

Bank Street Park
Blackwattle Bay / Tjerruing

SSD-53386706

Appendix K

View Analysis and Visual Impact Assessment (Architectus)



December 2023

View Analysis
and Visual Impact
Assessment



BANK STREET PARK

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CHAPTER

1

INTRODUCTION
AND CONTEXT

Introduction

The purpose of this report is to provide a View Analysis and Visual Impact Assessment (VIA), to support a State Significant Development Application (SSDA) for a new waterfront public park within Blackwattle Bay, to be known as Bank Street Park (SSD-53386706). Bank Street Park is located at 1A-19 Bank Street, Pyrmont on the shoreline of Tjerruing Blackwattle Bay and adjacent areas of Blackwattle Bay.

Project description and summary

In 2016, the then Minister for Planning declared the urban renewal of The Bays Precinct (referred to then as Bays Market District). In December 2022, the Premier of NSW declared this Precinct to be rezoned with the proposed development set to become a new waterfront public park, known as Bank Street Park at Tjerruing Blackwattle Bay. It is currently zoned as RE1 Public Recreation under the Sydney Local Environmental Plan 2012 (SLEP 2012).

Extensive community consultation was undertaken to formulate a vision for the site. This occurred through the State Significant Precinct (SSP) process, followed by a targeted consultation.

The final vision for the State Significant Precinct of Bank Street Park is as follows:

'Bank Street Park provides a high quality, vibrant setting that encourages social interaction, community and recreation. The proposal seeks to enhance existing uses with additional sporting facilities opening the area to the wider community and recreational user.'

Generous connections to the water will support rowing and dry boat storage areas as well as casual water's edge recreation. There is an opportunity for programmed events that optimise the harbour location and offer improved facilities for existing recreational organisations.

Bank Street open space also responds to local community needs, providing all ages play spaces including basketball, climbing walls, play equipment and skate park.

1-3 Bank Street is an important extension to the Bank Street Park. The existing masonry fabric has potential to be retained and new building forms introduced. The land-side components of

the existing marina (storage, waste and office space) could be relocated here freeing up the open space. A creative arts hub with a ground level cafe can provide an active node at corner of the open space. Public amenities and facilities could also be incorporated here.'

Source: Bank Street Park, Blackwattle Bay, Design Excellence Strategy (September 2022).

The design intent for Bank Street Park is to:

- Ensure the living cultures of First Nations people and European heritage contribute to shaping of the place;
- Expand the range of recreational, community and cultural facilities within the Precinct;
- Maintain and enhance the connection to water through view, uses and activities;
- Deliver a place for everyone that is inviting, unique in character, socially inclusive and affordable;
- Achieve design excellence and deliver a world class harbour foreshore;
- Identify opportunities for the most efficient use of available space to maximise public benefits; and
- Ensure designs demonstrate value for money.

Blackwattle Bay Precinct

Bank Street Park forms part of the Blackwattle Bay Precinct, which is an area of predominantly government owned land located on the western edge of the Pyrmont Peninsula and adjoining the waters of Blackwattle Bay.

The precinct was rezoned in December 2022 to facilitate a new mixed-use community, providing for around 2,000 new residents and 5,600 new jobs and creating a vibrant 24/7 economy. Updated planning and land use controls were incorporated into the Sydney Local Environmental Plan 2012, along with site specific design guidance in the Blackwattle Bay Design Guidelines.

A critical part of the Blackwattle Bay Precinct is the high quality public domain which includes a series of parks and open spaces connected by a foreshore promenade. Bank Street Park will bring new active and passive recreation uses into a unique park environment, catering for both existing and future communities in the vicinity.

Introduction

The Proposal

Development consent is being sought for a recreation area for the primary purpose of a public park, comprising:

- Site preparation works, including tree removal, earthworks and remediation to facilitate the proposed use;
- Demolition of three existing buildings at 1-3 Bank Street;
- New and adapted facilities for community use, including:
 - New single storey building to accommodate flexible community space, café, and marina office/store facilities, with green roof and photovoltaics;
 - Adaptive reuse of Building D for public amenities, bin and other storage;
 - Boat launching ramp and pontoon for passive watercraft, including dragon boats and kayaks;
 - Boat storage building with change facilities for dragon boat users with publicly accessible rooftop deck;
- Public domain works, including:
 - 'Interpretation Garden' in existing building 'ruins' at 1-3 Bank Street;
 - Split level foreshore promenade;
 - Multi-purpose court with edge seating and partial fence;
 - Nature-based inclusive playspace for ages 2-12;
 - Fitness equipment;
 - Public plaza and grassed open space areas;
 - New tree plantings and planter beds;
 - Public art, wayfinding and interpretative signage, lighting, bike parking and seating;

- Harbour works including:
 - Overwater boardwalk;
 - Land/water interface works, including sandstone terracing into water and support structure, to improve marine habitat;
 - Demolition and construction of a new timber launching ramp for dragon boats;
 - Kayak/passive craft pontoon; and
 - Restoration, repair and alterations to the existing seawall for new stormwater outlets.
- Works to Bank Street road reserve, including:
 - Road space reallocation to provide separated cycleway;
 - Cycleway transition to Bank Street to continue south as part of future works;
 - Reinstatement of existing on-street parallel parking;
 - Tree planting;
 - Accessible parking space; and
 - Loading zone adjacent 1-3 Bank Street.

Site location

Bank Street Park is proposed to be located at 1A-19 Bank Street, Pyrmont NSW within the City of Sydney local government area (LGA) and includes harbour development in Blackwattle Bay. The site area is 1.1 hectares. The relevant lot and deposited plans and the respective ownership for the site are Transport for NSW and Infrastructure NSW.

Bank Street Park is located on Gadigal Land, one of the twenty-nine clans of the great Eora Nation. It adjoins the foreshores of Glebe to the west and Pyrmont Bridge Road and Wentworth Park to the south.

Methodology

The methodology for this assessment has been developed by Architectus, based on key considerations listed in this document, including:

- the Secretary's Environmental Assessment Requirements (SEARs) for the project, most specifically to SEAR Number 9 which states:
"Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.";
- the project's planning framework;
- relevant planning principles for view assessment established by the New South Wales Land and Environment Court; and
- Architectus' experience in preparing Visual Impact Assessments for a variety of projects.

The site and context

Site Context

The study site occupies the current site of 1A-19 Bank Street, Pyrmont and includes harbour development in Blackwattle Bay. The current immediate context of the site includes the following:

- Northwest of the site is Glebe Island Bridge, a heritage item listed on the State Heritage Inventory.
- To the north and east of the site are high density residential / mixed use developments within the suburb of Pyrmont including 2 Bowman Street, 1 Distillery Drive and 120 Saunders Street. Beyond these are parks including Waterfront Park and Knoll Park. Bank Street has been cut into the natural landform leaving an excavated rock face to its north-eastern side, opposite the site, which developments sit above.
- To the east of the site a pedestrian and cycling access ramp provides access to Anzac Bridge.
- To the southeast of the site are three private land owners with industrial uses, the existing Sydney Fish Markets and Wentworth Park. These are planned for change associated with the Blackwattle Bay State Significant Precinct Rezoning (2022).
- Running east-west through the site at high level is the Anzac Bridge. Anzac Bridge forms part of the Western Distributor, a 3.8-kilometre-long grade-separated motorway elevated for most of its length along the western fringe of the Sydney CBD.

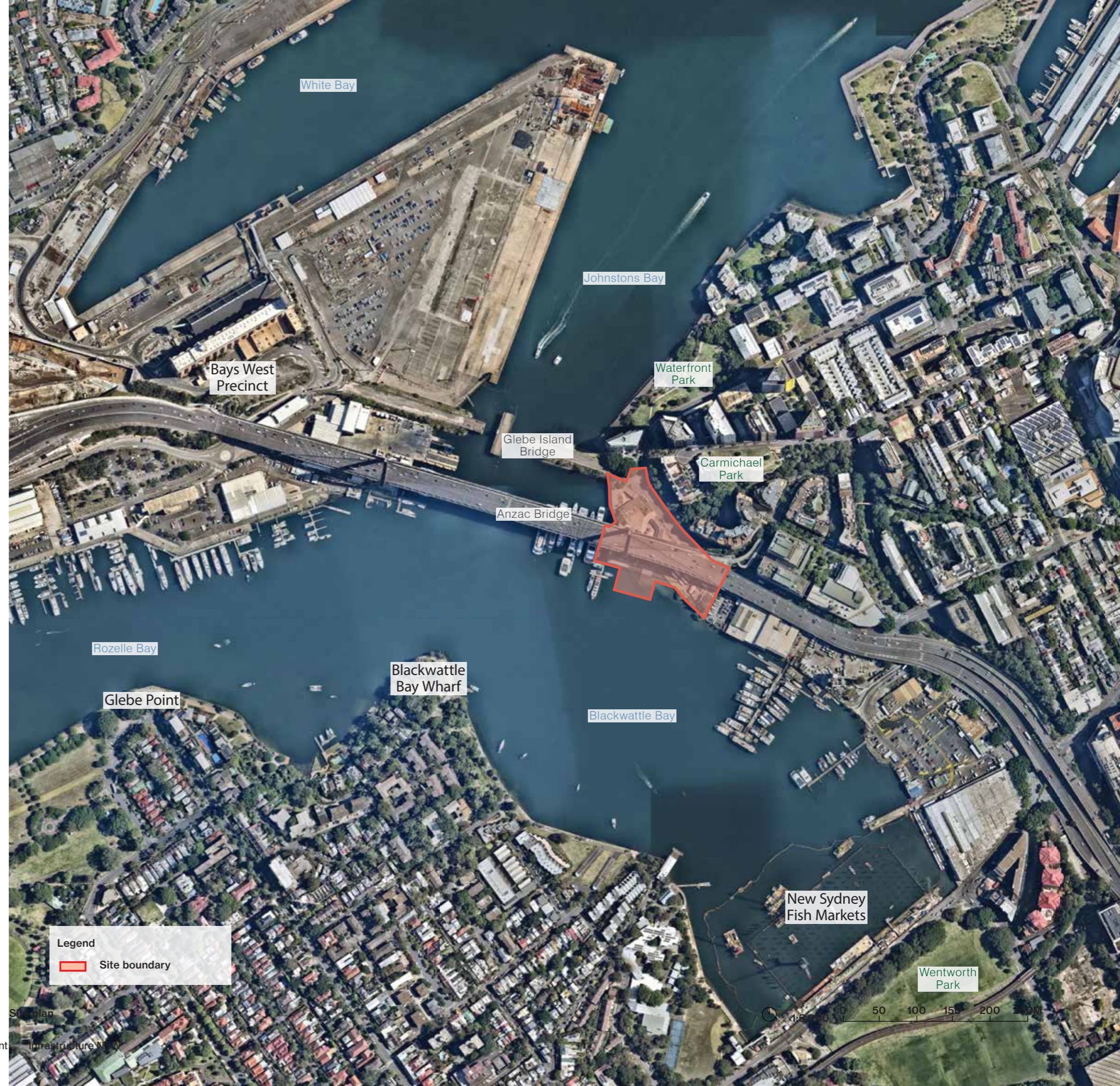


The site and context

Local Context

The local context of the site, beyond the items noted in the Site Context section, includes the following:

- The Anzac Bridge and Glebe Island Bridge lead west to the future Bays West Precinct. The precinct is currently being rezoned with potential open spaces along the foreshore.
- To the south of the site is Blackwattle Bay. The site is visible across Blackwattle and Rozelle Bays, including from Blackwattle Bay Wharf (approximately 320m from the site), Rozelle Bay (approximately 750m from the site), and Glebe Point (approximately 650m from the site).
- The new Sydney Fish Market which sits at the end of Blackwattle Bay will also have clear views to the site.



The proposal

Key features of the proposal from a visual impact perspective are described in Figures 1-14. In summary they include:

- To the northwest of the site, a series of connected existing buildings is modified including a new building with community facilities (same height as existing buildings), amenities and storage in an adaptively reused building and a seating and planting in existing building 'ruins' (removing the larger part of one existing building).
- Landscaping and limited built form elements across the remainder of the site including dragon boat storage with a deck over, a multi-purpose court, some seating shelters, a kiosk, marina and launch facilities.



Figure 1: Existing site plan (for comparison)
Source: Nearmaps with Architectus edits (2023)

The proposal

Legend

- ① Glebe Island Bridge - potential pedestrian and cycle connection
- ② Existing vegetation retained and supplemented
- ③ Stair access to Glebe Island Bridge
- ④ Widened verge
- ⑤ Amenities and storage in adaptively re-used building
- ⑥ Plaza
- ⑦ Loading zone on Bank Street
- ⑧ Seating and planting in existing building 'ruins'
- ⑨ New building with community facilities cafe kiosk and marina facilities
- ⑩ PV and planting on roof
- ⑪ Graded walkway access to plaza
- ⑫ Substation retained
- ⑬ Seating shelters amongst planting
- ⑭ Outdoor seating area to cafe
- ⑮ Bank Street with parallel parking and separated cycleway
- ⑯ Open lawn area
- ⑰ Primary pathway across park
- ⑱ Cycleway transition to street - to continue south as part of future works
- ⑲ Nature-based inclusive playspace for ages 2-12
- ⑳ Fitness equipment
- ㉑ Multi-purpose court
- ㉒ Edge seating and fence to court
- ㉓ Substation and bridge pylons
- ㉔ Marina
- ㉕ Potential future kayak storage / kiosk
- ㉖ Anzac Bridge pylon
- ㉗ Deck over dragon boat storage
- ㉘ Boardwalk
- ㉙ Kayak launch jetty
- ㉚ Dragon boat ramp
- ㉛ Sandstone blocks terracing into water to improve marine habitat
- ㉜ Split level promenade with trees and seating
- ㉝ Existing mature trees retained with embankment down to adjacent property
- ㉞ Future boardwalk and promenade connection (outside of scope)
- ㉟ Pedestrian link as part of future development (outside of scope)



Figure 2: Preferred Concept
Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

The proposal



Figure 3: Section through proposed basketball court and park

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

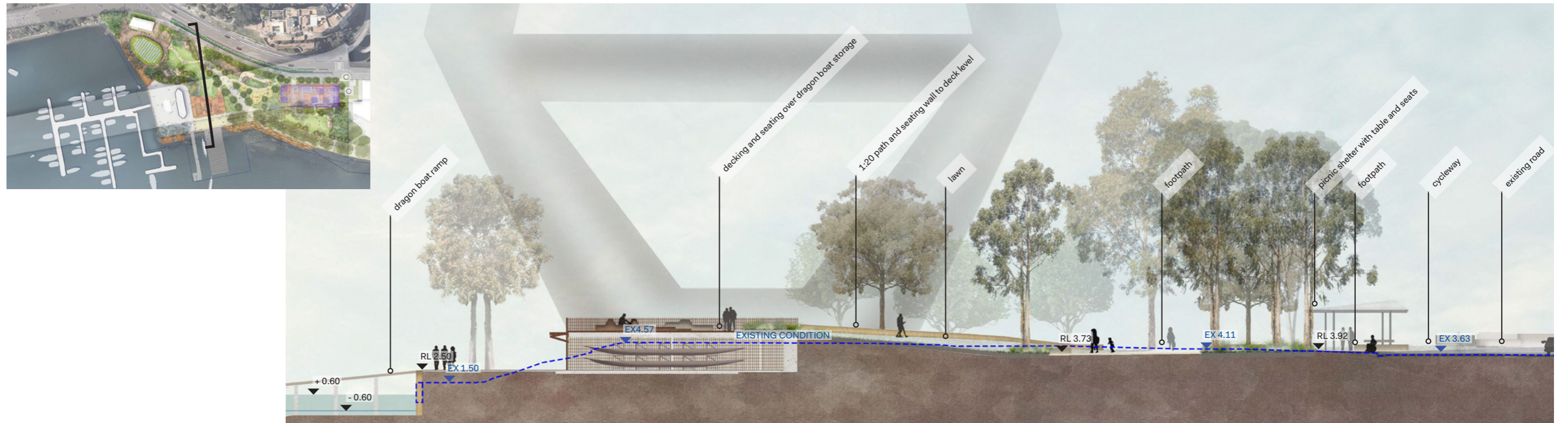


Figure 4: Section through dragon boat storage

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

The proposal

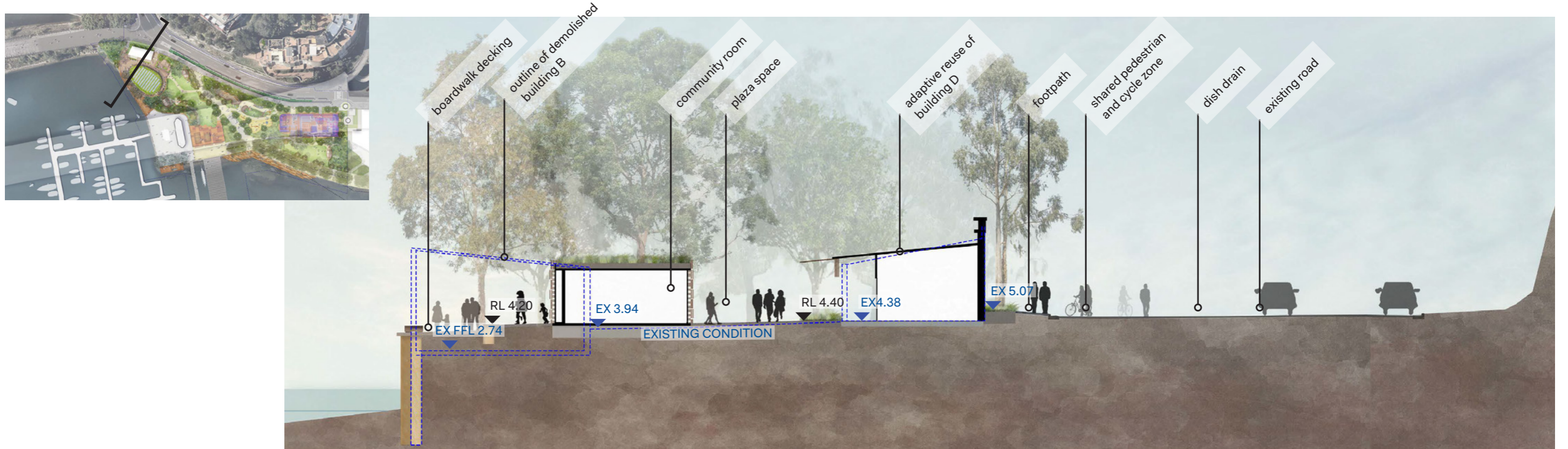


Figure 5: Section through demolished and new buildings

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

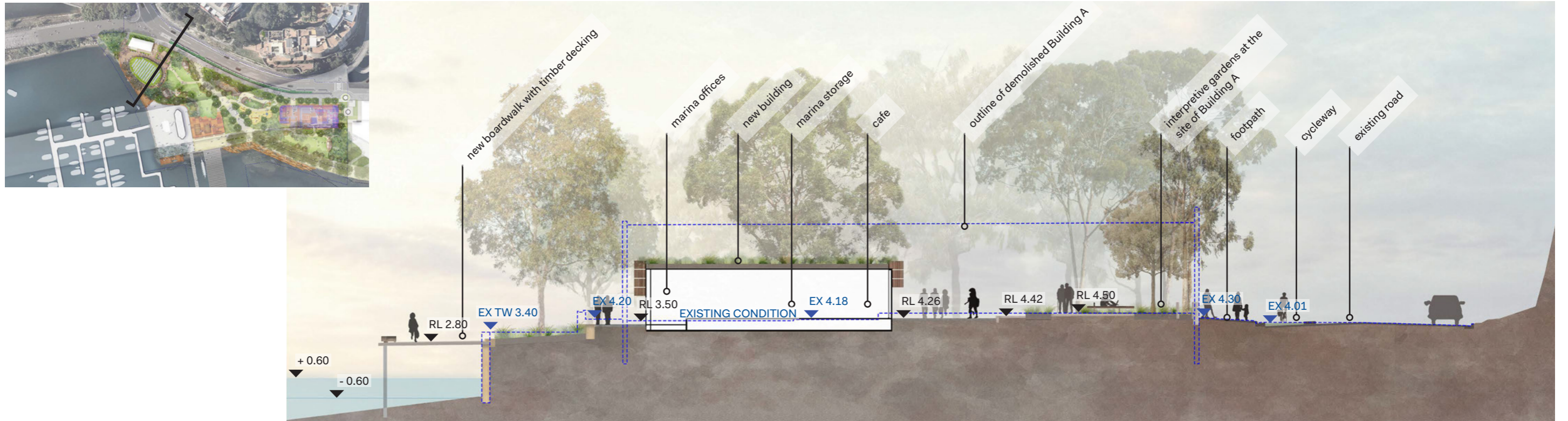


Figure 6: Section through demolished and new buildings, as well as through the new proposed board walk

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

The proposal



Figure 7: Proposed Park (view through play space)



Figure 8: Southeast views of the site.



Figure 9: Proposed Park (view through interpretive garden)



Figure 10: Northwest views of the site.



Figure 11: Proposed Park (view through interpretive garden)



Figure 12: Northwest views of the site.

All sources from this page are taken from 'Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)'

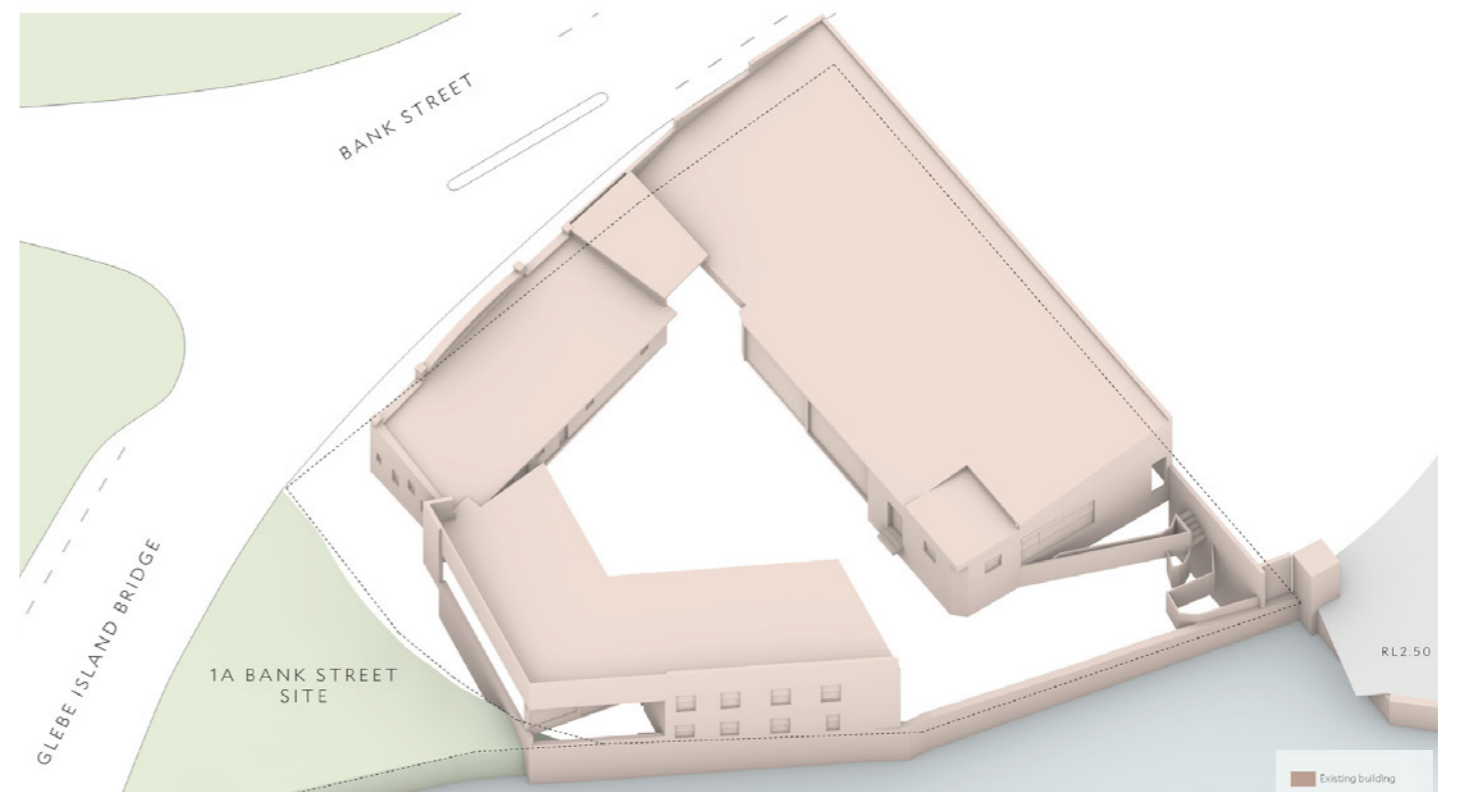


Figure 13: Existing building

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

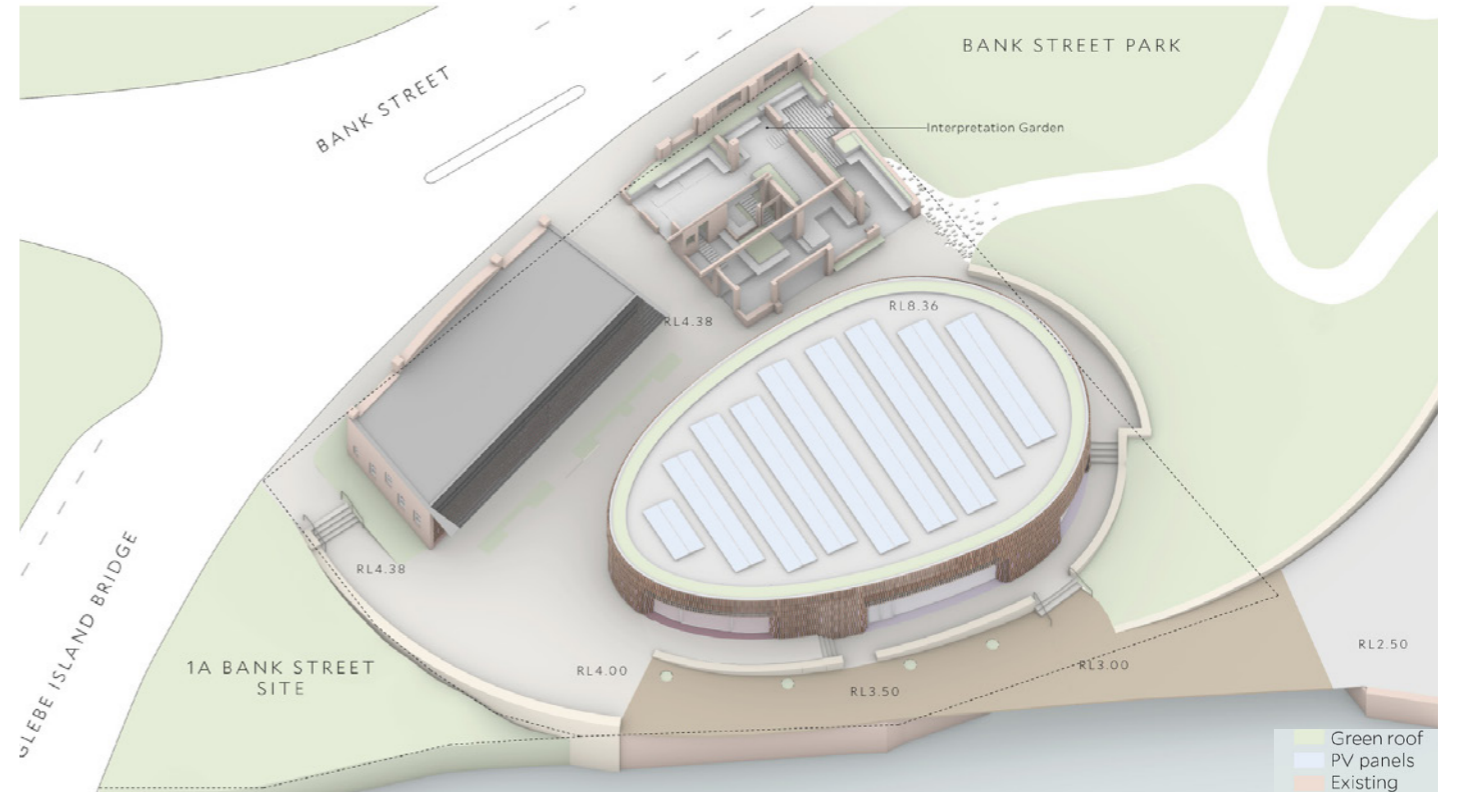


Figure 14: Proposed building

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

CHAPTER

2

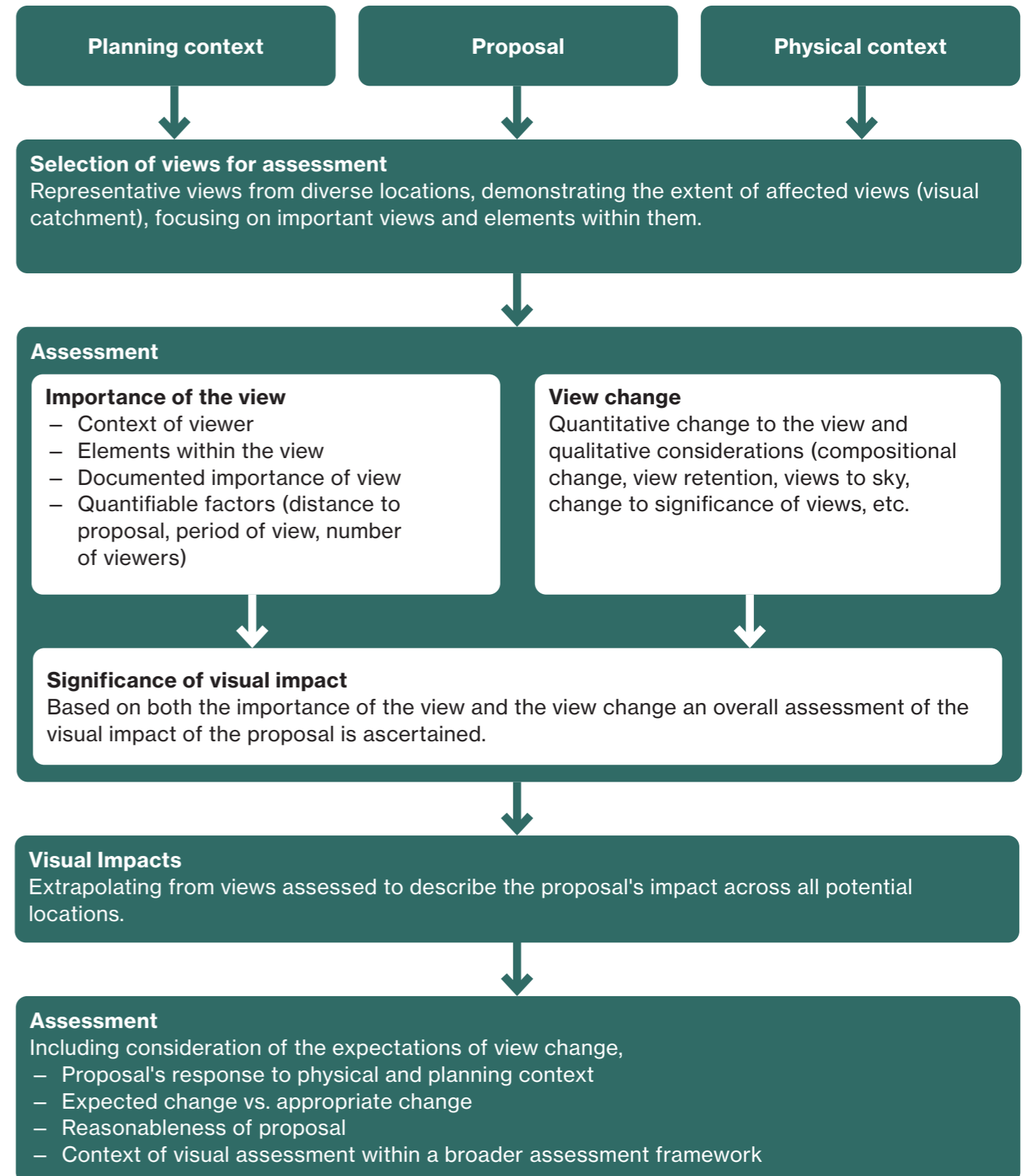
KEY
CONSIDERATIONS
FOR ASSESSMENT

Approach to assessment

The methodology for this assessment has been developed by Architectus based on Architectus' experience in preparing Visual Impact Assessments for a variety of projects and the following key considerations for the project which are further described through this chapter:

- The Secretary's Environmental Assessment Requirements (SEARs).
- Planning framework for visual and view assessment.
- Land and Environment Court Planning Principles regarding view sharing and visual impact assessment.
- Heritage sensitivity.
- Standards for photography and photomontage.
- Criteria for assessment (architectus).

A general overview of Architectus' process for the assessment of visual impact is described in the diagram adjacent.



Planning framework

Planning framework for visual and view assessment

This section discusses the planning framework pertaining to visual and view assessment matters for the project.

Following is a summary of the Secretary's Environmental Assessment Requirements (SEARs), Environmental Planning Instruments (EPIs), policies or guidelines which apply to the site and have specific reference to views and visual impact.

Secretary's Environmental Assessment Requirements (SEARs)

Key SEARs relating to views and visual impact are set out adjacent. It focuses on item 9 in the SEARs which sets out a process for consideration of visual impact.

The findings of this work may also feed into a broader consideration of SEARs 4, 7 and 8 from which extracts are also shown adjacent.

Considerations of Project Specific SEARs

SEARs	Comment
<p>9. Visual Impact "Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</p> <p>...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."</p>	<p>This document identifies key view points in Chapter 3 'Visual Analysis' . Full conclusions on visual impact are available in Chapter 5 'Summary and Conclusions'.</p>
<p>4. Landscape design and public domain "...Consider how the proposed design responds to the context, site constraints (land contamination, hydrology, flooding, wind etc) site opportunities, access and circulation, heritage, character and visual amenity, character and spatial qualities for play and recreation, streetscape and existing and future character of the locality, including the interface with the water and future development of the Blackwattle Bay Precinct..."</p>	<p>This document identifies key areas that may impact the visual amenity in Chapter 3 'Visual Analysis'.</p>
<p>7. Environmental Heritage "...Assess the heritage impacts of the proposal on all items of heritage significance in the vicinity including visual impacts.</p> <p>... Provide detailed photomontages of the proposal and its siting within the historically significant cultural landscape including vantage points from conservation areas..."</p>	<p>This VIA does not seek to address this SEARs item as this is addressed separately in the Statement of Heritage Impact (SoHI) prepared by heritage expert GML Heritage. The SoHI describes (within a broader set of conclusions and recommendations) that the impacts of the proposal are "acceptable from a heritage perspective".</p>
<p>8. Environmental Amenity "...Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated..."</p>	<p>Reference is made to view loss and view sharing for private views at the end of Chapter 3 'Visual Analysis' - 'Potential for impacts to private views'.</p>

Planning framework

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP 2021) includes provisions specifically relating to development in foreshore and waterway areas.

Section 6.28 General [Division 3 Development in Foreshores and Waterways Area] identifies the following development principles:

(2) (e) *the unique visual qualities of the Foreshores and Waterways Area and its islands, foreshores and tributaries will be enhanced, protected or maintained, including views and vistas to and from—*

(i) *the Foreshores and Waterways Area, and*

(ii) *public places, landmarks and heritage items.*

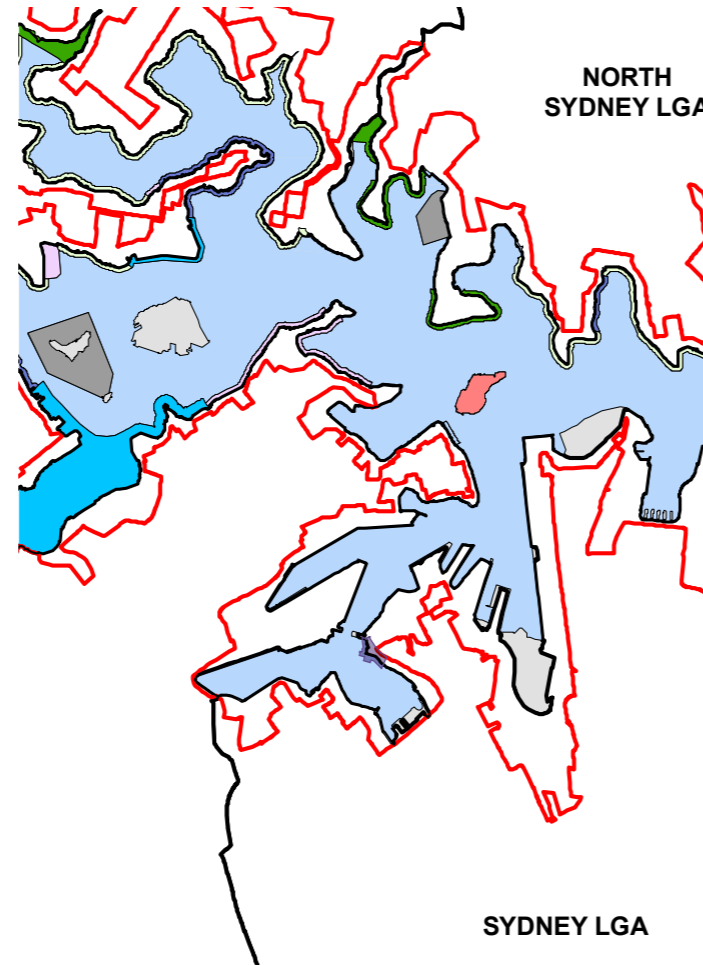
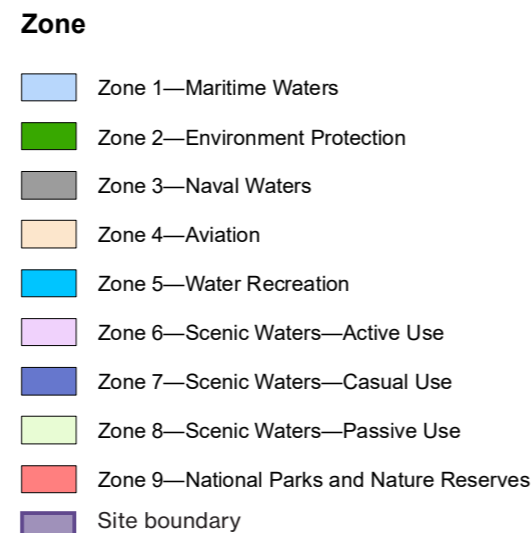


Figure 15: Sydney Harbour Foreshores and Waterways Area Map Sheet FWA_001
Source: State Environmental Planning Policy (Biodiversity and Conservation) 2021 (sheet FWA_001)



Part 6.4 Heritage conservation in Sydney Harbour, specifically 6.52 Heritage development identifies the following development principles (figure 2):

(f) development near a heritage item, including development that –

(i) may have an impact on the setting of the heritage item, including by affecting a significant view to or from the item or by overshadowing, or

The SEPP also acknowledges the 'Glebe Island Bridge, including abutments - Blackwattle Bay' as a Sydney Harbour heritage item with a State significance; noted as item no 125.

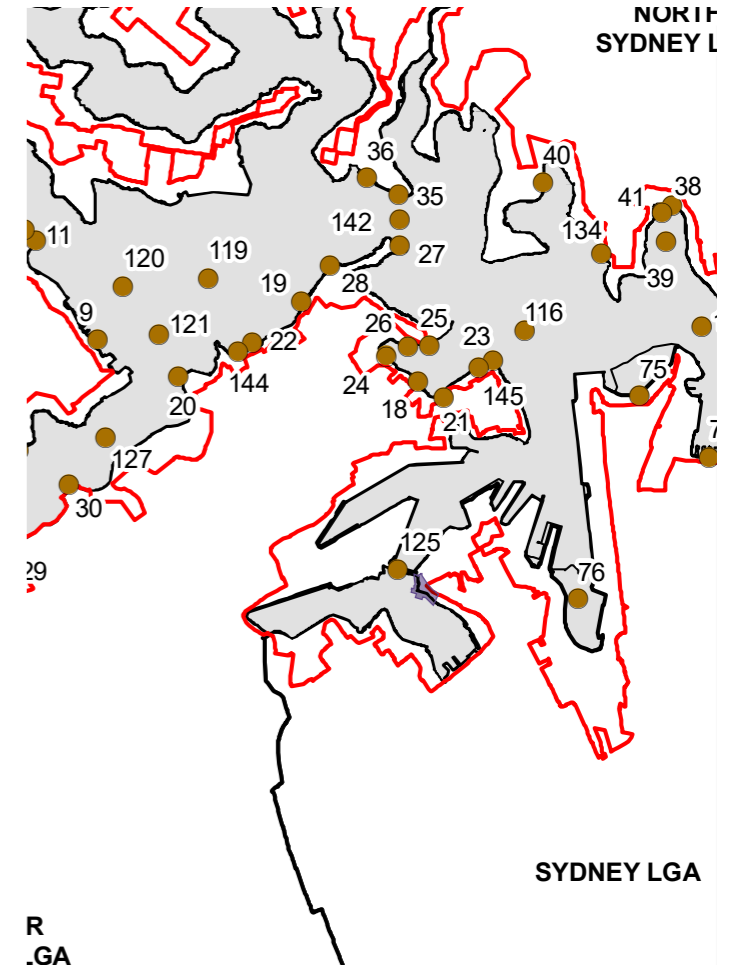
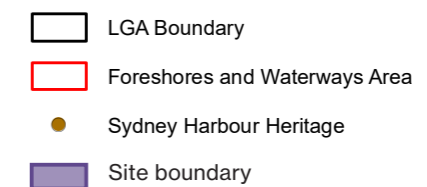


Figure 16: Sydney Harbour Heritage Map Sheet HER_001
Source: State Environmental Planning Policy (Biodiversity and Conservation) 2021 (sheet HER_001)



Planning framework

Sydney Local Environmental Plan 2012

The SLEP 2012 does not include any specific controls relating to views on this site. Cl. 6.21 Design Excellence includes that "In considering whether development... exhibits design excellence, the consent authority must have regard to... (c) whether the proposed development detrimentally impacts on view corridors".

There is no Height of Buildings control applying to the site. Nor is there any view corridor controls affecting the site.

The SLEP 2012 Division 7 'Blackwattle Bay Precinct' sets specific controls for the Blackwattle Bay Precinct that includes the site, including a requirement for consistency with the Blackwattle Bay Design Guidelines.

Blackwattle Bay Design Guidelines (2022)

The Blackwattle Bay Design Guidelines of 2022 sets out clear and detailed provisions to guide the development in Blackwattle Bay and should be used to supplement provisions of Sydney Local Environmental Plan 2012 (SLEP 2012). The provisions specifically relating to views are:

Section 3 'Public Space'

Section 3.4.14 'Tree canopy, street trees and landscaping' provides that:

Articulation of the public realm design during design development should ensure that landscape elements (such as trees) do not overly obstruct valued sight lines (such as water views).

Section 7 'Building Layout, Form and Design'

Of importance to views in this section is the following objective for 'Built form':

"... (r) Maximise a sense of openness within the site and adjacent areas with massing to respond to local conditions, views to sky, as well as terminating views or landmark buildings, with additional height or variation in orientation and setbacks to deliver the outcome."

Section 7.2.1 'Building setout', specifically 2.b. provides that:

"views to the sky are to be enhanced by adequate separation between buildings to the ground plane in areas of streets and to areas of private open spaces within blocks."

Section 9 'Heritage and Culture'

Section 9.1.1.3 'Aboriginal cultural heritage' (refer to figure 15) provides that:

"Development is to preserve view lines between Potential Archaeological Deposit (PAD) Jackson Landing Shelter 45-6-2960 and Port Jackson and is not to direct potentially damaging public attention to the shelter itself."



Figure 17: Potential Archaeological Deposits
Source: Blackwattle Bay Design Guidelines 2022 (page 121)

- Site boundary
- Jackson Landing Shelter 45-6-2960



Character	Planting Strategy
All age friendly, active, sheltered and inviting landscape space. Clear line of site and connection to the water for recreation. Provision of support facilities for watercraft.	Shade tolerant indigenous rainforest and fern species. Provision of shade through advanced trees, shade structures. Landscape planting embellishment, lawn areas, advanced shade trees and mass planting beds.
Modes	Hardscape Strategy
<ul style="list-style-type: none"> — Public exercise equipment/gym — Games including equipment suitable for use by all ages persons — Off leash dog park — Adolescent play equipment / skate ramp and equipment to allow scooters and skateboards — Multi-purpose court — Suitable seating for users and supervisors — Informal space suitable for 'bring in' play event 	<ul style="list-style-type: none"> — Ramps, handrails, tactile and balustrades for disabled access — High quality, durable hard landscape finishes to walls, paving suitable for intensive public use — Hard paved plaza suitable for large gatherings — Street furniture – Bench seats, bins, bike racks, drinking fountain — Universal access table setting, tap, bin — Lighting for safety and security to relevant Australian Standards — Accessible pedestrian paths to relevant Australian Standards — Streetscape treatments to extent of public roads including street trees, furniture, paving and landscaping.
Microclimate	Infrastructure / Furniture
South West facing, shaded by Anzac Bridge	<ul style="list-style-type: none"> — Feature lighting / Public Art / Service provision as required to all facilities / Picnic shelter with electric BBQ / Publicly accessible toilets / Structured bicycle parking

Figure 18: Bank Street Park in the Blackwattle Bay Design Guidelines
Source: Blackwattle Bay Design Guidelines 2022 (page 37)

Planning framework



Figure 19: Precinct Plan Key Elements: View Corridor
 Source: Blackwattle Bay - Attachment 3: Urban Design Statement
 Vols I and II, June 2021 (page 23)

Note: The View Corridor along the alignment of John Street is several storeys above the site and will not be impacted by the proposal.

Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (SDCP 2012) includes provisions specifically relating to views. While the DCP does not apply to State Significant Development, it is relevant to consider in this context.

Section 3.2.1.2 'Public Views' provides that:

Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, Heritage Buildings and monuments including public statues, sculptures and art;

Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings, and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered;

The site is located within the 'Ultimo/Pymont' character area within the DCP. Of importance to local views are the following principles for this character area:

"... (b) Retain the dramatic topography created by excavated sandstone cliffs visible from the public domain.

(c) Conserve views and vistas within and beyond the neighbourhood, particularly from the public domain.

(d) Maintain the distinctive character created by the built form on the central ridge and the water front edges..."

Section 3.9.5 Heritage items provides that;
"Development in the vicinity of a heritage

item can have an impact upon the heritage significance of the item. The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views to and from the property".

Development in the vicinity of a heritage item is to minimize the impact on the setting of the item by:

"...(d) Retaining and respecting significant views to and from the heritage item."

In response to the above, it is notable that the proposal creates a new area of park, opening up views of the harbour and excavated sandstone cliffs. In this way it can be seen as contributing to the appreciation of views rather than impacting upon them.

Planning principles

The Land and Environment Court has established Planning Principles for the assessment of development on views, both from public and private realms.

The Planning Principles assist when making a planning decision, including particularly:

- where there is a void in policy;
- where policies expressed in qualitative terms allow for more than one interpretation; and
- where policies lack clarity.

The assessment of the impact of view loss on public views is established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046* at 39 - 49.

The principles for view sharing in respect of private views are established in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140* at 25-29.

Public Views - Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046

A consideration of the likely impacts on these public views in relation to the New South Wales Land and Environment Court Planning Principles set out in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSW LEC 1046*. In this case, Senior Commissioner Moore set out a number of steps for the consideration of public domain view impacts, which are identified below:

The established planning principle process is as follows:

Identify the scope of the existing views from the public domain (44). This should consider:

- The nature and extent of any existing obstruction of the view;
- Compositional elements of the view;
- What might not be in the view - such as the absence of human structures in the outlook across a natural area;
- Is the change permanent or temporary; or
- What might be the curtilages of important elements within the view.
- Identify the locations in the public domain from which the potentially interrupted view is enjoyed (45);
 - Identify the extent of the obstruction at each relevant location (46);
 - Identify the intensity of public use of those locations and where the enjoyment of the view will be obscured (47);
 - Review any document that identifies the importance of the view to be assessed (48).

The methodology utilised in this VIA is in accordance with the five-step process established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council [2013] NSW LEC 1046*.

Private Views - Tenacity Consulting v Warringah Council [2004] NSWLEC 140

A consideration of the likely impacts on these private views in relation to the New South Wales Land and Environment Court Planning Principles set out in *Tenacity Consulting v Warringah Council [2004] NSWLEC*. In this case, Senior Commissioner Roseth set out a number of principles for the consideration of private view impacts, which are discussed individually below, based on the following steps:

- *Assessment of views to be affected. At 26: “water views are valued more highly than land views. Iconic (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured”.*
- *Consideration of from what part of the property views are obtained. At 27: “For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic”.*

- *Assessment of the extent of the impact. At 28: “this should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.*
- *Assessment of the reasonableness of the proposal. At 29: “A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours”.*

The four step process described above has been incorporated into the methodology in this report.

Strategic context

The Sydney Fish Market and Bays West Stage 1 Rezoning Proposal set a context for future views of the site. For this reason they are further described below.

Sydney Fish Market [2016 - Now]

The new Sydney Fish Market has been in the pipeline since it was first announced in 2016, with the project currently being constructed and expected to be delivered towards the end of 2024. The location is the ending point of the Blackwattle Bay rezoning precinct and is the foreshore walk connection between the eastern and western sides of Blackwattle Bay.

As stated by the NSW Government, the new Sydney Fish Market aims to be:

- One of Australia's leading tourist destinations
- A waterfront promenade, a ferry wharf and more than 6,000 square metres of new public open space
- A variety of fishmongers, restaurants, cafes, bars and specialty food retailers in a market hall setting
- A new destination for art and culture in Sydney
- A place for the whole community and visitors to enjoy daily
- Around 700 jobs during construction and support of over 700 jobs once operational
- Economic growth with visitor numbers set to double in the next 10 years

The key impacts to the Bank Street Park is the end connection for the foreshore walk.

Bays West Stage 1 Rezoning Proposal [2022]

The Bays West Stage 1 Rezoning Proposal from 2022 is recognised as a document that sets out potential public domain and open spaces that may be impacted by this development.

The Bays West Stage 1 Rezoning Proposal was finalised on 9 December 2022. The rezoning proposal outlines the planning controls that will guide the development of Bays West, specifically around Bays Metro station and White Bay Power Station.

A consideration to the current (as of 2022) planned master plan framework for Bays West is appropriate. Specifically the open and public space, and how they may be visually impacted. The current plans; as stated in the Bays West Master Plan and Urban Design Framework 2022, section '2.2.2 Big Moves' (p 15), are:

- Repurpose White Bay Power Station to become a focal point of the precinct
- Reinstate a crossing to create more convenient and direct active transport connections
- Connect community to water, while recognising and supporting the working harbour and port operational requirements
- Deliver a significant, connected, activated public open space near the water at an early stage
- Make the most of the opportunity that a new Metro Station presents to renew the precinct and surrounds through development that has a strong dependence on public and active transport
- Enable a world-class harbour foreshore walk

The main key move that has the largest impact to the site is possibly reinstating the Glebe Island bridge which will create a direct link between Bays West and Bank Street Park.

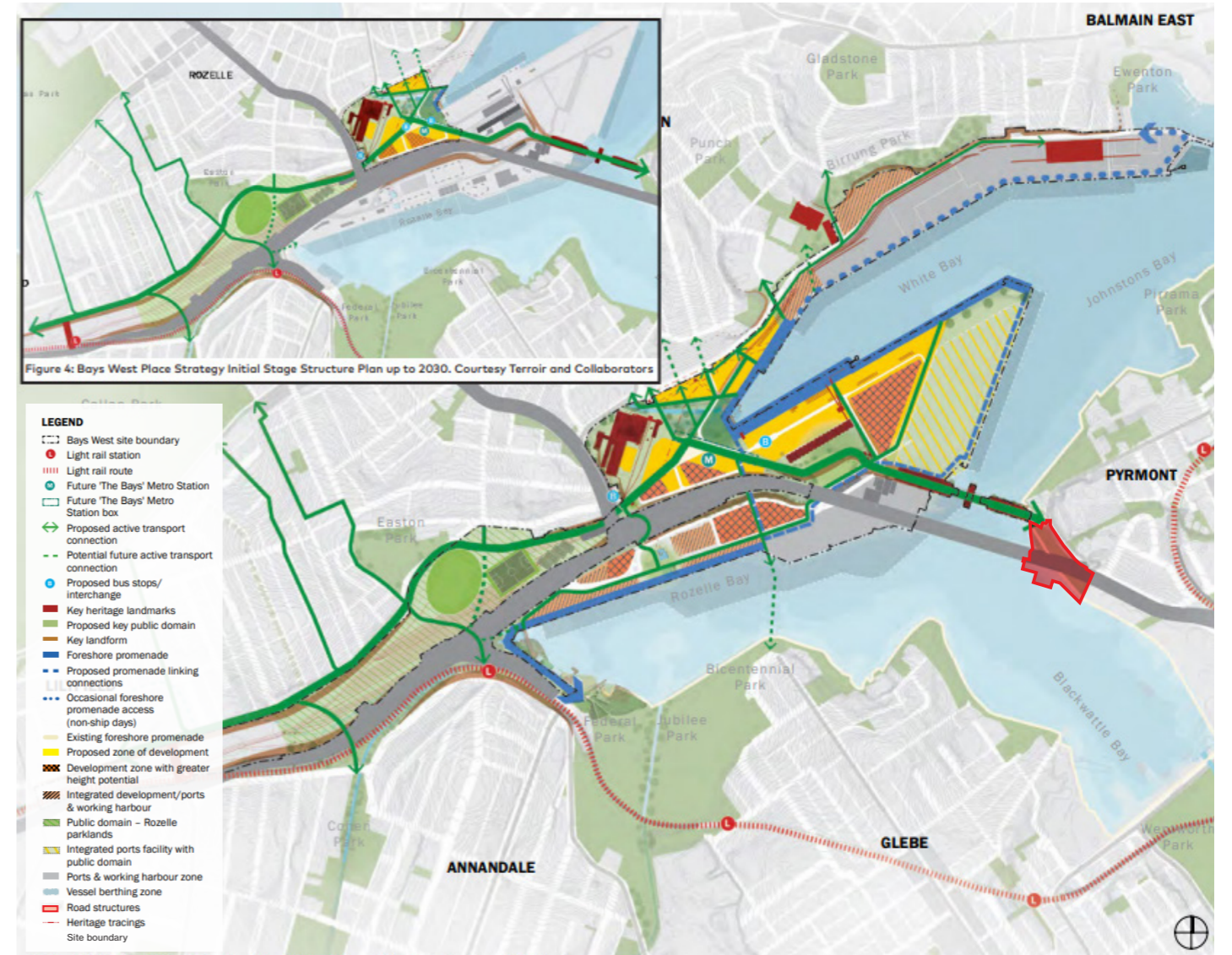


Figure 20: Bays West Structure Plan 2040 and beyond Source: Bays West Master Plan and Urban Design Framework 2022 (p 13)

Standards for photography

The key used in the photographic industry for approximating the human eye's field of view is a 50mm focal length on a 'full frame' 35mm camera.

For many views this format alone would not provide a clear understanding of the breadth of the view and/or the size of the proposal. In this case a wider-angle view has been used and is noted within the view description. In these cases a comparison to a 50mm focal length lens is also provide through an overlaid 'box' on the view.

See adjacent for an example of how these fields of view compare.



Criteria for assessment

Architectus' criteria for assessment of visual impact are included adjacent. These are based on the Planning Principles described in the previous chapter and Architectus' experience in the Assessment of Visual Impact.

These are divided into two broad categories:

1. Importance of the view
2. View change

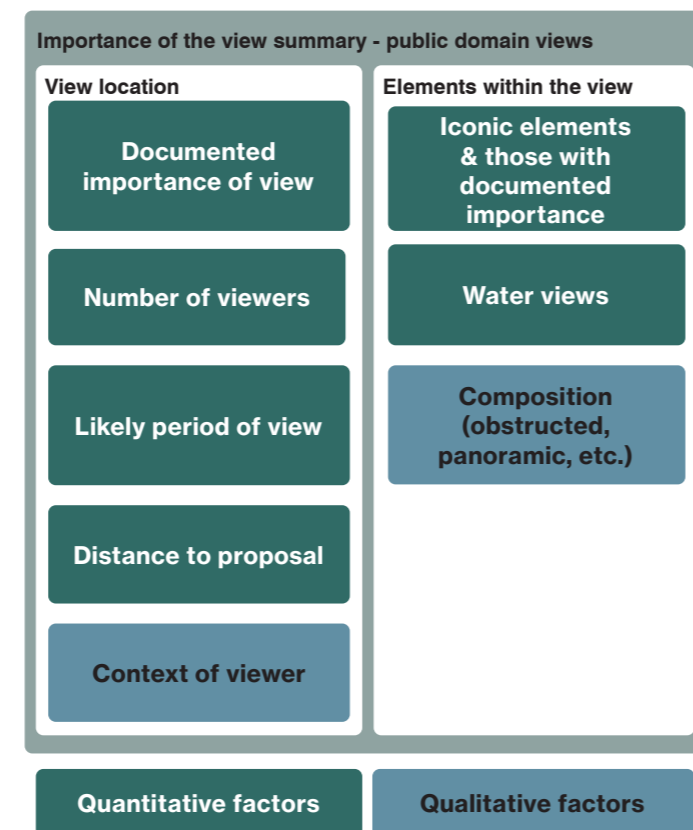
The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles.

These criteria have been applied in the assessment of views in the following chapters of this document.

Importance of the view - Public Domain Views

The importance of the view includes consideration of the following factors:

- The importance of the view location, including;
 - Any document that identifies the importance of the view to be assessed;
 - The number of viewers;
 - The likely period of view;
 - The distance to the proposal; and
 - The context of the viewer (whether the view is static or dynamic, obtained from sitting or standing positions, etc.)
- Elements within the view, including:
 - whether iconic elements or water views are present;
 - the existing composition of the view, and any existing obstructions to the view;



Criteria for importance of view - and breakdown into qualitative and quantitative factors

These features are described for each view and a final categorisation of view importance has been produced as a summary. The following table presents examples of how these categorisations are used.

Importance of the view - public domain views

	Criteria
High	Unobstructed views of highly valuable or iconic elements from highly important or highly used locations.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view is regularly used / a high use location with some view importance.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well-used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from public spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Some elements which form part of the consideration of view importance are quantitative measures that can be estimated for the purpose of comparison. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers	
	Criteria
High	High use public spaces and primary walking routes
Moderate	Connector streets and well used public spaces
Low	Low use locations such as urban lanes and local streets

Period of view	
	Criteria
High (long-term)	Viewers may sit or stand for extended periods such as park seating or plaza space
Moderate	Viewers may pause for a moment, such as an intersection; see the same view for an extended period whilst moving; or there may be a mix of passing and extended views.
Low (short-term)	Passing views such as those from streets

Criteria for assessment

Importance of the view - Private views

The importance of the view includes the same elements as the importance of public domain views. The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony) provides some further guidance as to how the view is perceived and whether an expectation to retain the view is realistic. For instance, as set out in the Planning Principles from 'Tenacity Consulting v Warringah (2004/140)', a sitting view or a view across side boundaries is considered more difficult to protect than a standing view or view across front boundaries.

Importance of the view - private views

Criteria	
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries.
Moderate-High	Primary views of important elements from locations which may have an expectation of retention such as across front boundaries.
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low-Moderate	Views with selected important elements, partially obstructed views or views with some important elements where there is low expectation of retention.
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

View change rating

The view change is a qualitative assessment which includes consideration of:

- the quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- any significance attached to the existing view by a specific organisation;
- any change to whether the view is static or dynamic;

Some elements which form part of the consideration of view change are quantitative measures that can be estimated for the purpose of comparison. The tables below show the criteria used in evaluating these.

Prominence

Criteria	
High	The proposal is dominant in the composition of the view
Moderate	The proposal is visible and clearly noticeable in the view
Low	The proposal will not be noticeable within the view without scrutiny.

Significance of elements obstructed

Criteria	
High	Obstructs elements of significance in the view such as views of iconic elements, water views or other elements of identified importance
Moderate	Obstructs large areas of sky or small areas of important elements in the view
Low	Minor/no impact to the sky with no obstruction of important elements

A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Overall extent of view change

Criteria	
High	The proposal obscures iconic elements or elements identified as highly significant within the existing view.
Moderate-High	The proposal is prominent within the view, changing the quality of the existing view or obscuring elements of significance within the view.
Moderate	The proposal obscures some elements of importance within the existing view or is highly prominent within the view.
Low-Moderate	The proposal is prominent in the view and/or obscures minor elements within the view.
Low	The proposal is visible within the view however does not impact on any elements of significance within the view.
None/Negligible	The proposal will not be noticeable within the view without scrutiny.

The approach taken is generally conservative in its consideration of these views for the purpose of highlighting maximum potential impacts for consideration in terms of acceptability.

Overall significance of visual impact

Overall significance of visual impact assesses the nature of the proposed change factoring in Importance of view and view change.

The matrix below shows the methodology used in evaluating visual impact significance.

Visual impact matrix

Importance of view	View change					
	None/Negligible	Low	Low-Moderate	Moderate	Moderate-High	High
High						
Moderate-High						
Moderate						
Low-Moderate						
Low						

Significance of visual impact

High	
Moderate/High	
Moderate	
Low/Moderate	
Low	
Negligible	

A high extent of visual impact is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character. The overall acceptability of the proposal and its visual change is discussed in the final chapter of this document.

The SEARs uses the terminology 'significant visual impact', which is taken to be at minimum a high importance and moderate change or moderate importance and high change or 'moderate/high' on this scale.

CHAPTER

3



VISUAL
ANALYSIS

Methodology

This chapter describes the consideration of a broad range of views of the proposal. These views address considerations set out in the SEARs and consider important locations and principles identified in relevant planning policy required to be addressed.

This chapter is structured as follows:

- Visual catchment, setting out a broad consideration of potential visibility based on topography and landscape features.
- Points of interest, describing key public domain locations of importance including existing places and those planned (e.g. Bays West Foreshore Promenade)
- Public domain views - thirty two (34) views have been shown in this section from a variety of locations, grouped as follows:
 - Water-side views
 - 1. Foreshore walk
 - 2. Within the Bays
 - 3. Bays West future foreshore promenade
 - 4. Lookouts
 - Land-side views
 - 5. Waterfront Park
 - 6. Bowman Street
 - 7. Bank Street and surrounds
- Private views - have been considered from a desktop study.

View locations and categorisation

Each group of views is shown on a map, as photos, with a textual description and matrix including preliminary categorisation of their importance.

Categorisation is based on the criteria for assessment described in the previous chapter of this report. It is based on the photograph and consideration of the design only, typically with a conservative estimate that may be refined through detailed analysis if required.






Following this consideration, no views have been identified with potential for significant visual impact, a threshold set out in the SEARs where more detailed photomontage assessment may be appropriate.

Visual catchment

The diagram adjacent describes a preliminary visual catchment for the site, developed to assist in view selection. It has been developed through the following steps:

- Step 1 - GIS-based view-shed analysis testing where a location 11m above ground within the site could be seen, allowing for topography however disregarding obstruction from buildings and landscape. Note: The GIS Testing point was located 11m above ground on site. This is a conservative approach and we understand the height of the current proposal is significantly below this.
- Step 2 - Qualitative analysis - obstruction by trees, landscape and built form is ignored in testing due to the nature of the area. This area has been highlighted and blacked out in the adjacent map.

Legend















-  Site boundary
-  Light rail
-  Ferry
-  Views obstructed by topography (Step 1 GIS analysis)
-  Views obstructed by buildings, trees and other landscape elements (Step 2 qualitative analysis)

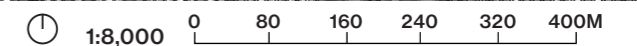


Points of interest

The adjacent diagram provides an overlay of view-shed analysis with points of significance indicating existing and future key pedestrian links and open spaces, where views are typically appreciated or valued.

Legend

-  Site boundary
-  Views obstructed by topography
-  Views obstructed by buildings, trees and other landscape elements
-  Light rail
-  Ferry
-  Proposed open space (Bays West)
-  Lookouts
-  Open space
-  Picnic areas
-  Obstructed views
-  Existing and planned foreshore promenade
-  Proposed connections
-  Existing and planned other key active transport connections
-  Possible key active transport connections



Public domain views

1. Foreshore walk

View locations and preliminary categorisation



Legend

— Site boundary

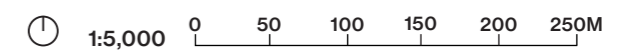
Preliminary consideration of photographic views

Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact requiring consideration through a Visual Impact Assessment

Water-side views



Public domain views

Waterside views

1. Foreshore walk

Description of views

The views adjacent are provided from the foreshore along Blackwattle Bay and Rozelle Bay. There is a connected foreshore walk along this route which is a popular walking route, as well as some parks and stops where people will pause to enjoy the views. Behind the public walk are private dwellings that also enjoy these views.

Generally the views along the foreshore walk have a high importance from key locations or a moderate importance from those which a viewer is less likely to pause to appreciate the view. However the potential for view change is low to negligible as the proposal is distant and does not affect views of the horizon, water, or other significant elements such as the CBD skyline or Anzac bridge silhouette.

Due to the above factors, no views are considered to have potential for significant visual impact requiring more detailed analysis.

Photographs



FS1



FS4



FS7



FS2



FS5



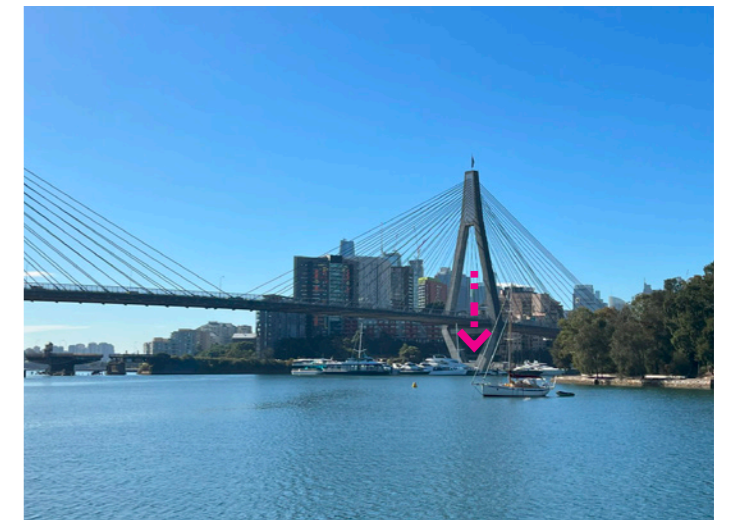
FS8



FS3



FS6



FS9

Legend

- -> Approximate location of proposal

Summary of preliminary categorisation

View number	View importance	View change
FS1	high	low
FS2	high	low
FS3	high	low
FS4	moderate	low
FS5	high	low
FS6	moderate	negligible
FS7	moderate	negligible
FS8	moderate	negligible
FS9	moderate	negligible

Public domain views Waterside views

2. Within the Bays

View locations and preliminary categorisation



Legend

— Site boundary

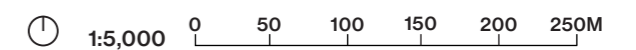
Preliminary consideration of photographic views

Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact requiring consideration through a Visual Impact Assessment

Water-side views



Public domain views

Waterside views

2. Within the Bays

Description of views

The views adjacent are provided from within Blackwattle Bay and Johnstons Bay.

Generally these views are of low importance as:

- They are from on-water locations and are therefore not as highly visited by the public as those from the Foreshore Walk (see section 1 within this chapter) or future Bays West Foreshore Promenade (see section 3 within this chapter)
- People will typically not be looking towards the site but towards more significant visual elements such as more distant water views, horizon and skyline (to the north across Johnstons Bay and west across Rozelle Bay).

They likely view change from the bay is moderate except from close to the site (B1 and B2). While these locations may have the potential for a high view change, the development is situated on the site where existing buildings were located and the focus of views is not towards the site. The building immediately in view B2 is to be demolished with a new building behind.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



B1



B4



B2



B5



B3



B6

Summary of preliminary categorisation

View number	View importance	View change
B1	low	high
B2	low	high
B3	low	moderate
B4	low	moderate
B5	low	moderate
B6	low	moderate

Public domain views Waterside views

3. Bays West Future Foreshore Promenade View locations and preliminary categorisation



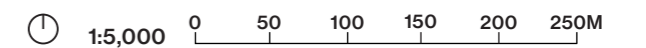
Legend
— Site boundary

Preliminary consideration of photographic views
Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact requiring consideration through a Visual Impact Assessment

Water-side views



Public domain views

Waterside views

3. Bays West Future Foreshore Promenade

Description of views

The views adjacent are taken from the water, however are representative of the future views from the planned Bays West Foreshore Promenade, as set out in the 'Bays West Stage 1 Rezoning Proposal' 2022. They are intended to provide a representative view from a location close to where the proposed public views may be located and affected by development.

Generally the views from the planned Bays West Foreshore Promenade (BWF1, BWF2, BWF3, BWF4) are of moderate to high importance as they are representative of the locations of the proposed or potential foreshore promenade, however potential for view change is low as the proposal is a minor element within the view and will not change the major elements of significance within the view which include broad water views, views of the CBD skyline and ANZAC bridge silhouette. The likely visual impact from these places is low to negligible. The Glebe Island Bridge will largely prevent views from the north towards any built form on the site as it does presently.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



BWF1



BWF4



BWF2



BWF3

Summary of preliminary categorisation

View number	View importance	View change
BWF1	high	negligible
BWF2	high	negligible
BWF3	high	negligible
BWF4	high	low

Legend

- -> Approximate location of proposal

Public domain views Waterside views

4. Lookouts

View locations and preliminary categorisation



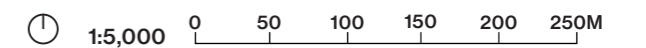
Legend
— Site boundary

Preliminary consideration of photographic views
 Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
 Potential for significant visual impact
 requiring consideration through a
 Visual Impact Assessment

Water-side views



Public domain views

Waterside views

4. Lookouts

Description of views

The views adjacent are taken from the locations of the Anzac Memorial Lookout and the Blackwattle Bay Lookout. Being lookouts these are visited frequently by the public.

Generally the views from the lookout points / memorials (LO1 and LO2) are of moderate to high importance as they are taken from lookouts; being Anzac Memorial Lookout and Blackwattle Bay Lookout. They are presently not well used and although their use may increase in future with the redevelopment of the Bays Precinct, their exposure to road noise limits their enjoyment as a space to linger and enjoy views. Neither has a significant view to the site due to significant vegetation and the level change. The potential for view change is therefore negligible.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



LO1



LO2

Summary of preliminary categorisation

View number	View importance	View change
LO1	moderate - high	negligible
LO2	moderate - high	negligible

Public domain views

5. Waterfront Park

View locations and preliminary categorisation



Legend

— Site boundary

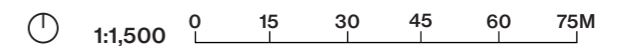
Preliminary consideration of photographic views

Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact requiring consideration through a Visual Impact Assessment

Land-side views



Public domain views

Land-side views

5. Waterfront Park

Description of views

Generally the locations within the Waterfront Park are of some importance however if people are pausing to appreciate a view it is generally those north-west across the water, rather than towards the site and proposal.

The likely view change from the park is negligible, as visibility of the site from these locations is already limited and the heritage building that sits along the front of the site will be retained, with the proposed building that sits behind this being lower in height.

Any change to these views is likely to be positive and contributory in opening up water views and providing a well landscaped park that will be an attractive element in views.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



WP1



WP2



WP3

Summary of preliminary categorisation

View number	View importance	View change
WP1	high	negligible
WP2	high	negligible
WP3	low	negligible



Figure 21: Proposed northwest views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

Legend

- -> Approximate location of proposal

Public domain views Land-side views

6. Bowman Street

View locations and preliminary categorisation



Legend

— Site boundary

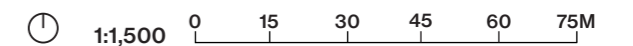
Preliminary consideration of photographic views

Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact
requiring consideration through a
Visual Impact Assessment

Land-side views



Public domain views

Land-side views

6. Bowman Street

Description of views

Generally the views from Bowman Street (BOSSt2 to BOSSt4) are of low importance as the people do not typically stop to appreciate the view. The view from BOSSt1 is of moderate importance as it is taken from the entrance to the Waterfront Park. The view change here is low as the existing building with historic significance is retained.

From all these locations the proposal will create a positive contribution rather than a negative impact, opening up water views and creating a new park that will be a feature in views.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



BOSSt1



BOSSt4



BOSSt2



BOSSt3

Summary of preliminary categorisation

View number	View importance	View change
BOSSt1	moderate	low
BOSSt2	low	moderate
BOSSt3	low	moderate
BOSSt4	low	moderate



Figure 22: Proposed northwest views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

Public domain views Land-side views

7. Bank Street and surrounds (southeast of site)

View locations and preliminary categorisation



Legend

— Site boundary

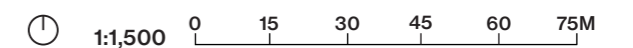
Preliminary consideration of photographic views

Likely view importance

Potential for View change	Likely view importance		
	Low	Moderate or low-moderate	High or moderate-high
Negligible			
Low			
Moderate or low-moderate			
High or moderate-high			

↑
Potential for significant visual impact
requiring consideration through a
Visual Impact Assessment

Land-side views



Public domain views

Land-side views

7. Bank Street and surrounds (southeast of site)

Description of views

Generally these views are of a low importance as there is no existing significant view to appreciate and this street currently has limited pedestrian use.

The view change is likely to be low to negligible from the more distant views (BSt1 and BSt2) due a combination of distance and the pylons supporting the Western Distributor which significantly restrict views towards the site.

From nearer views (BSt3 and BS42) change will be visible however similar to views from Bowman Street the views are of limited importance, and buildings are generally retained, replaced or removed (opening up new park and water views) meaning any impact is limited.

From all these locations the proposal will create a positive contribution rather than a negative impact, opening up water views and creating a new park that will be a feature in views.

Due to the above factors, no views are considered to have potential for significant visual impact.

Photographs



BSt1



BSt2



BSt3



BSt4

Summary of preliminary categorisation

View number	View importance	View change
BSt1	low	negligible
BSt2	low	negligible
BSt3	low	high
BSt4	low	high



Figure 23: Proposed southeast views of the site.

Source: Bank Street Park (Tjerruig Park) and 1-3 Bank Street Design Package, Oculus (2023)

Legend

- -> Approximate location of proposal

Potential for impacts to private views

Consideration has been given to the potential for visual impacts to private views. It is noted that both the Blackwattle Bay Design Guidelines and Sydney Development Control Plan focus on public domain views and do not have any specific requirement for protection for private views. Key buildings with the greatest potential for impact are discussed below.

1 Distillery Drive

1 Distillery Drive is situated 4-6m above Bank Street and the ground level of the development. Images (refer to figures 25 and 26) have been provided adjacent of views from ground level balconies of these properties. These views are highly valued to residents for inclusion of water views.

The proposal presents a low change to these views as it is the same or lower heights as the existing building, will be partially obstructed by existing vegetation and will not impact the most significant elements of the views which include the water, Anzac Bridge and horizon.

2 Bowman Street

2 Bowman Street is designed with apartment living areas and balconies facing north, taking advantage of expansive harbour views as well as sunlight. The building sits at a lower RL than those on Distillery Drive and therefore has the potential to have a higher view change. However windows facing towards the site are generally bedrooms, which are given less significance under the Tenacity Planning Principle than those from living areas and there are substantial trees between it and the site, which will minimise any visual impact of the proposal on these bedroom views.

120 Saunders Street

On the northwest corner of 120 Saunders Street there are nine (9) balconies which will be the most affected units within this building. Figure 28 shows a view from one of these apartments where views of the new building will be largely obstructed by existing vegetation.

Impacts to other buildings

There may also be some visual impact of the proposal to other buildings including 2 Distillery Drive (where generally living spaces and balconies face northeast rather than southwest towards the site) however they are anticipated to be lower than the three buildings described above and therefore are not assessed to meet the threshold of a 'significant' impact defined by the SEARs as requiring further assessment.

Summary of private view impacts

Based on the above, the proposal's impacts on private views are considered to be highly limited. The proposal, will appear generally of a similar or lower height than the existing built form within the view and will not obstruct the broader views of water, the horizon and the Anzac Bridge that are the most significant elements within the existing views. The quality of these views will not be diminished, but rather improved by the proposal as the new park will create a new attractive element within the views compared to the existing use. Visibility of new built form is limited by topography (sitting below most apartments) and significant vegetation.



Figure 24: Birds-eye view of site context from north

Source: Nearmaps



Figure 25: Views from balcony of G05/1 Distillery Drive. Source: Realestate.com 2020. Location of proposed building shown with arrow



Figure 26: Views from balcony of G06/1 Distillery Drive. Source: Domain.com 2023. Location of proposed building shown with arrow



Figure 27: 2 Bowman Street from Bowman Street. Source: Domain.com 2023. Note trees to left



Figure 28: Views from balcony of 90/120 Saunders St. Source: ayre.com.au 2023. Location of proposed building shown with arrow

CHAPTER

4

SUMMARY AND CONCLUSION

Conclusion

Purpose of report

This View Analysis and Visual Impact Assessment has been prepared by Architectus to assess the visual impact of the State Significant Development Application relating to the development of the Bank Street Park.

The methodology for this assessment has been developed by Architectus based on the planning framework, relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

Summary of impacts - public domain views

Regarding water-side views, the proposal will have a low impact on views from the Foreshore Walk in Glebe (across the Bays) and west from the Bays West future Foreshore Promenade due to distance and as it will not change significant elements within the views (water, the Anzac Bridge and buildings against the horizon). The proposal will only be highly visible from water locations close to the site within Blackwattle Bay which are of lower importance and where the primary view is in the other direction (towards broader water views).

Regarding land-side views, the proposal has limited visibility from Bank Street to the south and from Waterfront Park to the north of the site. It will be visible from nearer locations on Bowman Street and Bank Street however these are less significant locations as these streets have low pedestrian activity and there is no significant existing view to appreciate. For these locations generally the proposal will provide a positive contribution in opening up views to the water and creating a new park that will itself be an attractive element in views.

In summary the proposal has a minimal impact on public domain views.

Summary of impacts - private views

The proposal will be visible as a low to moderate change from a number of buildings in its context, including some apartments in 1 Distillery Drive, 2 Bowman Street and 120 Saunders Street. The proposal, will sit lower than the existing built form and therefore will not further obstruct the broader views of water, the horizon and the Anzac Bridge that are the most significant elements within the existing views. The quality of these views will generally not be diminished, but rather improved by the proposal where the new park will create an attractive visual element and visibility of new built form is limited by topography (sitting below most apartments) and significant vegetation.

Conclusions and reasonableness of proposal's visual impact

As described above, the impacts of the proposal on both public and private views have been found to be limited. Views have not been found to meet the threshold of 'potential for significant visual impact' set out in the SEARs (at item 9) where more detailed visual impact assessment including photomontages may be required.

The proposal is consistent with the provisions relating to views in the Blackwattle Bay Design Guidelines (2022) which focus on retaining views through tree canopy and maximising openness through building layout and setout.

It is noted that the Sydney DCP 2012 focusses on reducing further obstruction of views to open space, waterways, and the excavated sandstone cliffs. Rather than obstructing these, the proposal is creating new open space and opening views to the waterways and excavated sandstone cliffs. In this way the proposal's impact is positive rather than detrimental.

Given the above it is considered that the overall visual impact of the proposal is not only minor but positive and as such, is appropriate and acceptable.

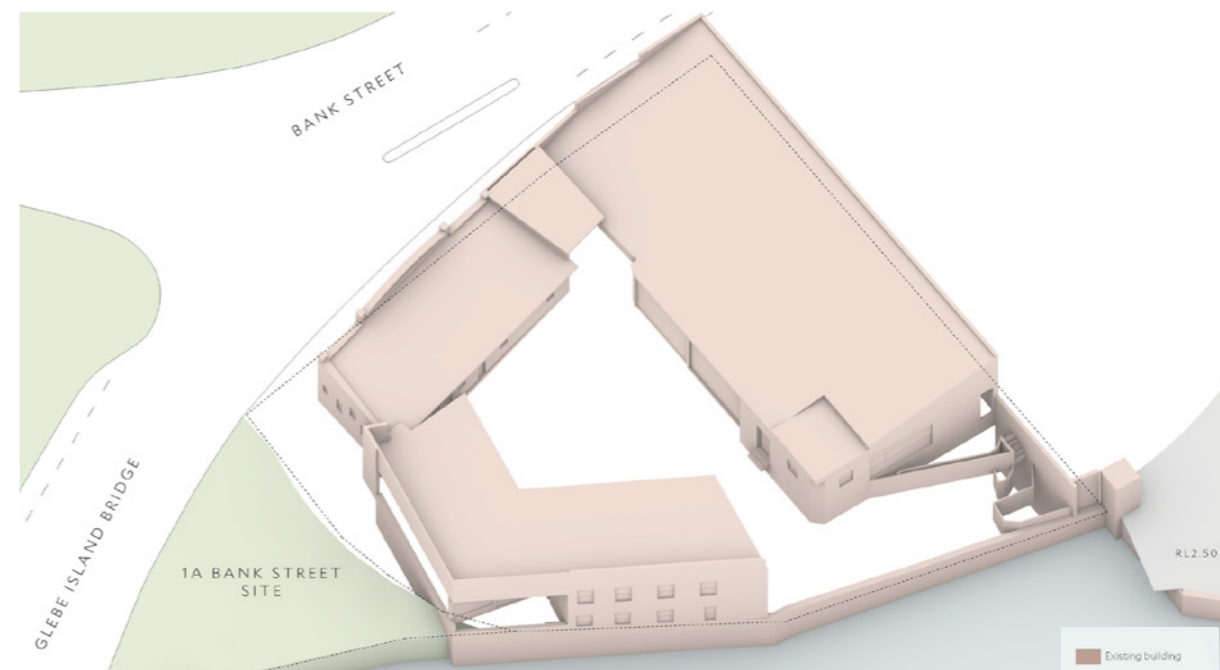


Figure 29: Existing building
Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

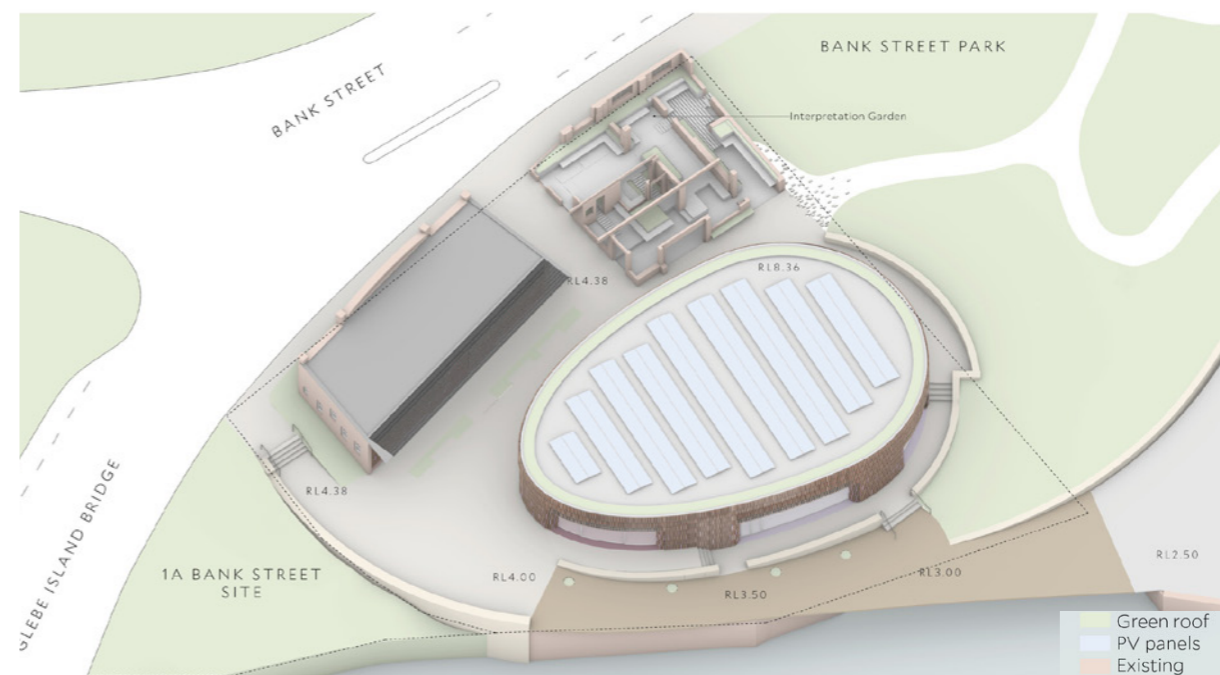


Figure 30: Proposed building
Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

Conclusion



Figure 31: Existing southeast views of the site.

Source: Architectus



Figure 32: Proposed southeast views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)



Figure 33: Existing southeast views of the site

Source: Google street view 2022



Figure 34: Proposed southeast views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

Conclusion



Figure 35: Existing southeast views of the site. Source: Google street view 2022



Figure 36: Proposed southeast views of the site. Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)



Figure 37: Existing northwest views of the site. Source: Architectus



Figure 38: Proposed northwest views of the site. Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

Conclusion



Figure 39: Existing southern views of the site (from Blackwattle Bay)

Source: Architectus

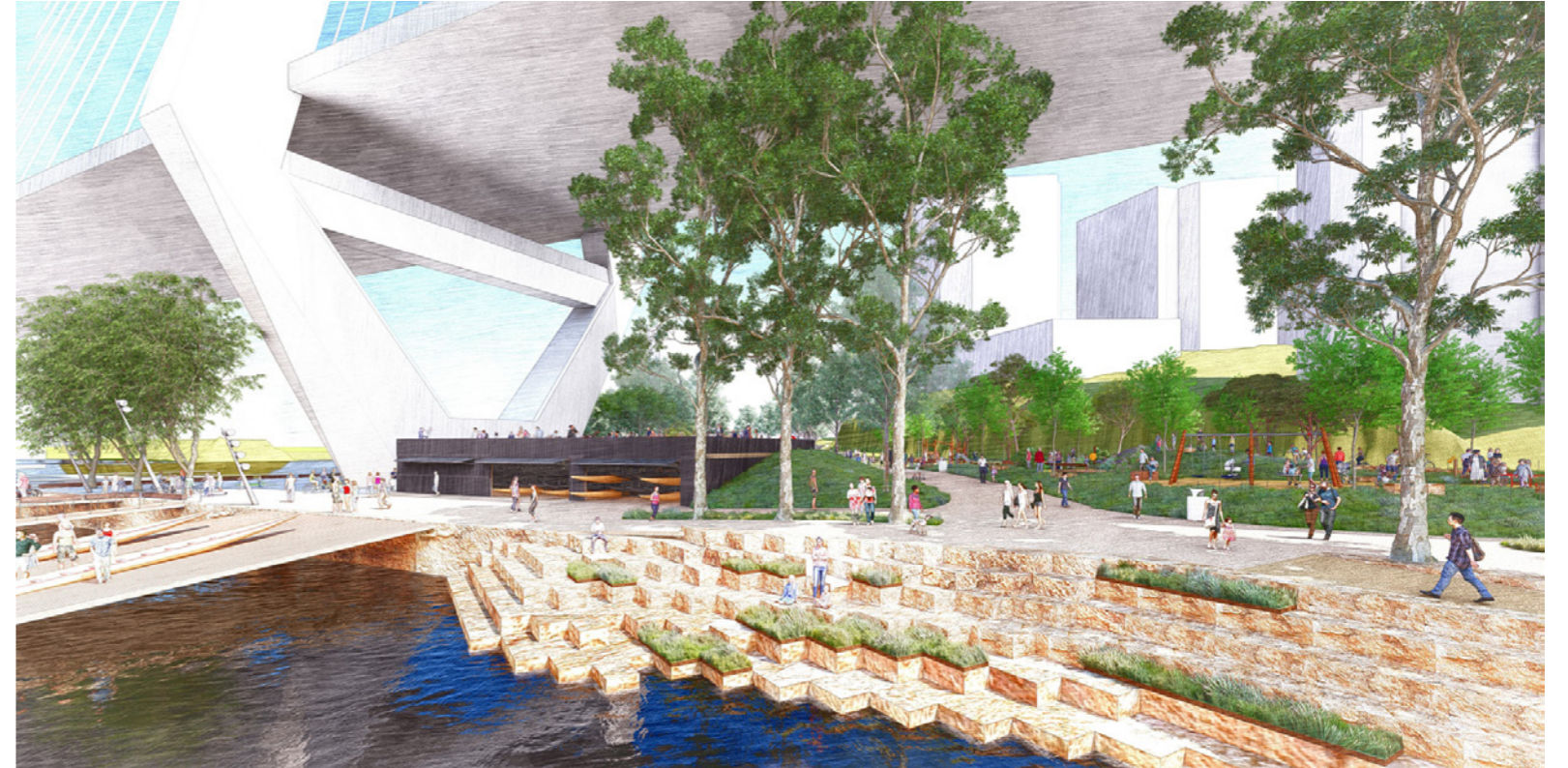


Figure 40: Proposed south views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)



Figure 41: Existing western views of the site (from Blackwattle Bay)

Source: Architectus



Figure 42: Proposed west views of the site.

Source: Bank Street Park (Tjerruing Park) and 1-3 Bank Street Design Package, Oculus (2023)

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