URBIS

104-116 REGENT STREET

VISUAL IMPACT ASSESSMENT

PREPARED FOR

WEE HUR

DECEMBER 2021

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1.0 EXECUTIVE SUMMARY

This report has been prepared by Urbis Pty Ltd to accompany a State Significant Development (SSD-12618001) Application for the development of mixed-use development including student accommodation and retail premises at 104-116 Regent Street, Redfern.

The proposed development comprises of an 18-storey student housing facility that is to accommodate student beds, associated student dining and amenities, retail space, and facilities for waste, services and bicycle parking.

The upper storeys of the building will be visible in distant and medium views within the visual catchment where they are not blocked by existing intervening built form or street tree vegetation.

Parts of the podium and tower will be visible in close views from immediately surrounding streets for example from Regent Street and Margaret Street.

The proposed development is consistent with the objectives for the site and surrounding visual context as set out in the Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority and the controls within State Environmental Planning Policy (State Significant Precincts) 2005.

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 8 February 2021 and provides an independent visual impact assessment (VIA) of the proposed development. Compliance with the SEARS is in included at Table 1.

This VIA includes certification of the accuracy of the preparation of photomontages in Section 6.

METHOD AND RESULTS

The methodology employed to assess visual impacts is described in Section 3. This method describes the key components of the visual impact assessment including establishing the baseline visual context and characteristics, and the visual effects of the proposed development on those existing visual characteristics and baseline factor, as modelled in selected representative public domain views.

Parts of the methodology followed and in particular the assessment ratings in Section 4 and 5 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 2.

View sharing impacts on private domain views have been interpolated from observations made from publicly accessible places and are discussed in Section 5.

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

The final impact assessment and determination the level of significance of any residual visual impacts. This is included in Section 7 of this report.

Subsequent to the consideration of additional factors the level of visual effects were weighted against the additional factors for example visual absorption capacity and compatibility with the existing visual context and character of this part of Redfern.

We determined that the proposed development creates low to medium visual effects on the majority of base line factors such as visual character, scenic quality and view place sensitivity from public domain view locations.

Views of longer duration are likely to be restricted to isolated more distant locations to the south, east and north-east and restricted to the upper parts of the tower locations due to intervening built forms and the limited elevated high points from which to gain access to views.

Visual effects on the streetscape are constrained to a limited, small visual catchment immediately adjacent to the site experienced for example in close views from Margaret Street and Regent Street.

In all distant and medium distant views from the west and east, the built form proposed appears as an extension to the existing cluster of towers north and adjacent to the site.

Visibility is greatest from the immediate effective visual catchment of Regent Street approximately between its intersections with Redfern Street and Boundary Street.

In close views from Regent Street the podium form and scale as well as the street wall design and architectural detailing proposed will introduce contemporary built form to the streetscape.

In close views, the form, scale and character of the built form proposed is not dissimilar to existing tower and podium forms north of the site and as such provides an extension of the predominant visual character of this part of Regent Street.

The location and arrangement of the podium and tower form do not block any direct views to or from the heritage item, St Luke's Presbyterian Church, at the corner of Margaret and Regent Streets.

The inclusion of the new western laneway, angled ground plane and colonnade feature create a sense of 'space' within the site which extends the spatial and visual setback from the heritage item in close views from Regent and Margaret Streets.

The spatial arrangement, curved glazed podium at ground level and spatial setbacks of built form from neighbouring buildings (including the heritage item and new laneway) provides some visual permeability through the site and positive amenity in close public domain views.

CONCLUSIONS

This part of Redfern is undergoing transformational urban and visual change, where older, non-heritage buildings from the mid-20th century are being replaced with contemporary developments including the majority in this urban block within the Redfern-Waterloo Authority Sites SSP (RWASSSP).

The extent of visual change caused by the proposed development is consistent with the expectations of the Redfern Centre Urban Design Principles prepared for the Redfern-Waterloo Authority and the controls defined by State Environmental Planning Policy (State Significant Precincts) 2005, which apply to the site.

In this regard the potential visual impacts associated with the extent of visual effects are contemplated by the controls and strategic planning framework for the site.

The height, form and character of the proposed built forms is comparable and not dissimilar to others within the existing visual context including those approved and under construction. The podium and tower form proposed does not block access to any documented views, views to sensitive locations, areas of high scenic quality or heritage items.

Overall, the visual impacts of proposed development as modelled in the range of representative public domain views, were found to be acceptable.

Based on the information available the potential visual effects of the proposed development on private domain views are unlikely to generate any significant view loss.

In our opinion the proposed development can be supported on visual impacts grounds.

2.0 INTRODUCTION

2.1 OVERVIEW

This Visual Impact Assessment (VIA) supports a State Significant Development Application (SSD-12618001) submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed development of student accommodation at 104-116 Regent Street, Redfern (the site).

The proposed development is identified as a State Significant Development (SSD) under section 4.36(2) of the Environmental Planning and Assessment Act 1979 (the Act) and Schedule 6 of the SSP SEPP. The site is located within the Redfern-Waterloo Authority Sites and has a capital investment value of more than $10 million. Accordingly, the proposal will be assessed by the DPIE and determined by the Minister for Planning or the Independent Planning Commission.

This VIA has been prepared having regard to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project by DPIE on 8 February 2021.

2.2 COMPLIANCE WITH SEARS

A request was made to the Planning Minister for the SEARs pursuant to Clause 3, Schedule 2 of the Environmental Planning and Assessment Regulation 2000. Table 1 below provides a summary of the SEARs that are relevant to view loss and identifies the section/s of the report where the relevant requirement has been addressed.

TABLE 1 RELEVANT SEARS REQUIREMENTS

Item/ Description	Document Reference
Key Issues - 5. Visual Impacts	
• The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.	Addressed throughout sections 6.0 and 7.0.

2.3 LIMITATIONS

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

2.4 BACKGROUND

The site is located on the corner of Regent Street and Margaret Street within the Redfern centre and south-east of the Redfern Train Station. Regent Street is a busy four lane road with on street parking on both sides where traffic is south-bound only.

The total site area is 1,366m² and is legally identified as Lot 10 in Deposited Plan 1026349. There appears to be a minor fall in elevation across the site from the north to the south of the site.

2.5 THE SITE

The site is located on the corner of Regent Street and Margaret Street within the Redfern centre and south-east of the Redfern Train Station. Regent Street is a busy four lane road with on street parking on both sides and traffic heading one way to the south.

The total site area is 1,366m² and is legally identified as Lot 10 in Deposited Plan 1026349. There appears to be a minor fall in elevation across the site from the north to the south of the site.

2.6 PROJECT DESCRIPTION

The proposed development includes demolition of the existing service station building and construction of an 18 storey mixed-use building accommodating ground floor retail premises and 411 bed student housing accommodation with indoor and outdoor communal spaces, on-site bicycle parking and ancillary facilities.

Plans prepared by Antoniades Architects show that the proposed building will have a GFA of 9,562m² and rise to approximately 18 storeys above ground including a three-storey podium that comprises of ground level retail, common areas with accommodation above.

There is no LEP height control for the site, the site is within the State Environmental Planning Policy (State Significant Precincts) 2005) Redfern–Waterloo Authority Sites area which assigns an eighteen-storey height of buildings control to the site.

We note that the height proposed complies with the height control applicable for the site and is in line with other existing and approved built forms in the same urban block.

The site has a broadly trapezoid shape where the western Margaret Street boundary is shorter relative to the eastern boundary. The ground floor is predominantly occupied by common areas separated from the external public domain by floor to ceiling glazing. The use of glazing and inclusion of internal open spaces creates some visual permeability across the north-western edge of the site. The southern elevation includes terraces on the roof-top podium of level 3, level 4 and level 16. The north-western corner of the built form responds to the proposed extension to William Lane and existing easement such that the built form includes a series of subtle setbacks to the glazing from the north and west. In this regard a wide spatial setback is included between the heritage item and proposed development and the proposed development at 13-23 Gibbons Street.

2.6 PLANNING CONTEXT

The site is located at 104-116 Regent Street, Redfern within the City of Sydney LGA.

The site is part of The Redfern–Waterloo Authority Sites State significant precinct as defined by State Environmental Planning Policy (State Significant Precincts) 2005, within which the site is assigned a Business Zone – Commercial Core land use zone and an eighteen-storey height of buildings control.

Given the above, the site does not have an assigned land use zone or a height of buildings control within the City of Sydney LEP 2012. For context, the height controls for nearest adjacent buildings assigned by the City of Sydney LEP 2012 are between 15 metres to 22 metres.

FIGURE 1 REGENT STREET SITE PLAN *Source: Antoniades Architects*

3.0 METHODOLOGY

3.1 OVERVIEW

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 extensive experience gained by the author of this report.

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).

The Urbis methodology identifies objective information about the existing visual environment, quantifies and analyses the extent of visual effects on those baseline characteristics and unlike other methods, considers the importance of additional layer of information such as view place sensitivity or compatibility with visual character or important features that may be present in the local visual context. Separating objective facts from subjective emotional responses establishes a robust and comprehensive matrix for analysis and the final assessment of the level of visual impacts.

Reviewing and combining industry best practice, Urbis continually reviews and develops its VIA methodology so that it is appropriate for application across both rural and urban visual context.

The sequence of steps and flow of logic is shown graphically in our method flow chart.

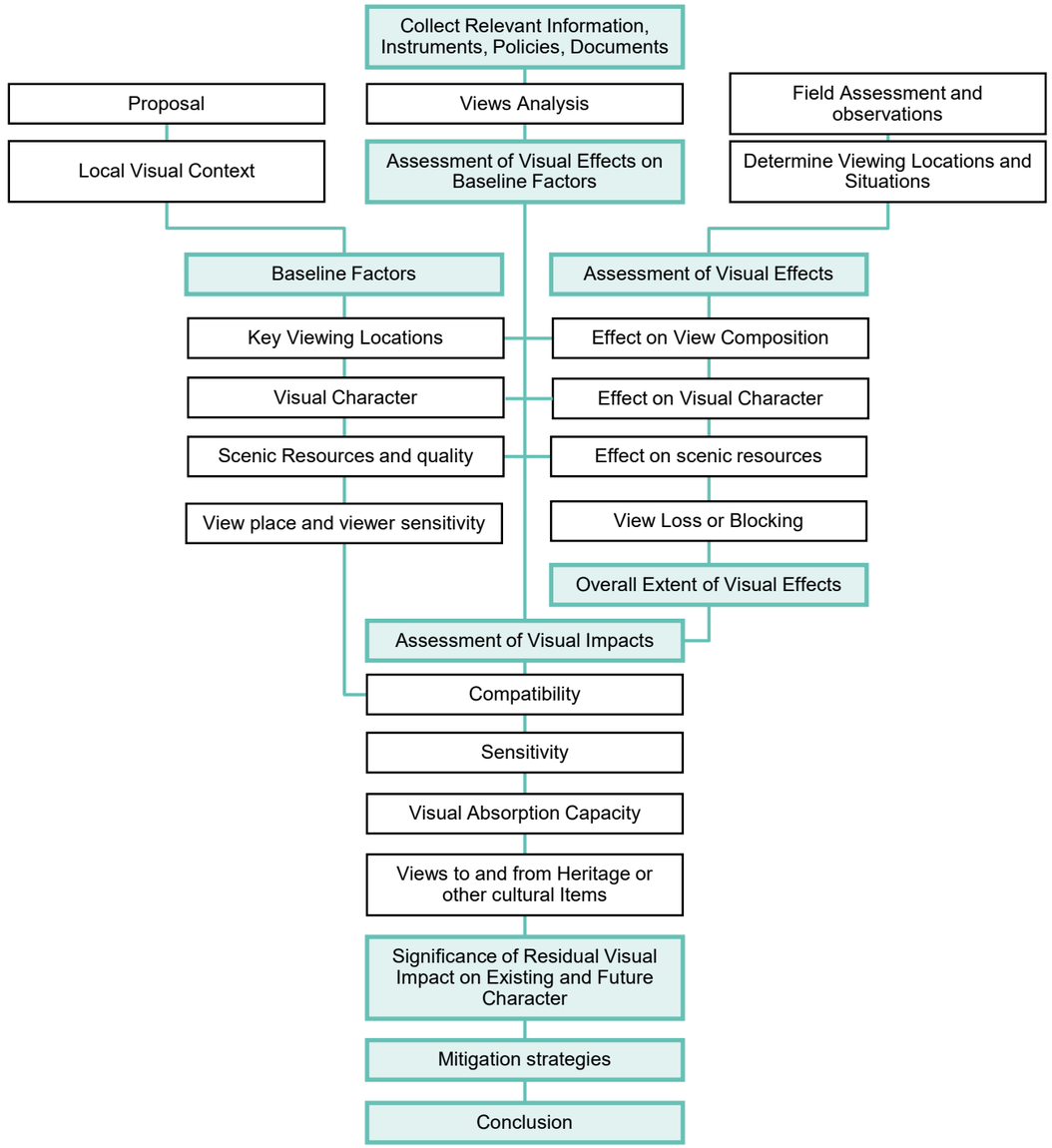


FIGURE 2 URBIS VIA METHODOLOGY

3.3 VISUAL CATCHMENT

3.3.1 What is a visual catchment?

The potential visual catchment is the theoretical area within which the proposal may be visible and, in this regard, 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 refers to the extent to which the proposal would be physically visible, 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 potential visual catchment of the proposed development was initially determined via a desktop review of the site using 3D aerial imagery, maps and client supplied information. Fieldwork observations and Lidar data across the potential visual catchment have been used to determine the extent of external visibility of the existing and proposed built forms proposed on the site, from surrounding development. During field work the potential visibility of the proposal was determined by Urbis by field observations of the site in close views and using the marker building at 7-9 Gibbons Street characterised by distinctive lime green external cladding in more distant views from the west, south-west and north-west. The site's location was also determined by identifying a crane that was located on or near the 11 Gibbons Street at the time of fieldwork. The highest proposed roof form (RL 88.71) was used to guide the use of lidar survey data to further define the potential visual catchment. Indicative visibility is shown in the map at Figure 3. The map shows the range of visibility of the upper storeys of the proposed tower for example a dark purple colour suggest that from some distant parts of the visual catchment to the south-west, the upper most parts of the tower may be visible. It should be noted that this visibility does not take into account the presence of street tree vegetation which may be present and may further constrain potential views.

Lidar Mapping at Figure 3 shows that; the visual catchment is limited to the north-west due to intervening built forms, visibility of the tower form proposed is highest in close views that adjoin the site and that there are limited axial or direct views aligned with the subject site.

This confirms fieldwork observations that only the upper most part of the tower would be visible from isolated, distant locations and that the effective visual catchment is limited to close locations.

3.3.2 North

Views are constrained predominantly to street corridors by building development. From the north, potential views to the site including to the proposed podium and tower are constrained to a short section of Regent Street approximately between its intersections with Redfern Street and Boundary Road. Visibility is constrained by intervening buildings that predominantly include a nil setback to the street and by projected awnings along Regent Street.

Views which include the podium and part of the tower would be available to pedestrians using the eastern footpath and for south-bound vehicles. We note that visibility to the site and proposed development is more restricted from the western footpath and note the presence of street trees along Regent Street in the vicinity of the site.

More distant potential views from the north are limited due to a subtle fall in elevation along Regent Street north of Lawson Square, and the curved road alignment of Regent Street north of Redfern Station. Views from the north and north-east for example from Cleveland Street are limited and constrained by the row of existing tower forms north of the site in Regent Street which are similar in height to that proposed.

3.3.3 West

The potential visual catchment is limited to the west by intervening buildings including towers located in Gibbons Street.

For example, views from the north are blocked by towers at 7-9 Gibbons Street, 157 Redfern Street and 90-102 Regent Street. These existing towers, under construction development at 11 Gibbons Street and approved development at 13-23 Gibbons Street will eventually block most potential views to the site from the north-west. In addition, new tower forms located in Eveleigh Street and Eveleigh Lane will further constrain the visual catchment to the north-west.

However, we note that due to the relative open-space and low development which characterises the rail corridor some visibility to the top of the tower form would be anticipated for example along road corridors that approximately run west-east and align with the subject site. For example; views to the upper parts of the proposal would be available from the west including from parts of Redfern, Darlington and Newtown. This limited visibility is clear in Figure 3. Visibility from the west to the subject site and proposed tower form are constrained by three and four storey residential flat building located along the east side of Gibbons Street south of Margaret Street.

3.3.4 East

The potential visual catchment extends to the east towards Redfern Park and for a short section of Redfern Street approximately to its intersection with George Street. The continuous two to three storey street wall height including projected vertical facades along the south side of Redfern Street constrain views from Redfern Street to the south-west. For example, the upper parts of the proposed development on the site will be visible in isolated views from Redfern Street, Turner Street and the south end of George Street.

3.3.5 South

Parts of the tower will be visible in close views from Margaret Street and William Lane and from the south-west in close views from parts of Gibbons Street Park. Further south within the potential visual catchment, views to the site would be restricted to the upper parts of the proposed tower form due to intervening development for example Plate 29 from the Innovation Plaza at Cornwallis Street (see page 13) where only a minor part of the tower is likely to be visible.

HERITAGE

Locally listed environmental heritage items are shown on Sydney LEP 2012 Maps 9 and 10, the closest of which is item I1352 the former St Luke's Presbyterian Church', which was constructed between 1872 and 1876 and is locally listed heritage item, now used as the Uniting Church Tonga Parish and opposite the site at the north-east corner of Regent Street and Margaret Street.

Other items located to the north-east of the site for example an electrical sub-station at Renwick Street (I1354) and a sample of wood block paving at Wells Street (I1361) are not located within the immediate visual catchment of the site. We note the extent of the 'Redfern Estate' local conservation area located to the east of the site.

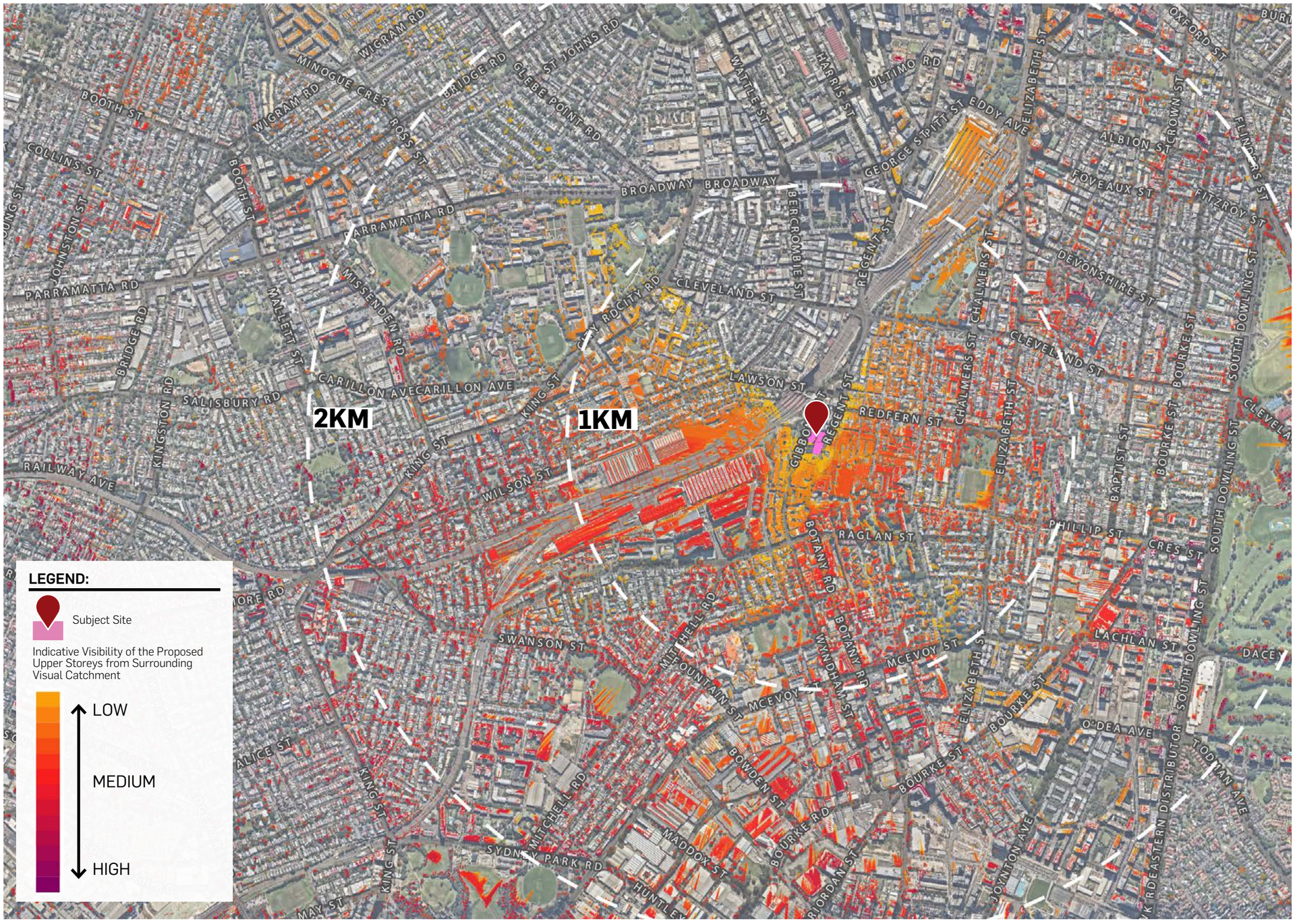


FIGURE 3 VISIBILITY OF THE UPPER STOREYS OF THE PROPOSED DEVELOPMENT FROM SURROUNDS

DOCUMENTED VIEWS FROM THE POTENTIAL VISUAL CATCHMENT

FIGURE 4 LOCATION MAP - DOCUMENTED VIEWS FROM THE POTENTIAL VISUAL CATCHMENT

V1. Entry to Price Alfred Park South, along George Street

V2. North-East corner of Cleveland Street, opposite Regent Street

V3. Cleveland Street at the North-West corner of Regent Street

V5. Adjacent to 180 Redfern St, view West

V6. Pitt Street car park view West along Turner Street

V9. Regent Street opposite Lawson Square South edge visual catchment

V10. Lawson Square view South along Regents Lane

V13. Eveleigh Street - No view

V15. Regent Street view South adjacent to Redfern Station

V16. Detail from Jack Floyd Reserve

V18. Cope Street near Jack Floyd Reserve

V19. Corner of Raglan and George Street

V21. Residential context of Rosehill Street opposite the site

V22. Residential context of Rosehill Street top side at Gibbons Reserve

V23. Rosehill view North-East 50mm

V24. Adjacent residential context on Rosehill Street present to the site

V29. Innovation Plaza new Park

V30. Concourse of Garden Square

V31. Locomotive Street obstructed axial view

V32. View North from Carriage works

V34. North-West corner of Cope Street and Wellington Road

V35. Botany Road approach adjacent to 128

V36. South-West corner Henderson and Botany Road

V37 . South-West corner Cope and Raglan view North

PLATE 1 - VIEW SOUTH ALONG GEORGE STREET FROM OPPOSITE THE ENTRY TO PRINCE ALFRED PARK

PLATE 2 - VIEW SOUTH FROM THE NORTH-EAST CORNER OF CLEVELAND STREET, OPPOSITE REGENT STREET

PLATE 3 - VIEW SOUTH FROM THE CLEVELAND STREET RAILWAY OVERPASS, OPPOSITE REGENT STREET

PLATE 5 - VIEW WEST FROM ADJACENT TO 180 REDFERN ST

PLATE 6 - PITT STREET CAR PARK VIEW WEST ALONG TURNER STREET

PLATE 9 - SOUTH EDGE VISUAL CATCHMENT OF REGENT STREET OPPOSITE LAWSON SQUARE

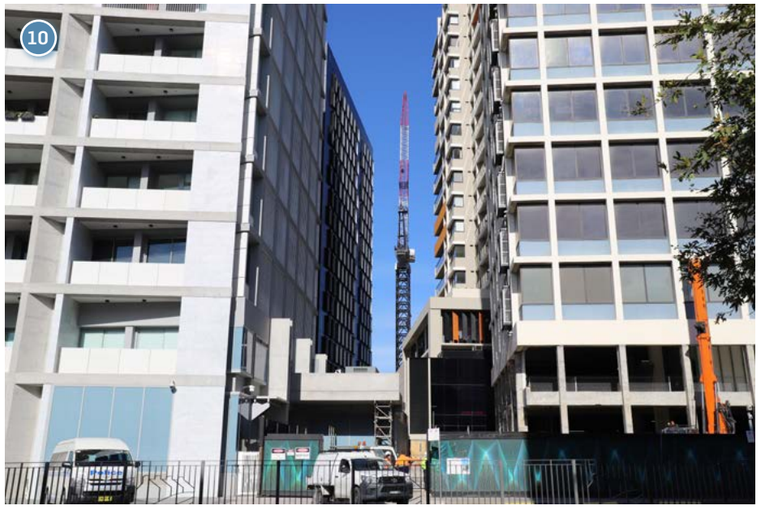


PLATE 10 - VIEW SOUTH ALONG REGENTS LANE FROM LAWSON SQUARE

PLATE 13 - NO VIEW TO SITE FROM EVELEIGH STREET

PLATE 15 - VIEW SOUTH ALONG REGENT STREET FROM ADJACENT TO REDFERN STATION

PLATE 16 - VIEW DETAIL FROM JACK FLOYD RESERVE

PLATE 18 - VIEW FROM COPE STREET NEAR JACK FLOYD RESERVE

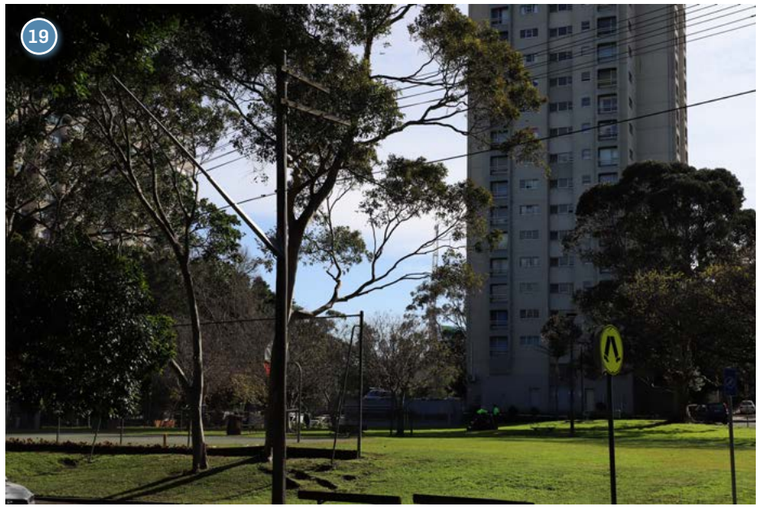


PLATE 19 - VIEW FROM CORNER OF RAGLAN AND GEORGE STREET

PLATE 21 - THE RESIDENTIAL CONTEXT OF ROSEHILL STREET OPPOSITE THE SITE

PLATE 22 - RESIDENTIAL CONTEXT OF ROSEHILL STREET AT THE TOP SIDE OF GIBBONS RESERVE

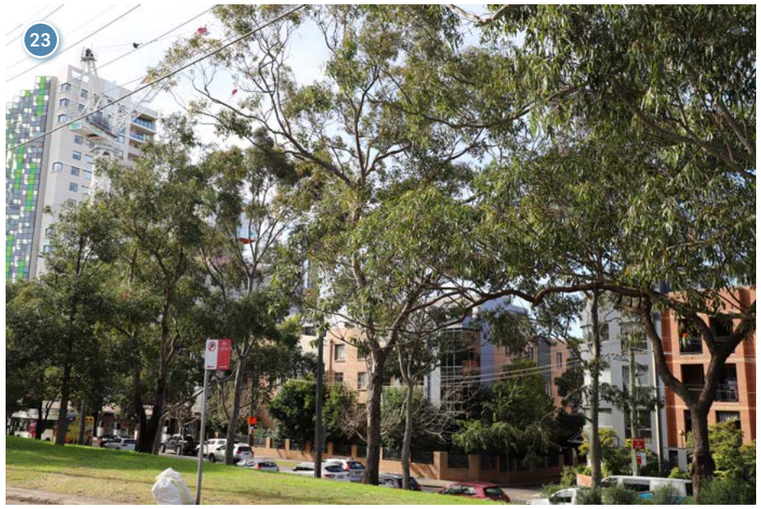


PLATE 23 - 50MM VIEW NORTH-EAST FROM ROSEHILL

PLATE 24 - ADJACENT RESIDENTIAL CONTEXT ON ROSEHILL STREET PRESENT TO THE SITE

PLATE 29 - VIEW FROM THE NEW PARK AT INNOVATION PLAZA

PLATE 30 - VIEW FROM THE CONCOURSE OF GARDEN SQUARE

PLATE 31 - OBSTRUCTED AXIAL VIEW FROM LOCOMOTIVE STREET

PLATE 32 - VIEW NORTH FROM CARRIAGE WORKS

PLATE 34 - VIEW FROM NORTH-WEST CORNER OF COPE STREET AND WELLINGTON ROAD

PLATE 35 - VIEW FROM THE BOTANY ROAD APPROACH ADJACENT TO 128 BOTANY ROAD

PLATE 36 - VIEW FROM SOUTH-WEST CORNER OF HENDERSON AND BOTANY ROAD

PLATE 37 - VIEW NORTH FROM THE SOUTH-WEST CORNER OF COPE AND RAGLAN

4.0 BASELINE VISUAL ANALYSIS

4.1 VISUAL CHARACTER

4.1.1 Visual character of the site

Urbis undertook fieldwork in March 2021 to observe the site and the immediately surrounding visual context.

The site is within the Redfern centre and southeast of Redfern Train Station, bounded by Regent Street, Gibbons Street, William Lane, Marian Street and Margaret Street. Street frontages are to Regent Street, a four-lane road, on its eastern side and to Margaret Street to the south. An easement and potential extension to William Lane form the western site boundary.

The site is currently occupied by an unused two storey service station with retail floor space and a partially covered forecourt with petrol bowsers and ancillary car parking. The service station sits close to the northern boundary, with the petrol bowsers approximately in the centre of the site with wide setbacks to the northern and southern boundaries.

4.1.2 Visual character - surrounding context

Regent Street is a primary road with on street parking on both sides and carries only south-bound traffic. The immediate surroundings are occupied by buildings which vary in ages and height but are predominantly between two and four storeys. In the vicinity of the site, Regent Street is predominantly characterised by early 21st Century four and five storey mixed use development along its eastern side. Rows of single and two storey residences and three storey shop top housing is evident south of the site along Regent Street.

The sites to the north, on the corner of Marian and Regent Streets, and adjacent site 90-102 Regent Street are both undergoing redevelopment for the construction of a high-rise student accommodation buildings, which is consistent with the increasing in scale of built form moving north approaching the Sydney CBD and Redfern Train Station (where buildings increase in scale to around 18 storeys).

Opposite the site (to the east) are early 21st Century four storey buildings with ground floor retail and apartments above, which adjoined to the north by a vehicle repair station business.

The property at 11 Gibbons Street (to the north-west site), across William Lane, was the former site of a council depot and is currently undergoing redevelopment for an 18 storey social housing building. Gibbons Street serves as the opposite one-way street to Regent Street with traffic heading north only and similarly is a busy four lane road with on street parking.

The building located at the southern corner of Margaret and Regent Streets, 118 Regent Street, is ‘St Luke's Presbyterian Church’, which was constructed between 1872 and 1876 and is locally listed heritage item. 181 Regent Street is a ‘Terrace house including interior’ of local heritage significance. Historic two storey buildings become more prevalent south of the site. The ‘Redfern Estate’ local conservation area starts 30 metres to the east at Cope Street and stretches 650 metres further east.

The closest open space is Gibbons Street Reserve (otherwise known as Rosehill Street Park) a small triangular-shaped park west of the site of approximately 0.5 hectares in size, bound by Gibbons Street to its east and Rosehill Street to its west. The reserve is grassed, has pockets of mature trees, including a strip along Gibbons Street, and slopes steeply up from Gibbons Street to Rosehill Street. Approximately 120 metres north-east of the site is Jack Floyd, which is small in size with an area of 400 sqm and formed by the space between Regent Street and Cope Street.

Other notable areas of public recreation further afield are Daniel Dawson Reserve (150 metres southwest), Raglan Street (300 metres), South Eveleigh Playground (400 metres south west), Redfern Park (500 metres east). We observed that views from these locations to the site are not available.

Further afield (100 metres to the north-west) is an operational rail corridor, with the access the station (Redfern) being 200 metres to the north. Adjacent to the rail corridor on its southern side and along Locomotive Street (150 metres to the west) are historic buildings which have recently been repurposed for commercial uses and for use as museums. This character of this area is therefore mixed, comprising historic brick industrial buildings alongside modern concrete and glass commercial buildings. ‘New Locomotive Workshop’ and ‘Works Manager's Office’ are listed items of state heritage significance and the ‘Eveleigh Railway Workshops’ are listed as being of State heritage significance.

Buildings on Rosehill Street are predominantly two storey commercial buildings, and north of Margaret Street also includes four to five storey former industrial warehouse buildings repurposed for apartments with some recent additions, most notably 'The Watertower' at 1 Marian Street.

In recent years the Redfern area has seen the replacement of older, non-heritage buildings from the mid-20th century with contemporary developments and an increase in the number of developments with a greater height than traditionally seen in the area, particularly within the Redfern-Waterloo Authority Sites SSP, within which the site is located.

View sharing outcomes in relation to the closest and potentially most affected dwellings are discussed in more detail below in Section 5 of this VIA.

4.2 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 a 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.

Therefore, analysis of the existing scenic quality of a site or its immediate visual context are considerations and form part of the understanding of the likely expectations and perception of viewers. The site would be considered in isolation and within its visual setting as having a low scenic quality given the existing site is characterized by open areas of hardstanding, and the un-used service station. In this regard the site and its scenic quality is typical of this kind of previous use and is unremarkable in visual terms.

4.3 VIEW PLACE SENSITIVITY

View place sensitivity refers to the importance of a view or view place in the public domain. View place sensitivity means a measure of the public interest in the view. The public interest is considered to be reflected in the relative number of viewers likely to experience the view from a publicly available location. Places from which there would be close or middle distance views available to large numbers of viewers from public places such as roads, or to either large or smaller numbers of viewers over a sustained period of viewing time in places such as reserves, beaches and walking tracks, are considered to be sensitive viewing places.

In our opinion there are no highly sensitive public domain view locations in the vicinity of the site such as public reserves from which there is high visibility of the site or of the proposed development. No specific important views or vistas were identified in City of Sydney LEP and DCP for the site and surroundings. The Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority identify Regent Street, Redfern Street and Gibbons Street as examples of a 'local and long-distance view corridor' relevant to the site (Refer to map below). These have been considered in the viewpoints utilised in this VIA.

Most views that are available towards the site are constrained to view corridors so that views would be from moving, viewing situations experienced for short periods of time.

Notwithstanding, we acknowledge that some close views are from highly-used public roads and intersections which would be considered as more sensitive on the basis of viewer numbers for example close range views are limited to Regent Street, Margaret Street and Gibbons Street Reserve (Rosehill Street Park), views from which could be longer term or sustained. Most other views would likely be glimpses from pedestrians or those from moving viewing locations.

Given the limited number of sensitive open spaces and intersections view place sensitive generally is considered to be low or medium. Ratings are applied to all modelled views.

4.4 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 an overall rating as to the sensitivity to visual effects.

There is limited potential for private views to the proposed development from the north, north-west and west and south. Given the orientation of residential flat buildings, intervening vegetation in Gibbons Street Reserve and towers in Gibbons Street it is unlikely that residential dwellings located in Rosehill Street would be exposed to any views of the proposed development.

Private domain views may be available to parts of the podium and tower from shop top houses located on Regent Street and will be limited to upward views at oblique angles. Adjoining existing, under construction and approved high rise student accommodation buildings to the north and west have frontages to the proposed development, however residents of the student accommodation are transient and therefore views are not considered long term private views.

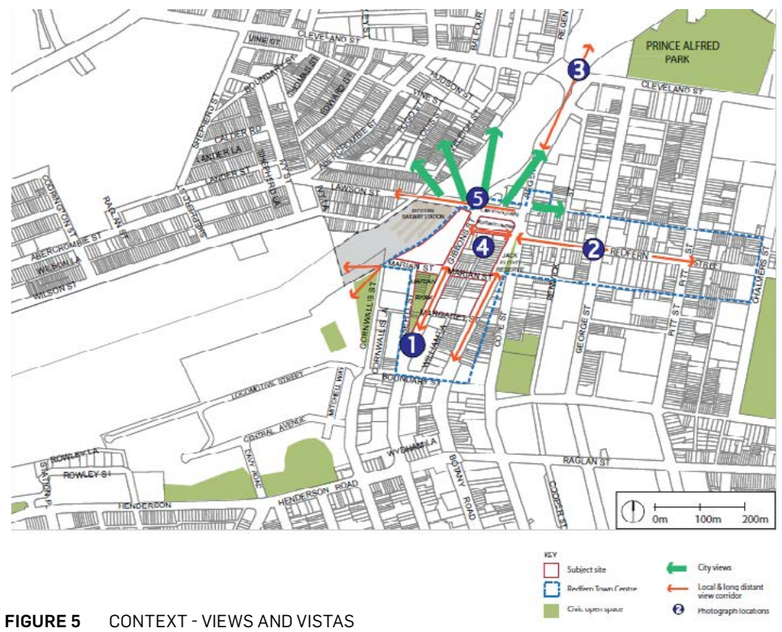


FIGURE 5 CONTEXT - VIEWS AND VISTAS

5.0 ADDITIONAL FACTORS FOR CONSIDERATION

5.1 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.

There are a limited number of direct focal or feature views that are available towards the proposed development including from eth west end of Margaret Lane and close locations in Regent Street and from the Renwick Street carpark Views from surrounding streets are restricted by the screening effects of intervening built form and vegetation.

5.2 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.

All of the public views inspected and analysed are from ground levels (the concourse at Redfern Train Station is level with Lawson Street), however the underlying topography being relatively flat is such that the northernmost viewpoints are approximately 10 metres higher in elevation compared to southern viewpoints. The site occupies an area in between these elevations.

The elevation of these viewpoints neither decreases nor increases the perception of the proposed development.

5.3 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 from Regent Street and Margaret Street. From surrounding streets, views towards the site are blocked by existing built form. Views from Gibbons Street Reserve will be partially blocked by built form along Gibbons Street.

5.4 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.

For the proposed development, as the visual catchment is limited and there is low external visibility of the site most of the views modelled fall into the close and medium close ranges. Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m).

There are no easily identifiable long-distance direct views to the site, that in our opinion warrant specific modelling and assessment. 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.

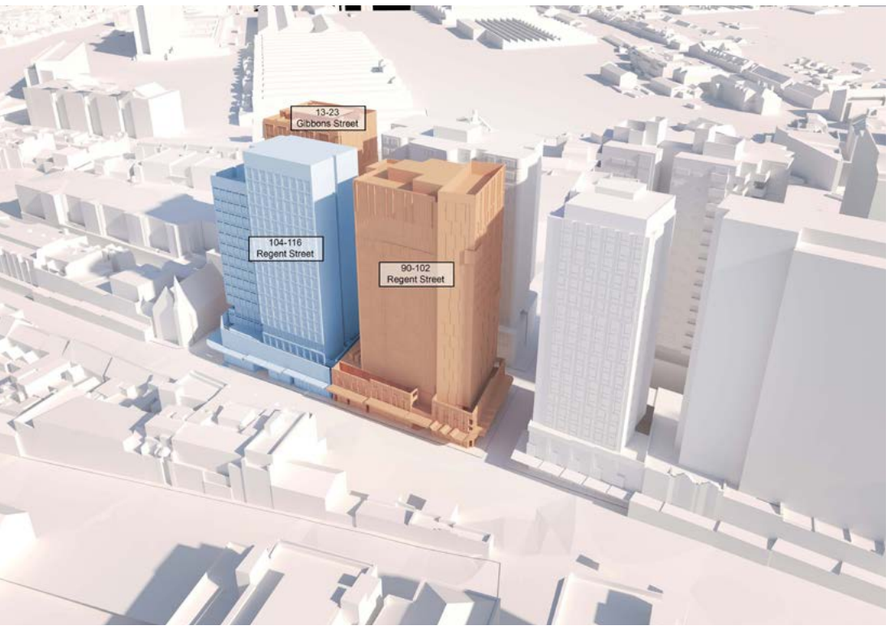


FIGURE 6 3D MODEL OF APPROVED SURROUNDING BUILT FORM AND PROPOSED BUILDING ENVELOPE *Source: Virtual Ideas* 2021

5.5 VIEW LOSS OR BLOCKING EFFECTS

5.5.1 Relevant regulatory framework

With regard to important views and vistas, no specific guidance for this area or site was identified in City of Sydney LEP or DCPs.

The site is part of the Redfern–Waterloo Authority Sites State significant precinct as defined by State Environmental Planning Policy (State Significant Precincts) 2005.

The Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority identify Regent Street, Redfern Street and Gibbons Street as examples of a 'local and long-distance view corridor' relevant to the site.

The proposed development may obstruct some views from the north-east to St Luke's Presbyterian Church, the heritage item opposite the southern boundary of the subject site.

5.5.2 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.

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 to the views documented within the Redfern Centre Urban Design Principles (Refer to Section 4.3). On inspection of views Urbis determined that due to the orientation and alignment of each view and relationship to existing built form, 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 this planning principle.

5.5.3 Private Domain – view sharing analysis

This report assesses the likely visual effects and potential impacts of the construction of the Proposed Development on views from neighbouring residences. Our view sharing assessment is based on external observations from publicly accessible locations. A *Tenacity* Assessment has not been undertaken. Notwithstanding its application may not be required according to the pre-threshold step in *Tenacity* that requires an assessment only if the quantum and quality of the potential loss is anticipated to be substantial. For completeness we include the following observations;

Existing view access

Based on observations of the spatial relationship between surrounding residential dwellings and the site Urbis acknowledges that the proposed development will be visible from some immediately surrounding residences.

We note that approved or under construction 18-storey buildings to the north and north-west of the site (80-88 Regent Street and 11 Gibbons Street) and adjoining site 13-23 Gibbons Street will impact views to a similar extent given the height location of each in relation to the proposed development. The proposed development is unlikely to cause any visual impacts that would not already be caused by the under-development buildings.

Visual change or potential view loss is likely to be experienced from residences located on the opposite side of Regent Street, and potentially from 137-141 and 143-145 Regent Street. The shop top housing located at these addresses have balconies and windows which face directly to the site. The upper floors at these buildings may be elevated enough to view over the existing buildings at the site and therefore would be the most impacted by the proposed development, whereas the lower floors which are level with the existing building would ne be impacted. We note that is such views over the site exits they do not include access to scenic items or features or to views compositions that would be considered in *Tenacity* to be highly valued.

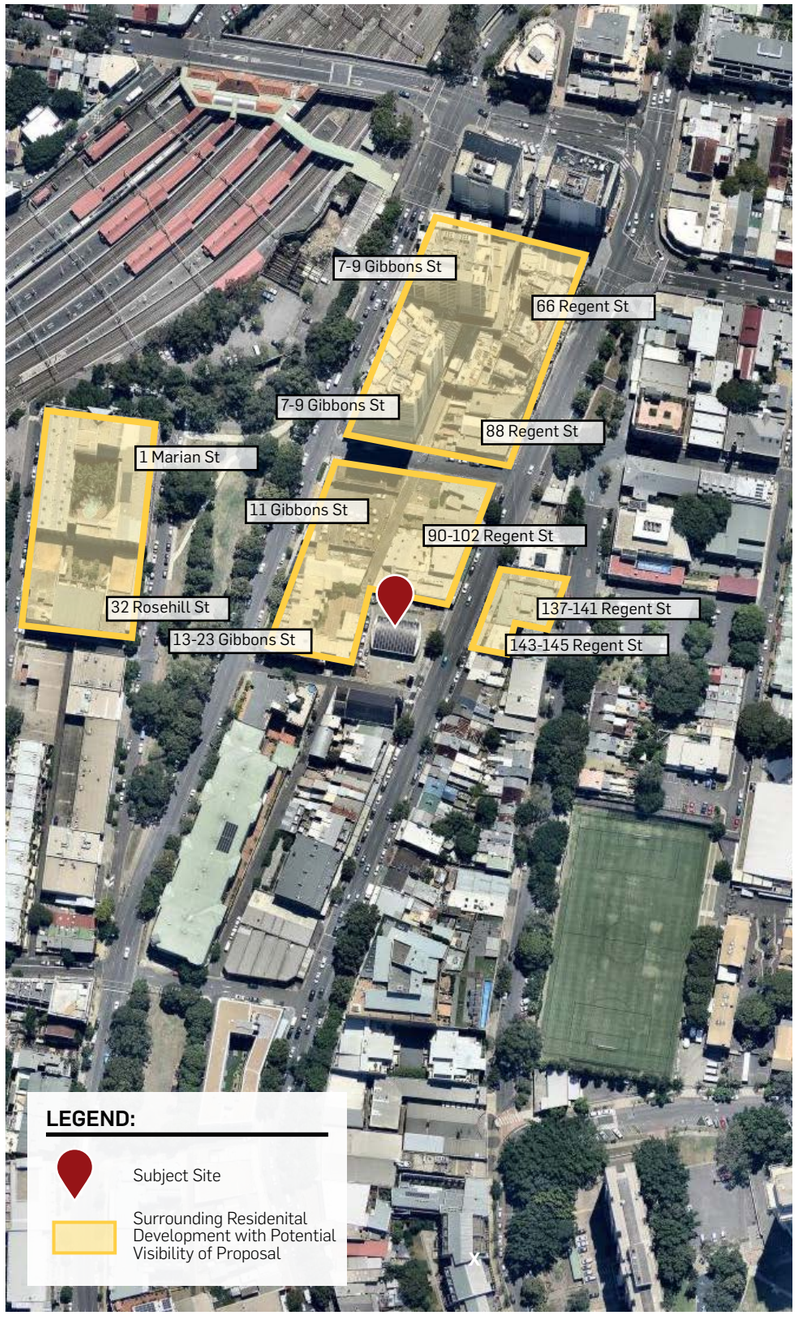


FIGURE 7 POTENTIAL PRIVATE DOMAIN LOCATIONS WITH VIEW ACCESS

To the north, potential views from south facing units of the student accommodation building at 66 Regent Street are unlikely to be significantly affected by the proposed development due to recently completed construction at 88 Regent Street and approved student accommodation at 90-102 Regent Street. This building will face the proposed development directly to the north, separated only by Marian Street. Given that these units are student accommodation, impacts to these views are not considered as significant as those potentially experienced by long term or permanent residents

None of the units of the residential building at 9A Gibbons Street (located to the north west) are oriented directly to the proposed development, however we would expect the proposed development to be in the field of vision for east and south facing apartments. The construction of an 18-storey social housing building is currently under development at 11 Gibbons Street and approved 18 storey student housing at 90-102 Regent Street will impede views south towards the subject site.

To the west of the site, a degree of visual change or potential view loss would be expected for units within 1 Marian Street and 32 Rosehill Street which are oriented towards the site, however views for eastern facing units are limited by a lack of elevation above obstructing vegetation (particularly at 32 Rosehill Street and less so for 1 Marian Street which is four to five storeys but comparatively a much taller building.)

East facing apartments at 13-23 Gibbons Street currently face towards or overlook the fuel service station will but may be impacted to varying degrees by the proposed development. We note that these apartments have been purchased by a developer and plans for redevelopment are under assessment.

For residents of the buildings identified located on Regent Street and Gibbons Street, the proposed development will introduce a taller built form into the close ground composition. The upper storeys may experience view loss to the west; however the lower and middle storeys are already obstructed by the existing buildings within the site. The proposed development would be viewed against a backdrop of existing and under construction buildings on Gibbons Street.

Any views lost for residents of the upper floors will be of open space, vegetation, the railway infrastructure and background buildings. Such views are vernacular local urban views and do not contain any notable features that would be considered as scenic, iconic or highly valued in *Tenacity*.

In this regard in our opinion the extent and nature of the likely view loss is considered to be minor and does not warrant an assessment against the *Tenacity* Planning Principle.

In summary, based on the information available, in our opinion potential view loss in relation to all private domain views is not anticipated to be significant.

The extent of visual effects is contemplated by the Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority and the controls within the Redfern-Waterloo Sites within State Environmental Planning Policy (State Significant Precincts) 2005.

6.0 ANALYSIS OF PHOTOMONTAGES

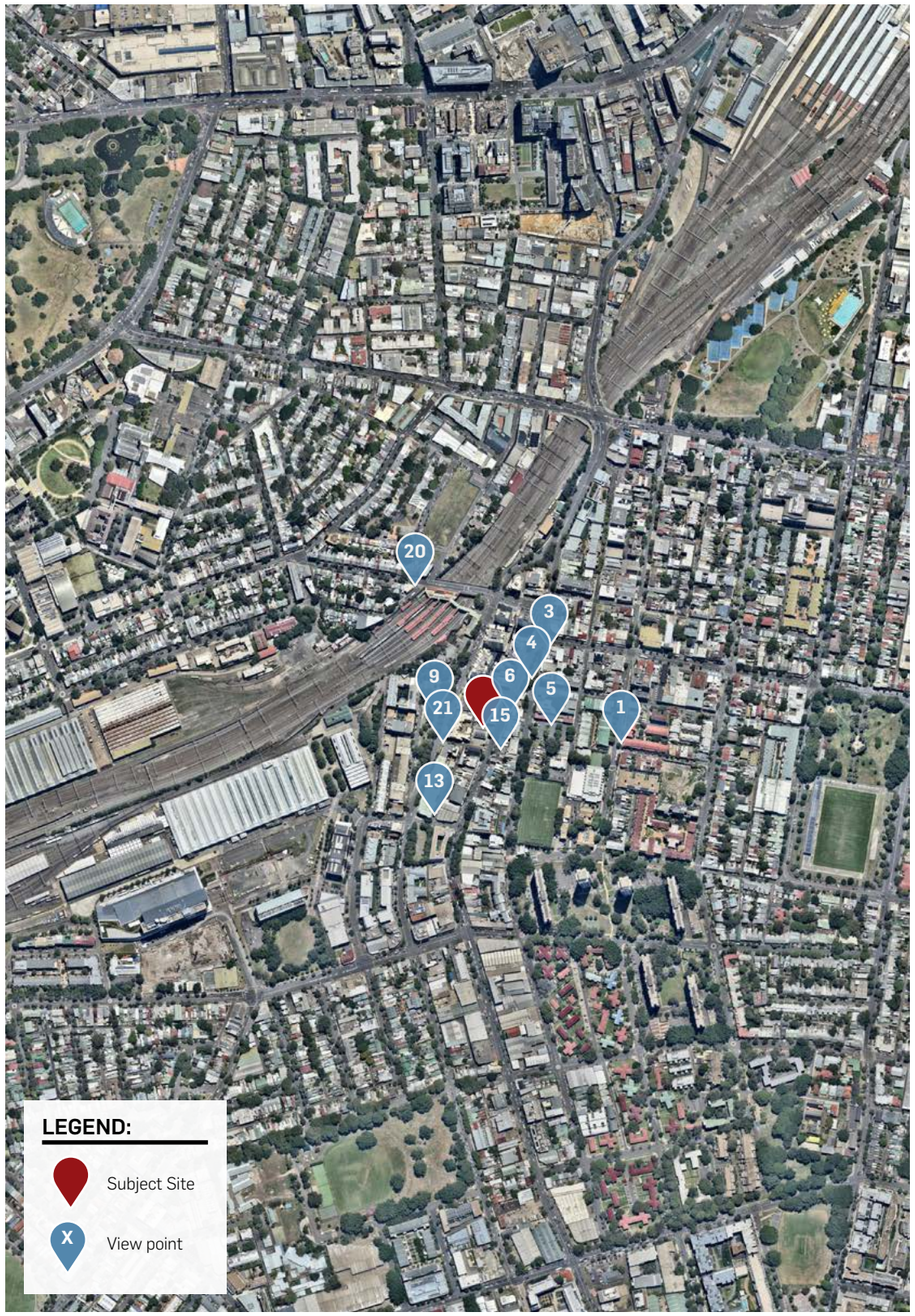


FIGURE 8 PHOTOMONTAGE LOCATION MAP

The view locations have been selected following field work and analysis of the site's potential visual catchment of the site and provide a range of distances The view points selected for modelling in our opinion provide a representative range of view types and distances ranges for example close and medium distance views.

104-116 Regent Street (Development Site)

V1. View west from intersection of George Street and Albert Street

V3. View south-west from corner of Regent Street and Redfern Street

V4. View south-west from Jack Floyd Reserve

V5. View west from Cope Street carpark

V6. Detail of the site from 135 Regent Street

V9. Detail of site from Rosehill Street Park

V13. View from north corner of Boundary Street and Williams Lane

V15. Detail of site from opposite corner of Regent Street and Margaret Street

V20. View south-east to site from Little Eveleigh Street

V21. View south-east to site from Redfern Station concourse

VIEW 01

WEST ENTRY TO THE RENWICK STREET CARPARK IN GEORGE STREET

Distance class

- Medium view
- 100-500m

Existing composition of the view

This view is characterised by a foreground of open space, low built form and vegetation. Three storey residential development in the foreground is typical of this part of George Street. Established vegetation within the setbacks screens some medium to high density-built form in the background of the composition. The upper levels of existing and approved a residential tower are visible in the background.

Visual effects of the proposed development on the composition as modelled

The upper part of the proposed tower will be visible above foreground buildings and vegetation. The upper parts of the proposed built form will be visible in the context of existing buildings and others that are approved. The built form proposed will block other background development and an area of sky. The proposed development is not dissimilar to adjacent tower forms in relation to height, form and character. The proposed tower form is compatible with the desired future character for this part of Redfern which is transitioning to include high-density mixed-use tower forms. In addition, foreground vegetation will continue to grow, generating further view blocking and filtering effects in views from street level in this vicinity. Additional built form sought above the height control does not block access to scenic features and predominantly blocks areas of open sky.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
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	medium
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 9 EXISTING CONDITIONS

FIGURE 10 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

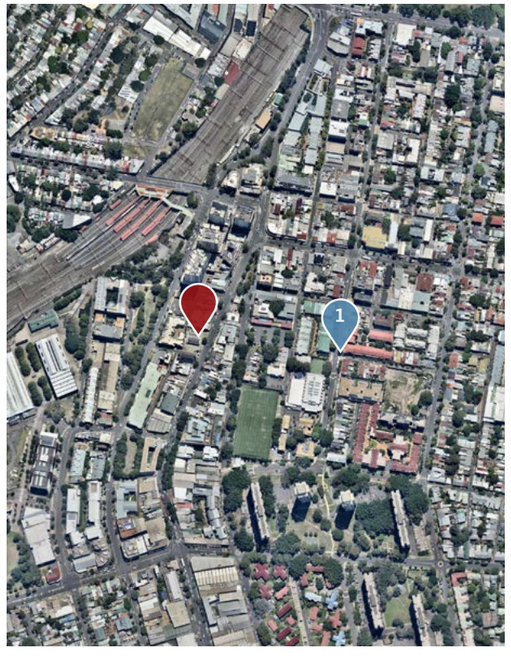


FIGURE 11 VIEW PLACE LOCATION

FIGURE 12 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 03

VIEW SOUTH-WEST FROM CORNER OF REGENT AND REDFERN STREETS

Distance class

- Medium view
- 100-500m

Existing composition of the view

The foreground and mid-ground composition are predominantly characterised by tower forms, road carriageway, pedestrian thoroughfares and public art. Development on the western side of the road is include existing towers which contribute to a consist streetscape that is characterised by a uniform podium street wall and setback to tower forms. The streetscape is also characterised by street tree vegetation and we note that the heritage item is not clearly visible from this location.

Visual effects of the proposed development on the composition as modelled

In this oblique view the proposed tower will introduce a new narrow column of built form into the streetscape. The east elevation will contribute a narrow vertical feature in adjacent to an approved building envelope (shown as a translucent sandy coloured block) tower. The building will be partially blocked by the approved building. Additional built form sought for the proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. We note that following the construction of approved adjoining development that the PAC rating would increase to HIGH.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
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	medium-high
Compatibility with Urban Context and Visual Character	low
Overall rating of significance of visual impact	**LOW**

FIGURE 13 EXISTING CONDITIONS

FIGURE 14 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

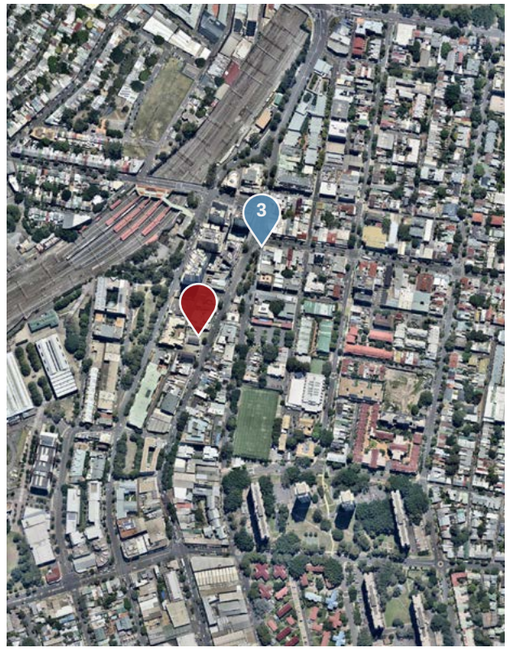


FIGURE 15 VIEW PLACE LOCATION

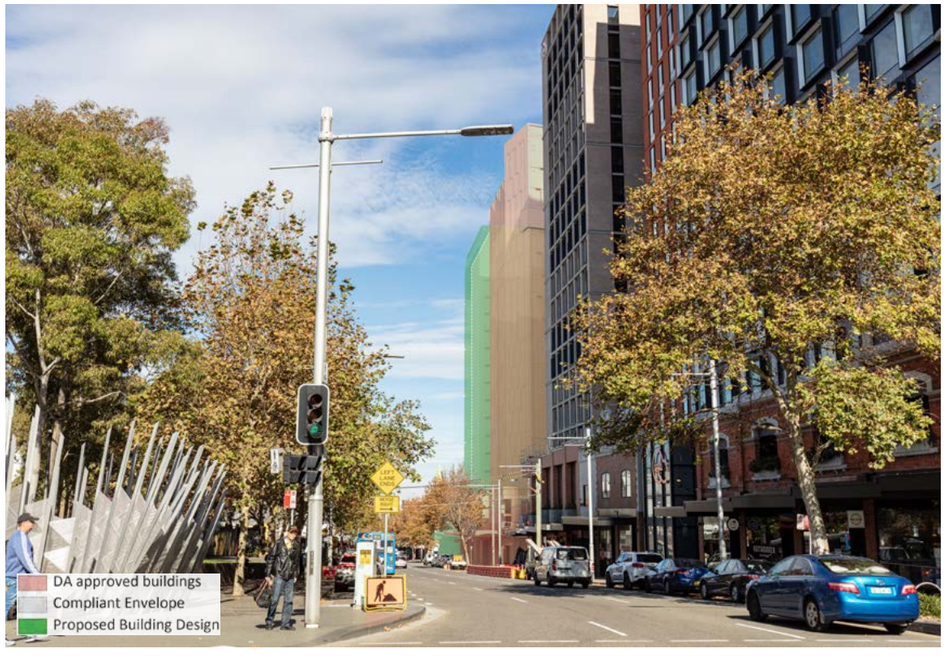


FIGURE 16 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 04

VIEW SOUTH-WEST FROM JACK FLOYD RESERVE

Distance class

- Close view
- 100m

Existing composition of the view

Axial view south along Regent Street, a busy road traffic route. The view is framed on the right hand side by tower development, 2 storey Victorian style shop-top housing and by street tree canopy along the east side of the road. The upper spire of St Luke's Presbyterian Church is visible in the distant midground beyond street vegetation.

Visual effects of the proposed development on the composition as modelled

In this oblique view the proposed tower will introduce a new contemporary form into the streetscape. The east elevation will contribute a narrow vertical feature in this view adjacent to an approved building envelope (shown as a translucent sandy coloured block) tower. The built form proposed will be partially blocked by the approved building and provides continuity in relation to the streetscape character for this section of Regent Street and Redfern for example consistent podium height and setbacks to the tower form. Additional height sought for the proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. The proposed built form does not create any significant view blocking effects or visual impacts on baseline factors including existing visual character. The upper spire and part of the roof form of the Church remains visible.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
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	medium
Visual Absorption Capacity	medium-high
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 17 EXISTING CONDITIONS

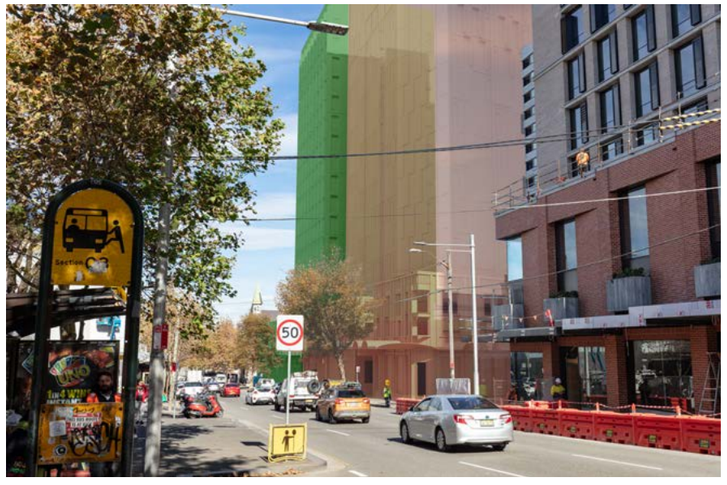


FIGURE 18 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

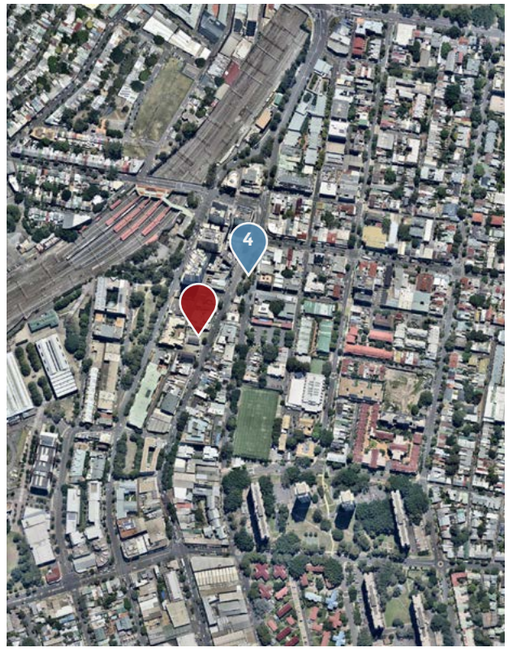


FIGURE 19 VIEW PLACE LOCATION

FIGURE 20 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 05

VIEW WEST FROM COPE STREET CARPARK

Distance class

- Close view
- 100m

Existing composition of the view

This view on Cope Street east of the subject site is characterised in the foreground by a carpark, established street trees and medium density residential development of 3-4 storey. The background include a tall residential tower and sky.

Visual effects of the proposed development on the composition as modelled

The east elevation of the proposed development is visible above the terrace style development and street trees on Cope Street. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. In addition, vegetation in the midground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. Additional height sought for the proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.

Visual effects of proposed development factors	
Visual Character	low-medium
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low-medium
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW-MEDIUM**

FIGURE 21 EXISTING CONDITIONS

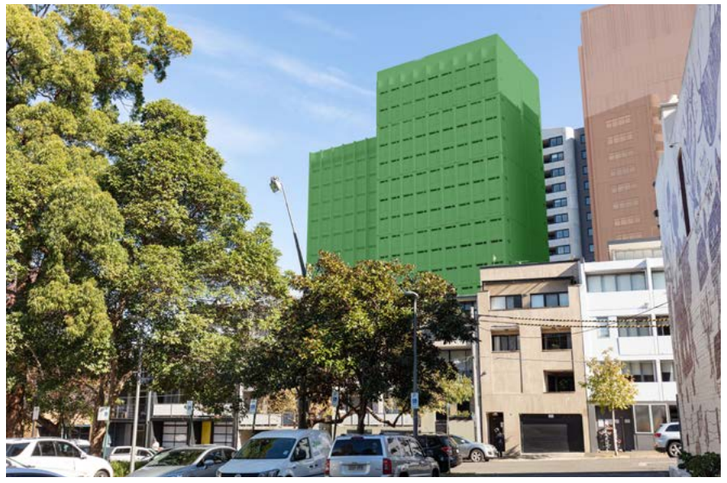


FIGURE 22 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

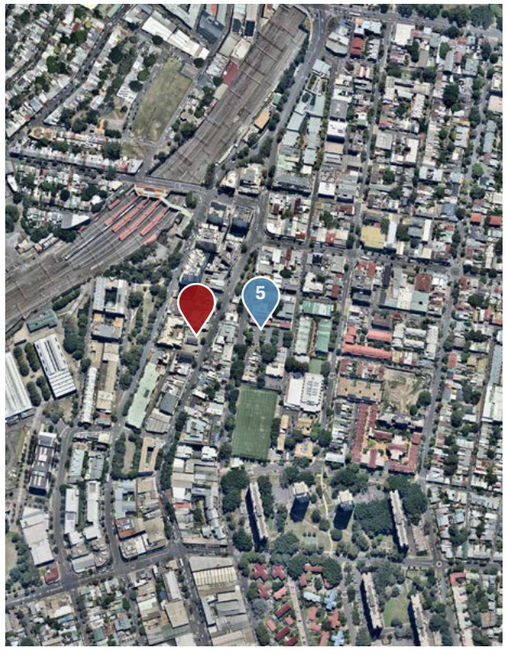


FIGURE 23 VIEW PLACE LOCATION

FIGURE 24 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 06

VIEW SOUTH-WEST FROM 135 REGENT STREET

Distance class

- Close view
- 100m

Existing composition of the view

This is a close view towards the site including a foreground of 2 storey built forms, tall tower forms are visible in the background behind this development. The south edge of the composition is characterised by the open expanse of the site, St Luke's Presbyterian Church and background residential development. Vegetation in Rosehill Street Park is partly visible in the background.

Visual effects of the proposed development on the composition as modelled

The proposed development will introduce new built form into the foreground composition of the view where the podium including ground floor glazed communal areas part of the north elevation will be visible. The perception of the bulk and scale of the podium will be partly relieved by the proposed architectural detailing and setback of the podium from Margaret Street. The ground level open spaces including within the colonnade along Margaret and Regent Streets will create a sense of space and visual permeability in this view and will reduce the perception of scale shown by the model. The proposed development is not dissimilar in height, form or character to other towers located along Regent Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use towers. The proposed development blocks the partial view to the Church and the restricted view to Rosehill Street Park. Additional built form sought in relation to the tower does not create any significant visual impacts in this view, or block access to scenic features and predominantly blocks areas of open sky. Close views to the Church remain available as the viewer moves south from this location.

Visual effects of proposed development factors	
Visual Character	medium
Scenic Quality of View	medium
View Composition	high
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low-medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low-medium
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**MEDIUM**

FIGURE 25 EXISTING CONDITIONS

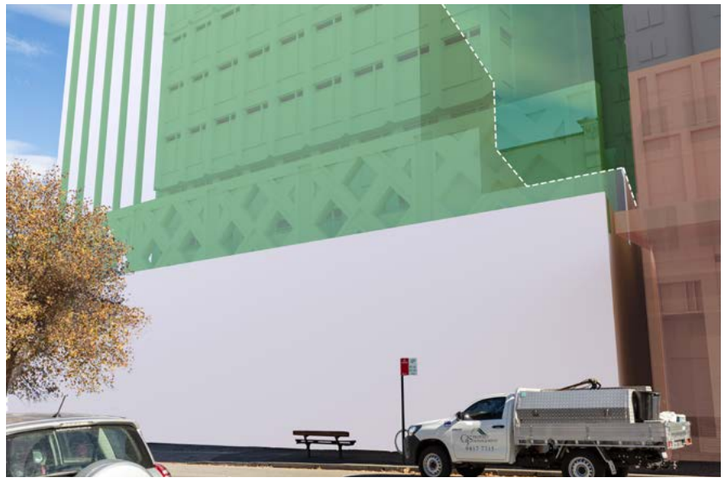


FIGURE 26 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

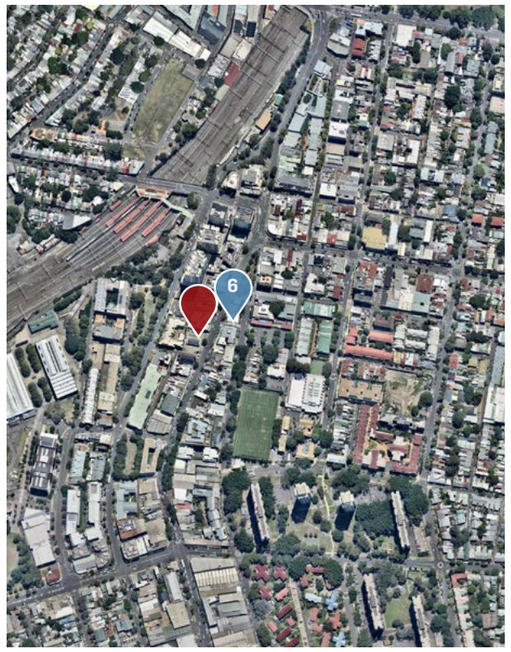


FIGURE 27 VIEW PLACE LOCATION

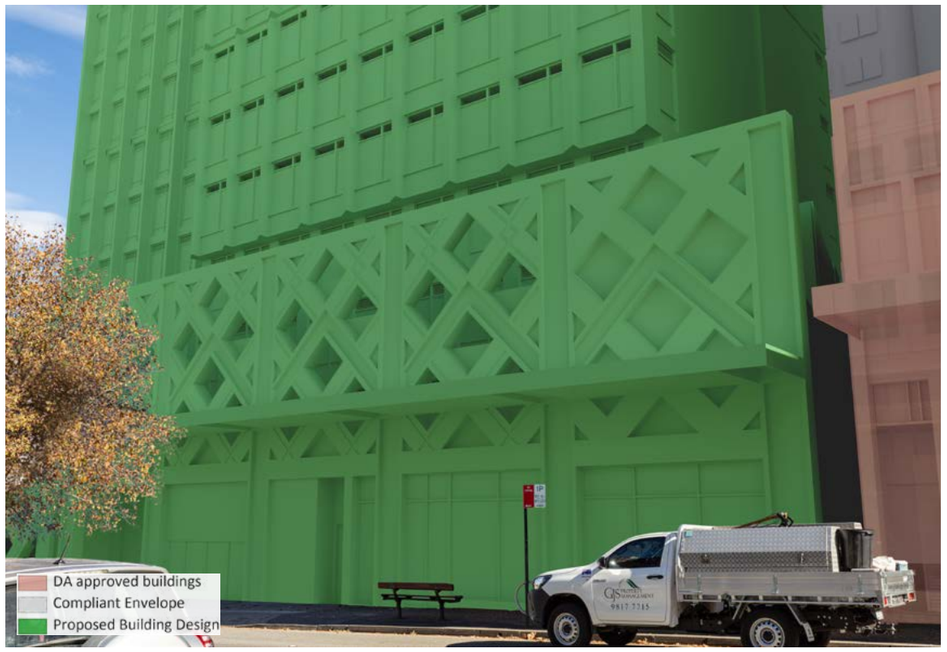


FIGURE 28 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 09

VIEW EAST FROM ROSEHILL STREET PARK

Distance class

- Close view
- 100m

Existing composition of the view

This is an oblique view from the west of the subject site at Rosehill Street Park is predominantly characterised by vegetation within the park that runs parallel with Gibbons Street. This mature vegetative screen filters potential views towards the site and other existing high rise towers in the midground. There is minimal visibility beyond the midground of the composition.

Visual effects of the proposed development on the composition as modelled

The west elevation of the proposed development is between existing tall built form and is significantly screened by vegetation within Rosehill Street Park. The vegetation provides significant filtering effects in views from this vicinity. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. Additional built form sought for the proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
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	high
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 29 EXISTING CONDITIONS

FIGURE 30 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

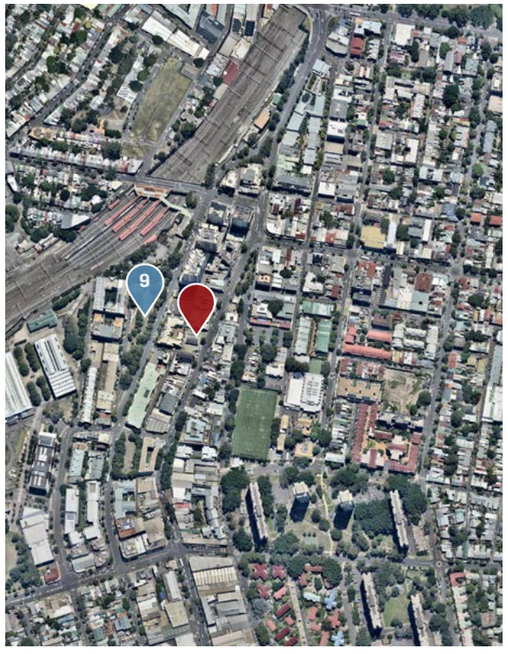


FIGURE 31 VIEW PLACE LOCATION

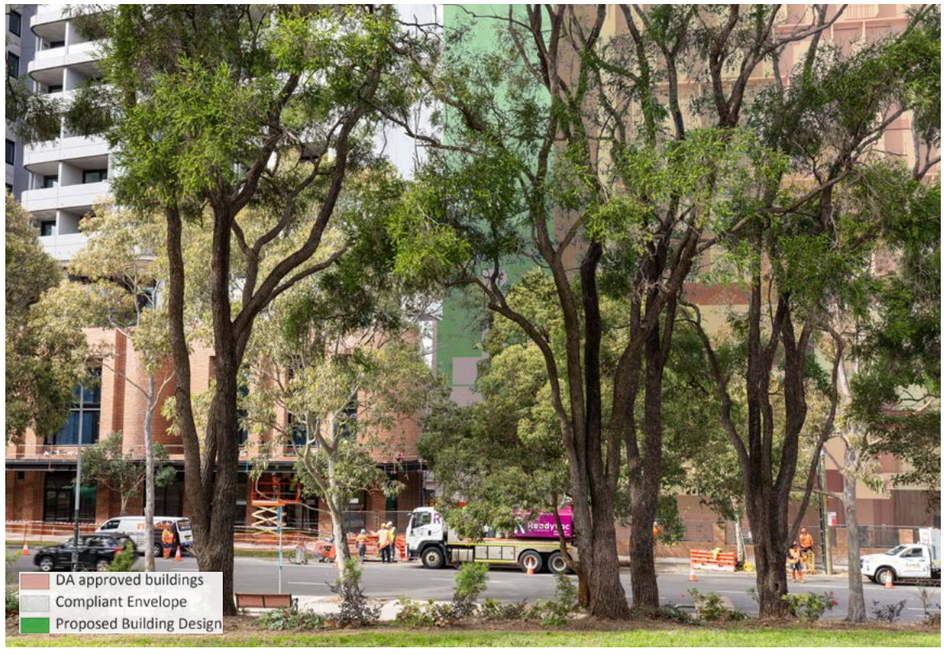


FIGURE 32 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 13

VIEW NORTH FROM CORNER OF BOUNDARY STREET AND WILLIAMS LANE

Distance class

- Medium view
- 100-500m

Existing composition of the view

This axial view is framed by the single storey rear of the mixed use buildings on Regent Street and the apartment building at 39-61 Gibbons Street. The focal point of the view is the existing apartment building at 13-23 Gibbons Street.

Visual effects of the proposed development on the composition as modelled

Part of the south elevation of the proposed tower will be visible at the end of William Lane, occupying an envelope comparable to that of the building under construction to its north and the approved tower at 90-102 Regent Street. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. We note that the built form proposed including the additional height sought and projected parts of the west elevation, do not create any significant view blocking effects or visual impacts.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	high
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-medium
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 33 EXISTING CONDITIONS

FIGURE 34 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

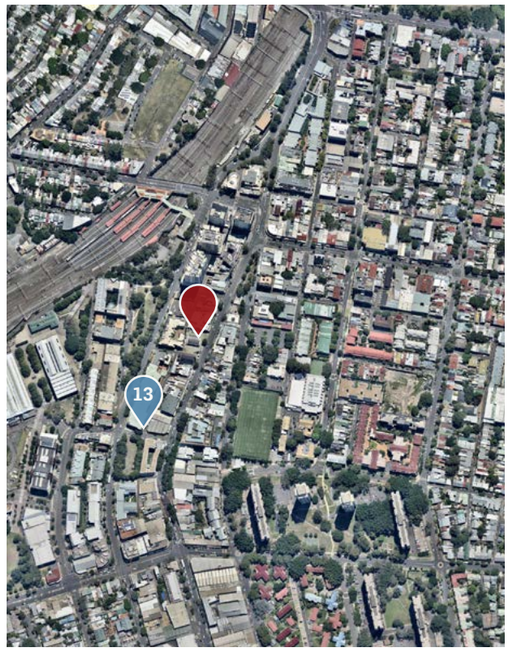


FIGURE 35 VIEW PLACE LOCATION

FIGURE 36 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 15

VIEW NORTH-WEST FROM OPPOSITE THE SITE ON THE INTERSECTION OF REGENT STREET AND MARGARET STREET

Distance class

- Close view
- 100m

Existing composition of the view

This is a close view towards the site including a foreground of the existing open area of the subject site. The composition of the view is characterised by older lower buildings and contemporary tower forms, where the streetscape is devoid of street trees. The midground is characterised by medium to high density forms including tall towers which block views beyond to the north-west.

Visual effects of the proposed development on the composition as modelled

The proposed development will introduce a new built form into the foreground composition of the view. The lower levels of both the east and southern elevations will be visible. The proposed architectural detailing and setbacks to the podium including ground floor glazing collectively will help to reduce the perception of the bulk and scale of the podium from in this close view. The ground level open spaces including the setbacks from Margaret Street and the extension of William Lane within the collanade, will create a sense of space and visual separation in relation to the Heritage item. The proposed development is not dissimilar in height, form or character to other towers located along Regent Street and is compatible with the existing streetscape and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use towers. Additional built form sought for the proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky and existing tower built forms.

Visual effects of proposed development factors	
Visual Character	medium
Scenic Quality of View	medium
View Composition	high
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low-medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	low
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**MEDIUM**

FIGURE 37 EXISTING CONDITIONS

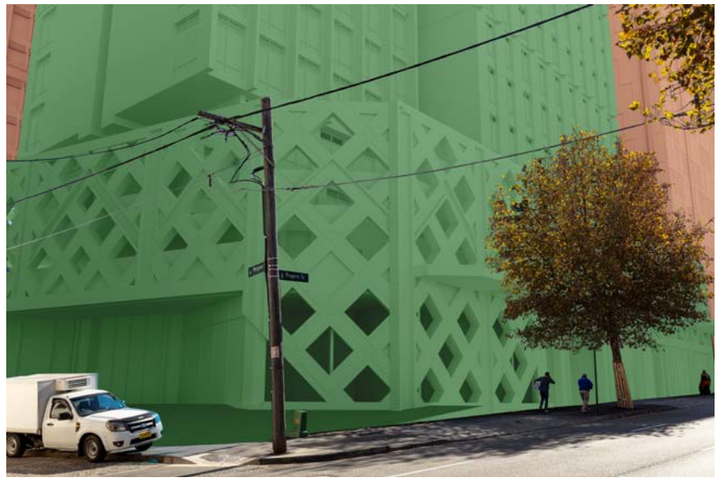


FIGURE 38 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

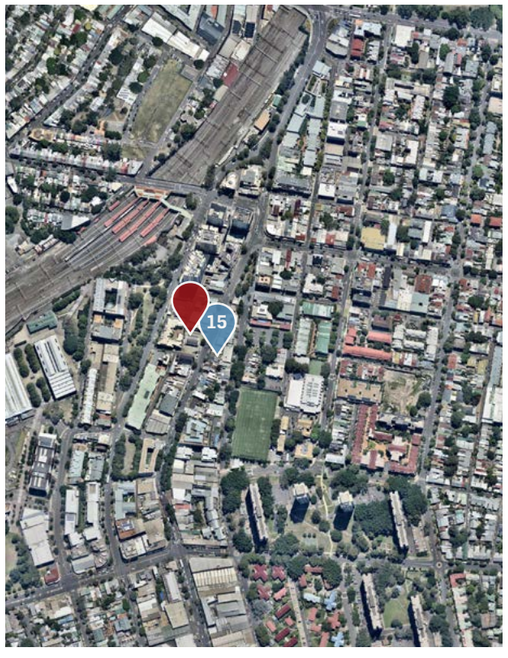


FIGURE 39 VIEW PLACE LOCATION

FIGURE 40 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 20

VIEW SOUTH-EAST TO SITE FROM LITTLE EVELEIGH STREET

Distance class

- Medium view
- 100-500m

Existing composition of the view

The foreground composition is relatively undeveloped due to open space above Redfern Train Station platforms and tracks provide access to views towards the subject site from this elevated position. Existing tower forms are present in the southern part of the view including an approved tower in Gibbons Street now under construction. The southern and western side of the view is predominantly characterised by tree canopies associated with the Gibbons Street Park and low, bulky former industrial warehouse buildings now converted to residential apartments.

Visual effects of the proposed development on the composition as modelled

All potential views to the proposed development will be blocked by the construction of approved development.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 41 EXISTING CONDITIONS

FIGURE 42 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

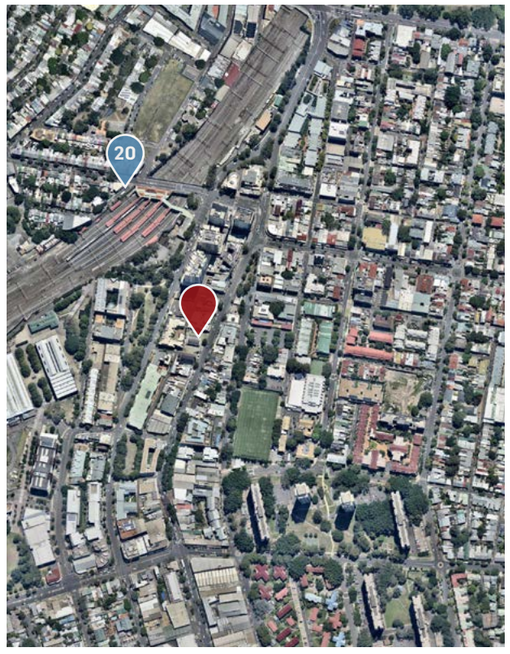


FIGURE 43 VIEW PLACE LOCATION

FIGURE 44 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

VIEW 21

VIEW EAST FROM CORNER OF MARGARET AND GIBBONS STREETS

Distance class

- Close view
- 100m

Existing composition of the view

This close view to the south-eastern corner of the site is characterised by the narrow Margaret Street carriageway.1 Margaret Street is present in the foreground, the midground is characterised by 2 storey shop top housing development on Regent Street.

Visual effects of the proposed development on the composition as modelled

In this close oblique view the proposed tower will introduce a novel contemporary feature into the streetscape. A narrow column of tower and podium built form will be visible beyond the approved building envelope (shown as a translucent red coloured block) once constructed. In time the proposed building will be significantly blocked by the approved building which will increase the PAC to high. The ground plane design including setbacks from William Lane and Margaret Street, the use of open colonnade feature and glazing help to create a sense of space and spatial separation in this view and in relation to the heritage item. Additional height sought for the proposed tower and non-compliant parts of the tower facade do not block access to scenic features, create significant view blocking effects or visual impacts. Views to the Uniting Church remain unaffected by the proposed development.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	medium-high
Compatibility with Urban Context and Visual Character	high
Overall rating of significance of visual impact	**LOW**

FIGURE 45 EXISTING CONDITIONS

FIGURE 46 PHOTOMONTAGE OF PROPOSED DEVELOPMENT

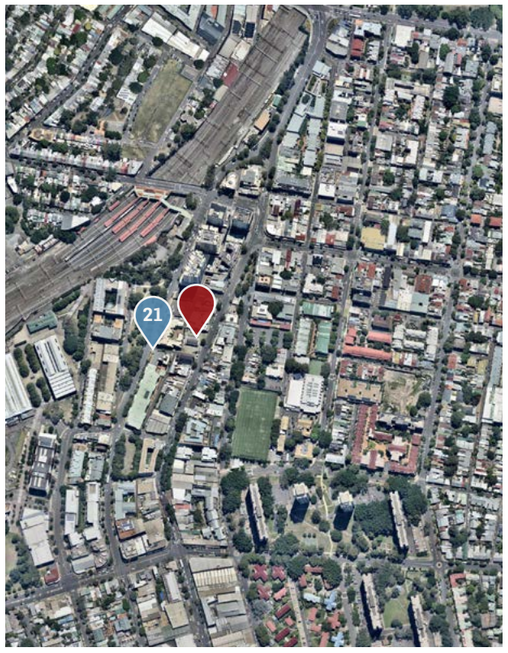


FIGURE 47 VIEW PLACE LOCATION

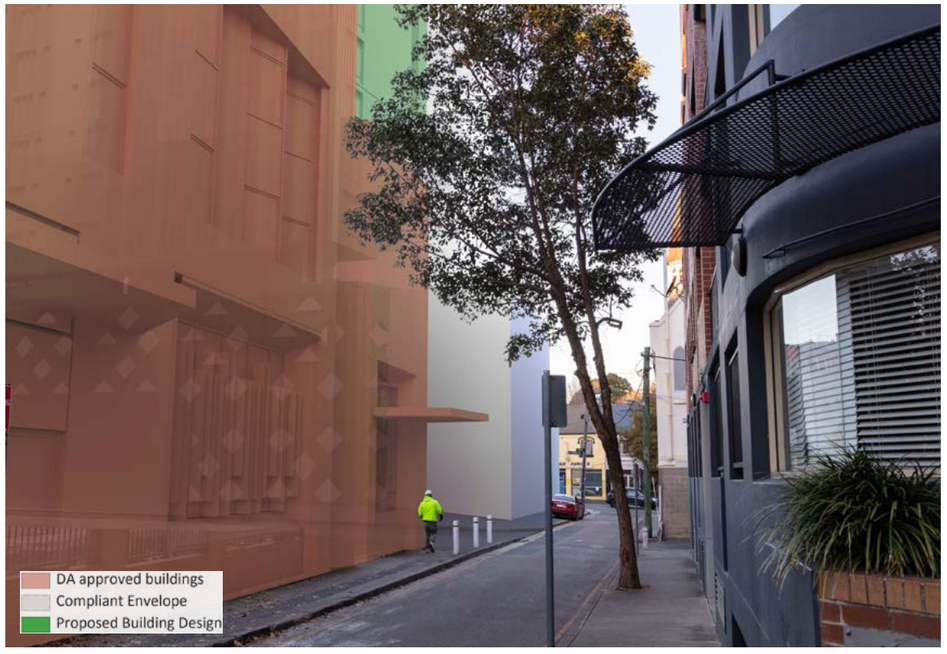


FIGURE 48 PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANT ENVELOPE

7.0 VISUAL IMPACTS ASSESSMENT

7.1 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 visual impacts of the proposed development are considered acceptable, given the consistency of the proposed development with the long-term planning for the area.

Wide spatial setbacks are included at the ground plane from the podium to the north and west. A further setback from the podium to the tower at Level 3 helps reduce the perception of scale and responds to the existing street wall height. A 'woven material' architectural treatment proposed for the podium responds to recommendations from the Design Review Panel and Government Architect and helps to integrate the ground floor into the existing retail environment.

The residual visual impacts identified, are to be expected given the long-term strategic planning context for the area and site. The proposed development is consistent with existing and under construction development within this block to the north and west and planned development in the southwest corner of the block.

7.2 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.

Views towards the site are available from public spaces within close proximity, including Gibbons Street Reserve (Rosehill Street Park). Gibbons Street Reserve is likely to generate a higher number of visitors and for longer periods, however views towards the site are limited to the east edge of the reserve aligned with Margaret Street.

Views towards the site from near heritage items or areas including St Luke's Presbyterian Church, a local heritage item, are considered sensitive as those through the 'Redfern Estate' conservation area.

Close proximity views of the proposed built form are generally confined to Regent Street and Margaret Street and overall visual effects of these views were rated as low, low-medium and medium, and low and medium ratings for Public Domain View Place Sensitivity.

Redfern Street is likely to be the busiest for pedestrians, given its retail and entertainment function, whilst Gibbons Street, Regent Street and Lawson Street are likely to generate commuter foot traffic. Regent Street and Gibbons Street are likely to be busiest in terms of allowing views from within moving vehicles.

7.3 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.*

Significant PAC is provided by the existing high-rise buildings to the north and those under construction to the west of the site. The proposed development is similar in scale, form and height to other existing and approved buildings which collectively create significant the PAC in modelled views.

7.4 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.

7.4.1 Compatibility with urban features

The visual compatibility of the proposed development is rated as high for all views, because the height and form are of comparable scale to existing, approved or planned development that is present within the immediate visual context.

The proposed development is consistent with the site controls within the precinct plan. The podium and tower forms are contemporary in nature and include architectural detailing and finishes that are unique within the immediate streetscape and contrast with the form, scale and finishes of the heritage item. The wide spatial setbacks included to the north and west of the podium ensure that the proposed built form does not dominate or constrain views to the heritage item and further the architectural façade detailing is sympathetic to and does not visually compete with the heritage item.

Therefore, the proposed development is compatible with 'St Luke's Presbyterian Church'.

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects. Table 2 summarises the ratings of each variable factor in relation to the visual effects.

The additional weighting factors are mostly medium or high, reducing the overall rating of significance of visual impact) from the viewpoints included in the assessment, given that view place sensitivity is low, the proposed development is highly compatible with existing and planned development and from most viewpoints existing built form and vegetation block views.

The proposed development and its overall impacts on each of the visual sensitivity zones is analysed against the relevant criteria provided in the SEARs and Land and Environment Court of New South Wales planning principles.

7.5 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 in this section, the visual impacts of the proposed development were found to be low and 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 2 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 2 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 eg 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)"	
View 01	View west from entry to the Renwick Street carpark in George Street	West	Medium	Medium	High	LOW
View 03	View south-west from corner of Regent Street and Redfern Street	South-west	Medium	Medium-high	High	LOW
View 04	View south-west from Jack Floyd Reserve	South-west	Medium	Medium-high	High	LOW
View 05	View west from Cope Street carpark	West	Low	Low-medium	High	LOW-MEDIUM
View 06	View south-west from 135 Regent Street	South-west	Medium	Low-medium	High	MEDIUM
View 09	View east from Rosehill Street Park	East	Medium-high	High	High	LOW
View 13	View north from corner of Boundary Street and Williams Lane	North	Low	Low-medium	High	LOW
View 15	View north-west from opposite the site on the intersection of Regent Street and Margaret Street	North-east	Medium	Low	High	MEDIUM
View 20	View south-east to site from Little Eveleigh Street	South-east	High	High	High	LOW
View 21	View east from corner of Margaret Street and Gibbons Street	East	Low	Medium-high	High	LOW

8.0 CERTIFICATION OF PHOTOMONTAGES

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. This analysis required only block-model photomontages as a means to show the extent of the built form proposed. Other graphic aids which include fine-grained level of architectural detail and a more photo-realistic image of the built forms proposed will be provided by others.

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 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 is being able to demonstrate that the 3D model of the proposed building has a good fit to known surveyed markers on the existing building and other fixed features of the 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. AJC 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 Virtual Ideas under the direction and supervision of Urbis in March 2021.

The base photographs were captured by a Nikon D810 DSLR camera using a 35mm focal length lens. The images are single frame photographs with one centre of perspective and therefore 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 camera images for the photomontages are of sufficient resolution taken with a lens of low distortion. The focal length of the lens used is appropriate for the purpose and has been standardised and stated to assist the photomontage artist. 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.

Given that the most instructive views of the proposed development are from close locations it was not practical to use a 50mm lens due to the horizontal extent of the proposed works could not fit into a single image. In this regard close views have been taken using wider angel lens at 24mm and 35mm as required.

The locations and RLs of the lens of the camera for photographs used to prepare photomontages were established by independent survey by CMS Surveyors, as confirmed by Urbis. On this basis each view location was marked with paint, numbered and the camera GPS coordinates were provided to the surveyor. The surveyor located and captured data in relation to each view and added 1.6m height above ground view to represent the typically adopted standing height.

A wire frame image is required to be presented in relation to photomontages used in the Land and Environment. The photomontage presentation prepared by Virtual Ideas includes a wire frame outline of the survey of the proposed building.

The wire frame outline of the proposed building has been used as a marker to cross-check the accuracy of the location and alignment of the model.

The 3D models were then merged with digital photographic images of the existing environment

As per the SEARs requirements the photomontages show the existing view and the proposed view The visual aids provided by Virtual Ideas includes four images per view; the existing view, the survey overlay (wire-frame view) location and orientation of the view and a block model image that shows the proposed development envelope (in blue) and the envelope of an existing but not constructed DA envelope (yellow).

The purpose of the detailed surveying/modelling, and independently surveyed camera locations is to enable a 3D virtual version of the site to be created in CAD software. If this has been done accurately, it is then possible to insert the selected photo into the background of the 3D view, position the 3D camera in the surveyed position and then rotate the camera around until the surveyed 3D points match up with the correlating real world objects visible in the photo. This is a self-checking mechanism – if the camera position or the survey data is out by even a small distance then good fit becomes impossible. 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, Virtual Ideas 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:

1. 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 Virtual Ideas.
2. 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.
3. Reference points from the survey were used for cross-checking accuracy in a sample of images.
4. 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.

Virtual Ideas 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 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 Virtual Ideas 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.

9.0 APPENDICES

APPENDIX 1 - DESCRIPTION OF VISUAL EFFECTS

TABLE 3 DESCRIPTION OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSWDPIE). 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 (eg moving vehicles).	Few minutes to up to half day (eg walking along the road, recreation in adjoining open space).	Majority of the day (eg 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.

TABLE 4 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 2 - PREPARATION OF PHOTOMONTAGE REPORT PREPARED BY VIRTUAL IDEAS

104 - 116 Regent Street, Redfern

Visual impact photomontage and methodology report

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed development at 104-116 Regent Street, Redfern, NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

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

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

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

3. PHOTOMONTAGE METHODOLOGY

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

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference point using the MGA 56 co-ordinates system.

We have used a variety of data from various sources to create the 3D scene including a building 3D model and a site survey. A detailed description of the various data sources used in this report can be found in Appendix A.

All data has been imported into the 3D scene at real world scale and positioned to a common reference point. This common reference point is established by using the MGA-56 co-ordinates system.
When we receive data sources that are not positioned to MGA-56 co-ordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.4.

3.2 SITE PHOTOGRAPHY

The site photography was captured from locations that were nominated by the projects planning consultants Urbis.

Camera lenses for each photograph were selected taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases, a specific lens requirement set by planning authorities may not produce a photomontage that is effective for visual impact assessment. In the cases where we are required to satisfy a specific lens stipulation and we consider that this is not effective for assessment of visual impact, we will outline the extent of the longer lens on the photomontage.

Full metadata of the photographs was recorded during the site photography. The critical data we extracted was date, time and lens width or field of view.

3.3 SITE AND PHOTOGRAPHY LOCATION SURVEY

To correctly adjust the digital cameras in our 3D scenes to match the positions of the site photography, we first used information derived from the supplied site survey drawing (at MGA 56 co-ordinates) to position and align the supplied 3D model of the proposal.

3.4 ALIGNMENT OF 3D SCENE TO PHOTOGRAPHY

To align the 3D scene to the photograph, we imported the site and photography location survey data into the 3D scene.

We then loaded the photograph into the background of the corresponding 3D scene camera view, ensuring that the aspect ratio and lens setting match.

The 3D scene camera was moved to the correct position and rotated so that the surveyed feature locations match the same features in the photograph.

3.5 RENDERING AND PHOTOMONTAGE CREATION

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

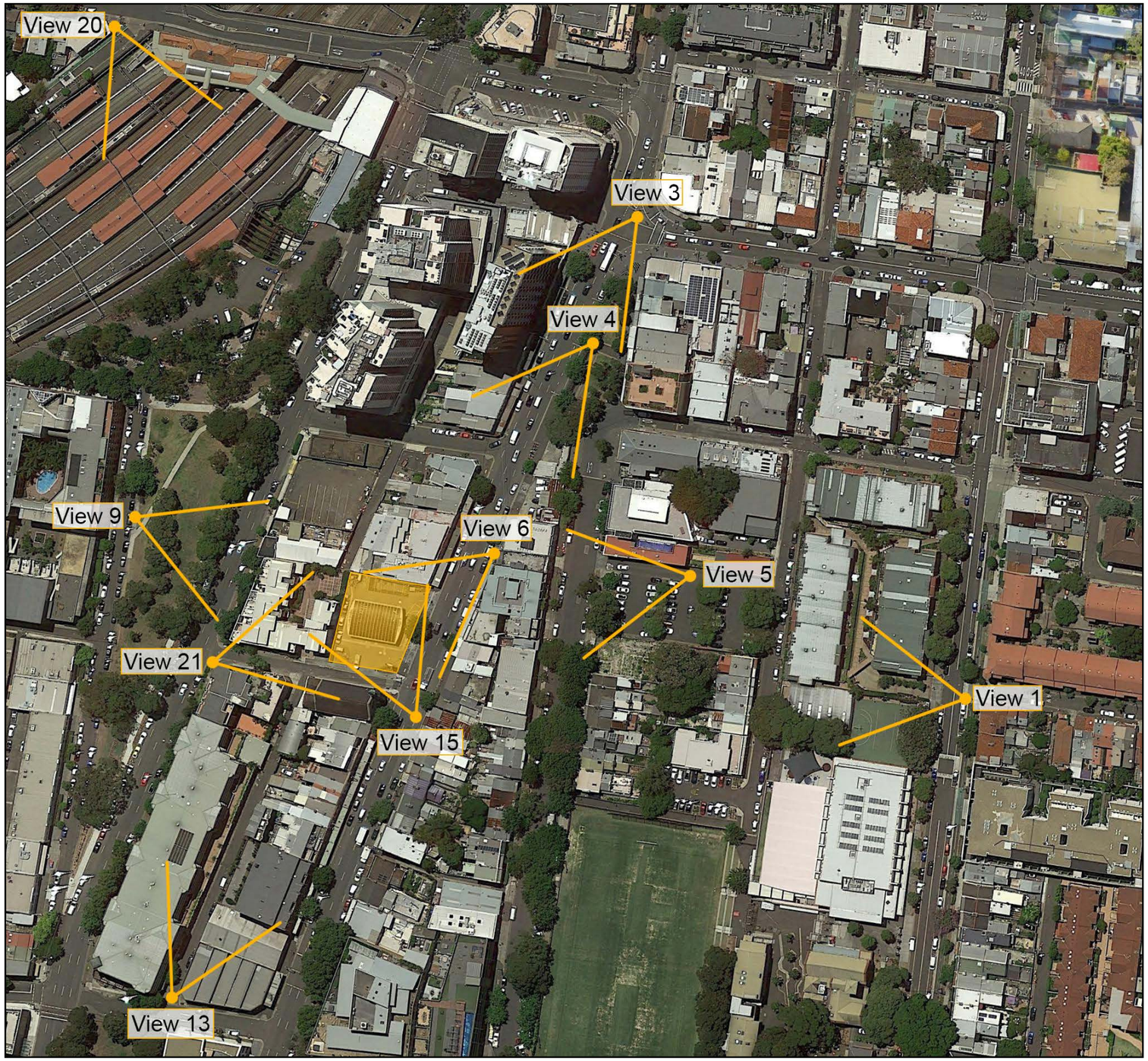
A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in the photograph. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information. This data was extracted from the metadata of the site photographs.

For the photomontages, we were requested to apply a basic white material to the proposed development as well as a light terracota colour for surrounding future DA approved buildings.

Images were then rendered from the software and layered over the photograph. Additional linework was added to show where built form occurs behind existing built form and landscape.

4. MAP OF PHOTOGRAPHY LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT PHOTOGRAPHY OF 104-116 REGENT STREET, REDFERN NSW



5. 3D MODEL OF DA APPROVED SURROUNDING BUILDINGS

3D MODEL INDICATING DA APPROVED SURROUNDING BUILDINGS AND THE ENVELOPE OF PROPOSED BUILDING DEVELOPMENT AT 104-116 REGENT STREET, REDFERN NSW

6.1 CAMERA POSITION 01

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.1 CAMERA POSITION 01

ORIGINAL PHOTOGRAPH

6.1 CAMERA POSITION 01

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.1 CAMERA POSITION 01

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.2 CAMERA POSITION 03

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.2 CAMERA POSITION 03

ORIGINAL PHOTOGRAPH

6.2 CAMERA POSITION 03

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.2 CAMERA POSITION 03

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.2 CAMERA POSITION 04

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.3 CAMERA POSITION 04

ORIGINAL PHOTOGRAPH

6.3 CAMERA POSITION 04

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.3 CAMERA POSITION 04

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.4 CAMERA POSITION 05

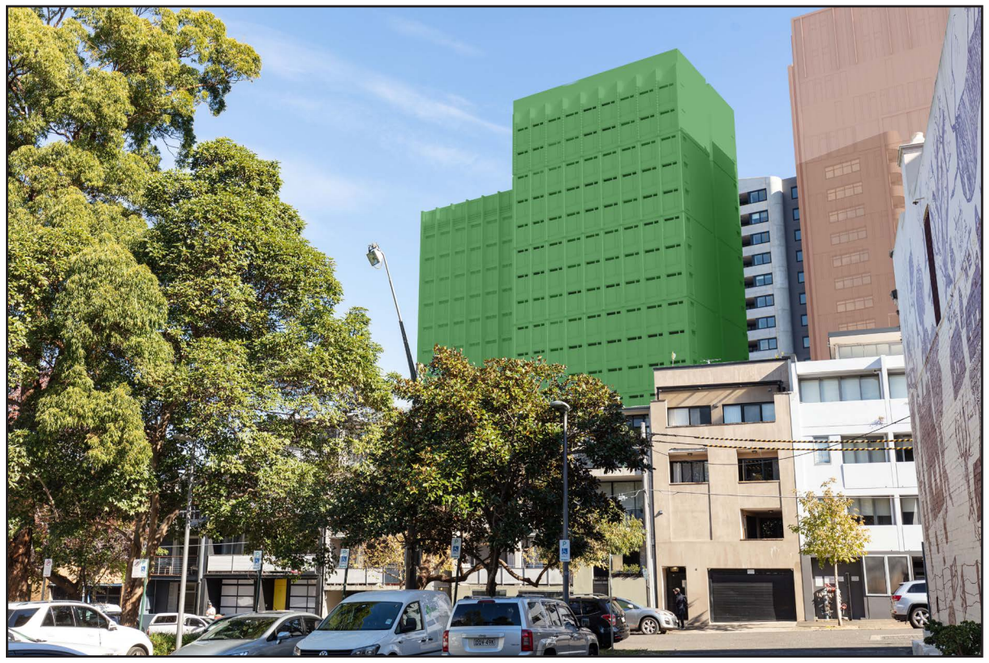
ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT



PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.4 CAMERA POSITION 05

ORIGINAL PHOTOGRAPH

6.4 CAMERA POSITION 05

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.4 CAMERA POSITION 05

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.5 CAMERA POSITION 06

ORIGINAL PHOTOGRAPH

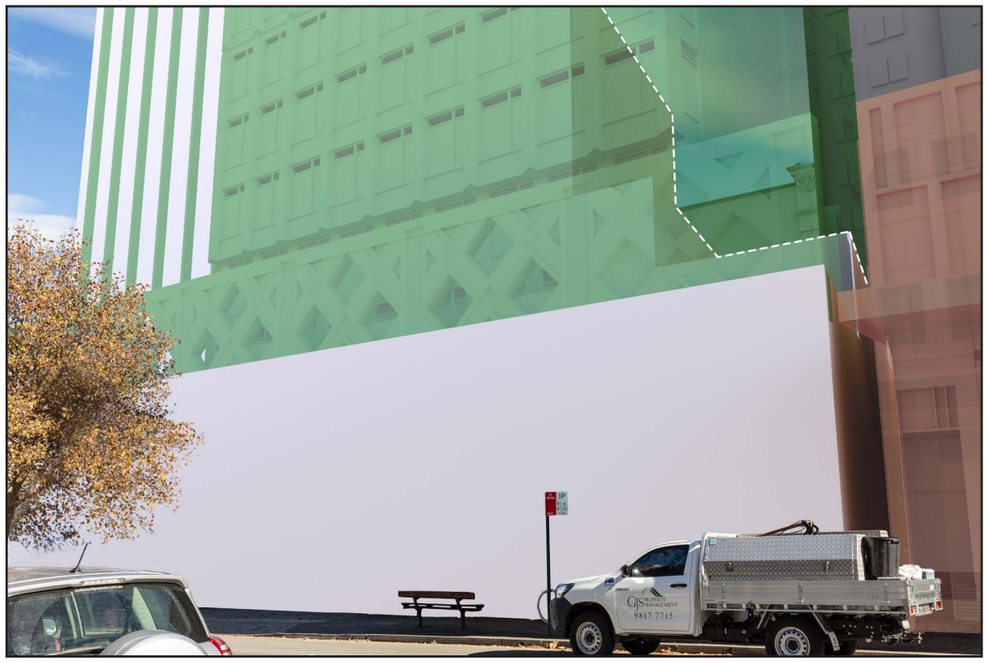
ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE



6.5 CAMERA POSITION 06

ORIGINAL PHOTOGRAPH

6.5 CAMERA POSITION 06

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.5 CAMERA POSITION 06

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.6 CAMERA POSITION 09

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.6 CAMERA POSITION 09

ORIGINAL PHOTOGRAPH

6.6 CAMERA POSITION 09

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

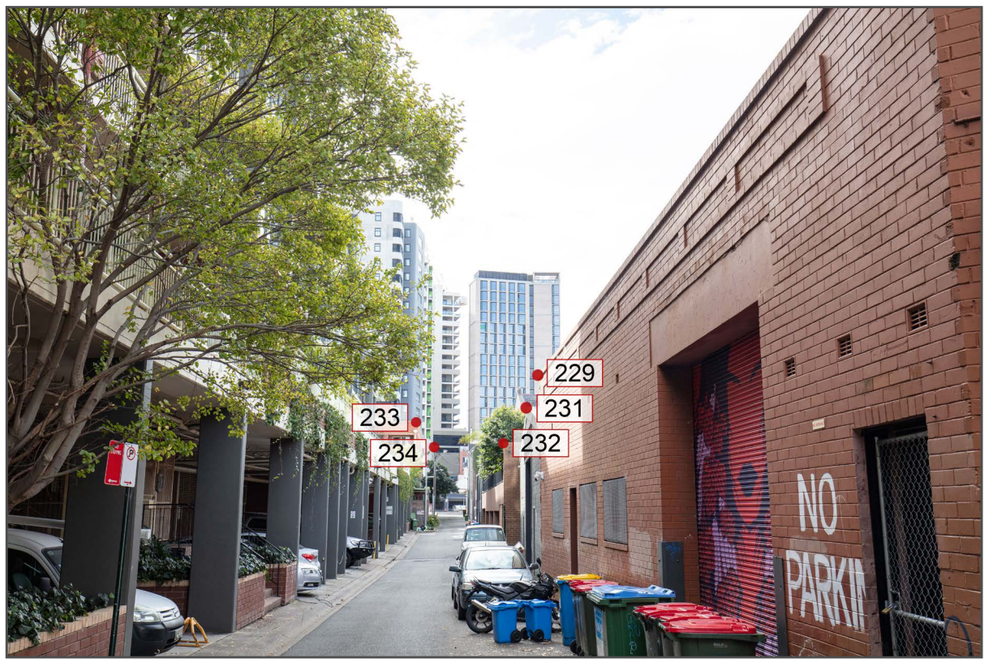
6.6 CAMERA POSITION 09

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.7 CAMERA POSITION 13

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.7 CAMERA POSITION 13

ORIGINAL PHOTOGRAPH

6.7 CAMERA POSITION 13

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.7 CAMERA POSITION 13

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.8 CAMERA POSITION 15

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.8 CAMERA POSITION 15

ORIGINAL PHOTOGRAPH

6.8 CAMERA POSITION 15

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

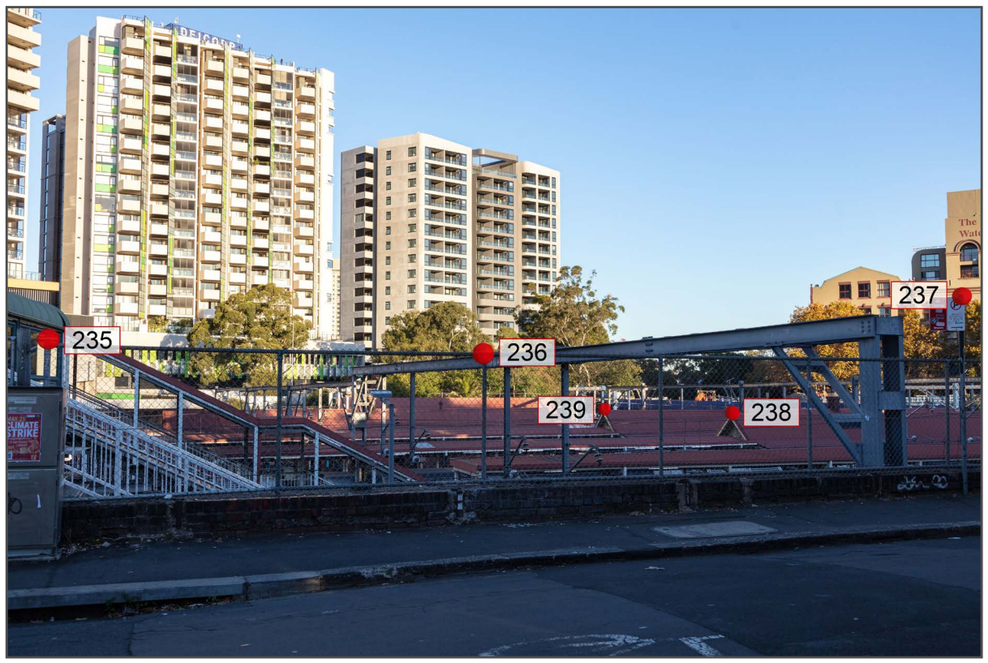
6.8 CAMERA POSITION 15

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.9 CAMERA POSITION 20

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

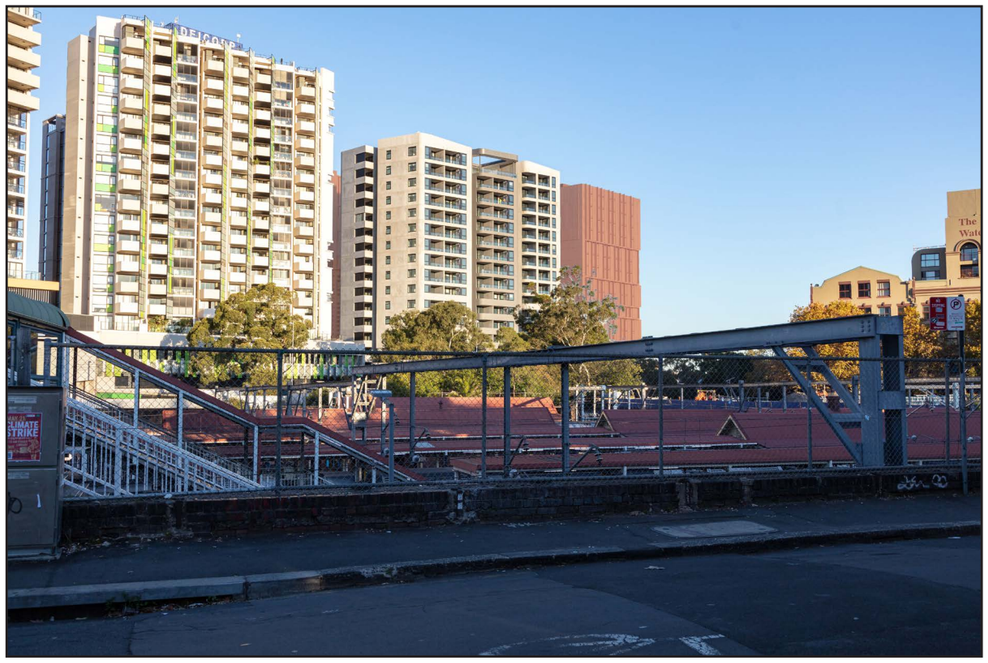


PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE



6.9 CAMERA POSITION 20

ORIGINAL PHOTOGRAPH

6.9 CAMERA POSITION 20

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.9 CAMERA POSITION 20

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.10 CAMERA POSITION 21

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

Photo Date:	20th May 2021
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

6.10 CAMERA POSITION 21

ORIGINAL PHOTOGRAPH

6.10 CAMERA POSITION 21

PHOTOMONTAGE OF PROPOSED DEVELOPMENT

6.10 CAMERA POSITION 21

PHOTOMONTAGE OF PROPOSED DEVELOPMENT AND COMPLIANCE ENVELOPE

7.1 APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed development

File Name:	20009DA_104-116 REGENT STREET_PROPOSED MODEL (1)
Author:	Antoniades Architects Pty Ltd
Format:	FBX and Revit
Scene Alignment:	MGA-56 GDA94

A.2 - 3D Model of the compliance envelope

File Name:	20009DA_104-116 REGENT STREET_COMPLIANT ENVELOPE
Author:	Antoniades Architects Pty Ltd
Format:	FBX and Revit
Scene Alignment:	MGA-56 GDA94

A.3 - 3D Model of the DA approved surrounding buildings

File Name:	19026_Master (1)
Author:	AJC
Format:	FBX and Revit
Scene Alignment:	MGA-56 GDA94

A.4 - 3D Model of the surveyed surrounding context buildings - refer to Appendix B for details

File Name:	Sydney2018_COMBINED
Author:	AAM
Format:	DWG
Scene Alignment:	MGA-56 GDA94

A.5 - Site Survey - refer to Appendix C for details

File Name:	116 Regent St - Feature & Level Survey
Author:	REAL SERVE
Format:	Adobe PDF

A.6 - Survey of camera location and alignment positions - refer to Appendix D for details

File Name:	20383Photolocation 1
Author:	CMS SURVEYORS
Format:	Autocad DWG
Alignment:	MGA-56 GDA94

7.4 APPENDIX B: DETAILS OF AAM MODEL USED FOR ALIGNMENT

Level 1, Leichhardt Court
55 Little Edward St
SPRING HILL QLD 4000
AUSTRALIA
P: +61 (0)7 3620 3111
F: +61 (0)7 3620 3133
info@aamgroup.com
www.aamgroup.com
ABN: 63 106 160 678

Geocirrus 3D Model

Accuracy, Reference Frames and Origin of Model Data

City of Sydney Ultimo Area

Untextured Wireframe model (2018),

Level of Detail – LOD3

AAM Project Number: PRJ35737

Accuracy details: *please refer to table A: 2018 untextured wireframe model*

Crows Nest Area 3D Data

Textured Wireframe model (2017),

Level of Detail - LOD3

AAM Project Number: PRJ33958

Accuracy details: *please refer to table B: 2017 textured wireframe model*

City of Sydney Update 3 square km

AAM Project Number: PRJ33453

Accuracy details: *please refer to table A (2018 untextured wireframe model) for Sydney CBD and Central Sydney area, and please refer to table B (2017 textured wireframe model) for North Sydney and Harbour Bridge area.*

ISO 27001 INFO SEC
Certified System

Table A: 2018 untextured wireframe model	Table B: 2017 textured wireframe model
Level of Detail: LOD3	Level of Detail: LOD3
Capture Date: March 2018	Capture Date: 20/12/2016 and 13/01/2017
Capture resolution: 0.095m	Capture resolution: 0.125m
Accuracy: +/- 0.2m RMS vertically and horizontally	Accuracy: +/- 0.5 m

REFERENCE SYSTEMS:

Horizonal:	Vertical:
Datum: GDA94	Datum: Australian Height Datum (AHD)
Projection: MGA zone 56	Projection: N/A
Geoid Model: N/A	Geoid Model: Ausgeoid98
Reference Point: 336305.14 E 6252061.22N	Reference Point: 2.36 RL

Wireframe Models (untextured):
The wireframe model was digitized using photogrammetric methods from aerial imagery captured on 25-28 February 2009, updated from aerial imagery captured on 7th March 2013, again in August 2015, with the latest update in March 2018.

Visible features within the aerial imagery were captured as coplanar shapes with no overlap, gaps or slivers between abutting features. Demolished buildings were removed, and new buildings were added. These features were draped to a 0m ground surface around the building footprint and to other features within this footprint. Building within the CBD area are aligned to the land property base to form a single hollow shell. Models outside the CBD area have not been segregated into individual buildings. Ground control used was 72 topographic features surveyed with rapid static GPS

Wireframe Models (textured):
Digitised from nadir and oblique imagery captured Dec 2017-Jan 2018
Textured from the same imagery
Geometry at LOD3 level includes awnings and roof furniture

7.3 APPENDIX C: SITE SURVEY CREATED BY REAL SERVE AND SUPPLIED BY WEE HUR

(E)- EASEMENT TO DRAIN WATER 1.83 WIDE (VIDE DP 522349)
(F) - CROSS EASEMENT PARTY WALLS (VIDE DP 878444)

"DIAL BEFORE YOU DIG" (DBYD) INFORMATION & LOCATIONS AS SHOWN IS INDICATIVE ONLY & HAS BEEN INTERPOLATED FROM SUPPLIED SKETCHES. FOR ACCURATE LOCATION OF SERVICES ALTERNATE ARRANGEMENTS WILL NEED TO BE MADE.

SERVICE LOCATION LEGEND

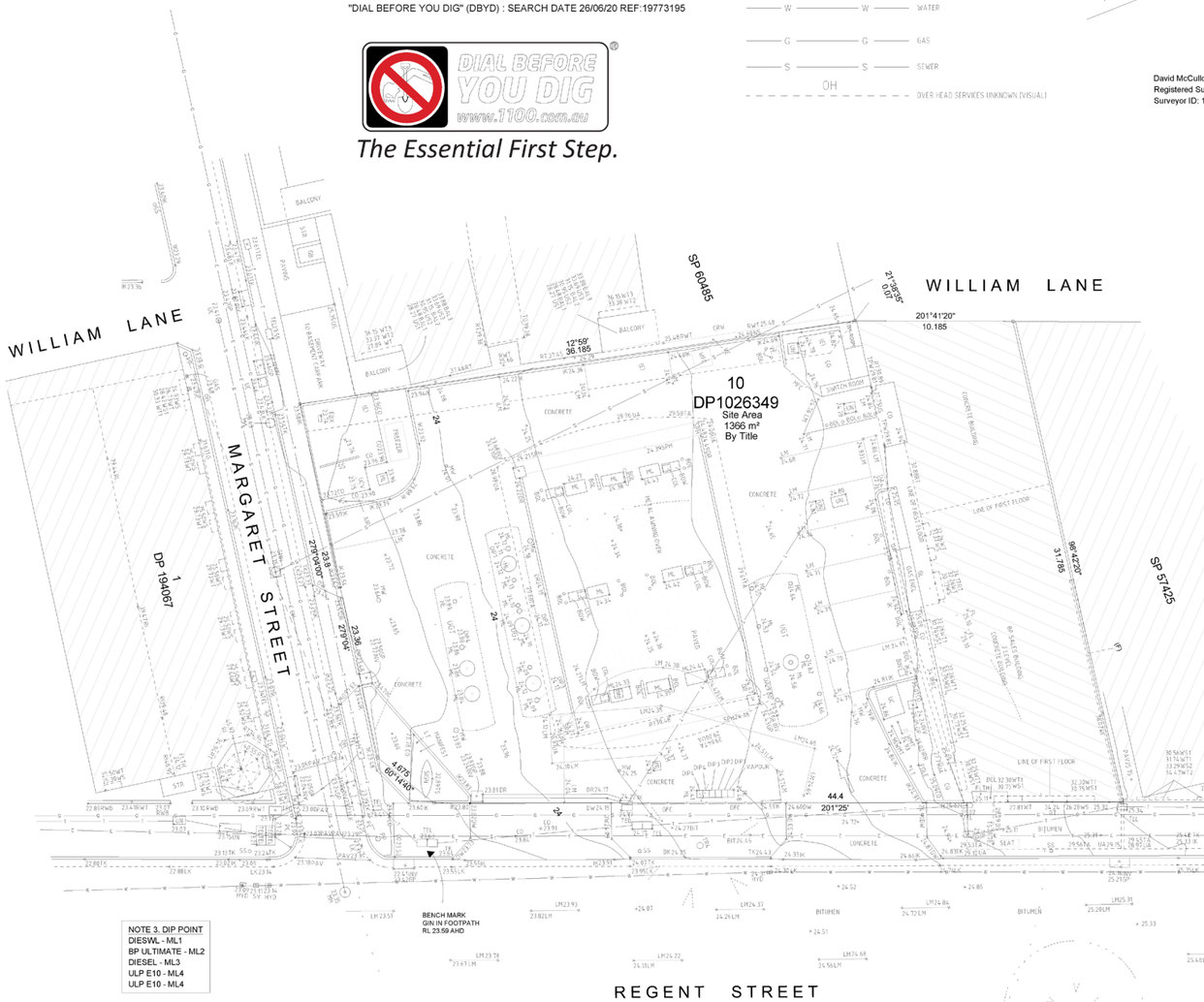
"DIAL BEFORE YOU DIG" (DBYD) : SEARCH DATE 26/06/20 REF:19773195

DIAL BEFORE YOU DIG www.1100.com.au
The Essential First Step.

E — E — ELECTRICITY
T — T — TELECOMMUNICATIONS
W — W — WATER
G — G — GAS
S — S — SEWER
OH — OVER HEAD SERVICES UNKNOWN (VISUAL)

M.G.A.

David McCulloch
Registered Surveyor
Surveyor ID: 125



NOTE 3. DIP POINT
DIESWL - ML1
BP ULTIMATE - ML2
DIESEL - ML3
ULP E10 - ML4
ULP E10 - ML4

NOTE 2
- SERVICE STATION IN OPERATION AT TIME OF SURVEY.
- SITE / SURVEY HINDERED / OBSTRUCTED BY TRAFFIC / PARKED / SERVICE / DELIVERY / MAINTENANCE VEHICLES.
- OTHER SURFACE SERVICE INDICATORS MAY EXIST WHICH ARE NOT SHOWN.

GENERAL / SPECIFIC NOTES

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN OR IN THE ASSOCIATED CAD FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS SHOWN/KEPT ON ANY COPY OR EXTRACT OF THE HARD COPY\DATA FILE.

INFORMATION SHOWN ON THE SUPPLIED HARD COPIES TAKES PRECEDENCE OVER ANY DIGITAL OR ELECTRONIC DATA.

THIS PLAN HAS BEEN PREPARED FOR FEATURE & LEVEL PURPOSES ONLY OVER THE SUBJECT SURVEY AREA.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS SSM 38398 RL 18.680 AHD (SOURCE: SCIMS 25-06-2020).

CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE AN APPROXIMATION OF THE TOPOGRAPHY.

THE BOUNDARIES HAVE NOT BEEN FULLY SURVEYED.
SURVEY WORKS HAVE BEEN UNDERTAKEN IN A MANNER SUFFICIENT TO COMPILE LOCATION OF BOUNDARIES & DIMENSIONS FROM:
- SURVEY MEASUREMENTS TO MARKS & MONUMENTS RECORDED ON EXISTING REGISTERED SURVEY PLANS OF THE SUBJECT & ADJOINING LANDS.
- PLANS & RECORDS OBTAINED FROM NSW LRS.
- BOUNDARIES ARE SUBJECT TO A CADASTRAL SURVEY.

THE BOUNDARIES SHOULD BE FULLY SURVEYED, MARKED &/OR SURVEY SETOUT MARKS PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK, PARTICULARLY IF BOUNDARY SETBACKS ARE CRITICAL.

THE LOCATION OF EASEMENTS HAVE BEEN COMPILED FROM PLANS & RECORDS OBTAINED FROM N.S.W LRS AND ARE SUBJECT TO A CADASTRAL SURVEY.

THE LOCATION OF ADJOINING BUILDING FEATURES HAVE BEEN OBTAINED WHERE VISIBLE FROM THE SUBJECT PROPERTY. ANY ADDITIONAL INFORMATION REQUIRED IS SUBJECT TO ADDITIONAL SURVEY & ACCESS BEING GRANTED TO ADJOINING PROPERTIES.

THE LOCATION & LEVELS OF BUILDING RIDGES AND ROOF FEATURES HAVE BEEN DETERMINED BY INDIRECT METHODS (WHERE VISIBLE) & ACCURATE TO APPROXIMATELY +/- 0.025m.

SCHEDULE OF ABBREVIATIONS

BOL - BOLLARD
BS - BOTTOM SIGN
CO - CONCRETE
COL - COLUMN
CRW - CONCRETE RETAINING WALL
DR - DRAIN
DW - DRIVEWAY
EBX - ELECTRICAL BOX
ENCL - ENCLOSURE
FL - FLOOR LEVEL
FLTH - FLOOR THRESHOLD
GB - GARDEN BORDER
GIN - GALVANISED IRON NAIL
GL - GLASS LINE
GFC - GLASS FENCE
GP - GRATED PIT
HYD - HYDRANT
IK - INVERT KERB
INV - INVERT STRUCTURE
LK - LIP KERB
LM - LINE MARK (APPROX.)
LP - LIGHT POLE
LT - LIGHT POLE
MFC - METAL FENCE
ML - METAL LID
MH - MANHOLE
MW - MONITOR WELL
NS - NATURAL SURFACE
PAV - PAVING
PC - PRAM CROSSING
PP - POWER POLE
RI - ROOF RIDGE (APPROX)
RT - ROOF TOP (APPROX)
RWB - RETAINING BOTTOM
RWT - RETAINING WALL TOP
SMH - SEWER MANHOLE
SPH - SPEEDHUMP
SS - STREET / ROAD SIGN
STR - STAIR
SV - STOP VALVE
TA - TOP AWN (APPROX.)
TEL - TELECOMMUNICATIONS LID
TG - TOP GUTTER (APPROX)
TK - TOP KERB (GENERALLY 0.15 HIGH)
TS - TOP SIGN (APPROX)
TPW - TOP PANEL WALL
UA - UNDERSIDE AWNING (APPROX)
UC - UNCLASSIFIED LID
UCV - UNKNOWN CONTROL VALVE
UGT - UNDERGROUND TANK (POSITION(S) NOT VERIFIED) (APPROX POSITIONS - SUPPLIED BY CLIENT)
UN - UNKNOWN SERVICE / LID
US - UNDERSIDE STRUCTURE
VE - VENT (FUEL)
WFC - WOOD FIRE CASE
WMT - WATER METER
WT - WINDOW TOP
WS - WINDOW SILL
1 - FIRST FLOOR
2 - SECOND FLOOR
3 - THIRD FLOOR

0 1 2 3 4 5
SCALE 1 : 100

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DATE	REV	COMMENTS
27-06-2020	0	ORIGINAL ISSUE
03-07-2020	A	SCALE AND ROTATION OF PLAN CHANGE

PLAN PREPARED FOR:
MCHP ARCHITECTS

DATUM : A.H.D.	SCALE : 1:100 @ A0	DATE : 27-06-2020	
ORIGIN OF LEVELS : SSM 38398	LOCALITY : REDFERN	SURVEY : JP	
CONTOUR INTERVAL : 0.05m	L.G.A. : SYDNEY	DRAWN : JP	
SHEET No: 1 OF 1	REF : 75573JP	CHECKED : DM	

DESCRIPTION:
PLAN SHOWING BOUNDARY SURVEY AND SELECT FEATURES & LEVELS
OVER LOT 10 IN DP 1026349
BEING No. 104 -116 REGENT STREET, REDFERN NSW

7.4 APPENDIX D: PHOTOGRAPHY SURVEY SUPPLIED BY CMS SURVEYORS

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

CMS SURVEYORS

Date: 28-05-2021
Our Ref: 20383 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 104-116 Regent Street, REDFERN

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for 104-116 Regent Street, Redfern.

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

Measurements were taken using theodolite measurement and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
11	333735.909	6248140.314	Ground RL 31.77	PHOTO 1
13	333610.386	6248329.356	Ground RL 32.21	PHOTO 3
14	333587.248	6248269.792	Ground RL 29.45	PHOTO 4
15	333624.072	6248190.380	Ground RL 28.29	PHOTO 5
16	333555.058	6248191.182	Ground RL 25.55	PHOTO 6
19	333416.870	6248204.119	Ground RL 29.64	PHOTO 9
23	333436.777	6248025.602	Ground RL 21.92	PHOTO 13
25	333527.658	6248132.301	Ground RL 23.02	PHOTO 15
30	333402.611	6248407.704	Ground RL 30.68	PHOTO 20
31	333448.053	6248151.930	Ground RL 24.25	PHOTO 21
200	333679.068	6248146.208	38.18	PARAPET
201	333703.174	6248152.494	39.86	TOP OF GUTTER
202	333721.954	6248145.920	34.68	POST
203	333724.856	6248138.253	34.12	POST
204	333573.464	6248196.935	41.93	ROOF
205	333577.453	6248187.898	39.56	PARAPET
206	333582.016	6248187.581	36.11	POWER POLE
207	333602.736	6248182.280	37.66	LIGHT POLE
208	333605.474	6248313.076	34.88	SIGN
209	333601.431	6248309.088	34.96	SIGN

Consulting Surveyors NSW
ISNSW THE INSTITUTION OF SURVEYORS NSW INC

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

ISO 9001:2008 REGISTERED FIRM

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
210	333568.439	6248265.359	37.67	POWER POLE
211	333567.605	6248264.359	38.12	LIGHT POLE
212	333574.507	6248280.588	39.09	LIGHT POLE
213	333555.975	6248243.058	39.11	TOP OF WALL
214	333549.094	6248231.643	35.64	PARAPET
215	333550.434	6248229.343	35.63	PARAPET
216	333578.963	6248256.270	31.77	SIGN
217	333573.250	6248237.884	30.38	POST
218	333513.031	6248140.235	45.88	ROOF RIDGE
219	333478.699	6248144.593	33.99	PARAPET
220	333477.488	6248146.708	33.99	PARAPET
221	333532.197	6248182.870	34.21	PARAPET
222	333534.064	6248187.547	34.19	PARAPET
223	333535.973	6248192.443	36.20	PARAPET
224	333538.721	6248191.378	29.42	AWNING
225	333502.870	6248187.450	30.84	PARAPET
226	333513.818	6248187.038	34.16	PARAPET
227	333520.176	6248146.451	32.00	POWER POLE
228	333519.354	6248144.768	31.03	POWER POLE
229	333447.564	6248047.142	27.02	PARAPET
231	333450.673	6248054.254	27.04	ROOF RIDGE
232	333453.204	6248061.715	26.42	TOP OF WALL
233	333472.586	6248128.817	34.00	TOP OF WALL
234	333473.826	6248126.022	30.97	POWER POLE
235	333410.019	6248400.809	32.78	POST
236	333406.659	6248397.940	32.71	POST
237	333401.517	6248393.717	33.57	POST
238	333410.000	6248353.793	31.19	ROOF RIDGE
239	333420.680	6248341.417	31.13	ROOF RIDGE
241	333480.160	6248195.392	38.78	UNDERSIDE BEAM
243	333457.127	6248179.928	27.43	SIGN
244	333451.493	6248205.217	28.43	POST
245	333446.239	6248204.761	26.22	BENCH
246	333446.551	6248205.549	26.17	BENCH
248	333473.929	6248216.360	35.43	WINDOW
249	333456.207	6248151.728	26.70	POST
250	333456.924	6248156.762	26.67	POST
251	333480.927	6248152.833	24.54	BOLLARD
252	333547.721	6248161.780	37.77	BUILDING

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

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Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach

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