

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	1	1	0	2	1
Trafalgar	1	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 1m 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 1m so that it stays below the level of the eastern portion of the proposal.

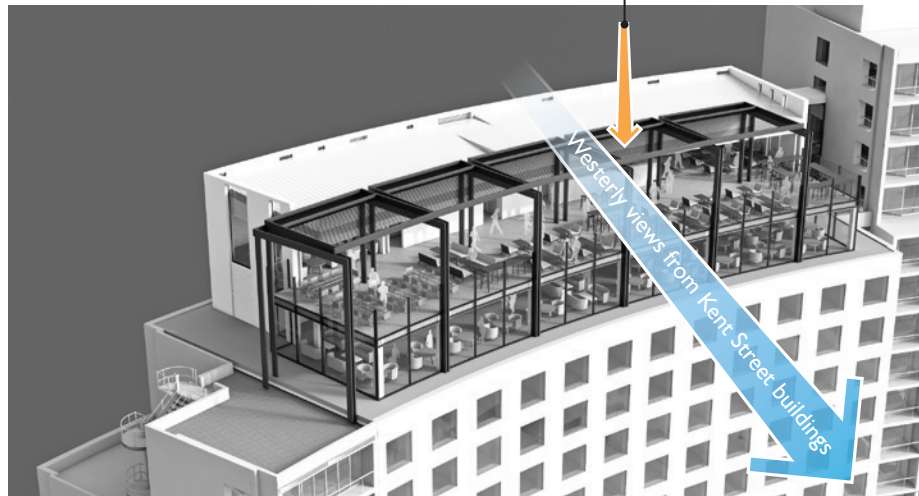


Figure 14. Recommended mitigation measure

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

Project

VISUAL IMPACT ASSESSMENT

FOR FOUR POINTS HOTEL, 161 SUSSEX STREET, SYDNEY

S96 (5) APPLICATION - EXECUTIVE BAR AND BUSINESS CENTRE

GL INVESTMENT CO PTY LTD ATF GL NO.1 TRUST

Prepared for

Job number

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