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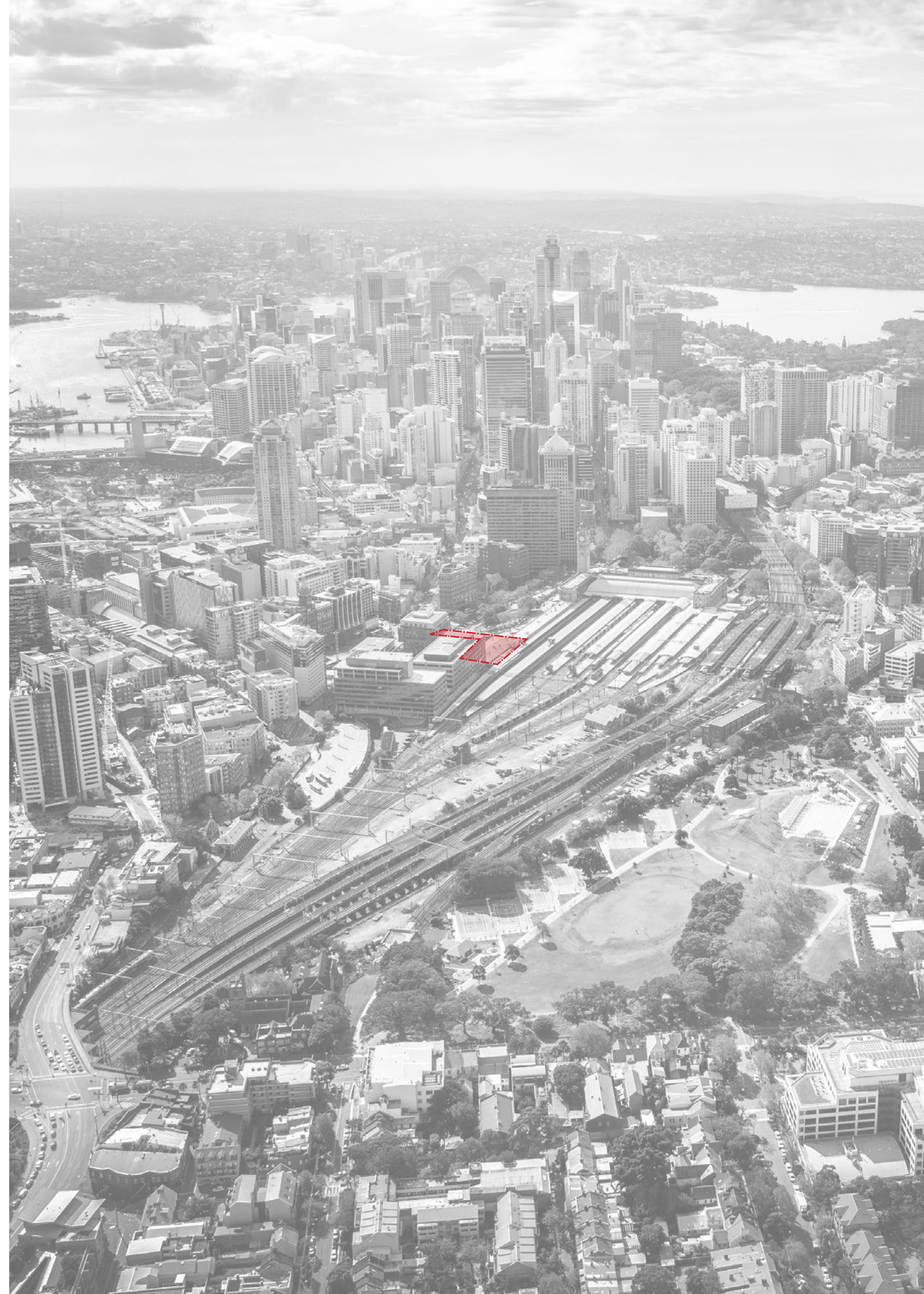
WESTERN GATEWAY SUB-PRECINCT BLOCK A

RAILWAY SQUARE
8-10 LEE STREET

APPENDIX B VIEW IMPACT ASSESSMENT

PREPARED FOR
ATLASSIAN, YHA & AVENOR

OCTOBER 2019



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APPENDIX B - VIEW IMPACT ANALYSIS

CLIENTS



CONSULTANTS

PLANNING	Urbis
HERITAGE ARCHITECTURE	Weir Phillips
ARCHITECTURE	EC3 with Terroir
	Previous phase undertaken by Bates Smart
LANDSCAPE ARCHITECTURE	Aspect Studios

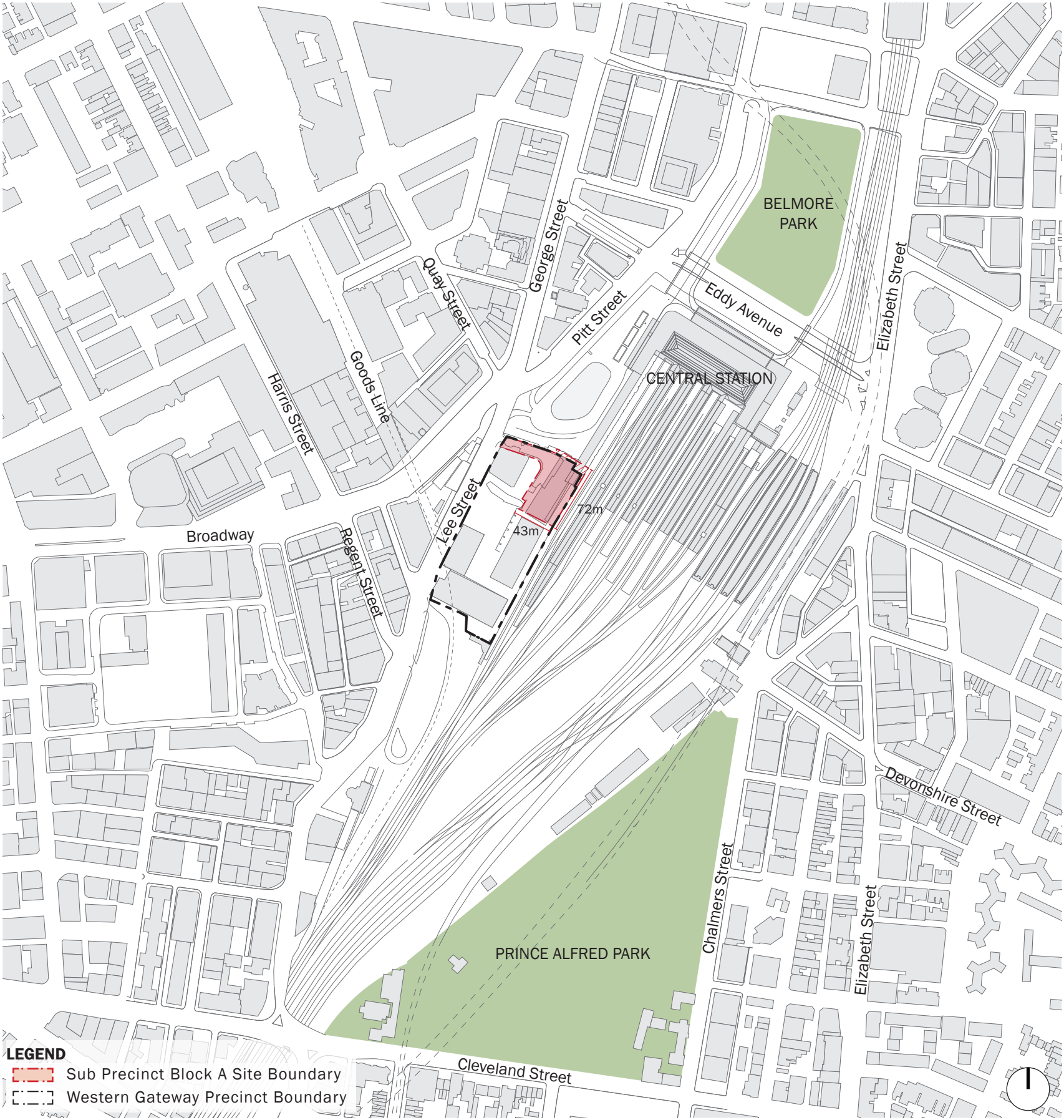
INTRODUCTION

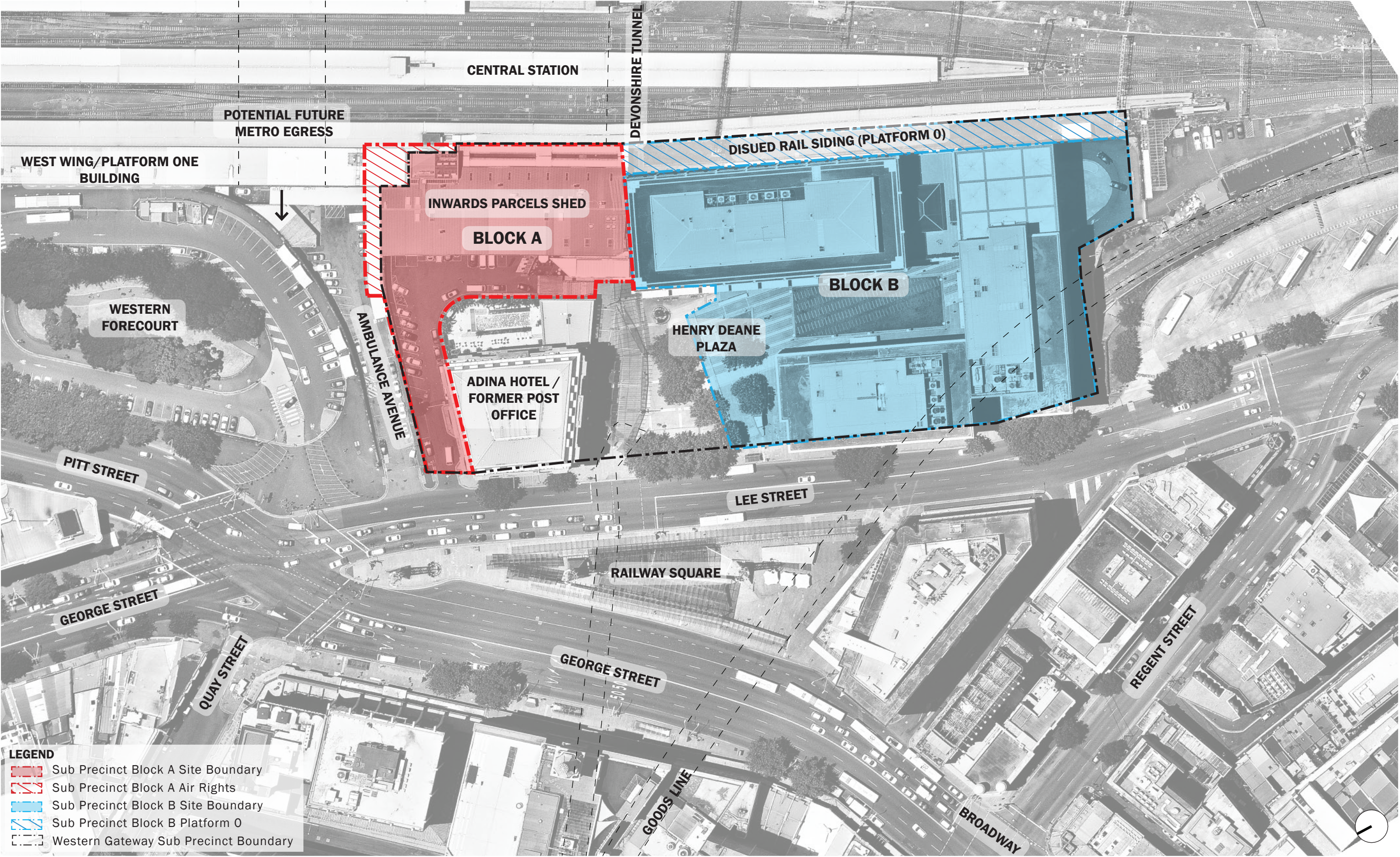
A View Impact Assessment of the Western Gateway sub-precinct proposals is included in this document. The process of undertaking this analysis has included the establishment of critical views to review relative to both those that have been established within statutory planning documents and those that have been identified as important during context and site analysis.

Initial analysis has been undertaken for the Western Gateway sub-precinct Block A development. Views have been reviewed of both:

- the overall proposed planning envelope
- the reference scheme

Further analysis has also been provided of the cumulative impact on the views with the inclusion of the other Western Gateway sub-precinct development. Views have been provided which indicate the Block A built form with Block B.





High resolution photograph from January 2016 clearly shows disused rail siding (not in shadow). Image capture is prior to construction of Sydney Yards Access Bridge.

VIEW CORRIDORS AND SIGHT LINES

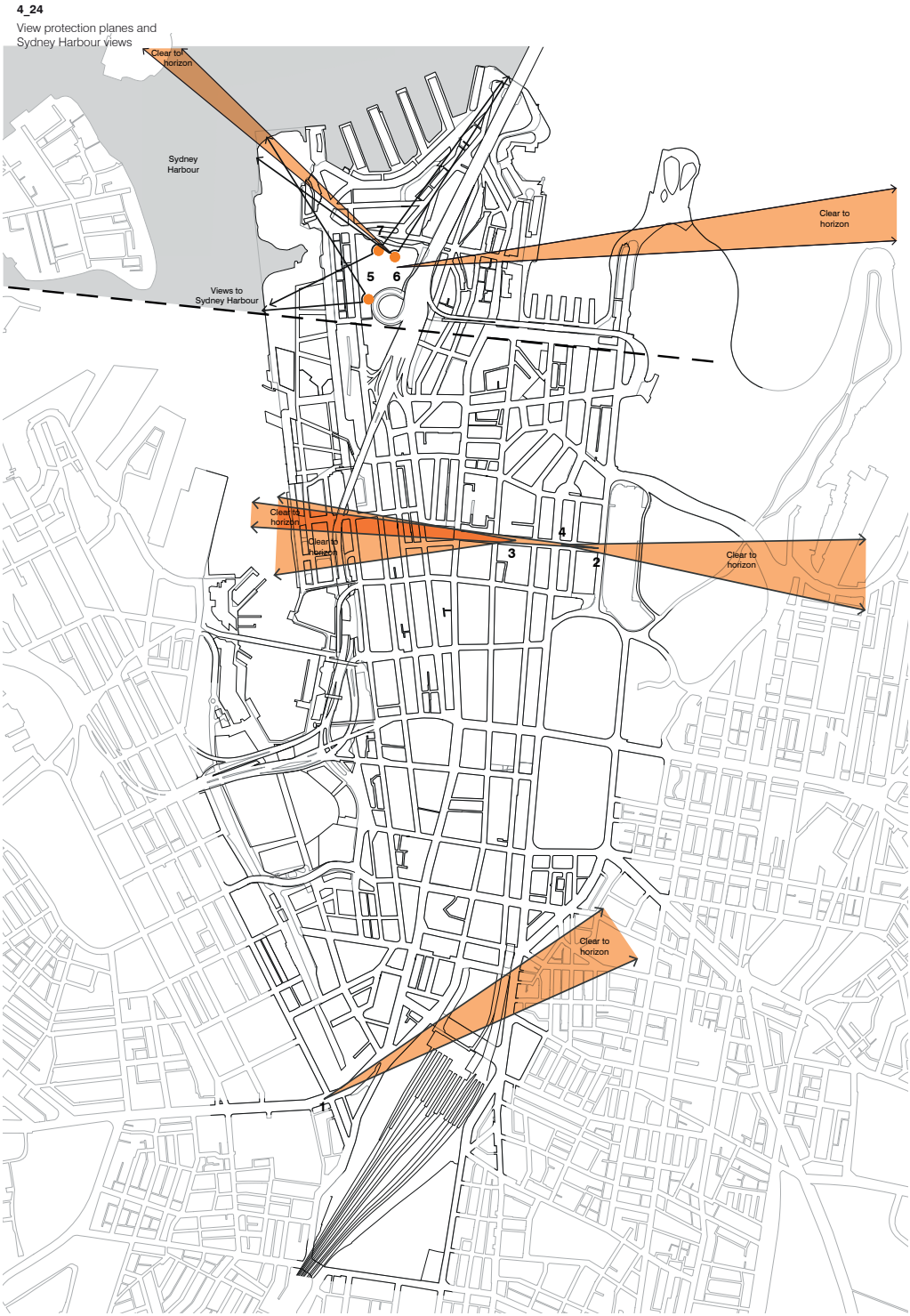
The Draft Central Sydney Planning Strategy (CSPS) includes information on a series of identified key views that are to and through parks and other well-used public spaces that have a role in defining Sydney. Views to the Central Station clock tower are sighted as an example of a significant set of views due to the clock tower’s historically physical prominence in the city’s landscape. Other significant views noted are along Martin Place, to and from Observatory Hill and to Sydney Harbour.

The objective stated within the document is to identify and preserve significant views from public places. Further the document notes that: “New development must be designed to make a positive contribution to the characteristics and composition of designated public views. These public views should be preserved and have priority over private views.”

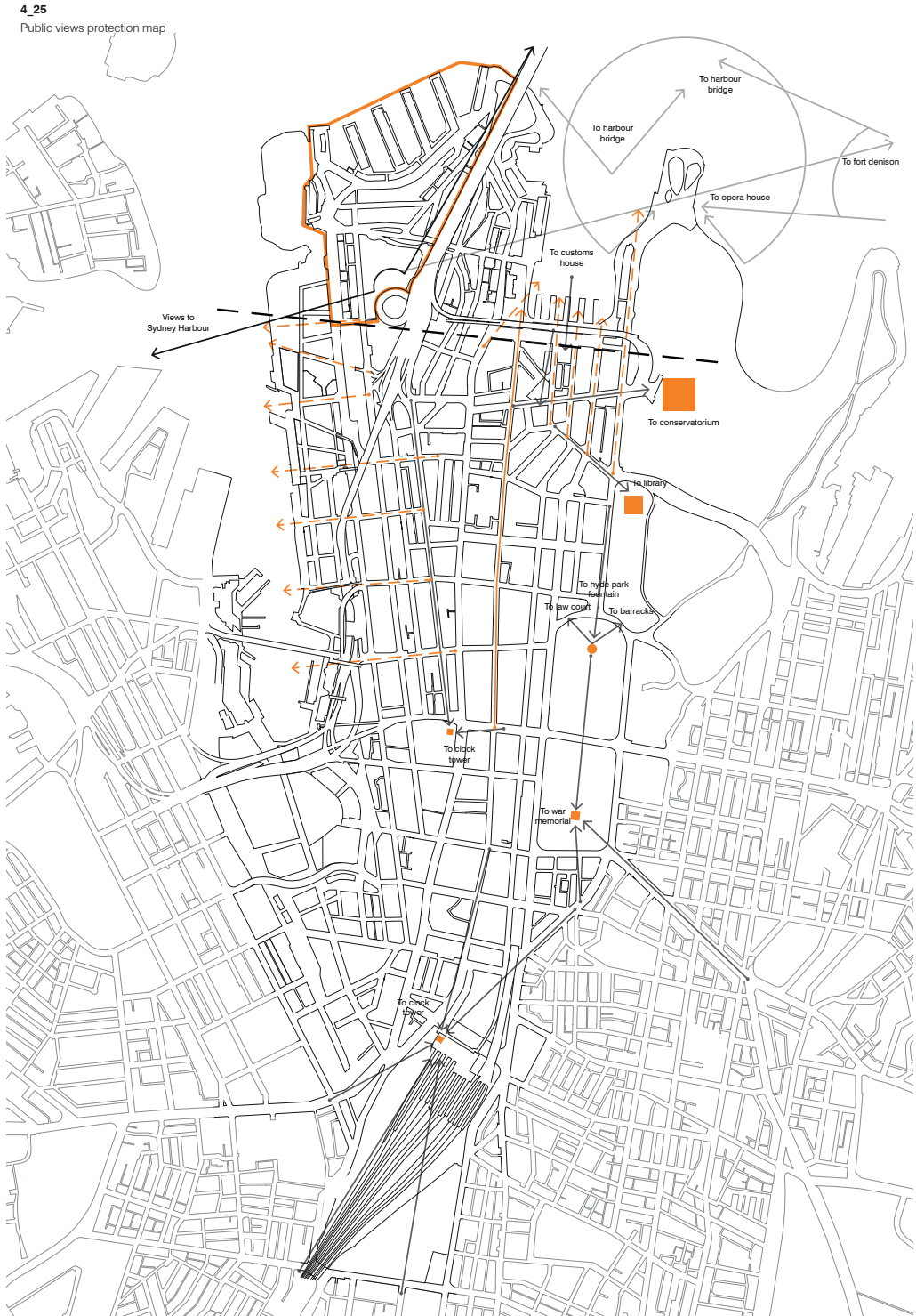
In addition to the views identified in the CSPS, the ¾ view as identified in the heritage analysis was included in the view analysis set.



Draft Central Sydney Planning Strategy Document



View Protection Planes and Sydney Harbour Views map



Public Views for Protection map

APPENDIX B - VIEW IMPACT ANALYSIS

The sequence of view assessed in this reports includes:

- A View along Broadway
- B View across Prince Alfred Park (adjusted)
- C View along Pitt Street
- D View along Wentworth Ave at Goulburn Street
- E View along Regent Street (adjusted)
- F Three Quarter View

During the process of assessing the views it was noted that the specific position views B and E did not provide clear views of the Central Station Clock Tower. Photos from these positions have been provided adjacent to indicate the views that were found.

B - the trees at the head of Pitt St block the view so the new view used for anlysis was to the north of the trees.
E - the existing built fomr and sloping topography prevent views to the clock tower. The view utilised for the analysis was shifted to the east to correct for these issues.

Alternative positions along projections or adjacent, where clear views were possible were used of the purposes of the view assessment. These positions have been identified on the adjacent map.

LEGEND

Sub Precinct Block A Site Boundary

Western Gateway Precinct Boundary

Key View - Central Sydney Planning Strategy

Key View - Adjusted position

Protected View Plane

Clock Tower

3/4 View

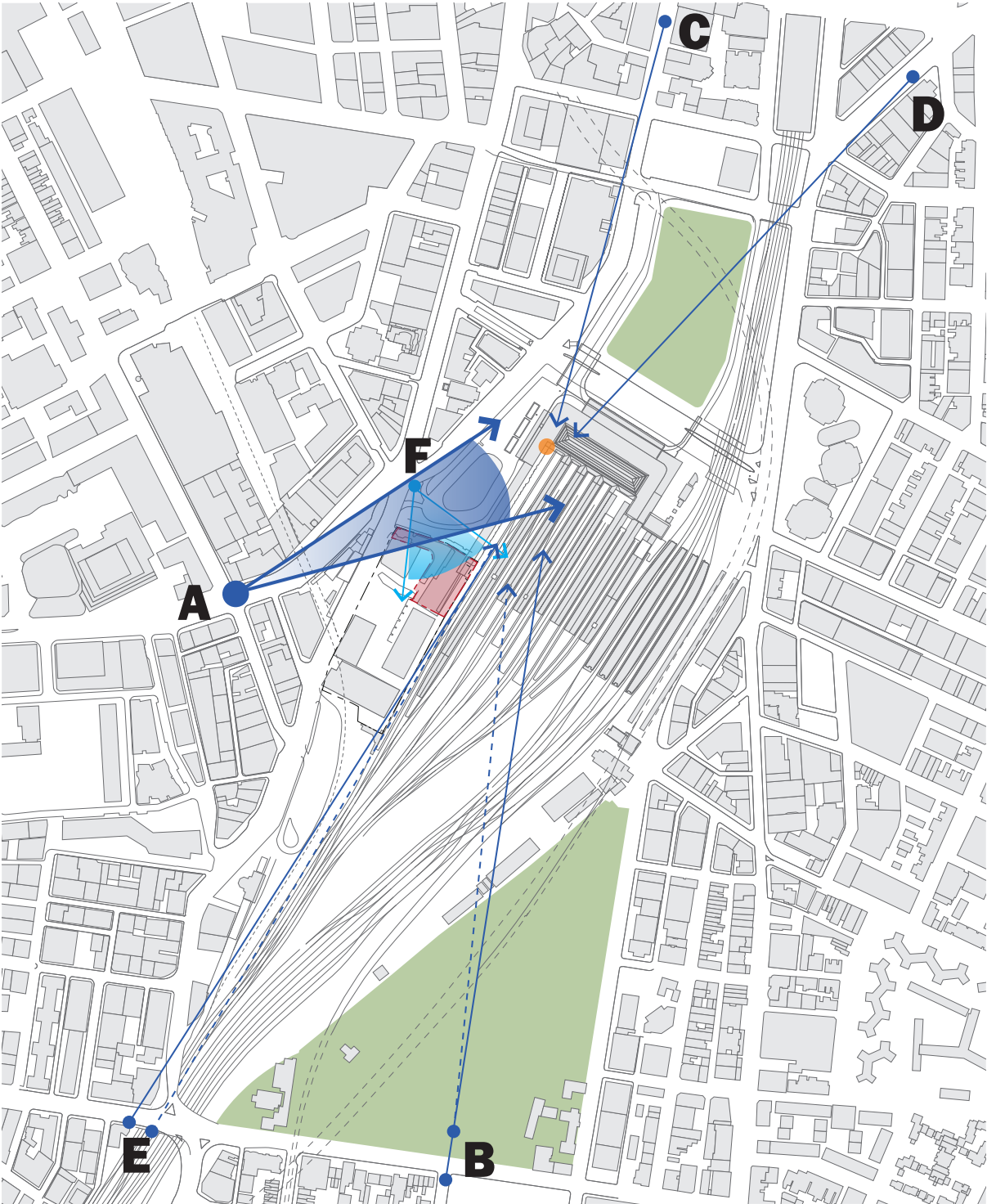


Diagram of View Corridors and Sight Lines



B - View from head of Pitt St to Prince Alfred Park



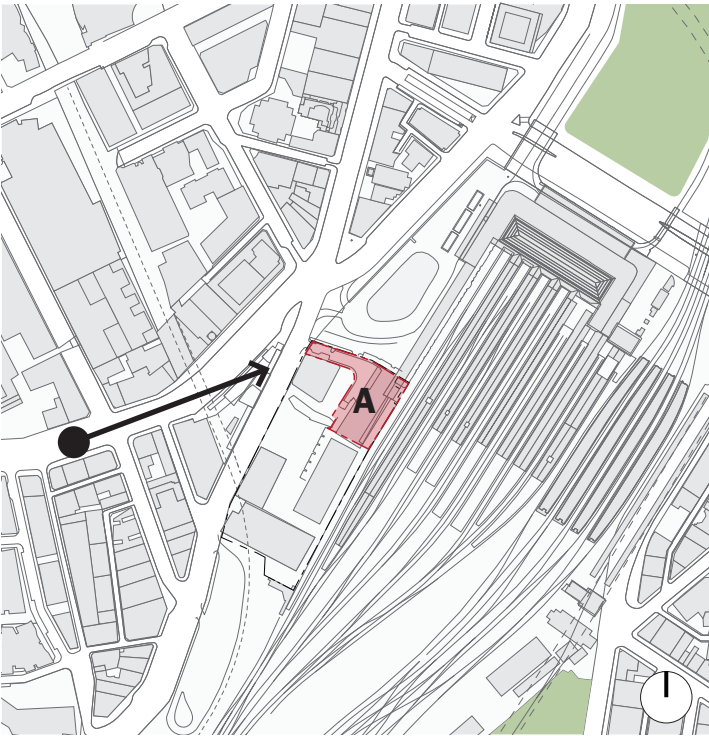
E - View near corner of Cleveland and Regent St

APPENDIX B - VIEW IMPACT ANALYSIS

VIEW ALONG BROADWAY

Towards the Central Station Clock Tower

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



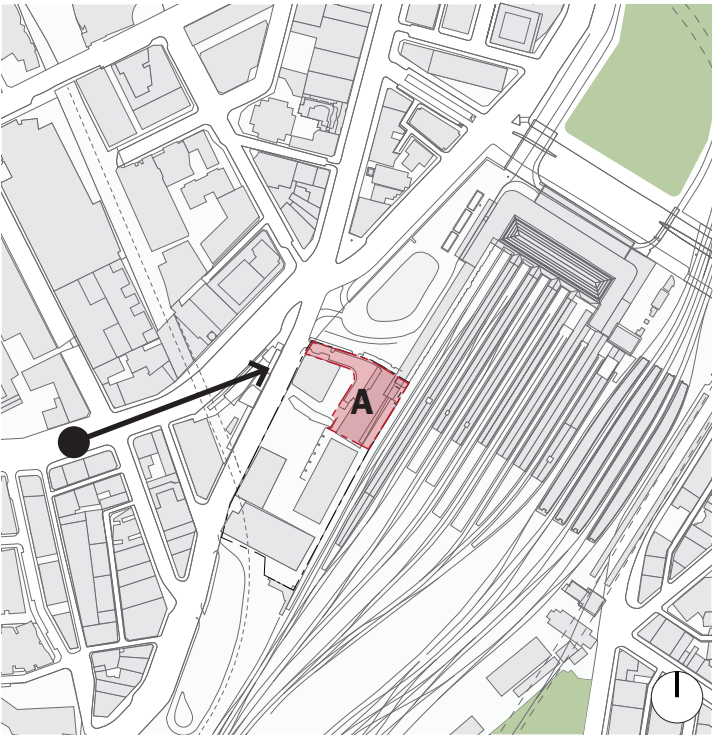
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A BUILDING ENVELOPE

VIEW ALONG BROADWAY

Towards the Central Station Clock Tower

The Block A envelope sits within the southern built form wall along Broadway, and is a significant visual distance from the Clock Tower.



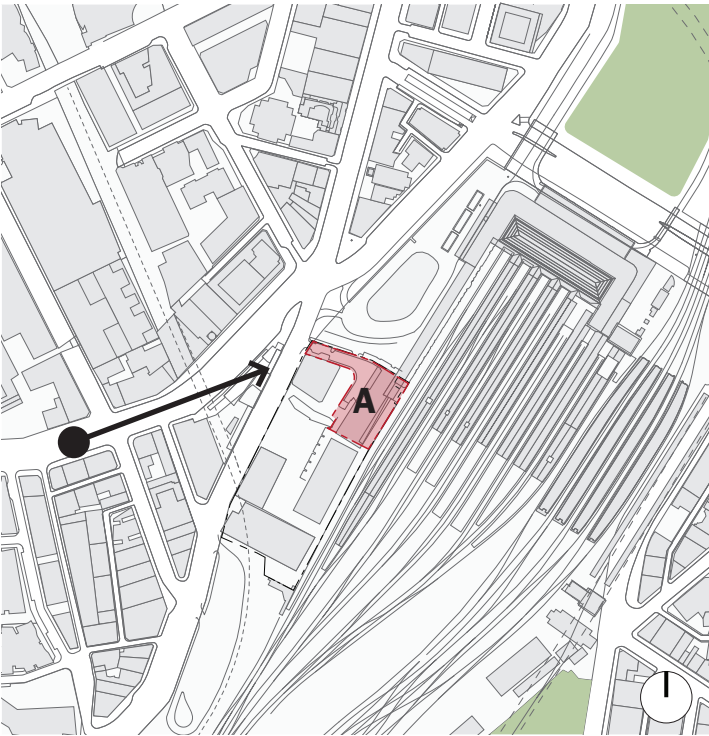
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A REFERENCE SCHEME

VIEW ALONG BROADWAY

Towards the Central Station Clock Tower

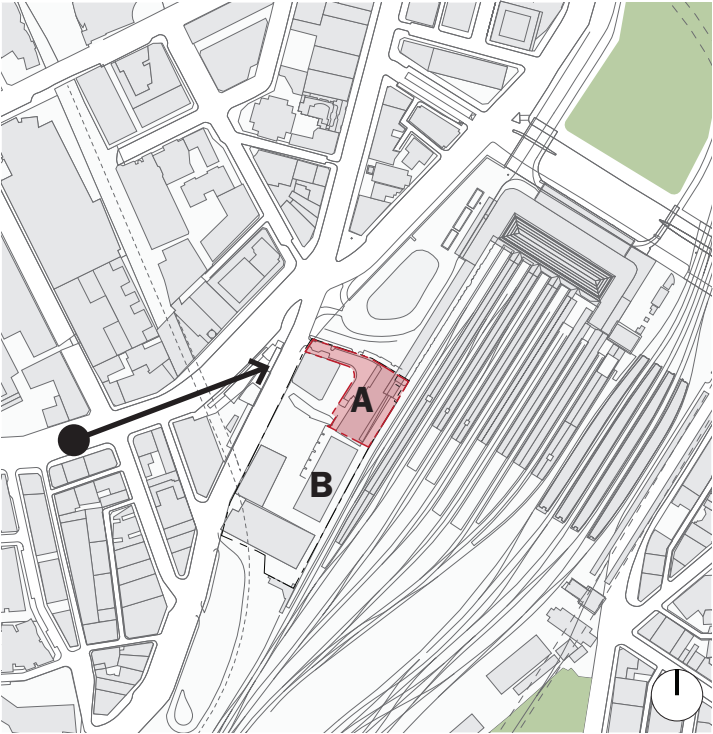
The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

VIEW ALONG BROADWAY
Towards the Central Station Clock Tower



BLOCK A
PROPOSED REFERENCE SCHEME

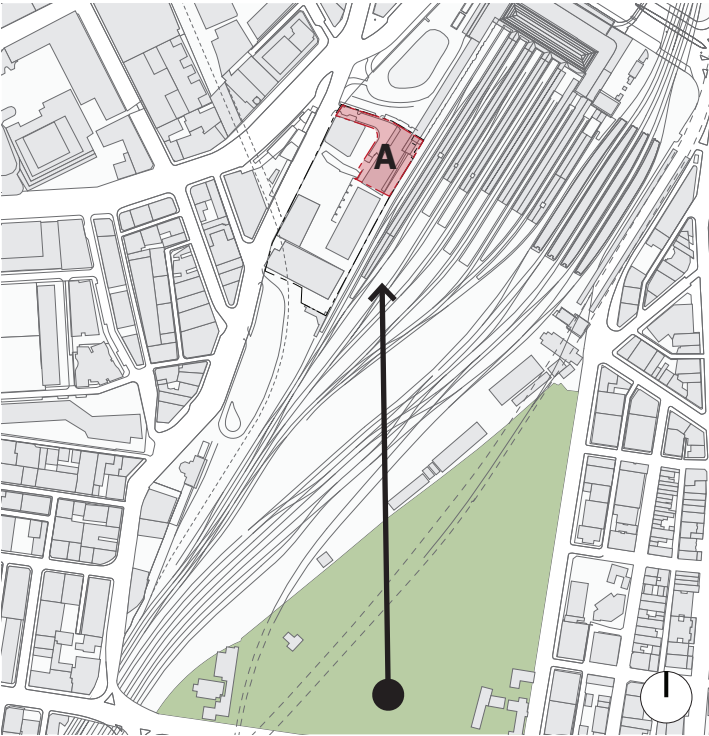
BLOCK B
PROPOSED REFERENCE MASSING

APPENDIX B - VIEW IMPACT ANALYSIS

VIEW ACROSS PRINCE ALFRED PARK

Towards the Central Station Clock Tower

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



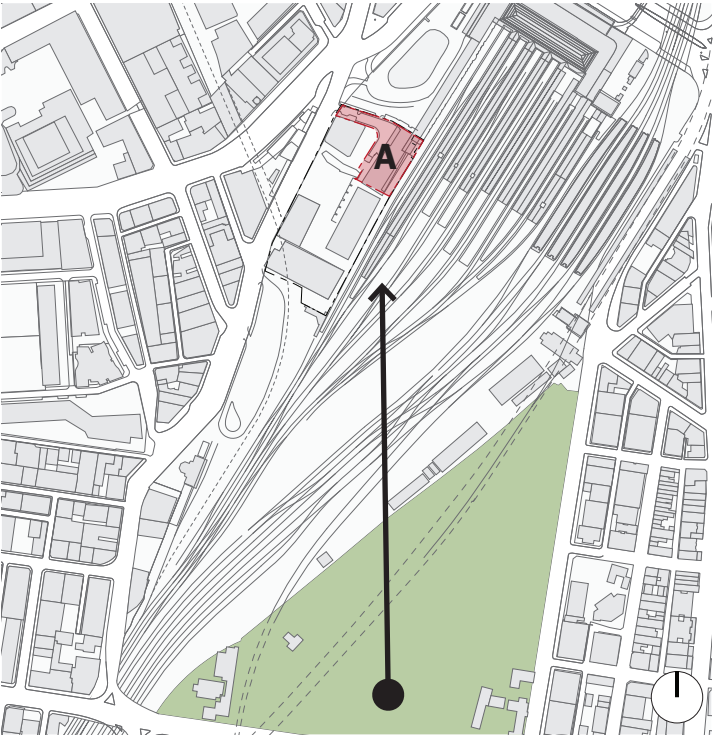
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A BUILDING ENVELOPE

VIEW ACROSS PRINCE ALFRED PARK

Towards the Central Station Clock Tower

This view shows the view across Prince Alfred Park and the role that the Western Gateway sub-precinct, including Block A, will have in forming a link between the Central Park and UTS and the southern end of the Sydney CBD. The sloped plane to the top of the envelope indicates the solar access protections to Prince Alfred Park.



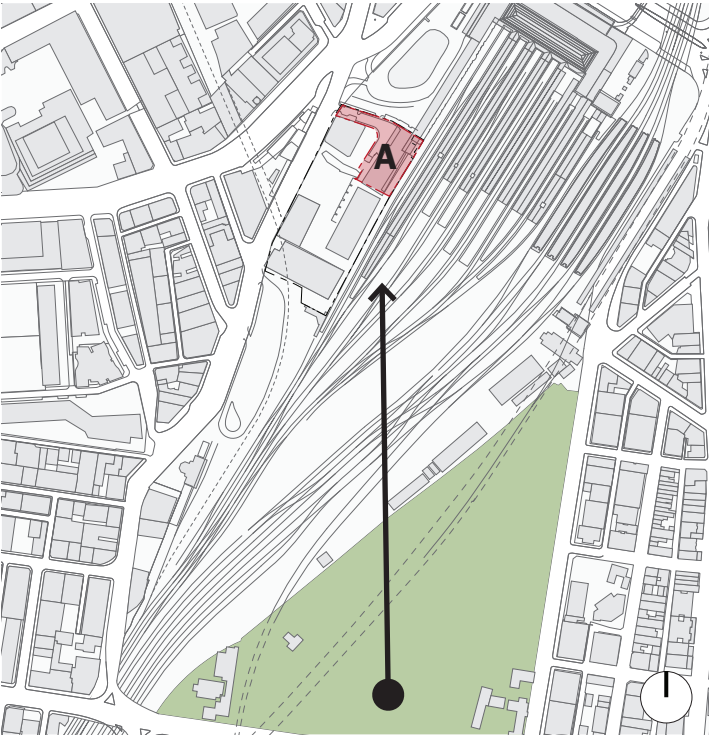
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A REFERENCE SCHEME

VIEW ACROSS PRINCE ALFRED PARK

Towards the Central Station Clock Tower

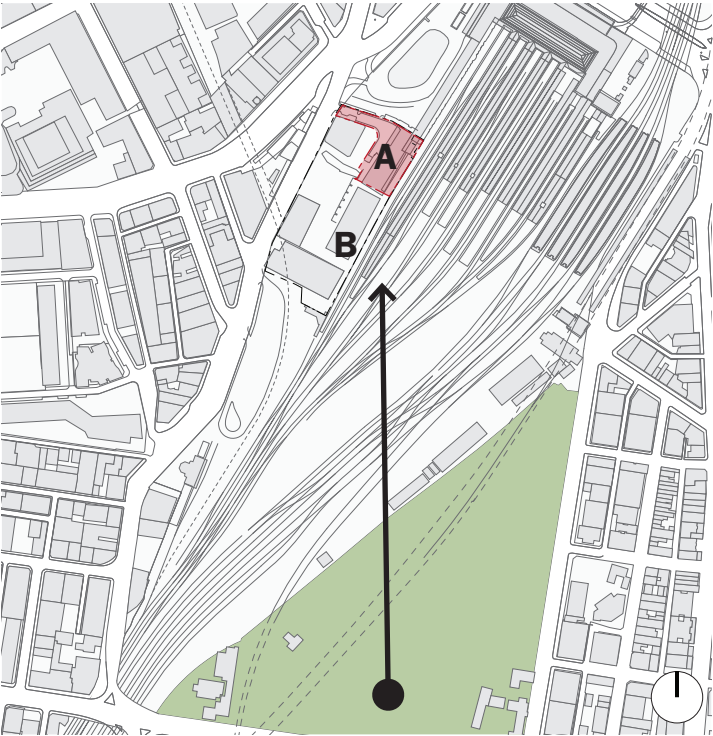
The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



APPENDIX B - VIEW IMPACT ANALYSIS

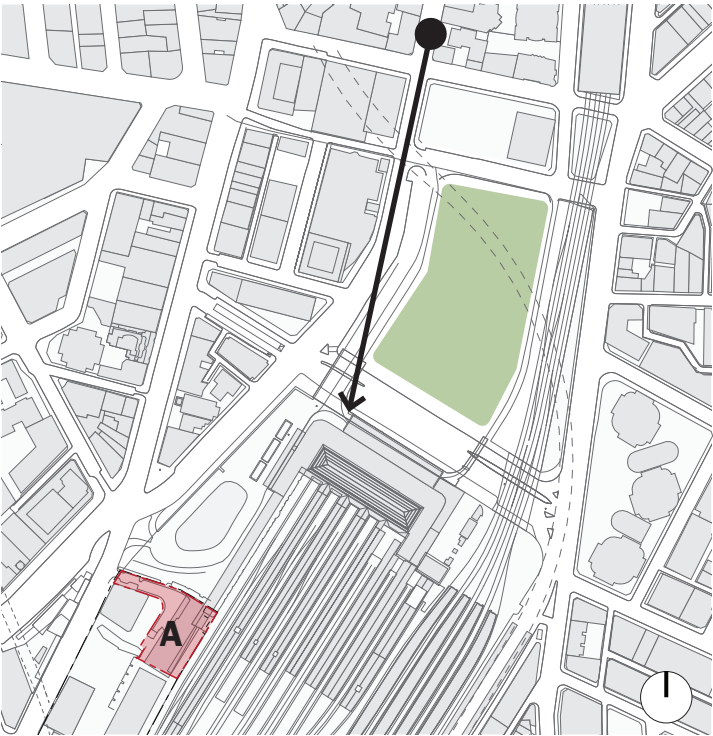
WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

VIEW ACROSS PRINCE ALFRED PARK
Towards the Central Station Clock Tower



APPENDIX B - VIEW IMPACT ANALYSIS

VIEW ALONG PITT STREET
Towards the Central Station Clock Tower



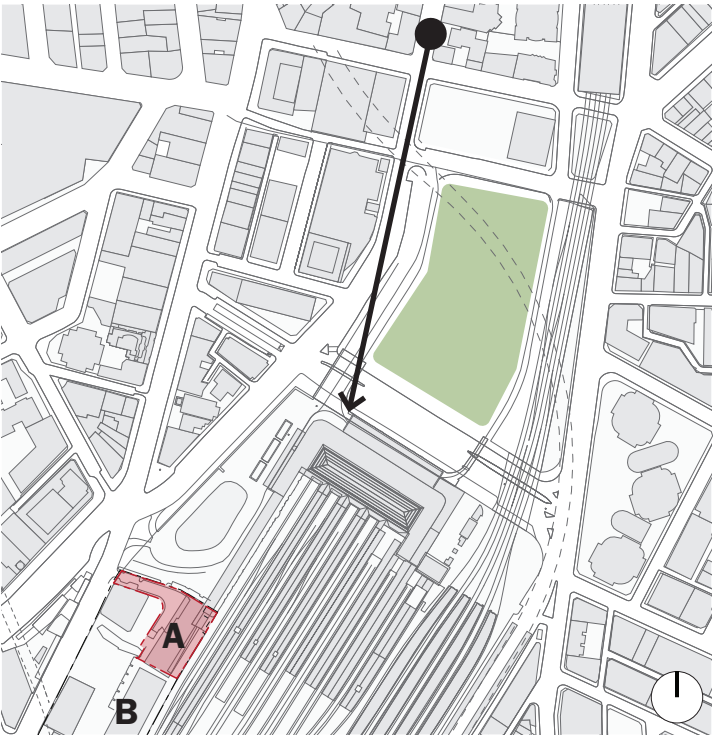
APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

VIEW ALONG PITT STREET

Towards the Central Station Clock Tower

The tower is to the right of the image and is mostly not visible from this section of Pitt Street.

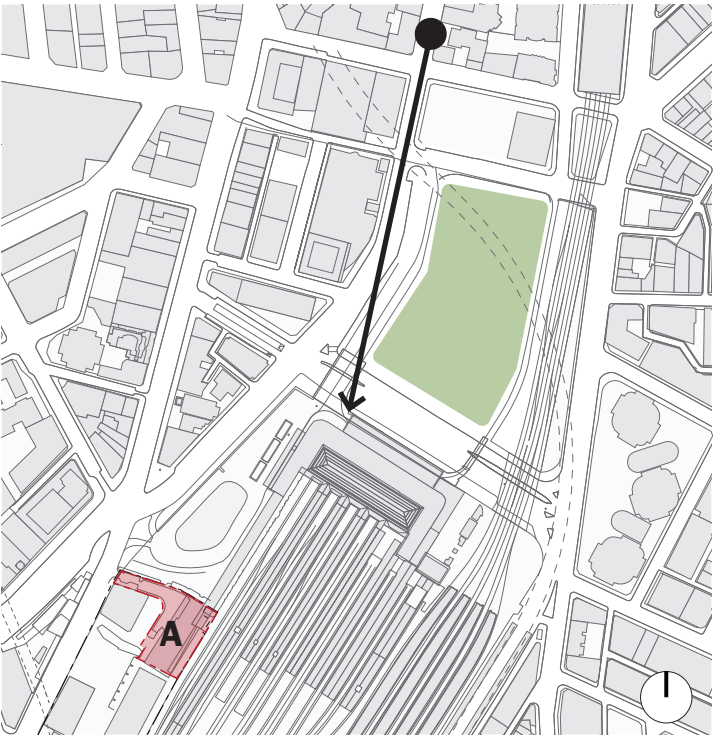


BLOCK A
PROPOSED ENVELOPE
(SHOWN DASHED WHERE HIDDEN IN VIEW)

APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A REFERENCE SCHEME

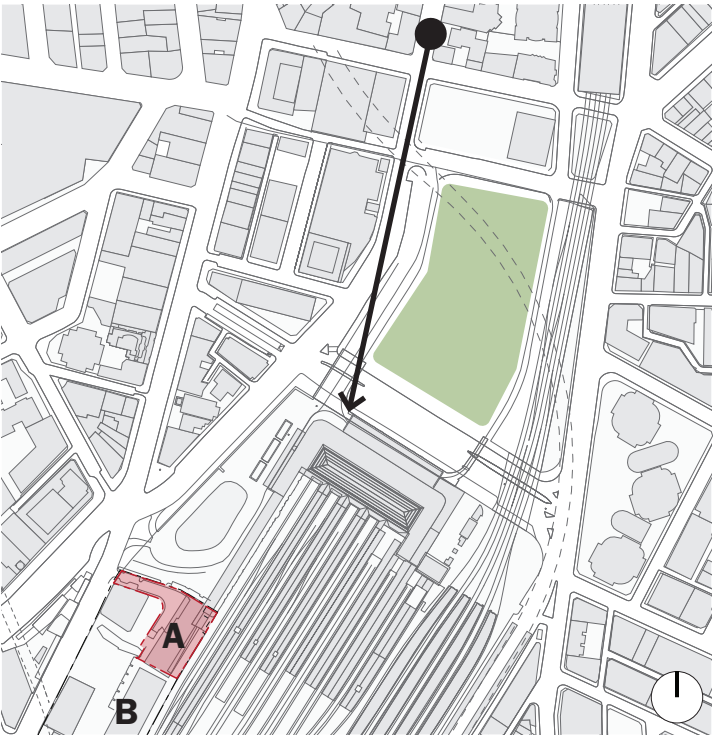
VIEW ALONG PITT STREET
Towards the Central Station Clock Tower



APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

VIEW ALONG PITT STREET
Towards the Central Station Clock Tower

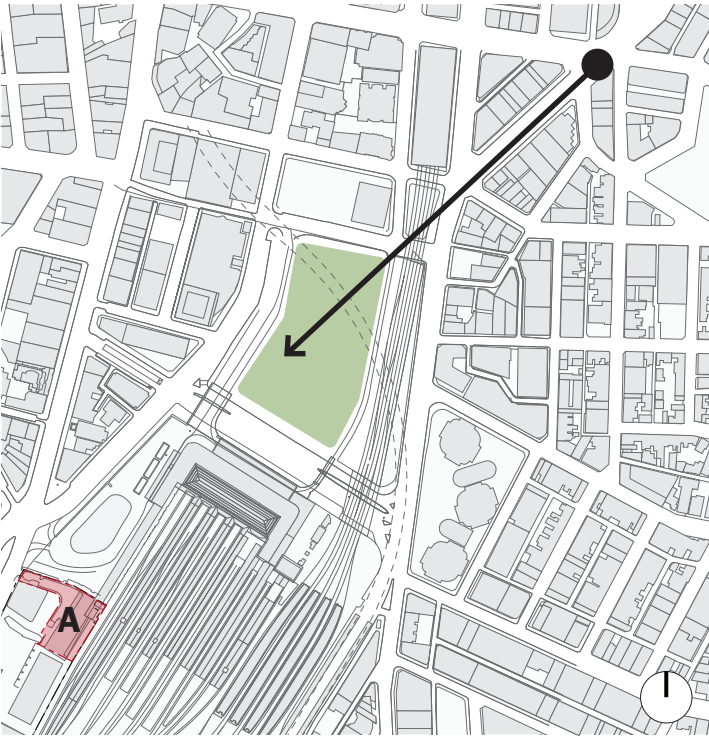


APPENDIX B - VIEW IMPACT ANALYSIS

VIEW ALONG WENTWORTH AVENUE AT GOULBURN STREET

Towards the Central Station Clock Tower

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



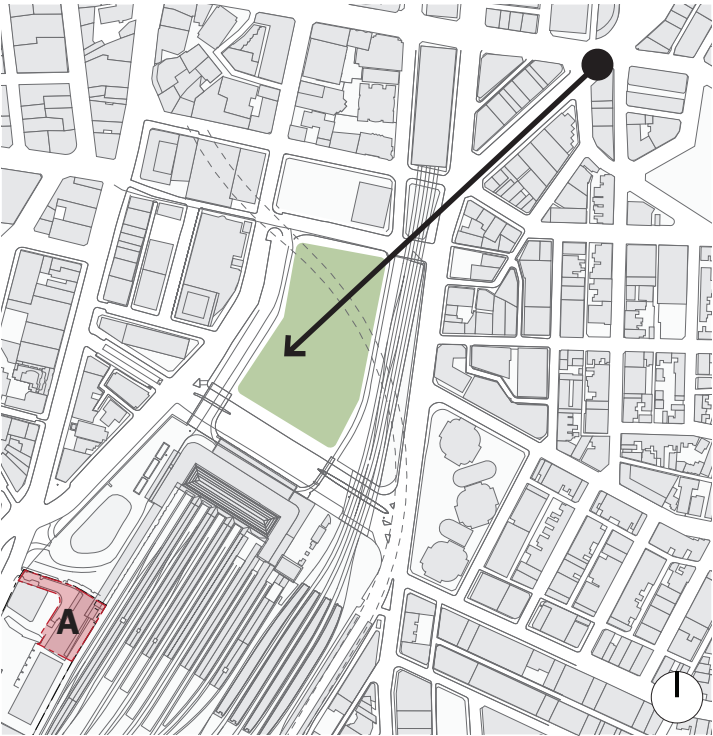
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A BUILDING ENVELOPE

VIEW ALONG WENTWORTH AVENUE AT GOULBURN STREET

Towards the Central Station Clock Tower

The site is significantly obscured by trees along Goulburn Street and in the location new built form of the Block A envelope reads as an extension of the street wall. The envelope sits to the east of the Central Station Clock Tower.



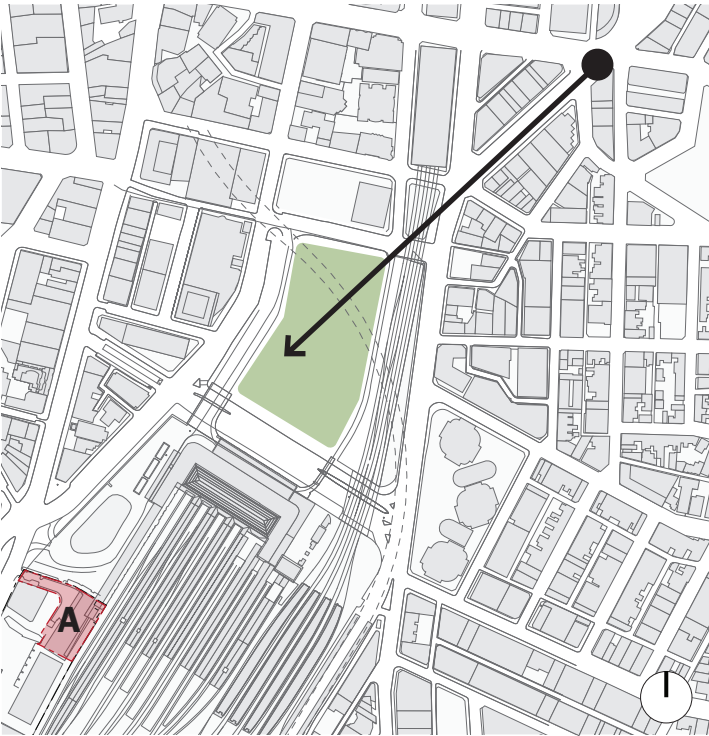
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SUB PRECINCT BLOCK A REFERENCE SCHEME

VIEW ALONG WENTWORTH AVENUE AT GOULBURN STREET

Towards the Central Station Clock Tower

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.

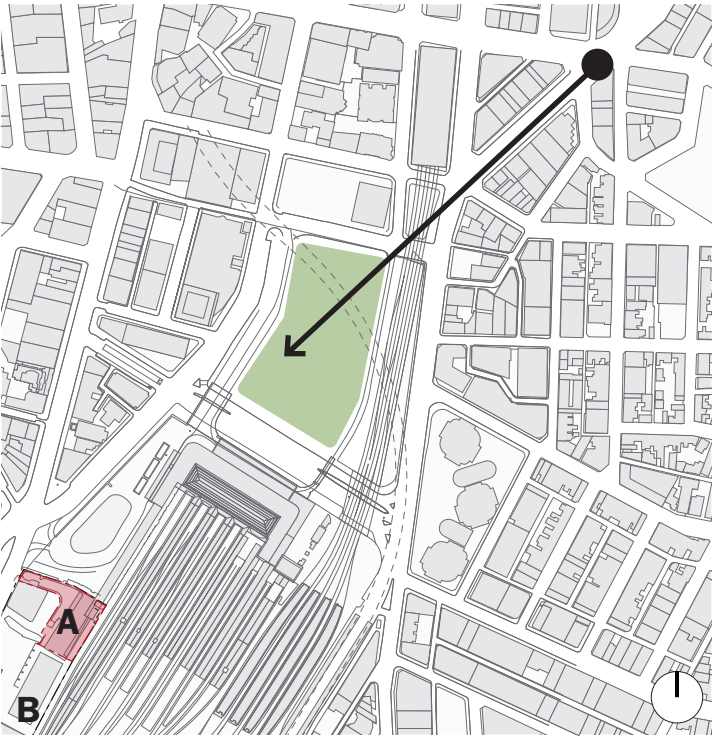


APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING
ENVELOPES

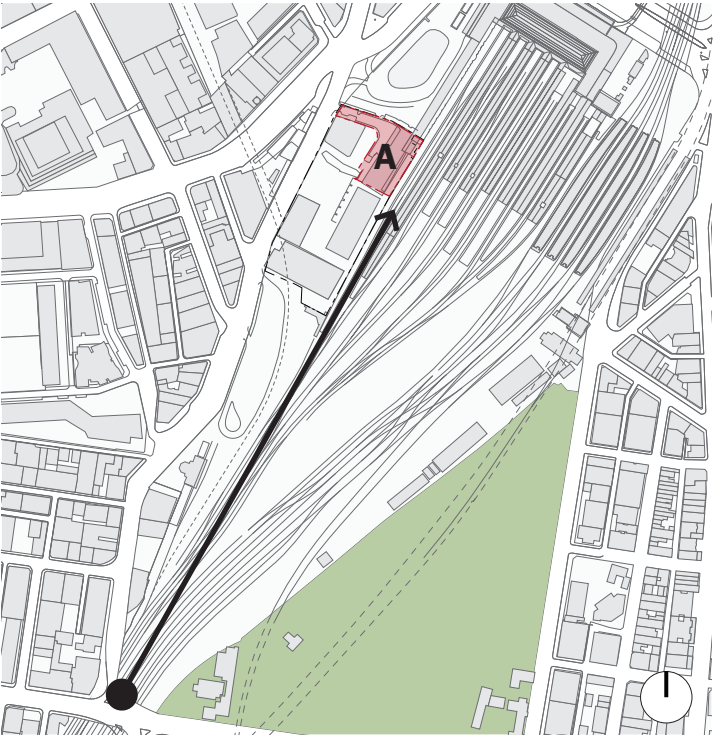
VIEW ALONG WENTWORTH AVENUE AT
GOULBURN STREET

Towards the Central Station Clock Tower



APPENDIX B - VIEW IMPACT ANALYSIS

VIEW ALONG REGENT ST AT CLEVELAND ST
Towards the Central Station Clock Tower



APPENDIX B - VIEW IMPACT ANALYSIS

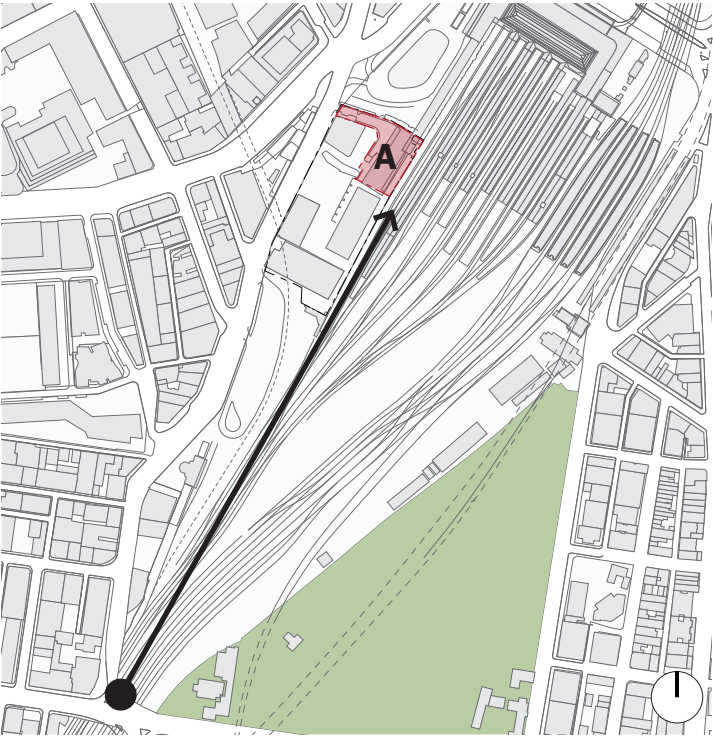
SUB PRECINCT BLOCK A BUILDING ENVELOPE

VIEW ALONG REGENT ST AT CLEVELAND ST

Towards the Central Station Clock Tower

Currently the Central Station Clock Tower is not highly visible from this view position as it sits within the overall city skyline mass.

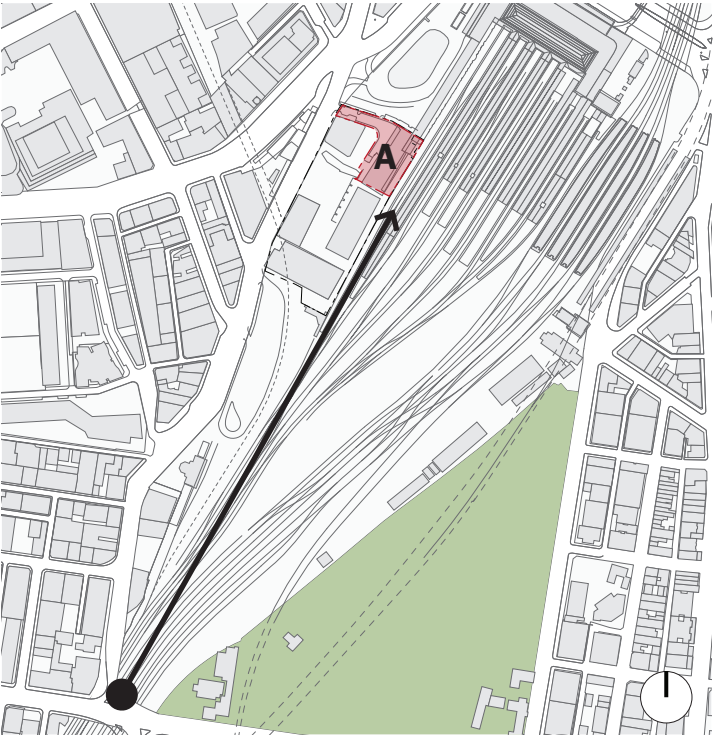
The Block A massing envelope sits in front of the Clock Tower from this position. The Clock Tower views progressively becomes visible further to the east of this location although remains within the overall city skyline mass from most vantage points.



APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A REFERENCE SCHEME

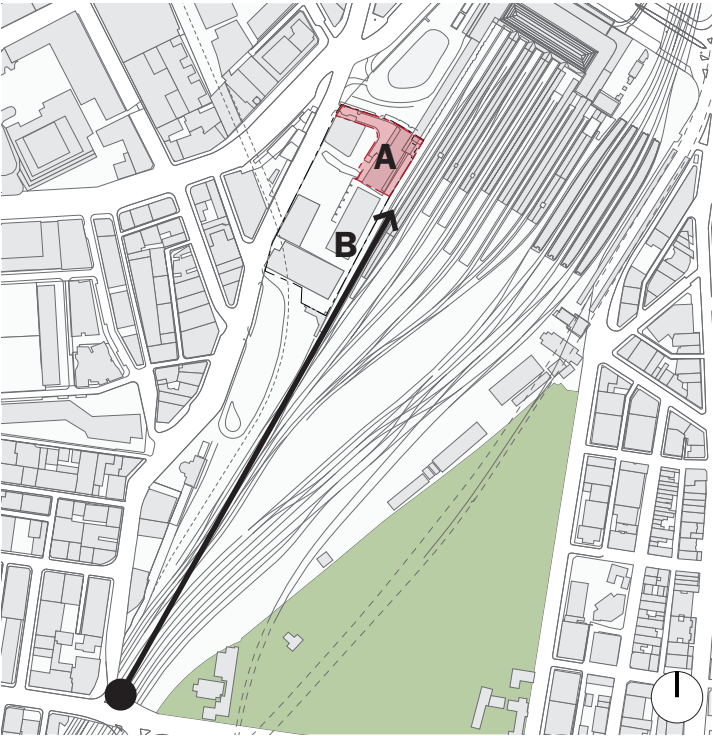
VIEW ALONG REGENT ST AT CLEVELAND ST
Towards the Central Station Clock Tower



APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

VIEW ALONG REGENT ST AT CLEVELAND ST
Towards the Central Station Clock Tower

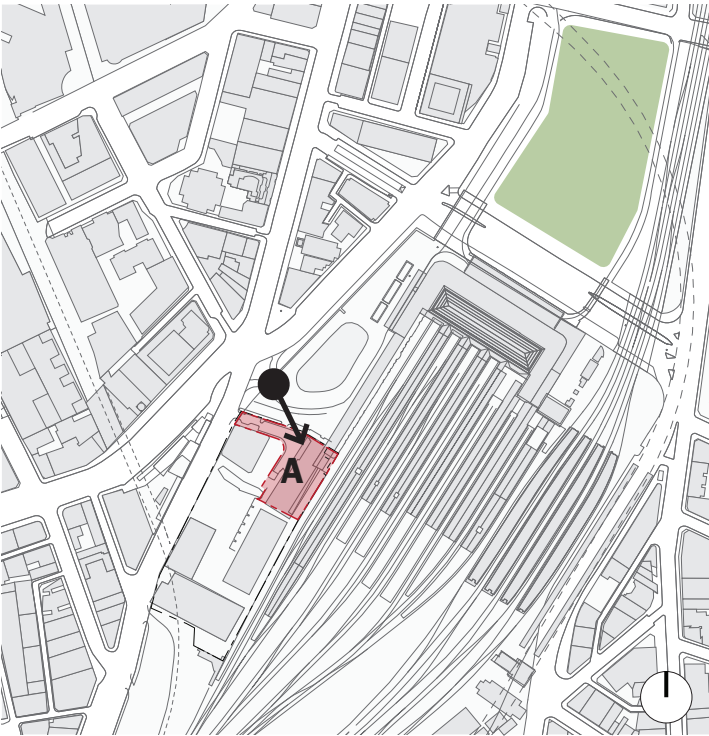


APPENDIX B - VIEW IMPACT ANALYSIS

THREE QUARTER VIEW

Showing the relationship between the Former Post Office, the Former Inwards Parcels Shed, and the West Wing of Central Station

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



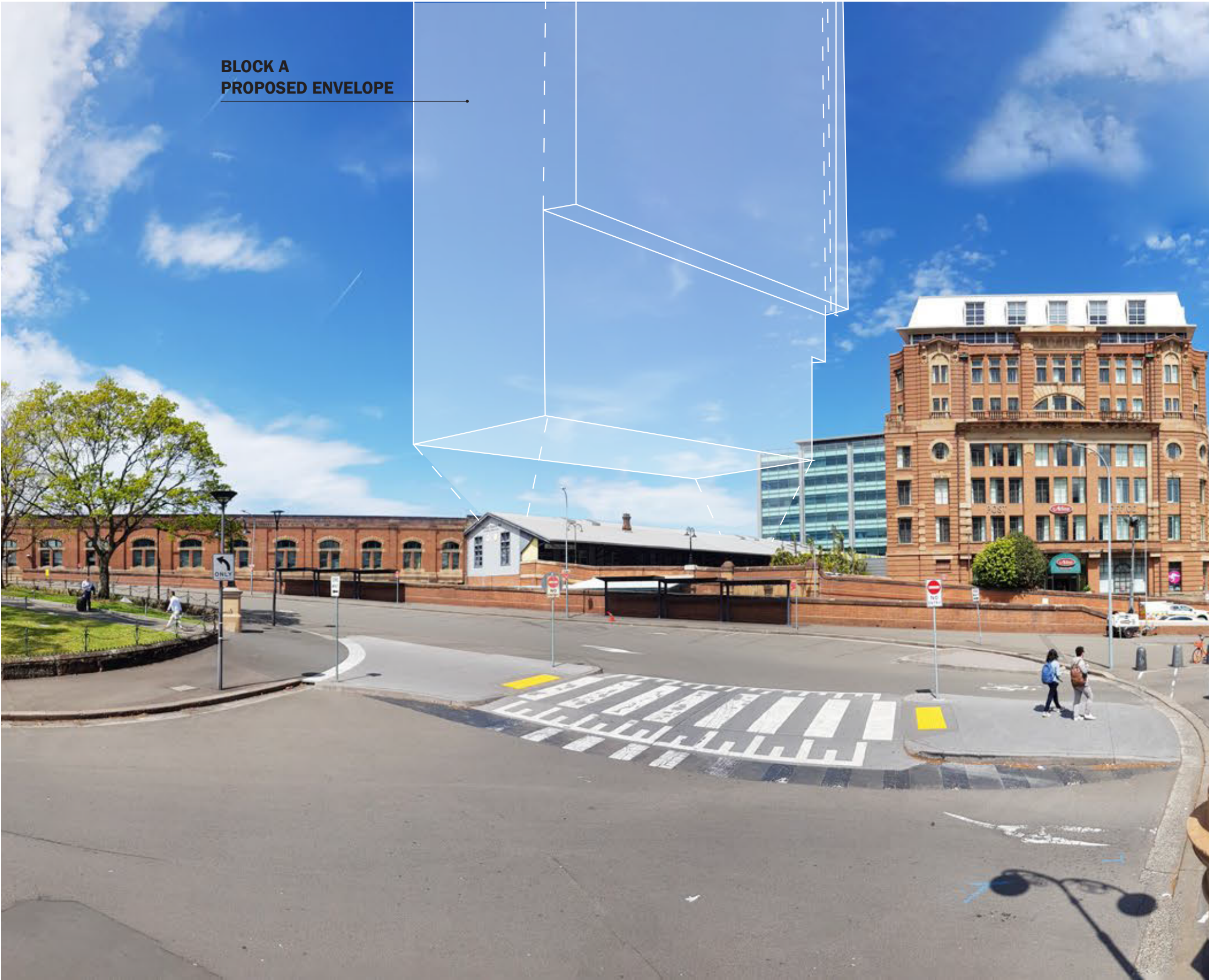
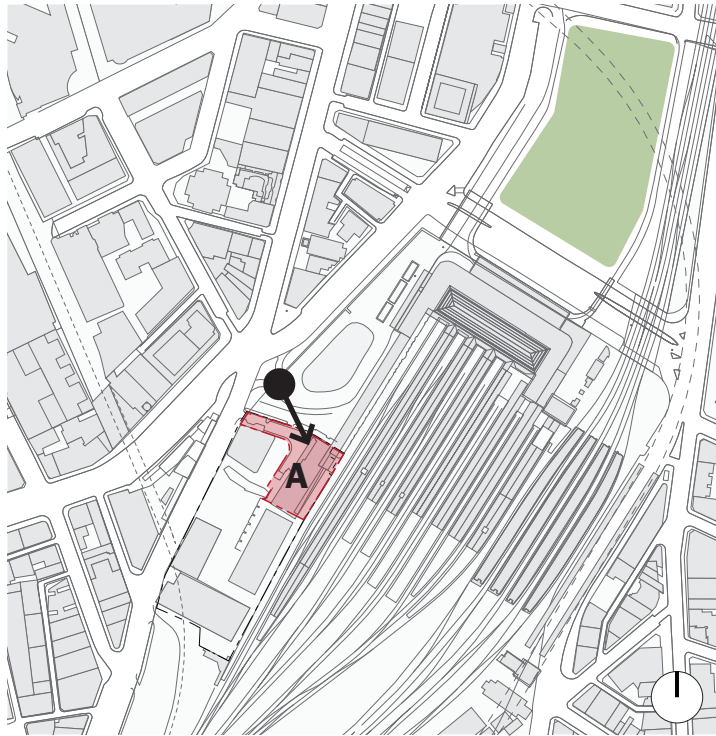
APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A BUILDING ENVELOPE

THREE QUARTER VIEW

Showing the relationship between the Former Post Office, the Former Inwards Parcels Shed, and the West Wing of Central Station

The image indicates the relationships of the Block A massing envelope with the existing built form elements including the former Inwards Parcels Shed within the Block A site. The results of the curtlidge established to the heritage items are apparent from this view point.

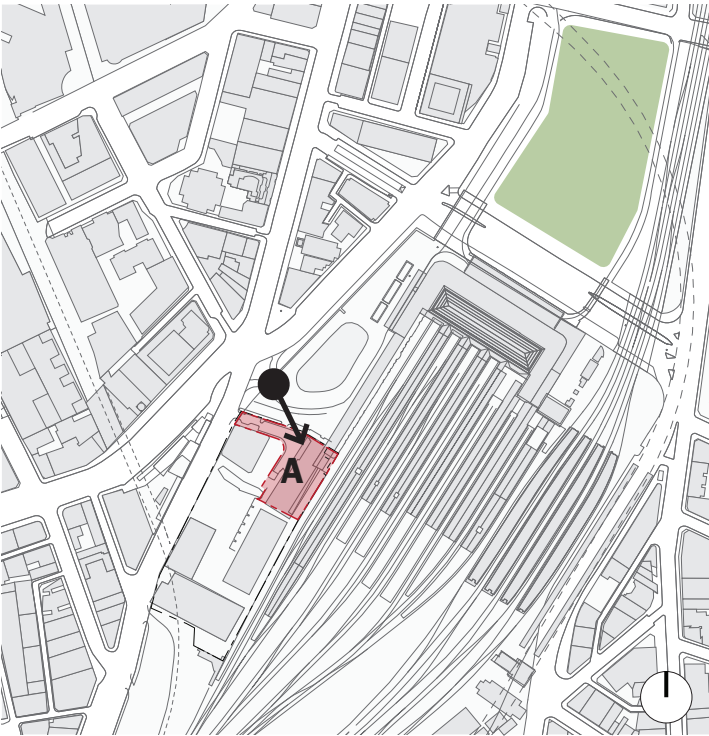


APPENDIX B - VIEW IMPACT ANALYSIS

SUB PRECINCT BLOCK A REFERENCE SCHEME

THREE QUARTER VIEW
Showing the relationship between the Former Post Office, the Former Inwards Parcels Shed, and the West Wing of Central Station

The Block A reference scheme represents the potential reduced massing results compared to the overall massing envelope.



APPENDIX B - VIEW IMPACT ANALYSIS

WESTERN GATEWAY PRECINCT BUILDING ENVELOPES

THREE QUARTER VIEW
Showing the relationship between the Former Post Office, the Former Inwards Parcels Shed, and the West Wing of Central Station

