

Attachment A10

[View sharing analysis](#)



150 DAY STREET

VIEW SHARING ANALYSIS

PREPARED FOR
UOL GROUP
MARCH 2025
FINAL

URBIS

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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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EXECUTIVE SUMMARY

- This view sharing assessment has been prepared by Urbis in relation to a Planning Proposal for 150 Day Street, Sydney (the site).
- The planning proposal for the Park Royal Hotel at 150 Day Street, Sydney, involves an upgrade of the existing hotel and introducing a new hotel above on the same site by increasing the maximum building height to 85m.
- The proposal is located within a highly urbanised location located at the south end of Sydney's CBD, near Darling Harbour which includes built-form of varied height and scale, including similar to the proposal in visual a context that is predominantly characterised by mid-height and taller tower forms
- The area surrounding the site is characterised by a mix of commercial, residential, and hospitality development which includes significant redevelopment, with older buildings being replaced or upgraded to meet the demands of businesses and technology-driven enterprises.
- Without the benefit of inspections at neighbouring dwellings, Urbis analysis relies on computer generated images (CGIs) which show potential views and extent of visual change that would occasion the approval and construction of the proposed development.
- The Central Sydney Planning Strategy recognises that views are subject to change as redevelopment occurs and regulating for maintenance of private views is overly restrictive and complex.
- The view sharing impacts have been considered in the context of the *Tenacity* planning principle, at a high level and without the benefit of view inspections.
- *Tenacity* is the most widely used and referenced planning principle in relation to the assessment of impacts on private views and view sharing.
- In total of the 7 buildings assessed:
 - 2 were found to have minor view impacts
 - 1 had minor-moderate view impacts
 - 1 had moderate view impacts
 - 3 had moderate-severe view impacts.
- The proposal would change the spatial composition for 5 buildings assessed where in some views in a north-westerly direction, the proposed development would alter the composition
- Two of the buildings (views 6 & 7) were rated minor when considered within the wide view composition and therefore not changing the overall spatial composition.
- None of the views to be affected include icons, and the views assessed would not be considered as iconic in Tenacity terms.
- The views affected were not considered to be scenic or highly valued views.
- The proposal is highly compatible in visual terms with its surrounding context.
- For all views considered based on the CGIs, view loss per dwelling is limited in qualitative terms, and the view impact per dwelling based on the information available, is reasonable and acceptable.



01 INTRODUCTION

1.1 PURPOSE OF THE REPORT

The purpose of this view sharing assessment is to understand the visual effects and potential view impacts in neighbouring views, of proposed uplift on the subject site, subsequent to the approval of the planning proposal and construction of new built form.

1.2 SUBJECT SITE

The site is located within the City of Sydney local government area (LGA) with an area of approximately 2,250m². The site is currently occupied by a 10-storey hotel known as the Park Royal Darling Harbour. The site has street frontages to Day Street, Bathurst Street and Sands Street and abuts the Western Distributor to the north.

The existing development on site was erected in the late 1980s and underwent significant modification in the mid-1990s.

1.3 PROJECT DESCRIPTION

The planning proposal for the existing Park Royal Hotel at 150 Day Street, Sydney (the site), involves an ambitious upgrade and expansion of the existing hotel. This project aims to enhance the existing hotel offering while introducing a new, distinct hotel experience above the current structure, enabling the coexistence of the existing Park Royal and a new Pan Pacific Hotel on the same site. Strategically positioned at the edge of the City of Sydney, the development reinforces the city's entry into Darling Harbour by maintaining and emphasising the city wall characteristic of this prominent location.

The project is defined by 3 key principles – maximising adaptive reuse (setting a benchmark for future developments in Sydney), energising the Sydney visitor economy, and significantly enhancing the greening of both the public realm and the skyline, in alignment with the City of Sydney's sustainability goals. Achieving this vision involves expanding the existing core to support the new hotel above, employing a 'strip to structure' approach from ground to Level Q2 to facilitate amenity upgrades, lightly refurbishing existing hotel rooms, and comprehensively upgrading all building services. This initiative aims to establish a contemporary hotel destination while setting a new standard for sustainable urban redevelopment.

To achieve the intended outcomes, this planning proposal seeks to amend the Sydney Local Environmental Plan 2012 (the LEP) by inserting a new site-specific clause for the subject site under Part 6 Division 5 Site specific provisions to:

- allow a maximum building height of 85 metres,
- permit a maximum floor space ratio of 13.5:1 for hotel and associated land uses,
- restrict use to employment/hotel use and not residential accommodation or serviced apartments.

The Planning Proposal is supported by a site-specific Development Control Plan (DCP) and reference design scheme, prepared by Hassell. Key elements of the site specific DCP and reference design include:

- Renovation of existing 2 level basement and existing 11 storey hotel, with the addition of a new 11 storey hotel above (including a transfer floor between the two structures), and a rooftop plant floor resulting:



Figure 1 Site location (Urbis).

- Two hotel brand offerings – Park Royal Hotel (3.5 star) and Pan Pacific Hotel (5 star)
- 490-540 hotel keys with gross floor area of ~30,000m²
- Upgrade existing infrastructure and services (including new lift core),
- New and upgraded hotel facilities (including lobby, dining areas, meeting rooms, ball room, gymnasium, bar and restaurants, and pool).
- Removal existing Porte Cochere and exit ramp resulting in single vehicle entry/exit ramp from Day Street to be used by valet only.
- Ground floor public domain, public art and landscaping design, and
- Significant greening and landscaping of western façade.

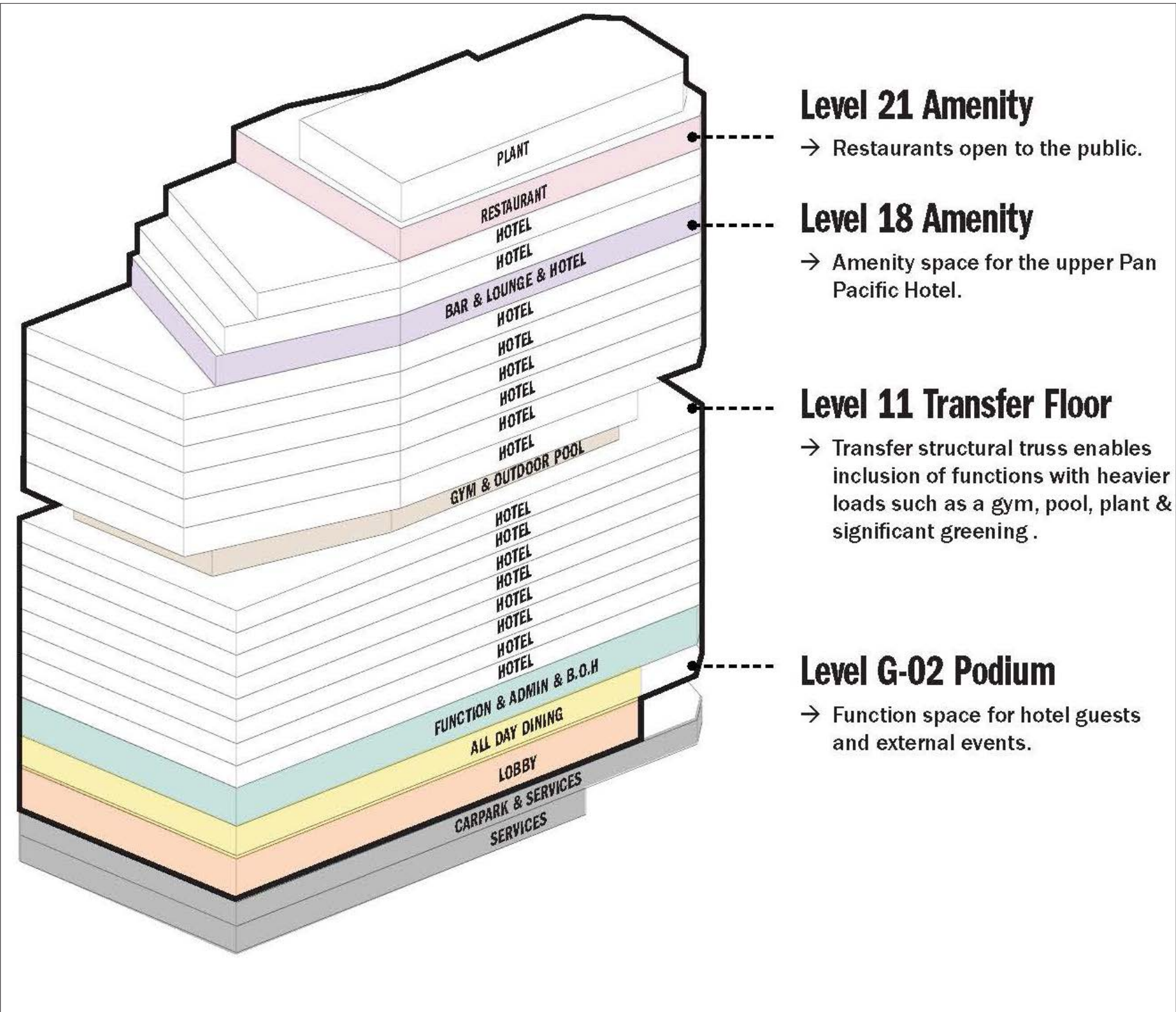


Figure 2 Spatial layout strategy (Hassell March 2025).

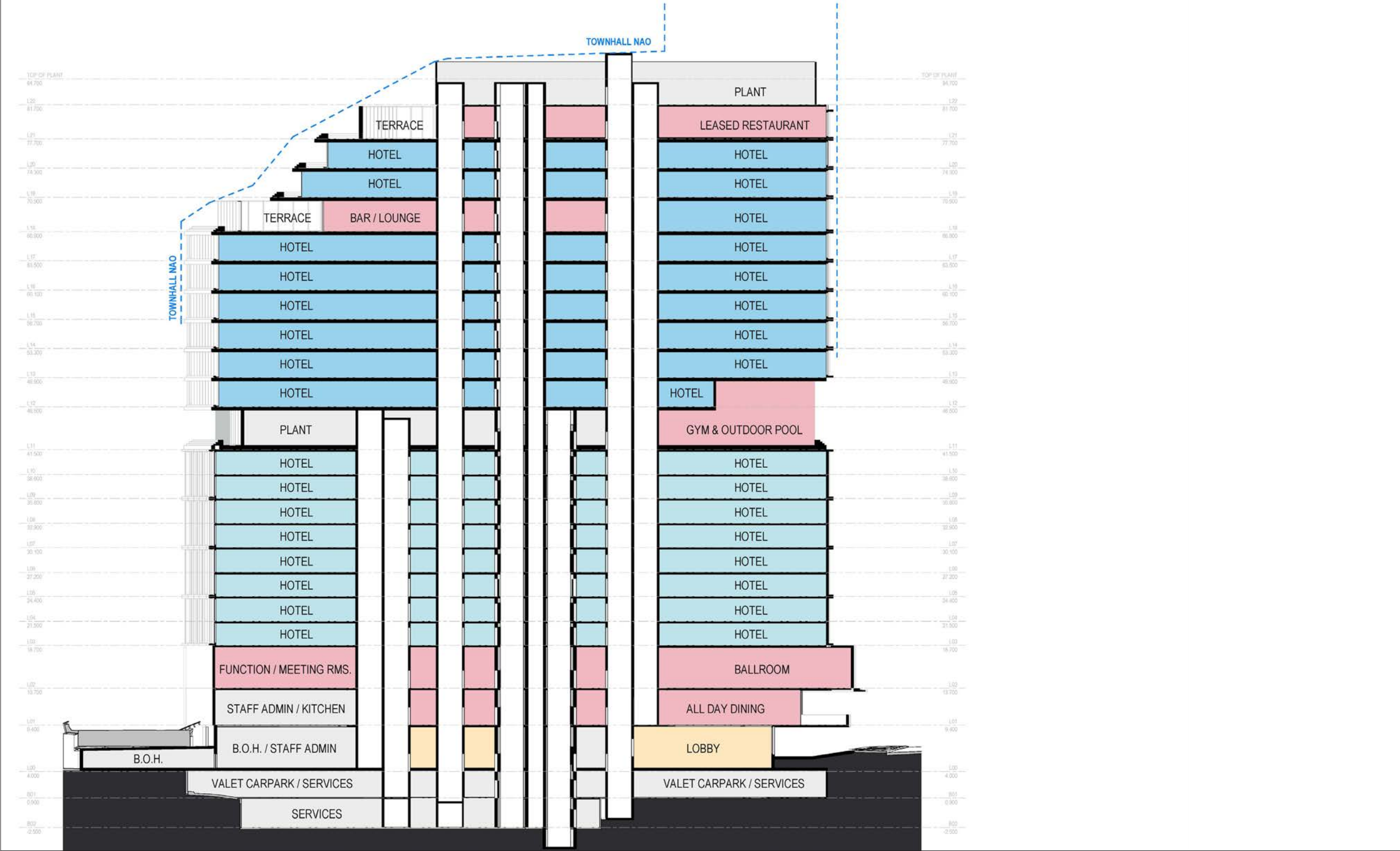


Figure 3 Proposed building cross section (Hassell March 2025).



02 VISUAL CONTEXT & VISUAL CATCHMENT

2.1 SURROUNDING VISUAL CONTEXT

The area surrounding the site is characterised by a mix of commercial, residential, and hospitality development. Many of the buildings in this area are multi-storey office buildings with modern façades. There has been a trend of redevelopment, with older buildings being replaced or upgraded to meet the demands of businesses and technology-driven enterprises. Additionally, there has been a surge in the construction of residential towers, providing high-density living options.

In terms of architecture, buildings around the site often feature high-rise structures that accommodate office spaces, with ground-floor retail areas contributing to the active streetscape. The area is part of a broader trend in Sydney, where old industrial zones and smaller buildings are being replaced or re-imagined to make way for more modern, efficient commercial spaces. The proximity to Darling Harbour and other tourist attractions has spurred the development of numerous hotels and serviced apartments. The ground floors of many buildings in the area are occupied by retail stores, cafés, and restaurants. Day Street itself is a short street that runs parallel to some of Sydney’s major thoroughfares, with close proximity to transport links like Town Hall Station.

Public open space includes parks, pedestrian pathways, and cycling routes, as well as upgrades to public transport facilities. The area also benefits from its proximity to cultural and recreational facilities such as the International Convention Centre Sydney (ICC Sydney), the Australian National Maritime Museum, and various entertainment venues.



Figure 4 Surrounding built-form visual context.



Figure 5 528 Kent Street.



Figure 7 58 Bathurst Street.

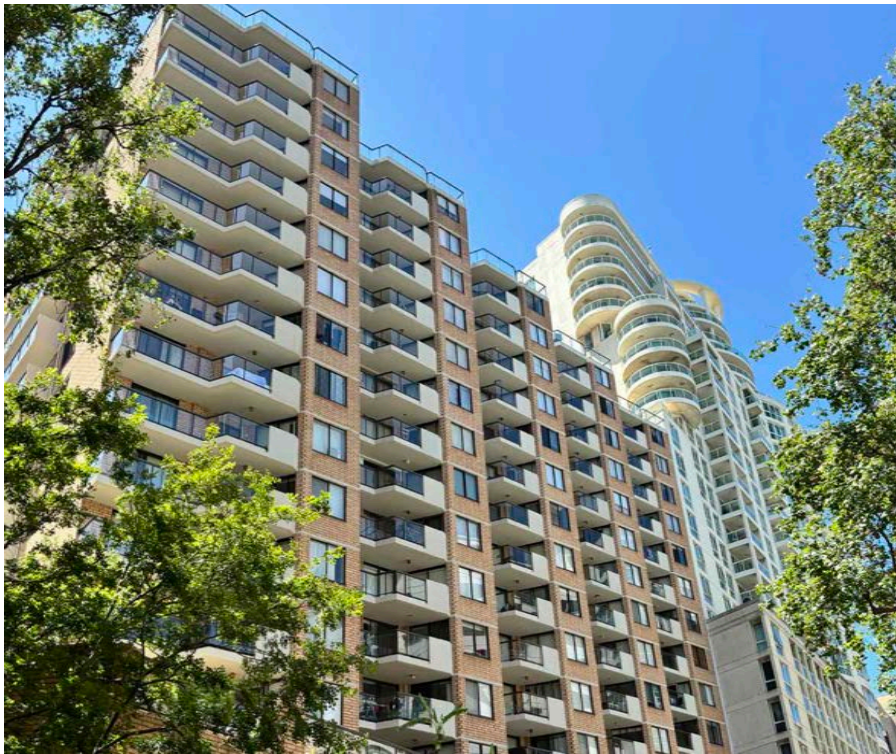


Figure 6 72 Liverpool Street.

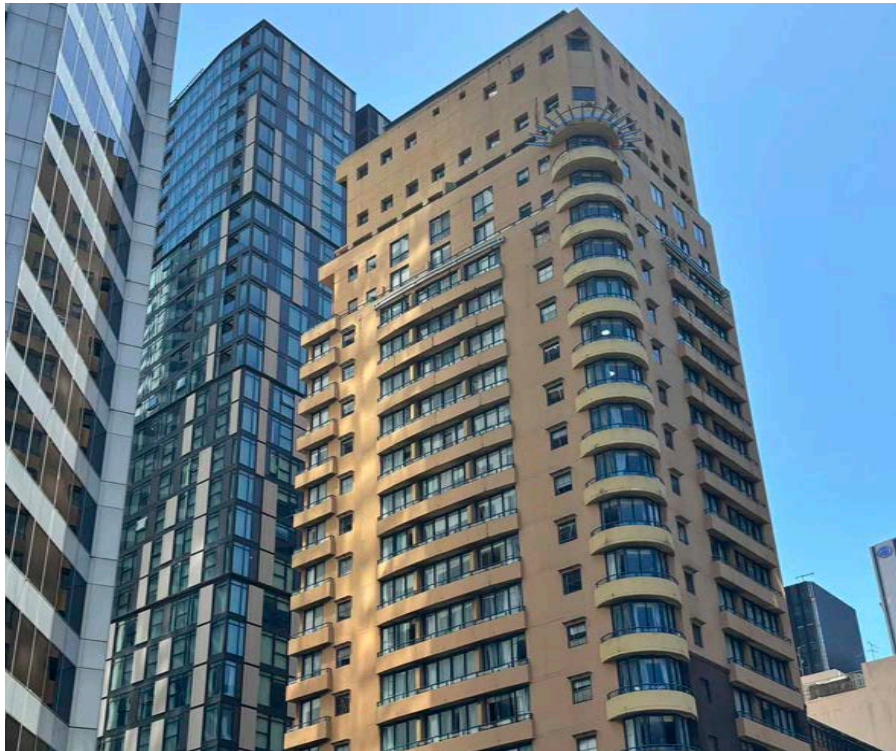


Figure 8 252 Sussex Street.



Figure 9 Sands Street and western elevation of 273 Sussex Street.



Figure 11 289 Sussex Street.



Figure 10 289 Sussex Street.

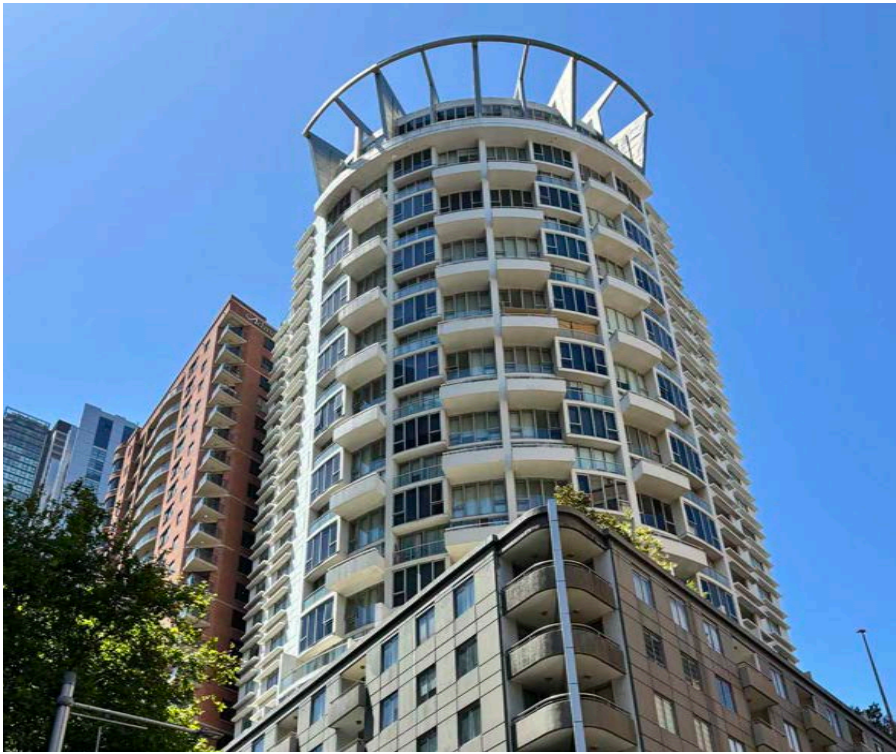


Figure 12 298 Sussex Street.

2.2 INDICATIVE VISUAL CATCHMENT

The potential visual catchment is the theoretical area within which the proposal may be visible. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation or topography.

Visibility refers to the extent to which the proposal would be physically visible and identifiable. For example it could be identifiable as a new, novel, contrasting or alternatively as a recognisable but compatible feature.

Visibility in this report refers to the extent of proposed built form that would be visible in addition to the existing building, and may create potential view loss.

The potential visual catchment of the proposed development was initially determined via a desktop review of the site using 3D aerial imagery, maps and client supplied information. Fieldwork observations and Google Earth data across the potential visual catchment have been used to inform the extent of potential external visibility of the proposed built form on the site, from surrounding development (Figure 14).

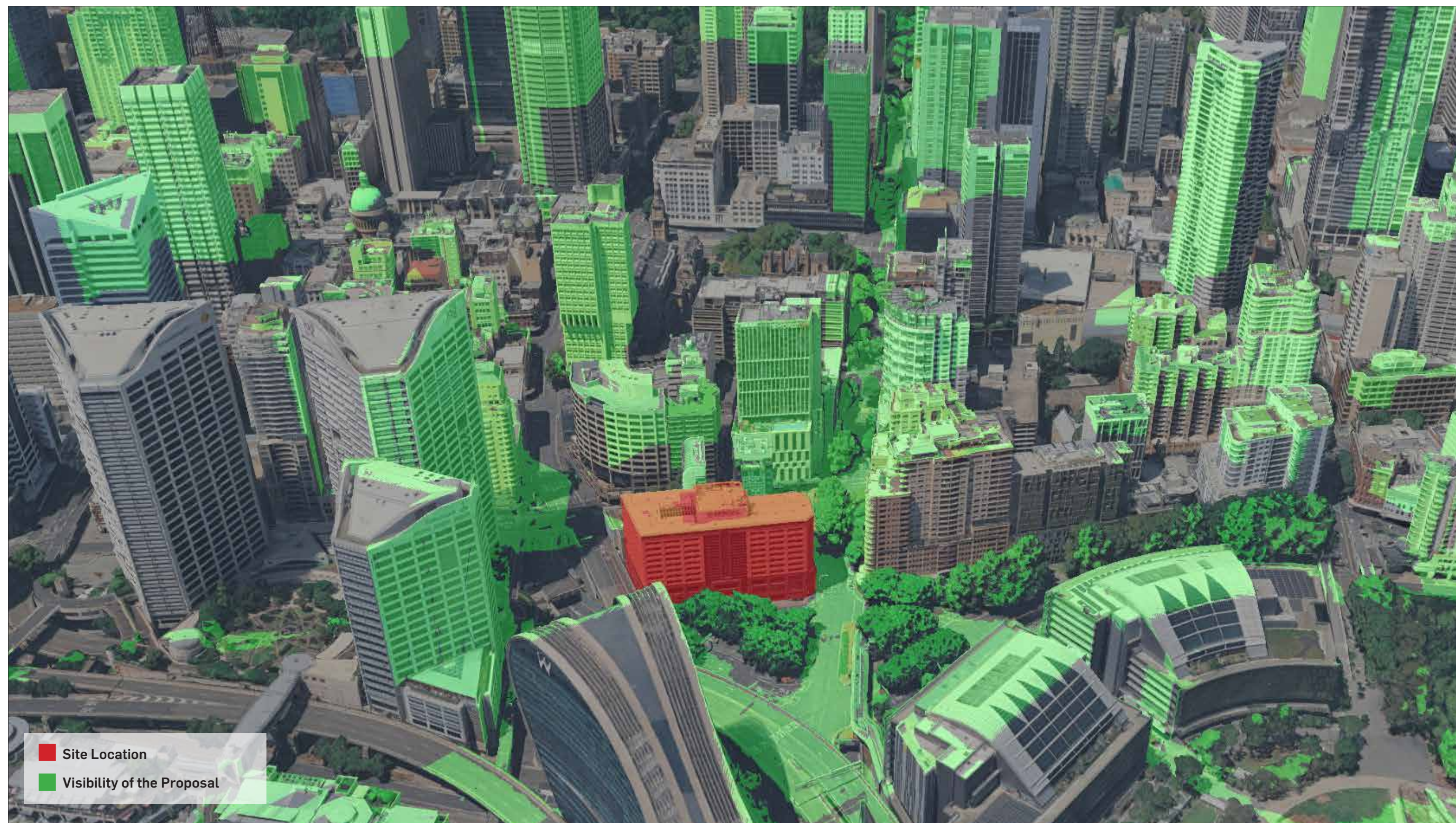


Figure 13 Indicative visual catchment.



03 PLANNING PRINCIPLES

3.1 TENACITY

View loss or blocking refers to the extent to which a new built form blocks an existing view or part of the composition of a view that is currently enjoyed. Where a proposed development is likely to adversely affect views from private land, Council may assess the extent of visual change against the Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council [2004]* NSWLEC 140 (*Tenacity*).

Tenacity is the most widely used and referenced planning principle in relation to the assessment of impacts on private views and view sharing.

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable. This is important because it also means that a severe or devastating level of impact can nevertheless be reasonable.

Tenacity does not clearly distinguish between extent (the quantity) of view loss (and in fact dissuades the use of quantifying view loss) and tends to equate view loss with impact, whereas whether a view lost is significant is a matter of judgement and consideration of various relevant factors.

The fourth step in *Tenacity* refers to the skilful design of the proposed development. This step is only applicable if the proposed development complies with all relevant controls. The so called 'test' is not about whether a design is skilful, in the sense of the architect's expertise in creating a successful architectural design; instead the intent of the fourth step is to look for opportunities within the massing and form of the proposal to minimise the impact on views across the site, whilst maintaining the capacity to reasonably develop the site.

It is important not to conflate the extent of change (quantum of view loss) with the importance of the impact. In this regard we caution the use of photomontage or CGIs which show the extent of view loss in one individual view, given that view loss in isolation, does not equate to an overall view impact for a whole dwelling.

Relevant factors to be considered in *Tenacity* are;

- Scenic quality, value and predominant character of the composition eg;
- Formal presentation of the dwelling in relation to the site,
- Internal room types and uses for the entire dwelling including consideration of visual effects from all parts of the dwelling and consideration of effects in relation to a whole residential flat building, including dwellings that will be unaffected.
- Ownership of space through/over which a view is gained, Remaining view composition,
- The reasonable development potential of site,
- Permissibility and compliance in relation to the built form proposed.

3.2 SYDNEY DEVELOPMENT CONTROL PLAN 2012

Section 5 of the Sydney Development Control Plan (DCP) 2012 establishes additional provisions for specific areas in the local government area including Central Sydney and the proposal site.

Section 5.1.2 specifically contemplates development outlook and amenity compliance:

In Central Sydney's dynamic and dense development environment certainty for the protection of private amenities such as sunlight and views cannot be guaranteed. The maintenance of sunlight access and private views to existing development should not unduly restrict the economic performance and economic growth of Central Sydney, where proposed development has demonstrated compliance with Sydney LEP 2012, in relation to height and FSR, and Sydney DCP 2012 Section 5.1.1 Built form controls. This is especially the case for proposed employment related developments that impact on existing residential and serviced apartment developments.

3.3 CITY PLAN 2036: LOCAL STRATEGIC PLANNING STATEMENT

The City of Sydney's City Plan 2036: Local Strategic Planning Statement (LSPS) sets out a 20-year land use vision that aims to balance the need for housing and economic activities while protecting and enhancing local character, heritage, public places and spaces.

Council's LSPS recognises that Central Sydney is the economic powerhouse of the nation and the most economically productive and internationally competitive area in Greater Sydney. It notes that the night time and visitor economy is a key part of Sydney's success. The night time and visitor economy supports the city's global standing in terms of liveability and productivity by providing a diverse social and cultural offering for residents, visitors and workers of all ages.

The LSPS seeks to build upon the economic significance of the CBD and has a key focus on productivity. It recognises that productivity is about enabling jobs and skills growth and a well-connected city to create conditions for a stronger economy. Therefore, job growth remains a key priority.

With respect to views, the LSPS notes that the city has a privileged position on Sydney Harbour with its foreshore and parklands and many important buildings and structures. This creates view corridors with some considered:

- 'Iconic' (e.g. Sydney Opera House and Harbour Bridge);
- 'Significant' (e.g. Town Hall tower viewed from Hyde Park and the Lands Department tower viewed from Sydney Cove);
- 'Important historically' (e.g. view from the signal station on Observatory Hill to the South Head Lighthouse); and
- 'Associated with special places over a long period of time' (e.g. view down Bent Street from the steps of the Mitchell Library).

The LSPS notes that the above-mentioned public views from public places are worthy of conservation.

3.4 CENTRAL SYDNEY PLANNING STRATEGY

The Central Sydney Planning Strategy (CSPS) aims to ensure strong planning for Central Sydney. It outlines how Central Sydney will grow in the future and includes development controls to promote the type of growth and environment for Central Sydney to remain part of one of the world's truly unique and memorable global cities, recognising its role as the State and nation's economic, cultural and social engine. It outlines several key objectives including:

- Prioritise employment growth and increase
- Ensure development responds to context
- Provide for employment growth in new tower clusters
- Move towards a more sustainable city
- Protect, enhance and expand Central Sydney's heritage,
- Reaffirm commitment to design excellence

The CSPS also provides a framework of 10 'key moves' which aim to drive the continued growth and economic success of Sydney and its expansion.

It notes that tourism is one of the fastest growing economic sectors and is a significant contributor to employment opportunities. Many of Sydney's major hotels were developed from the mid to late 1980s. Development activity slowed from 2001 and the global financial crisis held back a recovery in the late 2000s, but strong trading in recent years has led to the planning of new accommodation. The CSPS notes that future demand will be strongest in the three-star category, assuming the conversion of old office building stock in the city centre and changes in the profile and preferences of international visitors. Reflected in high occupancy rates and growth in room rates, it notes that demand for space in the hotel and accommodation sector is strong.

With respect to views, the CSPS articulates that the combination of built and unbuilt land allows for views from private and public buildings across private and public open spaces. Due to the varying heights of buildings and their setbacks, views are also available across and around buildings. However, it recognises that views are subject to change as redevelopment occurs and regulating for maintenance of private views is overly restrictive and complex. Maintaining existing private views inhibits change and would render Central Sydney uncharacteristically static. Importantly, it notes that there is often no scope available within the confines of planning requirements to adjust the shape of a building in Central Sydney or move its location on the site. The CSPS states that for these buildings, better design to provide a better view is rarely possible.



04 PRIVATE DOMAIN VIEWS

4.1 USE OF COMPUTER GENERATED IMAGES (CGIS)

CGIs are a useful objective visual aid which show the likely view compositions that are available from window openings or adjacent external viewing positions such as balconies. The virtual camera locations cannot represent actual internal views that would be available from inside the dwelling and therefore over-state the potential view available, and in this regard also overstate the extent of visual effects (potential view loss) which may occur.

The CGIs show the 'likely view composition' available from the approximate location and height of a standing viewer from close to each respective window or balcony. In all cases the indicative views shown are from external locations at the façade, either aligned with windows or balconies and at approximately 1.6m above the surveyed floor level.

CGIs are 'constructed views' and do not include 'real world' built features or accurate height and density of vegetation. Urbis rely on the general arrangement of the compositional detail to understand the mid-ground and distant features that would likely be available from the approximate location.

4.2 VIEWS ANALYSIS

Without the benefit of views inspections from dwellings our assessment of potential view loss is based on an analysis of the 3D architectural DA massing model which is depicted in CGIs as a grey mass.

The extent of view loss has been assessed against the *Tenacity* Planning Principle in order to establish an overall view impact for a dwelling / building. Notwithstanding the determination of the view impact in Step 3 of *Tenacity* is subjective, and may vary between practitioners, the application of the *Tenacity* assessment for each dwelling / building has informed our opinion as to the overall view sharing outcome presented in the conclusion.

4.3 ASSESSMENT AGAINST TENACITY

The following commentary and assessment is made without the benefit of inspecting views from individual dwellings. In this regard Urbis have made every reasonable effort to understand existing views and resulting changes caused by a built form as proposed if approved and constructed.

The accuracy of the assessment is limited given the level of detail provided in CGI images and the extent of existing baseline information regarding views from dwellings. Notwithstanding, in our opinion, the placement of the proposal in views, the height of view places and the key features in the background composition are sufficiently accurate to be able to guide a high-level assessment against *Tenacity*.

The number and type of potentially affected rooms for each dwelling assessed is unknown. For assessment purposes the view is assumed to be from an external terrace or primary living area which offers the best view available, unrestricted by party walls, or internal structures including walls, or window treatments. In this regard the modelled view represents the 'worst case scenario', or the view where there is the greatest potential for view loss.

4.4 BASE CASE MODEL

The City of Sydney DCP Schedule 11 provides "procedures for demonstrating compliance with variation provisions for setbacks, separations and tapering in Central Sydney." Hassell Architects have produced a Base Case Model which has been included the following CGI's. An overview of how this maximum envelope was generated is as follows:

Step 1 - Maximum envelope that can sit behind the Crowne Plaza without impacting the Town Hall Square.

Step 2 - 25m podium and 8m setbacks as per City of Sydney guidance.

Step 3 - Overlay the existing building (which is taller than the 25m podium guidance).

For further information refer to the *150 Day Street Planning Proposal* report produced by Hassell Architects.

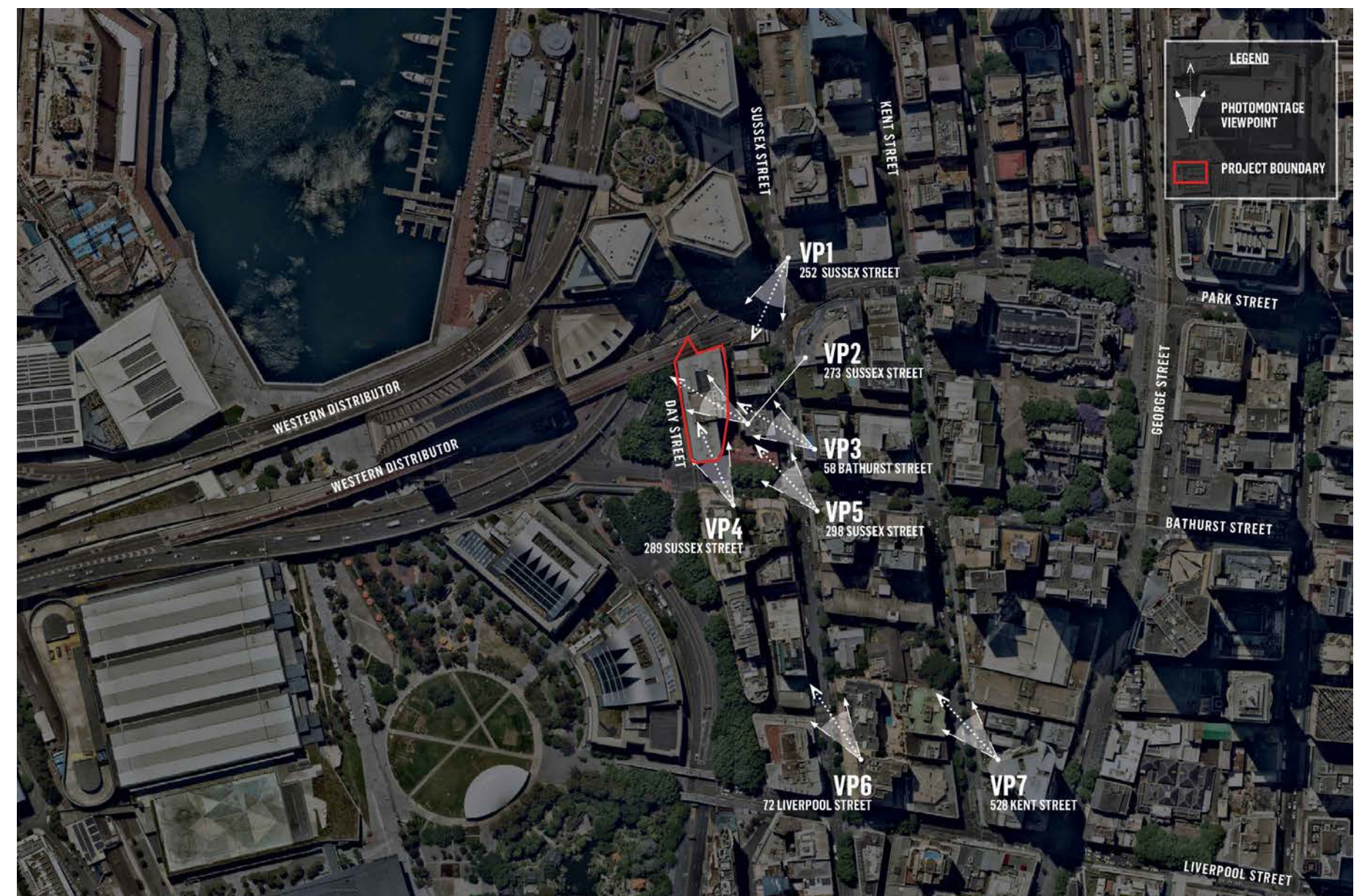


Figure 14 Viewpoint location map.

VIEW 01

252 SUSSEX STREET - SOUTH WEST VIEW

RL: 71.5

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by a mixture of urban built-form development including tower forms of varied height and scale as well as lower height development with large floorplates and significant bulk and scale arranged around Tumbalong Park.

The distant composition includes low and mid-height development amongst tree canopy in Glebe and Broadway.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal introduces new, contemporary development to the foreground composition which blocks views of development around Tumbalong Park and Darling Square.

The proposal blocks a section of the distant composition and extends above the horizon line due to the proximity of the viewpoint to the site.

The proposal does not block views to any unique, scenic or highly valued compositions.

The proposal replaces views of existing urban development with similar development which is visually compatible with what is present in the composition and results in visual change rather than visual impact.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

The built-form outside of the base case compliant setback envelope blocks small sections of existing Sydney CBD development to the left and right of the proposal and does not block views to any highly valued features or compositions.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Minor-moderate



Figure 15 Viewpoint location.



Figure 17 252 Sussex Street.



Figure 16 Viewpoint existing view.

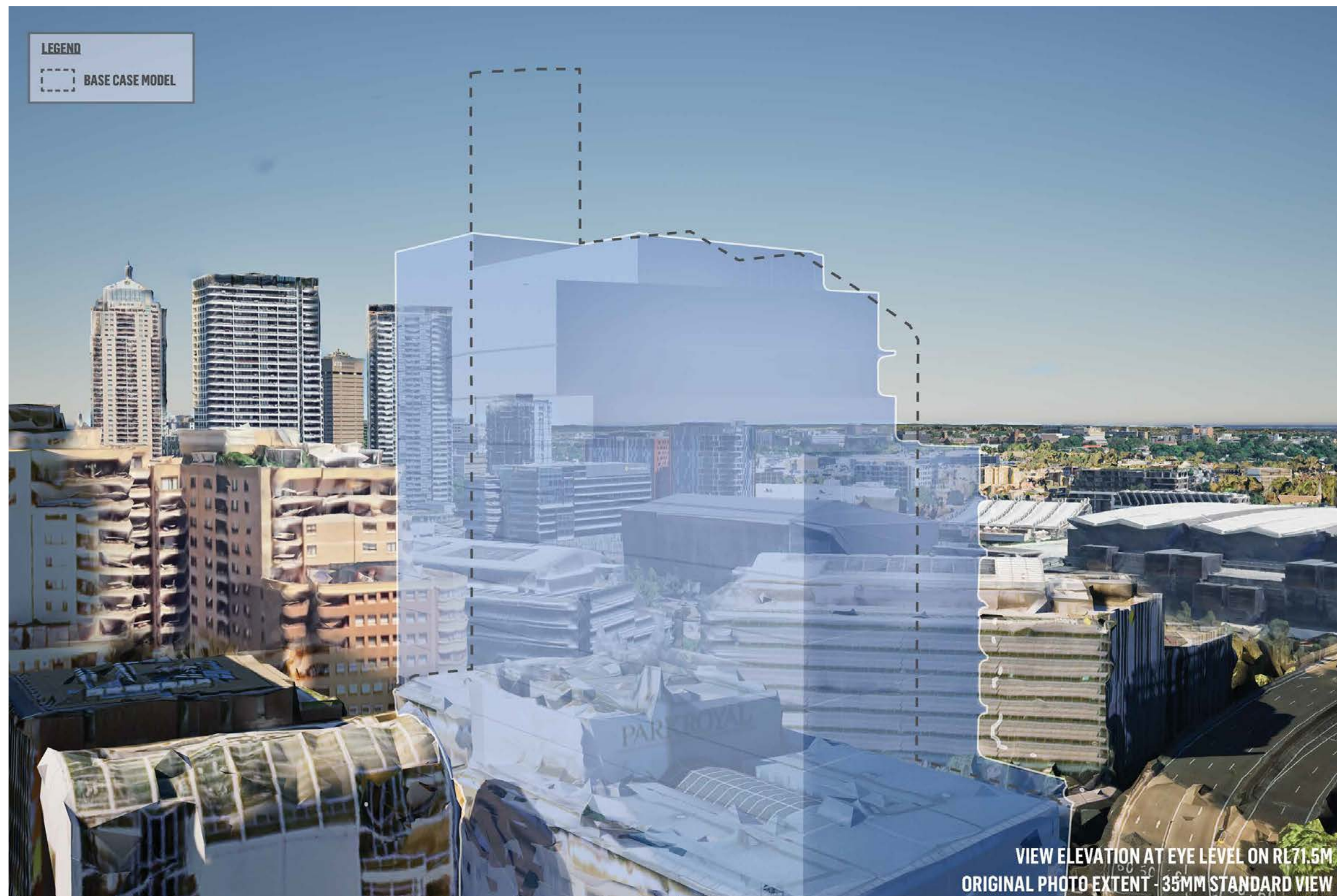


Figure 18 Viewpoint CGI.

VIEW 02

273 SUSSEX STREET - NORTH WEST VIEW

RL: 52.2

EXISTING COMPOSITION OF THE VIEW

The foreground composition is comprised of the existing roof and plant overrun of the Park Royal.

The mid-ground composition includes views of tall urban development around Darling Harbour which creates a narrow view corridor to open sky beyond.

The existing composition does not include views to iconic features or combinations of features which would be considered to have scenic merit or value.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal replaces the existing composition with development which blocks views to the mid-ground and distant compositions to the north-west from the west facing elevation of the top level (one dwelling).

The western elevation of the lower levels of the of the building would not experience any view loss as the existing view from each level is comprised of the eastern elevation of the existing hotel on site (see Figure 10, pg. 10 and Figure 22 opposite).

The proposal does not block views to any unique, scenic or highly valued compositions under the *Tenacity* scale of assessment.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Moderate-severe



Figure 19 Viewpoint location.



Figure 21 273 Sussex Street western elevation.



Figure 20 Viewpoint existing view.



Figure 22 Viewpoint CGI.

VIEW 03

58 BATHURST STREET - NORTH WEST VIEW

RL: 89.5

EXISTING COMPOSITION OF THE VIEW

The foreground composition includes the roof of the existing hotel on site and transport infrastructure.

The mid-ground composition includes views of tall urban development around Darling Harbour which creates a view corridor to a section of open water in Darling Harbour and development along the western edge of the Harbour.

Beyond, mid-height development in Pyrmont is visible, with distant residential development and tree canopy beyond.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal introduces new built-form development to the foreground composition which blocks views to the parts of the mid-ground composition including Darling Harbour and built-form surrounding it.

The land-water interface that is blocked by the proposal is of an artificial construction and would not be considered a scenic interface if compared to a natural foreshore.

The proposal blocks a small section of the distant composition to the left of the view but sits below the horizon.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

The built-form outside of the base case compliant setback envelope blocks small sections of existing Sydney CBD development to the left and right of the proposal and does not block views to any highly valued features or compositions.

The built-form outside of the base case compliant setback envelope blocks a small section of neighbouring development to the right of the view and small section of development within Pyrmont. A small section of the W Hotel, Western Distributor and development within Pyrmont is blocked to the left of the view.

The additional built-form outside of the base case model envelope does not block views to any highly valued features or compositions.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Moderate-severe



Figure 23 Viewpoint location.



Figure 25 58 Bathurst Street.



Figure 24 Viewpoint existing view.



Figure 26 Viewpoint CGI.

VIEW 04

289 SUSSEX STREET - NORTH WEST VIEW

RL: 67.3

EXISTING COMPOSITION OF THE VIEW

The foreground composition includes the roof and plant overrun of the existing hotel on site.

The mid-ground composition includes views of tall urban development around Darling Harbour and Sussex Street which creates a view corridor to a section of open water in Darling Harbour, the State heritage listed 'Pyrmont Bridge' and Australian National Maritime Museum.

A narrow view corridor between tower forms to the centre-right of the view allows for distant views to a section of Sydney Harbour and Balls Head Reserve.

Beyond, mid-height development in Pyrmont is visible, with distant residential development and tree canopy beyond.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal occupies the foreground composition and entirely blocks Tower 1 of 201 Sussex Street and a section of Tower 2.

The proposal blocks a section of the Pyrmont Bridge and Darling Harbour, as well as the narrow view of Sydney Harbour and Balls Head Reserve, as well as a distant section of residential development.

The majority of features blocked in the composition is contemporary development including low high development in Darling Harbour and tower forms at 201 Sussex Street.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

Due to the oblique nature of the view of the proposal, compositions to the left and right of the development would be unaffected.

The built-form outside of the base case compliant setback envelope blocks a section of neighbouring development to the right of the view. Development outside of the envelope to the centre left blocks a section neighbouring development as well as a section of the Pyrmont Bridge, Darling Harbour and distant residential development, but still maintains views to these items to the left of the view.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Moderate



Figure 27 Viewpoint location.



Figure 29 289 Sussex Street.



Figure 28 Viewpoint existing view.

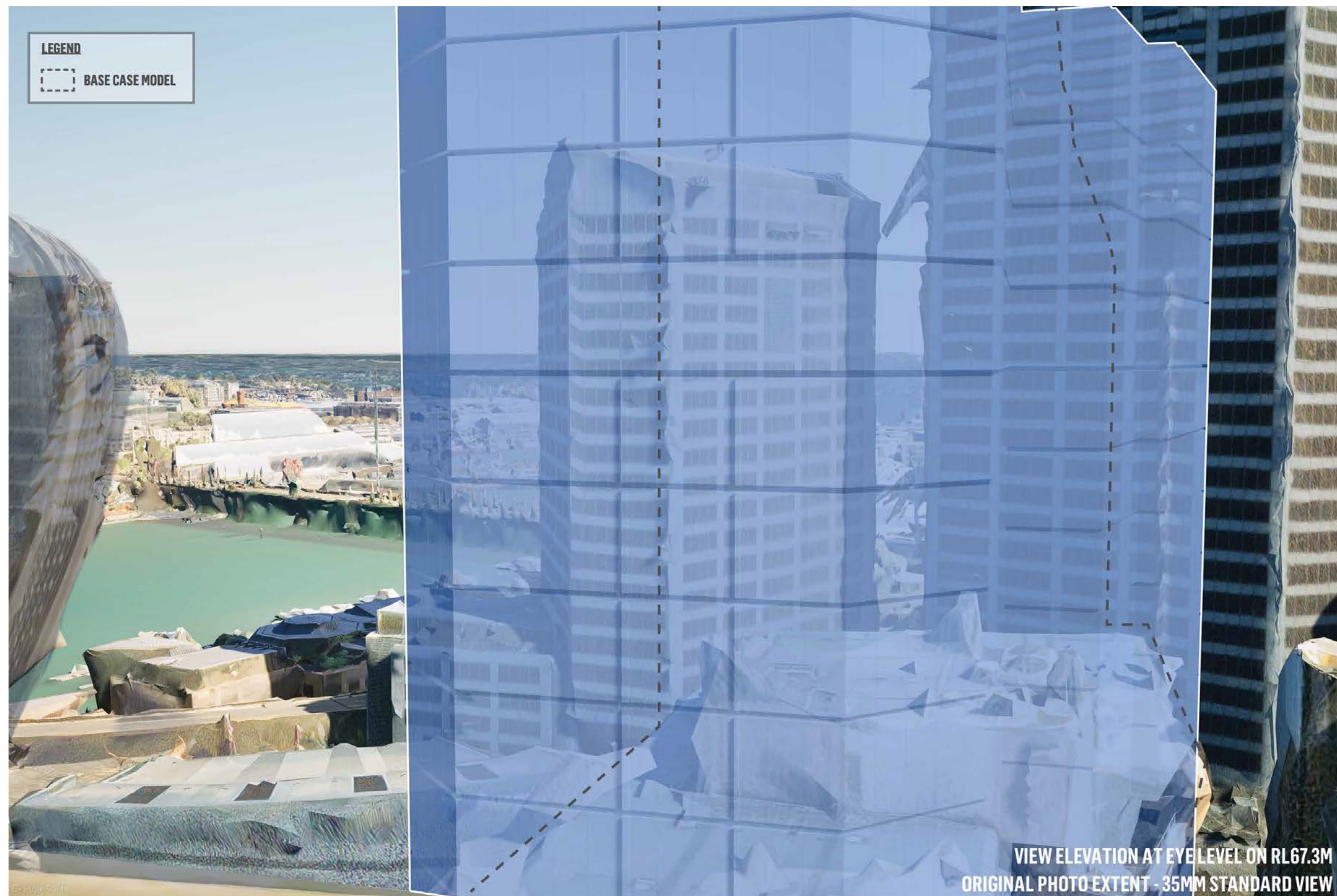


Figure 30 Viewpoint CGI.

VIEW 05

298 SUSSEX STREET - NORTH WEST VIEW

RL: 88.2

EXISTING COMPOSITION OF THE VIEW

The foreground composition includes the roof of the existing hotel on site and transport infrastructure.

The mid-ground composition includes views of tall urban development around Darling Harbour which creates a view corridor to a section of open water in Darling Harbour and development along the western edge of the Harbour, as is a section of the State heritage listed item 'Pyrmont Bridge'.

Beyond, mid-height development in Pyrmont is visible, with distant residential development and tree canopy beyond.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal introduces new development to the foreground composition which blocks views to the parts of the mid-ground composition including Darling Harbour, development surrounding it and the Pyrmont Bridge.

The land-water interface that is blocked by the proposal is of an artificial construction and would not be considered a scenic interface if compared to a natural foreshore.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

The proposal blocks a small section of the distant composition to the left of the view but sits below the horizon.

The built-form outside of the base case compliant setback envelope blocks a section of neighbouring development to the right of the view. Development outside of the envelope to the left blocks a section of the W Hotel and Western Distributor. The additional built-form outside of the base case model envelope does not block views to any highly valued features or compositions.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Moderate-severe



Figure 31 Viewpoint location.



Figure 33 298 Sussex Street.



Figure 32 Viewpoint existing view.



Figure 34 Viewpoint CGI.

VIEW 06

72 LIVERPOOL STREET - NORTH WEST VIEW

RL: 88.7

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by urban development which includes development of varied height and scale ranging from tower forms through to mid-height development which creates a varied urban skyline.

A small section of Darling Harbour, Pyrmont Bridge and development in Pyrmont is visible between commercial development in the mid-ground composition.

Sections of landform and residential development are visible north-west of the Darling Harbour as well as the distant horizon.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

Mid and upper sections of the proposal are visible in the mid-ground composition which blocks views to the existing Tower 1 at 201 Sussex Street and a narrow view of Sydney Harbour Between Tower 1 and 2 at 201 Sussex Street.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

The majority of the composition is unaffected by the proposal and the intrinsic character of the view is maintained.

The built-form outside of the base case compliant setback envelope blocks sections of neighbouring development north of the site but does not block views to any highly valued features or compositions.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Minor



Figure 35 Viewpoint location.



Figure 37 72 Liverpool Street.



Figure 36 Viewpoint existing view.

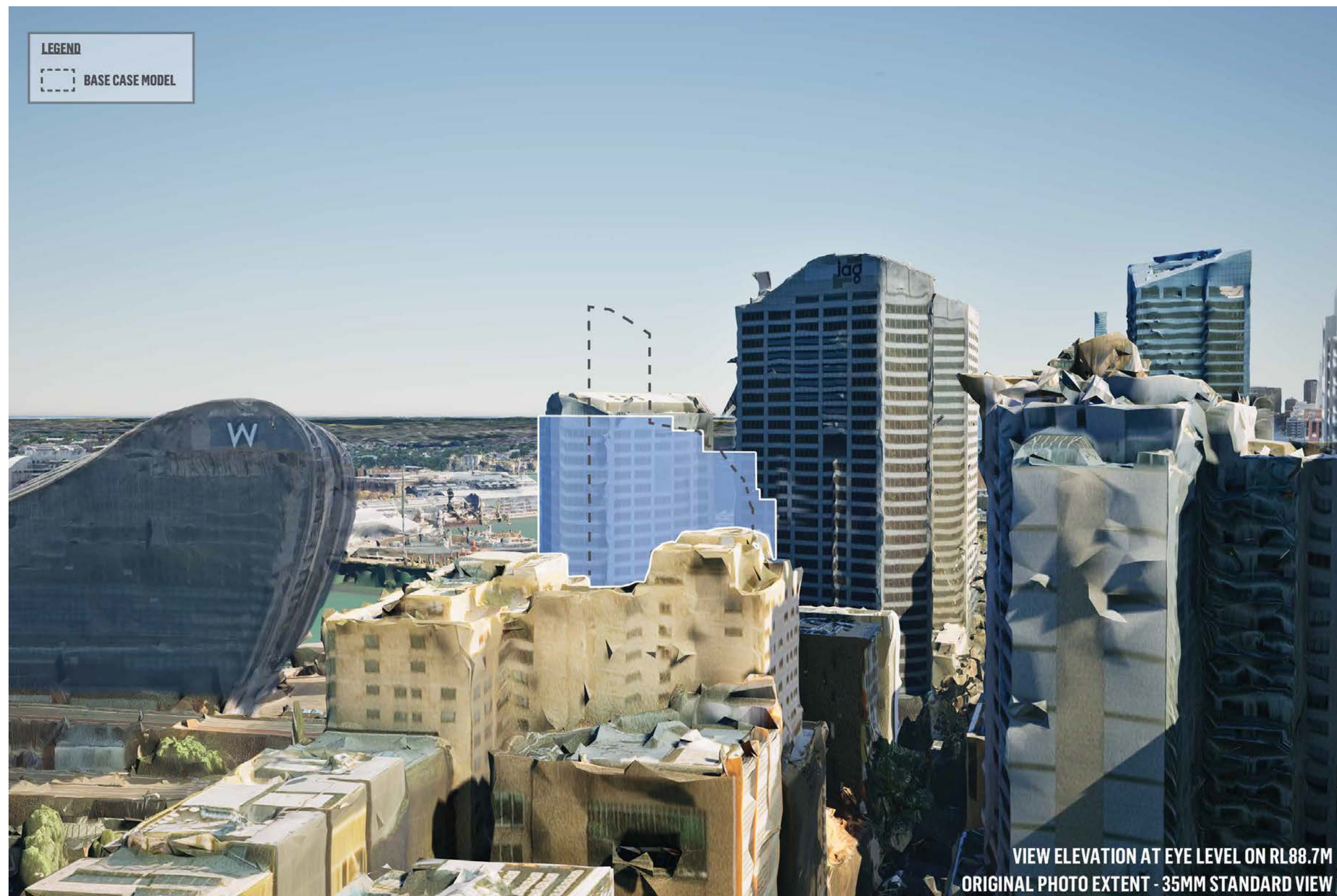


Figure 38 Viewpoint CGI.

VIEW 07

528 KENT STREET - NORTH WEST VIEW

RL: 88.9

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by urban development which includes development of varied height and scale ranging from tower forms through to mid-height development which creates a varied urban skyline.

A small section of Darling Harbour, Pyrmont Bridge and the Australian National Maritime Museum is visible between intervening built-form.

Mid-height development in Pyrmont is visible, as is the ANZAC Bridge to left of the view.

Sections of landform and residential development are visible north-west of the Darling Harbour as well as the distant horizon.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT

The proposal introduces new, contemporary built-form to he mid-ground composition which blocks a small section of Darling Harbour and surrounding development and commercial and residential development in the distance.

The proposal is visible in the context of other development of comparable height, scale and character to those within the immediate and wider visual context.

The majority of the composition is unaffected by the proposal and the intrinsic character of the view is maintained.

The built-form outside of the base case compliant setback envelope blocks sections of development in Pyrmont and distant residential development but does not block views to any highly valued features or compositions.

Note: The currently under construction 48 storey 'Harbourside Residences' located on the previous Harbourside Shopping Centre site will add additional RFB development to composition.

Indicative Rating of View Impact using *Tenacity* scale (Negligible, Minor, Moderate, Severe & Devastating)

Minor



Figure 39 Viewpoint location.



Figure 41 528 Kent Street.



Figure 40 Viewpoint existing view.



Figure 42 Viewpoint CGI.



05 CONCLUSION

5.1 SUMMARY & CONCLUSIONS

- The view sharing impacts have been considered in the context of the *Tenacity* planning principle, at a high level and without the benefit of view inspections.
- In total of the 7 buildings assessed:
 - 2 were found to have minor view impacts
 - 1 had minor-moderate view impacts
 - 1 had moderate view impacts
 - 3 had moderate-severe view impacts.
- The proposal would change the spatial composition for 5 buildings assessed where in some views in a north-westerly direction, the proposed development would alter the composition
- Two of the buildings (views 6 & 7) were rated minor when considered within the wide view composition and therefore not changing the overall spatial composition.
- Potential view impacts are dependant on the view location and its proximity to the proposal, with visual effects and potential impacts decreasing with distance.
- The most affected building at risk of potential view loss is 273 Sussex Street due to its proximity to the subject site.
- The affected views of 273 Sussex Street would likely only be on the top two levels orientated to the west, with all levels below already looking at the existing built-form of the hotel on site. Views to the north, east and south would be unaffected.
- None of the views to be affected include icons, and the views assessed would not be considered as iconic in Tenacity terms.
- The views affected were not considered to be scenic or highly valued views.
- The proposal is located within a highly urbanised location which includes development of varied height and scale, including similar to the proposal.
- The Sydney DCP 2012 contemplates views versus outlooks and that views cannot be guaranteed, and that private views should not unduly restrict the economic performance or growth of Central Sydney.
- The proposal is highly compatible in visual terms with its surrounding context.
- For all views considered based on the CGIs, view loss per dwelling is limited in qualitative terms, and the view impact per dwelling based on the information available, is reasonable and acceptable.

150 DAY STREET VIEW SHARING

VISUAL ASSESSMENT | COMPUTER GENERATED IMAGES

PREPARED FOR
MECONE
MARCH 2025

COMPUTER GENERATED IMAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

19 March 2025

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years’ experience in 3D visualisation

Manuel Alvelo, Urbis – Visual Technologies Consultant
Bachelor of Architecture and Masters of Urban Planning and Environment

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

SOFTWARE USED :

- 3DSMax 2023 (3D Modelling)
- Twinmotion 2024.1 (3D Visualisation)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 25.1 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

DATA SOURCES :

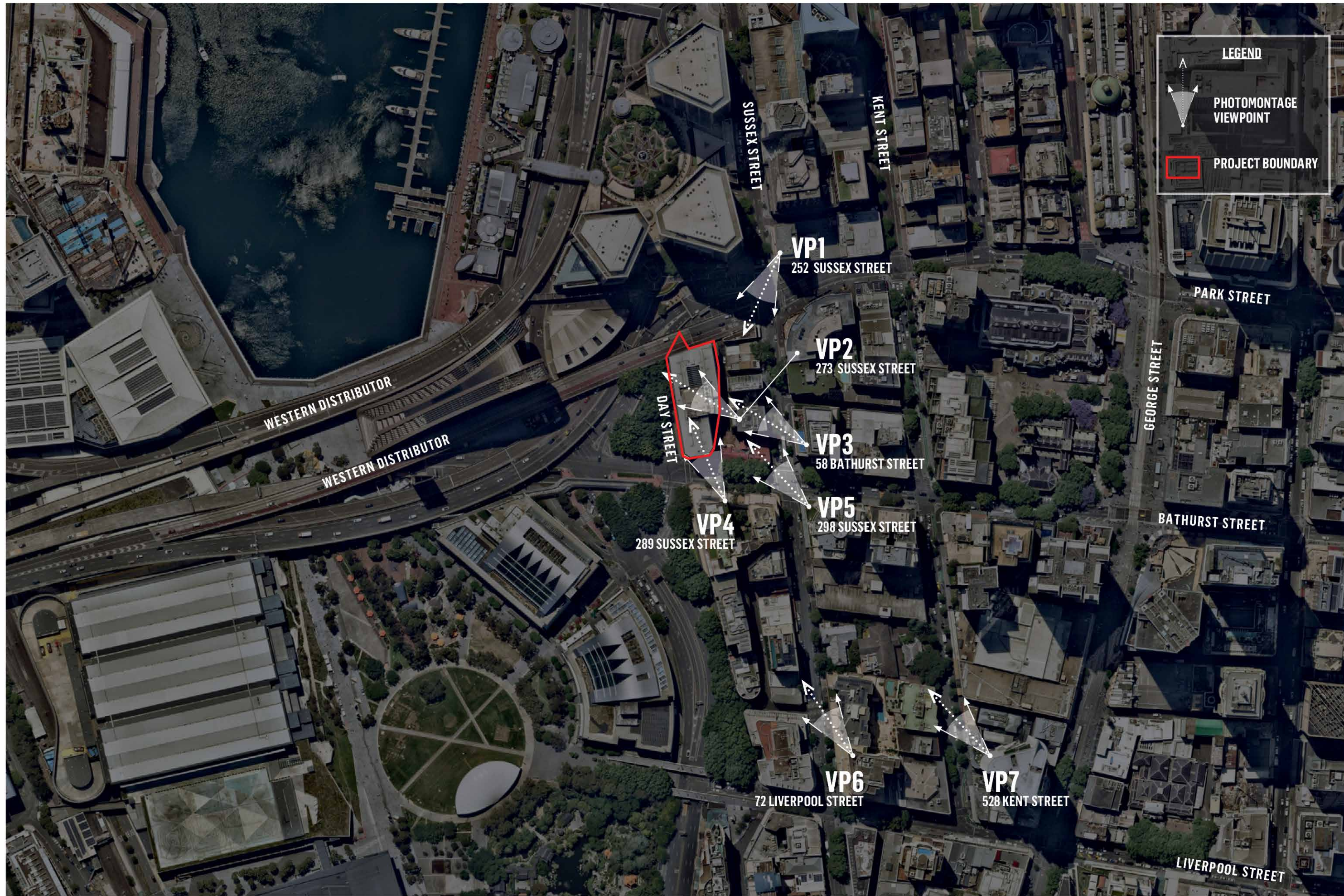
- Aerometrex 3D Models (geo-referenced OBJ) - Sydney 2020-06
- Aerial photography from Nearmap (geo-referenced JPG) - 2024-09-21
- Proposed architectural drawings received from Architect (PDF) - 2024-11-26
- Proposed 3D model received from Architect (Revit) - 2024-11-26
- Proposed 3D base case model received from Architect (DWG) - 2025-01-14

METHODOLOGY :

Photorealistic Computer Generated Images (CGIs) provided on the following pages have been produced with a high degree of accuracy in order to satisfy the intent of the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy) which requires real world imagery to be provided as far as practicable, all data sets used and all digital manipulation in creating the image to be clearly identified.

The process for producing these CGIs is outlined below:

- CGIs have been created in the 3D visualisation software using a virtual camera with a standard focal length equivalent to 50mm. Camera settings replicate a full-frame camera sensor (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) which is an accepted photographic standard to approximate human vision. Images are shown at an equivalent standing height of 1.60m above a finished floor level (FFL).
- Using independent survey data, geospatially referenced Aerometrex 3D dataset, combined with digital elevation models (DEM) and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture and photographic viewpoints can be inserted. Survey data is the primary data source with geo-referenced Aerometrex 3D models, LiDAR point-clouds and DEM then brought in to provide photorealistic context and reference.
- Layers of the proposed development are provided by the architect as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- Each viewpoint has been established using Aerometrex 3D models and cross-checked with LiDAR point-clouds to extract RLs for floor levels to replicate a view taken at approximately 1.60m above FFL.
- To best represent the Aerometrex 3D data as originally captured, 12:00 midday has been used to minimise any colour casting. All final CGIs have been rendered with the proposed development overlaid using the same settings.





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP1 LOOKING SSW FROM TERRACE 252 SUSSEX STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_1A
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL71.5M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP1 LOOKING SSW FROM TERRACE 252 SUSSEX STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_1B
REV: -



LEGEND

BASE CASE MODEL



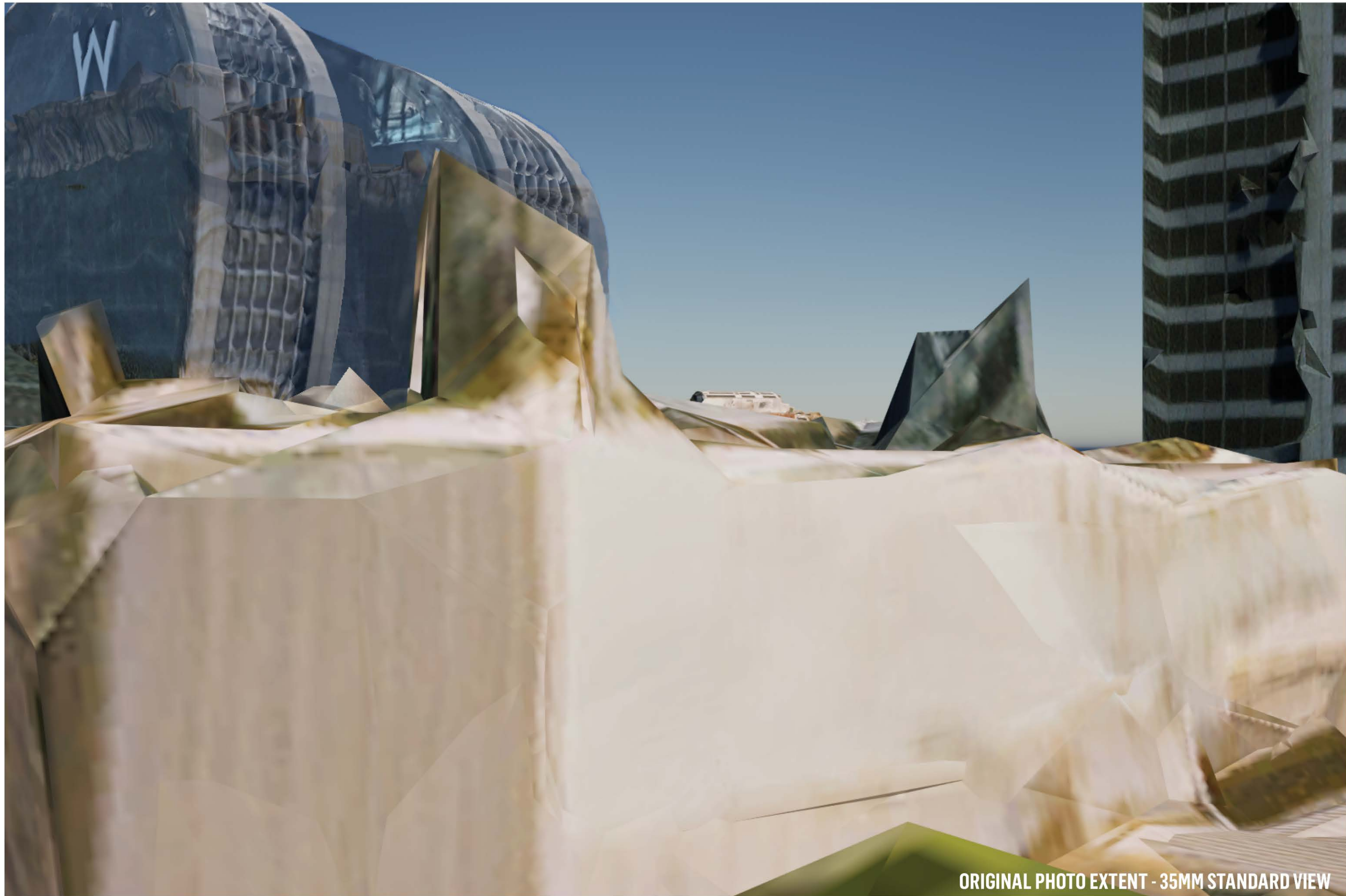
VIEW ELEVATION AT EYE LEVEL ON RL71.5M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP1 LOOKING SSW FROM TERRACE 252 SUSSEX STREET | CGI VIEW PROPOSED MASSING + BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_1D
REV: -

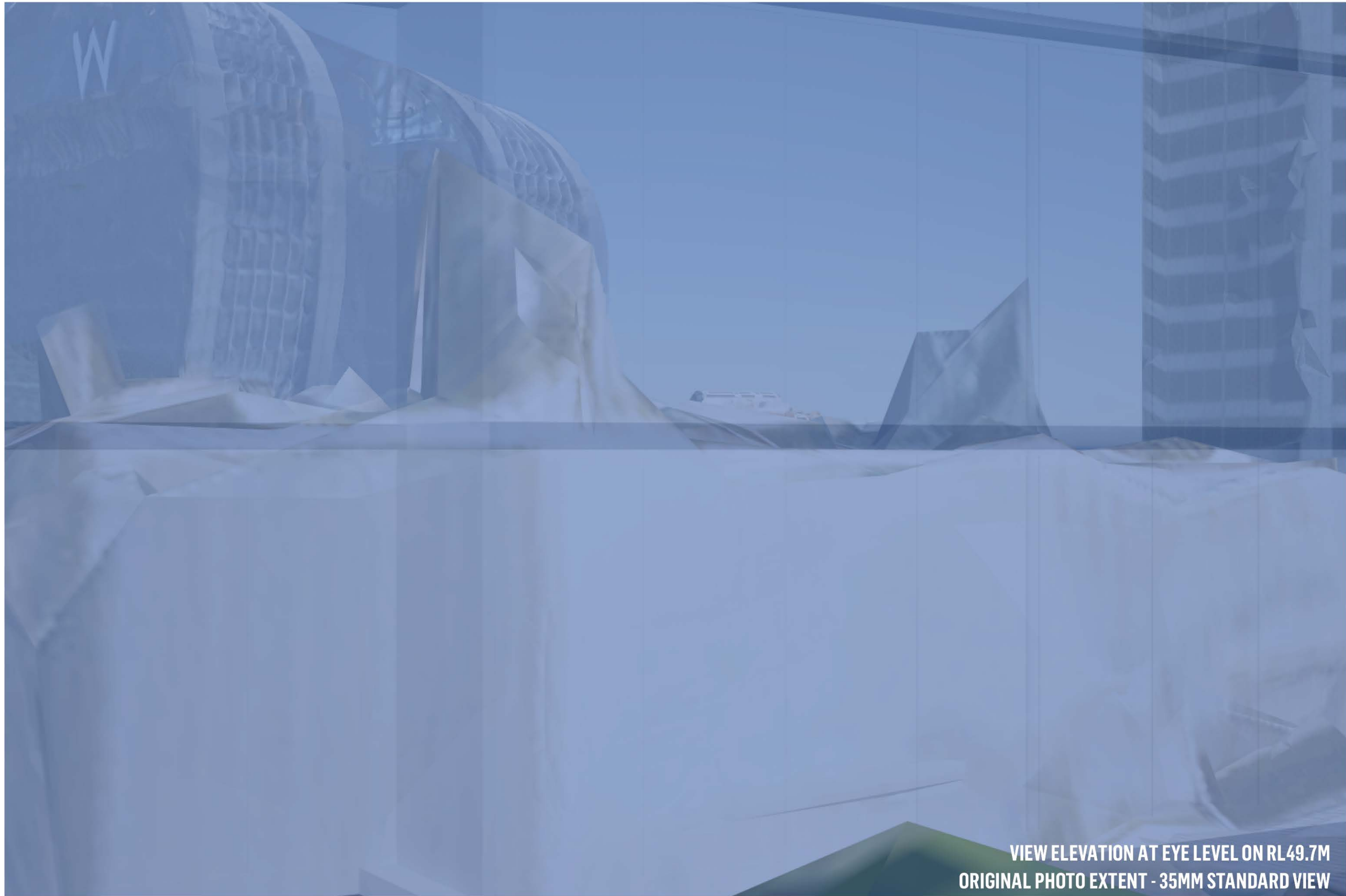


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP2 LOOKING NORTH WEST FROM TERRACE 273 SUSSEX STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_2A
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL49.7M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP2 LOOKING NORTH WEST FROM TERRACE 273 SUSSEX STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_2B
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL49.7M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP2 LOOKING NORTH WEST FROM TERRACE 273 SUSSEX STREET | CGI VIEW BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_2C
REV: -

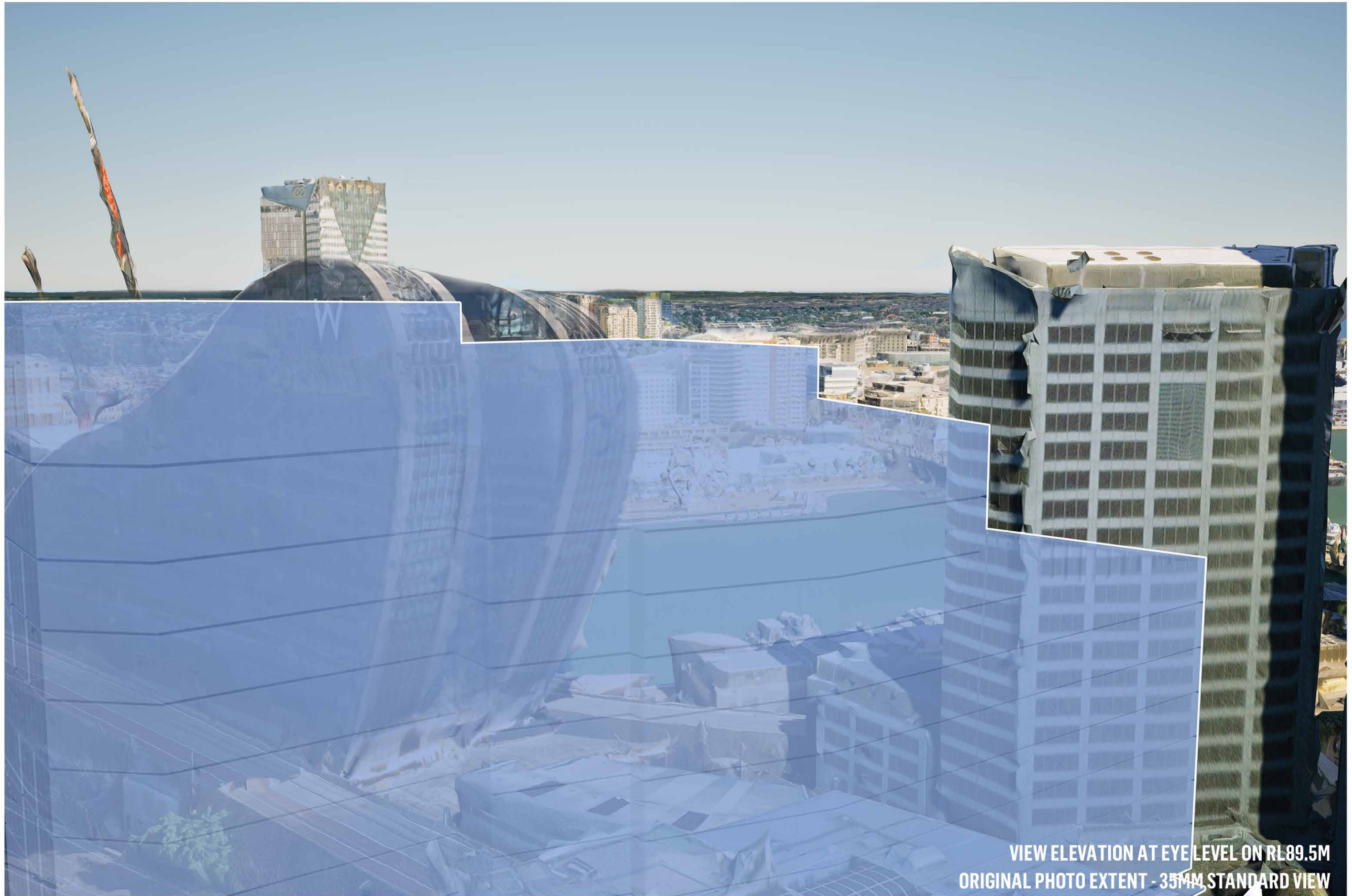


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



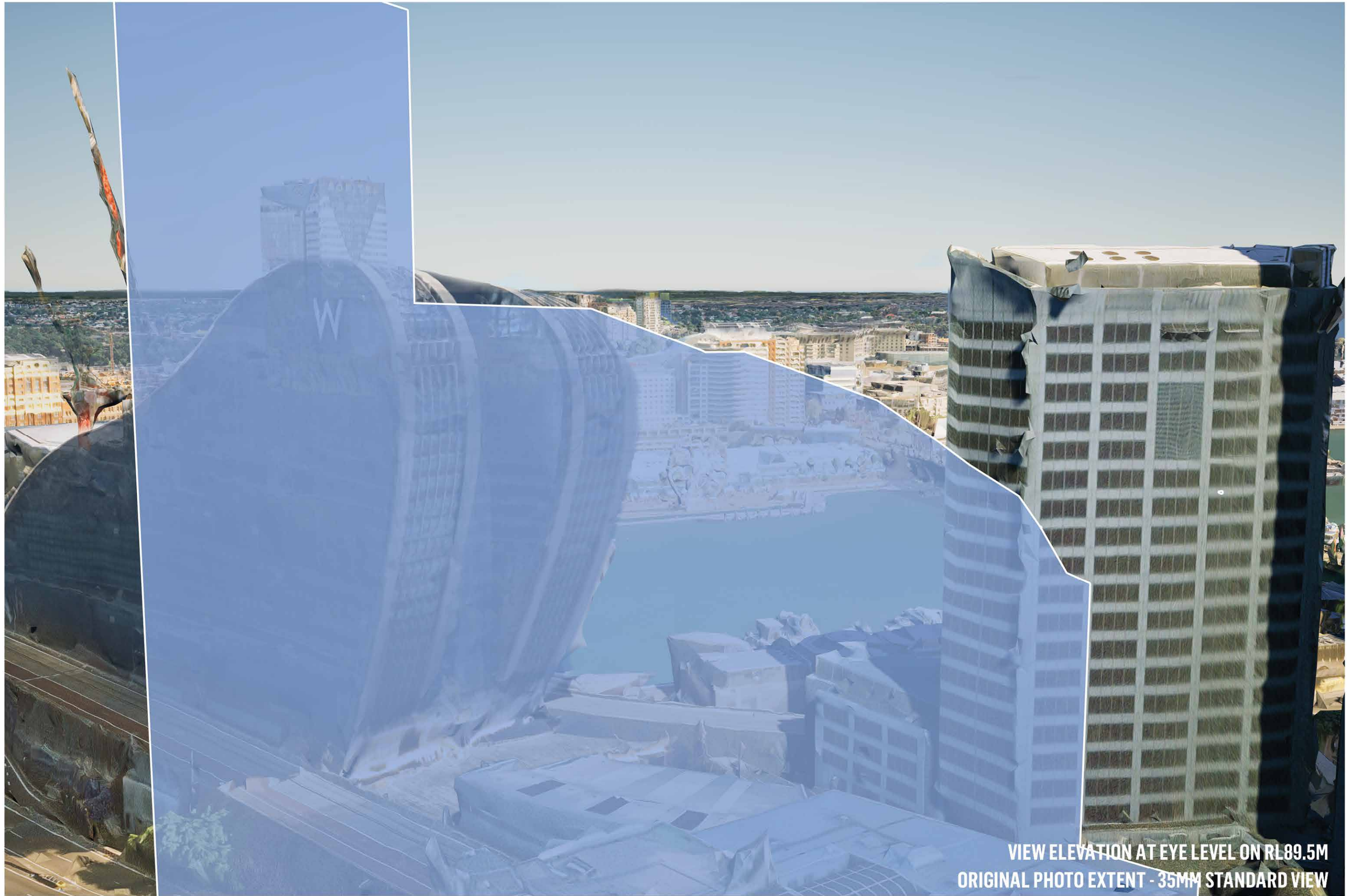
150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP3 LOOKING NORTH WEST FROM TERRACE 58 BATHURST STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_3A
REV: -



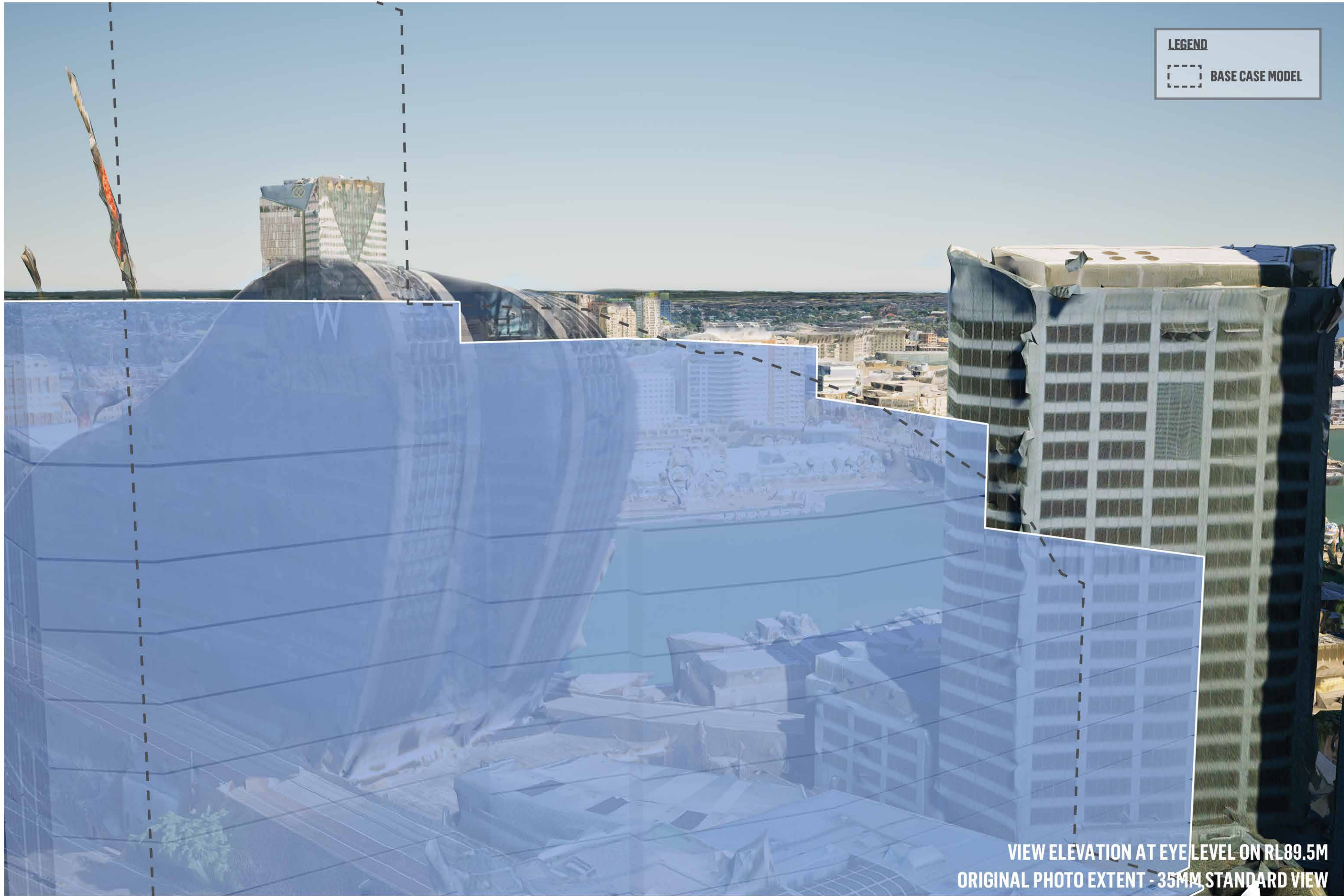
150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP3 LOOKING NORTH WEST FROM TERRACE 58 BATHURST STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_3B
REV: -



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP3 LOOKING NORTH WEST FROM TERRACE 58 BATHURST STREET | CGI VIEW BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_3C
REV: -



LEGEND
[Dashed Line] BASE CASE MODEL

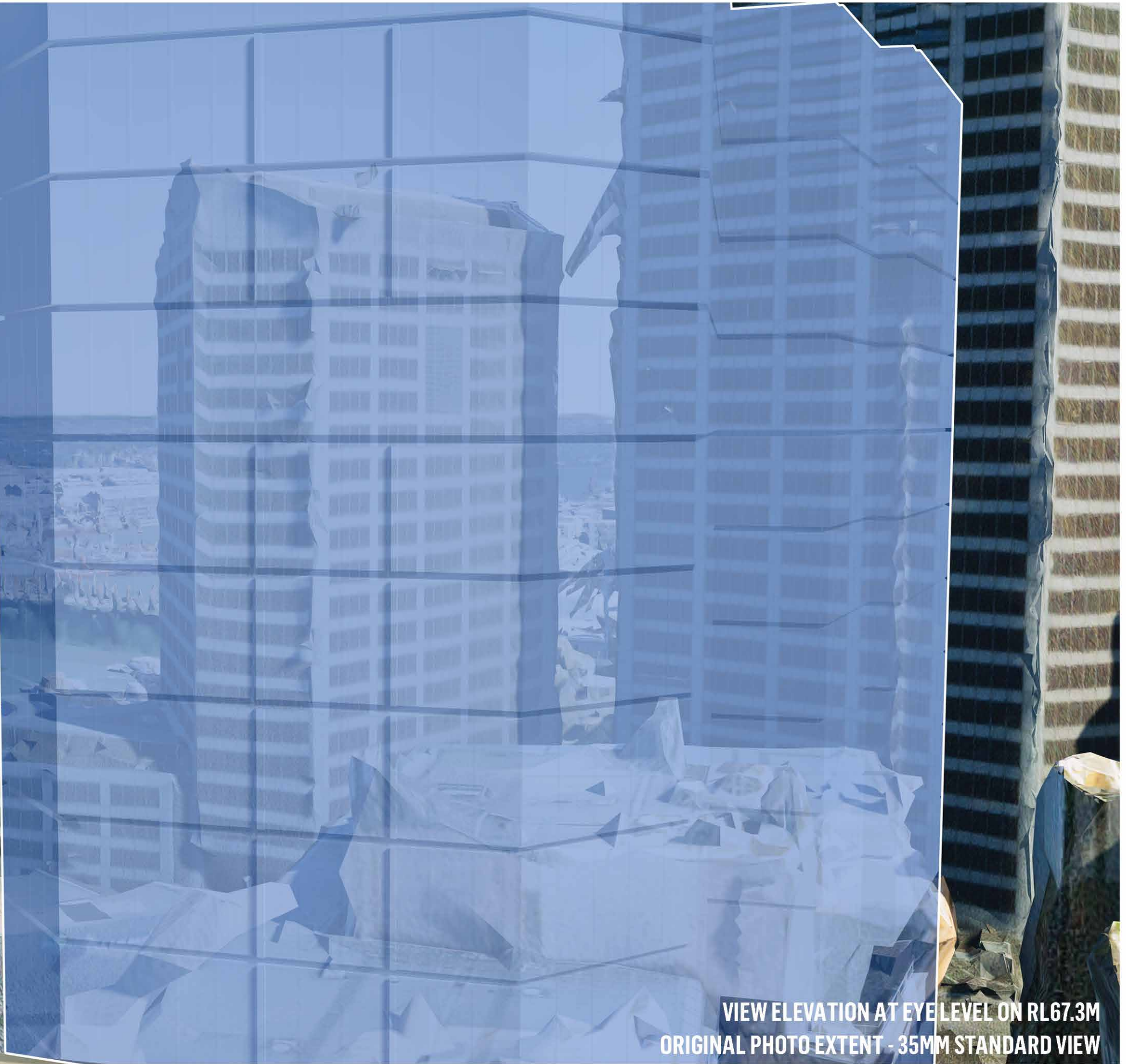
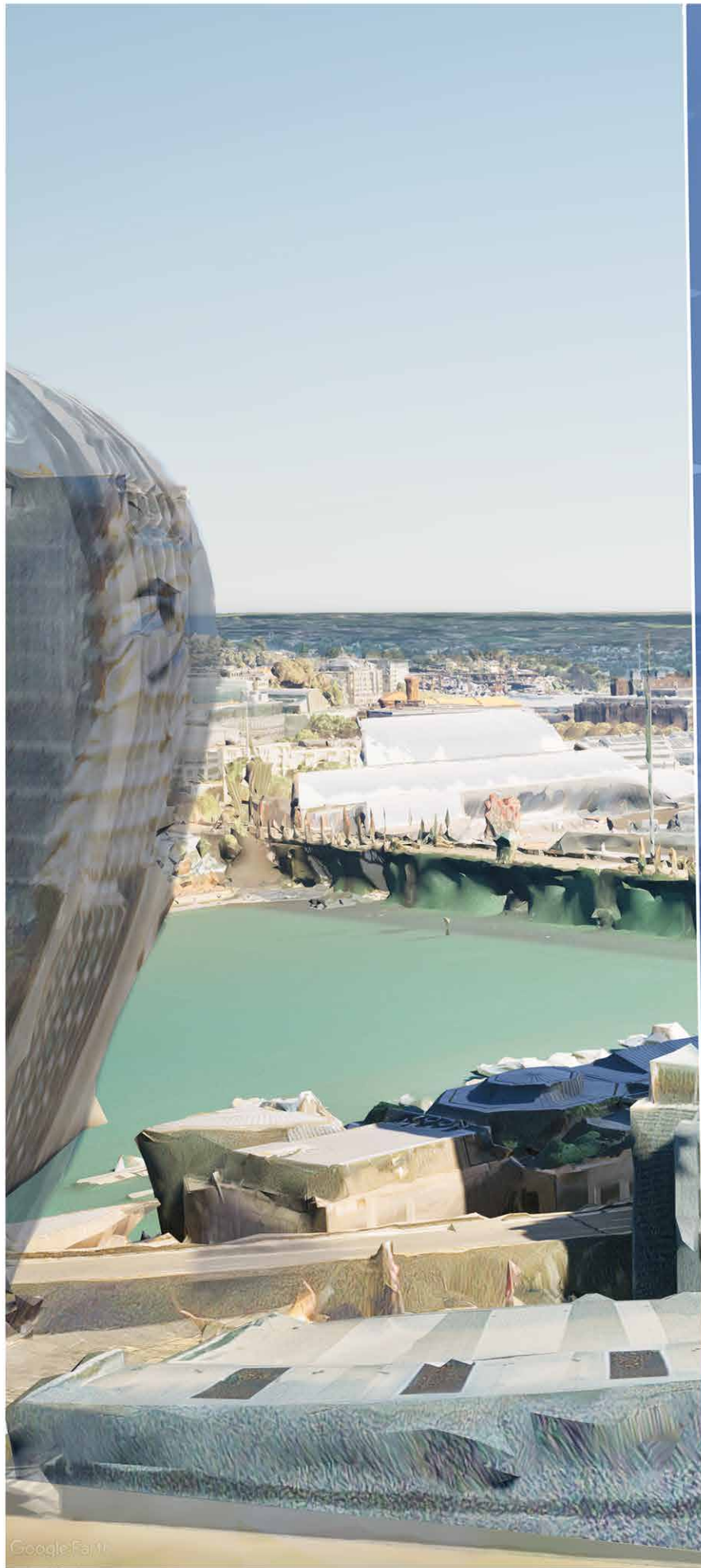
VIEW ELEVATION AT EYE LEVEL ON RL89.5M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



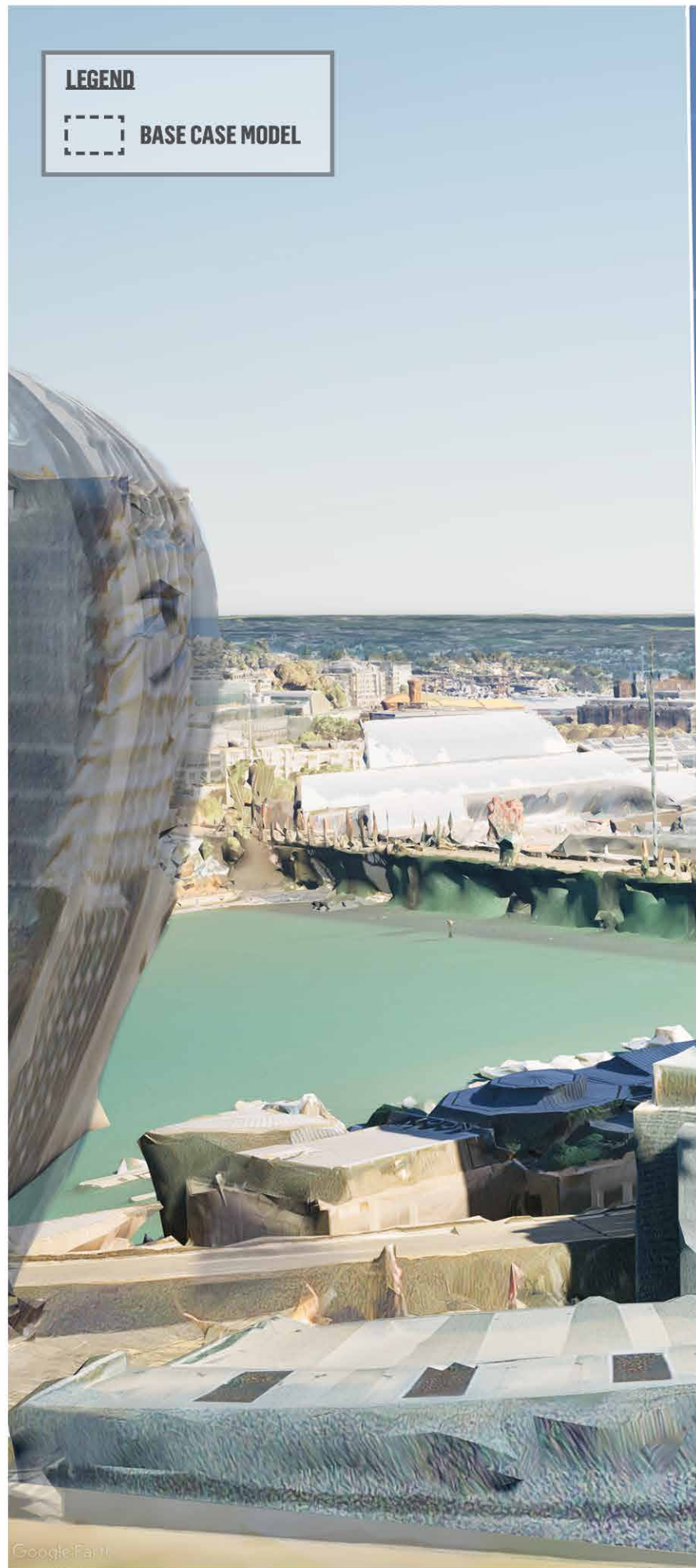
150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP3 LOOKING NORTH WEST FROM TERRACE 58 BATHURST STREET | CGI VIEW PROPOSED MASSING + BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_3D
REV: -



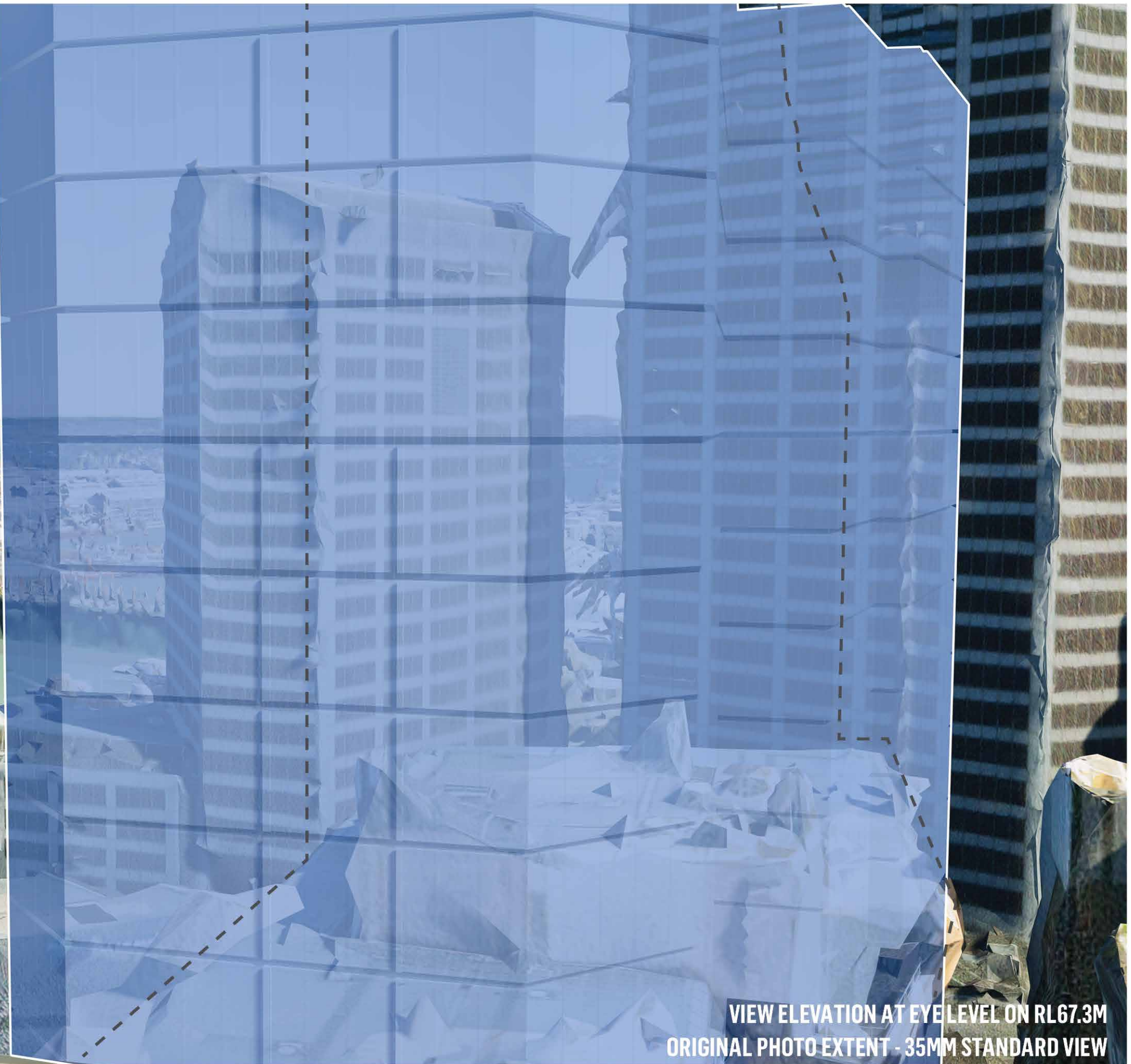






LEGEND

 **BASE CASE MODEL**



VIEW ELEVATION AT EYE LEVEL ON RL67.3M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP5 LOOKING NNW FROM TERRACE 298 SUSSEX STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_5A
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL88.2M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP5 LOOKING NNW FROM TERRACE 298 SUSSEX STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_5B
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL88.2M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP5 LOOKING NNW FROM TERRACE 298 SUSSEX STREET | CGI VIEW BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_5C
REV: -



LEGEND

BASE CASE MODEL

VIEW ELEVATION AT EYE LEVEL ON RL88.2M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP5 LOOKING NNW FROM TERRACE 298 SUSSEX STREET | CGI VIEW PROPOSED MASSING + BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_5D
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP6 LOOKING NNW FROM TERRACE 72 LIVERPOOL STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_6A
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL88.7M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP6 LOOKING NNW FROM TERRACE 72 LIVERPOOL STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_6B
REV: -



VIEW ELEVATION AT EYE LEVEL ON RL88.7M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP6 LOOKING NNW FROM TERRACE 72 LIVERPOOL STREET | CGI VIEW BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_6C
REV: -

LEGEND

BASE CASE MODEL



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP6 LOOKING NNW FROM TERRACE 72 LIVERPOOL STREET | CGI VIEW PROPOSED MASSING + BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_6D
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP7 LOOKING NNW FROM 58 BATHURST STREET | CGI VIEW EXISTING CONDITIONS

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_7A
REV: -



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP7 LOOKING NNW FROM 58 BATHURST STREET | CGI VIEW PROPOSED MASSING

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_7B
REV: -

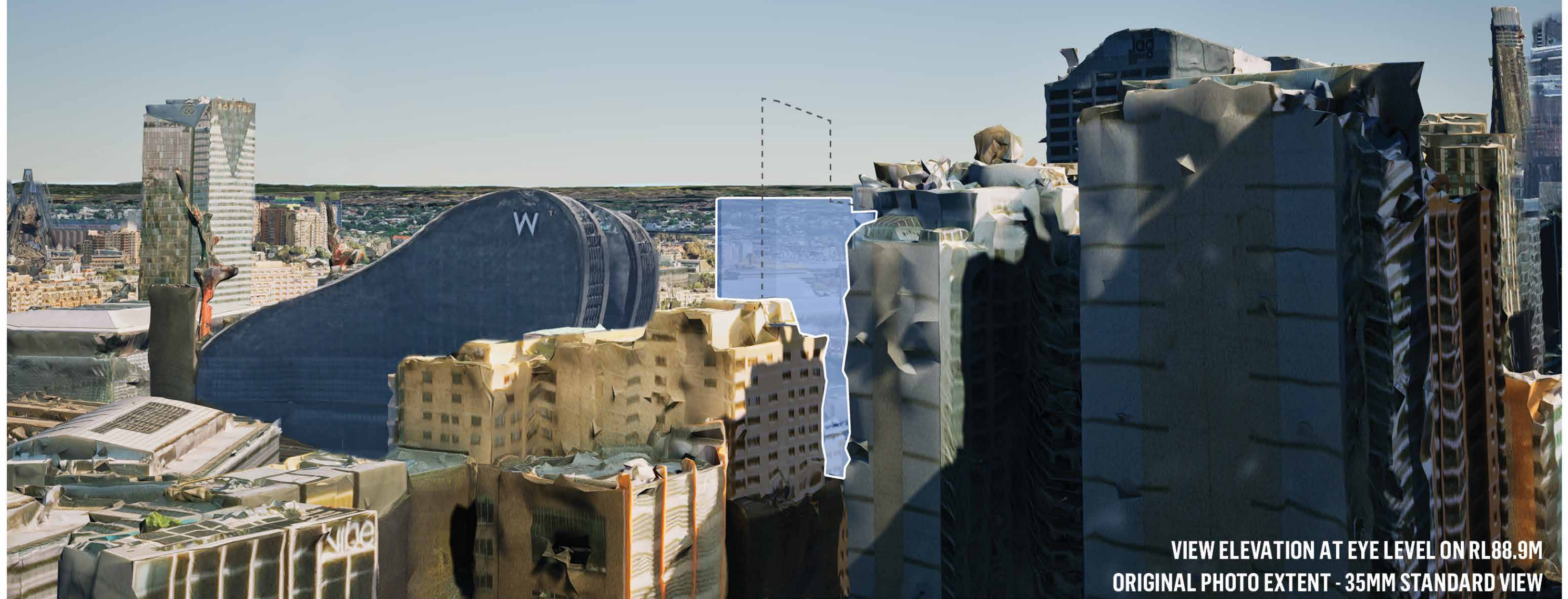


150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT
VP7 LOOKING NNW FROM 58 BATHURST STREET | CGI VIEW BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_7C
REV: -

LEGEND

BASE CASE MODEL



VIEW ELEVATION AT EYE LEVEL ON RL88.9M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



150 DAY STREET VIEW SHARING - VISUAL ASSESSMENT

VP7 LOOKING NNW FROM 58 BATHURST STREET | CGI VIEW PROPOSED MASSING + BASE CASE MODEL

DATE: 2025-03-19
JOB NO: P0056067
DWG NO: VP_7D
REV: -