Barangaroo Concept Plan Modification MP06_0162 Mod 4

Barangaroo South (Hotel development, additional GFA and Height)
SEPP (Major Projects) 2005 proposed amendment

Submission to the NSW Department of Planning 24 September 2010

Supplementary View Analysis Report

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24 September 2010

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1.0 Introduction

This Supplementary View Analysis Report is to be read in conjunction with the main submission by the City of Sydney on Barangaroo South, dated 24 September 2010. The City has prepared this View Impact Analysis in order to:

- illustrate that the Proponent's View Impact Analysis is insufficient and should be resubmitted; and
- assist with the City's assessment of the impact of the proposal from key sites.

2.0 Comment on the Proponent's View Impact Analysis

The Proponent's View Impact Analysis in its current form is unacceptable.

The document states that '*the exact methodology (including lens type, perspective, height and photo location) adopted for earlier view impact assessments…could not be replicated…Accordingly, a true visual comparison has not been provided.*'[1]

For a development of this significance, a true visual comparison is a non-negotiable requirement. A direct comparison of 'before' and 'after' is fundamental to any assessment of the proposal.

Most of the images provided by the Proponent use an artificially wide angle of view and short focal length, the effect of which is a diminished sense of scale of the development compared to the visual perception of the human eye.

Images should be produced using a 50mm lens and an angle of viewof 46 degrees. These dimensions are considered to be close to the human eye's perspective and are the accepted criteria by the NSW Land and Environment Court for visual impact assessment.

An appropriate methodology would be:

1 – Establishment of assessment criteria including long, mid and short range viewing points from public vantage points and private property;
2 – Analysis of the existing visual environment;
3 – Photomontages of the proposal compared to the existing and the approved scheme;
4 – Analysis of the images in terms of visibility and visual absorption capacity; and

[1] View Impact Analysis. Section 1.2. pg 3.

5 – A visual impact rating for each of the views, proposed mitigation measures (if any) and conclusions.

The methodology for the analysis should be agreed with the consent authority prior to commencement.

To assist the proponent in preparing an acceptable View Impact Analysis, the City has provided the Department of Planning a copy of the Chatswood Transport Precinct Visual Impact Assessment prepared by Architectus in March 2005. This report is considered to be a comprehensive visual analysis.

Recommendation: The proponent should be requested to re-submit their View Impact Analysis.

3.0 Methodology for the City's View Analysis Report

The City has undertaken its own view analysis in order to assess the proposal.

The following methodology was used:

1 – The City Planning and Regulatory group, in consultation with the City's Urban Design and Heritage staff, selected a series of vantage points which they considered to be critical to the assessment of the proposal. All sites were inspected by Planning staff prior to the final selection being made. These locations are considered to be representative of key views. They are not exhaustive. A comprehensive visual impact assessment would analyse long range, mid range and short range views including some representative views from private property as discussed in Section 2. It is the responsibility of the applicant to undertake a comprehensive visual impact analysis to a methodology agreed to by the consent authority.

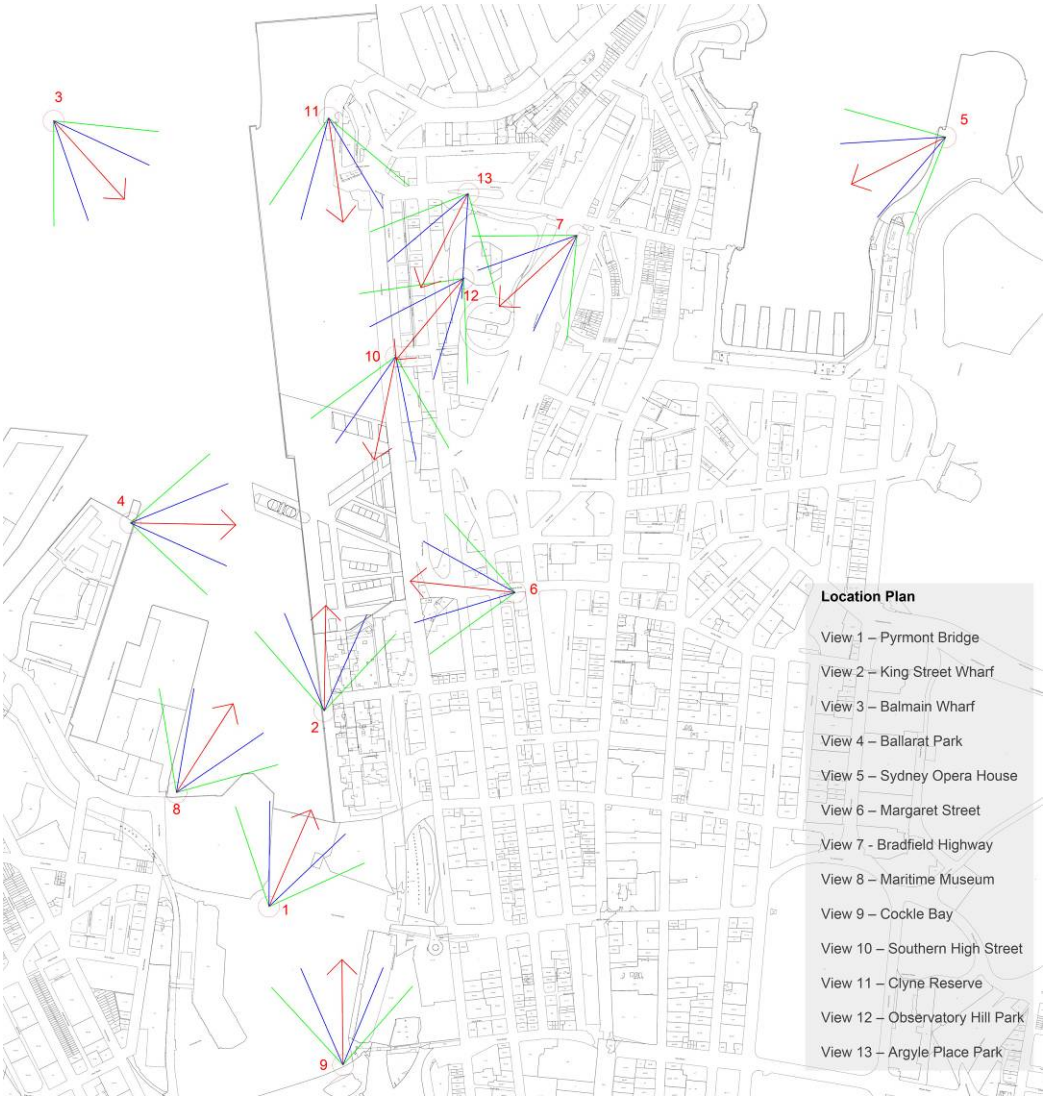

Figure 1 – Location of Views

2 – These vantage points were then photographed by the City's in-house technicians. Images were taken at 24mm and 50mm focal lengths, with angles of view of 84^0 and 46^0 respectively. The locations of each photograph were carefully recorded and the height and direction of the camera were also documented.

Figure 2 – Photographic record of camera position and location

3 – The locations of each image were then recreated in the City's digital model of Sydney. Using Bentley Microstation, the City is also able to replicate the exact focal length, angle of view and target point taken by the real camera. The following figures illustrate the accuracy of the City's methodology.

Figure 3 – The original photograph taken by City staff.

Figure 4 – The same view recreated digitally.

Figure 5 – Overlay of digital and real imagery to demonstrate accuracy.

4 – The Proponent's scheme was then modelled digitally in Microstation. To do this, the Indicative Maximum Building Height, Location and Dimension Map (Figure 6) was imported into the City's CAD model and then scaled to match the site boundaries. Using the figured dimensions on the plan, a 3D digital model of the Proponent's scheme was constructed. The heights used are the maximum heights shown In Figure 6.

Figure 6 – Indicative Maximum Building Height, Location and Dimension Map. Roger Stirk Harbour + Partners

The only departure from this drawing is the hotel form, which was modelled based on the plans and sections shown in the Urban Design Statement on pages 106-113. The reason this was done was because of the significant discrepancy between the Indicative Maximum Building Height, Location and Dimension Map and the illustrations of the hotel throughout the submission.

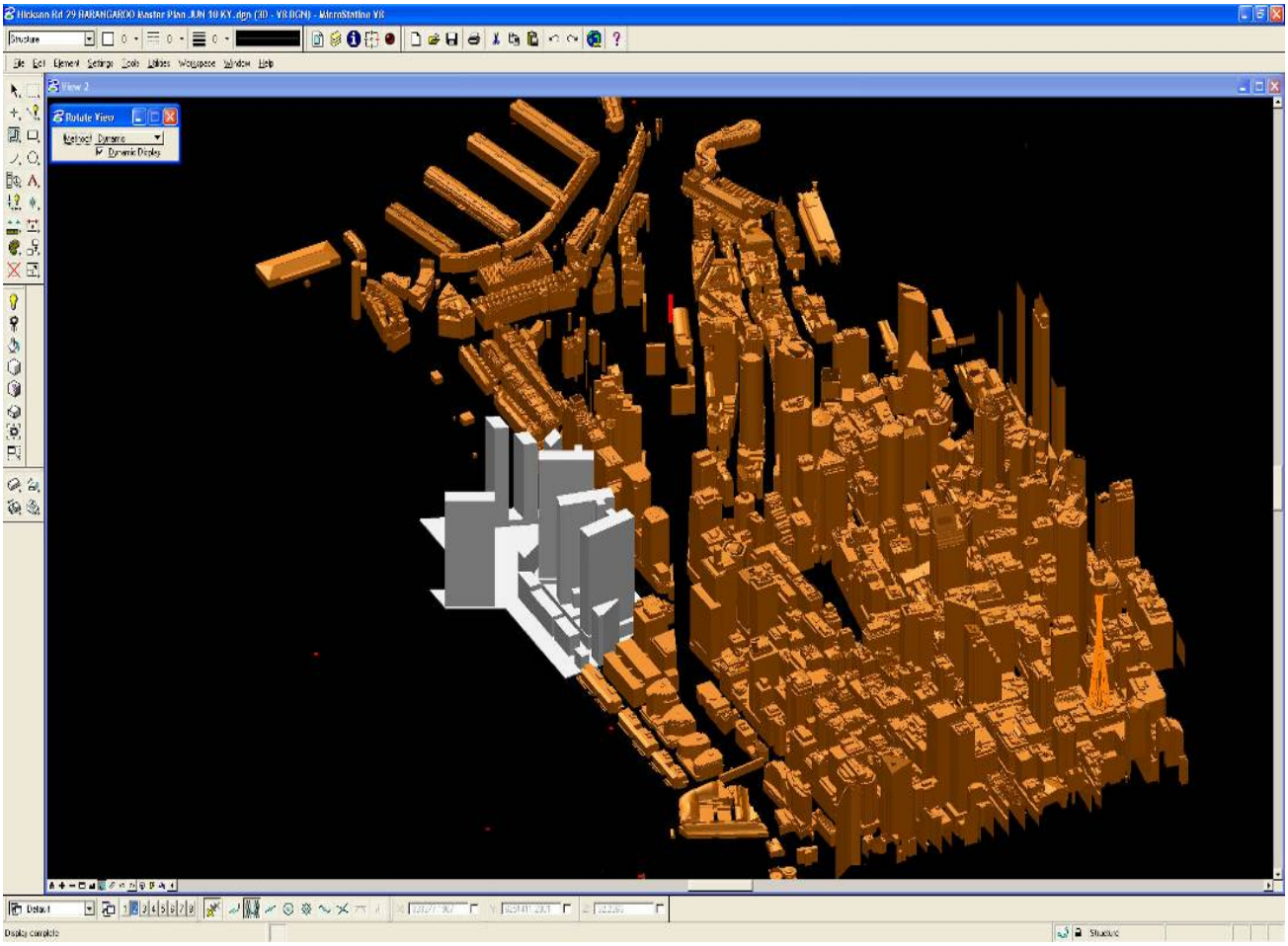

Figure 7 – The Proponent's scheme in the City's model.

5 – Each of the selected views were then rendered and imported into Adobe Photoshop. The final montages were produced by overlaying the digital imagery with the actual photographs. The following figures illustrate this process.

Figure 8 – An original photograph

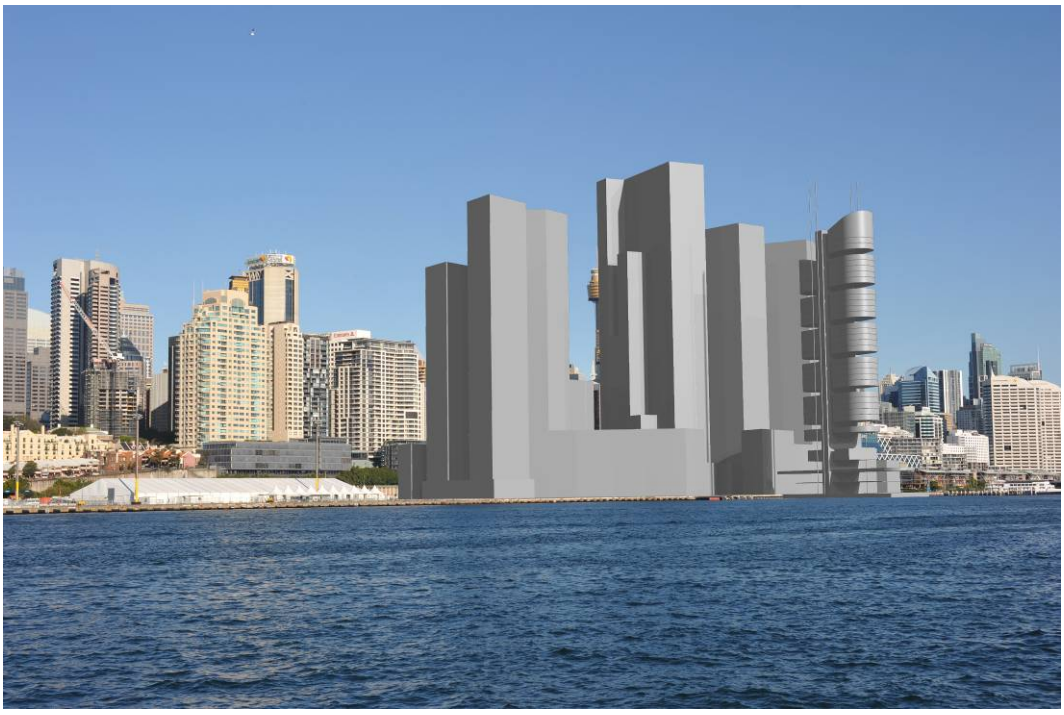

Figure 9 – The digital imagery overlain on the photograph

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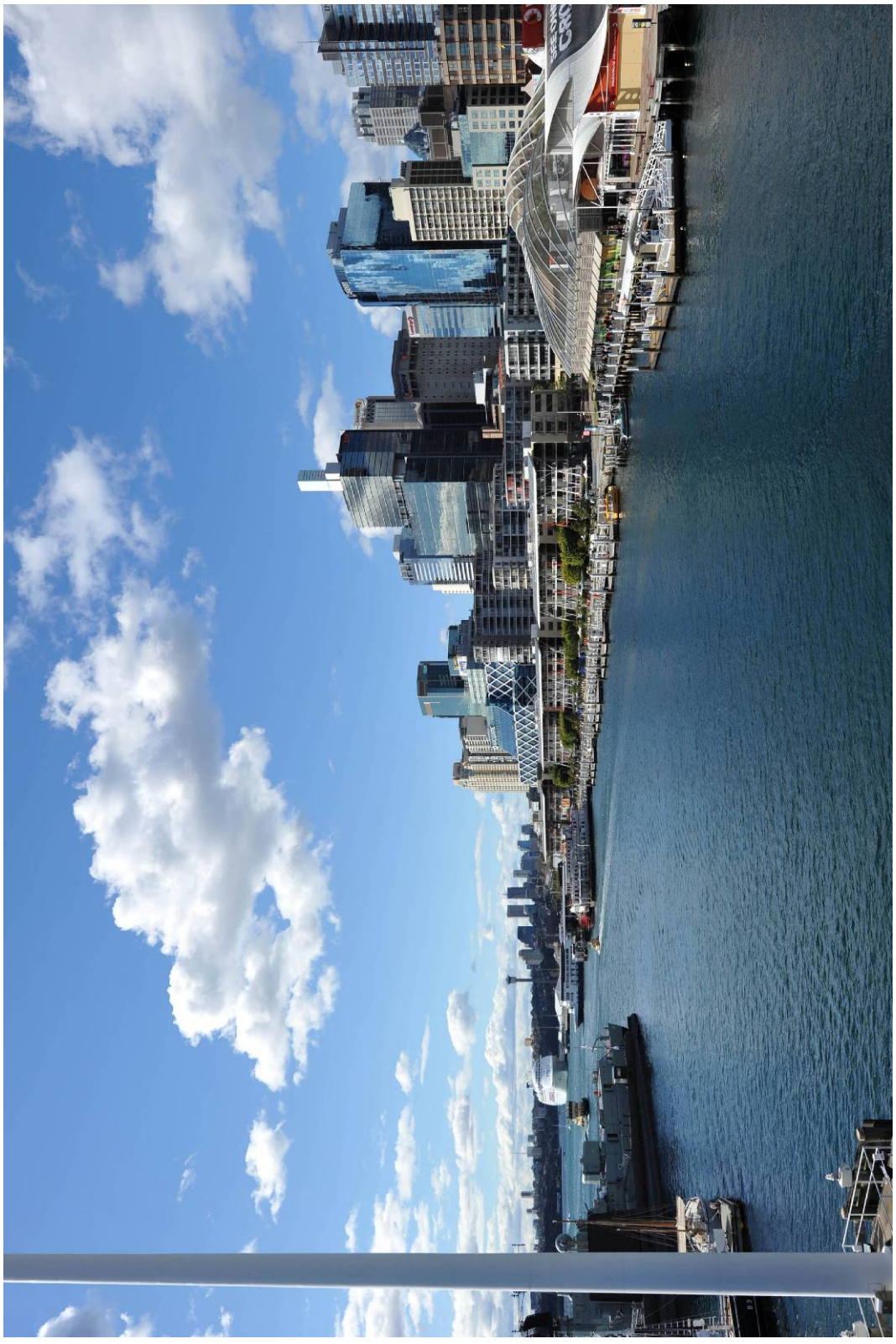
4.0 View Impact Analysis

Thirteen pairs of views have been selected to undertake the view analysis. These are not intended to be exhaustive or to be a substitute for a full view analysis to be undertaken by the Proponent.

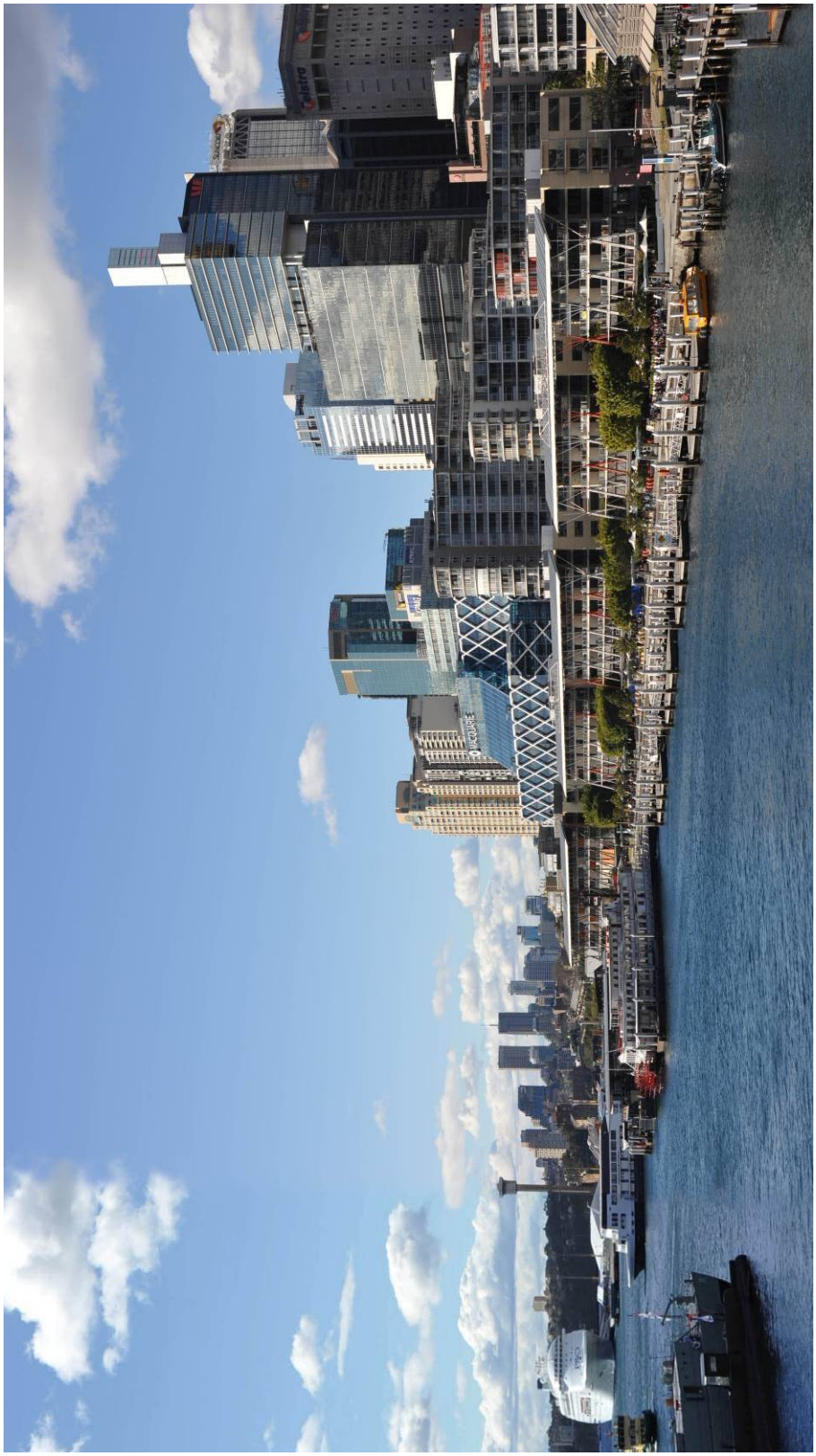
View 1 – Pyrmont Bridge
View 2 – King Street Wharf
View 3 – Balmain Wharf
View 4 – Ballarat Park
View 5 – Sydney Opera House
View 6 – Margaret Street
View 7 - Bradfield Highway
View 8 – Maritime Museum
View 9 – Cockle Bay
View 10 – Southern High Street
View 11 – Clyne Reserve
View 12 – Observatory Hill Park
View 13 – Argyle Place Park

Each of the above views is illustrated on the following pages. The first image shown is the existing view, the following page is matched with the proposed view. All views are shown at 50mm focal length and 46^0 angle of view (human eye view). Some views are shown at 24mm focal length and 84^O angle of view (wide angle view) as the Proponent has used this method and the City sought to compare the views.

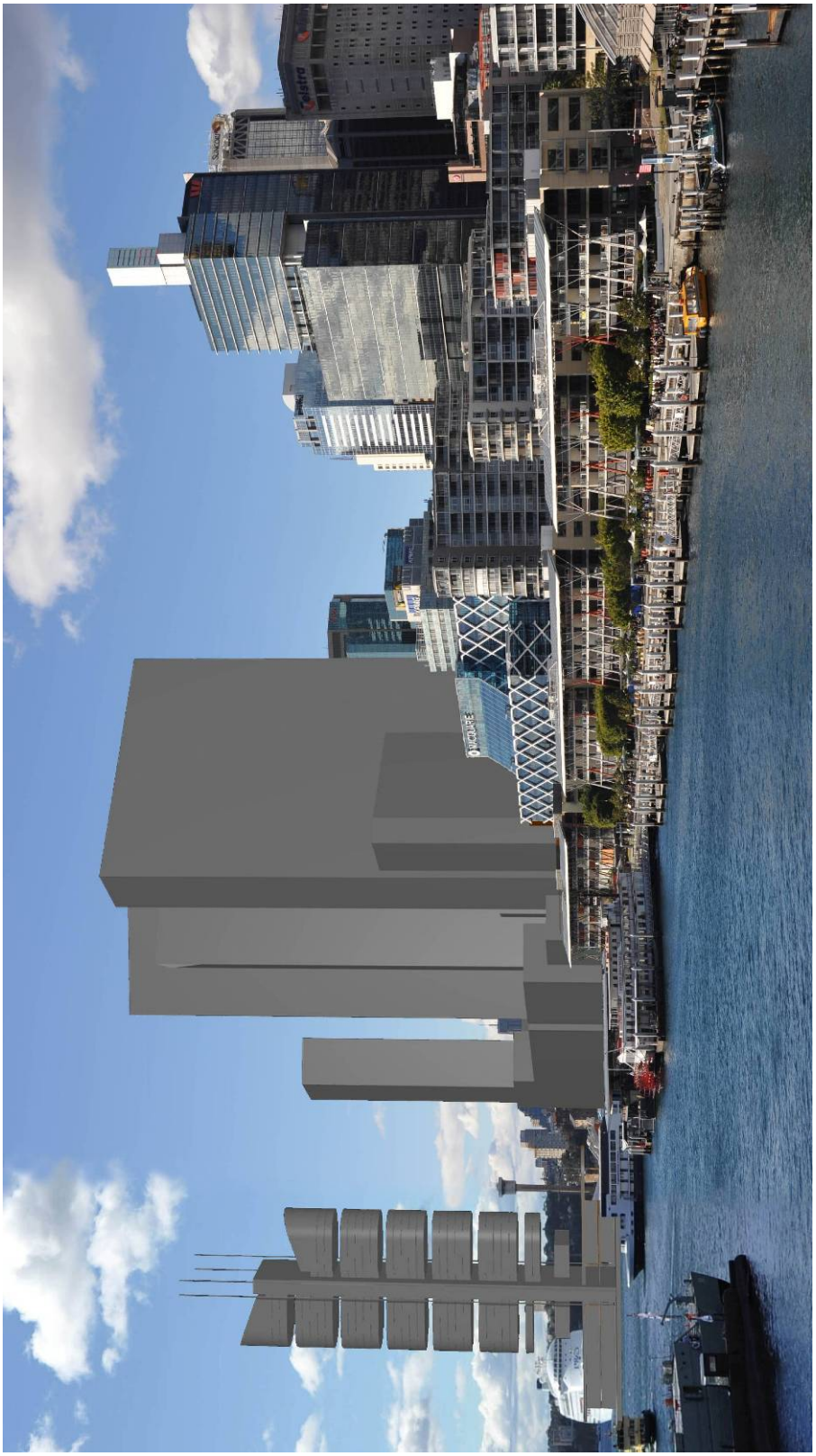


View 1 – Pyrmont Bridge looking north – 24mm focal length, 84^{O} angle of view – Existing

View 1 – Pyrmont Bridge looking north – 24mm focal length, 84^{O} angle of view – Proposed



View 1 – Pyrmont Bridge looking north – 50mm focal length, 46^{O} angle of view – Existing view



View 1 – Pyrmont Bridge looking north – 50mm focal length, 46° angle of view – Proposed

View 2 – King Street Wharf looking north – 24mm focal length, 84^{O} angle of view – Existing view

View 2 – King Street Wharf looking north – 24mm focal length, 84° angle of view – Proposed

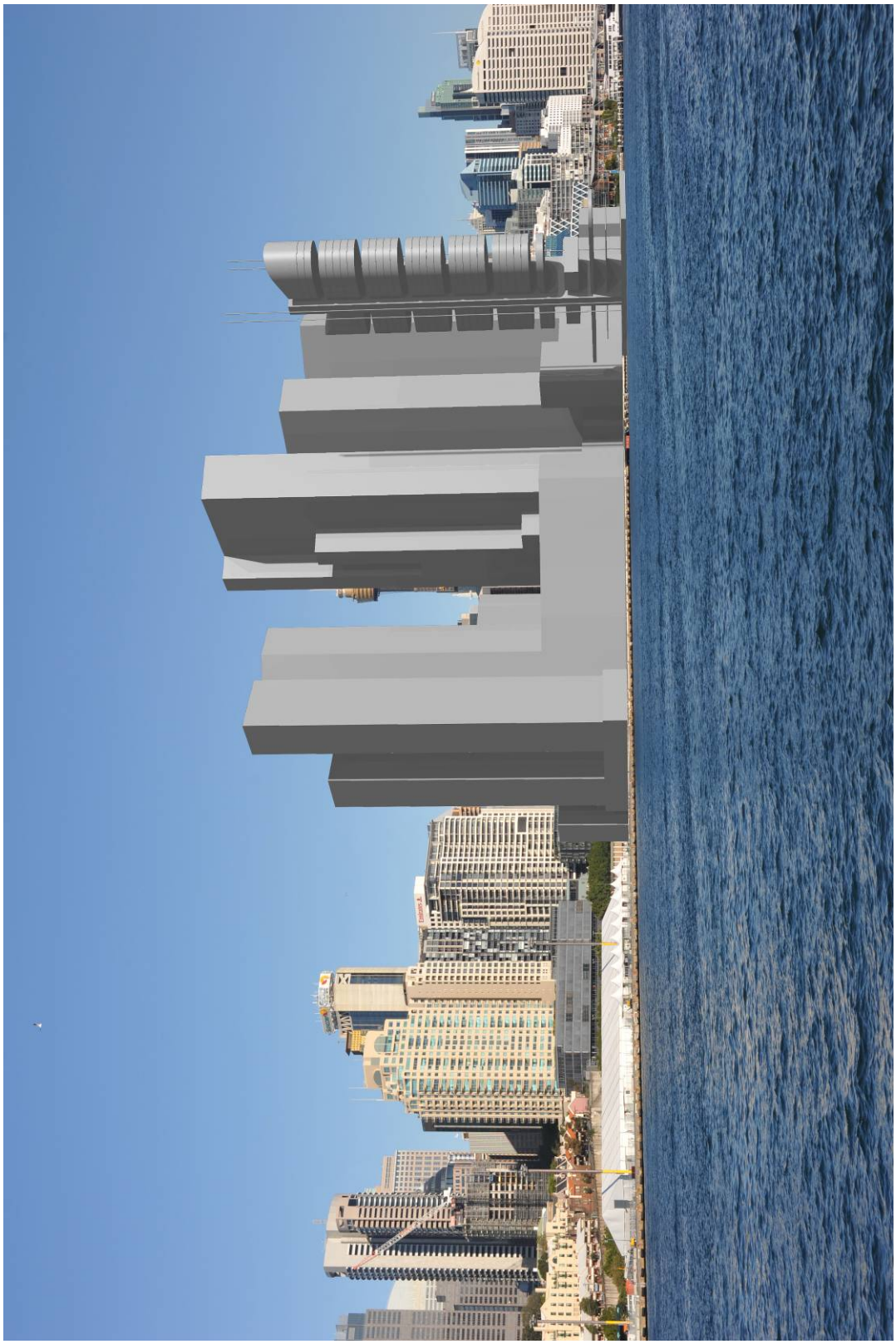
View 2 – King Street Wharf looking north – 50mm focal length, 46^{O} angle of view – Existing view

View 2 – King Street Wharf looking north – 50mm focal length, 46^{O} angle of view – Proposed

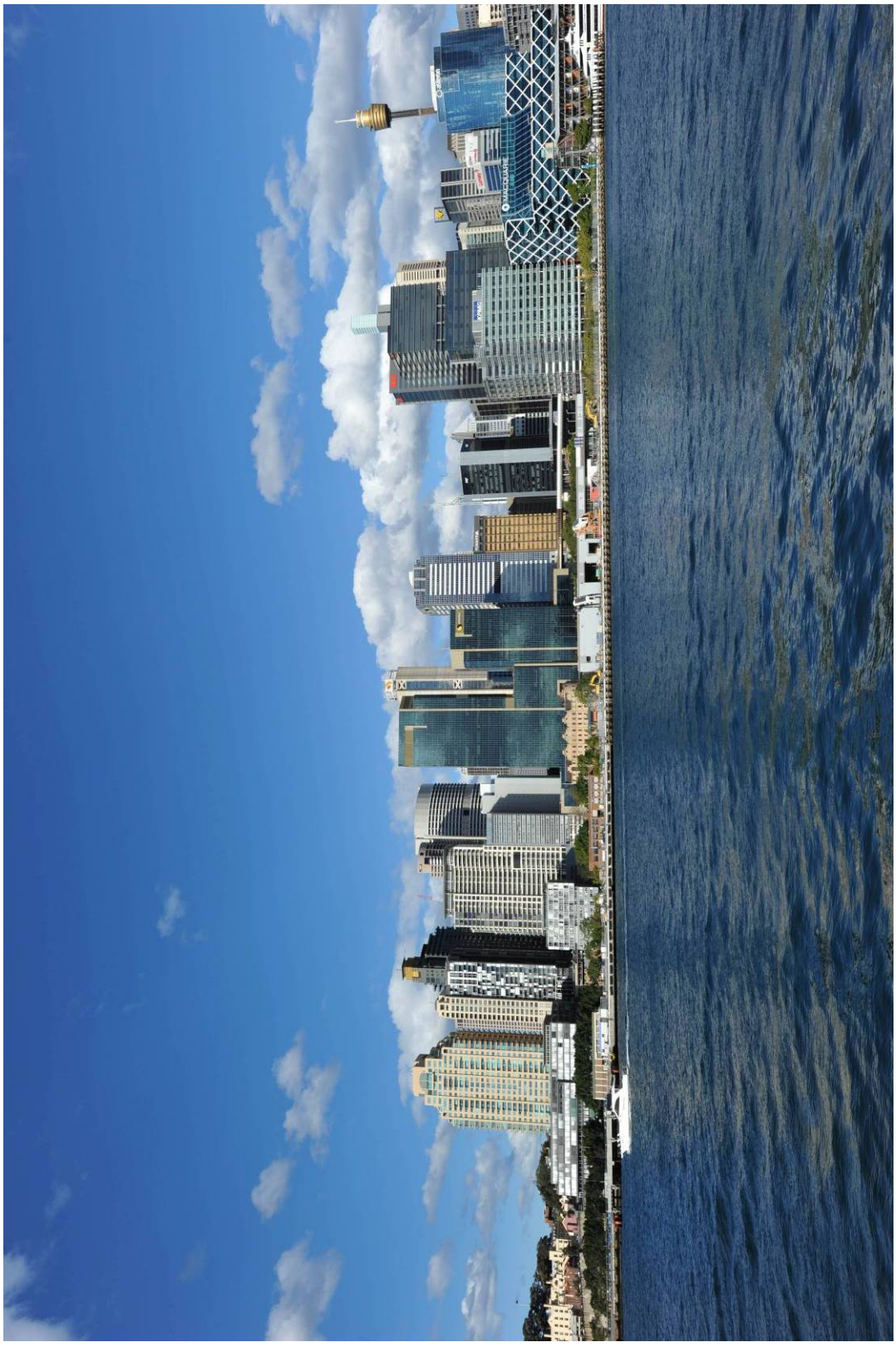
View 3 – Balmain Wharf looking East – 24mm focal length, 84° angle of view – Existing view

View 3 – Balmain Wharf looking East – 24mm focal length, 84° angle of view – Proposed

View 3 – Balmain Wharf looking East – 50mm focal length, 46^{O} angle of view – Existing view

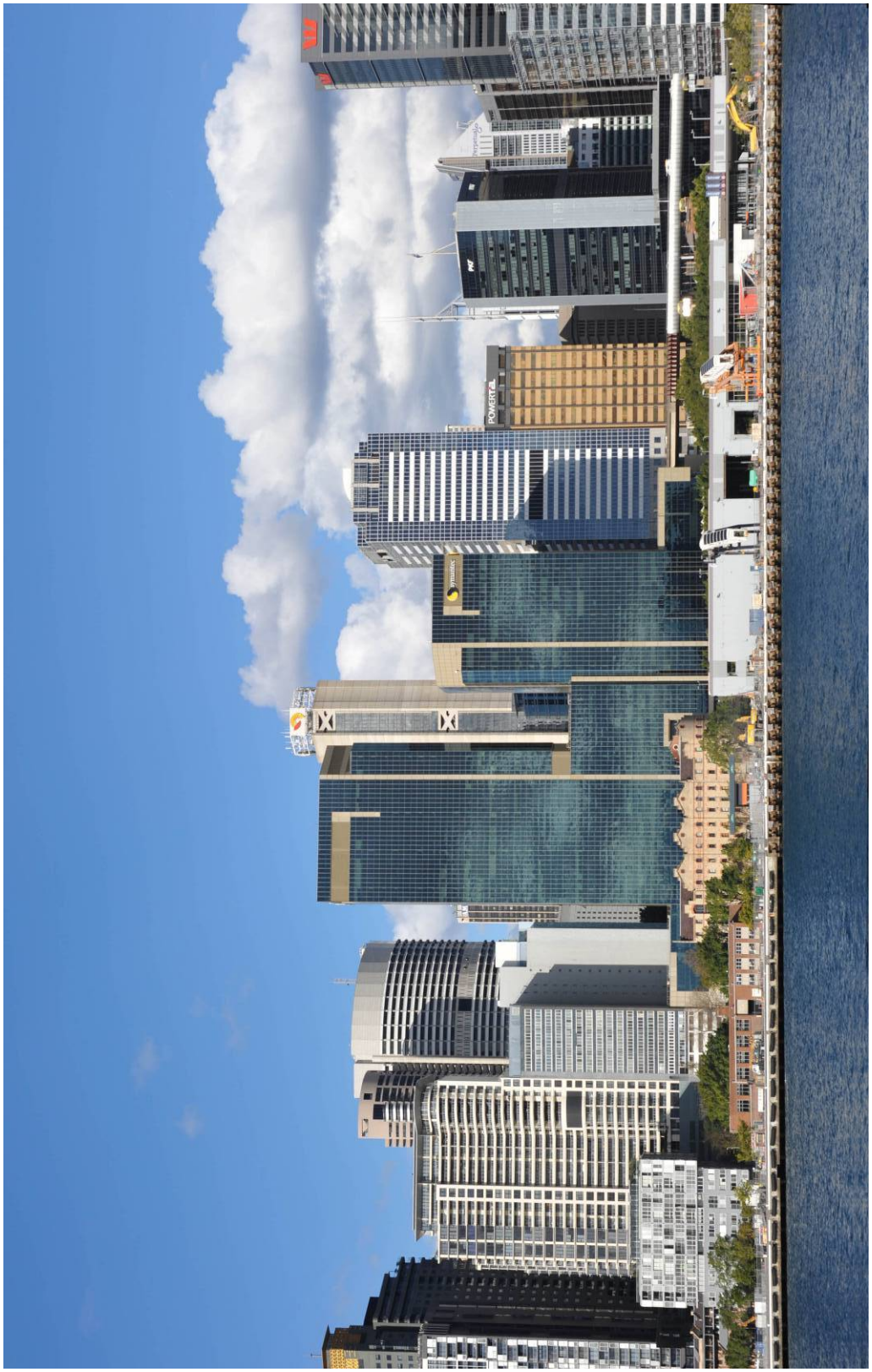


View 3 – Balmain Wharf looking East – 50mm focal length, 46^{O} angle of view – Proposed

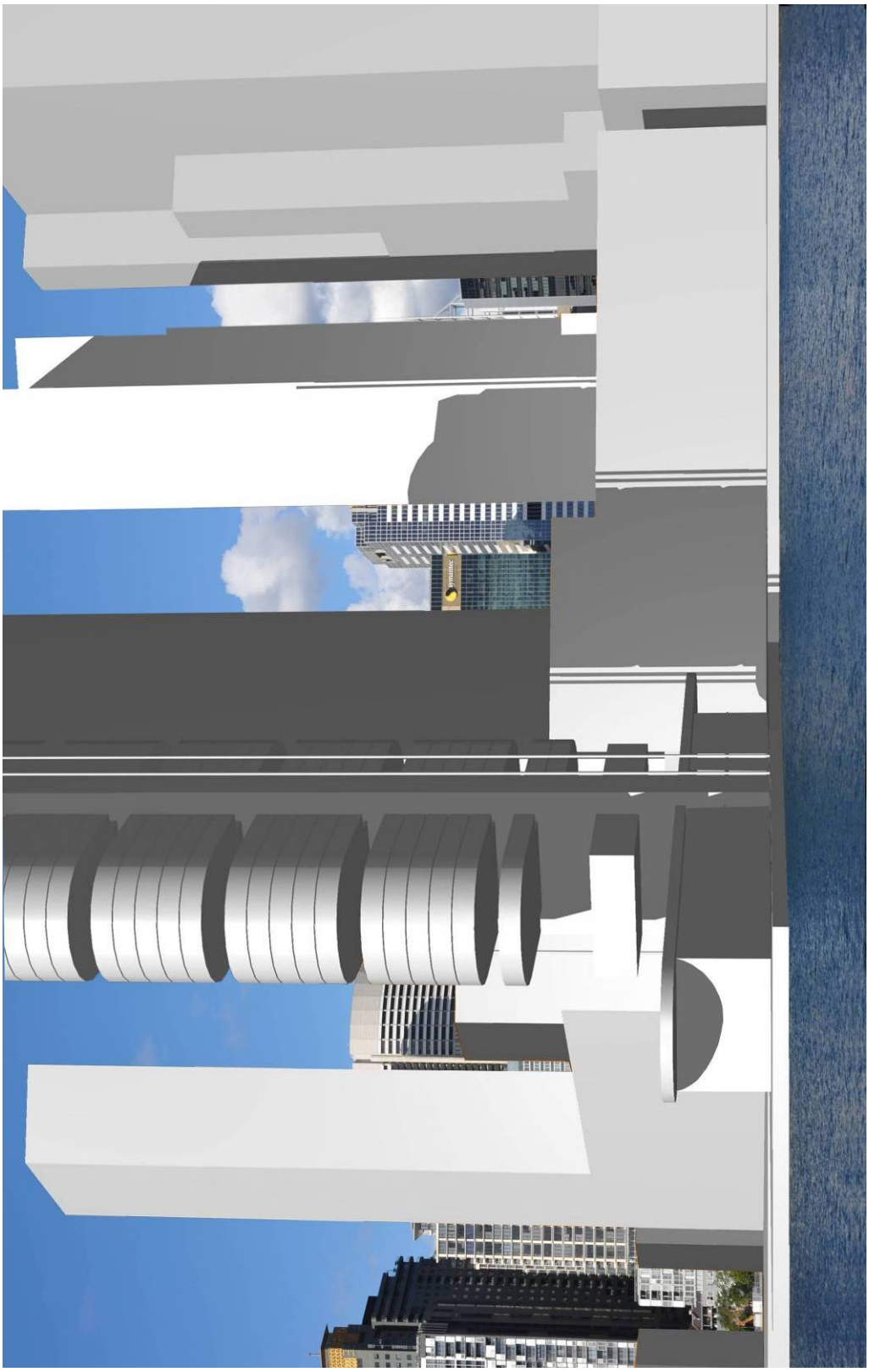


View 4 – Ballarat Park looking East – 24mm focal length, 84^{O} angle of view – Existing view

View 4 – Ballarat Park looking East – 24mm focal length, 84^{O} angle of view – Proposed



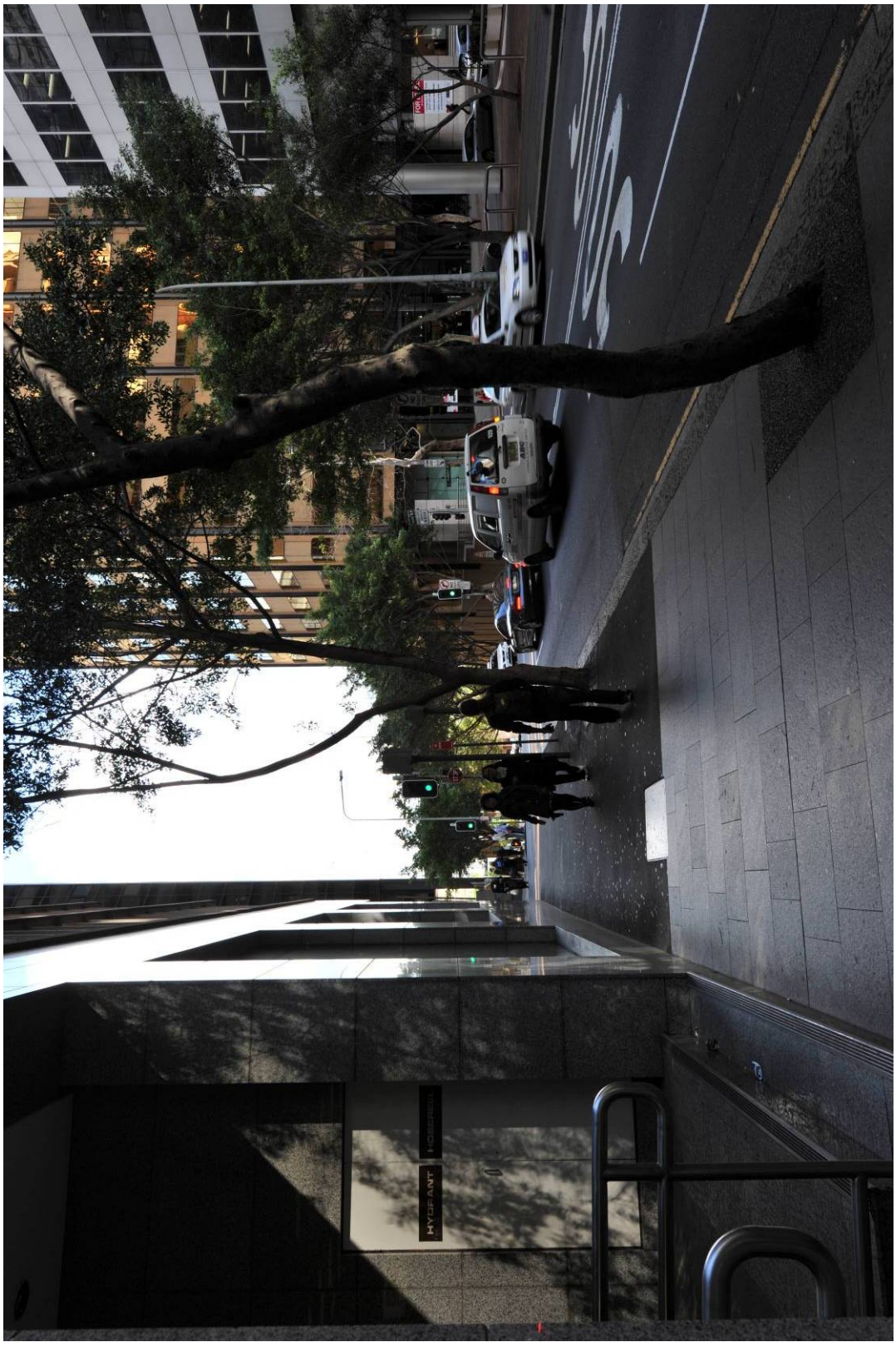
View 4 – Ballarat Park looking East – 50mm focal length, 46^{O} angle of view – Existing view



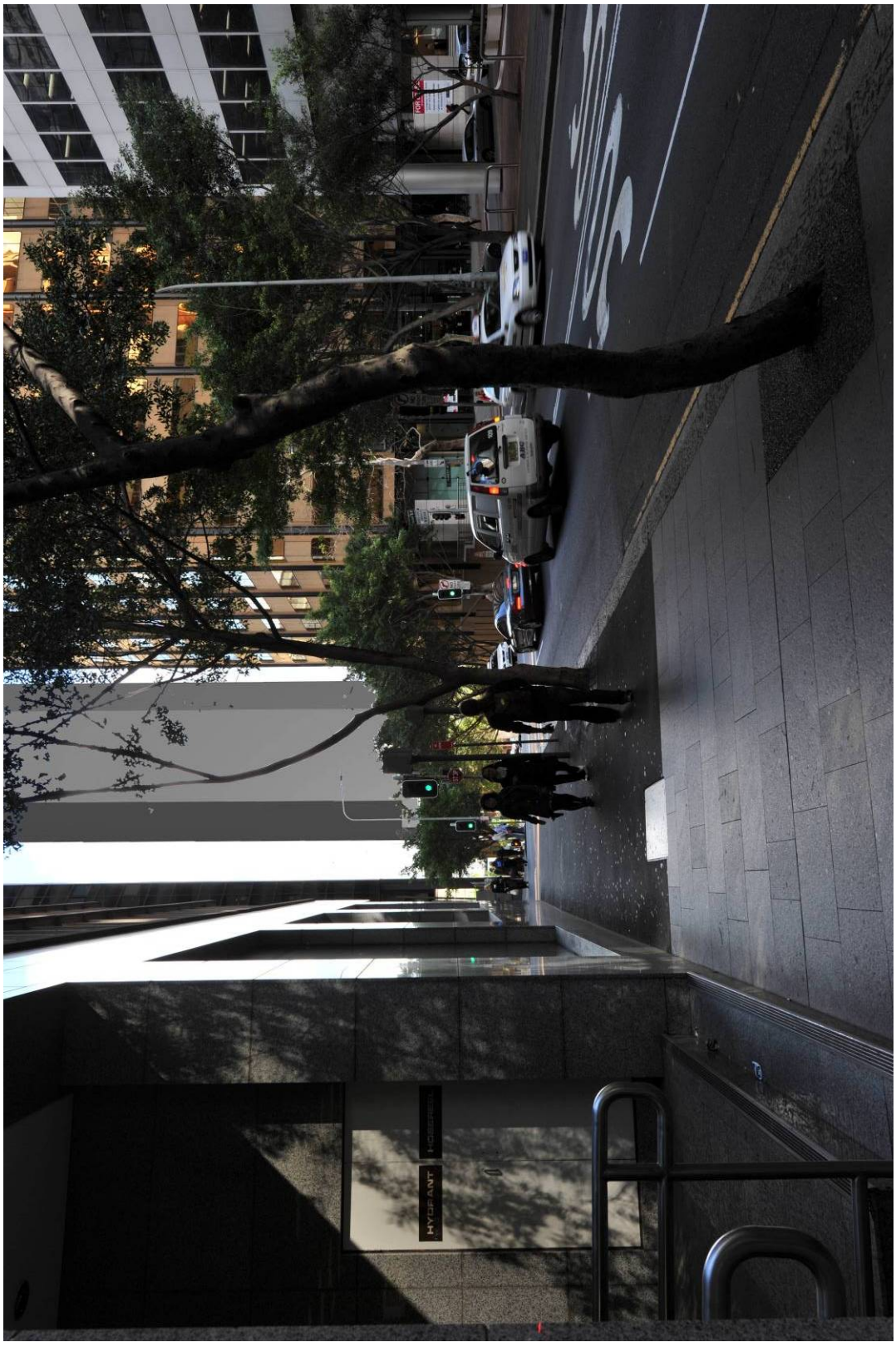
View 4 – Ballarat Park looking East – 50mm focal length, 46^{O} angle of view – Proposed

View 5 – Opera House looking West – 50mm focal length, 46^{O} angle of view – Existing view

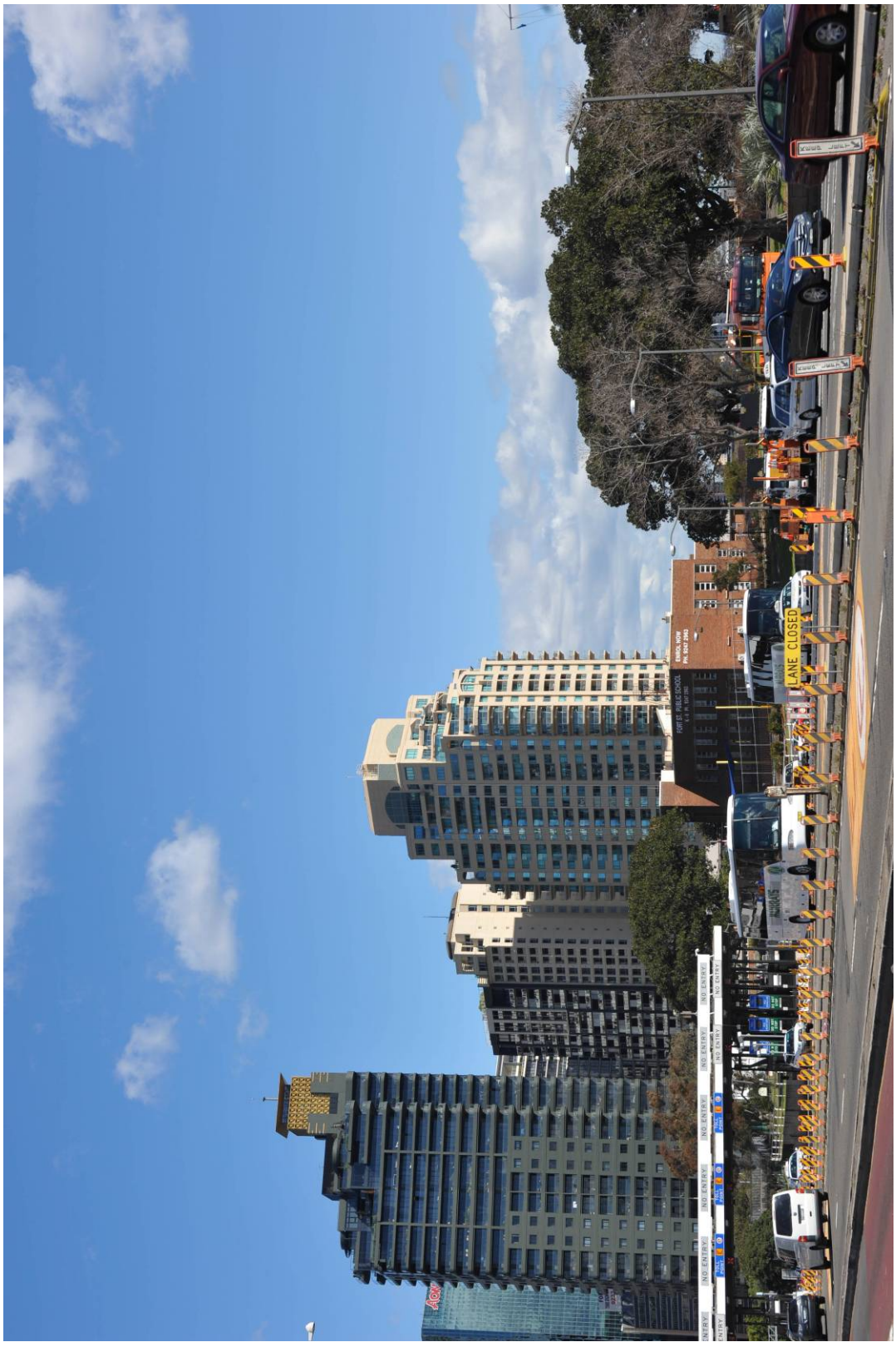
View 5 – Opera House looking West – 50mm focal length, 46^{O} angle of view – Proposed



View 6 – Margaret Street looking West – 24mm focal length, 84^{O} angle of view – Existing view

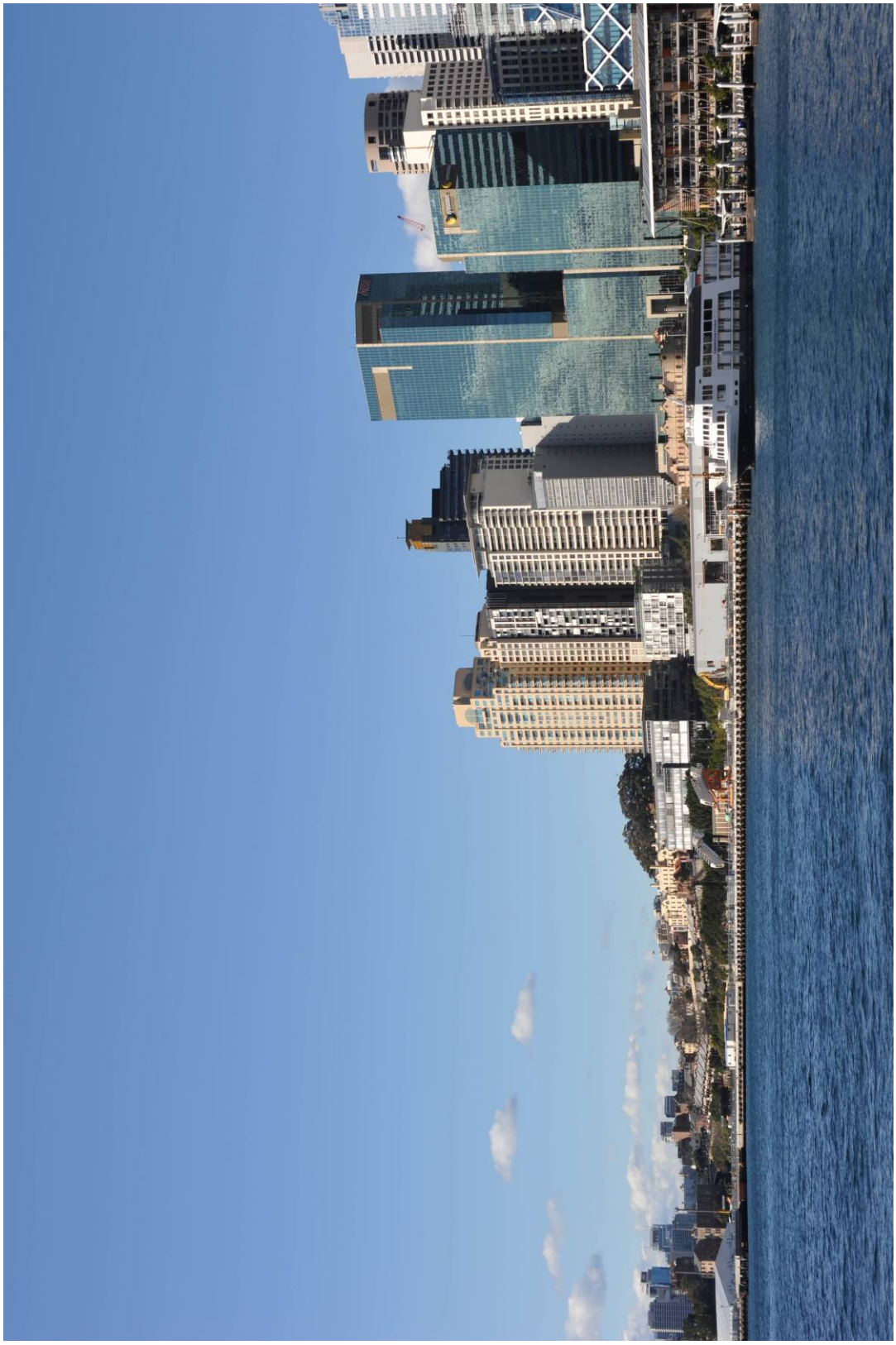


View 6 – Margaret Street looking West – 24mm focal length, 84^{O} angle of view – Proposed

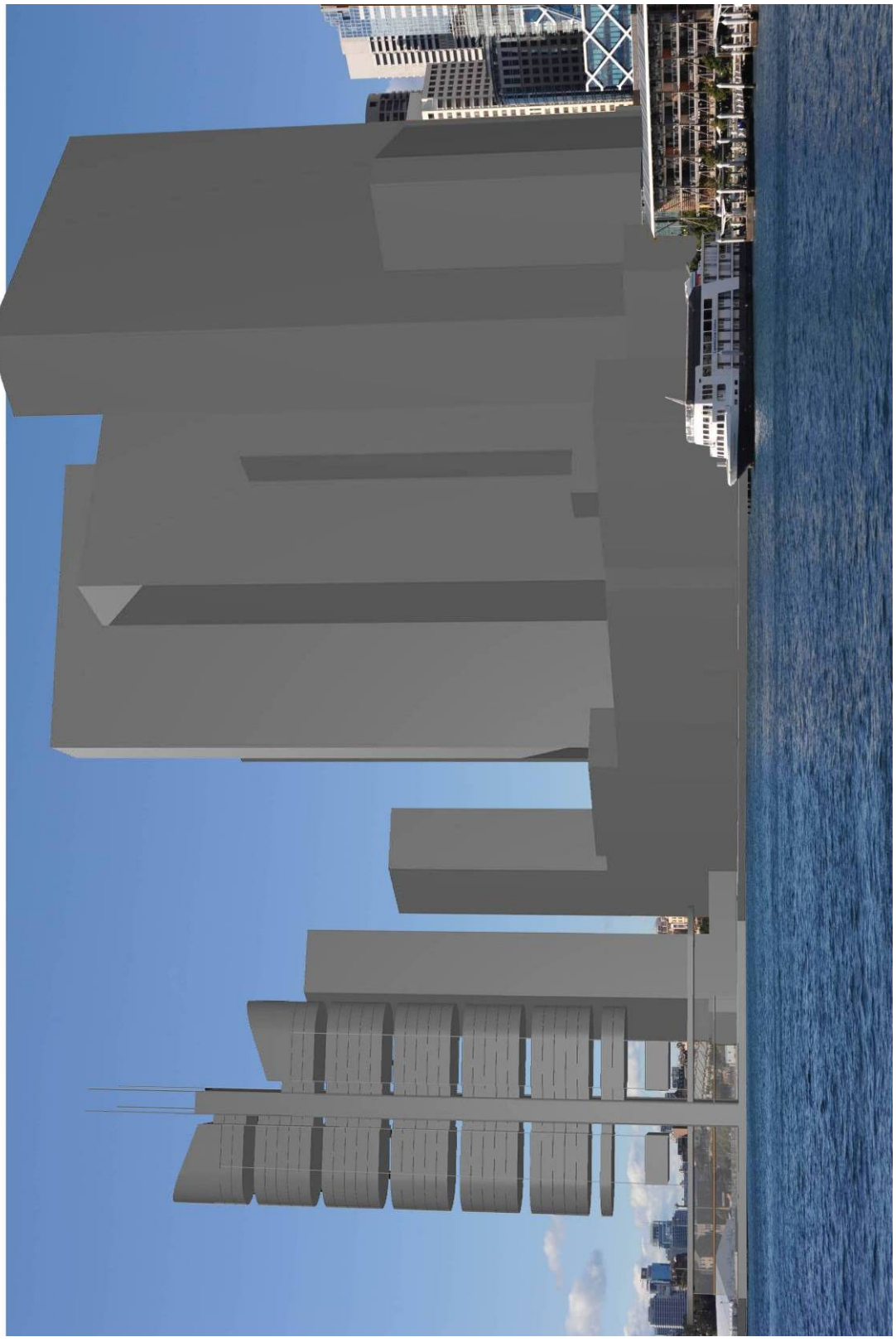


View 7 – Bradfield Highway looking West – 50mm focal length, 46^{O} angle of view – Existing view

View 7 – Bradfield Highway looking West – 50mm focal length, 46^{O} angle of view – Proposed



View 8 – Maritime Museum looking North – 50mm focal length, 46° angle of view – Existing view



View 8 – Maritime Museum looking North – 50mm focal length, 46^{O} angle of view – Proposed

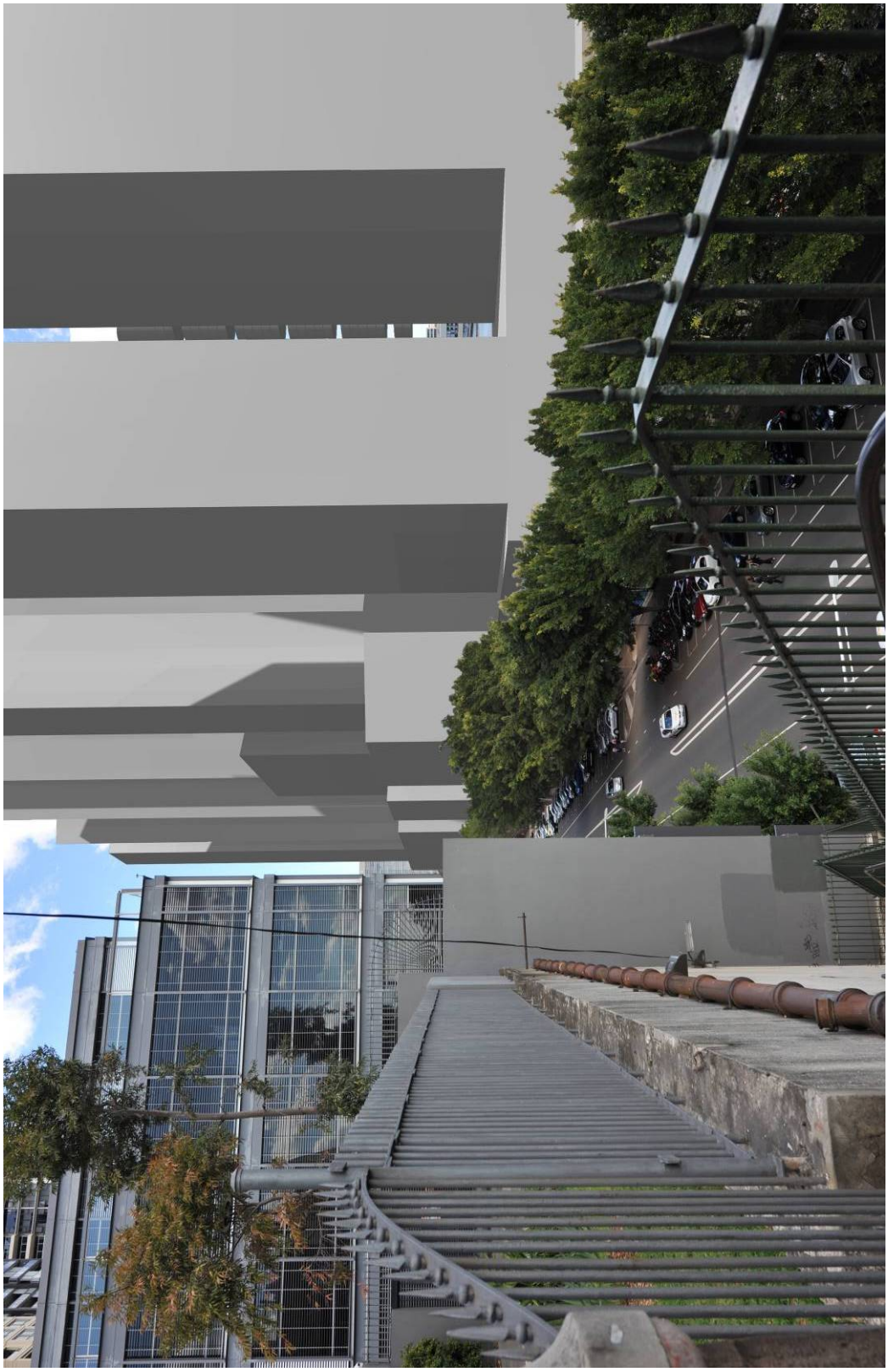
View 9 – Cockle Bay looking North – 24mm focal length, 84^{O} angle of view – Existing view

View 9 – Cockle Bay looking North – 24mm focal length, 84^{O} angle of view – Proposed

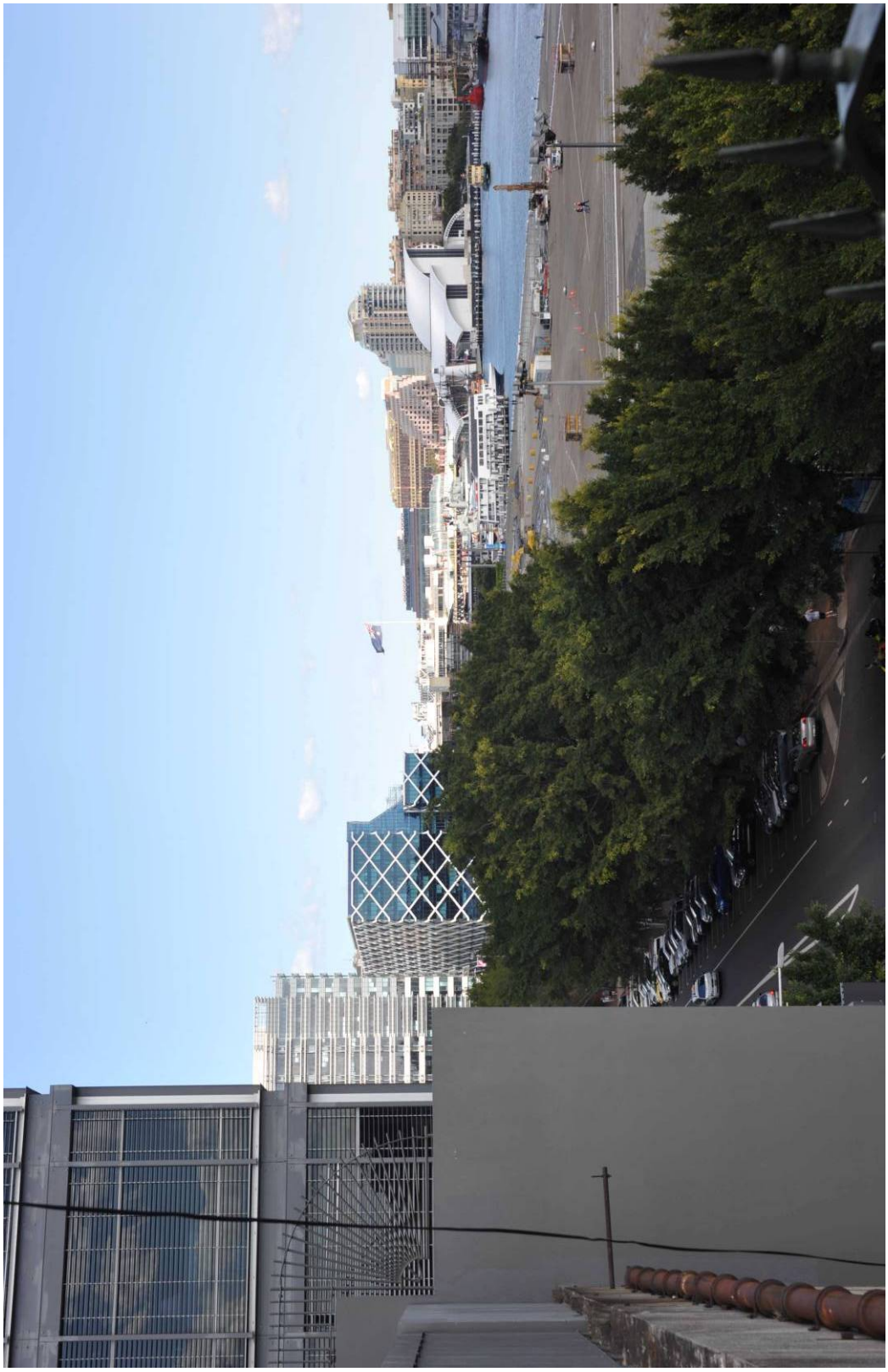
View 9 – Cockle Bay looking North – 50mm focal length, 46^{O} angle of view – Existing view

View 9 – Cockle Bay looking North – 50mm focal length, 46^{O} angle of view – Proposed

View 10 – Southern High Street looking South – 24mm focal length, 84^{O} angle of view – Existing view



View 10 – Southern High Street looking South – 24mm focal length, 84^{O} angle of view – Proposed

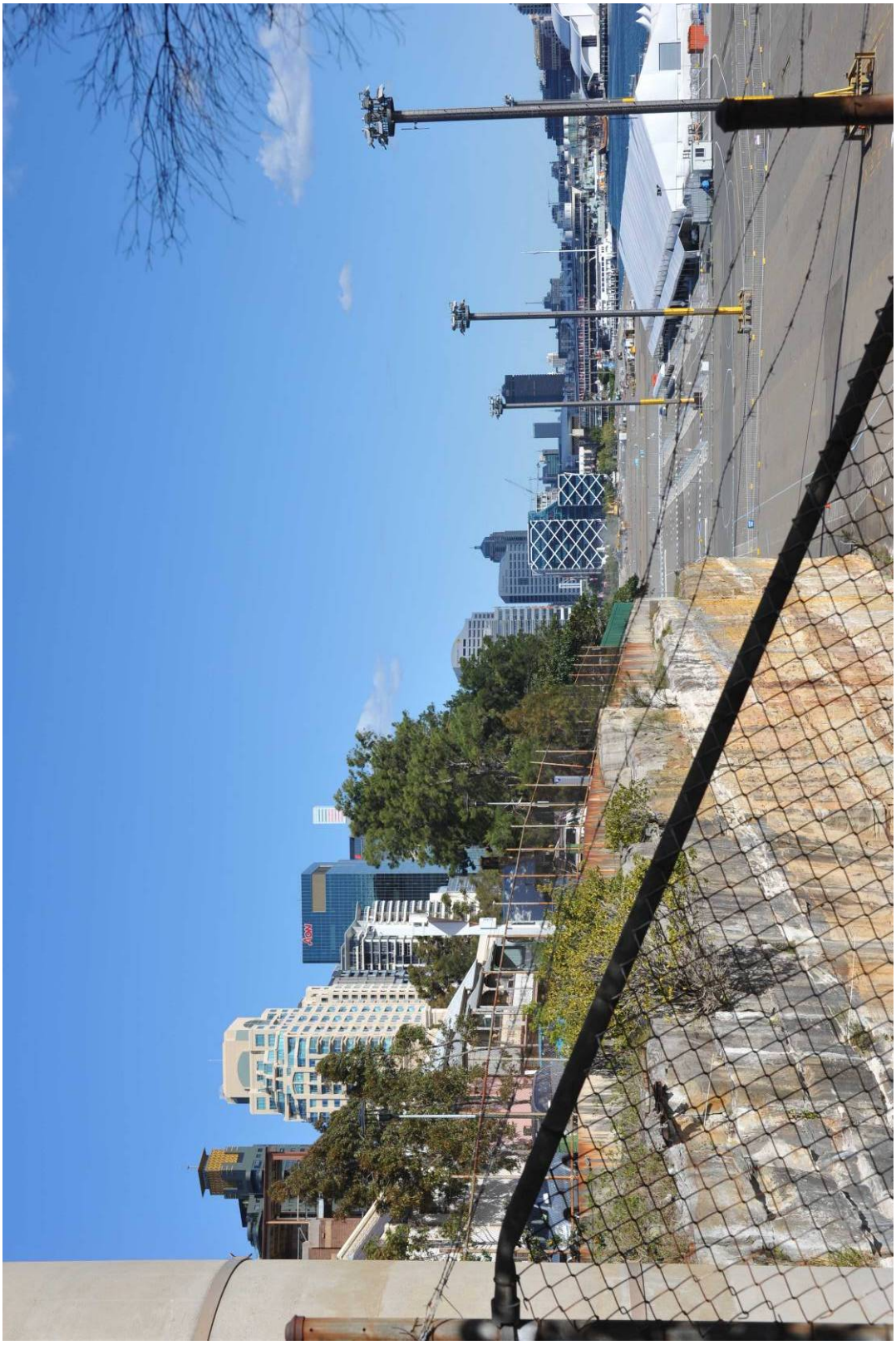


View 10 – Southern High Street looking South – 50mm focal length, 46^{O} angle of view – Existing view

View 10 – Southern High Street looking South – 50mm focal length, 46^{O} angle of view – Proposed

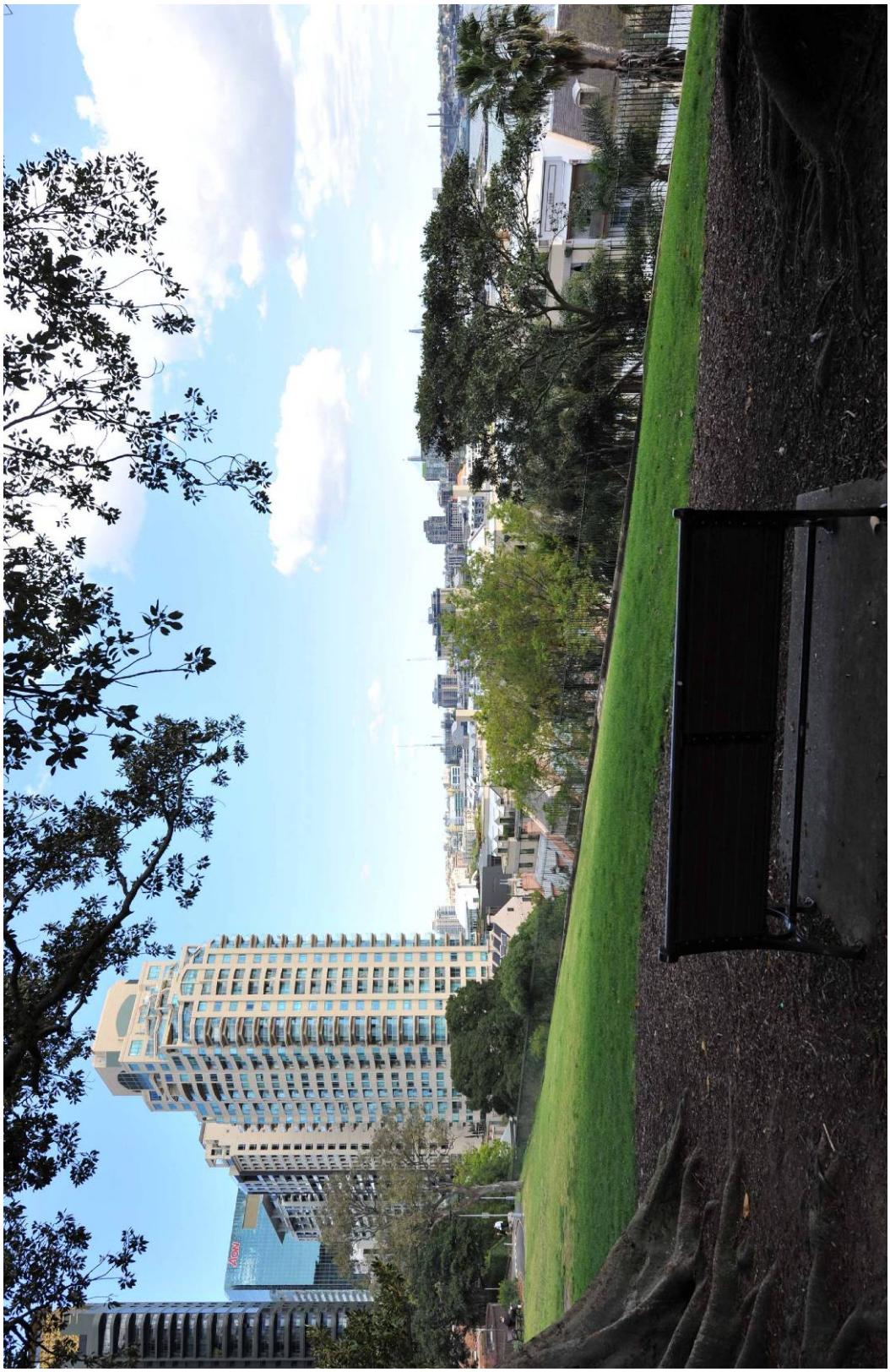
View 11 – Clyne Reserve looking South – 24mm focal length, 84^{O} angle of view – Existing view

View 11 – Clyne Reserve looking South – 24mm focal length, 84° angle of view – Proposed



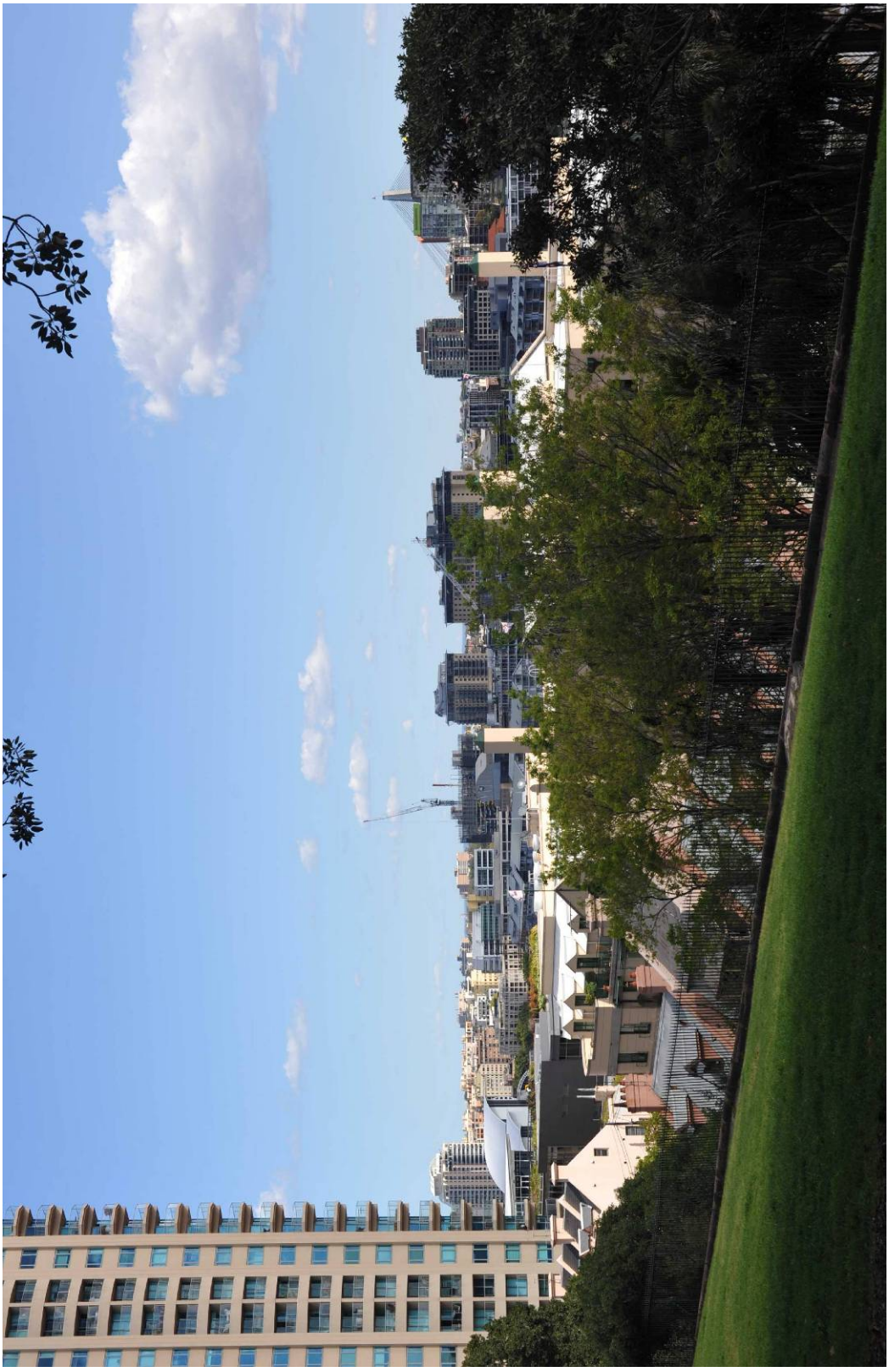
View 11 – Clyne Reserve looking South – 50mm focal length, 46^{O} angle of view – Existing view

View 11 – Clyne Reserve looking South – 50mm focal length, 46^{O} angle of view – Proposed

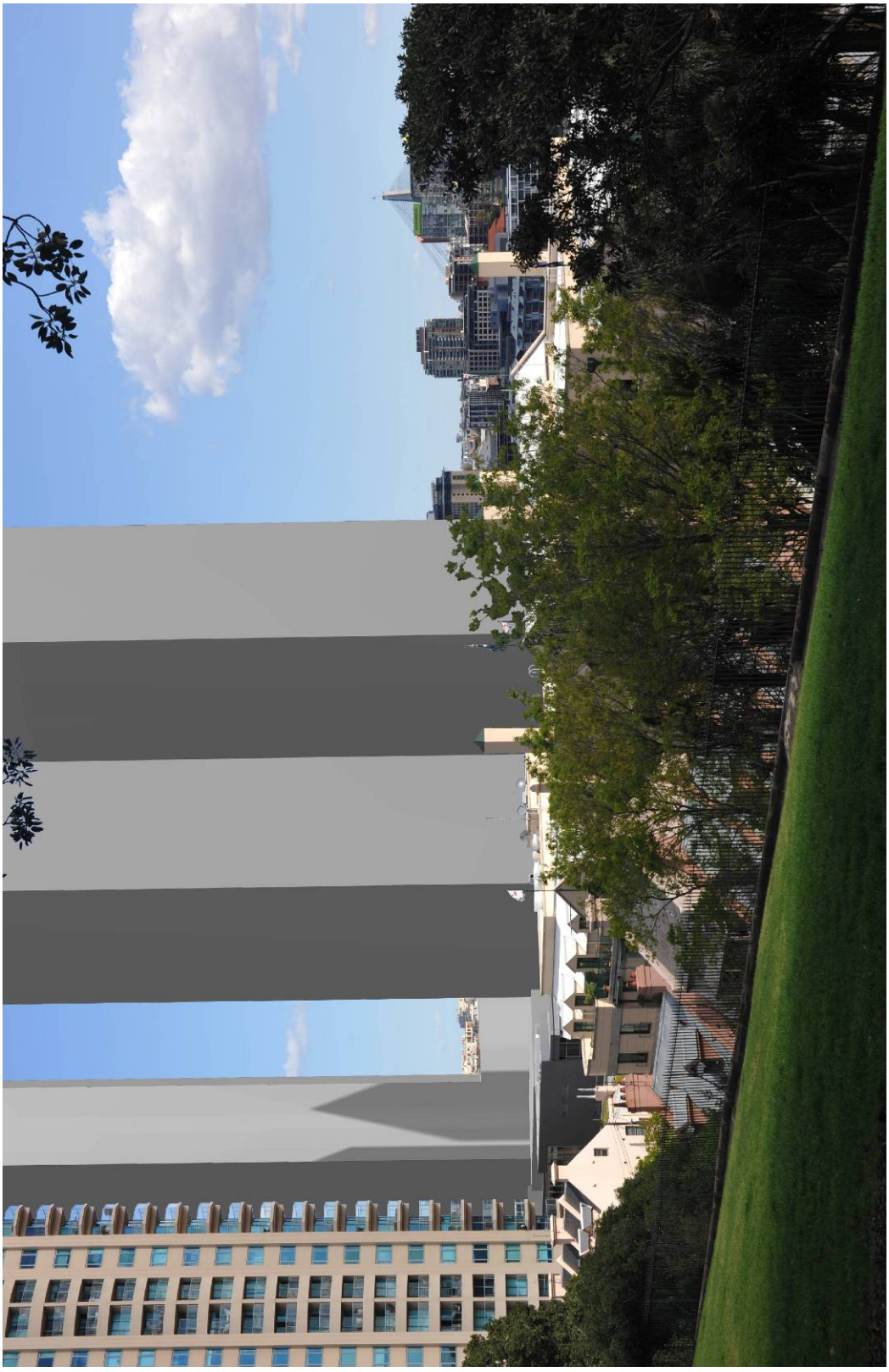


View 12 – Observatory Hill Park looking South – 24mm focal length, 84^{O} angle of view – Existing view

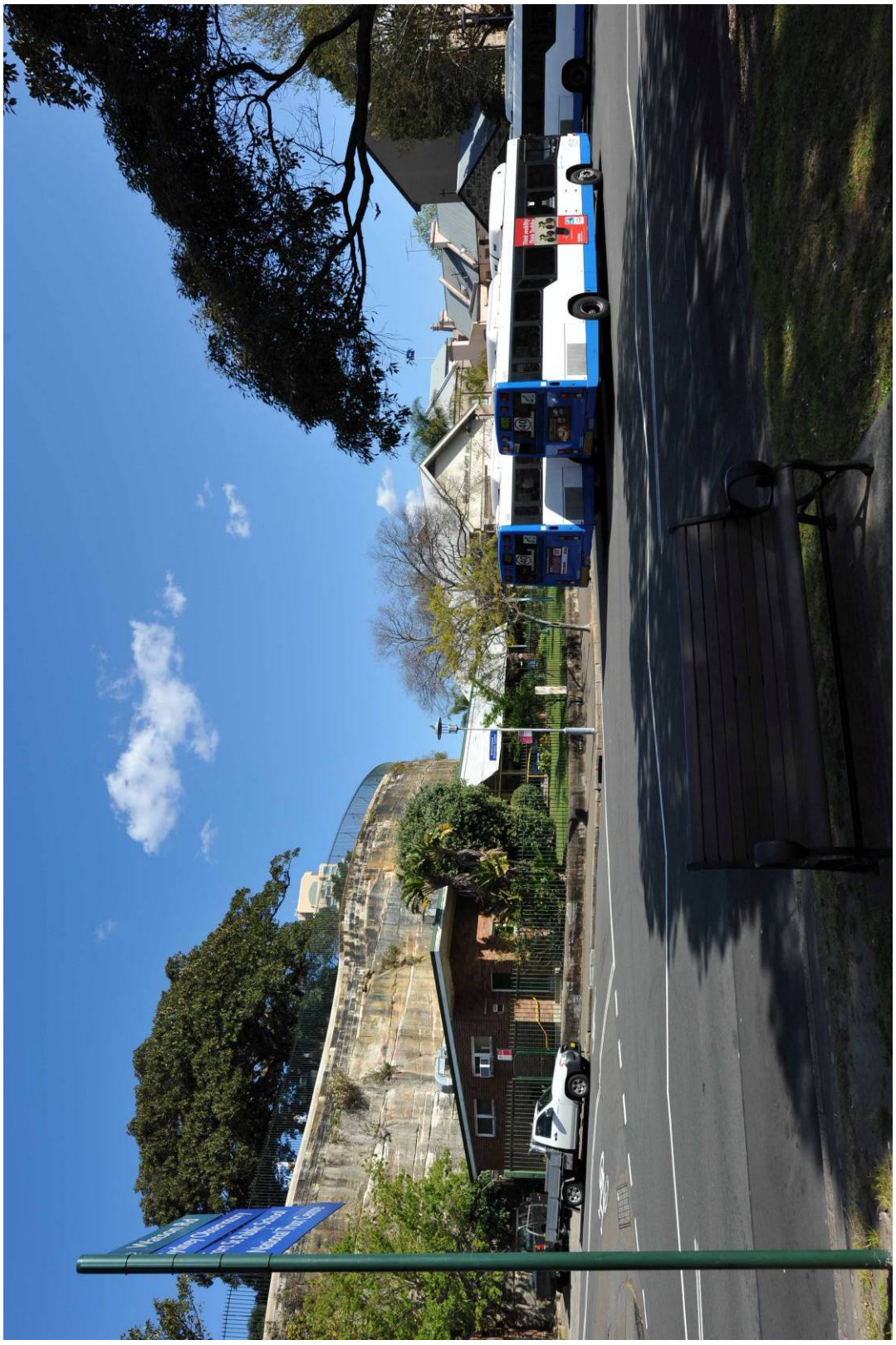
View 12 – Observatory Hill Park looking South – 24mm focal length, 84^{O} angle of view – Proposed



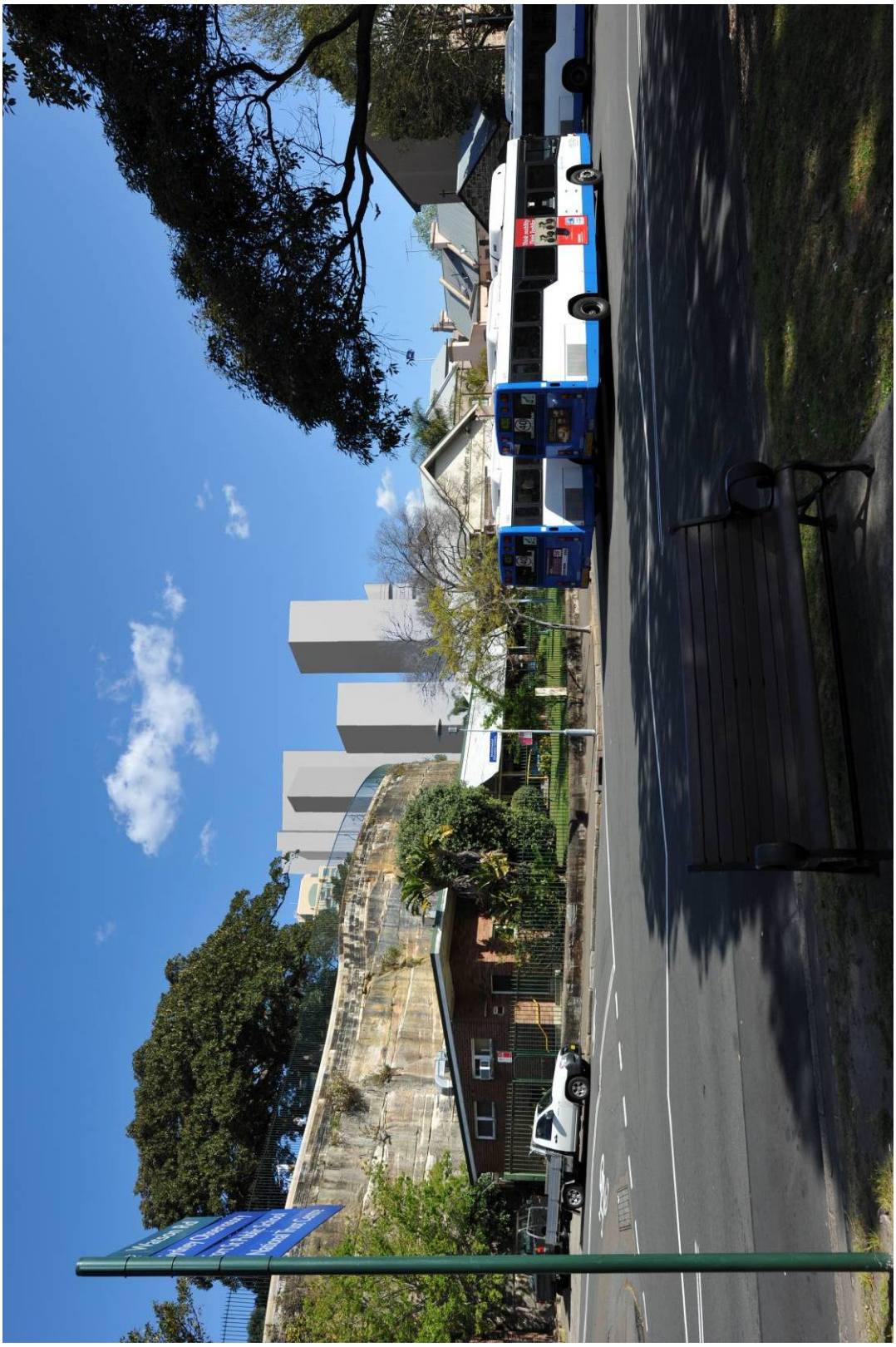
View 12 – Observatory Hill Park looking South – 50mm focal length, 46^{O} angle of view – Existing view



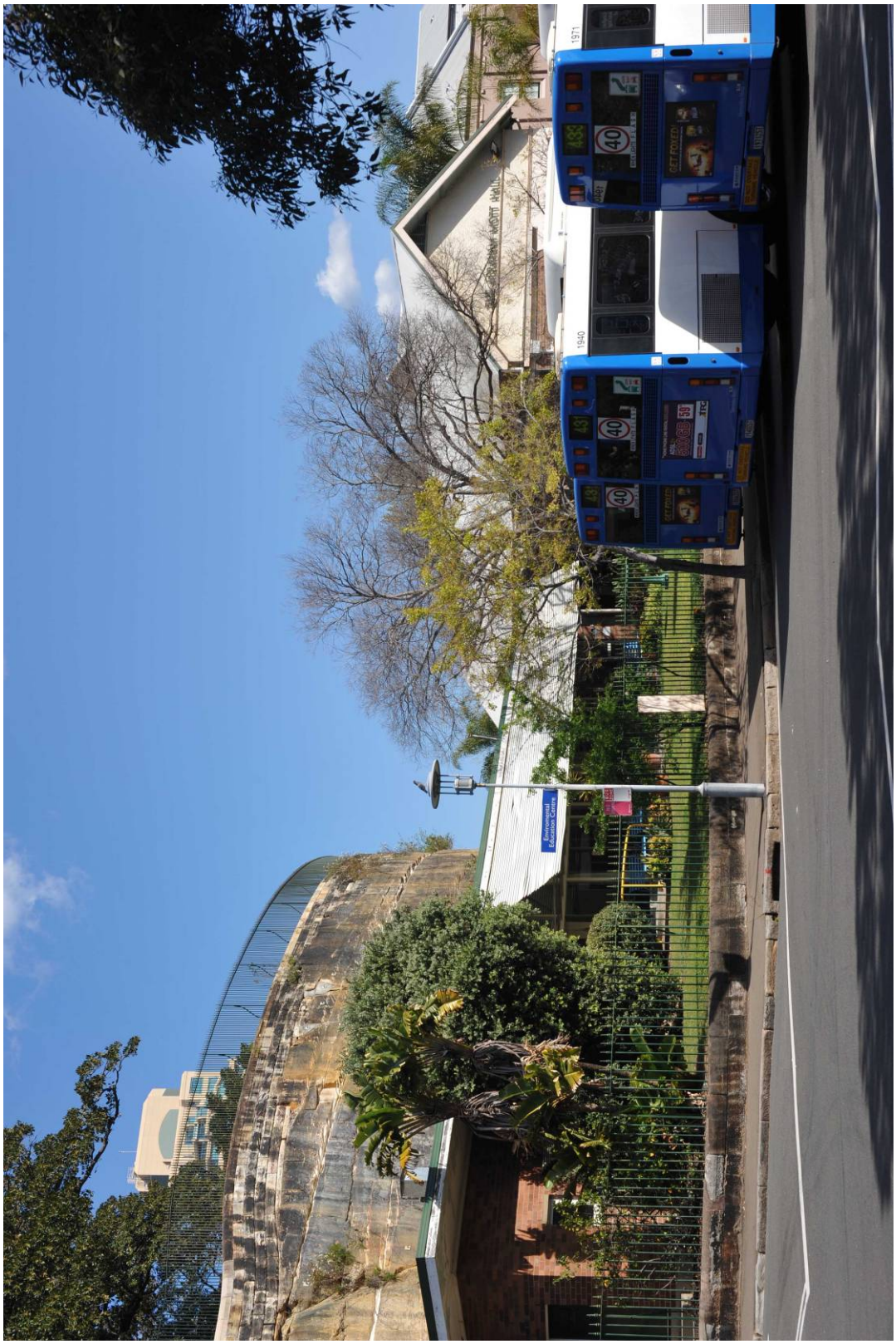
View 12 – Observatory Hill Park looking South – 50mm focal length, 46^{O} angle of view – Proposed



View 13 – Argyle Place Park looking South – 24mm focal length, 84^{O} angle of view – Existing view



View 13 – Argyle Place Park looking South – 24mm focal length, 84^{O} angle of view – Proposed



View 13 – Argyle Place Park looking South – 50mm focal length, 46^{O} angle of view – Existing view

View 13 – Argyle Place Park looking South – 50mm focal length, 46^{O} angle of view – Proposed

5.0 Key Findings

Based on the evidence in our analysis, the City finds that:

1 – The proponent's submission lacks the rigour and methodology expected of an industry standard Visual Impact Analysis.

2 – That the proposal has significant impacts on existing views. In order to properly assess these impacts, a comprehensive View Impact Analysis, based on accurate building form information is produced.

6.0 Recommendations

Based on the analysis undertaken by the City, the following recommendations are made:

Recommendation 1: The proponent should be requested to re-submit their View Impact Analysis, using a methodology equal to the one described in this document.

Recommendation 2: That the significant visual impact of the proposal be taken into consideration in the assessment of the proposal.