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# Addendum Visual Impact Assessment

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**Modification to  
State Significant Development Application  
UTS Central (SSD 15\_7382)**

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For the University of Technology, Sydney  
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# Contents

1.1	Introduction	4
1.2	The site and view locations	5
1.3	Format of analysis	6
1.4	Public domain views	8
1.4.1	V1 - Broadway - Railway Square bus stands	8
1.4.2	V2 - Broadway / Regent St	10
1.4.3	V3 - Broadway / Kensington St	12
1.4.4	V4 - Chippendale Way	14
1.4.5	V5 - Chippendale Green	16
1.4.6	V6 - Broadway near Buckland Street	18
1.4.7	V7 - Jones Street	20
1.4.8	V8 - Balfour Street near Queen Street	22
1.4.9	V9 - Balfour Street near Henrietta Street	24
1.5	Summary and conclusion	26

# 1.1 Introduction

## Purpose of this report

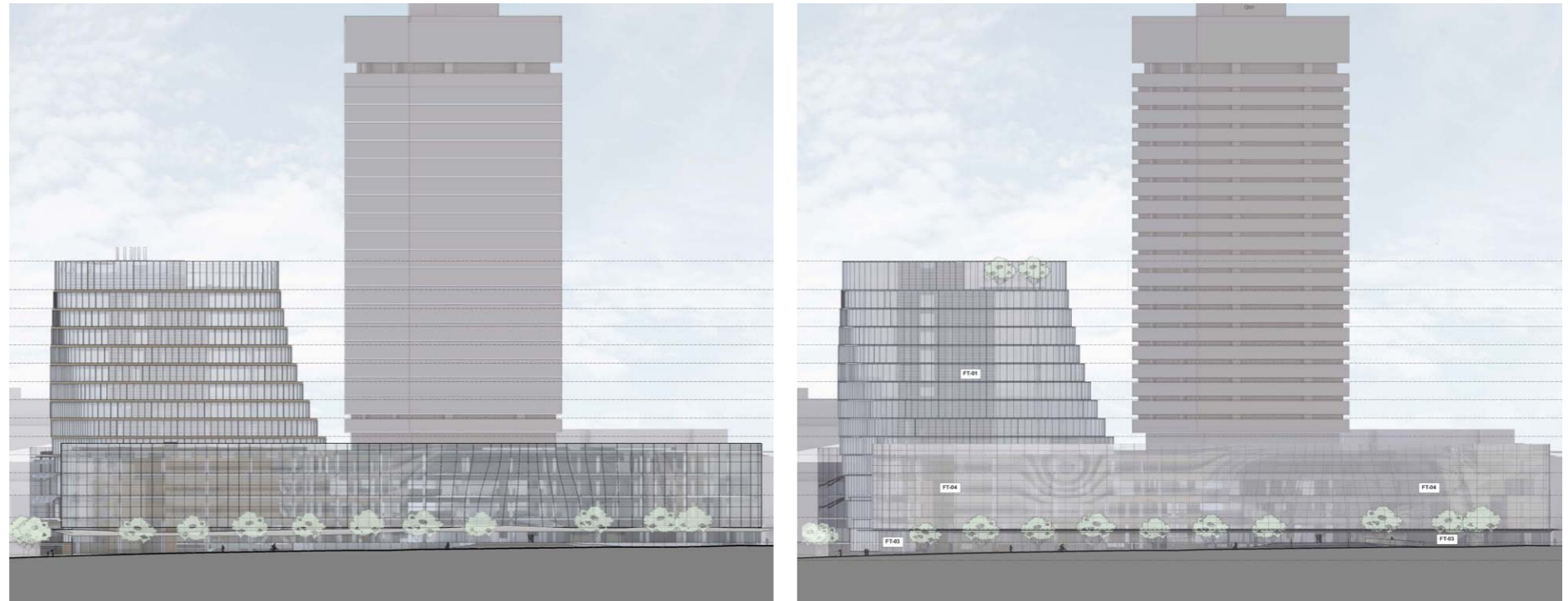
This addendum Visual Impact Assessment (VIA) report has been prepared to support a proposed modification to the existing State Significant Development approval (the approved SSDA) for the UTS Central project (SSD\_7382, approved 23 September 2016).

This document provides an assessment of the visual impact of the proposed modification, based on the Visual Impact Assessment prepared by Architectus for the previous approval and follows the same methodology.

## The proposed modification

The proposed modification changes the podium (Lower four storeys above ground level) design along Broadway including a greater extension of this form towards the Jones Street / Broadway intersection. Elements above the podium form remain unchanged from the approved plans.

A comparison of elevations from the approved SSDA and proposed modification is provided adjacent.



**Broadway elevation comparison between proposed modification (left) and approved plans (right). The podium is changed while the tower remains as in the approved plans.**

# 1.2 The site and view locations

## The site

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District with frontages to Broadway, and Thomas, Wattle and Harris Streets. Central Station is located less than 500m to the east.

## Views included in this analysis

The views included in this addendum assessment are based on those in the Visual Impact Assessment for the approved SSDA (and prior to this the approved Modification No. 5 to the Broadway Precinct Concept Plan). This in turn was based on the selection of views within the Visual Impact Assessment for the original Broadway Precinct Concept Plan.

Of the views assessed within the previous VIA for the approved SSDA, only those likely to be altered by the proposed modification have been reassessed in this document.

This corresponds to the public domain views rather than the private views, due to the changes being primarily related to the lower-levels of the development. Private views were also included in the VIA for the approved SSDA however have not been reproduced and reconsidered here as the proposal's impacts on these are expected to largely remain unchanged from the approved plans.

The views considered in this document are therefore as follows:

- V1 - Broadway -Railway Square bus stands
- V2 - Broadway / Regent St
- V3 - Broadway / Kensington St
- V4 - Chippendale Way
- V5 - Chippendale Green
- V6 - Broadway near Buckland Street
- V7 - Jones Street
- V8 - Balfour Street near Queen Street
- V9 - Balfour Street near Henrietta Street



Plan showing location of selected views

# 1.3 Format of analysis

The assessment and categorisation of visual impacts within this document is the same as included within the Visual Impact Assessment for the approved SSDA, based on the New South Wales Land and Environment Court Planning Principles. The photographs and key plans as well as textual description of the importance of the view are the same as in this previous document. A computer model of the proposed modification is presented adjacent to a computer model of the approved SSDA and the visual impact of these is described.

For public domain views, as in the previous Visual Impact Assessments for the approved SSDA, a photograph of the existing view is contrasted with a model view of the proposed future.

Every view location is provided photographs and rendered views which are based on a full-frame 35mm camera with 50mm focal length lens or equivalent.

Each view is provided the following:

- A key plan (and elevation in the case of private views) showing the view location.
- The existing view, proposed view in approved SSDA, and updated view. The existing view is provided as a photograph where available and the approved and proposed views are provided in the form of computer generated imagery.
- A summary of key quantitative factors regarding the importance of view including the number of viewers, distance to proposal and likely period of view.
- A qualitative assessment set out under the following headings:
  - Importance of the view;
  - Visual Impact
- A summary categorisation of the importance of the view and visual impact based on the above, as well as the degree of change from the approved SSDA (also discussed under visual impact).

The importance of the view is defined with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles. The criteria are defined as follows.

## Importance of the view - Public Domain Views

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

- The context of viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);
- 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);
- The number of viewers;
- The distance to the proposal;
- The likely period of view; and
- Any document that identifies the importance of the view to be assessed;

The above 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

	Definition
<b>High</b>	Unobstructed views of highly valuable or iconic elements from highly important locations.
<b>Moderate-High</b>	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
<b>Moderate</b>	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.
<b>Low-Moderate</b>	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.
<b>Low</b>	Views from 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 can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

### Relative number of viewers

	Definition
<b>High</b>	> 1,000 people per day
<b>Moderate</b>	100-1,000 people per day
<b>Low</b>	< 100 people per day

### Period of view

	Definition
<b>High (long-term)</b>	> 5 minutes
<b>Moderate</b>	1-5 minutes
<b>Low (short-term)</b>	< 1 minute

## Visual impact rating

The visual impact is a qualitative assessment of the impact of the proposal on the view. It 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;

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 visual impact

	Definition
<b>High</b>	The proposal obstructs iconic elements or elements identified as highly significant within the existing view.
<b>Moderate</b>	The proposal obstructs some elements of importance within the existing view.
<b>Low</b>	The proposal obstructs minor elements within the existing view,
<b>Negligible</b>	The proposal will not be noticeable within the view without scrutiny.

A high extent of visual impact, however, 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 impacts is discussed in Conclusions and Recommendations sections.

## Change from approved SSDA

The degree of change from the approval is provided as a further assessment of the visual impact in comparison to the approved development, to demonstrate the degree of change within the current proposal.

### Change from approved SSDA

	Definition
<b>High beneficial</b>	The difference between approved and proposed plans removes the obstruction of iconic elements or elements identified as highly significant within the existing view.
<b>Moderate beneficial</b>	The difference between approved and proposed plans removes the obstruction of some elements of importance within the existing view.
<b>Low beneficial</b>	The difference between approved and proposed plans removes the obstruction of minor elements within the existing view.
<b>Negligible</b>	The difference between approved and proposed plans will not be noticeably beneficial or adverse.
<b>Low adverse</b>	The difference between approved and proposed plans obstructs minor elements within the existing view.
<b>Moderate adverse</b>	The difference between approved and proposed plans obstructs some elements of importance within the existing view.
<b>High adverse</b>	The difference between approved and proposed plans obstructs iconic elements or elements identified as highly significant within the existing view.

# 1.4 Assessment of views

## 1.4.1 V1 - Broadway - Railway Square bus stands

### Importance of the view:

<b>Distance to proposal</b>	approx. 250m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of waiting for a bus or walking west along Broadway.

The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view contains few important features however because of its well-travelled location, its significance is summarised as moderate.

### Visual impact:

This view will be subject to little quantitative change as the proposal is substantially hidden from the view behind existing buildings.

The visual impact of the proposal and its change from the approved SSDA can be described as negligible.



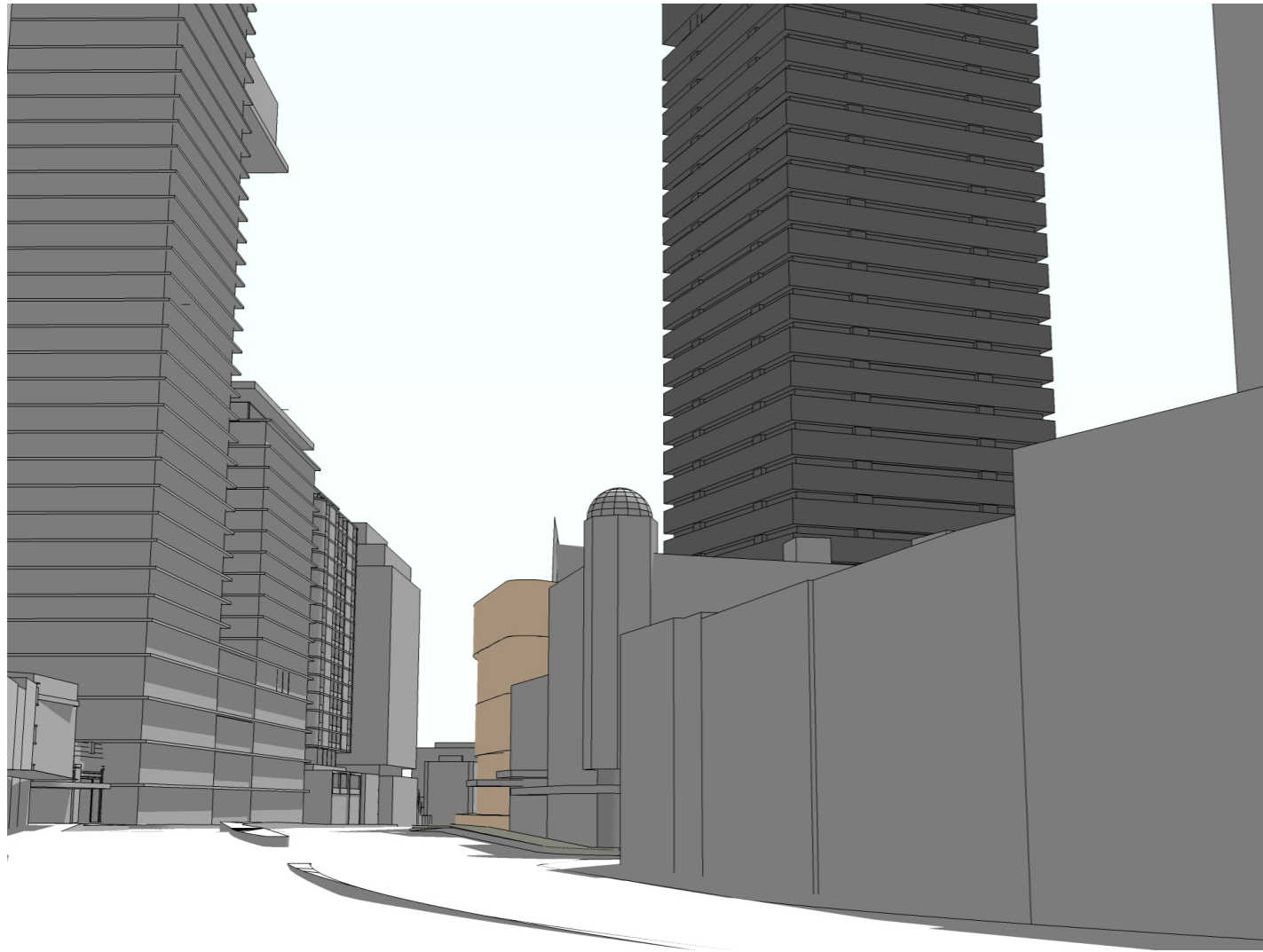
**Key plan of view location**



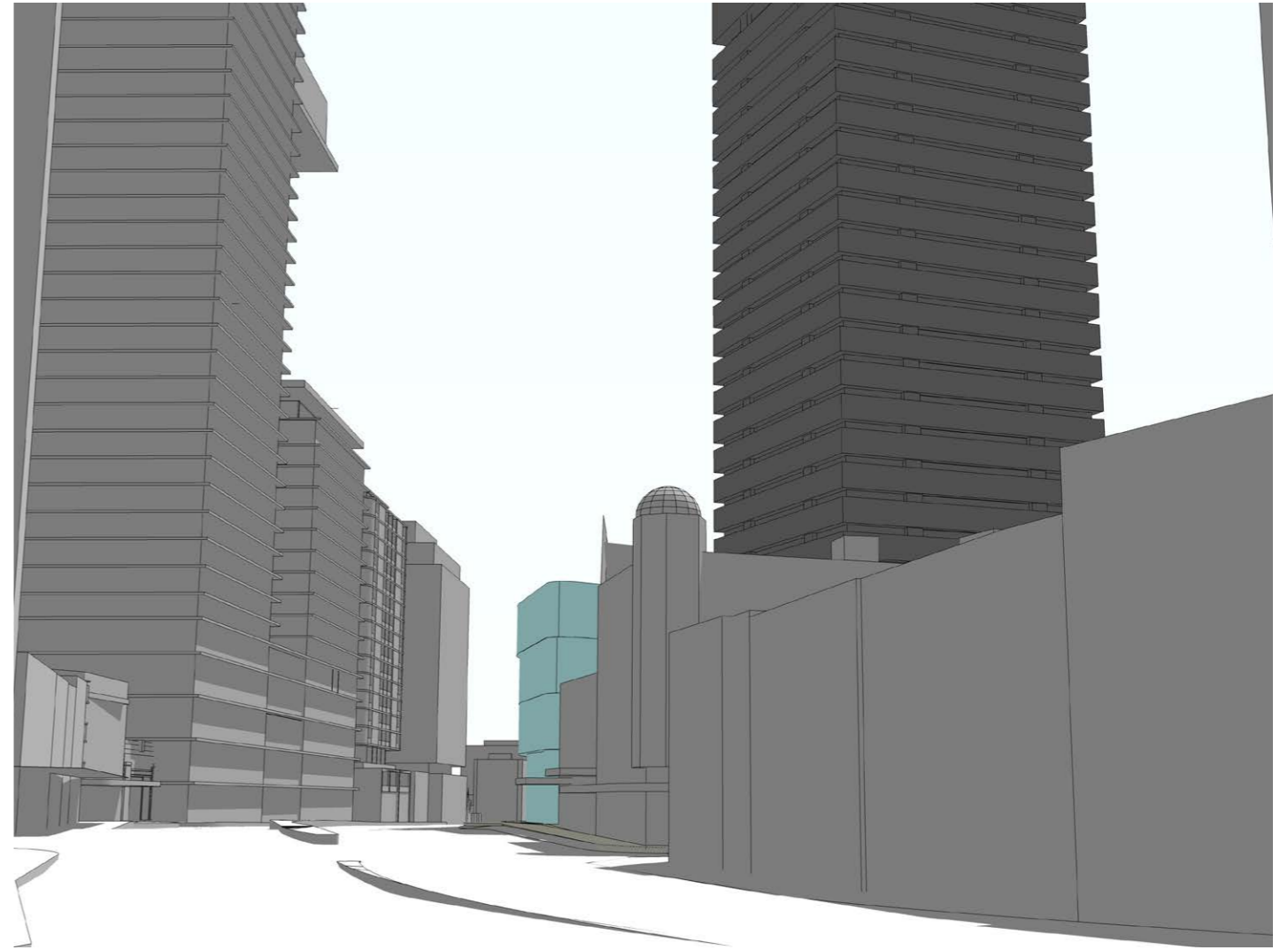
**Photograph of existing view**

### Summary:

<b>Importance of the view:</b>	<b>Moderate</b>
<b>Visual impact:</b>	<b>Negligible</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.2 V2 - Broadway / Regent St

#### Importance of the view:

<b>Distance to proposal</b>	approx. 150m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

#### Visual impact:

The proposal is very similar in scale to the approved SSDA, with some changes in geometry providing minor differentiation including a more clearly curved form.

In both the approved SSDA and current proposal the existing street level view will substantially change due to changes in the podium form. However, the composition of the view remains similar and focussed on the view corridor along the street.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



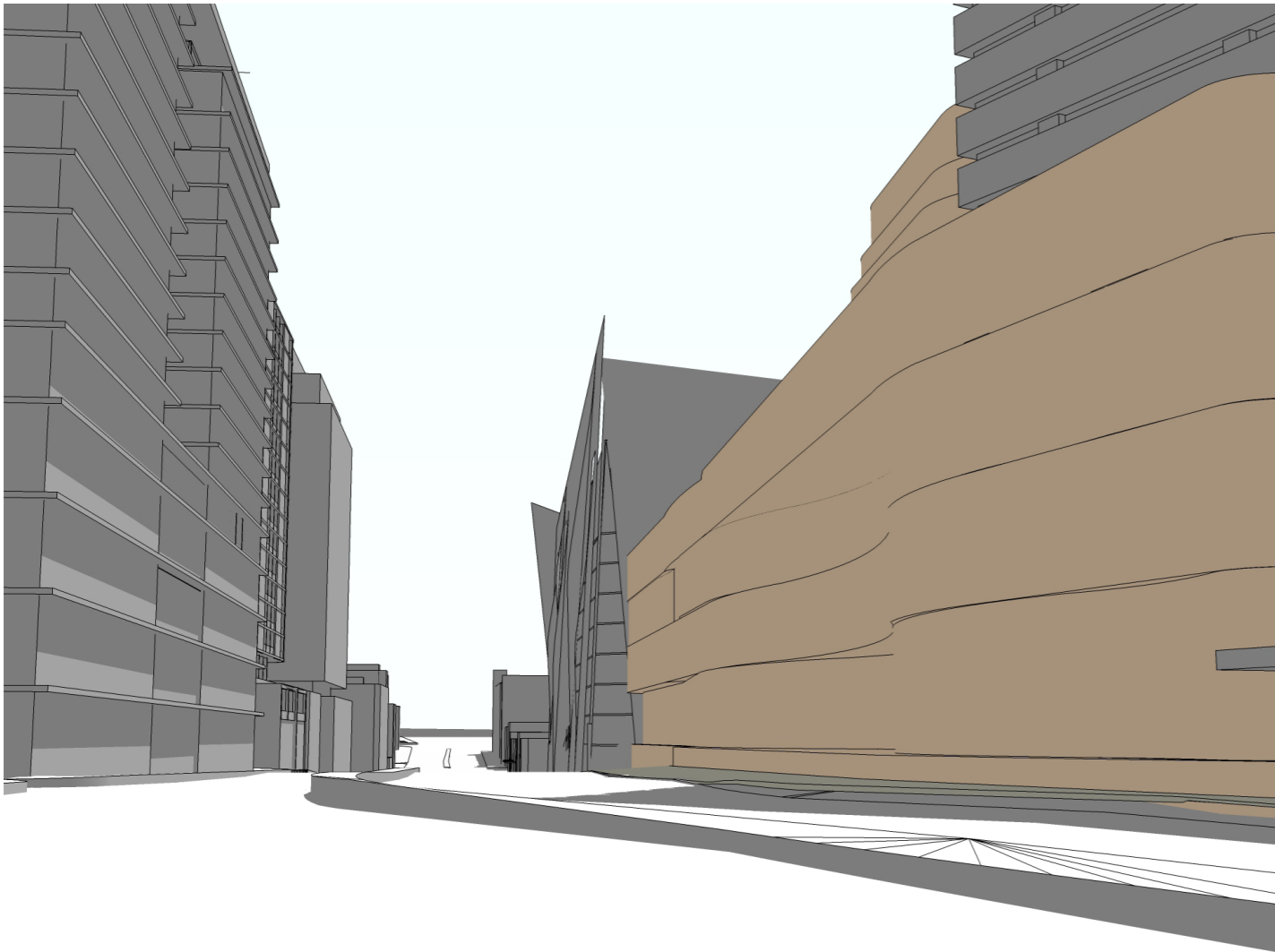
**Key plan of view location**



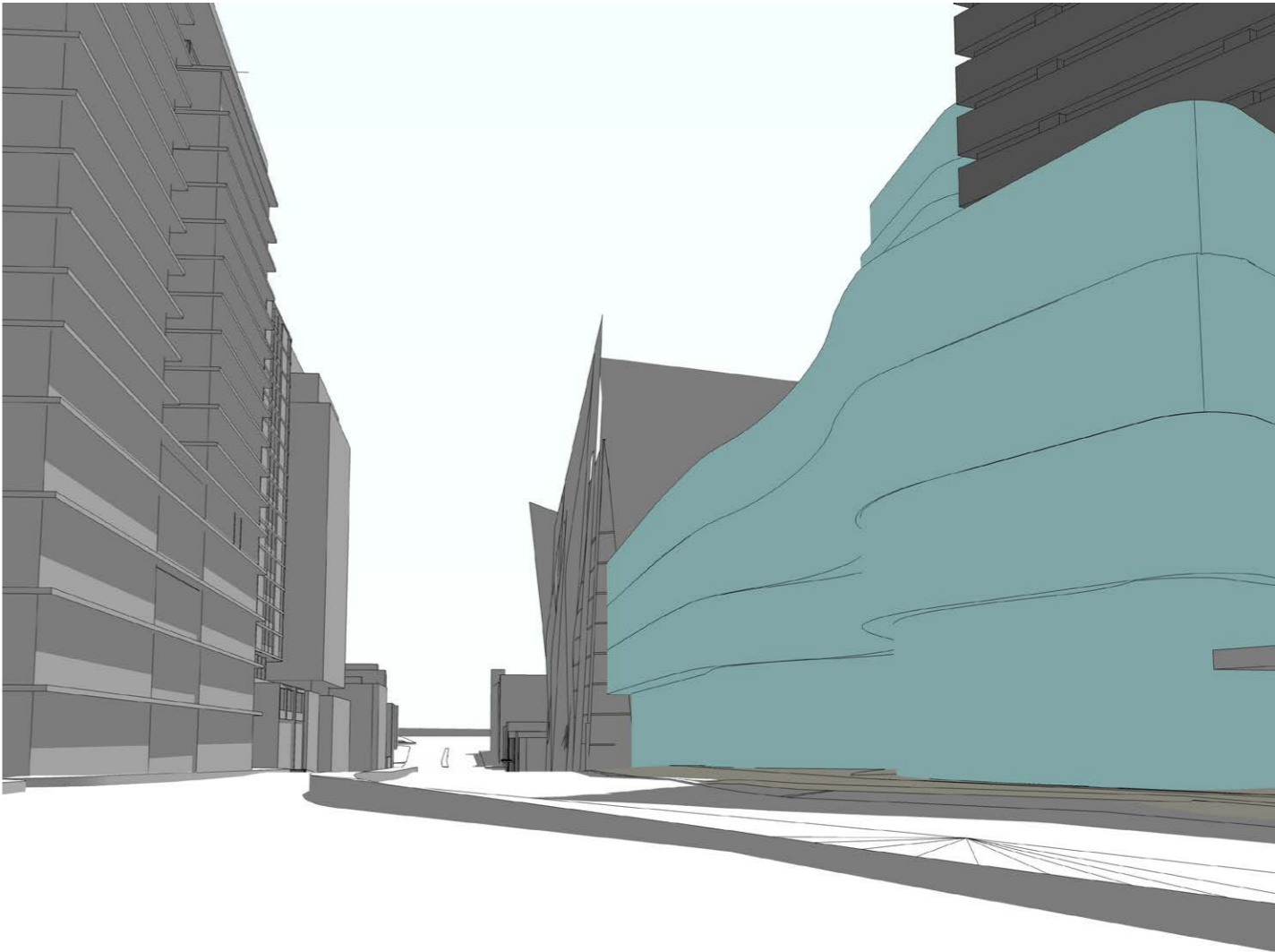
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Moderate</b>
<b>Visual impact:</b>	<b>Moderate</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.3 V3 - Broadway / Kensington St

#### Importance of the view:

<b>Distance to proposal</b>	approx. 90m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view includes a mixture of elements and styles including the existing buildings on site, new UTS Broadway Building and Radio Mast over UTS Building 10.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

#### Visual impact:

The proposed modification view is similar to approved SSDA. In both the approved SSDA and the current proposal, the existing street level will substantially change view due to the changes in the podium form. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



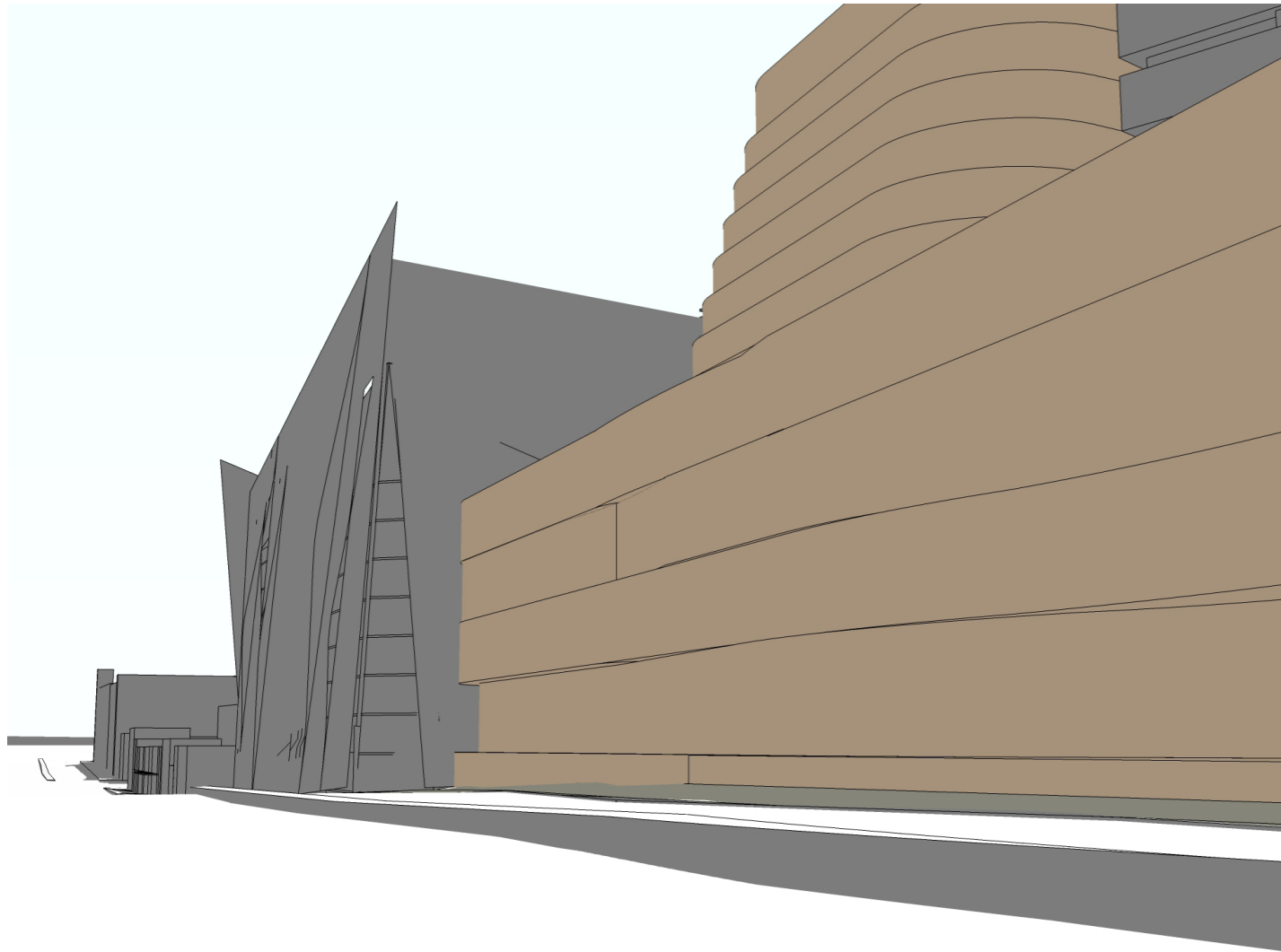
**Key plan of view location**



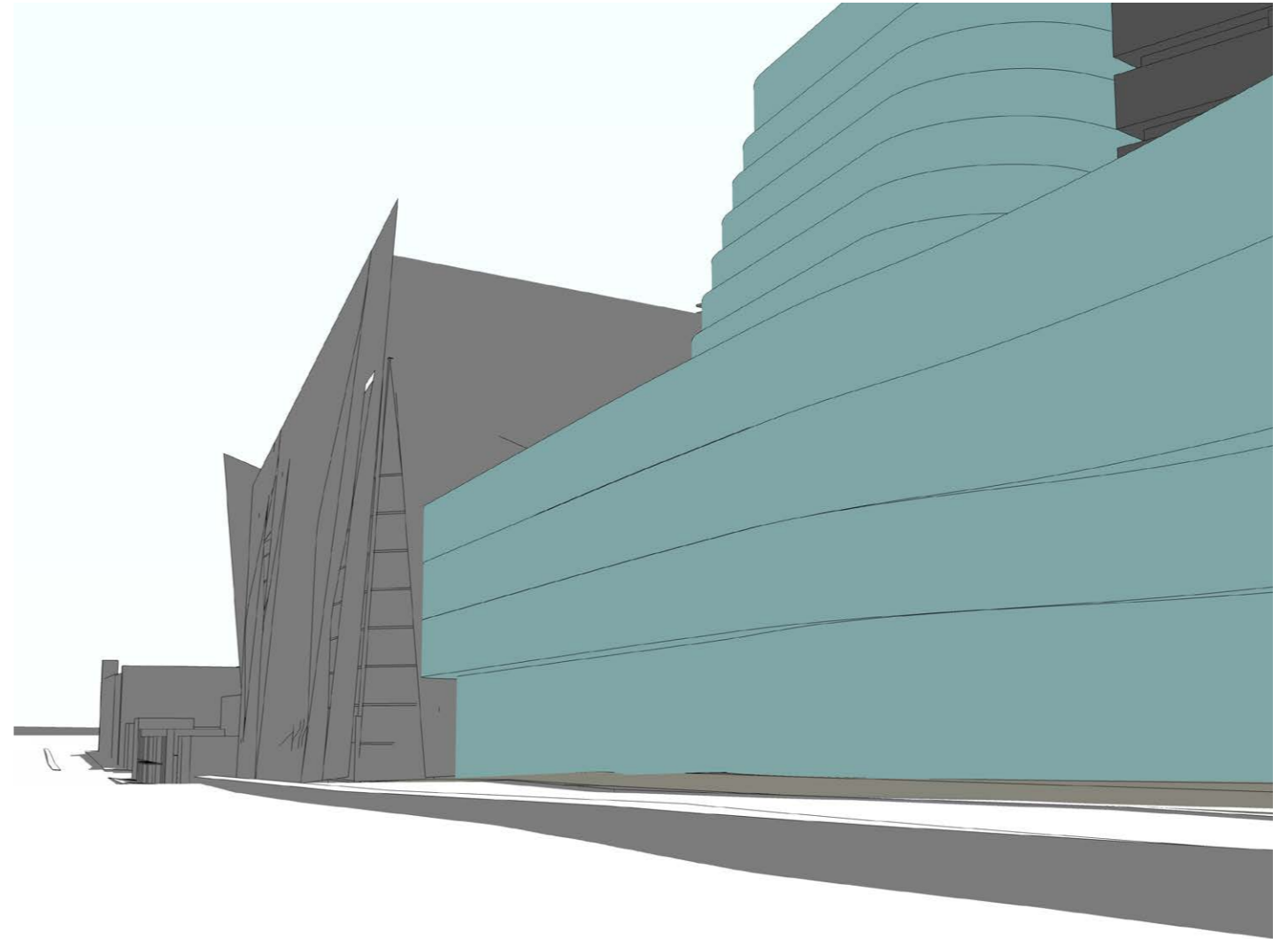
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Moderate</b>
<b>Visual impact:</b>	<b>Moderate</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.4 V4 - Chippendale Way

#### Importance of the view:

<b>Distance to proposal</b>	approx. 70m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking north along Chippendale Way.

The existing view is framed by the glazed side of the One Central Park building and focusses the view on the existing buildings on site.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low-moderate.

#### Visual impact:

The proposal is similar in scale to the approved SSDA. The podium is slightly larger obstructing a small are of sky, but also provides a clearer composition as the setback between tower and podium is clearer. In both the approved SSDA and the current proposal, the existing street level will substantially change view due to the changes in the podium form. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



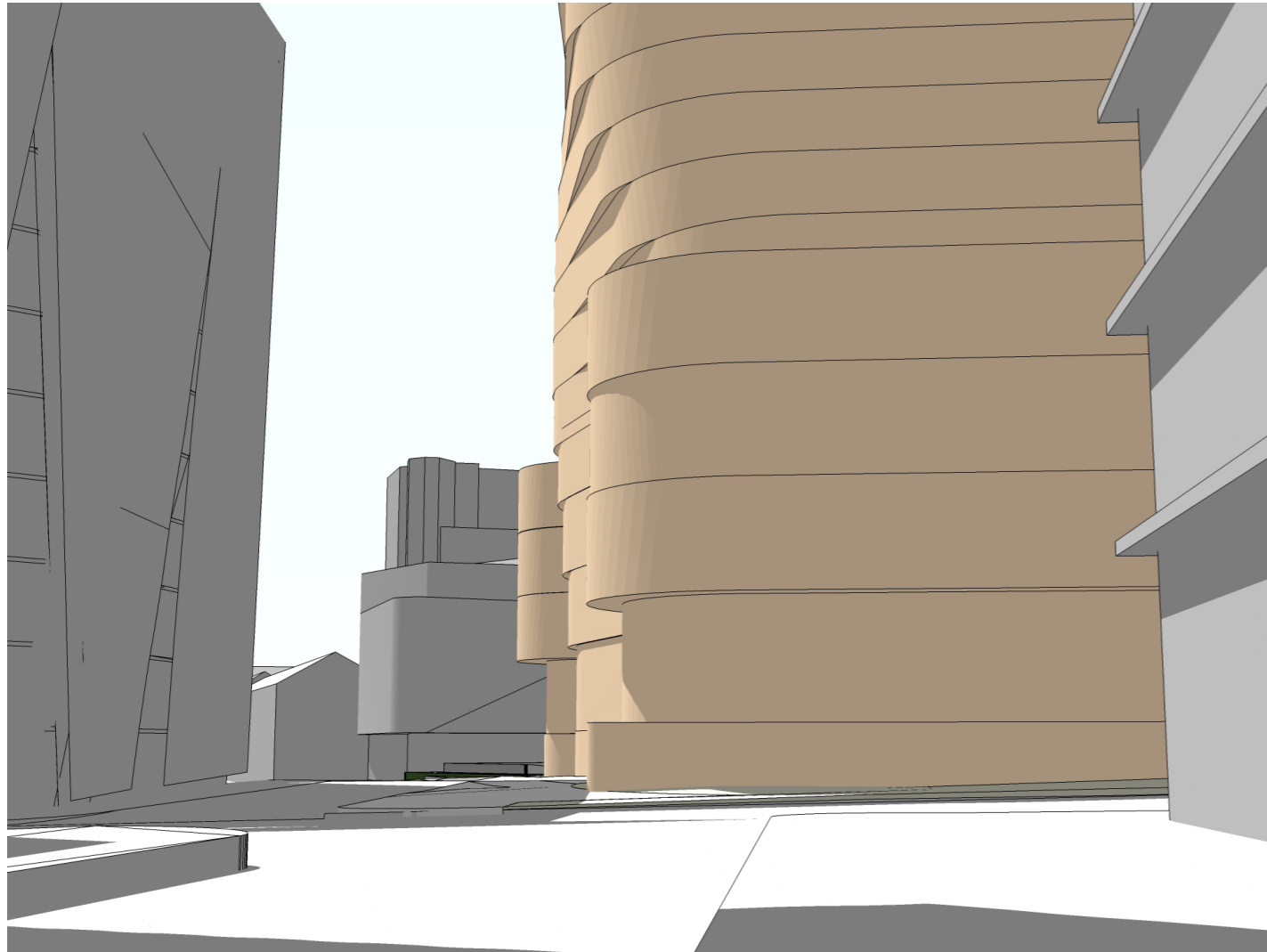
**Key plan of view location**



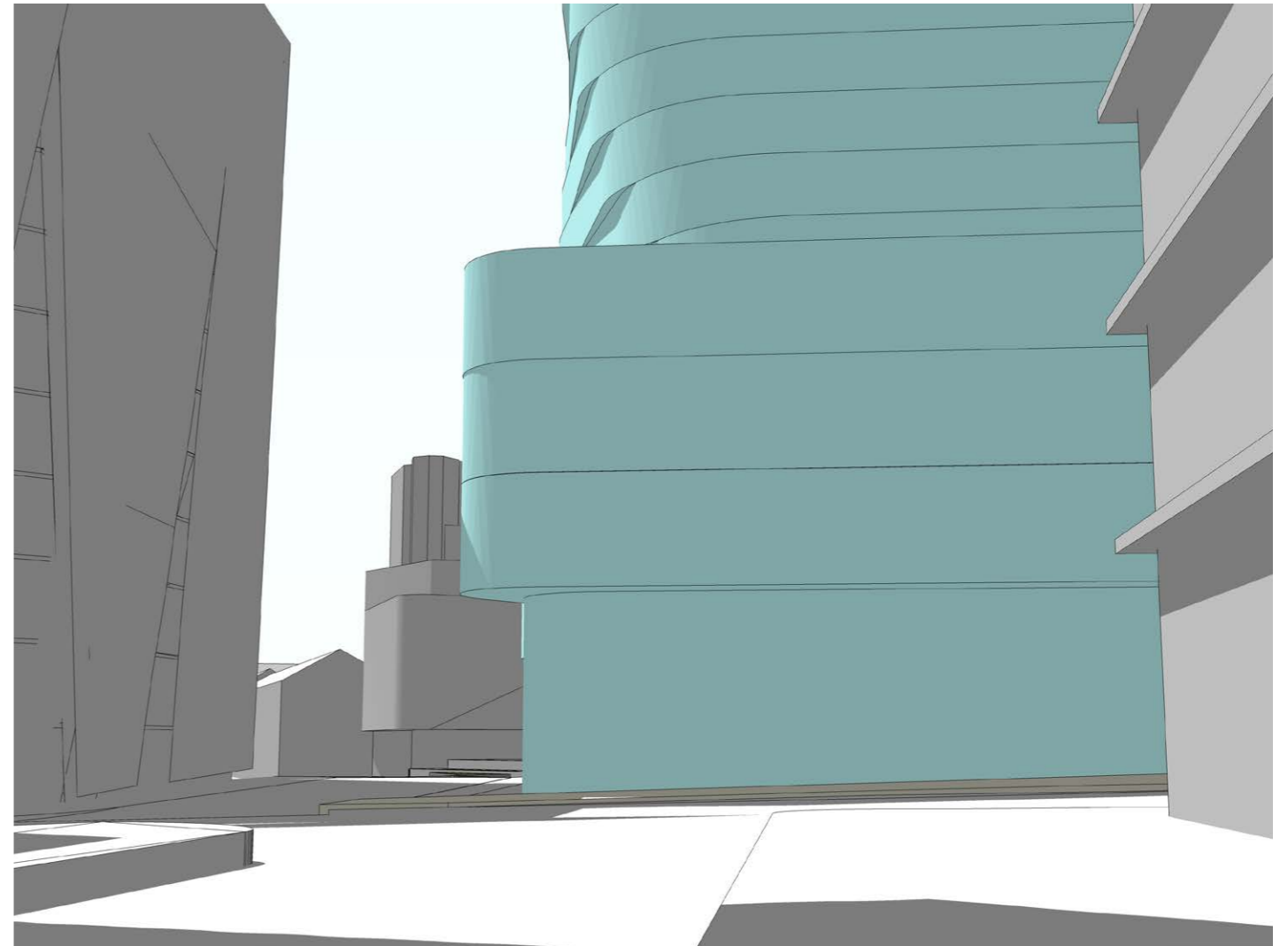
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Low-Moderate</b>
<b>Visual impact:</b>	<b>Moderate</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.5 V5 - Chippendale Green

#### Importance of the view:

<b>Distance to proposal</b>	approx. 180m
<b>Likely period of view</b>	Moderate (1-5 minutes)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

The existing view is framed by the One Central Park building and the heritage brewery building, which both have some architectural significance. The landscape features of the Green also make for an attractive view.

This view may be seen in passing when walking north towards Chippendale Way and Broadway however may also be seen from a static position from within the Green.

Due to the potential for the view to be seen from a static position, as well as the general attractiveness of the location and quality of elements within the view, its significance is summarised as moderate to high.

#### Visual impact:

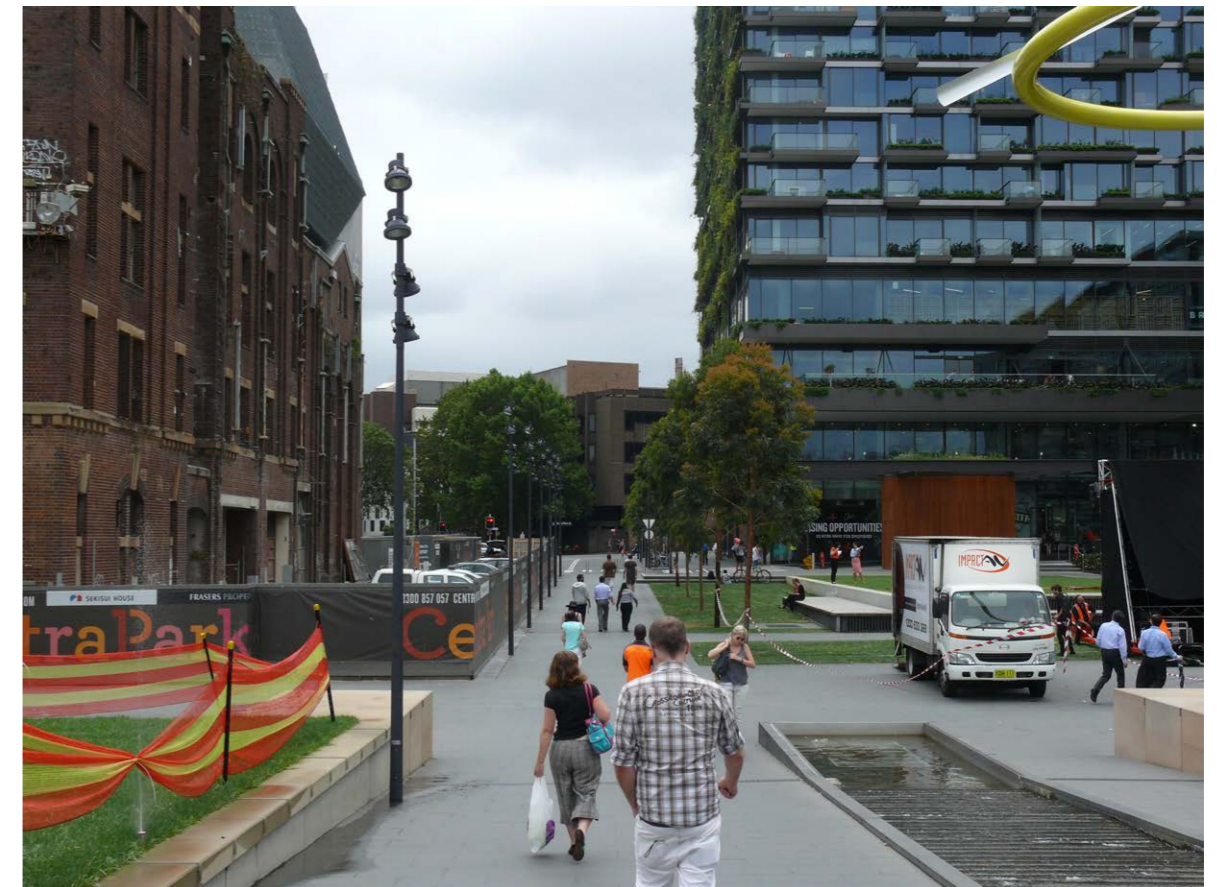
The proposal will change the view through providing a termination to the view corridor between buildings.

A similar scale has already been accepted as within the approved SSDA, which differs from the proposal only through a change in the podium geometry and has the same quantitative obstruction of elements behind.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



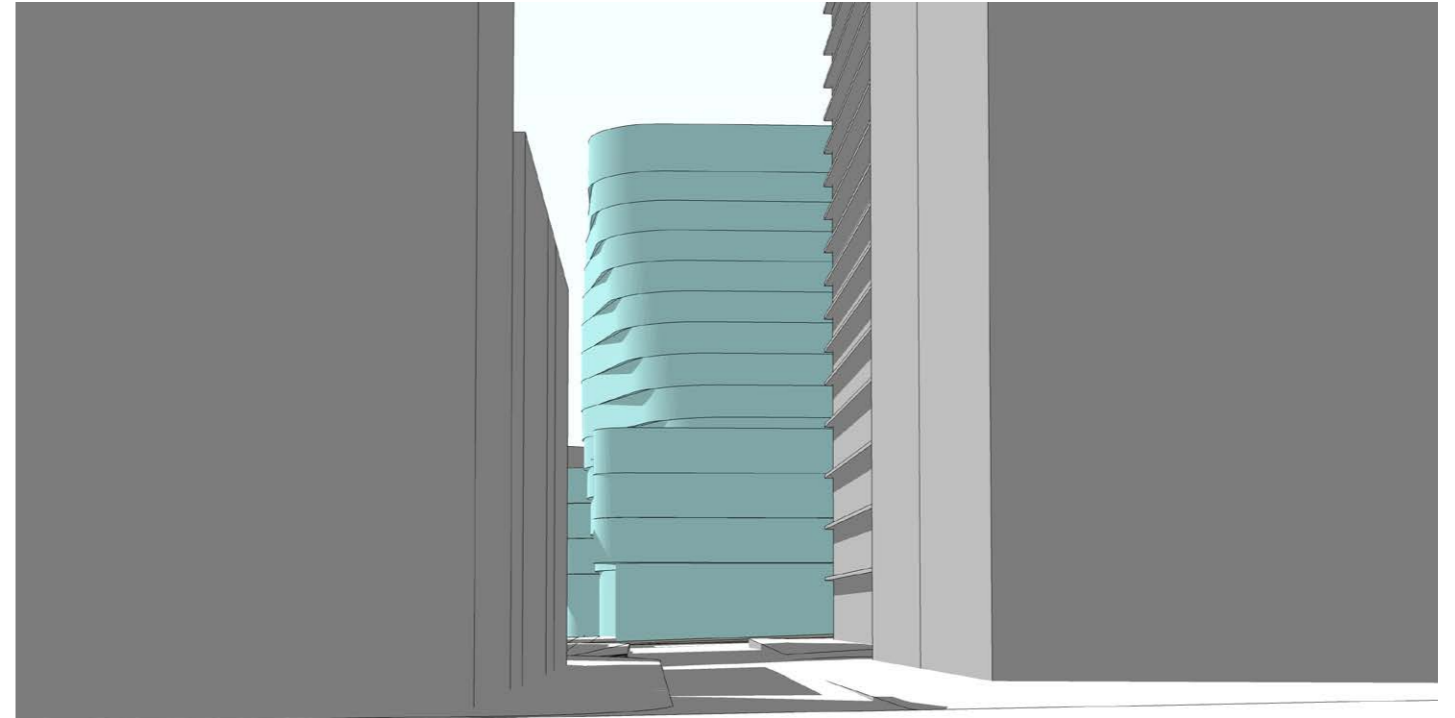
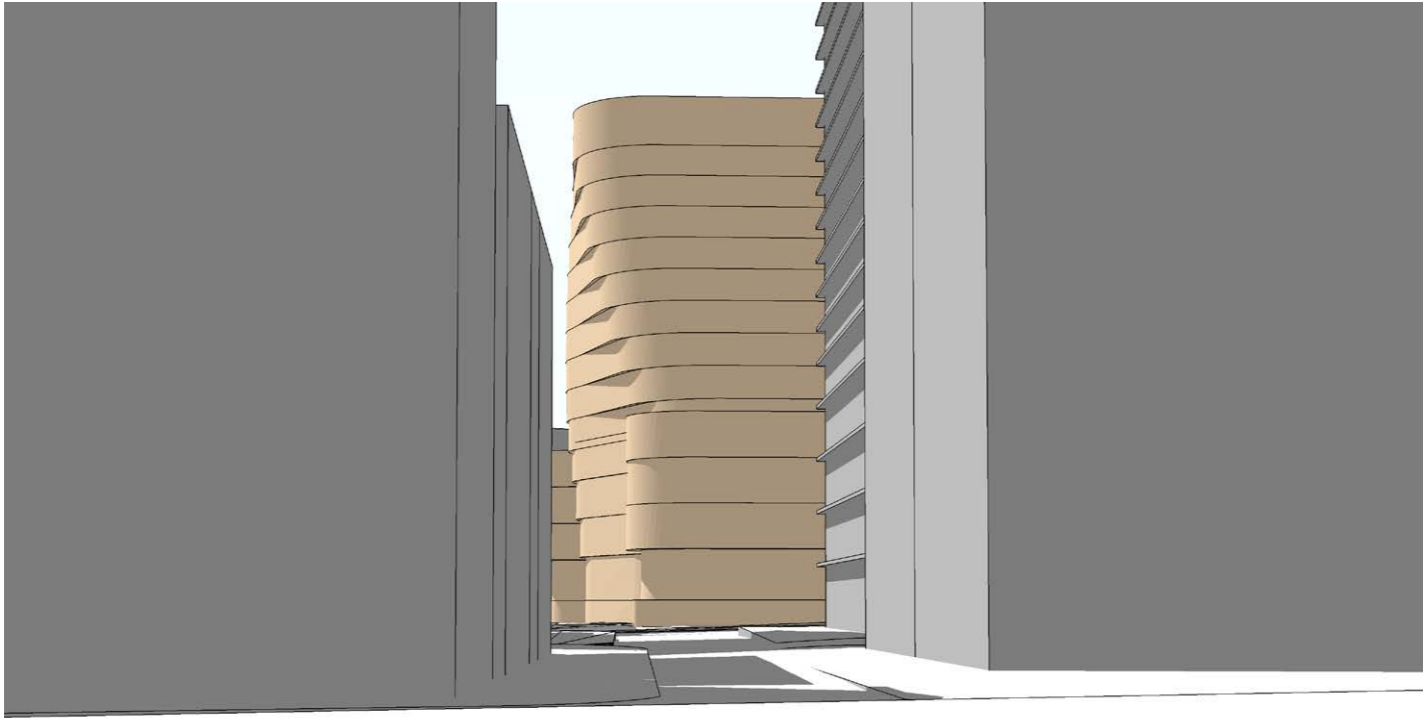
**Key plan of view location**



**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Moderate-High</b>
<b>Visual impact:</b>	<b>Moderate</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**

**Computer model of proposed modification**

### 1.4.6 V6 - Broadway near Buckland Street

#### Importance of the view:

<b>Distance to proposal</b>	approx. 270m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking east along the southern side of Broadway.

The existing view focusses on the side of the UTS Broadway Building and lower elements to its west as well as large trees.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low to moderate.

#### Visual impact:

As with other views from Broadway west of the site, the proposal will be obscured by significant street trees in the near distance. Even where trees are not present, the proposal will be largely hidden behind the UTS Broadway building. The proposed modification will have the same impact as the approved SSDA in this view.

The visual impact of the proposal and its change from the approval can both be described as negligible.



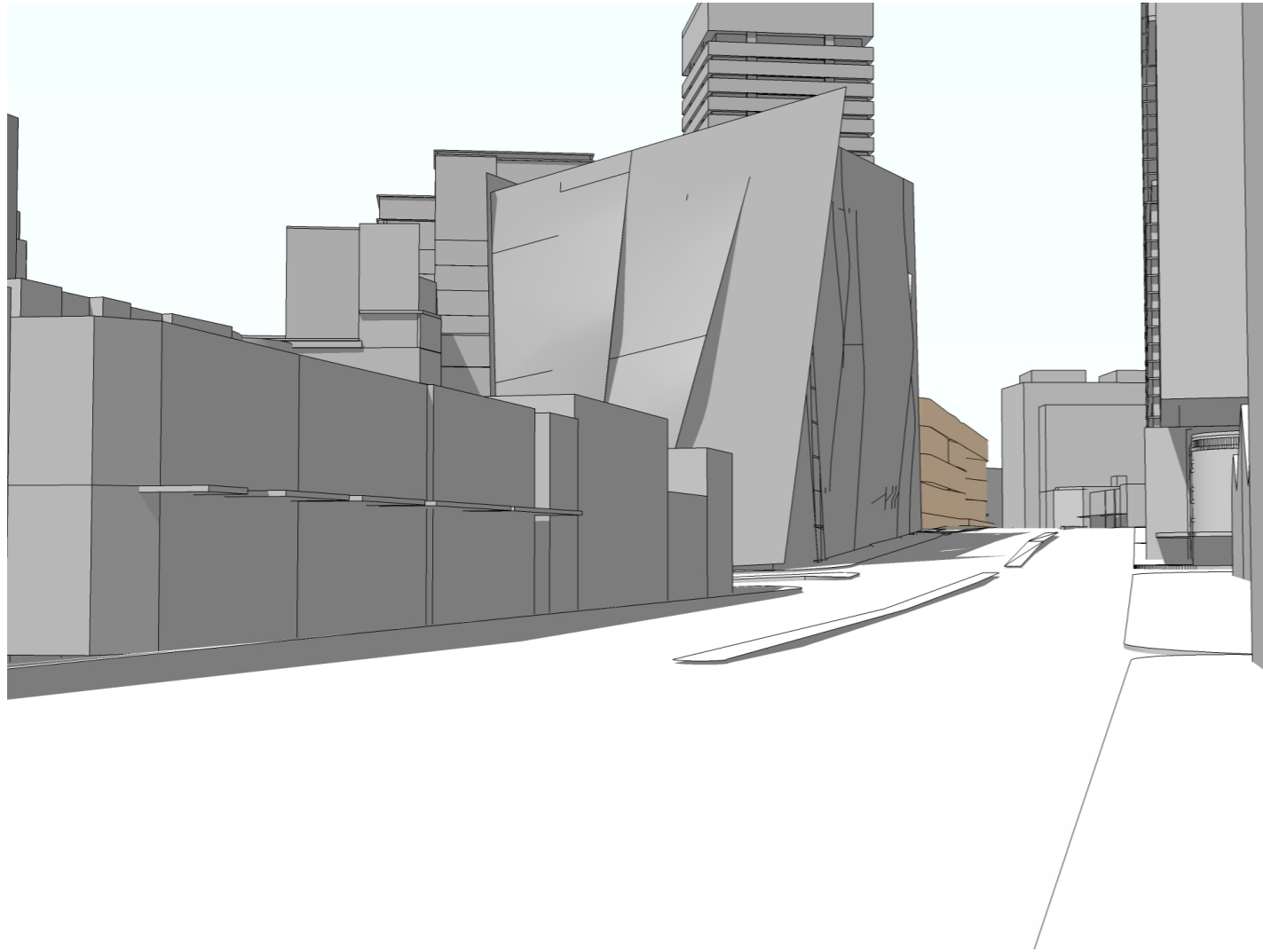
**Key plan of view location**



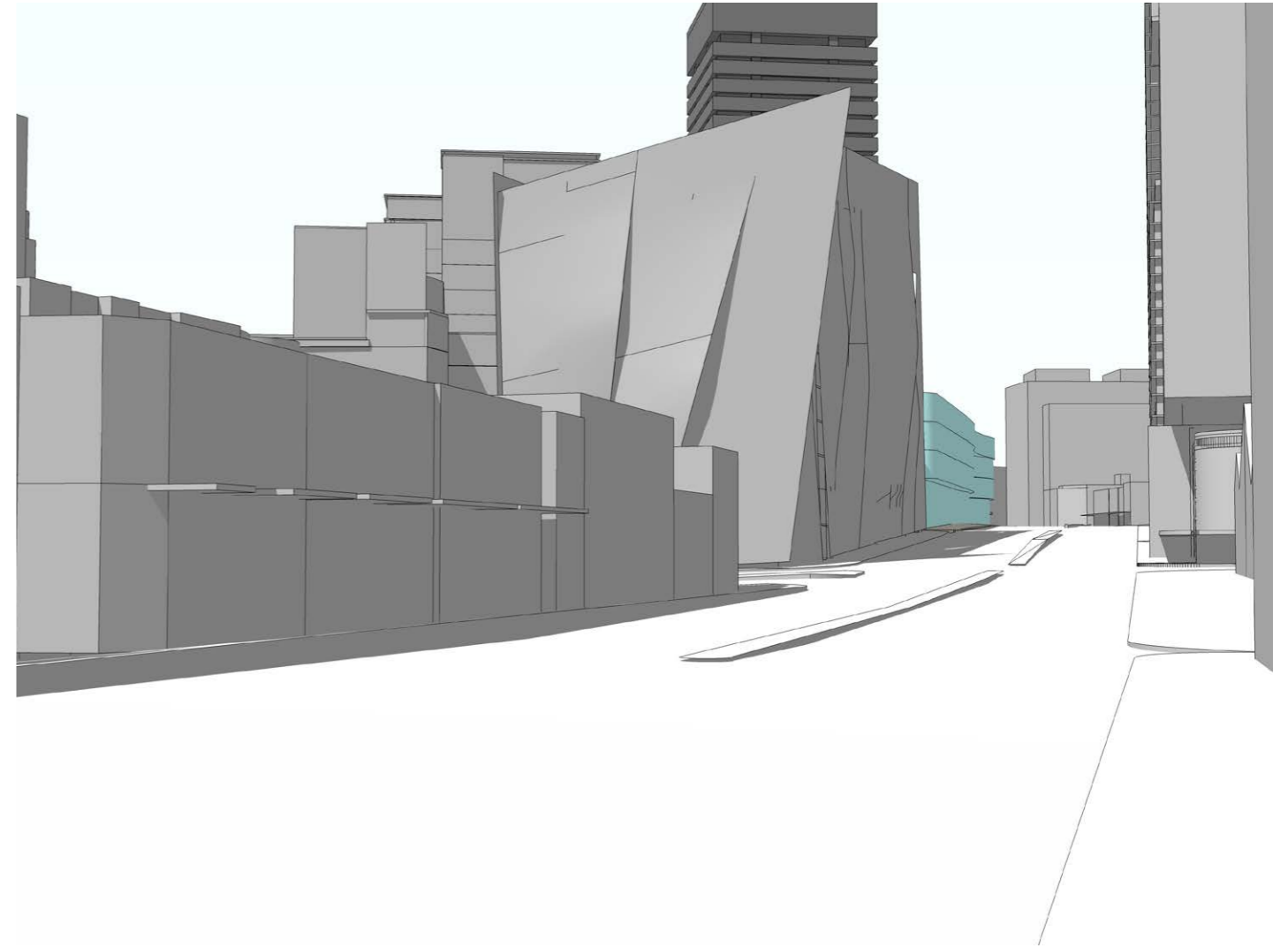
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Low-Moderate</b>
<b>Visual impact:</b>	<b>Negligible</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.7 V7 - Jones Street

#### Importance of the view:

<b>Distance to proposal</b>	approx. 270m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

The existing view includes a mixture of attractive and unattractive elements including a strong canopy of trees, historic buildings, some areas which are used for parking and servicing. Parts of One Central Park including the heliostat are partially visible in the distance above the canopy.

The view is generally seen as a short-term passing view when walking south along Jones Street. There are some seated viewers who enjoy a similar view, however not all seated views have the potential to see One Central Park beyond the tree canopy.

This view significance is summarised as low to moderate.

#### Visual impact:

The proposal will block some existing views over the tree canopy to One Central Park however will generally be seen only behind the canopy and buildings in the foreground.

The podium level in the proposed modification extends slightly further into the view than in the approved SSDA, however this is likely to not be visible in any case due to the trees in the foreground.

The visual impact of the proposal can be summarised as low and the change from approved SSDA can be described as negligible.



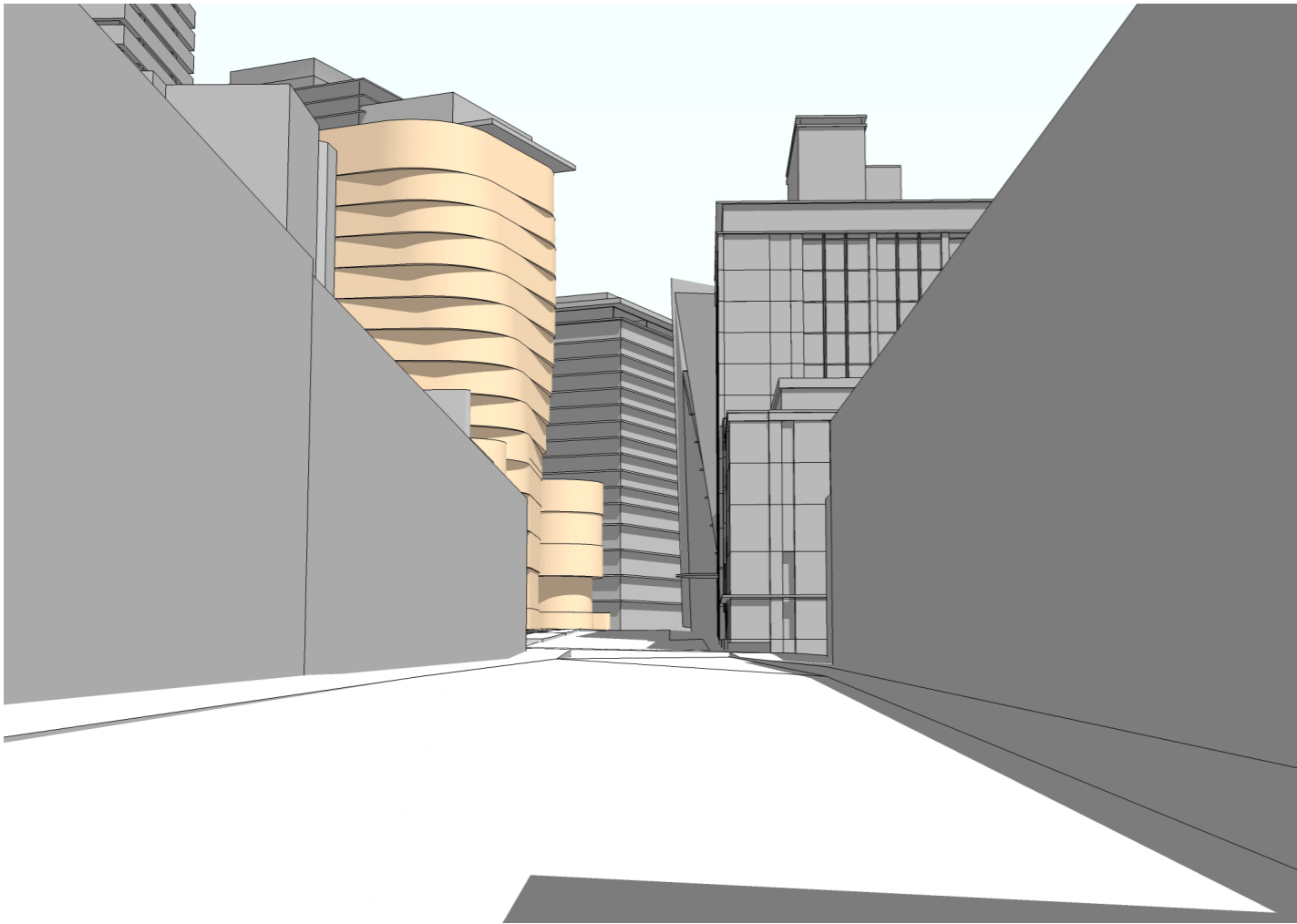
**Key plan of view location**



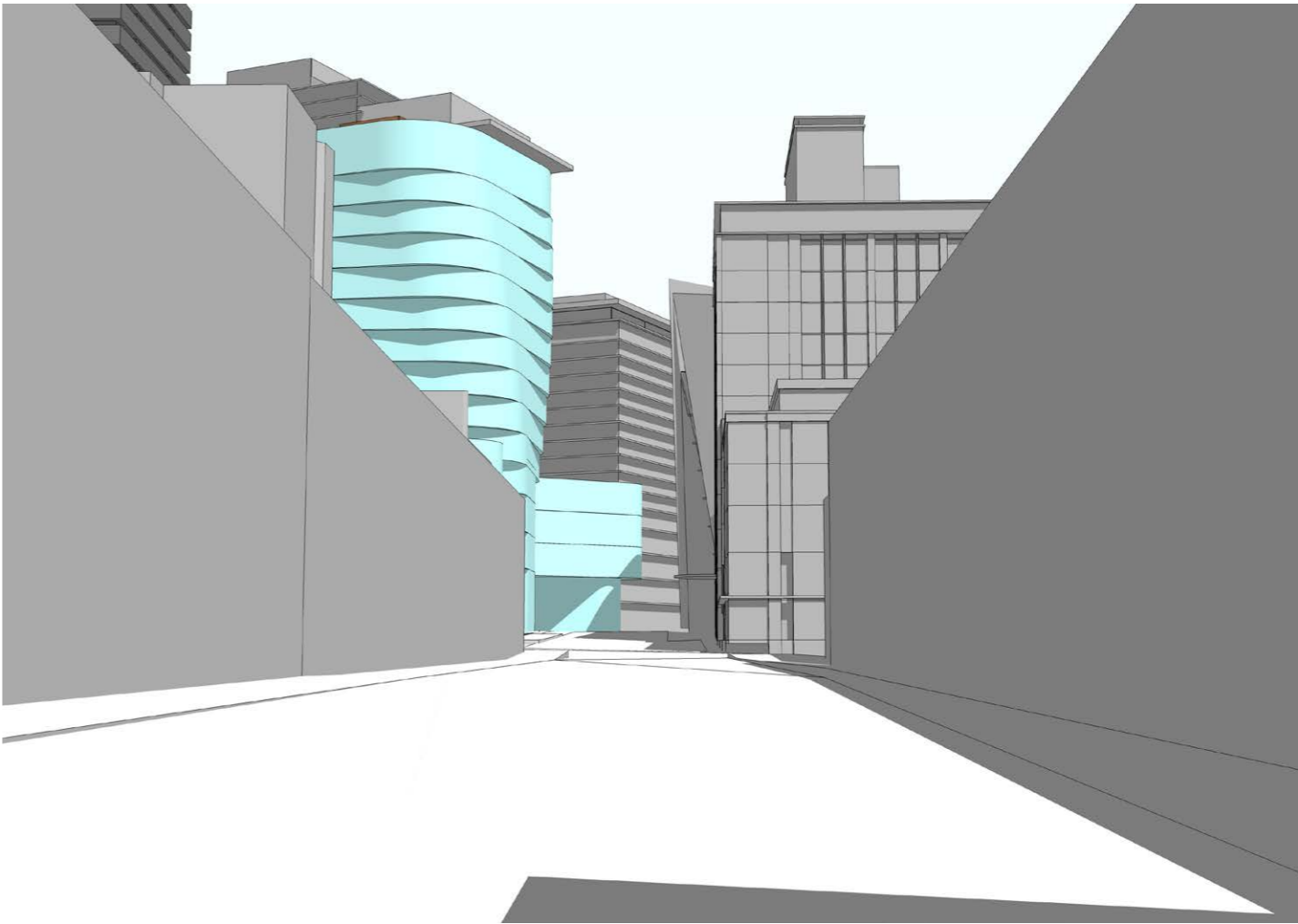
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Low-Moderate</b>
<b>Visual impact:</b>	<b>Low</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.8 V8 - Balfour Street near Queen Street

#### Importance of the view:

<b>Distance to proposal</b>	approx. 290m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

This view has been tested in detail as the SEARs (Secretary's environmental assessment requirements) issued for this project required "View Analysis / Photomontages, including along Balfour Street". Two views from Balfour Street are considered in detail (V8, V9), with others photographed however not selected for detailed analysis (see Appendix A).

The existing view is dominated by the One Central Park west building with the UTS tower (Building 1) behind. These view elements are framed in the near distance by trees and lower-scale buildings which are typical of the Chippendale area.

The view is generally seen as a short-term passing view when walking south along Balfour Street.

This view significance is summarised as low to moderate.

#### Visual impact:

The proposal will be visible to the west of One Central Park west and east of the Brewery Yard building obstructing some existing areas of sky. Its base will be obscured by an existing tree with only the upper portions visible. The scale of the proposal in this view will appear significantly lower than other buildings in its context (including the proposed Building 1, visible to the left of the rendered images).

The proposed modification will not be distinguishable from the approved SSDA in this view.

The visual impact of the proposal can be summarised as low and the change from approved SSDA can be described as negligible.



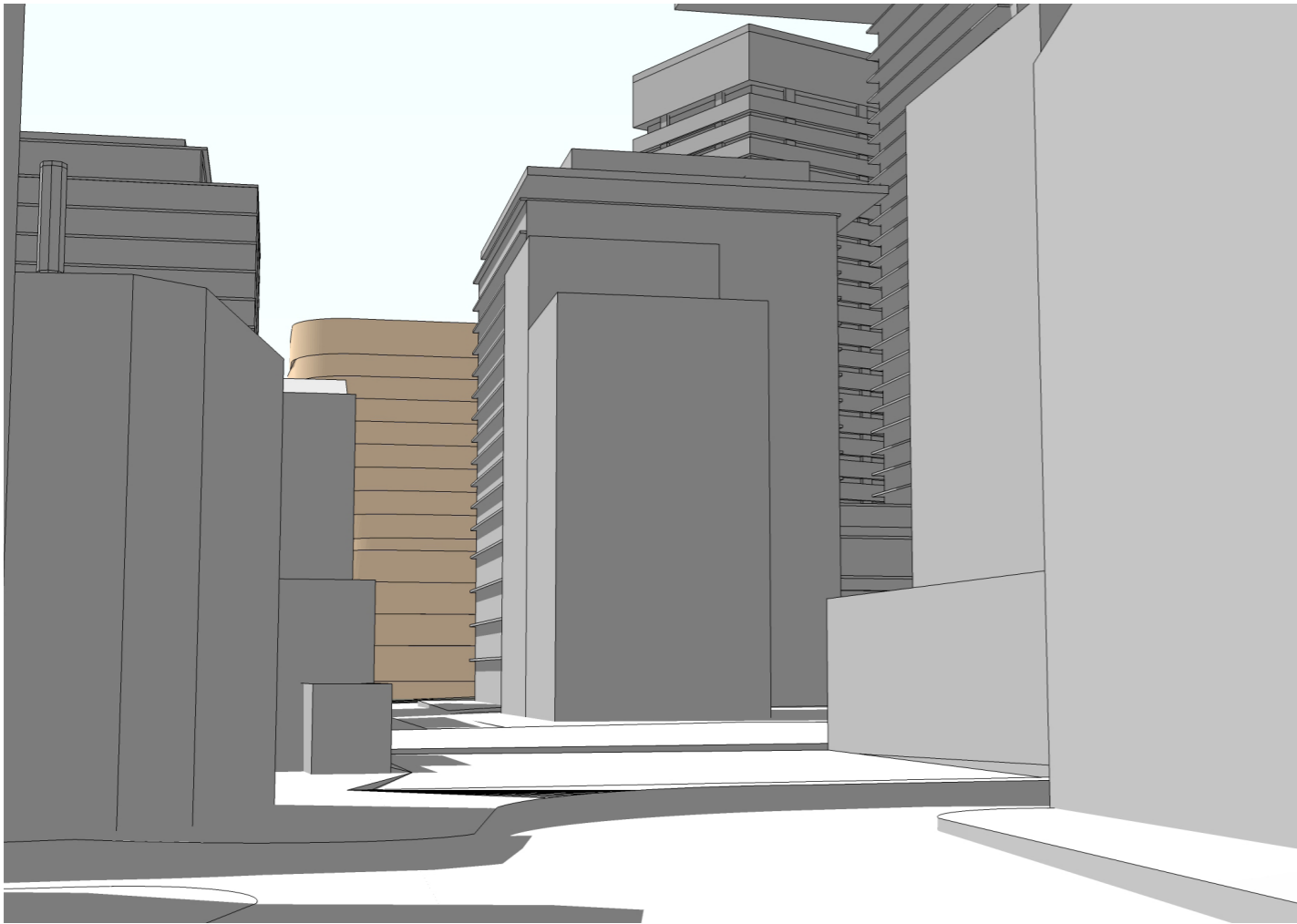
**Key plan of view location**



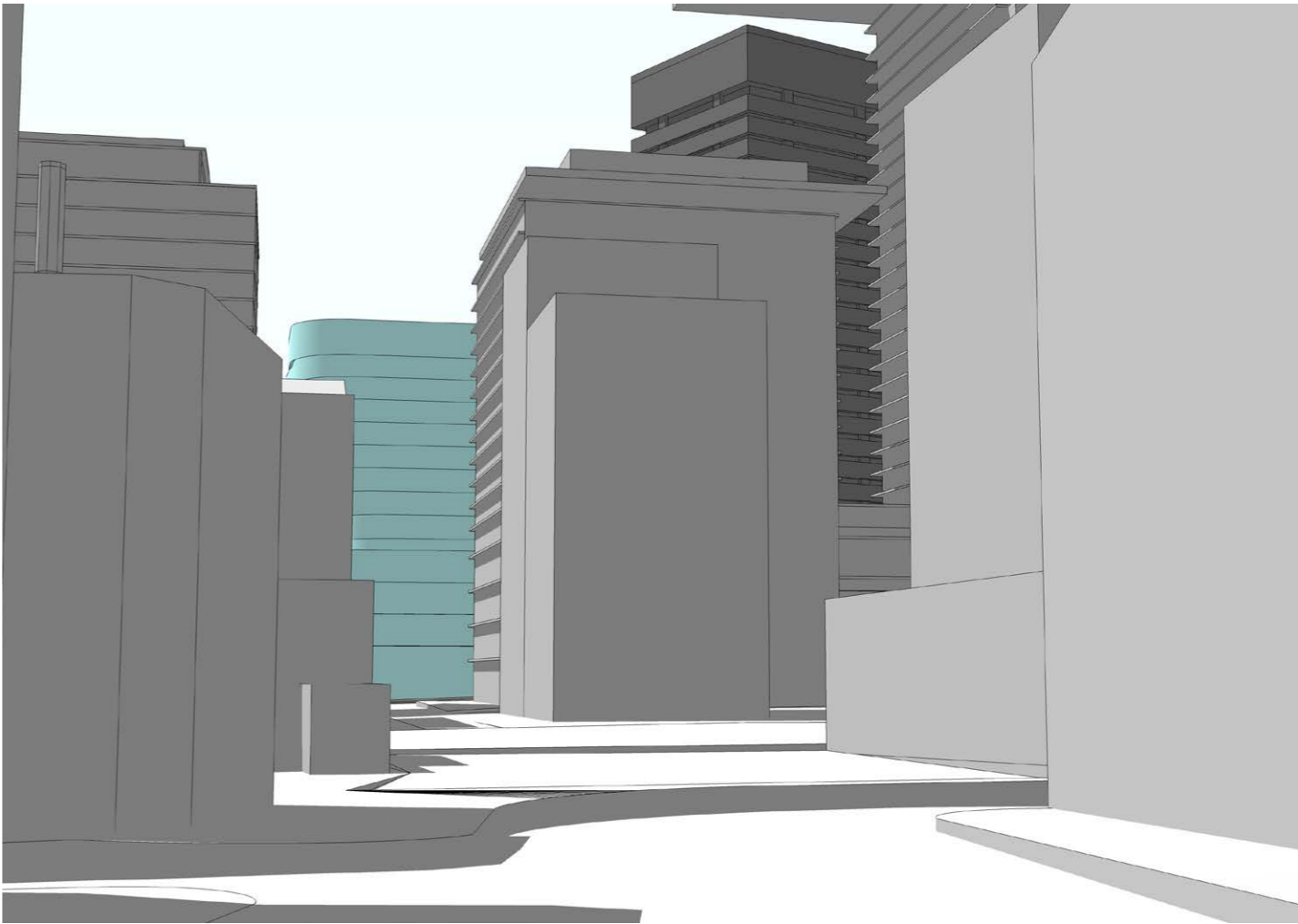
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Low-Moderate</b>
<b>Visual impact:</b>	<b>Low</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

### 1.4.9 V9 - Balfour Street near Henrietta Street

#### Importance of the view:

<b>Distance to proposal</b>	approx. 290m
<b>Likely period of view</b>	Low (<1 minute)
<b>Viewers</b>	Moderate (100-1,000 viewers per day)

This view has been tested in detail as the SEARs (Secretary's environmental assessment requirements) issued for this project required "View Analysis / Photomontages, including along Balfour Street". Two views from Balfour Street are considered in detail (V8, V9), with others photographed however not selected for detailed analysis (see Appendix A). This location has been selected as it is one of the least enclosed by tree canopy along the route (see Appendix A for further examples).

The existing view is primarily of the existing tree canopy along Balfour Street with the taller buildings of One Central Park and the UTS tower (Building 1) above in the distance. These view elements are framed in the near distance by trees and lower-scale buildings which are typical of the Chippendale area.

The view is generally seen as a short-term passing view when walking south along Balfour Street.

This view significance is summarised as low to moderate.

#### Visual impact:

The proposal will generally be obscured by the existing tree canopy. Where it is visible it will be seen to the west of One Central Park obstructing a small area of sky. The scale of the proposal where it is visible will appear significantly lower than other buildings in its context.

There are no difference between the proposed modification view to the approved SSDA view.

The visual impact of the proposal can be summarised as low and the change from approved SSDA can be described as negligible.



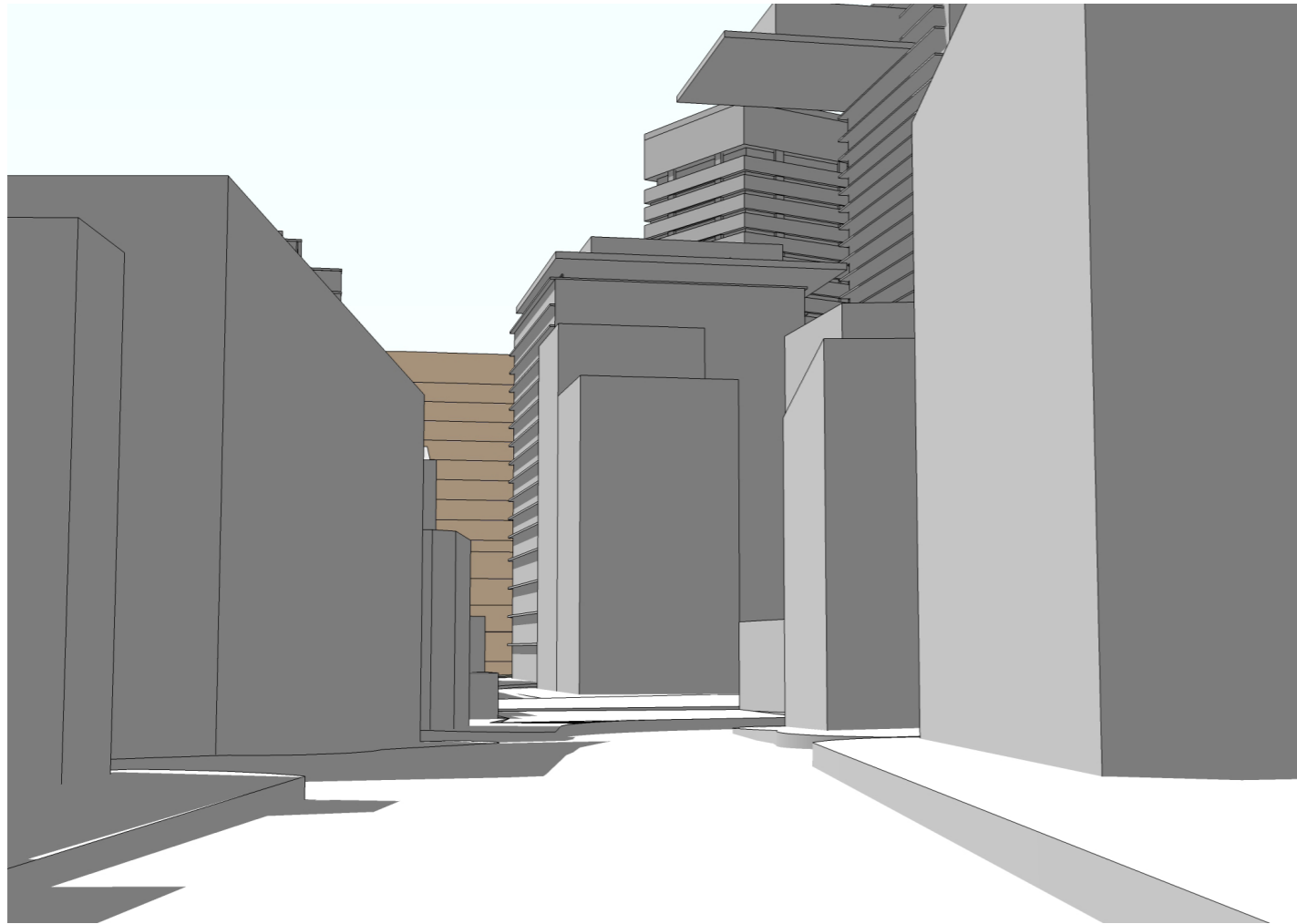
**Key plan of view location**



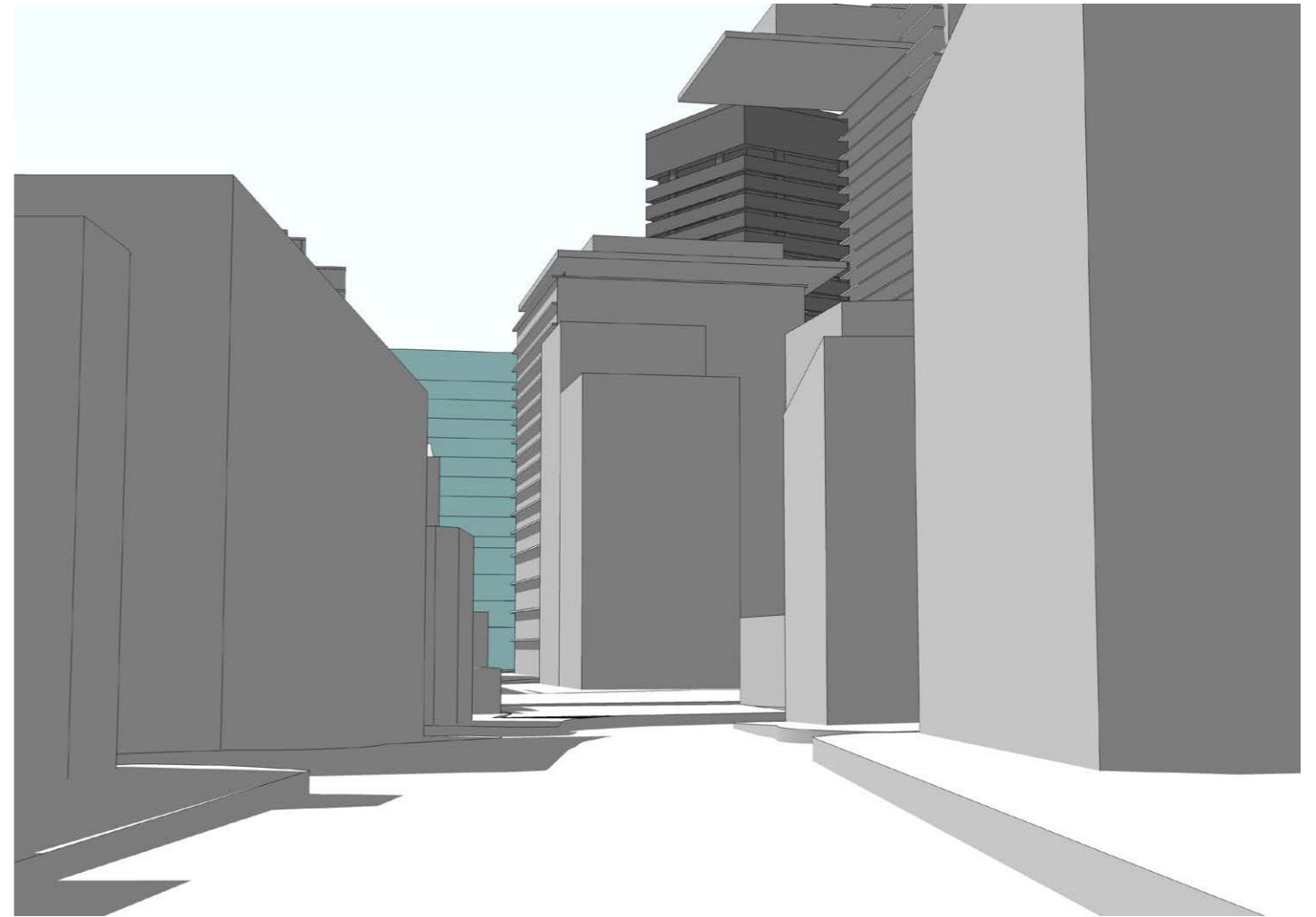
**Photograph of existing view**

#### Summary:

<b>Importance of the view:</b>	<b>Low-Moderate</b>
<b>Visual impact:</b>	<b>Low</b>
<b>Change from approved SSDA:</b>	<b>Negligible</b>



**Computer model of approved SSDA**



**Computer model of proposed modification**

# 1.5 Summary and conclusion

Presented adjacent is a summary table of the view analysis and associated impact assessment for the views considered in this report.

The proposal is seen from well-used pedestrian locations, particularly Broadway and Chippendale Green, however does not block any views of items which are of high importance. It focuses on the podium which will provide a qualitative visual improvement from the existing space.

The visual impact of the proposal in comparison to the approved SSDA is 'negligible' in all views considered. The impact compared to the existing is also no more than 'moderate'.

The impact of the proposal on private views has not been considered in detail within this addendum assessment as it is expected to remain unchanged from the approved SSDA.

It is therefore considered that the overall visual impact of proposal is acceptable, with negligible change in visual impact from the approved SSDA.

Summary of View Analysis and Impact Assessment

	<b>View Number</b>	<b>Location</b>	<b>Importance of view</b>	<b>Visual impact</b>	<b>Change from approved SSDA</b>
<b>Public domain views</b>	<b>1</b>	Railway Square bus stands	Moderate	Negligible	Negligible
	<b>2</b>	Broadway / Regent St	Moderate	Moderate	Negligible
	<b>3</b>	Broadway / Kensington St	Moderate	Moderate	Negligible
	<b>4</b>	Chippendale Way	Low-Moderate	Moderate	Negligible
	<b>5</b>	Chippendale Green	Moderate-High	Moderate	Negligible
	<b>6</b>	Broadway near Buckland Street	Low-Moderate	Negligible	Negligible
	<b>7</b>	Jones Street	Low-Moderate	Low	Negligible
	<b>8</b>	Balfour Street near Queen Street	Low-Moderate	Low	Negligible
	<b>9</b>	Balfour Street near Henrietta Street	Low-Moderate	Low	Negligible