



520 GARDENERS ROAD, ALEXANDRIA VISUAL IMPACT ASSESSMENT

PREPARED FOR
CHARTER HALL HOLDINGS PTY LTD
FOR SUBMISSION MARCH 2022



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EXECUTIVE SUMMARY

The potential visual catchment of the subject site was identified using LiDar topography mapping and 'ground-truthed' during fieldwork observations and was found to be mainly limited to the west and south and constrained to immediately surrounding roads, by existing building development and vegetation.

View shed analysis confirmed that the visual catchment would be unlikely to significantly increase due to the heights of built form in the immediate surrounds including other warehouse forms and high density residential towers.

The immediate visual context is characterised by warehouse, commercial and residential buildings of varying height, bulk and scale. Some larger scale buildings are also present within the immediate and wider visual context.

Five close views were selected for analysis and modelling to show the likely visual effects of the proposed development. Block-model photomontages including the proposed development were prepared following requirements included in the Land and Environment Court of NSW practice note for the use of visual aids.

The photomontages show that the proposed built form will create a high level of visual effects (change) in close views.

Visual effects of the proposal were assessed against our methodology criteria including view place sensitivity, viewer sensitivity, viewing period and scenic quality etc.

A high level of visual effects in some close views does not equate to a high level of visual impact.

The application of variable impact weighting factors including compatibility with urban features, visual character, desired future character, scenic quality of immediate visual context, physical absorption capacity (PAC), and compliance with relevant statutory controls provide 'down-weights' to the level of visual effects.

Therefore taking all relevant factors into consideration, the visual impacts of the proposed development on the existing visual catchment were found to be low and acceptable.

The proposed development can be supported on visual impacts grounds.

1.0 INTRODUCTION

Urbis have been commissioned by Charter Hall Holdings Pty Ltd to prepare a Visual Impact Assessment report in relation to a State Significant Development Application for the construction of a multi-level warehouse at 520 Gardeners Road, Alexandria.

This report analyses the likely visual effects of the built form proposed in the Development Application on public domain views for key locations surrounding the subject site. It does not consider the potential visual effects of the built form proposed on private domain views in detail. Further information in relation to private domain views is discussed in section 4.2.

This VIA includes a certification statement regarding the accuracy of the preparation of photomontages prepared by Urbis.

1.1 BACKGROUND

Charter Hall are preparing a State Significant Development Application (SSDA). The development application includes construction of a multi-level warehouse and distribution centre development and associated parking and landscaping.

The site is approximately 1.89 hectares and is located at the southern boundary of Alexandria, approximately six kilometres south of the Sydney Central Business District (CBD) and approximately 550 metres south-east of Sydney Park. The subject site borders two local government areas including City of Sydney to the north and Bayside to the south.

This report has been prepared to address the SEARs dated 30th November 2021 which are relevant to views as outlined in the table below.

SEARs		Section of this report
Issues and Assessment Requirements		
5. Visual Impact Assessment	• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Section 5.0 (p. 12-21)
	• Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Section 5.0 (p. 12-21), Section 6.0 (p. 22)

1.2 PROPOSED DEVELOPMENT

The proposed development includes construction of a two-storey warehouse and distribution centre including ancillary office space, landscaping at ground and second floor levels, bicycle and car parking.

The proposed building occupies virtually the entire length and width of the site which is surrounded only by a narrow margin of hard standing for vehicle access from Bourke Road and peripheral planting along its southern and western boundaries. The height of the built form proposed is greatest along its southern edge for example the maximum height of the proposed development is 24.4 metres (RL 30.9) and includes three over-height or industrial storeys which is approximately equivalent to 5 to 6 residential building's stories in height.

The proposed development shares similar industrial characteristics to surrounding built form in terms of massing, bulky, materials and roof forms and roof top green spaces.

DETAILED PROJECT DESCRIPTION

The proposal included the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 27,660 m² GFA including:
 - 21,654 m² of warehouse and distribution GFA; and
 - 5,677 m² GFA ancillary office space.
- Provision of bicycle parking spaces at ground floor level and car parking spaces at the second floor level.
- A total of 4,511m² of hard and soft landscaping at ground level and an additional 1,634 m² of soft landscaping on the level two rooftop.
- Replacement of the existing vehicular access from Bourke Road with two new access driveways from Bourke Road.
- Earthworks and upgrades to existing on-site infrastructure.
- Provision of internal vehicle access route and loading docks.
- Building identification signage.



Figure 1 Render view to the south-western edge of the proposal from the south-western corner of Gardeners Road and Bourke Road
Source: Nettleton Tribe November 2021

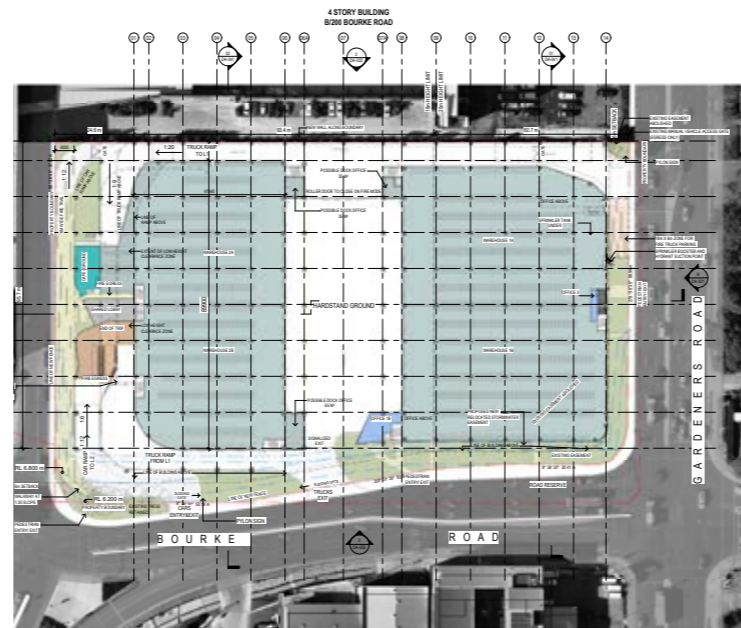


Figure 2 Proposed ground floor plan
Source: Nettleton Tribe November 2021

2.0 METHODOLOGY

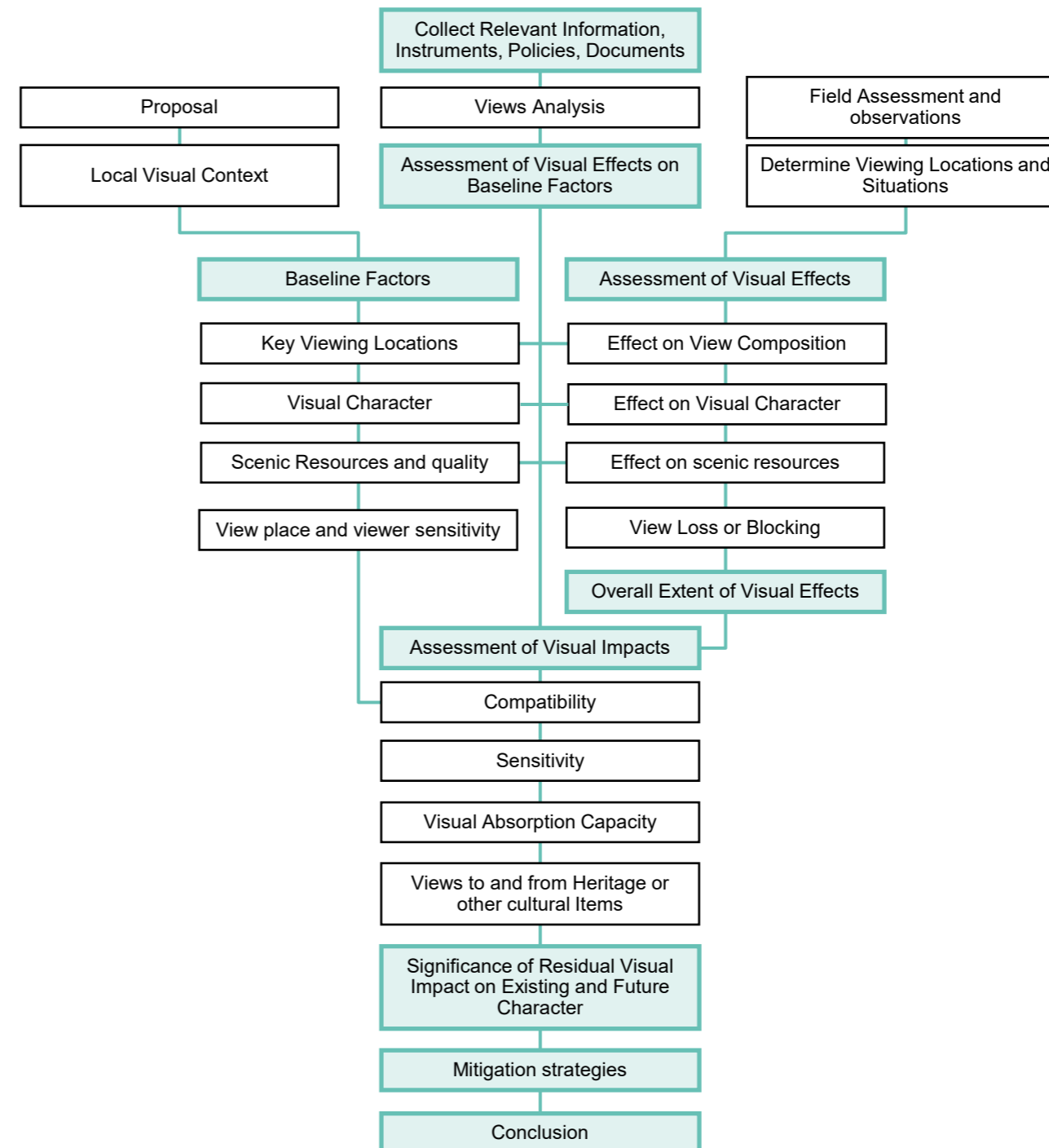
The methodology employed for this VIA is based on a combination of established methods used in NSW including; the Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA) and established, published methods.

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, analyses the extent of visual effects on those baseline characteristics and unlike other methods, considers the importance of additional relevant information including view place sensitivity, compatibility and visual absorption etc. Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

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

2.1 URBIS VIA METHODOLOGY



3.0 BASELINE VISUAL ANALYSIS

3.1 VISUAL CHARACTER

The site is legally described as Lot 302 in Deposited Plan in 123123, located at the corner of Bourke Road and Gardeners Road to the south, and is rectangular in shape with its long edge presenting to the west towards Bourke Road.

The existing built form on the site includes a single large warehouse massed to the east and north on the site, characterised by a rectangular floorplate and a pitched roof with open areas of hardstand and car parking along the northern and southern boundaries. The areas of hardstand provide wide spatial setbacks to Gardeners and Bourke Roads and separate the built form from 200 Bourke Road to the north.

Individual low height paper bark trees are located along the north-west edge of the carpark and a stand of vegetation is located within the road reserve adjacent to the north-western corner of the site. We observed the presence of a small group of trees at the south-east corner of the site adjacent to the Gardeners Road site entry.

Main arterial routes border the west and south boundaries of the site. Campbell Road to the north-west of the site brings large volumes of traffic towards the north-west corner of the site. Gardeners Road is a dual carriageway which creates a wide, important local intersection with Bourke Road.

The site is relatively flat in elevation with a slight north to south crossfall.

3.2 SURROUNDING VISUAL CONTEXT

The site is located within the southern employment area of the City of Sydney DCP 2012 which includes business parks and industrial and urban services land. The southern side of Gardeners Road opposite the subject site within Bayside LGA includes residential development.

East

The site's visual context to the east and south is predominantly characterised by industrial and mixed-use development including residential flat buildings. Building development immediately east of the subject site includes two storey built forms with large floor plates used for retail and commercial premises, for example 101 O'Riordan Street. 506 Gardeners Road adjoins the site's eastern boundary and includes a tall bulky built form that appears to be approximately equivalent to the residential buildings opposite side of the street. We note an approval for a 4 storey data centre to the front of this site.

North

200 Bourke Road adjoins the northern site boundary and is occupied by a two-storey data centre which is characterised by one long built form of approximately 70 metres in width and 140 metres in length and is linked to the warehouse at 506 Gardeners Road by an elevated walkway.

Both sides of Bourke Road north of the subject site are characterised by mature street trees which provide screening effects and filters views adjacent development. The west side of Bourke Road, north of Orchard Road is occupied by a large, long two storey warehouse form at 67-71A. At approximately 160 metres in length the west elevation of this development that presents to Bourke Road

is the largest development located within the immediate visual context. North and east of this, commercial development is smaller in scale across smaller or individual lots, although development varies between the equivalent of 3 to 4 residential storeys in height for example at 170-180 and 172 Bourke Road.

South

The visual context to the south, south-west and south-east of the site, south of Gardeners Road is generally characterised by mixed-use buildings and commercial buildings which vary in height and form.

637 Gardeners Road occupies the south-eastern corner of Gardeners Road and Bourke Road opposite the site. The building appears to be used for commercial premises, is massed to the east and includes open carparks and mature planting across the western half of the site. A mixed-use residential flat building at 635 Gardeners Road includes ground level retail and commercial uses with four residential storeys above and a row of tall established plane trees within the northern setback. 635 Gardeners Road extends to Church Avenue and includes four residential flat buildings, which have rectangular floorplates, the long side of which presents to the north. The buildings are set parallel to each other broadly in an east-west alignment and separated by linear gardens. It appears that the northern residential flat building and the built form at 635 Gardeners Road would be likely to block potential northerly views towards the site.

Mascot Square south-east of the site, includes a cluster of six residential flat buildings at 619-629 Gardeners Road and others including the tallest tower at 12-16 Church Avenue. Mascot Square includes buildings which broadly sit in an east-west alignment parallel to Gardeners Road. The apartment blocks are separated by long linear open spaces that appear to be characterised by ornamental gardens. The majority of buildings include 5 to 6 storeys, the tallest including up to 12 residential storeys. The west elevation of the tower at 12 Church Avenue and the Futura Tower are located east of the Mascot Linear Park and are orientated towards the site.

West

Land between Kent Road and Bourke Street south-west of the site, predominantly includes residential flat buildings. The closest of these include 659-665 Gardeners Road and 675 Gardeners Road. The site includes two tower forms, both with rectangular floorplates which sit in an east-west alignment. The northern most podium and tower form includes 16 storeys.

West of the site the visual context is characterised by low height and scale, commercial development including small business park style development for example the Mascot Tech Park which includes built form between 2 and 3 storeys. Beyond the business park to the west, at 548 Gardeners Road, is a large 2-storey form with approximately 150 metre long north and south elevations. Adjacent to the business park the corner of Bourke Road and Gardeners Road, is occupied by a mix of use three-storey buildings and long low two storey shed forms at 83 to 85 Bourke Road. Development of similar scale, form and character is present at the north-west corner of Bourke and Campbell Roads, including for example smaller individual buildings with pitched roofs, hard stand, landscaping and a variety of setbacks.

The Alexandra Canal is located approximately 100m west of the site and curves northwards through parts of Alexandria broadly parallel to Bourke Road to the

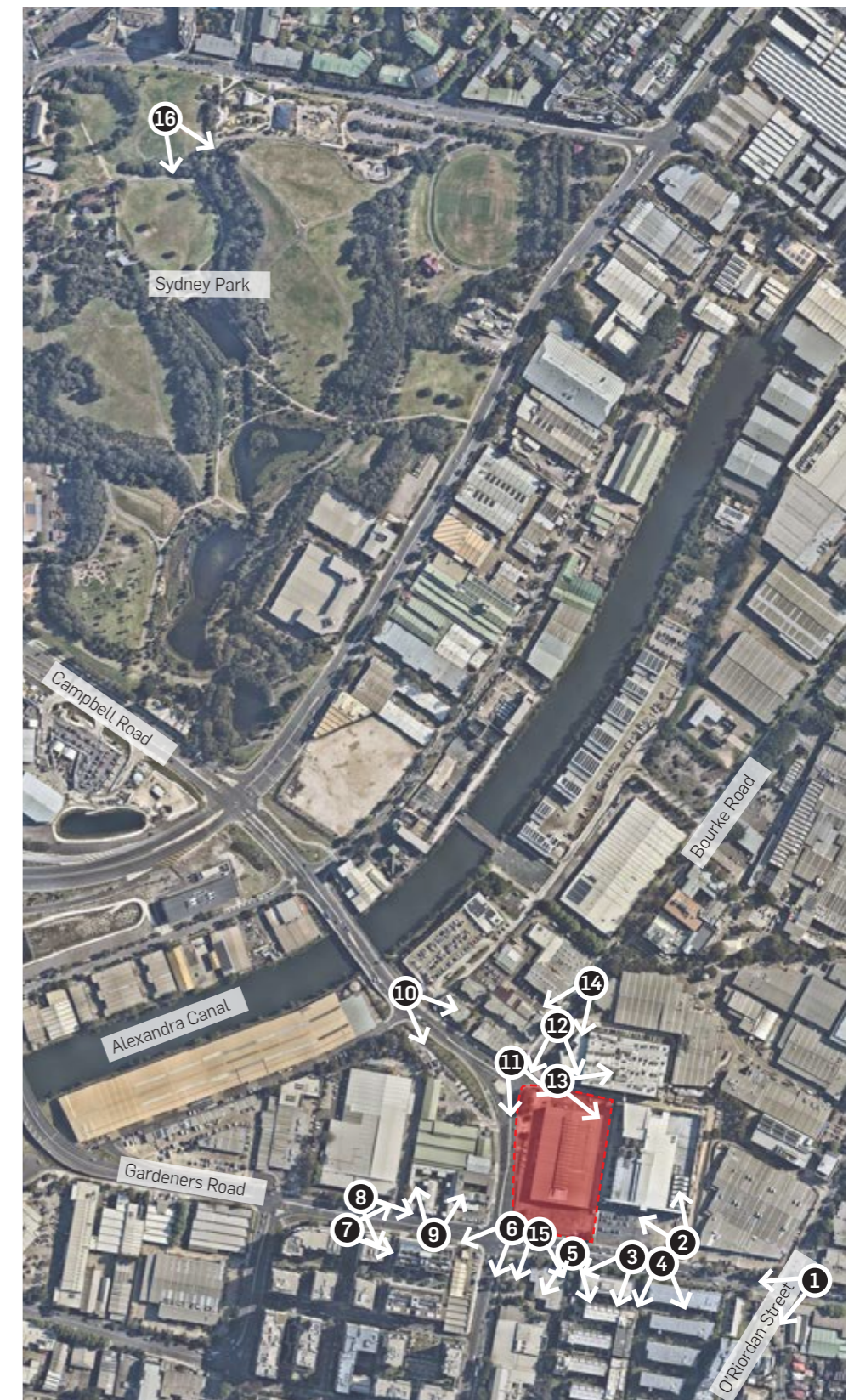


Figure 3 Location Map of Documented Views

DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT

north-west. The Alexandra Canal is identified as a heritage item under Schedule 5 of the *Sydney Local Environmental Plan 2012* and has State heritage significance.

We observed the presence of public open spaces within the site's visual context including Sydney Park located approximately 550 metres to the north-east and Lionel Bowen Park located approximately 550 metres south of the subject site. Sydney Park is a large and well used public space characterised by a number of discreet areas that are shaped and separated by knolls, undulating topography and bands of mature vegetation. Two elevated knolls located in the north of the park, are externally visible and provide local high points from which expansive views to the north and south are available. The lower south-east corner of the park including the south boundary is defined by dense mature vegetation. Lionel Bowen Park and Mascot Oval are located south of the site on the corner of O'Riordan Street and Coward Street.



View 1 View south-west to residential context from the north-east corner of Gardeners Road and O'Riordan Street



View 2 View north to southern elevation of the data centre at 506 Gardeners Road



View 3 View south from 506 Gardeners Road towards plane trees adjacent to the apartments at 635 Gardeners Road



View 4 Detail view of 629 Gardeners Road to the south east of the subject site



View 5 View south to west end balconies of 635 Gardeners Road which face approximately towards the subject site



View 6 View south-west to residential context from the south-western edge of the subject site



View 7 View east towards subject site from outside of 675 Gardeners Road at approximately the end of the visual catchment from the western side of Gardeners Road



View 8 Detail of residential development at 675 Gardeners Road west of the subject site



View 9 Detail of 2-4 storey development at 538 Gardeners Road west of the subject site



View 10 View south-east to site from Campbell Road Bridge



View 11 View to north-western corner of site from northern intersection of Bourke Road and Campbell Road



View 12 View south to site from outside of 77 and 75A Bourke Road



View 13 View east down access way to the north of the site towards Equinix SY4a multi-storey development of several built forms connected by elevated walkways



View 14 View south down Bourke Road from outside of 196 Bourke Road



View 15 View south east from outside of the southern boundary of the site to residential development on the southern side of Gardeners Road approximately opposite the subject site



View 16 View south-west to Gardeners Road from top of hill in the north-western corner of Sydney Park

EXTERNAL VISIBILITY

4.1 POTENTIAL VISUAL CATCHMENT

There are limited potential views to the site from the lower parts of the Sydney Park as they are blocked by intervening vegetation. We observed that that views to the site are available from the two isolated elevated highpoints and knolls located in the northern part of Sydney Park.

Notwithstanding the height of the built form proposed is greater compared to the existing situation, it is relatively low compared to the immediate and wider visual catchment. In this regard the proposed development has a relatively small visual catchment that is constrained to immediately adjoining roads including Gardeners and Bourke Roads, and the public Campbell Road Bridge.

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 on the site, from surrounding development.

The effective visual catchment is the area within which close views to the site will include details of the built form proposed, for example immediately adjoining streetscapes within which architectural details, materiality and colours proposed are likely to be perceived by viewers.

In this case to predict the potential visual catchment the highest relative levels (RLs) of the proposed warehouse, and heights of intervening development were mapped within 1km of the site to predict the external visibility of the upper parts of the warehouse.

Indicative visibility is shown in the map at Figure 4. The map shows the range of visibility of the upper storeys of the proposed built form, for example a dark orange colour suggests that there is higher visibility than those coloured lighter orange. 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 limit visibility and constrain potential views.

LiDar mapping at Figure 4 shows that; the visual catchment is limited to the north-east due to intervening built forms, visibility of the built form proposed is highest in close axial views that adjoin the site to the west, south-west and north-west.

Built form changes proposed are likely to be highly visible for viewers from the north-west in the vicinity from Campbell Road Bridge and Bourke Road, and from development immediate north-west and south of the subject site, as indicated by the darker colours in Figure 4.

4.2 PRIVATE DOMAIN VIEWS

The northern-most residential flat building at 619-629 Gardeners Road south-east of the site includes 6 storeys, which is likely to block any potential views from units in blocks to its south. A tall residential tower located east of this development, 'Futura Apartments', of approximately 12 storeys, may have potential north-westerly views across the site towards Sydney Park from the upper storeys along its north-west elevation.

The residential flat building at 635 Gardeners Road is the closest residential flat building to the subject site and includes upper floor north facing dwellings with floor to ceiling glazing and external balconies. Given the presence of tall mature trees immediately north of this development it is likely that only partial or heavily filtered views to the site would be available from the first, second and third floors. We observed that the western end of the building has potential oblique views to the subject site and potentially beyond, via the open driveway corridor. Views from the upper floor unit are likely to be predominantly characterised by a foreground of existing industrial and warehouse buildings, road corridor, infrastructure and street tree vegetation. Such views may also include a distant background including parts of Sydney Park and vegetation within it.

The residential flat buildings at 661-665 and 659 Gardeners Road, south-west of the site have long northern elevations which present to Gardeners Road. Balconies at the east end of the northern elevations of the northernmost building and windows on the shorter length of the eastern elevations may have visibility of the proposed development in oblique north-easterly views. It is likely that the composition of views from mid-level units located in the closest blocks may be affected by taller built form than what already exists on site, notwithstanding, the elevation of the upper-level units means they will likely be unaffected with views available across and beyond the subject site.

4.3 SUMMARY OF POTENTIAL VIEWS

Potential views available towards the site which are likely to be most affected by the proposed development include;

- Close views from the intersection of Gardeners Road and Bourke Road.
- Approach views from the north-west along Campbell Road Bridge and its intersection with Bourke Road.
- Residential views towards the subject site are mainly constrained to oblique views and are limited by built form and vegetation. There may be some residential views from close neighbouring mid-level north facing units at 635 Gardeners Road and oblique views from the north-east corner of the north building at 661-665 Gardeners Road.
- Distant views from Sydney Park.

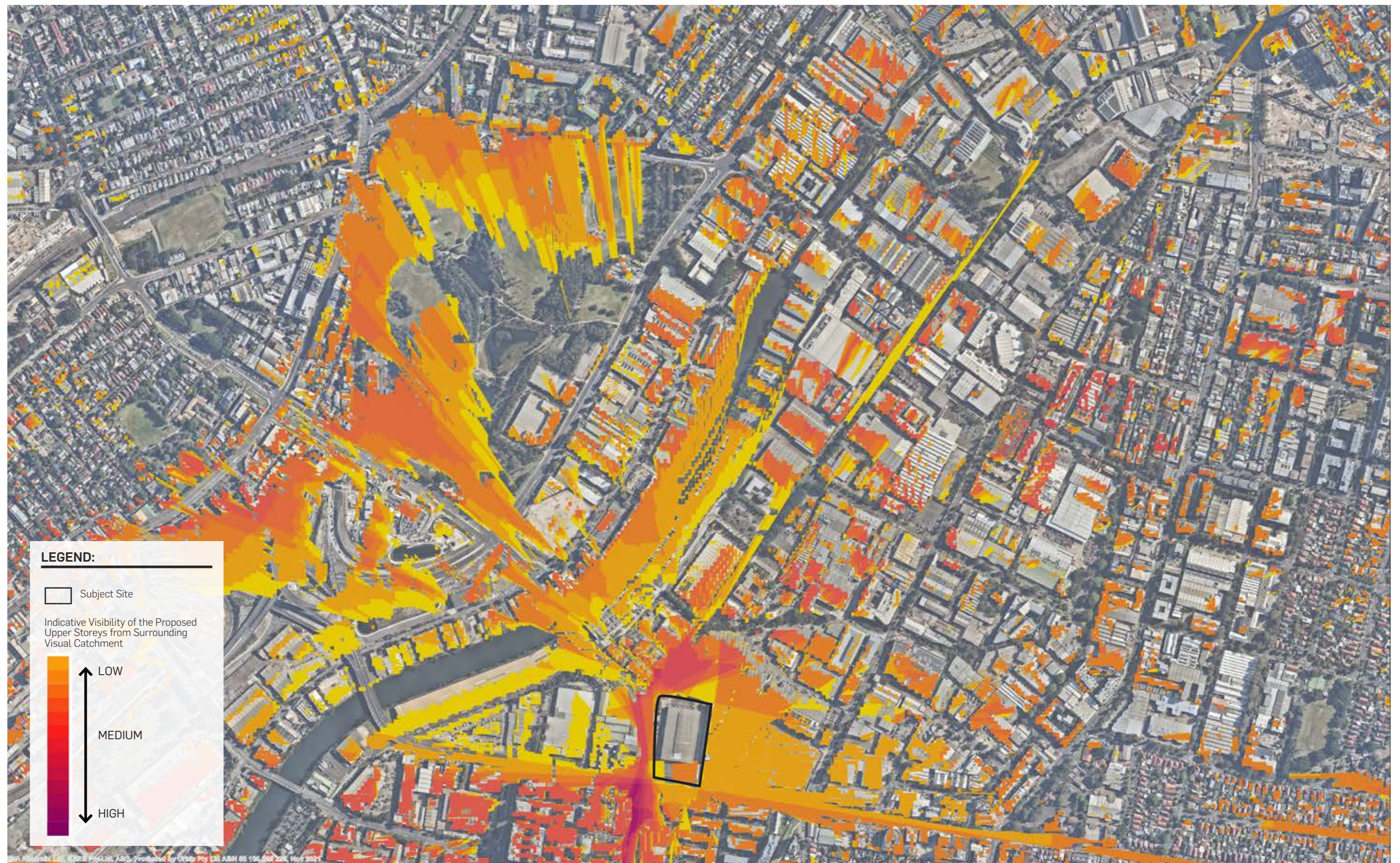


Figure 4 Visual catchment of site based on visibility from indicative local high points

5.0 ADDITIONAL FACTORS

5.1 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 waterways, for example distant views from the isolated elevated knoll in Sydney Park, provide for greater potential for the viewer to perceive the visual effects. The majority of views from close locations will be from moving viewing locations.

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.

5.2 VIEWING DISTANCE

Viewing distance can influence the perception of the visual effects. 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.

As the visual catchment is limited to the south and north-east, and given the relatively flat surrounding topography and curvilinear road alignment, most modelled views fall into the close and medium distance ranges. Distant views are predominantly restricted to local knolls on the northern boundary of Sydney Park. Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m). Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m).

5.3 VIEW LOSS OR BLOCKING EFFECTS

5.3.1 RELEVANT REGULATORY FRAMEWORK

The Sydney Development Control Plan 2012 (SDCP) provides some objectives relevant to views. These are as follows:

Section 5 Specific Sites

Figure 5.182

Figure 5.182 in the Southern Employment Lands Strategy, Section 5.8 of Specific Sites SDCP 2012 indicates continuous views corridors in the area. This map can be viewed at Figure 5.

Urbis comment: The proposed development does not interrupt these continuous views.

5.8.2.5.1 Landscaping

(4)(g) create attractive views to and from the public domain and help reduce the visual bulk and scale of the development.

The development retains established vegetation on the north-western corner of the site and proposes new vegetation of approximately 30 metres along the western edge of the site presenting to Bourke Road and the southern edge to Gardeners Road. The proposed vegetation adds filtering effects to the western elevation of the proposed development and approximately halfway along the southern boundary of the site towards the intersection of Gardeners Road and Bourke Road. The retention of established vegetation and new proposed vegetation along the western and southern boundaries, which are exposed to regular viewing periods from Gardeners Road and Bourke Road, provides filtering effects in views towards the proposed development from the west, south-west and south.

Other

We note that there are documented views from Sydney Park which are orientated towards the north and north-west to the City of Sydney CBD. The proposed development would have no effect on these views. Notwithstanding, any potential views to the south-west from Sydney Park may have visibility of the upper roof form of the warehouse against a background of other built form.



Figure 5 Employment Lands Urban Strategy - Continuous view corridors Figure 5.182 in the SDCP2012

6.0 PHOTOMONTAGES

VIEW 01

VIEW NORTH-WEST TO SITE FROM ENTRY TO 629 GARDENERS ROAD

- Distance class**
- Close view
 - <100m

Existing composition of the view

This close view is characterised by Gardeners Road dual carriageway, mature vegetation along the south side of Gardeners Road and within the subject site, and foreground bulky warehouse buildings which appear to be approximately equivalent to four residential storeys in height. The subject site including the low height former Bunnings warehouse, other low hieght commercial development, occupy the background view composition. There is no access to views of high scenic quality, unique items, or heritage items.

Visual effects of the proposed development on the composition as modelled

The proposal introduces new built form into the mid-ground composition and given its 6 metre setback to Gardeners Road occupies more of the existing view compared to the existing situation. The approved data centre within the wide south setback to a warehouse/distribution centre at 506 Gardeners Road will block westerly approach views when constructed. Notwithstanding the existing high level of visibility, this does not equate to a high visual impact when considering other relevant factors. The proposal predominantly blocks background building development, areas of sky and the upper roof form of 200 Bourke Road. The proposed built form is not dissimilar in scale, height or form to immediately surrounding development and does not block access to scenic or highly valued compositions or heritage items.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low-medium
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-low
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high
Overall visual impact rating	LOW



Figure 6 Key Plan of View 1



Figure 7 View 1 - Existing



Figure 8 View 1 - Existing conditions 3D model overlay



Figure 9 View 1 - Proposed

VIEW 02

VIEW NORTH-EAST TO SITE FROM THE SOUTH-WEST CORNER OF GARDENERS ROAD AND BOURKE ROAD

Distance class

- Close
- <100m

Existing composition of the view

This close view to the south-western corner of the subject site is predominantly characterised by a foreground of dual road carriageway. The midground includes the existing built form on the subject site and the bulky warehouse forms of the warehouse forms to the north and east of the subject site. There is no access to views of high scenic quality, unique items, or heritage items from this location.

Visual effects of the proposed development on the composition as modelled

The proposal introduces new built form into the foreground of the view. The proposed development includes a north-eastern curved corner form, characterised by a patterned lattice style façade. The proposed built form blocks a narrow section of sky, creating a new built form horizon in close views and partly blocking warehouse forms immediately north and east of the subject site. Notwithstanding, the proposed built form is not dissimilar in scale, height or form to immediately surrounding development and does not block access to scenic or highly valued compositions or heritage items.

Visual effects of proposed development

Visual Character	Low-medium
Scenic Quality of View	low
View Composition	medium
Viewing Level	nil
Viewing Period	low-medium
Viewing Distance	high
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors

Public Domain View Place Sensitivity	medium
Physical Absorption Capacity	low
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high

Overall visual impact rating	MEDIUM
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Figure 10 Key Plan of View 2



Figure 11 View 2 - Existing

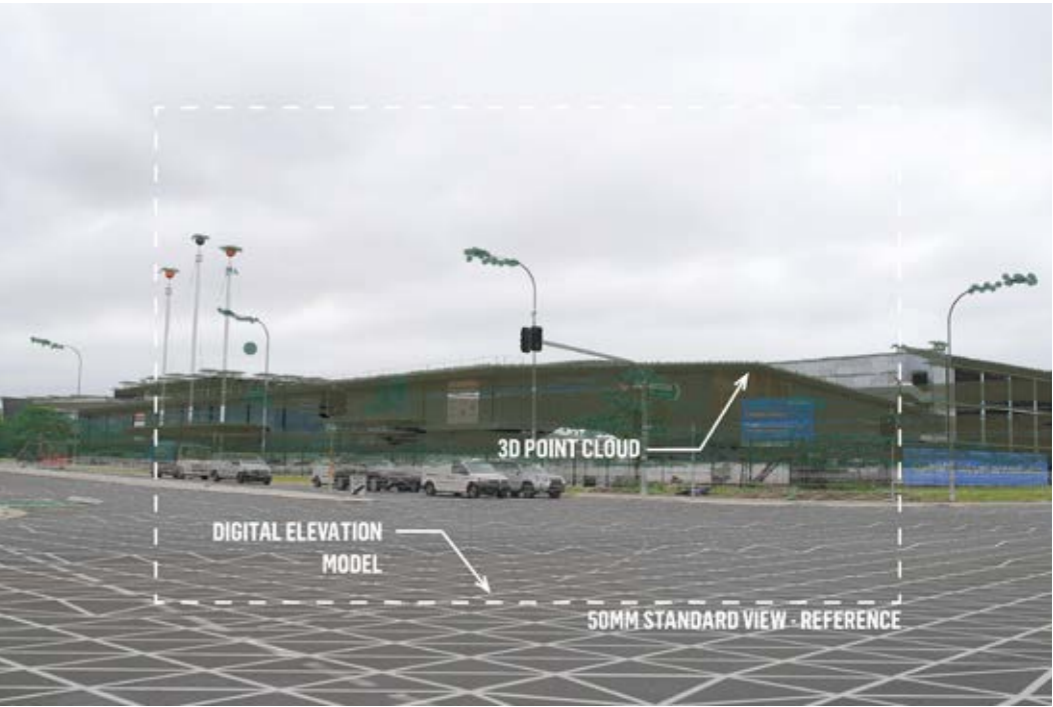


Figure 12 View 2 - Existing conditions 3D model overlay



Figure 13 View 2 - Proposed

VIEW 03

VIEW SOUTH-EAST FROM THE EASTERN END OF CAMPBELL ROAD BRIDGE

- Distance class**
- Medium view
 - 100-500m

Existing composition of the view

This view to the north-western edge of the subject site includes a foreground of road carriageway and grassed verges with juvenile and established street tree vegetation. The midground composition is predominantly characterised by bulky warehouse forms located to the north and west of the subject site. The background includes residential flat buildings along Gardeners Road. There is no access above or beyond the site to scenic features or heritage items.

Visual effects of the proposed development on the composition as modelled

The proposal introduces new built form into the mid-ground of the view. The foreground of the view remains unchanged and retained vegetation close to the western boundary of the site partly filters some views towards the proposed development. The proposed built form blocks views to other buildings, including the residential flat buildings on Gardeners Road and O’Riordan Street. The built form does not block access to scenic or highly valued compositions or heritage items. Further, the proposed built form is not dissimilar in height, scale or form to existing development within the immediate visual context. We note further that this block model photomontage does not include proposed planting along Bourke Road or the roof top carpark which will serve to filter and soften views from the west.

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

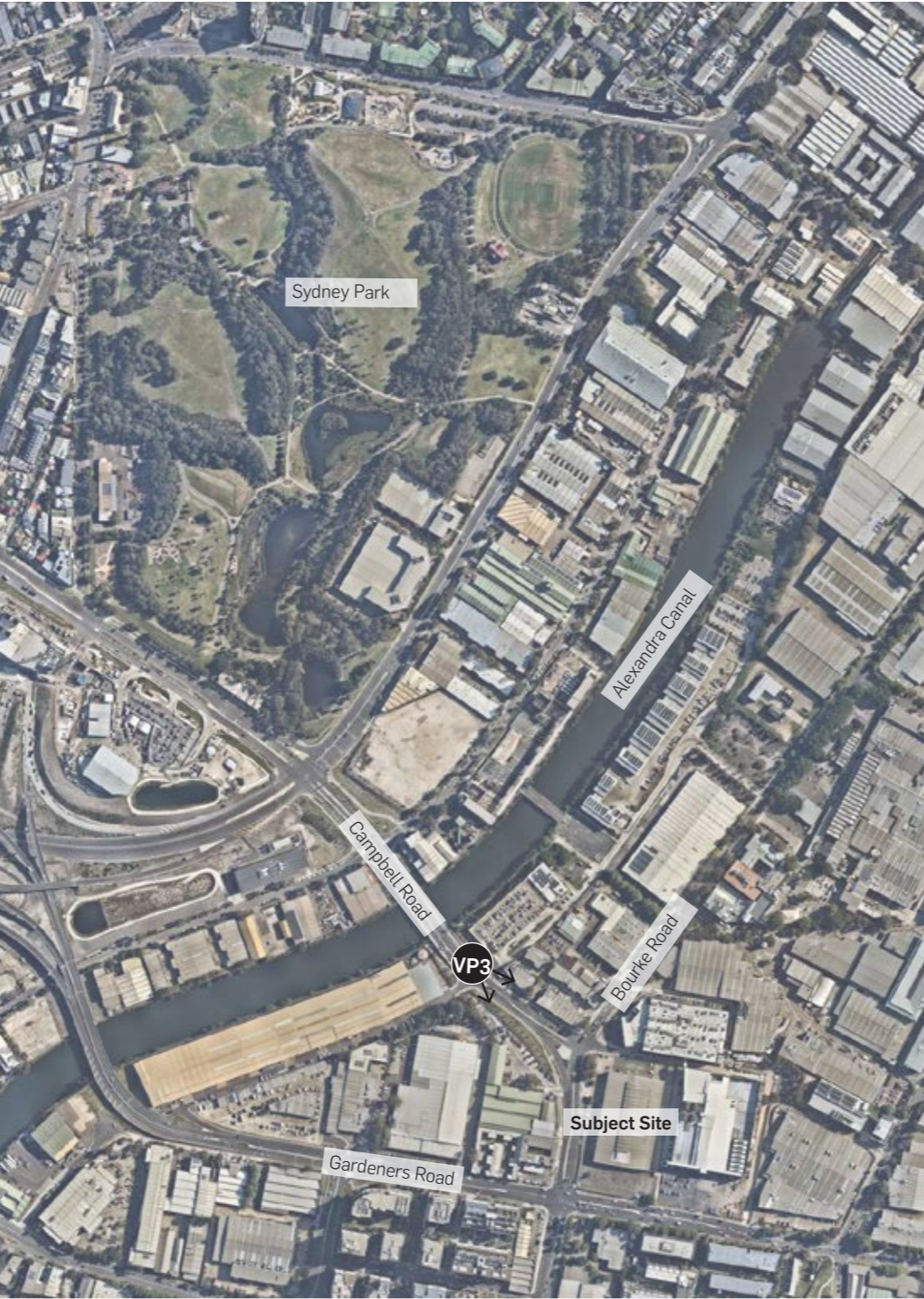


Figure 14 Key Plan of View 3



Figure 15 View 3 - Existing



Figure 16 View 3 - Existing conditions 3D model overlay



Figure 17 View 3 -Proposed.

VIEW 04

VIEW SOUTH TO SITE FROM OUTSIDE 77 AND 75A BOURKE ROAD

Distance class

- Close view
- <100m

Existing composition of the view

This view is to the north-western edge of the subject site from north of the site on Bourke Road. The foreground is characterised by road carriageway and the vegetation and building development at 200 Bourke Road. The existing warehouse is visible in the foreground, as well as the western setback which includes an open hardstand space and a cluster of established vegetation which is located with the road reserve. The background composition includes residential flat building development. There is no access above or beyond the site to scenic features or heritage items.

Visual effects of the proposed development on the composition as modelled

The proposal introduces new contemporary built form into the foreground of the view. Part of the northern elevation of the proposed built form is visible, including the projected, cantilevered sections of the vehicle access ramp towards Bourke Street. The built form is articulated which provides visual interest and breaks up the massing. The proposal allows for the retention of street tree vegetation along Bourke Street, and predominantly blocks views to existing building development and sky. The proposed built form is not dissimilar in scale, height or form to immediately surrounding development and does not block access to individual icons, or scenic or highly valued compositions or heritage items.

Visual effects of proposed development

Visual Character	low
Scenic Quality of View	low
View Composition	medium
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
Physical Absorption Capacity	medium
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high

Overall visual impact rating	LOW
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Figure 18 Key Plan of View 4



Figure 19 View 4 - Existing



Figure 20 View 4 - Existing conditions 3D model overlay



Figure 21 View 4 - Proposed

VIEW 05

VIEW SOUTH-WEST TO SITE FROM THE TOP OF THE NORTH-WESTERN CORNER OF SYDNEY PARK

Distance class

- Distant view
- >500m

Existing composition of the view

This view from an important local park (sensitive view place) is characterised by a foreground of turfed open space, and a midground of dense, mature vegetation, the canopies of which forms a visually significant boundary to Sydney Park. The vegetation which bounds the east boundary of the park blocks low and medium height development along Euston Road. The distant background includes the subject site as indicated by the existing masts and ball features associated with the former Bunnings building and a wall of continuous built form. The background building development predominantly includes 9-12 storey residential flat buildings. There is no view access above or beyond the site to scenic features or heritage items.

Visual effects of the proposed development on the composition as modelled

The proposed development occupies a short section of the wider view. A narrow horizontal section of the built form proposed is visible against a background of building development. Its long horizontal form is similar in height, character and form to other development within the immediate visual context. The proposed development does not block views to scenic or highly valued features, or heritage items, blocking only background buliding development.

Visual effects of proposed development

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	medium
Viewing Period	low-medium
Viewing Distance	low
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors

Public Domain View Place Sensitivity	high
Physical Absorption Capacity	medium-high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	high

Overall visual impact rating **LOW**



Figure 23 Key Plan of View 5



Figure 24 View 5 - Existing



Figure 22 View 5 - Existing conditions 3D model overlay



Figure 25 View 5 - Proposed.

VISUAL IMPACT ASSESSMENT

Having determined the extent of the visual change based on the 5 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. Descriptions developed by Dr Lamb have been used to inform this assessment. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

7.1 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.

This report addresses potential visual impacts on close, medium and distant views from the south, west and north, given the limited extent of the potential visual catchment of the existing site and proposed development from the east. Views from five locations were assessed, with the sensitivity of 4 locations rated as low. One location, view 5 from Sydney Park was rated as high based on the sensitivity of the site due to its elevation, identification of documented views from the Park and the medium duration of the viewing period. Notwithstanding these ratings in our opinion there are no other factors that would render the other view places as being of moderate or high sensitivity for example its use as an important public reserve, elevated local knoll or visually prominent location or a places of high cultural value (both Indigenous or non-Indigenous).

7.2 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 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.

The existing visual environment has a MEDIUM-HIGH capacity to absorb the visual changes proposed in the majority of views, given that the immediate context includes several bulky, tall warehouse forms which block or partially block medium and distant public domain views towards the proposed development. The visibility of the proposed built form is higher (medium-low PAC) in immediate views from the intersection of Gardeners Road and Bourke Road.

Four views were rated as medium or high PAC, which provides a 'down-weight' to the level of visual effects, reducing their importance. View 1 was rated as having a MEDIUM-LOW PAC, increasing the level of impact.

7.3 COMPATIBILITY

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

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

The proposed development has high compatibility with the existing visual character of the site and the immediate visual context. The visual context surrounding the subject site is characterised by built forms that are not dissimilar in form, scale, size and materiality as that proposed. In this regard the proposed development would not be out of place or have unexpected features for viewers travelling within the immediate or wider visual catchment.

All views were rated as having a HIGH compatibility which provides an 'down-weight' to the level of visual effects, reducing their importance.

7.4 REGULATORY CONTEXT COMPATIBILITY

Compatibility with desired future character and objectives of the Southern Employment Lands, as identified in the SDCP2012, in all views were found to be high.

This provided a 'down-weight' in relation to the overall rating of visual impacts.

7.5 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

Residual effects are discussed by Dr Lamb as follows;

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.

In our opinion visual impacts on the views modelled can be overcome by the successful implementation of the proposed landscape plan. The proposed planting in time will help to create filtering effects to the lower parts of the built form proposed and will serve to reduce the initial level of visual impacts.

In addition, we are advised that vegetation located close to the north-western boundary will remain and will continue to provide screening effects in the majority of views.

6.5.1 APPLYING THE 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

Assess against relevant information/planning instruments/policies and master plans.

The proposed development has been assessed against provisions relevant to views that are included in the Sydney DCP 2012 and the objectives of the land-use zone. In this regard the level of effects generated was found to be compatible and consistent with the level of visual effects that would be contemplated by the controls for the zone. Results of this section provided a 'down-weight' to the level of visual effects.

Overall visual impacts

Taking into consideration the level of visual effects of the proposal on baseline characteristics, and application of impact weighting factors, the visual impacts of the proposed development were found to be low and acceptable.

8.0 CERTIFICATION

8.1 USE OF PHOTOMONTAGES OR OTHER VISUALISATIONS

The Landscape Institute (UK) provides the following guidance:

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

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

Photomontages were selected as being an appropriate means to model the potential visual effects of the proposed SSD DA. 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.

8.2 PHOTOMONTAGES IN THE LAND & ENVIRONMENT COURT OF NSW

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 outlined below.

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 and is to be accompanied by:

- 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.

8.3 CERTIFICATION OF ACCURACY OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 2 of this report, prepared by Urbis' visualisation - lead, Ashley Poon.

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.
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 are known.
3. Reference points from the survey were used for cross-checking accuracy in all 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 myself and were considered to be within reasonable limits.

I am satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction.

I certify, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.

9.0 CONCLUSIONS

- The VIA methodology followed and use of accurate photomontages satisfies the SEARs.
- The overall level of visual impacts is derived by considering various relevant factors as to how a proposed development of this size and scale will affect its existing visual context and character.
- The final level of visual impacts that would be caused by the approval and subsequent construction of the proposed development, are based on a review of photomontages and application of a robust methodology.
- The immediate visual context is characterised by large warehouse and commercial forms to the west, north and east and high density and scale residential development to the south.
- The visual catchment of the site is predominantly restricted to close views from the south, west and north including short sections of approach views from Gardeners Road, Bourke Road and the Campbell Road Bridge. The visual catchment also includes isolated distant views from Sydney Park to the north-west of the subject site.
- Residential views towards the subject site are mainly limited by built form and vegetation, or are oblique views which are not orientated directly towards the subject site.
- Based on fieldwork observations, potential view loss in relation to private domain views is unlikely to be significant.
- Views from a range of distance classes have been used to determine visual impacts across the potential visual catchment.
- Viewpoints were identified through fieldwork observations, analysis of aerial imagery and LiDar data.
- Of the five views analysed four were rated as a low visual impact and 1 as a medium impact.
- The regulatory context of the site allows for bulky warehouse forms similar to that proposed, and as such the level of visual effects and impacts are contemplated by the controls.
- The assessment shows that notwithstanding a high level of visibility, that quantum of change does not directly relate to a high level of visual impact.
- The built form proposed as modelled in all views, does not generate any significant visual impacts on the view compositions analysed.
- In our opinion taking all relevant factors into consideration, the significance of visual effects that would be caused by the proposed development, are reduced where visual impacts are rated as low.
- In our opinion, this SSDA can be supported on visual impacts grounds.

APPENDIX 1

DESCRIPTIONS OF VISUAL EFFECTS AND IMPACTS

This information has been prepared by Richard Lamb and Associates and has been reproduced here with the permission of Dr Richard Lamb.

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

Table 3: Description of Visual Effects

Factors	Low Effect	Medium Effect	High Effect
<i>Scenic quality</i>	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.
<i>Visual character</i>	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.
<i>View place sensitivity</i>	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time	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-	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
<i>Viewing period</i>	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).
<i>Viewing distance</i>	Distant Views (>1000m).	Medium Range Views (100-1000m).	Close Views (<100m).
<i>View loss or blocking effect</i>	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: Description of Visual Impacts

<i>Visual Impacts Factors</i>			
Factors	Low Impact	Medium Impact	High Impact
<i>Physical absorption capacity</i>	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 has a high contrast and low blending within the existing elements of the surrounding setting and built form.
<i>Compatibility with urban/natural features</i>	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.

APPENDIX 2

PHOTOMONTAGE PREPARATION AND METHOD BY URBIS

520 GARDENERS ROAD, ALEXANDRIA, NSW

VISUAL ASSESSMENT | PHOTO-SIMULATIONS

PREPARED FOR

CHARTER HALL HOLDINGS PTY LTD

FEBRUARY 2022

PHOTO-SIMULATIONS PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

1 February 2022

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Associate Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor) - with GPS enabled

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2022 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Sydney 2020-05
- Aerial photography from Nearmap - 2021-10-25 & 2021-10-06
- Site feature survey received via client - survey dated 2021-08-02
- Proposed architecural drawings received from Architect - 2021-11-17
- Proposed 3D model received from Architect - 2022-01-17

METHODOLOGY :

Photo-simulations provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photo-simulations are outlined below:

- Photographs have been taken on site using a full-frame GPS enabled digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken hand-held and at a standing height of 1.6m above natural ground. Photos have generally been taken at 35mm to cover a wider context, with a 50mm reference window provided to assist with standardising the set for a standard view. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photo-simulation, the GPS location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location, orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photo-simulation is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photo-simulation.





50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP1 : (PHOTO 4613) LOOKING NW, GARDENERS ROAD | EXISTING PHOTO : 2021-11-11 10:39 AEDT

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_1A
REV: -





50MM STANDARD VIEW - REFERENCE

DISTANCE TO PROJECT - 150M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP1 : (PHOTO 4613) LOOKING NW, GARDENERS ROAD | PHOTO-SIMULATION

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_1C
REV: -



50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW







50MM STANDARD VIEW - REFERENCE

DISTANCE TO PROJECT - 50M

ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP2 : (PHOTO 4636) LOOKING NE, INTERSECTION BOURKE AND GARDENERS ROAD | PHOTO-SIMULATION

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_2C
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP3 : (PHOTO 4645) LOOKING SE, CAMPBELL ROAD BRIDGE | EXISTING PHOTO : 2021-11-11 11:17 AEDT

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_3A
REV: -





DISTANCE TO PROJECT - 260M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP3 : (PHOTO 4645) LOOKING SE, CAMPBELL ROAD BRIDGE | PHOTO-SIMULATION

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_3C
REV: -



50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP4 : (PHOTO 4650) LOOKING SOUTH, BOURKE ROAD | PHOTO-SIMULATION

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_4C
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP5 : (PHOTO 4665) LOOKING SSE, SYDNEY PARK | EXISTING PHOTO : 2021-11-11 12:09 AEDT

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_4A
REV: -





**PROPOSED
DEVELOPMENT**

**DISTANCE TO PROJECT - 1090M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW**



520 GARDENERS ROAD, ALEXANDRIA, NSW - VISUAL ASSESSMENT
VP5 : (PHOTO 4665) LOOKING SSE, SYDNEY PARK | PHOTO-SIMULATION

DATE: 2022-02-01
JOB NO: P0032153
DWG NO: VP_5C
REV: -

