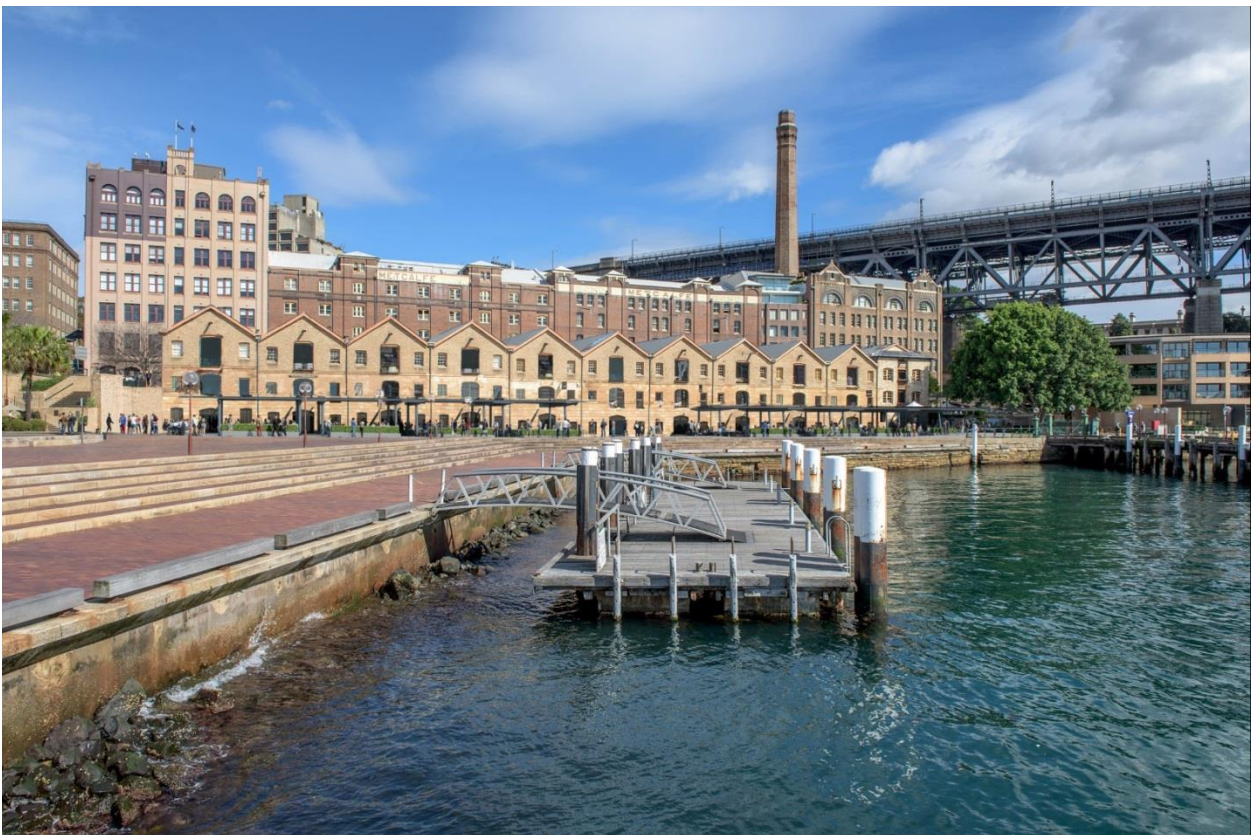


FIGURE 25 – VIEWPOINT 10 – SOUTHEAST CORNER OF CAMPBELL'S COVE, SYDNEY FORESHORE – EXISTING VIEW



FIGURE 26 – VIEWPOINT 10 – SOUTHEAST CORNER OF CAMPBELL'S COVE, SYDNEY FORESHORE – VISUALISATION



VIEWPOINT 11 – WEST EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE

Viewing Location	West Edge of Campbell's Cove, Sydney Foreshore
Viewing Distance	Approximately 20 m to the Project.
Duration of View and Frequency of View	Typically stationary for long periods. Its frequency of views is high.
Sensitivity	HIGH
Magnitude	LOW
Overall impact	MODERATE
Visual Sensitivity	Views from this location will be high in frequency and high in duration, generally experienced by locals, overseas visitors and tourists, including pedestrians that are walking or jogging along the foreshore. Sensitivity of this view is determined by its close proximity, high number of viewers, and long duration of view; thus resulting in a HIGH level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The project proposes modifications to the awnings at the eastern façade of the Campbell's Stores, the visual perception of those changes will be evident, particularly when compared against the existing condition, given the viewing distance and the direct angle of the view. However, the proposal removes a significant amount of visual clutter that currently detracts from the character of the area. With regard to the proposed new outdoor dining area at the north end of the site, it is more visible from this viewpoint. However the existing fig tree provides a significant degree of screening and the new form will be of a similar scale, albeit of a higher quality of design. It is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the close viewing distance, viewing duration, and number of viewers, it is anticipated that the potential visual impact of the proposed project will be MODERATE.

FIGURE 27 – VIEWPOINT 11 – WEST EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE – EXISTING VIEW



FIGURE 28 – VIEWPOINT 11 – WEST EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE – VISUALISATION



VIEWPOINT 12 – NORTH EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE

Viewing Location	North Edge of Campbell's Cove, Sydney Foreshore
Viewing Distance	Approximately 125 m to the Project.
Duration of View and Frequency of View	Typically stationary for long periods. Its frequency of views is moderate.
Sensitivity	HIGH
Magnitude	NEGLIGIBLE
Overall impact	NEGLIGIBLE
Visual Sensitivity	Views from this location will be high in frequency and high in duration, generally experienced by locals, overseas visitors and tourists, including pedestrians that are walking or jogging along the foreshore. Sensitivity of this view is determined by its close proximity, high number of viewers, and long duration of view; thus resulting in a HIGH level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	While the project proposes modifications to the awnings at the eastern façade of the Campbell's Stores, the visual perception of those changes is very minimal given the viewing distance. Additionally, the proposed new building is almost completely obscured by the existing fig tree. As a result, it is anticipated that the magnitude of impact from this viewpoint will be NEGLIGIBLE.
Potential Visual Impact	Given the lack of visibility, it is anticipated that the potential visual impact of the proposed project will be NEGLIGIBLE.

FIGURE 29 – VIEWPOINT 12 – NORTH EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE – EXISTING VIEW



FIGURE 30 – VIEWPOINT 12 – NORTH EDGE OF CAMPBELL'S COVE, SYDNEY FORESHORE – VISUALISATION



VIEWPOINT 13 – EAST BAY 12

Viewing Location	East Bay 12, northeast of the existing fig tree to remain
Viewing Distance	Approximately 10 m to the Project.
Duration of View and Frequency of View	Typically stationary for long periods. Its frequency of views is high.
Sensitivity	HIGH
Magnitude	LOW
Overall impact	MODERATE
Visual Sensitivity	Views from this location will be high in frequency and high in duration, generally experienced by locals, overseas visitors and tourists, including pedestrians that are walking or jogging along the foreshore. Sensitivity of this view is determined by its close proximity, high number of viewers, and long duration of view; thus resulting in a HIGH level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The proposed new outdoor dining area at the north end of the site is more visible from this viewpoint. However the new form will be of a similar scale, albeit of a higher quality of design. As a result, it is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the viewing distance, viewing duration, and number of viewers and the generally compatible form of the proposed development with its setting, it is anticipated that the potential visual impact of the proposed project will be MODERATE.

FIGURE 31 – VIEWPOINT 13 – EAST BAY 12 – EXISTING VIEWS



FIGURE 32 – VIEWPOINT 13 – EAST BAY 12 – VISUALISATION



VIEWPOINT 14 –INTERSECTION OF HICKSON ROAD AND GEORGE STREET

Viewing Location	South of the Intersection of Hickson Road and George Street, from the western footpath of George Street in the public domain.
Viewing Distance	Approximately 85 m to the Project.
Duration of View and Frequency of View	Typically transient in nature lasting for short periods of time. Its frequency of viewers is moderate.
Sensitivity	MODERATE
Magnitude	LOW
Overall impact	MODERATE-LOW
Visual Sensitivity	Views from this location are typically transient in nature lasting for short periods of times. The views are generally experienced locals, overseas visitors and tourists, including pedestrians who are traveling within The Rocks precinct. Sensitivity of this view is determined by its close proximity, moderate number of viewers, and short duration of view; thus resulting in a MODERATE level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The nature of the view of the proposal is that of a partial view. The viewer experiences only a minor part of the overall modifications. Additionally the viewing distance and angle of view further restrict the magnitude the proposal has on the view setting. As a result, it is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the viewing distance and angle, short viewing duration, and number of viewers, it is anticipated that the potential visual impact of the proposed project will be MODERATE-LOW

FIGURE 33 – VIEWPOINT 14 – INTERSECTION OF HICKSON ROAD AND GEORGE STREET – EXISTING VIEWS



FIGURE 34 – VIEWPOINT 14 – INTERSECTION OF HICKSON ROAD AND GEORGE STREET – VISUALISATION



VIEWPOINT 15 – WEST OF HICKSON ROAD AT BAY X

Viewing Location	West of Hickson Road, at the southwest corner of the intersection of Hickson Road and the access drive to the Overseas Terminal
Viewing Distance	Approximately 15 m to the Project.
Duration of View and Frequency of View	Typically transient for short periods. Its frequency of viewers is moderate.
Sensitivity	MODERATE
Magnitude	LOW
Overall impact	MODERATE-LOW
Visual Sensitivity	Views from this location are typically transient in nature lasting for short periods of times. The views are generally experienced locals, tourists, and pedestrians who are traveling within The Rocks precinct. Sensitivity of this view is determined by its close proximity, moderate number of viewers, and short duration of view; thus resulting in a MODERATE level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The nature of the view of the proposal is that of a close proximity full view. The viewer experiences most of the overall modifications; however, the proposed new outdoor dining area at Bay 12 is mostly obscured from view given the oblique angle of the project. Additionally, the proposed changes to the Hickson Road side of the project are minor in magnitude. As a result, it is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the short viewing duration, number of viewers, and proposed minor modifications, it is anticipated that the potential visual impact of the proposed project will be MODERATE-LOW

FIGURE 35 – VIEWPOINT 15 – WEST OF HICKSON ROAD AT BAY X – EXISTING VIEW



FIGURE 36 – VIEWPOINT 15 – WEST OF HICKSON ROAD AT BAY X – VISUALISATION



VIEWPOINT 16 – WEST OF BAY 6

Viewing Location	West of Bay 6 on the western side of Hickson Road public domain
Viewing Distance	Approximately 15 m to the Project.
Duration of View and Frequency of View	Typically transient for short periods. Its frequency of viewers is moderate.
Sensitivity	MODERATE
Magnitude	NEGLIGIBLE
Overall impact	NEGLIGIBLE
Visual Sensitivity	Views from this location are typically transient in nature lasting for short periods of times. The views are generally experienced locals, tourists, and pedestrians who are traveling within The Rocks precinct, to the Park Hyatt Sydney, to Hickson Road Reserve or beyond. Sensitivity of this view is determined by its close proximity to the project, moderate number of viewers, and short duration of view; thus resulting in a MODERATE level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The nature of the view of the proposal is that of a near full view. The viewer experiences most of the overall modifications including the proposed new outdoor dining area at Bay 12. However, the view angle is oblique and there is no apparent change to the setting. As a result, it is anticipated that the magnitude of impact from this viewpoint will be NEGLIGIBLE.
Potential Visual Impact	Given the very low degree of visual prominence, it is anticipated that the potential visual impact of the proposed project will be NEGLIGIBLE.

FIGURE 37 – VIEWPOINT 16 – WEST OF BAY 6 – EXISTING VIEW



FIGURE 38 – VIEWPOINT 16 – WEST OF BAY 6 – VISUALISATION



VIEWPOINT 17 – SOUTHWEST CORNER OF PARK HYATT

Viewing Location	At the southwest corner of the Park Hyatt Sydney on the western side of Hickson Road at the
Viewing Distance	Approximately 45 m to the Project.
Duration of View and Frequency of View	Typically transient for short periods. Its frequency of viewers is moderate.
Sensitivity	MODERATE
Magnitude	LOW
Overall impact	MODERATE - LOW
Visual Sensitivity	Views from this location are typically transient in nature lasting for short periods of times. The views are generally experienced by locals, tourists, and pedestrians who are traveling within The Rocks precinct, to the Park Hyatt Sydney, to Hickson Road Reserve and/or beyond. Sensitivity of this view is determined by its close proximity to the project, moderate number of viewers, and short duration of view; thus resulting in a MODERATE level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The nature of the view of the proposal is that of a close proximity, full view. The proposed new outdoor dining area at the north end of the site, it is more visible from this viewpoint. However the new form will be of a similar scale, albeit of a higher quality of design. . As a result, it is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the short viewing duration, the angle of the view, the number of viewers, and the proposed minor modifications, it is anticipated that the potential visual impact of the proposed project will be MODERATE - LOW.

FIGURE 39 – VIEWPOINT 17 – SOUTHWEST CORNER OF PARK HYATT – EXISTING VIEW



FIGURE 40 – VIEWPOINT 17 – SOUTHWEST CORNER OF PARK HYATT – VISUALISATION



VIEWPOINT 18 – WEST OF BAY 12

Viewing Location	West of Bay 12 on the western footpath of Hickson Road.
Viewing Distance	Approximately 20 m to the Project.
Duration of View and Frequency of View	Typically transient for short periods. Its frequency of viewers is moderate.
Sensitivity	MODERATE
Magnitude	LOW
Overall impact	–MODERATE - LOW
Visual Sensitivity	Sensitivity of the view is determined by the direct angle of view, the close proximity of the proposed new building at Bay 12, views through the site to the harbour, moderate number of viewers, and moderate duration of view; thus resulting in a MODERATE level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	With regard to the proposed new outdoor dining area at the north end of the site, it is more visible from this viewpoint. However the new form will be of a similar scale, albeit of a higher quality of design. The proposal will result in a minor change to the existing streetscape condition from close proximity, resulting in a LOW impact.
Potential Visual Impact	Given the minor change to the setting, it is anticipated that the potential visual impact of the proposed project will be MODERATE - LOW.

FIGURE 41 – VIEWPOINT 18 – WEST OF BAY 12 – EXISTING VIEW



FIGURE 42 – VIEWPOINT 18 – WEST OF BAY 12 – VISUALISATION



VIEWPOINT 19 – SYDNEY HARBOUR BRIDGE

Viewing Location	From the eastern footpath on the Sydney Harbour Bridge above the southwest corner of the Park Hyatt Sydney
Viewing Distance	Approximately 55 m to the Project.
Duration of View and Frequency of View	Typically transient for short periods. Its frequency of viewers is moderate.
Sensitivity	MODERATE - LOW
Magnitude	LOW
Overall impact	LOW
Visual Sensitivity	Views from this location are typically transient in nature lasting for short periods of times. The views are generally experienced by pedestrians who are traveling across the Harbour Bridge. Sensitivity of this view is determined by its close proximity to the project, moderate number of viewers, and short duration of view. However, the panoramic nature of the viewpoint provides the viewer with an expansive perspective capturing the Sydney Opera House, the Sydney skyline and other iconic elements in the landscape, thus resulting in a MODERATE - LOW level of sensitivity.
Magnitude of impact to the visual setting (viewpoint)	The nature of the view of the proposal is that of a partial view at an almost perpendicular and downward angle to the direction of travel. The viewer experiences some of the overall modifications including the proposed new outdoor dining area at Bay 12. However, the viewing angle and the elevated position of the view are primarily composed of an existing roofscape, thus limiting the viewer's perception of the proposed modifications. As such, the proposal generally blends into the surrounding built environment. As a result, it is anticipated that the magnitude of impact from this viewpoint will be LOW.
Potential Visual Impact	Given the short viewing duration, the angle of the view, the number of viewers, and the elevated position of the view, it is anticipated that the potential visual impact of the proposed project will be LOW.

FIGURE 43 – VIEWPOINT 19 – SYDNEY HARBOUR BRIDGE – EXISTING VIEW



FIGURE 44 – VIEWPOINT 19 – SYDNEY HARBOUR BRIDGE – VISUALISATION



4.5 PROPOSED PUBLICLY ACCESSIBLE THROUGH SITE CONNECTION TO SYDNEY COVE WATERFRONT

The proposed development of Bay 12 will include in the opening up of existing built form at the ground level through the creation of a publicly accessible outdoor dining area.

The existing building, including its temporary canvas awning, currently obscures views from Hickson Road to Circular Quay or the water beyond.

The design approach to the proposed development, particularly the horizontal design of the proposed permanent awnings will enable views to the ground level heritage sandstone façade of the Campbell's Stores. More significantly, the outdoor dining area and elevated canopy structure will result in significantly improved views to Campbell's Cove and the Opera House (refer to **Figure 46**).

The enabling of new views of a high quality landscape zone and the presence of a new, well considered architectural design response will result in positive outcomes for the setting.

FIGURE 45 – NEW VIEWPOINT - PROPOSED PUBLICLY ACCESSIBLE THROUGH SITE CONNECTION TO SYDNEY COVE WATERFRONT



5 Conclusion

This report has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued for the project and taking into account the submissions received in response to the public exhibition of the State Significant Development Application (SSD 7056).

The proposed external modifications of the proposed development as outlined in the EIS will have a positive overall impact on its character zone.

While the visual impact assessment indicates that the proposal will, on average, have a low visual impact on viewers within its immediate setting, this should not necessarily be understood to be a negative outcome. For example, the removal of the opaque canvas awning on the east elevation, which completely obscures direct visual access to all of the ground level façade of the Campbell's Stores, will result in significantly improved views to Campbell's Cove and the Opera House when compared to the existing condition.

The considered design approach to the proposed outdoor dining area at Bay 12 and the resulting exposure of the heritage sandstone of the Campbell's Stores and the quay to viewers within the visual catchment, results in an improvement to existing views.

Additionally, other recently completed projects which have similar significant positive impacts within the Sydney Cove / The Rocks precinct include:

- Bennelong Apartments, 1998;
- Museum of Contemporary Art Australia Expansion, 2012; and
- Park Hyatt Sydney Renovation, 2012

The distance of the Sydney Opera House from the proposed development, in conjunction with a proposed development, which would not be highly noticeable within the context of its setting, would result in a negligible visual impact on views from the western side of the Opera House, from either the lower or upper terraces. Furthermore, views from the Opera House to the west are already compromised on a regular basis by visiting cruise ships berthed at the Circular Quay passenger terminal which, given their significant size, both limit views and modify the character of the setting.

In summary, it is considered that although the project will be a visible element from numerous viewpoints it does not result in a negative or detracting visual impact to the existing public domain and the landscape character of the setting.

Disclaimer

This report is dated May 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Ltd.'s (**Urbis**) opinion in this report. Urbis prepared this report on the instructions and for the benefit only, of Tallawoladah Pty Limited (**Instructing Party**). To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A Visual Impact Assessment by Virtual Ideas