

Attachment D2

Visual Impact Assessment

3.0 VISUAL ASSESSMENT

3.1 VIEW ASSESSMENT (PUBLIC DOMAIN)

This report has considered the visual effects of the proposed development when viewed from a number of public domain locations. The locations included in this report have been selected to offer both an understanding of the proposal from its immediate context as well as a number of more distant locations.

Key public domain view locations examined are as follows:

1. Corner of George & Bathurst Street
2. Corner of George & Liverpool Street
3. Corner of George & Goulburn Street
4. Corner of Kent & Liverpool Street
5. Corner of Kent & Bathurst Street

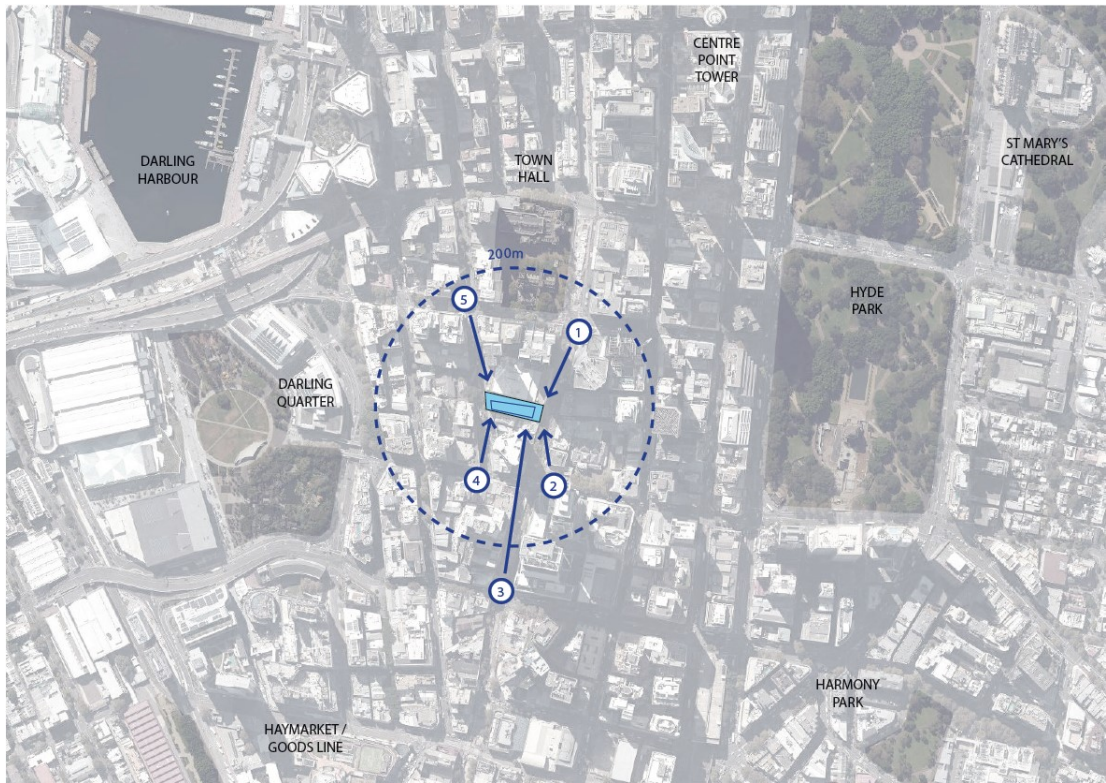
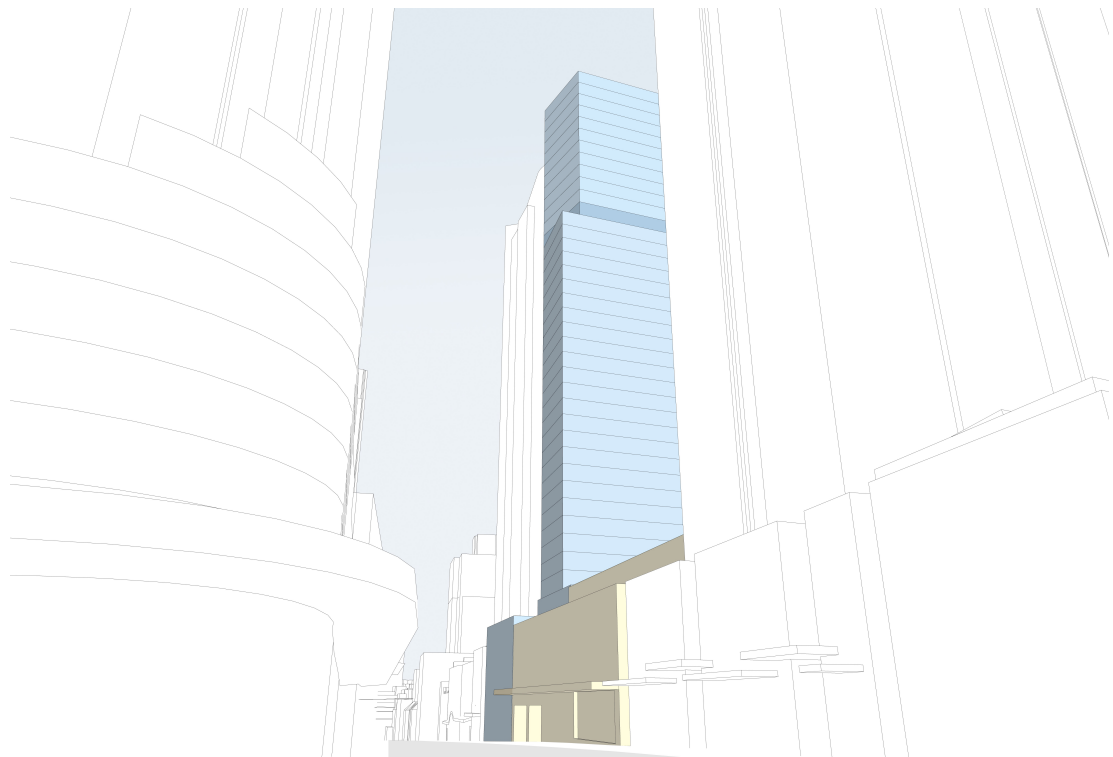


Figure (07) View Catchment from Public Domain

VIEW 1. PUBLIC DOMAIN (FOOTPATH)**LOCATION:** 570 George Street (corner of George & Bathurst Streets)**DISTANCE TO THE SITE:** 140m (approximate)**VIEW TYPE:** Street-level view from the public domain

Both the tower form and podium are visible from this vantage point. The proposed tower form is setback and appears to align with both the neighbouring tower at 258 Kent Street and 101 Bathurst Street. The tower form's residential portion is read distinctly against the lower hotel portion. The proportions of the tower in this view are considered aesthetically acceptable. The podium form appears to align relatively closely with the adjacent existing building to the north.

The visual effect of the proposal in this view is considered acceptable given that the proposed typology is considered consistent with the established and proposed CBD context character and the resulting built form is coherent and aligned with both existing and proposed nearby developments. Scenic views beyond the site from this vantage point do not appear to be affected.



■ PROPOSED 525 GEORGE STREET INDICATIVE SCHEME

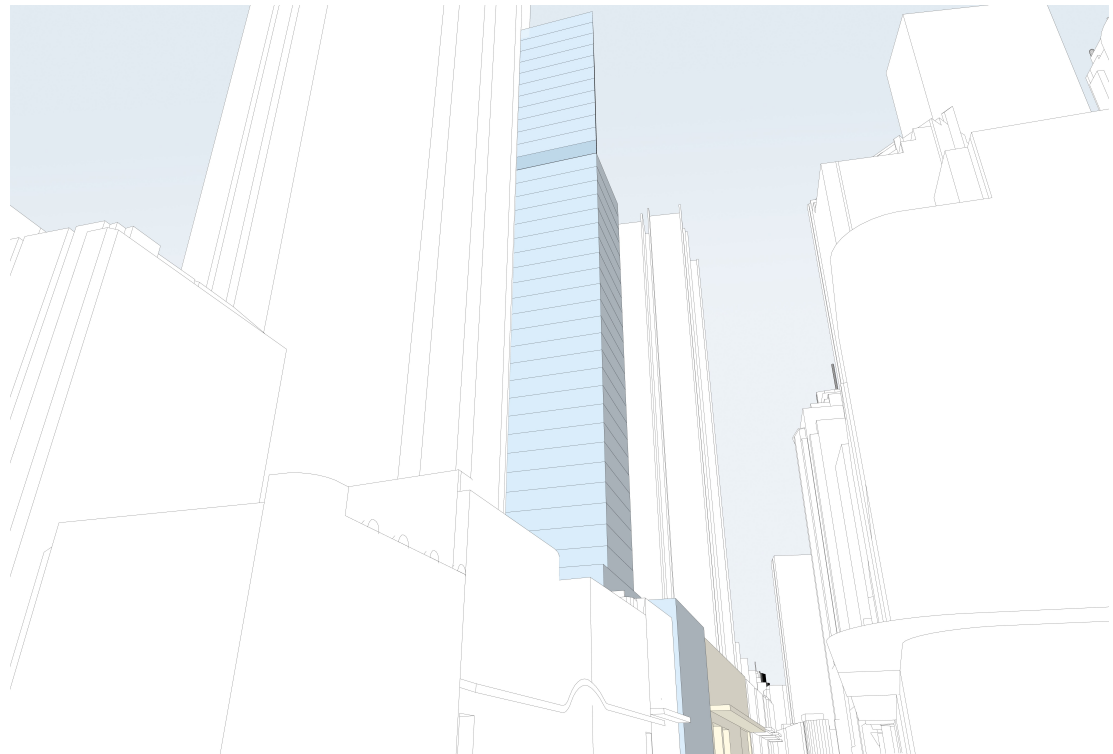
■ INDICATIVE 505 GEORGE STREET ENVELOPE

Figure (08) - View 1. Corner of George & Bathurst Street

VIEW 2. PUBLIC DOMAIN (FOOTPATH)**LOCATION:** 559 George Street**DISTANCE TO THE SITE:** 100m (approximate)**VIEW TYPE:** Street-level view from public domain

Both the tower form and podium are visible from this vantage point. The proposed tower form is setback and appears to align with the existing tower at 258 Kent Street and the tower at 101 Bathurst Street. The proportions of the tower in this view are considered aesthetically acceptable. The podium form appears to align with the adjacent existing buildings to the north.

The visual effect of the proposal in this view is considered acceptable given that the proposed typology is considered consistent with the established (and proposed) CBD character context, tower and street wall alignments and the resulting built form is coherent and aligned with both existing and proposed nearby developments. Scenic views beyond the site from this vantage point do not appear to be affected.



■ PROPOSED 525 GEORGE STREET INDICATIVE SCHEME

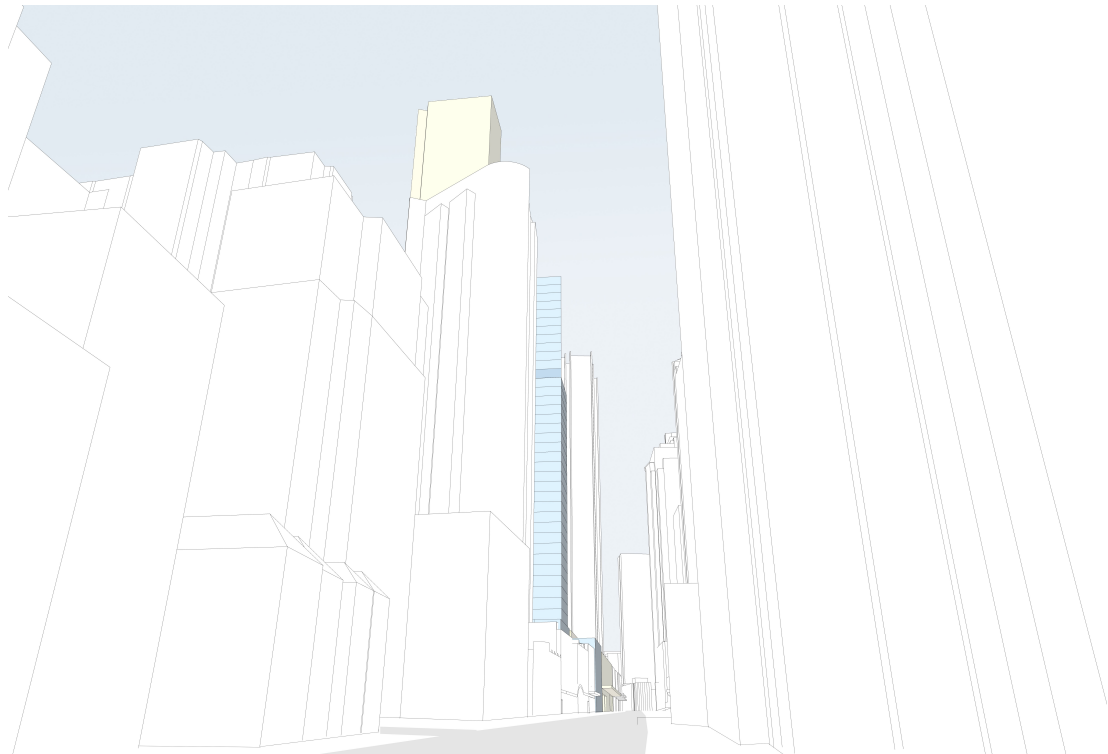
■ INDICATIVE 505 GEORGE STREET ENVELOPE

Figure (10) – View 2. Corner of George & Liverpool Street

VIEW 3. PUBLIC DOMAIN (FOOTPATH)**LOCATION:** 680 George Street**DISTANCE TO THE SITE:** 220m (approximate)**VIEW TYPE:** Street-level view from public domain

This view is similar to that of View 2 however given the greater distance from the site, the reading of the proposal is further reduced against the city building backdrop. Both the tower form and podium are visible from this vantage point. A relatively small portion of the tower is read against the adjacent tower at 258 Kent Street. The proposed tower form is setback and appears to align with both the neighbouring tower at 258 Kent Street. The podium form is relatively indistinguishable from the adjacent context.

The visual effect of the proposal in this view is considered acceptable given that the proposed typology is considered consistent with the established (and proposed) CBD character context and tower and street wall alignments. Scenic views beyond the site from this vantage point do not appear to be affected.



■ PROPOSED 525 GEORGE STREET INDICATIVE SCHEME

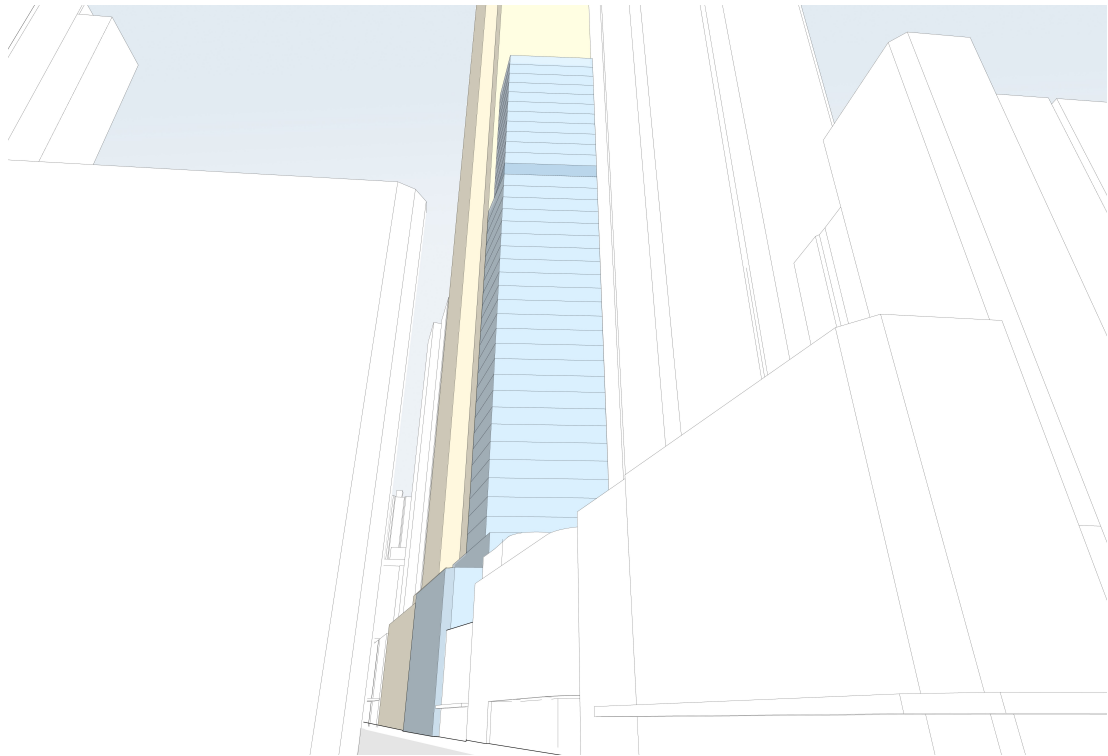
■ INDICATIVE 505 GEORGE STREET ENVELOPE

Figure (11) - View 3. Corner of George & Goulburn Street

VIEW 4. PUBLIC DOMAIN (FOOTPATH)**LOCATION:** 69 Liverpool Street**DISTANCE TO THE SITE:** 90m (approximate)**VIEW TYPE:** Street-level view from public domain

Both the tower form and podium are visible from this vantage point. The proposed tower form is setback and appears to align with the proposed tower form envelope at 505 George Street. The proportions of the tower in this view is considered aesthetically acceptable. The podium form appears to mostly align with the proposed podium form envelope at 505 George Street. Detailed consideration of this view is not possible given the proposed amount of change foreshadowed due to the redevelopment of the neighbouring site at 505 George Street.

The visual effect of the proposal in this view is consider acceptable given that the proposed typology is considered consistent with the established (and proposed) CBD character context. Scenic views beyond the site from this vantage point do not appear to be affected.



■ PROPOSED 525 GEORGE STREET INDICATIVE SCHEME

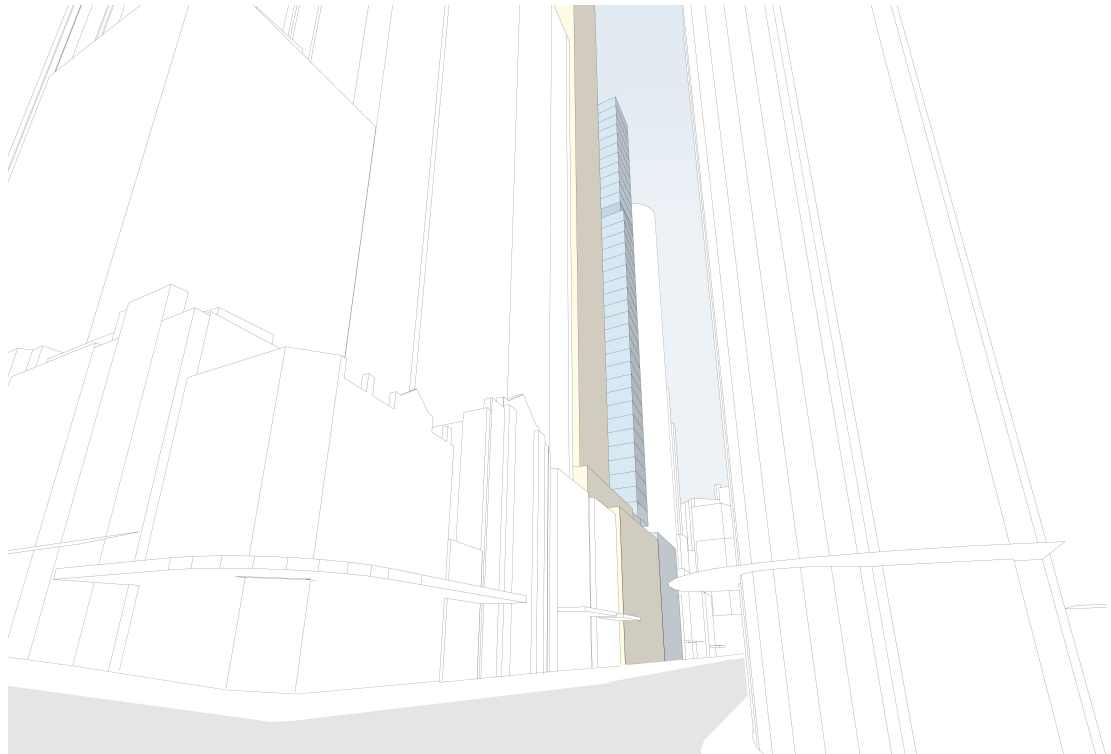
■ INDICATIVE 505 GEORGE STREET ENVELOPE

Figure (12) – View 4. Corner of Kent & Liverpool Street

VIEW 5. PUBLIC DOMAIN (FOOTPATH)**LOCATION:** 507 Kent Street**DISTANCE TO THE SITE:** 130m (approximate)**VIEW TYPE:** Street-level view from public domain

Only the tower form of the proposal is visible from this vantage point. The proposed tower form is only partially visible when read against the proposed tower envelope at 505 George Street. The proposed tower reads as setback from the street alignment and appears to align with the proposed tower form envelope at 505 George Street. The proportions of the tower in this view are considered aesthetically acceptable. Detailed consideration of this view is not possible given the proposed amount of change foreshadowed due to the redevelopment of the neighbouring site at 505 George Street.

The visual effect of the proposal in this view is considered acceptable given that the proposed typology is considered consistent with the established (and proposed) CBD character context. Scenic views beyond the site from this vantage point do not appear to be affected.



■ PROPOSED 525 GEORGE STREET INDICATIVE SCHEME

■ INDICATIVE 505 GEORGE STREET ENVELOPE

Figure (13) - View 5. Corner of Kent & Bathurst Street

3.2 VIEW ASSESSMENT (PRIVATE DOMAIN)

This report has considered the visual effects of the propose redevelopment from a number of private properties as part of this report. Key properties given further consideration are as noted below. These properties are those which have an elevated vantage point and have view corridors across the site.



Figure (14) View Catchment from neighbouring tower buildings

Key private domain view locations examined are as follows:

- View A. 101 Bathurst Street, 'Lumiere' residential apartment building.
- View B. 343-357 Pitt Street, 'Century Tower' residential apartment building.
- View C. 91-95 Liverpool Street, 'World Tower' residential apartment building.
- View D. 258 Kent Street, Meriton Suites, commercial building
- View E. 505 George Street, proposed mixed used development.

VIEW A. PRIVATE RESIDENTIAL

LOCATION: 101 BATHURST STREET, LUMIERE RESIDENCES.
HEIGHT: 125M ABOVE STREET (1M WITHIN LIVING ROOM).
DISTANCE TO THE SITE: 58M (APPROXIMATE).
VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW.

This view location is from 'Lumiere Residences', a 47-storey mixed use development including private residential apartments. The view shown below is indicative of the most affected private views from this location. The view looks to the south across its immediate neighbours i.e. 505 George Street, 525 George Street and 258 Kent Street. Each of these properties contain either towers or proposed towers. Given the height of the viewpoint, views from this location sees both district views across to neighbouring buildings as well as more distant views to the Sydney's southern suburbs.

The proposed development at 525 George will affect the views from this location by infilling the view corridor between the tower at 258 Kent Street and the proposed tower at 505 George St. This view affect is not considered unacceptable given that the viewpoint will still enjoy district and distant views.

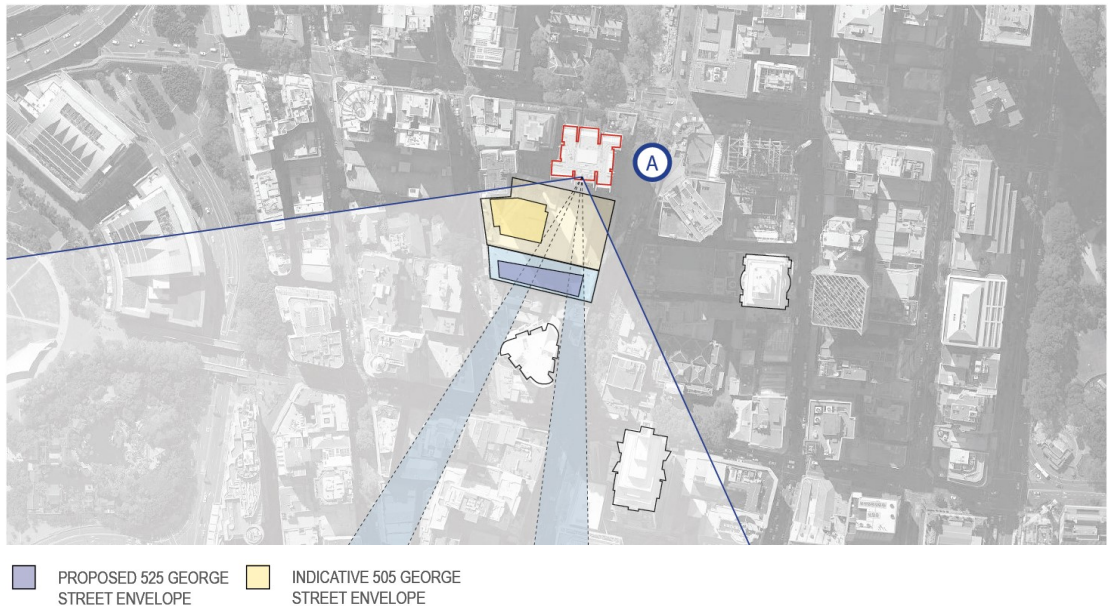


Figure (15) – View A. View Plan - 101 Bathurst Street, Lumiere Residences

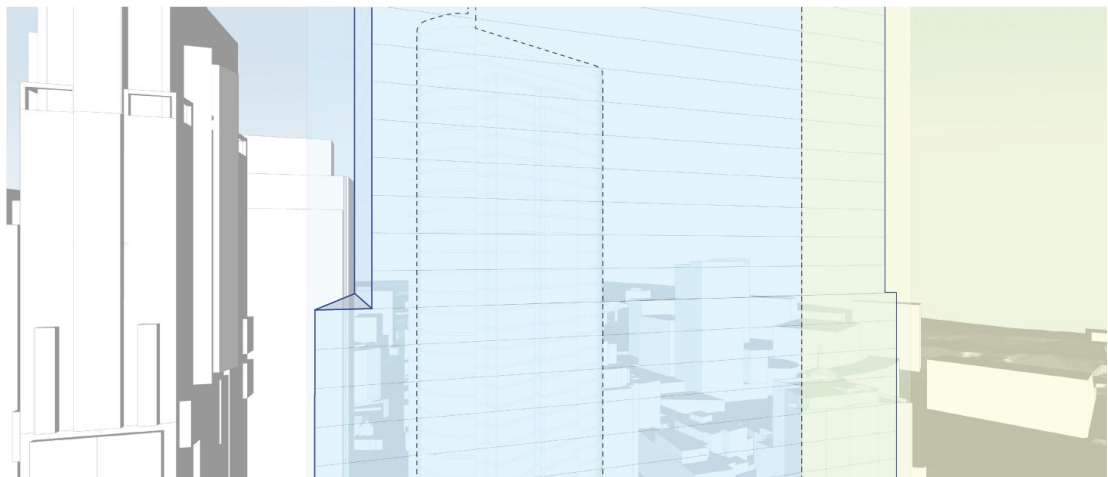


Figure (16) – View A. View Perspective - 101 Bathurst Street, Lumiere Residences

VIEW B. PRIVATE RESIDENTIAL

LOCATION: 343-357 PITT STREET, CENTURY TOWER.
HEIGHT: 125M ABOVE STREET (1M WITHIN LIVING ROOM).
DISTANCE TO THE SITE: 100M (APPROXIMATE).
VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW.

This view location is from 'Century Tower', a 50-storey mixed use development including private residential apartments. This development was once the tallest residential building in Australia. The view shown below is indicative of the most affected private views from this location. The view looks to the west across its immediate neighbour the former Plaza Theatre at 600 George Street to the buildings on the western side of George St i.e. the proposed tower at 505 George St, 525 George St, 258 Kent Street and 101 Bathurst St. Most of these properties contain towers of 150m height (above street level) or greater. Given the height of the viewpoint, views from this location see both district views across to neighbouring buildings as well as more distant views to the west i.e. Sydney's western suburbs.

The proposed development at 525 George will affect the views from this location by partially blocking the view corridor between the tower at 258 Kent Street and the proposed tower at 505 George St. This view affect is not considered unacceptable given that the viewpoint will still enjoy district and distant views.

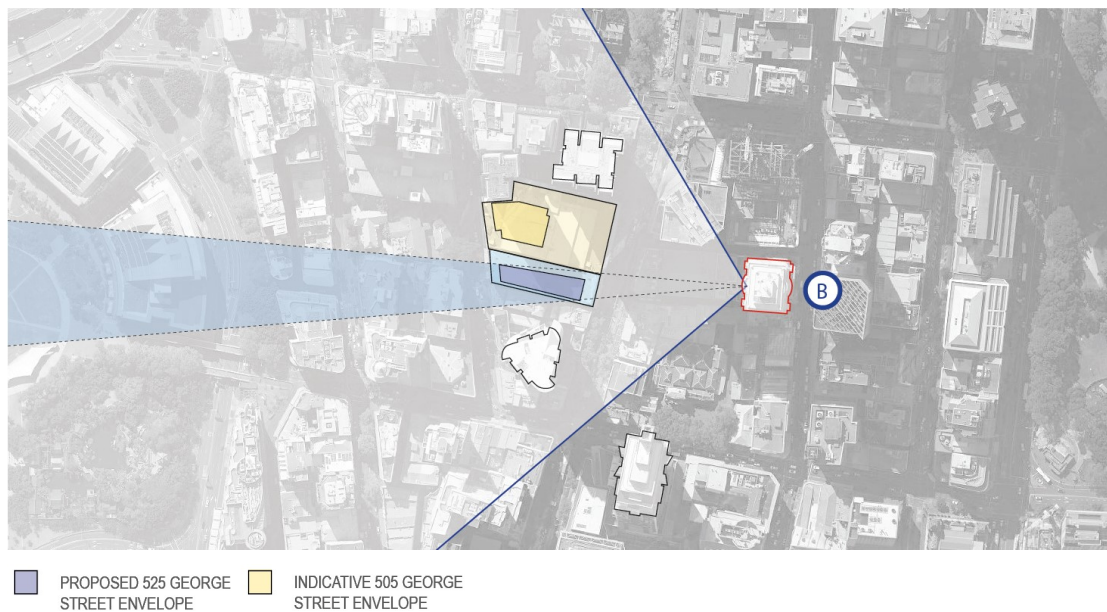


Figure (17) – View B. View Plan - 343-357 Pitt Street, Century Tower

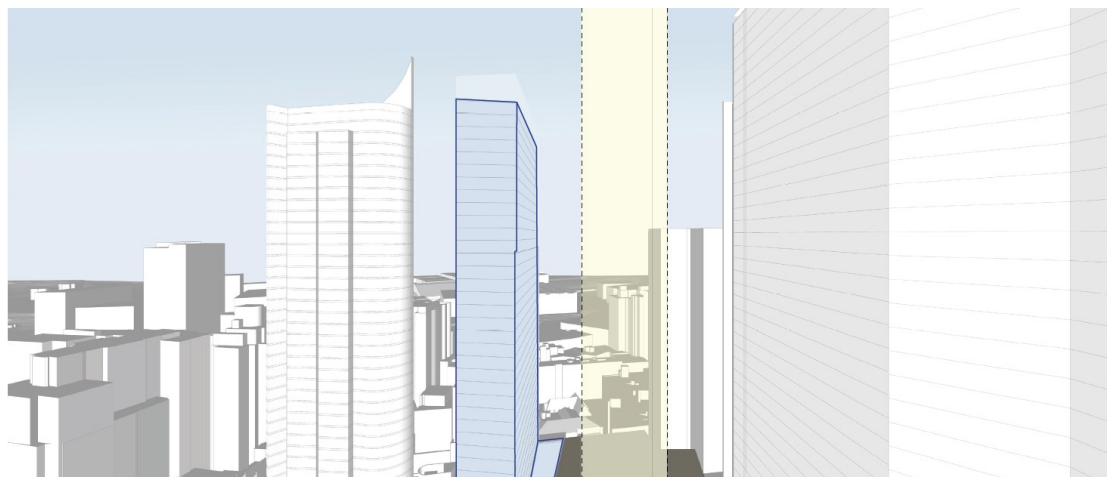


Figure (18) – View B. View Perspective - 343-357 Pitt Street, Century Tower

VIEW C. PRIVATE RESIDENTIAL

LOCATION: WORLD TOWER, 91-95 LIVERPOOL STREET.
HEIGHT: 125M ABOVE STREET (WITHIN LIVING ROOM).
DISTANCE TO THE SITE: 120M (APPROXIMATE).
VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW.

This view location is from ‘World Tower’, a 75-storey mixed use development including private residential apartments. This development is currently the tallest residential building in Sydney. The view shown below is indicative of the most affected private views from this location. The view looks to the north across the immediate street intersection (George and Liverpool Streets) towards the city’s northern CBD. Key adjacent buildings include 258 Kent Street, 580 George St, 101 Bathurst Street and the proposed tower at 505 George St. Given the height of the view point, views from this location sees both district views across to neighbouring buildings as well as more distant views to the north i.e. Sydney’s inner northern suburbs.

The proposed development at 525 George will affect the views from this location by blocking the view corridor between the tower at 258 Kent Street and the proposed tower at 505 George St. This view affect is not considered unacceptable given that the viewpoint will still enjoy district and distant views.

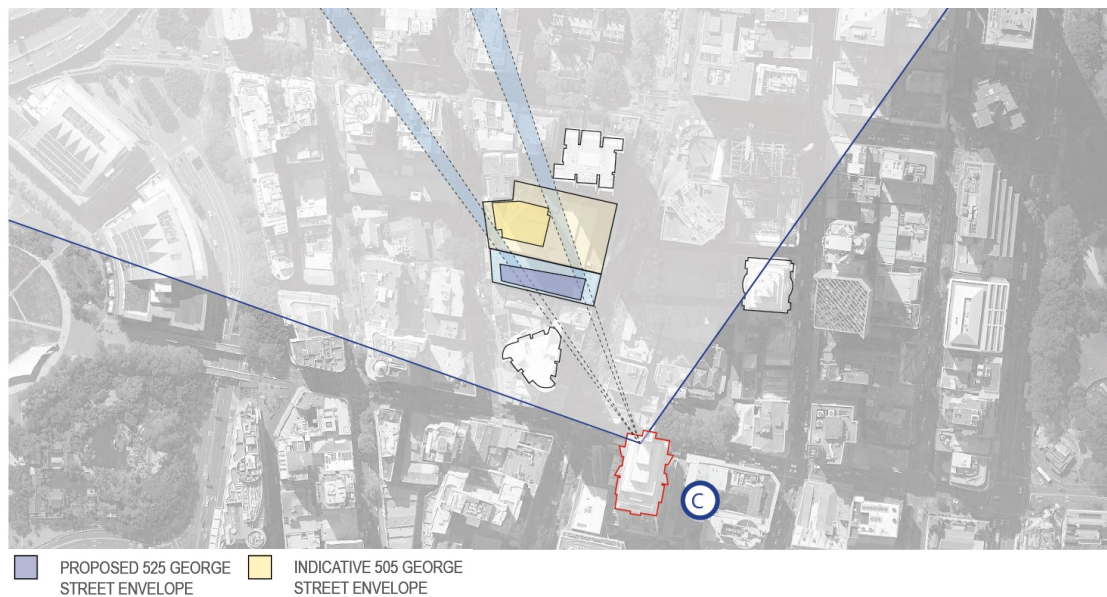


Figure (19) - View C. View Plan - World Tower 91-95 Liverpool Street,

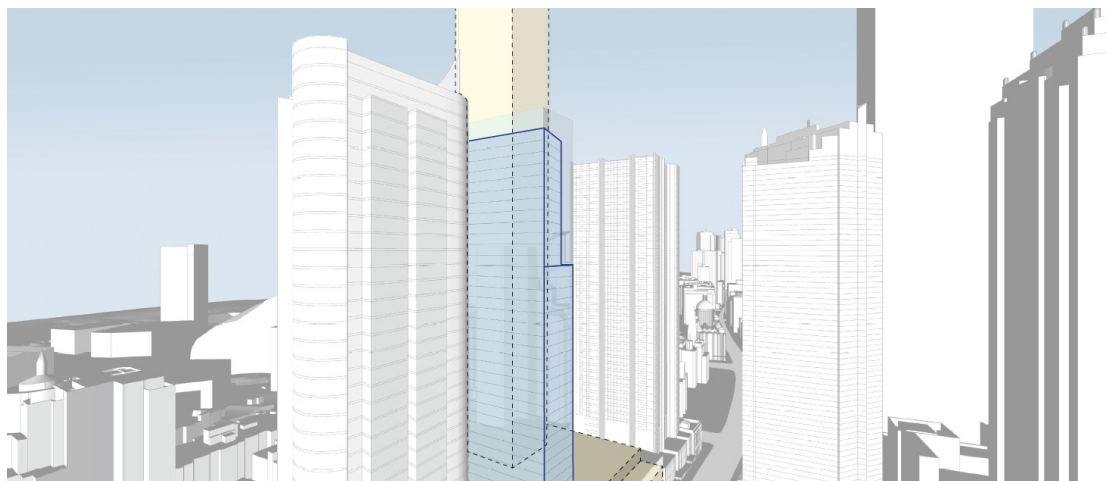


Figure (20) – View C. View Perspective - World Tower 91-95 Liverpool Street

VIEW D. PRIVATE COMMERCIAL

LOCATION: 258 KENT STREET, MERITON SUITES.
HEIGHT: 125M ABOVE STREET (1M WITHIN HOTEL ROOM).
DISTANCE TO THE SITE: 23M (APPROXIMATE).
VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW.

This view location is from 'Meriton Suites', a 48-storey commercial building (hotel). The view shown below is indicative of the most affected private views from this location. The view looks to the north across its immediate neighbour being the proposed development site at 525 George St towards towers at 101 Bathurst St as well as the proposed development at 505 George St. Given the height of the view point, views from this location sees both district views across to neighbouring buildings as well as more distant views to the west i.e. Sydney's north western suburbs.

The proposed development at 525 George will affect the views from this location by partially blocking the views between the tower at 258 Kent Street and the proposed tower at 505 George St. This view affect is not considered unacceptable given that the viewpoint will still enjoy district and distant views.

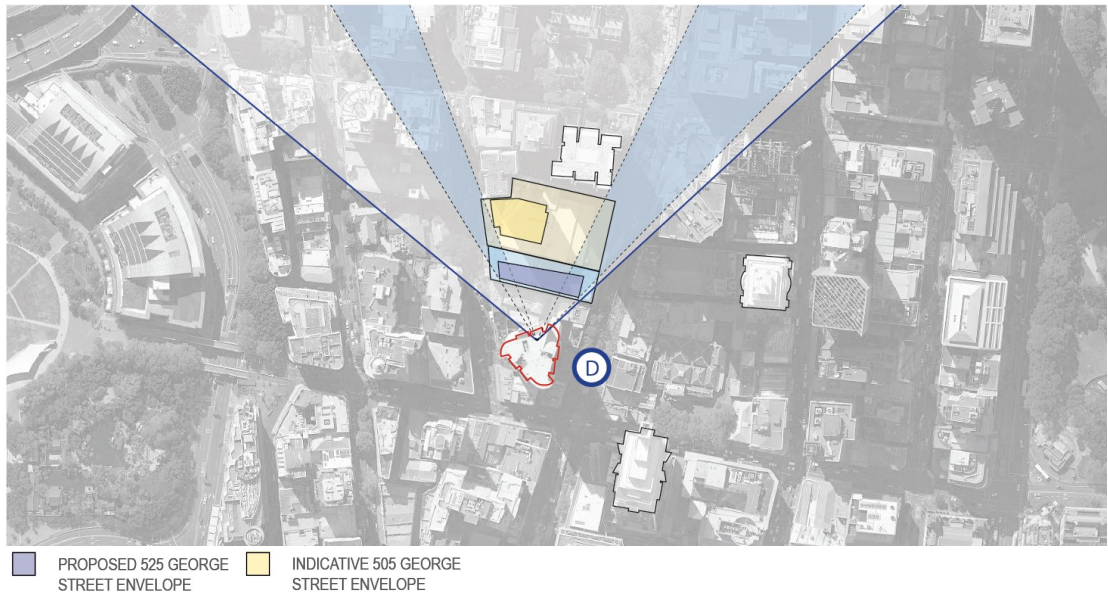


Figure (21) – View D. View Plan - 258 Kent Street, Meriton Suites

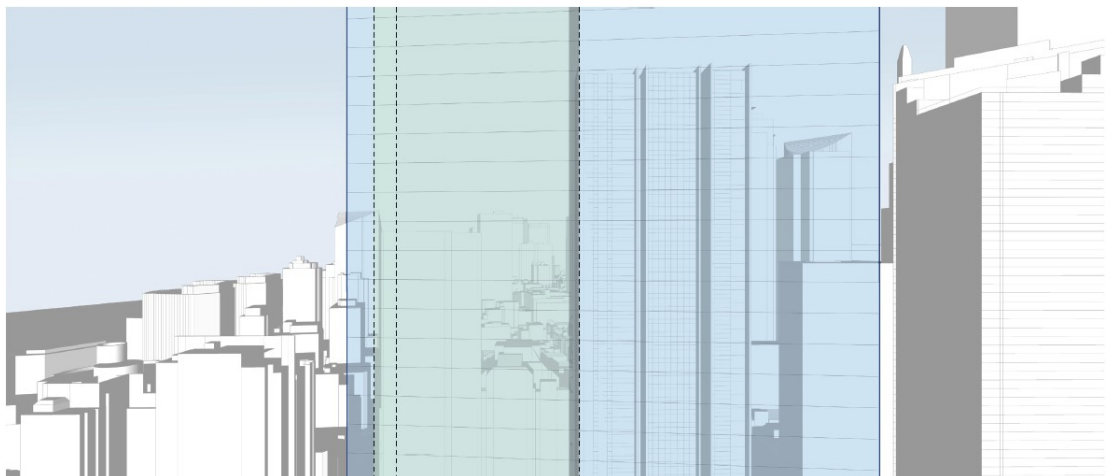


Figure (22) – View D View Perspective - 258 Kent Street, Meriton Suites

VIEW E. PROPOSED PRIVATE RESIDENTIAL & COMMERCIAL

LOCATION: 505 GEORGE STREET

HEIGHT: 125M ABOVE STREET (1M WITHIN ASSUMED DEVELOPMENT FOOTPRINT).

DISTANCE TO THE SITE: 22M (APPROXIMATE).

VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW (ASSUMED DEVELOPMENT FOOTPRINT).

This view location is from an assumed residential apartment in the redeveloped residential and commercial tower form proposed for 505 George St. Given that a detailed development application for the site has yet to be approved by Council, the author of this report has made some assumptions with respect to the tower form, footprint etc of the proposed development in order to facilitate a preliminary consideration of view impacts from this location. The assumed footprint for the tower has been based on publicly available material for the Design Excellence winning scheme by Architectus and Ingenhoven Architects. It should be noted that this view assessment should be re-examined once more detailed material is available for the proposal on the site at 505 George Street.

It should be also noted that the report by the Central Sydney Planning Committee (4th December 2014) assessing the the redevelopment of 505 George St stated '*apartments should not have a single aspect to the south*'. This statement was specifically in reference to visual impacts to and from a proposed redevelopment of 525 George St.

View E. looks to the south west across the proposed development site at 525 George Street as well as more open vistas across Darling harbour and the Pyrmont Peninsular. Given the height of the viewpoint, views from this location sees both district views across to neighbouring buildings as well as more distant views to the west i.e. Sydney's western suburbs.

The proposed development at 525 George will affect the views from this location by reducing views to the south west. Views to the south would be affected by the existing tower at 258 Kent Street. This view affect is not considered unacceptable given that the viewpoint will still enjoy district and distant views. Further the proposed tower form at 505 George St is over 100m taller than the development envelope sort for the redevelopment of 525 George St, allowing the tower a significant an ability to capture unfettered views across most city buildings. Further given that this assumed view impact is for a future detailed development application at 505 George St, it is considered likely that a tower form proposed for the site at 505 George St will not rely upon vistas across a side property boundary (i.e. that of 525 George St) for the amenity of its habitable areas.

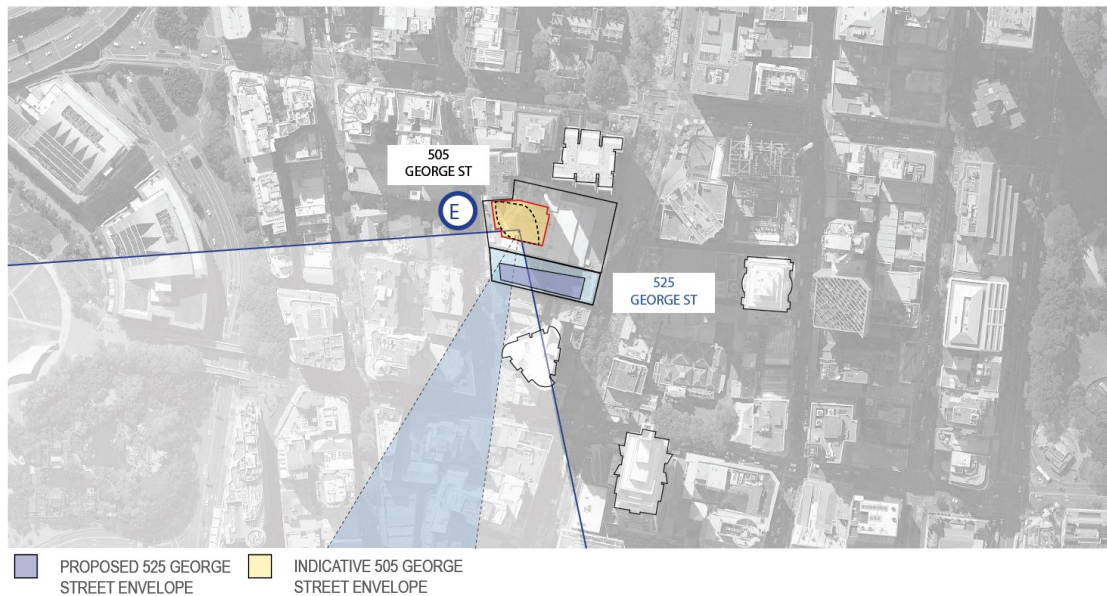


Figure (23) – View E. View Plan – 505 George St (assumed future redevelopment footprint)

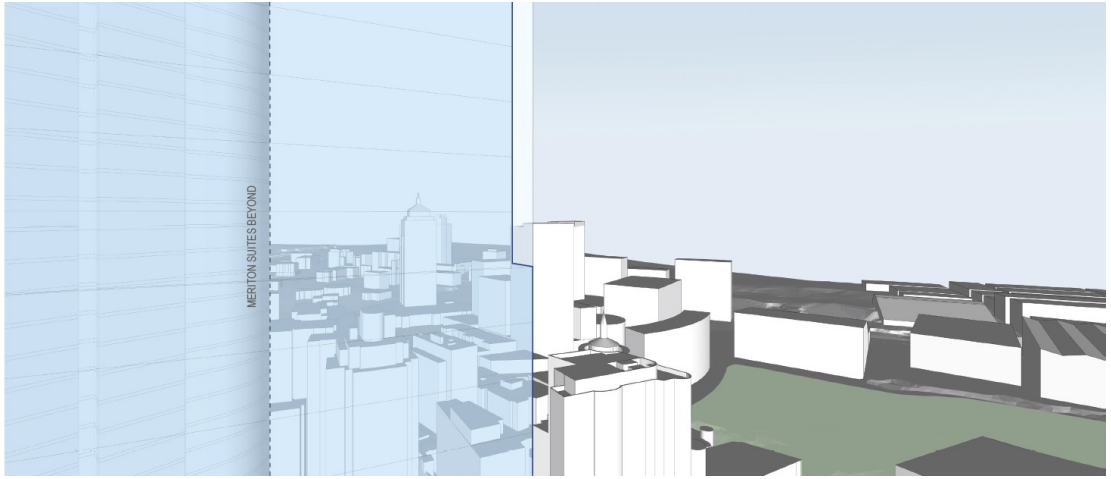


Figure (24) – View E View Perspective - 505 George St (assumed future redevelopment footprint)

VIEW F. PROPOSED PRIVATE RESIDENTIAL & COMMERCIAL

LOCATION: 505 GEORGE STREET

HEIGHT: 125M ABOVE STREET (1M WITHIN ASSUMED DEVELOPMENT FOOTPRINT).

DISTANCE TO THE SITE: 22M (APPROXIMATE).

VIEW TYPE: PRIVATE RESIDENTIAL APARTMENT VIEW (ASSUMED DEVELOPMENT FOOTPRINT).

This view location is from an assumed residential apartment in the redeveloped residential and commercial tower form proposed for 505 George St. A more detailed discussion regarding the assumptions made for the redevelopment of 505 George St is detailed in the assessment of View E.

View F. looks to the south east across the proposed development site at 525 George Street as well as the existing tower at 258 Kent Street and neighbouring buildings long Liverpool St. Given the height of the viewpoint, views from this location are mostly district views across to neighbouring buildings including residential and commercial towers.

The proposed development at 525 George will affect the views from this location by reducing views to the south and south east. Views to the south would be largely affected by the existing tower at 258 Kent Street. This view affect is not considered unacceptable given that the viewpoint will still enjoy district views. A more detailed discussions of view impacts from the proposed redevelopment of 525 George St onto the future tower at 505 George St is detailed in the assessment of View E.



Figure (25) – View F. View Plan – 505 George St (assumed future redevelopment footprint)

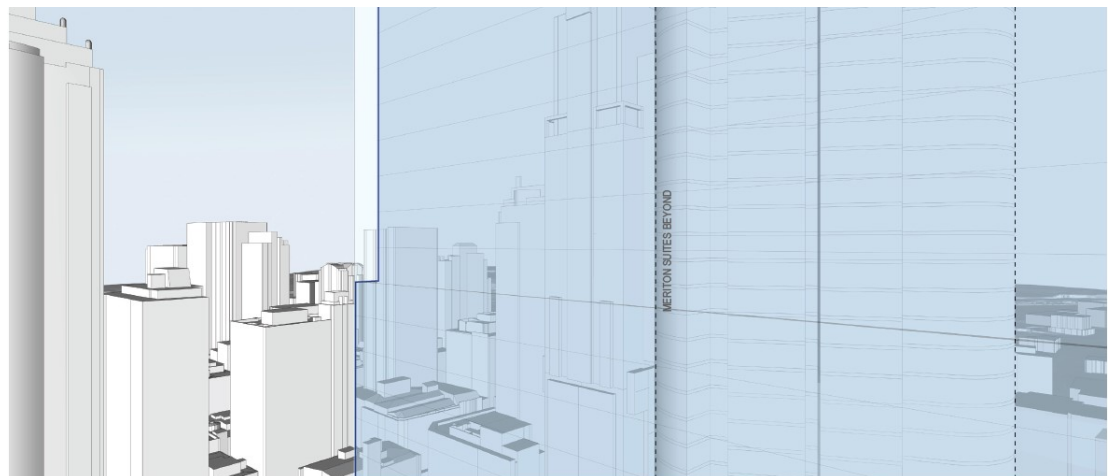


Figure (26) – View F View Perspective - 505 George St (assumed future redevelopment footprint)

4.0 CONCLUSION

It is considered that the Concept Development Application proposal for the redevelopment of 525 George St achieves a reasonable balance between the allowance of renewal (and therefore redevelopment) of an inner-city CBD property with the protection of both public and private views. The proposal is considered to not detract from the overall visual connectivity (for pedestrians and the like) of the public domain nor result in unreasonable private domain view loss (considering its inner-city CBD location).

It should be noted that an expectation of limited or insignificant visual impacts to existing private view corridors (i.e. from neighbouring private properties) by the foreshadowed redevelopment of the site sits at odds with the site's CBD location, the current development controls applicable to the site and the understood future desire character of the area. We also note that the urban built form which would result from a 'very limited visual impact only' development policy would result in an ad hoc and disjointed city-wide built landscape, both when viewed from the public and private domains.

END.