

## Planning Proposal 173-179 Walker Street, North Sydney



### Views Assessment Report

Report prepared for Avenor Group

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## Executive Summary

1. The proposal involves a planning application to amalgamate strata titles and lots to create the subject site and to change planning controls that apply to the site. Subsequently, a high density residential tower is proposed for the site.
2. The site has a potentially large visual catchment, however direct visual effects of the proposed development will be relatively restricted to those closest to the site from adjacent roads including Walker Street, McLaren Street and Hampden Close.
3. Distant views of the site and proposed tower form from the north-east, east and south-east will be visible in the context of mixed-use tower forms of similar and greater height. The form and height of the tower is not incompatible with those that exist within the immediate visual context of North Sydney.
4. The majority of views to the proposed development from the south-west, west and north-west will be blocked by the concentration of tower forms in the North Sydney CBD.
5. In our opinion there are no sensitive viewing locations to the site from within the immediate public domain.
6. The most sensitive views to the site from private domain are likely to be from the closet residential development located along the west side of Walker Street.
7. The tower form proposed will introduce new, taller built form into the foreground composition of some close views from residential development eg. The Belvedere and Heritage Apartments.
8. The tower form is narrow relative to other adjoining residential tower forms eg. Century Plaza.
9. In the majority of views presented in block-model photomontages, the tower form will block a small part of a wider panoramic view. The parts of the view composition blocked do not include iconic items or a large proportion of scenic or highly valued views as defined in *Tenacity*.
10. Icons present in views to the south-east will remain available in the view and will be unaffected by the proposed development.
11. A small part of a wider view to the east to Sydney Harbour will be potentially blocked in some views from centrally located high level apartments at in the Belvedere.
12. The additional height sought by the planning proposal blocks only areas of open sky
13. To the extent that there is view loss, it would not be directly related to the overall heights of the built form proposed. That is, lower built form would not cause significantly lesser effects.
14. High rise residential and mixed-use tower development in this visual context are not unexpected or likely to appear out of place given the similar scale and height of developments at Millers point, North Sydney and within the City of Sydney.

## 1.0 Background

Avenor Pty Ltd (Avenor) on behalf of Walker Street No. 100 P/L is preparing a planning proposal to be submitted to North Sydney Council as the consent authority, for a proposed mixed-use development at 173-179 Walker Street, North Sydney. The planning proposal includes the amalgamation of 24 titles in four strata buildings and changes to planning controls such as FSR and height that apply to the site.

Richard Lamb and Associates (RLA) have been commissioned by Avenor to provide an independent visual assessment of the planning proposal at the concept stage.

RLA has extensive experience in visual analysis and visual impact assessment of projects ranging from individual residences to urban release areas. The company specialises in landscape assessment, landscape heritage conservation, visual impacts and strategic planning for visual protection and conservation of cultural landscapes. Dr. Lamb, the principal author of this report, has 30 years' experience in development assessment and strategic planning and has published articles in local and international journals on perception, aesthetic assessment and landscape management. RLA have been engaged to provide independent visual analysis of many Major Projects, planning proposals and development applications in urban settings similar to the subject site (the site).

A CV for Dr Richard Lamb, principal of RLA and author of this report can be viewed or downloaded from the RLA website at [www.richardlamb.com.au](http://www.richardlamb.com.au).

## 2.0 Purpose of this report

This report provides an assessment of the potential visual effects and impacts of the built form proposed on the subject site subsequent to the approval of the planning proposal. A high density residential tower is proposed for the site.

At this stage of the planning process, the proposed design is indicative only and in visual terms proposes the general location, form, bulk and massing of the building. Should the proposal be approved to progress to the development application stage, detailed design would occur for individual components of the development, at which time fine-grained consideration of the massing, articulation, detailing, materials and finishes, colours and landscape design would be resolved.

Our assessment is therefore restricted to the analysis of the visibility, visual exposure, and visual effects on views and streetscapes that would occur in relation to the general principles proposed eg. location, ground level planning, landscape design and tower form. It also includes a preliminary assessment in relation to potential impacts on the composition of views, existing visual character, desired future character and streetscape character. In this regard we have as far as possible assessed the potential of the development to cause view loss or blocking in relation to surrounding views within the private and public domain, including approved developments nearby.



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### 3.0 The existing site and visual context

The subject site is located on the eastern side of Walker Street between Hampden Street and Berry Street and is surrounded by residential dwellings or apartment blocks that vary in architectural style and age. The site has a steep cross fall from west to east with a ground level that sits below Walker Street. The site appears to be located at a low point within the local visual context ie. adjacent ground levels to the west, north and south are higher relative to it.

Walker Street runs parallel to and is in a mid-slope position relative to the Pacific Highway to its west that follows a local ridgeline. Walker Street is characterised by inter-war era residential buildings between three and four residential storeys in height. The west side of Walker Street is characterised by contemporary high quality mixed-use development eg. the Belvedere and Heritage apartments and by residential development such as a low four storey clinker brick 1980's style building at 45 Walker Street.

The SAP building located at No.168 Walker Street at the north-west corner of McLaren Street will be replaced by an approved residential tower known as 'Aqualand'. This building will spring from a higher ground level relative to the subject site to a height of RL 167m. It primarily presents to McLaren Street as is characterised by its long southern elevation parallel to the street

The Belvedere residential tower is located at No.138 Walker Street opposite the subject site. It includes two connected built forms, the lower of which is 13 residential storeys in height (RL101m) and the higher form including 21 residential storeys reaches RL125m.

'The Heritage' apartment block and associated dwellings at No.150 Walker Street is located west and north-west of the site. This development includes four separate federation style one and two-storey dwellings with gardens and an 8 storey contemporary residential apartment building immediately to the rear (west). The rear apartments include external balconies and windows along the eastern elevation.

The east side of Walker Street north of the site includes residential development that is predominantly lower in height and smaller in form and scale relative to the west side and includes two to three-storey flats and terrace houses along the north side of Hampden Street. Harbourview Apartments at No.191-195 Walker Street is an exception to this at eight storeys in height. This development includes two tower forms located on a local ridgeline north of Hampden Street and approximately opposite the existing Rydges Hotel building.

No.11 Hampden Street 'Eswold' is adjacent and north of the subject site at the corner of Hampden Street and Walker Street. This is a post-war era brick building of three residential storeys with windows at all levels of the north elevation to Hampden Street.

No.169 Berry Street "Century Plaza" is located south of the subject site and is characterised by two wings of apartments located either side of a central lift core. The building's unusual 'butterfly' floorplate appears to be circa 1990's era with one elevation orientated to the north-west and towards the site. The north-west elevation includes windows and external balconies and appears to be the rear of apartments. Century Plaza is approximately 19 residential storeys in height with the highest floor level of accommodation RL 119m. We observed that the tower form is well separated from the subject site by a ground level podium, garden areas and carparking structure that includes a pool, landscape gardens and mature vegetation.

McLaren Street located to the north-west of the subject site rises in elevation to the west to meet the Pacific Highway. Development located along the both sides of the street include tall residential tower forms.

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We observed that the presence of mature London Plane street trees (*Platanus acerifolia*) in Walker and McLaren Streets which make a significant visual contribution to the streetscape character of the area. The canopies of other mature trees located within private property particularly those close to Walker Street, also contribute to the visual context of the site.

We note that the site has been identified by Council as an 'opportunity site' in the draft Ward Street Master Plan 2017 but has been excised from the plan so that development on the site can be separately pursued.

### 3.1 Visual quality

In our opinion, the intrinsic visual quality of the site and Walker Street is moderate to high. The North Sydney Development Control Plan 2013 (the DCP) identifies the site as being within the Hampden Neighbourhood precinct. Section 2.4.1 describes the streetscape character of this area as including significant elements such as street trees, grass verges, landscaped median strips and double rail timber fences as well as an iconic sandstone wall and views and vistas to be preserved. We note that Hampden Street includes heritage items that are recorded in Schedule 5 of the North Sydney LEP 2013 and that Walker Street conservation area is located north of McLaren Street and does not include the subject site.

### 3.2 Streetscape character

Streetscapes immediately surrounding the site are predominantly characterised by mixed-use residential commercial buildings. This is the case for Walker, McLaren and Berry Streets. Hampden Street includes a lower density and scale of residential development. The setback of built form along the west side of Walker Street varies but the majority of sites are characterised by narrow or nil setbacks. Streetscapes within the Hampden neighbourhood precinct and along the east side of Walker Street are characterised by low front fences and substantial gardens within the front setbacks. The streets are quiet relative to the major arterial roads to the west, south and east eg the Pacific Highway and Berry Street and include mature street trees which contribute to a green, pleasant pedestrian environment.

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## 4.0 The proposed development

Pre-application planning proposal concept plans prepared by Kann Finch in August 2017 (the concept plans) show that the building includes a low height podium with cantilevered tower form above. The tower form will overhang the north elevation of the podium and provides some enclosure to public open space below. The ground plane design of the building and public space includes consideration of and integration with principles adopted by Council in respect of the Ward Street Precinct Masterplan. The proposed open space runs west to east across the site providing a potential pedestrian connection from of Walker Street to active infrastructure in the east including to Dorothy Fitten Park located south of the site. The concept plans show that the preferred scheme for the site includes a single tower form that is proposed to reach 210m in height and is located in the south part of the subject site so that the northern part of the site is predominantly public open space. This creates a wide spatial setback of the tower from the lower heritage properties located in Hamden Street.

The floorplate of the tower is arranged in three rectangular forms orientated north-south and separated by narrow recesses. The recesses are included at all levels of the floorplate above the podium and will give the appearance of three vertical sections of tower form when viewed from the north or south. Overall the tower form broadens in width from west to east so that its western elevation to Walker Street is narrower relative to its eastern elevation. The central vertical form includes the lift core and stairwells and includes the smallest floorplate and narrowest part of the tower.

## 5.0 Existing view access public domain (including local streets)

Existing view access from surrounding streets is constrained largely to the road corridors by built form and street trees. The existing site is visible from parts of Walker Street and from its intersections with McLaren Street and Berry Street. Views from the west towards the site and to the potential tower form are constrained by tall intervening development in North Sydney. Therefore the visual catchment of the site is limited overall.

View compositions available from within the public domain in the immediate context of the site includes features typical of a commercial residential mixed-use environment and streetscape features described in Section 3.2 such as sandstone walls and gardens etc.

There is no view across the existing site and dwellings from Walker Street or Hamden Street to scenic or more highly valued features eg. parts of Sydney Harbour. In addition there appears to be a limited prospect of medium or more distant views from pedestrian paths in McLaren Street, Walker Street and Hamden Street across the site to scenic or more highly valued features. Potential views towards Kirribilli and the Harbour from Walker Street if available from the public domain would not be affected by the proposed development. The strong vista along Walker Street to southern part of the North Sydney CBD referred to in the North Sydney DCP is not available in the vicinity of the site. This potential view to the south along Walker Street appears to exist from near its intersection with Berry Street which is at a relative high point in the street. The proposed development would have no affect on any existing or potential vistas available along Walker Street.

Observations made from high points further from the site eg. from Kurraba Road near Neutral Bay to the east indicate that potential views to the proposed development on the subject site are available. From this vicinity the eastern elevation of the North Sydney CDB including the upper parts of some adjacent developments eg. the Belvedere and Century Plaza and residential developments along McLaren Street close to Pacific Highway, are visible.

## 6.0 Existing view access (private domain)

RLA provided preliminary advice to the client as to potential visual effects and impacts of the planning proposal and subsequent redevelopment of the site. A desktop review and fieldwork determined the visual catchment of the site and those potentially most affected by the proposed development. Fieldwork observations in relation to the extent of existing visual access available for neighbouring buildings, were made from external locations in the streets surrounding the subject site. Based on our experience and observations, including an analysis of the spatial relationship, landforms, built form, and presence of vegetation within the immediate site context, we determined that some residential apartments may be potentially affected by view loss as a result of construction of a tower form on the subject site.

The most affected views will be those from the closest residential locations including the Belvedere and upper floors at the Heritage Apartments. RLA determined that some views from the upper levels of these buildings may have access to scenic and highly valued items that may be affected by built form proposed for the site.

The lower buildings such as those located in the heritage conservation area in Hampden Street and those opposite the site eg at 146 and 148 Walker Street have limited view access to the east and south-east. In our opinion views would be short range and do not extend beyond the subject site to the east or include scenic or highly valued items. Views in this direction and to the south-east from the heritage precinct and from Walker Street appear to be constrained east of the site by taller built forms eg 86 -88 Berry Street.

Views from both Century Plaza and the proposed Aqualand development are likely to be expansive with only a small part of potential views being affected by the built form proposed on the subject site. Further, both of these buildings are located some distance from the subject site and in this regard potential visual impacts would receive less weighting in terms of the significance of the impact as only a part of the field of view would be affected.

Having determined that potential view loss would be likely to occur in relation to the closest dwellings RLA advised Avenor and Kann Finch that block-model photomontages should be prepared as an aid to the further assessment of potential visual effects and impacts. At this early stage in the preparation of the planning proposal, we advised Avenor and Kann Finch that drone photography would provide an adequate indicative representations of a range of view compositions potentially available from neighbouring developments.

In this regard RLA recommended that drone photography be employed to take photographs from adjacent apartments. Locations are listed below in order of importance. The level of importance was determined by their location, potential extent of view access and potential effect of the proposed development on the whole composition of views;

1. 138 Walker Street (Belvedere)
  2. 150 Walker Street (The Heritage Apartments)
  3. 169 Walker Street (Century Plaza)
  4. 168 Walker Street (existing SAP building/approved Aqualand)
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Table 1; recommended drone photography

Address	Location and floor or window RL (determined from information provided)	RL to be used for Drone Photography (+1600mm to represent standing eye height from the estimated or provided RL)
138 Walker Street (Belvedere)	The north end of the east elevation at level 13 (RL 101.00m), the south end of the east elevation level 13 (RL 101.00m) and a central location in the tower form level 19 or 20 (RL 119.00m or RL 122.00m). The drone field of view should be orientated to the east for the lower locations and to the south-east at level 19 or 20.	Level 13 at RL 102.60m  RL 120.60m or RL 123.60m
150 Walker Street (Heritage)	Level 8 top floor, central location, equivalent to approximately RL 83m. The drone field of view should be orientated to the east.	1.6m above estimate floor level is RL 84.60m
169 Walker Street (Century Plaza)	From 2 locations per floor adjacent to each vertical stack of external north-facing balconies at floor levels equivalent to level 11 Head RL 96.55m, level 14 Head RL 104.78m, level 17 Head RL 113.02m and level 20 (top floor) at Head RL 121.24m. The drone field of view should be orientated to the north for the eastern balconies and to the north-east from views from the western balconies (ie those closest to Walker Street)	The head level on survey plan 44659DT refers to the top of the window frame. RLA have subtracted 400mm from this level to approximately represent a standing eye height of 1.6m above floor level. Therefore drone photographs should be taken at RLs;  96.15m, 104.38m, 112.62m, 120.84m.
168 Walker Street Aqualand	Views should be inspected from a central tower location and the western end of the south elevation of the proposed building. The camera should be orientated to the south-east to focus on a potential cone of view available between Century Plaza and the Harbour View Apartments. Views should be inspected from two locations per floor from levels 14 (RL118m), level 18 (RL130m) level 22 (RL 143m) and level 26 (RL155.04m).	To represent standing eye height of 1.6m above floor level, drone photographs should be taken at RLs; 119.60m and 131.60m at the west end (lower tower form) and RLs 119.60m, 131.60m, 144.60m and 156.60m at the western side of the eastern (tallest) tower form.

## 6.1 Limitations of drone photographs

5. There are limitations in using photographs taken from a drone to simulate view loss effects on adjacent buildings, as follows:
6. The drone is unable to provide a photograph from an internal or a private area.
7. The location of the camera is closer to the items viewed than would occur in a private viewing location. As a result, the item causing view loss appears larger than would be the case in a view from a private residence.
8. The drone camera is in unlimited space, whereas in a real viewing situation the view would be likely to be constrained at the sides and in the foreground by structures such as windows, reveals, doorway openings, walls, balcony floors, balustrades and other similar features. The horizontal and vertical extent of view to the human eye would therefore be less than the drone image.
9. The camera height is accurately known but the eye height relative to viewing locations in individual buildings is approximate, as floor levels would need to be established with survey accuracy.
10. The equivalent focal length of the lens of the drone camera will need to be multiplied by the relevant crop factor to give a 35mm equivalent focal length (see above).
11. Notwithstanding the above limitations, drone images are very useful aids to demonstrating principles for view sharing and also because they can overcome many practical constraints on gaining access to private viewing places. They provide adequate images for the purposes of photomontage preparation in these circumstances.

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## 7.0 Analysis of photomontages

This assessment is based on an analysis of block model photomontages prepared by Kann Finch. The photomontages were prepared following guidance and direction provided by RLA from view locations recommended by RLA using drone photography and from a hand held camera taken by Avenor staff. The likely impact of the proposal on outward views (private domain views) requires analysis and assessment in relation to the planning principle of Roseth SC of the Land and Environment Court of New South Wales in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity)*.

However at this stage in the planning process we have not undertaken a comprehensive assessment under *Tenacity* but have briefly assessed the likely visual effects and potential impacts of the construction of a built form that could fill the building envelope sought by the planning proposal. In summary, Roseth SC in *Tenacity* defines a four-step process to assist in the determination of the impacts of a development on views from the private domain. The steps are sequential and conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view or residence considered.

Our assessment is based on a review of the potential effects of the building envelope as modelled and shown as a translucent grey form in photomontages. We are advised that the location and form shown, accurately represents the height and FSR of the proposed building envelope sought. In this regard drone photographs were taken on two occasions using the same focal length of 24mm, and used as the base images in photomontages.

### Belvedere 138 Walker Street

#### Montage view 1; RL 102.6 (drone photo)

This view is orientated to the south from the north end of the top floor of the Belvedere apartments and shows that the subject site and proposed development are not included in this oblique view composition.

#### Montage view 2; roof top central location (photograph supplied by Avenor)

This view is orientated east-south-east and is part of a wider panoramic view to the north-east, east and south-east that would be available. The view composition includes other tower forms in east (left) side of the foreground, the main channel of Sydney Harbour including islands and areas of land-water interface, distant Eastern suburbs, part of the Sydney Opera House and areas of residential development to the east and north-east. The tower will be a new vertical form in the immediate foreground of the view and will block a part of the east view that is predominantly characterised by residential development which also includes a small area of water and land-water interface.

The majority of the view that includes scenic more highly valued features in *Tenacity* terms is to the south-east. Such features would remain available and unaffected by the proposed development. The additional height sought by the planning proposal blocks areas of sky only and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.

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Montage view 3; north end of roof top (photograph supplied by Avenor)

This view is to the north-east and is part of a wider panoramic view that extends from the north-east, east and south-east. The view composition predominantly includes low height and scale residential development on the Lower North Shore eg Neutral Bay and Cremorne, parts of the main channel of Sydney Harbour including islands and areas of land-water interface, and the distant Eastern suburbs. The tower form located centrally in this view will introduce a new built form into the immediate foreground and will block a part of the view to the east that is predominantly characterised by residential development but includes a small area of water and land-water interface.

The majority of the view that includes scenic and more highly valued features in *Tenacity* terms, is to the south-east including Sydney Harbour and would remain available in the view and unaffected by the proposed development. In our opinion the effects of the proposed development on the composition of this view would be moderate. The additional height sought by the planning proposal blocks areas of sky and does not block scenic features available in the existing view composition. More detailed assessment may be required in relation to views from apartments in the Belvedere that are aligned with the subject site and may be affected by potential view loss.

Montage view 4; central location rooftop (photograph supplied by Avenor)

This view is to the north-east and is part of a wider panoramic view that extends from the north to the east and south-east. The view composition predominantly includes low height and scale residential development on the Lower North Shore eg Neutral Bay and Cremorne, and associated areas of land-water interface and parts of the main channel of Sydney Harbour including islands and the distant Eastern suburbs. The tower form is located centrally in this view and will introduce a new built form into the immediate foreground. It will block a part of the view that is predominantly characterised by residential development and includes a small area of water and land-water interface.

The majority of the view that includes scenic and more highly valued features in *Tenacity* terms, are south-east of this view eg. Sydney Harbour, would remain available in the view and unaffected by the proposed development. In our opinion the effects of the proposed development on the composition of this view would be moderate given the amount and the nature of the composition of the view that would be lost. The additional height sought by the planning proposal blocks areas of sky but does not block scenic features available in the existing view composition. More detailed assessment may be required in relation to views from apartments in the Belvedere that are aligned with the subject site and may be affected by potential view loss.

Montage view 5; central rooftop location (photograph supplied by Avenor)

This view is orientated east-south-east and is part of a wider panoramic view to the north-east, east and south-east that would be available. The view composition includes other tower forms in the foreground, and in Kirribilli. The Century Plaza building in the mid-ground of the view separates views of Sydney Harbour with parts of the main channel including islands and areas of land-water interface visible at either side. The view also includes landforms and development in the Eastern suburbs and the Sydney Opera House. The proposed development will introduce a new form in the east of this view and block parts that are predominantly characterised by residential development.

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The majority of the view to the east-south-east that includes scenic and more highly valued features in *Tenacity* terms, will remain available in the view and will be unaffected by the proposed development. The additional height sought by the planning proposal blocks areas of only sky and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.

#### Montage view 6; rooftop from north end (photograph supplied by Avenor)

This view is orientated east-south-east and is part of a wider panoramic view to the north-east, east and south-east that would be available. The view composition includes other tower forms in the foreground and in Kirribilli. The Century Plaza building in the mid-ground of the view separates views of Sydney Harbour with parts of the main channel including islands and areas of land-water interface visible at either side. The view also includes landforms and development in the Eastern suburbs and the Sydney Opera House. The proposed development will introduce new form in the east of this view. It will narrow the existing view corridor to the east that is available north of the Century Plaza building and will block parts of the view that are predominantly characterised by residential development. A small area of land-water interface will also be blocked. The majority of the view to the east-south-east that includes scenic and more highly valued features in *Tenacity* terms, will remain available in the view and be unaffected by the proposed development. The additional height sought by the planning proposal blocks areas of only sky and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.

#### Montage view 7; Century Plaza (drone photo)

##### RL120.84 south location

This is part of a wider panoramic view to the north and north-east from adjacent to a high level apartment balcony. The proposed development will introduce a new built form into the immediate foreground composition of the view. The part of the view that is blocked is characterised by the Warringah Freeway, residential tower blocks on the northern fringe of North Sydney, low height and scale suburban development on the North Shore, vegetation and distant landforms. In our opinion although the composition of the view to the north provides a long range pleasant outlook, it does not include any icons or highly valued scenic items as defined in *Tenacity*. The majority of the view to the north and north-east would remain available and would be unaffected by the proposed development. The additional height sought by the planning proposal blocks areas of sky and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.



#### Montage view 8; Century Plaza

##### RL120.84 north location

This is part of a wider panoramic view to the north-east from adjacent to a high level apartment balcony. The proposed development will introduce a new built form into the foreground composition of the view. The part of the view that is blocked is characterised by low height and scale suburban development on the North Shore including built form, vegetation and distant landforms. In our opinion although a pleasant outlook this view does not include any icons or highly valued scenic items as defined in *Tenacity*. The majority of the view to the north and north-east would remain available and would be unaffected by the proposed development. The additional height sought by the planning proposal blocks areas of only sky and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.

#### Montage view 9; Aqualand approved development 168 Walker Street (drone photo)

This view is to the south-east from the eastern end of the south elevation of an approved development at the corner of Walker Street and McLaren Street. The view composition includes mid-ground tower forms located along Walker Street and others to the south along the eastern edge of the North Sydney CBD. Views to the Sydney skyline and Sydney Opera House are not available whilst small cameo views either side of the MLC building include the north end of the Sydney Harbour Bridge and The Sydney Tower. The view composition available to the east of Century Plaza includes the main channel of Sydney Harbour, including islands and areas of land-water interface, distant Eastern suburbs and residential development on the lower North Shore. Parts of the Tasman Sea are visible beyond the Eastern Suburbs.

The proposed development will create a new slim form in the centre of the view adjacent to Century Plaza. It will block residential development to the south-east in Kirribill and a small area of Sydney Harbour south of Kirribilli Point. The majority of the view to the east including scenic and highly valued features as defined in *Tenacity* will not be blocked and will remain unaffected by the proposed development. The cameo views that include icons eg. the Sydney Harbour Bridge will also remain unaffected by the proposed development.

The additional height sought by the planning proposal blocks areas of only sky and does not block scenic features available in the existing view composition. In our opinion the effects of the proposed development on the composition of this view will be minor.

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## 8.0 Conclusion

The proposed development has a visual catchment predominantly situated to the east.

Views from the west to the proposed tower form will be constrained by development located immediately west of the site.

In views from the east the proposed tower would be seen as a tall slim tower form located in the immediate visual context of similar forms or similar and greater height.

The existing visual quality of the site and streetscapes associated with it is moderate to high given the quality of existing development, heritage items near by, and the presence of street trees and gardens in Walker Street. The proposed development is compatible with the visual quality and streetscape character of Walker Street.

There are limited public domain views from a restricted immediate catchment to the north and south along Walker Street. In such views the proposed built form envelope will not obscure or block views of scenic or culturally significant features.

The proposal would be of high visual exposure to the Warringah Freeway and potentially to vantage points to the east eg Kurraba Road. However in the wider context and from this vicinity the proposal would not be incompatible with adjacent development forms in the North Sydney CBD.

The proposal would provide the potential for a high quality development and significant areas of publicly accessible high amenity landscape space, compared to the existing absence of such areas

A limited number of views from some high level apartments located opposite the site on Walker Street would be affected by the proposed development. The effects and impacts will vary, but in the majority of views the potential impacts in our opinion will be minor.

Impacts will be minor because the majority of scenic features, icons and highly valued features in the composition of views exist in oblique views to the south-east and will be unaffected.

In all views access represented by block-model photomontages, iconic views that include parts of the Sydney Harbour Bridge or the Sydney Opera House will not be blocked by the proposed development and will remain unaffected by the proposed development.

Some private domain view loss to the east will include low scale suburban development across the lower North Shore and a small part of Sydney Harbour which is part of a much wider panoramic view.

The additional height of the slim tower form sought by the planning proposal will not block scenic or highly valued features in the view.

Based on an assessment of the potential building envelope shown in block-model photomontages, in our opinion the planning proposal and subsequently the construction of a tower form can be supported on visual impacts grounds.



Richard Lamb and Associates

September, 2017





*Location 1; Detail of the Harbourview Apartments located north of the subject site*



*Location 2: View west to the existing SAP building at 168 Walker Street*





*Location 3; view west to development located along the south side of McLaren Street*



*Location 4; view south-west to low-rise residential development 45 McLaren Street*





*Location 5; View towards the Heritage Apartments at 150 Walker Street*



*Location 6; view east along Hampden Street*





*Location 7; view south including the south end of the Heritage Apartments and the Lower part of the Belvedere*



*Location 8; View north-east to 11 Hampden Street adjacent to the northern site boundary*





*Location 9; detail of the east elevation of the Heritage Apartments from the lower part of Walker Street adjacent the site*



*Location 10; Existing buildings on the subject site.*





*Location 11; East elevation of the Belvedere*



*Location 12; View north-west to the taller tower form of the Belvedere*





*Location 13; Detail of the Century Plaza north elevation and entry from Walker Street*



*Location 14; view north along Walker Street*





*Location 15; detail of mixed use development located at 41 McLaren Street*



*Location 16; View along access lane between 41 and 37 McLaren Street*





*Location 17; detail of residential development along the south side of McLaren Street including the Harvard building to the right*





*Montage view 1; view south-east from the south end of the Belvedere Apartment roof*



*Montage view 2; View east from a central location Belvedere Apartment roof*





*Montage view 3; View north-east from the north end of the Belvedere roof*



*Montage view 4; View north-east from a central rooftop location at the Belvedere*





*Montage view 5; View east from a central location on the Belvedere rooftop*



*Montage view 6; View east from the north end of the Belvedere Apartments roof*





*Montage view 7; View north-east from RL 120.84 at adjacent to the southern stack of balconies at Century Plaza*



*Montage view 8 ; View north-east from RL 120.84 adjacent to northern stack of balconies at the Century Plaza*





*Montage view 9 view south east from RL 131.6m adjacent to the south elevation of the approved Aqualand building.*

### Summary Curriculum Vitae: Dr Richard Lamb



#### Summary

- Professional consultant specialising in visual and heritage impacts assessment and the principal of Richard Lamb and Associates (RLA).
- Senior lecturer in Architecture, Landscape Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009.
- Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006.
- 30 years' experience in teaching and research in environmental impact, heritage and visual impact assessment.
- Teaching and research expertise in assessment and interpretation of heritage items and places, cultural transformations of environments, conservation methods and practices, visual perception and cognition, landscape studies, aesthetic assessment and landscape assessment.
- Supervision of Master and PhD students postgraduate students in heritage conservation and environment/behaviour studies.
- Richard Lamb provides:
  - professional services, expert advice and landscape and visual assessments
  - Strategic planning studies to protect and enhance scenic quality and landscape heritage values
  - Scenic and aesthetic assessments in all development scenario contexts, from rural to urban
  - Advice and assessment of view loss, view sharing and landscape heritage impacts
  - Expert advice, evidence and testimony to the Land and Environment Court of NSW and Planning and Environment Court of Queensland in various classes of litigation
  - Specialisation in matters of visual impacts, view loss and landscape heritage in projects including:
    - Urban developments, rezoning and planning proposals, urban renewal and urban release areas
    - Project and proposal visualisation and certification of photomontage preparation
    - Extractive industry, infrastructure, signage and maritime developments
    - Development assessment, strategic planning, landscape conservation
  - Appearances in over 250 Land and Environment Court of New South Wales cases, submissions to several Commissions of Inquiry and the principal consultant for over 1000 consultancies.
- Qualifications
  - Bachelor of Science - First Class Honours double major, University of New England
  - Doctor of Philosophy, University of New England in 1975
- International Journals for which publications have been refereed
  - Journal of Architectural & Planning Research
  - Architectural Science Review
  - People and Physical Environment Research
  - Journal of the Australian and New Zealand Association for Person Environment Studies
  - Journal of Environmental Psychology
  - Australasian Journal of Environmental Management
  - Ecological Management & Restoration
  - Urban Design Review International
- Full CV available on Home page tab of RLA website at [www.richardlamb.com.au](http://www.richardlamb.com.au)