

# **Attachment D1**

## **Visual Impact Assessment**

## **VISUAL ASSESSMENT**

**PREPARED TO ACCOMPANY A  
CONCEPT DEVELOPMENT APPLICATION TO THE CITY OF SYDNEY COUNCIL**

Project No 5863

**525 GEORGE ST SYDNEY NSW 2000**

Prepared on behalf of

**EVENT HOSPITALITY AND ENTERTAINMENT LIMITED**

Prepared by

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## 1.0 INTRODUCTION

This Visual Impact Assessment Report has been prepared on behalf of Event Hospitality & Entertainment Ltd to accompany a Concept Development Application for the redevelopment of 525 George Street Sydney NSW.

This report examines key visual effects of the proposed redevelopment of the site with respect to its impacts to both key views from the public and also private domains. It is noted that this assessment has been undertaken at a Concept Development Application stage, not a developed detailed ('second stage') development application. As such, assessment of detailed elements has not been possible in this report. Examples of these detailed items include: architectural elements such as façades, materials, projections etc. reflectivity, visual privacy treatments etc. It is recommended that a re-assessment of the proposed is undertaken at the second stage of development assessment in order to re-examine these detailed elements.

The objectives of this report are:

- A. To provide a visual summary of the proposed building envelope.
- B. To identify key existing vantage points from both the public and private domains within the site's immediate vicinity.
- C. To identify the key potential visual effects of the proposal when viewed from the public domain.
- D. To identify the key potential visual effects of the proposal on key neighbouring buildings (specifically residential apartment buildings).

This assessment has been based on the Architectural drawings for a Concept Development Application at the site prepared by Candalepas Associates dated 12<sup>th</sup> March 2020, all labelled as 'Issue B'. These drawings include: DA1 1000, 1001, 1101, 1301-1304, 1350, 1651-1653, 2101-2111, 2201-2202, 2301-2304, 2600-2603, and 2850.

## 1.1 METHODOLOGY

The methodology of this visual assessment is briefly summarised below:

### 1. Research and site analysis:

- A. Identification of immediate/pertinent site study area and key buildings (incl private residences) within study area i.e. in close proximity to the subject site.
- B. Identification of view corridors from private residences.
- C. Analysis of existing public domain vantage points.
- D. Photo documentation of the site.

### 2. Evaluation of key views:

- A. Identification of key vantage points to significant natural and built landmarks
- B. Identification of key vantage points experienced from the public domain
- C. Identification of indicative vantage points experienced from neighbouring elevated private domains

### 3. Modelling & Rendering.

- A. Preparation of an electronic model of the site and its context capturing the earlier identified view corridors and surrounds.
- B. This assessment has made use of three-dimensional computer models for both the site and its context. Details regarding this model is as noted below:
  - i. Immediate site and context computer model produced using site IDE file prepared 03.09.18.
  - ii. Immediate site and context from site Survey prepared by Veris, dated 23.07.18.
  - iii. Topography mesh modelled from GiS – 1m Ground DEM (Digital Elevation Model) LiDAR 2013 prepared by Jacobs Engineering Group Inc.
  - iv. Neighbouring building heights (beyond 200 meters of site) according to Central Sydney Planning Strategy, Appendix C, Attachment A13, page 32 "Existing Height of Buildings Map" accessed 19 July 2016.
  - v. Digital 3D Context substantiated against GeoCirrur AAM City Model (paid subscription access), last accessed 21.05.2019 (<http://3dapps.aamgeocloud.com/virtualsydneyapp>)
- C. Generation of views from both public and private domains. Key aspects of this work include:
  - i. The views have been prepared using the visualisation software Trimble SketchUp Pro 2018.

- ii. Public domain view illustrations were produced from an approximation of a view from the public domain. The viewpoint is of a standing average height person (1.6m above street/ground level) located using a digital 3D site contour model. A wide aspect-ratio approximates the view experienced by a pedestrian at the noted locations. The depth of field has not been distorted to replicate a panoramic view nor has the view been spliced together from separate views.
- iii. Private domain view illustrations were produced from an approximation of views from a number of adjacent private residences. All views are from adjacent 'tower' buildings at an approximate height above street level of 125m. The views were taken from approximately 1m within the development tower footprint. A wide aspect-ratio approximates the views currently experienced by a resident at this location – the depth of field has not been distorted to replicate a panoramic view nor has the view been spliced together from separate views. No fenestration or façade building fabric has been modelled.

It is noted that the view illustrations contained herein are indicative only and further detailed photomontage views (and an associated visual assessment) maybe required for the second stage detailed development application when more information is available (e.g. fenestration, architectural detailing, materials, reflectivity etc).

4. Assessment and reporting of prepared views:

- A. Assessment of the impact of the proposal in relation to the desired future character of the site and its immediate precinct.
- B. Assessment of the visual effects of the proposal when viewed from key neighbouring residential apartment developments.
- C. Tabulation and reporting of results of this study.

## 2.0 STUDY CONTEXT

### 2.1 SITE DESCRIPTION

The development proposal's site is located on the corner of George Street, Kent Street and Albion Place in Sydney's Central Business District (CBD). The site is known as Lot 1, DP 224683 and is approx. 1856m<sup>2</sup> in area. The site contains an existing multistorey building, extending to the site's perimeter boundaries. The site's physical local character is defined by a variety of built forms ranging from newer (1970's onward) multistorey commercial buildings (built to their property boundary) to a number of older (some heritage listed) buildings. The area is within an active retail, entertainment and hospitality precinct. The area also contains a number of public and semi-public open spaces including Sydney Townhall Square/St Andrew's Church forecourt, the shopping arcade at Regent Place and World Square's ground level retail podium. The site is also a short walk from the entertainment precinct of Darling Harbour. The site is located within close proximity to several significant physical landmarks. These landmarks are listed below:

- A. Town Hall and St. Andrews Cathedral; located approximately 250 meters directly north of the site.
- B. Darling Harbour; located approximately 750 meters north-west of the site.
- C. Hyde Park; located approximately 500 meters east of the site.
- D. St Mary's Cathedral; located approximately 850 meters north-East
- E. Sydney Centre Point Tower; located approximately 650 meters north of the site.
- F. Central Railway Terminus; located approximately 850 meters south of the site



**Figure (01)** Aerial Context Plan

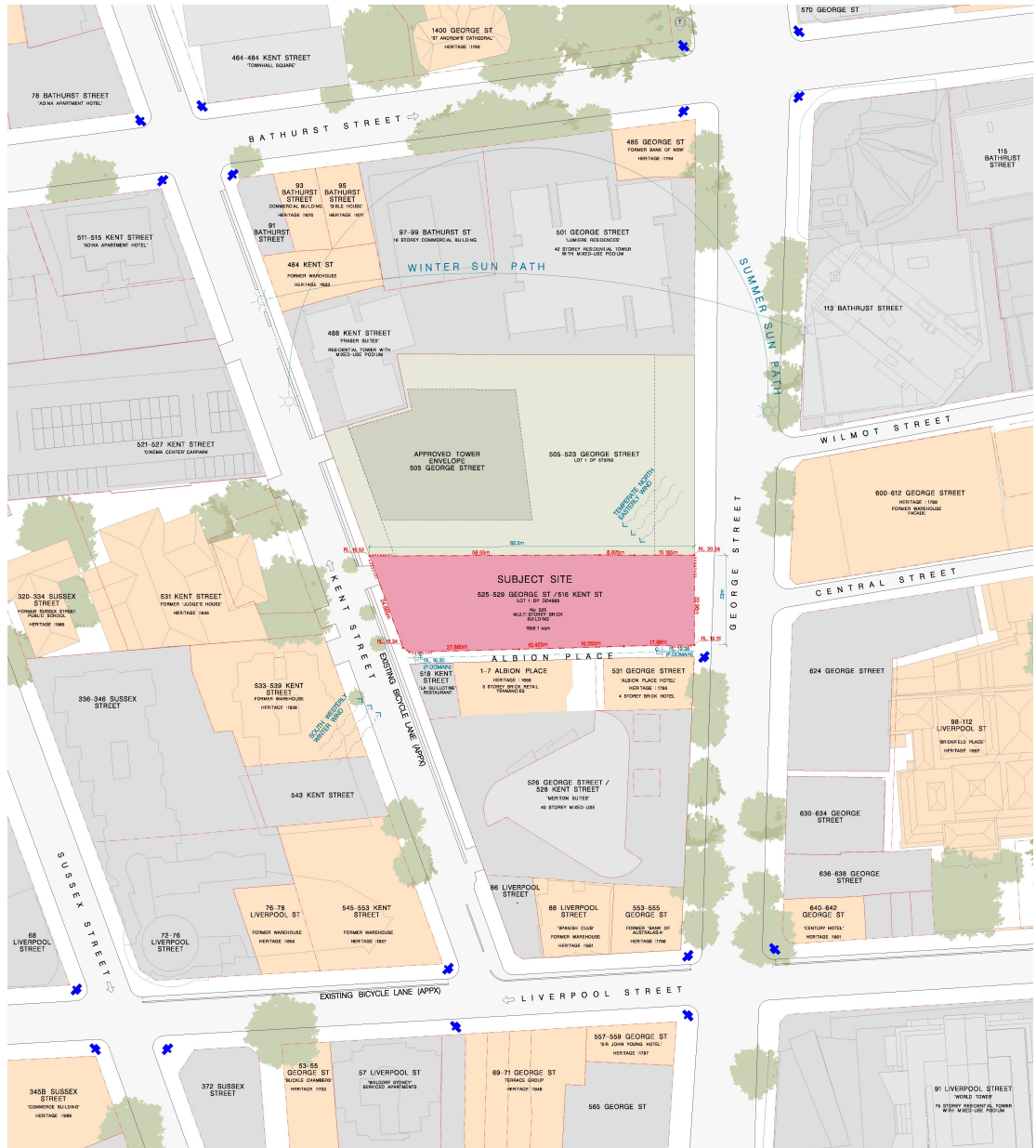


Figure (02) Site Plan



**Figure (03)** Streetscape photo of the site and context looking south along George St.





**Figure (04)** Streetscape photo of the site and context looking south along Kent St.

## 2.2 DESCRIPTION OF PROPOSAL

It is understood that the development application for the site consists of a concept building envelope only. This envelope consists of a commercial (hotel) and residential tower surmounting a lower commercial podium form. The tower form is setback from both street frontages as well as its north and south boundaries. The podium form has three public frontages, Kent St, George St and Albion Place. These frontages are proposed to be activated by uses such as a hotel lobby on Kent Street, retail tenancies on George Street and a Cinema complex with an adjacent residential apartment entry lobby to the Albion Place Laneway. At the interface level between the tower form and the podium is a hotel conference facility. This facility also includes a pool, gym and outdoor terrace. The tower form includes both commercial hotel suites as well as 12 levels of residential apartments. A roof top communal open space is also proposed.

## 2.3 CHARACTER

### EXISTING CHARACTER

The existing physical character of the site's immediate environs is that of a dense inner-city central business district. The public domain is clearly demarcated as that of footpaths, roadways and public plazas as the private properties largely consist of buildings built to their boundary or with clear barriers noting their property extent. The built form character ranges from newer (1970's onward) multistorey commercial buildings (built to their property boundary) to a number of older (some heritage listed) buildings. The area is within an active retail, entertainment and hospitality precinct. The area also contains a number of public open spaces including Darling Harbour, Town Hall Square and World Square.

### FUTURE DESIRED CHARACTER

The proposed redevelopment of the site is understood to be compliant with the key development controls in place for its location. The principle controls in operation on this site are as follows:

1. Sydney Local Environmental Plan 2012 ('SLEP').
2. Sydney Development Control Plan 2012 ('SDCP').
3. State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development ('SEPP65').

These controls have largely resulted in a proposed building form consisting of a street aligned, boundary to boundary podium of a contextual height (no more than 45m above street level) surmounted by a tower which is setback on all sides and is under a height measured from street level of 150m. The immediately adjacent site to the north (505 George St) has recently had a Concept Development Application approved for such a tower/podium form. We note however that the tower height proposed in the approved Concept Development Application for this site is to be approximately 257m above street. It is however understood that the immediate precinct's general height control will continue at 150m above street level.

The site's land use zoning is that of Metropolitan Centre along with much of the surrounding area. This zoning allows for a wide variety of uses including: business, office, retail, entertainment and tourist premises. It is understood that the site and its immediate context is that of a constantly consolidating and evolving area within a dense central business district of a globally significant city.

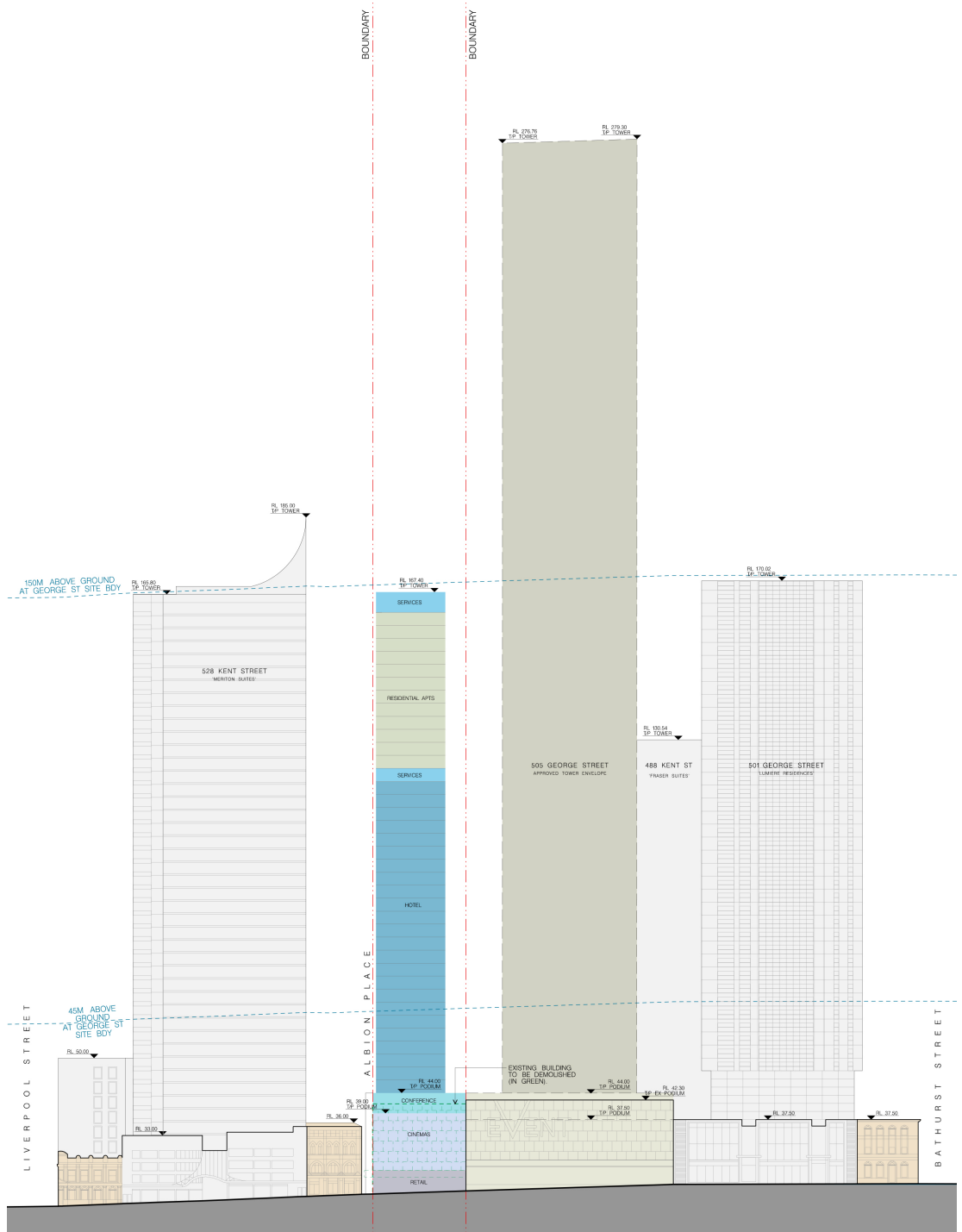


Figure (05) East Elevation - Proposed Building Envelope

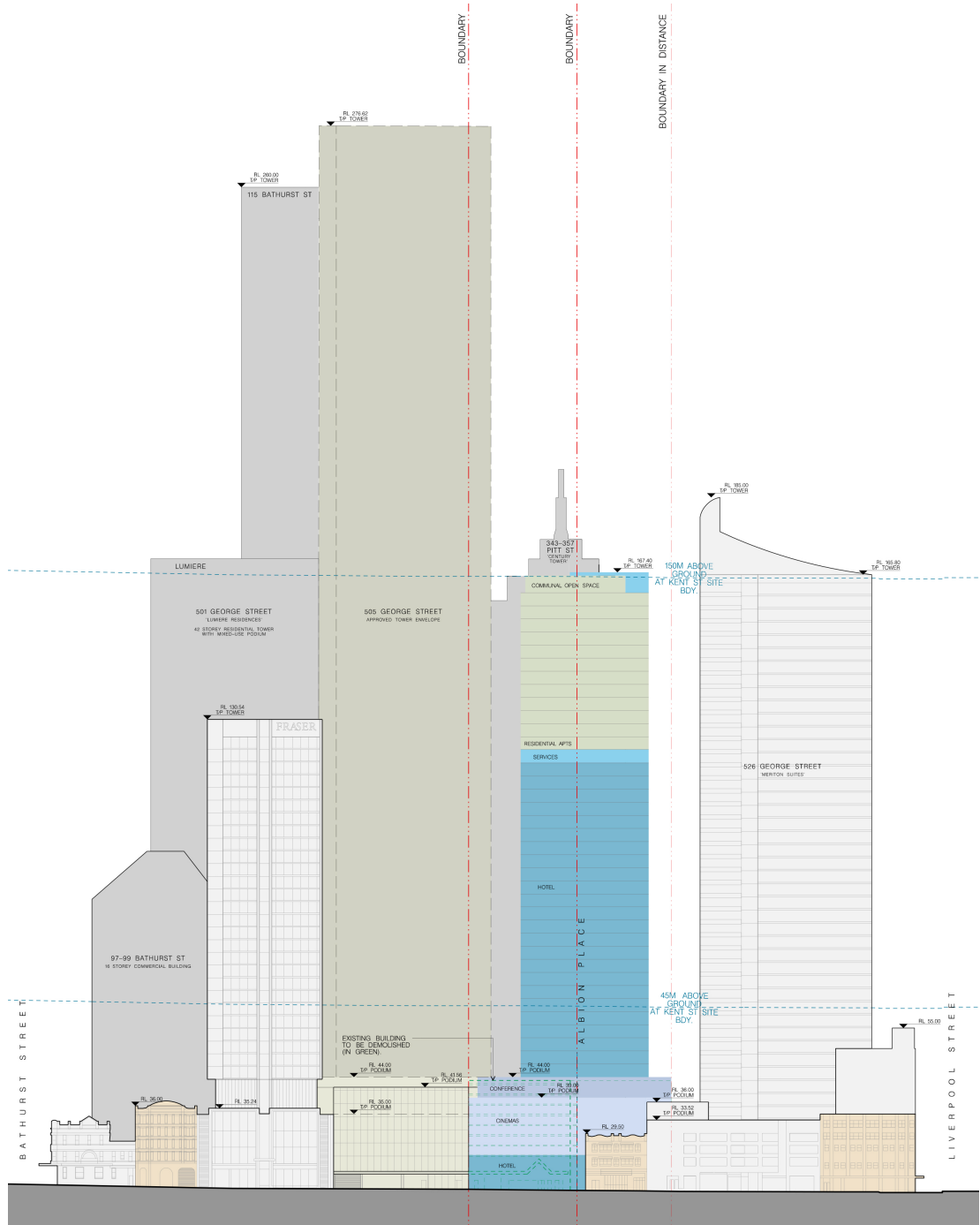


Figure (06) West Elevation - Proposed Building Envelope