



Visual Impact Assessment

194 - 214 Oxford Street & 2 Nelson Street,
Bondi Junction
SSD 77175998

July 2025

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Cover image: the site (Source: SJB Architects)

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Table of Contents

Executive Summary	5
1 Introduction	6
1.1 Report Structure	6
1.2 Secretary's Environmental Assessment Requirements	6
2 The site	7
2.1 Site description	7
2.2 Surrounding visual context	9
3 Development Application History	14
4 Proposed development	15
5 Methodology	16
6 Visual impact analysis (as exhibited).....	18
6.1 Viewpoint 1: Intersection of Syd Einfeld Drive, Oxford and Wallis Street – AS EXHIBITED	19
6.1.1 Analysis	20
6.2 Viewpoint 2: York Road, Bondi Junction – AS EXHIBITED	22
6.2.1 Analysis	23
6.3 Viewpoint 3: Grand Drive, Centennial Park – AS EXHIBITED	24
6.3.1 Analysis	25
6.4 Viewpoint 4: 264 Oxford St, Bondi Junction – AS EXHIBITED	27
6.4.1 Analysis	28
6.5 Viewpoint 5: Forth St, Woollahra – AS EXHIBITED	29
6.5.1 Analysis	30
6.6 View 6: Woods Avenue, Woollahra – AS EXHIBITED	31
6.6.1 Analysis	32
7 Visual impact analysis (additional viewpoints)	33
7.1 Viewpoint 7: Junction of Queens Park Rd, View St and Victoria Street, Queens Park	34
7.1.1 Analysis	35
7.2 Viewpoint 8: The Column Garden, Centennial Park	36
7.2.1 Analysis	37
7.3 Viewpoint 9: Centennial Park Reservoir WS001	38
7.3.1 Analysis	39
7.4 Viewpoint 10: Woollahra Reservoir, Centennial Park	40
7.4.1 Analysis	41
7.5 Viewpoint 11: Mount Steel, Moore Park	42
7.5.1 Analysis	43
8 Visual impact assessment.....	44

8.1 Mitigation measures	45
9 Conclusion	46

Tables

Table 1: Legal description	5
Table 2: Report Structure	6
Table 3: SEARS requirements	6
Table 4: Assessment Matrix	16
Table 5: Viewpoint locations.....	18
Table 6: Assessment Matrix	21
Table 7: Assessment Matrix	23
Table 8: Assessment Matrix	26
Table 9: Assessment Matrix	28
Table 10: Assessment Matrix	30
Table 11: Assessment Matrix	32
Table 12: Assessment Matrix	35
Table 13: Assessment Matrix	37
Table 14: Assessment Matrix	39
Table 15: Assessment Matrix	41
Table 16: Visual impact assessment summary	44

Figures

Figure 1: Site context (Source: Urbis GIS 2025)	8
Figure 2: Aerial of subject site (Source: Urbis GIS 2025).....	8
Figure 3: Surrounding context (Source: Nearmap)	9
Figure 4: Low density residential area of Woollahra(Source: Keylan)	10
Figure 5: Low density residential area of WoollahraSource: Keylan).....	10
Figure 6: Looking north on Nelson St (Source: Keylan).....	11
Figure 7: Facing east - along Oxford St (Source: Keylan).....	11
Figure 8: Looking west from the site(Source: Keylan).....	11
Figure 9: Facing north on St James Road (Source: Keylan).....	12
Figure 10: Looking south from St James Rd (Source: Keylan)	12
Figure 11: Looking north from York Rd towards the site (Source: Keylan)	12
Figure 12: Looking east towards the site (Source: Keylan).....	13
Figure 13: Viewpoint Location Map – as exhibited (Source: Nearmap)	18
Figure 14: Viewpoint 1 Map (Source: Nearmap)	19
Figure 15: Viewpoint 1 – existing (Source: SJB).....	19
Figure 16: Viewpoint 1 – proposed view (Source: SJB).....	19
Figure 17: Views from residential properties on Wallis St (Source: Keylan) ...	20
Figure 18:Viewpoint 2 Map (Source: Nearmap)	22
Figure 19: Viewpoint 2 – existing (Source: SJB)	22
Figure 20: Viewpoint 2– proposed view (Source: SJB)	22
Figure 21: Viewpoint 3 Map (Source: Nearmap)	24
Figure 22: Viewpoint 3 – existing (Source: SJB)	24
Figure 23: Viewpoint 3– proposed view (Source: SJB).....	24
Figure 24: View from Grand Drive - eastbound (Source: Google Maps)	25

Figure 25: View from Grand Drive (Source: Google Maps)	25
Figure 26: Viewpoint 4 Map (Source: Nearmap)	27
Figure 27 Viewpoint 4 – existing (Source: SJB).....	27
Figure 28 Viewpoint 4 –proposed view (Source: SJB).....	27
Figure 29: Viewpoint 5 Map (Source: Nearmap)	29
Figure 30 Viewpoint 5 –existing (Source: SJB)	29
Figure 31 Viewpoint 5 –proposed view (Source: SJB)	29
Figure 32: Viewpoint 6 Map (Source: Nearmap)	31
Figure 33: Viewpoint 6 – existing (Source: SJB).....	31
Figure 34 Viewpoint 6 –proposed view (Source: SJB).....	31
Figure 35: Viewpoint 7 Map (Source: Nearmap)	34
Figure 36 Viewpoint 7 – existing (Source: SJB).....	34
Figure 37 Viewpoint 7 –proposed view (Source: SJB).....	34
Figure 38: Viewpoint 8 Map (Source: Nearmap)	36
Figure 39 Viewpoint 8 – existing (Source: SJB).....	36
Figure 40 Viewpoint 8 –proposed view (Source: SJB).....	36
Figure 41: Viewpoint 9 Map (Source: Nearmap)	38
Figure 42 Viewpoint 9– existing (Source: SJB)	38
Figure 43 Viewpoint 9 –proposed view (Source: SJB).....	38
Figure 44: Viewpoint 10 Map (Source: Nearmap)	40
Figure 45 Viewpoint 10 – existing (Source: SJB).....	40
Figure 46 Viewpoint 10 – proposed view (Source: SJB).....	40
Figure 47: Viewpoint 11 Map (Source: Nearmap).....	42
Figure 48 Viewpoint 11– existing (Source: SJB).....	42
Figure 49 Viewpoint 11 – proposed view (Source: SJB).....	42

Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Keylan Consulting to accompany a detailed State Significant Development Application (SSDA) for a shop top housing development at 194 - 214 Oxford Street and 2 Nelson Street and part of Osmund Lane, Bondi Junction within the Waverley local government area (LGA).

The site is made up of the seven lots outlined in Table 1.

Property Address	Title Description
194 Oxford Street, Bondi Junction	Lot 10 in DP260116
196 Oxford Street, Bondi Junction	Lot 11 in DP260116
198 Oxford Street, Bondi Junction	Lot 12 in DP260116
200 Oxford Street, Bondi Junction	Lot 13 in DP260116
204 Oxford Street, Bondi Junction	Lot 16 in DP68010 Lot 1 in DP79947
214 Oxford Street, Bondi Junction	Lot 1 in DP708295
2 Nelson Street, Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781
Total site area	2,480m ² (2,599.1m ² including the land beneath Osmund Lane)

Table 1: Legal description

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998).

Additional views following public exhibition

Additionally, this report has been updated to respond to Heritage NSW's (HNSW) submission, dated 27 May 2025. Please refer to Section 7.

The findings of this report demonstrate that whilst the proposal will have a potential impact on views from some public spaces, heritage items, heritage conservation areas and residential areas, impacts are considered reasonable when factoring in the following:

- the subject site and proposed development establish a focal point for the gateway to Bondi Junction Town Centre
- the proposal is of high-quality architectural design, incorporating details such as separated towers, varying heights and articulation which assist in softening the built form
- the immediate area is characterised by a mixture of low - medium to density buildings, transitioning to high density within the Town Centre, which comprises dense clusters of buildings, varying in architectural designs, heights and scales
- the proposal generally aligns with the building design approved for the site under separate development consents and the elements that extent outside of the approved envelope will have a limited visual impact when compared to the approved built form and in the context of the surrounding built environment.
- the proposal is consistent the strategic context of the area, noting
 - the importance of Bondi Junction's role as a local strategic centre
 - it will provide well located, high quality housing (including affordable housing) within walking distance to public transport
 - increase the ground floor activation at the western end of Bondi Junction

Importantly, with consideration of the updated assessment (views 7-11), the proposal is expected to result in a low-moderate visual impact on these viewpoints.

Overall, this report concludes that the proposed development will have a low-moderate visual impact and is suitable for the site and warrants approval subject to the implementation of mitigation measures outlined in this report.

1 Introduction

This VIA has been prepared by Keylan Consulting on behalf of Stargate Property (the Applicant). This report is submitted to the *Department of Planning, Housing and Infrastructure* (DPHI) in support of a SSDA for a shop top housing development at 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction within the Waverley LGA.

This report has been prepared to describe, analyse, and assess the visual impacts associated with the proposal on key viewpoints for significant locations surrounding the site. The relevant legislation and planning instruments are addressed in detail within the Environmental Impact Statement (EIS) to accompany the SSDA and have been informed by the findings of this VIA.

1.1 Report Structure

The VIA has been prepared as follows:

Section	Overview
1. Introduction	Introduction to the VIA and the proposed development, including an overview of the relevant SEARs.
2. Site context	A description of the site, the context and an assessment of the site's opportunities and constraints.
3. Application history	Recount of the site application history, including previous applications and Court approvals.
4. Proposal	A detailed description of the proposed development.
5. Methodology	A description of the methodology undertaken including any limitations encountered during the assessment.
6. Visual impact analysis	An in-depth visual impact analysis of the existing environment, proposal and potential impacts on the surrounding area.
7. Impact assessment	A calculated visual impact assessment based on the findings of the above analysis.
8. Conclusion	A concluding statement taking into account the assessment of the proposal.

Table 2: Report Structure

1.2 Secretary's Environmental Assessment Requirements

This report has been prepared in response to the requirements contained within the SEARs dated 25 October 2024 for the SSDA (SSD-77175998). This report responds to the SEARs requirement:

Issue and Assessment Requirements	Report Reference
6. Visual Impact	
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Section 6
Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	

Table 3: SEARS requirements

As noted, this report has been updated to respond to Heritage NSW's (HNSW) submission, dated 27 May 2025. Please refer to Section 7.

2 The site

2.1 Site description

The site is located at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction within the Waverley LGA. The site is comprised of multiple allotments and is legally described as:

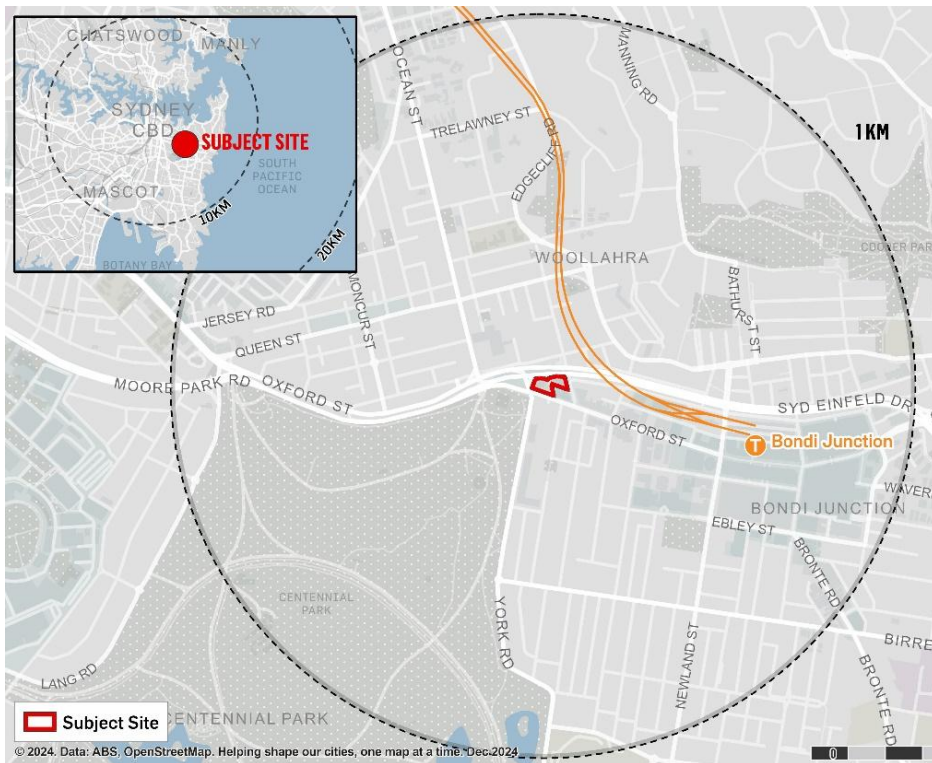
- 194-214 Oxford Street:
 - Lot 10, 11, 12, 13 & 16 in DP 260116,
 - Lot 1 in DP 708295,
 - Lot 1 in DP 79947, and
- 2 Nelson Street:
 - Lot 1 in DP 583228.
- Part of Osmund Lane
 - Lot 1 in DP1300781

The land size is 2,480m² (2,599.1m² including the land beneath Osmund Lane) with a northern frontage to Syd Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road.

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses with Centennial Park located to the west and south-west of the site, as further detailed in Section 2.2

The lot at 2 Nelson Street contains a local landscape heritage item (I506) 'Norfolk Pine-Landscape'. The remainder of the site has recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.



2.2 Surrounding visual context

The site is strategically located at the western-most end of Bondi Junction Town Centre and is considered a 'gateway' site to Bondi Junction. The site is located within a predominantly commercial/retail area fronting Oxford Street, with medium density residential buildings to the east along Nelson and Grafton Streets.

The immediate context is undergoing transition with several sites currently being redeveloped for higher density mixed uses nearby.

The surrounding environment consists of buildings of various heights and scale. To the east of the site along Oxford Street are low and medium density residential buildings and two storey shop-top developments. Several high density mixed-use and residential buildings are located further east towards the core of the town centre, including the Westfield Shopping Centre.

The Waverley Bus Depot is located to the immediate south of the site, on the southern side of Oxford Street. To the southeast of the site are low and medium density residential buildings.

To the north, the site is located adjacent to Syd Einfeld Drive and pedestrian overbridge. The dwelling types further north comprise, low and medium density residential buildings predominantly consisting of single storey houses and two to three storey attached terraces.

The site is located within close proximity to Centennial Parklands, located directly to the southwest of the site.



Figure 3: Surrounding context (Source: Nearmap)

North

The site immediately adjoins Syd Einfeld Drive to the north. Syd Einfeld Drive is a state classified road (No. 172) and is a dual carriageway running east-west from the intersection of Oxford Street and Ocean Street in Woollahra and Oxford Street, Old South Head Road and Bondi Road at the eastern end of Bondi Junction.

A pedestrian bridge over Syd Einfeld Drive is located adjacent to the north eastern corner of the site, providing pedestrians access between Bondi Junction and Woollahra.

Further north of the site, beyond Syd Einfeld Drive, are low and medium density residential buildings predominantly consisting of single storey houses and two to three storey attached terraces. This area of Woollahra is defined by its tree-lined street and many cul-de-sacs.

This part of Woollahra also comprises several heritage items as well as 'Woollahra' Heritage Conservation Area (C15) (HCA) pursuant to Schedule 5 the *Woollahra Local Environmental Plan 2014* (WLEP 2014).



Figure 4: Low density residential area of Woollahra, facing south (Source: Keylan)



Figure 5: Low density residential area of Woollahra, facing north (Source: Keylan)

East

To the east, on the northern side of Oxford Street, the site directly adjoins a row of two storey shop terraces between 216 and 230 Oxford Street. The southern side of Oxford Street is characterised by low density residential uses and mixed use development. The Nelson Hotel at 232 Oxford Street is identified as a local heritage item (I213) pursuant to Sch 5 of the *Waverley Local Environmental Plan 2012* (WLEP 2012).

Further to the east of the site, along Oxford Street, the built environment primarily consists of single storey commercial and retail outlets and two storey shop top housing developments. Beyond Leswell Street, there are several high density mixed-use and residential buildings located further towards the Bondi Junction town centre. The town centre includes the Westfield Shopping Centre, the Oxford Street pedestrian mall and the Bondi Junction Train Station and bus interchange.

This part of Oxford Street is undergoing transition, with several sites currently being redeveloped for higher density mixed uses to support the town centre.

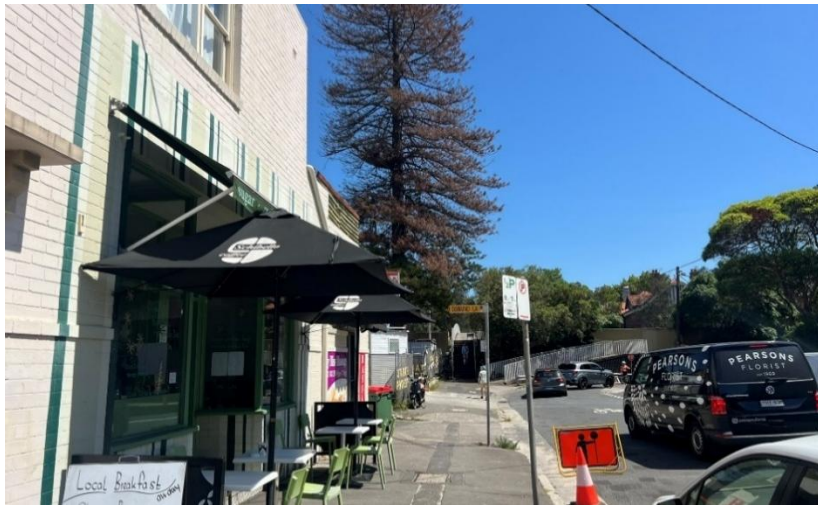


Figure 6: Looking north on Nelson St towards Syd Einfield Dr (Source: Keylan)



Figure 7: Facing east - along Oxford St (Source: Keylan)



Figure 8: Looking west from the site on cnr of Newland / Oxford St (Source: Keylan)

South

To the immediate south of the site, on the southern side of Oxford Street, is the Waverley Bus Depot / Waverley Tram Depot building, which is listed as a local heritage item (I224) pursuant to the WLEP 2012.

To the southeast of the site are low and medium density residential buildings, primarily comprising tree-lined streets with single storey houses and attached two storey terraces. This part of Bondi Junction consists of several local heritage items as well as the *Mill Hill Conservation Area—General HCA (C15)* pursuant to the WLEP 2012.



Figure 9: Facing north on St James Road (Source: Keylan)



Figure 10: Looking south from St James Rd (Source: Keylan)



Figure 11: Looking north from York Rd towards the site (Source: Keylan)

West

The site has a western frontage to York Road. York Road is classified as a regional road (No. 7330) and runs in a general north-south alignment from the intersection of York Road and Syd Einfeld Drive, Bondi Junction to the intersection of York Road and Darley Road, Randwick.

Centennial Parklands, which is classified as a State heritage item under the NSW State Heritage Register and National Heritage item under the *Environment Protection and Biodiversity Conservation Act 1999*, is located to the east of the site. The Centennial Parklands also comprise numerous local heritage items as well as a HCA (North Randwick) pursuant to the *Randwick Local Environmental Plan 2012* (RLEP 2012) and WLEP 2012.

Further to the northwest, beyond York Road and Syd Einfeld Drive, is a residential area of Woollahra, consisting of low and medium density residential buildings that are predominantly two and three storeys in height.

This part of Woollahra comprises tree-lined streets and several heritage items and as well as a the 'Woollahra' HCA pursuant to the WLEP 2014.



Figure 12: Looking east towards the site from cnr Ocean Rd/ Oxford St (Source: Keylan)

3 Development Application History

Several development consents are applicable to the site.

On 18 August 2022, Sydney Eastern City Planning Panel issued a deferred commencement development consent for DA-400/2021, authorising the demolition of existing structures, construction of a shop top housing development including 10 floors of residential apartments across two buildings (known as Oxford Street tower and Nelson Street tower) and four levels of basement parking and associated Planning Agreement for public domain works.

Following from the approval of DA-400/2021, an additional three modification applications were lodged and subsequently approved. Approval was given to the first modification application DA-400/2021/A on 23 July 2023, removing the deferred commencement condition relating to the requirement to enter into a Planning Agreement.

On the 23 October 2023, approval was given to the second modification application, to specify that the conditioned requirement for a Site Audit Statement excludes below ground level (existing) and demolition works.

The third modification (DA-400/2021/C) was approved on 26 September 2024 to alter internal layouts, communal open space, windows, new air conditioners and condenser enclosures added to balconies, private pool to building B and various other changes.

On 28 August 2024, an amending DA (DA-360/2023) was approved, which amended DA-400/2021. The amending DA made alterations and additions to Basement Levels 4, 3, 2 and 1 and the Ground Floor Level of the approved development, updating the number of car parking spaces and altering the configuration of public domain, vehicle access, loading, storage areas as well as other detailed design elements. The amending DA updated site area through part of Osmund Lane, facilitating consolidation of underground basement. It is worth noting there are no changes to GFA/FSR under this amendment DA.

The proposed SSDA generally seeks approval for the redevelopment of 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction, proposing to retain key design principles in accordance with the parent consent. The proposal will provide additional residential dwellings, in accordance with the in-fill affordable housing provisions under the State Environmental Planning Policy (Housing) 2021 and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the development consent, with demolition and excavation completed. Construction Certification has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 9) as well as the internal fit out and servicing for the whole of the building (Basement to Level 16).

It is intended that the relationship between the approval of the SSDA and the existing consents be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

4 Proposed development

Specifically, this SSDA seeks development consent for:

Proposed New Works

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
 - Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
 - Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
 - Communal open space on Level 11 (Building A)
 - Plant and lift overrun
 - Public Domain Works
- Internal fit out of Levels 09 - 16

Proposed Amendments to Existing Parent Development Consent

- Internal fit out from Basement Levels 01 - 04
- Internal fit out from Ground Level to Level 08
- The allocation of 1,708m² of affordable housing on Levels 1,2 and 3 of Building A and Building B
- Additional services to overall development including an additional plant area at ground floor and an addition of a second substation
- Basement services, including additional parking spaces and updated storage and waste storage areas
- Awning over the ground retail along Oxford St and addition of a glazing window to create visual continuation from the neighbouring retail.

Cumulative Development (Existing Parent Development Consent and Subject SSDA)

- Construction of a shop-top housing development, comprising a podium with ground floor retail, two residential towers (Building A and Building B) as well as four levels of basement parking and associated public domain works.
 - The delivery of a total of 11,288m² of GFA.
 - 467m² of retail GFA.
 - 85 apartments, equating to a total residential GFA of 10,792m² including 1,708m² (17 apartments) of affordable housing GFA.
 - 29m² GFA for communal amenities, incl. WC, steam room and sauna
 - The apartments will comprise the following mix:
 - 1 bedroom 2 (2%)
 - 2 bedroom 35 (42%)
 - 3 bedroom 48 (56%)
 - 4 levels of basement for 138 car parking spaces and 45 motorbike parking spaces, with vehicular access from Osmund Lane.
 - Storage areas and services.
 - Communal open space and associated landscaping.

5 Methodology

There is no required VIA methodology adopted in NSW to assess the visual impacts of built forms in urban environments. As such, this VIA has been informed by the experience gained by Keylan Consulting, specialising in VIA and relevant best practice guidance, including:

- NSW Land & Environment Court Planning Principles relating to visual impacts
- Transport for NSW's *Guideline for Landscape Character and Visual Impact Assessment, Environmental Impact Assessment Practice Note EIA-N04*

The VIA identifies the visual catchment of the proposal as well as the existing, emerging, and desired future character of the area. This information is used to determine the sensitive receivers, and ultimately the viewpoints. Importantly, several viewpoints within the visual catchment are selected to represent the potential sensitive receivers, noting the viewpoints are taken from the public domain.

Sensitive receivers are determined based on the visibility of the proposal (i.e topography and proximity to the site), residential use, heritage value and environmental significance. A detailed analysis based on the magnitude of impact (scale, contrast, quality, distance) and the sensitivity of each viewpoint is provided in the VIA to determine the overall visual impact.

The range of views assessed includes close, medium and long-distance views so that a variety of views likely to be experienced by the public are evaluated. The modelling and assessment undertaken accounts for the existing view (the built form approved under the Consent) and proposed view (the built form approved under the Consent, plus the built form proposed under this SSDA).

Each viewpoint has been assessed in accordance with the following criteria which provide the foundation of the VIA:

1. Establish the existing visual character and likely extent of change to locality and surrounds.
2. Identify the visual sensitivity, based on existing visual character, key views and other significant visual features.
3. Consider visual exposure of site under current situation and following development of the site and surrounding area
4. Consider the likely visibility of proposed development.
5. Determine level of impact (low, moderate or high).
6. Identify potential mitigation strategies (if appropriate).

It is noted that Viewpoints 1 – 6 have been publicly exhibited. This VIA has been updated to consider additional viewpoints (7 – 11) in accordance with HNSW's submission, dated 27 May 2025.

The descriptions in the table below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Rating	Visual Sensitivity	Visual Compatibility	Magnitude of Impact
Low	Not a sensitive receiver	Highly compatible	Little or minor change to existing views
Moderate	Moderately sensitive receiver	Moderately compatible	Partially impacted
High	Highly sensitive receivers	Not compatible	Highly / totally impacted

Table 4: Assessment Matrix

The report is accompanied by montages to support the visual impact assessment. The first montage in the assessment section of this report (Section 6) for each viewpoint provides an indicative view of the site with the built form approved to date (approved under the Consent, as outlined at Section 3 above). The second montage for each viewpoint provides an indicative view of the site as proposed under this SSDA (as outlined at Section 4 above).

The following limitations have been encountered while preparing this VIA:

- all montages are indicative only for illustrative purposes
- the montages are based on a 50mm focal length at a 1.6m height to best attempt to replicate the human experience, notwithstanding montages cannot replicate the experience of viewing the proposal with the human eye
- viewpoints are not modelled from private property and therefore this VIA cannot provide an exact analysis of impacts to private property

6 Visual impact analysis (as exhibited)

Section 6 provides an assessment against Viewpoints 1 – 6, as publicly exhibited. There are no changes to the assessment provided within in Section 6. **Additional viewpoints (7-11) have been considered in response to Heritage NSW feedback. Please refer to Section 7.**

This visual impact analysis has been undertaken to assess the impact of the proposed development from the key viewpoints, as outlined in the table and figure below:

Viewpoint reference	Viewpoint location
View 1	Intersection of Syd Einfeld Drive, Oxford Street and Wallis Street
View 2	York Road, Bondi Junction
View 3	Grand Drive, Centennial Park (within the park)
View 4	264 Oxford St, Bondi Junction
View 5	Forth St, Woollahra
View 6	Woods Avenue, Woollahra

Table 5: Viewpoint locations (as exhibited)



Figure 13: Viewpoint Location Map – as exhibited (Source: Nearmap)

6.1 Viewpoint 1: Intersection of Syd Einfeld Drive, Oxford and Wallis Street – AS EXHIBITED

Viewpoint 1 represents the view towards the site, from the low-medium density residential dwellings fronting Wallis Street at the intersection of Syd Einfeld Drive and Oxford Street activated by high vehicular movement.

This viewpoint provides a medium range viewpoint, approximately 214m west of the site.

The photomontages shown are provided in full at Attachment 1.

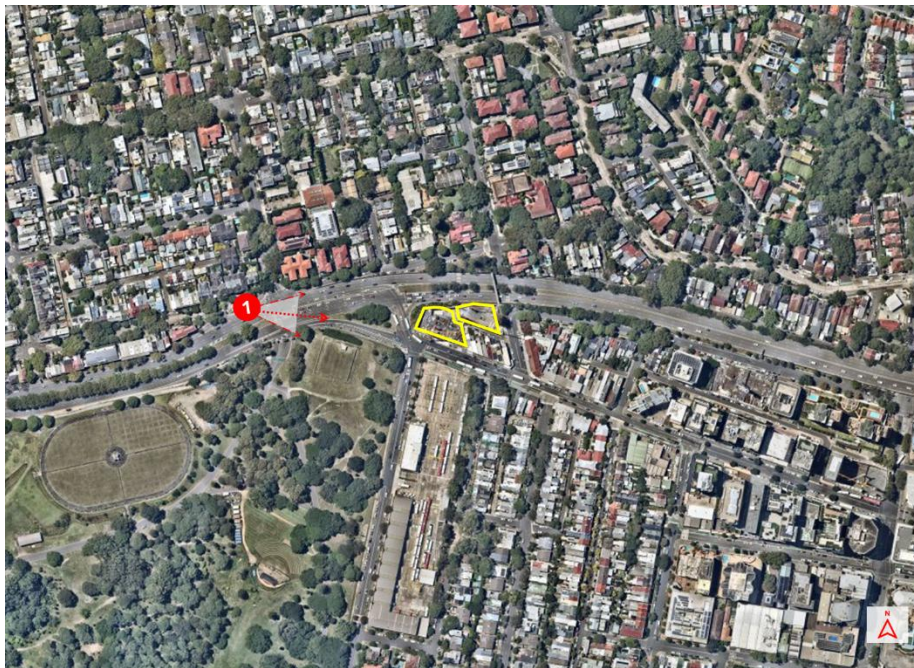


Figure 14: Viewpoint 1 Map (Source: Nearmap)



Figure 15: Viewpoint 1 – existing (approved under the Consent) (Source: SJB)



Figure 16: Viewpoint 1 – proposed view (Source: SJB)

6.1.1 Analysis

Viewpoint 1 represents the views toward the subject site from the low-medium density residential area fronting Wallis Street, within the 'Woollahra' HCA, as well as the intersection of Syd Einfeld Drive, Oxford Street and Ocean Street. The visual receivers from this point are largely pedestrians, cyclists and motorists travelling east on Syd Einfeld Dr/Oxford Street towards the site and Bondi Junction.

Syd Einfeld Drive is a key link for motorists travelling between the Sydney CBD and Bondi Beach. Visual receivers from this point will only observe the proposed development for a short period of time, as they walk or drive past.

As shown in Figures 15 and 16, the key focal point of this view is generally characterised by the Syd Einfeld Drive. Given the high traffic environment, it is likely that any redevelopment of this site will be highly visible from this location and there will be a large number of viewers. The sensitivity of the viewpoint to change is considered to be moderate.

The photomontages outline the existing (as approved) and proposed development in the midground of this view. From this viewpoint, the proposed SSDA results in a minor visual change. Mature trees frame this viewpoint to the north and south, which partially obscure the southern units and upper storeys of the proposal from this viewpoint.

Whilst the proposal will not obstruct any views or vistas, the scale and proposed height in comparison to what is approved under the Consent will create a new focal point in the background. From this viewpoint, the proposal is one of the only buildings visible from within the Bondi Junction Town Centre, marking its role as the gateway to the town centre.

The proposed development, featuring an increased height beyond what was originally approved under the existing development consent, introduces a distinctive architectural element that increases the visual interest of this viewpoint.

Although the proposal is highly prominent from this viewpoint, it is considered compatible with the existing (broader) visual character as it will be a similar height and scale to buildings in the Town Centre within the same view corridor. The proposed increase in height contributes to a stronger visual urban gateway to Bondi Junction Town Centre, reflecting the areas evolving character and strategic role.

The architectural design and building articulation reduce any perceived bulk and scale, noting the building height increases from west to east towards the town centre.

Furthermore, the proposal generally aligns with the built form approved for the site under the approved Consent and the elements that extend outside of the approved envelope will have a limited visual impact.

In some instances, views may also be possible from a number of residential properties in the area, such as the front/rear gardens of properties on Wallis Street. However, there is significant street planting fronting these streets (refer to figures below), as such only partial views of the upper levels of the proposal are expected.

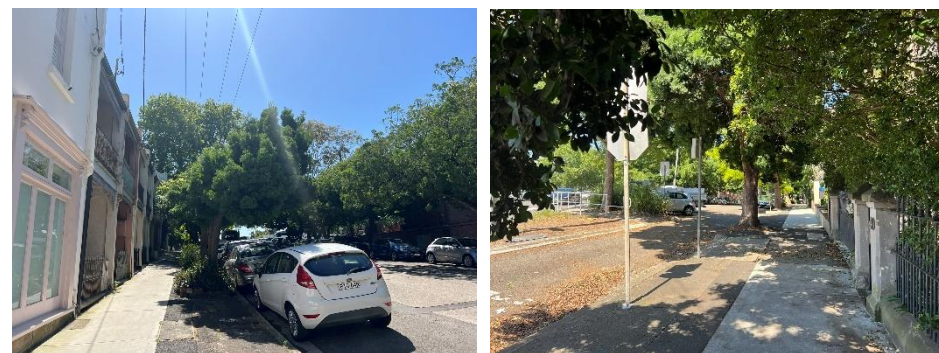


Figure 17: Views from residential properties on Wallis St (Source: Keylan)

Notwithstanding, the exact visual exposure of the proposal from these properties cannot be determined through this analysis as the photographs represent a view from the public domain, and not private properties.

The magnitude of change from this viewpoint is considered to be minor for the following reasons:

- the proposal is located in the midground of this viewpoint, with a major road corridor present in the foreground
- the proposed additional heights visible are marginal when compared to the scale and height of the already approved development
- from this viewpoint, the proposal is partially obscured, resulting in the northern units remaining visible
- it is anticipated that only partial views of the upper levels of the proposal are likely from front and back gardens of properties due to the presence of mature trees in the foreground and mid-ground
- the proposal is consistent with the broader visual character of this viewpoint as at the times it is visible, it will be viewed in conjunction with similar built form located in the Bondi Junction Town Centre
- the proposal represents a high quality built form, with design elements and articulation to further mitigate any perceived bulk and scale impacts
- the built form approved under the existing DA approval on site has already been assessed and considered acceptable by the consent authority

Our findings

Our assessment concludes that the visual impact from Viewpoint 1 is low-moderate.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Low
Overall Rating	Low-moderate

Table 6: Assessment Matrix

6.2 Viewpoint 2: York Road, Bondi Junction – AS EXHIBITED

Viewpoint 2 represents the view towards the site, from York Road, near York Place. This viewpoint is directly adjacent to Centennial Park to the west, the Waverly Bus Depot to the north and low-density residential areas of Bondi Junction to the east.

This viewpoint also represents the indicative view from the Mill Hill HCA (General) and the Bus Depot/Waverly Tram Depot building local heritage item (I224), located at 1 – 15 Oxford Street, Bondi Junction.

This viewpoint provides a medium range viewpoint, from approximately 320m south of the site.

The photomontages shown are provided in full at Attachment 1.

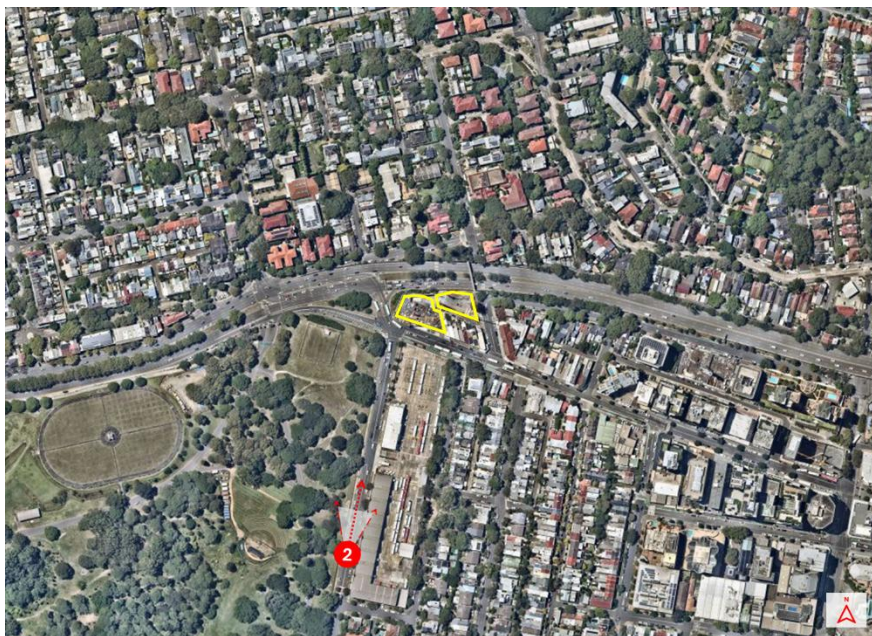


Figure 18: Viewpoint 2 Map (Source: Nearmap)



Figure 19: Viewpoint 2 – existing (approved under the Consent) (Source: SJB)



Figure 20: Viewpoint 2– proposed view (Source: SJB)

6.2.1 Analysis

This viewpoint is generally characterised by the Waverley bus depot lining the eastern side of York Road. York Road is a busy thoroughfare between Randwick/Queens Park and Bondi Junction/Woollahra.

Mature trees frame Centennial Park and the bus depot on both sites of York Road (Figure 19 and 20). The visual sensitivity of this viewpoint is considered to be moderate.

The proposal introduces an increase in height (beyond what has already been approved under the Consent) into the background of this view, with the existing bus depot and street trees remaining as the key focal point. The photomontage indicates the existing bus depot building largely obscures views towards the proposed Building B (Eastern Tower), resulting in only a portion of the upper levels remaining visible.

From this viewpoint, Building A (Western Tower) is more prominent. It is noted that the existing bus depot building, and street trees conceals the lower-level units and retail premises, however, the upper floors remain visible from here.

Notwithstanding, the proposed development has been carefully designed with regard to the selection of colours and materials, which complements the existing bus depot building. From this viewpoint, the proposed development appears compatible with the character of the surrounding area.

Additionally, the proposed additional height visible are marginal when compared to the scale and height of the previously approved development. The articulation of the upper levels of Tower A seeks to reduce the bulk and height of the building, ensuring the proposal does not dominate the skyline, noting the building height increases from west to east towards the town centre.

The proposal generally aligns with the built form approved for the site under separate development consents and the elements that extend outside of the approved envelope will have a limited visual impact.

Importantly, from this viewpoint, the proposal would not impede or block any significant view currently obtained.

It is acknowledged that there are several low-density residential dwellings located on York Road.

However, views from these properties towards the subject site are considered to be limited, given the orientation of these dwellings (facing east-west), towards Centennial Park, as well as the existing bus depot building, which would likely block any views. Therefore, there are no anticipated view impacts from these properties.

Our findings

Our assessment concludes that the visual impact from Viewpoint 2 is low.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Low
Overall Rating	Low

Table 7: Assessment Matrix

6.3 Viewpoint 3: Grand Drive, Centennial Park – AS EXHIBITED

Viewpoint 3 represents the view towards the proposed development from Grand Drive, Centennial Park.

The Centennial Park provides more than 189 hectares of public open space. The Centennial Park is identified as a National heritage item (106153), State heritage item (SHR 01384) and is within the North Randwick HCA.

Grand Drive is the main road, sitting on the inside of Centennial Park, providing a continuous loop around the park. This long-range viewpoint is approximately 650m south-west of the site.

The photomontages shown are provided in full at Attachment 1.

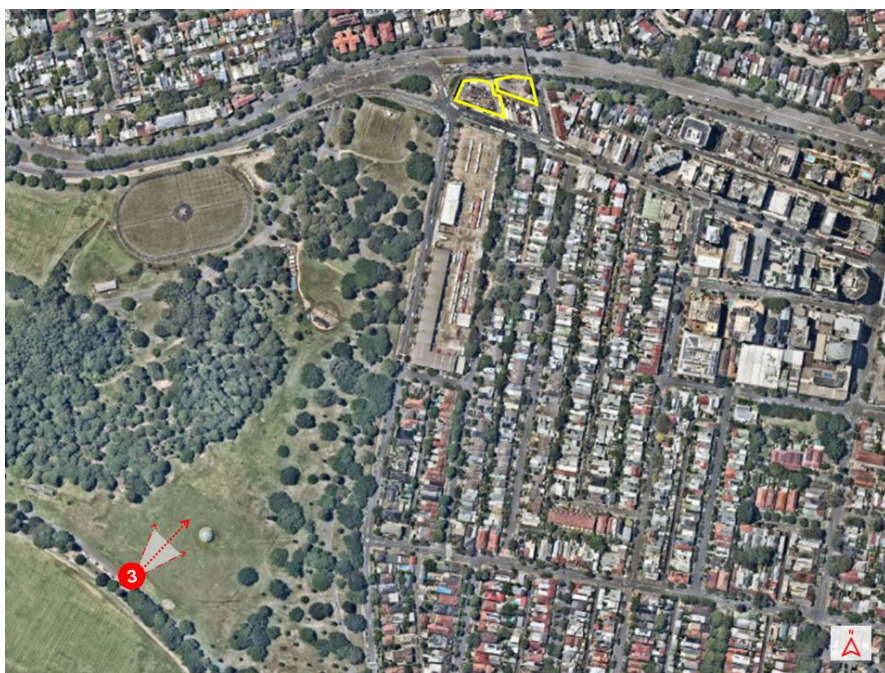


Figure 21: Viewpoint 3 Map (Source: Nearmap)



Figure 22: Viewpoint 3 – existing (approved under the Consent) (Source: SJB)



Figure 23: Viewpoint 3– proposed view (Source: SJB)

6.3.1 Analysis

This viewpoint represents the indicative view of the proposal experienced by pedestrians and motorists from Grand Drive, Centennial Park. This viewpoint demonstrates the views from an important heritage feature within the park, known as the Federation Pavillion, as well as the public open spaces.

As shown in Figure 22, the existing view approved under the existing approval site is visible from this point, with the building protruding above the tree line to the northeast of Centennial Park. Figure 23 demonstrates the proposal involves the introduction of additional height into the background of this viewpoint.

Importantly, the proposed development creates visual interest as it provides greater variation and articulation in the skyline when compared to the existing approved development.

The upper storeys of the proposal will be predominantly unscreened by existing trees and although is observed as a background element, the proposal will be highly visible from this viewpoint. This is contributed by the topography of the site, being on the ridgeline of Oxford Street. It is considered that any redevelopment of the site, seeking to maximise the built form would likely be visible from this viewpoint.

From this viewpoint, there are limited views towards other built form structures. However, it is also important to note that views and vistas within the Park are not unimpeded. There are several points within the Park where buildings and structures can be observed (as shown in figures below).



Figure 24: View from Grand Drive - eastbound (Source: Google Maps)



Figure 25: View from Grand Drive - southbound towards TAFE Randwick (Source: Google Maps)

Although the proposal will be visible, it is noted this is the case for the approved view of the existing DA on the subject site, which was deemed acceptable. The proposal generally aligns with the built form approved for the site and the elements that extend outside of the approved envelope will have a limited visual impact. When assessed in this context the impact of change of the proposed development from this viewpoint is considered to be moderate-high.

Importantly, the proposed development has been designed to respond to the existing and desired future character of the Bondi Junction Centre and will be viewed as a key visual marker at the western entry of the Centre.

The photomontages indicate the overall design including façade articulation and stepped upper levels assist in breaking up the built form, which provides visual relief.

The proposal's high-quality design, particularly the variation in building heights (to compliment the proposed increase in height), materials and finishes are considered fundamental to ensuring a positive visual and built form outcome and ultimately minimising adverse visual impacts. Furthermore, the presence of trees will partially screen and soften the visual impacts of the new development from this viewpoint.

Importantly, from this viewpoint, the proposal would not impede or block a significant view currently obtained from the viewpoint. The magnitude of the proposal's impact would be moderate.

The distance and topography of this viewpoint, paired with the high-quality design elements reduces the overall visual impact, resulting in a moderate visual impact

Our findings

Given the proposed development is not visible, it is considered there is moderate from Viewpoint 3.

Item	Rating
Visual Sensitivity	Moderate-High
Visual Compatibility	Low
Magnitude of Impact	Moderate
Overall Rating	Moderate

Table 8: Assessment Matrix

6.4 Viewpoint 4: 264 Oxford St, Bondi Junction – AS EXHIBITED

Viewpoint 4 represents the view towards the proposal, from Oxford Street, Bondi Junction, westbound. This part of Oxford Street is characterised by small scale commercial and retail shops, activated by high pedestrian activity and vehicular movement.

This is a close-range viewpoint and is approximately 175m from the site.

The photomontages shown are provided in full at Attachment 1.

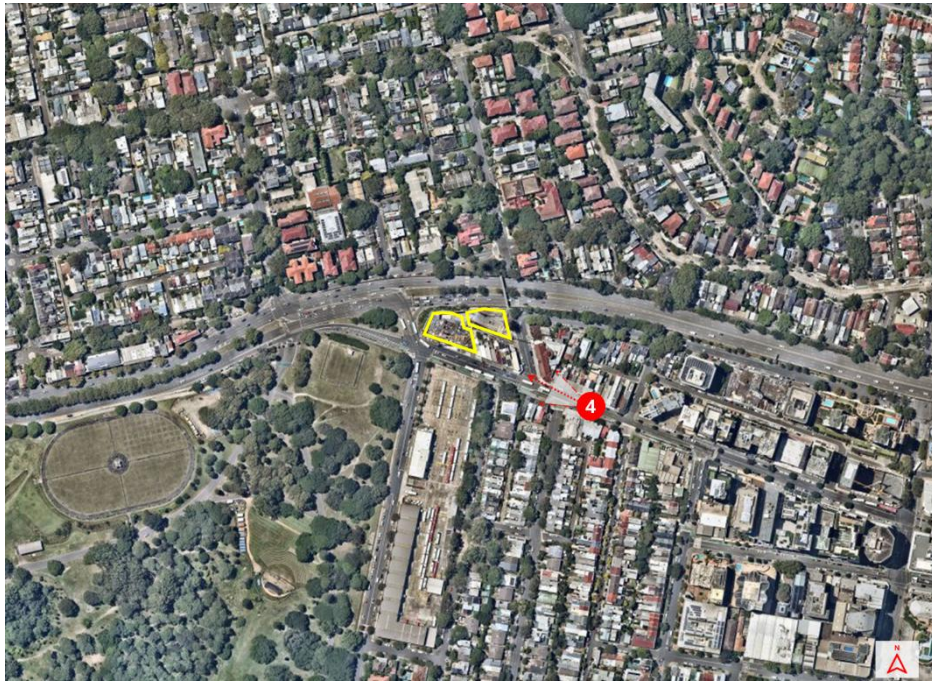


Figure 26: Viewpoint 4 Map (Source: Nearmap)



Figure 27 Viewpoint 4 – existing (approved under the Consent) (Source: SJB)

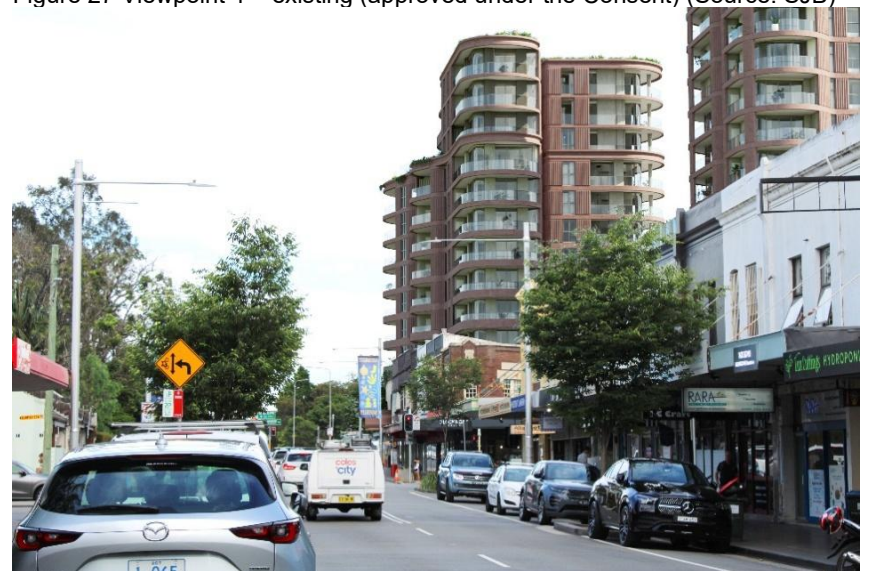


Figure 28 Viewpoint 4 –proposed view (Source: SJB)

6.4.1 Analysis

This viewpoint represents pedestrians, cyclists and motorists view travelling west along the Oxford Street.

The visual character of this viewpoint consists of small scale commercial and retail shops at ground level and with intermittent street trees in the middle ground. From this viewpoint, it is noted the ground retail shops fronting Oxford Street are currently one of the key focal points.

The existing development (as approved) on site will be highly visible from this viewpoint and has introduced a notable visual presence on this site. Given this, the additional heights proposed will be visually subordinate to that of the approved.

Whilst the proposal will not impede the view to these shopfronts, the scale of the proposal will create a new focal point in the background, as the lower portion of the proposal will be screened by existing retail and the upper portion largely unscreened.

Given the nature of this viewpoint (topography, orientation, distance), is important to consider that any redevelopment of the site will be highly visible from this location given the close proximity.

The proposal's high quality design, particularly the stepped form to the rear/west and tower setback to these western dwellings are considered fundamental in reducing the perceived bulk and scale of the development and ensuring a positive visual and built form outcome.

Despite the above, there are local heritage items (which relate to structures and fencing) along Oxford Street which will be viewed in conjunction with the proposal. Considering this street as an important retail area within Bondi Junction Town Centre, the visual sensitivity of this viewpoint is considered high.

In regard to the extent of change as a result of the proposal, the change to this viewpoint is anticipated as:

- The proposal involves the introduction of additional five storeys to Building A and additional eight storeys to Building B to the existing Consent on site.
- The proposal is located in the background of this viewpoint, with shop top housing along the street located in the foreground.
- The proposal is consistent with the character parent consent in how it functions as a gateway to the Bondi Junction Town Centre.
- The proposal will result in an architecturally designed building that aligns with the key design principles and built form approved as part of the Consent, noting the built form approved under the Consent has already been assessed as satisfactory and approved.

For these reasons, the magnitude of change to this viewpoint, as a result of the proposal, is considered minor and the proposal is considered highly compatible.

Our findings

Our assessment concludes that the visual impact from Viewpoint 4 is low to moderate.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Moderate
Overall Rating	Low-Moderate

Table 9: Assessment Matrix

6.5 Viewpoint 5: Forth St, Woollahra – AS EXHIBITED

Viewpoint 5 represents the view towards the proposal, from Forth Street, Woollahra. This part of Forth Street is characterised by low-density residential properties, a school and small scale retail uses.

This is a medium range viewpoint and is approximately 371m from the site.

The photomontages shown are provided in full at Attachment 1.

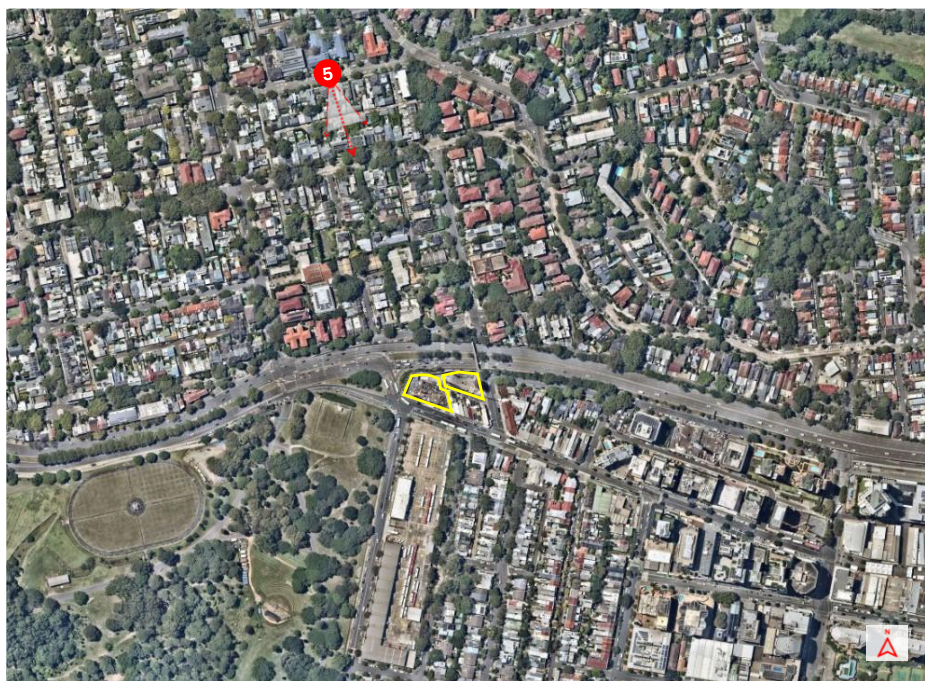


Figure 29: Viewpoint 5 Map (Source: Nearmap)



Figure 30 Viewpoint 5 –existing (approved under the Consent) (Source: SJB)



Figure 31 Viewpoint 5 –proposed view (Source: SJB)

6.5.1 Analysis

This viewpoint represents the view from Woollahra Public School, which is identified as a local heritage item (Woollahra Public School buildings comprising 1877 hall &1899 classrooms & interiors) as well as the low-density residential area surrounding Forth Street, Woollahra.

This viewpoint is generally characterised by residential properties, mature vegetation and street infrastructure in the foreground.

As indicated within the photomontages, the approved development is not visible from this location, while the proposed development is introduced into the background, with only limited views towards the upper-level units. Further, it is important to note that these levels are largely obscured by existing mature vegetation.

The lack of visibility of the proposal is due to substantial separation distance and existing development along Forth Street which limits view lines.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 5 is low.

Item	Rating
Visual Sensitivity	Low
Visual Compatibility	High
Magnitude of Impact	Low
Overall Rating	Low

Table 10: Assessment Matrix

6.6 View 6: Woods Avenue, Woollahra – AS EXHIBITED

Viewpoint 6 represents the view towards the proposal, from Woods Avenue, Woollahra, which is a small cul-de-sac street to the north of the site. Woods Avenue is characterised by low-density residential terraces and residential apartments.

This is a close-range viewpoint and is approximately 130m from the site.

The photomontages shown are provided in full at Attachment 1.

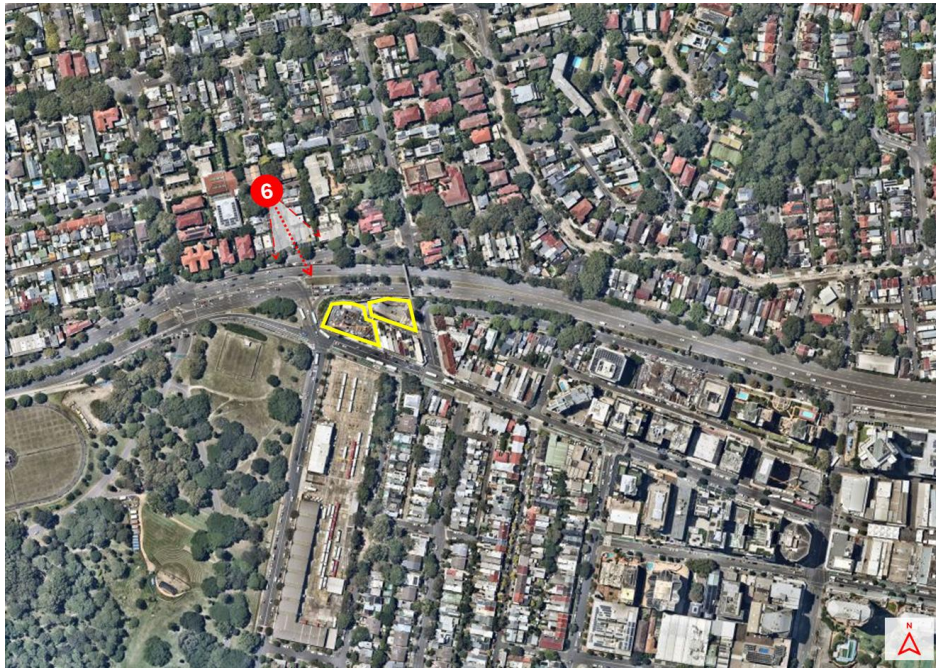


Figure 32: Viewpoint 6 Map (Source: Nearmap)



Figure 33: Viewpoint 6 – existing (approved under the Consent) (Source: SJB)



Figure 34 Viewpoint 6 –proposed view (Source: SJB)

6.6.1 Analysis

This viewpoint represents the view from the low-density residential area of Woollahra.

This area is identified as the Woollahra heritage conservation area (C15), which also comprises several individual local heritage items (Item 654 – 669) known as terrace house and interiors, front fencing. Syd Enfield Drive provides a visual break between the site and this area. Notwithstanding, given the heritage significance of this locality, the visual sensitivity of this viewpoint is considered moderate to high.

This viewpoint is generally characterised by residential properties in the foreground, with the proposed development introduced into the background.

The subject site is identified as part of the Bondi Junction Town Centre, and its built form and scale is reflective of this locality and significant commercial role in the broader LGA.

Critically, given the nature of this viewpoint (orientation and distance), it is important to consider that a compliant redevelopment of the site, in accordance with the applicable height and FSR controls, will be highly visible from this location given the close proximity, particularly the upper levels.

Although the proposal will be highly visible from this viewpoint, the impact from the residential dwellings on Woods Avenue is not expected to be as significant. This is largely due to the orientation of these dwellings (as being east – west) which limits direct view lines towards the subject site. Further, given the terraced nature of these dwellings (no windows or openings within the side elevations) it is anticipated that there will be

limited (or no) views from to the west (towards the site) from these properties.

Additionally, views towards the site from the private open spaces (backyards) of the dwellings will be minimised by existing landscaping within these properties, as well as the street trees along the north and south edges of Wallis St.

The proposal's high-quality design, particularly the stepped form to the west and separate towers are considered fundamental in reducing the perceived bulk and scale of the development as they break up the built form, ensuring a positive visual and built form outcome.

Importantly, from this viewpoint, the proposal would not impede or block any significant view currently obtained from this locality.

For these reasons, the magnitude of change to this viewpoint, as a result of the proposal, is considered moderate and the proposal is considered moderately compatible.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 6 is moderate.

Item	Rating
Visual Sensitivity	Moderate-High
Visual Compatibility	Low-Moderate
Magnitude of Impact	Moderate
Overall Rating	Moderate

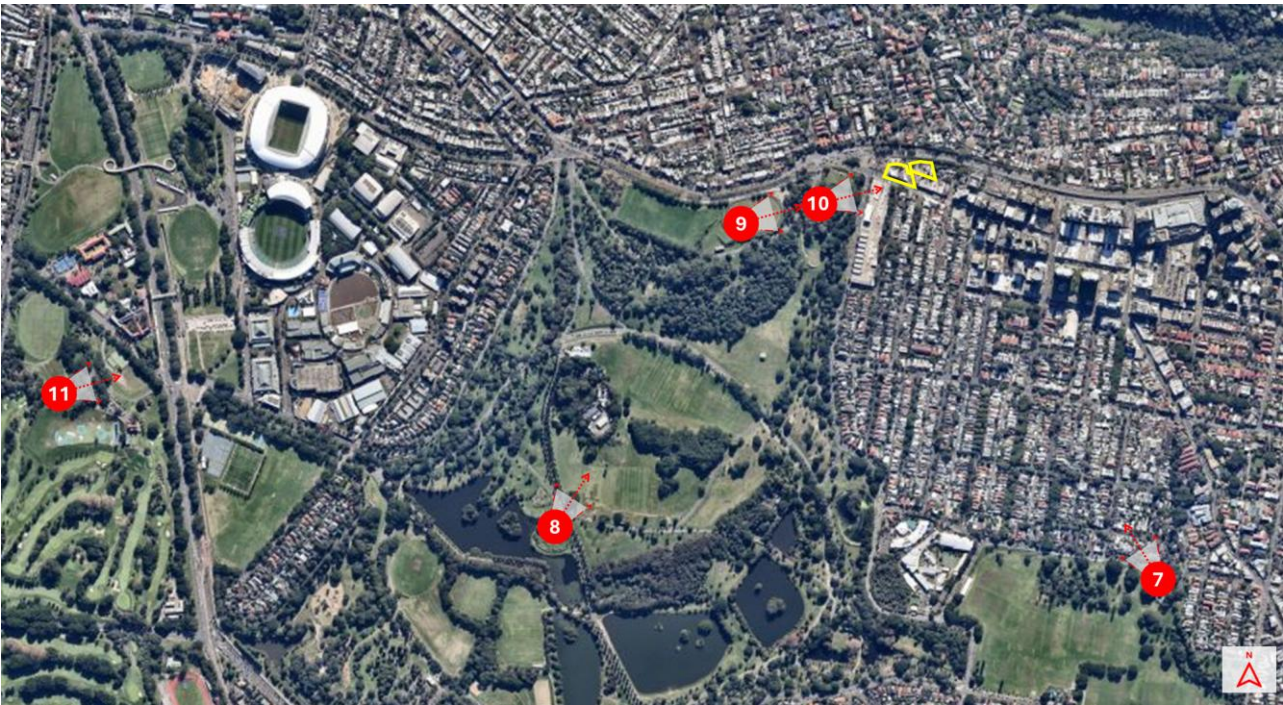
Table 11: Assessment Matrix

7 Visual impact analysis (additional viewpoints)

Additional viewpoints (7-11) have been considered in response to Heritage NSW feedback and provided at Section 7.

This visual impact analysis has been undertaken to assess the impact of the proposed development from the key viewpoints, as outlined in the table and figure below:

Viewpoint reference	Viewpoint location
View 7	Junction of Queens Park Rd, View St and Victoria Street, Queens Park
View 8	The Column Garden, Centennial Park
View 9	No.1 Reservoir, Centennial Park
View 10	Woollahra Reservoir WS022, Centennial Park
View 11	Mount Steel, Moore Park



7.1 Viewpoint 7: Junction of Queens Park Rd, View St and Victoria Street, Queens Park

Viewpoint 7 represents the view towards the proposal, from the junction of Queens Park Rd, View St and Victoria Street, Queens Park. This area is characterised by low-density residential properties, with an expansive view towards Queens Park and Centennial Park.

This is a long-range viewpoint and is approximately 1km from the site.

The photomontages shown are provided in full at Attachment 1.

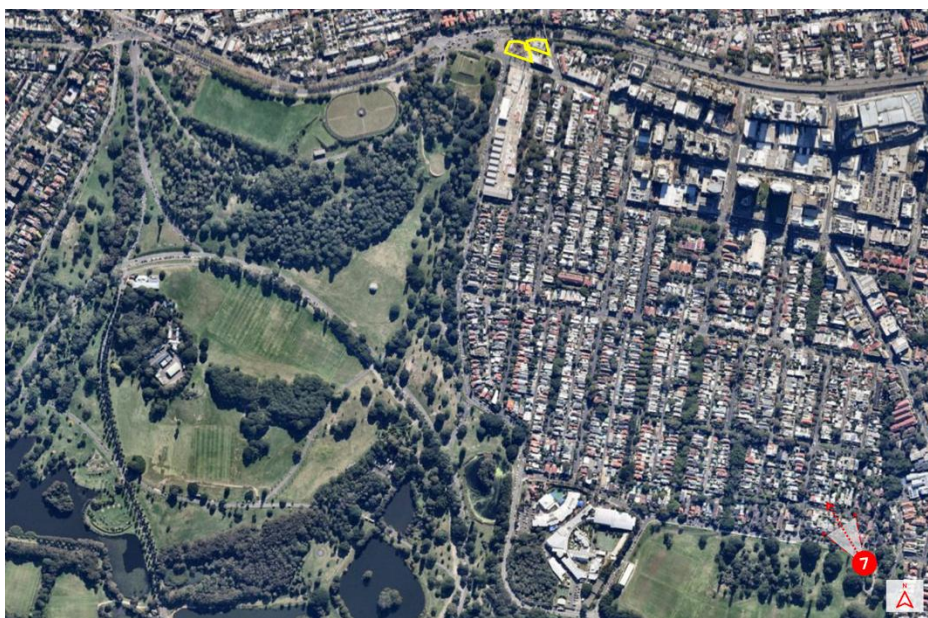


Figure 35: Viewpoint 7 Map (Source: Nearmap)



Figure 36 Viewpoint 7 – existing (approved under the Consent) (Source: SJB)



Figure 37 Viewpoint 7 –proposed view (Source: SJB)

7.1.1 Analysis

This viewpoint represents the view from the junction of Queens Park Rd, View St and Victoria Street, Queens Park within the low-density residential area adjacent to Queens Park. The elevated location is a notable feature of this area due to its ridgeline location.

This viewpoint is generally characterised by low density residential properties in the foreground and middle ground, high density residential properties in the background, mature vegetation and views towards the CBD.

As indicated within the photomontages, the proposed development is introduced into the background. Importantly, the lower levels of the proposal are largely obscured by existing residential properties and mature vegetation.

Given the nature of this viewpoint, it is important to consider that redevelopment of the site will be visible due to the elevated location of this viewpoint and surrounding topography.

Although the additional storeys proposed are slightly more visible than those previously approved on the site, they remain visually compatible with the surrounding context, which includes several other multi-storey buildings forming the Bondi Junction skyline. The proposal is seamlessly integrated into the town centre, with other more prominent buildings including the Eastgate towers.

Given this, and the substantial separation distance of the viewpoint, the magnitude of change to this viewpoint, as a result of the proposal, is considered low and the proposal is considered highly compatible.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 7 is **low**.

Item	Rating
Visual Sensitivity	Low
Visual Compatibility	High
Magnitude of Impact	Low
Overall Rating	Low

Table 12: Assessment Matrix

7.2 Viewpoint 8: The Column Garden, Centennial Park

Viewpoint 8 represents the view towards the proposal, from The Column Garden, Centennial Park.

This is a long-range viewpoint and is approximately 1.4km from the site.

The photomontages shown are provided in full at Attachment 1.

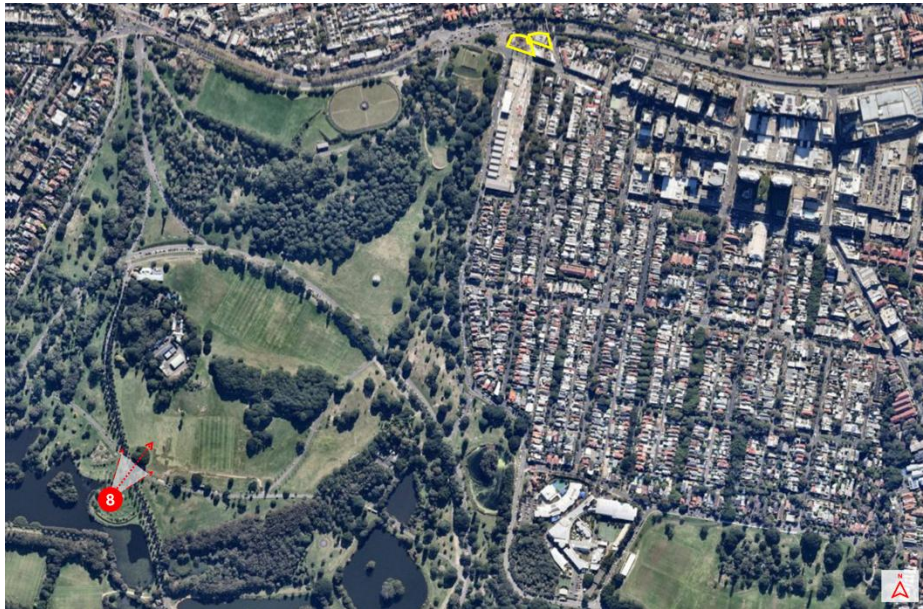


Figure 38: Viewpoint 8 Map (Source: Nearmap)



Figure 39 Viewpoint 8 – existing (approved under the Consent) (Source: SJB)



Figure 40 Viewpoint 8 –proposed view (Source: SJB)

7.2.1 Analysis

This viewpoint represents the view from The Column Garden, Centennial Park. Centennial Park is identified as a National heritage item (106153), State heritage item (SHR 01384) and is within the North Randwick HCA.

This viewpoint is generally characterised by the open green space of Centennial Park, an internal park road, mature vegetation in the foreground and middle ground and views to Eastgate Residential Towers in the background.

As indicated within the photomontages, the approved development and the proposed development including additional storeys, are not visible from this viewpoint. Further, it is important to note that these levels are largely obscured by existing mature vegetation.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 8 is **negligible**.

Item	Rating
Visual Sensitivity	High
Visual Compatibility	N/A
Magnitude of Impact	N/A
Overall Rating	Negligible

Table 13: Assessment Matrix

7.3 Viewpoint 9: Centennial Park Reservoir WS001

Viewpoint 9 represents the view towards the proposal, from the Centennial Park Reservoir WS001, Centennial Park. This reservoir is a State heritage item (I02) within Centennial Park.

Notably, Centennial Park is also identified as a National heritage item (106153) and State heritage item (SHR 01384).

This part of Centennial Park is characterised by dense landscaping on the periphery of the Park, as well as an enclosed open space associated with the in-ground, covered water storage reservoir and mature vegetation. This is a medium range viewpoint and is approximately 350m from the site.

The photomontages shown are provided in full at Attachment 1.

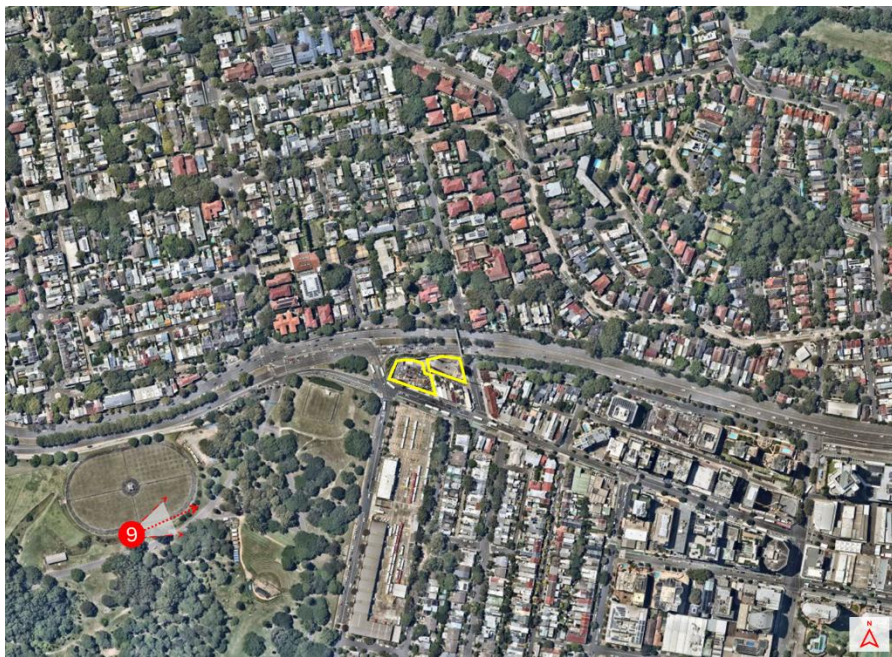


Figure 41: Viewpoint 9 Map (Source: Nearmap)



Figure 42 Viewpoint 9– existing (approved under the Consent) (Source: SJB)



Figure 43 Viewpoint 9 –proposed view (Source: SJB)

7.3.1 Analysis

This viewpoint represents the indicative view from Centennial Park Reservoir WS001, Centennial Park, which is identified as a State heritage item (I02).

As shown in Figure 42, the existing view approved under the existing approval site is visible from this point with the approved development recognisable above the existing mature vegetation.

It is important to note that the level of pedestrian footfall at this viewpoint is minimal, given the open space associated with the reservoir is gated and not publicly accessible nor is there an official designated footpath provided in this location. Therefore, it is not likely that many visitors will observe the proposed development from this viewpoint.

The photomontages indicate, the proposed development is introduced into the middle ground, with views limited towards the upper-level units. Further, it is important to note that lower levels are entirely obscured by existing mature vegetation.

While the additional storeys are more prominent than those previously approved on the site, the stepped design helps to soften their visual impact, echoing the natural variation in height and form of the surrounding tree line.

From this viewpoint, other urban features are visible outside the park, including structures on Oxford Street, Bondi Junction. These existing structures contribute to the broader visual context and diminish the dominance of the proposal within the overall view.

The proposal’s high-quality design, particularly the variation in building heights (to compliment the proposed increase in height), materials and finishes are considered fundamental to ensuring a positive visual and built form outcome and ultimately minimising adverse visual impacts. Furthermore, the presence of trees will partially screen and soften the visual impacts of the new development from this viewpoint.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 9 is **moderate**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	Moderate
Magnitude of Impact	Moderate
Overall Rating	Moderate

Table 14: Assessment Matrix

7.4 Viewpoint 10: Woollahra Reservoir, Centennial Park

Viewpoint 10 represents the view towards the proposal, adjacent to Woollahra Reservoir within Centennial Park, at 5R Oxford Street. This reservoir is a State heritage item (I03) within Centennial Park (heritage item 106153 and State heritage item SHR 01384).

This part of Centennial Park is characterised by open space and vegetation adjoining a secondary entrance to the park from York Street. This is a close-range viewpoint and is approximately 94m from the site.

The photomontages shown are provided in full at Attachment 1.

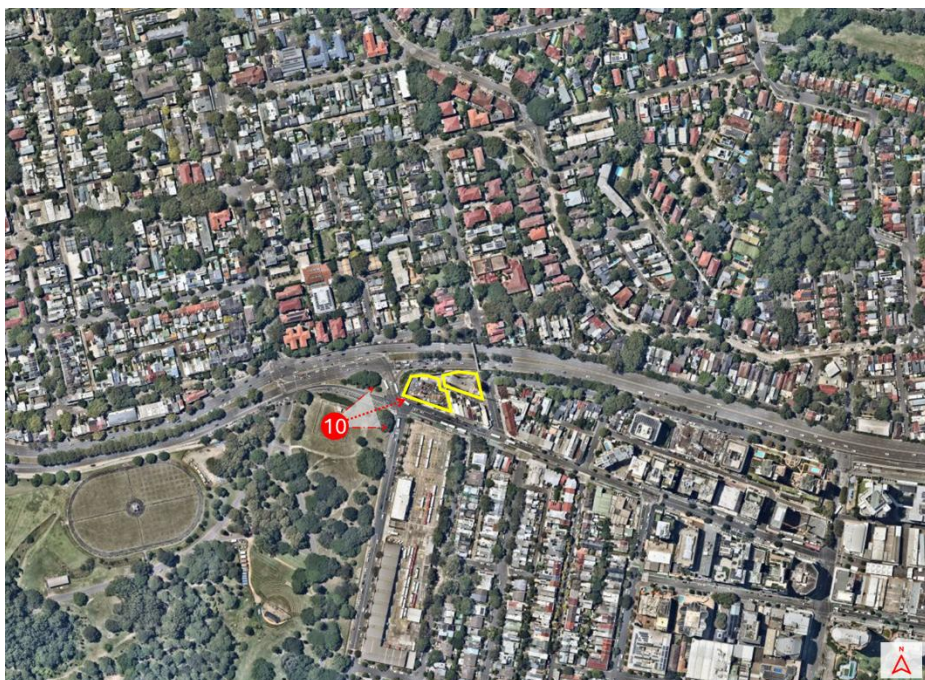


Figure 44: Viewpoint 10 Map (Source: Nearmap)



Figure 45 Viewpoint 10 – existing (approved under the Consent) (Source: SJB)



Figure 46 Viewpoint 10 – proposed view (Source: SJB)

7.4.1 Analysis

This viewpoint represents the indicative view from Woollahra Reservoir within Centennial Park, which is identified as a State heritage item (I03) within the park.

As shown in Figure 45 and 46, the approved proposal is highly visible from this location and therefore, the proposed development with additional height is also highly visible. It is important to note, foot traffic in this area is minimal due to its isolated location and the absence of formal pedestrian or vehicular access routes.

As indicated within the photomontages, the proposed development is introduced into the middle ground, with views limited towards the upper-level units. Further, it is important to note that lower levels are partially obscured by existing mature vegetation.

While the additional storeys are more prominent than those previously approved on the site, the stepped design helps to soften the visual impact as well as the partial screening by mature trees. Importantly, from this viewpoint, the proposal would not impede or block any significant view currently obtained from this locality.

For these reasons, the magnitude of change to this viewpoint is considered minor. Additionally, the proposed additional storeys are considered highly compatible given the approved development is highly visible from this setting.

The proposal’s high-quality design, particularly the variation in building heights (to compliment the proposed increase in height), materials and finishes are considered fundamental to ensuring a positive visual and built form outcome and ultimately minimising adverse visual impacts. Furthermore, the presence of trees will partially screen and soften the visual impacts of the new development from this viewpoint.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 10 is **moderate**.

Item	Rating
Visual Sensitivity	Low
Visual Compatibility	Moderate
Magnitude of Impact	Low-Moderate
Overall Rating	Low-Moderate

Table 15: Assessment Matrix

7.5 Viewpoint 11: Mount Steel, Moore Park

Viewpoint 11 viewpoint represents the indicative view towards the subject site, from Mount Steele, Moore Park which is within the Moore Park, Queens Park State heritage conservation area (01384) and Moore Park local conservation area (C36).

This part of Moore Park is characterised by open space and mature vegetation. This is a long-range viewpoint approximately 2.2km from the site.

The photomontages shown are provided in full at Attachment 1.



Figure 47: Viewpoint 11 Map (Source: Nearmap)



Figure 48 Viewpoint 11– existing (approved under the Consent) (Source: SJB)



Figure 49 Viewpoint 11 – proposed view (Source: SJB)

7.5.1 Analysis

This viewpoint represents the indicative view from Mount Steele, Moore Park, an identified State heritage conservation area.

As indicated within the photomontages, the approved development and the proposed development including additional storeys, are not visible from this viewpoint. Further, it is important to note that any development on the subject site is obscured due to topography, long-range distance and existing mature vegetation.

Our findings

For these reasons, our assessment concludes that the visual impact from Viewpoint 11 is **negligible**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	N/A
Magnitude of Impact	N/A
Overall Rating	Negligible

8 Visual impact assessment

The assessment applies the weighting factors to determine the overall level and significance of visual impacts. The weighting factors include distance of view, sensitivity, and visual compatibility as indicated in Section 5.

Reference	Viewpoint Location	Visual Sensitivity	Visual Compatibility	Magnitude of Impact	Overall Rating
EXISTING VIEWPOINTS – AS EXHIBITED AND CONSIDERED					
1	Intersection of Syd Einfeld Drive, Oxford and Wallis Street	Moderate	High	Minor	Low - moderate
2	York Road, Bondi Junction	Moderate	High	Minor	Low
3	Grand Drive, Centennial Park (within the park)	Moderate – High	Low	Moderate	Moderate
4	264 Oxford St, Bondi Junction NSW	Moderate	High	Moderate	Low - Moderate
5	Forth Street, Woollahra	Low	High	Minor	Low
6	Woods Avenue, Woollahra	Moderate – High	Low - Moderate	Moderate	Moderate
ADDITIONAL VIEWPOINTS					
7	Junction of Queens Park Rd, View St and Victoria Street, Queens Park	Moderate	High	Low	Low
8	The Column Garden, Centennial Park	Moderate	N/A	N/A	Negligible
9	Woollahra Reservoir, Centennial Park	Moderate-High	Moderate	Moderate	Moderate
10	Woollahra Reservoir WS022, Centennial Park	Low	Moderate	Low-Moderate	Low-Moderate
11	Mount Steel, Moore Park	Moderate	N/A	N/A	Negligible

Table 16: Visual impact assessment summary

Overall, our analysis (with consideration of the additional viewpoints) of the visual impacts concludes that the proposal will result in a low-moderate visual impact on the locality.

The findings of this analysis demonstrates that while the proposal will have an impact on views and vistas from some public spaces, heritage items and areas as well as nearby residential areas, the potential impact is deemed reasonable on the balance of considerations, including:

- the surrounding built form context which is characterised by low to medium density buildings north and west of the site and medium to high density east of the site
- the proposal is of high-quality architectural design
- the proposal generally aligns with the built form approved for the site under separate development consents and the elements that extend outside of the approved envelope will have a limited visual impact
- the proposal is consistent with the strategic context of the area.

Importantly, with consideration of the updated assessment (views 7-11), the proposal is expected to result in a low-moderate visual impact on these viewpoints.

8.1 Mitigation measures

Notwithstanding, the following mitigation measures should be considered and implemented to improve the outcome of the site from a visual impact assessment perspective:

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- greening and ground level planting (as per the proposed landscape plans) to integrate the site.

9 Conclusion

The proposed shop top housing development at 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction will result in a low-moderate visual impact.

Following a detailed analysis of the proposal, our analysis in this VIA has determined the potential visual impact is reasonable on the balance of considerations, including:

- the subject site and proposed development establish a focal point for the gateway to Bondi Junction Town Centre
- the proposal is of high-quality architectural design, incorporating details such as separated towers, varying heights and articulation which assist in softening the built form
- the immediate area is characterised by a mixture of low to medium density buildings, transitioning to higher density within the Town Centre, which comprises a dense cluster of buildings, varying in architectural design, heights and scales
- the proposal generally aligns with the building design approved for the site under separate development consents and the elements that extend outside of the approved envelope will have a limited visual impact when compared to the approved built form and in the context of the surrounding built environment.
- the proposal is consistent with the strategic context of the area, noting
 - the importance of Bondi Junction's role as a local strategic centre
 - it will provide well located, high quality housing (including affordable housing) within walking distance to public transport
 - it will increase the ground floor activation at the western end of Bondi Junction.

This report concludes that the proposed shop top housing development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- greening and ground level planting (as per the proposed landscape plans) to integrate the proposal into the site.