Attachment D

Visual Impact Assessment

VISUAL IMPACT ASSESSMENT

Nos.164-194, William Street, Woolloomooloo

urbaine design group

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Development Application:
Nos.164-194, William Street, Woolloomooloo
Visual Impact Assessment Report, October, 2023.

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CLIENT:

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1. INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Report has been prepared by Urbaine Design Group for William St Nominee Pty Ltd. in support of a Development Application for a mixed-use redevelopment at 164-172 & 174-194 William Street, Woolloomooloo (Lot 52 DP 1049805 and Lot 1 DP 816050).

Urbaine Design Group, and its Director, John Aspinall, BA(Hons), BArch(Hons) have been preparing 3d imagery and Visual Impact Assessments, both in Australia and Internationally for over 25 years. Their methods are regularly published in planning and architectural journals and John Aspinall has lectured in Architectural Design at both the University of Technology Sydney and The University of New South Wales.

Figure 1 – site location shown in red overlay.

1.2 The Proposed Development

1.2.1 The Site and existing property:

The site is located at 164-194 William Street, Woolloomooloo and is within the City of Sydney Local Government Area. The site occupies two land allotments and is legally described as Lot 52 DP 1049805 and Lot 1 DP 816050. See Figure 1 for site location.

The site comprises a regular shaped allotment with a frontage of approximately 88.5m to William Street in the south and 66.5m to Dowling Street in the east, 66.5m to Forbes Street in west and 36.2m to Judge Lane in the north. The site has a total area of 6,402m2.

The subject site is on southern boundary of the suburb of Woolloomooloo, at the intersection of adjoining suburbs of Darlinghurst and Kings Cross.

In its levels, the site falls significantly from south to north, from William Street to Judge Lane. The site currently houses a warehouse and glass office building and is located on the northern side of William Street,

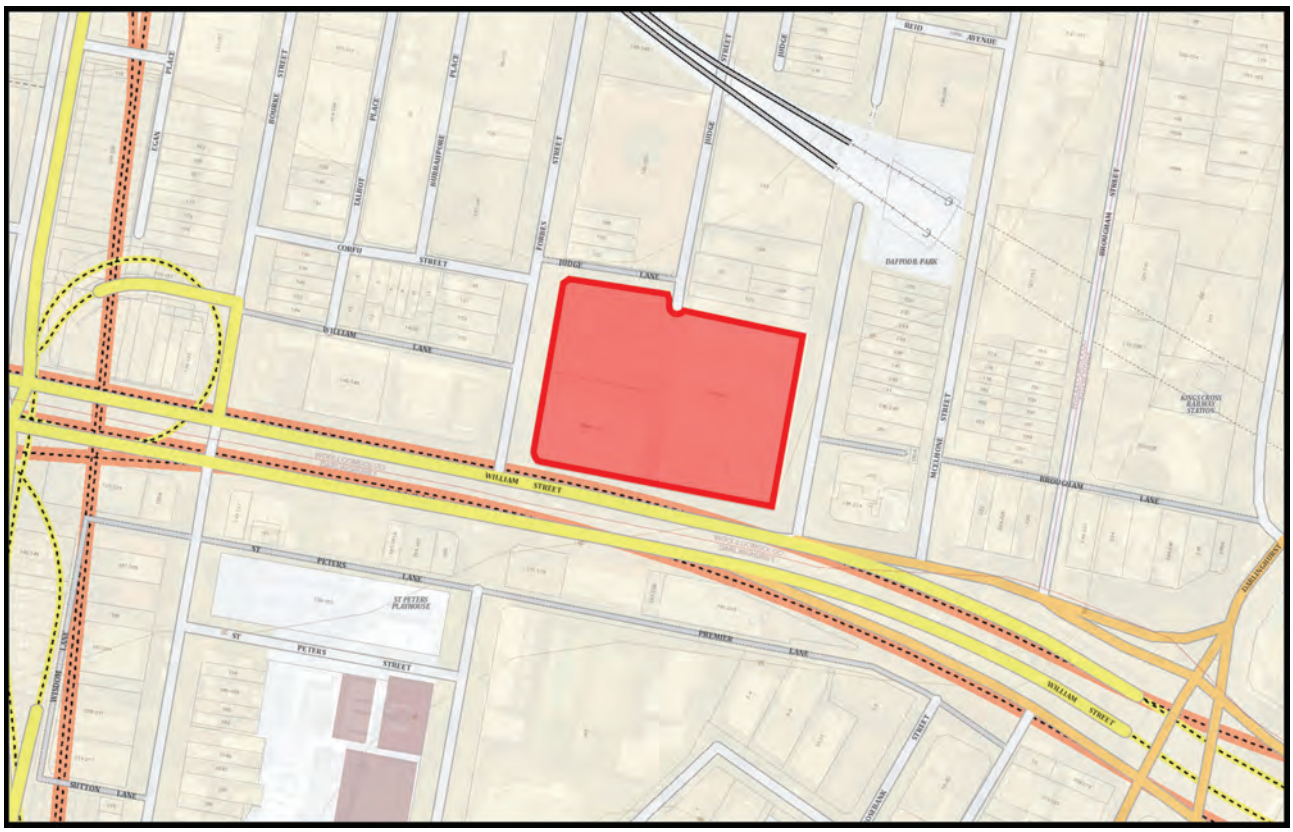

Figure 2 – site location shown in red overlay.

1.2.2 Proposed Land Use and Built Form:

This Concept DA seeks approval for the following:

- Provision of an in-principle building envelope with a mixture of building heights up to both 22m and 35m in accordance with SLEP 2012.
- Indicative future residential and retail land uses.
- Vehicular and loading access from Forbes Street
- Four indicative basement levels for parking, services and storage.
- Provision of a publicly accessible through-site link off Dowling Street that connects to Judge Lane and Forbes Street.

A competitive design process will then be required to be undertaken following Concept DA approval and prior to the submission of a detailed DA. Under the Sydney Local Environmental Plan 2012 (SLEP 2012), a bonus of up to 10% building height or FSR is achievable where design excellence is demonstrated through a competitive design process.

1.3 Methodology of Assessment:

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix B. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report. This same methodology is currently under review by the Land and Environment Court as a basis for future VIA guidelines to supercede the current instructions, attached as Appendix C.

1.3.1 Process:

Initially, a fully contoured 3d model was created of the site and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the latest FJC Studio Architects design and its associated interaction with the surrounding site (see Figure 2 for plan).
Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights for standing and sitting positions being at 1600mm and 1100mm respectively, where appropriate). Several site location poles were placed, both physically and also into the 3d model to allow accurate alignment with the original photo.
The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A.
The Visual Impact Assessment includes detailed evaluation of views from several properties around the site and with the likelihood of experiencing visual impact, as a result of the new proposal.

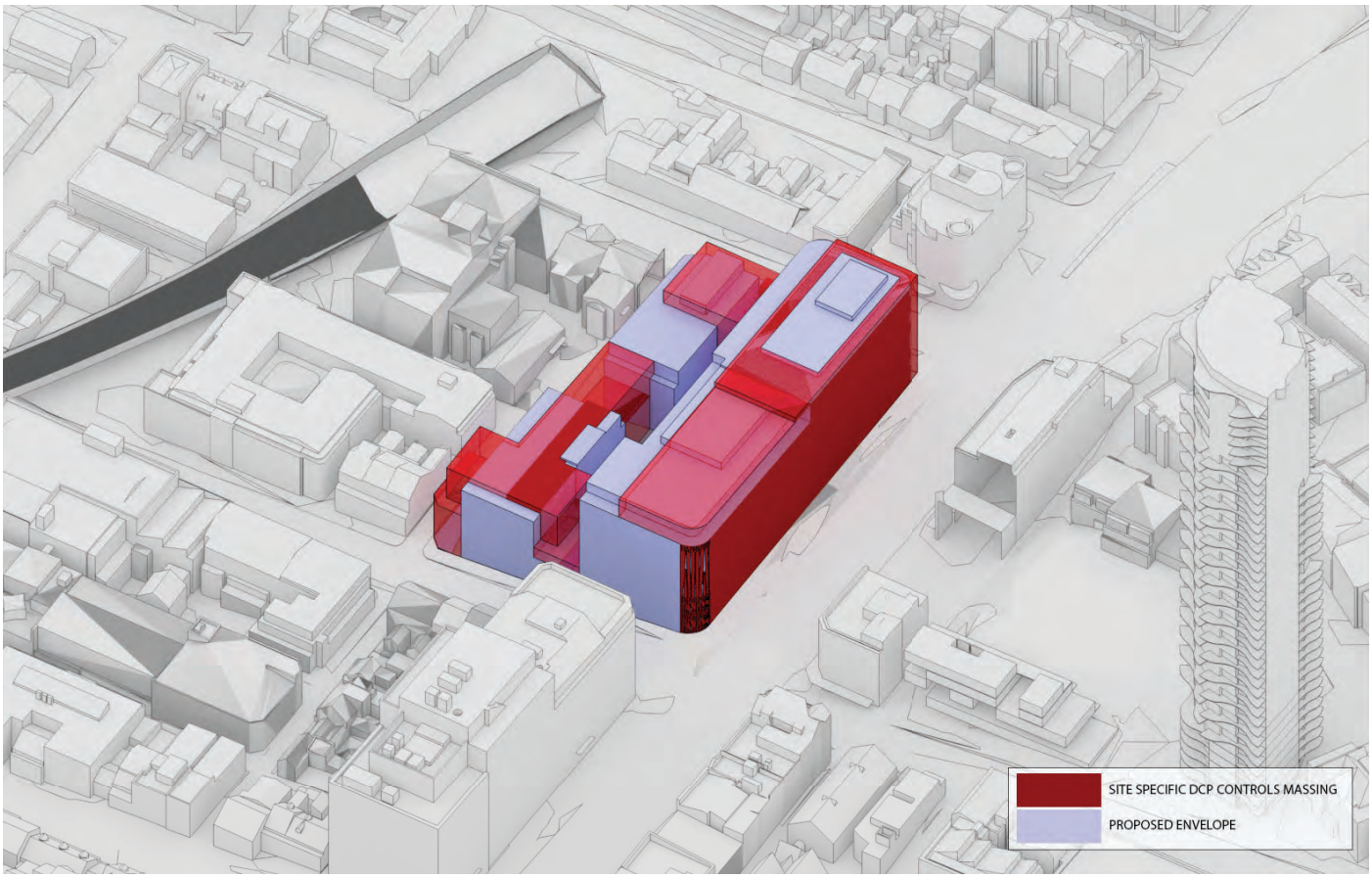

Figure 3 – Massing envelope of proposed design by FJC Studio Architects.

1.1.2 Assessment Methodology:

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based (Appendix C).

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

Step 1: assessment of views to be affected.
Step 2: consider from what part of the property the views are obtained.
Step 3: assess the extent of the impact.
Step 4: assess the reasonableness of the proposal that is causing the impact.

It is noted that the preliminary proposal complies with the development standards of the City of Sydney Council LEP 2012 and some private view loss is unavoidable within a highly urbanised environment, such as Woolloomooloo.

An additional source of reference in relation to view sharing and visual impact in this area is found within the neighbouring Woolahra Council DCP, 2012. This states:
'*View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'*
In this instance, we have a combination of elements that limit reasonable access to views from surrounding properties – unmanaged hedges and a large roof structure on the boundary of the adjoining property.

However, although these reference documents provide guidelines for assessment, there is no peer review system for determining the accuracy of the base material used for such visual impact assessments. As a result, Urbaine Architectural provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix B.
The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

■ Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);
■ Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);
■ Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly, or privately accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the subject site are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.
Views of high visual quality are those featuring a variety of natural environments / landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.
Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Site Inspections:

On 26th July, 2022, The City of Sydney Council issued a Request for Additional information, relating to the original View impact Assessment Report, prepared by Richard Lamb and Associates. This formed the basis for our site photography and for the new Visual Impact Assessment. Extract below:

I. A revised View Impact Assessment must be submitted that carries out a view analysis of impacts of an amended building envelope from surrounding private properties and public domain. i. The revised assessment must assess the view impacts to neighbouring properties already identified in the View Impact Assessment Report, prepared by Richard Lamb and Associates.

ii. The scope of the revised assessment must be expanded to consider the view impacts from the following properties:

- *196-200 William Street, Woolloomooloo;*
- *169 William Street, Darlinghurst;*
- *177-185 William Street, Darlinghurst;*
- *191-205 William Street, Darlinghurst;*
- *1 Farrell Avenue, Darlinghurst;*
- *3 Farrell Avenue, Darlinghurst;*
- *2-4 Farrell Avenue, Darlinghurst; and*
- *6-8 Farrell Avenue, Darlinghurst. iii. The assessment must provide comparative views of the existing, proposed and DCP compliant envelope.*

iii. The assessment must provide comparative views of the existing, proposed and DCP compliant envelope.

A total of 8 site inspections were undertaken to photograph the site and surrounding area to investigate:
- The topography and existing urban structure of the local area
- The streetscapes and houses most likely to be affected by the Proposal
- Important vistas and viewsheds
- Other major influences on local character and amenity

The map, see figures 4 and 5, indicate selected photography – also shown in Appendix A.

Figure 4: Selected neighbouring property viewpoint locations for visual impact assessments.

Figure 5: Selected neighbouring property viewpoint locations for visual impact assessments.

Contextual Analysis

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

Visual Impact Analysis
The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

Statutory Planning Assessment

The results of the local view impact assessment are included in Section 3 of this report, with large format images included in Appendix A.

1.3 References:

The following documentation and references informed the preparation of this report:
■ The design drawings and information relied upon for the preparations of this report were prepared by FJC Studio Architects.
■ City of Sydney Council DCP, 2012.
■ Creating Places for People - An Urban Design Protocol for Australian Cities: www.urbandesign.gov.au/down-loads/index.aspx/
■ Australia and New Zealand Urban Design Protocol:
www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf
■ The Value of Urban Design:
www.designcouncil.org.uk/Documents/Documents/Publications/CABE/the-value-of-urban-design.pdf
■ Fifteen Qualities of Good Urban Places:
www.goldcoast.qld.gov.au/planning-and-building/fifteen-qualities-of- good-urban-places-3774.html
■ The Image of the City (1960), Kevin Lynch

2. THE SITE AND THE VISUAL CONTEXT.

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 5.
Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings. This shows the rising landform to the south and east of the subject site.

The visual context is subject to ‘frames of reference’ that structure the cognitive association of visual elements. The ‘local area’ (as discussed above) provides one such frame of reference. Other ‘frames of reference’ include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

Figure 5: Potts Point - subject area topographical map.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

The ’Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same

time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual 'legibility' of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1 The Visual Context:

Within the street context, there is a mix of property types, sizes and architectural styles, most of which maximise viewlines to the north and west in their orientation.
Within the urban context, there is a very diverse fabric, in terms of planning and scale, consisting of a mix of modern multi-storey buildings and later 20th century Victorian styled terrace housing. The surrounding development includes:

▪ 'Woolloomooloo Heritage Conservation Area', is located to the north of the site, with numerous heritage items including Victorian styled residential terrace housing to the southern ends of Dowling Street and Forbes Street. Further north is the Woolloomooloo finger wharf which is home to numerous food and drink premises and Ovolo hotel.

▪ Avis Car and Truck Rental and Campervan Rental is located to the east of the site fronting Dowling Street and William Street, which are located at the ground level of a multi-storey residential building. Further east, is the 'Coca-Cola' billboard and Kings Cross.

▪ On the opposite side of William Street, to the south, includes mixed used buildings with ground floor retail and residential apartments above.

▪ Closer to William Street to the west is a 10-storey glass commercial building and 6-storey rendered mixed use building with retail tenancies on the ground floor and residential apartments above.

2.2 Visual Features and Local Landmarks:

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:
Views to Sydney Harbour, the Harbour Bridge, Sydney Opera House, North Sydney and Sydney CBD, harbour foreshore from Milsons point to Mosman.

2.3 Streetscapes:

Within the immediate and surrounding areas, the streetscapes are typical of the suburbs of Kings Cross and Potts Point, being a mixture of individual houses and apartments blocks of varying scales, commercial buildings and multi-storey hotels. There are many heritage buildings within the area and the landscaping is predominantly mature and well established. Wide pavements are generally the norm, responding to the large amount of pedestrian traffic, utilising public transport into the Sydney CBD.

2.4 The selected view locations for the local view analysis:

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site.

A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. These are all static viewpoints, namely, fixed locations where potential view loss could be considered significant
The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring residential properties to the north and east of the subject site They incorporate private viewing locations with more distant, elevated, or panoramic views, where the subject site falls within, and impacts on the midground and background views.

2.5 Context of View:

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case in parts of this assessment, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6 Extent of View:

The extent to which various components of a development would be visible is critical. In this case, the proposal is for redevelopment of the subject site. It is therefore considered to have a local scale visual impact. If the development proposal was located in an area containing buildings of a similar scale and height, it would be considered to have a lower scale visual impact.
The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape, apart from within the existing street trees surrounding the subject site.

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3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

3.1 Visual Impact Assessments from 51 viewpoint locations – in and around the private apartments and environs to the north and east of the subject site.

3.1.1 Method of Assessment:

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant viewing locations from the specific locations likely to be affected. Within these areas, photographs were taken from the property boundaries, equating to standing height views within the relevant buildings.
A Canon EOS Full Frame Digital Camera with fixed focal length 50mm lens was used to take all viewpoint photos, at an eye level of 1600mm. This was tripod-mounted and levelled. Additionally, wider-context, photomontaged views are shown in Appendix A. These are combined from a series of 50mm individual photos, in line with the DPIE Guidelines described in Appendix C.
The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

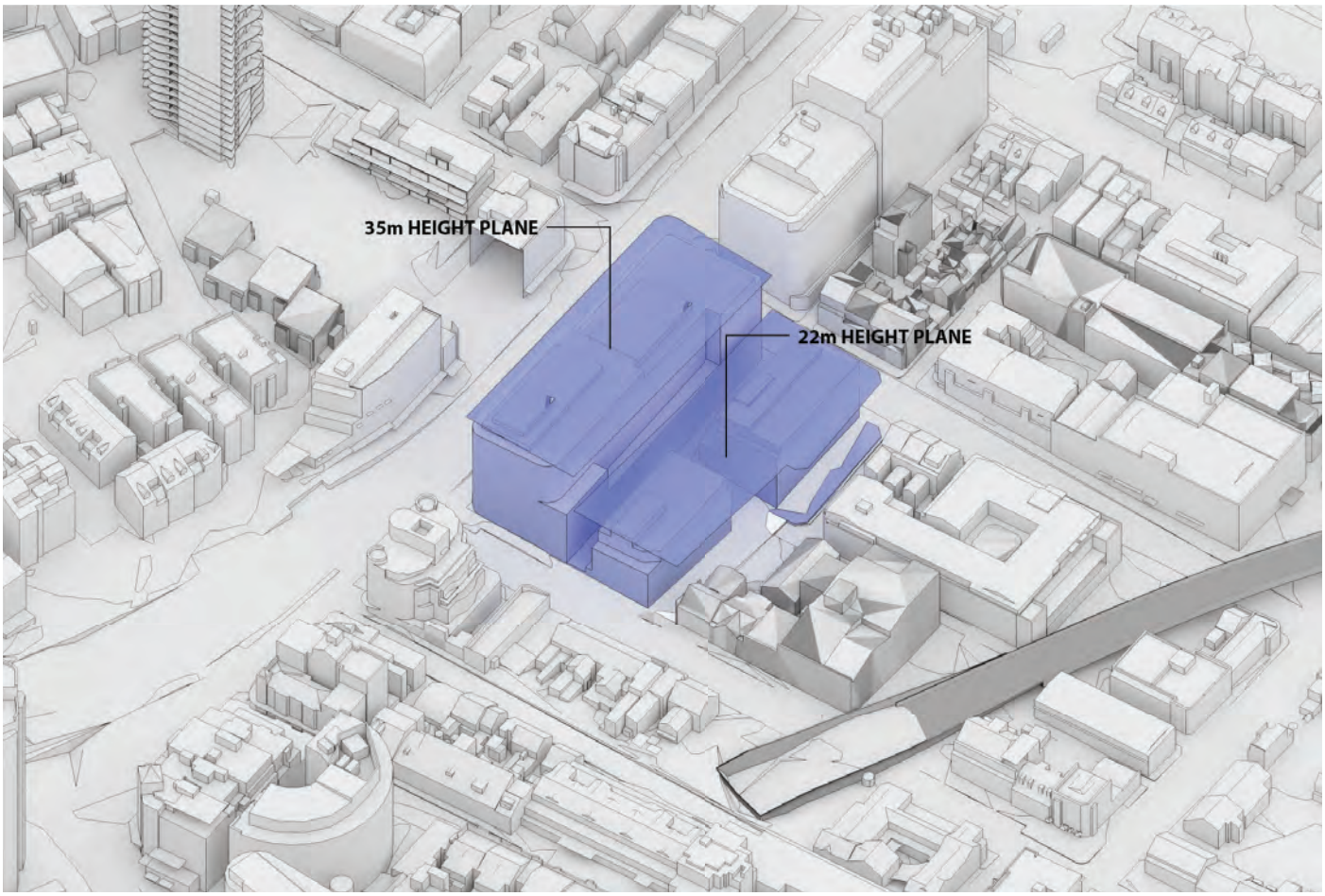

Figure 6: Proposed building mass shown with permitted height plane by FJC Studio Architects.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 6 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 7.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

Scale	Value	Visual Quality	Visual Impact	Tenacity Value
0	**Negligible**	N/A	No negative impact on the pre-existing visual quality of the view.	Nil
1 2 3 4 5	**Low**	Predominant presence of low quality manmade features. Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Uniformity of land form.	A minor negative impact on the pre-existing visual quality of the view. Examples: - Minor impacts on natural landscapes. - No impact on iconic views - Impacts on a small number of receivers. - Significant distance between the development and receiver.	Negligible Minor
6 7 8 9 10	**Medium**	Presence of some natural features mixed with manmade features. Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc).	A medium negative impact on the pre-existing visual quality of the view: Examples: - Moderate impacts on iconic views or natural landscapes. - Impacts on a moderate number of receivers. - Located nearby the receiver.	Moderate Severe
11 12 13 14 15	**High**	Predominantly natural features. Minimal manmade features, however if present of a high architectural standard. Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Presence of iconic regional views or landmark features.	A high negative impact on the pre-existing visual quality of a view: Examples: - Loss of iconic views. - Impacts on a significant number of receivers. - Overshadowing effect. - Directly adjacent the receiver.	Devastating

Figure 7 – Urbaine Architectural Visual Assessment Scale

3.1.2 Assessment at selected viewpoints.

Viewpoint 1: Original Site Photo.

Viewpoint 1: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 1:

This is a static, private viewpoint from Level 4, Grenville House Apartments, Nos.177-185 William Street.
This view is from the main living room balcony, looking north-northeast across the subject site.
RL: 40.715
Distance to site boundary: 28.7m.
Distance to centre of proposed new development: 50.9m.

The view includes the upper arch of the Harbour bridge, parts of the Opera House sails, the upper reaches of the waterside suburbs of the northshore, from Kirribilli to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf, Potts Point, the apartment buildings along Victoria Street and Garden Island.

The entirety of the view is obscured by all versions of the permissible building envelope: DCP Floor Heights, DCP Permitted Height and LEP Permitted Height.

Visual impact – horizontal portion of building envelope visible in view – 52%
Visual impact ratio of view loss to sky view loss in visible portion. 59%: 41%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no:15 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium-to-high
View location: Secondary living space – standing 1m behind main balcony balustrade.
Extent of impact: Severe
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 2: Original Site Photo.

Viewpoint 2: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 2:

This is a static, private viewpoint from Level 4, Ibis Budget Hotel, Nos.191-205 William Street.
This view is from the balcony from a hotel room, looking north-northeast.
RL: 41.054
Distance to site boundary: 28.7m.
Distance to centre of proposed new development: 50.9m.

The view includes the upper arch of the Harbour bridge, parts of the Opera House sails, the waterside suburbs of the northshore, from Kirribilli to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point and Garden Island.

The entirety of the view is obscured by all versions of the permissible building envelope: DCP Floor Heights, DCP Permitted Height and LEP Permitted Height.

Visual impact – horizontal portion of building envelope visible in view – 44%
Visual impact ratio of view loss to sky view loss in visible portion. 62%: 38%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:15 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line – living room.
Extent of impact: Severe
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 3: Original Site Photo.

Viewpoint 3: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 3:

This is a static, private viewpoint from Level 8, Ibis Budget Hotel, Nos.191-205 William Street.
This view is from the large, private, outdoor balcony of the top level of the hotel – western end, looking north-northeast.
RL: 49.31
Distance to site boundary: 35.8m.
Distance to centre of proposed new development: 61.5m

The view includes the northern portion of Sydney CBD, the upper arch of the Harbour bridge and the northern pylon, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

Almost the entirety of the view is obscured by all versions of the permissible building envelope: DCP Floor Heights, DCP Permitted Height and LEP Permitted Height. There are some small portions of the upper levels of Sydney CBD towers that remain visible in the DCP Floor Heights, DCP Permitted Height.

Visual impact – horizontal portion of building envelope visible in view – 67%
Visual impact ratio of view loss to sky view loss in visible portion. 32%: 68%
Existing Visual Assessment Scale no:11
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope

Tenacity Assessment Summary:
Value of view: Medium-to-high
View location: Secondary living space – standing 1m behind balcony balustrade.
Extent of impact: Moderate-to-severe
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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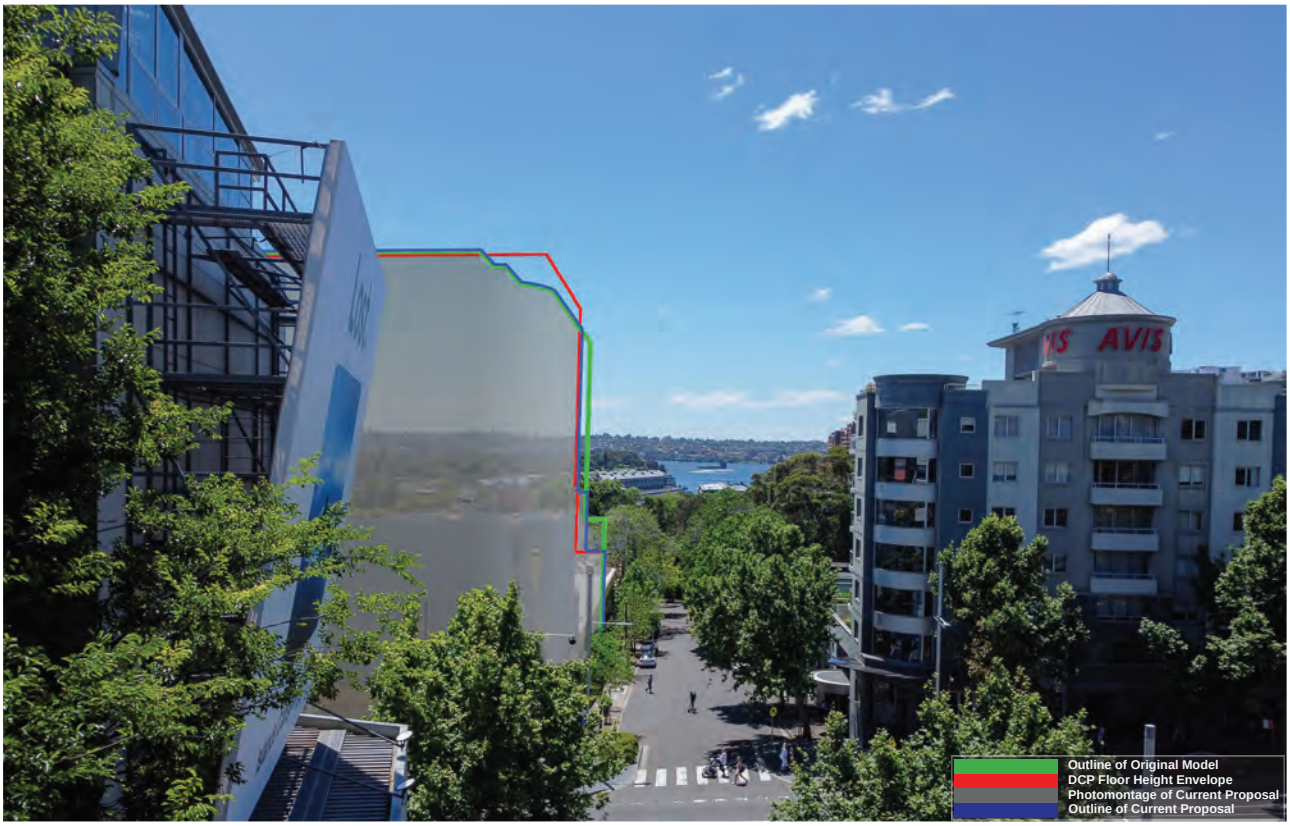
Viewpoint 4: Original Site Photo.



Viewpoint 4: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 4:

This is a static, private viewpoint from Level 2, Nos.2-4, Farrell Avenue.
This view is from the main living room, looking north-northeast directly down Dowling Street.
RL: 44.036
Distance to site boundary: 58,.1m.
Distance to centre of proposed new development: 92.4m.

The view the eastern section of the Royal Botanic Gardens, with the harbourfront northshore suburbs skyline above. A small portion of the Harbour and Fort Denison is visible behind Woolloomooloo finger wharf. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

Almost the entirety of the western portion of the view is obscured by the LEP Permitted Height, DCP Floor Heights and DCP Permitted Height building envelopes. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible.

Visual impact – horizontal portion of building envelope visible in view – 14 %
Visual impact ratio of view loss to sky view loss in visible portion. 52%: 48%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no:8 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium
View location: Primary living space – standing 1m behind main glazing line – living room.
Extent of impact: Minor-to-moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 5: Original Site Photo.

Viewpoint 5: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 5:

This is a static, private viewpoint from Level 2 western corner apartment of Nos.6-8 Farrell Avenue. RL: 42.249 This view is from the main living room, western window, looking directly across William Street to Dowling Street in a north-northeasterly direction.

Distance to site boundary: 59.4m. Distance to centre of proposed new development: 102.7m

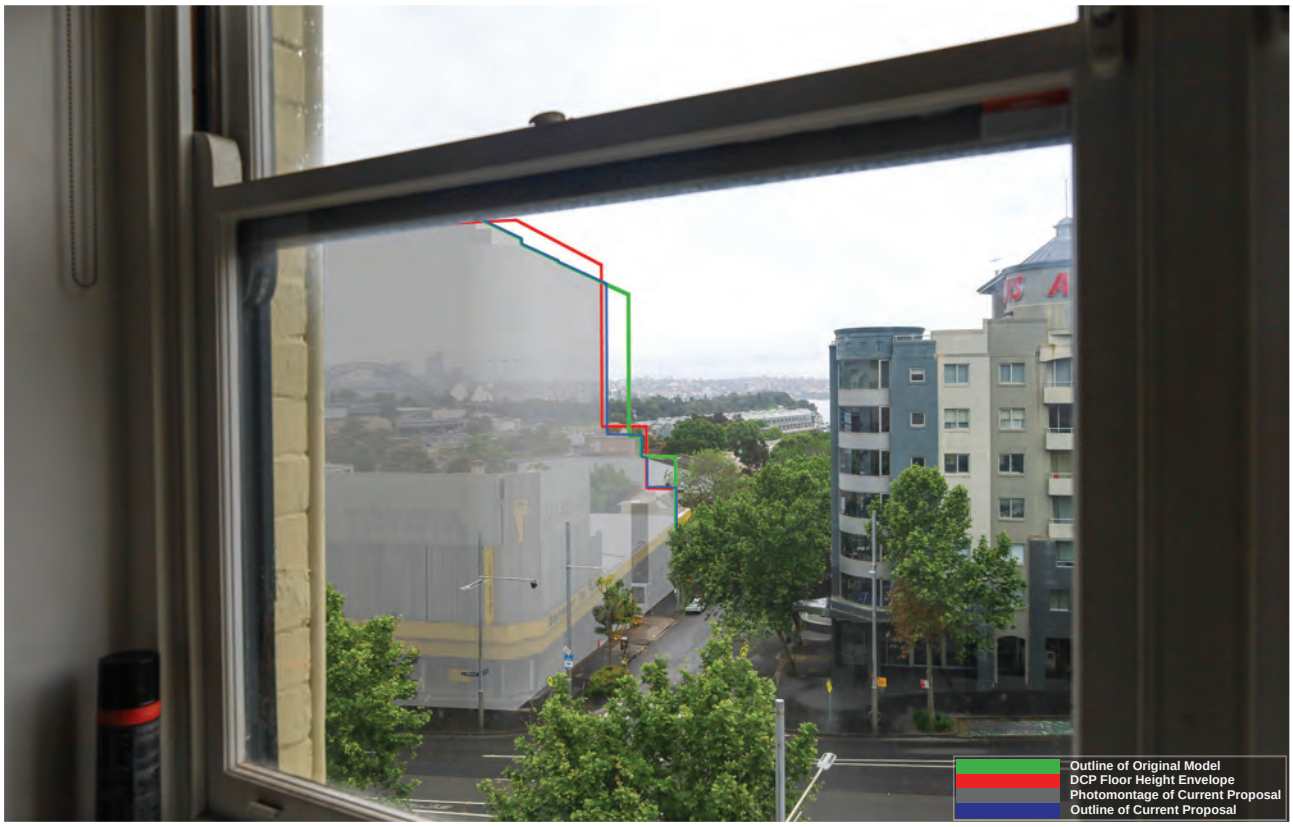
The view includes a small portion of the eastern Opera House sails, and portions of North Sydney CBD behind Woolloomooloo finger wharf and a small portion of the harbour. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

Almost the entirety of the western view is obscured by the LEP Permitted Height, DCP Floor Heights and DCP Permitted Height building envelopes.

Visual impact – horizontal portion of building envelope visible in view – 11 %
Visual impact ratio of view loss to sky view loss in visible portion. 31%: 69%
Existing Visual Assessment Scale no: 9
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line – living room.
Extent of impact: Severe
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 6: Original Site Photo.



Viewpoint 6: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 6:

This is a static, private viewpoint from Level 4 western corner apartment of Nos.6-8 Farrell Avenue. RL: 48.17 This view is from the main living room, western window, looking directly across William Street to Dowling Street in a north-northeasterly direction.

Distance to site boundary: 59.4m. Distance to centre of proposed new development: 102.7m

The view includes the arch of the Harbour Bridge, the north Sydney CBD, Opera House sails, Royal Botanic Gardens, Woolloomooloo finger wharf and a small portion of the harbour. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

Almost the entirety of the western view is obscured by the LEP Permitted Height, DCP Floor Heights and DCP Permitted Height building envelopes.

Visual impact – horizontal portion of building envelope visible in view – 14 %
Visual impact ratio of view loss to sky view loss in visible portion. 62%: 38%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:13 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium-to-high.
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 7: Original Site Photo.

Viewpoint 7: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 7:

This is a static, private viewpoint from Level 1 (above car park), western terrace of Nos.1-5 Rosebank Street.
RL: 38.943
This view is from the open balcony door of the main living room, looking north-northwest towards the subject site.

Distance to site boundary: 66.2m. Distance to centre of proposed new development: 113.1m

The view includes a small portion of the upper tower levels at the north of Sydney CBD, the upper arch of the Harbour Bridge and the northern pylon, the Opera House sails, and portions of North Sydney CBD behind. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

Almost the entirety of the higher view is obscured by the LEP Permitted Height envelope. There are small portions of the upper levels of North Sydney CBD towers that remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes.

Visual impact – horizontal portion of building envelope visible in view – 26%
Visual impact ratio of view loss to sky view loss in visible portion. 45%: 55%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balustrade (drone equivalent)
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 8: Original Site Photo.

Viewpoint 8: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 8:

This is a static, private viewpoint from Level 4, Palisades, Nos.5-15 Farrell Avenue. Northern tower. RL: 53.58 This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL.

Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m

The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A large portion of the highest value area of the physical view is obscured by the LEP Permitted Height envelope. The DCP Permitted Height building envelope reveals the tips of the Opera House sails and the main Harbour Bridge Span. The DCP Permitted Floor Heigh envelope reveals the visible portion of the Opera House sails, the entirety of the visible portion of the Harbour Bridge and the upper elements of the Royal Botanic Gardens.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 93%: 7%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope

Tenacity Assessment Summary:
Value of view: low-to-medium
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Moderate-to-severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 9: Original Site Photo.

Viewpoint 9: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 9:

This is a static, private viewpoint from Level 5, Palisades, Nos.5-15 Farrell Avenue. Northern tower. RL: 56.297 This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL.

Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m

The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A reasonable portion of the highest value area of the physical view is obscured by the LEP Permitted Height envelope – the upper arch of the Harbour Bridge and North Sydney CBD being retained. The DCP Permitted Height building envelope reveals the visible portion of the Opera House sails and the main Harbour Bridge Span. The DCP Permitted Floor Heigh envelope reveals the visible portion of the Opera House sails, the entirety of the visible portion of the Harbour Bridge and most of the Royal Botanic Gardens.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 94%: 6%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Moderate-to-severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 10: Original Site Photo.

Viewpoint 10: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 10:

This is a static, private viewpoint from Level 6, Palisades, Nos.5-15 Farrell Avenue. Northern tower. RL: 59.519 This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL.

Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m

The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A rsmall portion of the highest value area of the physical view is obscured by the LEP Permitted Height envelope – specifically, the lower reaches of the Opera House sails. The DCP Permitted Height building envelope reveals the visible portion of the Opera House sails and the northern reaches of the Royal Botanic Gardens. The DCP Permitted Floor Heigh envelope reveals the visible portion of the Opera House sails, parts of The Domain and most of the Royal Botanic Gardens.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:9 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Moderate
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 11: Original Site Photo.

Viewpoint 11: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 11:

This is a static, private viewpoint from Level 7, Palisades, Nos.5-15 Farrell Avenue. Northern tower. RL: 63.294 This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL.

Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m

The view includes a significant portion of the Sydney CBD – middle and northern end, with The Domain to the east, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The view loss is predominantly contained to the Royal Botanic Gardens, The Domain and the Woolloomooloo residential basin. Increasing portions of these elements become more visible as the building envelopes reduce in height, according to their categories.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:8 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Minor-to-moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 12: Original Site Photo.

Viewpoint 12: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 12:

This is a static, private viewpoint from Level 9, Palisades, Nos.5-15 Farrell Avenue. Northern tower. RL: 67.696 This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL.

Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m

The view includes a significant portion of the Sydney CBD – middle and northern end, with The Domain to the east, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The view loss is predominantly contained to the Royal Botanic Gardens, The Domain and the Woolloomooloo residential basin. Increasing portions of these elements become more visible as the building envelopes reduce in height, according to their categories.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:7.5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Minor-to-moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 13: Original Site Photo.

Viewpoint 13: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 13:

This is a static, private viewpoint from Level 2, No.3, Farrell Avenue. RL: 45.12
This view is from the main living room, looking north-northeast towards the subject site.

Distance to site boundary: 109.8m. Distance to centre of proposed new development: 139.5m

The view is north towards the properties on the northern side of Farrell Avenue and Nos.6-8 in particular. There is little view beyond this, with the upper portions of the subject site potentially visible in the sky view.

The very small portion of sky view is partially obscured by the DCP Permitted Height and LEP Permitted Height building envelopes.

Visual impact – horizontal portion of building envelope visible in view – 22%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Assessment Scale no:4
Visual Impact Assessment Scale no:2 (when assessed against potential view loss from overall building envelope

Tenacity Assessment Summary:
Value of view: Low
View location: Primary living space – standing 1m behind main glazing line- living room.
Extent of impact: Negligible.
Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see URBIS Statement of Environmental Effects.

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Viewpoint 14: Original Site Photo.

Viewpoint 14: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 14:

This is a static, private viewpoint from rooftop level, No.3, Farrell Avenue. RL: 50.152
This view is from the rooftop, looking north-northeast towards the subject site.

Distance to site boundary: 114.8m. Distance to centre of proposed new development: 144.5m

The view includes a portion of harbour view, including Fort Denison and the foreshore of Cremorne. To the east are the King Cross apartment blocks along Victoria Street and Darlinghurst Road.

A very small portion of the physical view is obscured by the 3 building envelopes. The view loss is restricted to a small section of the far distant skyline on the northern side of the harbour

Visual impact – horizontal portion of building envelope visible in view – 8%
Visual impact ratio of view loss to sky view loss in visible portion. 12%: 88%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:2 (when assessed against potential view loss from overall building envelope

Tenacity Assessment Summary:
Value of view: Medium-to-high.
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Negligible.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 15: Original Site Photo.

Viewpoint 15: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 15:

This is a static, private viewpoint from Level 2, No.1, Farrell Avenue. RL: 45.05
This view is from the main living room balcony, looking northeast towards the subject site.

Distance to site boundary: 112m. Distance to centre of proposed new development: 136.9m.

The view includes the foreground elements of the Horizon development, specifically the lower level podium housing that surround the site to the east. These are generally 2 and 3 storey buildings, surrounded by mature trees. The upper levels of the site are visible behind the residential building at Nos. 177-185, William Street. However, no high value views are available from this location.

A small portion of the sky view is obscured by all versions of the permissible building envelope: DCP Floor Heights, DCP Permitted Height and LEP Permitted Height.

Visual impact – horizontal portion of building envelope visible in view – 58%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Assessment Scale no: 4
Visual Impact Assessment Scale no:3 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: low-to-medium
View location: Secondary living space – standing 1m behind balustrade.
Extent of impact: Negligible.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 16: Original Site Photo.

Viewpoint 16: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 16:

This is a static, private viewpoint from Level 3, Nos.5-15 Farrell Avenue. Southern tower. RL: 56.873
This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height.

Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m

The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

Components of the physical view are obscured by the LEP Permitted Height envelope, including the Opera House sails and distant skyline. The water view is fully maintained from this height.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 94%: 6%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Moderate-to-severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 17: Original Site Photo.

Viewpoint 17: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 17:

This is a static, private viewpoint fhis is a static, private viewpoint from Level 4, Nos.5-15 Farrell Avenue. Southern tower. RL: 59.867
This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height.

Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m

The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

Components of the physical view are obscured by the LEP Permitted Height envelope, including parts of the Opera House sails and distant skyline. The water and distant foreshore to the east is also partially covered by the LEP envelope.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:9 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 18: Original Site Photo.

Viewpoint 18: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 18:

This is a static, private viewpoint from Level 5, Nos.5-15 Farrell Avenue. Southern tower. RL: 61.863
This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height.

Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m

The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

Components of the physical view are obscured by the LEP Permitted Height envelope, including parts of the Royal Botanic Gardens. The water and distant foreshore to the east is also partially covered by the LEP envelope.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:9 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 19: Original Site Photo.'

Viewpoint 19: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 19:

This is a static, private viewpoint from Level 6, Nos.5-15 Farrell Avenue. Southern tower. RL: 65.992
This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height.

Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m

The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

Components of the physical view are obscured by the LEP Permitted Height envelope, including parts of the Royal Botanic Gardens and Woolloomooloo Finger Wharf.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 14
Visual Impact Assessment Scale no:8 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balustrade (drone equivalent).
Extent of impact: Minor-to-moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 20: Original Site Photo.

Viewpoint 20: Photomontaged view, showing permitted building height envelope and new proposal.

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urbaine DESIGN GROUP

Viewpoint 20:

This is a static, private viewpoint from Level 3, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 48.633
This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site.

Distance to site boundary: 115.4m. Distance to centre of proposed new development: 137.2m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

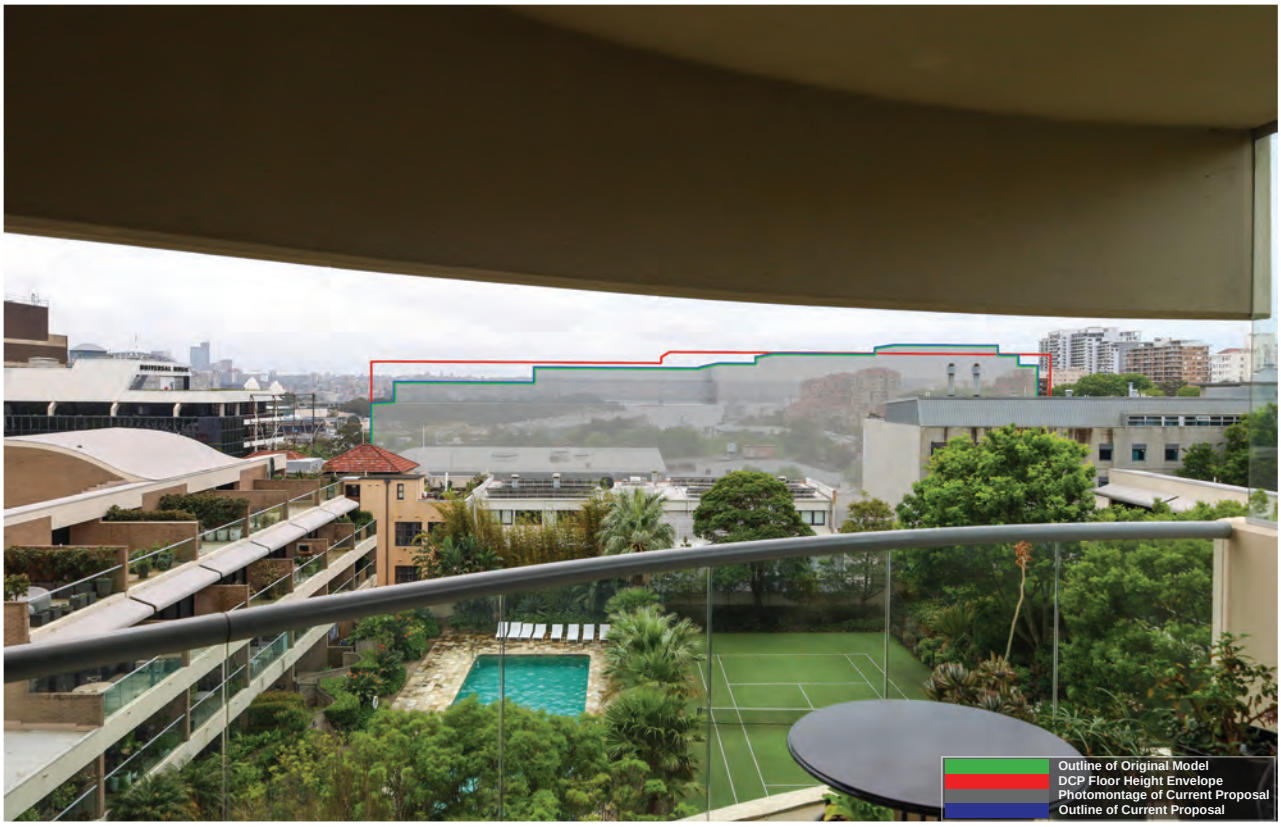
The view loss is predominantly to most of the elements described above, with a portion of the Kirribilli foreshore and Kings Cross apartment towers remaining visible, beyond the landscaped courtyard of The Horizon complex itself.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%
Existing Visual Assessment Scale no: 9
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: low-to-medium
View location: Secondary living space – standing 1m behind balustrade.
Extent of impact: Severe. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 21: Original Site Photo.



Viewpoint 21: Photomontaged view, showing permitted building height envelope and new proposal.

CLIENT:

PROJECT:

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urbaine DESIGN GROUP

Viewpoint 21:

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 51.913
This view is from the balcony edge of a north-northeasterly facing apartment, with the view looking north-north-east, across the property's shared courtyard and side boundary, towards the subject site.

Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

The view loss, caused by all 3 building envelope overlays, is predominantly to most of the elements described above, with a portion of the Kirribilli foreshore and Kings Cross apartment towers remaining visible, beyond the landscaped courtyard of The Horizon complex itself.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 83%: 17%
Existing Visual Assessment Scale no: 11
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium-to-high.
View location: Secondary living space – standing 1m behind balcony balustrade.
Extent of impact: Moderate-to-severe. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 22: Original Site Photo.

Viewpoint 22: Photomontaged view, showing permitted building height envelope and new proposal.

CLIENT:

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Viewpoint 22:

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 51.547
This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site.

Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

The view loss, caused by all 3 building envelope overlays, is predominantly to most of the elements described above, with a portion of the Kirribilli foreshore and Kings Cross apartment towers remaining visible, beyond the landscaped courtyard of The Horizon complex itself.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium-to-high.
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Moderate-to-severe. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 23: Original Site Photo.

Viewpoint 23: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 23:

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 51.887
This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's side boundary, towards the subject site.

Distance to site boundary: 130.2m. Distance to centre of proposed new development: 152.1m

The view includes a small section of the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the podium buildings of The Horizon and the building itself.

The view loss, caused by all 3 building envelope overlays, is predominantly to most of the elements described above, although most of the section of the Royal Botanic Gardens remains in view. The upper reaches of the northshore suburbs behind the subject site are visible with the lowest of the overlays – the DCP Floor Heights envelope.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 41%
Visual impact ratio of view loss to sky view loss in visible portion. 71%: 29%
Existing Visual Assessment Scale (in this chosen direction) no: 8
Visual Impact Assessment Scale no:10 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: Medium.
View location: Secondary living space – standing 1m behind balcony balustrade.
Extent of impact: Moderate-to-severe. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 24: Original Site Photo.

Viewpoint 24: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 24:

This is a static, private viewpoint from Level 5, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 54.85
This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site.

Distance to site boundary: 116.3m. Distance to centre of proposed new development: 138.1m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

The view loss, caused by all the lower 2 building envelope overlays, is predominantly to most of the elements described above, with a portion of the Kirribilli foreshore and Kings Cross apartment towers remaining visible, beyond the landscaped courtyard of The Horizon complex itself.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 92%
Visual impact ratio of view loss to sky view loss in visible portion. 86%: 14%
Existing Visual Assessment Scale no: 11
Visual Impact Assessment Scale no:12 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Severe. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 25: Original Site Photo.

Viewpoint 25: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 25:

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 63.312
This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's shared courtyard and side boundary, towards the subject site.

Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

The view loss, caused by all 3 building envelope overlays, is predominantly to Woolloomooloo – parts of the finger wharf and the residential bowl to the south.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:6 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Secondary living space – standing 1m behind balcony balustrade.
Extent of impact: Moderate. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 26: Original Site Photo.

Viewpoint 26: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 26:

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 63.081
This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's side boundary, towards the subject site.

Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m

The view includes the arch of the Harbour Bridge and north pylon, with North Sydney CBD behind. Further east is a section of the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the podium buildings of The Horizon and the building itself.

The view loss, caused by all 3 building envelope overlays, is predominantly to Woolloomooloo – parts of the finger wharf and the residential bowl to the south.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 28%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale (in this chosen direction) no: 11
Visual Impact Assessment Scale no:5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind main glazing line.
Extent of impact: Minor-to-moderate. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 27: Original Site Photo.

Viewpoint 27: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 27:

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. RL: 63.429
This view is from the balcony edge of a north-northeasterly facing apartment, with the view looking north-north-east, across the property's shared courtyard and side boundary, towards the subject site.

Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m

The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel

The view loss, caused by all 3 building envelope overlays, is predominantly to Woolloomooloo – parts of the finger wharf and the residential bowl to the south.

When assessed against the Tenacity Ruling Principles, consideration will be given to the orientation of this view relative to the building's side boundary to the north.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 13
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High
View location: Secondary living space – standing 1m behind balcony balustrade.
Extent of impact: Moderate. (Across side boundary).
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the south western corner, where there is an opportunity to enable a greater degree of view sharing to the northern properties. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 28: Original Site Photo.

Viewpoint 28: Photomontaged view, showing permitted building height envelope and new proposal.

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urbaine DESIGN GROUP

Viewpoint 28:

This is a static and dynamic, public viewpoint from the plaza at the junctions of Victoria Street, Craigend Street and Kings Cross Road. RL: 44.213
This view is from standing height, 6m to the east of the road kerb, looking west-northwest towards the subject site.

Distance to site boundary: 201.2m. Distance to centre of proposed new development: 251.4m

The view includes a significant portion of the upper levels of towers in the Sydney CBD in the distance, with the William Street properties in the foreground.

Parts of the lower levels of the CBD towers have the potential to be obscured by the various building envelopes applied to the subject site.

Visual impact – horizontal portion of building envelope visible in view – 96%
Visual impact ratio of view loss to sky view loss in visible portion. 92%: 8%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

When this view is assessed against the *Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr* [2013] NSWLEC 1046 Planning Principle:

The existing view of the site is partially obstructed at the side and at the lower levels. This view would not, typically, attract the public to this viewpoint, although there is visual interest from the CBD towers, observed behind the site.
The visual impact is observed to buildings behind the subject site only and can be assessed as minor.

Viewpoint 32: Original Site Photo.

Viewpoint 32: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 32:

This is a static and dynamic, public viewpoint, from the public gardens of The Domain, approximately 120m to the west of the football pitch, looking due east towards Woolloomooloo, Potts point and the subject site. RL: 28.0

Distance to site boundary: 696m. Distance to centre of proposed new building: 711m.

This is a static and dynamic, public viewpoint, from the public gardens of The Domain, approximately 120m to the west of the football pitch, looking due east towards Woolloomooloo, Potts point and the subject site. Beyond this, the view is dominated by the Domain Apartment Tower
Further to the east,, the land rises towards the ridgeline, along Victoria Street and Macleay Street. Several high-rise residential towers form the skyline – from the large tower at No.81, Macleay Street at the northern end of the view to the Elan Tower, at No.1, Kings Cross Road in the south. In between these two towers sit the lower height towers of the large residential complex at Nos.71 to 101, Victoria Street. These towers define the skyline profile from this location.

The subject site and the new proposal's building envelopes are visible from this location, potentially obscuring properties to the southeast of the site and small amounts of landscaping.

The potential view loss would be considered of minor-to-medium significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 92%: 8%
Existing Visual Assessment Scale no: 11
Visual Impact Assessment Scale no:3 (when assessed against potential view loss from overall building envelope).

When this view is assessed against the *Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr* [2013] NSWLEC 1046 Planning Principle:

The existing view of the site is currently obstructed at the lower levels. This view would not, typically, attract the public to this viewpoint.
The visual impact is observed to buildings behind the subject site only and can be assessed as minor.

Viewpoint 33: Original Site Photo.

Viewpoint 33: Photomontaged view, showing permitted building height envelope and new proposal.

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Viewpoint 33:

This is a static and dynamic, public viewpoint from the outdoor deck area of the café at the Art Gallery of NSW, looking southeast towards Woolloomooloo, Darlinghurst and the subject site. RL: 29.185

Distance to site boundary: 478m. Distance to centre of proposed new building; 496m.

From this location, the views are attained across the expansive width of The Cahill Expressway and from there across the Woolloomooloo basin with its tree lined residential streets and the southern end of the Finger Wharf visible. From here, the land rises towards the ridgeline, along Victoria Street and Macleay Street. Several high-rise residential towers form the skyline – from the large tower at No.81, Macleay Street at the northern end of the view to the Elan Tower, at No.1, Kings Cross Road in the south.
The subject site and the new proposal's building envelopes are visible from this location, potentially obscuring properties to the southeast of the site and small amounts of landscaping.

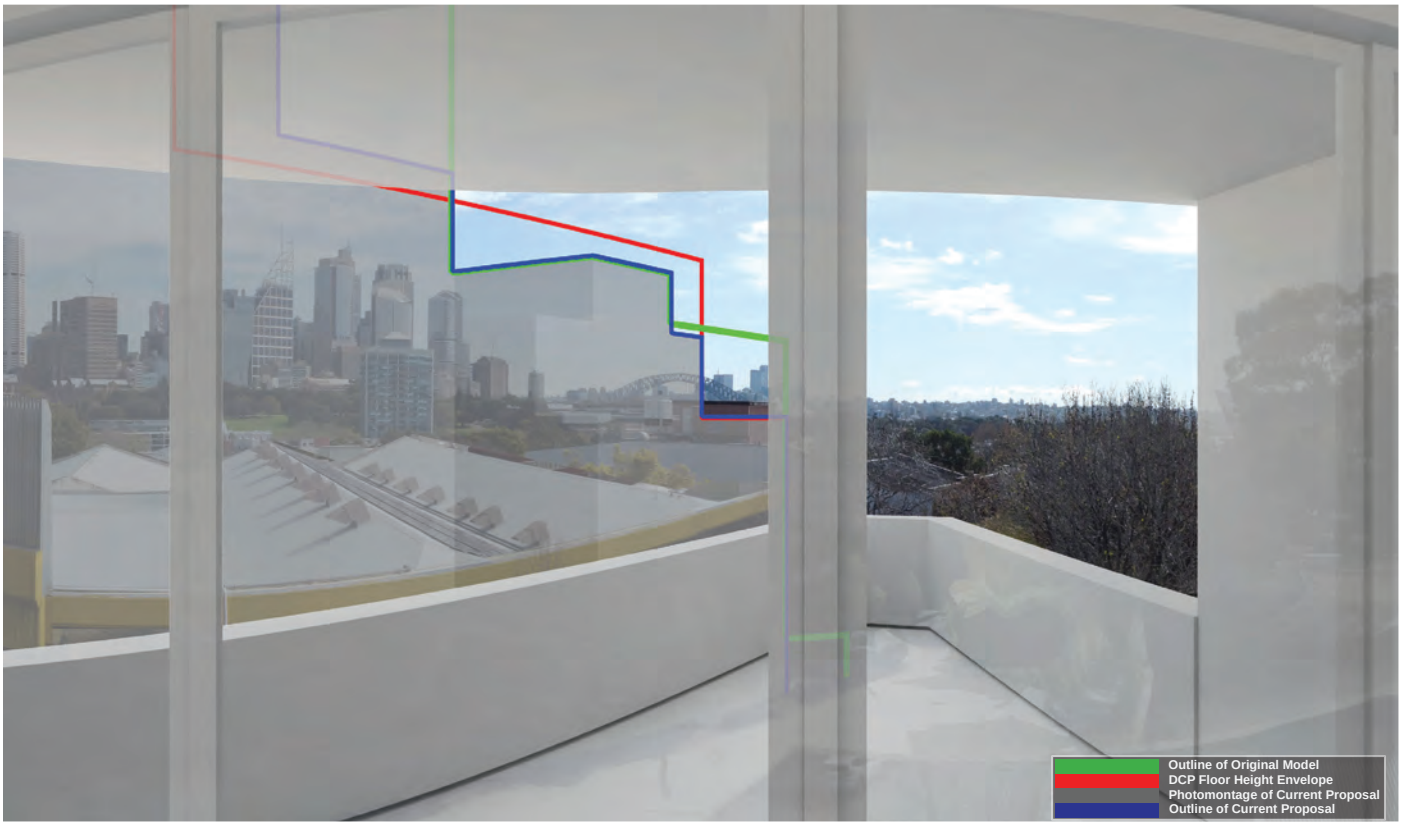
The potential view loss would be considered of minor-to-medium significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

Visual impact – horizontal portion of building envelope visible in view – 100%
Visual impact ratio of view loss to sky view loss in visible portion. 96%: 4%
Existing Visual Assessment Scale no: 9
Visual Impact Assessment Scale no:2 (when assessed against potential view loss from overall building envelope).

When this view is assessed against the *Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr* [2013] NSWLEC 1046 Planning Principle:

The existing view of the site is relatively unobstructed. This view would not, typically, attract the public to this viewpoint.
The visual impact is observed to buildings behind the subject site only and can be assessed as minor.

Viewpoint 34: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 34: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

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Viewpoint 34:

This is a static, private virtual viewpoint from Level 1, Unit 106, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

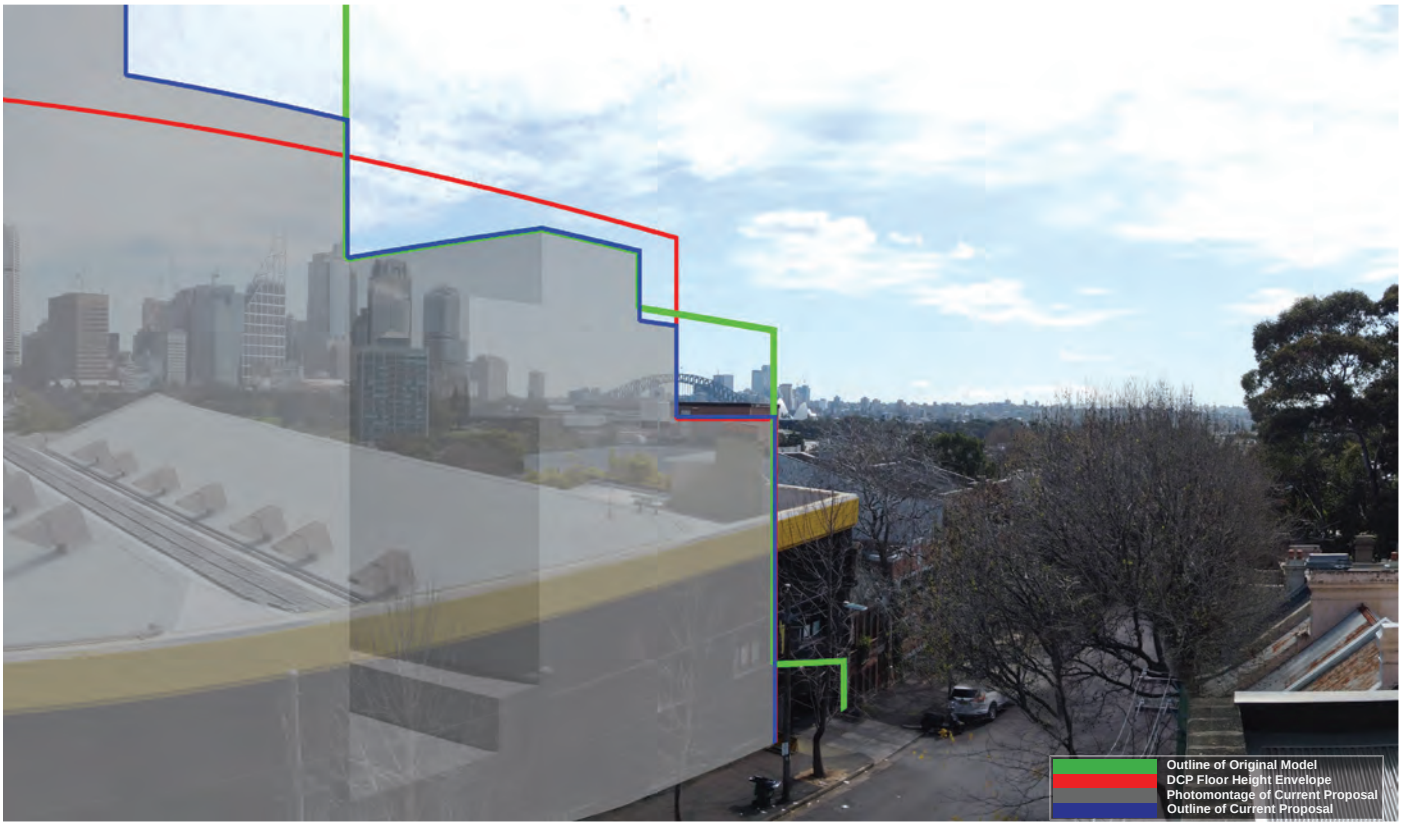
Distance to site boundary: 20.2m. Distance to centre of proposed new development: 68.1m

The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Almost the entirety of the CBD and bridge view is obscured by the LEP Permitted Height envelope. There are small portions of the northern end of the bridge and the North Sydney CBD towers that remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained.

Visual impact – portion of new proposal visible in view – 23%
Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 35: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 34: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

PROJECT:
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urbaine DESIGN GROUP

Viewpoint 35:

This is a static, private virtual viewpoint from Level 1, Unit 106, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

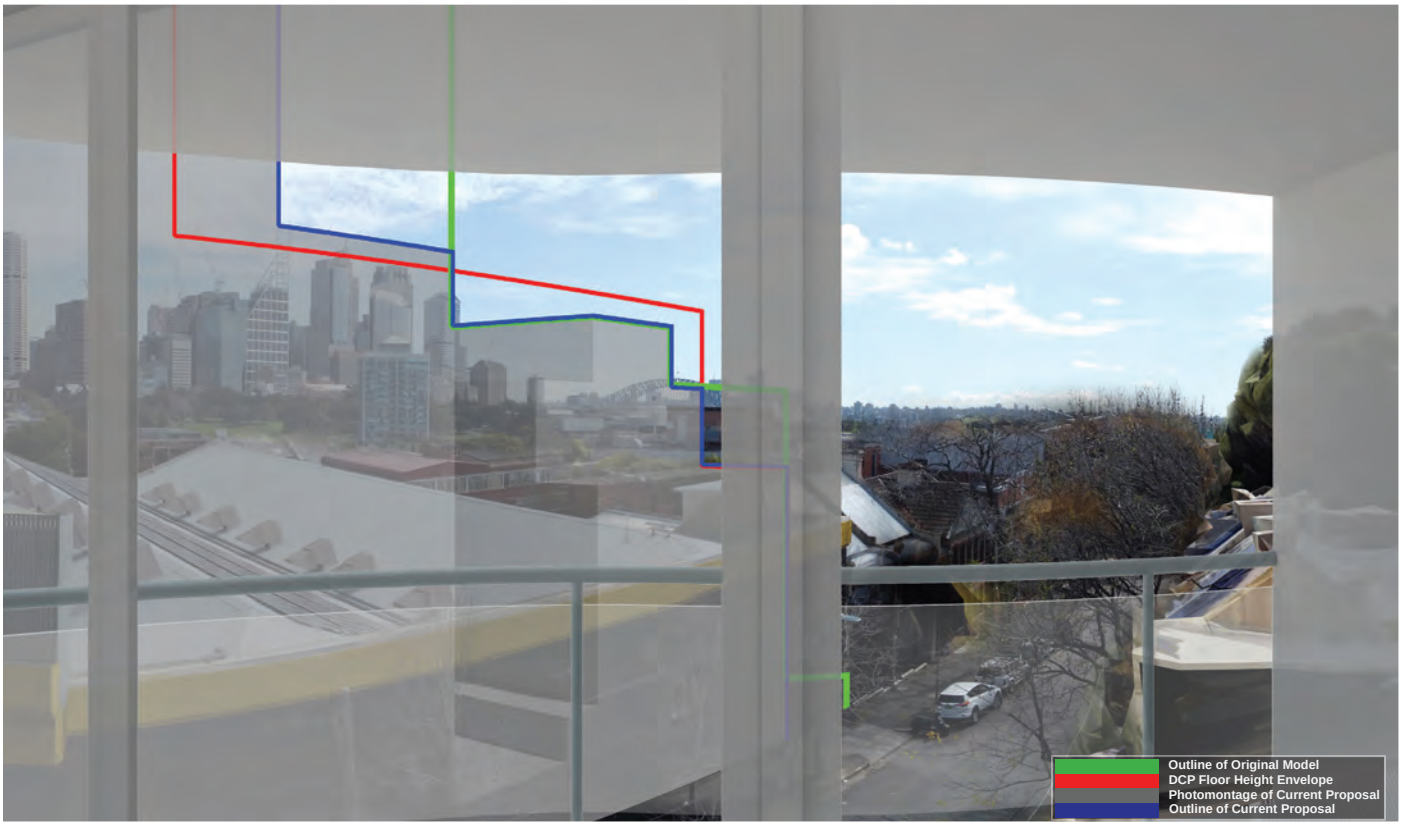
Distance to site boundary: 19.9m. Distance to centre of proposed new development: 62.3m

The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Almost the entirety of the CBD and bridge view is obscured by the LEP Permitted Height envelope. There are small portions of the northern end of the bridge and the North Sydney CBD towers that remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained.

Visual impact – portion of new proposal visible in view – 20%
Visual impact ratio of view loss to sky view loss in visible portion. 61%: 39%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 36: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 36: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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urbaine DESIGN GROUP

Viewpoint 36:

This is a static, private virtual viewpoint from Level 2, Unit 205, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 21.7m. Distance to centre of proposed new development: 64.3m

The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Almost the entirety of the CBD and approximately 90% of the bridge view is obscured by the LEP Permitted Height envelope. There are small portions of the northern end of the bridge and the North Sydney CBD towers that remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained.

Visual impact – portion of new proposal visible in view – 21%
Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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Viewpoint 37: Original Site Photo - including Metromap 3D LIDAR survey overlay.

Viewpoint 37: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

PROJECT:
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DWG NO:
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urbaine DESIGN GROUP

Viewpoint 37:

This is a static, private virtual viewpoint from Level 2, Unit 205, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 18.3m. Distance to centre of proposed new development: 60.9m

The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Almost the entirety of the CBD and bridge view is obscured by the LEP Permitted Height envelope. There are small portions of the northern end of the bridge and the North Sydney CBD towers that remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained.

Visual impact – portion of new proposal visible in view – 21%
Visual impact ratio of view loss to sky view loss in visible portion. 61%: 39%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:11 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Severe.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 38: Original Site Photo - including Metromap 3D LIDAR survey overlay.

Viewpoint 38: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

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urbaine DESIGN GROUP

Viewpoint 38:

This is a static, private virtual viewpoint from Level 2, Unit 206, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

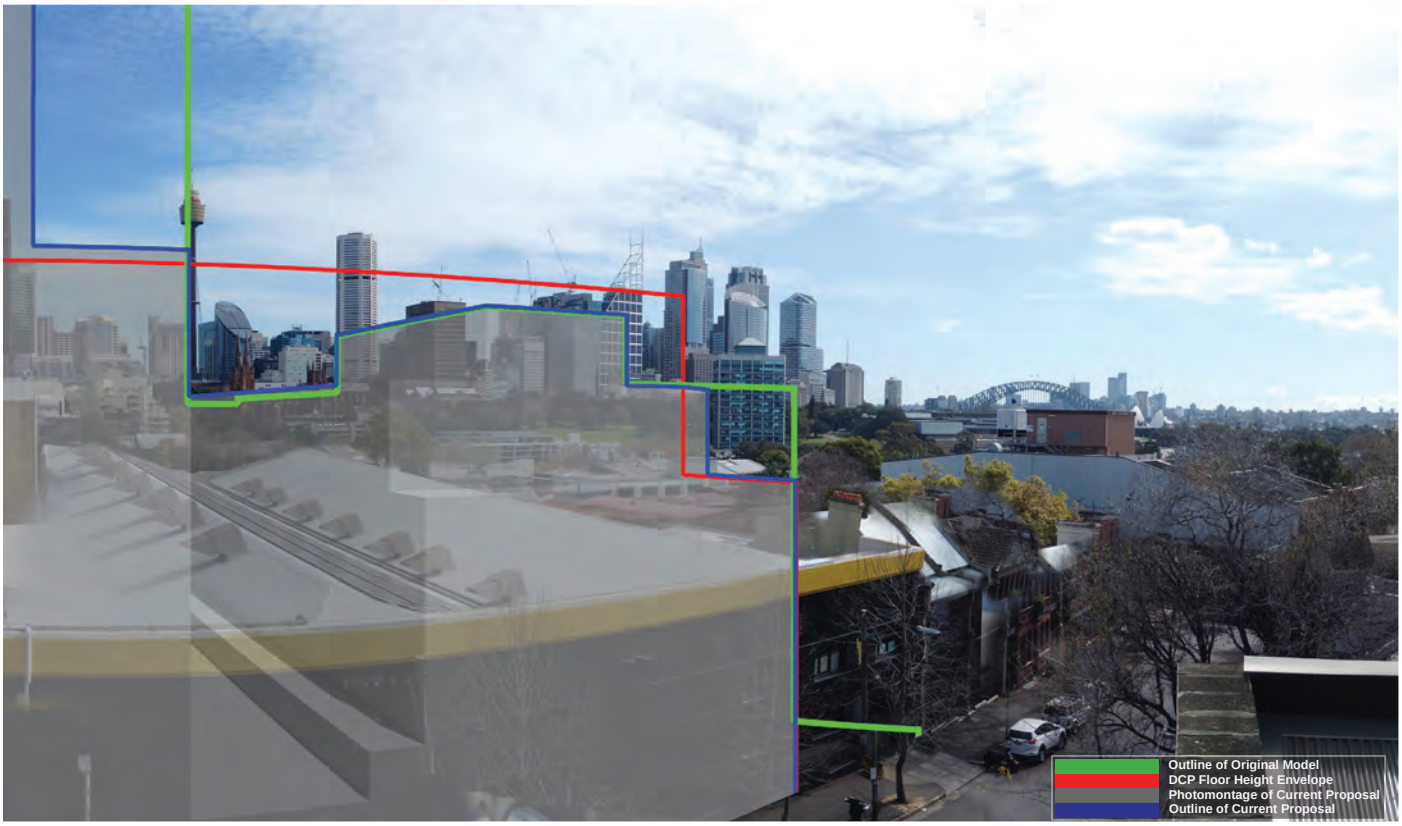
Distance to site boundary: 31.3m. Distance to centre of proposed new development: 68.1m

The existing view includes Sydney CBD, from the Deutsche Bank tower to Circular Quay and the Harbour Bridge beyond this. Portions of the Opera House sails are visible, partially obscured by the rooftop plant room on a neighbouring residential flat building. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
A small portion of the lower levels of the CBD view and parts of the Domain are obscured by the LEP Permitted Height envelope. The remainder ot the CBD towers remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained. views to iconic elements - the Opera House and Bridge, are not imipacted.

Visual impact – portion of new proposal visible in view – 11%
Visual impact ratio of view loss to sky view loss in visible portion. 96%: 4%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 39: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 39: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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urbaine DESIGN GROUP

Viewpoint 39:

This is a static, private virtual viewpoint from Level 2, Unit 206, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 31.4m. Distance to centre of proposed new development: 65.4m

The existing view includes Sydney CBD, from areas around Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The lower floors of the mid-section of the CBD are impacted by the new proposal, in addition to views of The Domain and foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 22%
Visual impact ratio of view loss to sky view loss in visible portion. 93%: 7%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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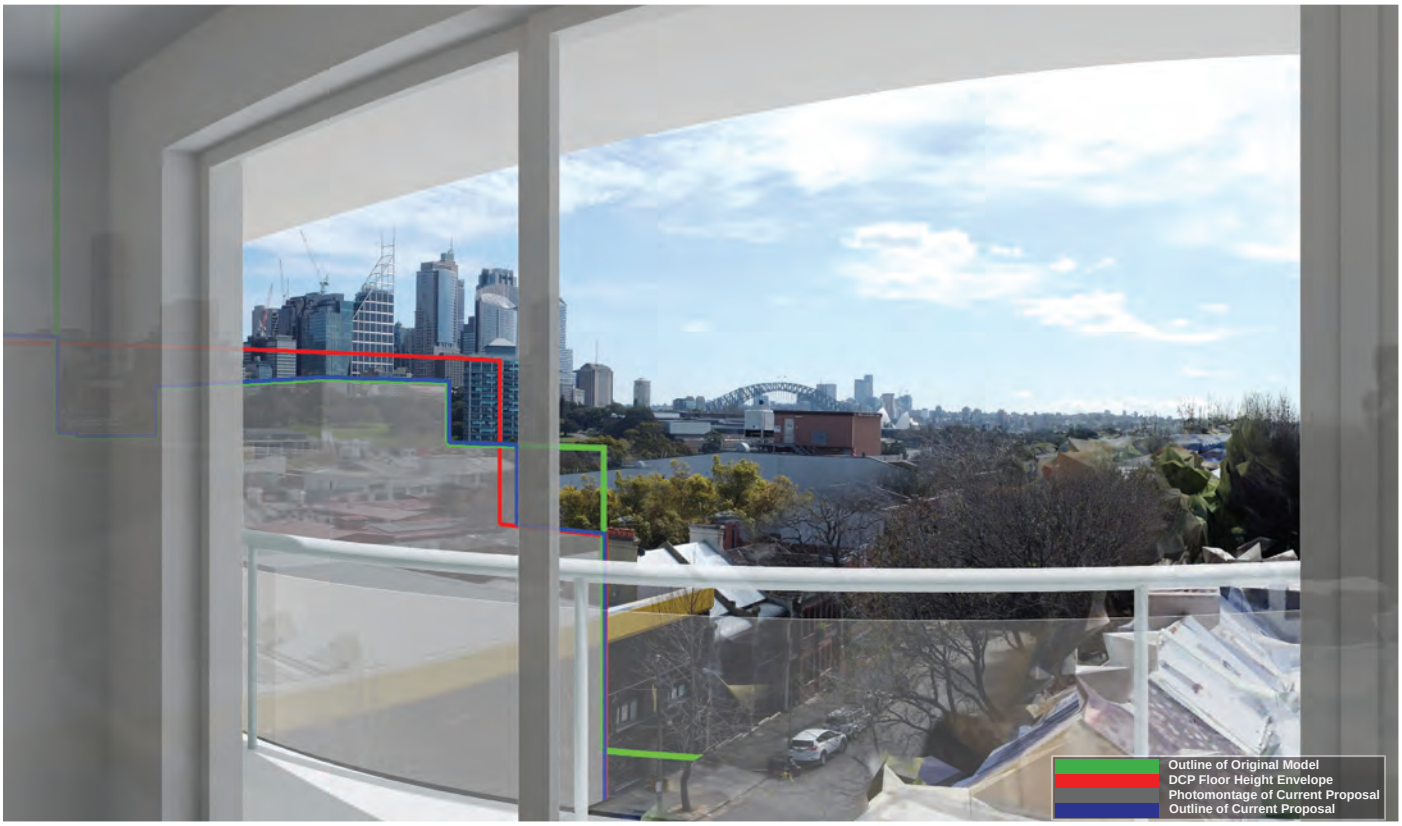
Viewpoint 40: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 40: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 40:

This is a static, private virtual viewpoint from Level 3, Unit 301, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

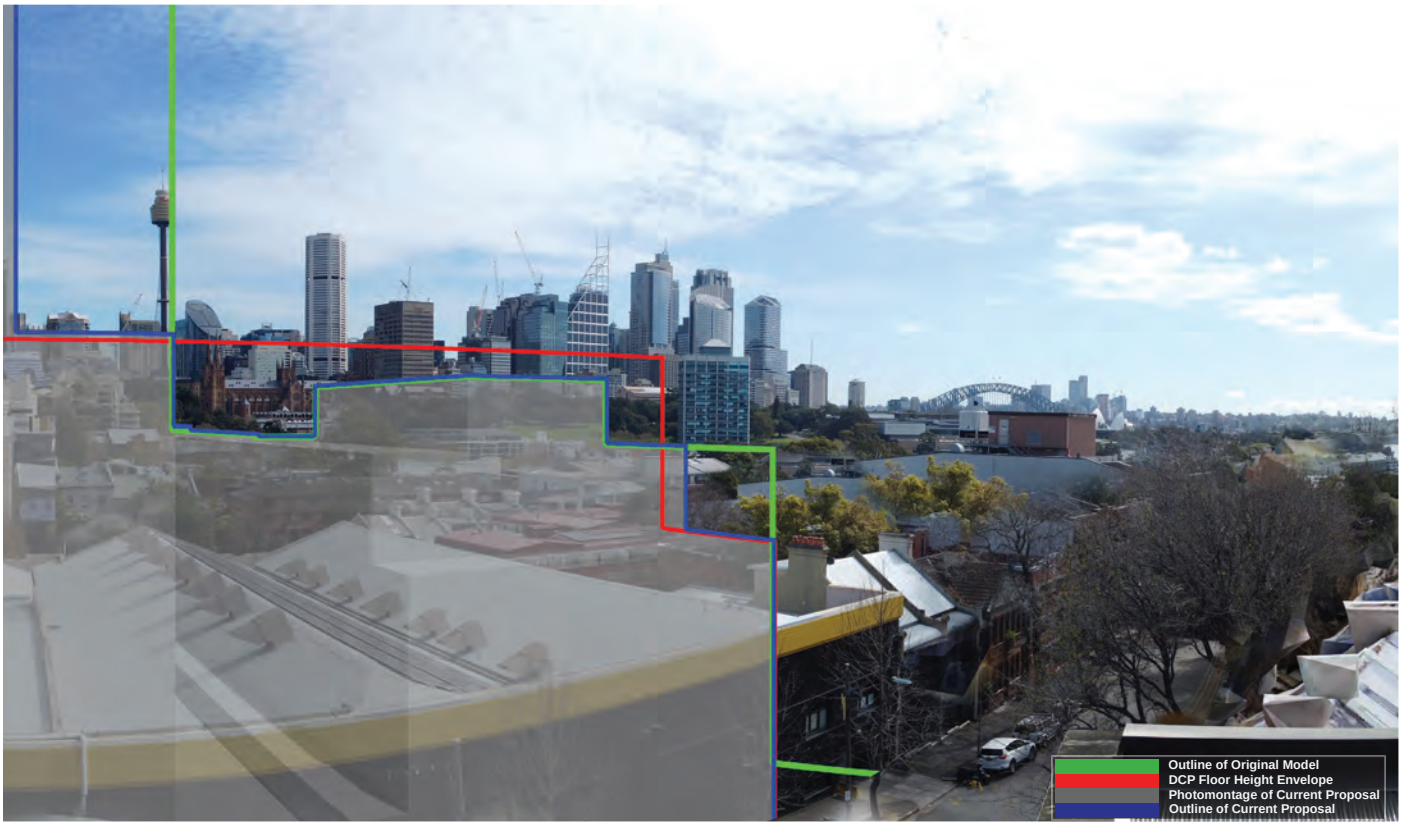
Distance to site boundary: 31.2m. Distance to centre of proposed new development: 68.1m

The existing view includes Sydney CBD, from the area around the Deutsche Bank tower to Circular Quay and the Harbour Bridge beyond this. Portions of the Opera House sails are visible, partially obscured by the rooftop plant room on a neighbouring residential flat building. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
A small portion of the lower levels of the CBD view and parts of the Domain are obscured by the LEP Permitted Height envelope. The remainder ot the CBD towers remain visible in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained. views to iconic elements - the Opera House and Bridge, are not imipacted.

Visual impact – portion of new proposal visible in view – 12%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 41: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 41: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 41:

This is a static, private virtual viewpoint from Level 3, Unit 301, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

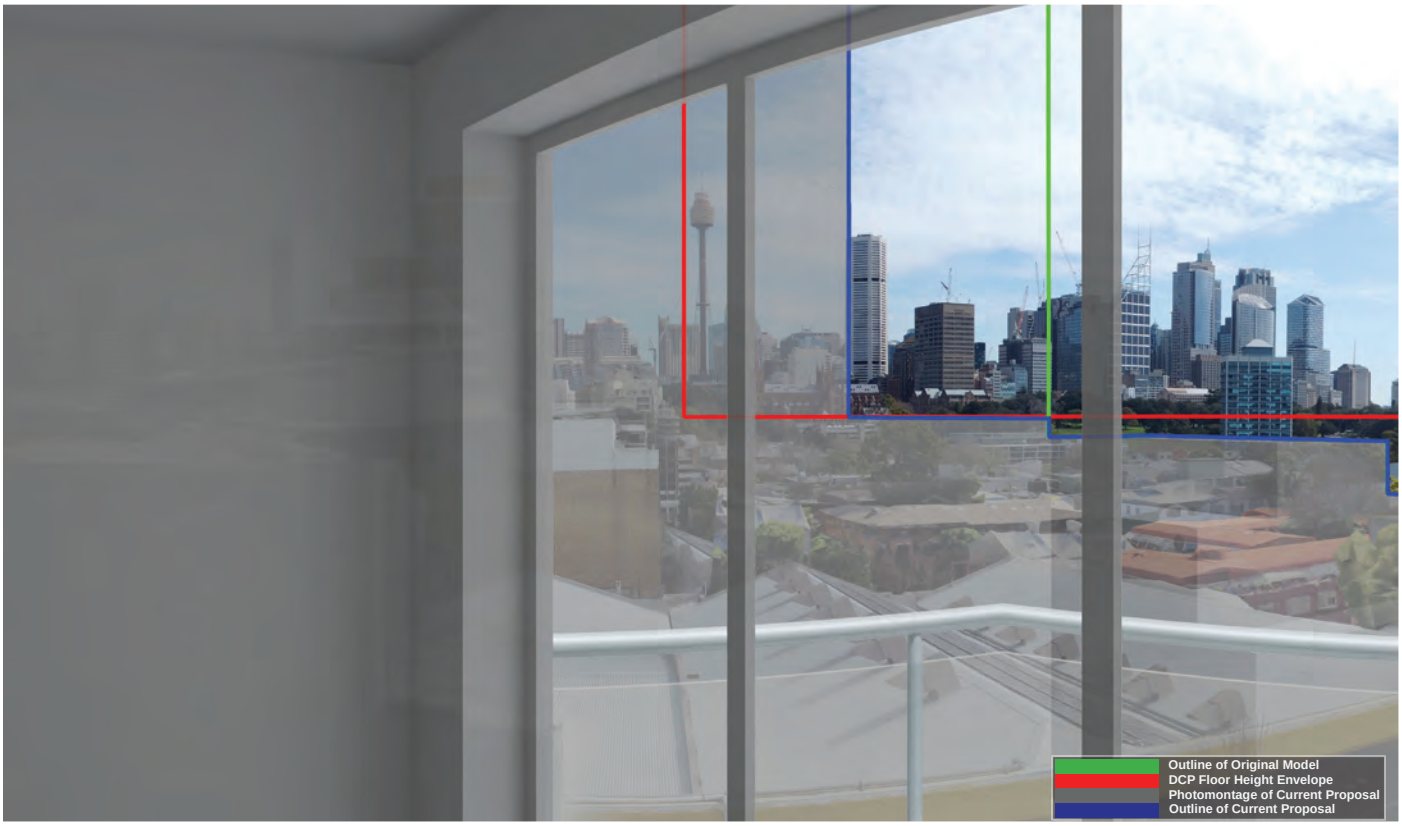
Distance to site boundary: 28.5m. Distance to centre of proposed new development: 65.2m

The existing view includes Sydney CBD, from areas around Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The lower floors of the mid-section of the CBD are impacted by the new proposal, in addition to views of The Domain and foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 21%
Visual impact ratio of view loss to sky view loss in visible portion. 97%: 3%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 42: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 42: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 42:

This is a static, private virtual viewpoint from Level 4, Unit 401, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 21.8m. Distance to centre of proposed new development: 63.9m

The existing view includes Sydney CBD, from the area around the Centrepoint tower to the towers adjoining Circular Quay to the north. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
A portion of the CBD view and parts of the Domain are obscured by the LEP Permitted Height envelope. The remainder ot the CBD towers remain visible, to the north, in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained. views to iconic elements - the Opera House and Bridge, are not impacted (beyond the extent of this single frame view).

Visual impact – portion of new proposal visible in view – 15%
Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no: 8 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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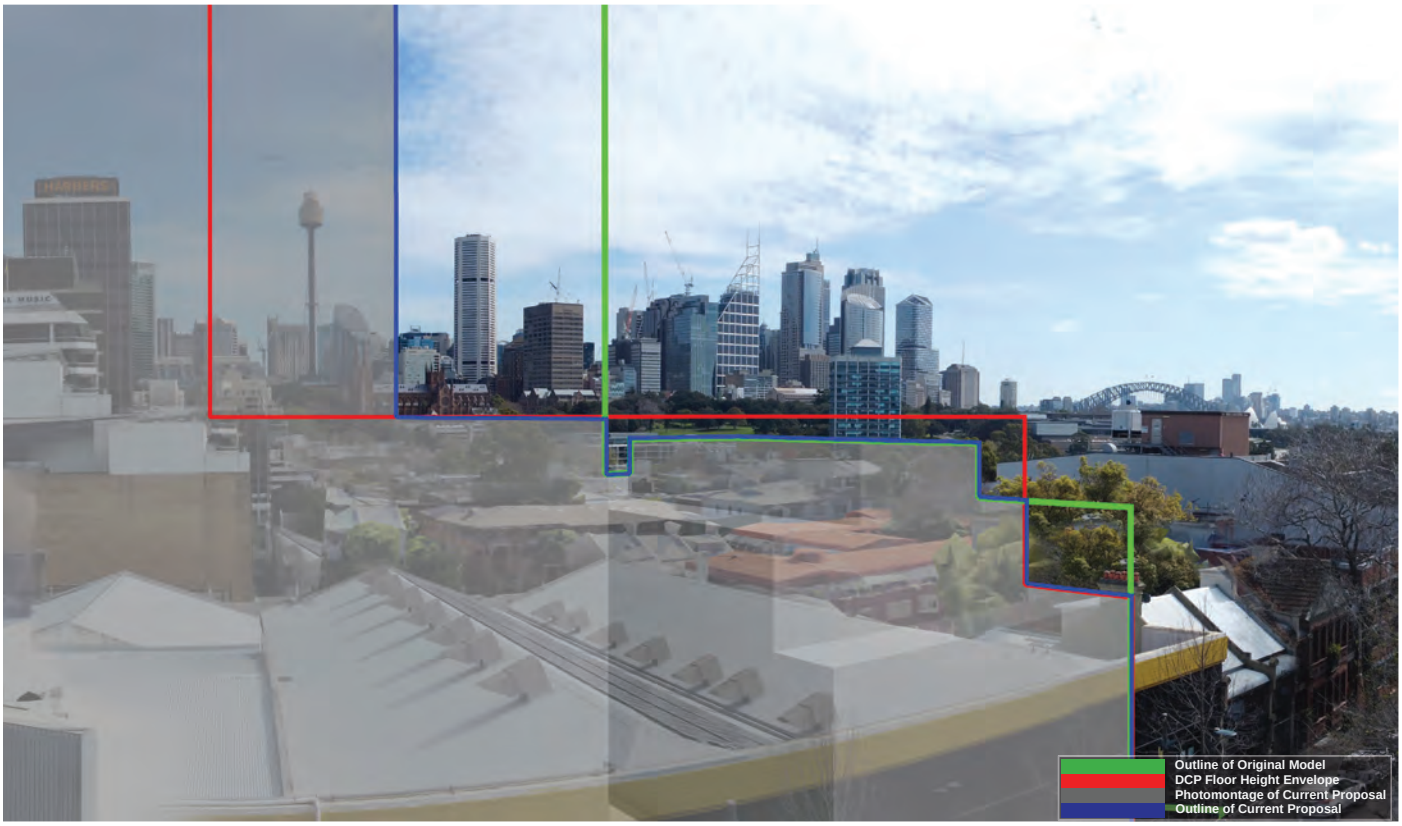
Viewpoint 43: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 43: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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urbaine DESIGN GROUP

Viewpoint 43:

This is a static, private virtual viewpoint from Level 4, Unit 401, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

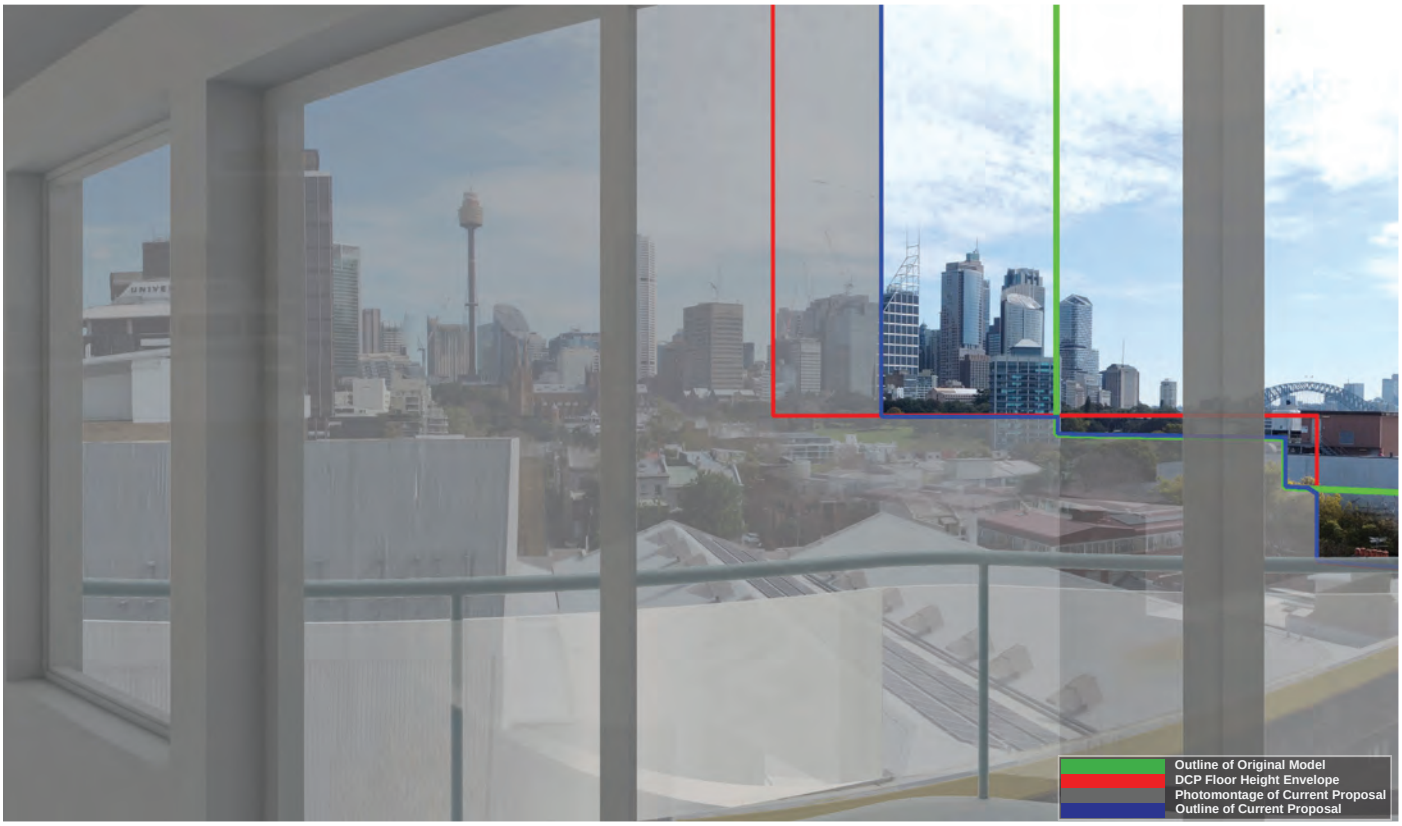
Distance to site boundary: 18.9m. Distance to centre of proposed new development: 60.4m

The existing view includes Sydney CBD, from areas around Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The towers within the mid-section of the CBD are impacted by the new proposal, in addition to views of The Domain and foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 23%
Visual impact ratio of view loss to sky view loss in visible portion. 72%: 28%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 44: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 44: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 44:

This is a static, private virtual viewpoint from Level 4, Unit 405, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 26.2m. Distance to centre of proposed new development: 67.1m

The existing view includes Sydney CBD, from the southern end of the CBD, to Centrepoint tower and the towers adjoining Circular Quay to the north. The full extent of the Harbour Bridge can also be seen to the northwest. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
A significant portion of the CBD view, up to the Deutsche Bank tower and parts of the Domain are obscured by the LEP Permitted Height envelope. The remainder ot the CBD towers remain visible, to the north, in the DCP Floor Heights and DCP Permitted Height building envelopes, within which the new proposal is fully contained. views to iconic elements - the Opera House and Bridge, are not impacted (beyond the extent of this single frame view).

Visual impact – portion of new proposal visible in view – 15%
Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no: 8 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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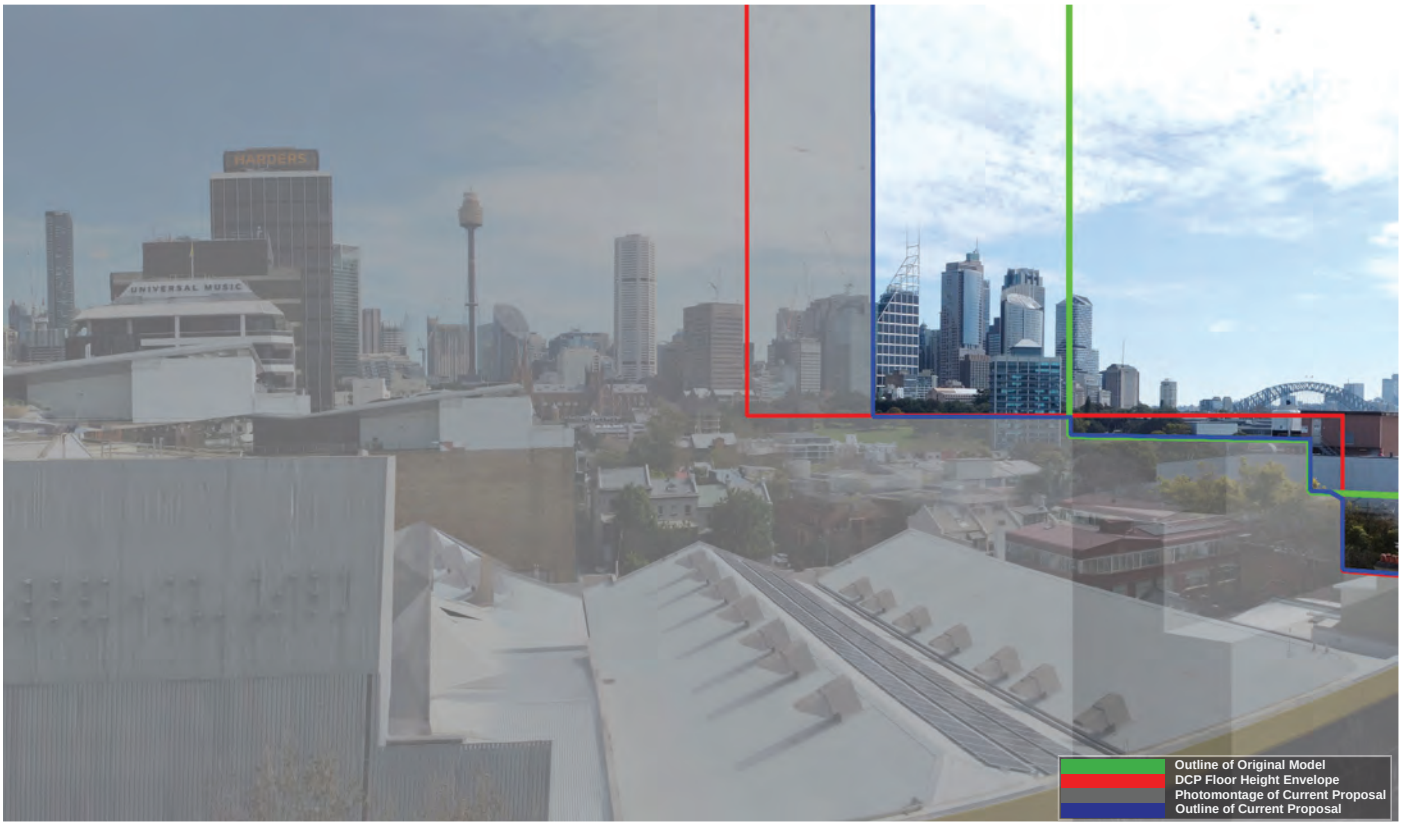
Viewpoint 45: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 45: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 45:

This is a static, private virtual viewpoint from Level 4, Unit 405, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 23.1m. Distance to centre of proposed new development: 64.8m

The existing view includes Sydney CBD, from the southern end of the CBD and Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The towers within the mid-section of the CBD, up to the Deutsche Bank tower, are impacted by the new proposal, in addition to views of The Domain and foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 29%
Visual impact ratio of view loss to sky view loss in visible portion. 69%: 31%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no:7 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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urbaine DESIGN GROUP

Viewpoint 46: Original Site Photo - including Metromap 3D LIDAR survey overlay.

Viewpoint 46: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

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Viewpoint 46:

This is a static, private virtual viewpoint from Level 5, Unit 501, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 32.2m. Distance to centre of proposed new development: 67.1m

The existing view includes Sydney CBD, from the midpoint of the CBD (around Martin Place) to the towers adjoining Circular Quay in the north. The full extent of the Harbour Bridge can also be seen to the northwest. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Buildings in the foreground Woolloomooloo basin are impacted in this view. All significant views are maintained.

Visual impact – portion of new proposal visible in view – 15%
Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 4 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Minor
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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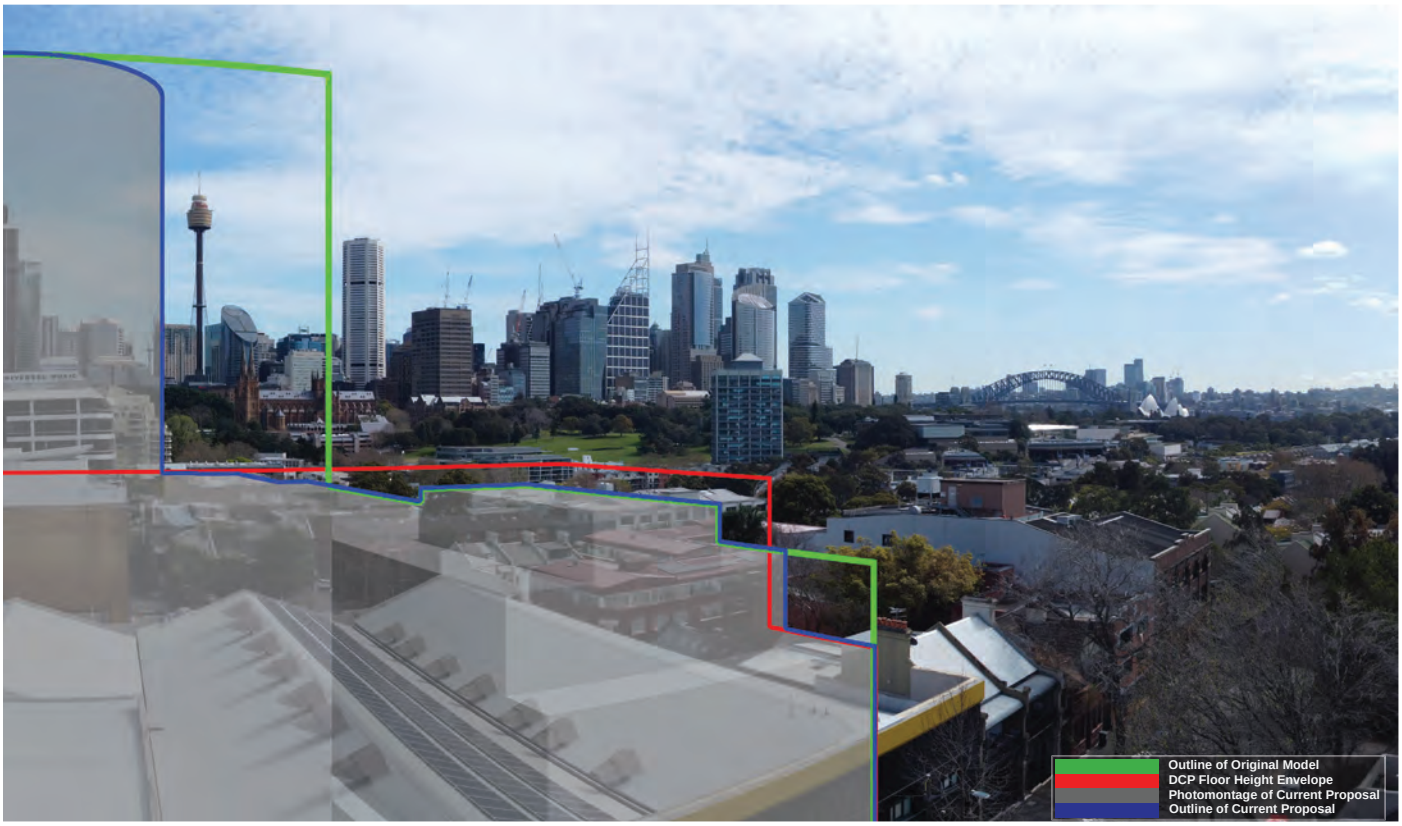
Viewpoint 47: Original Site Photo - including Metromap 3D LIDAR survey overlay.



Viewpoint 47: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

PROJECT:
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urbaine DESIGN GROUP

Viewpoint 47:

This is a static, private virtual viewpoint from Level 5, Unit 501, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 29.5m. Distance to centre of proposed new development: 64.3m

The existing view includes Sydney CBD, from the southern end of the CBD and Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The towers within the southern area of the CBD, up to the Centrepoint tower, are impacted by the new proposal, in addition to views of foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 28%
Visual impact ratio of view loss to sky view loss in visible portion. 81%: 19%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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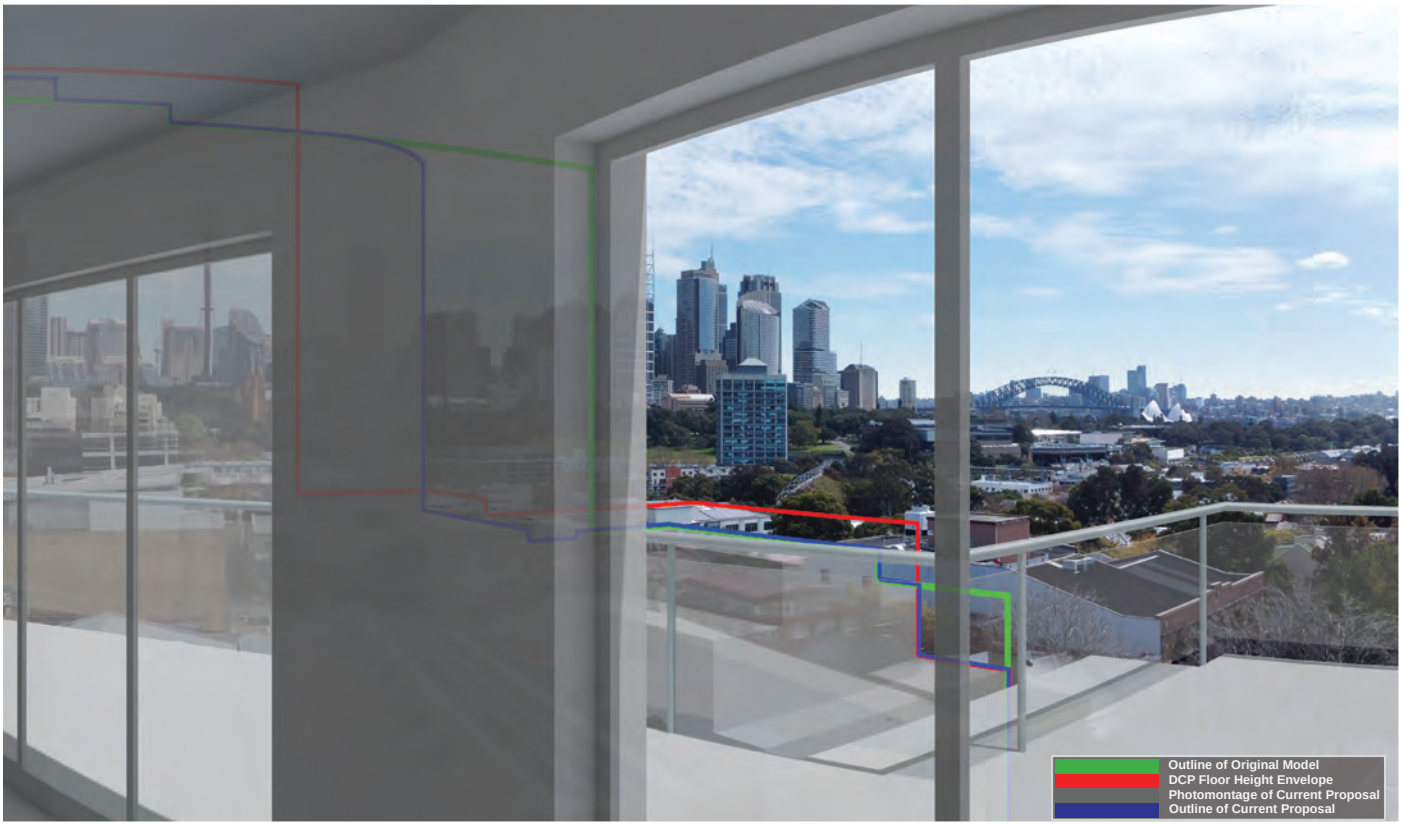
Viewpoint 48: Original Site Photo.



Viewpoint 48: Photomontaged virtual view, showing permitted building height envelope and new proposal.

CLIENT:

PROJECT:
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urbaine DESIGN GROUP

Viewpoint 48:

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

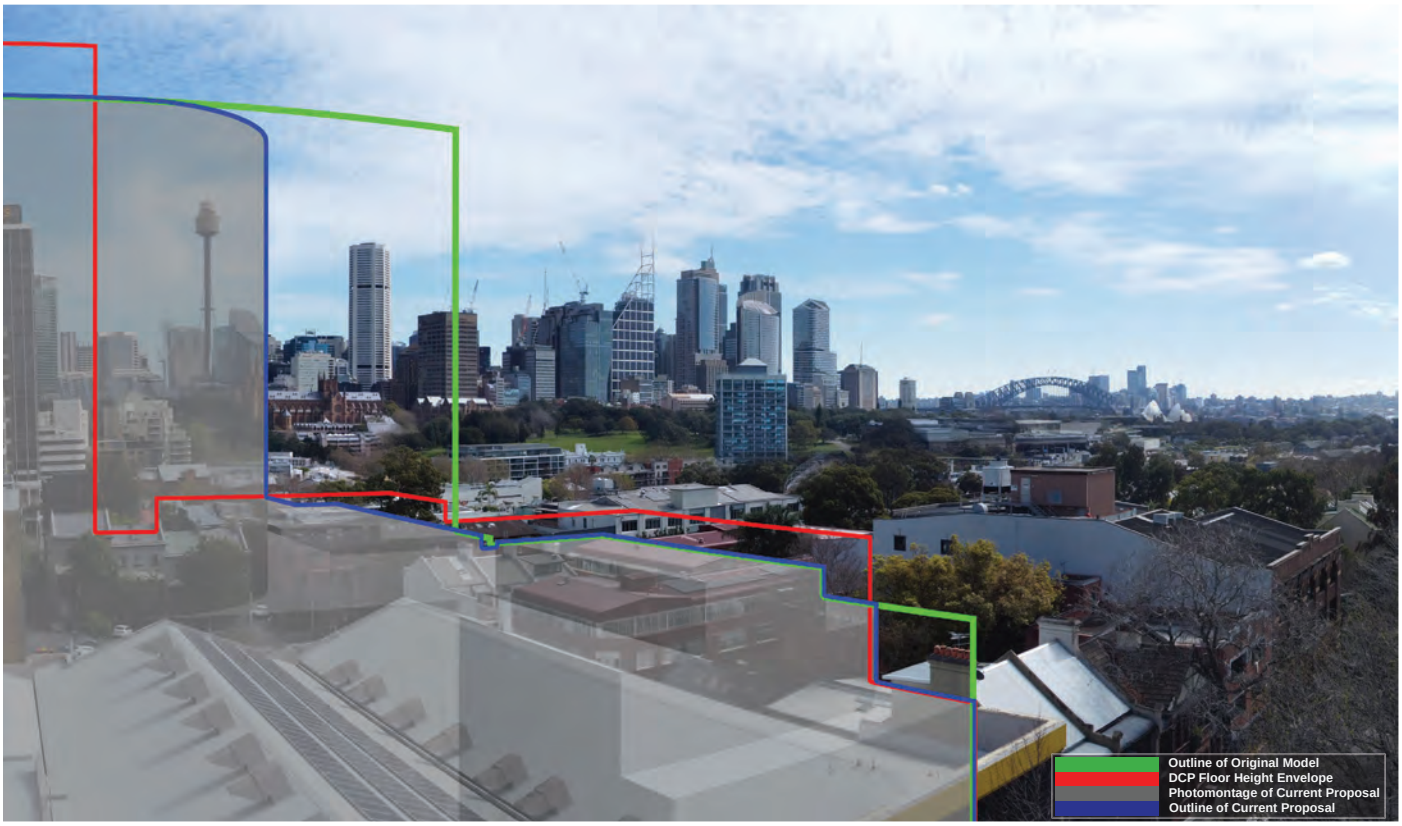
Distance to site boundary: 33.9m. Distance to centre of proposed new development: 72.1m

The existing view includes Sydney CBD, from the midpoint of the CBD (around Martin Place) to the towers adjoining Circular Quay in the north. The full extent of the Harbour Bridge and the sails of the Opera House can also be seen to the northwest, together with the North Sydney CBD and Kirribilli foreshore. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Towers within the southern end of the CBD, together with buildings in the foreground Woolloomooloo basin and parts of The Domain are impacted in this view. All significant, high value views are maintained.

Visual impact – portion of new proposal visible in view – 14%
Visual impact ratio of view loss to sky view loss in visible portion. 91%: 9%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 49: Original Site Photo.



Viewpoint 49: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 49:

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 32.7m. Distance to centre of proposed new development: 69.9m

The existing view includes Sydney CBD, from the southern end of the CBD and Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
The towers within the southern area of the CBD, up to the Centrepoint tower, are impacted by the new proposal, in addition to views of foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 28%
Visual impact ratio of view loss to sky view loss in visible portion. 81%: 19%
Existing Visual Assessment Scale no: 12
Visual Impact Assessment Scale no: 5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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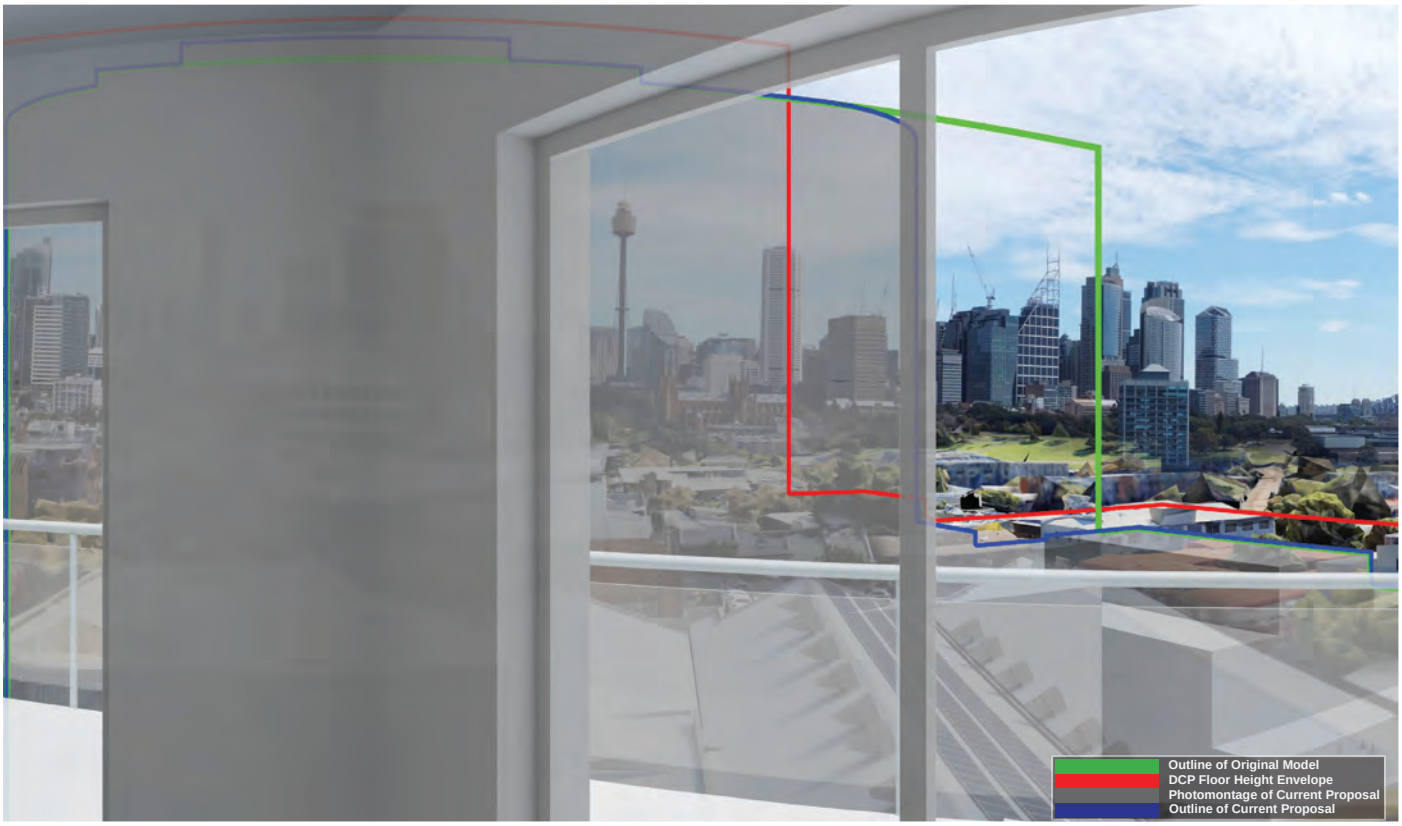
Viewpoint 50: Original Site Photo.



Viewpoint 50: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 50:

Viewpoint 48:

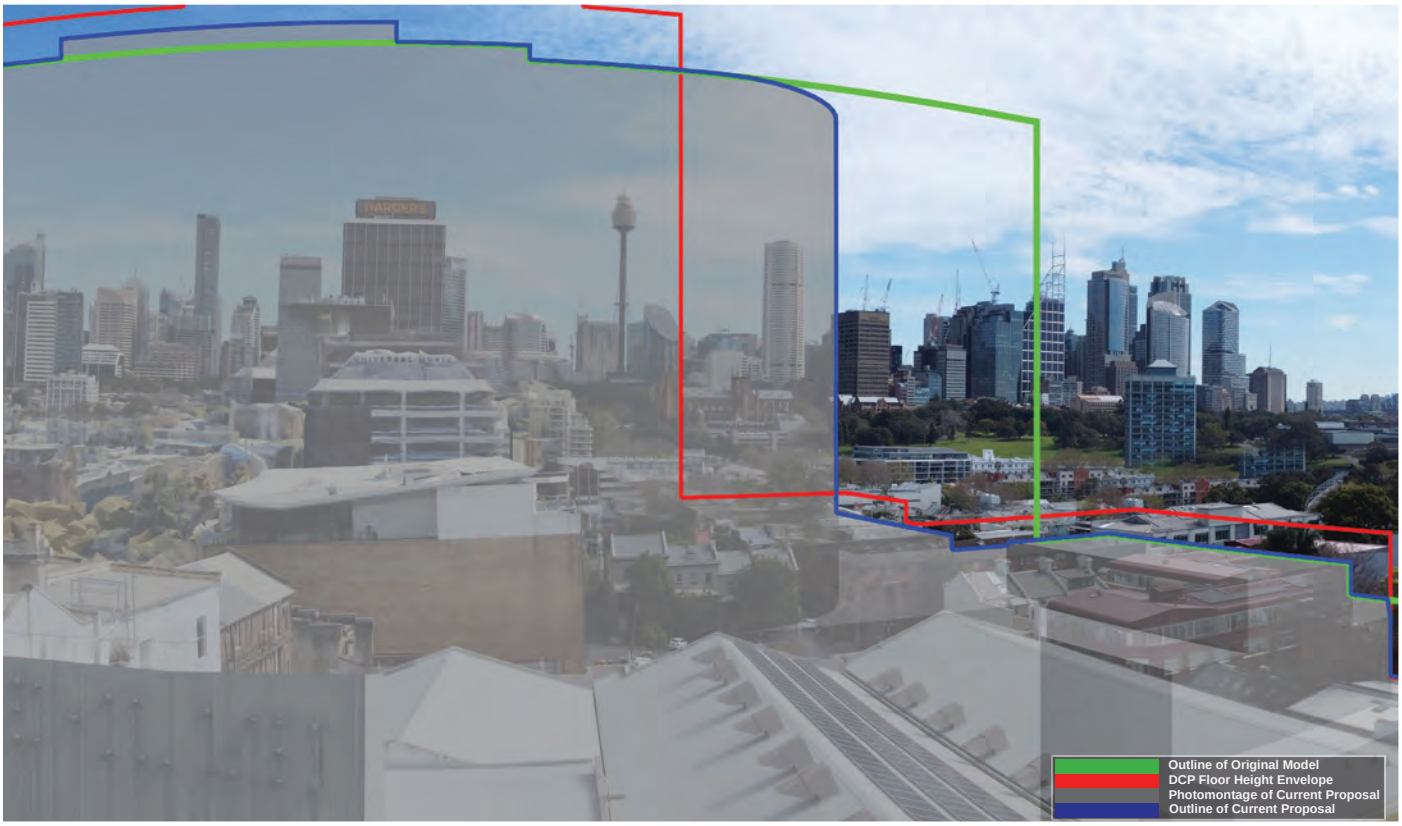
This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street.
This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. This is the second main window in the living spacae at the northwestern corner of the apartment.
Distance to site boundary: 30.1m. Distance to centre of proposed new development: 68.6m

The existing view includes Sydney CBD, from the southern end of the CBD to the towers adjoining Circular Quay in the north. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.
Towers within the middle of the CBD, including No.25, Martin Place, together with buildings in the foreground Woolloomooloo basin and parts of The Domain are impacted in this view. All significant, high value views are maintained.

Visual impact – portion of new proposal visible in view – 14%
Visual impact ratio of view loss to sky view loss in visible portion. 91%: 9%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no: 5 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Primary living space – standing 1m behind glazing line (drone equivalent).
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

Viewpoint 51: Original Site Photo.



Viewpoint 51: Photomontaged virtual view, showing permitted building height envelope and new proposal.

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Viewpoint 51:

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street.
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west.

Distance to site boundary: 29.3m. Distance to centre of proposed new development: 67.7m

The existing view includes Sydney CBD, from the southern end of the CBD and Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground. The towers within the southern area of the CBD, up to the Centrepoint tower, are impacted by the new proposal, in addition to views of foreground buildings. Beyond this, the view is fully retained.

Visual impact – portion of new proposal visible in view – 25%
Visual impact ratio of view loss to sky view loss in visible portion. 77%: 23%
Existing Visual Assessment Scale no: 10
Visual Impact Assessment Scale no: 6 (when assessed against potential view loss from overall building envelope).

Tenacity Assessment Summary:
Value of view: High.
View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).
Extent of impact: Moderate.
Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights to sit well below the maximum LEP permissible height and to sit below the DCP RL height, particularly in the northeastern corner, where there is an opportunity to enable a greater degree of view sharing. This has reduced the impact of view affectation and it is considered that the building envelope demonstrates an acceptable and reasonable degree of view sharing.

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4. CONCLUSIONS + PLANNING SCHEME PROVISIONS RELATING TO VISUAL IMPACTS

As observed from the visual impact assessments, within this report, the high-value views are obtained across the proposed envelope volume that is located on the southern edge of the site. This edge sits at the highest point of the site and is zoned with a 35m LEP height plane, DCP height control in metres, and height in stories. It is this area of the site that has been the focus of further design development, in order to mitigate any unreasonable view loss.

FJC Studio has made the following amendments to the original massing, as a result of the visual impact assessment feedback into the design process:

1. The majority of the envelope has been reduced to the DCP height in meters or set further below where practical, except for minor lift overruns and plant spaces.
2. Roof plant zones have been consolidated into an area in the southeast to allow for view sharing past key views of the Opera House sails and the harbour from residences located in the south to southeast view corridors over the proposal.
3. Further reduction has also been made on the southwest corner to mitigate view loss of the harbour from the lower levels of the Horizon tower and to allow further retention of views of the Opera House sails from the southeast view catchment area.
4. In addition to the above, the two massing elements to the north of the larger southern volume have been kept below the height plane (in metres) to allow for view sharing across the side boundaries of the site, in particular along the Dowling street frontage.

In terms of planning, the proposed development has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality because it:

- Achieves consistency with relevant planning instruments and policies.
- Responds to the established urban design character of the locality.
- Enhances the public domain adjoining the site by allowing for active ground floor uses.
- Provides a planning framework for ‘design excellence’ through a competitive design process and subsequent detailed DA; and
- Enables future design to deliver a high standard of amenity for future occupants of and visitors to the development.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and should be recommended for approval, based upon is measures to mitigate view loss through skilful design.

John Aspinall, Director, Urbaine Design Group Pty Ltd.

5. APPENDICES.

5.1 APPENDIX A: Photomontages of the Proposed Development + verification diagrams.
5.2 APPENDIX B: JA CV and Methodology article – Planning Australia, by Urbaine Architecture.
5.3 APPENDIX C: Land and Environment Court guidelines for photomontages and Urbaine Compliance.

APPENDIX B

JA CV and Methodology article – Planning Australia, by Urbaine Architecture.

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JOHN ASPINALL Principal, URBAINE Architectural.

Registered Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.
Halpin Stow Partnership, London, SW1
John Andrews International, Sydney
Cox and Partners, Sydney
Seidler and associates
NBRS Architects, Milsons Point
Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London
UK Design Council – innovation development scheme finalist – various products, 1990.
Winner: International Design Competition: Sydney Town Hall, 2000
Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001
Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.
Urbaine specialises in design development via interactive 3d modelling.
Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.
URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

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An ever-increasing proportion of URBAINE"S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photmonages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.
Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.
The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.
Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.
Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.
Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

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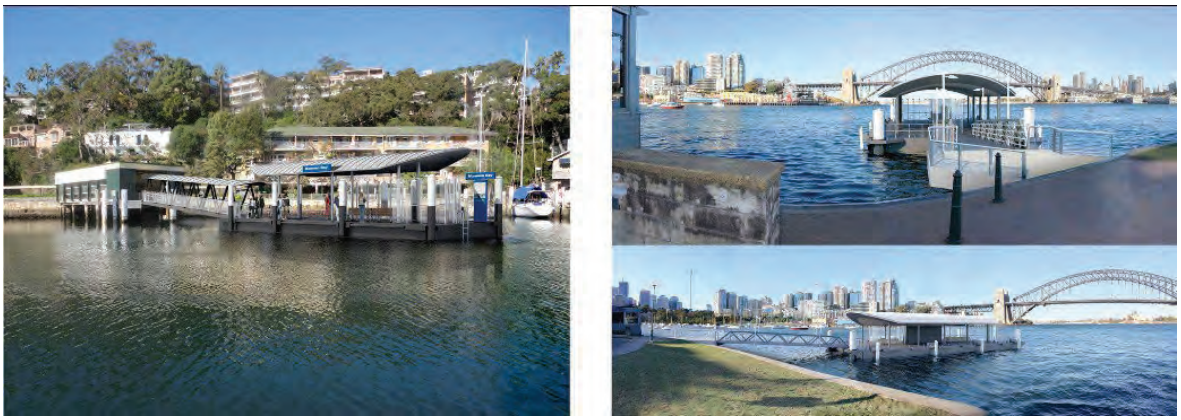
VISUAL IMPACT ASSESSMENTS: A REALITY CHECK. BY JOHN ASPINALL.

Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.
Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.
Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far- reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the

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point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's

training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.

Domain The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

Picture imperfect ... the original interpretation of how the Lewisham Estates development will look.

CAN residents affected by big development proposals rely on developers' photo montages?

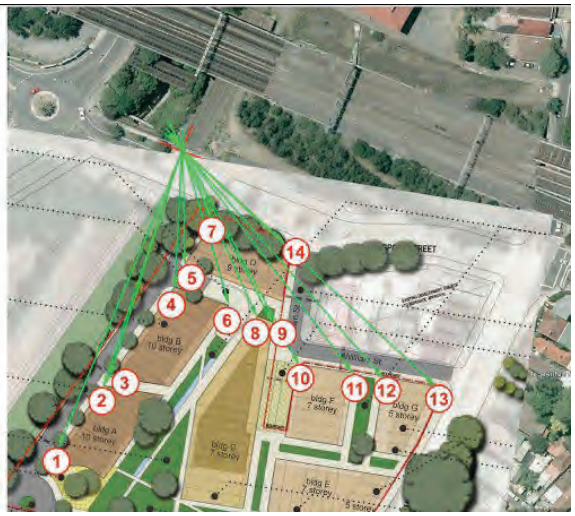
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

The developer was sent back to the drawing board by the Department of Planning to redo the images that were publicly exhibited for the project after questions were raised over their accuracy.

The corrected interpretation of how the Lewisham Estates development will look.

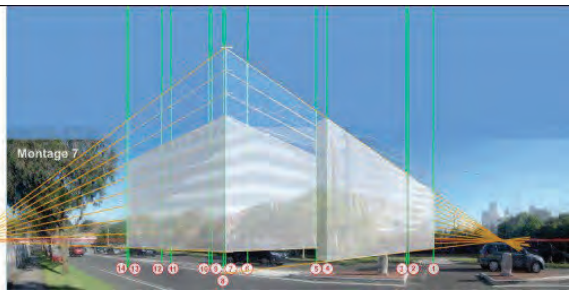
The No Lewisham Towers residents' action group claims the original images were so misleading that the corrected ones should go on public exhibition before the Planning Assessment Commission makes its determination next week.

SMH article re inaccurate visualisations



Key visual location points on site: Urbaine

Photomontage submitted by developer



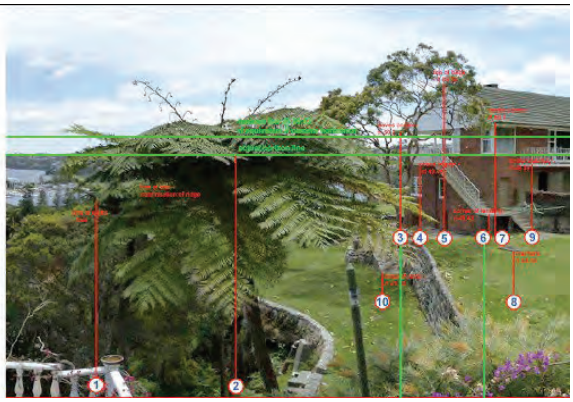
Assessment of inaccuracy by Urbaine

Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

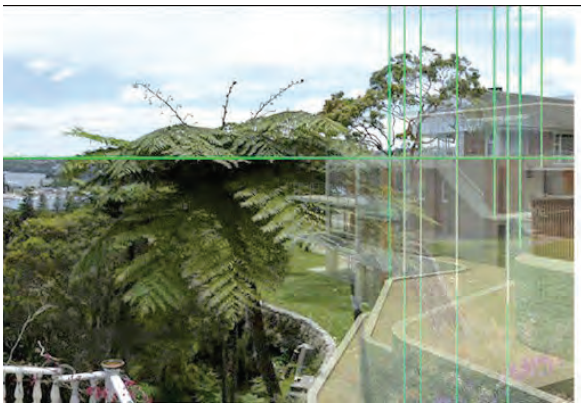
Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.

Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo

Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.

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Physical 3000mm site poles placed at lot corners

3d poles located in the 3d model and positioned on photo

Proposed buildings and landscape mounding applied

Proposed landscape applied – shown as semi-mature

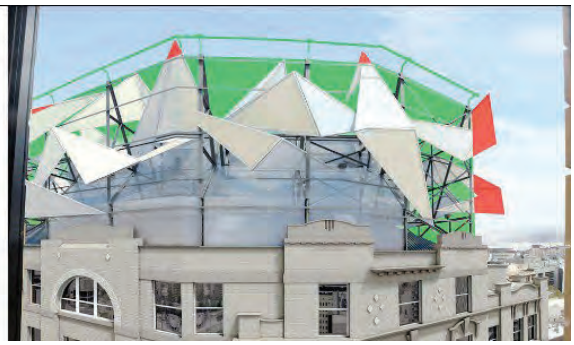
Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.

Photomontage of proposed building for digital billboard

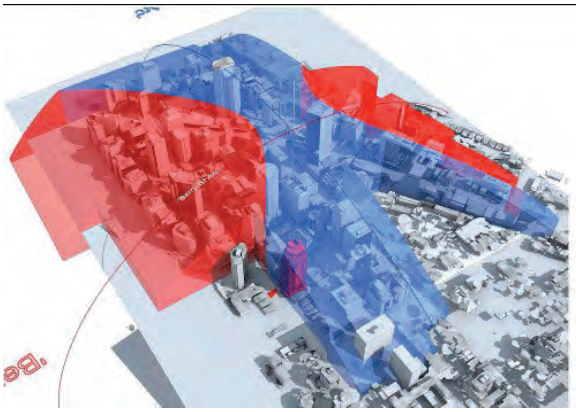
Existing situation – view from adjoining hot

Photomontage of view from hotel

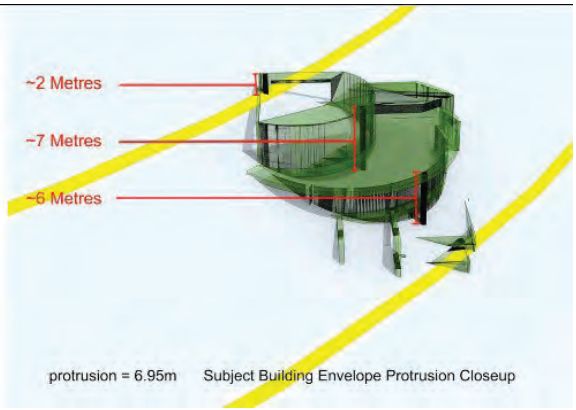


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.

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3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.

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APPENDIX C

Land and Environment Court guidelines for photomontages and Urbaine Compliance.

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LAND AND ENVIRONMENT COURT

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The folowing directions will apply to photomontages from that date:

Requirements for photo's

1. Photos should under ideal circumstances be taken in landscape by a 35mm film/sensor camera with a 50mm lens, 1m from a window or balustrade. Key positions are standing at 1600mm from floor level and seated position at 1100mm from the floor level.

Requirements for photomontages

2. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.

a) A photograph showing the current, unchanged view of the location depictedin the photomontage from the same viewing point asthat of the photomontage (the existing photograph);
b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.

Survey data.

d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
i. for depiction of existing buildings or existing elements as shown in the wire frame; and
ii. to establish an accurate camera location and RL of the camera.

3. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and

b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

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Date: **March, 2023**

This document outlines the compliance with LEC Guidelines by Urbaine Design Group Pty Ltd in relation to the Visual Impact Assessments.

LAND AND ENVIRONMENT COURT

Use of photomontages
The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The following directions will apply to photomontages from that date:
Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by: Existing Photograph.
a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same
viewing point as that of the photomontage (the existing photograph);

Original site photos are included in Urbaine's written VIA and also within the Appendix A. Generally, 2 photos are provided for view assessment – one is panoramic, composed of a series of 50mm photos from a fixed-head tripod. The second is a single 35mm photo of the view in the direction of the new proposal.

b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and

These are included in Urbaine's VIA and also within Appendix A. In some situations, the existing site elements are not visible, for use as a wifreframe background. In this instance, Urbaine combines the existing site survey, with the 'Metromap' LIDAR survey of the relevant area, in order to position a 3d model of the surrounding area accurately. This is combined with a number of surveys from neighbouring buildings, with stamped DA approved plans, sourced from the City of Sydney Sydney DA tracker website. The existing buildings on the site are also modelled in wireframe for alignment at lower levels of observation.

c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.

These are provided within the VIA and Appendix A. More detailed camera positions are shown, where the actual plans can be sourced. As a general guideline, all of the Urbaine photos are taken from a camera positioned at a fixed, measured height of 1600mm, located 1000mm back from the centrepoint of the main glazing line. These positions are replicated within the accurate 3d model of the neighbouring buildings, set up from their original surveys.

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Survey data.

d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
i. for depiction of existing buildings or existing elements as shown in the wire frame;
and ii. to establish an accurate camera location and RL of the camera.

Most of the neighbouring buildings can be found within the City of Sydney DA tracking portal. From here, original surveys are sourced, together with the stamped, approved DA drawings.
The surveys are digitally imported into Autodesk 3d Studio Max software and are accurately aligned with each other, both in plan and elevation. Finished slab heights of the relevant neighbouring buildings are then replicated in 3d, aligning with the relevant surveys, to allow an accurate placement of the cameras.
For the existing buildings, these 3d models also align with the overall LIDAR survey of the area, purchased from Metromap.
This gives 3 separate sources of accuracy for alignment and camera placement, all linked to the original 2d and 3d survey data.

Vies of Metromap LIDAR model, linked to site model and survey nail points around the subject site.

2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and

Several Surveys were used by Urbaine to accurately to locate the proposed building. The survey of the subject site was prepared for The Applicant by Beveridge Williams Land Development Consultants Registered Surveyors, covering the subject site. This was combined, within the 3d Autodesk model, with surveys of the adjoining sites, samples of which are also attached below, with their surveyor references.

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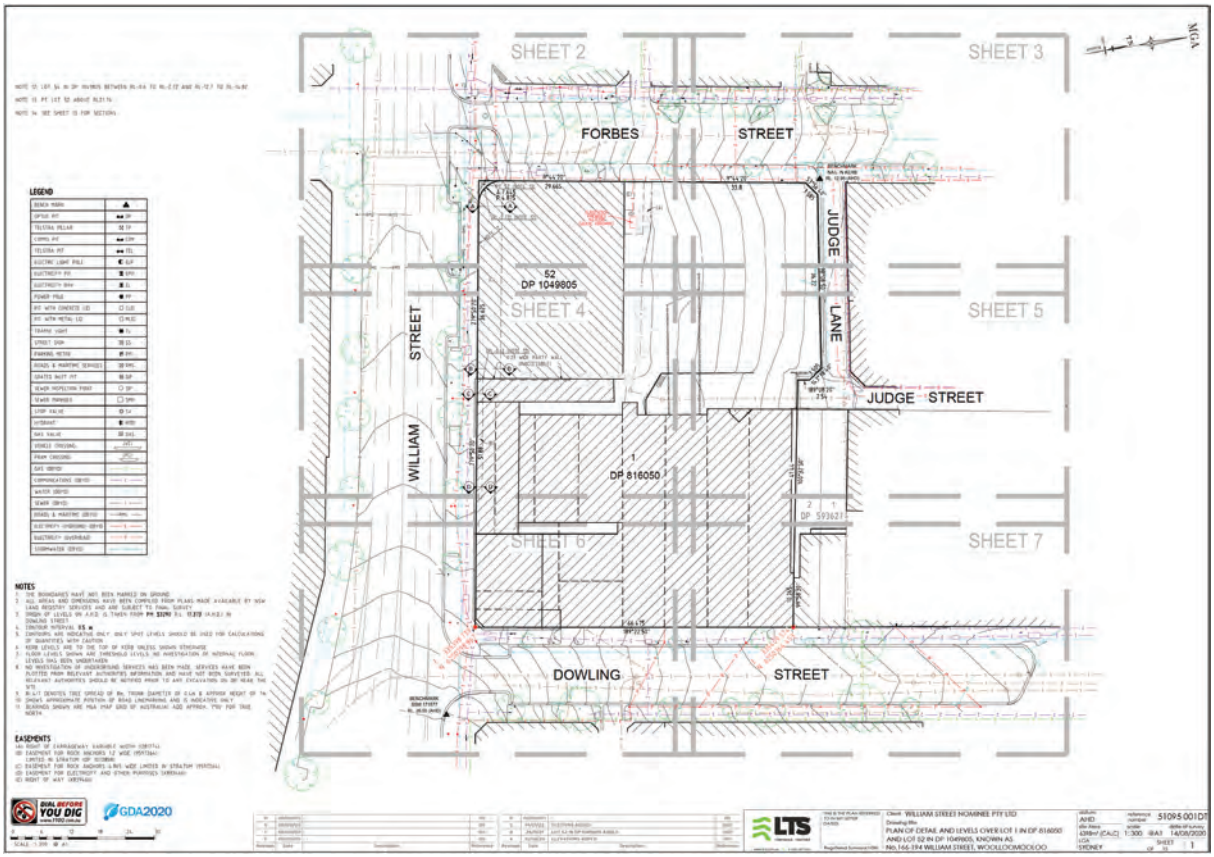
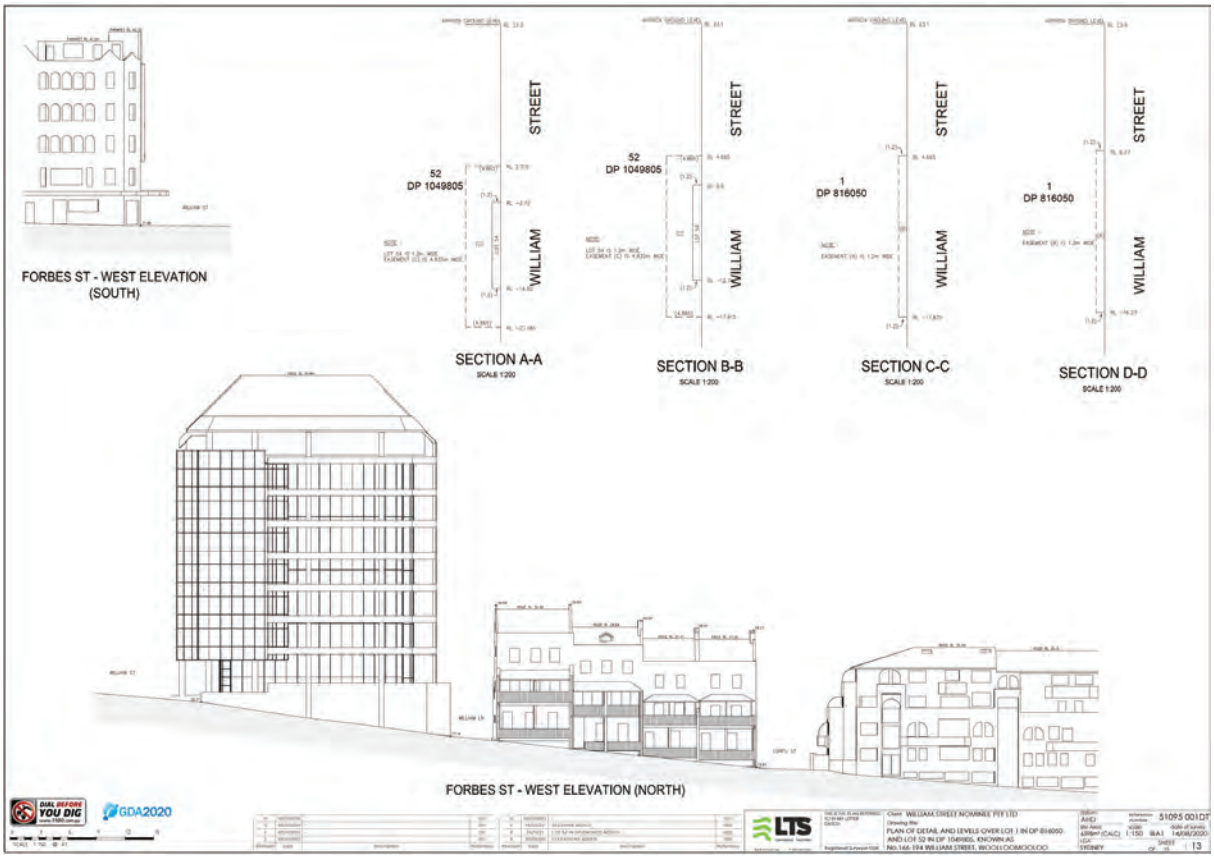


Original Site Survey from LTS Surveyors.



Original Site Survey elevations from LTS Surveyors.

b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the

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photomontage has been derived.

This lens information is contained within the various Urbaine written Visual Impact Assessment reports. 2 camera lenses have been used, appropriate to the views. We have included a standard 35mm lens photo within the reports, although this gives a restricted view, in relation to the human eye: 2 human eyes have a field of vision of approximately 120 degrees. A 50mm lens gives only a 40 degree horizontal field of vision, which is unsuitable for assessing visual impact. A combination of photos, as per DPIE Guidelines gives a more suitable means of visual impact consideration.

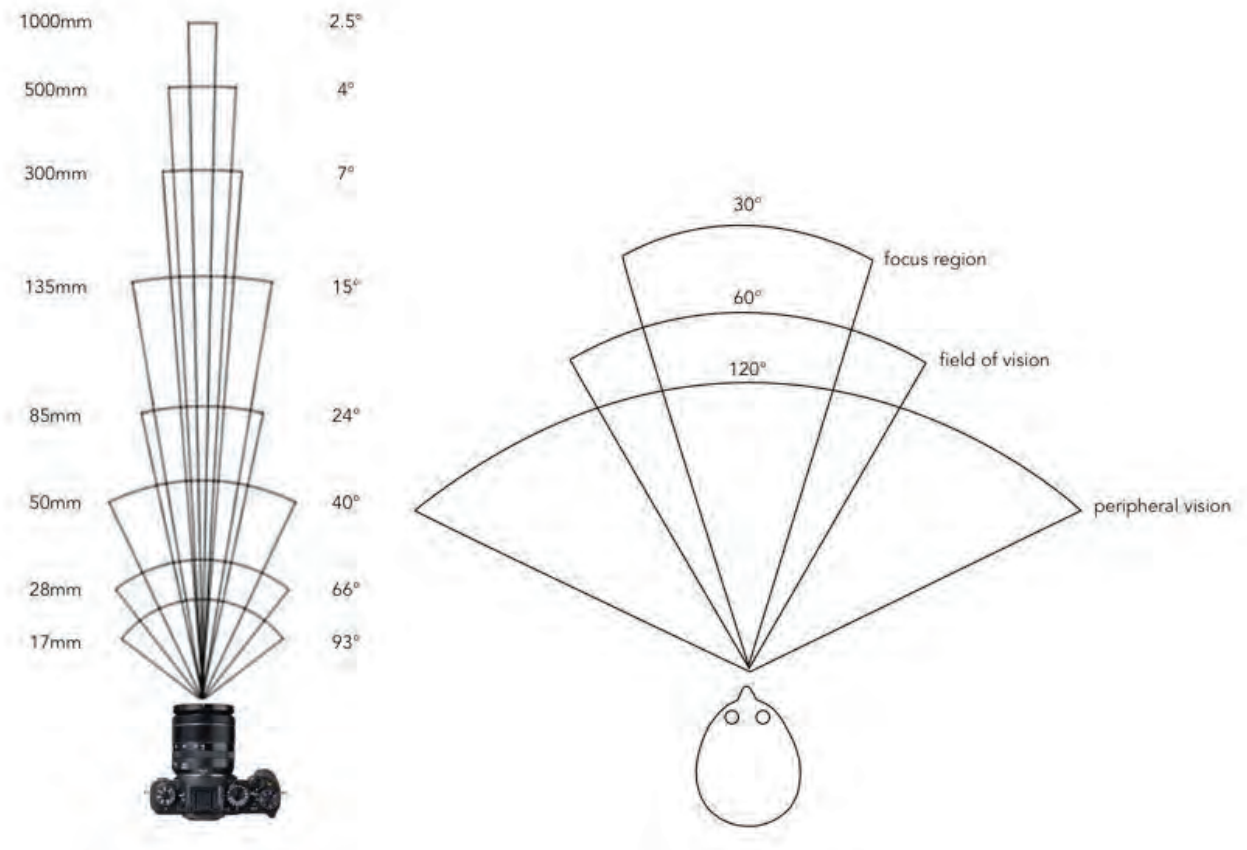

Diagram indicating the field of vision from 2 human eyes, in comparison with the single lens of a camera.

Panoramic context photos have also been supplied, prepared using the Guidelines of the DPIE Technical Supplement - Landscape and Visual Impact Assessment, October 2022 – in relation to the preparation of panoramic base photography. These are all composed of individual 50mm photos and are the closest representation to the field of view of 2 human eyes – being contained within a 120 degree viewing angle. These are the most important views for the assessment of visual impact within the overall context of a view.

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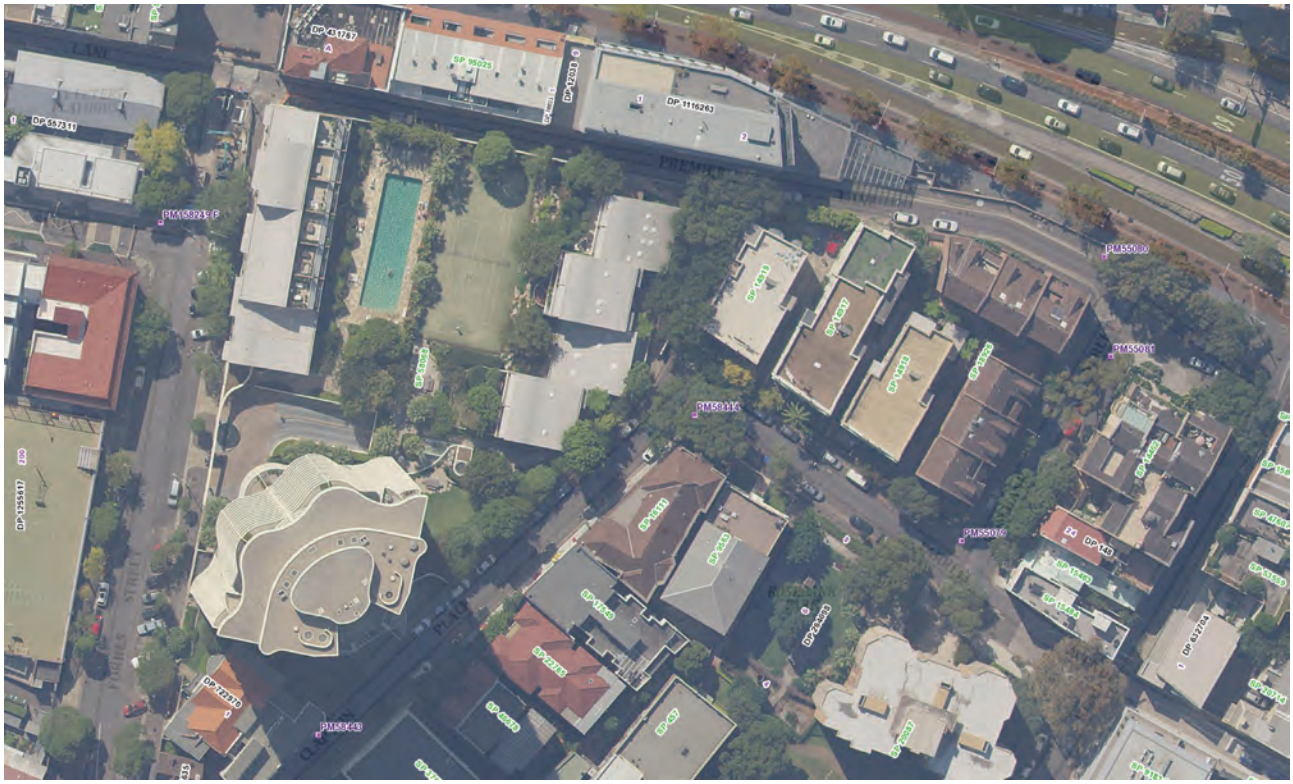
Sample diagram showing 3 individual 50mm photos being composited into a panoramic background photo.

In instances where access to neighbouring properties is not permitted, or not possible, drone photography has been used. This is undertaken using an accurate DJI Mavic 2 drone, launched from known survey points around the site. The drone retains accurate height and GPS information.



Aerial photography showing recorded survey points used as launch positions for drone photos.

I believe that the methods used by Urbaine Design Group represent the most accurate means of representing a true photomontaged view of a proposed development, for the purposes of undertaking a Visual Impact Assessment. The wider-angle views from

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Urbaine, are in line with DPIE Guidelines and serve the purpose of demonstrating context and a representation of the wider extent of view.
A combination of survey information, accurate modelling of neighbouring buildings, together with LIDAR models, allows several cross-reference checks to be undertaken to verify the accuracy of the final photomontaged view.
The LEC Guidelines for the Preparation of Photomontaged views, represent only a small component of the process of verification of accuracy. Compliance with these guidelines, whilst necessary, is no guarantee of an accurate result.

John Aspinall, Director, Urbaine Design Group Pty Ltd.

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