



FIVEWAYS CROWS NEST PROPOSED URBAN RENEWAL

VISUAL IMPACT ASSESSMENT

Prepared for:

DEICORP PROJECTS (CROWS NEST) PTY LTD

By:



ABN: 14 254 724 730

DIRECTOR: John O'Grady, Registered Planner (EIA Accredited)

E: john@ogurban.com.au

P: 02 9559 1230

M: 0427 9906 49

This Issue: 11 March 2024

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

Cover image: Ivolve Studios



DIRECTOR: John O'Grady, Registered Planner, Registered Environmental Assessment Practitioner

P: 02 9559 1230

M: 0427990649

E: john@ogurban.com.au

ISSUE A	Working Draft	2 November 2023
ISSUE B	FINAL	11 March 2024

CONTENTS

1	INTRODUCTION	4
2	SITE DESCRIPTION	4
3	PROPOSED DEVELOPMENT	5
4	PROCESS.....	6
4.1	Assessment of existing conditions	6
4.2	Assessment of impacts of the proposal on local views	6
4.3	Visual impact assessment	6
5	LOCAL VISUAL AND LANDSCAPE CHARACTER.....	8
6	VISIBILITY OF THE PROPOSED DEVELOPMENT.....	16
7	VIEW ANALYSIS	19
8	VISUAL IMPACT ASSESSMENT	22
8.1	CLOSE TO MEDIUM DISTANT VIEWS (PACIFIC HIGHWAY AND ENVIRONS).....	22
8.2	CLOSE TO MEDIUM DISTANT VIEWS (RESIDENTIAL AREAS)	29
8.3	DISTANT VIEWS (BETWEEN 2 & 3KMS FROM THE SITE)	39
8.4	SUMMARY OF VISUAL IMPACTS	42
9	CONCLUSIONS	43

1 INTRODUCTION

This Visual Impact Assessment (**VIA**) has been prepared by OG Urban - Planning, Landscape and Urban Design, on behalf of Deicorp Projects (Crows Nest) Pty Ltd (the applicant). The VIA supports a Development Application (**DA**) to North Sydney Council relating to land identified as 391 / 423 Pacific Highway, Crows Nest (**the site**).

The report specifically addresses the potential impacts of the DA on the visual and landscape quality of its locality.

2 SITE DESCRIPTION

The site is triangular in shape and is bounded by Pacific Highway to the south west, Alexander Street to the east and Falcon Street to the north. It occupies a total area of approximately 3,350m².

The site is currently occupied by a number of commercial buildings and is built to all boundaries.



Figure 2-1 Site Location

The site is zoned B4 – Mixed Use under *North Sydney Local Environmental Plan, 2013* (Figure 2-2). Its immediate surrounds are variously zoned for Mixed Use or Medium / High Density Residential uses, indicating that the local urban character is anticipated to change in the short to medium term to incorporate medium to high rise buildings. Significant high rise development is in construction, or has recently been completed in close proximity to the site at the Crows Nest Metro Precinct and at the St Leonards Rail Station Precinct.

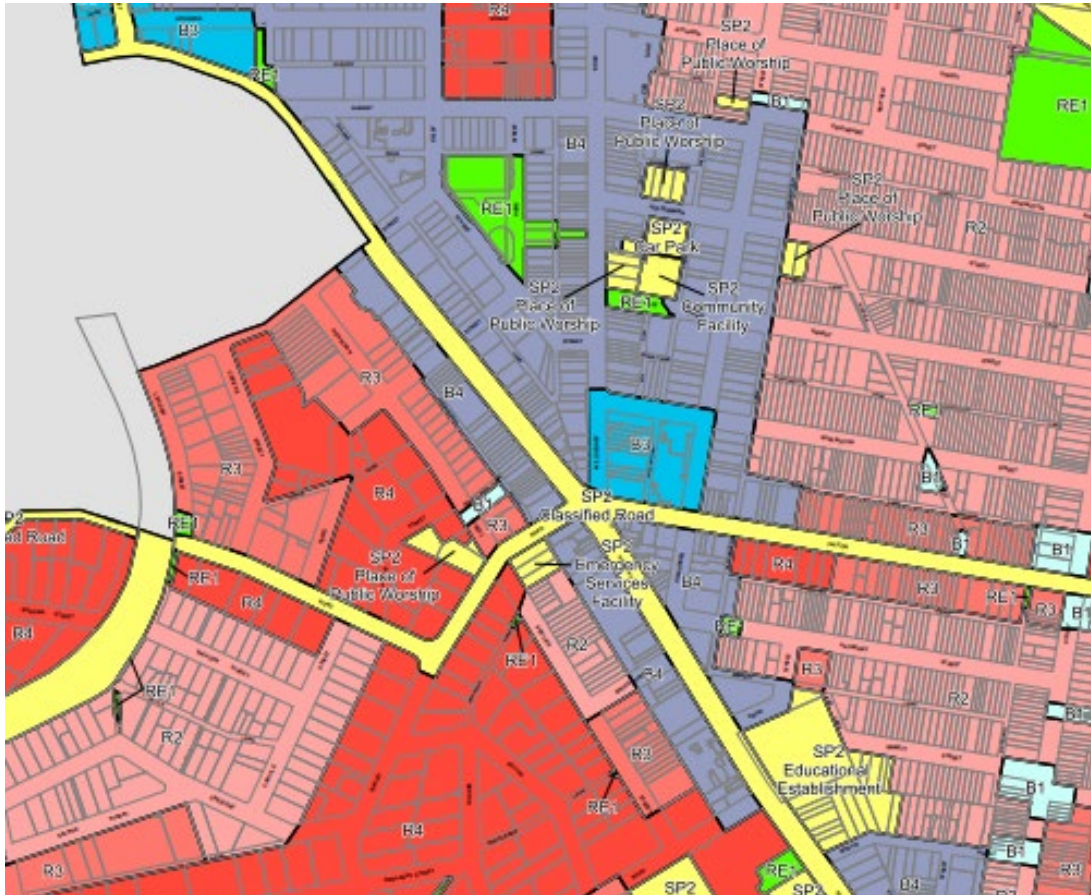


Figure 2-2 Local land zonings (extract from *North Sydney Local Environmental Plan, 2013*, Sheet LZN-001)

3 PROPOSED DEVELOPMENT

Development consent is sought for a 23 storey mixed use development with 7 levels of basement parking. The proposal incorporates 3 mezzanine levels and a single tower building with a maximum height of approximately 75 metres.

4 PROCESS

The process for assessment of the visual impacts of this proposal has involved an assessment of existing and likely future conditions in the locality of the site, along with assessment of the likely visibility of the completed development in its locality and its impacts on local and regional views.

The process incorporates the following tasks:

4.1 ASSESSMENT OF EXISTING CONDITIONS

- Review the existing planning controls and strategies that apply to the site and its locality, including specific controls that are relevant to visual and landscape quality.
- Carry out a site and area inspection to assess the visual character of the locality with regard to:
 - Existing built form
 - Open space
 - Building to open space relationship
 - View lines towards the development site
 - Permissible development in the vicinity which could impact on local visual quality.
- Identify the potential visibility of the developed site via review of aerial photography and the site / area inspection.
- Prepare a Geographical Information System (GIS) based visual catchment diagram to indicate land within the locality of the site from which the development in its proposed form would be potentially visible.

4.2 ASSESSMENT OF IMPACTS OF THE PROPOSAL ON LOCAL VIEWS

- Identification of critical viewpoints toward the development site.
- Preparation of locationally accurate computer generated photomontages (where practicable) from each of the agreed critical viewpoints. These photomontages have been prepared in accordance with the NSW Land and Environment Court Guidelines for Use of Photomontages. Potential built form that may result from development of the site for housing has been illustrated with the aid of building mass diagrams. It is to be noted that the massing diagrams are illustrative only.
- Assessment of the potential visual impacts of the proposal with respect to:
 - Viewpoint sensitivity - the capacity of the visual environment to absorb change (as viewed from the agreed critical viewing points)
 - Change magnitude - the amount of change that would be experienced as a result of the implementation of the proposal (carried out with the aid of survey accurate photomontages prepared from agreed critical viewing points)
 - The visual quality of the changed visual environment in comparison with the environment prior to development.
- Identification of mitigation measures to address any unacceptable impacts on views that may result from implementation of the Concept Proposal in its current form.

4.3 VISUAL IMPACT ASSESSMENT

The visual impact of the proposal has been assessed from each identified viewpoint as a composite of the sensitivity of the viewing location to change (visual sensitivity assessment) and the assessed

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

magnitude of the change (Change magnitude assessment). This information has been presented as commentary for each viewpoint and as an overall assessment of the impact of the Proposal on local and regional landscape and visual character.

This exercise has been carried out for views up to 3km from the Proposal site boundaries.

5 LOCAL VISUAL AND LANDSCAPE CHARACTER

The Pacific Highway follows a ridgeline that extends down to North Sydney and the Sydney Harbour Bridge. The Business Centres of St Leonards, Crows Nest and North Sydney are based around the Highway with existing high rise development at St Leonards Station and North Sydney. The area is in transition with extensive additional high rise / high density mixed use development under way or approved in the St Leonards precinct and at the Crows Nest Metro site. Away from the Highway, the broader urban character is comprised of a mix of low to medium density residential uses, open space and light industry.

Figure 4-1 is an analysis of the visual character of the locality in current conditions. It is followed by photographic and written descriptions of each of the identified visual character types.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

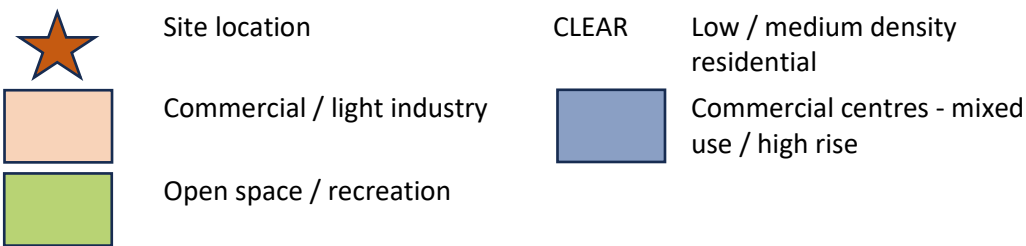
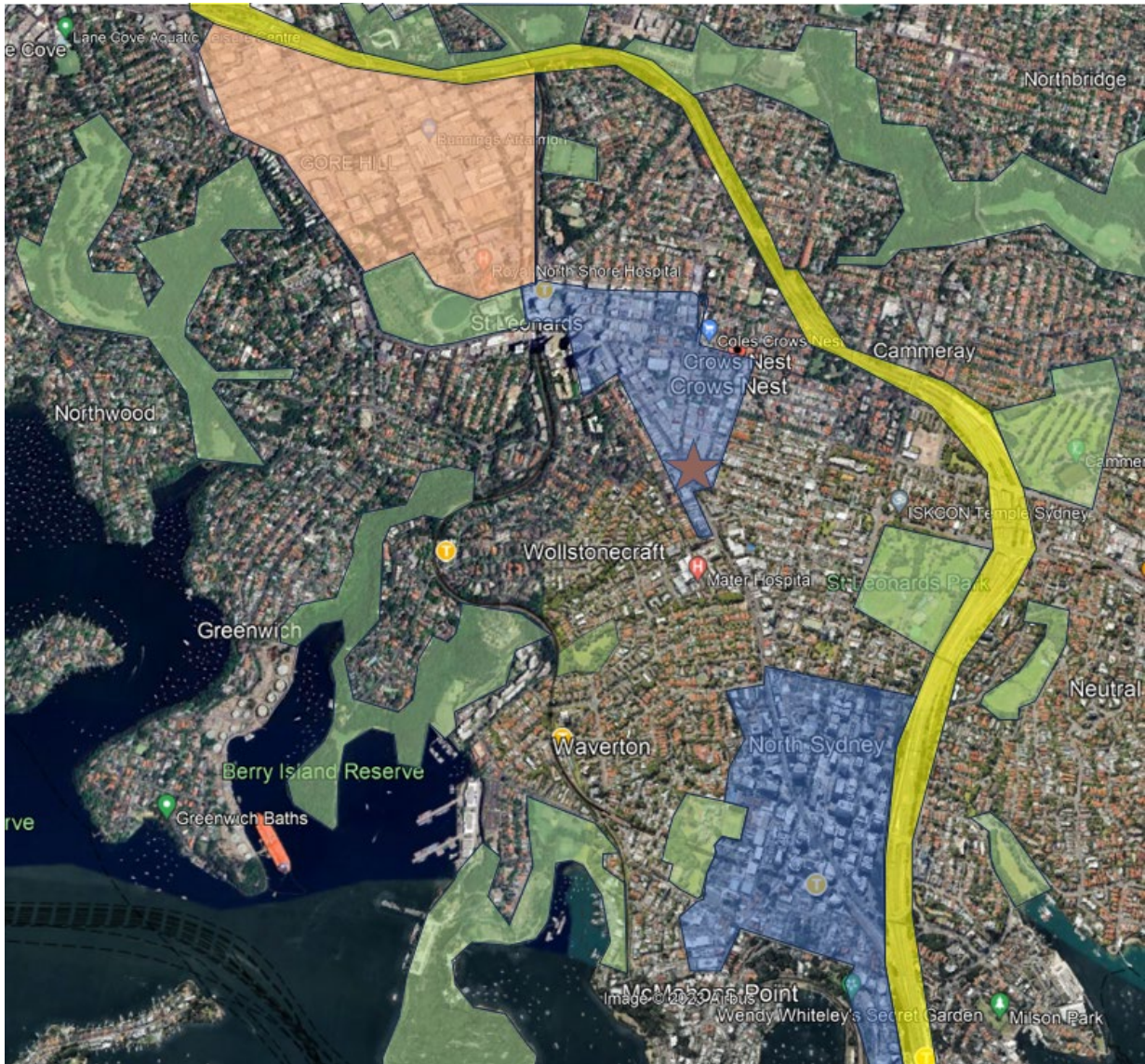


Figure 5-1 Local visual / landscape character (existing conditions)

Brief descriptions and typical photographs to represent the current visual character of each of the identified character types in the locality of the subject site follow.



Commercial / light industry



Low to medium rise commercial and service industry characterises an enclave of land north west of the St Leonards rail station precinct, within the Willoughby Local Government Area.



(reference: Google Earth)



Open space / recreation



Formal parks and playing fields are an integral part of the urban fabric of the locality.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



Bushland and more naturalistic open space is prominent close to the Sydney Harbour foreshore.





Town centre / commercial



Traditional strip shopping centres remain at Crows Nest and these are generally protected by Heritage Conservation controls. However, new high rise development at St Leonards and North Sydney is an emerging element in views from this area. There is also a significant transition to high rise mixed use development, notably around the Crows Nest Metro Precinct.



High rise mixed use development dominates the urban character of the St Leonards and North Sydney Commercial Centres.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

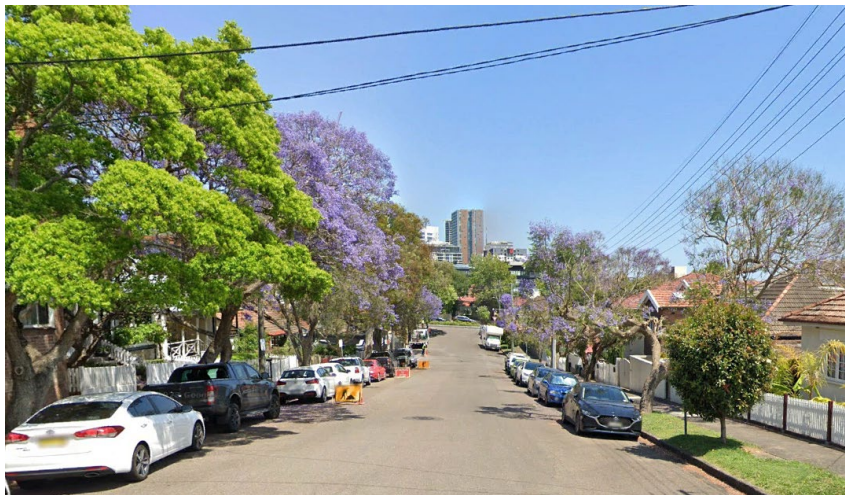


(reference: Google Earth)

NO SHADING **Low / medium density residential**



Low density residential housing remains as part of the urban character of the locality, principally in the valleys and slopes on either side of the Pacific Highway ridge.



Medium density housing is emerging in these areas and it is notable that medium and high rise development is often visible from these precincts.



(reference: Google Earth)

6 VISIBILITY OF THE PROPOSED DEVELOPMENT

Separate visual catchment diagrams have been generated at radii of 1 km, 2 kms and 3kms from the development site using Geographical Information System (GIS) technology. The diagrams indicate likely visibility of the developed site based on electronic mass modelling prepared by Turner Architects. Essentially the diagrams indicate a “most visible” scenario. In practice, the developed site would be less visible by observers at ground level as portions of the site, its buildings and infrastructure would be screened from view by foreground buildings and vegetation. The diagrams provide a tool that is subject to on-ground testing for verification of the actual visibility of the developed site.

With this proviso, the diagrams indicate that the developed site has the potential to be variably visible from the local area.



Figure 6-1 Visibility at 1km radius (Certified Energy)



Figure 6-2 Visibility at 2km radius (Certified Energy)



Figure 6-3 Visibility at 3km radius (Certified Energy)

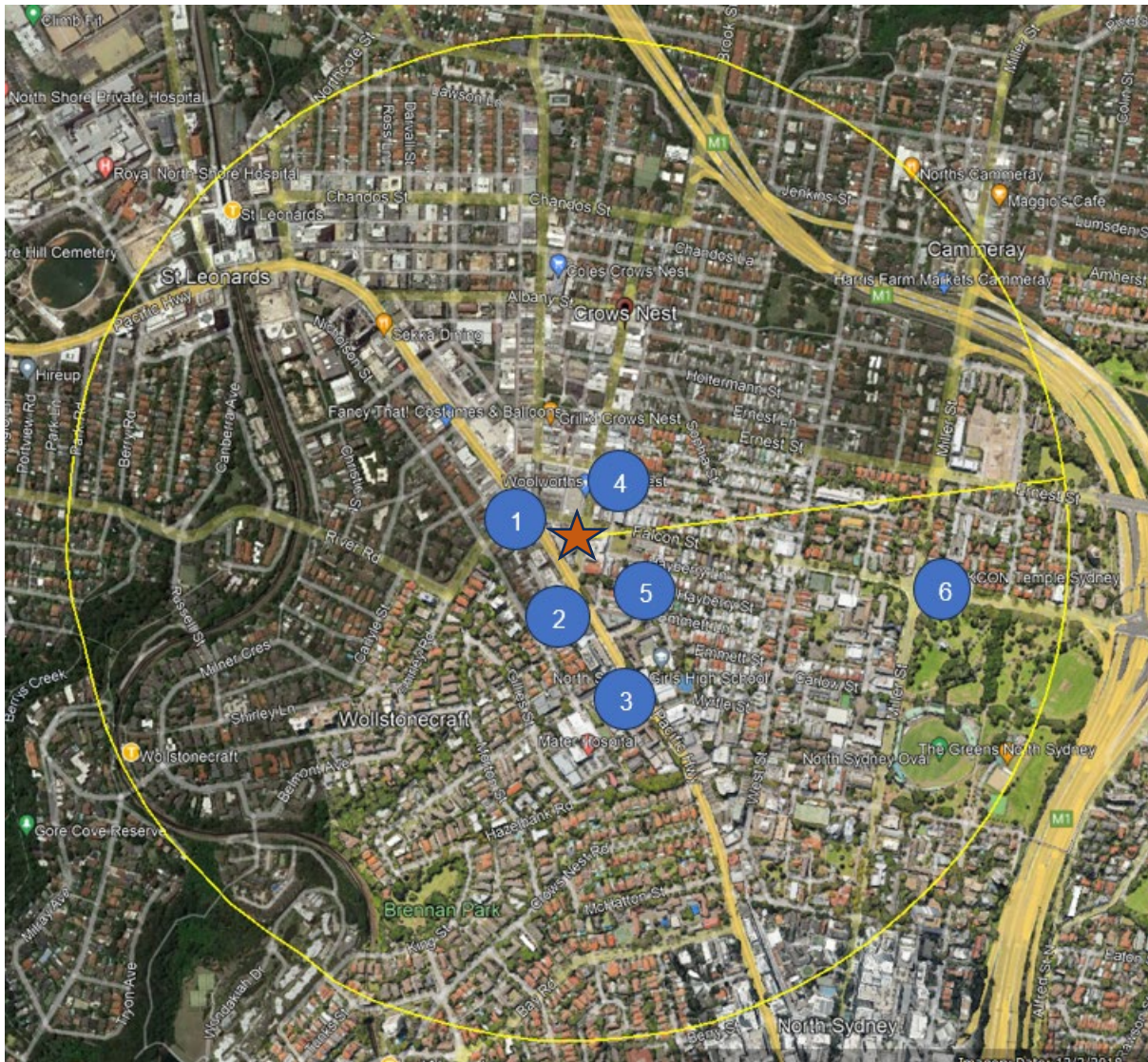
7 VIEW ANALYSIS

Critical viewpoints within the likely view catchment of the site have been selected as representative locations that would:

- Be likely to be subject to changes in views as a result of the development; and
- Be sensitive to these changes to views as a result of the expectations of viewers.

Selected viewpoints are indicated on Figures 7-1 and 7-2. Photomontages have been prepared from these viewpoints to illustrate the changes to these views that would result from implementation of the proposed development. These are included in Section 8 of the report.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

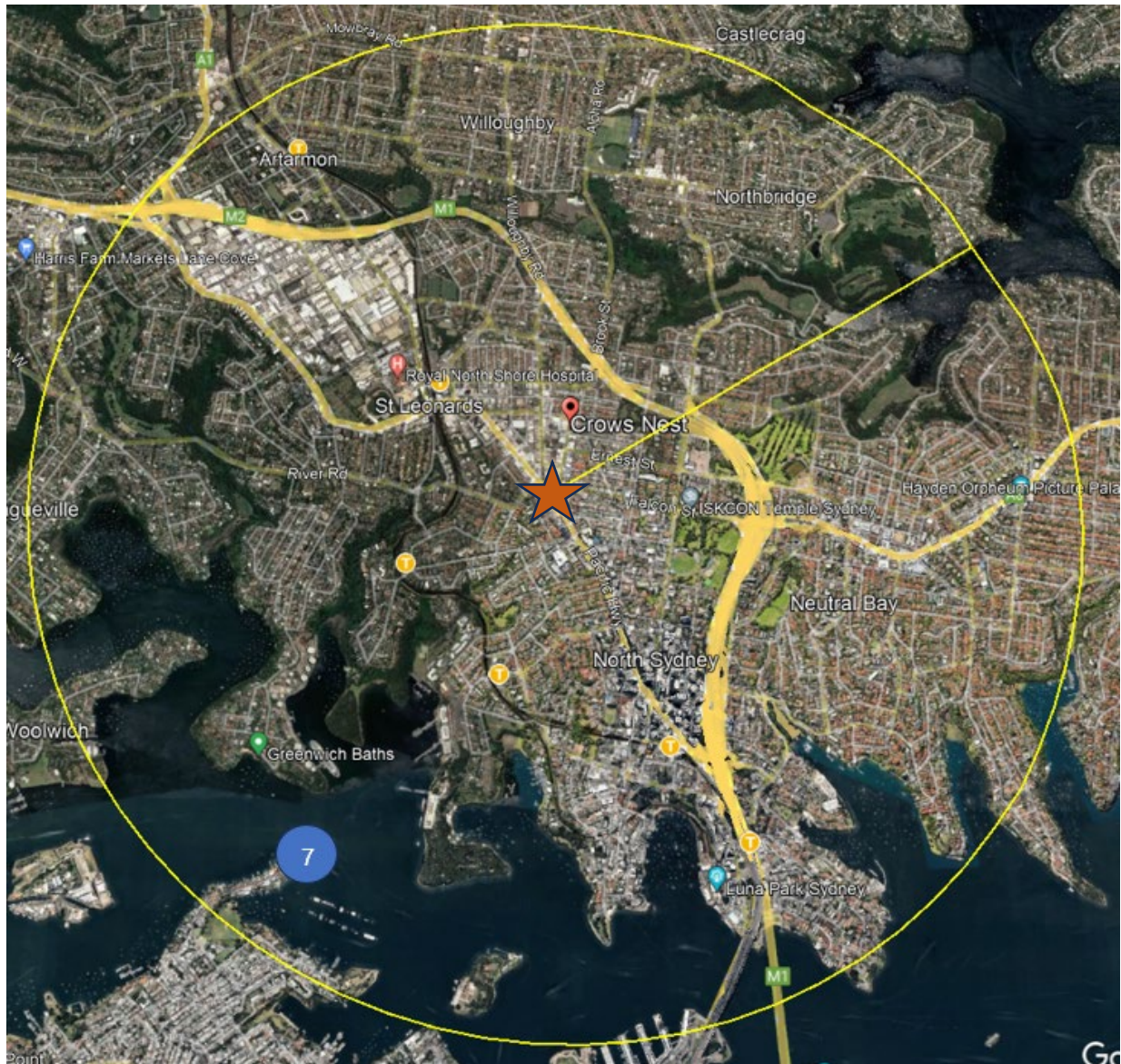


Subject site

- | | |
|--|--|
| VP1 North west corner of Shirley Road and Pacific Highway, Crows Nest | VP2 South west corner of Bruce Street and Pacific Highway, Crows Nest |
| VP3 Pacific Hwy, south west side near intersection with David Street, Crows Nest | VP4 Corner Alexander Street and Falcon Street, Crows Nest |
| VP5 Hayberry Street near Pacific Highway, Crows Nest | VP6 Falcon St near corner of Miller Street North Sydney (opposite St Leonards Park). |
| VP7 Path above Birchgrove Ferry Wharf, Birchgrove | |

Figure 7-1 Selected viewpoints (less than 1km from site)

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



-  Subject site
-  VP7 Path above Birchgrove Ferry Wharf, Birchgrove

Figure 7-2 Selected viewpoints (2-3 kms from site)

8 VISUAL IMPACT ASSESSMENT

Consistent with current best practice in visual impact assessment (VIA), this assessment of the likely impacts of the Planning Proposal on local visual quality has been carried out via a process of qualitatively assessing:

- Viewpoint sensitivity – the level of value that viewers would be likely to attribute to the quality of views from a given location.
- Change magnitude – the amount of change to views from given locations that would likely result from implementation of the proposed development.
- Composite impact level – a value judgement based on the assessed sensitivity of the viewpoint and the amount of change that would be likely to occur to the specific view or views from similar locations.

Impacts on each view have been graded as Low, Moderate or High, or gradations between each.

This approach is consistent with the process adopted by NSW Roads and Maritime Services in *Guideline for landscape character and visual impact assessment – Environmental impact assessment practice note EIA-NO4* (December 2018). The process is currently accepted as appropriate for visual impact assessment in New South Wales.

Following is an assessment against these criteria for each adopted viewpoint. To assist in the assessment, photomontages have been prepared by visualisation specialists, Involve Studios. These have been prepared over base photographs of existing views taken in the direction of the site from the critical viewpoints. The approximate location of the viewpoints is indicated in Figure 6-1.

8.1 CLOSE TO MEDIUM DISTANT VIEWS (PACIFIC HIGHWAY AND ENVIRONS)

8.1.1 VIEWPOINT 1 – North west corner of Shirley Road and Pacific Highway, Crows Nest

Assessment summary

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Close views			
Viewpoint 1	High	High	High

Viewpoint location

Viewpoint 1 is from the corner of Pacific Highway and Shirley Road, diagonally opposite the site. The location provides an indication of the presentation of the developed site for travellers heading south on the Highway or east on Shirley Road. The view is over a distance of approximately 60 metres.

Viewpoint sensitivity: Moderate

The site is at a prominent location at one corner of the five way intersection. Viewpoint 1 is arguably the location at which the development would be most highly visible. The apex of the triangular site is most visible from viewpoint 1 and the wide carriageways of Pacific Highway and Falcon Street result in a significant separation of the site from other built form in the view. Any development of the site will be highly visible from this location and, given the high traffic movement in the area, there will be a large number of viewers. The sensitivity of the viewpoint to change is considered to be high.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



Figure 8-1 Viewpoint 1 – 24mm focal length



Figure 8-2 Viewpoint 1 – photomontage – 24mm focal length (Involve Studios)

Change magnitude: High

The photomontage at Figure 8-3 indicates that when developed as proposed the site will change dramatically in its visual character. The development will dominate the site and its environs and will significantly encroach on currently available visible sky. The quality of the architecture, in particular the selected materials and finishes and the articulation of the building's facades will be critical to achieving a positive contribution to the built environment. Visual impacts will be mitigated by the fact that the site in its current form does not present as high quality development and does not provide appropriate built form or architectural quality for this highly visible location. The overall change magnitude for this viewpoint will be high.

Composite impact level: High**8.1.2 VIEWPOINT 2 – South west corner of Bruce Street and Pacific Highway, Crows Nest.****Assessment summary**

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Close views			
Viewpoint 2	Moderate - high	High	High

Viewpoint location

The viewpoint represents close views of the development that would be experienced by travellers heading north on the Pacific Highway. Bruce Street is the first intersection with the Pacific Highway to the south of the site. The view is over a distance of approximately 65 metres.

Viewpoint sensitivity: Moderate.

The photo at Figure 8-3 indicates that views to the north from this part of the Pacific Highway are of moderate quality. The existing architecture is unremarkable but the presence of mature street trees and the significant visibility of sky in the view are positive elements in the view. As with viewpoint 1, there would be a large number of viewers. The sensitivity of the view to change is considered to be moderate to high.

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



Figure 8-3 Viewpoint 2 – Base photo 24mm focal length



Figure 8-4 Viewpoint 2 – photomontage - 24mm focal length (Involve Studios)

Change magnitude: High

The photomontage at Figure 8-4 indicates that the new building on the site will be a dominant new element in close views from the south. Specifically, it will significantly change the amount of visible sky in these views. The impacts of the development on these views will be moderated by the existing street trees which will partially screen and soften the visual impacts of the new building. The overall magnitude of change from this viewpoint is considered to be high.

Composite impact level: High

8.1.3 VIEWPOINT 3 – Pacific Hwy, south west side near intersection with David Street, Crows Nest
Assessment summary

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Close views			
Viewpoint 3	Moderate - high	Moderate - high	Moderate - high

Viewpoint location

Viewpoint 3 represents a medium distant view from the south on the Pacific Highway. The view is over a distance of approximately 150 metres.

Viewpoint sensitivity: Moderate.

Current views from moderate distances to the south of the site generally include medium rise buildings (3 to 4 storeys) at zero setbacks to their boundaries with the Highway. Mature street trees are an important softening and screening element and there is a substantial amount of visible sky. Visitation levels would again be high due to high vehicular traffic movement. Accordingly, the visual environment is considered to have a moderate to high sensitivity to change.



Figure 8-5 Viewpoint 3 – base photo 24mm focal length (portrait)



Figure 8-6 Viewpoint 3 – photomontage - Portrait (Ivolve Studios)

Change magnitude: Moderate - high

The proposed building would constitute a significant new skyline element in these views. Its lower levels would, however, be substantially screened and softened by the existing street trees and the building would be a single, isolated new built form on the horizon. A moderate amount of visible sky would be lost in the view. With appropriate levels of design excellence, incorporating good articulation and high quality finishes and materials, the building has the potential to provide interest and enhance the quality of these views. The magnitude of change to views from this location that would result from implementation of the proposal is considered to be moderate to high.

Composite impact level: Moderate – high

8.2 CLOSE TO MEDIUM DISTANT VIEWS (RESIDENTIAL AREAS)

Figure 8-7 provides an indication of the extent of existing low to medium density residential housing that is in close proximity to the Fiveways site. The aerial photo overlay indicates the following:

- Residential streets near to the site are in a grid pattern that tends to orientate north west to south east (houses tending to face north east).
- The existing retail / commercial edge of the Crows Nest commercial precinct forms a visual barrier at the north western edge of the residential area and screens views of the Fiveways site.

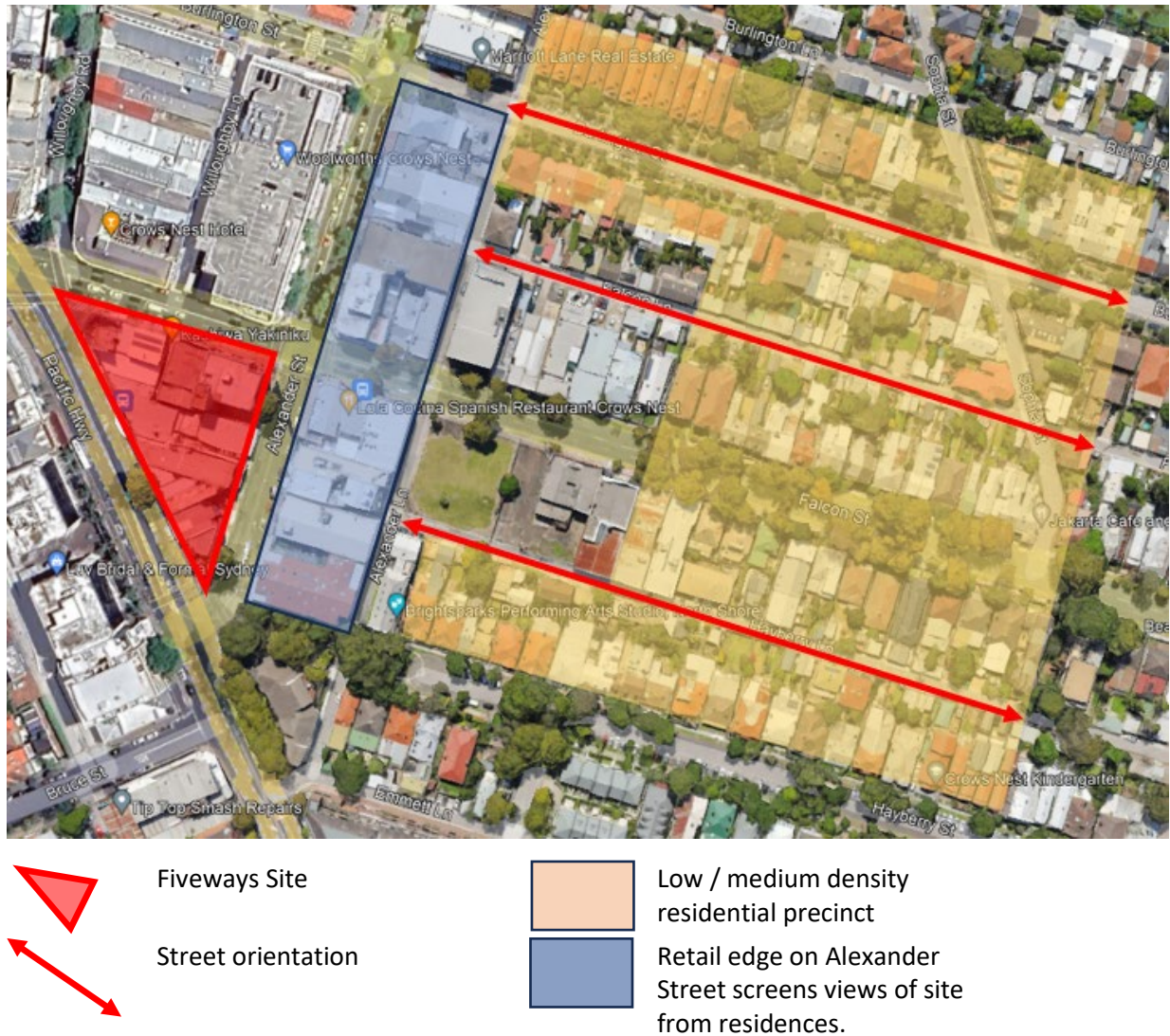


Figure 8-7 Residential areas adjacent to the site

8.2.1 VIEWPOINT 4 – Corner Alexander Street and Falcon Street, Crows Nest

Assessment summary

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Close views			
Viewpoint 4	Moderate	High	Moderate - high

Viewpoint location

Viewpoint 4 is indicative of views towards the site adjacent to its north eastern boundary. Similar views would be experienced from existing residential streets further to the north east, such as Burlington Street. View distances towards the site vary from round 25 metres at the viewpoint location to up to 200 metres from nearby residential streets.

Viewpoint sensitivity: Moderate.

Close to the site, the quality of existing views from the north east is relatively low, being composed of streetscape and the existing stock of buildings on the site (Figure 8-8). In suburban streets to the north east, views in the direction of the site include significant amounts of sky with a foreground of street

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT

trees (figure 8-10). These views are considered to be of moderate quality. The overall sensitivity of these viewpoints to change is considered to be moderate.



Figure 8-8 Viewpoint 4 – base photo 24mm focal length



Figure 8-9 Viewpoint 4 – photomontage (Involve Studios)



Figure 8-10 – typical view from suburban streets to the north east of the site – Burlington Street (Google Earth image)

Change magnitude: High

The photomontage at Figure 8-9 illustrates that the new building group will dominate close views from the north east of the site. In views from nearby suburban streets, the building is likely to constitute a new skyline element. The overall magnitude of change generated by the proposal in views from the north east is considered to be high.

Composite impact level: Moderate - high

8.2.2 VIEWPOINT 5 – Hayberry Street near Pacific Highway, Crows Nest

Assessment summary

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Medium distant views			
Viewpoint 5	High	Low	Low - moderate

Viewpoint location

Viewpoint 5 provides an indicative example of views towards the development site from existing streets and residences to the south east of the site. These views are illustrative of potential views likely to be available from the adjacent residential area to the south east. Viewpoint 5 has been selected because it is one of the few locations from which views to the Fiveways site are available.

Viewpoint sensitivity: High

Visual quality in the residential areas immediately to the south east of the site, around Hayberry and Emmett Streets, is relatively high (Figure 8-11). Streets are relatively narrow and lined with mature trees and housing is broadly consistent in form and character. The locality would be highly sensitive to

changes in visual quality and character. Notably, however, the low, dense tree canopy tends to screen longer views out of the precinct.



Figure 8-11 – typical streetscape in residential areas south east of the site - Hayberry Street (Google Earth)



Figure 8-12 Viewpoint 5 – 24mm focal length



Figure 8-13 Viewpoint 5 – photomontage (Ivolve Studios)

Change magnitude: Low

The photomontage illustrating the view of the developed site from the north western end of Hayberry Street, near its intersection with Alexander Avenue and the Pacific Highway indicates that the developed site would be largely screened by existing foreground buildings and vegetation in views from housing. This level of screening would increase with movement away from the site. The overall impact of the development on views from these locations is considered to be low.

Composite impact level: Moderate - high

8.2.3 VIEWPOINT 6 – Falcon St near corner of Miller Street North Sydney (opposite St Leonards Park).

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Medium distant views			
Viewpoint 6	High	Low	Low

Viewpoint location

Viewpoint 6 has been selected to assess visual impacts of the proposal from locations in and around St Leonards Park, a significant parcel of open space within 1 kilometre of the Fiveways site. The viewpoint is adjacent to the north western corner of the parklands. Views in the direction of the Fiveways site are over distances varying from 750 metres to 1 kilometre.

Viewpoint sensitivity: Moderate - high

St Leonards Park is a regional park with heritage significance. It incorporates the North Sydney Oval, The Greens Bowling and Recreational club and open parklands in gardenesque / federation style. Views are available from the Park that incorporate the North Sydney and Sydney City CBDs and Sydney Harbour to the south and south east. However, parkland trees and topography work to contain views to the west.

The visual sensitivity of views from St Leonards Park and its environs is considered to be high.



Views towards the North Sydney and City CBD



Vegetation containing views to the north and west.

Figure 8-14 Views available from St Leonards Park

FIVEWAYS, CROWS NEST – VISUAL IMPACT ASSESSMENT



Figure 8-15 Viewpoint 6 – 25mm focal length



Figure 8-16 Viewpoint 6 – Photomontage (Involve Studios)

Change magnitude: Low

The photomontage at Figure 8-16 indicates that from Viewpoint 6, the developed site would be almost entirely screened from view by existing street trees on Falcon Street. Similarly, the development would not be visible from St Leonards Park where it would be screened by trees within and adjacent to the park. The magnitude of change to these views that would be generated by the proposal is considered to be low.

Composite impact level: Low**8.3 DISTANT VIEWS (BETWEEN 2 & 3KMS FROM THE SITE)****8.3.1 VIEWPOINT 7 – Path above Birchgrove Ferry Wharf, Birchgrove****Assessment summary**

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Medium distant views			
Viewpoint 7	High	Moderate	Moderate

Viewpoint location

Viewpoint 7 has been selected as a representative medium distant view from the shores of Sydney Harbour. The viewshed diagram at Figure 6-2 indicates that the developed site is unlikely to be visible from the northern foreshore of the Harbour but will be visible on the Crows Nest – North Sydney ridgeline from some parts of the southern foreshore. The distance from viewpoint 7 to the Fiveways site is approximately 2.5kms.

Viewpoint sensitivity: Moderate - high

Views from the northern foreshore of the Harbour in the vicinity of Balmain and Birchgrove include the harbour waters and the northern foreshore. The St Leonards – Crows Nest – North Sydney ridgeline appears as the visible horizon. Visual quality in the locality is high and views would be experienced by residents and visitors. These locations would be highly sensitive to changes to these elements in the views. Consequently, the visual sensitivity of the locality is considered to be high.



Figure 8-17 view from viewpoint 7. Blue arrow indicates approximate location of the proposed Crows Nest Metro Above Station Precinct.

It is notable that significant further development has been approved by Department of Planning and Infrastructure for the Crows Nest Metro Site which is located on the Pacific Highway approximately 350m north west of the Fiveways site (Figure 8-18). The approved buildings at 27m in height will constitute an additional built element in horizon views from the Harbour foreshore.

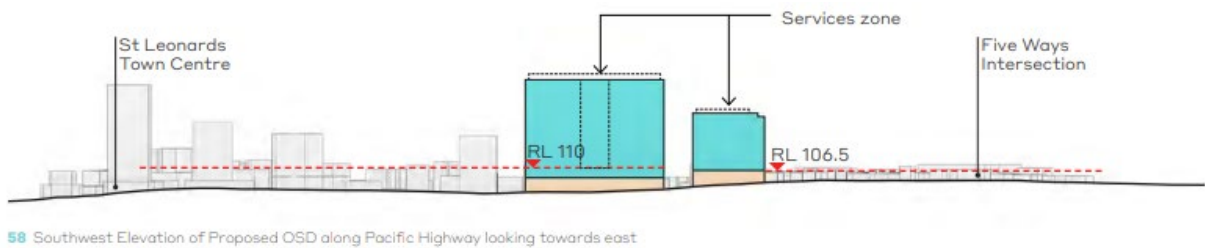


Figure 8–18 Extract from the Crows Nest Metro Over Station Development Urban Design Strategy (<https://www.planningportal.nsw.gov.au/major-projects/projects/sydney-metro-crows-nest-over-station-development>)



Figure 8-19 Viewpoint 7 – 24mm focal length



Figure 8-20 Viewpoint 7 – photomontage – 24mm focal length (Involve Studios)

Change magnitude: Moderate

The developed site will be visible as an additional building tower on the northern horizon in views from the southern foreshore of Sydney Harbour. In the context of existing high rise development at St Leonards and North Sydney and the approved building envelope for the Crows Nest Metro site, the proposed tower at the Fiveways site is considered to result in a moderate change to these views. Contingent on delivery of high quality architecture, the development would have an acceptable impact on these views.

Composite impact level: Moderate**8.4 SUMMARY OF VISUAL IMPACTS**

The table below summarises the assessment of impacts of the proposal on the selected viewpoints.

Viewpoint	Visual sensitivity	Change magnitude	Composite impacts assessment
Viewpoint 1	High	High	High
Viewpoint 2	Moderate - high	High	High
Viewpoint 3	Moderate - high	Moderate - high	Moderate - high
Viewpoint 4	Moderate	High	Moderate - high
Viewpoint 5	High	Low	Low - moderate
Viewpoint 6	High	Low	Low
Viewpoint 7	High	Moderate	Moderate

9 CONCLUSIONS

This visual impact assessment has been prepared to accompany a Development Application under Part 4 of the *Environmental Planning and Assessment Act, 1979* for the a 21 storey mixed use development on the site known as The Fiveways at Crows Nest, NSW. The study has been carried out following the process described in *Guideline for landscape character and visual impact assessment – Environmental impact assessment practice note EIA-NO4* (December 2018).

The assessment has been carried out with the aid of electronically generated viewshed diagrams and photomontages over a series of photos from surveyed locations within the identified viewshed, taken with 24mm focal length lenses.

In summary, the conclusions of the visual impacts of the proposal are:

- By virtue of recent regional planning the visual character of the site and its immediate locality is in a state of transition from traditional low to medium rise shop top housing and other commercial uses to high rise mixed use. High rise development in the immediate vicinity of the Fiveways site is ongoing at the St Leonards Rail Station precinct and at the Crows Nest Metro Station Precinct. In this context the development of the Fiveways site for high rise mixed uses is appropriate and consistent with the emerging urban character of its locality.
- The assessment has found that the proposed building will emerge as a new skyline element in many views from within its visual catchment. This is again consistent with the emerging redevelopment of the Crows Nest precinct. It is also an appropriate renewal of the under used building stock of variable visual quality that currently exists on the site.
- With appropriate quality of architecture, materials and finishes, the development of the Fiveways site as proposed in this development application is considered to have an acceptable impact on the visual quality of its environs.