

Appendix L Views Study

2016

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Introduction

Introduction

This study provides a review of the effect that maximum future development may have on the overall form of the city as viewed from selected vantage points.

The study is theoretical in that it assumes that every potential development site builds to its maximum height. This scenario is extremely unlikely to eventuate. It should be noted that in each cluster of towers it is more likely that only about 1 in 3 of the potential tall towers will be developed.

Purpose of this study

The terrain of Sydney offers many vantage points with clear views toward the CBD. These view studies consider a small group of views that are representative of those many vantage points. Each study contemplates the change in the skyline of the CBD and identifies the main groups of tower forms – core, midtown and southern precincts – that move into prominence relative to each vantage point. The relationship between these groups and development controls designed to protect sunlight to public open spaces is also explained.

Methodology

The study considers the city in terms of existing and future forms. A series of viewpoints surrounding the CBD was selected based on their significant prospect toward the city, both at short and long range scales. Photographs were taken from each point to use as a background image for montage studies of future forms.

Information on the forms of buildings, streets, public open spaces and terrain of the existing city was acquired from a 2013 edition of a LiDAR-generated 3D model of the City's Local Government Area. Any tower development over 100 metres in height, constructed since the model's edition, was added to the existing fabric of the model.

Future forms contemplated here include any development over 100 metres in height approved for construction by the City; development approved under the jurisdiction of NSW Planning; and tower forms resulting from the increased capacity considered by this strategy. Sources of information include drawings and 3D CAD models submitted by DA applicants and held by the City's Development Assessments department; and documentation of state significant development available on the Planning NSW website.

Combining existing and future built forms into one 3D CAD model, a series of view captures were rendered from viewpoints in the CAD model that corresponded to the viewpoints used for the background images. The forms of future development in each view render were then extracted and montaged into the background images to demonstrate how the city's overall form will change.

The following analysis provides an explanation of the significance of each viewpoint and a short discussion of the change in the overall form of the city, apparent from that viewpoint.

Limited sites

The Strategy proposes a number of view protection planes associated with Martin Place and Central Station that are discussed in Section 4 of the Strategy.

These planes are designed to limit potential development on certain sites in order to preserve the existing open sky backdrops and significant roof lines that frame these special places.

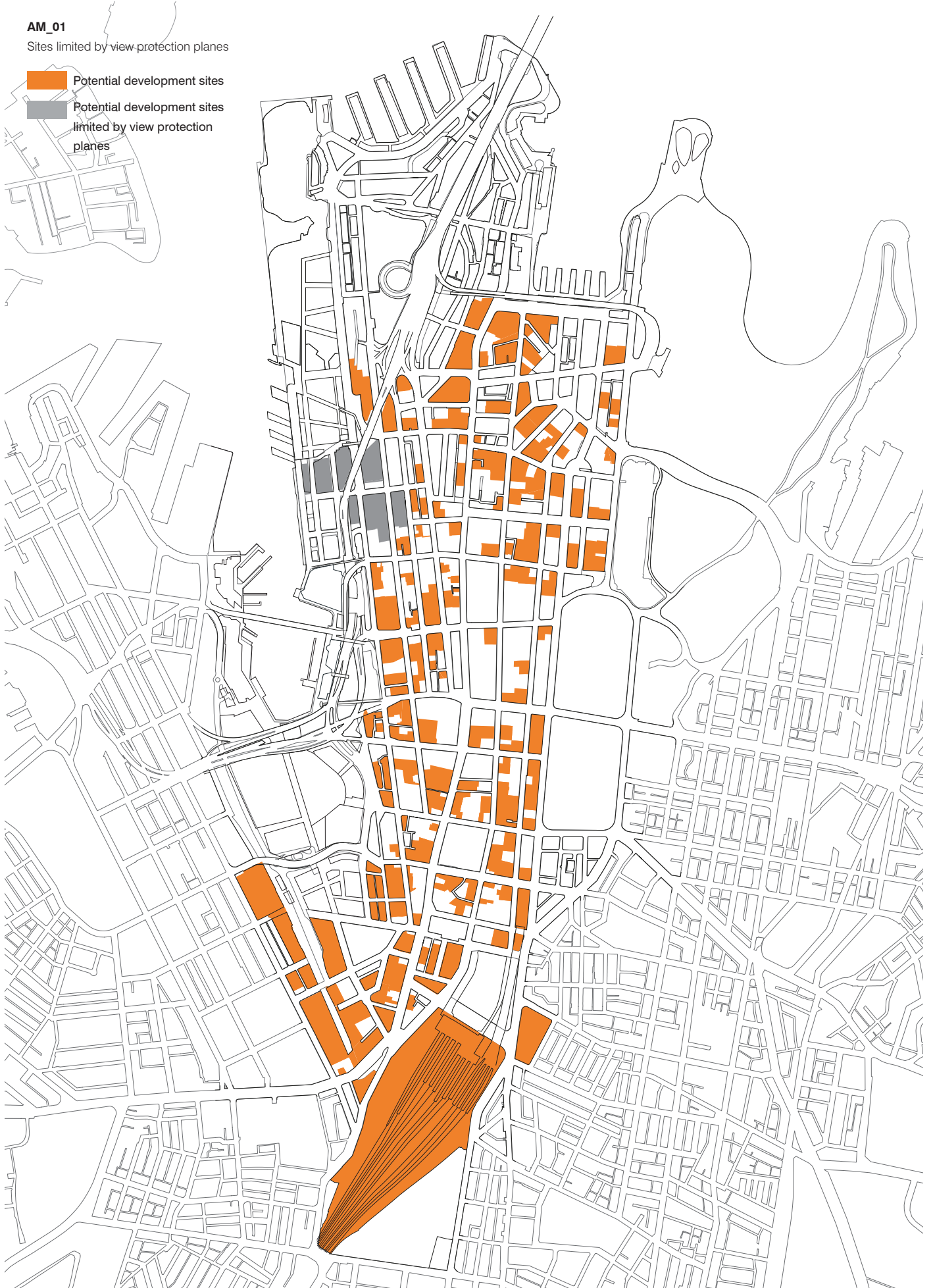
The map opposite identifies sites in which development potential would need to respond to these view protection planes.

The series of montage studies that follows does not reflect the height limitations created by the proposed view protection planes. Tower forms appearing in this study, notably on sites around Erskine Street as identified in the map opposite, would be significantly limited in response to these view protection planes.

AM_01

Sites limited by view protection planes

-  Potential development sites
-  Potential development sites limited by view protection planes



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Analysis

View from Yurong Point

Yurong Point is a key vantage point to the city with spectacular views across Farm Cove to the Harbour Bridge, Sydney Opera House, and the Botanic Gardens with the city as backdrop. Large numbers of tourists and residents visit this location daily. It is a prized location for world-renowned events such as the New Year's Eve fireworks and the Sydney-to-Hobart yacht race.

The view at AM_03 shows the change to the city's existing core and part of the midtown and southern precincts at the left. New tower forms between 1 Farrer Place (Governor Phillip Tower) and 1 Alfred Street shift the visual centre of the skyline northward. Development under consideration or already approved are notable components of this group – eg. 50 Bridge Street, 1 Alfred Place and Crown Casino. The lower midtown skyline (at left of the montaged view) also shows a change of focus. Existing markers such as the Supreme Court of NSW and Telstra Plaza become the lower foreground to taller tower forms grouped around Liverpool and Castlereagh Streets. Approved development at 60 Martin Place and 115-119 Bathurst Street are notable new buildings in this group.

AM_02
Yurong Point
Existing View



AM_03
Yurong Point
Potential View



View from Kirribilli

Bradfield Park, Milsons Point and Kirribilli Ferry Wharf afford a direct view of Circular Quay with the city beyond. Flanked by the Sydney Opera House and Harbour Bridge, this gateway view is key to the entry procession into the city experienced by people travelling across the Bridge and into Circular Quay by water. This is also a prime viewing location for harbour events such as New Year's Eve.

From here, the existing skyline of the city is relatively uniform, with the Opera House sitting apart as a landmark in the round. Chifley Tower, Aurora Place, AMP, Governor Phillip Tower, Macquarie Place and Grosvenor Place are significant markers in the existing city core.

Future tower forms from Macquarie Place to George Street identify this precinct as the future heart of Central Sydney business precinct. AMP, Grosvenor Place and Macquarie Place recede in prominence. Significant new development in this view includes 50 Bridge Street, 1 Alfred Street and the towers at Barangaroo South.

AM_04
Kirribilli
Existing View



AM_05
Kirribilli
Potential View



View from Balls Head

Balls Head is a public bushland reserve directly west of McMahons Point on the north shore. An elevated prospect clearly reveals the city within the context of ongoing development at Barangaroo and Darling Harbour.

Two clusters of intended tower forms alter the city's skyline. To the east, the density in the central Sydney core is intensified. Existing landmark buildings such as Governor Phillip Tower and Grosvenor Place are now part of a larger ensemble of significantly taller towers. Future development at 50 Bridge Street and 1 Alfred Place are part of this cluster.

To the west, Crown Casino and the residential towers at Barangaroo South are at the apex of the future cluster around Clarence and Erskine Streets.

Development between these clusters is limited to preserve sunlight to Wynyard Park and Lang Park. Consequently Sydney Tower is framed between these two groups.

Future tower forms in the southern precinct provide a backdrop to the mixed use development of Darling Harbour Live.

AM_06
Balls Head
Existing View



AM_07
Balls Head
Potential View



View from Gladesville Bridge

Gladesville Bridge is located on a significant arterial road entering the city from the northwest and affords clear long-range views to the CBD due to its elevation above sea level. This prospect reveals a clear understanding how future capacity in the CBD is clustered around core, midtown, southern and Central Station precincts.

To the north, the density and height of the central core is clearly evident. Crown Casino recedes into the backdrop of future development behind it. Tower forms around Erskine Street are significant markers and Sydney Tower appears as a flanking element to this cluster. The midtown cluster, visible centre-right in the image, rises out of sites around Liverpool and George Streets and the southern precinct around Haymarket appears at the far right of the image.

Breaks in development between these clusters attest to the locations of open spaces in Central Sydney - Hyde Park, future Town Hall Square, Belmore Park, Prince Alfred Park - and the controls designed to preserve sunlight in these special places.

AM_08

Gladesville Bridge

Existing View



AM_09

Gladesville Bridge

Potential View



View from Giba Park

Several public parks throughout Pyrmont are significant for their close-range views across Darling Harbour to the western edge of the CBD. Giba Park sits high above Jones Bay and its prospect to the city is particular for its capture of the entire CBD from Barangaroo to Haymarket at close range.

The three main clusters – core, midtown and southern precinct – are apparent here. Barangaroo South is prominent in the foreground. Prominent forms around Erskine Street would be limited by view protection planes relating to Martin Place.

Future tower sites in the mid-town group around George and Liverpool Streets are dispersed as a result of development site patterns in this precinct and sunlight controls to Belmore Park. The lower tower forms in this group are sites along Pitt Street.

Further south, the hotel and mixed use sites of Darling Harbour Live appear in front of the southern precinct around Haymarket.

The height of Sydney Tower appears diminished in this view due to foreshortening of the perspective and the tower's position at the eastern edge of the CBD.

AM_10
Giba Park
Existing View



AM_11
Giba Park
Potential View



View from Sydney Park

Views toward the CBD from the south are significant for their number and because many rail commuters will experience these at the end of the journey along the main trunk line from the west. This view from the northern knoll at Sydney Park clearly shows how the future skyline will be appear from such a perspective.

The aspect of this perspective is oblique to the north-south form of Sydney's CBD grid. Consequently, the central core, midtown and southern precinct clusters converge in a concentration of towers.

The southern precinct appears in the centre foreground of this view, with the taller forms behind sitting on the rise of the CBD's midtown precinct.

The core in the north of the city is visible on the left side of the group, with sites near Erskine Street and Barangaroo visible at left. The group of forms at right to the main group are possible outcomes of the Central to Everleigh development currently under consideration by Urban Growth NSW.

AM_12
Sydney Park
Existing View



AM_13
Sydney Park
Potential View



View from Sydney Tower

The view from Sydney Tower is a major tourist attraction for both international and local visitors due to its panoramic vista of the entire metropolis. This view demonstrates the effect of the future central core on views north, toward Port Jackson.

The Sydney Opera House remains visible between Governor Philip Tower and Aurora Place. The concentration of potential development on sites around Macquarie Place and along Bridge Street compromise views of the Harbour Bridge.

Views out to the north-west over Balmain are also limited by the potential forms around Erskine Street and towers of Barangaroo beyond.

AM_14
Sydney Tower
Existing View



AM_15
Sydney Tower
Potential View

