

17 February 2021

Re. Additional information; wider view for View I04.

GM Urban Design and Architecture (GMU) have been engaged by Sirius Developments Pty Ltd (the client) to provide advice and recommendations relating to the visual impact associated with the State Significant Development Application 10384 (SSDA) for adaptive reuse (prepared by BVN) of the development known as the 'Sirius Site' located at No 2-60 Cumberland Street, The Rocks.

Further to the Request for additional information (SSD-10384) (4(b)), we provide below a wider view for View I04 (before and after) as supplementary information. View location I04 refers to one of the selected views included in GMU's original Visual Impact Assessment, issued October 2020.

The wider view was captured by a professional photographer (Modata) using 20mm lens. An accurate photomontage was prepared by the photo montage consultant (Modata) in accordance with guidelines as set out in the NSW Land & Environment Court guidelines. The photomontage was prepared using the detailed digital 3D model of the proposal supplied by the project architects (BVN). The view was taken from the digital 3D model in the same location as the photograph (before scenario) using the same focal length lens. Subsequently, the digital view capture was accurately superimposed onto the original photograph, producing an accurate representation of the proposal. The photomontage is accompanied by a wireframe image demonstrating the alignment of the survey data against the original photograph.

The viewing location is situated along the pedestrian walkway on the eastern side of Sydney Harbour Bridge. The view is looking east towards the subject site and the viewing distance is estimated to be 25-30m (according to Google Maps). In this view, the existing Sirius building is visible to the east from the pedestrian walkway along Sydney Harbour Bridge as described in GMU's Visual Impact Assessment report (October 2020).



Diagram indication viewing location I04.

View I04 is captured close to the edge of the masonry balustrade of the Sydney Harbour Bridge which varies in height. A person of average height walking in the centre of the approximately 2.5m wide pedestrian pathway (a more natural location given pedestrians keep to the left and the view is appreciated walking towards the north), part of the view to the Sydney Opera House Podium would be obscured by the solid balustrade. For approximately 800m along the bridge walkway north of location I04, uninterrupted district views are continuously available from the pedestrian walkway offering wide spectacular views of Sydney Opera House against the CBD skyline where pedestrians can appreciate the visual qualities of Sydney Harbour in delightful dynamic elements such as vessels and other moving elements.



Wider version of View I04 (existing condition) captured using a 20mm lens (Modata).



View as proposed (Modata).