscure or significantly reduce views to landmark items or water.



Impacts

The impact of the proposal is a combination of the amount of change in the view and the quality of the changes within that view. Although similar to the 'potential visibility, the impact also takes into account the actual extent of change. Key factors which may influence the impact the proposal include:

- 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 or a secondary element.
- The proposal's detailed response to the view, whether it fits within its context or stands out as prominent, including the effects of its materiality, visual composition and overall appearance.
- · Whether the proposal enhances the view.
- The context within which the proposal will be seen, i.e. adjacent to neighbouring buildings, or as an object within space.
- Whether the proposal obstructs views to any key locations or icons.

The 'before' and 'after' scenarios are compared in order to determine the extent of perceivable changes in the view. In this circumstance, the 'before' scenario represents views to the existing Four Points Hotel building, whereas the 'after' scenario represents views to the SSD-7014 proposal (rooftop executive bar and business centre) to the hotel. Both scenarios have incorporated the modifications to the new southern tower as part of the previous SSD Mod 4 Application, even though the SSD Mod 4 Application is yet to be determined.

The six categories used in defining the impacts of view are described below:

Impact	Description
Nil	The proposal may be visible in part, however any change from the approved view is either unnoticeable or barely discernible.
Minor	The proposal will be visible, however is not a prominent feature within the view.
Moderate	The proposal do not substantially change the scale and quality of the approved view. The proposal may obscure some open sky or reduce views to less important visual elements.
Significant	The proposal may provide a change in scale from other elements within the approved view. The proposal may obscure view elements which are important but not iconic.
Severe	The proposal is prominent within the approved view, substantially changing its focus or character. It may obscure view elements which are important but not iconic.
Devastating	The proposal is the most prominent elements within the approved view, significantly changing the character and obscuring views of iconic elements.

Acceptability

The acceptability is whether the impact of the proposal within the view is positive or adverse. It relates to the view significance and the impact of the view, as well as the quality of impact. The proposal is more likely to have a beneficial quality if it:

- Complements the character of its setting;
- Follows the relevant planning objectives;
- Improves or does not materially change the view.

The three categories used in defining acceptability of view are described below:

Acceptability	Description
Acceptable	The impact of the proposal is beneficial, balanced, or in the case that it is adverse, the impact and the significance are low.
Acceptable with mitigation measures	The proposal will have some adverse effects, however, these can be eliminated, reduced, or offset to a large extent by specific measures.
Unacceptable	The adverse effects are considered too excessive and are unable to be practically mitigated.



2.3 VIEWS IMPACTS - ASTORIA TOWER

This section analyses selected views from the 'Astoria Tower' building located at 222-228 Sussex Street. Views across the height of the building have been selected from:

- Level 32 the highest residential level within the tower.
- Level 23 mid-level within the tower;
- Level 9 the lowest residential level with existing windows on the northern facade;
 and
- Level 3 the lowest residential level with existing windows on the western facade.

Across the width of the Astoria Tower, views have been selected for each apartment from the following locations where they have the potential to be affected:

- balconies (enclosed or open); and
- a minimum of one window facing the northern facade, with a preference for a living area i.e. family, living or dining (from both seated and standing positions).

Views from the north eastern balconies are also included in this analysis. However, they are only available from a limited area at the outer edge of the balcony, close to the northern corner and are not in a visually significant location. These balconies face east and have alternative primary views to the CBD, away from the development site.

For further details of each of the selected views from the Astoria Tower please refer to GMU's previous report 'Visual Impact - Report in Response to Submission' dated February 2013.

The photographs and floor plans on the next pages show the locations and levels of the views selected. The CGIs provided in the following sections are categorised by their view locations in the tower and arranged from the lowest level to the highest level.

The 23 views selected from the Astoria Tower are presented in the table below:

Astoria Tower

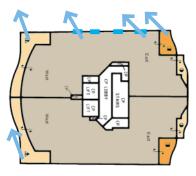
View	Location	Level	Description	Distance (approx.)
A01	Southwest	03	Balcony, standing	260m
A02	Southwest	09	Balcony, standing	260m
A03	Southwest	23	Balcony, standing	260m
A04	Southwest	32	Balcony, standing	260m
A05	Northwest	03	Balcony, standing	240m
A06	Northwest	09	Balcony, standing	240m
A07	Northwest	23	Balcony, standing	240m
A08	Northwest	32	Balcony, standing	240m
A09	Northwest	03	Living Area, sitting	240m
AI0	Northwest	09	Living Area, standing	240m
All	Northwest	23	Living Area, sitting	240m
AI2	Northwest	23	Living Area, standing	240m
AI3	Northwest	32	Living Area, sitting	240m
AI4	Northwest	32	Living Area, standing	240m
AI5	Northeast	09	Living Area, sitting	250m
AI6	Northeast	09	Living Area, standing	250m
AI7	Northeast	23	Living Area, sitting	250m
AI8	Northeast	23	Living Area, standing	250m
AI9	Northeast	32	Living Area, sitting	250m
A20	Northeast	32	Living Area, standing	250m
A2I	Northeast	09	Balcony, standing	250m
A22	Northeast	23	Balcony, standing	250m
A23	Northeast	32	Balcony, standing	250m

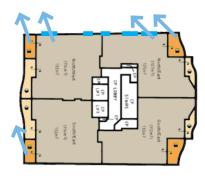


LOCATION OF VIEWS INVESTIGATED



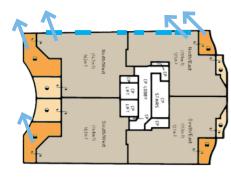
Figure 13. Viewing southeast towards the northern elevation of the Astoria Tower from the roof (Level 11) of the existing hotel building; view locations of A01, A05 and A09 are not annotated in this photograph as they are not visible from this angle.





LEVEL 32

LEVEL 23





LEVEL 9

LEVEL 3

Figure 12. Indicative plan of views investigated (Adapted from plans at http://www.myipage.com/sydney_buildings/astoria_tower/astoria_tower.htm)



Legend

- APPROX. LOCATION OF WINDOWS ON NORTHERN FACADE (EXCLUDING ENCLOSED BALCONIES)
- VIEW TO PROPOSAL

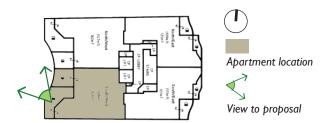








ASTORIA TOWER - SOUTHWEST APARTMENT, LEVEL 3 - A01



Description:

View A01 is from the enclosed balcony of the southwestern unit. It is an oblique view looking north and approximately 260m from the proposal. Due to its relative low level, the view is a street view enclosed by major built forms in the foreground. It does not include any views to the water or the harbour. The additional storeys in the new tower proposed as part of the SSD Mod 4 Application is not within the view.

The view has a low significance. The apartment has an alternative view with a higher quality available to the west between the Darling Park towers.

Assessment:

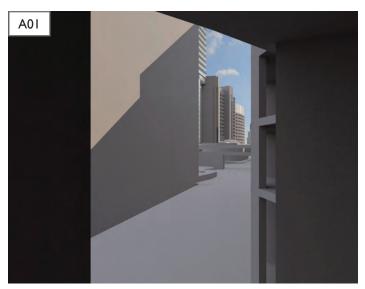
As seen in the images, the proposal in the view is noticeable but only causes a minor alteration to the view. The additional height will reduce a small visible area of sky, but the quality or character of the view will not change. Therefore, it is considered to have a minor impact.

Conclusions: Acceptability:
Significance: low Acceptable

Visibility: low Impact: minor



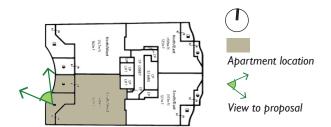
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - SOUTHWEST APARTMENT, LEVEL 9 - A02



Description:

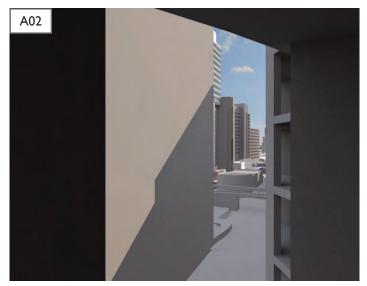
View A02 is approximately 260m from the proposal and is from an enclosed balcony on the south western unit on Level 9. The view is not the primary view for this unit. The unit also benefits from a high quality view between the Darling Park towers across Cockle Bay and the Pyrmont Peninsula to the west. Therefore, the view towards the proposal is only secondary.

The view is at a relatively low level and it is predominately a street view enclosed by major built forms in the foreground. It does not include any iconic elements or water views. The view is considered of low significance.

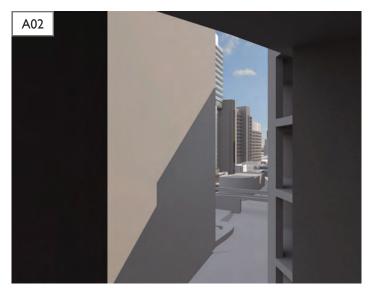
Assessment:

The proposed SSD-7014 proposal will be noticeable and reduce some visible area of the sky. The extent of the alteration to the view is small and the character or quality of the view largely stays the same. Overall, it is considered to have a minor impact and therefore it is acceptable.

Conclusions: Acceptability:
Significance: low Acceptable
Visibility: low
Impact: minor



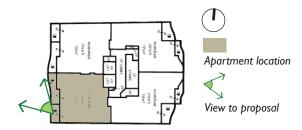
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - SOUTHWEST APARTMENT, LEVEL 23 - A03



Description:

View A03 is from the south western enclosed balcony on Level 23. This is an oblique view approximately 260m from the proposal, and it is secondary to the primary view towards Cockle Bay and the Pyrmont Peninsula visible between the Darling Park towers.

It is a highly constrained view due to the existing massing of the northern tower at Darling Park development. The view has a low to medium significance because it includes some limited area of water in the distance.

Assessment:

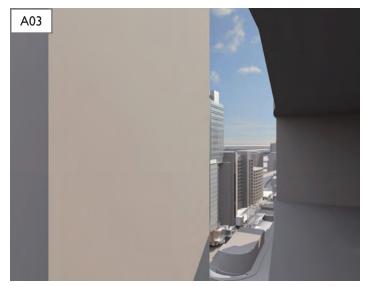
The proposal will not reduce the visible area of the distant water view. The existing visible sky will also be completely retained. The additional storeys are barely noticeable and seen against existing buildings in the backdrop. Overall, it has a negligible alteration to the view and therefore it is considered to have nil impact.



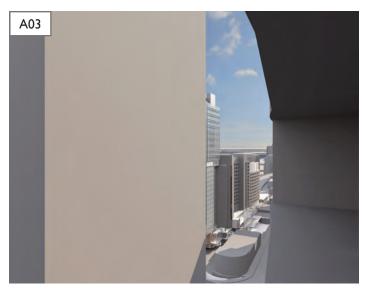
Significance: low-medium Visibility: negligible

Impact: nil

Acceptability:



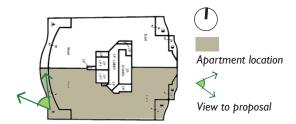
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - SOUTH APARTMENT, LEVEL 32 - A04



Description:

View A04 is from the open balcony on Level 32 approximately 260m from the proposal. This view is not the primary view from this location. The unit's primary view is directly west between the Darling Park towers across Cockle Bay and the Pyrmont Peninsula. This unit also enjoys views to the CBD including iconic elements such as the Sydney tower and the heritage roof elements of the Queen Victoria Building.

View A04 is an oblique view but has close and distant water views to the Harbour, Goat Island and the lower North Shore. The view is highly constrained by the Darling Park towers in the foreground. The view is considered to be of medium significance.

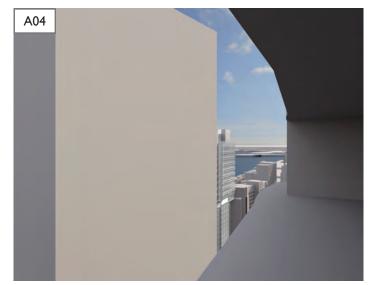
Assessment:

The proposal is not visible from this location and it will not cause any alteration to the view. Therefore this is acceptable.

Conclusions:
Significance: medium

Visibility: nil Impact: nil

Acceptability:



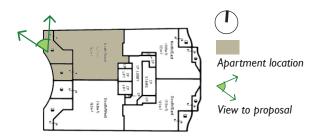
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHWEST APARTMENT, LEVEL 3 - A05



Description:

View A05 is from the enclosed balcony of the northwestern unit on Level 3 approximately 240m from the proposal. This view is an oblique view looking north towards the proposal and it is characterized by the cityscape along Sussex Street. Due to its relatively low level, it does not have views to the water or the harbour. The views focus on the side and frontage of Sussex Street developments as well as the sky.

The view is considered to be of low significance because its foreground is heavily dominated by the Darling Park tower. An alternative westerly view is also available from this location to Darling Harbour.

Assessment:

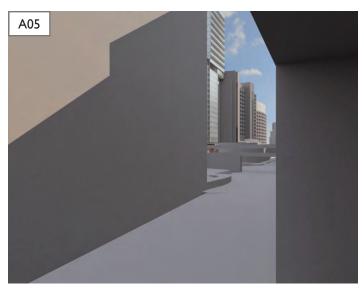
As seen in the images, the proposal in the view is noticeable and has a small alteration to the view. The additional height will obstruct a small part of the sky, but the overall quality or character of the view has not changed. Therefore, it is considered to have a minor impact.

Conclusions:
Significance: low
Visibility: low
Impact: minor

Acceptability:



View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHWEST APARTMENT, LEVEL 9 - A06



Description:

View A06 is from the enclosed balcony of the north western unit on Level 9 approximately 240m from the proposal. This is an oblique view looking north towards the Four Points Hotel and it is characterized by the cityscape along Sussex Street and the side facade of the existing hotel.

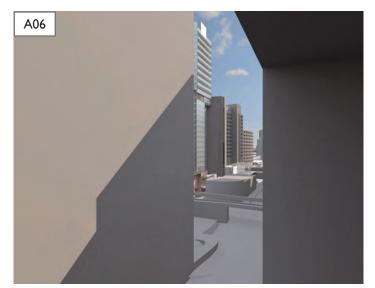
Due to the relatively low level of the location, the view does not contain any iconic or water elements. The view is considered to be of low significance. An alternative view is also available from this location between the Darling Park towers with water glimpses.

Assessment:

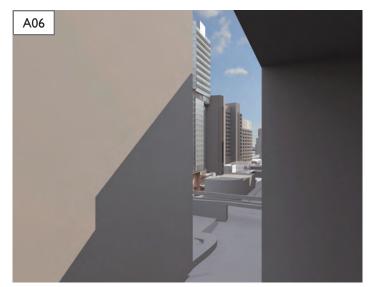
Impact: minor

The SSD-7014 proposal in the view is noticeable and has a small alteration to the view by reducing some visible area of the sky. However, the quality or character of the view will remain the same. Therefore, it is considered to have a minor impact.





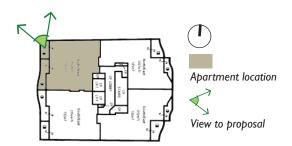
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHWEST APARTMENT, LEVEL 23 - A07



Description:

View A07 is approximately 240m from the proposal and this view is from the enclosed balcony of the north western unit on Level 23.As the existing view contains close and distant water glimpses and long distance views of the harbour, therefore, the view is considered to have medium significance. This unit also has alternative views of similar or higher value directly to the west between the Darling Park towers.

Assessment:

The proposal will not reduce any visible area of water in the distance. The existing available sky will also be retained. The visibility of the proposal is negligible because the alteration to the view is barely noticeable and it is seen against existing buildings in the backdrop. Overall, it has nil impact to this view.



Acceptability:

Significance: medium Visibility: negligible

Conclusions:

Impact: nil



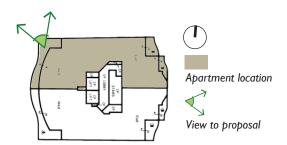
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTH APARTMENT, LEVEL 32 - A08



Description:

View A08 from this level is from an open balcony on Level 32 approximately 240m from the proposal. This apartment includes alternative views directly to the west between the Darling Park towers and to the east across the CBD. View A08 towards the proposal currently includes narrow water views of the harbour and distance views of the Balls Head Reserve and Goat Island.

This balcony view has a high significance as the water and land interface views are valuable. The alternative views available to the unit are also of water, distant districts and the city skyline. The view to the proposal is obtained obliquely where the primary view through the Darling Park towers is more direct from this location.

Assessment:

The proposal to the tower will not obstruct any recognisable elements within the view. The view of the sky, Balls Head Reserve and Goat Island as well as the glimpse of Jones Bay will also be retained. The proposal will be barely noticeable in the view. Due to the negligible visibility of the proposal, it will have a negligible alteration to the view and therefore it is considered to have nil impact.

Conclusions:

Significance: high Visibility: negligible

Impact: nil

Acceptability:



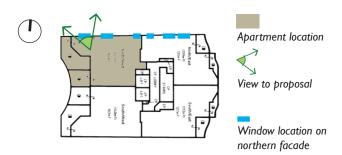
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHWEST APARTMENT, LEVEL 9 - A09 & A10



Description:

Views A09 and A10 are views from the living area within the north western unit of the tower immediately above the adjacent car park structure. The views are approximately 240m from the proposal.

The views tested correspond to seating views (A09) and standing views (A10). Both the standing and the seating views from this level are dominated by the roof of the existing car park structure, which is highly prominent in the foreground outside the window frame.

While there is a small glimpse of the Darling Harbour between the existing northern tower of the Darling Park development and the existing Four Points Hotel, this is too narrow to be of any great significance. The view is mainly a streetscape view and is of low significance. This apartment also benefits from the alternative retained views previously discussed in A06.

Assessment:

The visibility of the proposal is low because it will be noticeable and lead to a small alteration to the view. The additional height will obstruct a small part of the sky, but the quality, scale and character of the view will largely stay the same. Therefore, it is considered to have a minor impact.

Conclusions:	Acceptability:	
Significance: low	Acceptable	
Visibility: low		
Impact: minor		





Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



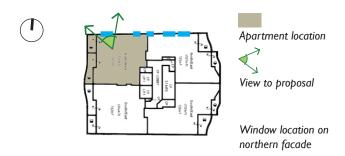
Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHWEST APARTMENT, LEVEL 23 - A11 & A12



Description:

Views A11 and A12 are views from living areas along the side boundary of the north western unit on Level 23 over the adjacent property to the north. The views are approximately 240m from the proposal.

The views modelled include a seated view (A11) and a standing position (A12) within the same unit. This unit also benefits from views to the west between the Darling Park towers towards the Pyrmont Peninsula (similar to A07). Therefore, views A11 and A12 are side and secondary views.

The seated and standing views include some water and long distance views. The standing view in the living area is considered to be of a medium-high significance. The seated view has a less expansive view over the existing buildings along Sussex Street. The seated view is considered to be of medium significance.

Assessment:

The proposal will not obstruct any recognisable elements or views to water. The view of the sky, Balls Head Reserve and Goat Island as well as a glimpse of Jones Bay will be retained. The proposal will be barely noticeable in the view and appear blended with existing buildings in the backdrop. It is considered to be a minor alteration to the view and therefore it is considered to have nil impact.

Conclusions:

Significance: medium (seated)

medium-high (standing)

Visibility: negligible

Impact: nil

Acceptability:





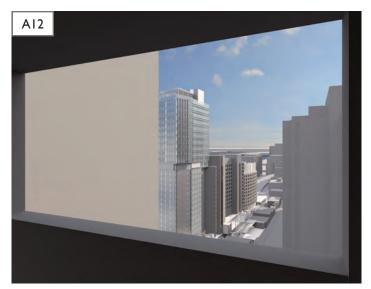
Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



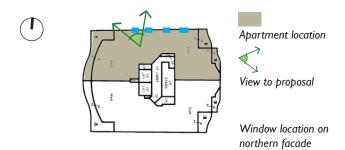
Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTH APARTMENT, LEVEL 32 - A13 & A14



Description:

Views A13 and A14 are views from the living area on the northern unit on Level 32 across the northern boundary and over the adjacent property to the north. The views are approximately 240m from the proposal.

The windows providing these views are deep within the lot and plan. The views modelled include a seated position (A13) and a standing position (A14) within the same unit. This unit also benefits from views from the balcony directly to the west between the Darling Park towers and to the east across the CBD.

The standing view in the living area is considered to be of high significance as it contains valuable water view and distance views to the Balmain Peninsula, Goat Island and northern shore including Balls Head Reserve. The seated view is considered to be of a medium to high significance.

Assessment:

The proposal will retain all of the important elements available in the view. The change in the view in height is barely noticeable and seen against existing buildings in the backdrop; the proposal has negligible visibility from this vantage point and it does not alter the composition or the character of the view. The proposal is barely perceptible the view and therefore it is considered to have a nil impact.

Conclusions:

Significance: medium-high (seated)

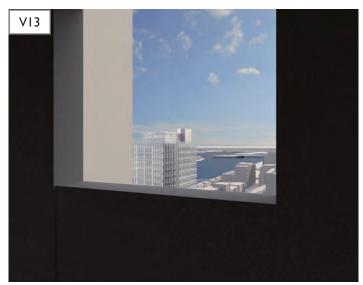
high (standing)

Visibility: negligible

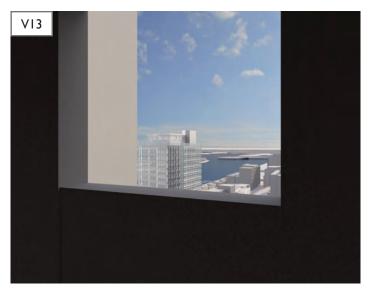
Impact: nil

Acceptability:

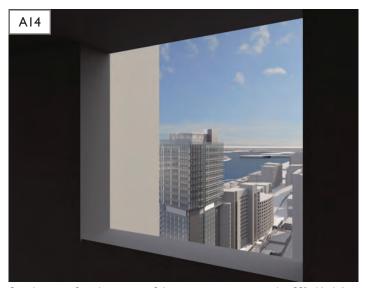




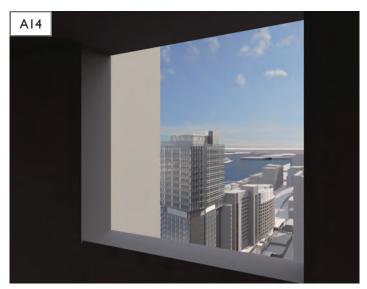
Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



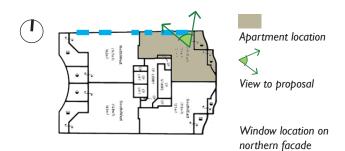
Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHEAST APARTMENT, LEVEL 9 - A 15 & A 16



Description:

Views A15 and A16 are views from the living area of the north eastern unit on Level 9. These views are from windows located immediately above the adjacent car park structure and are approximately 250m from the proposal.

The views investigated correspond to seated views (A15) and standing views (A16). Both the standing and the seated views from this level are dominated by the roof of the existing adjacent car park structure in the foreground, which is highly prominent outside the window frame. While the view can be characterised as a city/streetscape view, there are very constrained water glimpses of Darling Harbour between the existing northern tower of the Darling Park development and the existing Four Points Hotel.

Although this is a framed view and it does not show any iconic elements or extensive water area, this view is considered to be of medium significance as it is the only water glimpse available to this unit. This apartment also contains views to the east across the CBD.

Assessment:

The rooftop bar proposal above the existing hotel is noticeable but does not substantially alter the view. The proposed height will obstruct a small part of the sky, but the quality or character of the view will largely stay the same. Therefore, it is considered to have a minor impact.

Conclusions:

Significance: medium

Visibility: negligible

Impact: nil

Acceptability:





Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHEAST APARTMENT, LEVEL 23 - A17 & A18



Description:

Views A17 and A18 are views from living areas on the north eastern unit on Level 23 over the adjacent property to the north. The views are approximately 250m from the proposal.

The views include a seated position (A17) and a standing position (A18). This unit also contains primary vistas to the east across the CBD. The view analysed is considered to be a secondary view as it is a side view through a smaller window with the primary view and outlook to this units being available to the rear of the site across the apartment's balcony.

The view, though being considered secondary, contains water and long distance foreshore elements including Goat Island and the horizon line in the distance. The standing view is of medium to high significance. The seated views have less foreground and a greater area of sky visible within the view and therefore are considered of medium significance.

Assessment:

The proposal will retain all of the recognisable elements within the view such as the Goat Island and the horizon line. The increase in height is barely noticeable and seen against existing buildings in the backdrop; it does not alter the composition or the character of the view. The proposal causes minimal alteration to the view and therefore it is considered to have a nil impact.

Conclusions:

Significance: medium (seated)

medium-high (standing)

Visibility: negligible

Impact: nil

Acceptability:





Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



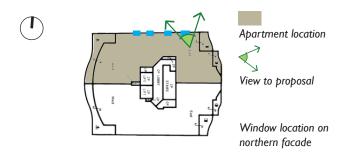
Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTH APARTMENT, LEVEL 32 - A19 & A20



Description:

View A19 and A20 from this unit are from the living areas of the northern unit on Level 32. The views investigated are from a seated position (A19) and a standing position (A20). The views are approximately 250m from the proposal.

This apartment also benefits from views from its balconies to the east across the CBD and to the west between the Darling Park towers. Given the availability of direct views to the CBD and Darling Harbour, this oblique view is considered to be a secondary view.

The standing view is an iconic view given the extent of the water body and water-land interface as well as the harbour edge seen within the view. It is considered of high significance, however this may be affected by how the view is obtained - across a side boundary, hard on the boundary and due to very low development adjacent to it. The seated view is of medium to high significance.

Assessment:

The proposal is not visible from this location from a seated position, but will be visible from a standing position. The proposal is barely noticeable against existing buildings in the backdrop. Available water and all of the recognisable elements within the view such as the Goat Island and the horizon line are retained. It does not alter the quality or the character of the view. Therefore, the proposal is considered to have a nil impact.

Conclusions:

Significance: medium-high (seated)

high (standing)

Visibility: nil

negligible

Impact: nil

Acceptability:





Seated view from living area of the apartment to approval + SSD Mod 4 proposal



Seated view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



Standing view from living area of the apartment to approval + SSD Mod 4 proposal



Standing view from living area of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHEAST APARTMENT, LEVEL 9 - A21



Description:

View A21 is from the enclosed balcony to the north eastern unit on Level 9 and is approximately 250m from the proposal. This view is an oblique view over the adjacent car park structure to the north through a side boundary 'window' and across the adjacent site. The carpark roof currently dominates the majority of the view.

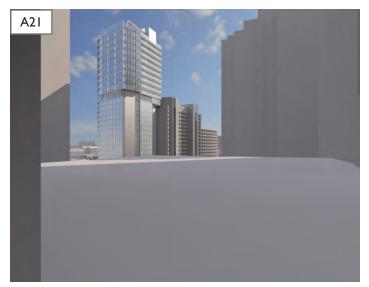
This view is considered as a secondary view as this apartment also has views directly from its balconies to the east across the CBD. This balcony has a more direct view toward the east. View A21 contains a narrow view corridor to Darling Harbour and limited water glimpses. The view is considered of low significance.

Assessment:

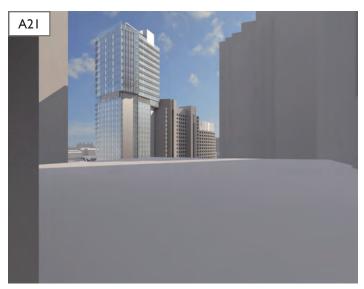
The proposal will be noticeable and protrude slightly into the sky. The extent of the alteration to the view is small and the character or quality of the view stays the same. Overall it is considered to have a minor impact.

Conclusions:
Significance: low
Visibility: low
Impact: minor

Acceptability:



View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHEAST APARTMENT, LEVEL 23 - A22



Description:

View A22 is from the enclosed balcony of the north eastern unit on Level 23 approximately 250m from the proposal. This view is considered to be a secondary view as the balcony is oriented mainly to views to the east of the CBD.

The view presents water views to Darling Harbour with visible distant elements such as Balmain and Goat Island. The balcony view is considered to be of medium to high significance because it is a secondary view over a side boundary when the primary view from this location is toward the CBD.

Assessment:

The proposal will not reduce the views to the water in the distance. The existing visible sky will also be retained. The proposal is barely noticeable and will be seen against existing buildings in the backdrop. Overall, the perceivable alteration to the view is minimal and it is considered to have nil impact.

Conclusions:

Significance: medium-high Visibility: negligible Impact: nil

Acceptability:



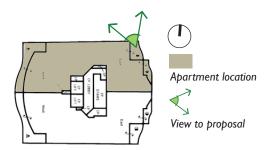
View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



ASTORIA TOWER - NORTHEAST APARTMENT, LEVEL 32 - A23



Description:

View A23 is from the enclosed balcony of the northern unit. This unit is a penthouse that includes views from a balcony to the east across the CBD and to the west between the Darling Park towers (shown on the opposing page). These alternative views will not be affected by the proposal.

The enclosed balcony view is considered to be of high significance. The primary view from this balcony is toward the CBD where heritage and iconic elements are visible within the view including the QVB and the Centre Point Tower. The city view within the existing harbour view from the west will maintain a high level of amenity for this apartment. The side balcony window view provides an iconic view to the harbour and distant views to the northern and western shores.

Assessment:

The level of impact to the view is considered minimal as the perceivable alteration to the view will be barely noticeable against existing buildings in the backdrop. Views to the water, landmarks and existing sky will also be retained, and the quality or character of the view will not change.

Acceptability:

Acceptable

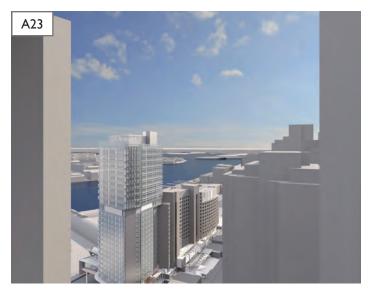
Conclusions:

Significance: high Visibility: negligible

Impact: nil

A23

View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



2.4 VIEW ASSESSMENT FOR ASTORIA TOWER - SUMMARY TABLE

The assessment for each selected views from private residences in the Astoria Tower are summarised below:

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
A01	Southwest	03	Balcony, standing	260m	Low	Low	Minor	Acceptable
A02	Southwest	09	Balcony, standing	260m	Low	Low	Minor	Acceptable
A03	Southwest	23	Balcony, standing	260m	Low-medium	Negligible	Nil	Acceptable
A04	Southwest	32	Balcony, standing	260m	Medium	Nil	Nil	Acceptable
A05	Northwest	03	Balcony, standing	240m	Low	Low	Minor	Acceptable
A06	Northwest	09	Balcony, standing	240m	Low	Low	Minor	Acceptable
A07	Northwest	23	Balcony, standing	240m	Medium	Negligible	Nil	Acceptable
A08	Northwest	32	Balcony, standing	240m	High	Negligible	Nil	Acceptable
A09	Northwest	03	Living Area, sitting	240m	Low	Low	Minor	Acceptable
AI0	Northwest	09	Living Area, standing	240m	Low	Low	Minor	Acceptable
AII	Northwest	23	Living Area, sitting	240m	Medium	Negligible	Nil	Acceptable
AI2	Northwest	23	Living Area, standing	240m	Medium-high	Negligible	Nil	Acceptable
AI3	Northwest	32	Living Area, sitting	240m	Medium-high	Negligible	Nil	Acceptable
AI4	Northwest	32	Living Area, standing	240m	High	Negligible	Nil	Acceptable
AI5	Northeast	09	Living Area, sitting	250m	Medium	Negligible	Nil	Acceptable
AI6	Northeast	09	Living Area, standing	250m	Medium	Negligible	Nil	Acceptable
AI7	Northeast	23	Living Area, sitting	250m	Medium	Negligible	Nil	Acceptable
AI8	Northeast	23	Living Area, standing	250m	Medium-high	Negligible	Nil	Acceptable
AI9	Northeast	32	Living Area, sitting	250m	Medium-high	Nil	Nil	Acceptable
A20	Northeast	32	Living Area, standing	250m	High	Negligible	Nil	Acceptable
A2I	Northeast	09	Balcony, standing	250m	Low	Low	Minor	Acceptable
A22	Northeast	23	Balcony, standing	250m	Medium-high	Negligible	Nil	Acceptable
A23	Northeast	32	Balcony, standing	250m	High	Negligible	Nil	

As the assessment shows, the levels of potential visual impact on the above views from the Astoria Tower range from nil to minor. Out of all 23 views, 16 views (70%) have a nil impact and the rest have a minor impact. These levels of impact are considered acceptable and do not require any mitigation measures.



2.5 VIEWS IMPACTS - WINDSOR ON KENT



Figure 14. Views tested within the 'Windsor on Kent' development

This section analyses 8 views from the 'Windsor on Kent' building located at 365 Kent Street. Across the height of the building, views have been selected from:

- Level 26 the highest residential level within the tower.
- Level 24 the highest residential level with an open balcony;
- Level 18 mid-level within the tower; and
- Levels 10 & 12 the lowest residential levels with views to the proposal over existing buildings on Sussex Street.

Please note that views from levels below Level 10 have not been selected as the proposal is unlikely to be fully visible when viewed straight ahead from the lower-level units. The photographs on this page show the locations and levels of the views selected.

The 8 selected views from 'Windsor on Kent' are presented in the table below:

Windsor on Kent

View	Location	Level	Description	Distance (approx.)
W0I	Northwest	12	Balcony, standing	77m
W02	Northwest	18	Balcony, standing	77m
W03	Northwest	24	Balcony, standing	77m
W04	West	10	Balcony, standing	72m
W05	West	18	Balcony, standing	72m
W06	West	26	Balcony, standing	72m
W07	Southwest	18	Balcony, standing	74m
W08	Southwest	24	Balcony, standing	74 m

Note: the 'Windsor on Kent' building does not include Ground Level; access from Kent Street into the building is via Level I on which the lobby and concierge are located.

Detailed analysis of each view is provided on the following pages.



WINDSOR ON KENT - NORTHWEST APARTMENT, LEVEL 12 - W01



Description:

ViewW01 is from the open balcony of the north western unit on Level 12 approximately 77m from the proposal. This is a framed view heavily enclosed by existing buildings at No. 160, 154 and 140 Sussex Street. The composition of the view is low quality and does not contain any views to water or the harbour. It however contains a glimpsed view to the horizon line and a partial view to the Anzac Bridge's pylon - only for this reason, GMU considered that this view has a low-medium significance.

Assessment:

The proposal has a high level of visibility at the centre of the view. It will reduce some open sky and block out the glimpsed view to the horizon line and the Anzac Bridge's pylon. This will cause a perceivable level of alteration to the character of the view and the impact is considered moderate-significant. Overall, this is considered acceptable as:

- The overall composition and quality of the view is not high
- The existing view to the Anzac Bridge is highly interrupted and the pylon is only partly visible; and
- No. 154 Sussex Street in the foreground of the view is permitted to build up to 80m high, equivalent to 26 storeys well above the level of this unit; therefore, this unit does not benefit from a reasonable expectation to retain this view.

Conclusions:

Significance: low-medium

Visibility: high

Impact: moderate-significant

Acceptability:



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



WINDSOR ON KENT - NORTHWEST APARTMENT, LEVEL 18 - W02



Description:

ViewW02 is from the open balcony of the north western unit on Level 18 approximately 77m from the proposal. This view has a high significance as it overlooks Cockle Bay to the west with areas of high value land/water interface visible in the middle ground of the view. A number of recognisable elements such as the Pyrmont Bridge, the Maritime Museum, the Sydney Aquarium, 'The Star' Casino and the Anzac Bridge are also available within the view. Expansive views to the horizon line are available in the distance.

Assessment:

The proposal is highly visible in the centre of the view. The existing land/water interface will be interrupted and the available area of water will be significantly reduced. It will also obstruct views to the iconic Pyrmont Bridge. The quality of the view will be substantially changed and therefore, the view impact is considered severe. However, the impact is considered acceptable with mitigation measures because:

- No. 154 Sussex Street located directly to the west is permitted to build up to 80m high, equivalent to 26 storeys - well above the level of this unit; therefore, this view is not reasonable to expect to be retained; and
- Other important elements such as the Anzac Bridge, the Maritime Museum and the horizon line are fully retained.

Conclusions:	Acceptability:
Significance: high	Acceptable with mitigation measures
Visibility: high	(refer to Chapter 3)
Impact: severe	



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



WINDSOR ON KENT - NORTHWEST APARTMENT, LEVEL 24 - W03



Description:

ViewW03 is from the open balcony of the north western unit on Level 24 approximately 77m from the proposal. This is an uninterrupted panoramic view overlooking Cockle Bay. The existing Four Points Hotel building is in the foreground of the view. The view also has expansive areas of land/water interface. The iconic Pyrmont Bridge is visible in the middle ground with long-distance and continuous views to the horizon line.

The view contains continuous land/water interface and layers of scenic elements. There are a number of recognisable elements in the view including White Bay, the Maritime Museum, the Sydney Aquarium, the Anzac Bridge, 'The Star' Casino and the Convention Centre; the Pyrmont Bridge stands out as a focal point in the composition. Therefore, this is a view of high significance.

Assessment:

The proposal will be noticeable in the foreground, but will only be visible in part and blend with the existing hotel and Sydney Aquarium buildings as shown in the proposed view. The proposal will have very minor obstruction into the visible body of water, but the overall character and quality of the view will stay the same. Therefore, the level of impact is minor and considered acceptable.

Conclusions: Acceptability:
Significance: high Acceptable
Visibility: low
Impact: minor



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



WINDSOR ON KENT - WEST APARTMENT, LEVEL 10 - W04



Description:

View W04 is from the open balcony of the western unit on Level 10 approximately 72m from the proposal. This is a heavily enclosed view looking east to the existing Four Points Hotel. The view is largely dominated and framed by existing buildings on Sussex Street including No. 160, 154 and 140 in the foreground. The pylons of the Anzac Bridge are partially visible above the roof of the existing hotel building. Overall the view has a low level of significance.

Assessment:

The visibility of the proposal is medium-high because the new structure will be reasonable visible at the centre of the view. The proposal will change the scale of the view to some extent and reduce the extent of available open sky. The remnant visible portion of the pylons of the Anzac Bridge will be fully obscured by the proposal. However, the view impact is moderate and considered acceptable because:

- The overall quality and significance of the view is low; and
- No. 154 Sussex Street in the foreground of the view is permitted to build up to 80m high, equivalent to 26 storeys, which is well above the level of this unit; therefore, this unit does not have a reasonable to expectation to retain this view.

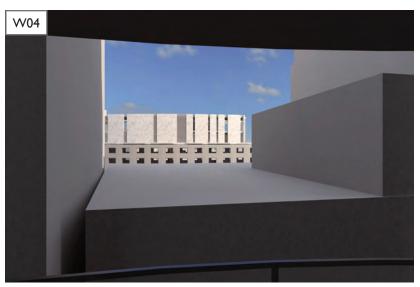
Conclusions: Significance: low

Visibility: medium-high Impact: moderate

Acceptability:



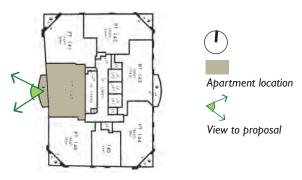
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



WINDSOR ON KENT - WEST APARTMENT, LEVEL 18 - W05



Description:

View W05 is from the open balcony of the western unit on Level 18 approximately 72m from the proposal. This view has a high significance as it overlooks Cockle Bay with layers of scenic elements within the view. It includes water views and a high number of recognisable elements available in the middle ground such as the Maritime Museum, the Sydney Aquarium, 'The Star' Casino, the Anzac Bridge and the Pyrmont Bridge. The view also enjoys an expansive view to the horizon line in the distance.

Assessment:

The proposal is at the centre of the view and highly visible. The existing land/water interface and the visible area of water will be reduced. The quality and focus of the view will be changed and therefore, the view impact is considered severe. However, this is considered acceptable with mitigation measures because:

- No. 154 Sussex Street in the foreground of the view is permitted to build up to 80m high, equivalent to 26 storeys, which is well above the level of this unit; therefore, this unit does not have a reasonable expectation to retain this view; and
- Other important elements such as the Anzac Bridge, the Pyrmont Bridge, the Maritime Museum and the horizon line are fully retained.

Conclusions:

Significance: high
Visibility: high
Impact: significant-severe

Acceptability:

Acceptable with mitigation measures (refer to Chapter 3)



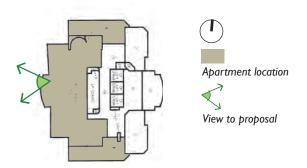
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



WINDSOR ON KENT - WEST APARTMENT, LEVEL 26 - W06



Description:

View W06 is from the enclosed balcony of the western unit on Level 26 approximately 72m from the proposal. This is an uninterrupted panoramic view overlooking Cockle Bay and White Bay. The view enjoys expansive views to the continuous Cockle Bay's land/water interface as well as the horizon line. The Pyrmont Bridge stands out as a prominent feature at the centre of the view. Other recognisable elements include the Maritime Museum, the Sydney Aquarium, 'The Star' Casino, the Anzac Bridge and the Convention Centre. This view is of high significance.

Assessment:

The proposal will be partly visible at the centre of the foreground, but will appear to be blended with the existing Sydney Aquarium buildings and therefore has a low visibility. The existing high-value views to the harbour and other important/iconic elements will remain intact, and the overall character and quality of the view will not be changed. Therefore, the level of impact is nil and considered acceptable.

Conclusions:
Significance: high
Visibility: low
Impact: nil

Acceptability:



View from enclosed balcony of the apartment to approval + SSD Mod 4 proposal



View from enclosed balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



WINDSOR ON KENT - SOUTHWEST APARTMENT, LEVEL 18 - W07



Description:

ViewW07 is from the open balcony of the south western unit on Level 18 approximately 74m from the proposal. This view is significantly interrupted by the roof form of the existing building at No. 160 Sussex Street in the foreground. Views to Cockle Bay are partially available to the right of the view which contains recognisable elements such as the Maritime Museum, 'The Star' Casino, the Anzac Bridge and the horizon line in the background. Due to the continuity of the land/water interface and the layering of scenic elements available, this view is considered of medium-high significance.

Assessment:

The visibility of the proposal is medium because the new structure will only be partially visible. The proposal will reduce the visible area of water. However, views to other recognisable elements mentioned above will be fully retained. In addition, No. 154 Sussex Street in the foreground of the view is permitted to build up to 80m high, equivalent to 26 storeys - well above the level of this unit; therefore, this unit does not have reasonable expectation to retain this view.

As a result, the view impact is considered moderate and is acceptable with mitigation measures.

Conclusions:

Significance: medium-high Visibility: medium Impact: moderate-significant

Acceptability:

Acceptable with mitigation measures (refer to Chapter 3)



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



WINDSOR ON KENT - SOUTHWEST APARTMENT, LEVEL 24 - W08



Description:

View W08 is from the enclosed balcony of the south western unit on Level 24 approximately 72m from the proposal. This unit enjoys an uninterrupted panoramic view overlooking Cockle Bay and White Bay. It contains expansive views to the continuous land/water interface along the harbour as well as the horizon line in the distance. The iconic Pyrmont Bridge is seen as a central feature in the view. The view also includes recognisable elements such as the Maritime Museum, the Sydney Aquarium, 'The Star' Casino and the Anzac Bridge. This view is of high significance.

Assessment:

Impact: nil

The proposal has a low visibility as the new addition will only be partly visible in the foreground and blend with the existing Sydney Aquarium and hotel buildings in the background. The existing high-value views to the harbour and other important/iconic elements will not be affected, maintaining the overall character and quality of the view. Therefore, the level of impact is nil and considered acceptable.





View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



2.6 VIEW ASSESSMENT FOR WINDSOR ON KENT - SUMMARY TABLE

The assessment for each selected views from private residences in the 'Windsor on Kent' apartments are summarised below:

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
W0I	Northwest	12	Balcony, standing	77m	Low-medium	High	Moderate-significant	Acceptable
W02	Northwest	18	Balcony, standing	77m	High	High	Severe	Acceptable with mitigation
W03	Northwest	24	Balcony, standing	77m	High	Low	Minor	Acceptable
W04	West	10	Balcony, standing	72m	Low	Medium-high	Moderate	Acceptable
W05	West	18	Balcony, standing	72m	High	High	Significant-severe	Acceptable with mitigation
W06	West	26	Balcony, standing	72m	High	Low	Nil	Acceptable
W07	Southwest	18	Balcony, standing	74m	Medium-high	Medium	Moderate-significant	Acceptable with mitigation
W08	Southwest	24	Balcony, standing	74m	High	Low	Nil	Acceptable

As the assessment shows, the levels of potential visual impact on the above 8 views from Windsor on Kent range from nil to severe, depending on the floor level on which the viewer is standing. From Level 18 upwards, as the floor level goes higher the level of impact reduces incrementally for the units. The higher-level units are expected to have higher property value associated with the prime harbour views when compared to the mid-level units.

The levels of impact are generally found to be minor and even nil for the higher-level units in the building - the view analysis for the units on Levels 24 and 26 in the above assessment supports this finding.

The mid-level units refer to those units that are on similar height to level 18 - estimated to be levels 15 to 20. These levels are generally below the maximum height (80m) permitted on the block immediately to the west at No. 154 Sussex Street. Therefore, any existing views from these levels have the potential to be lost if the development at No. 154 Sussex Street reaches its allowable maximum height under current LEP controls.

Some mitigation measures have been recommended which will reduce the level of impact for the critical units on Levels 17 to 19, which are mainly affected due to the angle of the views in relation to the proposed rooftop bar structure.

The lower-level units - for example Levels 10 and 12 analysed above - will experience a moderate to significant level of impact, mainly because of the loss of view towards the iconic Anzac Bridge's pylons in the distance. The significance of these views are also lower due to their locations on lower floors and the interruption in the foreground by existing buildings immediately to the west on Sussex Street.

GMU's recommended mitigation measures are provided in Chapter 3 - 'Conclusion and Recommendations'.



2.7 VIEWS IMPACTS - TRAFALGAR



Figure 15. Views tested within the 'Trafalgar development

This section analyses 5 views from the 'Trafalgar' building located at 361 Kent Street. Across the height of the building, views have been selected from:

- Level 25 the highest residential level within the tower.
- Level 18 mid-level within the tower; and
- Levels II the lowest residential levels with views to the proposal over existing buildings on Sussex Street.

Please note that views from levels below Level II have not been selected as the proposal is unlikely to be fully visible when viewed straight ahead from the lower-level units. The photographs on this page show the locations and levels of the views selected.

The 5 views selected from 'Trafalgar' are presented in the table below:

Trafalgar

View	Location	Level	Description	Distance (approx.)
TOI	West	18	Balcony, standing	71m
T02	West	25	Balcony, standing	71m
T03	Southwest	11	Balcony, standing	71m
T04	Southwest	18	Balcony, standing	71m
T05	Southwest	25	Balcony, standing	71m

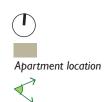
Detailed analysis of each view is provided on the following pages.



TRAFALGAR - WEST APARTMENT, LEVEL 18 - T01







View to proposal

Description:

View T01 is from the open balcony of the western unit on Level 18 approximately 71m from the proposal. This view is dominated in the foreground by the roof form of existing building at No.140 Sussex Street. Above the roof, views to the Anzac Bridge and 'The Star' Casino as well as a continuous view to the horizon line are available in the distance. There is also a glimpse of view between existing buildings to the water and the Pyrmont Bridge in Cockle Bay. Due to the interruption to the composition in the foreground by existing building, the view is considered to be of a medium significance.

Assessment:

The proposal has a low visibility because only part of the proposal is noticeable through a narrow view corridor between existing buildings. The appearance of rooftop structure will fit into the roofscape of existing city buildings. The view impact is considered moderate-significant as the proposal will fully obstruct available views to the Pyrmont Bridge and reduce some of the visible area of water available within the view, but this does not change the scale or quality of the distant view, which are the most prominent element of the view.

Therefore, this level of impact is acceptable with mitigation measures.

Conclusions:

Significance: medium
Visibility: low
Impact: moderate-significant

Acceptability:

Acceptable with mitigation measures (refer to Chapter 3)



View from open balcony of the apartment to approval + SSD Mod 4 proposal

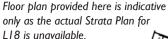


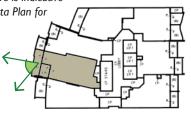
View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



TRAFALGAR - WEST APARTMENT, LEVEL 25 - T02

Notes:







Description:

View T02 is from the open balcony of the western unit on Level 25 approximately 71m from the proposal. This is a panoramic view overlooking Cockle Bay. The existing Four Points Hotel building is visible in the foreground of the view, with expansive views to the Harbour and the iconic Pyrmont Bridge in the middle ground. Long distance and continuous views to the horizon line are also available.

The view contains continuous land/water interface, layering with a number of scenic or recognisable view elements, which include White Bay, the Maritime Museum, the Sydney Aquarium, the Anzac Bridge, 'The Star' Casino and the Convention Centre. The Pyrmont Bridge features at the centre of the view as a prominent element. Therefore, this is a view of high significance.

Assessment:

The proposal will be noticeable, but will appear largely blended with the existing Sydney Aquarium and the adjacent hotel building in the foreground. The proposed structure will slightly reduce the visible area of water, but the overall character and quality of the view will stay very much the same. Therefore, the level of impact is minor and considered acceptable.

Acceptability: Acceptable

Conclusions:
Significance: high
Visibility: low
Impact: minor



View from open balcony of the apartment to approval + SSD Mod 4 proposal

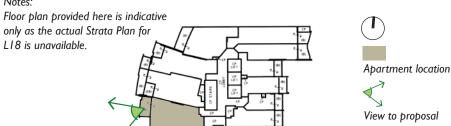


View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



TRAFALGAR - SOUTHWEST APARTMENT, LEVEL 11 - T03





Description:

View T03 is from the open balcony of the south western unit on Level 11 approximately 71m from the proposal. This view is highly enclosed with a narrow view corridor available to the sky. It is heavily obscured by the existing building at No. 140 Sussex Street immediately to the west. There is no memorable focal points, iconic features or scenic elements available in this view. Therefore, this view has a low significance. It is noted that the units at the same location on Levels 12, 13, 14 and 15 are likely to experience similar views.

Assessment:

The proposal is barely noticeable in this view and only a very small portion can be seen above the roof of No. 154 Sussex Street. The visibility of the proposal is therefore negligible. It will not obstruct any important view elements or the sky and will blend with existing city buildings. Therefore, its view impact is considered nil and acceptable.

Acceptability: Conclusions: Significance: low Acceptable

Visibility: negligible

Impact: nil



View from open balcony of the apartment to approval + SSD Mod 4 proposal

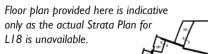


View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



TRAFALGAR - SOUTHWEST APARTMENT, LEVEL 18 - T04

Notes:





View to proposal

Description:

ViewT04 is from the open balcony of the south western unit on Level 18 approximately 71m from the proposal. This is a westerly view overlooking Cockle Bay and the open water though it is somewhat interrupted by the roof of an existing buildings in the foreground. Views to the Anzac Bridge and 'The Star' Casino as well as partial views to the Maritime Museum, the Sydney Aquarium and the Pyrmont Bridge are available. Therefore, this is a view of medium-high significance.

Assessment:

The proposal will cause a level of perceivable change to the roofscape of the existing buildings in the foreground, reducing views to the water and the Pyrmont Bridge. It will change the quality and focus of the view, though the new structure will not be the most prominent view element. Therefore, the visibility of the proposal is medium-high and the related impact is severe. The impact is acceptable with mitigation measures as:

- No. 154 Sussex Street in the foreground of the view is permitted to build up to 80m high, equivalent to 26 storeys, which is well above the level of this unit; therefore, this unit does not have a reasonable expectation to retain this view.
- Other important elements such as the Anzac Bridge, the Maritime Museum, the horizon line and the view's panoramic quality are fully retained.

Conclusions:

Significance: medium-high Visibility: medium-high Impact: severe

Acceptability:

Acceptable with mitigation measures (refer to Chapter 3)



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



TRAFALGAR - SOUTHWEST APARTMENT, LEVEL 25 - T05

Notes:





View to proposal

Description:

ViewT05 is from the open balcony of the south western unit on Level 25 approximately 71m from the proposal. This is an uninterrupted panoramic view overlooking Cockle Bay and White Bay. The view enjoys expansive views to the continuous land/water interface of Cockle Bay as well as the horizon line. The Pyrmont Bridge is a prominent focal point at the centre of the view. Other recognisable elements include the Maritime Museum, the Sydney Aquarium, 'The Star' Casino, the Anzac Bridge and the Convention Centre. This view has a high significance.

Assessment:

The proposal is barely noticeable at view's bottom edge, and will appear against the Sydney Aquarium and hotel buildings. Therefore, its visibility is negligible. The existing prime views to Cockle Bay and other important/iconic elements will remain largely intact, and the overall character and quality of the view will not be affected by the proposal. Therefore, the level of impact is nil and considered acceptable.

Conclusions:

Significance: high Visibility: negligible

Impact: nil

Acceptability:



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



2.8 VIEW ASSESSMENT FOR TRAFALGAR - SUMMARY TABLE

The assessment for each selected views from private residences in the 'Trafalgar' apartments are summarised below:

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
TOI	West	18	Balcony, standing	71m	Medium	Low	Moderate-significant	Acceptable with mitigation
T02	West	25	Balcony, standing	71m	High	Low	Minor	Acceptable
T03	Southwest	11	Balcony, standing	71m	Low	Negligible	Nil	Acceptable
T04	Southwest	18	Balcony, standing	71m	Medium-high	Medium-high	Severe	Acceptable with mitigation
T05	Southwest	25	Balcony, standing	71m	High	Negligible	Nil	Acceptable

The assessment for the selected views from Trafalgar shows that out of the 5 views, 3 will have a nil to minor level of view impact. The two remaining selected units both on Level 18, which represent the mid-level units, will experience greater impact - one has a moderate-significant level of impact and another one has a severe level of impact.

The mid-level units refer to those that are typically located between levels 15 to 20 of the Trafalgar building. These levels are generally below the maximum height (80m) permitted on the block immediately to the west at No. 154 Sussex Street. Therefore, any existing views from these levels have the potential to be lost if the development at No. 154 Sussex Street reaches its allowable maximum height under current LEP controls.

The levels of impact are found to be lower for the units above the mid-levels in the building. From Level 18 upwards, as the floor level goes higher the level of impact reduces incrementally - the view analysis for the units on Level 25 in the above assessment supports this finding. This is similar to the view impacts experienced from Windsor on Kent.

The Level II unit which represents the lower-level units will have nil impact due to its limited visibility to the proposal.

A number of mitigation measures have been recommended to reduce the level of impact for the critical units on Levels 17 to 19, which are mainly affected due to the angle of the views in relation to the proposed rooftop bar structure. GMU's recommended mitigation measures are provided in Chapter 3 - 'Conclusion and Recommendations'.



2.9 VIEWS IMPACTS - REX



Figure 16. Views tested within the 'REX' development

This section analyses the selected views from the 'REX' building located at 355 Kent Street. Across the height of the building, 3 views from the high-level units have been identified to be potentially impacted by the proposal. These views are from:

- · Level 25 the highest residential level within the tower and
- Level 22 the lowest residential level with views to the proposal over the roof of an existing buildings on Sussex Street.

The 3 views selected from 'REX' are presented in the table below:

REX

View	Location	Level	Description	Distance (approx.)
R01	Northwest	25	Balcony, standing	86m
R02	Southwest	22	Balcony, standing	84m
R03	Southwest	25	Balcony, standing	84m

Detailed analysis of each view is provided on the following pages.



REX - SOUTHWEST APARTMENT, LEVEL 25 - R01



Description:

View R01 is from the open balcony of the north western unit on Level 25 approximately 86m from the proposal. The unit has an uninterrupted panoramic view overlooking southwest to Cockle Bay and the inner-west suburbs in long distance. It contains layers of recognisable elements including the existing Four Points Hotel and Sydney Aquarium in the foreground, open views to the water, the harbour and the iconic Pyrmont Bridge in the middle ground as well as the Convention Centre, the Maritime Museum and the Anzac Bridge in the distance. The view enjoys a continuous land/water interface with multiple layers of scenic or recognisable elements. The Pyrmont Bridge stands out as the focal point of the view. Therefore, this is a view of high significance.

Assessment:

The proposal will be noticeable in the foreground, but appear complementary to the existing context against the Sydney Aquarium and Four Points Hotel buildings. The proposed structure will slightly reduce the visible area of water, but retain a full view to the prominent Pyrmont Bridge. Overall the character and quality of the view will be largely unchanged. This unit also has a high-value alternative view towards northwest to King Street Wharf and the harbour. Therefore, the level of impact is minor and considered acceptable.

Conclusions:
Significance: high
Visibility: low
Impact: minor

Acceptability:



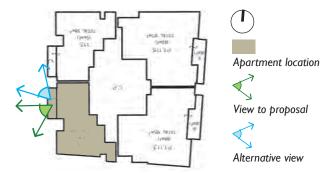
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



REX - SOUTHWEST APARTMENT, LEVEL 22 - R02



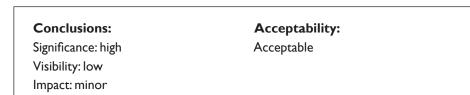
Description:

View R02 is from the open balcony of the south western unit on Level 22 approximately 84m from the proposal. This is an uninterrupted panoramic view overlooking southwest to Cockle Bay and inner-west suburbs in the distance. There are a number of recognisable elements in the view including partial views to Sydney Aquarium in the foreground, open views to the water, the Harbour and the iconic Pyrmont Bridge in the middle ground as well as the Convention Centre, the Maritime Museum and the Anzac Bridge in the distance. Therefore, this is a view of high significance.

Assessment:

The proposal will only be partly visible but still somewhat noticeable above the roof of No. I 40 Sussex Street. It will reduce some visible water area, and have very minor obstruction to the Pyrmont Bridge. However, the overall character and quality of the view will not be changed. The unit also have a panoramic view to the northwest overlooking the harbour and Kings Street Wharf as an alternative, which will not be affected by the proposal.

Therefore, the level of impact is minor and considered acceptable.





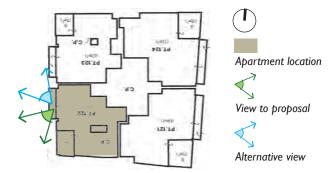
View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



REX - SOUTHWEST APARTMENT, LEVEL 25 - R03



Description:

View R03 is from the open balcony of the south western unit on Level 25 approximately 84m from the proposal. Similar to View R01, the unit has an uninterrupted panoramic view overlooking southwest to Cockle Bay and the inner-west suburbs in the distance. Views to the Sydney Aquarium, the open water, the Harbour and the iconic Pyrmont Bridge are available in the middle ground. The Convention Centre, the Maritime Museum and the Anzac Bridge can be seen in the distance.

Considering that the view has a continuous land/water interface, multiple layers of recognisable elements and the iconic Pyrmont Bridge at the centre, the view significance is considered high.

Assessment:

The visibility of the proposal is low as it will be seen as part of the roofscape of the existing buildings against the Sydney Aquarium in the background. The impact of the proposal is that it will reduce some visible area of water, but it will not affect any prominent visual elements such as the Pyrmont Bridge. The unit also have a panoramic view to the northwest overlooking the harbour and Kings Street Wharf as an alternative, which will not be affected by the proposal. Therefore, the level of impact is minor and considered acceptable.

Conclusions:
Significance: high
Visibility: low
Impact: minor

Acceptability:



View from open balcony of the apartment to approval + SSD Mod 4 proposal



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposals



2.10 VIEW ASSESSMENT FOR REX - SUMMARY TABLE

The assessment for each selected views from private residences in the 'REX' apartments are summarised below:

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
ROI	Northwest	25	Balcony, standing	86m	High	Low	Minor	Acceptable
R02	Southwest	22	Balcony, standing	84m	High	Low	Minor	Acceptable
R03	Southwest	25	Balcony, standing	84m	High	Low	Minor	Acceptable

The above assessment finds that the levels of potential visual impact on the above 3 views from REX is minor, mainly due to the low visibility of the proposal from these high level units. No mitigation measures are required.

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3. CONCLUSION & RECOMMENDATIONS

3.1 CONCLUSION

The Visual Impact Assessment analysed a total of 39 views selected from 4 residential apartment buildings that have been identified to be potentially impacted by the proposal. This report shows that out of all views investigated, 7 views will experience a higher level of view impact ranging from 'moderate', 'significant' to 'severe' (refer to the table below), mainly due to the viewing angle and the level of these units in relation to that of the proposal. The remaining 32 views will have either minor or nil impact. No views have been found to have a devastating level of impact that cannot be mitigated.

	Severe		Significant		Moderate
Astoria Tower	0	0	0	0	0
Windsor on Kent	I I	I	0	2	1
Trafalgar	I	0	0	1	0
REX	0	0	0	0	0

Amongst the 4 apartment buildings investigated, the Windsor on Kent will experience the highest level of view impact due to the building's proximity to the Four Points Hotel and its westerly orientation. In particular, the units located on the mid-levels are found to be most impacted, mainly due to the proposal's potential interruption to these units' visible extent of land/water interface, the area of water and the Pyrmont Bridge.

It is important to note that an existing commercial building at No. 154 Sussex Street located directly to the west of Windsor on Kent is currently permitted to be built up to 80m high as per the *Sydney Local Environmental Plan 2012*. This is equivalent to a 26-storey high building which is well above the level of the affected units. On this basis, the likelihood of retention of views from the mid-level units within Windsor on Kent to the harbour is low, and these units do not have reasonable expectation to retain the existing views to the harbour.

A number of important elements will still be available within the impacted views including the Anzac Bridge, the Maritime Museum and the horizon line; the panoramic quality of the impacted views such as W02,W03,W07,T01 and T04 will largely stay the same. Therefore, the proposal is considered to meet the principles of view sharing. It is GMU's opinion that the proposal is reasonable and it is recommended for approval.

3.2 RECOMMENDED MITIGATION MEASURE

Mitigation measures have been explored to seek opportunities to further reduce the level of impact of the proposal, especially on the mid-level units within Windsor on Kent and Trafalgar.

A number of possible approaches were put forward by GMU and then tested by the project team. The aim is to find a balanced solution that is able to help reduce the proposal's view obstruction while maintaining full compliance to the BCA and a high level of amenity for future users in the proposed bar and the lounge.

The project team found that lowering the height of the pergola by Im to RL 55.870 in the western portion of the proposal provides the most effective mitigation outcome. It will significantly reduce the interruption of the views to the land/water interface by retaining its continuity. The images on the next page illustrate the above recommended mitigation measure and the potential improved outcome.



It is recommended to lower the height of the pergola structure by Im so that it stays below the level of the eastern portion of the proposal.

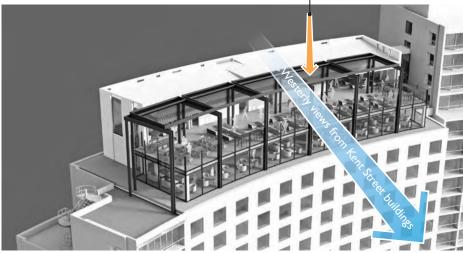


Figure 17. Recommended mitigation measure

The comparative images below demonstrate the outcome of mitigation which allows for greater retention of visible land/water interface for the impacted units.



View from the western unit on Level 18 of the 'Windsor on Kent' building - without mitigation



View from the western unit on Level 18 of the 'Windsor on Kent' building - mitigated



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ADDENDUM - RESPONSE TO OBJECTORS

EXECUTIVE SUMMARY

GM Urban Design and Architecture (GMU) has been engaged by GL Investment Co Pty Ltd ATF GL No.1 Trust to prepare an addendum to the Visual Impact Assessment report dated 22 June 2015 that was submitted as part of the documentation to the SSD-7014 Application for the construction of an executive bar and business lounge. The proposed development is located on the roof of the existing north building of the Four Points Hotel by Sheraton, located at 161 Sussex Street, Sydney.

This addendum to the June 2015 Visual Impact Assessment report has been prepared in response to submissions received regarding view impact concerns from private residences within the following residential apartment buildings in the vicinity of the hotel:

- 1. 'Windsor on Kent' located at 365 Kent Street; and
- 2. 'Trafalgar' located at 361 Kent Street;

The units analysed within this report correspond to objector's units where access was granted for the design team to conduct unit viewing and photographic documentation of views following L&E Court certifiable guidelines. 3 units from 'Windsor on Kent' and 5 units from the 'Trafalgar' development granted access for viewing for a total of 8 units. These units are detailed on the adjacent chart.

This report has further analysed the view impact to the 8 objector's units based on the preparation of 'before and after' photorealistic montages and the analysis of their corresponding view impacts.

The outcomes of this analysis indicate that out of the 8 units tested, the 5 units from the 'Trafalgar' development have a level of impact ranging from one instance of moderate to significant, one instance of minor to moderate with the reminder having a nil or minor impact. The impact to these units is considered to adhere to the principles of view sharing due to the amount of perceivable change within the view and the preservation of the overall quality of the views.

Out of the 3 views analysed for the 'Windsor on Kent' Development, the visual impact to these units is considered to be 'moderate to significant with one instance of 'significant to severe' due to the amount of perceivable change within the view; however, the views for these units below Level 18 have a lower expectation for the

Windsor on Kent

View	Location	Level	Description	Distance (approx.)
W09	Unit 126	15	Balcony, standing	72m
WI0	Unit 133	16	Balcony, standing	72m
WII	Unit 140	17	Balcony, standing	72m

Detailed analysis of each view is provided on the following pages.

Trafalgar

View	Location	Level	Description	Distance (approx.)
T06	Unit 126A	17	Balcony, standing	71m
T07	Unit 130A	18	Balcony, standing	71m
T08	Unit 150A	23	Balcony, standing	71m
T09	Unit 156	24	Balcony, standing	71m
TIO	Unit 157	24	Balcony, standing	71m

retention of views as the redevelopment of the property directly to the west at No. 154-158 Sussex Street would eradicate any of the views available to these units. Therefore, the view impact has been deemed to be acceptable because any future development at No. 154-158 Sussex Street would have a greater view impact on these units than that of the proposal.

The redevelopment potential of No. 154-158 up to the allowable height of 80m has been tested by COX Richardson taking into account the available Gross Floor Area above the existing improvements to that site in order to estimate a realistic redevelopment potential on that site.

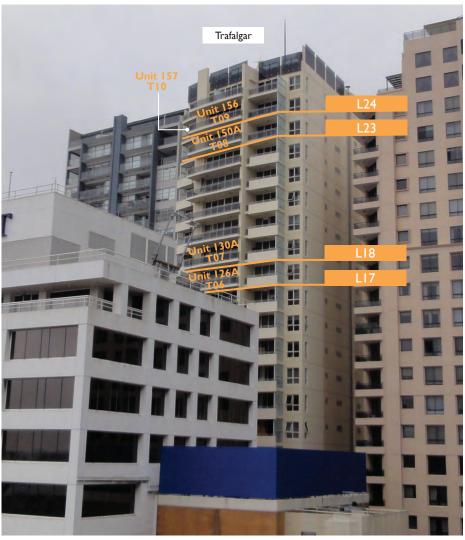
Out of the total 8 units tested, the majority of the views for the 'Trafalgar' adhere to the principles of view sharing and for the 3 units from the 'Windsor on Kent' development, the location of these units below the line of expected redevelopment for No. 154-158 Sussex Street, there is a lower expectation for the retention of views due to the permissible height of development across the street. Based on the findings of this additional view analysis the proposal is found to be acceptable.

Detailed analysis of each view is discussed on the following pages.





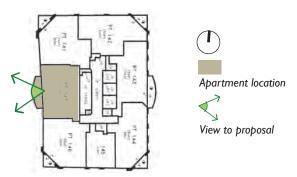
Units tested within the 'Windsor on Kent' development



Units tested within the 'Trafalgar' development



WINDSOR ON KENT - UNIT 126, LEVEL 15 - W09





View W09 is captured from the open balcony of the western unit on Level 15 approximately 72m from the proposed additional roof structure on the subject site. The significance of this view is Medium to High as it is directed towards Cockle Bay with layers of scenic elements within the view. It doesn't include any view of water between the proposal and the Maritime Museum. The only part of the view with land/water interface is located to the right side of the view. The recognisable elements that are currently visible from this location include Maritime Museum, 'The Star' Casino, the Anzac Bridge and partially the Pyrmont Bridge. The view also enjoys an expansive view to the horizon line in the distance.



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal

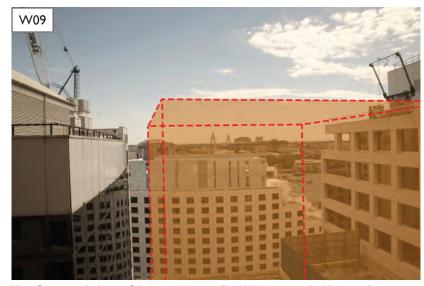


Assessment:

The proposal is at the centre of the view and highly visible from this location. The view to the Maritime Museum and Pyrmont Bridge will be obstructed, but the water view located to the right of the Maritime Museum is unchanged. The proposal will change the quality and focus of the view; however, the extent of the land-water interface is maintained, iconic elements in the horizon are preserved including the Anzac Bridge, therefore the view impact is considered moderate to significant.

However, the level of this impact is considered acceptable due to the following reasons:

- Other elements such as the Anzac Bridge, the 'Star' Casino and the majority of the water view, land/water interface and the horizon line are fully retained within the view; and
- The available extent of the existing view from this unit would be totally eradicated by a compliant development in the site immediately to the west at No. 154-158 Sussex Street (located between Unit 126 and the proposal) as demonstrated on the montage to the right. The redevelopment potential on that site is shown with a dashed red line. The applicable height controls on that site (up to 80m), available yield based on existing FSR controls and setbacks were taken into account in establishing the development potential of this site represented by the light orange building envelope. While the projected envelope is substantially below the allowable height, the estimated latent development potential, which is comparable to that of the existing developments to either side would obstruct the available view to all significant elements including Anzac Bridge and the horizon line; therefore, this unit has a lower expectation of view retention based on the applicable controls and the redevelopment potential at No. 154-158.
- For details of the potential development of the property at No. 154 -158 Sussex Street, please refer to the Development Potential Study by COX Richardson in Appendix I to this report.



View from open balcony of the apartment to allowable maximum building envelope

Conclusions:

Significance: Medium - high

Visibility: High

Impact: Moderate - significant

Acceptability:



WINDSOR ON KENT - UNIT 133, LEVEL 16 - W10





View W10 is from the open balcony of the western unit on Level 16 approximately 72m from the proposal. This view has a medium-high significance as it is directed towards Cockle Bay with layers of scenic elements within the view. It includes only a small element of water view between the proposal and the Maritime Museum. The predominant water view, including the land/water interface is located to the right side of the view. The recognisable elements that are currently visible from this location include Maritime Museum, 'The Star' Casino, the Anzac Bridge and partially the Pyrmont Bridge. The view also enjoys an expansive view to the horizon line in the distance.



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



Assessment:

The proposal is at the centre of the view and highly visible from this location. The visible area of water between the proposal and Maritime Museum will be obstructed, but the existing land/water interface and the water view located to the right of Maritime Museum will remain unchanged. The view to Pyrmont Bridge is fully obstructed by the proposal and the view to the Maritime Museum is partially obstructed. Therefore, the quality and focus of the view will be changed and therefore, the view impact is considered moderate - significant.

However, the level of this impact is considered acceptable due to the following reasons:

- Other elements such as the Anzac Bridge, the 'Star' Casino and the majority of the water view, land/water interface and the horizon line are fully retained within the view; and
- The available extent of the existing view from this unit would be totally eradicated by a compliant development in the site immediately to the west at No. 154-158 Sussex Street (located between Unit 133 and the proposal) as demonstrated on the montage to the right. The redevelopment potential on that site is shown with a dashed red line. The applicable height controls on that site (up to 80m), available yield based on existing FSR controls and setbacks were taken into account in establishing the development potential of this site represented by the light orange building envelope. While the projected envelope is substantially below the allowable height, the estimated latent development potential, which is comparable to that of the existing developments to either side would obstruct the available view to all significant elements including Anzac Bridge and the horizon line; therefore, this unit has a lower expectation of view retention based on the applicable controls and the redevelopment potential at No. 154-158.
- For details of the potential development of the property at No. 154 -158 Sussex Street, please refer to the Development Potential Study by COX Richardson in Appendix I to this report.



View from open balcony of the apartment to allowable maximum building envelope at No. 154-158 Sussex Street

Conclusions:

Significance: Medium - high

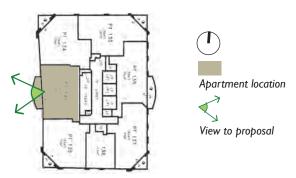
Visibility: High

Impact: Moderate - significant

Acceptability:



WINDSOR ON KENT - UNIT 140, LEVEL 17 - W11



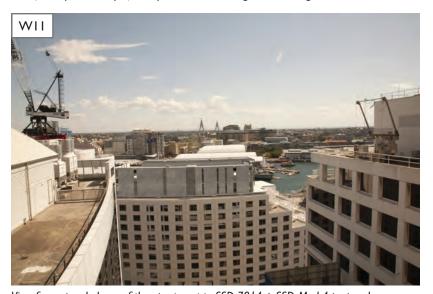


ViewWII is taken from an open balcony of the western unit on Level 17 approximately 72m from the proposal. This view is considered to be of high significance as it is directed towards Cockle Bay with areas of high value land/water interface visible in the middle ground of the view between the proposal and the Maritime Museum. Pyrmont Bridge is also visible within the view to the left of the Maritime Museum. The most recognisable elements that are currently visible from this location include full extent of Maritime Museum, approximately two-thirds of the Pyrmont Bridge length, 'The Star' Casino and the Anzac Bridge in the distance.

The view also enjoys an expansive view to the horizon line.



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal

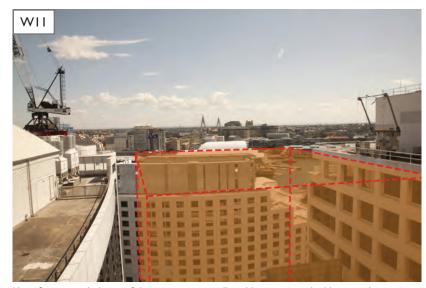


Assessment:

The proposal is highly visible from this location. The visible area of water between the proposal and Maritime Museum and Pyrmont Bridge will be obstructed. However, the existing land/water interface located to the north of Maritime Museum will remain unchanged. The view to Pyrmont Bridge is obstructed except for the western end and the banners that are located along the bridge edge. The view to the Maritime Museum is partially obstructed but part of the military vessel and the pier located at the north-eastern edge of the museum are still visible. The obstruction of the water/land interface in front of the Maritime Museum and most of the Pyrmont Bridge changes the quality and focus of the view to the horizon and the water to the right of the view. Therefore, the view impact of the proposal from this location in the current circumstances is considered to be significant to severe.

However, the level of this impact is considered acceptable due to the following reasons:

- Other elements such as the Anzac Bridge, the 'Star' Casino and the majority of the water view, land/water interface and the horizon line are fully retained within the view; and
- The available extent of the existing view from this unit would be totally eradicated by a compliant development in the site immediately to the west at No. 154-158 Sussex Street (located between Unit 140 and the proposal) as demonstrated on the montage to the right. The redevelopment potential on that site is shown with a dashed red line. The applicable height controls on that site (up to 80m), available yield based on existing FSR controls and setbacks were taken into account in establishing the development potential of this site represented by the light orange building envelope. While the projected envelope is substantially below the allowable height, the estimated latent development potential, which is comparable to that of the existing developments to either side would obstruct the available view to all significant elements including Anzac Bridge and the horizon line; therefore, this unit has a lower expectation of view retention based on the applicable controls and the redevelopment potential at No. 154-158.
- For details of the potential development of the property at No. 154 158 Sussex Street, please refer to the Development Potential Study by COX Richardson in Appendix I to this report.



View from open balcony of the apartment to allowable maximum building envelope

Conclusions:

Significance: High Visibility: High

Impact: Significant - Severe

Acceptability:



TRAFALGAR - UNIT 126A, LEVEL 17 - T06





View to proposal



View T06 is from the open balcony of the western unit on Level 17 approximately 71m from the proposal. This view is dominated in the foreground by the roof and plant form of existing building at No.140-152 Sussex Street. The current view includes a framed view to Pyrmont Bridge, a small portion of land-water interface and the western edge of Darling Harbour with public open spaces and the existing shopping centre. The view is partially obstructed by the existing roofs and building structures in the foreground. The view also includes the horizon line to the south-west.

Due to the reduced number of significant elements within the existing view and the dominance of existing buildings in the foreground, the view is considered to be of medium significance.



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



Assessment:

The proposal has a Medium to High visibility. It obstructs the majority of the views to the water and Pyrmont Bridge, but it still includes a small section of water/land interface, western end of Pyrmont Bridge and a full view to the western edge of Darling Harbour pedestrian space. The new roof structure will fit into the roofscape of existing city buildings and only part of it will be visible from this location. The view impact is considered Moderate-Significant as the proposal will partially obstruct available views to the Pyrmont Bridge and reduce some of the visible area of water available within the view, but this does not change the scale or quality of the distant views and it does not obstruct the horizon line or the amounts of available sky within the view.

In addition, the available extent of redevelopment at No. I54-I58 Sussex Street (located between Unit I26A and the proposal) as demonstrated on the montage to the right (shown with a dashed red line), would affect the existing view of unit I26A although to a lesser extent than to the lower units at 'Windsor on Kent'.

Therefore, this level of impact is considered acceptable.



View from open balcony of the apartment to allowable maximum building envelope

Conclusions:

Significance: Medium Visibility: Medium-High

Impact: Moderate-Significant

Acceptability:



TRAFALGAR - UNIT 130A. LEVEL 18 - T07





Apartment location



View to proposal

Description:

View T07 is from the open balcony of the western unit on Level 18 approximately 71m from the proposal. The foreground of this view is dominated by the roof and plant form of existing building at No.140-152 Sussex Street. The current view includes a framed view to Pyrmont Bridge, land-water interface and the western edge of Darling Harbour with public open spaces and a view to the existing shopping centre. The view also includes long distance views the horizon, Anzac Bridge and Star Casino. The view is partially obstructed by the existing roofs and building structures in the foreground. Due to the partial interruption to the composition of the view by the existing buildings, the view is considered to be of Medium significance.

Assessment:

The proposal has a low visibility. It is noticeable, but doesn't change the scale of the view significantly. The proposal does not obstruct the view to most of the iconic elements and it leaves a reasonable extent of land-water interface and Pyrmont Bridge views. The view impact is considered Minor to moderate as it will obstruct a small part of the view to Pyrmont Bridge and the water allowing the rest of the view to remain unchanged. The proposed addition to the Four Points Hotel does not change the scale or quality of the distant view and it doesn't obstruct the long distance horizon line or the extent of sky available in the view. Therefore, this level of impact is considered to be acceptable.

Conclusions:

Significance: Medium

Visibility: Low

Impact: Minor to Moderate

Acceptability:



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



TRAFALGAR - UNIT 150A, LEVEL 23 - T08





Description:

View T08 is from the open balcony of the western unit on Level 23 approximately 71m from the proposal. The foreground of this view is part of the roof top of the existing building at No.140-152 Sussex Street. This view includes expansive views to existing iconic elements in Cockle Bay and the western horizon. The current view includes views to Pyrmont Bridge, land-water interface and the western edge of Darling Harbour, Maritime Museum and the roof structures of the Wildlife Sydney Zoo and Sydney Aquarium. The view also includes long distance views to Anzac Bridge and Star Casino. It is an overall panoramic view to the western edge of Sydney CBD. This view is of a High Significance.

Assessment:

The proposal has a low visibility. It is noticeable, but it will largely blended within the existing elements of the foreground and it does not change the view in any significant way. The proposal does not obstruct the view to any of the iconic elements. The proposed extension of the Four Points Hotel will only cover a minor part of the water view to the south of the Sydney Aquarium pier leaving the rest of the view intact. The view impact is considered Nil as the majority of the view will remain unchanged.

The proposed addition to the Four Points Hotel does not change the scale or quality of the distant view and it doesn't obstruct the long distance views. Therefore, this level of impact is considered acceptable.

Conclusions: Significance: High

Visibility: Low Impact: Nil Acceptability:



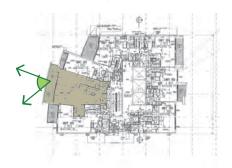
View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



TRAFALGAR - UNIT 156, LEVEL 24 - T09





Description:

View T09 is from the open balcony of the western unit on Level 24 approximately 71m from the proposal. This view includes part of the roof top of the existing building at No.140-152 Sussex Street in the foreground. This view is a panoramic view to existing iconic elements around Cockle Bay and the western edge of Sydney. The current view includes views to Pyrmont Bridge, water/land interface surrounding Darling Harbour, the Maritime Museum and the roof structures of the Sydney Wildlife Zoo and Sydney Aquarium. The view also includes long distance views to Anzac Bridge, the Star Casino and the extensive horizon line. This view is of a High Significance.

Assessment:

The proposal has a low visibility. It is noticeable, but it will blend within the existing elements of the foreground and it does not change the view in any significant way. The proposal does not obstruct the view to any of the iconic elements. The proposed roof extension of the Four Points Hotel will only cover a minor part of the water view to the south of the Sydney Aquarium pier leaving the rest of the view intact.

The view impact is considered negligible as the majority of the view will remain unchanged.

The proposed addition to the Four Points Hotel does not change the scale or quality of the distant view therefore it is considered acceptable.

Conclusions:

Acceptability:

Significance: High

Visibility: Low Impact: Nil



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



TRAFALGAR - UNIT 157, LEVEL 24 - T10





Abartment location

T₁₀



View to proposal

Description:

View T10 is from the open balcony of the western unit on Level 24 approximately 71m from the proposal. The view is partially obstructed in the foreground by the next door balcony structure. This view includes panoramic views to existing iconic elements around Cockle Bay and the western Sydney. The current view includes views to Pyrmont Bridge, although it is obstructed partially by the neighbouring balcony. It also includes water/land interface of the surrounding Darling Harbour, the Maritime Museum and the roof structures of the Sydney Wildlife Zoo and Sydney Aquarium. The view also includes long distance views to Anzac Bridge, the Star Casino and the extensive horizon line. This view is of a High Significance.

Assessment:

The proposal has a low visibility. It is noticeable, but partially obstructed by the elements of the foreground. It will also blend within the existing elements of the roofscape visible from this location. The proposal does not change the view in any significant way and it does not obstruct the view to any of the iconic elements. The proposed roof extension of the Four Points Hotel will only cover a very minor part of the water view to the south of the Sydney Aquarium pier leaving the rest of the view completely intact. The view impact is considered negligible as the majority of the view will remain unchanged.

The proposed addition to the Four Points Hotel does not change the scale of the view. Therefore the proposal is considered acceptable.

Conclusions:

Acceptability:

Significance: High

Acceptable

Visibility: Low Impact: Nil



View from open balcony of the apartment to existing hotel building



View from open balcony of the apartment to SSD-7014 + SSD Mod 4 proposal



CONCLUSION

The units analysed within this report correspond to objector's units where access was granted for the design team to conduct unit viewing and photographic documentation. Following the site inspections photorealistic 'before and after' views were prepared following L&E Court certifiable guidelines. 3 units from 'Windsor on Kent' and 5 units from the 'Trafalgar' development granted access for viewing for a total of 8 units.

The outcomes of this analysis indicate that out of the 8 units tested, the 5 units from the 'Trafalgar' development have a level of impact ranging from one instance of moderate to significant, one instance of minor to moderate to the majority having a nil or minor impact. The impact to these units is considered to adhere to the principles of view-sharing due to the reduced amount of perceivable change within the view and the preservation of the overall quality of the views.

Out of the 3 views analysed for the 'Windsor on Kent' Development, the visual impact to these units was found to be moderate to significant in two instances and 'significant to severe' in one occasion due to the amount of perceivable change within the views; however, the views for these units below level 18 have a lower expectation for the

retention of views as the development of the property directly to the west at No. 154-158 Sussex Street would eradicate any of the views available today. Therefore the view impact has been deemed to be acceptable as any future development at No. 154-158 Sussex Street would have a greater view impact on these units than that of the proposal.

The redevelopment potential of No 154-158 up to the allowable height of 80m has been tested taking into account the available Gross Floor Area above the existing improvements to that site in order to estimate a realistic redevelopment potential on that site.

Out of the total 8 units tested the majority of the views for the 'Trafalgar' adhere to the principles of view -sharing and for the 3 units from the 'Windsor on Kent' development the location of these units below the line of expected redevelopment for No. 154-158 Sussex Street deem these units as having a lower expectation for the retention of views due to the permissible height of development across the street. Based on the findings of this further view analysis, the proposal is found to be acceptable.

The assessment for each selected unit in the 'Windsor on Kent' and 'Trafalgar' developments are summarised below:

Windsor on Kent

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
W09	Unit 126	15	Balcony, standing	72m	Medium - high	High	Moderate - significant	Acceptable
WI0	Unit 133	16	Balcony, standing	72m	Medium - high	High	Moderate - significant	Acceptable
WII	Unit 140	17	Balcony, standing	72m	High	High	Significant - severe	Acceptable

Trafalgar

View	Location	Level	Description	Distance	Significance of view	Potential Visibility	Impact	Acceptability
T06	Unit 126A	17	Balcony, standing	71m	Medium	Medium - high	Moderate - significant	Acceptable
T07	Unit 130A	18	Balcony, standing	71m	Medium	Low	Minor - moderate	Acceptable
T08	Unit I50A	23	Balcony, standing	71m	High	Low	Nil	Acceptable
T09	Unit 156	24	Balcony, standing	71m	High	Low	Nil	Acceptable
TIO	Unit 157	24	Balcony, standing	71m	High	Low	Nil	Acceptable



APPENDIX I

DEVELOPMENT POTENTIAL STUDY FOR NO. 154-158 SUSSEX STREET



SYDNEY BRISBANE MELBOURNE PERTH CANBERRA ABU DHABI

ARCHITECTURE
PLANNING
URBAN DESIGN
INTERIOR DESIGN



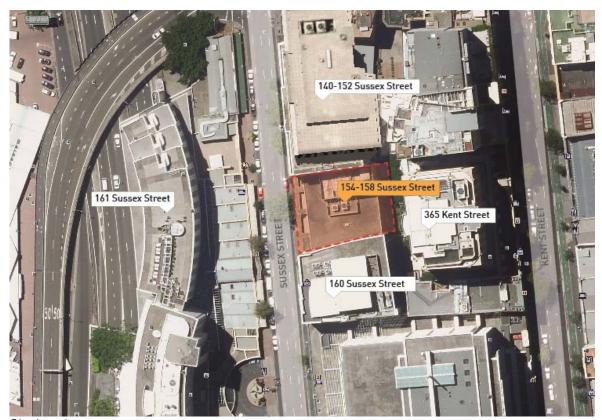
Development Potential Study 154-158 Sussex Street, Sydney, NSW

Cox Architecture Pty Ltd ACN 002535891 Nominated Architects John Richardson No. 3162 Russell Lee No. 6367



1. LOCATION

The property at 154-158 Sussex St is located between the proposed Executive Club and Bar at 161 Sussex and the residential apartment building at 365 Kent St 'Windsor on Kent'. The commercial building on the site is currently occupied by Melbourne Institute of Technology, Sydney.



Site location map.

Image Source: Google Earth

2. SITE INFORMATION

No

914m2

Property Data: Heritage listing

Site Area

Year built 1987 (new building retains 1885 façade)

Storeys 8

Typical Floor Area 630m2

NLA 4,302m2

GFA 5,040m2 (Estimate)

Last traded 2005

Ownership Single owner

Tenant MIT Sydney

Source: Sydney Cityscope 2013, RP Data



3. PLANNING CONTROLS

The following table shows the Sydney LEP 2012 controls for the site. Permissible GFA is based on a site area of 914m2.

Permissible Development

Sydney LEP 2012							
	Permissible Eligible Floor Space Bonus						
Zoning	Height	FSR	GFA	FSR Bonus	GFA		
B8	80m	8:1	7,312m2	10%	8,043m2		

4. EXISTING DEVELOPMENT YIELDS

The following table shows the development yields of the existing building as well as of the two neighbouring properties on Sussex Street.

Existing Property Yields

Property	Use	Storeys	NLA	GFA (Estimate)	Site Area	FSR (Estimate)
				85%		
154-158 Sussex St	Commercial	8	4,302m2	5,040m2	914m2	5.5:1
140-152 Sussex St	Commercial	14	12,440m2	14,635m2	1,640m2	8.9:1
160 Sussex St	Commercial	14	8,622m2	10,144m2	859m2	11.8:1

The building currently occupying the site at 154-158 Sussex Street has a GFA of approximately 5,040m2 and achieves an FSR of approximately 5.5:1. This yield is almost 40% less than is permissible on the site.

The neighbouring properties to the north at 140-152 Sussex Street and to the south at 160 Sussex St achieve higher FSR yields and building heights than the property at 154-158 Sussex Street. These properties currently maximise the development potential of their sites.



5. DEVELOPMENT POTENTIAL

The following table shows the existing and potential development yields of the site based on the Sydney LEP 2012.

Potential Development Yields

-	Floor plate	Storeys	GFA	Site Area	FSR
Existing	630m2	8	5,040m2 (Estimate)		5.5:1
Permissible*			8,043m2	914m2	8.8:1
Additional development potential	440m2	6.8	3,003m2		

^{*} Assuming 10% floor space bonus

To meet the development potential of the site, approximately 3,003m2 of additional GFA could be developed. While the existing building at 154-158 Sussex Street retains its original 1885 façade up to the 3rd floor, development is not constrained by a heritage listing.

It is unlikely that the building would be redeveloped to meet the maximum height of 80m due to the established building typologies neighbouring the site on Sussex Street, and to promote principles of view sharing for residential properties to the east on Kent Street.

The additional development potential is likely to be achieved by adding additional levels to the existing building. A setback of 3m is required between the new levels and the neighbouring commercial buildings, as well as from the street. With a floor plate of approximately 440m2 GFA each, the additional levels would provide approximately 2,640m2 additional GFA with a resultant FSR of 8.4:1. Refer table and diagrams below.

Level	Storeys	GFA / floor	GFA	FSR
Existing	8	630m2	5,040m2	
Additional	6	440m2	2,640m2	
TOTAL	14		7,680m2	8.4:1



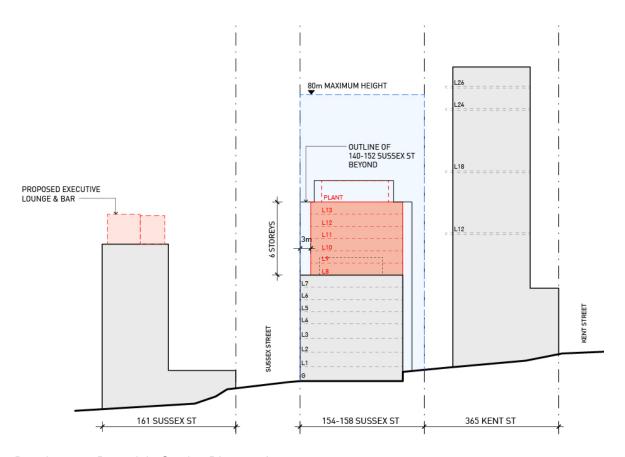


Development Potential - Perspective Diagram Image Source: Apple Maps

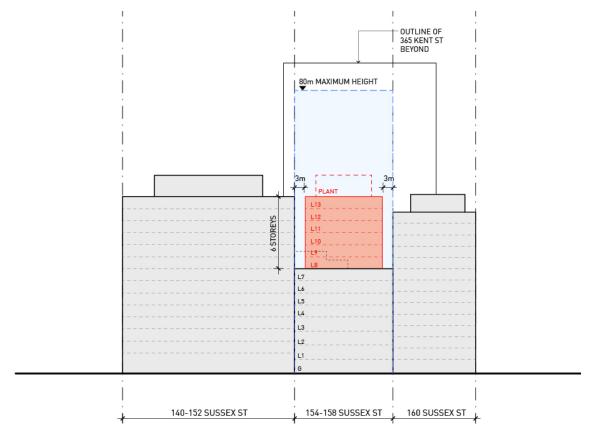


Development Potential - Plan





Development Potential - Section Diagram A



Development Potential - Section Diagram B

GMU

URBAN DESIGN / ARCHITECTURE / LANDSCAPE ARCHITECTURE

Project VISUAL IMPACT ASSESSMENT + RESPONSE TO OBJECTORS

FOR FOUR POINTS HOTEL, 161 SUSSEX STREET, SYDNEY

SSD-7014 APPLICATION - EXECUTIVE BAR AND BUSINESS CENTRE

Prepared for GL INVESTMENT CO PTY LTD ATF GL NO. I TRUST

Job number 15183
Date Issued 15 April 2015