

Attachment A6

Visual Impact Assessment

Visual Impact Assessment

Planning Proposal – Pitt & Bridge, Sydney

Submitted to the City of Sydney
on behalf of Dexus Office Trust Australia



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Contents

| | |
|---|-----------|
| Executive Summary | 9 |
| 1.0 Introduction | 11 |
| 2.0 The Site and its Context | 12 |
| 2.1 The Site | 12 |
| 2.2 The Site Context | 13 |
| 3.0 The Proposal | 14 |
| 4.0 The Planning Framework | 16 |
| 4.1 Strategic Plans | 16 |
| 4.2 Statutory Plans | 16 |
| 4.3 Land and Environment Court Planning Principles | 16 |
| 5.0 Methodology | 17 |
| 5.2 Significance | 20 |
| 5.3 Assumptions and Limitations | 21 |
| 6.0 Existing Visual Character | 22 |
| 6.1 Viewshed | 22 |
| 6.2 Visual Receptors and Pattern of Viewing | 23 |
| 6.3 Viewpoints | 23 |
| 7.0 Visual Impact | 25 |
| 7.1 Viewpoint 1 – Sydney Harbour Bridge | 25 |
| 7.2 Viewpoint 2 – Sydney Opera House | 31 |
| 7.3 Viewpoint 3 – Macquarie Place Park | 35 |
| 7.4 Viewpoint 4 – Bridge Street from George Street | 39 |
| 7.5 Viewpoint 5 – Pitt Street from Martin Place | 43 |
| 7.6 Viewpoint 6 – Bridge Street from Macquarie Street | 47 |
| 7.7 Viewpoint 7 – Farrer place at Bent Street | 51 |
| 7.8 Viewpoint 8 – Royal Botanic Gardens | 55 |
| 7.9 Summary of significant of visual impact | 59 |
| 8.0 Assessment Against the Planning Framework | 60 |
| 8.1 Strategic Plans | 60 |
| 8.2 Statutory Plans | 61 |
| 9.0 Discussion of Key Issues | 66 |
| 9.1 Urban Form | 66 |

| | | |
|-------------|--|-----------|
| 9.2 | Key Views from Public Places..... | 66 |
| 9.3 | Occlusion of Views to Sydney Tower from the north..... | 66 |
| 9.4 | Tower Form | 66 |
| 9.5 | Bridge Street Streetscape | 68 |
| 9.6 | Lands Department Building Clock Tower..... | 69 |
| 10.0 | Mitigation Measures..... | 70 |
| 11.0 | Conclusion..... | 71 |

Figures

| | | |
|-----------|--|----|
| Figure 1 | Site Aerial Map..... | 12 |
| Figure 2 | Surrounding Development Map..... | 13 |
| Figure 3 | Axonometric View of the Indicative Reference Scheme from the North-East | 15 |
| Figure 4 | Streetscape and Plan View of Tower Base Indent | 15 |
| Figure 5 | Methodology | 17 |
| Figure 6 | View of existing Central Sydney from the northern end of Yarranabbe Park, Darling Point..... | 22 |
| Figure 7 | Viewpoints Map..... | 24 |
| Figure 8 | Viewpoint 1 – Sydney Harbour Bridge: Existing View | 26 |
| Figure 9 | Viewpoint 1 – Sydney Harbour Bridge – Proposed View..... | 28 |
| Figure 10 | Viewpoint 2 – Sydney Opera House – Existing View..... | 31 |
| Figure 11 | Viewpoint 2 – Sydney Opera House – Proposed View..... | 33 |
| Figure 12 | Viewpoint 3 – Macquarie Place Park – Existing View..... | 35 |
| Figure 13 | Viewpoint 3 – Macquarie Place Park – Proposed View..... | 37 |
| Figure 14 | Viewpoint 4 – Bridge Street from George Street – Existing View..... | 39 |
| Figure 15 | Viewpoint 4 – Bridge Street from George Street – Proposed View..... | 41 |
| Figure 16 | Viewpoint 5 – Pitt Street from Martin Place – Existing View..... | 43 |
| Figure 17 | Viewpoint 5 – Pitt Street from Martin Place – Proposed View..... | 44 |
| Figure 18 | Viewpoint 6 – Bridge Street from Macquarie Street – Existing View | 47 |
| Figure 19 | Viewpoint 6 – Bridge Street from Macquarie Street – Proposed View | 49 |
| Figure 20 | Viewpoint 7 – Farrer Place at Bent Street – Existing View..... | 51 |
| Figure 21 | Viewpoint 7 – Farrer Place at Bent Street – Proposed View..... | 53 |
| Figure 22 | Viewpoint 8 – Royal Botanic Gardens – Existing View | 55 |
| Figure 23 | Viewpoint 8 – Royal Botanic Gardens – Proposed View..... | 57 |
| Figure 24 | Tower Form – North Elevation..... | 67 |
| Figure 25 | Tower Form – West Elevation | 68 |
| Figure 26 | Bridge Street Streetscape | 69 |

Tables

| | | |
|----------|--|----|
| Table 1 | Property Title Description..... | 12 |
| Table 2 | The Proposal – Visual Considerations..... | 14 |
| Table 3 | Sensitivity..... | 18 |
| Table 4 | Magnitude..... | 20 |
| Table 5 | Significance..... | 21 |
| Table 6 | Pattern of Viewing..... | 23 |
| Table 7 | Viewpoints | 24 |
| Table 8 | Viewpoint 1 – Sydney Harbour Bridge – Key Information | 25 |
| Table 9 | Viewpoint 1 – Formal Aesthetic Considerations | 27 |
| Table 10 | Viewpoint 1 – Formal Aesthetic Considerations | 28 |
| Table 11 | Viewpoint 1 – Magnitude | 29 |
| Table 12 | Viewpoint 1 – Significance | 30 |
| Table 13 | Viewpoint 2 – Sydney Opera House – Key Information | 31 |
| Table 14 | Viewpoint 2 – Magnitude..... | 34 |
| Table 15 | Viewpoint 2 – Significance | 34 |
| Table 16 | Viewpoint 3 – Macquarie Place Park – Key Information | 35 |
| Table 17 | Viewpoint 3 – Magnitude..... | 38 |
| Table 18 | Viewpoint 3 – Significance | 38 |
| Table 19 | Viewpoint 4 – Sydney Opera House – Key Information..... | 39 |
| Table 20 | Viewpoint 4 – Magnitude..... | 42 |
| Table 21 | Viewpoint 4 – Significance..... | 42 |
| Table 22 | Viewpoint 4 – Pitt Street from Martin Place – Key Information..... | 43 |
| Table 23 | Viewpoint 5 – Magnitude..... | 45 |
| Table 24 | Viewpoint 5 – Significance | 46 |
| Table 25 | Viewpoint 6 – Bridge Street from Macquarie Street – Key Information..... | 47 |
| Table 26 | Viewpoint 6 – Magnitude..... | 50 |
| Table 27 | Viewpoint 6 – Significance | 50 |
| Table 28 | Viewpoint 3 – Macquarie Place Park – Key Information | 51 |
| Table 29 | Viewpoint 7 – Magnitude..... | 54 |
| Table 30 | Viewpoint 7 – Significance | 54 |
| Table 31 | Viewpoint 6 – Bridge Street from Macquarie Street – Key Information..... | 55 |
| Table 32 | Viewpoint 8 – Magnitude..... | 58 |
| Table 33 | Viewpoint 8 – Significance..... | 58 |
| Table 34 | Summary of Public Viewpoint Assessment..... | 59 |
| Table 35 | Region and District Plan Assessment..... | 60 |

Table 36 Tall building Provisions.....61

Table 37 Bridge Street/Macquarie Place/Bulletin Place Special Character Area.....62

Table 38 Views from Public Places..... 64

Appendices

| Appendix | Author |
|--|----------------------|
| A. Visual Impact Photomontage and Methodology Report | <i>Virtual Ideas</i> |

Key Terms and Abbreviations

| Key Term or Abbreviation | Meaning | Source |
|----------------------------------|--|----------|
| Characteristics | Elements, or combinations of elements, which make a contribution to distinctive landscape character | GLVIA3 |
| CoS | City of Sydney Council | N/A |
| DA | Development application | EP&A Act |
| DCP | Development control plan | EP&A Act |
| Designated landscape | Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents | GLVIA3 |
| DPIE | NSW Department of Planning and Environment | N/a |
| Elements | Individual parts which make up the landscape, such as, for example, trees, hedges and buildings | GLVIA3 |
| Enhancement | Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition | GLVIA3 |
| Feature | Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal | GLVIA3 |
| Key characteristics | Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place | GLVIA3 |
| Landform | The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes | GLVIA3 |
| Landscape | An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors | GLVIA3 |
| Landscape character | A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse | GLVIA3 |
| Landscape character areas | These are single unique areas which are the discrete geographical areas of a particular landscape type | GLVIA3 |
| Landscape character types | These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes. | GLVIA3 |
| Landscape quality | A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements | GLVIA3 |
| Landscape value | The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons | GLVIA3 |
| LEP | Local environmental plan | EP&A Act |
| LSPS | Local strategic planning statement | EP&A Act |

| Key Term or Abbreviation | Meaning | Source |
|--------------------------|---|--------|
| Magnitude | A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration | GLVIA3 |
| Perception | Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences) | GLVIA3 |
| Sensitivity | A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor | GLVIA3 |
| Significance | A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic | GLVIA3 |
| Visual amenity | The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area | GLVIA3 |
| Visual impacts | Effects on specific views and on the general visual amenity experienced by people | GLVIA3 |
| Visual receptor | Individuals and/or defined groups of people who have the potential to be affected by a proposal | GLVIA3 |
| ZTV | A map, usually digitally produced, showing areas of land within which a development is theoretically visible | GLVIA3 |

Executive Summary

The purpose of this Visual Impact Assessment (VIA) is to identify, describe and assess the appropriateness of the potential visual impact of a Planning Proposal to amend the *Sydney Local Environment Plan 2012* (Sydney LEP 2012) for land located at 56 Pitt Street, 58 Pitt Street, 3 Spring Street and 60 Pitt Street, Sydney (commonly known as 'Pitt & Bridge, Sydney'). The methodology used as the basis for this VIA is derived from the GLIVA 3, adjusted to better suit an urban and NSW context.

The site is located in the north-east part of Central Sydney. It has a large area and frontages to four (4) streets, including to a corner of the important Pitt Street and Bridge Street intersection. Due to its location, size and frontages, it is a prominent site.

It is proposed to amend the Sydney LEP 2012 to primarily provide for increased FSR and height for the site. The indicative concept scheme provides for a commercial office building comprising a podium and tower form up to a height of RL 310.00m (approximately 305m above ground). Due to the attributes of the site and the desire to achieve sky view outcomes, the tower has a distinct profile comprising slender northern and southern elevation and longer eastern and western elevations.

The proposal has been brought about by the release of the *Central Sydney Planning Strategy* (CSPS). While the existing statutory planning framework provides for substantial FSR and height on the site, the CSPS seeks the delivery of a substantial quantum of additional commercial office space, and designates the site and surrounds as part of a defined tower cluster where substantial new development for employment floor space may be realised. The CSPS also provides clarity on a range of other amenity focussed matters, including views. It proposes to retain existing provisions which address the character of the Bridge Street streetscape.

Due to its location near the north-east edge of Central Sydney, the pattern of streets, blocks and buildings in Central Sydney and its height, the viewshed for the proposal will primarily comprise locations in Central Sydney close to the site and locations outside Central Sydney to the north and east. Partial views of the proposal are also likely from longer range locations to the west.

Based on consideration of the likely viewshed and the people who are in the viewshed, eight viewpoints were selected for study as part of this VIA. The assessment identified that the selected viewpoints had either a medium to high or high sensitivity. Sensitivity was greatest at locations associated with designated viewpoints, iconic Sydney features or designated character areas. Magnitude was consistently assessed to be considerable. The ongoing duration and scale of the visual effect were key determinants of this assessment. While magnitude is usually reduced with distance, due to its location near the north-east edge of Central Sydney, the pattern of streets, blocks and buildings in Central Sydney and its height, magnitude is considered to be similar for closer range and longer range views. When combining sensitivity and magnitude, the overall significance of visual impact has been assessed to be between moderate to high.

A review of the CSPS and supporting studies such as the views study shows that consequential amendments to LEP and DCP provisions have a clear intent of enabling development of substantial scale on the site and surrounds. Statements to this effect include 'this precinct as the future heart of Central Sydney business precinct' and 'shift the visual centre of the skyline northward'.

In terms of more detailed content, the CSPS proposes to introduce provisions that seek to protect existing key views from public places. The proposal does not impact any of the identified key views. The CSPS also proposes to retain the existing character statement and principles for the Bridge Street area.

The VIA and subsequent assessment against the planning framework determined a number of key matters for consideration. These include urban form, occlusion of views of Sydney Tower from locations to the north, tower form and the Bridge Street streetscape and the Lands Department Building clock tower.

In terms of urban form, the proposal will form part of the overall Central Sydney visual unit. In essence, it is a tower in a tower setting. While being perceived as a distinct new feature in this view, and indeed from a number of viewpoints the new tallest element, it is compatible with the existing and emerging overall character of Central Sydney and the desired future character of Central Sydney as envisioned under the CSPS. Due to its visual richness, in particular its variety and complexity, Central Sydney will function to mitigate its prominence.

It is acknowledged that Sydney Tower is a unique visual element within Central Sydney, and can be considered to have the attributes of a landmark. However, due to distance it currently appears as a minor visual element from viewpoints to the north. Occlusion of views of Sydney Tower from views to the north is a likely outcome of the proposed CSPS planning framework. This is considered acceptable as the consequences of retaining existing

views to such a minor element include precluding delivery of a substantial amount of new high-quality commercial office space that is central to the intent of the CSPS. Due to the heritage listing of the David Jones Department Store, Sydney Tower will likely remain a prominent visual feature when viewed from locations to the east. On this basis, it is considered unreasonable to maintain existing views from locations to the north.

The dimensions of the tower form mean that it will be perceived as a slender feature when viewed from the north and south. This is important as the northern elevation is considered to be the most sensitive direction in terms of visual impact due to its degree of exposure and its association with more sensitive viewpoints. To achieve this and deliver the quantum of high grade floor space sought by the CSPS, the western and eastern elevations are longer. It is noted that their maximum dimensions comply with the proposed provisions of the CSPS. Furthermore, from the selected viewpoints, the VIA has shown that these elevations will not appear out of keeping with the existing prevailing form of other existing, proposed and approved towers.

In terms of the Bridge Street streetscape, the proposal is considered to be more visually responsive to its prevailing character than existing development on the site. While the proposal will not enable the silhouette of the Lands Department Building clock tower to be visible against the sky, the existing extent of this effect is highly limited and give the direction of other provisions, achievement of such an outcome is not considered reasonable. Due to a number of reasons, it is noted that the building and its clock tower will remain a prominent feature in views.

Based on this assessment, it is not considered necessary to make fundamental or otherwise large-scale changes to the proposal in its current form to satisfactorily manage visual impact.

It is considered that as part of subsequent detailed Development Application processes that careful consideration of line, colour and texture in the composition of the eastern elevation to ensure the Lands Department Building clock tower can be readily appreciated.

On this basis and subject to the mitigation measures outlined in the document, it is considered that the proposal in its current form has acceptable visual impact and as such can be supported on visual grounds.

1.0 Introduction

This document is a Visual Impact Assessment (VIA). It has been prepared by Ethos Urban on behalf of Dexus Office Trust Australia (Dexus) to support a Planning Proposal to amend the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) as it applies to land at 56 Pitt Street, 3 Spring Street, 58 Pitt Street and 60 Pitt Street, Sydney (commonly known as 'Pitt & Bridge, Sydney') (the subject site).

The purpose of this VIA is to identify, describe and assess the potential visual impact of the Planning Proposal based on an indicative concept scheme.

The document is structured as follows:

- **Part 1: Introduction:** identifies the nature of this document.
- **Part 2: The site and its context:** identifies and describes the site and its context.
- **Part 3: The proposal:** describes the proposal.
- **Part 4: The planning framework:** identifies the relevant parts of the planning framework applicable to the assessment of visual impact.
- **Part 5: Methodology:** outlines the methodology used in this VIA, including how sensitivity and magnitude combine to determine significance of impact.
- **Part 6: Existing visual environment:** identifies and describes the existing visual environment, including viewshed, visual receptors, viewpoints and overall visual character.
- **Part 7: Visual impact:** identifies and describes the potential visual impact of the proposal on views obtained from the viewpoints, and assesses the significance of these impacts against the factors of sensitivity and magnitude.
- **Part 8: Assessment against the planning framework:** assesses the appropriateness of the potential visual impacts against the planning framework.
- **Part 9: Discussion of key issues:** considers the key issues raised by the VIA and assessment against the planning framework.
- **Part 10: Mitigation measures:** identifies any mitigation measures to address any adverse visual impacts.
- **Part 11: Conclusion:** identifies whether the proposal in its current form can be supported on visual impact grounds, and summarises the basis for this determination.

2.0 The Site and its Context

This part of the document identifies and describes the site and its context.

2.1 The Site

The site has a total area of 3,288m² and comprises six (6) individual yet contiguous properties as identified in **Table 1** and **Figure 1**. It is irregular in shape and comprises approximate frontages of 35 along Bridge Street, 65m along Gresham Street, 35m along Spring Street and 81m along Pitt Street.

The site is occupied by four (4) individual commercial buildings comprised of ground floor retail premises and upper level office premises in tower form. The most notable of these four buildings is the 26-storey Royal Exchange Building. This occupies the northern part of the site, and presents to the corners of Bridge Street and Pitt Street, and Bridge Street and Gresham Street.

Table 1 Property Title Description

| Ref No. | Lot and DP | Address |
|---------|-------------------------|-------------------------|
| 1 | Lot 1 in DP 222751 | 56 Pitt Street, Sydney |
| 2 | Lot 1 in DP 558106 | 3 Spring Street, Sydney |
| 3 | Lot 1 to 33 in SP 57509 | 58 Pitt Street, Sydney |
| 4 | Lot 5 in DP 192236 | 60 Pitt Street, Sydney |
| 5 | Lot 4 in DP 192236 | |
| 6 | Lot 3 in DP 192236 | |



Figure 1 Site Aerial Map

Source: Nearmap, edits by Ethos Urban

2.2 The Site Context

The site is located in the north-east part of Central Sydney in an existing tower cluster. Distinct from the more regular grid pattern of much of the rest of Central Sydney, this area comprises shorter streets on a variety of alignments. This diversity coupled with the general narrow width of streets and tall built form contributes to the creation of a dense, high urban and complex visual environment

As illustrated in **Figure 2**, the surrounding context is dominated by high-rise commercial office towers in addition to heritage buildings which are located in the immediate proximity to the site.



Figure 2 Surrounding Development Map

Source: Nearmap, edits by Ethos Urban

3.0 The Proposal

This section of the document describes the proposal. This Planning Proposal seeks to introduce a new maximum Height of Building (HOB) and Floor Space Ratio (FSR) controls for the site, being:

- A maximum HOB of RL 310.00 (approximately 305m above ground level); and
- A maximum FSR of 27.4:1, equating to a total maximum commercial premises (office and retail premises) GFA of 90,000m² across the Site.

FJC has prepared an indicative reference scheme to illustrate how the proposed planning controls may be realised in a subsequent development application process. The Planning Proposal Justification Report prepared by Ethos Urban and Urban Design Report prepared by FJC provide detail on this scheme.

In summary, key elements include:

- A 69 storey tower;
- 90,000m² of commercial premises;
- Approximate tower floor plates of 1,300m²;
- Podium street wall height to Bridge Street at RL 34.70m;
- Minimum tower setback to Bridge Street of 13m;
- Active uses at the street facing ground level; and
- New pedestrian plaza along Bridge Street and new pedestrianised plaza through the closure and embellishment of Gresham Street and part of Spring Street.

The key visual attributes of the proposal when assessed against formal aesthetic considerations are outlined in **Table 2** below.

Table 2 *The Proposal – Visual Considerations*

| Visual consideration | Detail |
|------------------------------|---|
| Elements and Features | The proposal will have two main elements: <ul style="list-style-type: none"> • Podium • Tower |
| Shape and Form | <ul style="list-style-type: none"> • The podium will be a lower rise form built to all adjoining street alignments • The podium will be visually delineated into two parts – the ground level and upper levels • The tower will be set back from the podium • The tower will be vertically emphasised. Vertically, it will be visually broken into three separate components corresponding with service floors, horizontally it will be broken up into low and mid rise, high rise and sky rise parts • The long axis of the tower will be aligned north-south |
| Line | The podium and tower will feature curved lines and form which will be particularly evident from locations to the north |
| Colour | It is intended to use a cohesive, neutral external colour palette. This will be further explored and determined as part of a design competition and subsequent detailed development application stages |
| Texture | It is intended that the visual expression of the elevations will have a relatively smooth texture associated with glass and metal. This will be further determined as part of subsequent detailed development applications stages |

The Indicative Reference Scheme is illustrated in Figure 3 and **Figure 4** on the following page.



Figure 3 Axonometric View of the Indicative Reference Scheme from the North-East

Source: FJC

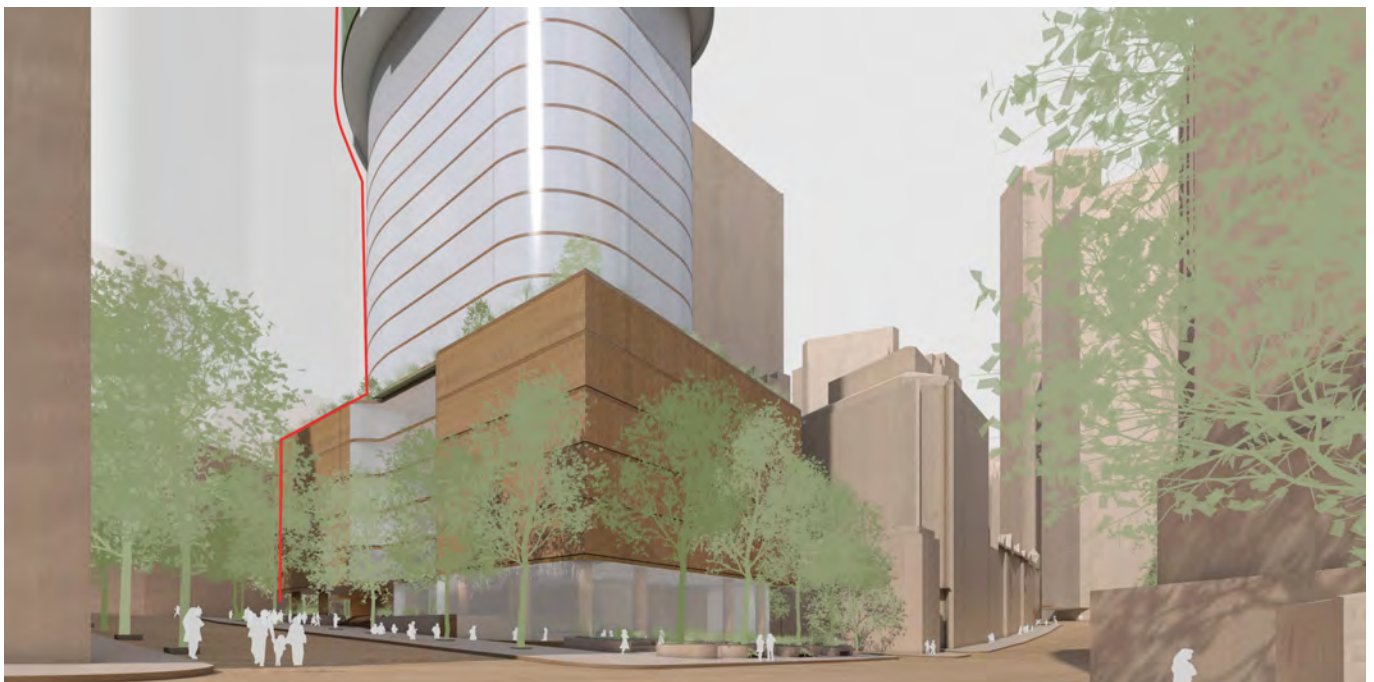


Figure 4 Streetscape and Plan View of Tower Base Indent

Source: FJC

4.0 The Planning Framework

This part of the document identifies the relevant parts of the planning framework applicable to the assessment of visual impact.

4.1 Strategic Plans

The following strategic plans are relevant to the assessment of visual impact:

1. *Greater Sydney Region Plan – A Metropolis of Three Cities* (the Region Plan)
2. *Eastern City District Plan* (the District Plan)
3. *City Plan 2036* (the City of Sydney local strategic planning statement)
4. *Central Sydney Planning Strategy* (CSPS).

4.2 Statutory Plans

The following statutory plans are relevant to the assessment of visual impact:

1. *Sydney Local Environmental Plan 2012* (Sydney LEP 2012)
2. *Sydney Development Control Plan 2012* (Sydney DCP).

Under the Sydney LEP 2012 and the Sydney DCP, the site is subject to the following key parameters:

- **Zone:** SP5 Metropolitan Centre;
- **FSR:** 8:1 (base), with eligibility for bonus floor space for particular uses and competitive design process and certain under circumstances theoretically enabling 14.85:1;
- **Height:** 55m for the Bridge Street frontage, 235m for the remainder of the site;
- **Street Wall Height:** between 20m-45m; and
- **Setbacks:** between 3-25m.

4.3 Land and Environment Court Planning Principles

The following Land and Environment Court Planning Principles are relevant to the assessment of visual impact:

- Impact on public domain views - *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046.

While *Tenacity Consulting v Warringah* [2004] NSWLEC 140 provides a general planning principles for views, it was formed in relation to a clause in the Warringah LEP 2011 addressing view sharing in a low density suburban context and where the properties in question enjoyed uninterrupted views to Sydney Harbour. Furthermore, the CSPS makes it clear that view sharing is proposed to be limited to locations outside of Central Sydney. On this basis, while it is useful in broad terms, it has limited practical application to the proposal.

5.0 Methodology

This part of the document outlines the methodology used in this VIA, including how sensitivity and magnitude combine to determine significance of impact.

There is currently no national level guideline document for VIA in Australia (AILA, 2018). However, there are a number of key international documents that are commonly referred to in Australian VIAs. One of these is the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013. Unlike other documents which are largely focussed on natural and rural landscapes, the GLVIA provides more broadly applicable guidance that is able to be applied to urban contexts. On this basis, it has been adopted as the methodological basis for this VIA.

The methodology has also been adjusted to better reflect the local NSW context by including consideration of:

- The requirements of the NSW planning system under the Environmental Planning and Assessment Act 1979
- NSW Land and Environment Court planning principles
- NSW Land and Environment Court policy.

The GLVIA methodology is broadly outlined in **Figure 5** below.

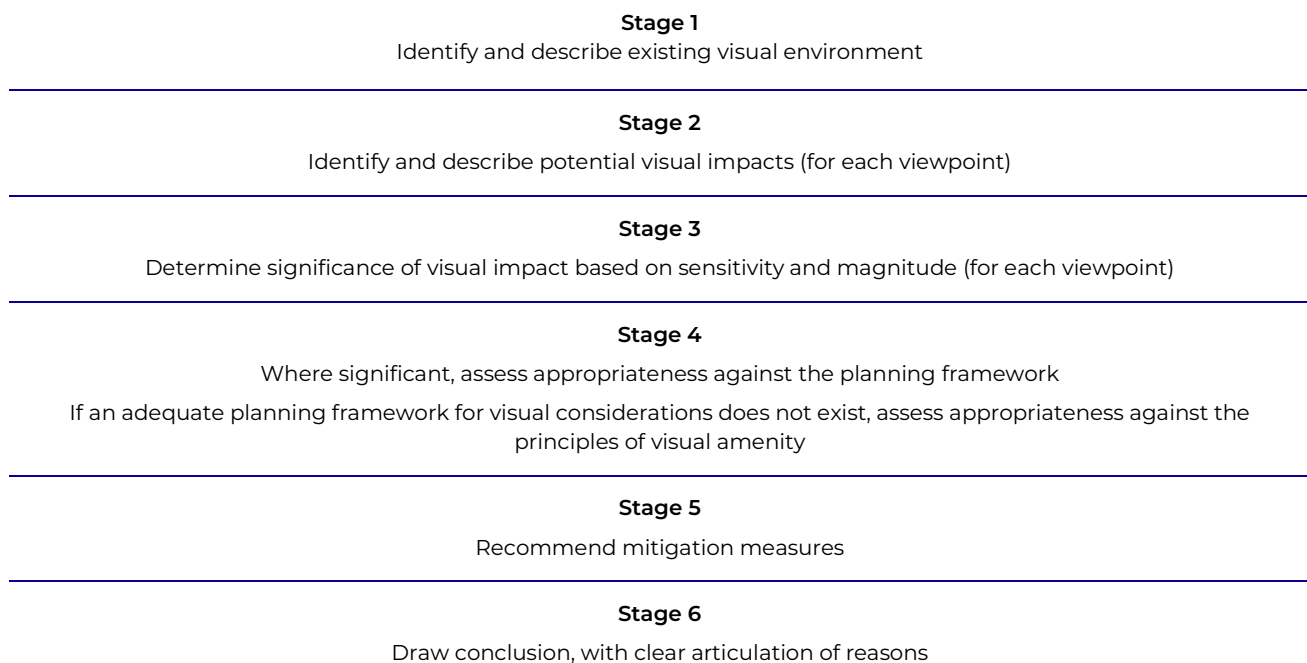


Figure 5 Methodology

Source: Ethos Urban

Components of a View

For the purposes of this methodology, there are two main components that make up the nature of a view:

1. Characteristics, or what is in the view
2. Composition, or how these come together.

Characteristics include elements (e.g., trees) and features (e.g. a large, mature Moreton Bay fig). Composition can generally be considered as the fore, mid and background, with occasional reference to a backdrop, as well as how things are placed when read left to right across the view.

5.1.1 Sensitivity

The sensitivity of visual receptors to changes in views and visual amenity is mainly a function of:

1. **People:** the occupation or activity of people experiencing the view at particular locations and therefore the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations; and
2. **The view:** the value attached to the view itself.

People

The factors that are typically correlated to different sensitivity ratings are shown in **Table 3**. It is important to note that this needs to be considered individually for each situation.

Table 3 Sensitivity

| Rating | Details |
|-------------------|--|
| High | <ul style="list-style-type: none">• Residents at home.• Communities where views contribute to the landscape setting enjoyed by residents in the area.• People, whether residents or visitors, who are engaged in outdoor recreation (active or passive), whose attention or interest is likely to be focused on the landscape and on particular views.• Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience. |
| Medium | <ul style="list-style-type: none">• Travellers on road, rail or other transport routes.• People, whether residents or visitors, who are engaged in outdoor recreation (active or passive), who have an interest in the landscape. |
| Low | <ul style="list-style-type: none">• People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape.• People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).• People engaged in entertainment activities. |
| Negligible | <ul style="list-style-type: none">• Viewing locations outside of the above parameters. |

The View

Sensitivity is also informed by objective and subjective value.

In general, objective value is based on assessment of characteristics and composition when considered against formal aesthetic principles (eg, line, form, colour), perceptual matters (eg, balance, proportion, scale) and other aspects such as rarity, representativeness and condition (LI and IEMA, 2013) and iconic status (Planisphere, 2016) (NSW Land and Environment Court).

Subjective value is determined by people's perception. While there is variation according to factors such as culture, the following principles have been consistently found in scenic preference studies and community consultation (AILA, 2018):

- Water and natural elements are preferred over urban scenes;
- Mountains and hills are preferred over flat land;
- Views are preferred which include both mid-ground elements (with some detail discernible) and a background; and
- Views with skyline features and views which include focal points are preferred.

More specifically, the following elements have been found to be of high scenic value (Queensland Government, 2007):

- Sandy beaches;
- Ocean, rivers, creeks and dams; and
- Eucalypt forest and native plantations.

In general, views that have the following parameters are capable of being considered to have a high value:

- Designated landscapes or the backdrop to a heritage item;
- Recognised and important viewpoints or from recognised scenic routes;
- Full views to iconic landscape elements (e.g. Sydney Opera House); and
- Other specific designation in an environmental planning instrument.

Tenacity

In his judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 that is the basis for the NSW planning principle for general views, Roseth SC determined that the nature of the view with particular consideration to extent (e.g., whole vs partial), and nature (e.g. water vs land; presence of iconic elements) of the views.

5.1.2 Magnitude

The categories of magnitude are:

1. Major;
2. Moderate;
3. Minor;
4. Insignificant; and
5. Imperceptible.

Under the GLVIA, the category of magnitude is determined against three main factors:

1. Size Or Scale;
2. Geographical Extent Of The Area Influenced; and
3. Duration And Reversibility.

Size or Scale

Size or scale requires consideration of the following factors:

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

In general, large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to have a higher magnitude.

Geographical Extent of the Area Influenced

The categories of size and scale are:

1. Large; and
2. Restricted.

The apparent geographical extent will vary with different viewpoints. Determining which category the impact fits within requires consideration of the following factors:

- The angle of view in relation to the main activity of the receptor
- The distance of the viewpoint from the proposed development
- The extent of the area over which the changes would be visible.

Distance is of particular relevance. In general, the greater the distance between the viewing location and the proposal the lesser the impact. As a general guide the following apply (RLA, 2016):

- **High:** <100m (i.e., close range);
- **Medium:** 100m – 1km (i.e., medium range); and
- **Low:** >1km (i.e., long range).

Duration and Reversibility

Duration and reversibility comprises the following (in descending order of general visual impact):

- Ongoing and irreversible (noting that major, strata titled residential development usually falls within this category);
- Ongoing capable of being reversed;
- Limited life (5 – 10 years); and
- Limited life (< 5 years).

The factors of size or scale, geographical extent of the area influenced and duration and reversibility are combined to determine the magnitude of the impact. This is shown in **Table 4** below.

Table 4 Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

5.2 Significance

Significance is determined by combining judgements about sensitivity and magnitude (refer **Table 5**). The categories of significance are as follows:

1. Major;
2. High;
3. Moderate;
4. Low; and
5. Negligible.

It should be noted that determination of significance does not automatically mean that the impact is unacceptable. Rather, where the level of significance is determined to be moderate or higher subsequent assessment is required to be undertaken against relevant environmental planning instruments, or where they are inadequate in terms of visual impact, the principles of visual amenity.

Table 5 **Significance**

| | | Magnitude | | | | |
|-------------|------------|-----------|--------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

5.2.1 Other Relevant Key Concepts

Amenity

The NSW planning system requires the consideration of amenity as part of the assessment and determination of development applications. Amenity is a broad term than covers a range of matter such as noise, dust, daylight, vibration, outlook and visual amenity (LI, 2018). In general, amenity refers to the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature (NSW Government, 2020). VIA is only concerned with visual amenity.

Fit

The intent of environmental planning instruments is a foundational aspect of determining the appropriateness of visual impact. In general, most current NSW planning instruments seek for development to achieve a ‘fit’ with its context. This has further been articulated by a number of other relevant entities, including:

- The NSW Land and Environment Court in its judgement in *Veloshin v Randwick Council [2007] NSWLEC 428* at 32-33; and
- The Government Architects Office by Objective 1: Better fit of Better Placed (2018).

As the NSW Land and Environment Court noted, fit should not be construed as ‘sameness’. In certain situations, a development may be visually different to the existing visual environment, however be appropriate when considered against a balance of other planning considerations.

While not a planning instrument (and as such not having statutory weight in the assessment and determination of development applications), Batter Placed (GAO, 2018) can be a relevant consideration in visual impact assessment. It can also be used to help interpret or judge amenity considerations under object (g) of the Act. Objective 1: Better fit, states:

- ‘Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting’.

5.3 Assumptions and Limitations

The following matters have not been considered in this VIA:

- Temporary construction activities;
- Night lighting; and
- Broader amenity matters more appropriately considered as a planning matters in the main Planning Proposal document.

While VIA considers aesthetics in relation to context, it does not include consideration of relative architectural merit. VIA also considers broad matters of heritage. However, the advice of a heritage expert should be sought in relation to specific heritage matters.

6.0 Existing Visual Character

This part of the document identifies and describes the existing visual environment, including viewshed, visual receptors, viewpoints and overall visual character.

6.1 Viewshed

The viewshed is the area within which the proposal can be seen, either in totality or in part. Under the GLVIA3 method, there are two approaches to identifying viewshed:

1. Digital approaches; and
2. Manual approaches.

Given that digital approaches rely only on the elevation of the proposal relative to topography and do not factor in items that may obscure views such as built form and vegetation, in urban contexts it can often provide a misleading indication of the viewshed. On this basis, a manual approach based on desktop and field analysis has been undertaken.

South and West

The location of the proposal relative to the shape of Central Sydney and the blocking effect of tall, closely spaced buildings will effectively preclude visibility of the proposal when viewed from locations to the south from all distances outside of Central Sydney.

Despite a different relationship of the site to the shape of Central Sydney, the same outcome is likely to occur when viewed from closer locations to the west outside of Central Sydney such as Balmain East. However, due to the effect of elevation, the proposal will become visible as an element in the CBD skyline background from locations further away to the west.

North and East

Due to a number of factors, in particular the presence of lower height elements in the foreground and midground (e.g. the Botanic Gardens and the Domain to the east and Sydney Harbour to the north) the proposal likely to be visible from locations at a range of distances to the north and east. The greatest exposure will be from locations on at or close to the harbour foreshore and locations on the western side of ridgelines from the east and southern side of ridgelines to the north. This will include parts of the Elizabeth Bay and Potts Point ridgeline, the Darling Point ridgeline and the Farm Cove, Woolloomooloo Bay and Rushcutters Bay foreshores to the east (refer to **Figure 6**), and locations between Kirribilli and Bradley Head to the north.

Overall, it is likely that the proposal will at least be in part visible from locations where the north-east part of Central Sydney is presently visible.



Figure 6 View of existing Central Sydney from the northern end of Yarranabbe Park, Darling Point

6.2 Visual Receptors and Pattern of Viewing

As the viewshed encompasses a large part of Sydney, the proposal is expected to be visible by a full range and large number of visual receptors. This includes:

- Residents at home;
- People engaged in outdoor recreation;
- Travellers on road, rail or other transport routes; and
- People at their place of work.

On this basis, for the purposes of practicality these visual receptors have been categorised based on factors of broad context and distance to generate patterns of viewing. This gives an overall understanding of the nature of views of the proposal. The patterns of viewing for the proposal will be:

1. Within the CBD;
2. Outside Central Sydney at close and mid-range;
3. Outside Central Sydney at far range; and
4. Iconic locations.

The visual receptors and notable aspects for each pattern of viewing are outlined in **Table 6** below.

Table 6 *Pattern of Viewing*

| Pattern of Viewing | Visual Receptors | Notable Aspects |
|--|---|--|
| Within the CBD | Most heavily weighted to people and their place of work | The visual setting is complex and dynamic, with views generally limited to shorter range |
| Outside Central Sydney at close and mid-range | Broad range of visual receptors | Views will be highly variable based on the immediate context |
| Outside Central Sydney at far range | Broad range of visual receptors, however includes a significant proportion of residents at home | The proposal will likely form part of the overall Central Sydney skyline as a background feature |
| Iconic locations | Includes a large cohort of tourists | The overall visual curtilage is important |

6.3 Viewpoints

Viewpoints fall broadly into three categories (GLVIA3):

1. **Representative viewpoints:** selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ — for example, certain points may be chosen to represent the views of users of particular public footpaths
2. **Specific viewpoints:** chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
3. **Illustrative viewpoints:** chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects (GLVIA3). The selection of the final viewpoints used for the assessment should take account of a range of factors, including:

- The accessibility to the public;
- The potential number and sensitivity of viewers who may be affected;
- The viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation;
- The nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
- The view type (for example panoramas, vistas and glimpses); and

- The potential for cumulative views of the proposed development in conjunction with other developments.

Having regard to the viewshed and the pattern of viewing, the viewpoints identified in **Table 7** and **Figure 7** were selected for consideration as part of this VIA. Due to the moderating influence of distance and the nature of the proposal as being broadly compatible with the Central Sydney skyline, viewpoints from locations outside Central Sydney at far range have not been included.

Table 7 Viewpoints

| Ref | Viewpoints | Pattern of viewing | Type of viewpoint | Main reason for selection |
|-----|--|---|------------------------|---|
| 1. | Sydney Harbour Bridge | Iconic location | Specific viewpoints | Designated viewing location in the form of the Pylon Lookout |
| 2. | Sydney Opera House | Iconic location | Specific viewpoints | Sydney Opera House visual curtilage |
| 3. | Macquarie Place Park | Within the CBD | Illustrative viewpoint | Bridge Street/Macquarie Place/Bulletin Place Special Character Area |
| 4. | Bridge Street from George Street | Within the CBD | Illustrative viewpoint | Bridge Street/Macquarie Place/Bulletin Place Special Character Area |
| 5. | Pitt Street from Martin Place | Within the CBD | Illustrative viewpoint | CSPS Pitt Street view corridor |
| 6. | Bridge Street from Macquarie Street | Within the CBD | Illustrative viewpoint | Bridge Street/Macquarie Place/Bulletin Place Special Character Area |
| 7. | Farrer Place at Bent Street | Within the CBD | Illustrative viewpoint | Relationship to the Lands Department Building |
| 8. | Royal Botanic Gardens | Outside Central Sydney at close and mid-range | Illustrative viewpoint | Botanic Gardens / eastern parkland frame visual curtilage |



Figure 7 Viewpoints Map

Source: Virtual Ideas

7.0 Visual Impact

This part of the document identifies and describes the potential visual impact of the proposal on views obtained from the viewpoints, and assesses the significance of these impacts against the factors of sensitivity and magnitude.

7.1 Viewpoint 1 – Sydney Harbour Bridge

Note on this viewpoint

This view is regarded of exceptionally high value. This is due to a number of factors, including its status as a designated viewing location, its location on an iconic feature of Sydney, its nature as a vista (as opposed to a view) and an ability to clearly see a number of key features of Sydney and as such gain a strong appreciation of the unique character of Sydney. On this basis, additional detail is provided on the existing visual environment covering formal aesthetic considerations.

Overall, the view comprises seven (7) main landscape character areas:

- Sydney Harbour Bridge;
- Sydney Harbour;
- The Rocks;
- East Circular Quay;
- Central Sydney;
- Inner eastern Sydney; and
- Sky.

Overall, the view has the following composition:

- **Foreground:** Sydney Harbour Bridge;
- **Mid-ground:** Sydney Harbour Bridge, Sydney Harbour, The Rocks, East Circular Quay; and
- **Background:** Central Sydney, inner eastern Sydney, the sky.

The key information of the viewpoint is detailed in **Table 8** below, with the viewpoint shown in **Figure 8**.

Table 8 Viewpoint 1 – Sydney Harbour Bridge – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 1km (approx.) |
| Direction from proposal | North |
| Elevation relative to ground level of proposal | Above |



Figure 8 Viewpoint 1 – Sydney Harbour Bridge: Existing View

Source: Virtual Ideas

Detail

Overall, this viewpoint enables clear appreciation of key elements that make Central Sydney a distinct visual environment, in particular the cluster of tall towers on the shore of Sydney Harbour softened by the historic, finer grain The Rocks. It also shows the complexity and layering (including not only visually but also in terms of use, history and other aspects) of the visual environment.

Most of the foreground of the view is comprised of a row of mature fig trees within Dawes Point Reserve paralleling the Hickson Road alignment. The remainder of the foreground at the right-hand side of the view is comprised of the southern pylon and approach span of the Sydney Harbour Bridge.

The mid ground is comprised of The Rocks, Sydney Harbour (Circular Quay and Campbells Cove) and East Circular Quay. The Rocks part of the mid ground presents as a complex and interesting visual environment that functions to draw the eye. From this viewpoint, the characteristics of The Rocks as outlined in the aesthetic criteria assessment of significance in its State heritage listing can be readily perceived. Overall, this comprises a diverse but coherent 19th century townscape featuring warehouses and wharves near the water and finer grain commercial buildings. Of particular note is Campbells Warehouse, the ASN Co. Building and the Earth Exchange chimney stack. More contemporary features are also present, and include the Park Hyatt with its distinctive curvilinear form, the Overseas Passenger Terminal and the Sirius Building.

The background is dominated by Central Sydney. Similar to The Rocks in the mid-ground, this is a complex visual environment which also draws the eye. The visual character of Central Sydney from this viewpoint is a diverse but coherent 20th century tower dominated CBD.

Due to the elevation of the viewpoint, the sky is also a prominent feature of the background, serving as a backdrop to the CBD and inner eastern Sydney.

The presence of built form in this view is substantially softened by the combination of the natural elements of Sydney Harbour, the fig trees in the Dawes Point Reserve and the sky.

A description of the view against objective formal aesthetic considerations is provided in **Table 9** below.

Table 9 Viewpoint 1 – Formal Aesthetic Considerations

| Consideration | Description |
|-----------------------|---|
| Line | <p>There are a number of strong lines that direct the eye.</p> <p>In the horizontal, these include the Park Hyatt, the southern approach to the Sydney Harbour Bridge which directs the eye to a gap between buildings in Central Sydney, the combined lines of western edge of Campbells Cove, Campbells Warehouse and the eastern street wall of Hickson Road that direct the eye diagonally to the south-east, the lines of Circular Quay (accentuated by East Circular Quay) that direct the eye to the south-west and the Cahill Expressway that provides a clear delineation between Circular Quay and its ferry terminals and Central Sydney.</p> <p>In the vertical, these include the southern pylon of the Sydney Harbour Bridge, the towers of Central Sydney and towers in inner eastern Sydney (Horizon, Zenith apartments and Ikon).</p> <p>Overall the Central Sydney skyline is highly articulated. Governor Phillip Tower is notable due to its combination of lines at its apex.</p> |
| Shape and Form | <p>The view comprises a combination of geometric and organic shapes and forms.</p> <p>Organic shapes are concentrated in the fore and mid-grounds. They comprise vegetation, most notably the row of mature fig trees, Sydney Harbour and a glimpse of the underlying topographic variation of inner eastern Sydney in the left-hand background of the view. It is noted however that the constructed sea walls edges moderate the extent of organic shape of Sydney Harbour.</p> <p>Organic forms comprise vegetation (Sydney Harbour cannot be considered a form as it is not 3 dimensional in space).</p> <p>Geometric shapes and forms are generally rectilinear and comprise lower rise buildings in The Rocks (noting this is punctuated by the vertically emphasised Earth Exchange chimney stack) and the vertically emphasised rectangular towers in Central Sydney. Within this overall form, variation is provided in individual buildings such as the curved northern elevation of the AMP Building and the octagonal floorplates of the MLC Centre.</p> <p>Within Central Sydney, Sydney Tower is the exception to this pattern of shape and form. However its visual prominence is diminished due to its location in the far background and it being partially obscured.</p> <p>Due to the difference in placement of towers relative to each other and the viewer, Central Sydney is perceived as a highly three dimensional form.</p> |
| Colour | <p>Colours are primarily lighter natural colours. This includes greens, blues, browns, greys and off-whites. The consequence of this for the built parts of the view is that individual elements generally read as an overall cohesive and not visually demanding visual unit. There is a near complete absence of primary and highly reflective colours. However, in part due to their more distinctive colour the Hickson Road street wall (red-brown), the EY Centre (yellow) and Gateway Plaza (blue) draw visual attention to these elements. While comprising a small part of the periphery of the view, the thin vertical line of red corresponding with the projecting shading of the International Towers elevations can be discerned due to the likely longer duration of viewing at this viewpoint.</p> |
| Texture | <p>Coarse textures in the form of the southern pylon of the Sydney Harbour Bridge, the line of mature figs and the water surface Sydney Harbour are prominent in the fore and mid grounds. Due to the effect of distance, built elements in the mid and backgrounds appear to have smooth textures. The patterning of widows provides texture. Due to its glass façade, Gateway Plaza is notable for its highly smooth texture.</p> |

7.1.1 Visual Effects

The visual impact of the proposal includes:

- Removal of the existing buildings on the site; and
- Insertion of the proposal.

The proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 9 Viewpoint 1 – Sydney Harbour Bridge – Proposed View

Source: Virtual Ideas

Detail

Only a small part of the site is currently visible from this viewpoint, with the majority being obscured by the Marriott Hotel building. On this basis, existing development on the site is not prominent on this view.

Due to its location, scale and design, the proposal will become a feature in the view. It will become the tallest visible built element. It will be discernible as a new singular feature. Due to its height relative to its northern elevation, it will be perceived as a slender when considered against existing and approved buildings. The full western length of the building will be visible, with clear separation being perceived between it and the nearby buildings on the APDG site.

The current skyline form of Central Sydney as seen from this location comprises two ‘peaks’ of height located on either side of the Tank Stream. Development on the APDG site will fundamentally change this composition, resulting in a new peak of height towards the centre of the skyline. While existing towers generally have a conventional rectilinear form, redevelopment of the AMP Tower will create a strong new triangular element and development of the APDG site will create a strong new stepped element. The proposal will continue this by adding a slender, curved feature. This will contribute to the redefinition of the skyline of the north-east part of Central Sydney focussed around Circular Quay, adding greater visual variety.

The proposal will partially obscure view of the MLC Centre and fully obscure view of Sydney Tower.

A description of the visual effect against objective formal aesthetic considerations is provided in **Table 10** below.

Table 10 Viewpoint 1 – Formal Aesthetic Considerations

| Consideration | Description |
|---------------|--|
| Line | Substantial strengthening of geometric, vertical lines. This indentation of part of the upper western elevation will create closely spaced, thin parallel vertical lines that will accentuate this sense of verticality. Curved bands will be visible at regular intervals on the northern elevation, with a thicker band corresponding with a services floor being visible at around the top third of the tower |

| Consideration | Description |
|-----------------------|---|
| Shape and form | Insertion of a tall, slender and curved form (distinct from the more angular surrounding buildings). The top quarter to third of the tower will appear to step in and taper |
| Colour | While colour will be determined as part of subsequent detailed development applications stages, the intent is for externally visible parts of the proposal to have a neutral colour palette similar to that existing in the surrounding context |
| Texture | As with colour, while texture will be determined as part of subsequent detailed development applications stages, the intent is for externally visible parts of the proposal to have a smooth texture comprised mainly of glass and steel. The indentation of part of the upper western elevation will create an interplay of light and shade that will provide visual depth |

7.1.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** people at this viewpoint will be visitors for whom views are an important contributor to their experience; and
- **The view:** the view is a rare example of an unobstructed vista that allows appreciation of key features and landscape areas that are representative of Sydney’s distinct character and sense of place. In addition, the composition is aesthetically pleasing as it includes water, enables an appreciation of the land / water interface and has a clearly defined fore, mid and background.

On this basis, the overall sensitivity is **high**.

7.1.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 11**).

Table 11 Viewpoint 1 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.1.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **high** (refer **Table 12**).

Table 12 Viewpoint 1 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|--------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.2 Viewpoint 2 – Sydney Opera House

Overall, the view comprises three main landscape character areas:

- Sydney Opera House forecourt;
- Sydney Harbour (Circular Quay);
- Royal Botanic Gardens;
- East Circular Quay;
- Central Sydney;
- The Rocks; and
- sky.

Overall, the view has the following composition:

- **Foreground:** Sydney Opera House forecourt;
- **Mid-Ground:** Sydney Harbour (Circular Quay), Royal Botanic Gardens, East Circular Quay; and
- **Background:** Central Sydney, The Rocks, the sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 13** below, under which it is shown in **Figure 10**.

Table 13 Viewpoint 2 – Sydney Opera House – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 780m (approx.) |
| Direction from proposal | North-east |
| Elevation relative to ground level of proposal | Above |



Figure 10 Viewpoint 2 – Sydney Opera House – Existing View

Source: Virtual Ideas

Detail

Overall, this view represents the classic, well recognised nature of Central Sydney that is formed by the interplay of a major node of tall towers on the shore of Sydney Harbour softened by the greenery of the eastern parkland edge.

The foreground is comprised of the Sydney Opera House forecourt. This is a bare concrete paved surface. A strong curved lined starting in the centre foreground directs the eye backwards away from the viewer and into the mid ground. A series of regular spaced lines comprised of sandstone inlaid into the concrete paved surface cut across this line. The paved surface is broken by a number of minor elements, including a stair handrail, directional sign, stairs leading down to the Opera House concourse and regularly placed light poles and seats to the right-hand side of the view. This combination gives the perception of a sparse, highly designed and ordered visual environment.

The left hand side of the mid ground is dominated by a sheer, human smoothed rock face demarcating the western edge of the Royal Botanic Gardens. Parts of the rock face are discoloured by what appears to be the effect of water. The entrance to the Opera House carpark and a tall floodlight pole are located at the base of the rock wall. The gardens themselves are located above this rock face, which in this view comprise a single large mature fig tree, small area of grass and a perimeter fence. To the right hand of the foreground is Sydney Harbour (Circular Quay) which draws the eye into the background, narrowing in width as it does.

The centre mid ground is dominated by a building commonly referred to as 'The Toaster' which represents the northern end of East Circular Quay. The relatively consistent height, form and western edge of East Circular Quay gives the perception of it coming forward to meet the viewer as a 'jutting out' of broader Central Sydney. Central Sydney dominates the background of the view. Its placement appears at a right angle to East Circular Quay, which provides for a layering or urban form that adds visual interest and complexity. Individual towers are visible as distinct elements in Central Sydney. Due to their scale and highly articulated roof forms, Governor Phillip Tower, Aurora Place and xx Place are noticeable at the left hand side of the background. Due to its relative separation at the edge of the CBD and its unique tapered and sculptural form, the Crown Casino building is noticeable at the right hand side of the background. Cumulatively, the individual buildings combine to create a serrated, visually interesting skyline form. Part of The Rocks dominated by the Museum of Contemporary Art appears in the right hand side of the background. It appears as a more horizontally aligned and finer grain elements in the townscape than Central Sydney.

The sky provides the backdrop to the view.

This viewpoint enables clear appreciation of key elements that make Central Sydney a distinct visual environment, including complexity and layering (including not only visually but also in terms of use, history and other aspects) and the presence of Sydney Harbour and the Royal Botanic Gardens. Its association with the Sydney Opera House makes it particularly significant.

7.2.1 Visual Effects

The visual impact of the proposal includes:

- Removal of part of the sky; and
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 11 Viewpoint 2 – Sydney Opera House – Proposed View

Source: Virtual Ideas

Detail

The top half of the proposal will be visible as a tall, slender new element in the background of the view. Due to its height, form and separation from other buildings, it is likely that it will be one of the first elements perceived in the background. While the longer eastern elevation is visible, due to the angle of view it will not result in a significant increase in perception of building bulk. The articulated form of the upper parts of the tower, in particular the offset of the top part of the eastern elevation and the main northern elevation band will be visible.

While adding a new element, the proposal will be compatible with the overall visual characteristics of Central Sydney.

Together with other approved buildings, the proposal will contribute to a reshaping of the existing Central Sydney skyline when viewed from this location. While the current view is of a largely even height skyline, this will create a more varied and visually interesting skyline. The proposal will form the apex of this view, with the overall height profile gently falling away to the left and right.

The proposal will not affect other key visible landscape areas such as Sydney Harbour or the Royal Botanic Gardens. The foreground and mid ground of the view will not be changed.

7.2.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** tourists; and
- **The view:** due to its location at the Sydney Opera House (noting that the view is directed away from the Opera House), the ability to see key elements that contribute to the distinct character of Central Sydney and the clear fore, mid and background, the view has high value.

On this basis, the overall sensitivity is **high**.

7.2.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 14**).

Table 14 Viewpoint 2 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.2.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **high** (refer **Table 15**).

Table 15 Viewpoint 2 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|--------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.3 Viewpoint 3 – Macquarie Place Park

Overall, the view comprises two (2) main landscape character areas:

- Central Sydney; and
- Sky.

Overall, these areas have the following composition:

- **Foreground:** Central Sydney;
- **Mid-ground:** Central Sydney; and
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 16** below, under which it is shown in **Figure 12**.

Table 16 Viewpoint 3 – Macquarie Place Park – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 30m (approx.) |
| Direction from proposal | North-east |
| Elevation relative to ground level of proposal | Above |



Figure 12 Viewpoint 3 – Macquarie Place Park – Existing View

Source: Virtual Ideas

Detail

Overall, this view is a representation of the varied and complex nature of Central Sydney, including the juxtaposition of older and newer buildings, and the important role that Bridge Street plays in the north-east parts of Central Sydney,

The foreground is occupied by a combination of Bridge Street, the Lands Department Building and part of the northern edge of Macquarie Place Park. Bridge Street directs the eye in a straight line diagonally across the view from left to right, drawing it through the mid ground and into the background where it appears to terminate at the base of the 255 George Street. While Bridge Street is wide (4 lanes) compared to most of Central Sydney streets, the perception of its width is reduced by the reduced by the substantial scale of bordering and surrounding buildings. The apparent termination of Bridge Street at 255 George Street, combined with other factors such as scale of buildings, provides this view with a strong sense of enclosure. Due to its scale and distance relative to the viewer, the Lands Department Building dominates the left-hand side of foreground. Its alignment with Bridge Street and inclusion of clear delineation of different storeys with horizontal lines further strengthens drawing of the eye left to right across the view. Its scale is moderated by its ornate sandstone exterior, which included extensive smaller recesses and projections aligned with features such as windows that provides for light, shade and texture. The building is representative of a monumental government building dating from the 19th century, and its sandstone construction immediately relates it to a Sydney context.

The eastern built edge of Macquarie Place Park provides a strong straight line almost at right angles to the Lands Department Building and the northern Bridge Street streetscape. Due to this, it works in tandem with these other elements to draw in part the eye to the subject site. the far right of the foreground is occupied by overhanging palm fronds in Macquarie Place Park. This functions to soften the otherwise highly urban scene. Other sporadically planted street trees along Bridge, Gresham and Pitt Street also soften the setting.

The mid ground is dominated by the Royal Exchange Building on the subject site. It provides a distinct contrast to the Lands Department Building in many respects, including its clear representation of a mid to late 20th century commercial office tower, its placement setback from Bridge Street, its rectilinear, vertically emphasised form, simple lines, bright white colouring and its relative lack of detail and texture. Its repetitive arrangement of storeys and windows, both in the horizontal and vertical, as well the breaking of the façade into a series of consecutive bays by vertical banding functions to accentuate its verticality.

The remainder of the northern Bridge Street streetscape and buildings on George Street (most notably Suncorp Place) and Jamison Street and the sky provide the background. 17-19 Bridge Street is visually noticeable due to its scale and materiality and colouring that aligns with the Lands Department Building. The distinct almost brutalist eastern elevation of Suncorp Place, with its unrelieved concrete façade is noticeable.

7.3.1 Visual Effects

The visual impact of the proposal includes:

- Removal of the Royal Exchange Building and part of the sky; and
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 13 Viewpoint 3 – Macquarie Place Park – Proposed View

Source: Virtual Ideas

Detail

As with the existing Royal Exchange Building, the proposal will be visible as a larger scale, contemporary feature in the landscape. It will retain the overall nature of the view, while making some positive adjustments.

Unlike the Royal Exchange Building, the proposal will be seen as comprising a distinct lower rise podium and a tower. Due to it being built to the street alignment and its scale, the podium will provide a more sympathetic visual response to elements in the visible part of the northern Bridge Street streetscape. The height of the podium aligns with that of the Lands Department Building, and provides a measured step change in height between this building and 17-19 Bridge Street. Further opportunity to better integrate the podium into the prevailing character of the streetscape is provided through an exploration of materiality, texture and colour as part of subsequent detailed development application stages.

The tower is setback a substantial distance from the northern edge of the podium. This is a distinct change from the current situation of a tower form to the ground. It provides for a more considered response for a large scale element, giving the appearance of the tower receding when viewed relative to the podium. The smoother rounding of the corners of the tower compared to the sharper rounding of the podium further contributes to reducing its visual impact.

The nature of the Lands Department Building when seen from this viewpoint retains much of its visual prominence despite the tower being of substantially greater height. This is due to aspects of the view, including its greater proximity to the viewer, its higher ground level elevation compared to the subject site and the effect of Bridge Street drawing the eye to the right of the view, and the large scale and complexity of the building itself.

The only other effect of note is a reduction in the smaller part of the sky to the upper left of the view.

7.3.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** most people exposed to the view will be local workers walking in the Bridge Street public domain, likely travelling to and from work, meetings or breaks. It is possible that a small number of people will be

tourists and visitors to heritage assets. Due to the relative absence of retail uses, it is not expected that shoppers will be exposed to this view; and

- **The view:** the view is of a designated character area under the Sydney DCP, and enables appreciation of both the landmark Lands Department Building and the Bridge Street streetscape.

On this basis, the overall sensitivity is **medium-high**.

7.3.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major;
- **geographical extent of the area influenced:** restricted area; and
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 17**).

Table 17 Viewpoint 3 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.3.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **moderate-high** (refer **Table 18**).

Table 18 Viewpoint 3 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|-----------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.4 Viewpoint 4 – Bridge Street from George Street

Overall, the view comprises two (2) main landscape character areas:

- Central Sydney
- Sky.

Overall, these areas have the following composition:

- **Foreground:** Central Sydney
- **Mid-ground:** Central Sydney
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 19**, under which it is shown in **Figure 14**.

Table 19 Viewpoint 4 – Sydney Opera House – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 140 (approx.) |
| Direction from proposal | West |
| Elevation relative to ground level of proposal | Above |

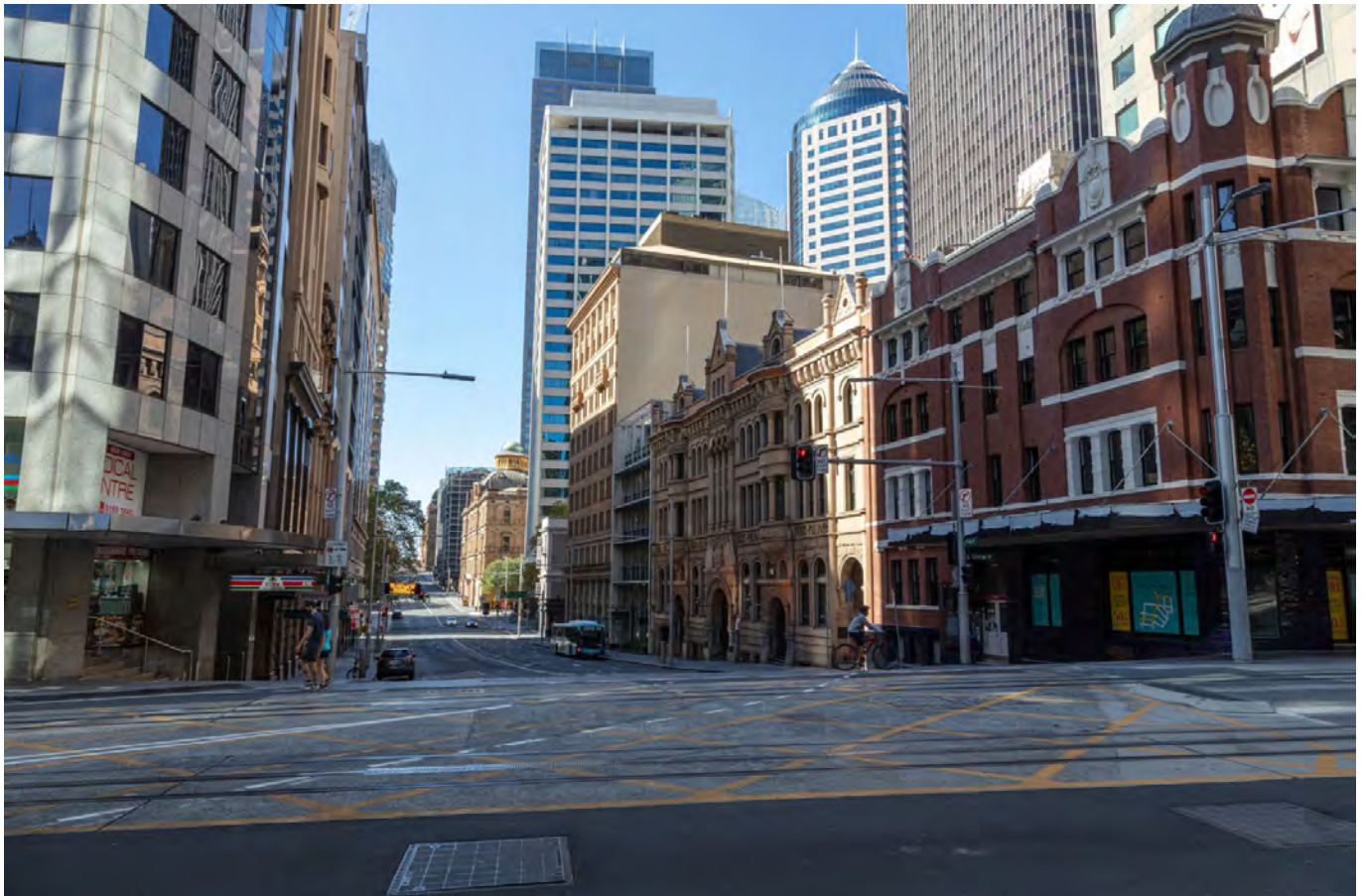


Figure 14 Viewpoint 4 – Bridge Street from George Street – Existing View

Source: Virtual Ideas

Detail

Overall, this view is notable as a representation of the varied, complex and visually interesting nature of the north-east part of Central Sydney, and the nature of Bridge Street as an important contributor to the character of Central Sydney.

The intersection of George Street and Bridge Street and the immediately adjoining parts of George Street dominate the foreground of this view. This provides both a bare foreground, and a horizontal lines that draws the eye from left to right across the view.

The mid ground is occupied by Bridge Street and its adjoining built form. Bridge Street picks up the nature of George Street and creates a strong straight line moving at a slight diagonal across the view. This draws the eye through the mid ground to the background. Unlike the preceding view, this line is not terminated by a larger building. While it is in part obscured by an overhanging tree, it appears to lead away to a non-built element. The dip in landform corresponding with the valley of the Tank Stream is noticeable in the line of Bridge Street. The buildings fronting Bridge Street provide a near continuous street wall. Due to their similar height and style, the building read as a highly cohesive visual unit. The combination of the height of the Royal Exchange Building and Governor Phillip create a band of almost full height sky aligned with Bridge Street. This combination of elements combine to make Bridge Street the dominant organising feature of this view.

While make a positive visual contribution as noted above, the Royal Exchange Building on the site does provide a perceptible break in the Bridge Street street wall at the ground level. Compared to elements closer to the viewer, the Royal Exchange Building and the nearby Governor Phillip Towers, Macquarie Bank Building (Bond Street) and Winter Garden Plaza (Spring Street) create a generally visually cohesive unit of 20th century commercial office towers with substantial height, bulk and vertical emphasis. The contrast in the nature of older, lower rise and more detailed building fronting the southern side of Bridge Street and the newer, higher rise and less detailed buildings in the background provides for visual variety and complexity.

7.4.1 Visual Effects

The visual impact of the proposal includes:

- Removal of the Royal Exchange Building. Smaller scale changes will removal of view of the western elevation of the Lands Department Building. Winter Garden Plaza, glimpse of the top part of Aurora Place and part of the sky. While view of its top will be obscured, the setting back of the tower from the Bridge Street street alignment will enable an increased proportion of the western elevation of Governor Phillip Tower to be seen.
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.

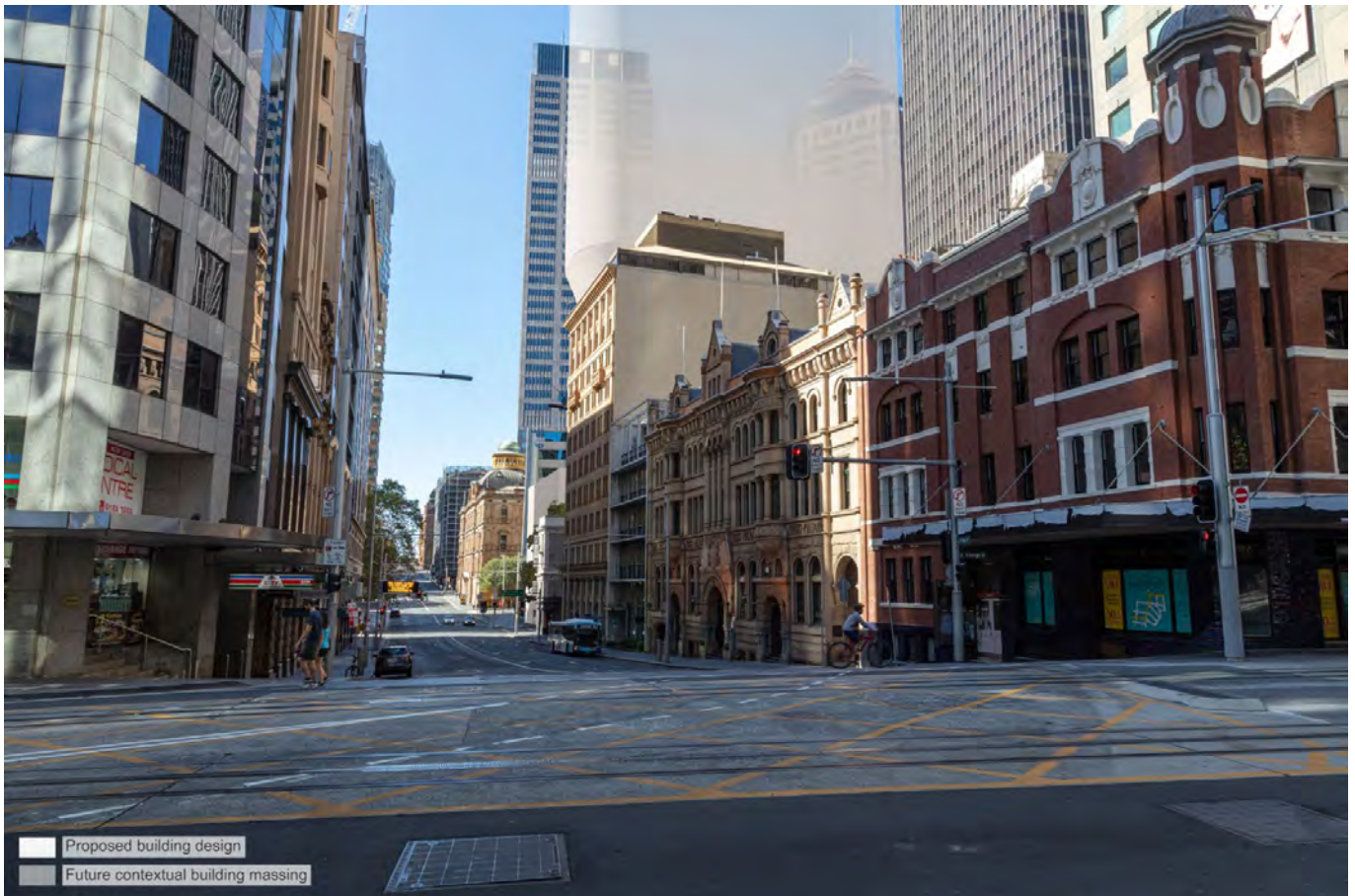


Figure 15 Viewpoint 4 – Bridge Street from George Street – Proposed View

Source: Virtual Ideas

Detail

Part of the podium and a large part of the lower part of the tower will be visible in the background of the view. The lift core will essentially break the western elevation of the tower into three vertical parts of approximately even width. The tower's horizontal banding corresponding with levels, including more pronounced banding at regular intervals, will also be visible.

By removing visibility of a number of smaller elements the proposal will reduce the complexity of the view, and will 'fill in' the sky that is visible in the right hand background. Despite this view being exposed to the longer western elevation of the building, due to a number of factors including distance it is unlikely to be perceived as out of character or overbearing in this view. The podium will align with the prevailing edge of the northern Bridge Street streetscape. While this will obscure view of the western elevation of the Lands Department building, combined with the proposed scale of the podium it is considered that this is an overall a better visual outcome for the Bridge Street streetscape.

The removal of the right hand side view of the sky will place greater focus on the Bridge Street alignment as the dominant visual feature of this view, and the addition of the podium built to the street alignment and the tower will strengthen the edges of this visual corridor.

7.4.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** most people exposed to the view will be local workers walking in the George Street public domain, likely travelling to and from work, meetings or breaks. It is possible that a small number of people will be tourists and visitors to heritage assets. While retail uses are present in the area, it is not expected that a larger number of shoppers will be exposed to this view; and
- **The view:** the view is of a designated character area under the Sydney DCP. It enables appreciation of the Bridge Street streetscape, in particular its western end.

On this basis, the overall sensitivity is **medium-high**.

7.4.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 20**).

Table 20 Viewpoint 4 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.4.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **moderate-high** (refer **Table 21**).

Table 21 Viewpoint 4 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|-----------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.5 Viewpoint 5 – Pitt Street from Martin Place

Overall, the view comprises two (2) main landscape character areas:

- Central Sydney; and
- sky.

Overall, these areas have the following composition:

- **Foreground:** Central Sydney;
- **Mid-ground:** Central Sydney; and
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 22** below, under which it is shown in **Figure 16**.

Table 22 Viewpoint 4 – Pitt Street from Martin Place – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 360 (approx.) |
| Direction from proposal | South |
| Elevation relative to ground level of proposal | Level |



Figure 16 Viewpoint 5 – Pitt Street from Martin Place – Existing View

Source: Virtual Ideas

Detail

Overall, this view is notable as a representation of the intense, enclosed nature of much of Central Sydney aligned with the main, long and straight north-south streets.

Pitt Street forms the main organising element in this view. Starting in the foreground, it moves through the mid ground to the background, drawing the eye. Its narrow width, straight line, lack of built form at its termination

and bordering by a near continuous street walls of taller, relatively narrow width buildings makes the sky a key part of this view, drawing it down to almost interface with the end of the street.

While in this view it is obscured by vegetation, in periods such as winter when this this vegetation falls the viewer is able to see a glimpse of the Sydney Harbour Bridge in the far background. This Harbour Bridge is an iconic feature of Sydney, and the ability to see it from such a distance into Central Sydney and from the highly used intersection of Martin Place and Pitt Street is highly valuable. This value is recognised by the CSPS.

Buildings fronting Pitt Street form the balance of the mid and background of the view. Overall they are visually unremarkable. The exceptions to this in the visual sense is the Colonial Mutual Building in the left foreground, which is notable due to it is bold, rough hewn stone exterior, and a glimpse of the Wales Building (now Radisson Hotel) with its distinct dome and lantern in the background.

The lack of perceptible gaps between the buildings and their height relative to the narrow width of Pitt Street create a sense of enclosure. Together with the number and variety of visual elements including shop fronts and signs (and while not shown in this image, the general high number of vehicles and people using Pitt Street), this sense of enclosure create a distinct CBD character.

7.5.1 Visual Effects

The visual impact of the proposal includes:

- removal of part of the sky; and
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- sky.



Figure 17 Viewpoint 5 – Pitt Street from Martin Place – Proposed View

Source: Virtual Ideas

Detail

A large part of the tower (approximately corresponding with most of its width for the its upper two thirds) will be visible. On this basis together with Pitt Street drawing the eye towards this part of the background, it will be perceptible as a tall, slender and distinct new element. The tower will appear as highly cylindrical in form in this view. The indentation of the upper part of the tower and its horizontal banding will be visible.

While this is a Central Sydney context view, it represents the addition of the first tall tower in the view. The visual prominence of the tower will be mitigated by the dominance and complexity of the fore and mid ground in the view.

7.5.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** most people exposed to the view will be local workers walking in the George Street public domain, likely travelling to and from work, meetings or breaks. It is also expected that a large number of shoppers and a moderate number of tourists will also be exposed to this view; and
- **The view:** the view is generally typical of many in Central Sydney. The main value of the view is the ability to perceive the Sydney Harbour Bridge at its end.

On this basis, the overall sensitivity is **medium**.

7.5.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 23**).

Table 23 Viewpoint 5 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.5.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **moderate** (refer **Table 24**).

Table 24 Viewpoint 5 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|-----------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.6 Viewpoint 6 – Bridge Street from Macquarie Street

Overall, the view comprises two (2) main landscape character areas:

- Central Sydney; and
- Sky.

Overall, these areas have the following composition:

- **Foreground:** Central Sydney;
- **Mid-ground:** Central Sydney; and
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 25**, under which it is shown in **Figure 18**.

Table 25 Viewpoint 6 – Bridge Street from Macquarie Street – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 360 (approx.) |
| Direction from proposal | South |
| Elevation relative to ground level of proposal | Level |



Figure 18 Viewpoint 6 – Bridge Street from Macquarie Street – Existing View

Source: Virtual Ideas

Detail

Overall, this view is notable as a representation of the more formal, structured Macquarie Street area of Central Sydney, and partial appreciation of the 'Sandstone Precinct on Bridge Street'.

The foreground of the view is dominated by the Chief Secretary's Building and the former Treasury Building. While of different scales and architectural styles, the Chief Secretary's Building and the former Treasury Building

nonetheless are visually compatible. This is largely due to their sandstone elevations which provides for cohesion in materiality, texture and colour. They in part can be perceived as two 'book ends' to the eastern end of Bridge Street. Their visual significance is heightened as a viewer moves through the broader context in which the 'Sandstone Precinct' can be clearly perceived. Despite the large scale of the Chief Secretary's Building, this scale is more expressed in the horizontal as opposed to vertical. Like with the nearby Lands Department Building, visual interest is provided by the pavilion dome and highly detailed elevations, most notably the recessed verandahs.

Macquarie Street is a less visually dominant element leading the eye diagonally across the foreground from left to right. Bridge Street plays a similar role placed at right angles to Macquarie Street and drawing the eye away from the viewer.

Governor Phillip Tower and the Intercontinental Tower dominate the background. They present as vertically emphasised elements of substantial scale. The lower to middle part of Governor Phillip Tower is notable for its clean lines and simple form, including an absence of noticeable projecting façade elements. This provides a contrast to the visual complexity of the Chief Secretary's Building.

The sky is largely contained to a vertical band between these two buildings, and a smaller area to the upper left Governor Phillip Tower.

The urban qualities of the view are softened by street trees on Macquarie Street. Rare for a Central Sydney street, further softening is provided by the presence of a planting bed containing well maintained shrubs within the Macquarie Street footpath in the right of the foreground.

The elements and composition of this view provides for a visually ordered and generally visually undemanding view. This includes repetitive geometric patterns of shapes, a relatively limited and neutral colour palette and an absence of smaller scale elements such as shop fronts and signs.

7.6.1 Visual Effects

The visual impact of the proposal includes:

- Removal of a large part of the sky; and
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 19 Viewpoint 6 – Bridge Street from Macquarie Street – Proposed View

Source: Virtual Ideas

Detail

Much of the tower will be visible in the centre background of this view. Due to this as well as proximity to the viewer and exposure to its eastern elevation, the articulation of the tower into smaller components will be noticeable. While the proposal will remove a large part of the sky as a background element, its placement will enable sky to separate it from Governor Phillip Tower and the Intercontinental Tower. This will enable appreciation of each of these buildings as distinct elements. Compared to the prevalence of conventional, rectilinear forms with right angles in much of the view, the tower will introduce a softer, cylindrical form and curved lines without sharp edges. This will reference the curved corners and arches that are dominant in the Chief Secretary’s Building.

7.6.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** most people exposed to the view will be local workers walking in the Bridge Street public domain, likely travelling to and from work, meetings or breaks. It is possible that a small number of people will be tourists and visitors to heritage assets. Due to the relative absence of retail uses, it is not expected that shoppers will be exposed to this view; and
- **The view:** the view is of a designated character area under the Sydney DCP, and enables appreciation of both the landmark Lands Department Building and the Bridge Street streetscape.

On this basis, the overall sensitivity is **medium-high**.

7.6.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 26**).

Table 26 Viewpoint 6 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.6.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **moderate-high** (refer to **Table 27**).

Table 27 Viewpoint 6 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|-----------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.7 Viewpoint 7 – Farrer place at Bent Street

Overall, the view comprises two (2) main landscape character areas:

- Central Sydney; and
- Sky.

Overall, these areas have the following composition:

- **Foreground:** Central Sydney;
- **Mid-ground:** Central Sydney; and
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the proposal is detailed in **Table 28**, under which it is shown in **Figure 20**.

Table 28 Viewpoint 3 – Macquarie Place Park – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 60 (approx.) |
| Direction from proposal | East |
| Elevation relative to ground level of proposal | Level |



Figure 20 Viewpoint 7 – Farrer Place at Bent Street – Existing View

Source: Virtual Ideas

Detail

Overall, this view is representative of the varied and complex visual nature of much of Central Sydney, and in particular the north-east part.

While located in the middle ground, this view is dominated by the Lands Department Building. In this view, the Lands Department Buildings appears as having a large scale and distinct architectural style. The convergence of

the eastern and southern elevations at the Bent and Loftus Street intersections that draws the eye to this corner. While the existing Royal Exchange Building on the site does not enable appreciation of the silhouette of the clock tower against the sky, its visual prominence is retained and the viewer is able to appreciate and understand it as a separate element due to its scale and location closer to the viewer as well as its clear difference in form, line, colour and texture (including materiality and projecting and recessing elements) to the Royal Exchange Building.

The foreground of the view is comprised of streets (mainly Bent Street) and the Winter Garden Plaza and Department of Education Building. The ground plane of this view is of particular note. Representative of the unique street and block pattern of this part of Central Sydney, streets comprise an irregular pattern of short, narrow street at different alignments that create generally smaller, irregular shaped blocks. The view comprises parts of 5 streets – Bent Street, Spring Street, Loftus Street, Gresham Street and O'Connell Street. This pattern in turn influences built form, and is a key contributor to the complexity of the view due to built form having a variety of orientation. The slope of the ground plane is also distinct, as it appears as a gentle by consistent downhill slope away from the viewer. This compounds the effect of elements closer to the viewer having greater visual prominence. The nature of the street, block and built form pattern provides a sense of enclosure to the view.

The Winter Garden Plaza building provides a distinct podium and tower form. Its curvilinear podium is a prominent at the intersection of Bent and O'Connell Street

Built form occupies the background and is perceptible as a number of relatively simple, vertically emphasised 20th century commercial office towers. Overall, the skyline reads a generally cohesive visual unit, with variation and provided by the difference in heights that creates a visually articulated skyline. The Christie Building is of note. Due to its substantial recesses and projections, smaller scale windows and light brown colour scheme, it tends to blend in more with the Lands Department Building compared to other buildings and in particular the adjoining Royal Exchange Building. This has the effect of reducing the eyes ability of perceive the Lands Department Building as a distinct element, and as such can be seen as reducing its prominence in the landscape.

Built elements in the view are softened by the presence of street trees, in particular within Bent Street in the mid ground and background. The CoS concession in the foreground is noticeable, and in its commercial signage draws the eye.

The sky is visible at the top of the view above the skyline. Unlike other nearby views, the sky is horizontally emphasised as it does not appear in bands that lower down closer to the ground plane.

7.7.1 Visual Effects

The visual impact of the proposal includes:

- Removal of views of much of the existing background, including the sky; and
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 21 Viewpoint 7 – Farrer Place at Bent Street – Proposed View

Source: Virtual Ideas

Detail

Part of the southern part of the podium, including the through block link, and the lower third of the tower’s eastern elevation will be visible in this view. The offsetting of the orientation of the podium compared to the tower, the indentation of parts of the tower and its horizontal banding will articulate the elevation and reduce the perception of visual bulk.]

The proposal will remove a number of buildings on the subject site, and view of other towers in the background. The existing complexity of the background visual environment, in particular the articulated and finer grain elevation of the Christie Centre, is considered to distract from the prominence of the Lands Department Building. Replacement with a single, unified form in the tower that has a contrasting, softer form to the Lands Department Building will address this issue. It is noted that the height of the existing Royal Exchange Building enables the very uppermost part of the clock tower above the actual clock to be read in silhouette against the sky. This is generally a preferred outcome for landmarks such as this. However, it is considered that the extent of this effect is minimal and the scale of change between the existing and proposed is minimal and is can be considered to be offset by the overall reduction in background distracting elements.

7.7.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** most people exposed to the view will be local workers walking in the Bridge Street public domain, likely travelling to and from work, meetings or breaks. It is possible that a small number of people will be tourists and visitors to heritage assets. Due to the relative absence of retail uses, it is not expected that shoppers will be exposed to this view; and
- **The view:** the view is of a designated character area under the Sydney DCP, and enables appreciation of both the landmark Lands Department Building and the Bridge Street streetscape.

On this basis, the overall sensitivity is **medium-high**.

7.7.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major;
- **Geographical extent of the area influenced:** restricted area; and
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 29**).

Table 29 Viewpoint 7 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.7.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **medium-high** (refer **Table 30**).

Table 30 Viewpoint 7 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|-----------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.8 Viewpoint 8 – Royal Botanic Gardens

Overall, the view comprises three (3) main landscape character areas:

- Royal Botanic Gardens;
- Central Sydney; and
- sky.

Overall, these areas have the following composition:

- **Foreground:** Royal Botanic Gardens;
- **Mid-ground:** Royal Botanic Gardens; and
- **Background:** Central Sydney and sky.

The location of the viewpoint in relation to the site is detailed in **Table 31**, under which it is shown in **Figure 22**.

Table 31 Viewpoint 6 – Bridge Street from Macquarie Street – Key Information

| Item | Key Information |
|--|-----------------|
| Distance to proposal | 580 (approx.) |
| Direction from proposal | East north-east |
| Elevation relative to ground level of proposal | Below |



Figure 22 Viewpoint 8 – Royal Botanic Gardens – Existing View

Source: Virtual Ideas

Detail

Overall, this view is notable as a representation of the relationship between the eastern parkland edge of Central Sydney (comprising the Royal Botanic Gardens, Domain and Hyde Park) and Central Sydney itself.

The foreground and midground is comprised of the Royal Botanic Gardens. a narrow, curved bitumen paved pedestrian path with low raised concrete edges located in the centre of the view leads the eye to a small open

sided rotunda in the middle left of the mid ground. Together with a glimpse of the upper part of the Sydney Conservatorium of Music, this is the only built form in the fore and mid ground. The rotunda has a distinct steep pitched roof leading to a single point, a form that is in part echoed in that part of the Sydney Conservatorium of Music that is visible. The balance of the fore and mid ground comprises natural elements. Most of this is well maintained turf either side of the path. Large trees at the rear of the mid ground combine to form a row that visually delineates the mid ground from the background. Two trees are prominent in this row. The tree to the right is evergreen and as such will occlude view of the background in this location year round. However, the tree to the left is deciduous, and periods such as winter when the foliage falls more of the background will be visible.

Topography is a key part of the fore and mid ground of this view. The landform slopes upwards away from the viewer. Noting that this is mitigated with distance, nonetheless the lower height of the viewer relative to elements further away tends to increase the perception of their prominence.

The background is formed by north east edge of Central Sydney. Due to a number of factors, including their location on an elevated ridge on the eastern built edge of Central Sydney, their scale and distinct individual forms, Central Sydney is read as a collection of four individual buildings – Chifley Tower, Aurora Place, Governor Phillip Tower and the AMP Tower. These buildings are widely regarded as some of the most prominent in Central Sydney, and their nature of visibility reflects a general pattern of viewing from many locations to the east of Central Sydney. A glimpse of Deutsche Bank Place and Sydney Tower is visible to the far left of the background.

The sky forms a continuous horizontal band across the upper part of the background. Gaps between buildings also enables the sky to be drawn down towards the ground level in the form of bands. This also enables a greater appreciation of the towers as individual buildings.

7.8.1 Visual Effects

The visual impact of the proposal includes:

- Removal of part of the sky; and
- Insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Central Sydney; and
- Sky.



Figure 23 Viewpoint 8 – Royal Botanic Gardens – Proposed View

Source: Virtual Ideas

Detail

Much of the upper two thirds of the eastern elevation of the tower will be visible.

The value of this view relates to the nature of the leading eastern edge of Central Sydney. The overall height and width of the individual buildings comprising this edge is consistent, and provides for a unified visual unit. However, there is variety in the form of the buildings. For example, Aurora Place has a distinct sloped roof and curved southern edge, while Chifley Tower has a distinct stepped skyline profile. This provides for variety in an overall cohesive whole. It also enables individual appreciation of some of Sydney most important and high quality contemporary buildings. The overall form of the proposal is compatible with that of this visual unit. Within this overall form, it also has a distinct form that is not already replicated in the other buildings. On this basis, it is considered to be compatible with the value of this view. In respects, it strengthens the character of this leading eastern edge of Central Sydney.

While the proposal removes the silhouette of sky bordering its northern edge, due to its location setback from this edge of buildings and its distinct curved form it still enables appreciation of Governor Phillip Tower as a distinct feature.

7.8.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **People:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking, who are likely to have an interest in the landscape.
- **The view:** that view is valuable due the dominance of natural elements, which is both representative of the eastern parkland edge of Central Sydney, is associated with the highly valued Royal Botanic Gardens and has a well defined fore, mid and background.

On this basis, the overall sensitivity is **high**.

7.8.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **Size or scale:** major.
- **Geographical extent of the area influenced:** restricted area.
- **Duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is **considerable** (refer **Table 32**).

Table 32 Viewpoint 8 – Magnitude

| | | Duration and / or reversibility | | | |
|-----------------|--|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| | | Ongoing and irreversible | Ongoing capable of being reversed | Limited life (5 – 10 years) | Limited life (< 5 years) |
| Scale of change | Major change over wide area | Dominant | Considerable | Considerable | Noticeable |
| | Major change over restricted area, or Moderate change over wide area | Considerable | Considerable | Noticeable | Noticeable |
| | Moderate change over restricted area; or Minor change over a wide area | Considerable | Noticeable | Noticeable | Perceptible |
| | Minor change over a restricted area; or Insignificant change | Perceptible | Perceptible | Perceptible | Imperceptible |
| | Imperceptible change | Imperceptible | Imperceptible | Imperceptible | Imperceptible |

7.8.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of **high** (refer **Table 33**).

Table 33 Viewpoint 8 – Significance

| | | Magnitude | | | | |
|-------------|------------|-----------|--------------|------------|-------------|---------------|
| | | Dominant | Considerable | Noticeable | Perceptible | Imperceptible |
| Sensitivity | High | Major | High | Moderate | Low | Negligible |
| | Medium | High | Moderate | Low | Low | Negligible |
| | Low | Moderate | Low | Low | Negligible | Negligible |
| | Negligible | Low | Low | Negligible | Negligible | Negligible |

7.9 Summary of significant of visual impact

A summary of the significance of visual impact is provided in **Table 34** and shows:

- Sensitivity ranges from medium to high
- Sensitivity is high at designated viewpoints, those associated with valued landscapes and those where the visual experience is in part dependant on the quality of the landscape and view. Viewpoint 1, which is located at the Sydney harbour Bridge southern pylon, is a designated viewpoint that is considered to have very high value
- Sensitivity is medium – high at viewpoints associated with character areas
- Sensitivity is lowest at viewpoints that are representative of much of Central Sydney
- Magnitude is consistently assessed as considerable
- While the proposal represents a change over a relatively restricted area and is reversible, it is also considered to of a large size and is ongoing (i.e., unlikely to be readily removed)
- The impact of distance will typically reduce magnitude. On this basis, while magnitude is assessed as considerable from longer distance viewpoints, the scale is towards the lower end closer to noticeable. While not explicitly addressed in the preceding assessment, it is in particular likely that viewpoints that are mainly seen from people who are not moving, nearby viewpoints with similar attributes that are seen by people moving is likely to be in the noticeable category. This is likely to be the case for people travelling south towards Central Sydney over the Harbour Bridge
- The significance of visual impact ranges between moderate to high.

It is important to note assessment of significance is not correlated with inappropriateness. Rather, it determines which viewpoints to carry forward into more detailed consideration against the planning framework. Under this method, viewpoints assessed as having a significance of medium or above are carried forward in this manner. On this basis, all viewpoints will be assessed against the planning framework.

Table 34 Summary of Public Viewpoint Assessment

| Ref | Viewpoints | Sensitivity | Magnitude | Significance |
|-----|-------------------------------------|-----------------|--------------|-----------------|
| 1. | Sydney Harbour Bridge | High | Considerable | High |
| 2. | Sydney Opera House | High | Considerable | High |
| 3. | Macquarie Place Park | Moderate – High | Considerable | Moderate – High |
| 4. | Bridge Street from George Street | Moderate – High | Considerable | Moderate – High |
| 5. | Pitt Street from Martin Place | Medium | Considerable | Moderate |
| 6. | Bridge Street from Macquarie Street | Moderate – High | Considerable | Moderate – High |
| 7. | Farrer Place at Bent Street | Moderate – High | Considerable | Moderate – High |
| 8. | Royal Botanic Gardens | High | Considerable | High |

8.0 Assessment Against the Planning Framework

This part of the document assesses the appropriateness of the potential visual impacts against the planning framework

8.1 Strategic Plans

8.1.1 Greater Sydney Region Plan – A Metropolis of Three Cities and the Eastern City District Plan

The Region Plan and District Plan address views. **Table 35** provides an assessment of the proposal against the relevant provisions.

Table 35 Region and District Plan Assessment

| Matter | Response |
|---|---|
| <ul style="list-style-type: none">• Region Plan Strategy 28.2: Enhance and protect views of scenic and cultural landscapes from the public realm• District Plan Action 64: Enhance and protect views of scenic and cultural landscapes from the public realm | This VIA considers the likely visual impact of the proposal on views from the public domain. While it does not directly affect designated views such as those proposed by the CSPS, a number of views can more broadly be considered to be of scenic and cultural landscapes. This in particular includes viewpoint 1 (Sydney Harbour Bridge). For a number of reasons, in particular due to its compatibility with its context, the proposal will not fundamentally alter the nature of views currently obtained from any viewpoint. Through the addition of a slender, sculptural tower, from viewing locations to the north may be considered to make a positive contribution to the characteristics of existing views |

8.1.2 City Plan 2036

City Plan 2036 is the City of Sydney’s draft local strategic planning statement under section 3.1 of the Act. In terms of views, it defers to the draft Central Sydney Planning Strategy’s proposed preservation significant view corridors.

8.1.3 The Central Sydney Planning Strategy (CSPS)

The CSPS is the first major review of the Central Sydney planning framework in 45 years and is at the time of writing subject to public exhibition following endorsement for this to occur by DPIE. On this basis, while noting the existing LEP and DCP provisions, it is considered to have substantial weight when considering the proposal.

The overall strategic intent of the CSPS is to strengthen the international competitiveness of Central Sydney within a framework that is intended to preserve the amenity of key public spaces. Key changes include:

- Additional height and density in defined tower clusters;
- Discouraging residential uses compromising the ability to deliver commercial floor space;
- Protecting attributes of key public spaces such as Hyde Park; and
- Ensuring new development achieves design excellence.

The defined tower clusters are of particular relevance to this proposal. The CSPS is informed by a view study that provides an indication of the level of visual change envisaged through realisation of the tower clusters. With reference to the northern tower cluster in which the site is located, the study makes the following observations - ‘this precinct as the future heart of Central Sydney business precinct’ and will ‘shift the visual centre of the skyline northward’. It is clear from this that considerable change is supported.

In terms of views, the CSPS notes a number of matters related to overall, private and public considerations:

- Central Sydney is a constantly changing built environment;
- On this basis, views are subject to change;
- As a large majority of available views are considered iconic, standard principles around views and their sharing are not applicable;

- There is often limited ability to respond to views through building design due to factors such as the confines of planning requirements that limit capacity to adjust the shape of a building or move its location on a site and constraints for tall commercial buildings due to their large regular floor plates, complex structural requirements and high quality repeatable exterior cladding;
- Streets, parks and squares provide multiple and various public views to pedestrians, providing orientation and relief from the enclosure provided by the buildings of the surrounding city; and
- The presence of a small number of views in the public domain are of higher significance due to their association with significant public places and buildings.

In response to this, the CSPA includes a section entitled ‘Public views’. The main planning policy focus is to protect significant views from the public domain in Martin Place and Observatory Hill, and views to the Central Station clock tower.

8.2 Statutory Plans

8.2.1 Sydney Local Environmental Plan 2012

To give effect to the CSPA, amendments covering the following matters were implemented into the Sydney LEP 2012:

- Protection of public views;
- Height of buildings; and
- Erection of tall buildings.

Protection of Public Views

New provisions (objectives and controls) were inserted into the Sydney LEP 2012 to ensure development does not intrude within public view protection planes for Martin Place, Observatory Hill and the Central Station clock tower.

The proposal does not intrude within any of these proposed public view protection planes.

Height of Buildings

The amendments included changes to clause 4.3(1) – Height of buildings to make view sharing only applicable outside Central Sydney.

Therefore view sharing, and by association case law around this matter, is not relevant to determining development applications made for the site.

Erection of Tall Buildings

The amendments included changes to clause 6.16(3) to include an expanded range of matters for consideration when determining development applications for tall buildings (either a height of greater than 55m or an FSR greater than 8:1). As the proposal is seeking a greater height and FSR, this proposed provision is relevant.

An assessment against those matters relevant to visual impact is provided in **Table 36** below.

Table 36 Tall building Provisions

| Matter | Response |
|---|--|
| <i>The building will not adversely impact on key views from Public Places</i> | The proposal does not impact proposed public view protection planes for Martin Place, Observatory Hill and the Central Station clock tower. The proposal also does not interrupt other key designated views such as that along Pitt Street |
| <i>The building will not adversely impact on</i> <ul style="list-style-type: none"> • <i>the curtilage of heritage items</i> • <i>the setting and character of buildings and heritage items in conservation areas and Special Character Areas</i> | The proposal is not located on a site that contains a heritage item. Consideration against provisions for the Bridge Street/Macquarie Place/Bulletin Place Special Character Area is provided below. |
| <i>The building provides for high levels of appropriate height transitions</i> | Through the podium, the proposal represents a more appropriate height response to the Bridge Street streetscape than existing development on the site. Consistent with |

| Matter | Response |
|---|--|
| <i>between new development and buildings and heritage items in conservation areas and Special Character Areas</i> | the limitations acknowledged by the CSPS associated with planning provisions and the design requirements of tall commercial towers combined with the dimensions of the site (narrow width relative to its length), greater height transition if not practically feasible. Furthermore, the overall density and scale of this part of Central Sydney, the existing visual complexity and layering with older and newer buildings and its inclusion in a recognised tower cluster means that substantial setbacks greater than that proposed are not considered necessary to achieve a satisfactory visual outcome |

Overall, the locality statement, objectives and principles for the Bridge Street/Macquarie Place/Bulletin Place Special Character Area seek to consider:

- A cohesive group of highly significant sandstone buildings;
- Significant historic buildings, especially those with significant roof-scapes and features;
- Significant buildings designed by prominent architects of their period, demonstrating the economic importance of Bridge Street as a commercial and trading precinct; and
- Macquarie Place.

An assessment against those matters relevant to visual impact is provided in **Table 37** below.

Table 37 Bridge Street/Macquarie Place/Bulletin Place Special Character Area

| Matter | Response |
|--|--|
| <i>(a) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting general objectives for special character areas, in addition to the principles below</i> | The northernmost part of the site is located within the Bridge Street/Macquarie Place/Bulletin Place Special Character Area. The visual impact assessment has shown that through a number of measures, in particular the podium, the proposal in its current form will not adversely impact on the setting and character of this Special Character Area and will result in a more sympathetic visual outcome at human eye level to the existing situation. Overall, the proposal is considered to represent a superior visual outcome with regards to streetscape character, quality and responsiveness to nearby historic buildings compared to existing development |
| <i>(b) Enhance Macquarie Place as one of Sydney's pre-eminent urban spaces, and recognise the unique collective value of heritage items that align Bridge Street, many that are of state and national significance</i> | <p>The proposal will not have a direct impact on Macquarie Place.</p> <p>The site is located on the prominent Bridge and Pitt Street corners. This part of the site was previously occupied by the original Royal Exchange Building, which was a 4 storey sandstone building dating from the 1850s. In this 1960s this building was demolished. The present 26 storey office building on this part of the site dates from this era. The tower edges are setback from Bridge and Pitt Streets and rises vertically without an intervening podium. In this form, it detracts from the overall cohesiveness of the Bridge Street streetscape.</p> <p>The proposal will replace this form with a building with a new street wall to both Bridge and Pitt Street comprised of a podium that references the height datum line of the nearby Education Department Building and is compatible with the adjacent Lands Department Building. The tower will be setback from all street frontages, with an 8m setback to Bridge Street. This provides for a clearly delineated lower rise form that is more sympathetic to the prevailing scale of the Bridge Street streetscape.</p> |
| <i>(c) Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century buildings and landscapes, and their settings</i> | <p>The proposal will not have a direct impact on a heritage item.</p> <p>From viewpoint 7, the existing Royal Exchange Building is seen behind the Lands Department Building. The proposal will maintain this composition. This can be considered relevant in broad terms to the setting of this heritage item.</p> <p>The main change between the existing and proposed view is that the proposal will sit behind the entirety of the Lands Department Building. When considering this matter, it is important to note that the existing Sydney LEP 2012 allows for a building on the site that would result in the same outcome. Given this and other attributes of the site such as its size, replacement of the existing building with one that does not sit behind the entirety of the Lands Department Building is unreasonable. Setting this aside, it is considered that the viewer will still be able to appreciate the nature of the Lands Department Building for a number of reasons, including:</p> <ul style="list-style-type: none"> • Its large scale and distinct architectural style • The convergence of the eastern and southern elevations at the Bent and Loftus Street intersections that draws the eye |

| Matter | Response |
|--|---|
| | <ul style="list-style-type: none"> • The distance between the two buildings • The lower elevation of the ground level of the site • The ability to use form, line, colour, texture and other visual measures to make the proposal distinct from the Lands Department Building yet visually recessive. <p>It is also noted that the proposal will result in the removal of the Christie Centre. This building is considered to distract from appreciation of the Lands Department Building due to the variety of its elevations, in particular its relatively small windows, and its similar external colour.</p> <p>On this basis, it is considered that the proposal conserves and has the potential to enhance the heritage significance of the Lands Department Building from a visual perspective.</p> |
| <p><i>(f) Maintain and enhance significant views along streets north to the water, views east along Bridge Street to the Conservatorium of Music and Domain, and vistas that terminate at significant heritage buildings</i></p> | <p>The more sympathetic form of the proposed podium to the prevailing streetscape scale will enhance existing views along Bridge Street.</p> <p>The proposal will not directly impact vistas that terminate at significant heritage buildings. While in a broader sense the proposal has an indirect effect on the backdrop setting of the Lands Department Building, for the reasons outlined above this is considered acceptable.</p> |
| <p><i>(g) Maintain and reinforce the cohesive and rare streetscape character of Bridge Street and Macquarie Place by requiring new buildings to be built to the street alignment, with building heights that reinforce the existing predominant street frontage height, and frontages incorporating Sydney sandstone</i></p> | <p>The proposal will be built to the Bridge Street street alignment and will have a podium that references the height datum line of the adjacent Lands Department Building. There is opportunity to incorporate Sydney sandstone in the frontage facing Bridge Street as part of further design development undertaken at the subsequent development application stage</p> |

8.2.2 Sydney Development Control Plan 2012

To give effect to the CSPPS in relation to view it is proposed to insert a new section 5.1.8 – Views from Public Places. This section will comprise:

- Value statement;
- Objectives; and
- Provisions.

The value statement is as follows:

- 'There are some key views from within Central Sydney, from parks and other well-used Public Places that take in important buildings or urban landscapes that help define Central Sydney. New development can make a positive contribution to the characteristics and composition of designated public views. These views should be preserved and have priority over private views'.

The objectives are as follows:

- (a) To identify and preserve significant public views from public places.
- (b) To ensure the silhouette created by existing clock towers, turrets and roof features on heritage listed items are clearly visible against the sky.
- (c) To require development to respond to public views to Sydney Harbour by improving the view through building modulation.
- (d) To require development to respond to significant public views from public places by enhancing views through, building modulation and/or high quality materials, finishes and design excellence.

The provisions are as follows:

1. Development must not encroach within any of the views nominated on the Public Views Protection Maps and where possible should improve the views to Sydney Harbour (surface of the water) through modulation of built mass

2. Development must minimise impact on existing public views to heritage items with significant architectural roof features (clock towers, spires, lanterns etc) through modulation of proposed built mass, to allow for clear air around the roof feature and legibility
3. Views nominated on the Public Views Protection Maps relate to significant vistas or silhouettes generated by existing built form. The location of public domain structures such as trees and banners are to be considered ephemeral and should not be used as parameters to obstruct or encroach into a protected public view
4. Views from Observatory Hill to the harbour, Millers Point, adjoining areas and distant views to the east, west and north should be maintained. New buildings in Millers Point and Walsh Bay should be limited. No new building should exceed the established patterns of scale and form, nor should it have an adverse impact on any identified views or the setting of Observatory Hill and Millers Point
5. Development that terminates a public view on the Public Views Protection Map must contribute to its quality through massing, high quality materials and demonstrated design excellence
6. Consideration should also be given to additional significant public views not mapped in the Public Views Protection Map but identified in the Special Character Area Locality Statements.

An assessment against those matters relevant to visual impact is provided in **Table 38** below.

Table 38 Views from Public Places

| Matter | Response |
|---|--|
| <p><i>Development must not encroach within any of the views nominated on the Public Views Protection Maps and where possible should improve the views to Sydney Harbour (surface of the water) through modulation of built mass</i></p> | <p>The proposal does not encroach within any of the views nominated on the Public Views Protection Maps.</p> <p>The site has no nexus with the surface of water on Sydney Harbour.</p> |
| <p><i>Development must minimise impact on existing public views to heritage items with significant architectural roof features (clock towers, spires, lanterns etc) through modulation of proposed built mass, to allow for clear air around the roof feature and legibility</i></p> | <p>The proposal will not provide for clear air around the roof form of the Lands Department Building clock tower.</p> <p>On this basis, consideration is to be given of the entirety of the provision and the objectives of this section.</p> <p>The entirety of the provision seeks to minimise impact on existing public views to the Lands Department Building. Viewpoint 7 is relevant in this instance.</p> <p>The objectives are:</p> <ul style="list-style-type: none"> • To identify and preserve significant public views from public places • To ensure the silhouette created by existing clock towers, turrets and roof features on heritage listed items are clearly visible against the sky • To require development to respond to public views to Sydney Harbour by improving the view through building modulation • To require development to respond to significant public views from public places by enhancing views through, building modulation and/or high quality materials, finishes and design excellence. <p>As has already been outlined, existing development only preserves a small amount of the clock tower silhouette against the sky, and existing LEP provisions enable an outcome that removes all 'clear air' around the clock tower. For the reasons already articulated in this visual impact assessment, including challenges associated with the shape of the site, the demands of commercial office towers and the impact of other planning provisions, it is not reasonable to change the placement of the tower on site nor reduce its height to achieve such an outcome. Furthermore, the sites inclusion in a tower cluster provides a reasonable expectation for a significant scale of development.</p> |
| <p><i>Views nominated on the Public Views Protection Maps relate to significant vistas or silhouettes generated by existing built form. The location of public domain structures such as trees and banners are to be considered ephemeral and should not be used as parameters to</i></p> | <p>The proposal does not encroach within any of the views nominated on the Public Views Protection Maps.</p> |

| Matter | Response |
|--|--|
| <i>obstruct or encroach into a protected public view</i> | |
| <i>Views from Observatory Hill to the harbour, Millers Point, adjoining areas and distant views to the east, west and north should be maintained. New building in Millers Point and Walsh Bay should be limited. No new building should exceed the established patterns of scale and form, nor should it have an adverse impact on any identified views or the setting of Observatory Hill and Millers Point</i> | The proposal does not encroach upon these views. |
| <i>Development that terminates a public view on the Public Views Protection Map must contribute to its quality through massing, high quality materials and demonstrated design excellence</i> | The proposal will not terminate a public view on the Public Views Protection Map. |
| <i>Consideration should also be given to additional significant public views not mapped in the Public Views Protection Map but identified in the Special Character Area Locality Statements.</i> | Impact on the Lands Department Building clock tower has been already discussed in this section |

9.0 Discussion of Key Issues

This part of the document discusses key issues identified through the VIA.

This VIA has identified six (6) key issues:

1. Urban form;
2. Key views from public places;
3. Occlusion of views to Sydney Tower from the north;
4. Tower form;
5. Bridge Street streetscape; and
6. Lands Department Building clock tower.

9.1 Urban Form

The scale of the tower, in particular its height when viewed from locations to the north, will make it a prominent element in the Central Sydney townscape. While under earlier strategic plans the CoS had sought an overall urban form outcome comprising two 'ridges' of height corresponding with the sides of the Tank Stream, this outcome was compromised with development of the Gateway Plaza and has not been carried forward into the CSPS. Rather, the CSPS seeks to deliver four tower clusters distributed throughout Central Sydney. The likely outcome in terms of visual urban form will be 'peaks' of height located at the north, west and south of Central Sydney. In terms of the northern tower cluster in which the proposal is located, the views study that supports the CSPS makes the following observations: 'this precinct as the future heart of Central Sydney business precinct' and 'shift the visual centre of the skyline northward'.

This future arrangement will most be able to be appreciated from viewpoints to the east where the entire long axis of Central Sydney is visible. Together with other existing tall, distinct buildings such as Chifley tower and approved buildings such as Circular Quay, the proposal will function to further delineate and strengthen this node of height. While from certain locations to the north the proposal will appear prominent in the landscape due to its relative difference in height, the scale of this greater height is not considered to be non-characteristic, discordant or intrusive within the context of NSW and Australia's predominant centre. On this basis, the proposal is consistent with the overall CoS intent for Central Sydney as articulated in the CSPS.

9.2 Key Views from Public Places

While located close to a number of key views, the VIA has shown that the proposal will not impact key views from public places proposed under the CSPS.

9.3 Occlusion of Views to Sydney Tower from the north

From some locations to the north current views of the Sydney Tower will be occluded. While not a designated view under the CSPS nor of the same value as the Opera House or Harbour Bridge, Sydney Tower is nonetheless recognised as a major Central Sydney landmark. However, due to distance it currently appears as a minor visual element from viewpoints to the north. Occlusion of views of Sydney Tower from views to the north is a likely outcome of the proposed CSPS planning framework more broadly. This is considered acceptable as the consequences of retaining existing views to such a minor element include precluding delivery of a substantial amount of new high-quality commercial office space that is central to the intent of the CSPS. Due to the heritage listing of the David Jones Department Store, Sydney Tower will likely remain a prominent visual feature when viewed from locations to the east. On this basis, it is considered unreasonable to maintain existing views from locations to the north.

9.4 Tower Form

The scale and proportions of the tower have been derived from an analysis of existing site attributes and consideration of the CSPS intent to unlock a substantial new quantum of high quality commercial office space and more detailed provisions such as skyview factor. The resulting tower is of substantial scale. Its dimensions mean that it will be perceived as a slender landscape feature when viewed from the north and south. This is important as the northern elevation is considered to be the most sensitive direction in terms of visual impact due to its degree of exposure and its association with more sensitive viewpoints. The western and eastern elevations

are longer. It is noted that their maximum dimensions comply with the proposed provisions of the CSPS. Furthermore, from the selected viewpoints the VIA has shown that these elevations will not appear out of keeping with the existing prevailing form of other existing and approved towers.

The appearance of scale is moderated by a number of design measures incorporated by the indicative reference scheme (refer **Figure 24** and **Figure 25**). These include:

- The segmentation of the western elevation vertically into three distinct parts by the central lift core
- The segmentation of the tower into three parts (low and mid-rise, high rise and sky rise) horizontally by noticeable 'banding' corresponding with services floors
- Decrease in the size of floorplates generally in line with the horizontal parts. This provides for a tapered form
- Breaking up the elevations into smaller parts, in particular the eastern elevation, by strong vertical and horizontal lines
- Noticeable horizontal 'banding' that functions to offset verticality

the strong curvilinear appearance of the tower in particular due to the rounding of the corners of the building. This softens the appearance of the tower.

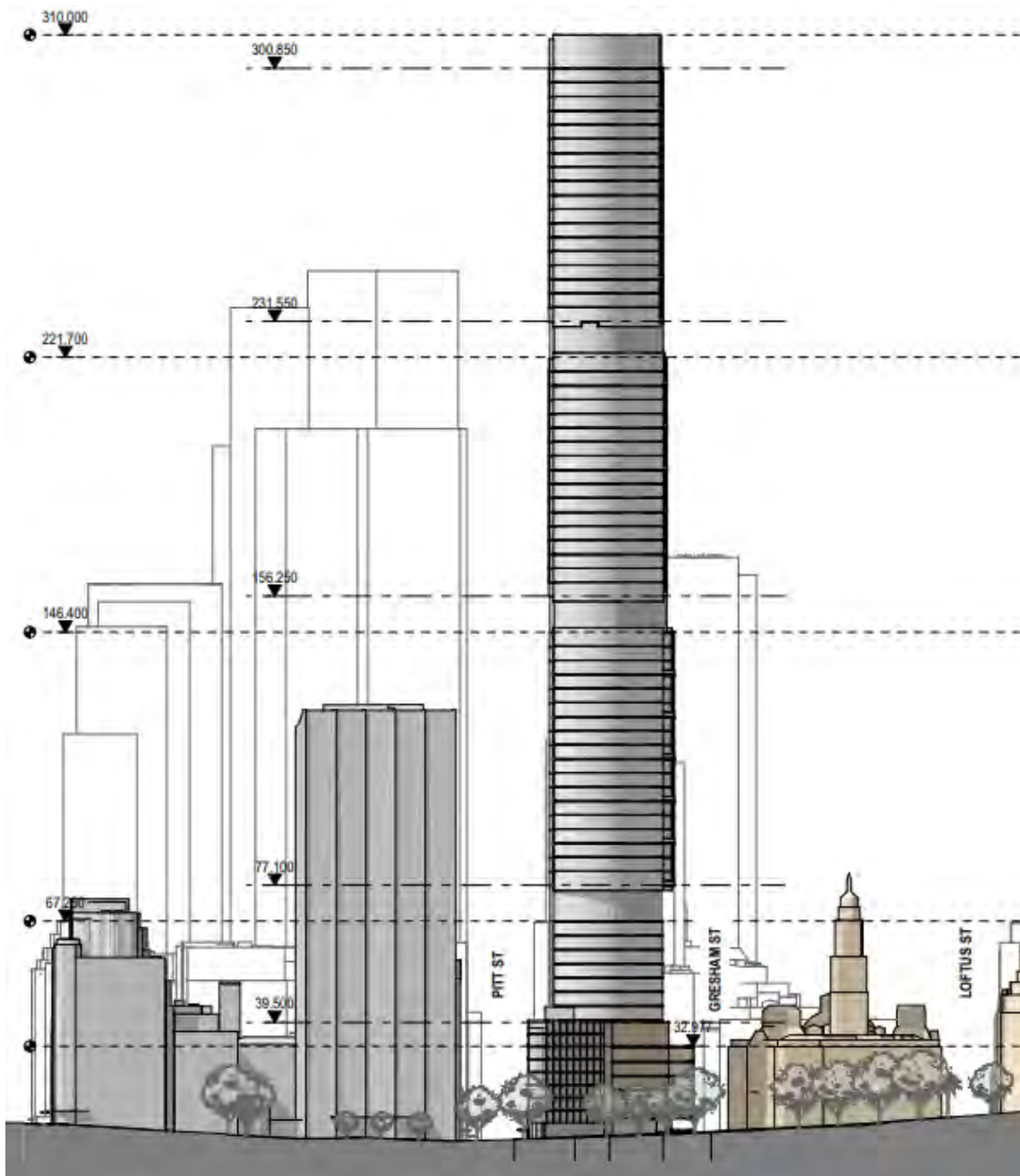


Figure 24 Tower Form – North Elevation

Source: FJC

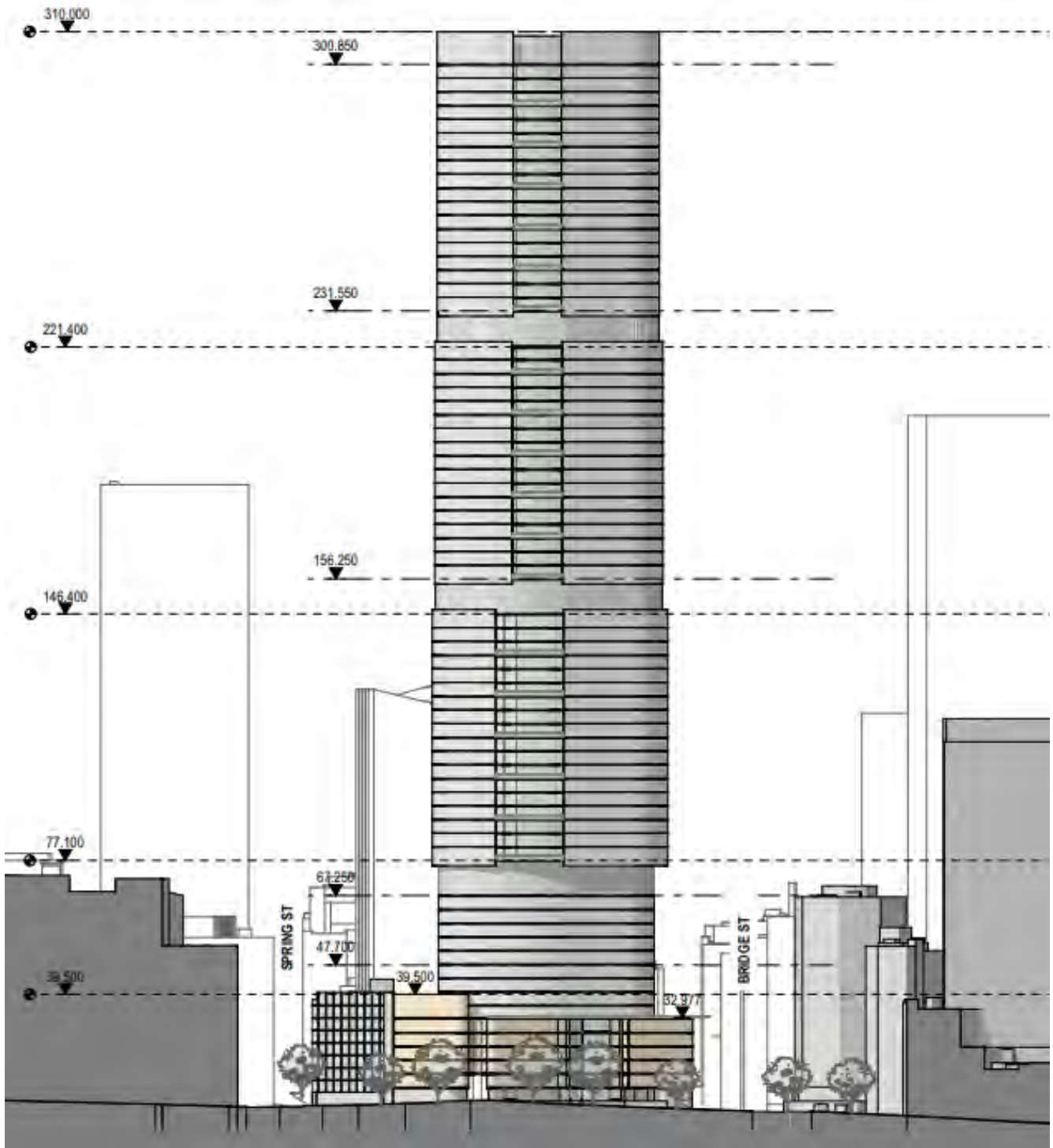


Figure 25 Tower Form – West Elevation

Source: FJC

9.5 Bridge Street Streetscape

The Bridge Street streetscape is recognised by CoS planning policy as being of high value. Current development on the site presents poorly to this streetscape mainly due to its tower to ground form with an absence of a podium or other lower rise, smaller scale element that mitigates this visual effect. This is further exacerbated by setbacks at the ground level that further reduces the visual continuity of the streetscape.

The incorporation of a distinct podium element addresses this issue. In addition to being more scaled to the human perspective at the street level, the podium has a scale sympathetic to the adjacent Lands Department Building when viewed from Bridge Street. In particular, its height responds to the Education Building height datum line, and is in keeping with that of the Lands Department Building (refer **Figure 26**). The podium will be aligned with the Bridge Street street alignment, and the leading northern edge of the tower will be substantially

setback from this edge. This will create a more human scale street wall for this part of the Bridge Street streetscape, which is a visually superior streetscape outcome. When viewed from the southern side of Bridge Street the proposal will read as a substantially better 'fit' within its context. It is noted that materiality and colour are key aspects of the Bridge Street streetscape. The supporting design report outlines proposed materiality that will be further explored as part of the subsequent detailed development application process.

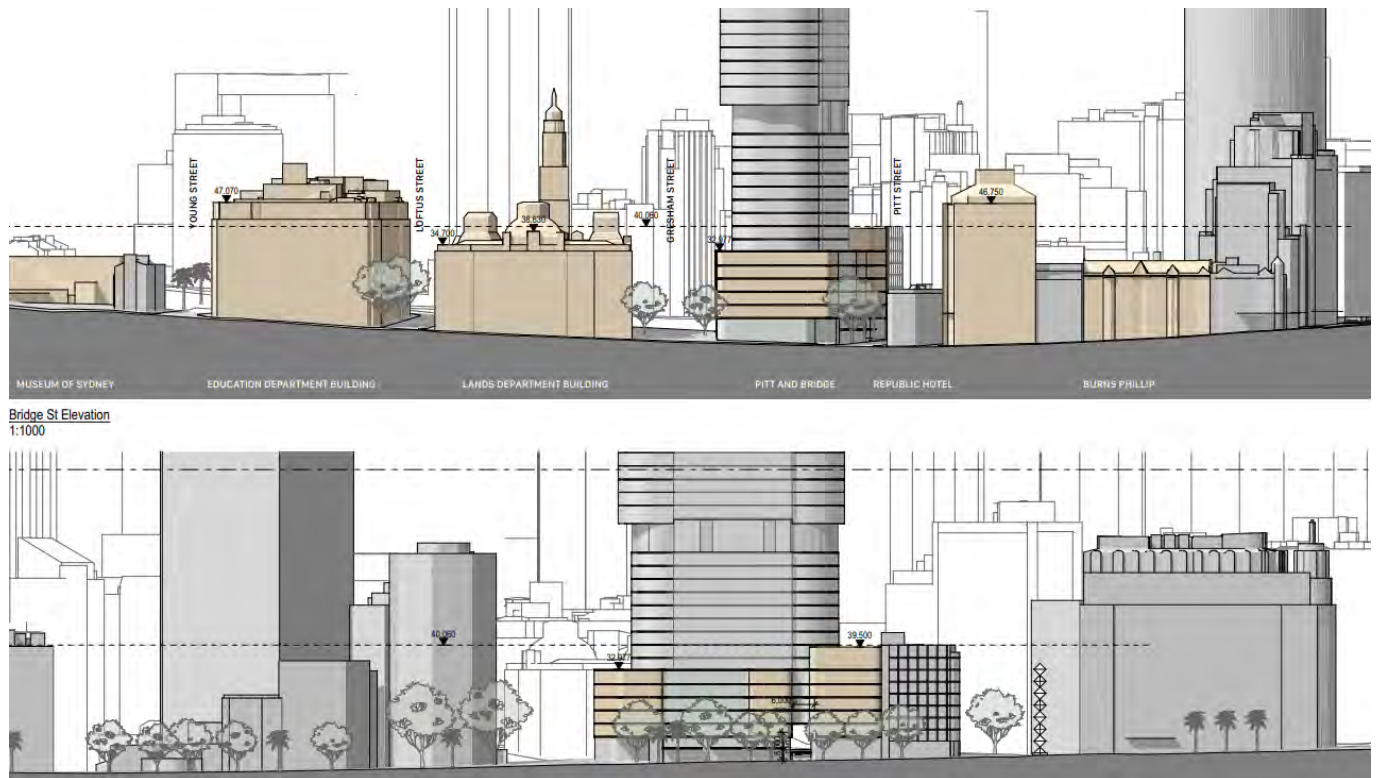


Figure 26 Bridge Street Streetscape

Source: FJC

9.6 Lands Department Building Clock Tower

While the proposal will not enable the silhouette of the Lands Department Building clock tower to be visible against the sky, the existing extent of this effect is limited to its uppermost part. The existing LEP enables a complying development that has the same effect in terms of silhouette as the proposal.

Given this and the intent of the CSPS to unlock a substantial quantum of high quality commercial office floorspace, achievement of such an outcome is not considered reasonable. It is also noted for a number of reasons outlined earlier in this document, including its highly distinct form, the Lands Department Building and its clock tower will remain a prominent feature in views.

10.0 Mitigation Measures

This part of the document identifies any mitigation measures to address any adverse visual impacts

It is not considered necessary to make fundamental or otherwise large-scale changes to the proposal in its current form to satisfactorily manage visual impact. Critical to the overall visual acceptability of the proposal are:

- The slender form of the northern elevation of the tower;
- The current scale of the podium; and
- The siting of the tower setback from the Bridge Street podium edge.

These measures should be retained as the proposal is further developed and refined as part of the subsequent detailed development application process.

It is further considered that the following measures are required as part of the subsequent detailed development application process:

- Careful consideration of line, colour and texture in the composition of the eastern elevation to ensure the Lands Department Building clock tower can be readily appreciated.

11.0 Conclusion

This part of the document identifies whether the proposal in its current form can be supported on visual impact grounds, and summarises the basis for this determination

The main findings of this VIA include:

- The viewshed for the proposal will primarily comprise locations in Central Sydney close to the site and locations outside Central Sydney to the north and east;
- The proposal will be visible from a number of sensitive viewpoints. This in particular includes the Sydney Harbour Bridge southern pylon, which is a designated viewpoint;
- The magnitude of visual impact is medium to high. It will be perceived as a distinct new feature from all selected viewpoints, and from some viewpoints will be seen as the new tallest element;
- Based on consideration of sensitivity and magnitude, the overall significance of visual impact is assessed to be between moderate to high;
- Existing and proposed City of Sydney planning provisions, in particular the CSPS, have a clear intent of enabling development of substantial scale on the site and surrounds. In terms of more detailed content, the CSPS proposes to introduce provisions that seeks to protect existing key views from public places;
- There are a number of key visual matters for consideration. These include urban form, identified key views, occlusion of views of Sydney Tower from locations to the north, tower form and the Bridge Street streetscape and the Lands Department Building clock tower;
- In terms of urban form, the proposal will form part of the overall Central Sydney visual unit, and in essence a tower in a tower setting;
- The proposal is compatible with the existing and emerging overall character of Central Sydney and the desired future character of Central Sydney under the CSPS;
- Due to its visual richness, in particular its variety and complexity, Central Sydney will function to mitigate its prominence. On this basis, it will not appear as overly prominent in this context;
- The proposal will not impact on identified key views from public places;
- Considering distance and the intent of the CSPS, retention of existing views to Sydney Tower from locations to the north is unreasonable;
- The dimensions of the tower comply with that of the CSPS. Its form mean that it will be perceived as a slender feature when viewed from the north and south. While appearing of greater width from the east and west, it will not appear out of keeping with the existing prevailing form of other existing and approved towers;
- Largely due to the placement and scale of its podium, the proposal is more visually responsive to the prevailing character of the Bridge Street streetscape than existing development on the site; and
- While the proposal will not enable the silhouette of the Lands Department Building clock tower to be visible against the sky, the existing extent of this effect is highly limited and give the direction of other provisions achievement of such an outcome is not considered reasonable.

Based on this assessment, it is not considered necessary to make fundamental or otherwise large-scale changes to the proposal in its current form to satisfactorily manage visual impact.

It is considered that as part of subsequent detailed development application processes that careful consideration of line, colour and texture in the composition of the eastern elevation to ensure the Lands Department Building clock tower can be readily appreciated.

On this basis and subject to the mitigation measures outlined in the document, it is considered that the proposal in its current form has acceptable visual impact and as such can be supported on visual grounds.

Appendix A Visual Impact Photomontage and Methodology Report

An aerial, top-down view of a city street grid, likely Sydney, Australia. The image is dark and monochromatic, with a grid of streets and building footprints. A specific area in the center-right is highlighted with a lighter, semi-transparent overlay, indicating the location of 56 Pitt Street. The overall aesthetic is architectural and urban.

56 Pitt Street, Sydney

Visual impact photomontage and methodology report

7th March 2024

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for 56 Pitt Street, Sydney, NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Section 13.1.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas. The viewpoint locations are shown on the viewpoint maps in Section 4 of this document.

Camera lenses for photography were chosen taking a variety of factors into consideration. This included the distance of the camera position from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases, photography using a 50mm lens may produce the most effective photomontage for view impact assessment, as a 50mm lens is often considered to have the closest representation of distance perception to the human eye. In other cases, a 50mm lens provides too narrow a field of view and does not capture sufficient surrounding context to evaluate visual impact. In these cases using a wider lens is more appropriate.

Full metadata of all photographs is recorded during the site photography. The critical data we extract from each photos is the date, time and lens information.

3.3 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020.



Image showing survey drawing from Project Surveyors at MGA 56 GDA2020

3.4 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied a basic white material to the proposed building as well as a basic grey material for the surrounding buildings that are approved and currently under construction.

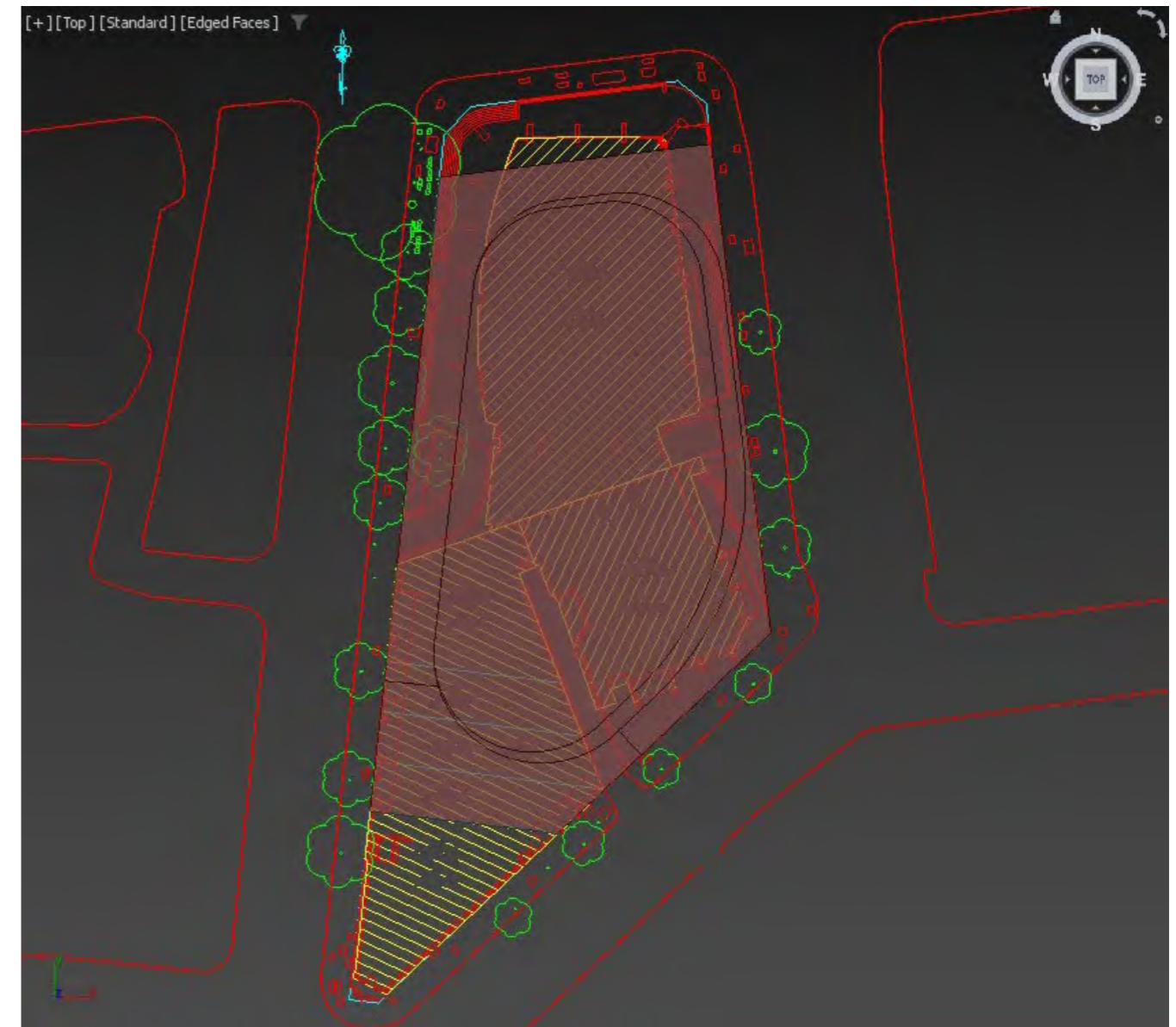


Image showing survey drawing from Project Surveyors at MGA 56 GDA2020 and 3D model of the proposed aligned to site boundary

4 MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF 56 PITT STREET, SYDNEY.



1. Harbour Bridge South
2. Opera House Steps
3. Macquarie Place Park
4. Bridge Street from George Street
5. Pitt Street from Martin Place
6. Bridge Street from Macquarie Street
7. Bent Street
8. Botanic Gardens

5.1 VIEWPOINT POSITION 1 - Harbour Bridge South

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|----------------------------|----------------------|
| Photo Date: | 24th July 2022 |
| View Location: | Harbour Bridge South |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens: | FE 24-70mm F2.8 GM |
| Camera RL: | 53.85m |
| Focal length in 35mm Film: | 24mm |

5.2 VIEWPOINT POSITION 1 - Harbour Bridge South

PHOTOGRAPH SHOWING CURRENT CONDITION



5.3 VIEWPOINT POSITION 1 - Harbour Bridge South

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



5.4 VIEWPOINT POSITION 1 - Harbour Bridge South

ALIGNMENT OF SURVEYED POINTS



6.1 VIEWPOINT POSITION 2 - Opera House Steps

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|---------------------------|--------------------|
| Photo Date: | 24th July 2022 |
| View Location: | Opera House Steps |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens | FE 24-70mm F2.8 GM |
| Camera RL: | 10.74m |
| Focal length in 35mm Film | 24mm |

6.2 VIEWPOINT POSITION 2 - Opera House Steps

PHOTOGRAPH SHOWING CURRENT CONDITION



6.3 VIEWPOINT POSITION 2 - Opera House Steps

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



6.4 VIEWPOINT POSITION 2 - Opera House Steps

ALIGNMENT OF SURVEYED POINTS



7.1 VIEWPOINT POSITION 3 - Macquarie Place Park

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|---------------------------|----------------------|
| Photo Date: | 25th April 2020 |
| View Location: | Macquarie Place Park |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens | FE 24-70mm F2.8 GM |
| Camera RL: | 9.7m |
| Focal length in 35mm Film | 24mm |

7.2 VIEWPOINT POSITION 3 - Macquarie Place Park

PHOTOGRAPH SHOWING CURRENT CONDITION



7.3 VIEWPOINT POSITION 3 - Macquarie Place Park

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



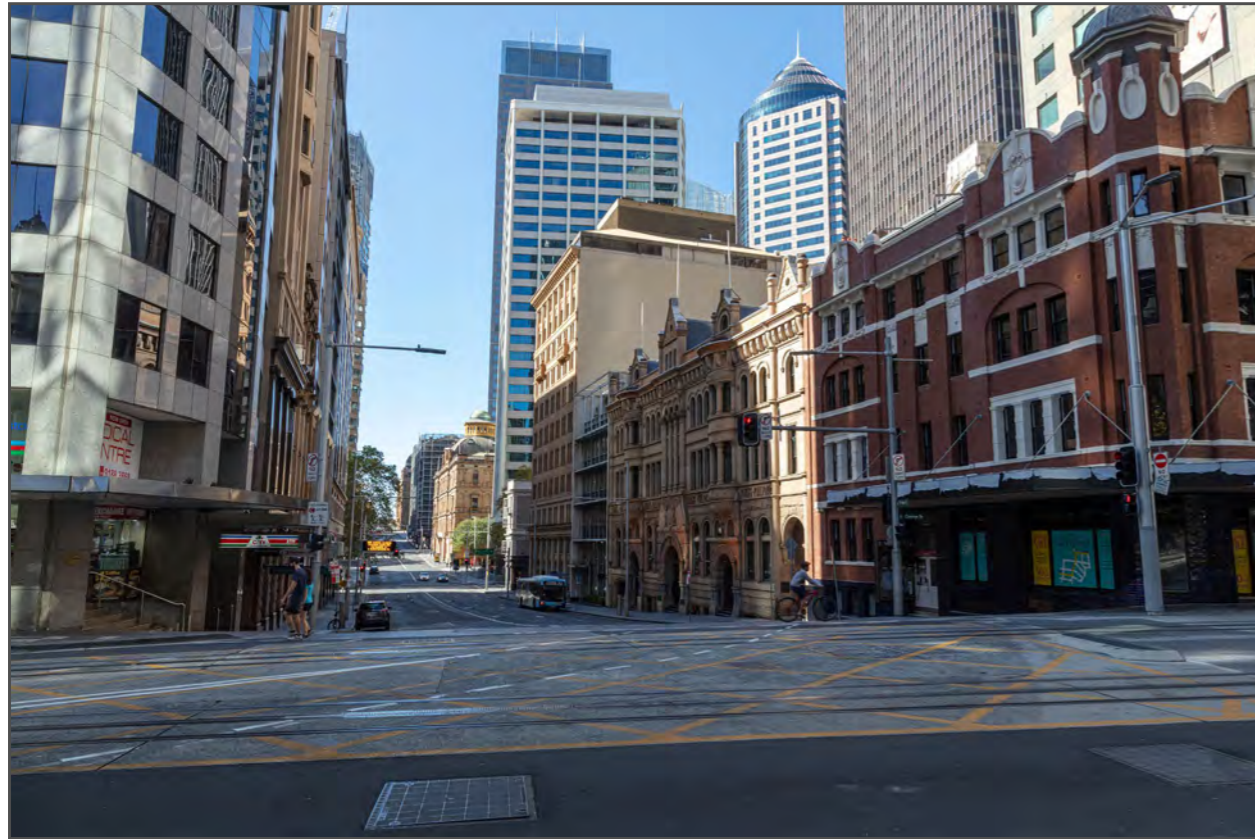
7.4 VIEWPOINT POSITION 3 - Macquarie Place Park

ALIGNMENT OF SURVEYED POINTS



8.1 VIEWPOINT POSITION 4 - Bridge Street from George Street

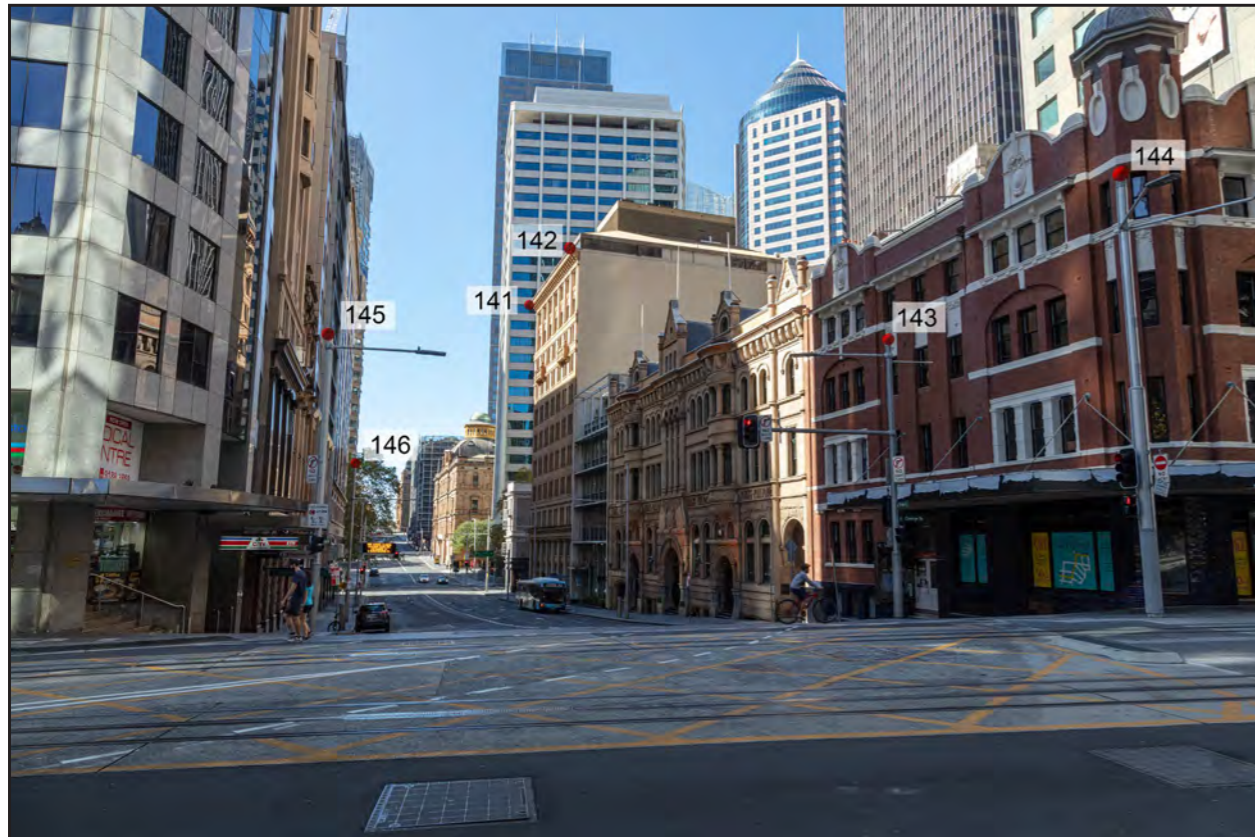
ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|----------------------------|----------------------------------|
| Photo Date: | 25th April 2020 |
| View Location: | Bridge Street from George Street |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens: | FE 24-70mm F2.8 GM |
| Camera RL: | 12.11m |
| Focal length in 35mm Film: | 24mm |

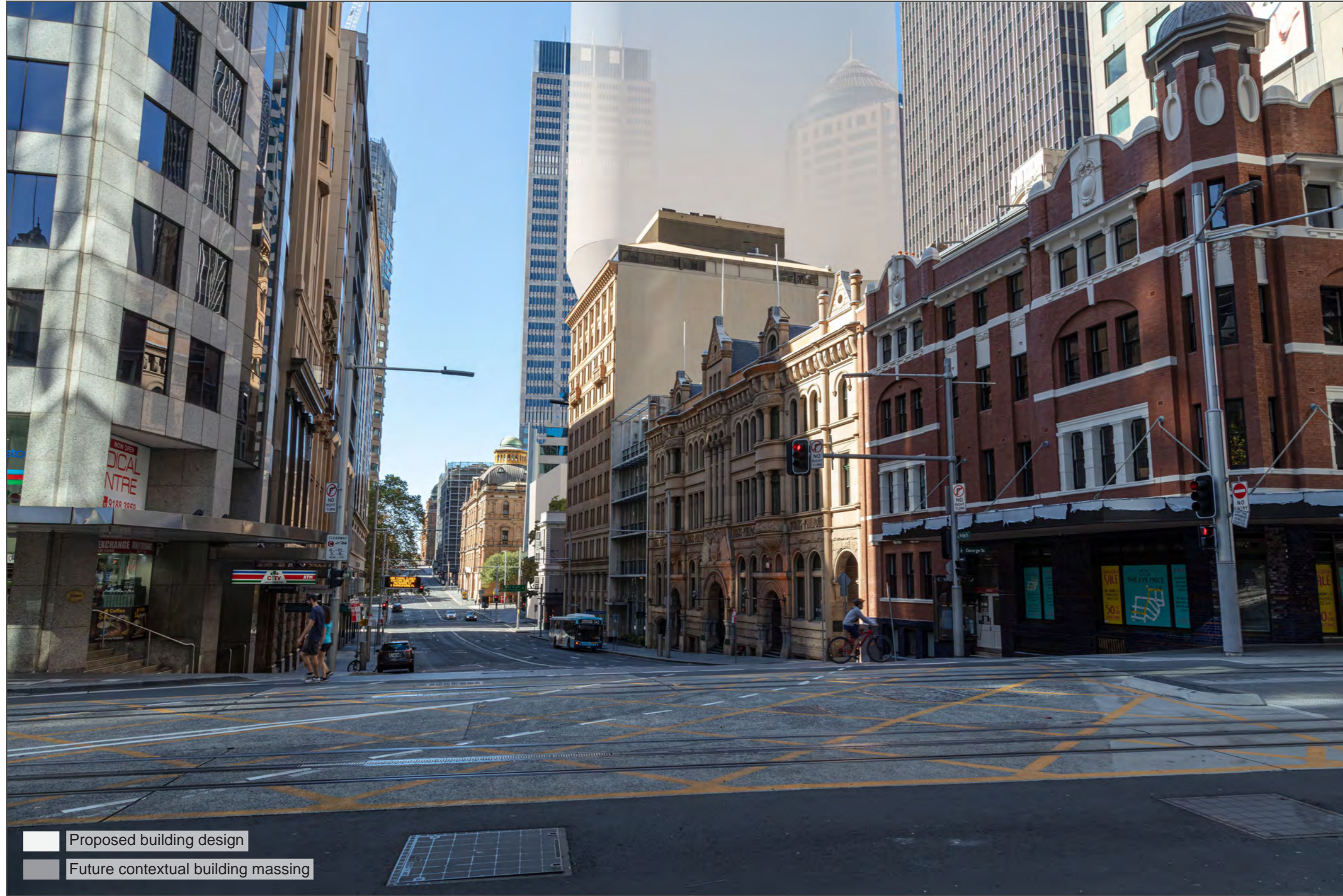
8.2 VIEWPOINT POSITION 4 - Bridge Street from George Street

PHOTOGRAPH SHOWING CURRENT CONDITION



8.3 VIEWPOINT POSITION 4 - Bridge Street from George Street

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



8.4 VIEWPOINT POSITION 4 - Bridge Street from George Street

ALIGNMENT OF SURVEYED POINTS

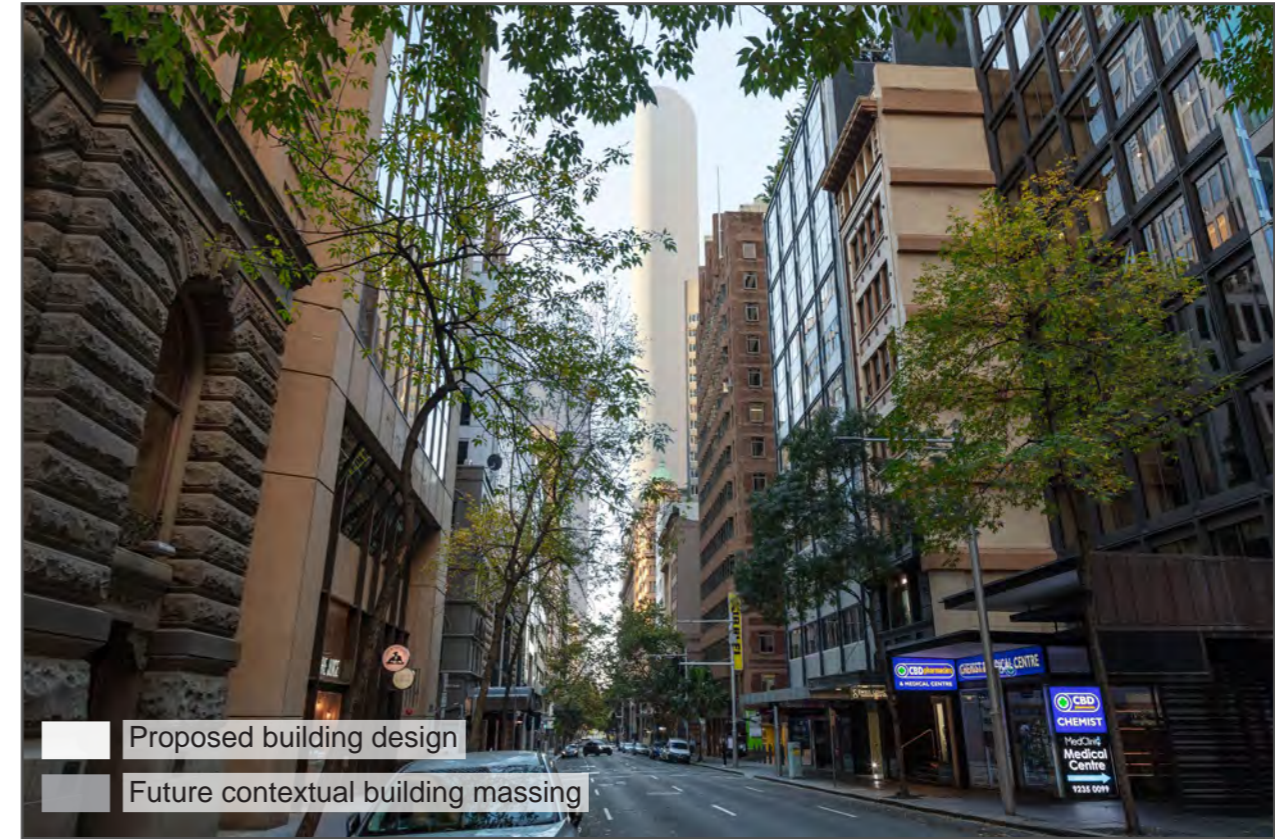


9.1 VIEWPOINT POSITION 5 - Pitt Street from Martin Place

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|---------------------------|-------------------------------|
| Photo Date: | 25th April 2020 |
| View Location: | Pitt Street from Martin Place |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens | FE 24-70mm F2.8 GM |
| Camera RL: | 15.89m |
| Focal length in 35mm Film | 24mm |

9.2 VIEWPOINT POSITION 5 - Pitt Street from Martin Place

PHOTOGRAPH SHOWING CURRENT CONDITION



9.3 VIEWPOINT POSITION 5 - Pitt Street from Martin Place

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



9.4 VIEWPOINT POSITION 5 - Pitt Street from Martin Place

ALIGNMENT OF SURVEYED POINTS



10.1 VIEWPOINT POSITION 6 - Bridge Street from Martin Place

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|----------------------------|---------------------------------|
| Photo Date: | 25th April 2020 |
| View Location: | Bridge Street from Martin Place |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens: | FE 24-70mm F2.8 GM |
| Camera RL: | 23.09m |
| Focal length in 35mm Film: | 24mm |

10.2 VIEWPOINT POSITION 6 - Pitt Street from Martin Place

PHOTOGRAPH SHOWING CURRENT CONDITION



10.3 VIEWPOINT POSITION 6 - Pitt Street from Martin Place

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



10.4 VIEWPOINT POSITION 6 - Pitt Street from Martin Place

ALIGNMENT OF SURVEYED POINTS



11.1 VIEWPOINT POSITION 7 - Bent Street

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|----------------------------|--------------------|
| Photo Date: | 25th April 2020 |
| View Location: | Bent Street |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens: | FE 24-70mm F2.8 GM |
| Camera RL: | 18.51m |
| Focal length in 35mm Film: | 24mm |

11.2 VIEWPOINT POSITION 7 - Bent Street

PHOTOGRAPH SHOWING CURRENT CONDITION



11.3 VIEWPOINT POSITION 7 - Bent Street

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



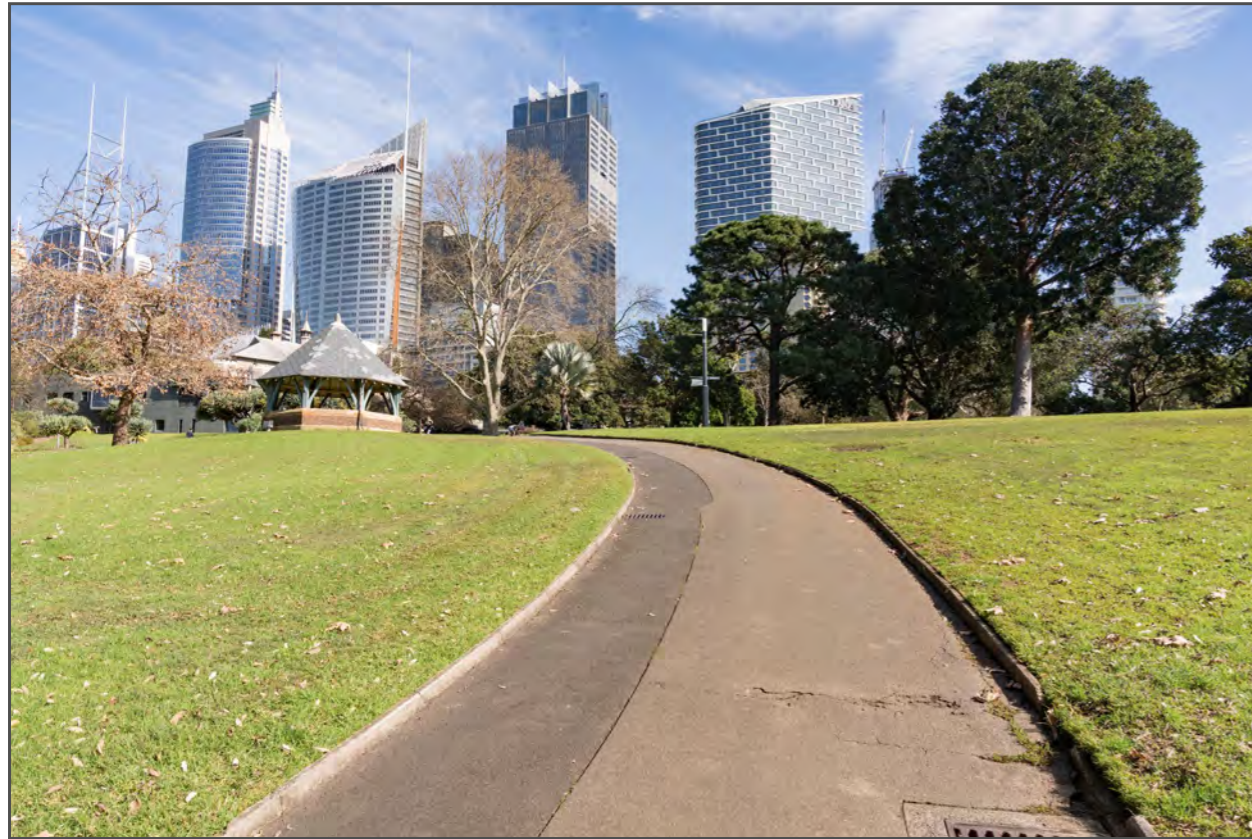
11.4 VIEWPOINT POSITION 7 - Bent Street

ALIGNMENT OF SURVEYED POINTS



12.1 VIEWPOINT POSITION 8 - Botanic Gardens

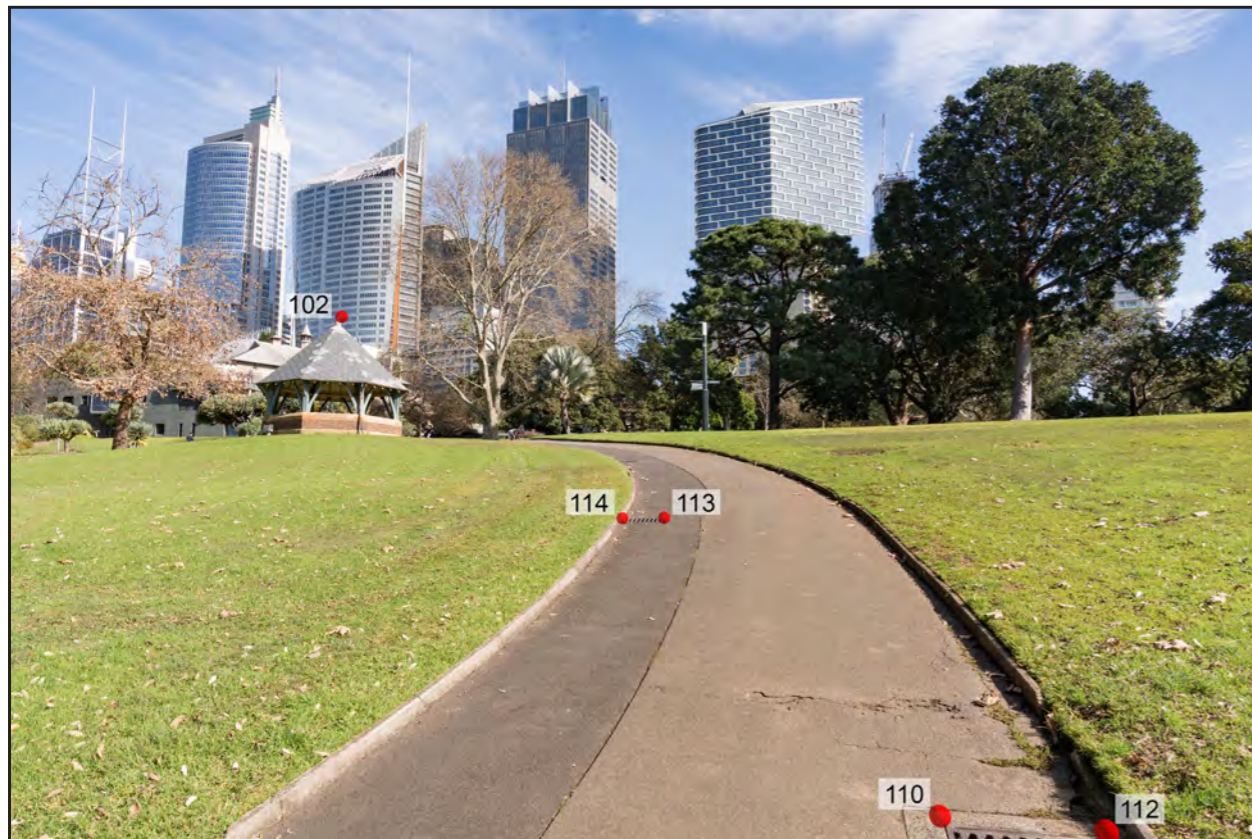
ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



ALIGNMENT OF SURVEYED POINTS



3D VIEW LINE INFORMATION

| | |
|----------------------------|--------------------|
| Photo Date: | 25th July 2022 |
| View Location: | Botanic Gardens |
| Camera Used: | Sony ILCE-7RM4A |
| Camera Lens: | FE 24-70mm F2.8 GM |
| Camera RL: | 6.02m |
| Focal length in 35mm Film: | 24mm |

12.2 VIEWPOINT POSITION 8 - Botanic Gardens

PHOTOGRAPH SHOWING CURRENT CONDITION



12.3 VIEWPOINT POSITION 8 - Botanic Gardens

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



12.4 VIEWPOINT POSITION 8 - Botanic Gardens

ALIGNMENT OF SURVEYED POINTS



13.1 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed 56 Pitt Street

File Name: 56 Pitt_DCP Model_Meters
Author: FJC
Format: Autocad
Alignment: Aligned to MGA 56 GDA2020

A.2 - Site Survey - refer to Appendix B for details 56 Pitt Street - refer to Appendix A

File Name: B04580-Detail
Author: Project Surveyors
Format: Autocad
Alignment: Aligned to MGA 56 GDA2020

A.2 - Site Photo Survey - refer to Appendix B

File Name: 19323photos 1
Author: CMS Surveyors
Format: Autocad
Alignment: MGA 56 GDA2020

13.2 APPENDIX A: NOTES ON ADDITIONAL 3D MODELS INCLUDED IN THE PHOTOMONTAGES



As a number of surrounding buildings have either been approved for construction or submitted for SSDA approval, for the purposes of portraying an accurate representation of the current and future context, 3D models for these developments have been included where visible within the images.

This includes the following:

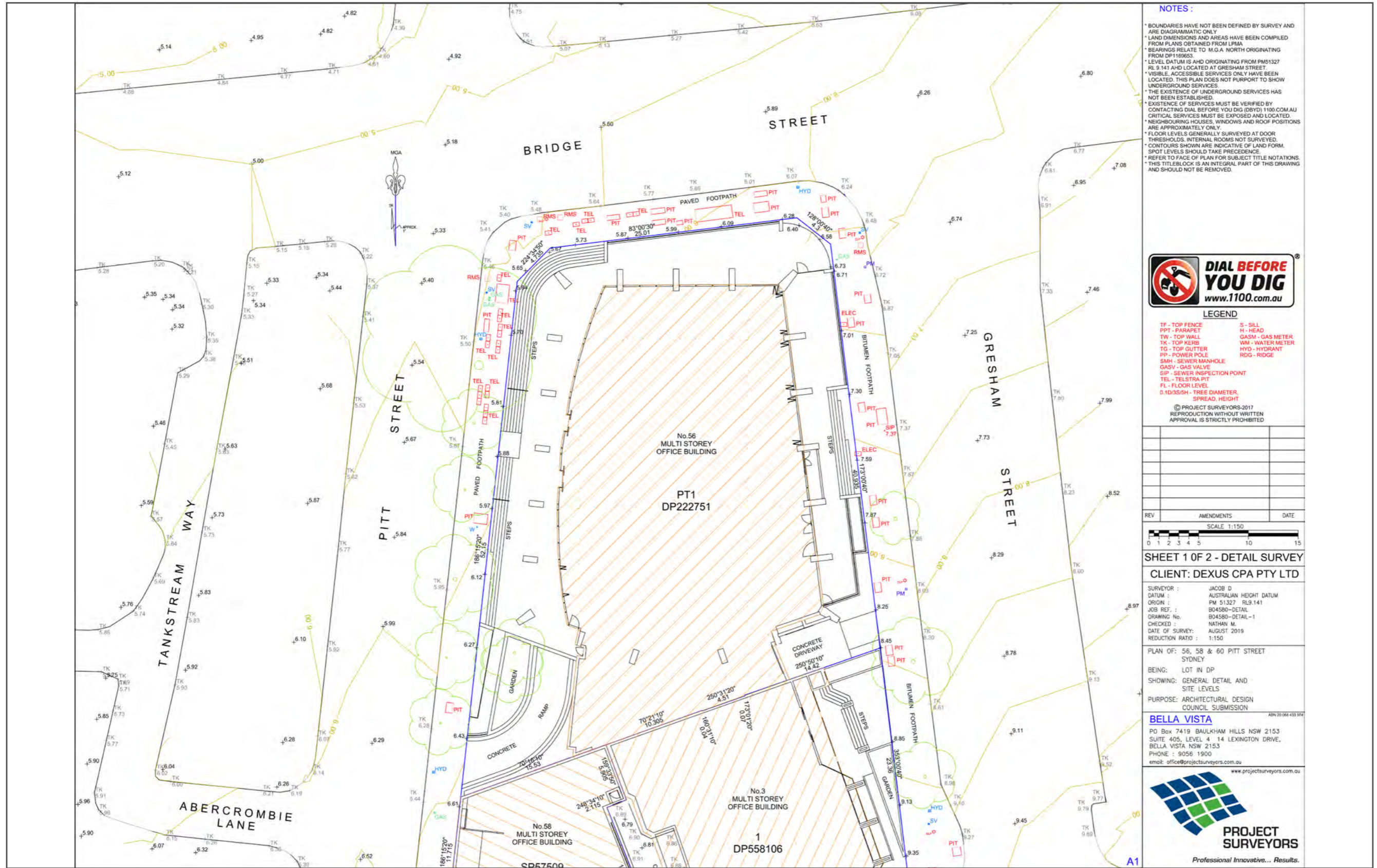
Buildings that are currently under construction or with DA approval shown in orange

- One Sydney Harbour
- One Circular Quay
- 210 George Street

Buildings that have been submitted for SSDA shown in blue

- APDG
- 4-6 Bligh Street
- Martin Place Metro OSD

13.3 APPENDIX A: SITE SURVEY



NOTES:

- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY
- * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPLMA
- * BEARINGS RELATE TO M.G.A. NORTH ORIGINATING FROM DP1169653
- * LEVEL DATUM IS AHD ORIGINATING FROM PMS1327 RL 9.141 AND LOCATED AT GRESHAM STREET
- * VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- * EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- * CRITICAL SERVICES MUST BE EXPOSED AND LOCATED
- * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY
- * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED
- * CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
- * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
- * THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

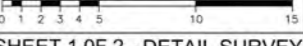


LEGEND

- TF - TOP FENCE
- PPT - PARAPET
- TW - TOP WALL
- TK - TOP KERB
- TG - TOP GUTTER
- PP - POWER POLE
- SMH - SEWER MANHOLE
- QSV - GAS VALVE
- SIP - SEWER INSPECTION POINT
- TEL - TELSTRA PIT
- FL - FLOOR LEVEL
- 0.10/35/5H - TREE DIAMETER
- SPREAD - HEIGHT
- S - SILL
- H - HEAD
- GASM - GAS METER
- WM - WATER METER
- HYD - HYDRANT
- RDG - RIDGE

© PROJECT SURVEYORS-2017
REPRODUCTION WITHOUT WRITTEN APPROVAL IS STRICTLY PROHIBITED

| REV | AMENDMENTS | DATE |
|-----|------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



SHEET 1 OF 2 - DETAIL SURVEY

CLIENT: DEXUS CPA PTY LTD

SURVEYOR: JACOB D
 DATUM: AUSTRALIAN HEIGHT DATUM
 ORIGIN: PM 51327 RL9.141
 JOB REF.: B04580-DETAIL
 DRAWING No. B04580-DETAIL-1
 CHECKED: NATHAN M.
 DATE OF SURVEY: AUGUST 2019
 REDUCTION RATIO: 1:150

PLAN OF: 56, 58 & 60 PITT STREET
 SYDNEY

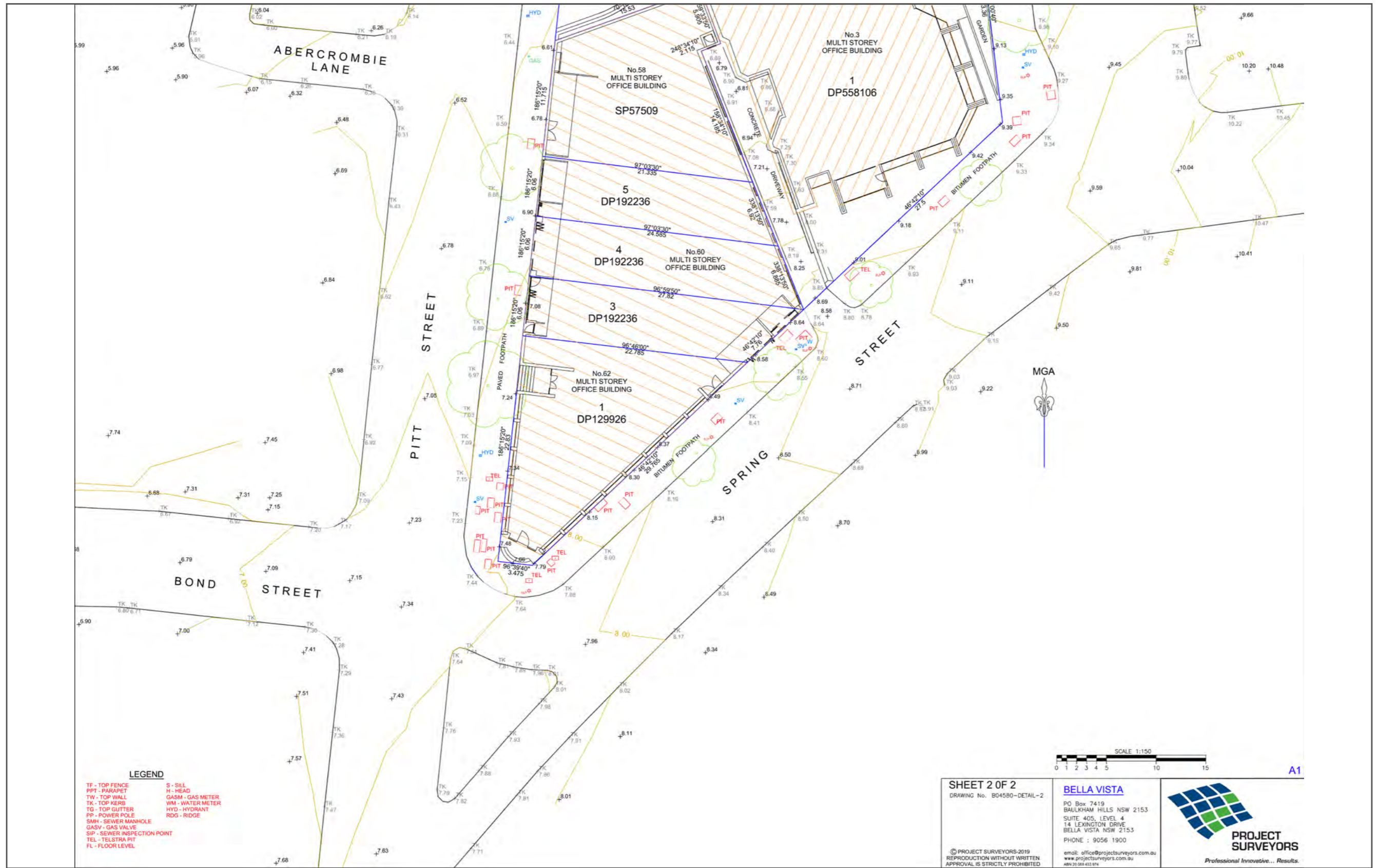
BEING: LOT IN DP
 SHOWING: GENERAL DETAIL AND
 SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
 COUNCIL SUBMISSION

BELLA VISTA
 PO Box 7419 BAULKHAM HILLS NSW 2153
 SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,
 BELLA VISTA NSW 2153
 PHONE: 9056 1900
 email: office@projectsurveyors.com.au



13.4 APPENDIX A: SITE SURVEY



13.5 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited
 A.B.N. 79 096 240 201
 LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 28-04-2020
 Our Ref: 19323 Photo Locations

Studio 71/61 Marlborough Street
 Surry Hills
 NSW 2010

Virtual Ideas
 Rick Mansfield

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for 56 Pitt street Sydney.

Coordinates are MGA zone 56 (GDA 94) and elevation to Australian Height datum (AHD).

Measurements were taken using SCIMS coordinates and theodolite measurements.

DWG of locations has also been supplied.

| Point Number | Easting | Northing | Reduced Level (RL) | Photo Point |
|--------------|------------|-------------|--------------------|-------------|
| 501 | 334362.258 | 6252518.495 | 52.25 | PHOTO 1-1 |
| 500 | 334339.807 | 6252487.034 | 51.14 | PHOTO 1-2 |
| 33 | 334822.988 | 6252182.901 | 9.14 | PHOTO 2 |
| 129 | 334424.195 | 6251546.008 | 8.10 | PHOTO 3 |
| 147 | 334179.685 | 6251516.282 | 10.51 | PHOTO 4 |
| 160 | 334279.962 | 6251096.249 | 14.63 | PHOTO 5-1 |
| 161 | 334285.863 | 6251105.802 | 14.30 | PHOTO 5-2 |
| 124 | 334698.966 | 6251584.367 | 21.50 | PHOTO 6 |
| 139 | 334484.486 | 6251455.487 | 16.64 | PHOTO 7-1 |
| 140 | 334483.832 | 6251449.912 | 16.91 | PHOTO 7-2 |
| 107 | 334966.800 | 6251658.233 | 4.42 | PHOTO 8 |
| 100 | 334290.721 | 6252405.491 | 55.30 | SIGN |
| 101 | 334274.287 | 6252287.871 | 64.17 | CHIMNEY |
| 102 | 334932.240 | 6251632.039 | 15.86 | ROOF RIDGE |
| 103 | 334272.034 | 6252287.673 | 64.17 | CHIMNEY |
| 104 | 334274.888 | 6252286.791 | 64.17 | CHIMNEY |
| 105 | 334339.927 | 6252485.176 | 52.39 | BEAM |
| 106 | 334338.262 | 6252482.376 | 52.30 | BEAM |
| 108 | 334293.420 | 6252404.148 | 55.06 | BEAM |
| 110 | 334963.255 | 6251658.327 | 4.84 | GRATE |
| 111 | 334273.099 | 6252288.227 | 64.17 | CHIMNEY |

| Point Number | Easting | Northing | Reduced Level (RL) | Photo Point |
|--------------|------------|-------------|--------------------|-------------------------|
| 112 | 334963.213 | 6251658.901 | 4.83 | GRATE |
| 113 | 334955.967 | 6251655.202 | 5.97 | GRATE |
| 114 | 334956.086 | 6251654.659 | 5.97 | GRATE |
| 116 | 334646.561 | 6251550.792 | 43.74 | TOP OF WALL |
| 117 | 334638.808 | 6251550.080 | 46.72 | TOP OF WALL |
| 118 | 334631.090 | 6251549.123 | 43.71 | TOP OF WALL |
| 119 | 334684.590 | 6251583.515 | 21.31 | TRAFFIC LIGHT |
| 120 | 334676.369 | 6251574.231 | 21.57 | TRAFFIC LIGHT |
| 121 | 334671.708 | 6251556.755 | 21.91 | TRAFFIC LIGHT |
| 122 | 334606.108 | 6251548.693 | 18.45 | TRAFFIC LIGHT |
| 126 | 334404.135 | 6251540.934 | 19.07 | LIGHT POLE |
| 127 | 334361.432 | 6251510.622 | 17.79 | CORNER OF BUILDING |
| 128 | 334338.234 | 6251510.494 | 17.79 | CORNER BUILDING |
| 130 | 334396.311 | 6251522.884 | 7.06 | SIGN |
| 131 | 334368.660 | 6251513.497 | 6.55 | LIGHT POLE |
| 132 | 334336.808 | 6251515.352 | 5.51 | TRAFFIC LIGHT |
| 133 | 334421.505 | 6251476.823 | 57.48 | TOP OF WALL |
| 134 | 334422.421 | 6251469.030 | 57.47 | TOP OF WALL |
| 135 | 334457.312 | 6251440.656 | 29.71 | WINDOW |
| 136 | 334457.872 | 6251439.906 | 29.71 | WINDOW |
| 137 | 334460.314 | 6251442.188 | 15.36 | LIGHT POLE |
| 138 | 334444.316 | 6251460.050 | 13.92 | SIGN |
| 141 | 334295.886 | 6251508.120 | 47.00 | TOP OF WALL |
| 142 | 334272.112 | 6251505.228 | 46.99 | TOP OF WALL |
| 143 | 334205.449 | 6251502.062 | 19.37 | LIGHT POLE |
| 144 | 334198.264 | 6251498.790 | 22.42 | LIGHT POLE |
| 145 | 334206.862 | 6251520.712 | 18.93 | LIGHT POLE |
| 146 | 334244.539 | 6251524.401 | 18.59 | LIGHT POLE |
| 152 | 334283.410 | 6251106.696 | 16.94 | SIGN |
| 153 | 334298.236 | 6251128.860 | 19.18 | ROOF |
| 154 | 334297.511 | 6251121.471 | 19.17 | ROOF |
| 157 | 334281.307 | 6251118.997 | 17.02 | TOP OF WALL |
| 158 | 334281.452 | 6251120.875 | 17.02 | TOP OF WALL |
| 162 | 334297.235 | 6251125.103 | 13.80 | LIGHT POLE |
| 163 | 334297.983 | 6251137.964 | 13.42 | SIGN |
| 164 | 334299.942 | 6251160.195 | 12.88 | LIGHT POLE |
| 202 | 334739.858 | 6252019.762 | 8.28 | SIGN |
| 203 | 334739.067 | 6252019.887 | 8.26 | SIGN |
| 204 | 334815.426 | 6252103.413 | 8.42 | CORNER OF LIGHT ON POST |
| 207 | 334787.206 | 6252149.509 | 6.43 | LIGHT POLE |
| 208 | 334785.116 | 6252140.034 | 6.43 | LIGHT POLE |
| 209 | 334816.550 | 6252164.246 | 5.63 | SIGN |



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13.6 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

| Point Number | Easting | Northing | Reduced Level (RL) | Photo Point |
|--------------|------------|-------------|--------------------|------------------------|
| 210 | 334817.520 | 6252163.992 | 5.65 | SIGN |
| 213 | 334815.957 | 6252103.649 | 12.07 | CORNER OF SECURITY CAM |

Note: Ground level of camera positions are surveyed. Camera heights to be added if required.



Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach



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