

VISUAL IMPACT ASSESSMENT

PROJECT: FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

CLIENT: The Trustee for WAFI PROPERTY TRUST
6/37A KING ROAD
HORNSBY NSW 2077

DATE: 18/02/2026

Benson McCormack Architecture acknowledge
the Aboriginal & Torres Strait Islander peoples of Australia, and in particular,
the Minjungbal and Nganduwal People of the Bundjalung Nation,
as the traditional custodians of the lands on which we
live, work and that this project is taking place on.

We pay our respects to Elders, Past, and Present.

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1.0 Introduction

Benson McCormack Architecture has prepared this Visual Impact Assessment (VIA) for **The Trustee for WAFI Property Trust** in relation to the proposed multi-residential tower with an affordable housing component at **12–16 Florence Street, Tweed Heads NSW 2485** (the Site) (see Figure 1).

This report responds to the Planning Secretary’s Environmental Assessment Requirements issued on **28 July 2025**.

Issues and Assessment Requirements

Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- 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.

Purpose of this VIA

As Tweed Heads and Coolangatta continue to evolve, it is important to understand how new development may influence the character of the area and the way it is experienced by the community. This VIA identifies, measures, and evaluates the visual impacts of the proposal in the context of the surrounding landscape and urban environment.

The assessment considers both the immediate and broader views of the site and its surrounds, including those recognised as being of value in planning instruments and policy.

Scope of the Assessment

This VIA has been prepared to:

- Apply an assessment methodology consistent with established VIA practice in NSW and the objectives of the Tweed City Centre planning framework.
- Compile an evidence base of significant viewpoints, with photomontages produced by BMA to illustrate the proposal against existing view lines.
- Evaluate the proposal’s visual impact using this evidence base and the established assessment framework.

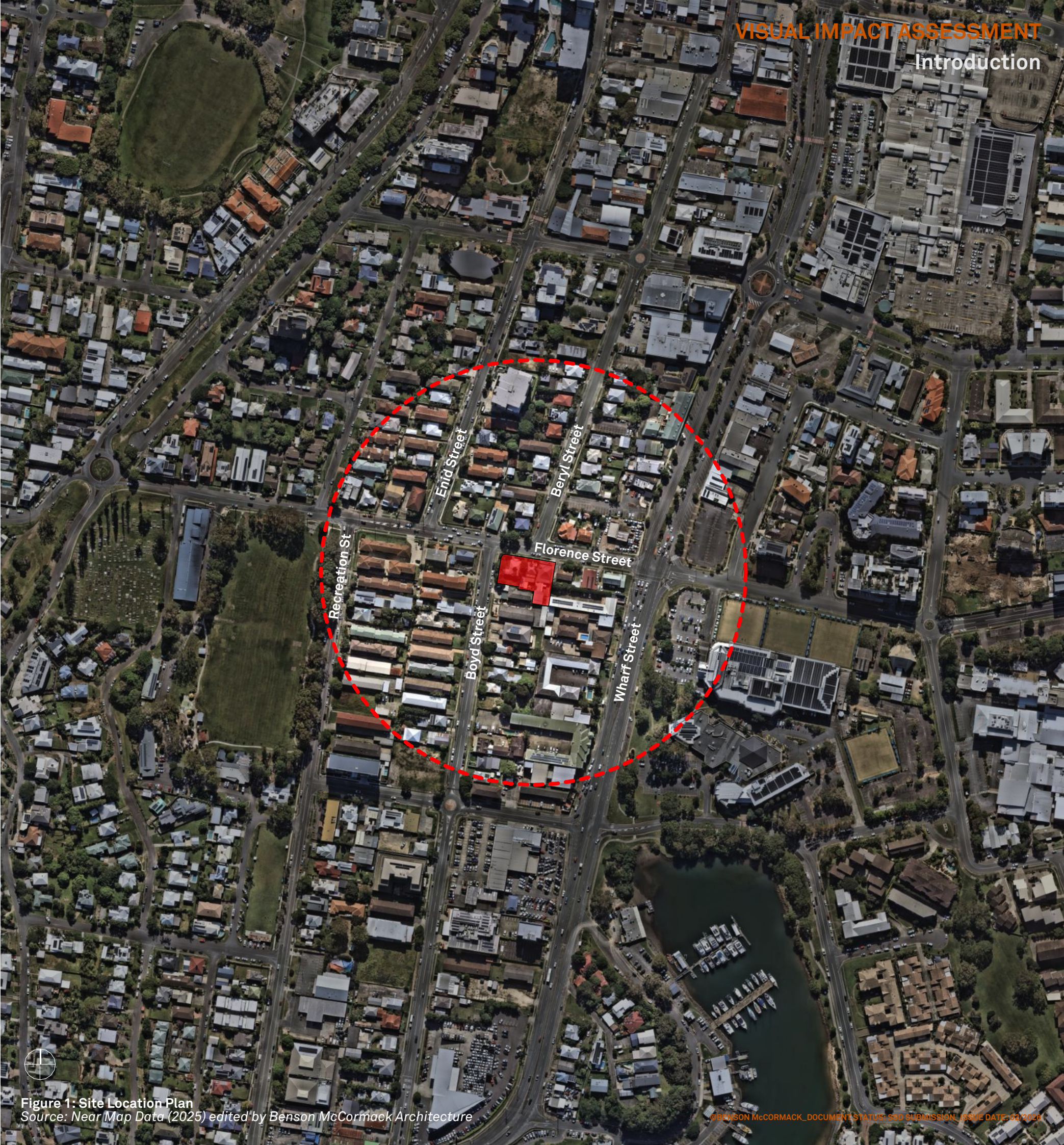


Figure 1: Site Location Plan
Source: Near Map Data (2025) edited by Benson McCormack Architecture

2.0 The Proposed Development

The proposed development is a multi-residential tower with an affordable housing component located at **12–16 Florence Street, Tweed Heads**. The project includes a mix of dwelling types, basement and visitor parking, and achieves additional height and floor space through the Affordable Housing SEPP bonus (See *Figure 2*).

Key metrics relevant to this VIA:

Metric Proposal

Site Area	1,558 m²
GFA / FSR	6,582.6 m² / 4.23:1
Number of Apartments	59 Apartments (including 12 affordable)
Maximum height	44.2 metres
Parking	71 spaces (64 + 7) (64 residential over 2 basement levels + 7 at-grade visitor parking)
Setbacks	Nil setback to Florence Street up to 15–20m 4m setback above 15–20m 4m setback to Boyd Street up to 15–20m 8m setback above 15–20m Side setbacks as per ADG Nil setback to MU1 interface 3m wide drainage easement along eastern boundary



Figure 2: a CGI of the proposed development.

3.0 Context

3.1 Statutory Context

The subject site is located within the Tweed City Centre (Figure 3) and is zoned **R3 Medium Density Residential** under the Tweed City Centre Local Environmental Plan 2012 (TCCLEP 2012). The controls allow a maximum FSR of **3.25:1** and a building height of **34 metres**.

Under the **State Environmental Planning Policy (Housing) 2021 (Housing SEPP)**, an additional 30% floor space and height is permitted where more than 15% of dwellings are delivered as affordable housing. In this case, the uplift provides for a maximum FSR of **4.23:1** and a maximum building height of **44.2 metres**. The proposed development complies with these provisions.

The proposal has not been through a competitive design process and therefore cannot rely on the 10% design excellence bonus available under the LEP. Nevertheless, the project remains consistent with the relevant planning framework, with its height aligning with the SEPP uplift controls.

The LEP objectives relevant to this site seek to:

- Encourage sustainable urban development and the conservation of the Tweed City Centre’s built environment and natural setting.
- Provide housing choice, including affordable housing, to meet community needs.
- Ensure that building height and bulk are appropriate to the context and do not detract from local character or amenity.
- Deliver design excellence through building articulation, setbacks, modulation of massing, and sustainable design responses.

The **Tweed Development Control Plan 2008 (DCP)** identifies the site within the **Boat Harbour Precinct**. Development in this precinct is encouraged to provide a strong urban presence, improve pedestrian connectivity, and integrate with the surrounding built form and natural environment. The DCP highlights the importance of building depth and bulk being appropriate to the environmental setting and landform, while allowing for view sharing, ocean views, and broader view corridors.

This VIA therefore considers how the proposed development responds to these statutory provisions, particularly in relation to bulk, scale, height, design quality, and its contribution to the evolving character of the Tweed City Centre.

Relevant Approved and Existing Developments in the map:

1. 7-13 Pearl Street	12 storeys
2. 36-38 Enid Street	8 storeys
3. 1 Brett Street	11 storeys
4. 41-43 Boyd Street	10 storeys
5. 3-7 River Terrace	13 storeys
6. Tweed Mall Masterplan	up to 15 storeys
7. 25-27 Boyd Street	13 storeys
8. 33-35 Boyd Street	7 storeys
9. 151 Wharf Street	8 storeys
10. 7-9 Florence Place	5 storeys
11. 31 Florence Street	7 storeys

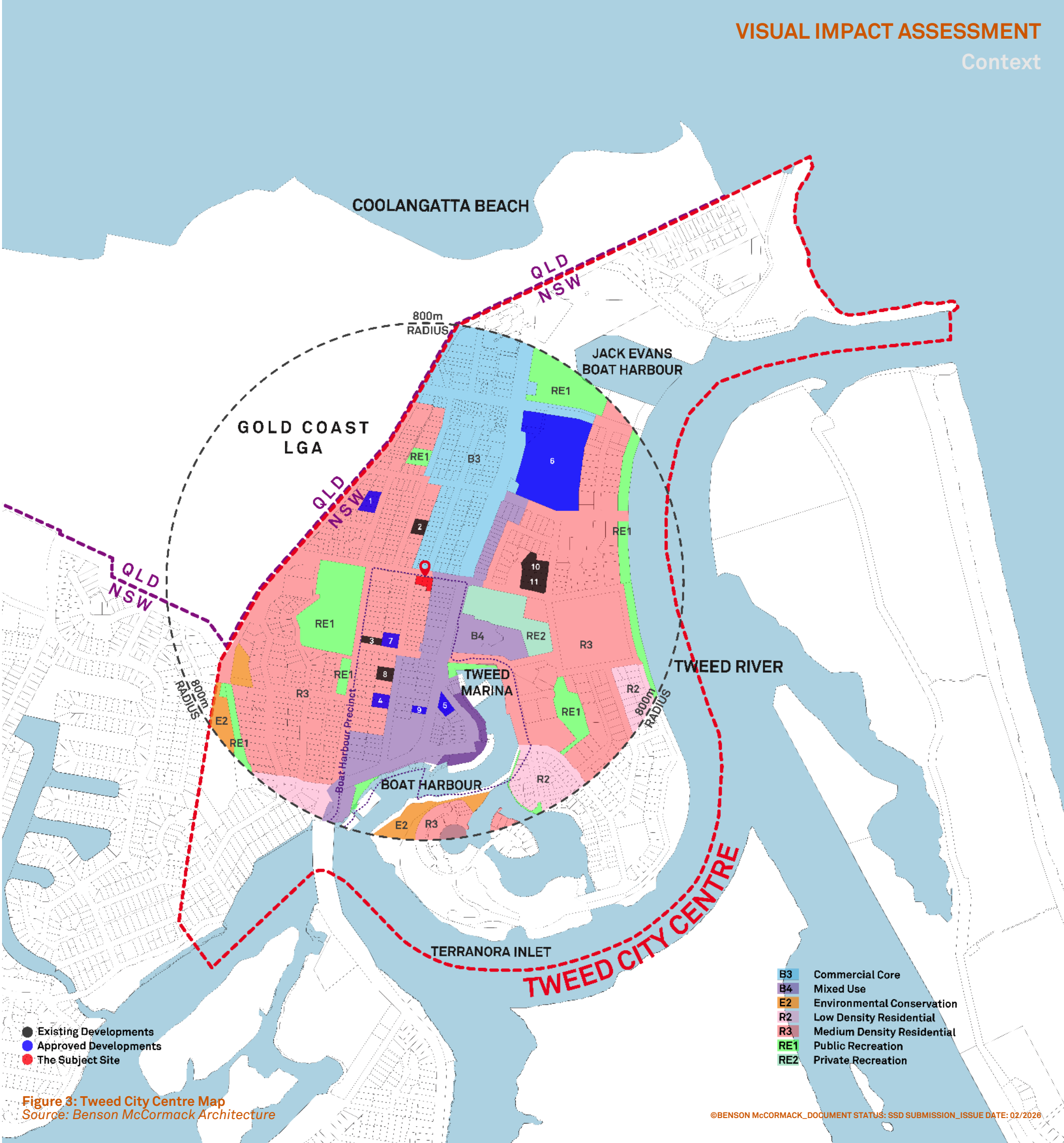


Figure 3: Tweed City Centre Map
Source: Benson McCormack Architecture

3.2 Recent Developments in the Vicinity of the Site

The immediate area around Florence Street and Boyd Street is undergoing transition, with several recent and emerging residential flat buildings that reflect the shift towards higher density housing in the Tweed City Centre. These developments provide the planning context for the proposal and demonstrate consistency with the strategic direction for the precinct.

Notable nearby developments include:

- **41-43 Boyd Street:** Approved for a **10-storey** residential flat building with a maximum height of 31.4m and an FSR of 2.61:1, comprising 53 units. The proposal was supported despite exceeding the mapped height limit. (See *Figure 4*).
- **3-7 River Terrace:** Approved for a **13-storey** residential tower with an FSR of 3.96:1, located within the Boat Harbour Precinct. The development will deliver 72 apartments above ground-floor retail and basement parking, replacing three existing houses and an outbuilding on a 1,849m² site opposite the harbour. (See *Figure 5*).
- **Tweed Mall Masterplan:** Concept approval has been granted for a mixed-use redevelopment of the Tweed Mall and surrounding land at Bay Street and Wharf Street, with a maximum height of 49.5m and up to **15 storeys**. The 5-hectare masterplan proposes almost 1,400 townhouses and apartments, 45,000m² of retail space, a 52-key hotel, 14,000m² of office space, a medical centre, cinema complex, gym and childcare centre. The project is intended to create a mixed-use town centre and serve as a gateway to Tweed Heads. (See *Figure 6*).
- **25-27 Boyd Street:** Approved for a **13-storey** affordable housing development with an FSR of 3.2:1, comprising 80 units, with basement parking and communal open space. The project contributes to the higher-density character of the Boat Harbour Precinct. (See *Figure 7*).

Collectively, these approvals confirm that the existing low-rise two-storey context is no longer aligned with the strategic planning direction for Tweed City Centre. At present, five buildings up to 11 storeys have already been constructed, and a further six developments up to 15 storeys have been approved. This demonstrates that the area is in transition, with low-scale development progressively giving way to a mid- to high-rise character in accordance with Council's planning framework. While this VIA has assessed the proposal against the current context, weight must also be given to how it will sit within the approved and future context, where it will integrate with the evolving built form of the precinct.



Figure 4: 41-43 Boyd Street



Figure 6: Tweed Mall Masterplan



Figure 5: 3-7 River Terrace



Figure 7: 25-27 Boyd Street

4.0 Methodology

The methodology used to inform this VIA is based on established NSW practices and consistent with the **‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3)**, as well as planning principles for the assessment of impacts on public domain views established by the NSW Land and Environment Court.

The methodology comprises the following steps:

- **Preparation of an Evidence Base:** Benson McCormack Architecture (BMA) has prepared a visual evidence base that includes key view locations, view extents, and CGI representations of the proposed development within the existing landscape.
- **Analysis of the Evidence Base:** A comparison has been undertaken between existing views and proposed views, considering the extent and scale of change introduced by the development.
- **Assessment of Visual Impact:** The potential impacts of the proposed development have been evaluated against the relevant planning framework, including the objectives of the Tweed City Centre LEP 2012 and the Tweed DCP 2008.

The assessment applies established scales of sensitivity, magnitude and significance. Sensitivity refers to the importance of the view and the degree to which it contributes to visual character. Magnitude relates to the scale of change introduced by the proposal. Significance is determined by combining these two measures, in line with the planning principle for “private views” adopted in Tenacity Consulting v Warringah Council.



Figure 8: Proposed Development in Oblique Aerial View
Source: Apple Map Data (2025) edited by Benson McCormack Architecture

Scale of Sensitivity

- Low:** Views from areas of limited significance where new development is unlikely to disturb visual character.
- Medium:** Views of moderate importance that may be affected but do not fundamentally alter the viewer's overall experience.
- High:** Views that are highly valued, where any change may have a significant effect on landscape character or amenity.

Scale of Magnitude

- Negligible:** Minimal or no perceptible change to the view.
- Perceptible:** Noticeable change that does not significantly alter visual character.
- Considerable:** A substantial change that is clearly evident and may result in meaningful consequences.
- Significant:** A major change requiring careful evaluation due to its implications for visual character and amenity.
- Severe:** An extreme change with serious consequences for the quality of the view.

Scale of Significance

- Negligible:** No meaningful impact on the view or landscape.
- Minor:** A small change with little effect on visual quality.
- Moderate:** A noticeable change that alters the view but maintains overall landscape integrity.
- Severe:** A major impact that substantially reduces visual quality and greatly affects the viewing experience.
- Devastating:** A disruption that leads to significant negative consequences for the cultural or aesthetic value of the landscape.

Visual Impact Rating Matrix

Sensitivity	High	Medium	Low
Severe	Devastating	Severe	Moderate
Significant	Severe	Moderate	Moderate–Minor
Considerable	Moderate	Moderate–Minor	Minor
Perceptible	Moderate–Minor	Minor	Minor
Negligible	Negligible	Negligible	Negligible

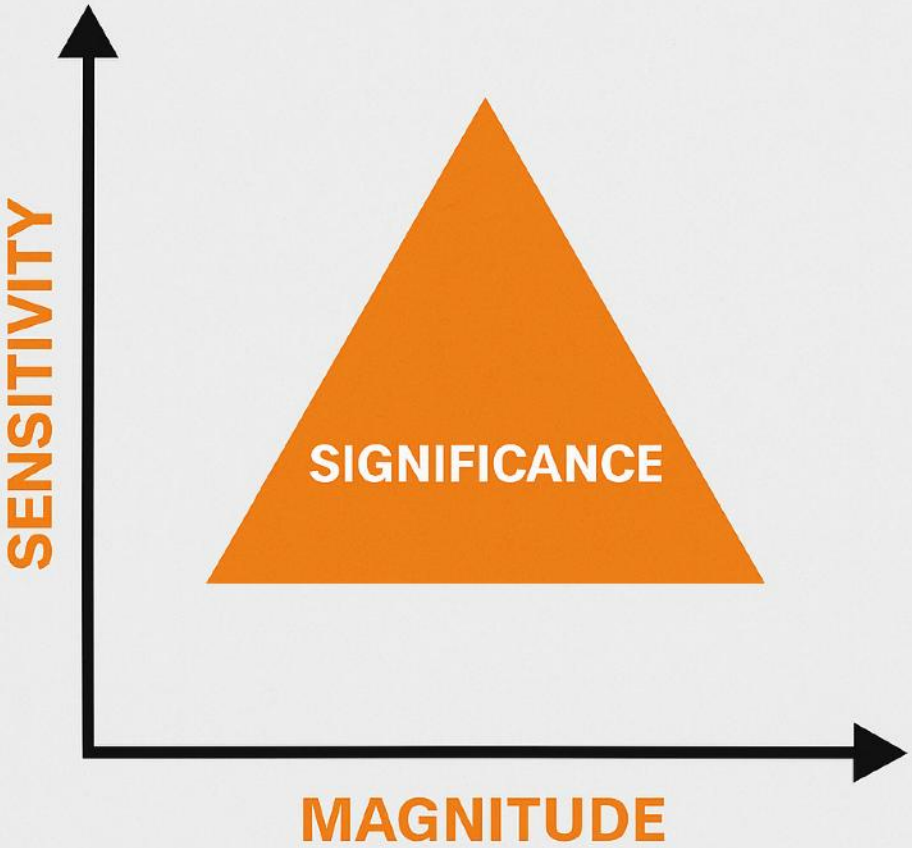


Figure 9: Diagram
Source: Benson McCormack Architecture

4.1 Visual Catchments and Viewpoints

The Tweed Scenic Landscape Protection Policy defines the following static / linear views impacted by the site:

Priority 1:

	Land Covered by view-shed:		
	12 Florence St	14 Florence St	16 Florence St
Pacific Highway	17.4 %	36.8 %	76.6 %
	92.6 m²	159.1 m²	457.7 m²
	Combined:	709.4 / 1558	= 45.5 %

A quick assessment shows that due to the geography and landscaping along Pacific Highway, the proposed building would not be visible. (Refer Fig. 01 & 02 on the following page.)
In addition to this, at no point is the site closer than **1.8 kilometres** from the Pacific Highway, suggesting that even if the landscape were flat and void of landscaping, the proposed building would be close to imperceptible.

	Land Covered by view-shed:		
	12 Florence St	14 Florence St	16 Florence St
Point Danger	100 %	72.5 %	50 %
	531.4 m²	313.8 m²	299 m²
	Combined:	1144.2 / 1558	= 73.4 %

A quick assessment shows that due to the geography and landscaping Point Danger, the proposed building would not be visible. (Refer Fig. 03 & 04 on the following page.)
In addition to this, at no point is the site closer than **1.6 kilometres** from the Point Danger, suggesting that even if the landscape were flat and void of built form and landscaping, the proposed building would be close to imperceptible.

Priority 2:

	Land Covered by view-shed:		
	12 Florence St	14 Florence St	16 Florence St
Terranora Rd	100 %	94.8 %	86.8 %
	531.4 m²	410.2 m²	518.6 m²
	Combined:	1460.2 / 1558	= 93.7 %

A quick assessment shows that due to the geography and landscaping along Terranora Rd, the proposed building would not be visible. (Refer Fig. 01 & 02 on the following page.)
In addition to this, at no point is the site closer than **7 kilometres** from the Terranora Rd, suggesting that even if the landscape were flat and void of landscaping, the proposed building would be close to imperceptible.

Two other Priority 2 viewpoints, **Razorback Lookout** & **Minjungbal Drive**, have both been included in this view impact assesment.





Fig 01



Fig 03



Fig 02



Fig 04

4.1 Visual Catchments and Viewpoints

A visual catchment is defined in this assessment as the area from which the proposed development can be wholly or partially seen. The extent of the catchment is influenced by factors including topography, street layout, surrounding built form, vegetation, and the scale and siting of buildings. For this VIA, both the immediate and broader viewpoints have been identified, consistent with the objectives of the Tweed City Centre LEP and DCP.

The selected viewpoints represent key public domain locations from which the development will be experienced. They include nearby residential streets, approach roads, and broader gateway views. Together, they provide a comprehensive evidence base for assessing the potential visual impacts of the proposed building.

The five viewpoints are as follows: (See Figure 10)

1. **Boyd's Bay Bridge (Minjungbal Drive)** – Approximately 820 m south of the site. Looking north towards the site at ground level. This location forms a gateway into Tweed Heads and offers a broad approach view that will include the new development in the skyline.
2. **Florence Street (West of Site)** – Approximately 310 m from the site. Looking east towards the site at ground level. This location captures the western residential approach and illustrates how the development will be perceived within the existing street character.
3. **Florence Street (East of Site)** – Approximately 260 m from the site. Looking west towards the site at ground level. This provides the eastern approach view, illustrating integration of the development into the broader Tweed City Centre fabric.
4. **Beryl Street (North of Site)** – Approximately 290 m from the site. Looking south towards the site at ground level. This location provides a residential interface perspective, demonstrating the visibility of the upper built form from nearby housing areas.
5. **Boyd Street (South of Site)** – Approximately 550 m from the site. Looking north towards the site at ground level. This captures the southern local residential view, showing how the podium and tower elements will be perceived from a close suburban context.
6. **Boyd Street (Close Range)** - Looking north at ground level. A close local-street view showing the proposal within the immediate residential context.
7. **Florence Street (Close Range)** – Looking east at ground level. A close local-street view showing the proposal within the immediate residential context.
8. **Razorback Lookout (South-West of Site)** - Approximately 650-800 m from the site. Razorback Lookout varies from 60 to 80 m in height above AHD, whereas the proposed building tops out at just under RL 48.

These viewpoints have been selected to cover a range of distances, orientations, and contexts. They test the proposal's visibility within its immediate neighbourhood as well as along key approach routes. The assessment of these locations considers the general objectives of the Tweed City Centre LEP 2012 and Tweed DCP 2008, particularly in relation to building height, bulk, scale, view sharing, and urban character.

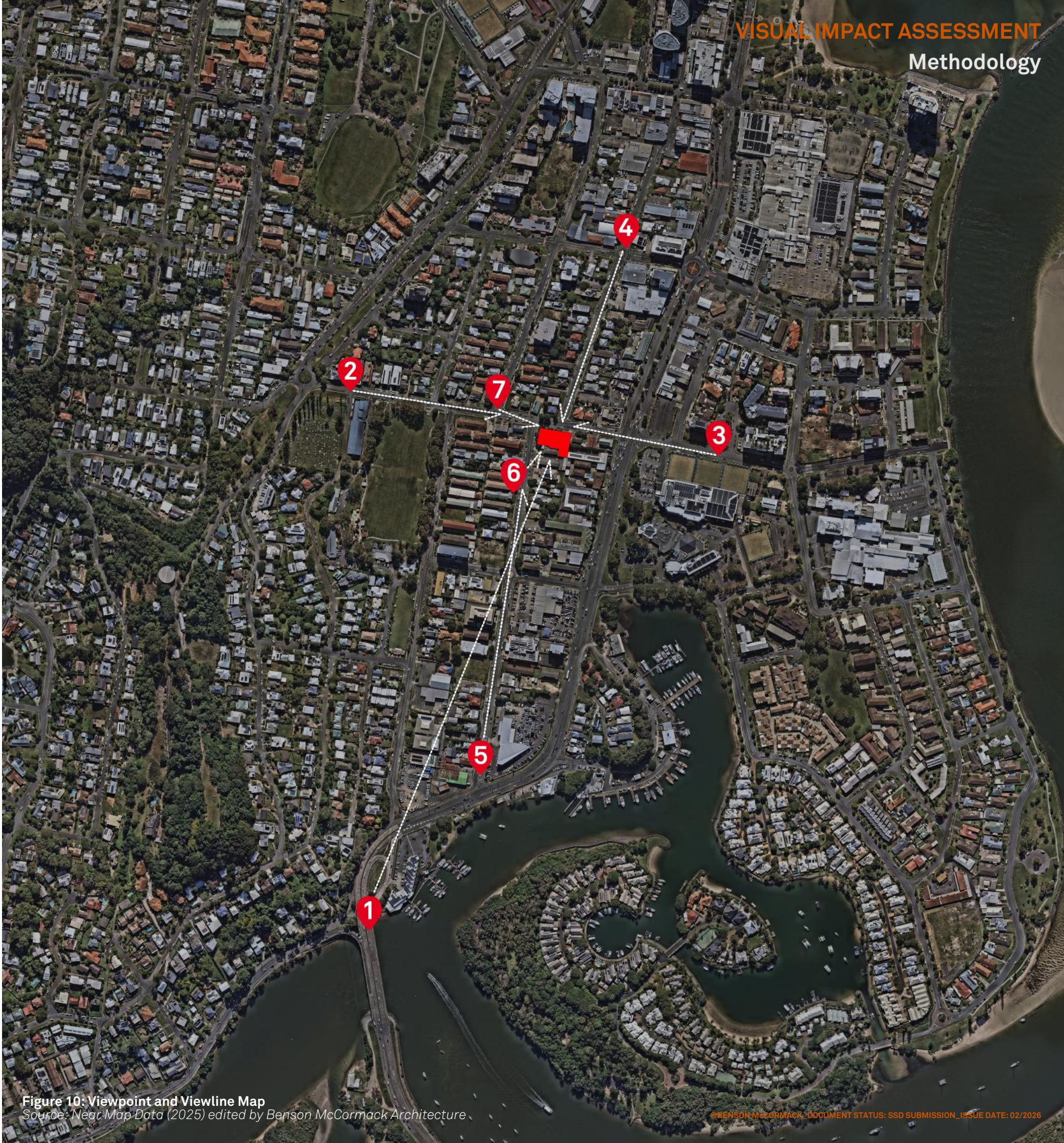


Figure 10: Viewpoint and Viewline Map
Source: Near Map Data (2025) edited by Benson McCormack Architecture

5.0 Visual Impact Assessment

View 1 - Boyds Bay Bridge (Minjungbal Drive)

View 1 has been captured from **Boyds Bay Bridge (Minjungbal Drive)** at ground level, using Google Street View imagery (car-mounted camera, approx. 2.5 m above ground). This location forms a key southern entry into Tweed Heads, providing a broad approach view across the Tweed Marina towards the city centre. The proposed development is visible on the skyline, establishing its prominence within this gateway corridor (See *Figure 11*).

Sensitivity

High: As a primary arrival route into Tweed Heads, this view is sensitive to change. The bridge offers long-range visibility to the city centre, and alterations to the skyline strongly influence first impressions of the urban character and identity of the area.

Magnitude

Current context (*Figure 12*):

The proposed development rises above the prevailing low-rise and mid-rise character. However, given the distance, the prominence of the change is moderated, and the magnitude is best described as moderate.

Future context (*Figure 13*):

Against the approved and anticipated higher-density development in the Tweed City Centre, the proposal becomes visually indistinguishable. In this scenario, the magnitude is negligible.

Significance

Current context (*Figure 12*):

With high sensitivity and moderate magnitude, the overall visual impact is assessed as moderate. The development is noticeable, but the distance reduces the severity of its effect.

Future context (*Figure 13*):

Once surrounding taller buildings are realised, the proposal is effectively absorbed into the skyline. The resulting impact is assessed as negligible, with little to no effect on the overall character of the view.



Figure 11: Viewpoint 1 - Current Context



Figure 12: Viewpoint 1 - Proposed Development



Figure 13: Viewpoint 1 - Future Context

View 2 - Florence Street (west of site)

View 2 has been captured from **Florence Street (west of the site)** at ground level, using Google Street View imagery (approx. 2.5 m camera height). This location looks east towards the site and represents a key residential approach. In both the existing and future context, the proposed development is obscured by tree canopies and intervening buildings, and is not visible in the street view (See *Figure 14*).

Sensitivity

Medium:
The view represents a typical local residential street. While it contributes to neighbourhood character, it does not frame significant landmark, ocean, or river views. Its sensitivity to visual change is therefore moderate.

Magnitude

Current context (*Figure 15*):
The proposed development is not visible due to tree coverage and foreground development. As such, the magnitude of change is assessed as negligible.

Future context (*Figure 16*):
Even with surrounding densification, the building mass at this viewpoint is unlikely to be visible. Any potential change would remain negligible.

Significance

With medium sensitivity and negligible magnitude, the overall significance of impact is rated as negligible. The proposed development will not alter the visual character of this residential approach street.



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Figure 14: Viewpoint 2 - Current Context



Figure 15: Viewpoint 2 - Proposed Development



Figure 16: Viewpoint 2 - Future Context

View 3 - Florence Street (east of site)

View 3 has been captured from **Florence Street (east of the site)** at ground level, looking west towards the site. This location provides an eastern approach view into Tweed Heads, framed by existing mid- to high-rise developments. In the proposed context, the development is visible above and between existing buildings, contributing to the overall city centre skyline (See Figure 17).

Sensitivity

Medium to High:

This street represents a key approach into the Tweed City Centre, with existing views already influenced by larger-scale development. While the view has a degree of urban character, its sensitivity to new development is higher than local residential streets due to its transitional role into the CBD.

Magnitude

Current context (Figure 18):

The proposed building introduces additional bulk into the skyline and alters the perception of height in this corridor. The magnitude of change is assessed as considerable.

Future context (Figure 19):

With further densification expected in the City Centre under the LEP and SEPP, the proposed development will integrate with the emerging skyline. The magnitude under this scenario is assessed as perceptible, reflecting a minimal addition to the consolidated urban fabric.

Significance

Current context (Figure 18):

With medium to high sensitivity and a considerable magnitude, the overall visual impact at present is rated as moderate to high significance. The proposal is a strong new element in this corridor view.

Future context (Figure 19):

Once surrounding higher-density developments are realised, the impact of the proposal diminishes further. In this future scenario, the significance is assessed as perceptible, reflecting its integration within a unified urban skyline.



Figure 17: Viewpoint 3 - Current Context



Figure 18: Viewpoint 3 - Proposed Development



Figure 19: Viewpoint 3 - Future Context

View 4 - Beryl Street (north of site)

View 4 has been captured from **Beryl Street (north of the site)** at ground level, looking south towards the site. This location provides a residential interface view, showing how taller built form is perceived from surrounding neighbourhood streets. In the proposed condition, the development is partially visible in the distance, emerging above the roofline of existing mid-rise buildings (See Figure 20).

Sensitivity

Medium:
This is a residential street with localised sensitivity to change. While it reflects everyday suburban character, it does not frame iconic or landscape-based views. However, visibility of larger built form can influence the perception of scale and character for local residents.

Magnitude

Current context (Figure 21):
The proposed building introduces noticeable bulk into the skyline and is clearly distinguishable above existing development. The magnitude of change is assessed as considerable, given the scale and visibility of the addition.

Future context (Figure 22):
With additional urban consolidation expected in the area, the development will integrate more seamlessly with the anticipated built form, reducing the magnitude to perceptible.

Significance

Current context (Figure 21):
Although the magnitude of change is considerable, the resulting significance is assessed as moderate. While the proposal represents a strong and noticeable change from this viewpoint, its influence is tempered by the suburban character and lack of broader iconic value.

Future context (Figure 22):
Once further densification occurs and surrounding sites are redeveloped, the visual impact reduces further to minor significance, as the proposal becomes part of the consolidated urban skyline.



Figure 20: Viewpoint 4 - Current Context



Figure 21: Viewpoint 4 - Proposed Development



Figure 22: Viewpoint 4 - Future Context

View 5 - Boyd Street (south of site)

View 5 has been captured from Boyd Street (south of the site) at ground level, looking north towards the site. This is a close residential and commercial interface street, where the proposed development and other anticipated projects will be perceived directly in the line of sight. In the proposed montage, the building sits behind tree canopies and existing structures but is clearly visible as part of the street's evolving skyline (See Figure 23).

Sensitivity

Medium:
This street has localised residential and commercial functions, with some sensitivity to visual change. While not a landmark view corridor, it represents a typical urban street where residents and visitors are directly exposed to new development form.

Magnitude

Current context (Figure 24):
The proposed development is clearly perceptible above the existing streetscape, but its scale aligns with the higher datum set by the building to the left of the corridor and those beyond the site. As such, the magnitude of change is assessed as perceptible.

Future context (Figure 25):
With nearby approved and anticipated projects along Boyd Street, the proposal will integrate into a pattern of larger-scale built form. Under this scenario, the magnitude reduces to negligible.

Significance

Current context (Figure 24):
With medium sensitivity and a perceptible magnitude, the visual impact is assessed as moderate significance. The proposal is noticeable but consistent with the existing taller built form in the corridor.

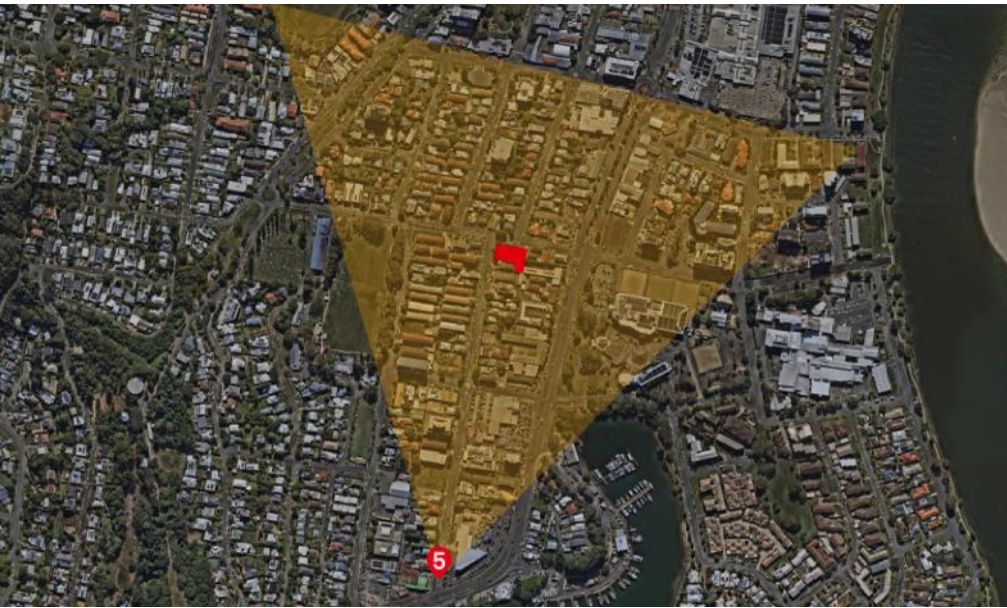
Future context (Figure 25):
As the proposal merges with the anticipated higher-density context, the visual impact reduces further, resulting in minor significance.



Figure 23: Viewpoint 5 - Current Context



Figure 24: Viewpoint 5 - Proposed Development



Approved Developments
Future Developments

Figure 25: Viewpoint 5 - Future Context

View 6 - Boyd Street (Close Range)

Captured at ground level on Boyd Street, south of Florence Street, looking north towards the site. The CGI presents the tower within a mixed residential/commercial street, with dashed outlines showing potential future built form that frames the view. (See Figure 26).

Sensitivity

Medium:
A local residential street, moderate sensitivity to change in scale and street character.

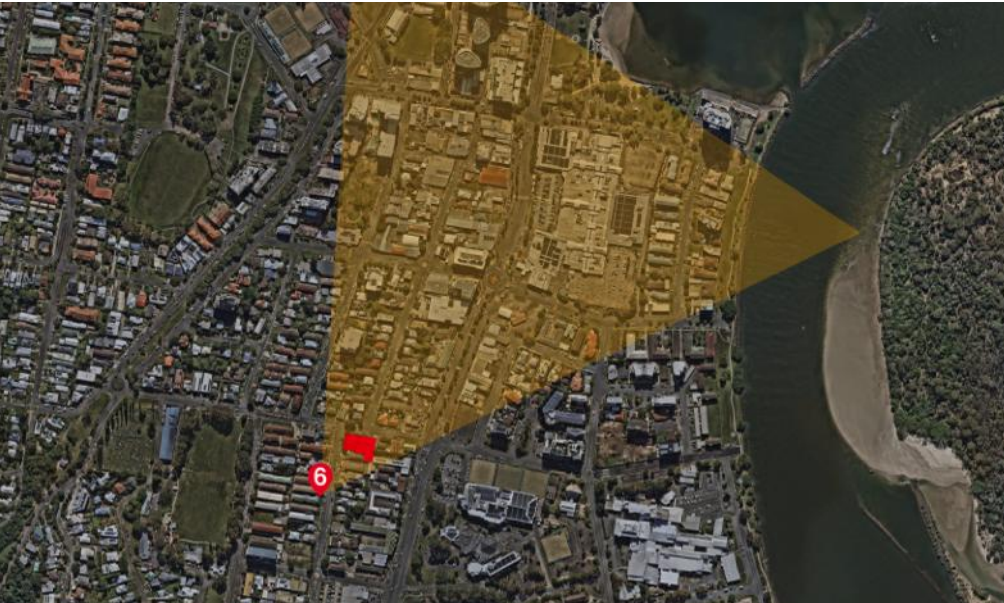
Magnitude

Current context:
The building is a significant new vertical element, clearly legible above near-field structures.

Future context:
With likely uplift on adjoining lots (as indicated by dashed envelopes), the relative change reduces to considerable as the proposal reads as part of a taller cluster..

Significance

Moderate-High in the current context due to proximity and contrast; reducing to **Moderate** once adjacent redevelopment occurs and the street reads as a consolidated mid/high-rise frontage.



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Figure 26: Viewpoint 6 - Proposed Development (Future Context)

View 7 - Florence Street (Close Range)

Captured at ground level on Florence Street, just west of Boyd Street, looking east towards the site. The CGI shows the proposed building as the primary element in the street view, with dashed lines indicating potential future envelopes on adjoining sites for context. (See Figure 27).

Sensitivity

Medium:
Typical inner-urban street with local residential buildings, sensitive to change in scale and street character.

Magnitude

Current context:
The proposal introduces a significant change in scale against predominantly 1–2 storey dwellings; strong presence in the near field.

Future context:
With likely uplift on adjoining lots (as indicated by dashed envelopes), the relative change reduces to considerable as the proposal reads as part of a taller cluster..

Significance

Moderate–High in the current context due to proximity and contrast; reducing to **Moderate** once adjacent redevelopment occurs and the street reads as a consolidated mid/high-rise frontage.



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Figure 27: Viewpoint 7 - Proposed Development (Future Context)

View 8 – Razorback Lookout

Captured on the Razorback Lookout, looking north-east towards the site. The CGI shows the proposed building as the primary element in the street view, with dashed lines indicating potential future envelopes on adjoining sites for context.

Sensitivity

Low: The CGI shows the proposed building, although visually present, fitting in with its current built context and not obstructing views towards Point Danger or the coastline.

Magnitude

Current context: The proposal introduces a significant change in scale against predominantly 1–2 storey dwellings; strong presence in the near field.

Future context: With likely uplift on adjoining lots (as indicated by dashed envelopes), the relative change reduces to considerable as the proposal reads as part of a taller cluster.

Significance

Moderate in the current context due to proximity and contrast; reducing to **Low** once adjacent redevelopment occurs and the street reads as a consolidated mid/high-rise frontage.

- DCP Envelope
- AFH Bonus Envelope
- Approved DA Envelope



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6.0 Conclusion

This Visual Impact Assessment has examined five viewpoints around the site to understand how the proposed development will be seen within its urban and landscape context. The assessment shows that the level of impact varies depending on distance, orientation, and the presence of foreground elements such as vegetation and existing buildings.

Overall, the proposal presents a more noticeable change from key approach routes such as **Boyd's Bay Bridge, Boyd Street,** and **Florence Street east,** where the built form introduces additional bulk to the skyline. In contrast, from residential streets like **Florence Street west** and **Beryl Street,** the project is either screened or softened by surrounding buildings and trees, resulting in minimal visibility.

As surrounding sites in the Tweed City Centre continue to redevelop, the proposal will form part of a consistent built form outcome that reduces the significance of its visual presence. On balance, the development is considered to sit comfortably within its context and to have a visual impact that is acceptable.

Summary of Visual Impact Ratings:

No.	Viewpoint	Significance Rating
1	Boyd's Bay Bridge (Minjungbal Drive)	Moderate (current) → Negligible (future)
2	Florence Street (West of Site)	Negligible
3	Florence Street (East of Site)	Moderate-high (current) → Perceptible (future)
4	Beryl Street (North of Site)	Moderate (current) → Minor (future)
5	Boyd Street (South of Site)	Moderate (current) → Minor (future)
6	Boyd Street (Close Range)	Moderate-High (current) → Moderate (future)
7	Florence Street (Close Range)	Moderate-High (current) → Moderate (future)
8	Razorback (South-West of Site)	Moderate (current) → Negligible (future)



Figure 28: CGI of the proposed development

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