URBIS

THE ATLASSIAN BUILDING

VISUAL IMPACT ASSESSMENT

PREPARED FOR

VERTICAL FIRST PTY LTD

DECEMBER 2020

URBIS STAFF RESPONSIBLE FOR THIS REPORT:
Associate Director: Jane Maze-Riley
Senior Consultant: Angela Armstrong
Project Code: P0020770
Report Ref: 01 RPT_Visual Impact Assessment
Version: 02
Report Status: Final
Date: December 2020

URBIS.COM.AU

CONTENTS

1.0	EXECUTIVE SUMMARY	4
2.0	INTRODUCTION	6
3.0	METHODOLOGY	10
4.0	BASELINE VISUAL ANALYSIS	12
5.0	ADDITIONAL FACTORS FOR CONSIDERATION	16
6.0	ANALYSIS OF PHOTOMONTAGES	18
7.0	VISUAL IMPACTS ASSESSMENT	36
8.0	ADDITIONAL DOCUMENTED VIEWS	40
9.0	CERTIFICATION	46
10.0	REFERENCES	48
11.0	APPENDICES	50

1.0 EXECUTIVE SUMMARY

This report has been prepared by Urbis Pty Ltd to accompany a State Significant Development (SSD-10405) Application for the proposed commercial and hotel development above the Former Inwards Parcel Shed at 8-10 Lee Street, Haymarket.

This report has been prepared in response to the requirements included within the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Industry & Environment (DPIE) on 20 December 2019 and provides an independent visual impact assessment (VIA) of the proposed development. Details of compliance with the SEARS is in included at "Table 1 Relevant SEARs Requirements" on page 6.

This VIA includes certification of the accuracy of the preparation of photomontages in "9.0 Certification" on page 46.

METHOD AND RESULTS

The methodology employed to assess visual impacts is described in "3.0 Methodology" on page 10. This method describes the key components of the visual impact assessment including the analysis and documentation of existing views, analysis of the existing visual context and the visual effects of the proposed development on existing visual characteristics including in the public and private domain.

Parts of the methodology followed and in particular the assessment ratings in "6.0 Analysis of Photomontages" on page 18 have been based on the work and methods established in NSW by Dr Richard Lamb. A summary of visual effects in relation to the public domain views modelled is in included at "Table 3 Summary Table of Visual Effects" on page 32.

The level of visual impacts has been determined by applying various weighting factors to each view type for example sensitivity, viewing period, compatibility etc.

The final impact assessment and determination to determine the level of significance of any residual visual impacts. This is included in "7.0 Visual Impacts Assessment" on page 36of this report. A summary of visual impacts in relation to the views modelled is included at "Table 4 Summary Table of Visual Impacts" on page 38.

The visual effects and potential impacts of the proposal on private domain views have been considered. Given the spatial separation, orientation and likely views access from the closest residential dwellings, in our opinion potential view loss is unlikley to be significant.

We found that the proposed development would cause medium low visual effects on the majority of base line factors such as visual character, scenic quality and view place sensitivity from public domain view locations. The highest level of effects on baseline and additional variable factors was recorded at the closest viewpoint locations, Railway Colonnade Drive and Pitt Street/George Street, given the height, bulk and scale of the built form in the immediate foreground. Locations with extended viewing periods include Prince Alfred Park and Belmore Park.

Viewpoints which are characterised mainly by heritage items, such as Pitt Street/George Street, demonstrate the highest (medium) impact to visual character, though we still assess this to be medium.

Subsequent to the consideration of additional factors the level of visual effects were weighted against the additional factors for example visual absorption capacity, compatibility and the capacity for a highly structured planting plan to help mitigate the visual effects of the proposed views.

Locations with extended viewing periods have reduced overall visual impact, owing to long view distance (Prince Alfred Park) and visual absorption (Belmore Park).

The residual visual impacts were considered to decrease in significance and were rated as low for four locations and medium low for all locations that were modelled and analysed.

CONCLUSIONS

The overall visual impacts of proposed development were found to be acceptable.

From the closest public domain locations (Railway Colonnade Drive, Pitt Street/George Street), the proposed built form is seen to be elevated above and spatially separated from the Parcel Sheds, which demonstrates an acknowledgment of its heritage significance.

In most views, the proposed built form blocks areas of open sky only and will not block views of any heritage items with the exception of one viewpoint, Prince Alfred Park. In this view, we note that the Central Station clock tower will be entirely obscured, however this is a distant view and there are no impacts to scenic views within the park, therefore it is of a low overall significance.

Based on external ground level observations, potential visual impacts on private views are likely to be limited and minor overall.

The proposal accords with the Central State Significant Precinct (SSP), which envisages high rise buildings within the area and the Sydney LEP 2012 Clause 6.53 (Western Gateway Sub-precinct) allows for buildings of RL 200.2 metres in Block A. Views documented within the Sydney DCP 2012 were taken into consideration when selecting viewpoints.

Extended viewing periods are afforded from public spaces include Prince Alfred Park and Belmore Park; however views from Prince Alfred Park are distant and views from Belmore Park are impeded by vegetation, reducing the overall effects.

Overall the visual impacts of the proposed development are considered to be medium and acceptable given the respect paid to heritage items and the consistency with strategic and statutory planning for the site. The proposed development is unlikely to cause significant negative change to the character of any existing views.

2.0 INTRODUCTION

COMPLIANCE WITH SEARS

Urbis has been commissioned by Vertical First Pty Ltd (the Applicant) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD-10405 for a commercial and hotel development above the Former Inwards Parcel Shed (the Parcels Shed) at 8 – 10 Lee Street, Haymarket.

Specifically, this report addresses the following SEARs:

TABLE 1 RELEVANT SEARS REQUIREMENTS

ITEM/ DESCRIPTION	DOCUMENT REFERENCE
Key Issues - 5. Environmental Amenity	
The EIS shall: • Include a visual impact assessment, including photomontages comparing the current site context, future development context, and site in the context of the future development of the wider precinct, showing views from key locations, vistas and view corridors from the public domain • Include an analysis and assessment of potential view loss impacts to surrounding residential buildings	Refer to "6.0 Analysis of Photomontages" on page 18
Item 11 - Heritage and Archaeology	
A Statement of Heritage Impact (SOHI) is to: • Assess the impacts of the proposal on the heritage significance of these items and conservation areas, including visual impacts, vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, setting and curtilage (as relevant) • Include a visual analysis, including before and after perspectives, of the proposal from relevant views to provide a better understanding of the intended built form. The visual analysis should also consider how the proposal would sit within the wider visual setting of the Central Railway Workshops site, relate to heritage items within the vicinity, and the adjacent heritage conservation areas.	Analysis of the visual effects of views to and from heritage items and impacts are addressed in a separate Views Analysis Report Refer to Section 4.0 for information regarding existing visual setting and character
Plans and Documents	
• Visual impact assessment and view impact assessment, including verified views and photomontages	Refer to "6.0 Analysis of Photomontages" on page 18 and "10.0 References" on page 48

LIMITATIONS

This report is limited to an assessment of visual impacts. Visual issues that are related to other technical disciplines for example town planning and heritage are addressed by others with appropriate expertise.

THE SITE

The Site is known as 8-10 Lee Street, Haymarket. It is an irregular shaped allotment. The allotment has a small street frontage to Lee Street, however this frontage is limited to the width of the access handle.

The Site comprises multiple parcels of land which exist at various stratums. All the lots are in the freehold ownership of Transport for NSW, with different leasing arrangements:

- Lot 116 in DP 1078271: YHA is currently the long-term leaseholder of the Site which covers the areas shown in blue below.
- Lot 117 in DP 1078271: This is currently in the ownership of TfNSW and the applicant is seeking the transfer of the leasehold on this land to provide for an optimise basement and servicing outcome for the Site.
- Lot 118 in DP 1078271: This is currently in the ownership of TfNSW and the applicant is seeking the transfer of the leasehold for part of the air-rights above part of this allotment to allow for an optimised building envelope for the project. The proposal also uses a part of Lot 118 in DP 1078271 within Ambulance Avenue for Day 1 bike access, secondary pedestrian access and fire service vehicle access.
- Lot 13 in DP 1062447: This is currently in the ownership of TfNSW but TOGA (who hold the lease for the Adina Hotel) have a long-term lease of this space in the lower ground area.

The Site has an area of approximately 3,764sqm which includes 277sqm of air rights that apply from RL40.

The subject site is referred to as block A within the Western Gateway sub-precinct, which is part of the wider Sydney Innovation and Technology Precinct. The site incorporates numerous lots and includes a basement level (on grade with Ambulance Avenue) ground level (level of the YHA Former Inwards Parcel Shed building) and airspace above. The Basement level contains service tunnels associated with the Devonshire Street Tunnel and the railway station, as well as the Gate Gourmet tenancy. The YHA building contains the Former Inwards Parcel Shed building along with later amenity and communal living area additions. The shed has a later mezzanine accommodation level internally with the external original building form and timber frame being generally intact.

In visual terms the existing shed is a long, low pitched-roof building set parallel to the western railway tracks. It is characterised by a rectangular floor plate, grey corrugated steel cladding and roofing approximately equivalent to 2 to 3 residential storeys in height.

The site is part of local heritage item number I824 (Central Railway Station group) and State heritage item listing number 01255 (Sydney Terminal and Central Railway Stations Group).

SURROUNDING CONTEXT

The Site is directly adjacent to the Western Wing Extension of Central Station, and forms part of the 'Western Gateway Sub-precinct' of the Central Railway Station lands. It is situated between the existing Country Link and Intercity railway platforms to the east and the Adina Hotel (former Parcels Post Office) to the west.

Existing vehicle access to the Site is via Lee Street, however the Lee Street frontage of the Site is only the width of the access handle.

Current improvements on the Site include the Parcels Shed, which operated in association with the former Adina Hotel. The Site is currently used as the Railway Square YHA. The Site also includes the western entryway to the Devonshire Street Pedestrian, which runs east-west through Central Station under the existing railway lines.

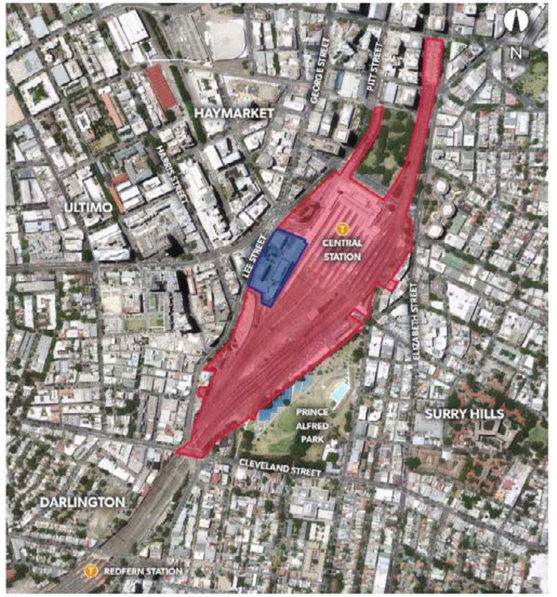


FIGURE 1 CENTRAL PRECINCT SSP AREA

The Site is situated in one of the most well-connected locations in Sydney. It is directly adjacent to Central Station Railway which provides rail connections across metropolitan Sydney, as well as regional and interstate connections and a direct rail link to Sydney Airport. The Site is also within close proximity to several educational institutes and is a city fringe location which provides access to key support services.

Central Railway Station is currently undergoing rapid transformation to allow for integration of rail, metro and light rail transport infrastructure. This will elevate the role of Central Station not only for transport but also enhance opportunities for urban renewal and revitalisation of the surrounding precinct. This is one of the key drivers for the identification of the Central SSP and the Western Gateway Sub-precinct to accommodate a new innovation and technology precinct.

The proximity of the Western Gateway Sub-precinct to the city, while still being located outside the core Sydney CBD, provides opportunity for it to evolve to attract technology and innovation companies. It has access to all required services while being sufficiently separate to the CBD to establish a distinct technology industry ecosystem. Its CBD fringe location will provide affordable commercial rents which will support Start-ups and entrepreneurs which are a key component of an innovation precinct.

PROJECT DESCRIPTION

The proposed SSDA will facilitate the development of a new mixed-use development comprising 'tourist and visitor accommodation' (in the form of a 'backpackers') and commercial office space within the tower form. Retail, lobby and food and drink premises at the Lower Ground level and Upper Ground level.
Atlassian Central at 8-10 Lee Street will be the new gateway development at Central Station which will anchor the new Technology Precinct proposed by the NSW Government.
The new building will be purpose-built to accommodate the Atlassian Headquarters, a new TfNSW Pedestrian Link Zone, and the new Railway Square YHA backpacker's accommodation, in addition to commercial floorspace to support Tech Start-ups.

The new development is to be built over the existing heritage former Inwards Parcels Shed (the Parcels Shed) located on the western boundary of Central Station with the Adina hotel to the west. The works includes a 38-storey mixed-use tower with basement loading dock facilities and end of trip (EOT) facilities accessed off Lee Street, 2 storey lobby utilising the Parcels Shed building, lower ground and upper ground retail, YHA hostel and commercial tower with staff amenities to the mid-level and roof top areas and a pedestrian Link Zone works for TfNSW.

The building design has been conceived to support the delivery of a site plan designed to connect with future developments to both the south and east and integrate with a cohesive public realm for the broader Sydney community in accordance with NSW government strategic planning.
The tower design is a demonstration project for Atlassian, representing their commitment to environmental sustainability and contemporary workplace settings through tower form and construction systems along with a set of emblematic outdoor workplaces stacked in the tower form.
The existing Parcels Shed will be adaptively re-used in accordance with best practice heritage process and form the upper level of a 2-storey entry volume that connects visually with the 2 level Link Zone. Over the roof of the Parcels Shed, a new privately owned but publicly accessible landscaped area will be created as the first part of a new upper level public realm that may extend to connect to a future Central Station concourse or future Over Station Development.
The proposed mixed use tower directly adjoins a live rail environment to the east and public domain to the north, west and south. These works will consider these rail environments and have been designed to ensure that all TfNSW external development standards are achieved. This ensures there is no impact to the operation or safety of these TfNSW assets.
Interfaces from the overall site and especially the State works Link Zone have been designed in consultation with the adjoining stakeholders. These stakeholders include TfNSW to the north and south, Toga and the Adina Hotel operator to the west and the Dexus Fraser's site to the south. Connections via the Link Zone, through the basements, and off the proposed new Link Zone dive ramp will be designed to enable existing and future developments to function in both the day 1 scenario and end state when all developers have completed their works.
The overall project aspiration is to create a world class tech precinct with effective pedestrian links through the Atlassian site to the Central Station western forecourt to Central Walk west and adjoining stakeholder's sites.

FIGURE 2 LOCALITY CONTEXT - VIEW NORTH INCLUDING CENTRAL STATION

PLANNING CONTEXT

The site is within the City of Sydney local government area and forms part of the Central State Significant Precinct (SSP). The site is known as Block A and is within the Western Gateway sub-precinct of the Central SSP. The Western Gateway sub-precinct was rezoned to B8 Metropolitan Centre within the Sydney LEP (in August 2020) and Clause 6.53 (Western Gateway Sub-precinct) of the Sydney LEP allows for buildings of RL 200.2 metres in Block A.

The site is located in proximity to a number of heritage items as outlined below.

TABLE 2 SURROUNDING HERITAGE LISTINGS

ITEM NAME	ADDRESS	SIGNIFICANCE	ITEM NO.
Central Railway Station group including buildings, station yard, viaducts and building interiors	-	State	I824*
Former warehouse "Canada House" including interior	822 George Street	Local	I181
Former Bank of NSW including interior	824–826 George Street	Local	I182
Railway Square road over bridge	George Street	State	I180
Marcus Clark Building, Sydney Technical College (Building W) including interior	827–837 George Street	Local	I850*
Former commercial building "Orchard's Chambers" including interior	793–795 George Street	Local	I847*
Commercial building group including interiors	767–791 George Street	Local	I844*
Former Lottery Office including interior	814 George Street	Local	I848*
Commercial building (851–855 George Street) including interior	732 Harris Street	Local	I2038

3.0 METHODOLOGY

OVERVIEW

There is no determinative or required VIA methodology adopted in NSW to assess the visual impacts of new built forms in urban settings. The methodology followed for this VIA is based on our analysis of a number of published methods including the Guidelines for Landscape and Visual Impacts Assessment 3rd edition, published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA) and on the experience gained by the author of this report at Richard Lamb and Associates (RLA). This report also draws on the method outlined in the Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA - NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA).

Although the content and purpose of the RMS LCIA is to assess the impact on the aggregate of an area's built, natural and cultural character or sense of place rather than solely on views, it provides useful guidance as to the logic and process of visual impact assessment (VIA).

Whilst reviewing and combining industry best practice, Urbis is continuing to develop its VIA methodology. Key steps followed by Urbis are outlined below. Some of the headings used in this report follow those established by RLA.

KEY STEPS OF URBIS VIA METHODOLOGY

STAGE 1 PRELIMINARY RESEARCH AND ANALYSIS

- Establish baseline factors; identify and describe the existing visual landscape in terms of visual character, scenic quality, viewer sensitivity and view place sensitivity
- Identify and describe the visual effects of the proposed development on those baseline factors

STAGE 2 ANALYSE THE VISUAL EFFECTS

On baseline factors and specifically in relation to all views that have been modelled.

STAGE 3 ASSESS THE VISUAL IMPACTS

In the context of relevant subjective 'weighting' factors:

- Consider additional factors that influence the level of visual effects by adding 'weight' to each to arrive at a level of visual impacts for example; consider visual effects in the context of Physical Absorption Capacity (PAC), compatibility with particular features for example with heritage items, desired future character, an existing concept approval or with maritime features.
- Consider the proposed development in the context of the relevant regulatory framework for example SEARs, SEPPs, LEPs and DCPs etc.
- Consider mitigation strategies if appropriate for example ameliorative planting, earthworks or alternate massing of a proposed development.
- Identify residual visual impacts.

Our approach attempts to limit the level of subjective interpretation of potential impacts by adopting a systematic and objective approach. This includes separating factors into two key groups; including existing baseline or visual context factors such as visual character, scenic quality and viewer sensitivity (public and private domain).

Secondly, we analyse the extent of the visual effects of the proposed development on each of the baseline factors. The effects are considered in terms of other relevant factors such as the nature and composition, distance, viewing period or view blocking effects. The final part of the methodology is to 'weight' or consider significance of the visual effects to be able to determine a final level or rating of visual impact. This is achieved by considering various factors such as; compatibility with the view, visual absorption capacity and sensitivity of the proposed development in its visual context. The final level of visual impact is also influenced by the potential for mitigation if necessary. Mitigative strategies could include ameliorative planting, sensitive or responsive architectural massing and detailing.

Our analysis of visual impacts also considers other approved development envelopes for example the Dexus/Frasers site which is present in the composition of views that have been analysed. Photomontages prepared by Cambium Group in Appendix 1 show adjoining approved envelopes.

VISUAL CATCHMENT

The potential total visual catchment is the theoretical area within which the proposal may be visible and, in this regard, theoretically, the visual catchment is larger than the area within which there would be discernible visual effects of the proposal. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation or topography.

Visibility means the extent to which the proposal would be physically visible, is identifiable for example as a new, novel, contrasting or alternatively as a recognisable but compatible feature. Various features affect the extent of visibility for example intervening buildings, the presence of vegetation, infrastructure and topography.

The existing built form on the site is low in height so that its potential visual catchment is limited to close neighbouring locations. Using the Adina Hotel building as a visual marker the subject site was inspected from surrounding public domain locations. This building and surrounding tower forms provided an approximate guide to the potential visibility of the subject site from more distant locations.

Parts of the site and the location of the proposed development are visible from the north in axial and focal views along Pitt Street and George Streets approximately from south of Goulburn Street. The proposed development will also be visible from the intersections of Hay and Campbell Streets as they intersect with Pitt and George Streets. There are limited opportunities from which to view the proposed development from the north and eastern parts of Belmore Park and Elizabeth Street close to Central Station. Views from this vicinity are limited by the screening effects of mature trees in Belmore Park and by the north and east elevations of Central Station.

Views to the site from the east from parts of Elizabeth Street are constrained by the sandstone walls that support the elevated section of railway tracks entering Central Station, notwithstanding a view from the intersection of Foveaux and Elizabeth Streets is available. To the south the 2-3 metre high brick boundary wall along the eastern side of Central Station railway tracks which extends along Chalmers Street, blocks the majority of views roads and paths towards the site.

Intermittent views from open spaces and paths in Prince Alfred Park are available towards the site and include Central Station Clock Tower and the spire of Christ Church St Laurence dependent on breaks in intervening vegetation along the Parks western boundary.

Views from the south and south-west from parts of Cleveland and Regent Streets are limited and isolated and predominantly constrained to the roads by semi-continuous built form, notwithstanding that the taller built form proposed on the site is likely to be visible above foreground buildings in upward views. I observed that closer to the site and adjacent to Mortuary Station heritage item, that no views to the subject site are available due to the presence of dense evergreen trees that are located within the item's curtilage.

Of the works proposed, the tower form has a wide potential visual catchment. A tower of the height proposed would be visible in all directions in close, medium and distant views. However, the extent of visibility depends on the location of the viewer and intervening built form and vegetation, and in close and medium distant range views, the alignment of streets.

It is likely that the potential visual catchment will be greatest to the south-east of the site where the immediate foreground is characterised by largely undeveloped space within Central Station Railway (yards and tracks) and beyond across Prince Alfred Park. The potential visual catchment to the south, west and east is more constrained as a result of intervening built forms and road alignment.

The total potential visual catchment (the area in which there is any visibility of an item) can be distinguished from the effective visual catchment. The effective catchment is the area within which there is sufficient detail to perceive the nature and quality of a development, as well as the potential for it to have negative effects, for example on specific views, settings, streetscapes or items of scenic or cultural significance. The effective visual catchment is smaller than the total visual catchment. The tower proposed would be widely visible from considerable distances in some locations outside of the Sydney CBD, whereas in the closer locality, the visibility would be significantly restricted by existing development which varies in height. For example, the proposed tower would not be visible from most of the commercial area of in the Sydney CBD north of Belmore Park.

4.0 BASELINE VISUAL ANALYSIS

This section establishes the visual character of the site and its immediate surrounds so that this can be used as a baseline factor against which to judge the level of change caused by the proposed development. Urbis undertook fieldwork in April and August 2020 to observe the spatial relationship of the subject site in relation to the immediately surrounding visual context.

VISUAL CHARACTER

VISUAL CHARACTER OF THE SITE

The YHA building is a long, low pitched-roof building set parallel to the western railway tracks of Central station. It is characterised by a rectangular floor plate, grey corrugated steel cladding and roofing approximately equivalent to two to three residential storeys in height.

The existing YHA building within the site presents its longer face to the north-west and its rear (south-east side) adjoins the platforms at Central Station. Its narrow northeast side is open and visible from the elevated Railway Colonnade Drive, whilst its narrow southwest side extends to the vicinity of Henry Deane Plaza, the Devonshire Street tunnel and the building at 12-14 Lee Street.

VISUAL CHARACTER - SURROUNDING CONTEXT

The subject site is surrounded by a number of heritage items that are listed in Schedule 5 of the City of Sydney LEP 2012. The Parcels Shed itself is part of the Central Railway Station Group (heritage item I824) which occupies land to the east, north-east and south-east. This item includes buildings, station yard and viaducts of which the clock tower located at the north-west corner of the main building, is an important local visual landmark and is in prominent in views form the north, north-west, and west. The sandstone finished clock tower is 75m in height and is of Gothic revival architectural style. Neighbouring the site to the west is the Adina Hotel which occupies the former Parcels Post Office and is also a heritage item (Item I855) built in 1913 in the free classical architectural style.

The triangular-shaped urban block north of the subject site that is bounded by Pitt and George Streets to the west and east and to the north by Rawson Place includes the following heritage items;

Item I846 at the north-west corner of Rawson Place and George Street is known as the former Station Street House at 790-798 George Street. This is an eight-storey building characterised by Federation Romanesque architecture featuring angular bay windows and external decorative columns. To its east item I863 at 11-13 Rawson Place is the former Daking House, a ten-storey building now occupied by the Sydney Youth Hostel which is an early example of Commercial palazzo architectural style.

The south end of this urban block is occupied by two heritage items including item I849, the Christ Church St Laurence Church Group and an eight-storey red-brick building at 814 George Street is the former Lottery Office (item I848) which presents to the subject site and appears to be Federation era.

In this regard the majority of the urban block immediately north of the proposed development is predominantly characterised by low-height, large floor-plate heritage buildings. Therefore views from the north to the subject site will include a foreground composition of heritage items that are relatively uniform in height.

The subject site is visible in close views from the immediate vicinity including the public plaza associated with the commercial development at 18-24 Lee Street and lower railway plaza area immediately south of the Adina Hotel building. Other close views are available from the George Street bus terminal, an axial view along Quay Street, the apex of Pitt and George Streets, from Railway Square and from the entrance to Central Station Concourse. Views along George Street, south of Ultimo Road provide the most direct axial and focal views where the proposed development will be seen in the context of some heritage items including part of Central Station, the Central Station Clock Tower, part of the Christ Church St Laurence group and the Adina Hotel.

We note the presence of taller bulkier buildings and tower forms within the wider visual catchment for example the McKell and Sydney Central buildings to the north on Barlow Street. The UTS building is located to the west on Broadway, and Central Park contains numerous tower forms. Two tall residential building are also found to the south west on Kensington Street. Northeast of the site, in the area between Central station and Surrey Hills, are three commercial buildings, the smallest of which is 11 storeys.

SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness or preference of the visual setting of the subject site and is baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia by academics including Terrance Purcell, Richard Lamb, Colleen Morris and Gary Moore.

Moore (2006) summarises the theoretical and methodological constructs in the field of environment, behaviour and society (EBS) and discusses the largest body of research in this area prepared by Associate Professor Terry Purcell and Dr Richard Lamb. The research details results in relation to the experience, perception and aesthetics of natural and cultural landscapes, affective experience of the environment, and the perception of scenic quality.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

The site is considered, in isolation and within its visual setting, as generally having medium-high scenic quality with regard to the opportunity for views. This is because it is a heritage item of unique form and character, adjacent public spaces that appear to be visually connected to it for example parts of Henry Deane Plaza and Railway Square which contribute positively to the visual amenity of the site and increase its rating of scenic quality.

FIGURE 3 PUBLIC VIEWS PROTECTION MAP 1

VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered potentially as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

The area surrounding the site is highly trafficked by vehicles and pedestrians given its position in the CBD and transport network, but these will largely be for short periods. Notably, close views are available from in the vicinity of the George and Pitt Street intersection and Railway Colonnade Drive. Extended view periods will be experienced by a high number of people from Prince Alfred Park and Belmore Park, areas of public recreation. In this regard in our opinion the site would be rated as being of medium view place sensitivity.

In addition we note that a number of views are identified in the draft Sydney DCP 2012) and shown in map. It is likely that the visual changes proposed would have a positive effect on view place sensitivity, potentially generating more public interest in the views and a higher number of viewers to experience the views as a result of the approval.

VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects. The spatial relationship (distance) the length of exposure and the viewing place within a dwelling are factors which affect and overall rating as to the sensitivity to visual effects. Urbis has not been engaged to undertake private domain views analysis but provide a summary of the potential private domain view access based on our fieldwork observations.

We note the presence of some student housing developments to the west and south-west of the subject site in the vicinity of Broadway associated with UTS and Central Park, including residential buildings which vary in height. Potential views to the north-west from the upper most floors of the tallest residential flat buildings may include views towards the subject including the Central Station Clock Tower and beyond. It is unlikely that views beyond the site would include scenic and highly valued views as defined in Tenacity. Notwithstanding some upper floor residences south-west of the subject site for example along the west side of Carlton Street or Kensington Street may be affected by potential view loss regarding a part of the Central Station Clock Tower.

Mixed-use developments including residential dwellings are located along the west side of Regent Street. These developments range in height from approximately seven storeys for example at 49-53 Regent Street to 12 storeys in respect of two towers on Kensington Street near Mortuary Station. The short obliquely angled elevation at 49-53 Regent Street is oriented to the north towards the subject site and appears to be the closest residential development which may have potential views to the Central Station Clock Tower beyond the site.

This residential flat building and adjacent developments are approximately 250m south of the site and access to views to the north-west will be affected by the heigt of intervening built form. In our opinion given the spatial separation from the subject site, orientation and likely expansive views available from upper floor apartments , the visual effects and potential impacts of the proposed development on private domain views is unlikely to be significant.

Isolated residential development including hotels are located in Quay Street north of the site. Those located at the south end of Quay Street may have views access to parts of the subject site including overlooking Railway Square. Potential views to the proposed development may be possible above intervening commercial buildings along the east side of Lee Street in Henry Deane Plaza. It is unlikely given the alignment of Lee Street to the north and existing built forms within Henry Deane Plaza that views to the north would include scenic features and heritage items such as the Central Station Clock Tower.

38 and 30 Chalmers St are located approximately 380m south-east of the proposed tower form. These developments include up to 9 storeys and include residential dwellings. The upper parts of the proposed tower are likely to be visible above the railway infrastructure, intervening built form and mature tree canopies located in Prince Alfred Park. The Tower form is unlikely to dominate such views or create any significant view blocking effects.

The proposed development would appear as a new built form against the CBD backdrop and projecting into the skyline. Views towards the Central Clock Tower to the north-west are likely to be unaffected from this vicinity. Given the spatial separation of these residential developments from the subject site and upward viewing angle from dwellings, the proposed tower is likely to predominatly block views of open areas of sky. Frontage of residential buildings located further south on Chalmers Street are not aligned towards the proposed development and unlikely to be significantly affected by any view loss or change in visual character of the composition.

In summary, there are a limited number of private dwellings loacted within the immediate visual catchment, the majority of which are low in height, not directly orientated towards the site and are spatially well separated from it. In this regard we anticipate that any potential views towards the site are unlikely to be significantly affected by potential view loss.
In this regard viewer sensitivity is considered to be a baseline factor that would not increase the final significance of visual impacts.

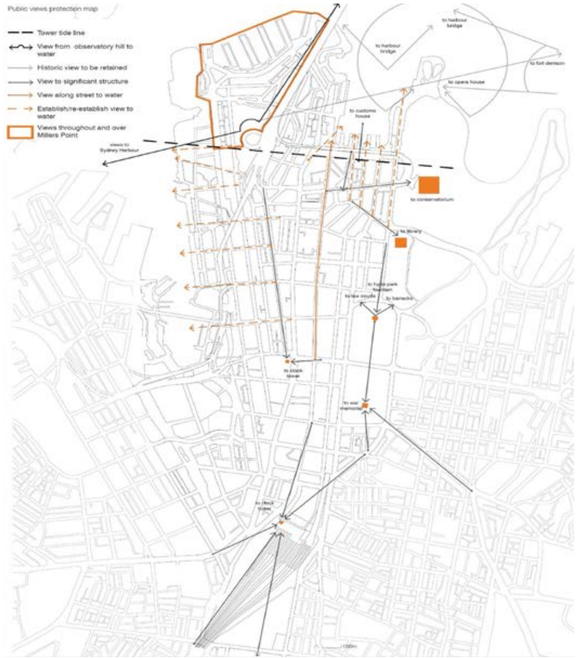


FIGURE 4 PUBLIC VIEWS PROTECTION MAP 2

5.0 ADDITIONAL FACTORS FOR CONSIDERATION

DEFINITION OF VIEW TYPES

View composition type when considered in formal pictorial terms, refers to the placement or arrangement of visual elements in a view which in this case will include the proposed development in the composition of the view.

Considering a view in formal pictorial terms means that we consider various parts of the composition as if it were a painting where the composition can be divided broadly into the sections of foreground, mid-ground and background.

A description of typical view types is provided below:

- Expansive: unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.
- Restricted: a view which is restricted at some distance by features between or to the sides of the viewer and the view for example by vegetation or built forms.
- Panoramic: a 360 degree angle of view unrestricted by any features close to the viewer.
- Focal: a view that is focused and directed toward the proposed development by features close to the viewer for example a view that is constrained to a road corridor by buildings etc.
- Feature: a view where the proposed development is the main feature or element and dominates the view. A feature view would be a close range view.

Other additional factors that influence the significance of visual effects include consideration of the viewing period, the distance of the view from the viewing location to the proposed development, the level of view loss or blocking effects and in some situations the viewing level alters the ability to perceive the level of visual effects.

Direct focal or feature views that are available towards the proposed development are found within George Street, Pitt Street and Quay Street.

Feature views (within 100 metres of the site) are available from in the vicinity of the George and Pitt Street intersection and Railway Colonnade Drive. The view from Prince Alfred Park is the only panoramic view identified.

RELATIVE VIEWING LEVEL

Relative viewing level refers to the location of the viewer relative to the location of the proposal. The viewing angle towards the proposed development can affect perception of the visual effects. For example, the visual effects of a proposed development in downward views from elevated locations relative may decrease the level of visual effects. However the visual effects of the same development in a close view or from a similar level to the proposed development, may be more significant for example due to the effects of the trailing edge (the edge furthest from the viewer), particularly if built form intrudes into horizons.

The effects of the relative viewing level for each view location is not a significant variable effect. The majority of views modelled are from street level and are from similar heights to the ground level of the subject site.

We note that Railway Colonnade Drive and Wentworth Avenue/ Wymess Lane offers an elevated close range view and that Pitt Street/Hay Street and Pitt Street/Barlow Street are at a lower elevation, given the gradual slope downwards of Pitt Street before it rises again towards Goulburn Street, however the elevation of this view neither decreases or increases the perception of the proposed development.

VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or the waterways, provide for greater potential for the viewer to perceive the visual effects. Repeated viewing period events, for example views experienced from roads as a result of regular travelling, are considered to increase perception of the visual effects of the proposal.

The majority of views from public domain locations to the proposed development will be from moving viewing locations for short periods of time, for example from in the vicinity of the George and Pitt Street intersection and Railway Colonnade Drive. However, extended views are expected from Prince Alfred Park and Belmore Park, areas of public recreation.

The area surrounding the site is highly trafficked by vehicles and pedestrians given its position in the CBD and transport network, but these will largely be for short periods. Notably, close views are available from in the vicinity of the George and Pitt Street intersection and Railway Colonnade Drive. Extended view periods will be experienced by a high number of people from Prince Alfred Park and Belmore Park, areas of public recreation.

VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

The site has a wide visual catchment giving a variety of distance ranges. Two viewpoints are within close range, five distant and six medium range. Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m).

The views modelled in photomontages have been selected to be representative of the types of views that would be available from a range of distances surrounding the site.

VIEW LOSS OR BLOCKING EFFECTS

RELEVANT REGULATORY FRAMEWORK

The Draft Central Sydney Planning Strategy (CSPS) includes identified key views that are to and across parks and other well-used public spaces which are significant within the Sydney CBD and are relevant to considering the potential visual impacts of this proposal. Views to the Central Station clock tower are cited as significant given the Clock Tower's historical and visual prominence in this part of the Sydney CBD.

In this regard one view documented in Figure 5.4.3: Public Views Protection Map 1 and Figure 5.44: Public Views Protection Map 2 of the draft Sydney DCP 2012 (prepared as part of the Central Sydney Planning Review Amendment), which include the subject site have been photographed and modelled in photomontages for further analysis. The analysis of each view is included in "6.0 Analysis of Photomontages" on page 18.

PLANNING PRINCIPLES RELEVANT TO VIEW LOSS

There are two planning principles from the Land and Environment Court of New South Wales that are relevant. The most relevant in terms of private domain view sharing is Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity) and in relation to public domain views Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046 (Rose Bay).

View loss or blocking effects refers to the extent to which the proposal is responsible for view loss or blocking the visibility of items that are currently visible in the composition of a view. Tenacity concerns private domain view loss and describes what features are considered to be scenic and valuable. The principle also describes the extent of view loss using a qualitative scale and takes into consideration . the value of features in each composition and from where the views are available. Urbis has not inspected views from any private domain locations within the immediate visual context of the subject site. We have included commentary above regarding the potential view access from some locations as observed from publicly accessible locations

Rose Bay is relevant to view loss in the public domain in relation to important or documented views and therefore should be considered in relation documented views that are shown in the Sydney DCP 2012 Central Sydney Planning Review Amendment 'View Protection Planes and 'Sydney Harbour Views map' and 'Public Views Protection Map'. Analysis of the visual effects of the proposal on documented public domain views is included in "6.0 Analysis of Photomontages" on page 18 adjacent to each view.

On inspection of views Urbis determined that due to the orientation and alignment of each view that the level of visual effects and likely impacts of the proposed development on the existing composition would be negligible. In this regard in our opinion there is no utility in assessing the proposed against Rose Bay.

6.0 ANALYSIS OF PHOTOMONTAGES

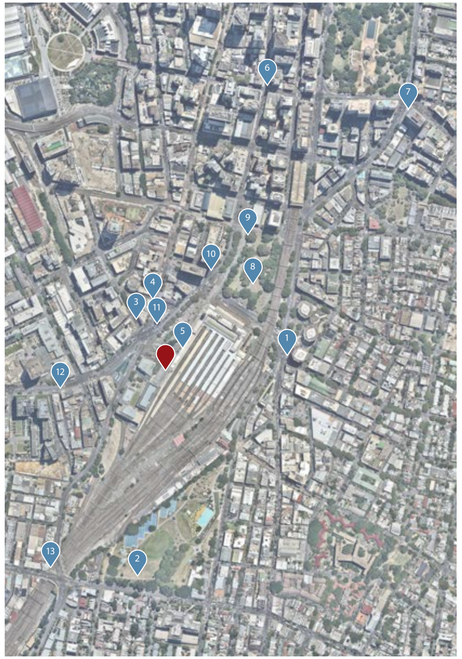


FIGURE 5 LOCATION MAP - SELECTED DOCUMENTED VIEWS

8-10 Lee Street (Development Site)

01. Corner of Foveaux and Elizabeth Street
02. Prince Alfred Park
03. Quay Street
04. South-west corner of George and Valentine Street
05. Central Station West Entry
06. Corner of Liverpool and Pitt Street
07. Corner of Wentworth and Wemyss Lane
08. Belmore Park
09. Corner of Pitt and Hay Street
10. North West Corner of Pitt and Barlow Street
11. Corner of Pitt and George Street
12. Broadway adjacent to Kensington Street
13. Corner of Cleveland and Regent Street

VIEW 01

VIEW WEST FROM THE CORNER OF FOVEAUX AND ELIZABETH STREETS.

LOCATION & DISTANCE CLASS

Southeast corner of Foveaux Street and Elizabeth Street

Medium

100-500m

VIEW TYPE

Restricted view, due to intervening built form and infrastructure

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal introduces a new built form into the mid-ground composition above the low built form foreground. The slim tower will be seen in isolation against open areas of sky and will predominantly block areas of open space and some background building development. The tower form does not block views to scenic features of heritage items. The historic entrance to Central Station remains visible. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	Low
Scenic Quality of View	Low
View Composition	Low
Viewing Level	Nil
Viewing Period	Medium
Viewing Distance	Medium
View Loss & View Blocking Effects	Low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	Low
Visual Absorption Capacity	Low
Compatibility with Urban Features in the Composition	Medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	High
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW

FIGURE 6 EXISTING CONDITIONS

FIGURE 7 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

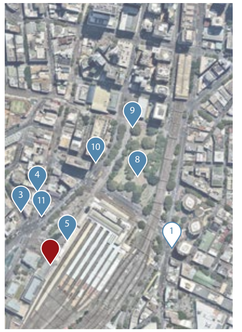


FIGURE 8 VIEW LOCATION

FIGURE 9 PHOTOMONTAGE VIEW WEST TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 02

APPROXIMATELY EQUIVALENT TO DRAFT DCP VIEW FROM THE SOUTH END OF ALFRED PARK

LOCATION & DISTANCE CLASS

Adjacent to benches located in the centre of the southern footpath within Prince Alfred Park, close to Cleveland Street

Distant

>500m

VIEW TYPE

Expansive view

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal introduces a new built form into the mid-ground composition above the low built form foreground. The slim tower will be seen in isolation against open areas of sky and will predominantly block areas of open space and some background building development. The tower form does not block views to scenic features or heritage items. The proposed development occupies only a narrow part of a much wider composition and in this regard does not dominate views from Prince Alfred Park. Central Station Clock Tower remains unaffected by the location of the proposed tower. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium -high
Viewing Distance	low
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW

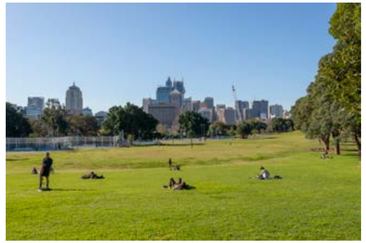


FIGURE 10 EXISTING CONDITIONS

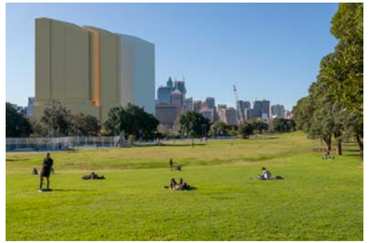


FIGURE 11 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 12 VIEW LOCATION

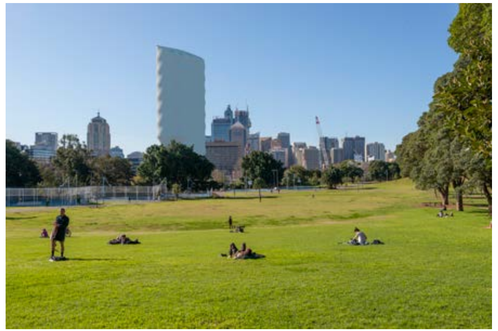


FIGURE 13 PHOTOMONTAGE VIEW NORTH ACROSS PRINCE ALFRED PARK TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 03

AXIAL VIEW EAST ALONG QUAY ST

LOCATION & DISTANCE CLASS

Quay Street at its intersection with Bijou Lane

Medium

100-500m

VIEW TYPE

Axial view

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed built introduces a new contemporary form into the mid-ground composition which terminates the view above the existing heritage context. The taller built form proposed is set back from the Adina Hotel and partly cantilevered above the existing building on the subject site so that the heritage items remain distinct and visually prominent in views. The proposed development will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	medium
Scenic Quality of View	low
View Composition	medium
Viewing Level	medium
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	MEDIUM

FIGURE 14 EXISTING CONDITIONS

FIGURE 15 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 16 VIEW LOCATION

FIGURE 17 PHOTOMONTAGE VIEW SOUTH - EAST ALONG QUAY STREET TOWARDS THE DEVELOPMENT

VIEW 04

VIEW SOUTH FROM THE INTERSECTION OF GEORGE AND VALENTINE STREETS

LOCATION & DISTANCE CLASS

Southwest corner of George Street and Valentine Street

Medium

100-500m

VIEW TYPE

Restricted view, due to intervening built form, infrastructure and vegetation

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

Part of the proposed building is visible east of the Adina Building. The tower form proposed is juxtaposed in height, form and character to the existing low heritage buildings present in the foreground, so that they remain visually distinct and prominent in views. The construction of a tower form will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	medium
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	low-medium
Visual Absorption Capacity	low-medium
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	**MEDIUM**

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

FIGURE 18 EXISTING CONDITIONS

FIGURE 19 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

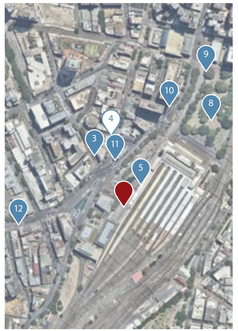


FIGURE 20 VIEW LOCATION

FIGURE 21 PHOTOMONTAGE VIEW SOUTH DOWN GEORGE STREET TOWARDS THE PROPOSED DEVELOPMENT

VIEW 05

VIEW SOUTH FROM NEAR THE WEST ENTRANCE TO CENTRAL STATION.

LOCATION & DISTANCE CLASS

Outside Central Station western concourse on Railway Colonnade Drive

Close

<100m

VIEW TYPE

Feature

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal introduces a new feature into the mid-ground view composition. The built form is spatially well separated from the Adina building and the cantilevered built form above the Parcels Shed creates visual permeability into the site and a 'sense of space' which reduces the perception of the bulk and scale of the proposed built form in this view. This spatial separation also allows the Parcels Post and Adina building items present in the composition to remain visually distinct and prominent in views. The construction of the built form proposed will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	medium
Scenic Quality of View	medium -high
View Composition	medium
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	medium-high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	**MEDIUM**

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

FIGURE 22 EXISTING CONDITIONS

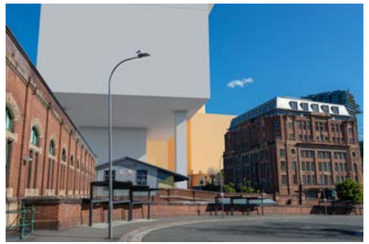


FIGURE 23 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

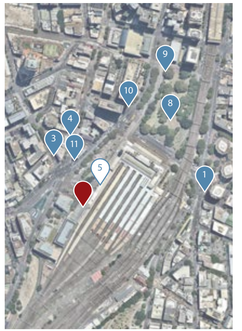


FIGURE 24 VIEW LOCATION

FIGURE 25 PHOTOMONTAGE VIEW SOUTH - WEST TOWARDS THE PROPOSED DEVELOPMENT FROM CENTRAL STATION WEST ENTRY

VIEW 06

VIEW DCP VIA VIEW PITT AND LIVERPOOL

LOCATION & DISTANCE CLASS

Southeast corner of Pitt Street and Liverpool Street

Distant

>500m

VIEW TYPE

Axial / focal

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

Existing buildings on the western side of Pitt Street obstruct views of the proposed development so that it is not visible in this view. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	nil
Scenic Quality of View	nil
View Composition	nil
Viewing Level	nil
Viewing Period	nil
Viewing Distance	nil
View Loss & View Blocking Effects	nil
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	N/A
Visual Absorption Capacity	N/A
Compatibility with Urban Features in the Composition	N/A
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	N/A
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	N/A

FIGURE 26 EXISTING CONDITIONS

FIGURE 27 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

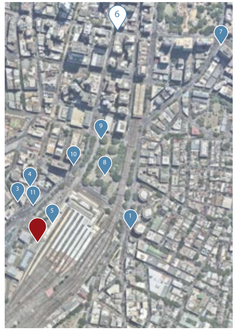


FIGURE 28 VIEW LOCATION

FIGURE 29 PHOTOMONTAGE VIEW SOUTH - WEST DOWN PITT STREET TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 07

DCP VIA VIEW WENTWORTH AND WEMYSS LANE

LOCATION & DISTANCE CLASS

South- east corner of Wentworth Avenue and Wemyss Lane

Distant

>500m

VIEW TYPE

Restricted

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed built form appears as a narrow slim tower form extending into the skyline above Central Station and adjacent to the Clock Tower. The construction of the built form shown in the Reference Design will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	high
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW

FIGURE 30 EXISTING CONDITIONS

FIGURE 31 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 32 VIEW LOCATION

FIGURE 33 PHOTOMONTAGE VIEW SOUTH - WEST DOWN WENTWORTH AVENUE TOWARDS THE PROPOSED DEVELOPMENT

VIEW 08

BELMORE PARK

LOCATION & DISTANCE CLASS

Central footpath within at the south end of Belmore Park

Medium

100-500m

VIEW TYPE

Restricted view, due to intervening built form, infrastructure and vegetation

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed built form appears as a narrow slim tower form extending into the skyline above Central Station and adjacent but spatially separated from the Clock Tower. The construction of the built form proposed will not block views to or between heritage items, does not block dominate the foreground character or composition of the view. In addition the tower form does block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low-medium
Scenic Quality of View	low
View Composition	low-medium
Viewing Level	nil
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	medium-high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	MEDIUM

FIGURE 34 EXISTING CONDITIONS

FIGURE 35 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 36 VIEW LOCATION

FIGURE 37 PHOTOMONTAGE VIEW SOUTH - WEST ACROSS BELMORE PARK TOWARDS THE PROPOSED DEVELOPMENT

VIEW 09

THE INTERSECTION OF PITT AND HAY STREETS

LOCATION & DISTANCE CLASS

Northeast corner of Pitt Street and Hay Street

Distant

>500m

VIEW TYPE

Axial view where the proposed development is a main feature

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed development introduces a new tall, slim tower form into the background composition. The taller built form is juxtaposed in height, form and character to the existing heritage buildings present in the composition so that they remain distinct and visually prominent in views. The built form proposed is spatially well separated from the Clock Tower and will not block views to or between heritage items, or block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	low
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	medium
Compatibility with Urban Features in the Composition	medium-high
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW-MEDIUM

FIGURE 38 EXISTING CONDITIONS

FIGURE 39 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 40 VIEW LOCATION

FIGURE 41 PHOTOMONTAGE VIEW SOUTH - WEST DOWN PITT STREET TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 10

CORNER OF PITT AND BARLOW STREETS

LOCATION & DISTANCE CLASS

North west corner of Pitt Street and Barlow Street

Medium

100-500m

VIEW TYPE

Focal view

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed development introduces a tall, slim tower form into the background view composition. The taller built form proposed is juxtaposed in terms of height, form and character to the existing heritage buildings present in the foreground so that they remain visually distinct and prominent in views. The built form proposed is spatially well separated from Central Station Clock Tower will not block views to or between heritage items, or access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	medium
Scenic Quality of View	low
View Composition	medium
Viewing Level	low
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	medium -high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	MEDIUM

FIGURE 42 EXISTING CONDITIONS

FIGURE 43 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

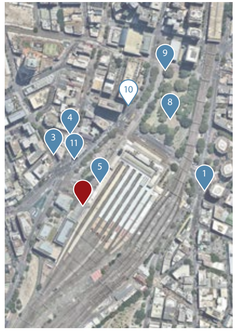


FIGURE 44 VIEW LOCATION

FIGURE 45 PHOTOMONTAGE VIEW SOUTH - WEST DOWN PITT STREET TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 11

VIEW SOUTH-EAST FROM THE APEX OF PITT STREET AND GEORGE STREET

LOCATION & DISTANCE CLASS

The apex corner of George Street and Pitt Street

Close

<100m

VIEW TYPE

Focal

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The built form is spatially well separated from the Adina hotel and the visual effects of the cantilevered part above the Parcels Shed create visual permeability into the site building and sense of space which reduces the visual effects of the bulk and scale of the proposed built form in this view. This spatial separation also allows the heritage items present in the composition to remain visually distinct and prominent in views. The construction of the built form proposed will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	medium -high
Scenic Quality of View	low
View Composition	medium -high
Viewing Level	medium
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	medium-high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	medium-high
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	MEDIUM-HIGH

FIGURE 46 EXISTING CONDITIONS

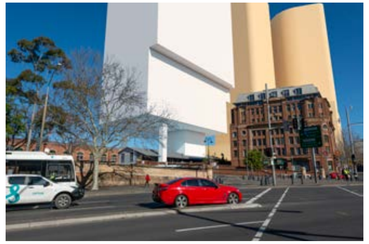


FIGURE 47 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 48 VIEW LOCATION

FIGURE 49 PHOTOMONTAGE VIEW SOUTH DOWN PITT STREET TOWARDS THE PROPOSED DEVELOPMENT

VIEW 12

VIEW NORTH ALONG BROADWAY FROM THE APPROXIMATE LOCATION OF A DRAFT DCP VIEW.

LOCATION & DISTANCE CLASS

Broadway adjacent to Kensington Street

Medium

100-500m

VIEW TYPE

Axial

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The upper parts of the proposed tower will be visible in upward, oblique views above foreground built form. In this regard the proposed development does not create any significant visual effects in the composition of this view. The construction of the built form proposed will not block views to or between heritage items, access to scenic features and will block only areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	low
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW

FIGURE 50 EXISTING CONDITIONS

FIGURE 51 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

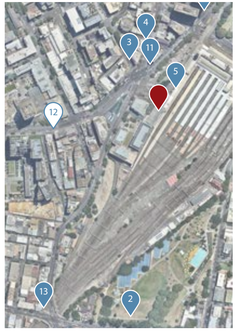


FIGURE 52 VIEW LOCATION

FIGURE 53 PHOTOMONTAGE VIEW EAST DOWN BROADWAY TOWARDS THE PROPOSED DEVELOPMENT

LEGEND

Adjacent Proposed Envelope

Tower Envelope Proposed

VIEW 13

VIEW NORTH FROM THE APPROXIMATE LOCATION OF A DRAFT DCP VIEW NEAR THE CORNER OF CLEVELAND AND REGENT STREETS

LOCATION & DISTANCE CLASS

North-west corner of Cleveland Street and Regent Street

Distant

>500m

VIEW TYPE

Expansive

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposed development introduces a tall, slim tower form into the background view composition and will be seen in the context of parts of the Sydney CBD and other tower forms. Notwithstanding the proposed tower form will block views to the Central Station Clock Tower, it will occupy only a narrow section of a much wider horizontal and expansive view and in time will be visible as part of a cluster of towers which have been approved as part of the Western Gateway. The built form proposed will not block views to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.

RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	low
View Loss & View Blocking Effects	medium
RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	low
Compatibility with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct	high
OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT	LOW

FIGURE 54 EXISTING CONDITIONS

FIGURE 55 EXISTING VIEW WITH ATLASSIAN APPROVED ENVELOPE AND THE DEXUS-FRASERS APPROVED ENVELOPE

FIGURE 56 VIEW LOCATION

FIGURE 57 PHOTOMONTAGE VIEW NORTH - EAST DOWN REGENT STREET TOWARDS THE PROPOSED DEVELOPMENT

TABLE 3 SUMMARY TABLE OF VISUAL EFFECTS

VIEW #	DESCRIPTION	VIEW DIRECTION	FOCAL LENS	DISTANCE RANGE	LOCATION	DISTANCE CLASS	VIEW TYPE	EXISTING COMPOSITION OF THE VIEW	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION (MODELLED IN LIGHT GREY)	RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH) (REFER TO TABLES 3 IN APPENDIX 1 FOR DESCRIPTIONS AND RATING INFORMATION)	
View 01	View west from the corner of Foveaux and Elizabeth Streets.	West south-west	35mm	100-500m	Southeast corner of Foveaux Street and Elizabeth Street	Medium	Restricted view, due to intervening built form and infrastructure	The foreground of this view is predominantly characterised by transport infrastructure and roadway. The view includes part of Elizabeth Street, the light rail tracks, trams and associated pole and overhead wires. The full width of mid-ground composition includes parts of Central Station such as platform roofs, structural stanchions and overhead electrification wires. The historic entrance to Central Station is also visible. Central Station Built forms are low so that the majority of the background is occupied by open sky, notwithstanding some isolated tower forms in Lee Street, Henry Deane Plaza and UTS are visible.	The proposal introduces a new built form into the mid-ground composition above the low built form foreground. The slim tower will be seen in isolation against open areas of sky and will predominantly block areas of open space and some background building development. The tower form does not block views to scenic features of heritage items. The historic entrance to Central Station remains visible. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low
View 02	Approximately equivalent to draft DCP view from the south end of Alfred Park	North	35mm	>500m	Adjacent to benches located in the centre of the southern footpath within Prince Alfred Park, close to Cleveland Street	Distant	Expansive view	"This is an expansive view from the southern path in Prince Alfred Park near its southern path that is broadly parallel to Cleveland Street, approximately 600m south-east of the site. This location is intended to represent a proposed draft DCP view that appears to emanate from Cleveland Street near its intersection with Pitt Street (Redfern). Urbis inspected this view from the Street and found that it was not clearly accessible and provide this alternative view for assessment. This view is characterised by a wide and open foreground of Prince Alfred Park, dense evergreen vegetation and a background of commercial and mixed-use towers located along the west side of Central Station including the existing commercial blocks in Lee Street. There is no access to scenic views or highly valued scenic resources beyond the subject site. "	The proposal introduces a new built form into the mid-ground composition above the low built form foreground. The slim tower will be seen in isolation against open areas of sky and will predominantly block areas of open space and some background building development. The tower form does not block views to scenic features or heritage items. The proposed development occupies only a narrow part of a much wider composition and in this regard does not dominate views from Prince Alfred Park. Central Station Clock Tower remains unaffected by the location of the proposed tower. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium -high
										Viewing distance	Low
										View loss or blocking effect	Low
View 03	Axial view east along Quay Street	South-east	34mm	100-500m	Quay Street at its intersection with Bijou Lane	Medium	Axial view	The view is constrained to the road corridor and includes a foreground composition of buildings which vary in height, form and age including medium and tall tower forms and is terminated by the low buildings on the subject site and the adjoining Adina Hotel. There is no access to scenic views or highly valued scenic resources beyond the subject site.	The proposed built introduces a new contemporary form into the mid-ground composition which terminates the view above the existing heritage context. The taller built form proposed is set back from the Adina Hotel and partly cantilevered above the existing building on the subject site so that the heritage items remain distinct and visually prominent in views. The proposed development will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Medium
										Scenic quality of view	Low
										View composition	Medium
										Viewing level	Medium
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low

VIEW #	DESCRIPTION	VIEW DIRECTION	FOCAL LENS	DISTANCE RANGE	LOCATION	DISTANCE CLASS	VIEW TYPE	EXISTING COMPOSITION OF THE VIEW	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION (MODELLED IN LIGHT GREY)	RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH) (REFER TO TABLES 3 IN APPENDIX 1 FOR DESCRIPTIONS AND RATING INFORMATION)	
View 04	View south from the intersection of George and Valentine Streets	South-south- east	35mm	100-500m	Southwest corner of George Street and Valentine Street	Medium	Restricted view, due to intervening built form, infrastructure and vegetation	The view is constrained to the road corridor and includes a foreground composition of buildings which vary in height, form and age. The streetscape is predominantly characterised by low-height built forms including heritage items, some late 18th Century ornate building façades and interspersed with 20th Century masonry and street trees. The existing view composition is terminated by the Adina Building and part of the adjacent bulky commercial buildings in Henry Deane Plaza. There is no access to scenic views or highly valued scenic resources beyond the subject site.	Part of the proposed building is visible east of the Adina Building. The tower form proposed is juxtaposed in height, form and character to the existing low heritage buildings present in the foreground, so that they remain visually distinct and prominent in views. The construction of a tower form will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Medium
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low
View 05	View south from near the west entrance to Central Station.	South-south-west	35mm	<100m	Outside Central Station western concourse on Railway Colonnade Drive	Close	Feature	The view is constrained to the east by the west elevation of parts of Central Station and is characterised by the open space foreground of Railway Square, parts of Henry Deane Plaza and vehicle entry areas. The foreground composition predominantly includes buildings of low and uniform height including the Adina Hotel and contemporary commercial buildings. There is no access to scenic views or highly valued scenic resources beyond the subject site.	The proposal introduces a new feature into the mid-ground view composition. The built form is spatially well separated from the Adina building and the cantilevered built form above the Parcels Shed creates visual permeability into the site and a 'sense of space' which reduces the perception of the bulk and scale of the proposed built form in this view. This spatial separation also allows the Parcels Post and Adina building items present in the composition to remain visually distinct and prominent in views. The construction of the built form proposed will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Medium
										Scenic quality of view	Medium -high
										View composition	Medium
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	High
										View loss or blocking effect	Low
View 06	View DCP VIA view Pitt and Liverpool	Southwest	35mm	>500m	Southeast corner of Pitt Street and Liverpool Street	Distant	Axial / focal	This axial view is constrained to the road corridor by buildings along Pitt Street, which vary in height, form and age including medium and tall tower forms. The streetscape is predominantly characterised by low-medium height built forms circa late 20th Century of concrete, steel and glass construction. The existing view composition is terminated by part of Central Station including its Clock Tower, above which is open sky.	Existing buildings on the western side of Pitt Street obstruct views of the proposed development so that it is not visible in this view. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Nil
										Scenic quality of view	Nil
										View composition	Nil
										Viewing level	Nil
										Viewing period	Nil
										Viewing distance	Nil
										View loss or blocking effect	Nil
View 07	DCP VIA view Wentworth and Wemyss Lane	Southwest	35mm	>500m	South- east corner of Wentworth Avenue and Wemyss Lane	Distant	Restricted	"The view is constrained to the road corridor and includes a foreground composition of buildings which vary in height, form and age but predominantly include medium height early 21st Century residential flat buildings along the western side and lower, older buildings along the east side. Part of Central Station including the Clock Tower are visible in a short section Wentworth Street as it aligned with the site to the south-west. The view will be more constrained when street trees present in the foreground are in leaf."	The proposed built form appears as a narrow slim tower form extending into the skyline above Central Station and adjacent to the Clock Tower. The construction of the built form shown in the Reference Design will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Low
										Viewing period	Low
										Viewing distance	Low
										View loss or blocking effect	Low

VIEW #	DESCRIPTION	VIEW DIRECTION	FOCAL LENS	DISTANCE RANGE	LOCATION	DISTANCE CLASS	VIEW TYPE	EXISTING COMPOSITION OF THE VIEW	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION (MODELLED IN LIGHT GREY)	RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH) (REFER TO TABLES 3 IN APPENDIX 1 FOR DESCRIPTIONS AND RATING INFORMATION)	
View 08	Belmore Park	Southwest	35mm	100-500m	Central footpath within at the south end of Belmore Park	Medium	Restricted view, due to intervening built form, infrastructure and vegetation	The foreground composition is dominated by the open- space of Belmore Park and the grand north elevation of Central Station.	The proposed built form appears as a narrow slim tower form extending into the skyline above Central Station and adjacent but spatially separated from the Clock Tower. The construction of the built form proposed will not block views to or between heritage items, does not block dominate the foreground character or composition of the view. In addition the tower form does block access to scenic features or resources beyond the site and will predominantly block areas of open sky The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low-medium
										Scenic quality of view	Low
										View composition	Low-medium
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low
View 09	The intersection of Pitt and Hay Streets	South-southwest	35mm	>500m	Northeast corner of Pitt Street and Hay Street	Distant	Axial view where the proposed development is a main feature	The view is constrained to the wide road corridor by built forms including the sandstone structure of the Central Station vehicle ramp, to the east and heritage items to the west. The foreground composition predominantly includes buildings of low and uniform height which vary in age with the Central Railway Station Clock Tower being the tallest form present. The existing view composition is terminated by part of Central Railway Station and buildings located in Broadway as the road alignment curves to the south-west. There is no access to scenic views or highly valued scenic resources beyond the subject site.	The proposed development introduces a new tall, slim tower form into the background composition. The taller built form is juxtaposed in height, form and character to the existing heritage buildings present in the composition so that they remain distinct and visually prominent in views. The built form proposed is spatially well separated from the Clock Tower and will not block views to or between heritage items, or block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Low
										View loss or blocking effect	Low
View 10	Corner of Pitt and Barlow Streets	South-southwest	35mm	100-500m	North west corner of Pitt Street and Barlow Street	Medium	Focal view	The view is constrained to the wide road corridor by built forms including the sandstone structure of the Central Station vehicle ramp, to the east and heritage items to the west. The foreground composition predominantly includes buildings of low and uniform height which vary in age with the Central Railway Station Clock Tower being the tallest form present. The existing view composition is terminated by part of Central Railway Station and buildings located in Broadway as the road alignment curves to the south-west. There is no access to scenic views or highly valued scenic resources beyond the subject site. Street is a dominant feature of this view, above which is the Central Station concourse and clock tower.	The proposed development introduces a tall, slim tower form into the background view composition. The taller built form proposed is juxtaposed in terms of height, form and character to the existing heritage buildings present in the foreground so that they remain visually distinct and prominent in views. The built form proposed is spatially well separated from Central Station Clock Tower will not block views to or between heritage items, or access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Medium
										Scenic quality of view	Low
										View composition	Medium
										Viewing level	Low
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low

VIEW #	DESCRIPTION	VIEW DIRECTION	FOCAL LENS	DISTANCE RANGE	LOCATION	DISTANCE CLASS	VIEW TYPE	EXISTING COMPOSITION OF THE VIEW	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION (MODELLED IN LIGHT GREY)	RATING OF VISUAL EFFECTS OF PROPOSED DEVELOPMENT ON BASELINE FACTORS (NIL, LOW, MEDIUM AND HIGH) (REFER TO TABLES 3 IN APPENDIX 1 FOR DESCRIPTIONS AND RATING INFORMATION)	
View 11	View south-east from the apex of Pitt Street and George Street	South	24mm	<100m	The apex corner of George Street and Pitt Street	Close	Focal	This is a direct view to the subject site and the Adina Hotel. The foreground composition includes low-height built forms above the wide Pitt Street road corridor and southern end of the sandstone finished arched colonnade of Central Station's frontage to Pitt Street.	The built form is spatially well separated from the Adina hotel and the visual effects of the cantilevered part above the Parcels Shed create visual permeability into the site building and sense of space which reduces the visual effects of the bulk and scale of the proposed built form in this view. This spatial separation also allows the heritage items present in the composition to remain visually distinct and prominent in views. The construction of the built form proposed will not block views to or between heritage items, does not block access to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Medium -high
										Scenic quality of view	Low
										View composition	Medium -high
										Viewing level	Medium
										Viewing period	Medium
										Viewing distance	High
										View loss or blocking effect	Low
View 12	View north along Broadway from the approximate location of a draft DCP view.	East-north-east	35mm	100-500m	Broadway adjacent to Kensington Street	Medium	Axial	The view is predominately constrained to the road corridor and includes a foreground composition of buildings which vary in height, form and age including medium and tall tower forms such as institutional buildings associated with UTS and residential flat buildings for student accommodation. The east side of Broadway is predominantly characterised by low-height older buildings including heritage items which terminates the view. There is no access to scenic views or highly valued scenic resources beyond the subject site. The west elevation of Central Station, the Clock Tower and the Adina building form the terminus of this axial view. .	The upper parts of the proposed tower will be visible in upward, oblique views above foreground built form. In this regard the proposed development does not create any significant visual effects in the composition of this view. The construction of the built form proposed will not block views to or between heritage items, access to scenic features and will block only areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low
View 13	View north from the approximate location of a draft DCP view near the corner of Cleveland and Regent Streets	North-north-east	35mm	>500m	North-west corner of Cleveland Street and Regent Street	Distant	Expansive	This view is gained across the Regent Street road corridor which occupies the foreground composition. In addition open space above the railway corridor allows for a wide field of view from the north to the north-east including parts of the Sydney CBD skyline in the background composition. The Central Station Clock Tower from is not silhouetted against the sky but is visible in the context of background buildings and tower forms.	The proposed development introduces a tall, slim tower form into the background view composition and will be seen in the context of parts of the Sydney CBD and other tower forms. Notwithstanding the proposed tower form will block views to the Central Station Clock Tower, it will occupy only a narrow section of a much wider horizontal and expansive view and in time will be visible as part of a cluster of towers which have been approved as part of the Western Gateway. The built form proposed will not block views to scenic features or resources beyond the site and will predominantly block areas of open sky. The proposed tower form sits wholly within the approved building envelope. In this regard the proposed tower is consistent and compatible with the extent of visual effects and level of visual impacts that are contemplated by the controls which relate to the Western Precinct. In our opinion the compliance of the tower form with the permissible building envelope is considered to be a 'down weight' when considering the significance of the overall visual impact.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Low
										View loss or blocking effect	Medium

7.0 VISUAL IMPACTS ASSESSMENT

SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are to or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.
The residual impacts are considered acceptable.

The proposed built form is elevated above and spatially separated from the Parcel Sheds, demonstrating an acknowledgment of its heritage significance. In most views, areas of open sky and will not block views of any heritage items. We note that the Central Station clock tower will be obscured when viewed from Prince Alfred Park, however this is a distant view and therefore of lower significance.

The proposal safeguards and will compliment the proposed Central Station Western Concourse and Western Entry.

SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

Railway Colonnade Drive is assessed to be medium to high in terms of sensitivity given its close proximity to the site and considering that viewers would be expected to view for less than half a day, when travelling to public transport or sitting on benches in the public garden adjacent to this viewpoint.

A high number of viewers would be expected to access Belmore Park and Prince Alfred Park, however these locations are of a medium and long distance respectively.

The remaining viewpoints are assessed to be of a medium or low rating.

PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of boats and buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

- Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.
- Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.
- Low to moderate prominence means:
- Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
- Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Most views are blocked to varying extents by built form and vegetation, however views from Railway Colonnade Drive and Pitt Street/George Street and Quay Street are notable in that views to are largely unimpeded. Views are entirely impeded from the from Pitt Street/Liverpool Street viewpoint.

COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

The overall visual compatibility of the proposed development is rated as low or medium in all views.

COMPATIBILITY WITH URBAN FEATURES

This section considers the compatibility of the proposed development in the context of other urban forms and in relation to the with strategic desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct. We note that proposed built form fits wholly within Western Gateway Sub-precinct Design Guideline envelope. The proposed development introduces a novel tower form into the visual context that is currently occupied by lower built forms. However the building envelope is consistent and highly compatible with the desired future character of the Western Gateway sub-precinct and Sydney Innovation and Technology Precinct or the site and surrounding area set out in the Central Sydney SSP.

Initially, in all distant and medium distant views the proposed development appears as a tall narrow tower form in the context of existing high and medium height buildings that are present in the highly urbanised visual setting. In time the compatibility with urban features will increase to given the approvals of adjacent tower forms within the adjoining Western Gateway precincts. In close views the proposed development is visible as a contemporary form that has been designed to deliberately juxtapose with and visually stand apart from the predominant heritage character of the immediate visual context.

COMPATIBILITY WITH HERITAGE FEATURES

Compatibility in this sense is a judgment as to how the proposed built form can sit within a visual setting that is predominantly characterised by heritage items where its height, form and scale do not visually dominate the character or visual prominence of the heritage items within the composition of the view. The proposed development by way of its unique form, spatial setbacks above the existing heritage item and use of contemporary materials and façade treatments distinguishes itself from the heritage character of the setting. Its materiality and architectural detailing is sufficiently different from the character of the adjoining items to allow them to remain visually distinct and prominent. In our opinion the contemporary nature of the proposed development is successfully juxtaposed with the existing heritage character of the setting making it compatible with its surrounding visual context.

In other words the novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context given that they do not result in the loss of or excessive modification of the visual character of the locality. The architectural detailing of the street frontage positively responds to heritage items within and immediately surrounding the sub-precinct and adjacent public domain.

COMPATIBILITY WITH DESIRED FUTURE CHARACTER

The proposed built form is consistent with the development envisaged by the Central Sydney SSP and is permitted by the Sydney LEP 2012 through amendments made as part of the Western Gateway sub-precinct.

APPLYING THE ADDITIONAL 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects. "Table 3 Summary Table of Visual Effects" summarises the ratings of each variable factor in relation to the visual effects.

OVERALL VISUAL IMPACTS

Taking into consideration the 'baseline' or existing visual context, the level of visual effects of the proposed development on each factor and in the context of additional weighting factors described above in "6.0 Analysis of Photomontages", the visual impacts of the proposed development were found to be acceptable.

The weighting factors most relevant for consideration and determination of the final level of visual impact are sensitivity, visual absorption capacity and compatibility with urban features.

"Table 4 Summary Table of Visual Impacts" below shows the ratings for each factor and how they contribute to provide a final assessment of the visual impact on each view. The views modelled are representative of the most affected views within the immediate visual catchment.

TABLE 4 SUMMARY TABLE OF VISUAL IMPACTS

VIEW REFERENCE	DESCRIPTION	VIEW DIRECTION	RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS AS LOW, MEDIUM OR HIGH "(REFER TO TABLE 4 IN APPENDIX 1 FOR DESCRIPTIONS OF RATINGS) NB: HIGH RATINGS MEAN LOW IMPACTS E.G. WHERE THERE IS HIGH COMPATIBILITY OR ABSORPTION, THIS REDUCES THE SIGNIFICANCE OF THE WEIGHTING FACTOR"				OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT
			PUBLIC DOMAIN VIEW PLACE SENSITIVITY: HIGH, MEDIUM OR LOW (REFER TO SECTIONS 3.3 AND 3.4 OF THE REPORT)	VISUAL ABSORPTION CAPACITY	"COMPATIBILITY (WITH URBAN FEATURES AND OTHER INSTITUTIONAL BUILDINGS IN THE COMPOSITION)"	COMPATIBILITY WITH STRATEGIC DESIRED FUTURE CHARACTER OF THE WESTERN GATEWAY SUB-PRECINCT AND SYDNEY INNOVATION AND TECHNOLOGY PRECINCT	
View 01	View west from the corner of Foveaux and Elizabeth Streets.	West south-west	Low	Low	Medium	High	Low
View 02	Approximately equivalent to draft DCP view from the south end of Alfred Park	North	High	Low	Medium	High	Low
View 03	Axial view east along Quay St	South-east	Low	Low	Medium	High	Medium
View 04	View south from the intersection of George and Valentine Streets	South-south- east	Low-medium	Low-medium	Medium	High	Medium
View 05	View south from near the west entrance to Central Station.	South-south-west	Medium-high	Low	Medium	High	Medium
View 06	View DCP VIA view Pitt and Liverpool	Southwest	N/A	N/A	N/A	N/A	N/A
View 07	DCP VIA view Wentworth and Wemyss Lane	Southwest	Low	Low	High	High	Low
View 08	Belmore Park	Southwest	Medium-high	Low	Medium	High	Medium
View 09	The intersection of Pitt and Hay Streets	South-southwest	Low	Medium	Medium-high	High	Low-medium
View 10	Corner of Pitt and Barlow Streets	South-southwest	Medium -high	Low	Medium	High	Medium
View 11	View south-east from the apex of Pitt Street and George Street	South	Medium-high	Low	Medium-high	High	Medium-high
View 12	View north along Broadway from the approximate location of a draft DCP view.	East-north-east	Medium	High	Low	High	Low
View 13	View north from the approximate location of a draft DCP view near the corner of Cleveland and Regent Streets	North-north-east	Low	Low	Low	High	Low

8.0 ADDITIONAL DOCUMENTED VIEWS

FIGURE 58 LOCATION MAP - ADDITIONAL DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT

01. View south from Belmore Park
02. View west from Chalmers Street approximately opposite Devonshire Street
03. View north from a central pathway in Prince Alfred Park, west of the public pool
04. View North from Prince Albert Park Basket Ball Courts
05. Detail of neighbouring heritage item Mortuary Station. The proposed development is unlikely to be visible in the background composition of this view
06. View north from near commercial development in Henry Deane Plaza
07. From Henry Deane Plaza towards Central Station Clock Tower
08. Axial view east along Lee Street
09. View from North Corner of Pitt and George Street
10. Subject site from West
11. View east along Valentine Street to the St Laurence Church heritage item
12. View from North-West Corner of George Street and Ultimo Road
13. View South from the apex of Pitt and George Street
14. Detail view South from Railway Square
15. View South from Central Station West Entrance
16. View from South Intersection of Wentworth Avenue and Alberta Street
17. View from Corner of Pitt and Hay Street
18. View from Corner of Pitt and Campbell Street
19. View from residential development on George Street
20. View from St Laurence Church
21. Streetscape Context Opposite Site
22. Context along Quay Street
23. View from residential Context on Broadway
24. Residential Development North Side of Regent Street
25. View from Lee Street Commercial Development public space

PLATE 1 - VIEW SOUTH FROM BELMORE PARK

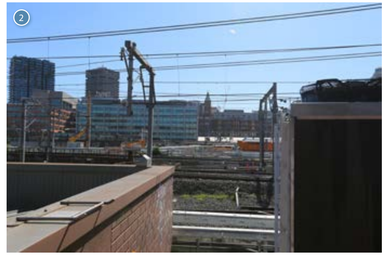


PLATE 2 - VIEW WEST FROM CHALMERS STREET APPROXIMATELY OPPOSITE DEVONSHIRE STREET

PLATE 3 - VIEW NORTH FROM A CENTRAL PATHWAY IN PRINCE ALFRED PARK, WEST OF THE PUBLIC POOL

PLATE 4 - VIEW NORTH FROM PRINCE ALBERT PARK BASKET BALL COURTS

PLATE 5 - DETAIL OF NEIGHBOURING HERITAGE ITEM MORTUARY STATION. THE PROPOSED DEVELOPMENT IS UNLIKELY TO BE VISIBLE IN THE BACKGROUND COMPOSITION OF THIS VIEW

PLATE 6 - VIEW NORTH FROM NEAR COMMERCIAL DEVELOPMENT IN HENRY DEANE PLAZA

PLATE 7 - FROM HENRY DEANE PLAZA TOWARDS CENTRAL STATION CLOCK TOWER

PLATE 8 - AXIAL VIEW EAST ALONG LEE STREET

PLATE 9 - VIEW FROM NORTH CORNER OF PITT AND GEORGE STREET

PLATE 10 - SUBJECT SITE FROM WEST

PLATE 11 - VIEW EAST ALONG VALENTINE STREET TO THE ST LAURENCE CHURCH HERITAGE ITEM

PLATE 12 - VIEW FROM NORTH-WEST CORNER OF GEORGE STREET AND ULTIMO ROAD

PLATE 13 - VIEW SOUTH FROM THE APEX OF PITT AND GEORGE STREET

PLATE 14 - DETAIL VIEW SOUTH FROM RAILWAY SQUARE

PLATE 15 - VIEW SOUTH FROM CENTRAL STATION WEST ENTRANCE

PLATE 16 - VIEW FROM SOUTH INTERSECTION OF WENTWORTH AVENUE AND ALBERTA STREET

PLATE 17 - VIEW FROM CORNER OF PITT AND HAY STREET

PLATE 18 - VIEW FROM CORNER OF PITT AND CAMPBELL STREET

PLATE 19 - VIEW FROM RESIDENTIAL DEVELOPMENT ON GEORGE STREET

PLATE 20 - VIEW FROM ST LAURENCE CHURCH

PLATE 21 - STREETSCAPE CONTEXT OPPOSITE SITE

PLATE 22 - CONTEXT ALONG QUAY STREET

PLATE 23 - VIEW FROM RESIDENTIAL CONTEXT ON BROADWAY

PLATE 24 - RESIDENTIAL DEVELOPMENT NORTH SIDE OF REGENT STREET

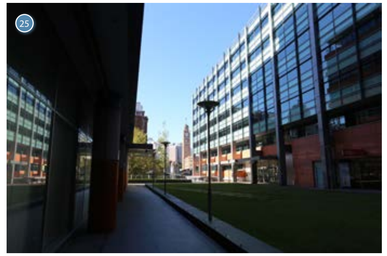


PLATE 25 - VIEW FROM LEE STREET COMMERCIAL DEVELOPMENT PUBLIC SPACE

9.0 CERTIFICATION

USE OF PHOTOMONTAGES OR OTHER VISUALISATIONS

The Landscape Institute (UK) provides the following guidance:

Visual representations or 'visualisations' must fairly represent what people would perceive in the field. The sophistication of visualisation technique needs to be proportionate to factors such as purpose, use, user, sensitivity of the situation and magnitude of potential effect.

The use of the most appropriate type of visualisation requires an understanding of the landscape and visual context within which the development may be seen, knowledge regarding the type of development proposed, its scale and size, and an understanding of the likely effect of introducing the development into the existing environment.

Photomontages were selected as being an appropriate means to model the potential visual effects of the proposed SSD DA, given that the subject site is located in an area where access to scenic views is likely to be highly contested. Notwithstanding views have also been modelled to show the facade treatment proposed and architectural detailing. This analysis required only block-model photomontages as a means to show the extent of the built form proposed.

USE OF PHOTOMONTAGES IN THE LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES

The preparation of photomontages has been undertaken to comply with the practice direction for the use of photomontages in the Land and Environment Court of New South Wales which in NSW is the most conservative standard to follow in the absence of any statutory guidelines. This involves following a number of steps as follows.

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

EXISTING PHOTOGRAPHS

- A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
- Survey data.
- Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used: for depiction of existing buildings or existing elements as shown in the wire frame; and to establish an accurate camera location and RL of the camera.

Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:

- The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
- The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

CERTIFICATION OF ACCURACY

VERIFICATION OF ACCURACY- KEY STEPS

The fundamental requirement to be able to certify photomontages is that there is a 3D architectural model of the proposed development which can be accurately located within the composition of a photograph.

In order to be able to certify the accuracy of the photomontage resulting from merging the 3D model and photographs, the 3D model of the proposed building has a good fit to known surveyed markers on the existing site or locality which are shown on the survey plan.

In addition the model must fit realistically into a photographic representation of the site in its context. BVN architects prepared the 3D model of the proposed development using Vector works software.

BASE PHOTOGRAPHS AND FOCAL LENGTHS

The composition, distance range and location of public domain views used were selected by Urbis based on view shed mapping and fieldwork analysis.

Public domain photographs were taken by Cambium Group as directed by Urbis in August 2020, from view locations determined by Urbis. Urbis inspected each view location and confirmed the composition of views to be captured in order to include a range of distance types and typical view compositions as well as including draft DCP view locations.

The camera images for the photomontages are of sufficient resolution taken with a lens of low distortion. Base photographs were captured by a Nikon D800 full frame camera using a 24mm, 35mm focal length lens. All images modelled use a 35mm lens except for one close view 17 from the Apex of George and Pitt Streets which is a 24mm FL. This location was captured with a wider angle lens given its proximity to the subject site and a desire to be able to fit in as much as of the built form proposed as possible. The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph. The images are single frame photographs which means they have one centre of perspective and are therefore subject only to limited peripheral distortion at the outer edges of the image. The perspective in the 3D model of the proposed development that is generated by the computer is most closely aligned to the perspective that occurs in a single frame photograph.
The locations and RLs of the camera lens use to capture the base photographs used to prepare photomontages were established by independent survey by CMS Surveyors who attended the view locations with Cambium Group on the day of photography.

A wire frame image is required to be presented in relation to the use and certification of photomontages to be used in the Land and Environment of New South Wales. The photomontage report prepared by Cambium Group and appended to this report, includes further detail and images in relation to the preparation of photomontages and the wire frame version of each view.

INSERTION OF THE 3D MODEL

The 3D model of the proposed development was then merged with digital photographic images of the existing environment

The purpose of the detailed surveying/modelling, and independently surveyed camera locations is to enable a 3D virtual version of the actual site to be created in the graphics software package, in this case 3DS Max In a correctly located virtual version it is then possible to insert the selected photo into the background of the 3D virtual view and rotate the virtual camera, position the 3D camera in the surveyed position and then rotate the camera around until the surveyed 3D points match the correlating real world surveyed markers and objects visible in the composition.. This is an additional means to check the insertion and alignment of the model in the view in other words if the camera position or the survey data is out by a small distance then a close alignment of features is not possible. It is however important to note that it is not possible for a 100% perfect fit to occur for the following reasons:

- Variance between measured focal length compared to stated focal length,
- Minor lens distortion which varies from lens to lens and manufacturer to manufacturer,
- Absence of a suitable range of reference points on site/visible through lens
- Allowing for these limitations, Cambium Group demonstrated that the alignment was achieved to a high degree of accuracy.

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked by Urbis in multiple ways:

01. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images taken by Unsigned Studios.
02. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs were reviewed by Urbis.
03. Reference points from the survey were used for cross-checking accuracy in a sample of images.
04. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be reasonable in the circumstances.

Urbis have reviewed the photomontages and is satisfied that the above requirements were met. In this regard Urbis can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the SEARs.

Cambium Group have used survey information to locate the 3D model in each view. Surveyed markers and visual features used for alignment are shown on camera alignment images XXX and were approved as being sufficient by Urbis to be used to located the 3D model.

In our opinion the use of surveyed markers as shown by Cambium Group is equivalent to showing a wire-frame diagram and demonstrates that the 3D model has been accurately aligned and fits into the existing visual context.

In our opinion the photomontages are as accurate as is reasonably possible and comply with the Land and Environment Court of New South Wales practice note concerning the use of photomontages in the Court, as is required in the SEARs.

10.0 REFERENCES

Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA)

Fuller, A., & Lamb, R.J. (2002). The objectification and aesthetication of cultural landscapes: The meeting point of Western heritage traditions and Australian cultural landscapes. People and Physical Environment Research, No 57, 16-26.

Lamb, R.J., & Purcell, A.T. (2002). Landscape perception: A Comparison of perceived naturalness to variations in the ecological naturalness of vegetation. People and Physical Environment Research, No 57, 1-27.

Moore G.T, 2006 Environment, Behaviour and Society: A Brief Look at the Field and Environment, Behaviour & Society Discipline, Faculty of Architecture, University of Sydney

Department of Planning Infrastructure and Environment

11.0 APPENDICES

APPENDIX 2 - DESCRIPTION OF VISUAL EFFECTS

TABLE 5 DESCRIPTION OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions 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.

VISUAL EFFECTS FACTORS

Indicative ratings of visual effects factors:

FACTORS	LOW EFFECT	MEDIUM EFFECT	HIGH EFFECT
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Relative viewing level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining development, public domain area or road with view blocked by proposal.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

VISUAL IMPACTS FACTORS

Indicative ratings table of visual impacts factors:

FACTORS	LOW IMPACT	MEDIUM IMPACT	HIGH IMPACT
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.
Compatibility with urban features including school facilities permissible under the SEPP	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing industrial features in the immediate context. Low contrast with existing elements of the industrial environment.	Moderate compatibility with the character and built form of the existing urban context and buildings in the immediate context. The proposal introduces new features, but these are compatible with the scenic character and qualities of the industrial setting.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the industrial context, or which could reasonably be expected to be new additions to it.

APPENDIX 3 - PHOTOMONTAGES

CAMBIUM GROUP
Visual communication solutions

CONTENTS

Figure 1 Photographic viewpoints 1
Figure 2 Viewpoint reference imagery 2
Figure 3 Viewpoint reference imagery 3

Intersection of Foveaux and Elizabeth Streets
Viewpoint reference 0513CG/0019U

Figure 3 Existing view 4
Figure 4 Survey markers 5
Figure 5 Permissible envelope 6
Figure 6 Analytical block model photomontage 7

Prince Alfred Park
Viewpoint reference 0645CG/0034U

Figure 7 Existing view 8
Figure 8 Survey markers 9
Figure 9 Permissible envelope 10
Figure 10 Analytical block model photomontage 11

Quay Street
Viewpoint reference 0617CG/0079U

Figure 11 Existing view 12
Figure 12 Survey markers 13
Figure 13 Permissible envelope 14
Figure 14 Analytical block model photomontage 15

Corner of Valentine and George Streets
Viewpoint reference 0607CG/0083U

Figure 15 Existing view 16
Figure 16 Survey markers 17
Figure 17 Permissible envelope 18
Figure 18 Analytical block model photomontage 19

Central station west entry
Viewpoint reference 0563CG/0098U

Figure 19 Existing view 20
Figure 20 Survey markers 21
Figure 21 Permissible envelope 22
Figure 22 Analytical block model photomontage 23

Corner of Pitt and Liverpool Streets
Viewpoint reference 0526CG/0418U

Figure 23 Existing view 24
Figure 24 Survey markers 25
Figure 25 Permissible envelope 26
Figure 26 Analytical block model photomontage 27

Corner of Wentworth Street and Wemyss Lane
Viewpoint reference 0517CG/0419U

Figure 27 Existing view 28
Figure 28 Survey markers 29
Figure 29 Permissible envelope 30
Figure 30 Analytical block model photomontage 31

Belmore Park
Viewpoint reference 0540CG/0424U

Figure 31 Existing view 32
Figure 32 Survey markers 33
Figure 33 Permissible envelope 34
Figure 34 Analytical block model photomontage 35

Corner of Pitt and Hay Streets
Viewpoint reference 0529CG/0430U

Figure 35 Existing view 36
Figure 36 Survey markers 37
Figure 37 Permissible envelope 38
Figure 38 Analytical block model photomontage 39

Corner of Pitt and Barlow Streets
Viewpoint reference 0547CG/0433U

Figure 39 Existing view 40
Figure 40 Survey markers 41
Figure 41 Permissible envelope 42
Figure 42 Analytical block model photomontage 43

Apex of Pitt and George Streets
Viewpoint reference 0580CG/0441U

Figure 43 Existing view 44
Figure 44 Survey markers 45
Figure 45 Permissible envelope 46
Figure 46 Analytical block model photomontage 47

Broadway adjacent to Kensigton Street
Viewpoint reference 0628CG/0449U

Figure 47 Existing view 48
Figure 48 Survey markers 49
Figure 49 Permissible envelope 50
Figure 50 Analytical block model photomontage 51

Corner of Cleveland and Regent Streets
Viewpoint reference 0633CG/0454U

Figure 51 Existing view 52
Figure 52 Survey markers 53
Figure 53 Permissible envelope 54
Figure 54 Analytical block model photomontage 55

APPENDIX A 56
PHOTOMONTAGE METHODOLOGY

APPENDIX B 63
PHOTO LOCATION SURVEY

Figure 1 Title: Photographic viewpoints

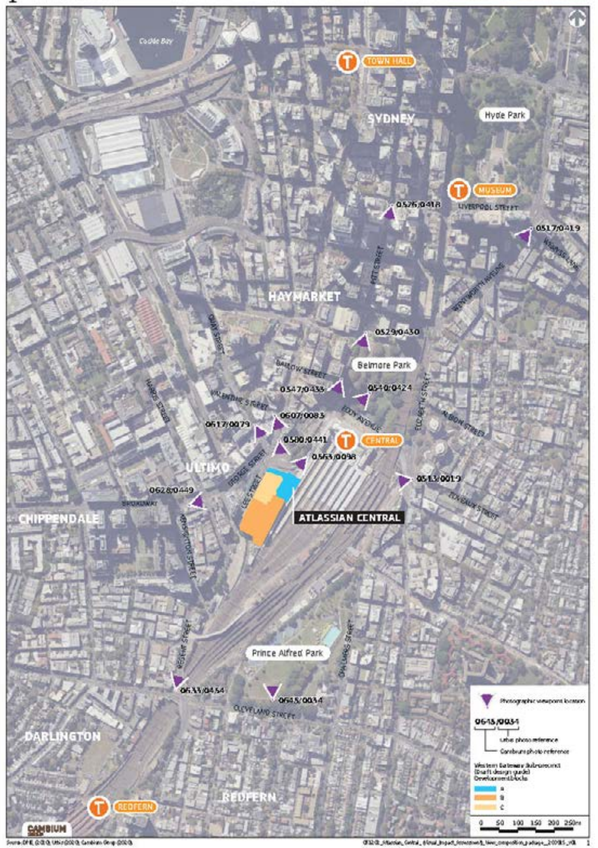


Figure
2

Title
Viewpoint reference imagery

Viewpoint reference	Location
0513CG/0019U	Intersection of Foveaux and Elizabeth Streets

Viewpoint reference	Location
0645CG/0034U	Prince Alfred Park

Viewpoint reference	Location
0517CG/0079U	Quay Street

Viewpoint reference	Location
0607CG/0083U	Corner of Valentine and George Streets

Viewpoint reference	Location
0563CG/0098U	Central Station west entry

Viewpoint reference	Location
0525CG/0418U	Corner of Pitt and Liverpool Streets

Viewpoint reference	Location
0517CG/0419U	Corner of Wentworth Street and Wemyss Lane

Viewpoint reference	Location
0540CG/0424U	Belmore Park

Figure
3

Title
Viewpoint reference imagery

Viewpoint reference	Location
0529CG/0430U	Corner of Pitt and Hay Streets

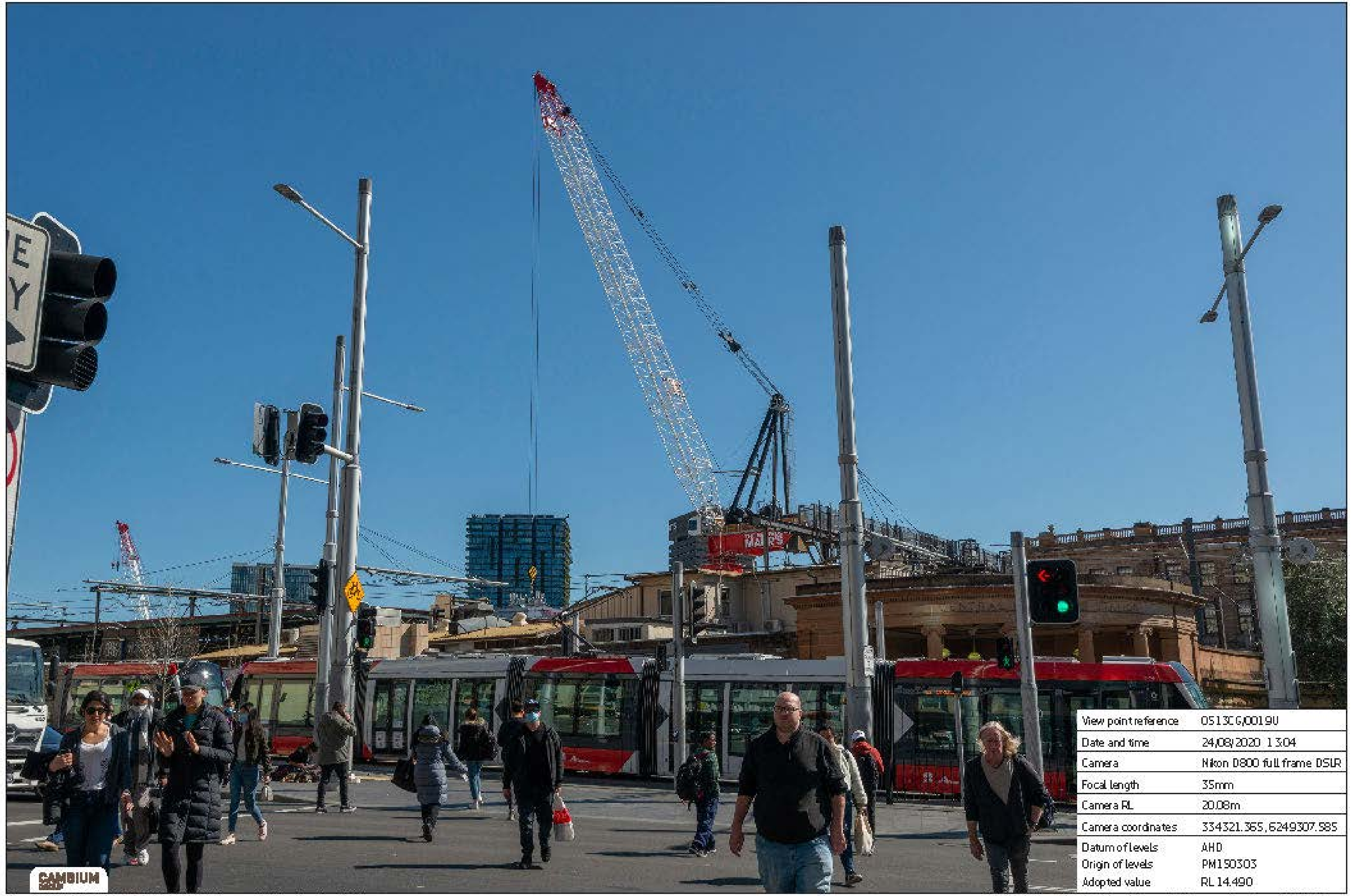
Viewpoint reference	Location
0547CG/0433U	Corner of Pitt and Barlow Streets

Viewpoint reference	Location
0580CG/0441U	Apex of Pitt and George Streets

Viewpoint reference	Location
0628CG/0449U	Broadway adjacent to Kensington Street

Viewpoint reference	Location
0633CG/0454U	Corner of Cleveland and Regent Streets

Figure 4 | Title: Existing view | Location: Intersection Foveaux and Elizabeth Streets

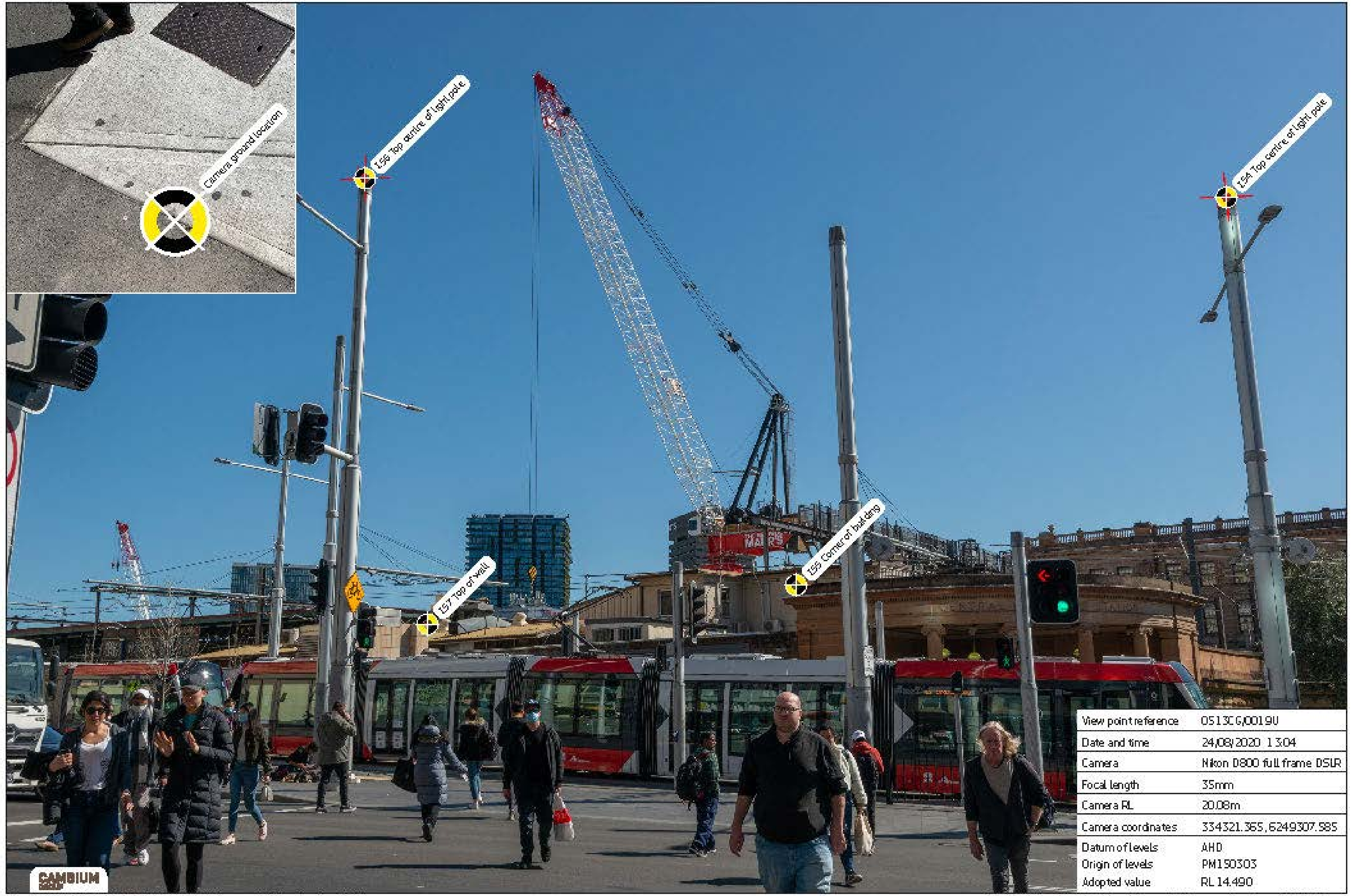


View point reference	0513CG,0019U
Date and time	24/08/2020 13:04
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	20.08m
Camera coordinates	334321.365, 6249307.585
Datum of levels	AHD
Origin of levels	PM150303
Adopted value	RL 14.490

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 5 | Title: Survey markers | Location: Intersection Foveaux and Elizabeth Streets



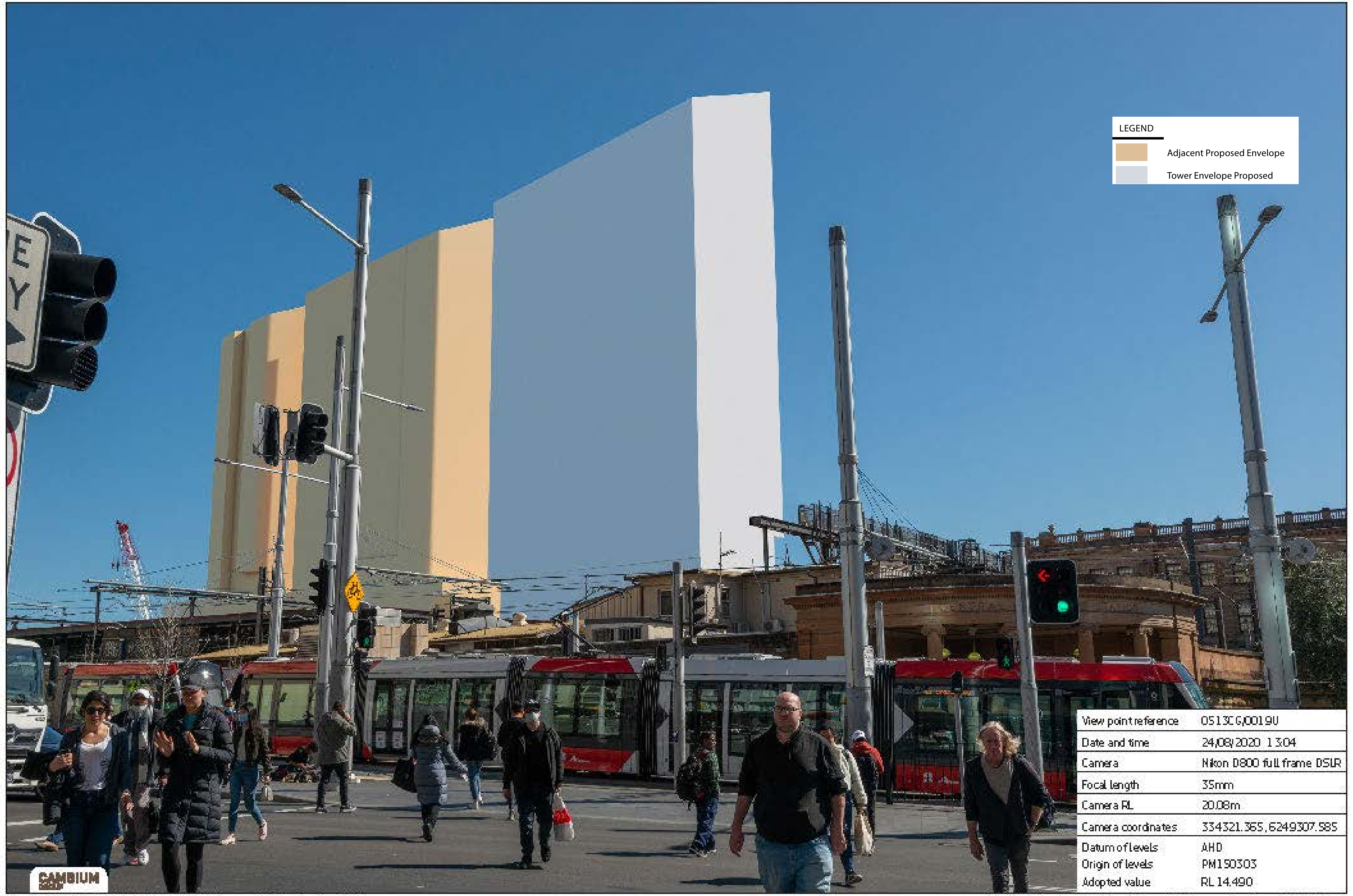
View point reference	0513CG,0019U
Date and time	24/08/2020 13:04
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	20.08m
Camera coordinates	334321.365, 6249307.585
Datum of levels	AHD
Origin of levels	PM150303
Adopted value	RL 14.490

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure 6

Title: Permissible envelope

Location: Intersection Foveaux and Elizabeth Streets



View point reference	0513CG,0019U
Date and time	24/08/2020 13:04
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	20.08m
Camera coordinates	334321.365, 6249307.585
Datum of levels	AHD
Origin of levels	PM150303
Adopted value	RL 14.490

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 7

Title: Analytical block model photomontage

Location: Intersection Foveaux and Elizabeth Streets

View point reference	0513CG,0019U
Date and time	24/08/2020 13:04
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	20.08m
Camera coordinates	334321.365, 6249307.585
Datum of levels	AHD
Origin of levels	PM150303
Adopted value	RL 14.490

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
8

Title
Existing view

Location
Prince Alfred Park

View point reference	0645CG_0034U
Date and time	24/08/2020 15:00
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	31.41m
Camera coordinates	333946.178, 6248692.557
Datum of levels	AHD
Origin of levels	PM178804
Adopted value	RL 25.492

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure
9

Title
Survey markers

Location
Prince Alfred Park

View point reference	0645CG_0034U
Date and time	24/08/2020 15:00
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	31.41m
Camera coordinates	333946.178, 6248692.557
Datum of levels	AHD
Origin of levels	PM178804
Adopted value	RL 25.492

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure
10

Title
Permissible envelope

Location
Prince Alfred Park

View point reference	0645CG,0034U
Date and time	24/08/2020 15:00
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	31.41m
Camera coordinates	333946.178, 6248692.557
Datum of levels	AHD
Origin of levels	PM178804
Adopted value	RL 25.492

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure
11

Title
Analytical block model photomontage

Location
Prince Alfred Park

View point reference	0645CG,0034U
Date and time	24/08/2020 15:00
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	31.41m
Camera coordinates	333946.178, 6248692.557
Datum of levels	AHD
Origin of levels	PM178804
Adopted value	RL 25.492

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure 12 | Title: Existing view | Location: Quay Street

View point reference	0617CG,0079U
Date and time	24/08/2020 14:32
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	15.2m
Camera coordinates	333879.473, 6249450.775
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 13 | Title: Survey markers | Location: Quay Street

View point reference	0617CG,0079U
Date and time	24/08/2020 14:32
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	15.2m
Camera coordinates	333879.473, 6249450.775
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

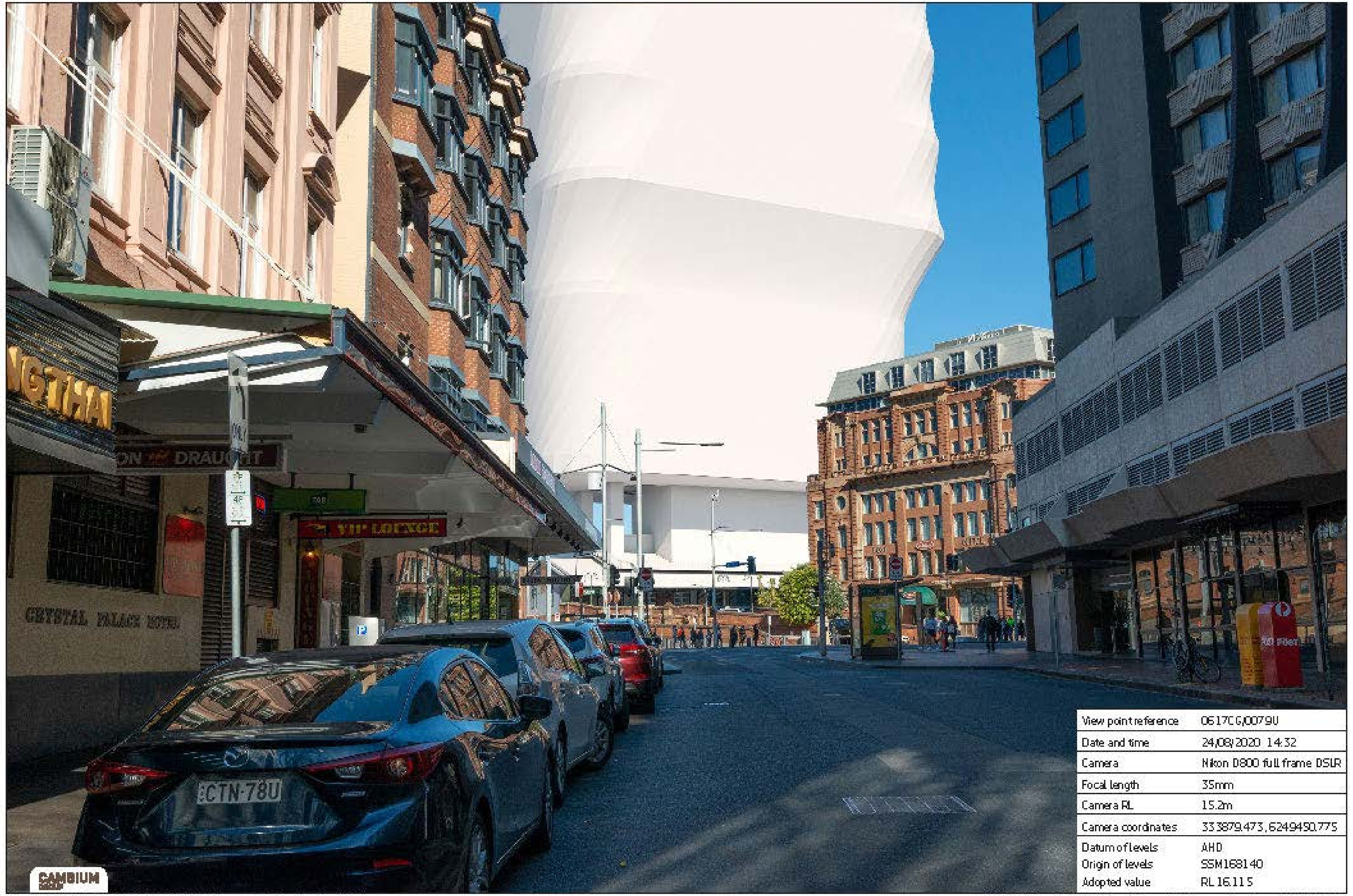
Figure 14 | Title: Permissible envelope | Location: Quay Street

View point reference	0617CG,0079U
Date and time	24/08/2020 14:32
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	15.2m
Camera coordinates	333879.473, 6249450.775
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 15 | Title: Analytical block model photomontage | Location: Quay Street



View point reference	0617CG,0079U
Date and time	24/08/2020 14:32
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	15.2m
Camera coordinates	333879.473, 6249450.775
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure
16
Title
Existing view
Location
Corner of Valentine and George Streets

View point reference	0607CG,0083U
Date and time	24/08/2020 14:25
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.22m
Camera coordinates	333938.767 , 6249473.694
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure
17
Title
Survey markers
Location
Corner of Valentine and George Streets

View point reference	0607CG,0083U
Date and time	24/08/2020 14:25
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.22m
Camera coordinates	333938.767 , 6249473.694
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure **18** Title: Permissible envelope — Location: Corner of Valentine and George Streets

View point reference	0607CG/0083U
Date and time	24/08/2020 14:25
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.22m
Camera coordinates	333938.767, 6249473.694
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

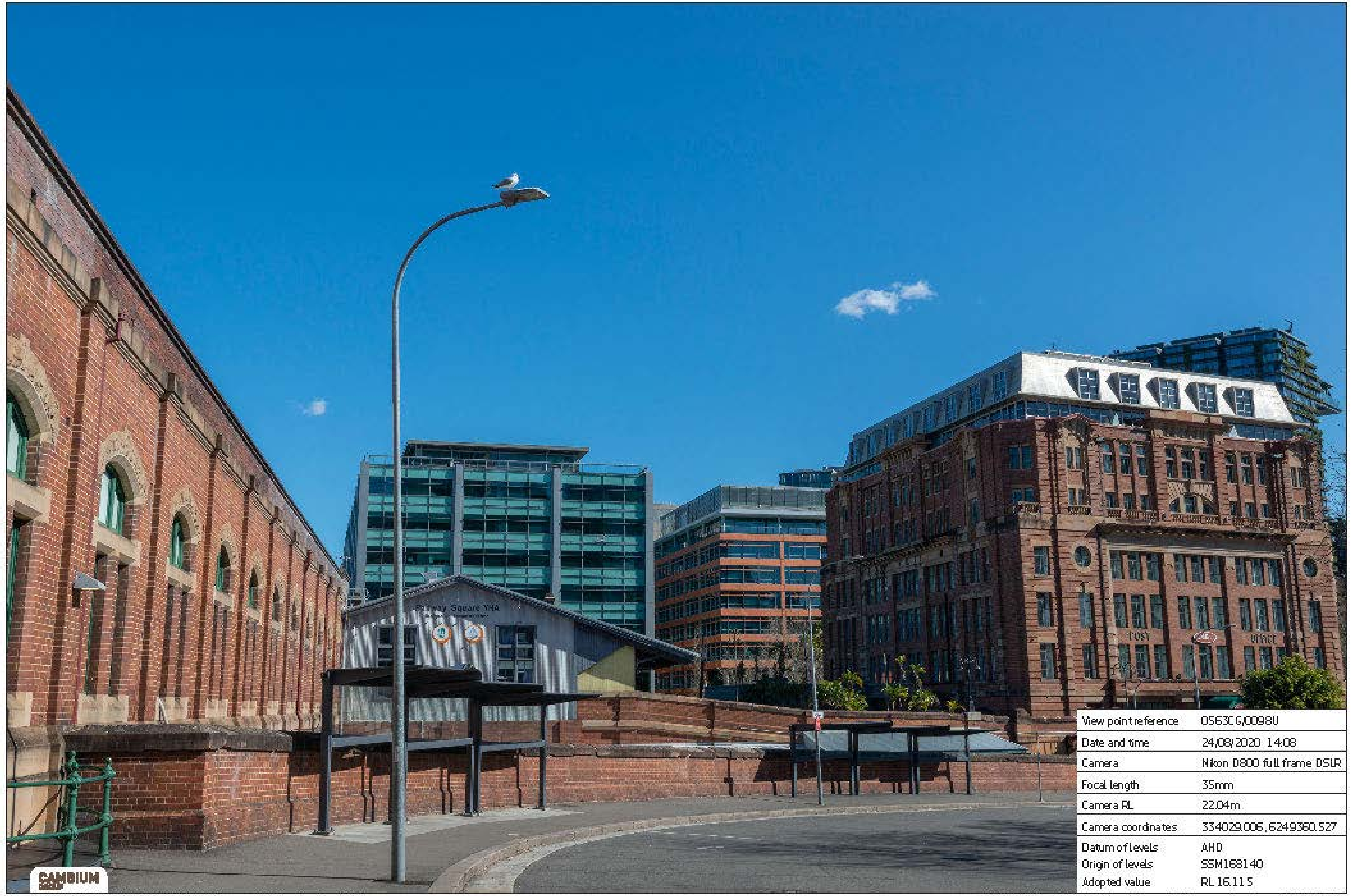
ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure **19** Title: Analytical block model photomontage — Location: Corner of Valentine and George Streets

View point reference	0607CG/0083U
Date and time	24/08/2020 14:25
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.22m
Camera coordinates	333938.767, 6249473.694
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

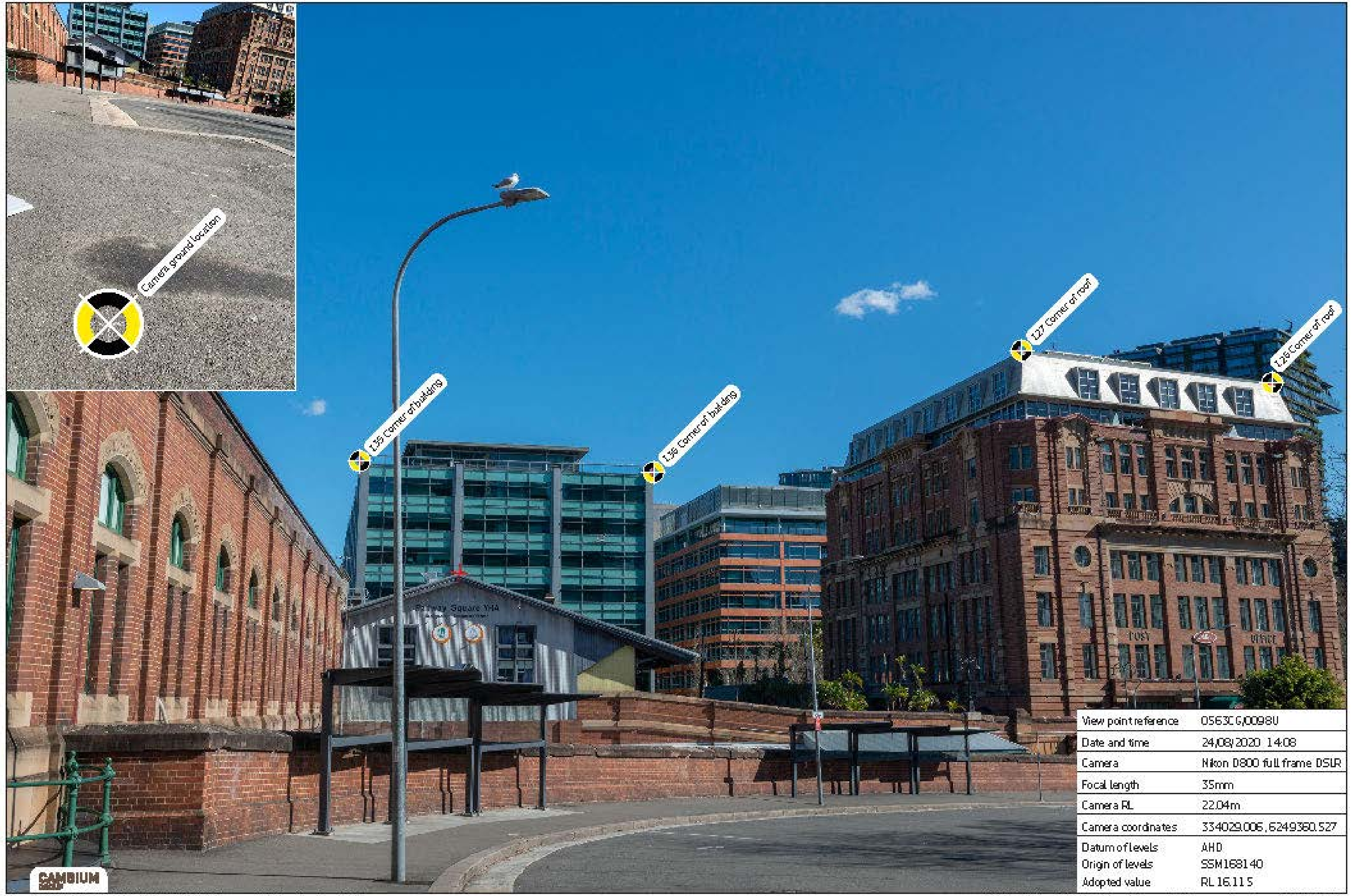
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure 20 | Title: Existing view | Location: Central Station west entry



View point reference	0563CG,0098U
Date and time	24/08/2020 14:08
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	22.04m
Camera coordinates	334029.006 , 6249380.527
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Figure 21 | Title: Survey markers | Location: Central Station west entry



View point reference	0563CG,0098U
Date and time	24/08/2020 14:08
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	22.04m
Camera coordinates	334029.006 , 6249380.527
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

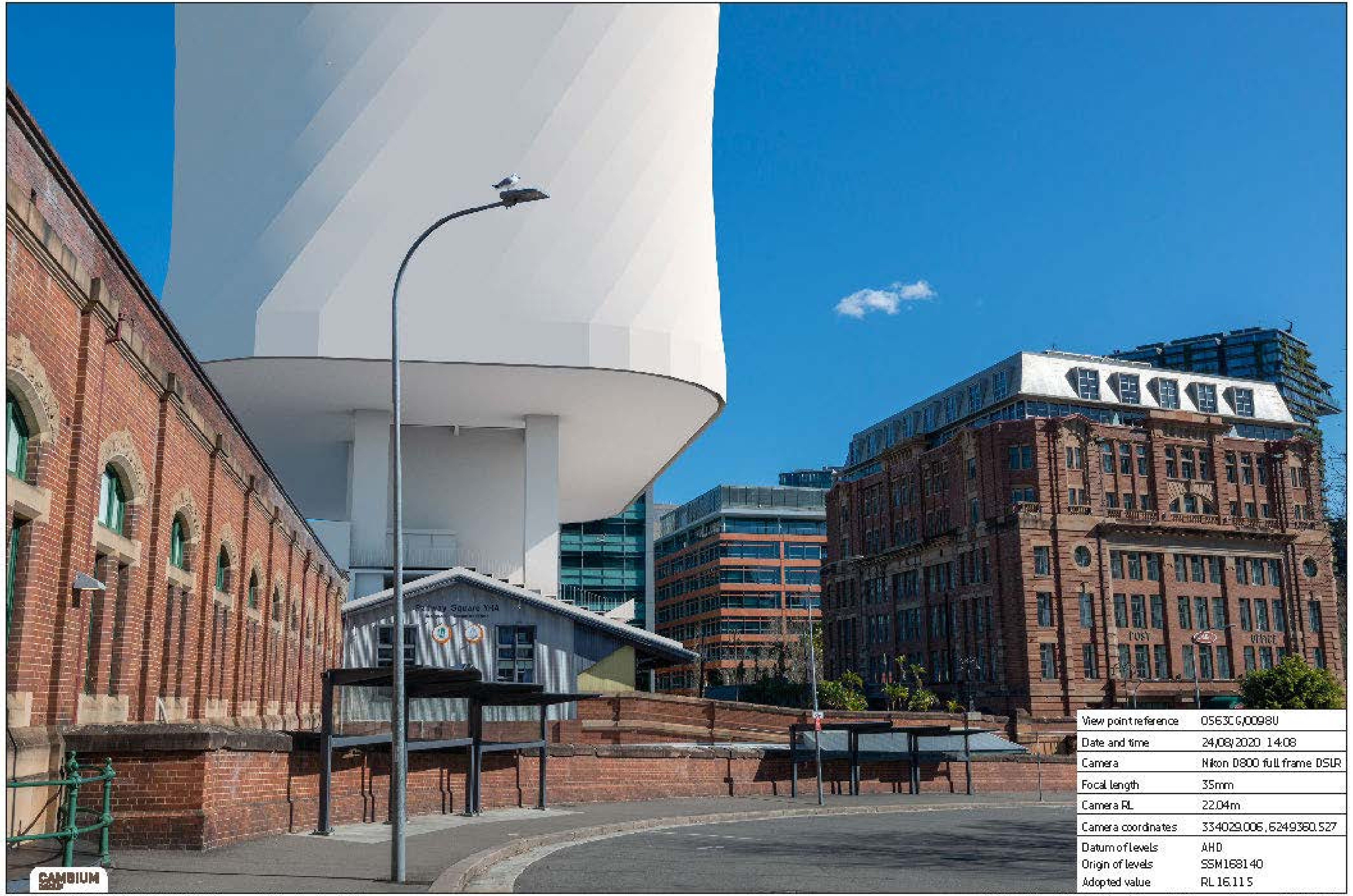
Figure 22 | Title: Permissible envelope | Location: Central Station west entry

View point reference	0563CG,0098U
Date and time	24/08/2020 14:08
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	22.04m
Camera coordinates	334029.006 , 6249380.527
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 23 | Title: Analytical block model photomontage | Location: Central Station west entry



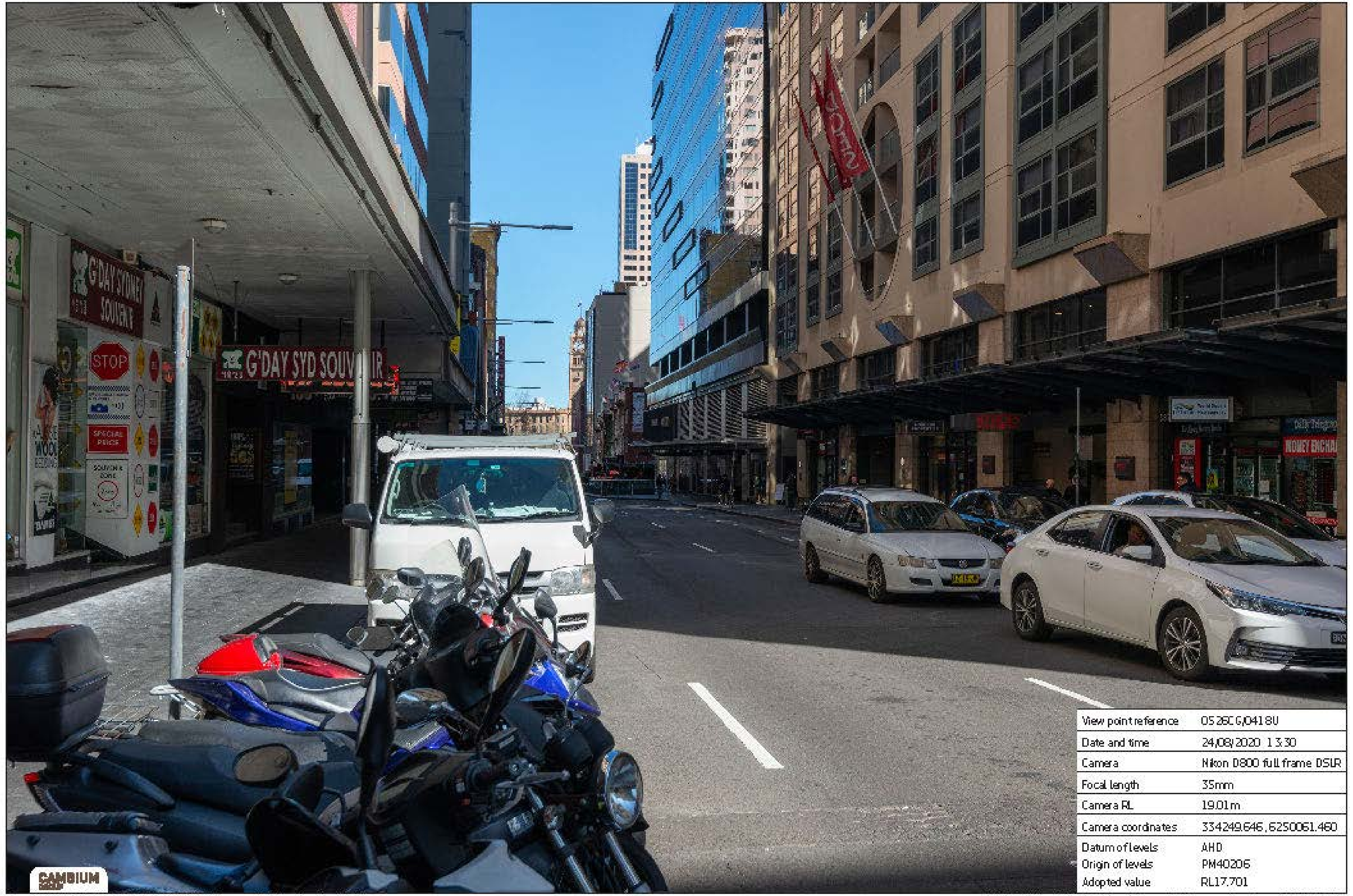
View point reference	0563CG,0098U
Date and time	24/08/2020 14:08
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	22.04m
Camera coordinates	334029.006 , 6249380.527
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
24

Title
Existing view

Location
Corner of Pitt and Liverpool Streets



View point reference	0526CG,0418U
Date and time	24/08/2020 13:30
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	19.01m
Camera coordinates	334249.646, 6250061.460
Datum of levels	AHD
Origin of levels	PM40206
Adopted value	RL17.701

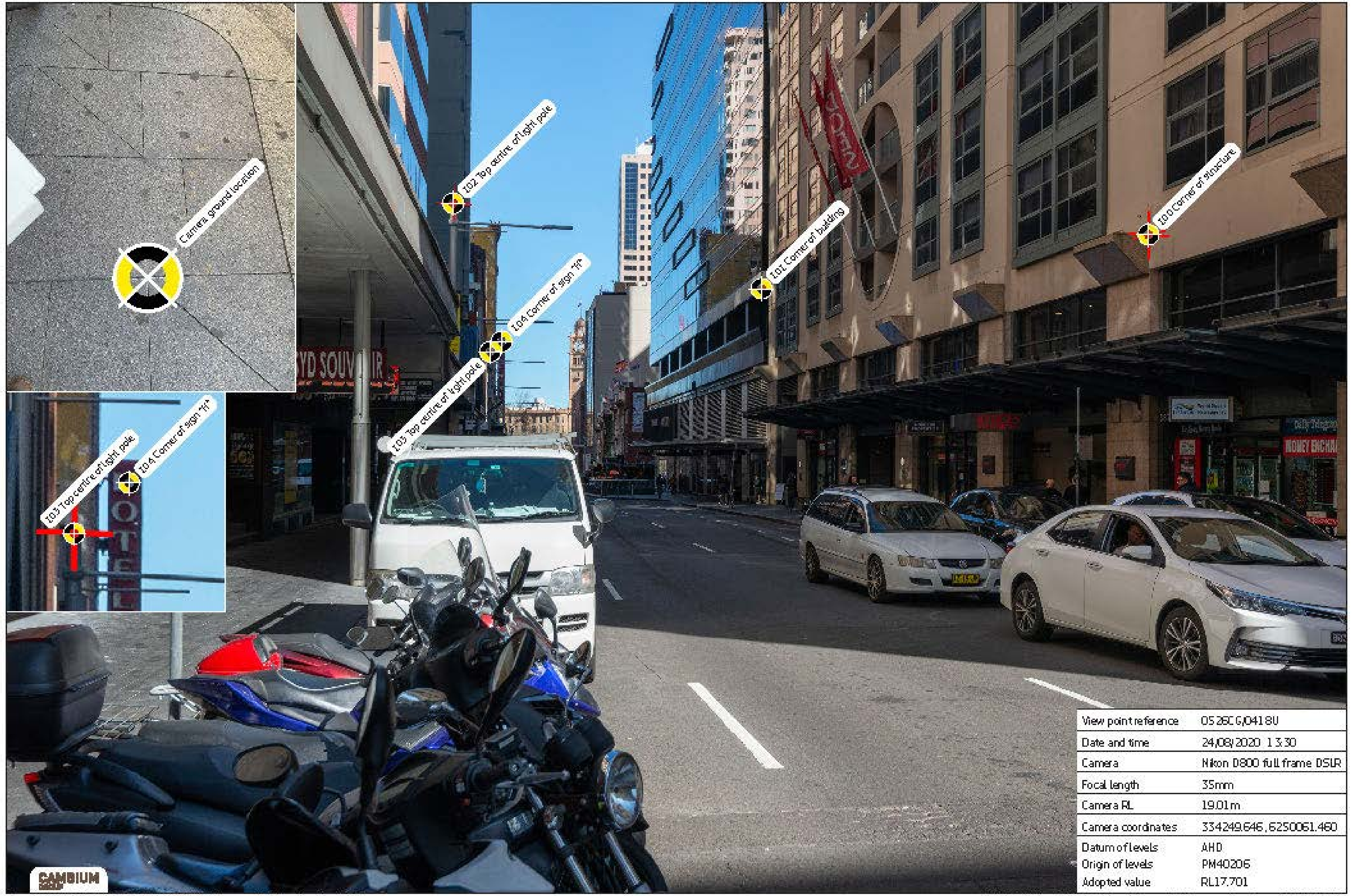
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure
25

Title
Survey markers

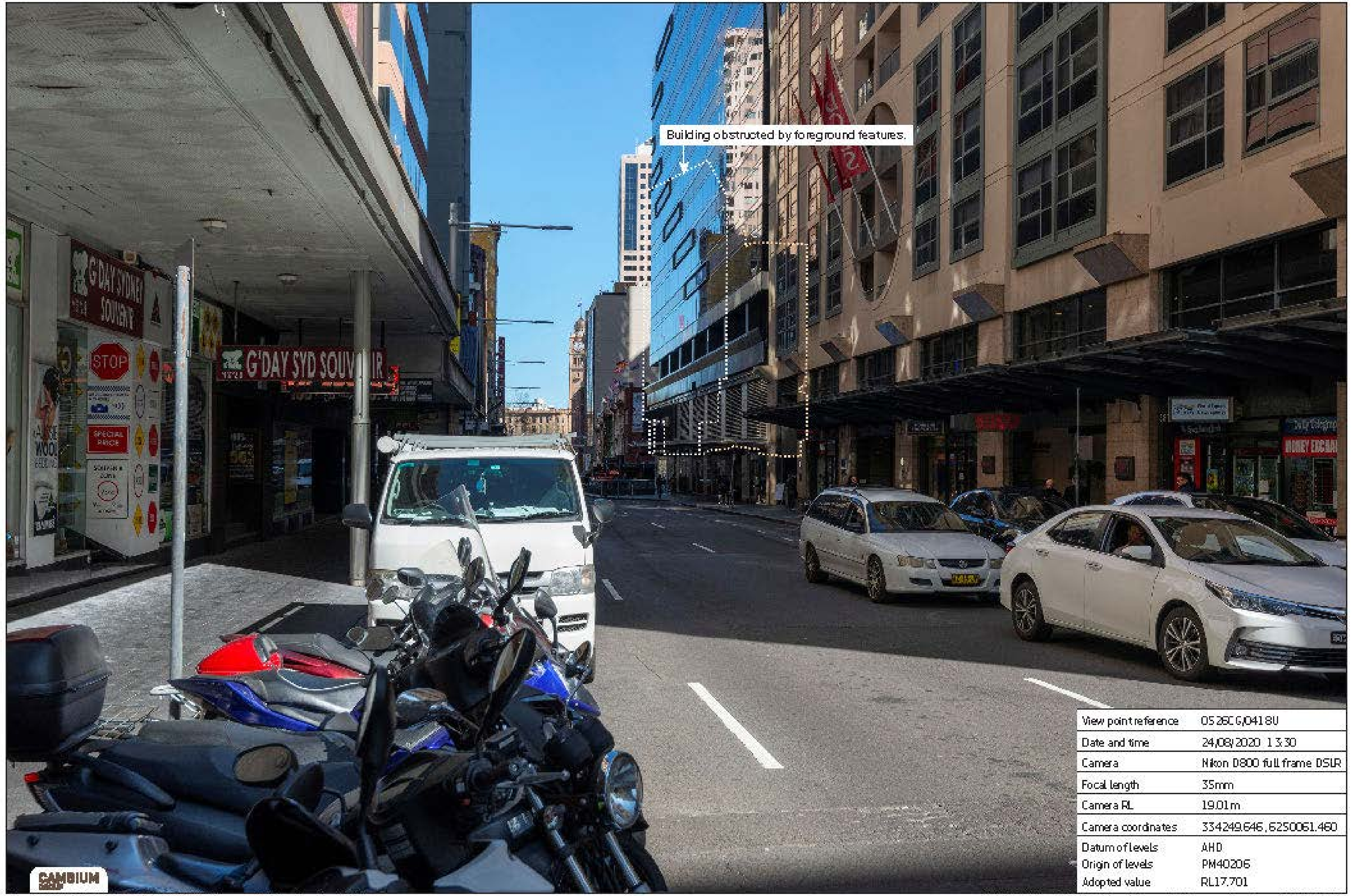
Location
Corner of Pitt and Liverpool Streets



View point reference	0526CG,0418U
Date and time	24/08/2020 13:30
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	19.01m
Camera coordinates	334249.646, 6250061.460
Datum of levels	AHD
Origin of levels	PM40206
Adopted value	RL17.701

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

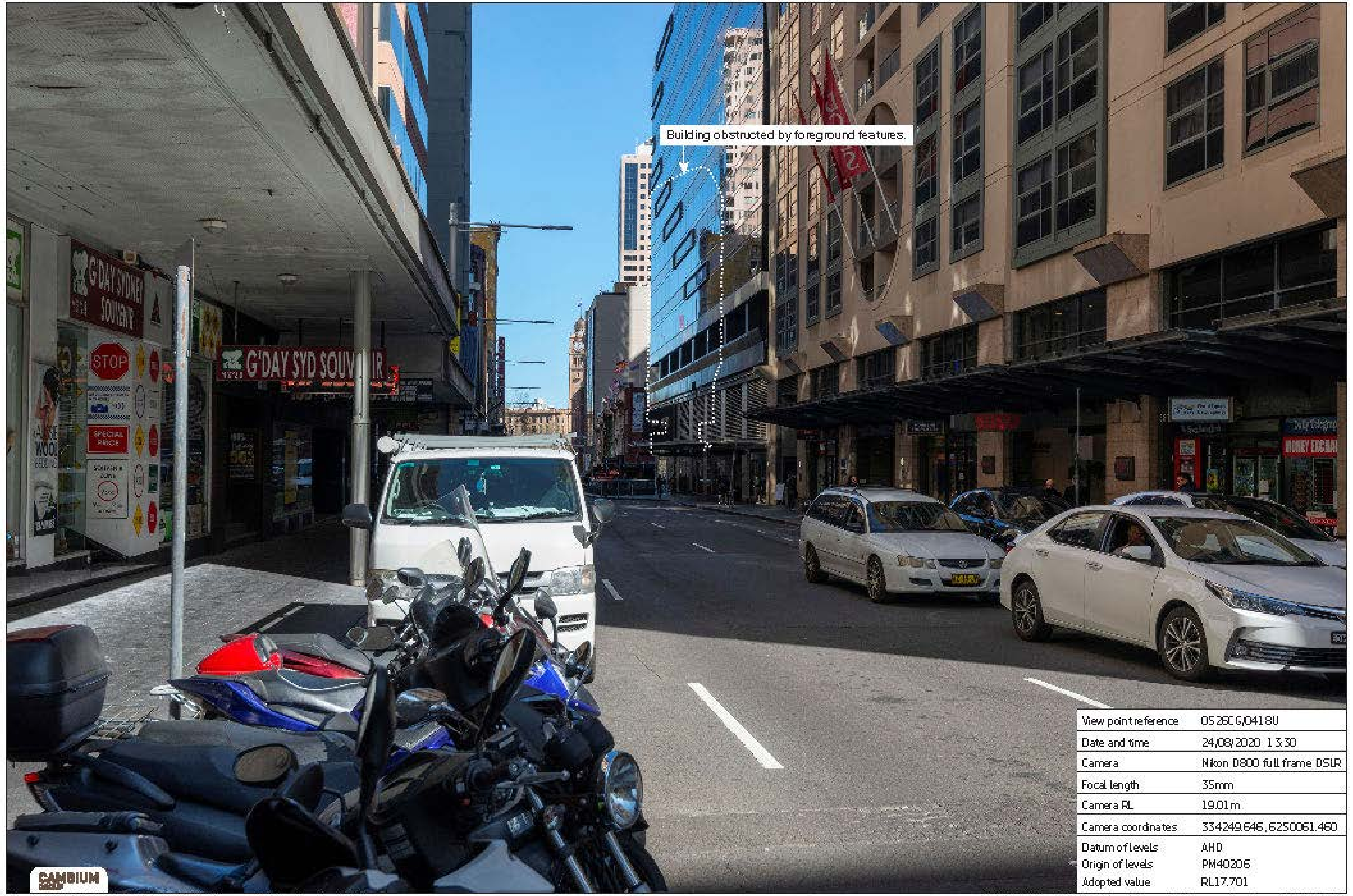
Figure
26
Title
Permissible envelope
Location
Corner of Pitt and Liverpool Streets



View point reference	05 26CG/0418U
Date and time	24/08/2020 13:30
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	19.01m
Camera coordinates	334249.646, 6250061.460
Datum of levels	AHD
Origin of levels	PM40206
Adopted value	RL17.701

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure
27
Title
Analytical block model photomontage
Location
Corner of Pitt and Liverpool Streets



View point reference	05 26CG/0418U
Date and time	24/08/2020 13:30
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	19.01m
Camera coordinates	334249.646, 6250061.460
Datum of levels	AHD
Origin of levels	PM40206
Adopted value	RL17.701

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure **28** Title: Existing view — Location: Corner of Wentworth Street and Wemyss Lane

View point reference	0517CG,0419U
Date and time	24/08/2020 13:20
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	32.71m
Camera coordinates	334634.799, 6249995.384
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 34.216

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **29** Title: Survey markers — Location: Corner of Wentworth Street and Wemyss Lane

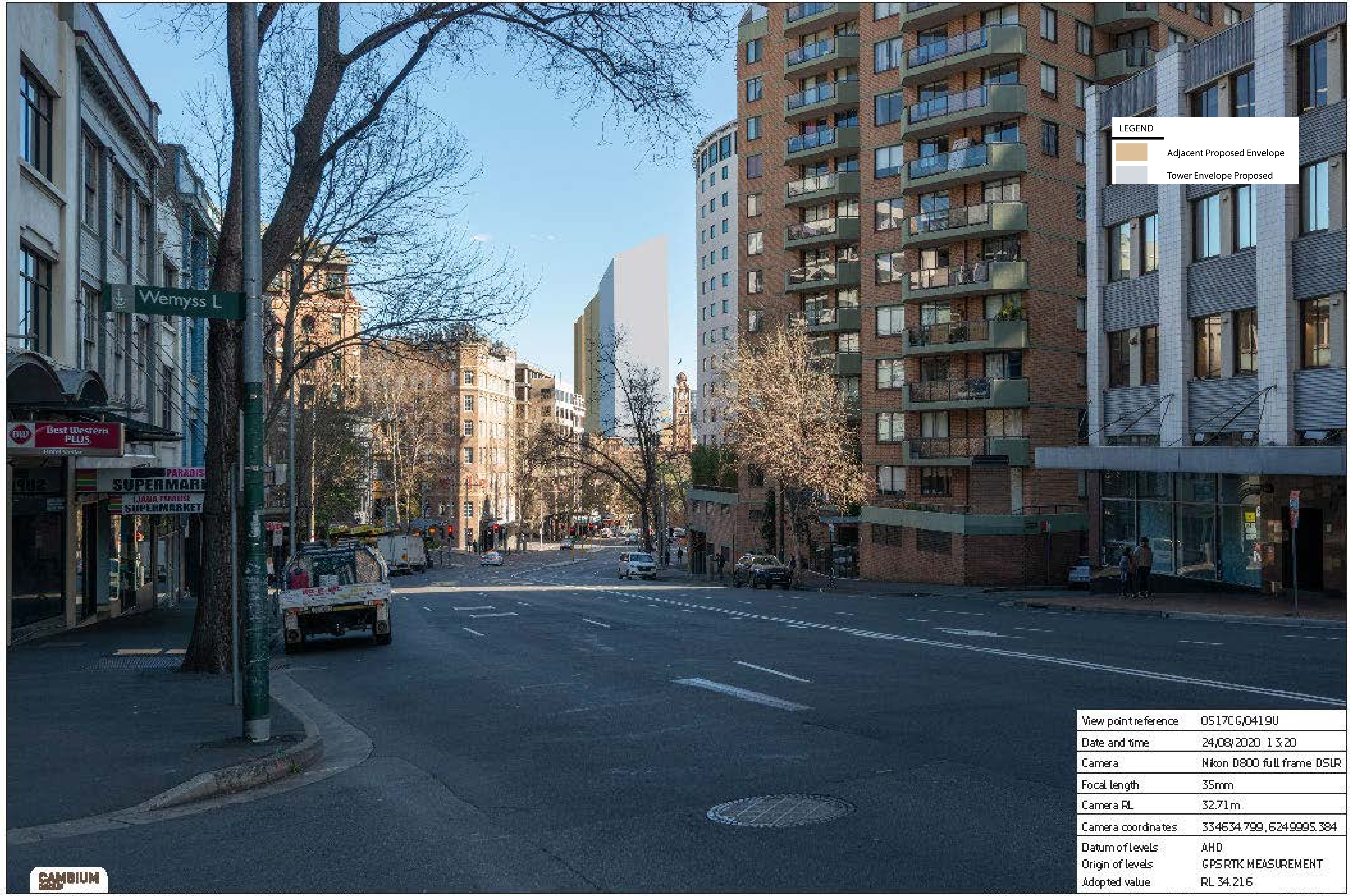
View point reference	0517CG,0419U
Date and time	24/08/2020 13:20
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	32.71m
Camera coordinates	334634.799, 6249995.384
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 34.216

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
30

Title
Permissible envelope

Location
Corner of Wentworth Street and Wemyss Lane



View point reference	0517CG,0419U
Date and time	24/08/2020 13:20
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	32.71m
Camera coordinates	334634.799, 6249995.384
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 34.216

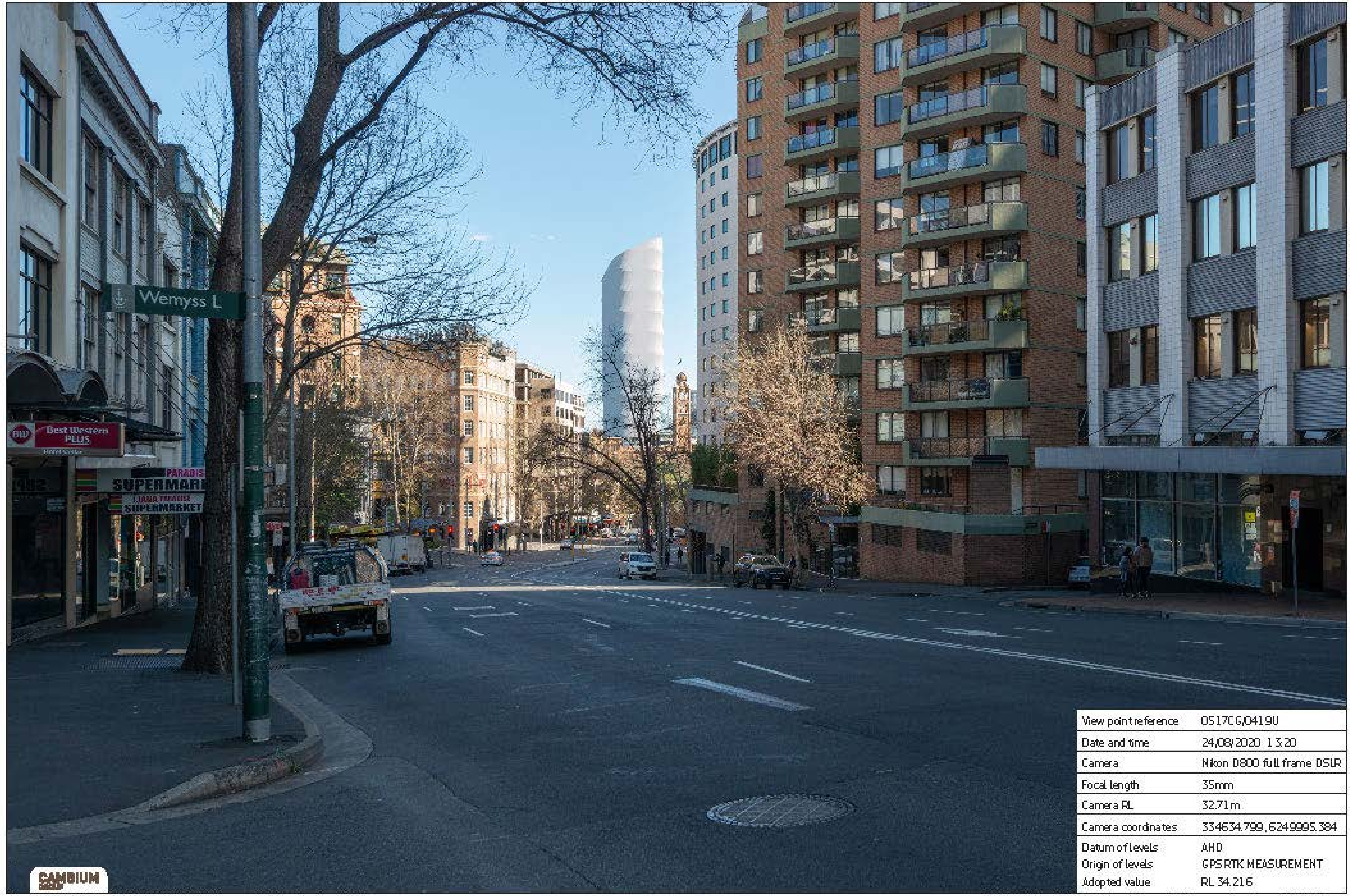
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure
31

Title
Analytical block model photomontage

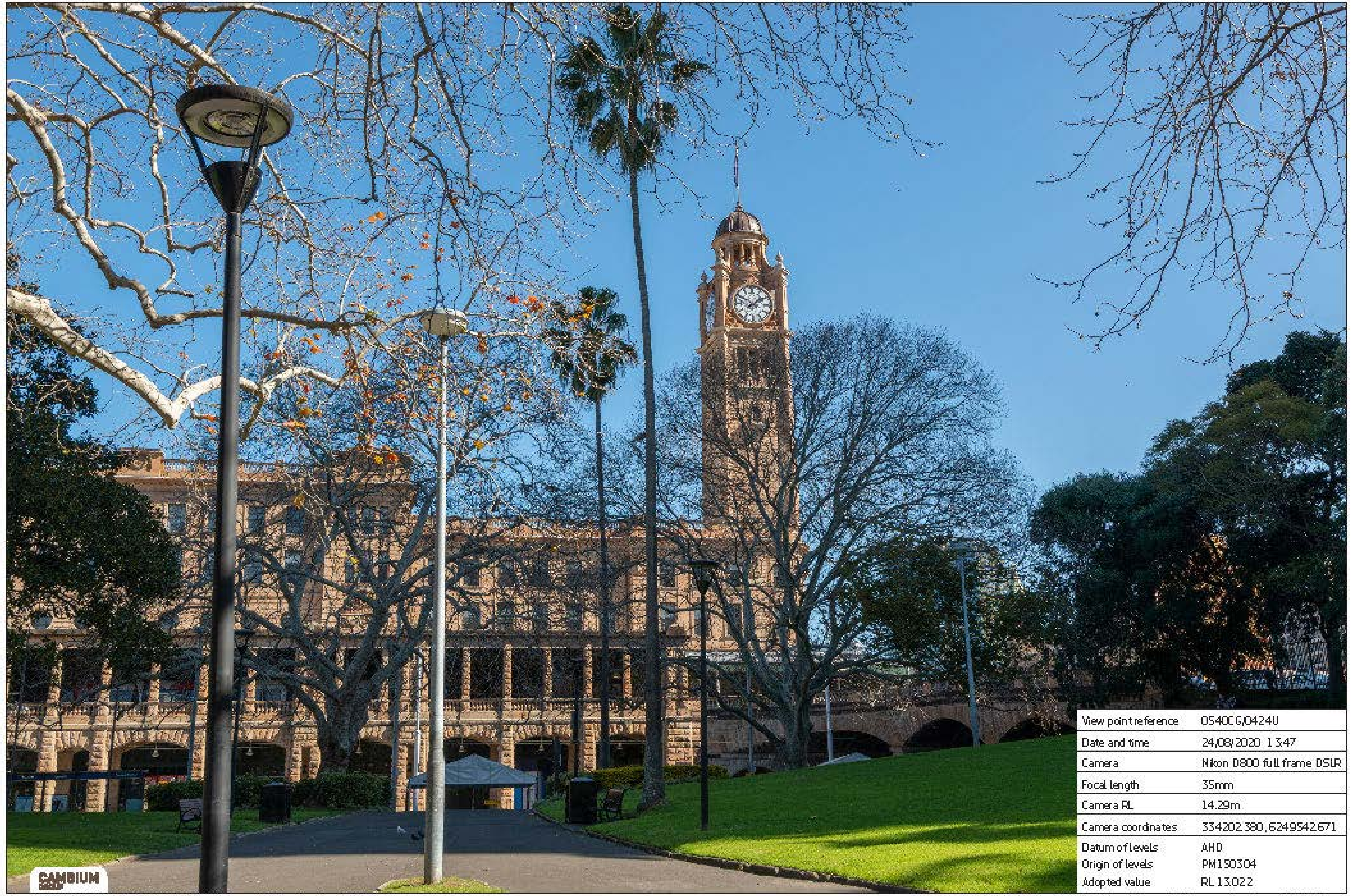
Location
Corner of Wentworth Street and Wemyss Lane



View point reference	0517CG,0419U
Date and time	24/08/2020 13:20
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	32.71m
Camera coordinates	334634.799, 6249995.384
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 34.216

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **32** Title: Existing view Location: Belmore Park

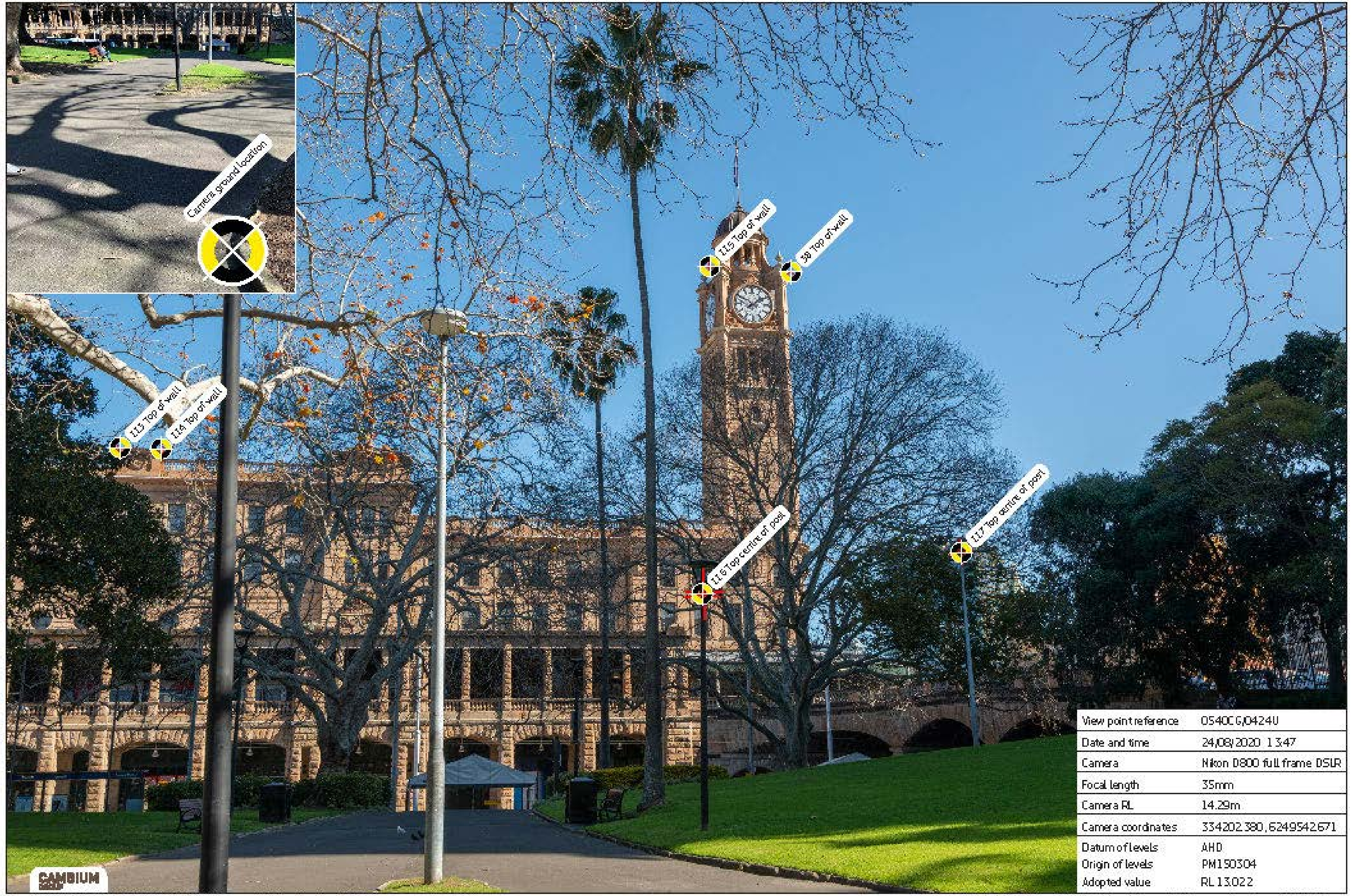


View point reference	0540CG,0424U
Date and time	24/08/2020 13:47
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.29m
Camera coordinates	334202.380, 6249542.671
Datum of levels	AHD
Origin of levels	PM150304
Adopted value	RL 13.022

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

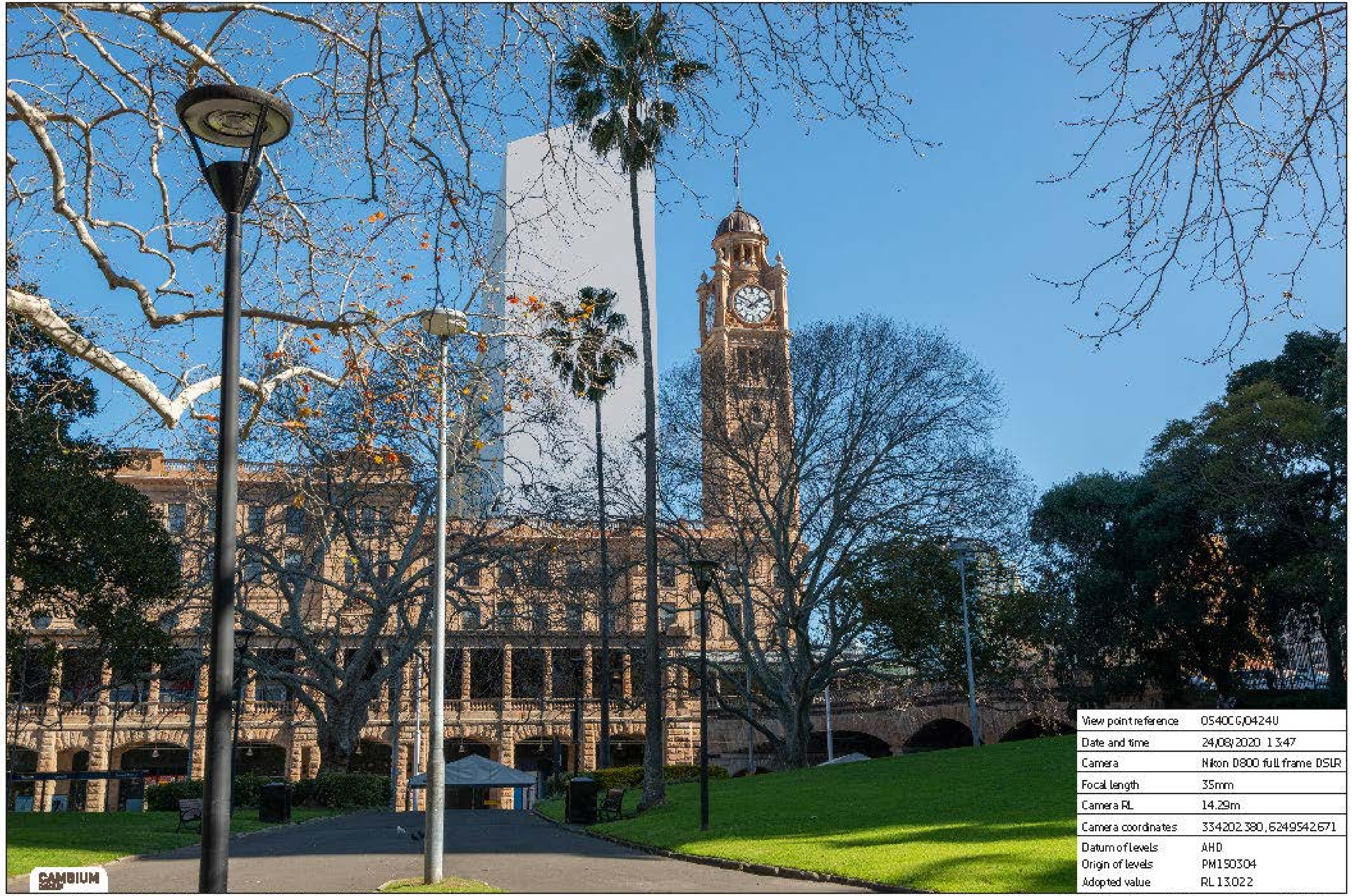
Figure **33** Title: Survey markers Location: Belmore Park



View point reference	0540CG,0424U
Date and time	24/08/2020 13:47
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.29m
Camera coordinates	334202.380, 6249542.671
Datum of levels	AHD
Origin of levels	PM150304
Adopted value	RL 13.022

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

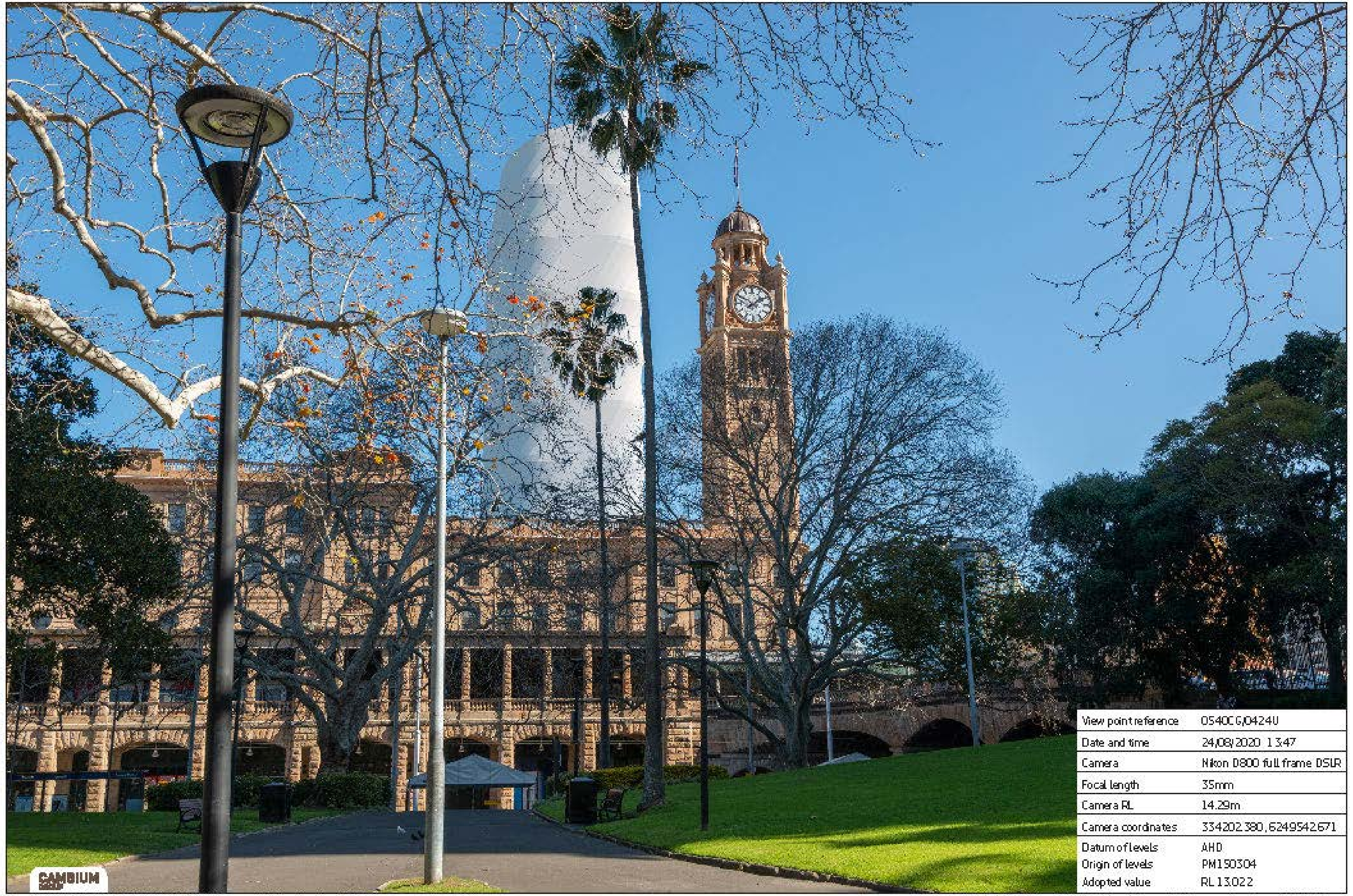
Figure
34
Title
Permissible envelope
Location
Belmore Park



View point reference	0540CG,0424U
Date and time	24/08/2020 13:47
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.29m
Camera coordinates	334202.380, 6249542.671
Datum of levels	AHD
Origin of levels	PM190304
Adopted value	RL 13.022

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
35
Title
Analytical block model photomontage
Location
Belmore Park



View point reference	0540CG,0424U
Date and time	24/08/2020 13:47
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	14.29m
Camera coordinates	334202.380, 6249542.671
Datum of levels	AHD
Origin of levels	PM190304
Adopted value	RL 13.022

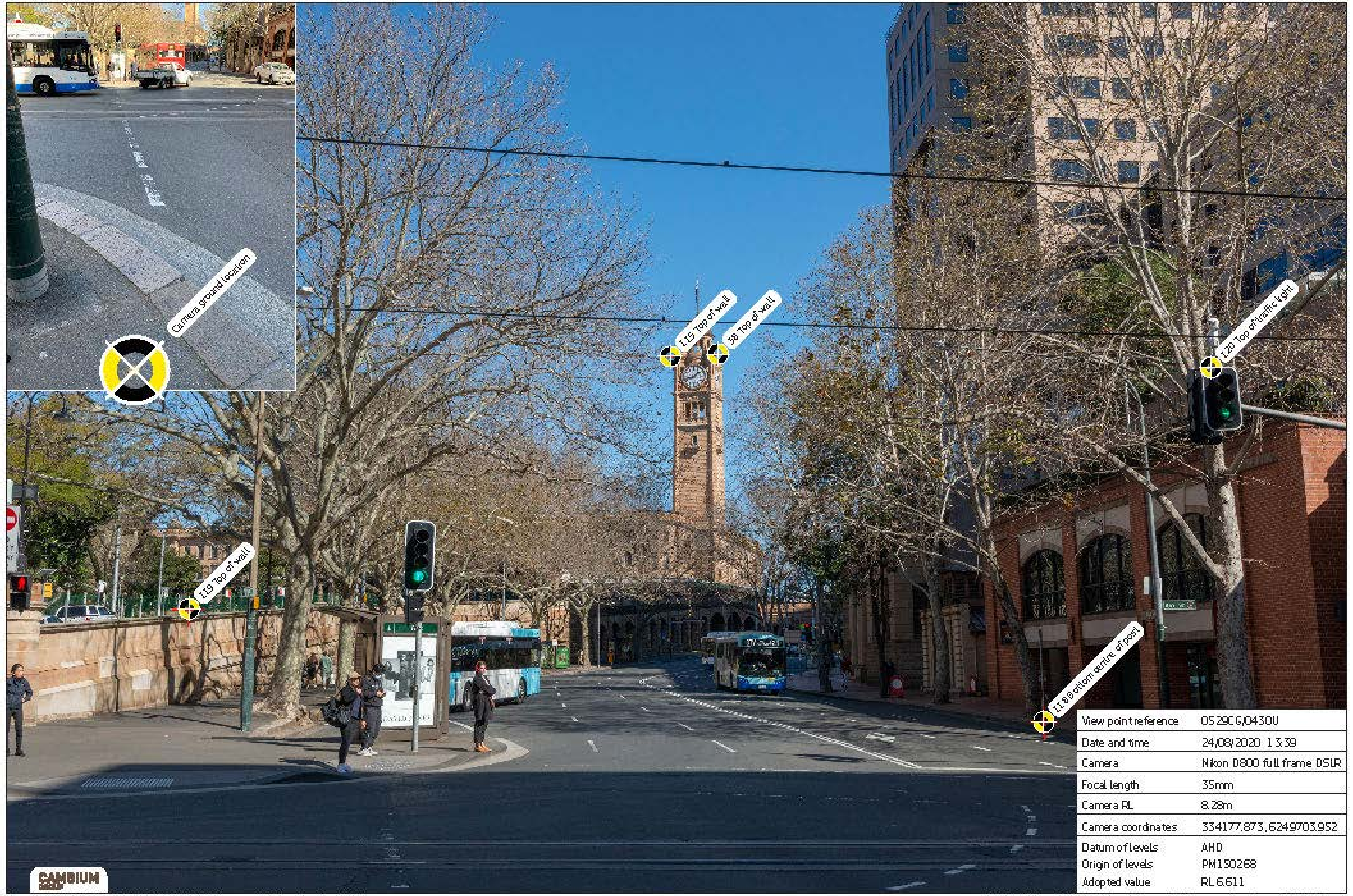
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **36** Title Existing view Location Corner of Pitt and Hay Streets

View point reference	0529CG/0430U
Date and time	24/08/2020 13:39
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	8.28m
Camera coordinates	334177.873, 6249703.952
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **37** Title Survey markers Location Corner of Pitt and Hay Streets



View point reference	0529CG/0430U
Date and time	24/08/2020 13:39
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	8.28m
Camera coordinates	334177.873, 6249703.952
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **40** Title: Existing view Location: Corner of Pitt and Barlow Streets

View point reference	0547CG,0433U
Date and time	24/08/2020 13:57
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	11.07m
Camera coordinates	334115.654 , 6249578.122
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure **41** Title: Survey markers Location: Corner of Pitt and Barlow Streets

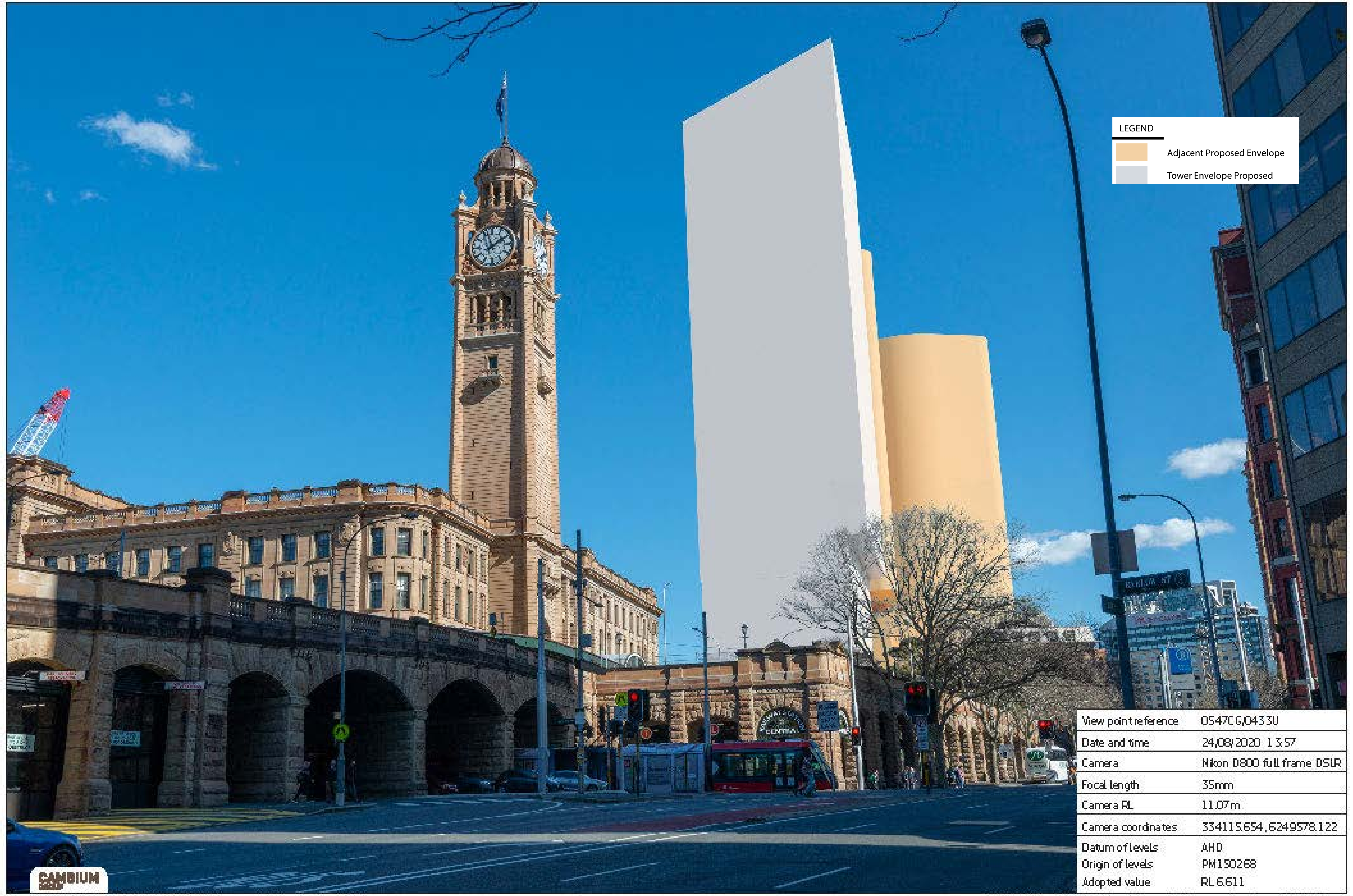
View point reference	0547CG,0433U
Date and time	24/08/2020 13:57
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	11.07m
Camera coordinates	334115.654 , 6249578.122
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
42

Title
Permissible envelope

Location
Corner of Pitt and Barlow Streets



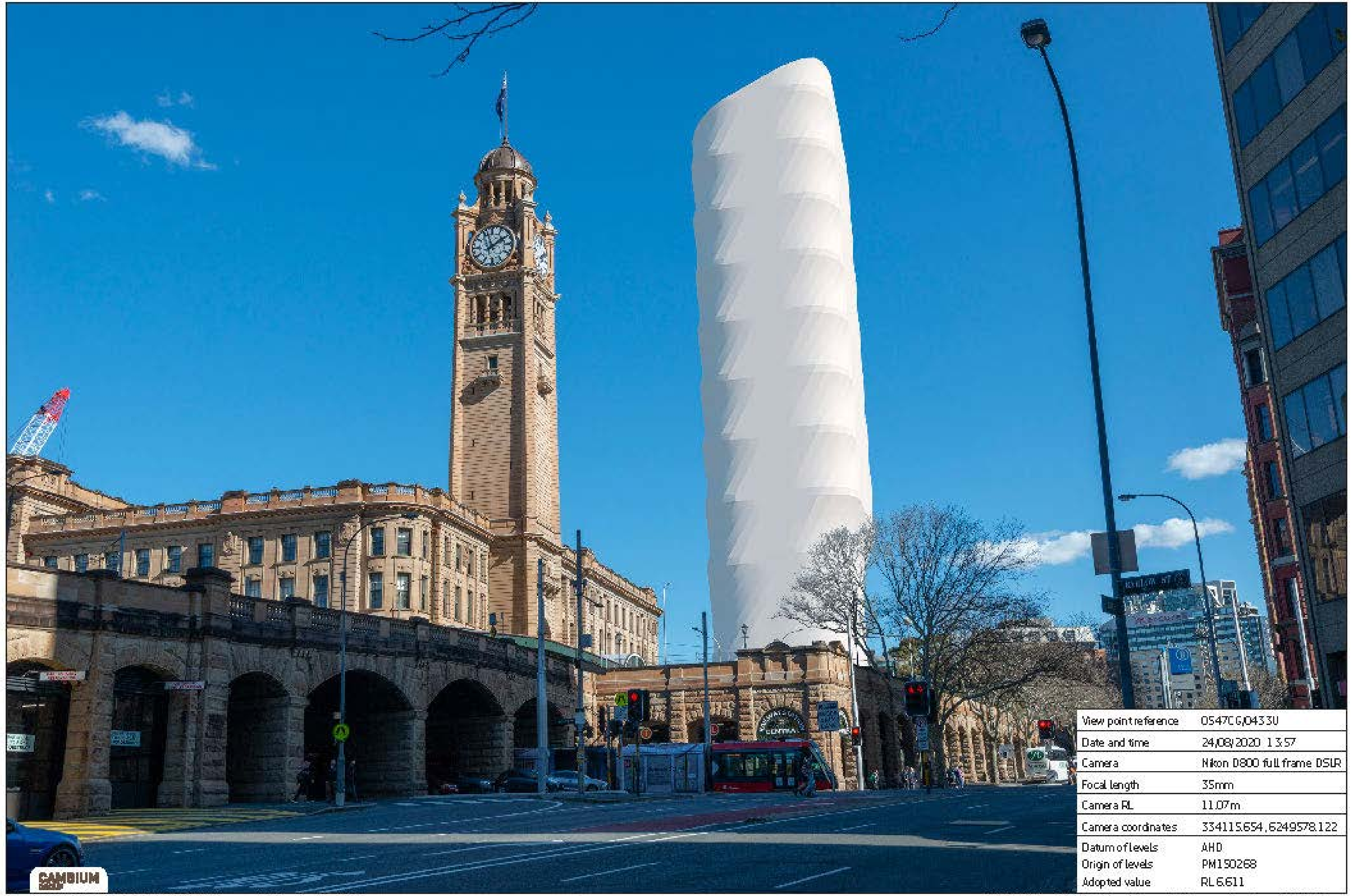
View point reference	0547CG,0433U
Date and time	24/08/2020 13:57
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	11.07m
Camera coordinates	334115.654, 6249578.122
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
43

Title
Analytical block model photomontage

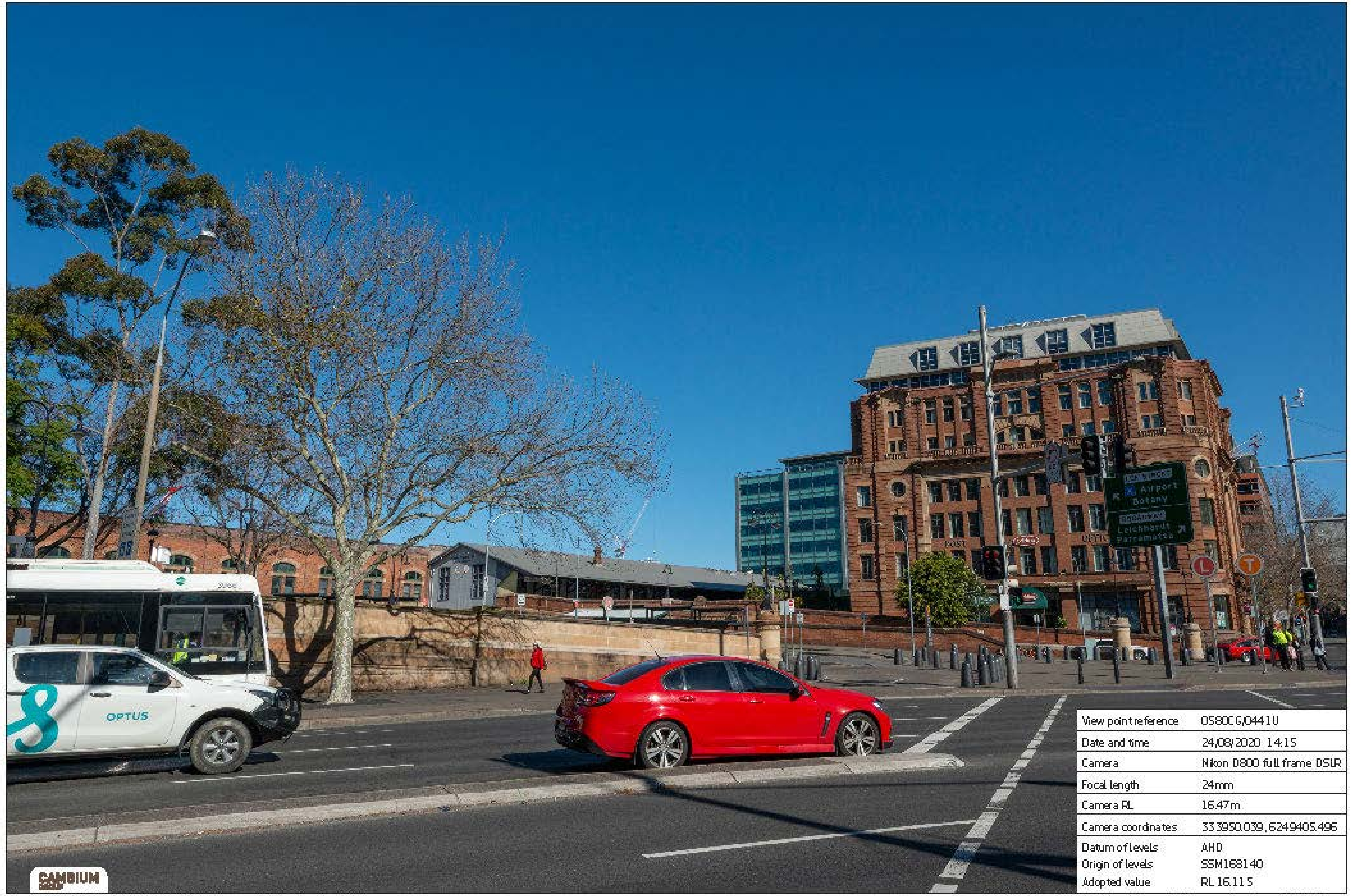
Location
Corner of Pitt and Barlow Streets



View point reference	0547CG,0433U
Date and time	24/08/2020 13:57
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	11.07m
Camera coordinates	334115.654, 6249578.122
Datum of levels	AHD
Origin of levels	PM150268
Adopted value	RL 6.611

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure 44 | Title: Existing view | Location: Apex of Pitt and George Streets



View point reference	0580CG,0441U
Date and time	24/08/2020 14:15
Camera	Nikon D800 full frame DSLR
Focal length	24mm
Camera RL	16.47m
Camera coordinates	333950.039, 6249405.496
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: EVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 45 | Title: Survey markers | Location: Apex of Pitt and George Streets

View point reference	0580CG,0441U
Date and time	24/08/2020 14:15
Camera	Nikon D800 full frame DSLR
Focal length	24mm
Camera RL	16.47m
Camera coordinates	333950.039, 6249405.496
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: EVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure 46

Title: Permissible envelope

Location: Apex of Pitt and George Streets

View point reference	0580CG,0441U
Date and time	24/08/2020 14:15
Camera	Nikon D800 full frame DSLR
Focal length	24mm
Camera RL	16.47m
Camera coordinates	333950.039, 6249405.496
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

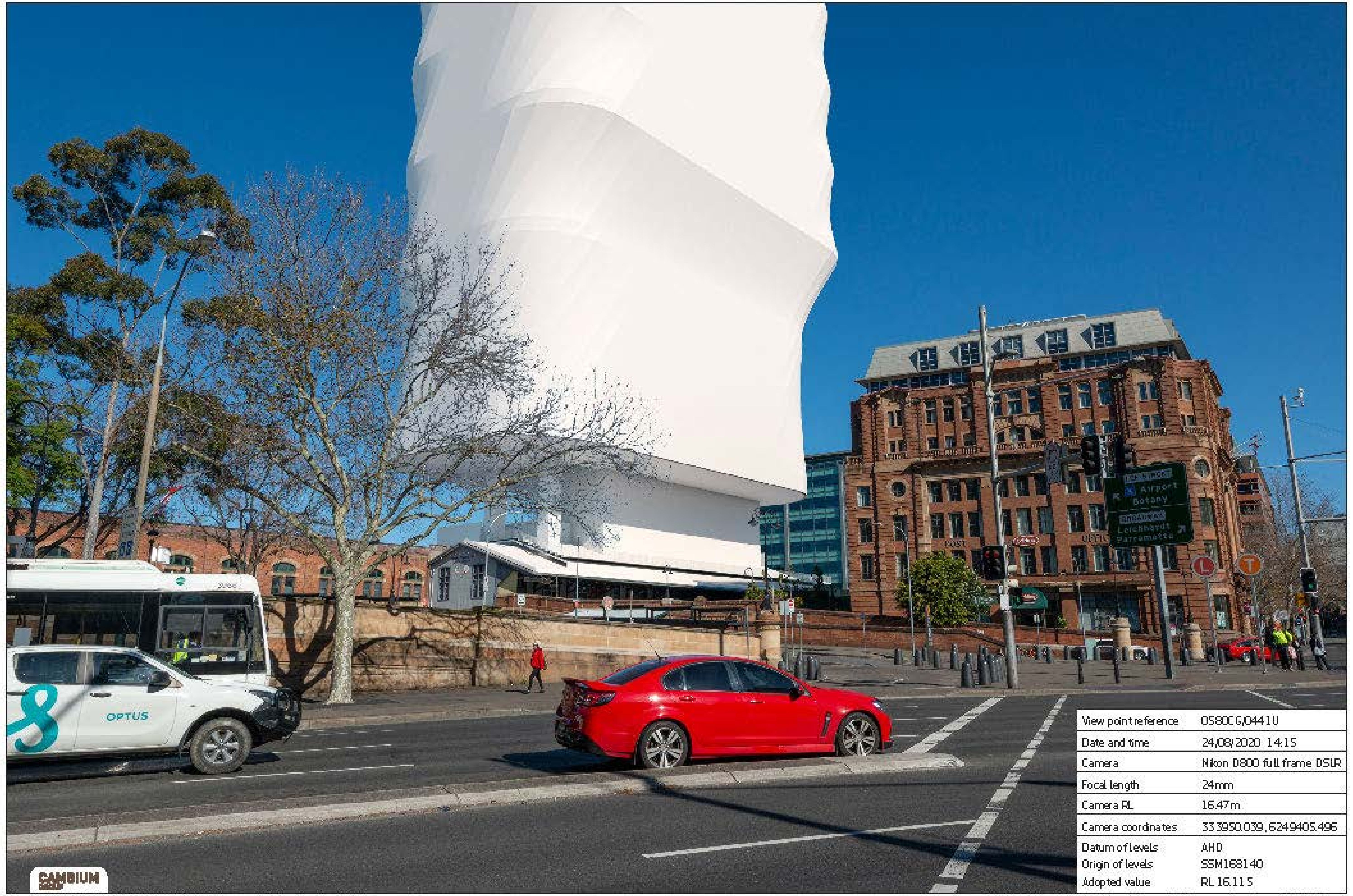
Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure 47

Title: Analytical block model photomontage

Location: Apex of Pitt and George Streets



View point reference	0580CG,0441U
Date and time	24/08/2020 14:15
Camera	Nikon D800 full frame DSLR
Focal length	24mm
Camera RL	16.47m
Camera coordinates	333950.039, 6249405.496
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020), SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure
48

Title
Existing view

Location
Broadway adjacent to Kensington Street

View point reference	0628CG/0449U
Date and time	24/08/2020 14:43
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	18.44m
Camera coordinates	333698.760, 6249224.146
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

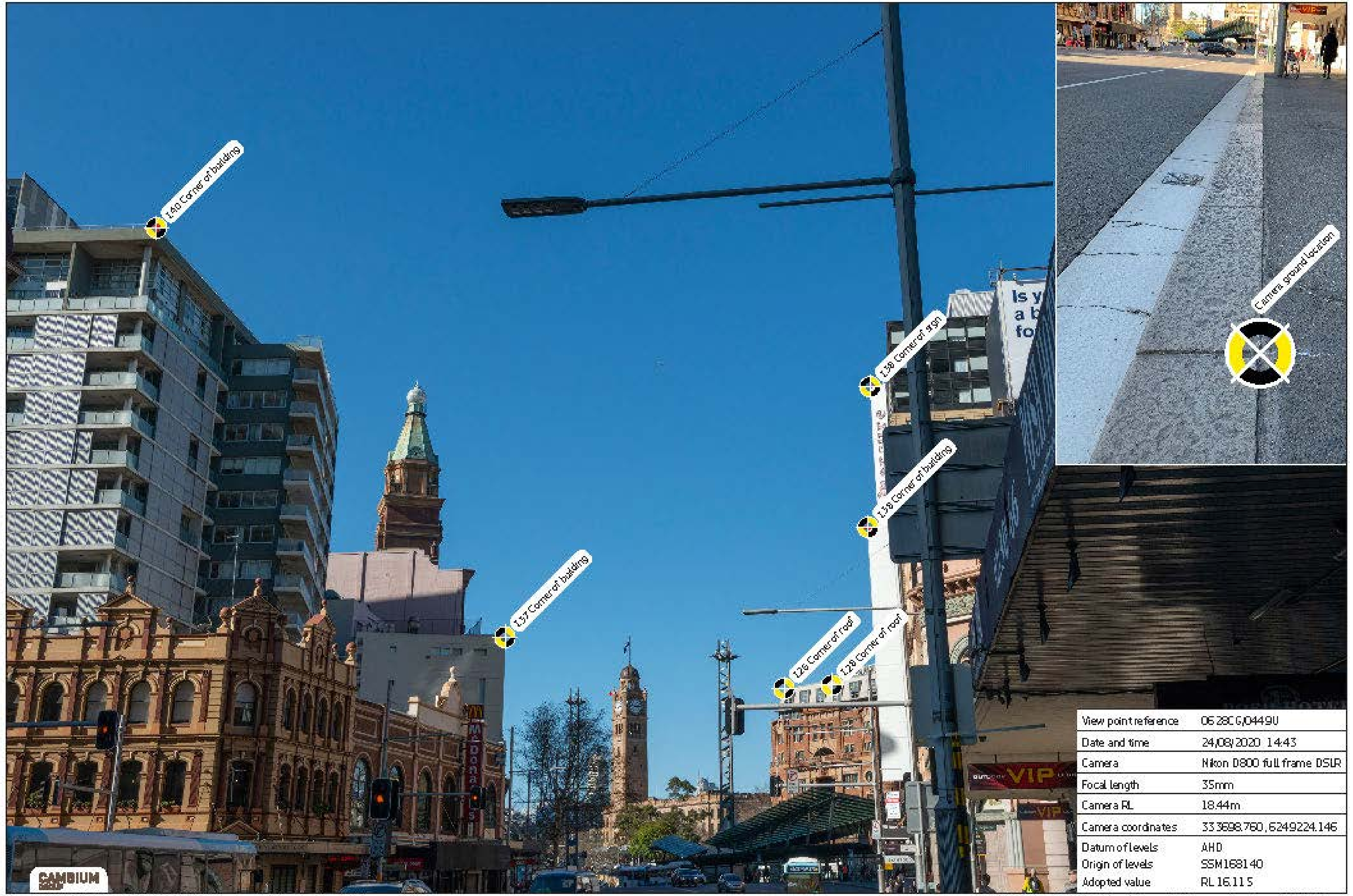
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

Figure
49

Title
Survey markers

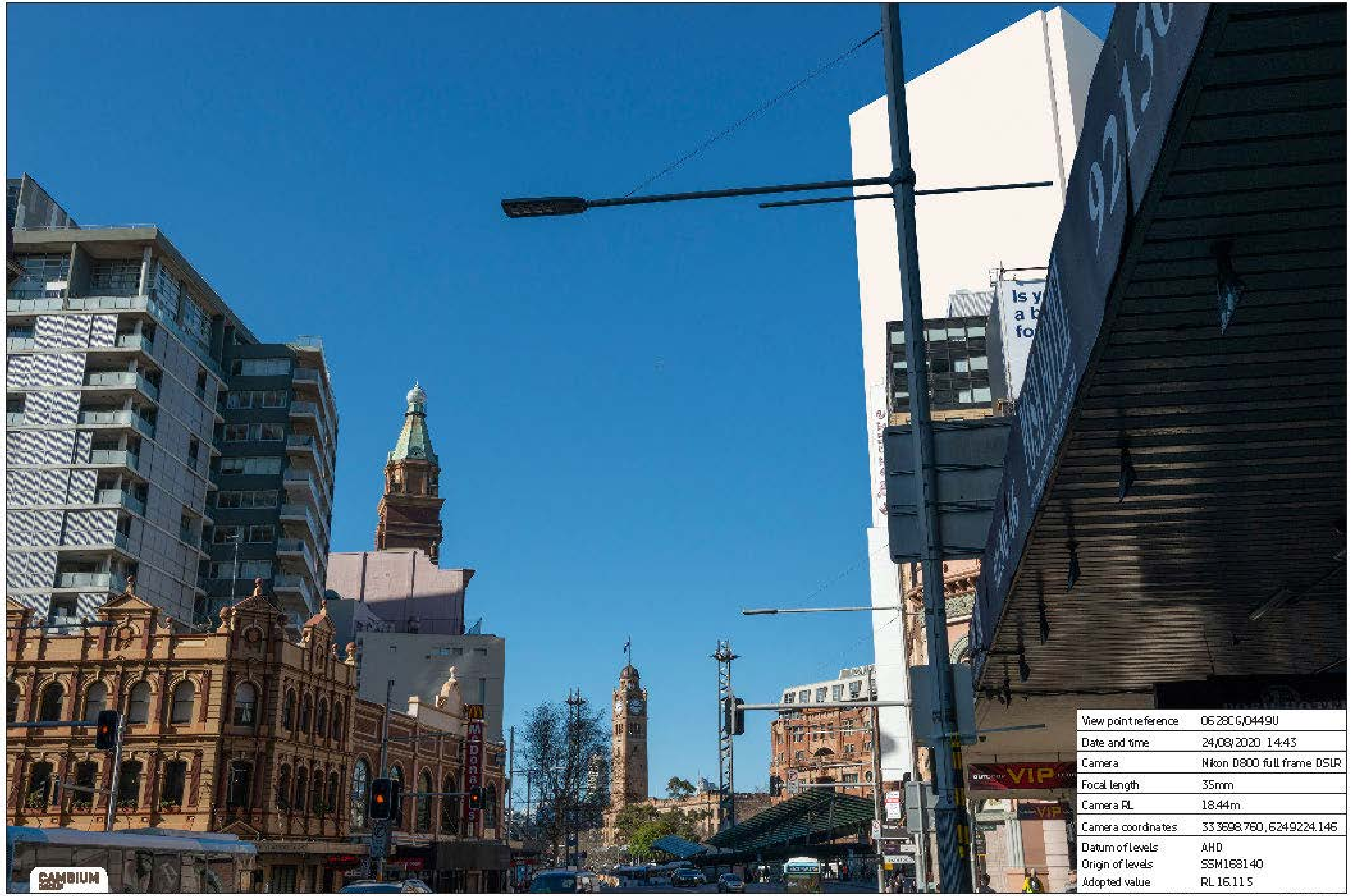
Location
Broadway adjacent to Kensington Street



View point reference	0628CG/0449U
Date and time	24/08/2020 14:43
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	18.44m
Camera coordinates	333698.760, 6249224.146
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
50
Title
Permissible envelope
Location
Broadway adjacent to Kensington Street



View point reference	0628CG,0449U
Date and time	24/08/2020 14:43
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	18.44m
Camera coordinates	333698.760, 6249224.146
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

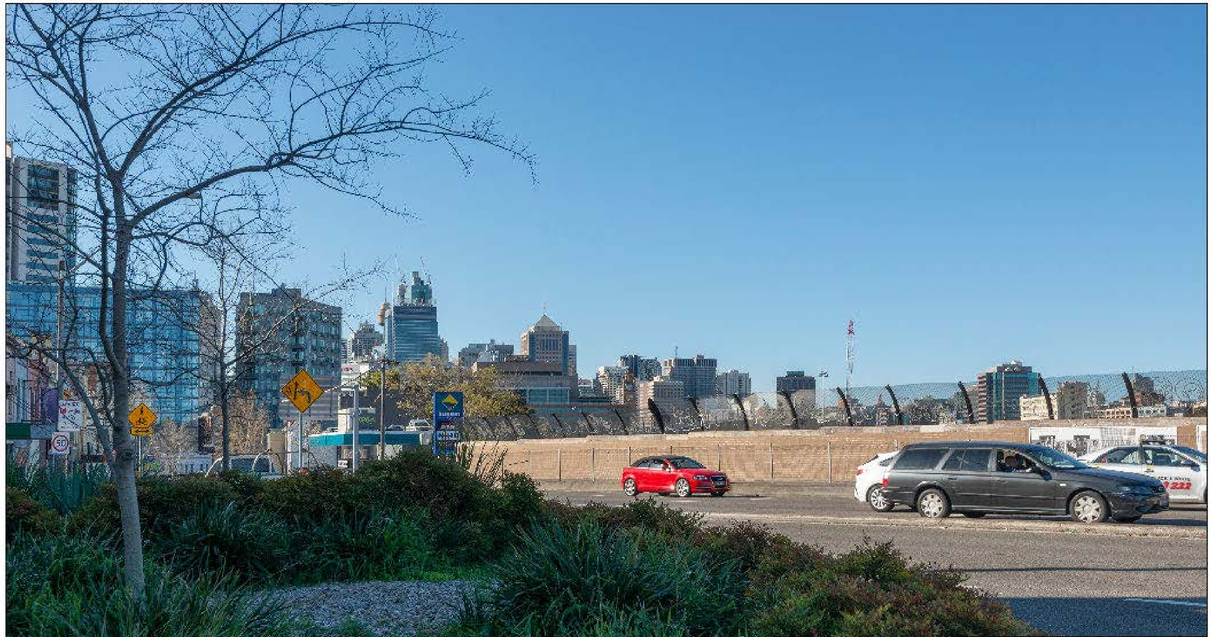
Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).

Figure
51
Title
Analytical block model photomontage
Location
Broadway adjacent to Kensington Street

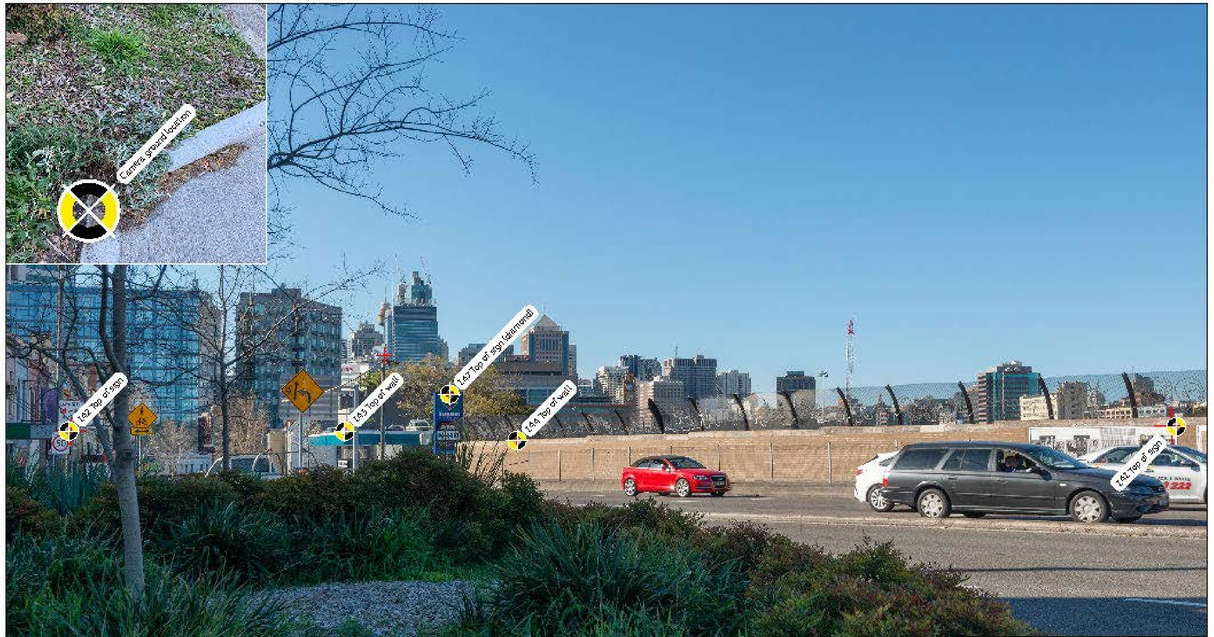
ATLASSIAN CENTRAL | VISUAL IMPACT ASSESSMENT

View point reference	0628CG,0449U
Date and time	24/08/2020 14:43
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	18.44m
Camera coordinates	333698.760, 6249224.146
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020).



View point reference	0633CG/0454U
Date and time	24/08/2020 14:53
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	28.94m
Camera coordinates	333867.209, 6248714.555
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 27.633



View point reference	0633CG/0454U
Date and time	24/08/2020 14:53
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	28.94m
Camera coordinates	333867.209, 6248714.555
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 27.633

Figure 54 | Title: Permissible envelope | Location: Corner of Cleveland and Regent Street

View point reference	06 33CG/0454U
Date and time	24/08/2020 14:53
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	28.94m
Camera coordinates	333667.209, 6248714.555
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 27.633

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

Figure 55 | Title: Analytical block model photomontage | Location: Corner of Cleveland and Regent Street

View point reference	06 33CG/0454U
Date and time	24/08/2020 14:53
Camera	Nikon D800 full frame DSLR
Focal length	35mm
Camera RL	28.94m
Camera coordinates	333667.209, 6248714.555
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 27.633

Source: BVN (2020) SHoP Architects (2020), Urbis (2020), CMS Surveyors (2020), Cambium Group (2020)

APPENDIX A

PHOTOMONTAGE METHODOLOGY

Prepared by Cambium Group

PHOTOMONTAGE METHODOLOGY

Project	Atlassian Central 8-10 Lee Steet, Haymarket		
Project number	031202		
Project manager	Avenor	Landscape	ASPECT Studios
Photography	Cambium Group	Surveyor	CMS Surveyors
Architect	BVN/SHoP Architects	Photomontage	Cambium Group

Cambium Group was engaged to prepare certified photomontages for the proposed Atlassian Central development located at 8-10 Lee Street, Haymarket. Under instruction from Urbis, Cambium Group prepared photomontages in accordance with the Land and Environment Court of New South Wales' policy relating to the use of photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals.

The methodology used for the production of the photomontages and technical specifications are described in the following steps.

STEP 1
PHOTOGRAPHY

- 13 photographs were captured from selected viewpoint locations determined by Urbis using a full frame DSLR camera using a tripod with a measured lens height of 1.5m above ground level. 12 viewpoints were captured using a 35mm focal length and 1 viewpoint was captured using a 24mm focal length
- Camera locations were then physically marked and photographed and camera lens height above ground level was recorded.

STEP 2
WIRE FRAME CALIBRATION

- Photography captured in STEP 1 was assessed and key features within each of the photographs were annotated with survey markers and provided to CMS Surveyors for site survey to enable accurate calibration of physical and virtual cameras.

STEP 3
SURVEY

- CMS Surveyors surveyed 13 viewpoint camera locations and associated survey markers identified in STEP 2. Survey data was provided to Cambium Group in dwg format along with a corresponding report including tabulated AHD origin point ID and RLs, eastings, northings and adopted AHD RLs.
- Cambium Group added a measured camera lens height of 1.5m above ground to each camera viewpoint RL.

STEP 4
MODELLING

- BVN/SHoP Architects provided several 3D models including 1) detailed model, 2) massing model and 3) permissible building envelopes in FBX format to Cambium Group.
- The 3D model was referenced to the project survey prepared by LTS Lockley surveyors using 3D StudioMax software.
- Materials and finishes were applied to the 3D model.
- Landscaping was added based on plans supplied by ASPECT Studios.

STEP 5
PHOTOMONTAGE

- Camera matching was undertaken using survey data captured by CMS Surveyors and calibrated with corresponding features within the photograph.
- A sunlight system was established for the time and date of each viewpoint using VRAY software.
- Survey markers were rendered and illustrated.
- Final views were rendered with materials and finishes.
- The final rendering was then edited using photoshop to mask foreground features as required.
- All final images were exported as high resolution JPGs and referenced to Adobe Indesign and published as a high resolution PDF.

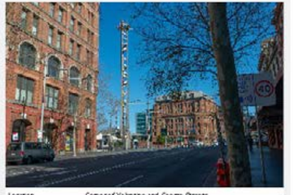
STEP 6
PHOTOMONTAGE CERTIFICATION

- Survey markers were rendered onto the viewpoint photography and provided to CMS Surveyors for review and verification. A survey verification statement was prepared and submitted to Cambium Group.

Location	Intsection of Foveaux and Elizabeth Streets
View point reference	0513C600199
Date and time	24/09/2020 13:04
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	20.08m
Camera coordinates	334521.305, 6249307.935
Datum of levels	AHD
Origin of levels	PM1 50305
Adopted value	RL 14.400

Location	Prince Alfred Park
View point reference	0045C600340
Date and time	24/09/2020 13:00
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	31.41m
Camera coordinates	333946170, 6249092557
Datum of levels	AHD
Origin of levels	PM178804
Adopted value	RL 25.492

Location	Quay Street
View point reference	0617C600799
Date and time	24/09/2020 14:32
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	15.2m
Camera coordinates	333979.473, 6249450.775
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115



Location	Corner of Valentine and George Streets
View point reference	0607C600831
Date and time	24/09/2020 14:25
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	14.22m
Camera coordinates	333938767, 6249475594
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Location	Corner of Pitt and Liverpool Streets
View point reference	0520C604109
Date and time	24/09/2020 13:30
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	19.01m
Camera coordinates	334249.046, 6250061.400
Datum of levels	AHD
Origin of levels	PM40206
Adopted value	RL17.701

Location	Corner of Wentworth Street and Wemyss Lane
View point reference	0517C604199
Date and time	24/09/2020 13:30
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	32.71m
Camera coordinates	334634.799, 6249995.304
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 34.216

Location	Broadway adjacent to Kensington Street
View point reference	0628C604460
Date and time	24/09/2020 14:43
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	10.44m
Camera coordinates	333090.700, 6249224.146
Datum of levels	AHD
Origin of levels	SSM168140
Adopted value	RL 16.115

Location	Corner of Cleveland and Regent Streets
View point reference	0633C604540
Date and time	24/09/2020 14:53
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	20.94m
Camera coordinates	333067.269, 6249714.555
Datum of levels	AHD
Origin of levels	GPS RTK MEASUREMENT
Adopted value	RL 27.633

Location	Central Station west entry
View point reference	0503C600300
Date and time	24/08/2020 14:08
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	22.09m
Camera coordinates	334029.000, 6249300.527
Datum of levels	AHD
Origin of levels	SSM 68140
Adopted value	RL 16.115

Location	Belmore Park
View point reference	0540C604240
Date and time	24/08/2020 13:47
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	14.29m
Camera coordinates	334202.300, 6249542.671
Datum of levels	AHD
Origin of levels	PM 15304
Adopted value	RL 11.022

Location	Corner of Pitt and Hay Streets
View point reference	0529C604300
Date and time	24/08/2020 13:39
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	0.29m
Camera coordinates	334177.073, 6249701.952
Datum of levels	AHD
Origin of levels	PM 15088
Adopted value	RL 6.611

Location	Corner of Pitt and Barlow Streets
View point reference	0547C604330
Date and time	24/08/2020 13:57
Camera	Nikon D800 Full frame DSLR
Focal length	35mm
Camera RL	11.07m
Camera coordinates	334115.654, 6249570.122
Datum of levels	AHD
Origin of levels	PM 15088
Adopted value	RL 6.611

Location	Apex of Pitt and George Streets
View point reference	0500C604410
Date and time	24/08/2020 14:15
Camera	Nikon D800 Full frame DSLR
Focal length	24mm
Camera RL	16.47m
Camera coordinates	333950.039, 6249405.496
Datum of levels	AHD
Origin of levels	SSM 68140
Adopted value	RL 16.115

Adjusted camera lens RL's

Cambium photo reference	Urbis photo reference	Location	Viewpoint ground RL (AHD)	Camera height above ground (m)	Camera lens RL (AHD)
0513	0019	Corner Foveaux and Elizabeth Street	18.58	1.5	20.08
0645	0034	Prince Alfred Park	29.91	1.5	31.41
0617	0079	Quay Street	13.7	1.5	15.2
0607	0083	Corner George and Valentine Street	12.72	1.5	14.22
0626	0418	Pitt and Liverpool Street	17.51	1.5	19.01
0617	0419	Wentworth and Wemyss Lane	31.21	1.5	32.71
0628	0449	Broadway adjacent to Kensington Street	16.94	1.5	18.44
0633	0454	Corner Cleveland and Regent Street	27.44	1.5	28.94
0663	0098	Central Station west entry	20.54	1.5	22.04
0640	0424	Belmore Park	12.79	1.5	14.29
0629	0430	Pitt and Hay Street	6.78	1.5	8.28
0647	0433	Corner Pitt and Barlow Street	9.57	1.5	11.07
0680	0441	Apex of Pitt and George Street	14.97	1.5	16.47

APPENDIX B

PHOTO LOCATION SURVEY

Prepared by CMS Surveyors

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

Our Ref: 19618
Date: 17/9/2020

Cambium Group Pty Ltd
PO Box 349
COLLAROY BEACH NSW 2097

Dear Sir or Madam,

RE: Survey Services for Photomontage at
No 8-10 Lee Street, Haymarket 2000

This survey verification statement responds to the preparation of photomontages that are intended to be relied on or as part of expert evidence in Class 1 appeals in the New South Wales Land and Environment Court (LEC).

I understand that it is a LEC requirement that all photomontages are supported by sufficient survey data to assist with calibration of virtual and physical cameras. I confirm that we have provided surveyed data points of physical features identified by Cambium Group using total station surveying and GPS approved methods.

We have prepared a report with the location and reduced levels of these points dated 28-08-20, forming Appendix 1 of this letter.

The accuracy of the levels completed by the survey are within + - 0.1m.

Should you have any queries please do not heatate to contact me.

Yours faithfully,

CMS Surveyors Pty Limited

Stephen R Emery
Registered Land Surveyor

HEAD OFFICE
2/19A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4002 Fax: 02 9971 4022
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

INCORPORATING
A.C. GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3295 Fax: 02 6942 4046
Email: coota@cmsurveyors.com.au

APPENDIX 1

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

Date: 28-08-2020
Our Ref: 19618 Photo Locations

Cambium group Pty Ltd
PO Box 349 Collaroy Beach
NSW 2097

Dear Mr. Derek Mascarenhas,

RE: PHOTO LOCATIONS – CENTRAL STATION

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Lee Street, Haymarket NSW for the preparation of photo montages.

Co-ordinate's are MGA 56 **(GDA 94)** and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement and SCIMS coordinates and GNSS measurements.
Origin of survey marks adopted are as follows;

PM40206, PM53243, PM147015, PM150140, PM150303, PM150304, PM178804, PM150230, PM150243, PM150268, PM150273, SSM168140

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
10	334248.646	6250061.460	Ground RL. 17.51	Photo 418
11	334634.799	6249995.384	Ground RL. 31.21	Photo 419
12	334202.380	6249542.671	Ground RL. 12.79	Photo 424
13	334177.873	6249703.952	Ground RL. 6.78	Photo 430
14	334115.654	6249578.122	Ground RL. 8.57	Photo 433
15	333930.767	6249473.694	Ground RL. 12.72	Photo 83
16	333950.039	6249405.498	Ground RL. 14.97	Photo 441
17	333879.473	6249450.775	Ground RL. 13.70	Photo 79
18	334029.006	6249360.527	Ground RL. 20.54	Photo 98
19	333698.760	6249224.146	Ground RL. 16.84	Photo 449
20	333667.209	6249714.555	Ground RL. 27.44	Photo 454
21	333946.178	6248692.557	Ground RL. 29.91	Photo 34
22	334321.385	6249307.585	Ground RL. 18.58	Photo 19
38	334083.783	6249448.609	76.38	Top of wall
100	334231.050	6250038.459	23.62	Column
101	334221.209	6249993.540	28.45	Building
102	334243.295	6250022.293	26.54	Light pole

HEAD OFFICE
2/19A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4002 Fax: 02 9971 4022
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

INCORPORATING
A.C. GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3295 Fax: 02 6942 4046
Email: coota@cmsurveyors.com.au

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
103	334233.352	6249976.445	25.71	Light pole
104	334204.393	6249836.186	38.66	Sign
105	334596.948	6249973.460	33.10	Awning
106	334559.488	6249920.105	30.43	Top of wall
108	334568.183	6249933.928	63.01	Top of wall
109	334531.156	6249851.791	48.80	PAR
110	334626.356	6249973.924	33.34	Sign
111	334571.437	6249893.750	28.73	Sign
113	334155.457	6249426.176	45.72	Top of wall
114	334152.071	6249428.313	45.73	Top of wall
115	334092.652	6249442.985	76.40	Top of wall
116	334183.540	6249525.116	18.09	Light pole
117	334159.988	6249516.529	22.82	Light pole
118	334153.380	6249667.224	6.78	Post
119	334179.581	6249657.515	10.52	Top of wall
120	334099.994	6249526.052	15.74	Traffic light
121	334115.576	6249525.764	20.48	Top of wall
122	334097.953	6249497.576	21.51	Top of wall
123	334073.145	6249495.871	23.40	Light pole
124	333948.721	6249429.279	17.03	Sign
126	333914.593	6249314.176	49.48	Roof
127	333940.997	6249305.661	49.49	Roof
128	333907.643	6249302.597	48.41	Roof
129	333895.727	6249429.423	19.96	Awning
132	333890.058	6249300.660	29.19	Roof ridge
134	333875.317	6249289.542	29.49	Chimney
135	333961.618	6249237.472	47.94	Building
136	333932.890	6249252.128	47.96	Building
137	333798.200	6249293.400	39.44	Building
138	333807.457	6249260.813	47.75	Building
139	333807.783	6249259.860	61.37	Sign
140	333759.442	6249299.544	65.51	Building
141	333696.953	6248735.612	29.45	Sign
142	333670.454	6248760.521	29.60	Sign
143	333697.409	6248819.234	30.48	Top of wall
144	333691.208	6248767.510	29.27	Top of wall
146	333690.256	6248785.734	34.78	Light pole
147	333694.162	6248784.389	32.37	Sign
148	333676.513	6248847.641	29.67	Light pole
149	333967.096	6248036.889	29.77	Light pole
150	333955.944	6248829.465	29.68	Light pole
151	333946.315	6248817.958	29.67	Light pole

HEAD OFFICE
2/19A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4002 Fax: 02 9971 4022
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

INCORPORATING
A.C. GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3295 Fax: 02 6942 4046
Email: coota@cmsurveyors.com.au

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
152	333926.114	6248797.451	30.06	Light pole
153	333934.821	6248809.291	29.81	Light pole
154	334296.524	6249317.091	30.26	Light pole
155	334276.883	6249308.964	24.87	Building
156	334296.934	6249299.845	31.19	Light pole
157	334267.186	6249293.826	24.55	Top of wall

The height of camera is 1.5m.

Note: This should be added to the supplied RL of each corresponding photo location.

HEAD OFFICE
2/19A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4002 Fax: 02 9971 4022
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

INCORPORATING
A.C. GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3295 Fax: 02 6942 4046
Email: coota@cmsurveyors.com.au

Origin of view points

Point number	Easting	Northing	RL	Descriptions	Adopted Permanent Marks for MGA & AHD	Adopted AHD RL
10	334249.646	6250061.46	17.51	Photo 418	PM40206, PM147015	17.701
11	334634.799	6249995.384	31.21	Photo 419	PM150140, GPS RTK MEASUREMENT	34.216
12	334202.380	6249542.671	12.79	Photo 424	PM150273, PM150304	13.022
13	334177.873	6249703.952	6.78	Photo 430	PM150268, PM150273	6.611
14	334115.654	6249578.122	9.57	Photo 433	PM150268, PM150273	6.611
15	333938.767	6249473.694	12.72	Photo 83	PM150243, SSM168140	16.115
16	333950.039	6249405.496	14.97	Photo 441	PM150243, SSM168140	16.115
17	333879.473	6249450.775	13.7	Photo 79	PM150243, SSM168140	16.115
18	334029.006	6249360.527	20.54	Photo 98	PM150243, SSM168140	16.115
19	333698.760	6249224.146	16.94	Photo 449	PM150243, SSM168140	16.115
20	333667.209	6248714.555	27.44	Photo 454	GPS RTK MEASUREMENT	27.633
21	333946.178	6248692.557	29.91	Photo 34	PM178804, GPS RTK MEASUREMENT	25.492
22	334321.365	6249307.585	18.58	Photo 19	PM53243, PM150303	14.590

Note: AHD origins are derived from Red coloured PM & RTK Measurements

HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

INCORPORATING
A.C.GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

Yours faithfully,

CMS Surveyors Pty Limited

Stephen R Emery
Registered Land Surveyor

HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

INCORPORATING
A.C.GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

cambiumgroup.com.au

CAMBIUM GROUP

Visual communication redefined

URBIS

URBIS.COM.AU