38-42 ANDERSON STREET
CHATSWOOD

VISUAL IMPACT ASSESSMENT
SSDA (SSD-74670720)

PREPARED FOR
AEON RESIDENCE CHATSWOOD PTY LTD
APRIL 2025
FINAL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director:	Jane Maze-Riley
Project Team:	Melissa Gray, Annabelle Cooper, Manuel Alvelo
Project Code:	P0057457
Reference:	38-42_AndersonStChatswood_VIA
Version:	A
Report Status:	Final
Date:	APRIL 2025

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

CONTENTS

EXECUTIVE SUMMARY

- This Visual Impact Assessment has been prepared by Urbis to accompany a State Significant Development Application (SSDA) seeking approval for a shop top housing development at 38-24 Anderson Street, Chatswood.
- The proposal includes two residential towers (23 and 33-storeys) including in-fill affordable housing, retail and commercial uses, on-site car parking, landscaping, and public domain works.
- Indicative massing envelopes provided by Carter Williamson Architects have been used in the preparation of 5 certifiably accurate photomontages which show the proposal across a representative sample of views from within the visual catchment.
- In all views modelled the proposal creates low levels of visual effects, where the overall visual impact was also found to be low.
- The visual catchment is constrained due to underlying topography, vegetation and existing tower development within the Chatswood CBD.
- The proposal is predominantly viewed as part of a tower cluster within a wide composition that includes similar built form on the north-eastern fringes of the Chatswood CBD.
- The proposal is highly compatible with the existing surrounding visual context which includes tower forms of similar height, scale and character, and is consistent with viewer expectations for this part of Chatswood.
- Chatswood CBD anticipates future tower development which over time will increase view blocking effects of the Proposal, increase compatibility, and decrease the extent of visual effects and impacts.
- The proposal does not block any views to heritage items or compositions of high scenic quality.
- In our opinion, without the benefit of inspections, there are no significant view loss or view sharing risks for the proposal.
- On balance, when all relevant matters are considered, the visual effects and view impacts caused by the proposal are considered to be reasonable and acceptable.

01 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Visual Impact Assessment has been prepared by Urbis on behalf of Impact Group to accompany a State Significant Development Application (SSDA) for a shop top housing development, which includes a shared three-storey retail/commercial podium and two residential towers.

This VIA is an assessment of visual effects (quantum of visual change) and visual impacts (significance of visual change) in relation to the Proposal. The VIA considers implications of the proposed development on local visual character, as well as the visual character within the wider LGA. This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 17 February 2025 issued for the SSDA (SSD-74670720). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 1 - SEARs Requirement

Description of Requirement	Section Reference
5. Environmental Amenity Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, 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.	Section 4.0 & 5.0
6. Visual Impact • 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.	Section 4.0 & 5.0

1.2 SITE LOCATION

The site is located on the north-eastern fringe of Chatswood CBD, north-east of the rail corridor, at 38-42 Anderson Street, 3 McIntosh Street and 2 Day Street, Chatswood. The site is within the Willoughby Local Government Area (LGA) and has an area of approximately 4,445sqm. The site is legally described as 1/603632, SP19181, SP1604, SP2650, SP76364 within Willoughby City.

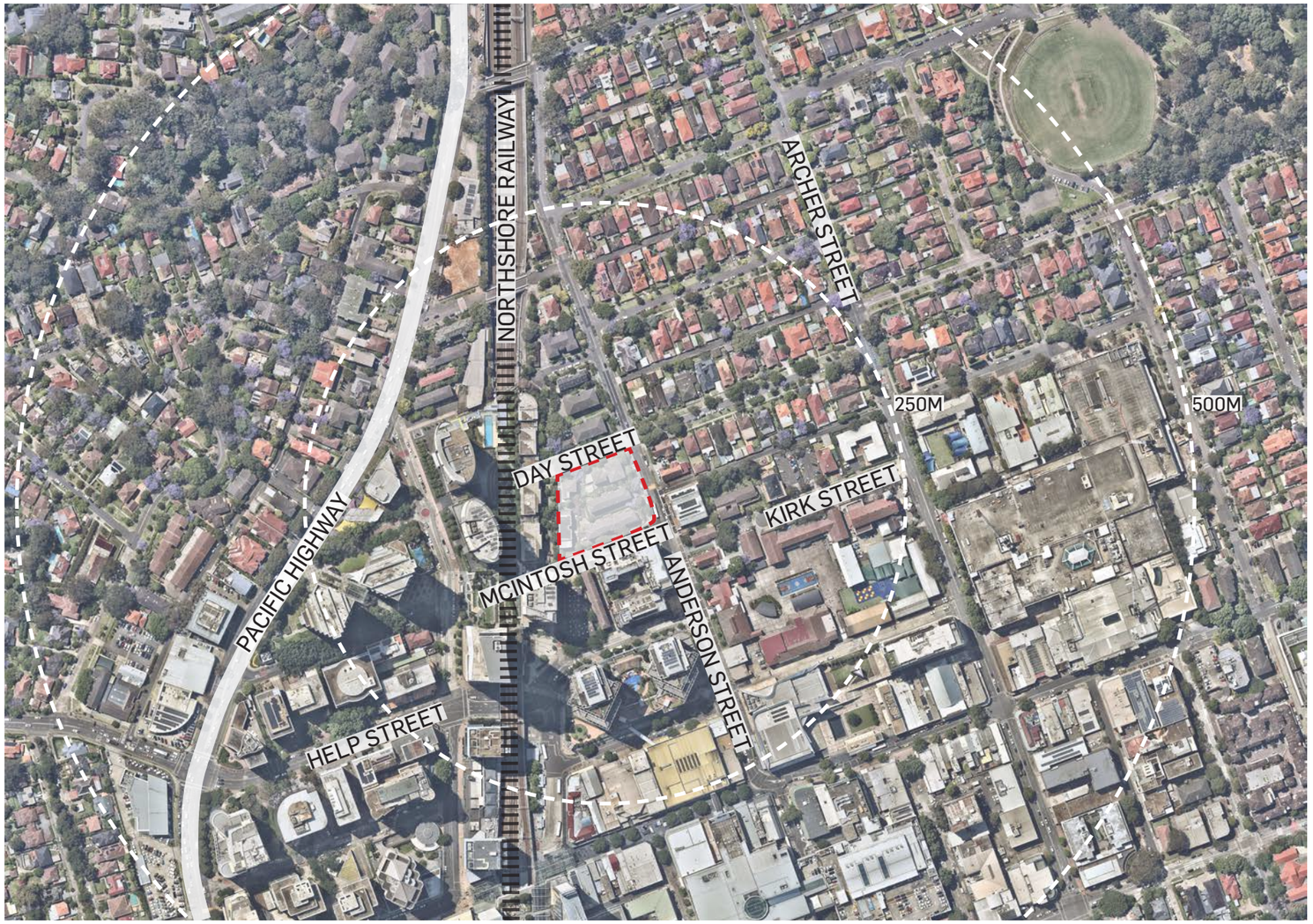


Figure 1 Site location (Urbis).

1.3 PROPOSED DEVELOPMENT

The proposed development (SSD-74670720) is seeking consent for the following:

- Site preparation works including demolition of existing structures, vegetation clearing, and bulk earthworks.
- Anderson Street Building (Tower A) - Construction of a 33-storey shop-top housing development comprising:
  - 155 residential dwellings.
  - Private penthouse rooftop terraces.
  - Top of podium (level 2) communal open space and amenities.
- McIntosh Street Building (Tower M): Construction of a 23-storey shop-top housing development comprising:
  - 103 residential dwellings.
  - Private rooftop terraces.
  - Top of podium (level 2) communal open space and amenities.
  - Construction of a two-to three storey non-residential podium with substation, lift core, lobbies and building services.
- Construction of a seven-level basement with waste storage, services, and loading, and 494 carparking spaces comprising:
  - 386 residential spaces (including 19 accessible spaces).
  - 36 residential visitor spaces (including 1 accessible spaces).
  - 72 commercial and retail spaces (including 2 accessible spaces).
  - 28 motorcycle spaces; and
  - 73 bicycle spaces.
- Associated landscaping and public domain works, and
- Services and infrastructure improvements, as required.

1.4 THE PROPOSED DEVELOPMENT IN VISUAL TERMS

The proposal includes a 3-storey podium which supports two tower forms aligned to the eastern edge, and the south-western corner of the site. The eastern tower is 34 storeys above ground level where the long elevation presents east to Anderson Street. The south-western tower is 24 storeys above ground level where the long elevation is aligned to Cambridge Lane. The towers are separated by communal open space at the roof level of the podium.

Figure 2 View of the Proposal from south-east perspective. *Source: Carter Williamson Architects. Drawing reference: Axonometric - South - East, DA-50-06, Rev A.*

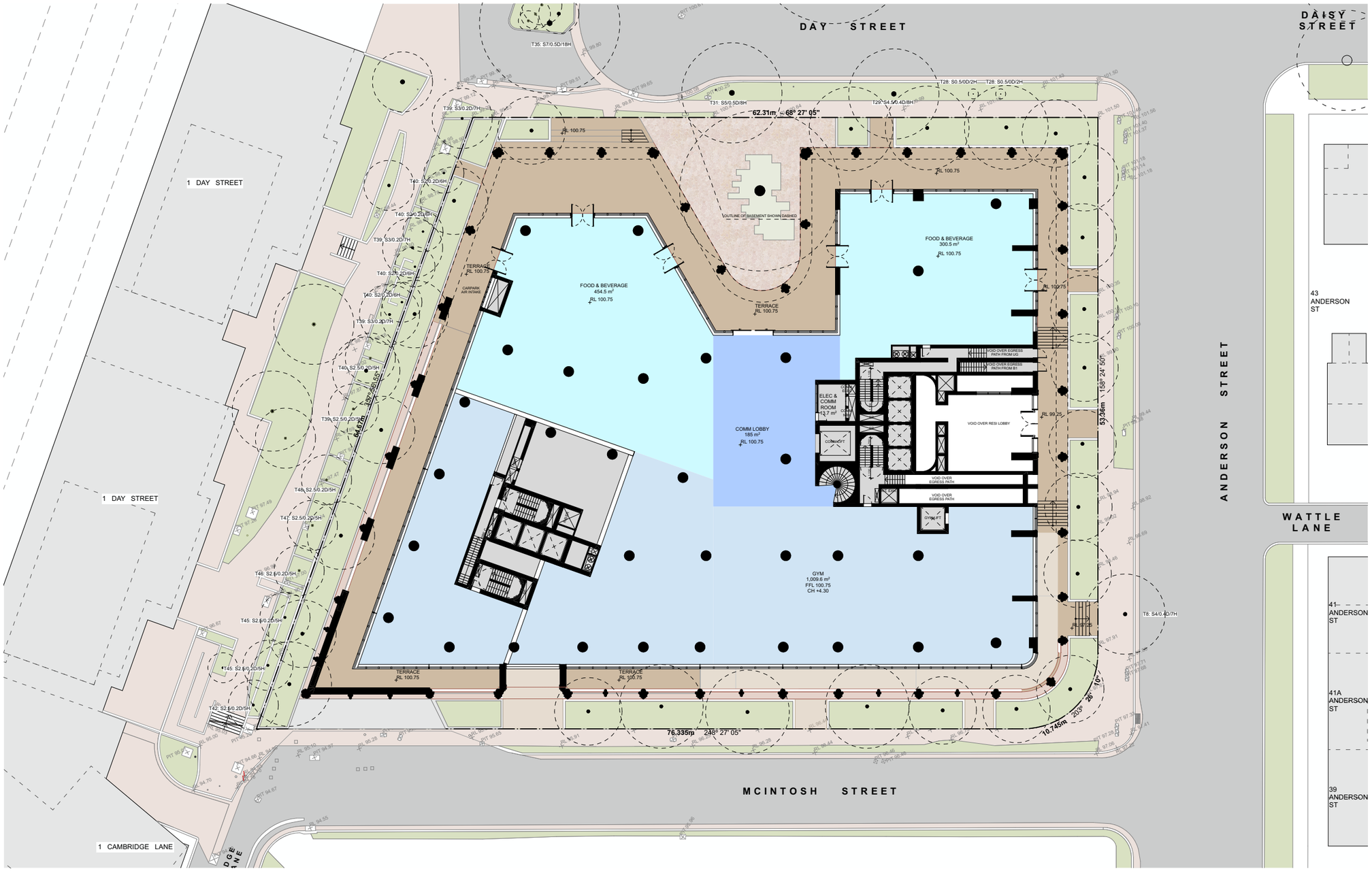


Figure 3 Plan view of Proposal at Upper Ground (Day St) level. *Source: Carter Williamson Architects. Drawing reference: Floor Plan - Upper Ground (Day St), DA-10-06, Rev A.*

02 VIA METHODOLOGY

2.1 URBIS METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple Visual Impact Assessment (VIA) methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Visual Impacts Assessments (LVIA).

Reviewing and combining industry best practice, Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

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

Our method also has regard to:

'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) (GLVIA3) Landscape Institute and Institute of Environmental Management & Assessment (2013)

The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals (AILA 2019)

Guidance note for Landscape and Visual Assessment (AILA 2018)

Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)

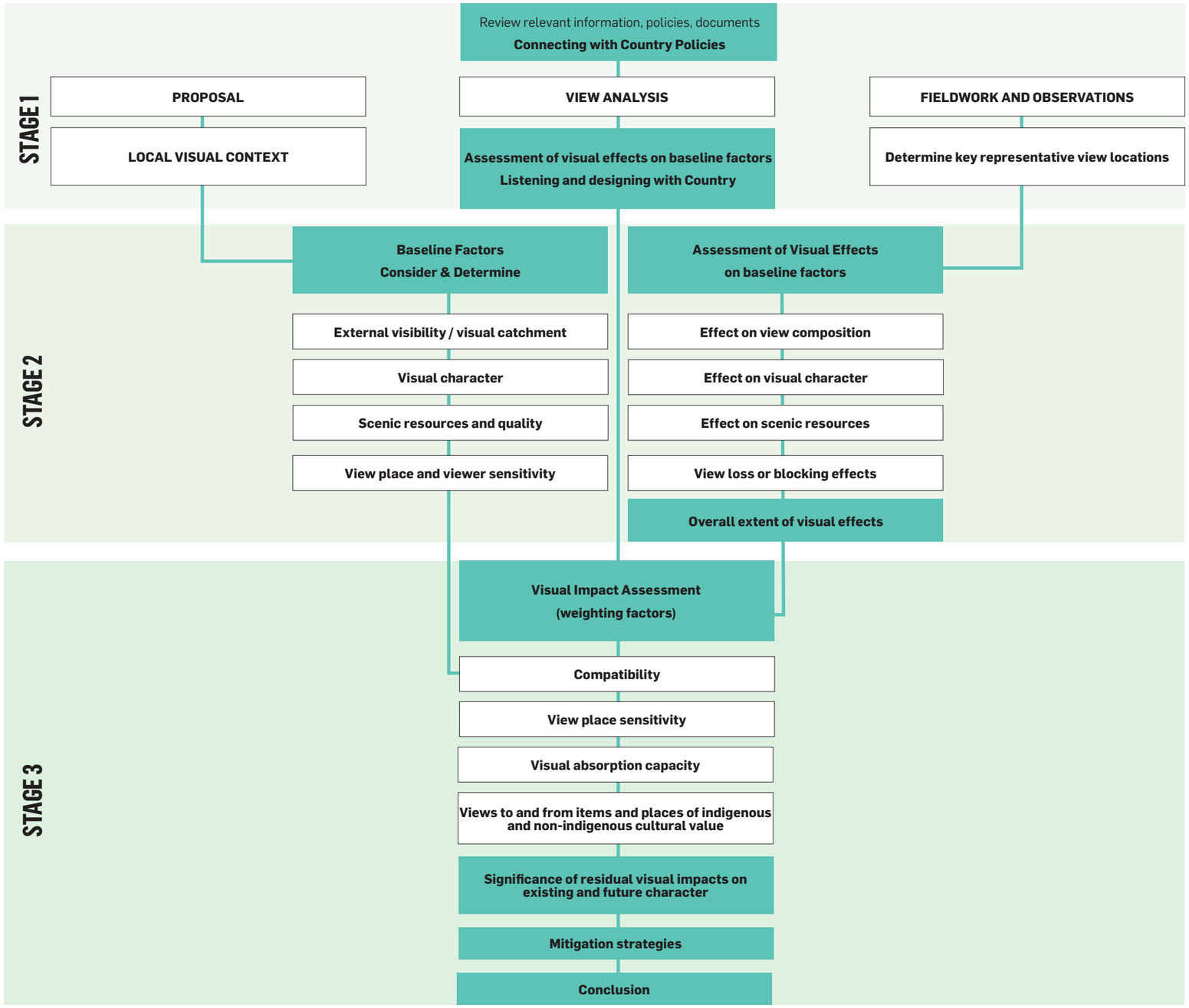


Figure 4 Methodology flowchart.

2.1 VISUAL CONTEXT

The Chatswood CBD is approximately 11km north-west of the Sydney CBD, located along the north shore rail corridor and north west metro line. It is a major employment and transport hub, characterised by medium and high density housing, and large scale commercial development.

The immediate visual context of the site is influenced by the underlying land-use zones, natural topography and development. The site is within a pocket of Mixed-Use (MU1) land-use zone, flanked by low-density residential zone (R2) to the north-east, which is characterised by low-scale detached residential development, and a residential aged-care facility. St Pius X College is located south-east of the site on the northern edge of the Chatswood commercial core.

Chatswood CBD, to the south and west of the site, is zoned Commercial Centre (E2) and is predominately characterised by large-scale development, including major shopping complexes Westfield Chatswood and Chatswood Chase, Chatswood Interchange and multiple contemporary commercial and residential tower forms.

The North Chatswood Conservation Area lies to the north-east and includes several heritage listed dwellings of Federation or Interwar bungalow styles along Daisy Street and Tulip Street. Despite its proximity to the city centre, this area has predominantly retained its low-density residential character. Heritage significance of the area is attributed to its early development, circa 1880, and to the essential scale, form and grid patterns retained within the area.

The subject site is located on the eastern fringe of mixed-use zoning where development changes to low density residential east of Anderson Street. A linear bank of residential development immediately adjoins the site to the west, parallel to the North Shore Rail corridor. The Pacific Highway, within 150m west of the site, follows a local ridgeline broadly in a north-south alignment so that topography falls in elevation to the west and east of the ridgeline and road corridor. Tall towers which form part of the Chatswood CBD occupy the area between Pacific Highway and the rail corridor south to approximately Albert Avenue, and north to approximately O'Brien Street.

2.2 HERITAGE ITEMS

There are no Local of State heritage items within or immediately adjacent to the site.

The North Chatswood Heritage Conservation Area (HCA) to the north-east of the subject site includes the following local heritage items within 100m of the subject site:

20 Tulip Street, 4 Daisy Street, 6 Daisy Street, 8 Daisy Street, 21 Daisy Street and 94A Archer Street (Our Lady of Dolours Church).

2.3 DOCUMENTED VIEWS

There are no documented views within, or to the site that would be affected by the Proposal.

2.4 VISUAL CATCHMENT

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography to establish the potential visual catchment to inform fieldwork inspections. Potential visibility of the Proposal was further investigated by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth.

Visual effects of the Proposal from local parks, reserves or significant open spaces would be obtained with the large-scale development of the CBD in the foreground or background. In this way, the proposed development is aligned to the current scale and mass of existing development within the commercial core and would not appear as a novel or unexpected element within medium and further distant views.

Public Domain Visual Catchment

- Tall buildings within the Chatswood CBD west of the site limit visibility from west, north-west, south and south-west. Visibility to the site from the west is further constrained by the presence of the rail line and major road corridor Pacific Highway
- The visual catchment to the north-east, east and south-east is constrained to close surrounding street networks where views to the site are available over surrounding low-height residential development. Mature street trees filter westerly and south-westerly views of the proposal from surrounding residential streets including Wattle Lane, Cambridge Lane and Malvern Lane.
- Views are available to site from Beachamp Park over low-height residential development north-east of the Chatswood CBD.
- The proposal will be visible in distant approach views from the north along Pacific Highway.
- Pedestrians and road users will experience close views to the site from the north and south along Anderson Street.
- The proposal will be visible from isolated locations within the Chatswood CBD such as the Wilson Street overpass.
- Users of the T1 and T9 rail network will experience brief views to the site on approach and passing though Chatswood CBD.

Private Domain Visual Catchment

Private domain views are likely possible from:

- Residential flat buildings immediately west of the site including 3 and 5 McIntosh Street, 1 Cambridge Lane, 1 Day Street and 7, 9 and 11 Railway Street.
- Residential flat buildings immediately south of the site including 18-26 , 30 and 44 Anderson Street and 2A & 2B Help Street Chatswood.
- Detached low-height residential development along Daisy Street and Tulip Street.

Detached residential development further north, north-east and east of the site is unlikely to have any significant visibility to the proposal due to street and building alignment, underlying topography and the presence of vegetation (both private and public).

03 BASELINE VISUAL ANALYSIS

3.1 INSPECTED FIELDWORK LOCATIONS

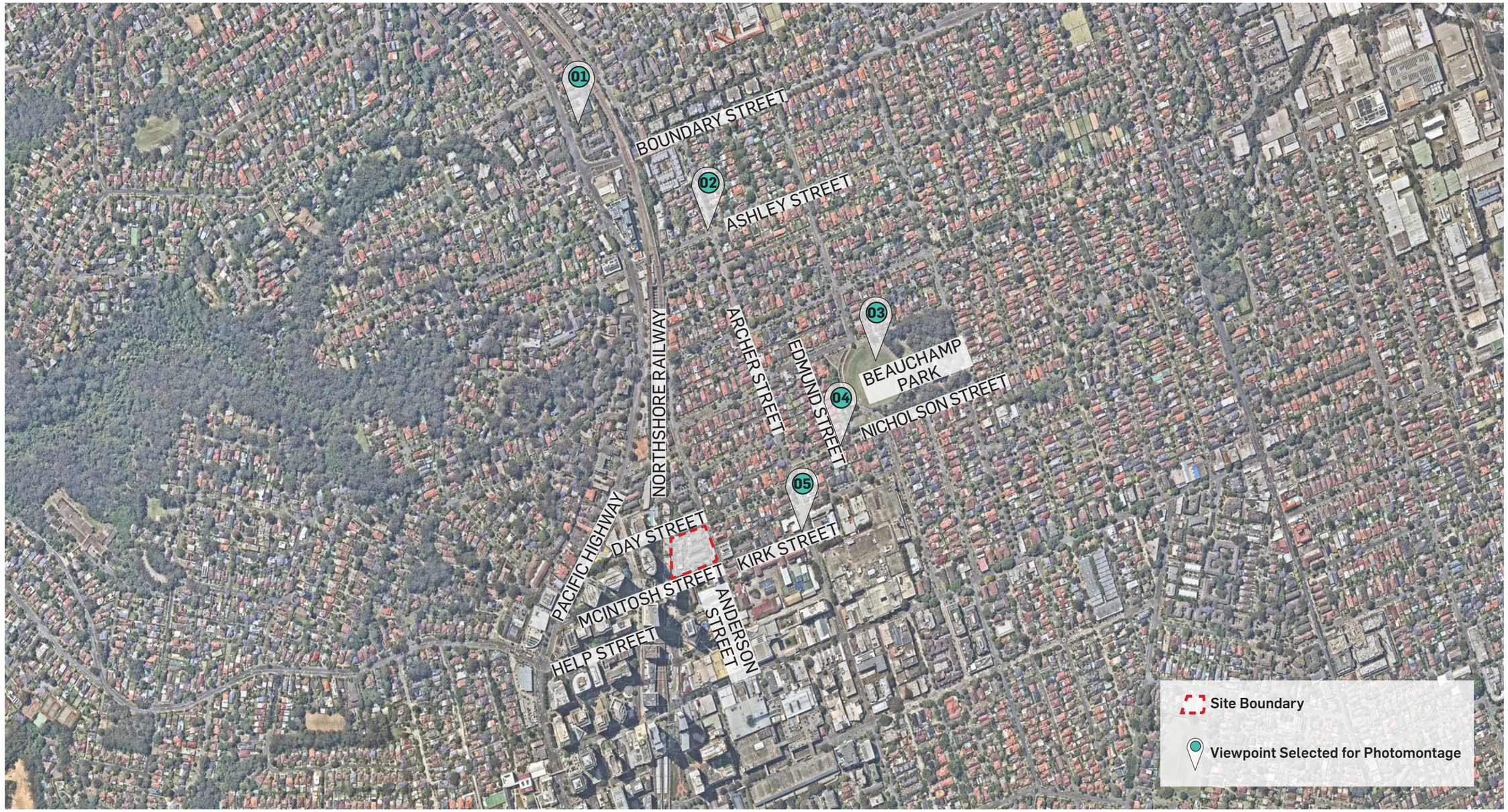


Figure 5 Locations inspected during fieldwork.

VISUAL CONTEXT PHOTOS

Photo 1. View south to Chatswood CBD from Boundary Street at Pacific Highway

Photo 2. View west toward Chatswood CBD from Chatswood Interchange

Photo 3. View south from Pacific Highway near Wilson Street toward Chatswood CBD.

Photo 4. View south-southeast from Pacific Highway at William Street

Photo 5. View south-southwest from Pacific Highway at Ashley Street

Photo 6. View south along rail corridor from Ashley Street overpass at Anderson Street end.

Photo 7. View south from bus stop Ashley Street before Archer Street

Photo 8. View south from bus stop Ashley Street after Archer Street

Photo 9. View west from Beauchamp Park at field

Photo 10. Detail of The Concourse at Chatswood Library

Photo 11. View north from Pacific Highway between Brown Street and Victoria Avenue

Photo 12. Detail from north of site of Railway Street at O'Brien Street

3.2 VISUAL CHARACTER OF THE SITE

The subject site is an amalgamation of five (5) lots, that are currently occupied by three storey residential flat buildings (RFBs). The site is broadly rectangular where the south-eastern corner of the site projects to the south-east.

The existing site features three lots aligned broadly north-east to south-west and two lots aligned north-south and is bounded by Day Street at the north, Anderson Street at the east and McIntosh Street to the south. The eastern boundary adjoins a pedestrian link associated with residential development at 1 Day Street which follows the north-south orientation of the apartments aligned to the western boundary between McIntosh and Day Streets.

3.3 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

The scenic quality of the site is low. It is occupied by three storey brick residential flat buildings of no distinct or unique architectural character. The site is located on the north-eastern fringe of an area predominantly characterised by large scale built forms and major public infrastructure including the rail corridor, metro line and Pacific Highway. These visually detracting elements within the site's immediate visual context further reduce the scenic quality of the site.

3.4 PUBLIC VIEW PLACE SENSITIVITY

This factor considers the sensitivity of the public to potential visual changes caused by the Proposal. It is determined by combining judgements on the value attributed to the view place, with judgements on the sensitivity of the viewer to changes in their visual environment.

The value attached to the view place relates to recognition of the view in planning or heritage designations, as well as viewer expectations around the scenic quality of the view and likely visitor numbers (for example to popular lookouts).

Sensitivity of the viewer to changes in their visual environment is mainly a function of the activity people are engaged in while at that location, and the degree to which their attention is likely to be focused on their surroundings.

Sensitivity is also affected by distance to the Proposal, the nature of the view, whether it is gained from a moving or static viewing situation as well as the duration of exposure to the view. For example, close distance views from local parks are typically more sensitive than long distance views from motorways.

Sensitve public domain locations wihtin the visual catchment include Beauchamp Park and surrounds, where the relatively flat topography and low-height residential development allow for visibility to the Chatswood CBD where the proposal will be visible in the context of other tower forms. The proposal is also likely to be visible from Pacific Highway which attracts high user numbers. Views from Pacific HIghway are likely to be constrained, and from more distant locations due to the presence of tower forms within the Chatswood CBD. Views are also likely are likely to be experienced for a short periods of time from moving viewing situations. Similar views are possible from the railway corridor.

3.5 PRIVATE VIEW PLACE SENSITIVITY

Private view place sensitivity is a judgement as to the likely level of private interest in views that include the Proposal, as well as the potential for private domain viewers to perceive visual effects caused by Proposal.

Sensitivity of viewers in the private domain is determined by combining judgements on the value attributed to the view place, with judgements on the sensitivity of the viewer to changes in their visual environment.

Value of the view place relates to the type of room from which affected views are available – views from rooms where people spend more waking hours, such as living rooms, are generally given a higher value than rooms where people spend shorter lengths of time, or fewer waking hours such as bathrooms and bedrooms.

The sensitivity of people within their own homes (private view places) to changes in their visual environment is generally judged to be high given the level of attention people pay to their visual surroundings when at home, and the amount of time people spend there.

The spatial relationship (distance) to the Proposal is also a relevant factor.

Private view place locations with the likely highest sensitivity are:

- North-facing dwellings within adjacent RFBs on McIntosh St and Help Street, 30 Anderson Street and from upper levels of Regency Towers at 2A & 2B Help Street
- East-facing dwellings within RFBs located at Cambridge Tower at 1 Cambridge Lane, B2E Building at 1 Day Street, ERA Tower at 7 Railway Street and Altura and Epica Towers 11 & 9 Railway Street, immediately west of the site, where direct views to the proposal are available due to their proximity to the site.

Private domain views beyond these locations would likely experience views the proposal as part of a wide visual composition where existing tower forms are also present in the view.

Visibility from detached residential development further east and north of the site are unlikely to have any significant visibility to the proposal due to building orientations, small spatial separations, presence of vegetation in both private properties and streetscapes, and underlying topography.

3.6 POTENTIAL PRIVATE DOMAIN IMPACTS

The most relevant planning principle established in the Land and Environment Court of New South Wales in relation to view sharing is referred to as Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (*Tenacity*).

The assessment steps in Tenacity include the need to inspect views access and the composition of views from all parts of a dwelling. Part of the assessment details some elements that are considered to be of greater value to the viewer than others.

Themes and descriptions in Tenacity provide useful guidance as to defining the importance or value of a view for example some items and features have greater scenic value than other, for examples areas of land-water interface, whole views rather than part views and particular features that may be considered as 'iconic'.

3.6.1 Our Definition of a Significant District View

In scenic terms in our opinion, to be considered as 'significant', a view would need to be characterised by scenic quality or aesthetic feature or features and the value or significance of a view composition must necessarily have some value for the viewer.

This is a subjective concept. For example, a resident may consider an available view to be of significant value to them without the inclusion of any particular or distinctive features or unique scenic quality.

For the purposes of this preliminary advice, we have adopted the below definition which reflects our understanding of what a significant regional or district view is, in an effort to assess any potential visual impacts on such a view.

To be significant some part of the composition of a primary regional or district view should be sufficiently important to be worthy of attention, in other words, something in the view composition should stand out as being prominent or unique compared to the predominant composition. To this end, we define a significant regional or district view as:

"A view that includes unique or particular visual features within the view composition so as to make it noteworthy and ultimately of greater value to a viewer compared to other views."

The definitions of a typical or important view are included overleaf.

Review of Statutory and Non Statutory guidelines or documented views

LEC Principles

VARIETY OF FEATURES IN THE VIEW

LOW	MODERATE	HIGH
Vernacular features that are widely available and common	Some distinctive features present within a widely available vernacular view	Includes isolated, distinctive or unique features which render the view as note worthy
TYPICAL DISTRICT VIEW	**IMPORTANT DISTRICT VIEW**	**SIGNIFICANT DISTRICT VIEW**

Figure 6 Definitions of typical, important or significant district views.

3.5.2 Private Domain View Access

The Chatswood CBD is characterised by clusters of recently constructed high rise residential buildings and older commercial tower forms to the south. Some neighbouring developments for example at 7 Railway Street appear to be significantly taller in height than that proposed. We note that the buildings decrease in height east of the site and transition down towards a visual context that is characterised predominantly by two to three storey buildings and residential development east of Anderson Street.

The potential visual catchment of the proposed development will be greatest to the east and north-east, where existing development is lower in height. Potential views to the subject site from the north, west and south are likely to be constrained by intervening built forms including towers.

High rise apartment buildings located along the railway corridor (between Railway Street and Cambridge Lane) are likely to have access to views predominantly to the east and north-east overlooking existing low-height development. The composition of potential views to the north-east, east and south-east from neighbouring residential developments are likely to vary in terms of scenic inclusions and distance range.

We note the presence of existing residential flat buildings at Regency Towers A and B at 2A Help Street, south of the site on the southern side of Help Street. The towers are spatially well separated such that a view corridor exists between the two built forms. Both towers both have a north facing frontage overlooking mid-height development between Help Street and Mcintosh Street, and the subject site.

3.5.3 Private Domain View Access

Based on fieldwork observations, a review of google earth and near map aerial imagery and our experience of the visual context of Chatswood we identified that residential flat buildings closest to the site are likely to be most affected by potential view loss.

Views from mid and upper-level dwellings at residential flat buildings 7 Railway Street, 1 Cambridge Lane, 9 Railway Street and 11 Railway Street will likely include the proposed development. We note that the north elevations of the west tower at the Regency Apartments may also enjoy expansive views to the north towards and over the existing low built form on the site.

Based on our analysis of the spatial relationship of the closest and potentially most affected residential flat buildings and dwellings, we do not anticipate that any dwellings would be exposed to any significant extent of view loss or merit in Tenacity terms.

LEGEND

	Site (38-42 Anderson Street)	D	11 Railway Street
A	1 Cambridge Lane	E	2A Help Street
B	7 Railway Street	F	18 Anderson Street
C	9 Railway Street	G	1 Help Street/ 28 Anderson Street

Figure 7 Location Plan showing potentially affected residential flat buildings.

Figure 8 View north-west from the intersection of McIntosh Street and Anderson Street, showing potentially affected residential flat buildings.

Figure 9 View west from the intersection of McIntosh Street and Anderson Street, showing potentially affected residential flat buildings.

Figure 10 View north-east towards 1 Help Street/28 Anderson Street from the intersection of Help Street and Railway Street.

04 VISUAL EFFECTS ANALYSIS

4.1 SELECTION OF VIEWS FOR ANALYSIS

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and lidar data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 5 public view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	View south along Pacific Highway at Boundary Street
View 02	View south-south-west from corner of Archer Street and Ashley Street
View 03	View south west from Beauchamp Park oval
View 04	View west-south-west along Nicholson Street at Edmund Street
View 05	View west-south-west along Kirk Street at corner of Archer Street

4.2 CERTIFICATION OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 3 of this report.

The accuracy of the locations of the 3D model (prepared by the project architects) of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

1. The placement and location of the 3D architectural model was checked against surveyed visible fixed features using LiDAr data.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales photomontage policy.

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

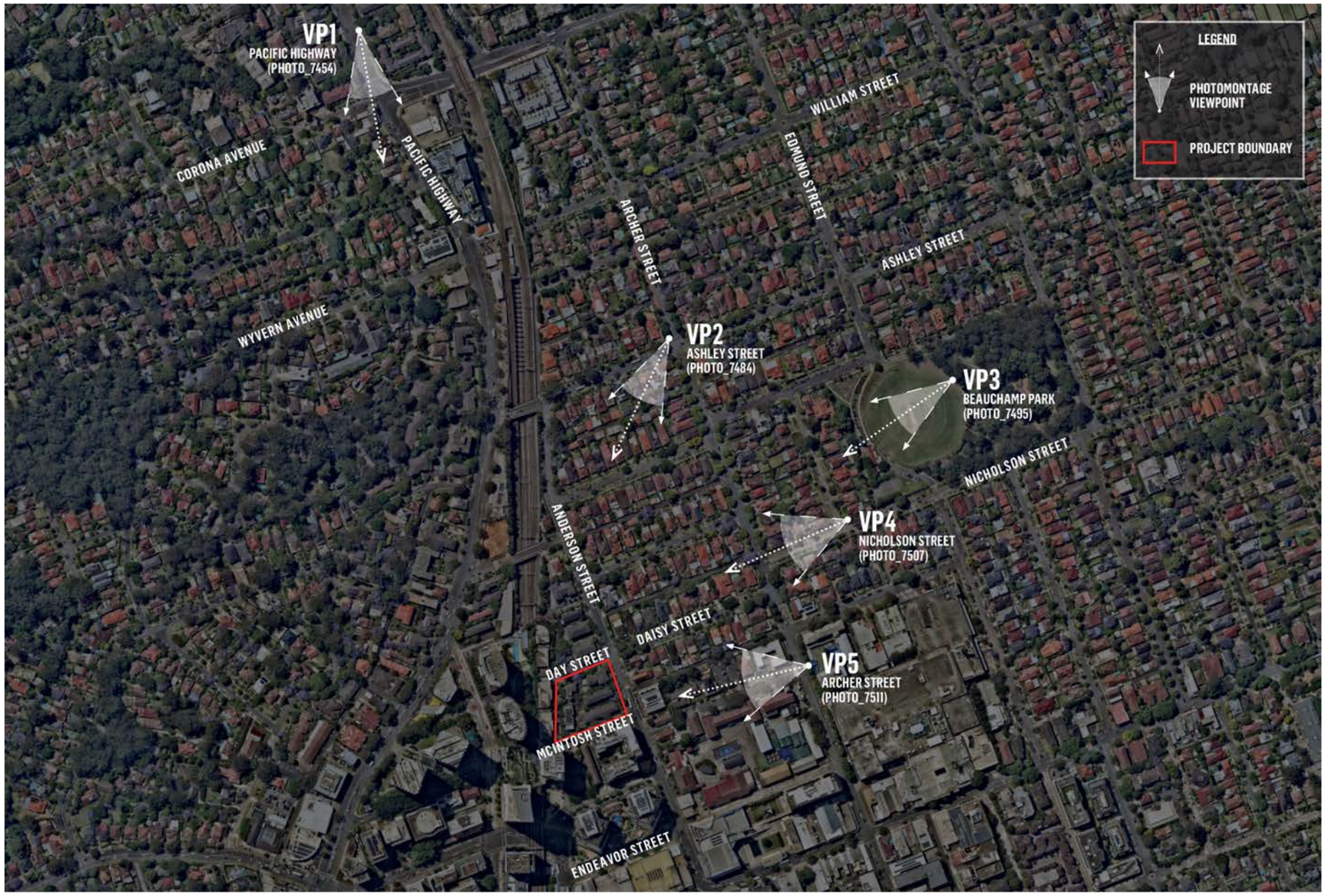


Figure 11 Viewpoint location map.

VIEW 01

VIEW SOUTH ALONG PACIFIC HIGHWAY NEAR BOUNDARY STREET

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is characterised by the Pacific Highway road corridor. The mid-ground composition is formed by low height residential and commercial development along the road, mature vegetation and background tower forms within the Chatswood CBD.

VISUAL EFFECTS OF THE PROPOSAL ON THE COMPOSITION AS MODELLED

The proposal introduces two tower forms to mid-ground composition, east of existing Chatswood CBD towers. Mid and upper sections of the towers are visible behind existing vegetation along the road and rail corridor. The towers appear as two separated forms of equivalent height and bulk to other towers present in this view. The towers block open sky only, and do not block views to heritage items or compositions of scenic quality.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	medium (down-weight)

See section 5.8 for overall Visual Impact Rating.

Figure 12 Viewpoint 01 location.

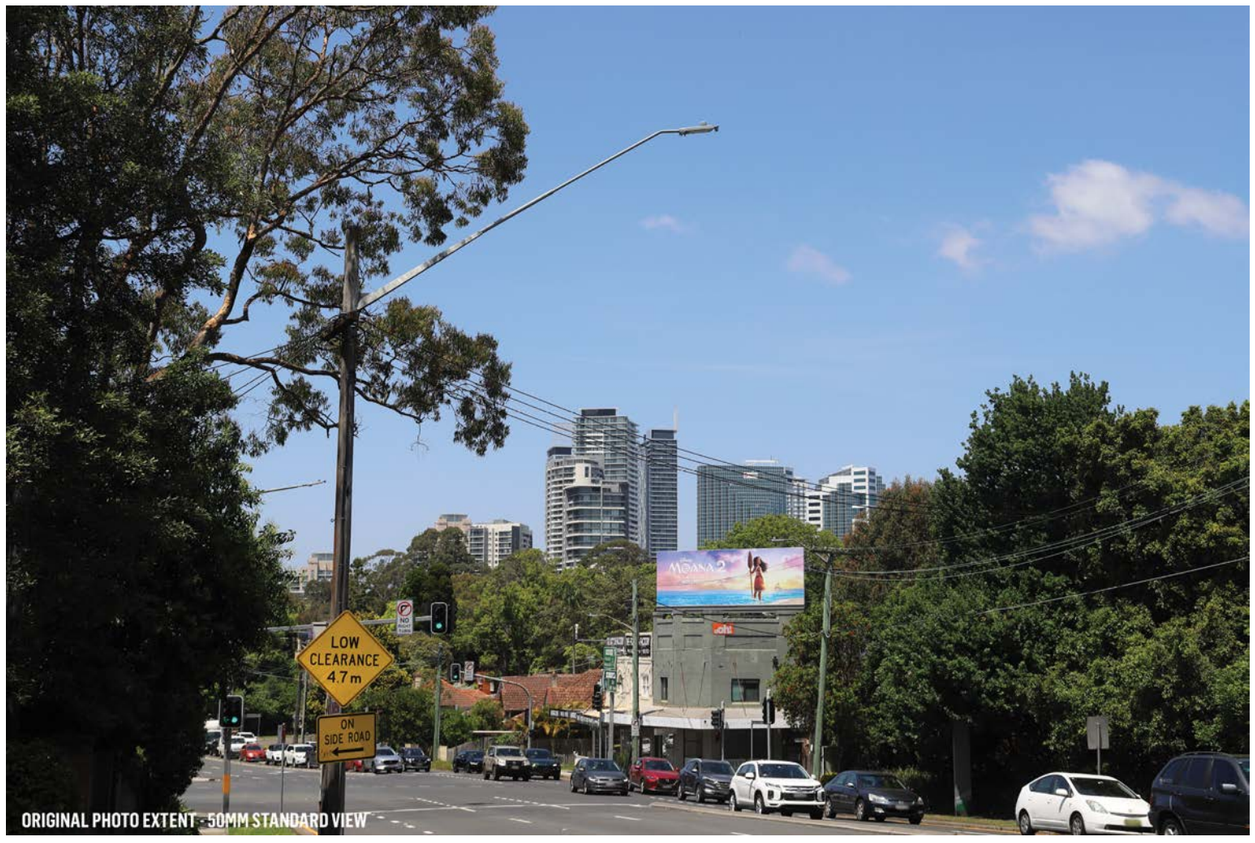


Figure 13 Viewpoint 01 existing view.

Figure 14 Viewpoint 01 photomontage.

VIEW 02

VIEW SOUTH-SOUTH-WEST FROM CORNER OF ARCHER STREET AND ASHLEY STREET

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition includes single storey residential dwellings on the southern side of Ashley Street and mature trees within both the road reserve and private lots.

The background composition is formed by mid and upper sections of tall, contemporary towers within the Chatswood CBD, on the eastern side of Pacific Highway.

VISUAL EFFECTS OF THE PROPOSAL ON THE COMPOSITION AS MODELLED

The proposal introduces new built forms west of existing Chatswood CBD towers. Mid and upper sections of the proposal are visible behind foreground development and vegetation. The proposal appears as two massings, where the eastern-most form is taller and more visible. The proposal is viewed amongst other, similar tower forms present in this view.

The proposal blocks existing tower development within the Chatswood CBD and open sky. The proposal does not block views to heritage items or compositions of scenic quality.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	medium (down-weight)

See section 5.8 for overall Visual Impact Rating.

Figure 15 Viewpoint 02 location.

Figure 16 Viewpoint 02 existing view.

Figure 17 Viewpoint 02 photomontage.

VIEW 03

VIEW SOUTH WEST FROM BEAUCHAMP PARK OVAL

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is formed by flat, open playing fields within Beauchamp Park. The single storey clubhouse, and mature vegetation occupy the mid-ground where tall, contemporary towers within the Chatswood CBD are visible behind.

VISUAL EFFECTS OF THE PROPOSAL ON THE COMPOSITION AS MODELLED

The eastern, taller tower form occupies the central mid-ground composition behind the clubhouse at Beauchamp Park. The western, shorter tower form is not visible in this view. Lower levels of the proposal are blocked by existing vegetation within the park. Mid and upper sections of the eastern and northern elevations of the eastern tower are visible amongst existing similar towers present in this view. The proposal blocks existing tower forms within the Chatswood CBD and open sky. The proposal does not block heritage items or compositions of high scenic quality.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	high (up-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual	high (down-weight)
Viewing Period	low-medium (neutral)
Viewing Distance	medium (down-weight)

See section 5.8 for overall Visual Impact Rating.

Figure 18 Viewpoint 03 location.

Figure 19 Viewpoint 03 existing view.

Figure 20 Viewpoint 03 photomontage.

VIEW 04

VIEW WEST-SOUTH-WEST ALONG NICHOLSON STREET

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition includes the intersection and roadway of Nicholson Street and Edmund Street, low height residential development and mature trees within the road reserve and private lots.

Background development includes mid and upper sections of tall, contemporary tower forms within the Chatswood CBD.

VISUAL EFFECTS OF THE PROPOSAL ON THE COMPOSITION AS MODELLED

The eastern, taller tower form occupies the central mid-ground composition behind foreground development and vegetation. The western, shorter tower form is not visible in this view. The base of the tower is blocked by low-height residential development and vegetation. Tall vegetation partially screens mid-sections of the proposal's eastern elevation. The proposal is viewed amongst other, similar tower forms present in this view.

The proposal blocks existing tower forms within the Chatswood CBD and open sky. The proposal does not block heritage items or compositions of high scenic quality.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	**low**

Weighting Factors

Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	medium (down-weight)

See section 5.8 for overall Visual Impact Rating.

Figure 21 Viewpoint 04 location.

Figure 22 Viewpoint 04 existing view.

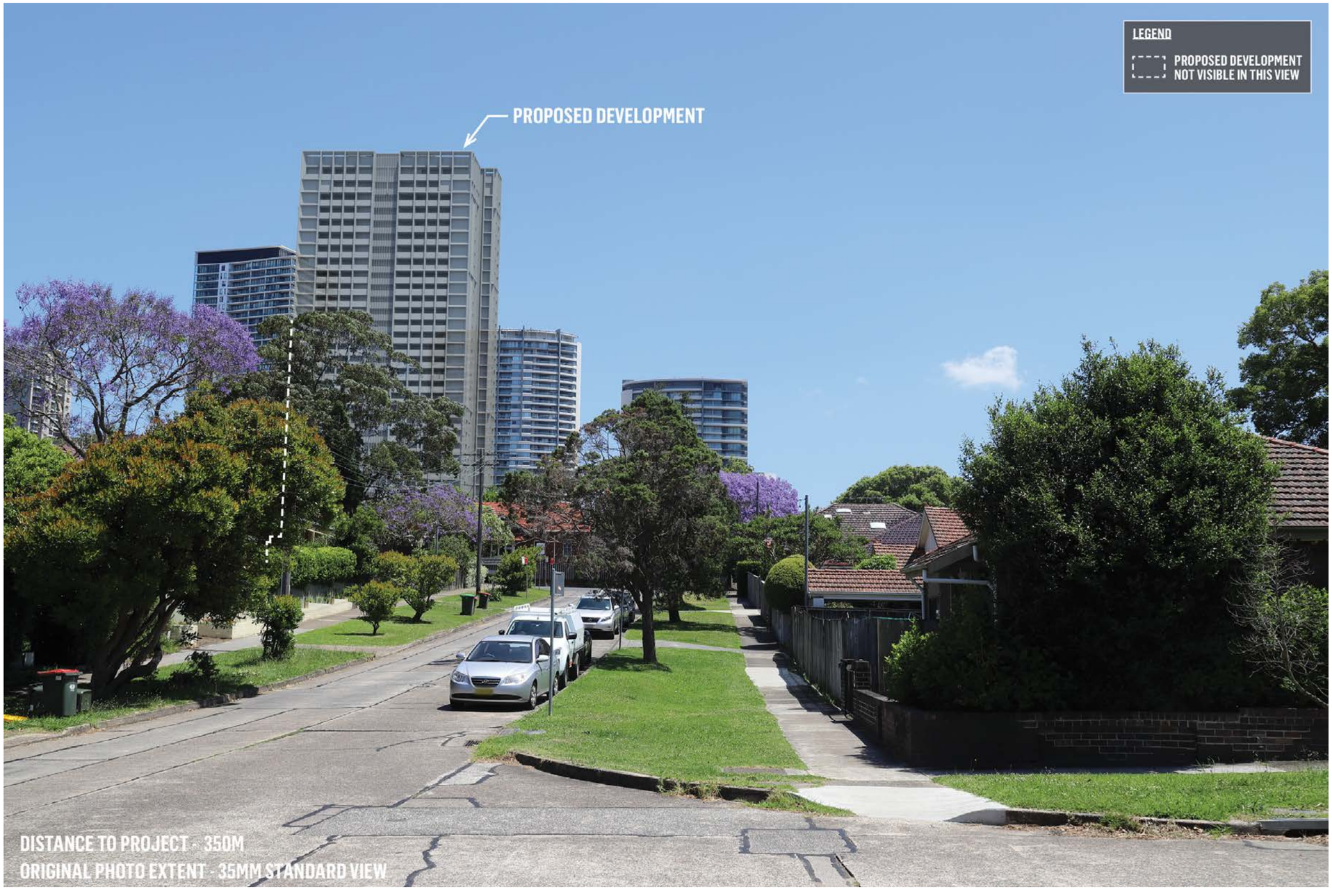


Figure 23 Viewpoint 04 photomontage.

VIEW 05

VIEW WEST-SOUTH-WEST ALONG KIRK STREET AT CORNER OF ARCHER STREET

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

This view is predominantly characterised by the intersection and roadway of Kirk Street and Archer Street where low height development and mature vegetation occupies both sides of Kirk Street. Heritage item Our Lady of Dolours Catholic Church is visible at the south-western corner of Kirk and Archer Street. Tall, bulky tower forms within the Chatswood CBD occupy the background.

VISUAL EFFECTS OF THE PROPOSAL ON THE COMPOSITION AS MODELLED

The proposal introduces two tower forms to the mid-ground composition on the northern side of Kirk Street. The base of the towers is blocked by existing mid-ground development and vegetation. The majority of the shorter, western tower is blocked by the eastern tower in this view. The proposal blocks existing tower development within the Chatswood CBD and open sky. The proposal does not block heritage items or compositions of high scenic quality and is viewed amongst similar existing background tower development present in this view.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	medium
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	medium (down-weight)

See section 5.8 for overall Visual Impact Rating.

Figure 24 Viewpoint 05 location.

Figure 25 Viewpoint 05 existing view.

Figure 26 Viewpoint 05 photomontage.

05 VISUAL IMPACT ASSESSMENT

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

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

5.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such as distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

There are no significant public recreation spaces within the immediate vicinity of the site, with the nearest location being Beauchamp Park, approximately 420m northeast of the site. From Beauchamp Park the proposed tower forms predominantly block existing tower development within the Chatswood CBD and open sky. The proposal is viewed as part of a wide view composition available, predominantly characterised by similar, background tower development.

5.2 VISUAL ABSORPTION CAPACITY

Visual Absorption Capacity (VAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

VAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to VAC. It is assumed in this assessment that higher VAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.

  Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

The existing visual environment has a high capacity to absorb the visual changes proposed. In the majority of views available the proposal will be viewed as part of a tower cluster within the Chatswood CBD.

In a limited number of close views the proposal may be visually prominent in the short term, however with the construction of future tower development within Chatswood CBD, PAC will increase, reducing long term visual effects of the proposal and providing an overall down-weight to the final rating of impact.

5.3 VISUAL COMPATIBILITY

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

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

The Proposal is highly compatible with the existing visual character of the Chatswood CBD. The surrounding visual context is characterised by contemporary tower forms similar bulk and scale where the proposal will be viewed as part of a tower cluster on the north-eastern fringe of the Chatswood CBD. We note visual compatibility will increase with the construction of future tower development within Chatswood.

In this regard the proposed development is consistent with viewer expectations for this part of Chatswood and would not appear as a novel feature within the immediate or wider visual catchment.

5.4 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

Visual effects of the proposal with regards to viewing periods are low. The majority of views to the proposal are from moving viewing situations where visibility is intermittent and fleeting. Longer viewing periods are possible from public recreation spaces such as Beauchamp Park.

We note sustained viewing periods are limited, and will be contextualised by other, similar tower forms where the proposal will be consistent with viewer expectations for the north-eastern fringe of the Chatswood CBD.

5.5 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

The proposal is visible in close, medium and distant views within the visual catchment. Visibility from close locations is constrained to lower parts of the proposal. In the majority of medium-distance and distant views visibility is constrained to mid and upper sections of the proposal due to the presence of existing surrounding development and vegetation.

5.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces.

The residual impacts are low and acceptable given the location of the site and surrounding visual context. It is visually compatible with surrounding contemporary built forms south of the site and would not significantly alter the visual character of existing compositions.

5.7 APPLYING THE 'WEIGHTING' FACTORS

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

Table 2 - Summary of Visual Effects and Weighting Factors.

Visual Effect Rating	VP1	VP2	VP3	VP4	VP5
Visual Character	Low	Low	Low	Low	Low
Scenic Quality	Low	Low	Low	Low	Low
View Composition	Low	Low	Low-medium	Low-medium	Medium
View Blocking of Scenic Elements	Nil	Nil	Nil	Nil	Nil
Weighting Factors	**VP1**	**VP2**	**VP3**	**VP4**	**VP5**
Public Domain View Place Sensitivity	Low	Low	High	Low	Low
PAC	High	High	High	Medium	Medium
Compatibility with Urban & Visual Context	High	High	High	High	High
Viewing Period	Low	Low	Low-medium	Low	Low
Viewing Distance	Medium	Medium	Medium	Medium	Medium

5.8 OVERALL VISUAL IMPACTS

The overall visual impact rating for each assessed view location after assessing the visual effects (quantum of change) in Section 4.0 and the weighing factors, the overall visual impact ratings are:

VP1 - Low

VP2 - Low

VP3 - Low

VP4 - Low

VP5 - Low

Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.

5.9 SUMMARY

- In all views modelled the proposal creates low to medium levels of visual effects.
- Following the application of relevant weighting factors the level of impacts were found to be low.
- The site is located on the north-eastern fringe of the Chatswood CBD where the surrounding visual context is characterised by large scale infrastructure including major road and rail corridors, and tower forms not dissimilar in scale or character to the proposed development.
- Visibility from major transport corridors including Pacific Highway, the north shore rail line and north-west metro line is intermittent and fleeting, experienced from moving viewing situations.
- Visibility to the proposal from the south and west is limited due to the blocking effects of tall tower forms within the Chatswood CBD. The proposal is visible in south-easterly and easterly views from areas of low-height residential development north-west of the site and Chatswood CBD. The proposal is viewed as part of a tower cluster which includes built form of equivalent bulk, scale and character.
- The proposal does not block views to any heritage items or compositions of high scenic quality.
- The proposal has a high level of visual compatibility with the immediate and broader visual context.
- Tower development is anticipated within the Chatswood CBD. With the construction of future tower forms, visual effects of the proposal will reduce over time.
- The proposal is consistent with viewer expectations for this part of Chatswood.
- In our opinion, without the benefit of inspections, there are no significant view loss or view sharing risks for the proposal.

The proposal can be supported on visual impact grounds.

06 APPENDIX

APPENDIX 1
ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 1 Description of visual effects.

APPENDIX 2
ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

Factors	Low Impact	Medium Impact	High Impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

Table 2 Indicative Ratings Table of Visual Impact Factors.

URBIS

38-42 ANDERSON STREET, CHATSWOOD

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR

AEON RESIDENCE CHATSWOOD PTY LTD

APRIL 2025

PHOTOMONTAGES PREPARED BY:

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

DATE PREPARED :

22 April 2025

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Manuel Alvelo, Urbis – Visual Technologies Consultant
Bachelor of Architecture and Masters of Urban Planning and Environment

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

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

CAMERA LENS AND TYPE :

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

SOFTWARE USED :

- 3DSMax 2023with Arnold 5 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 25.1 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) - Sydney 2020-05
- Aerial photography from Nearmap (geo-referenced JPG) - 2024-10-30
- Proposed architectural drawings received from Architect (PDF) - 2025-04-17
- Proposed 3D model received from Architect (Autodesk Revit) - 2025-04-17
- Independent site survey from StrataSurv Registered Surveyors (AutoCAD DWG) - 2025-02-24

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to satisfy the intent of the requirements as set out in the practice direction for the use of visual aids in the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy).

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's GPS, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_MAP
REV: -

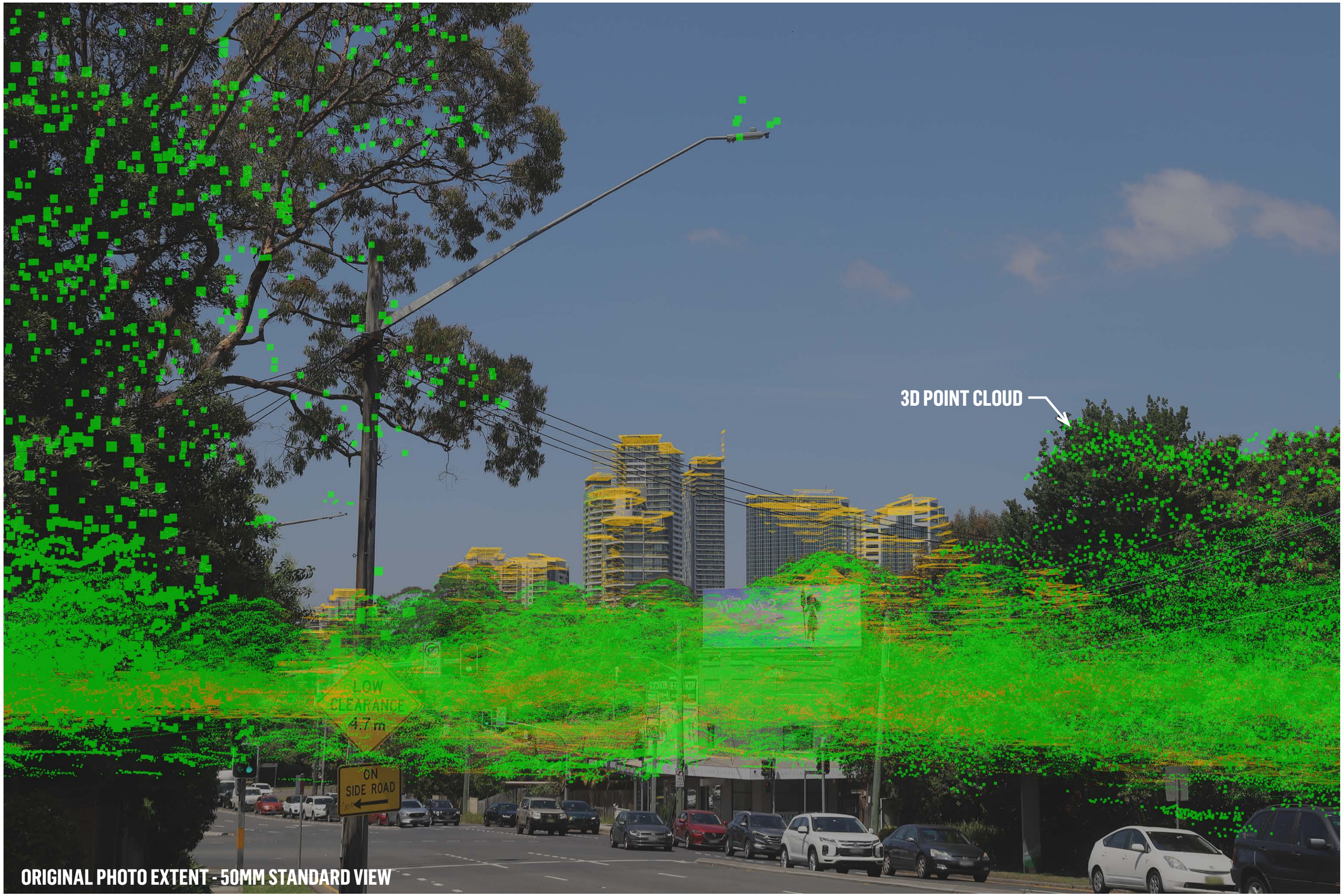
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP1 (PHOTO 7454) : LOOKING SOUTH ALONG PACIFIC HIGHWAY | EXISTING CONDITIONS 2024-10-30 11:12 AEDT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_1A
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP1 (PHOTO 7454) : LOOKING SOUTH ALONG PACIFIC HIGHWAY | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_1B
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP1 (PHOTO 7454) : LOOKING SOUTH ALONG PACIFIC HIGHWAY | PHOTOMONTAGE - PROPOSED DEVELOPMENT

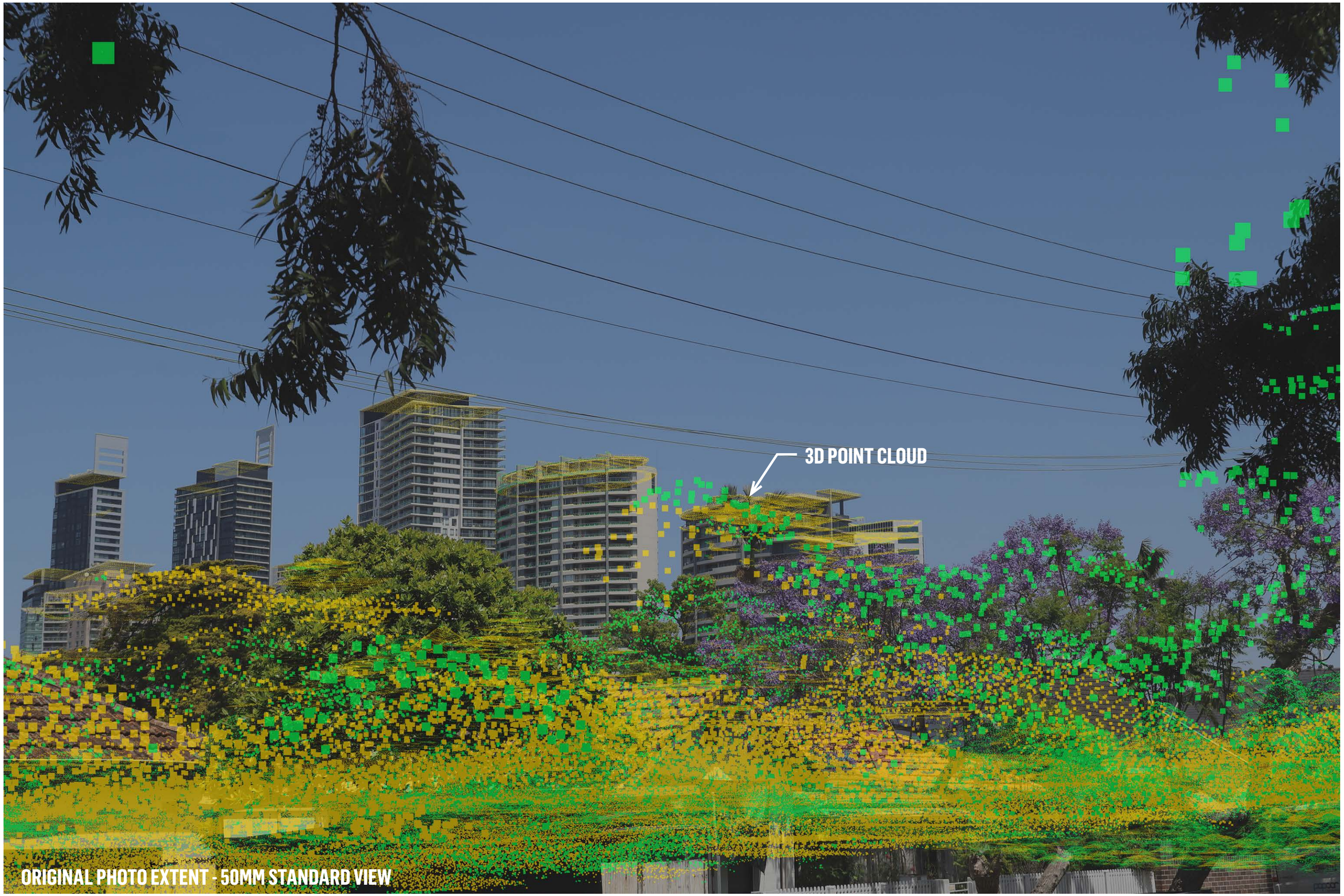
DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_1C
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP2 (PHOTO 7484) : LOOKING SSW FROM CORNER OF ASHLEY STREET AND ARCHER STREET | EXISTING CONDITIONS 2024-10-30 11:50 AEDT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_2A
REV: -



URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP2 (PHOTO 7484) : LOOKING SSW FROM CORNER OF ASHLEY STREET AND ARCHER STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_2B
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP2 (PHOTO 7484) : LOOKING SSW FROM CORNER OF ASHLEY STREET AND ARCHER STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_2C
REV: -

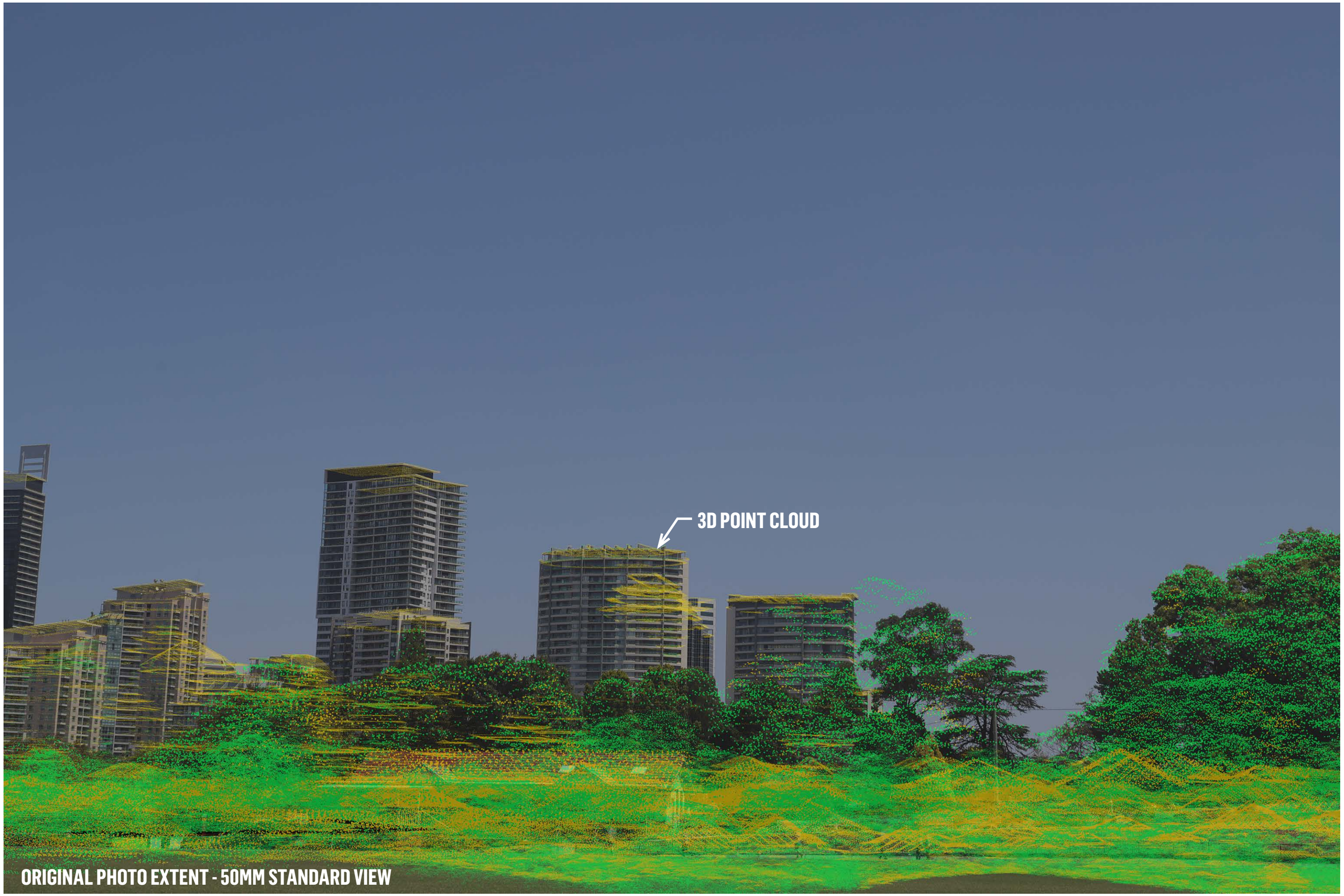
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP3 (PHOTO 7495) : LOOKING SOUTH WEST FROM BEAUCHAMP PARK | EXISTING CONDITIONS 2024-10-30 12:04 AEDT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_3A
REV: -



URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP3 (PHOTO 7495) : LOOKING SOUTH WEST FROM BEAUCHAMP PARK | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_3B
REV: -

LEGEND

PROPOSED DEVELOPMENT NOT VISIBLE IN THIS VIEW

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 560M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP3 (PHOTO 7495) : LOOKING SOUTH WEST FROM BEAUCHAMP PARK | PHOTOMONTAGE - PROPOSED DEVELOPMENT

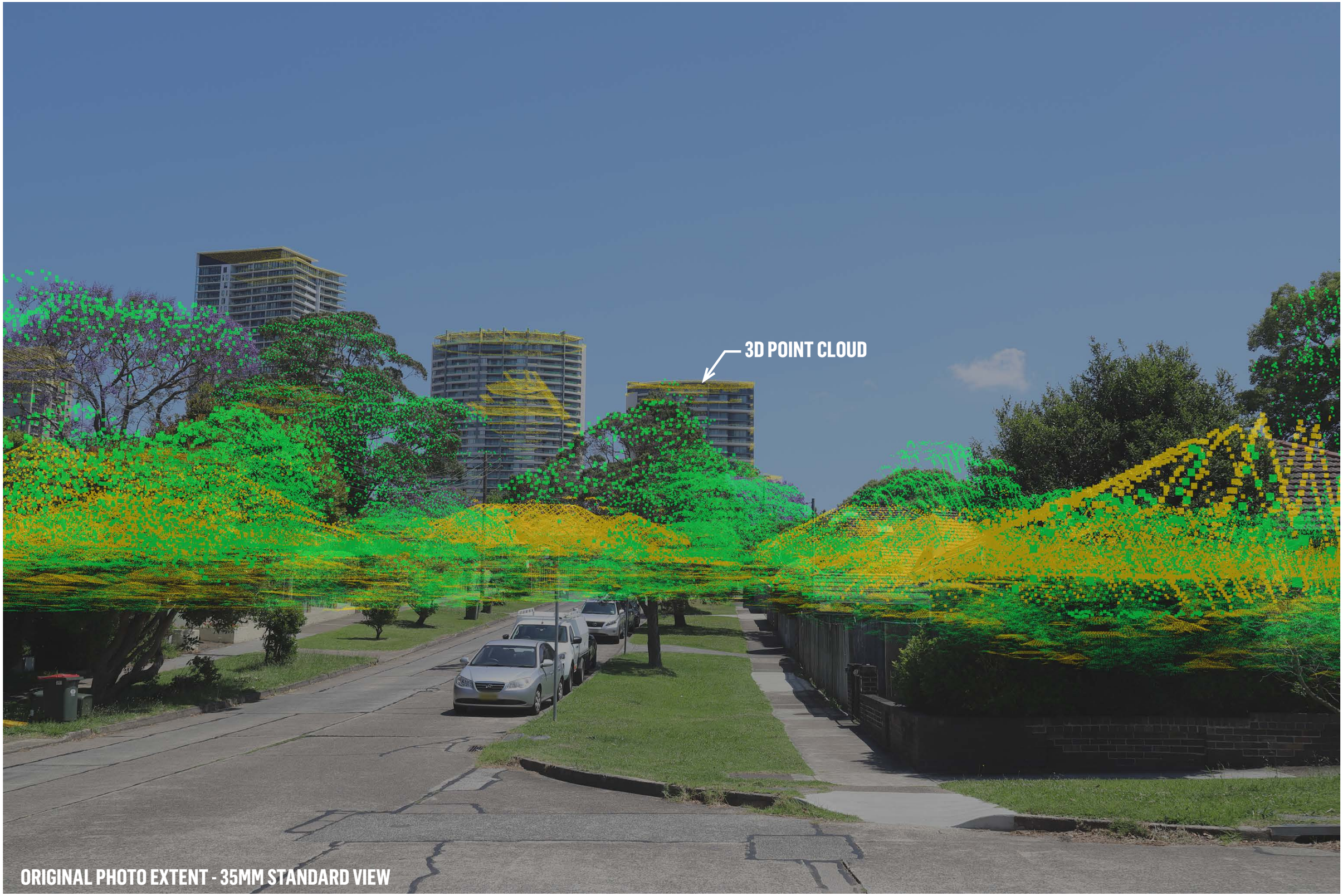
DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_3C
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP4 (PHOTO 7507) : LOOKING WSW ALONG NICHOLSON STREET | EXISTING CONDITIONS 2024-10-30 12:15 AEDT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_4A
REV: -



URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP4 (PHOTO 7507) : LOOKING WSW ALONG NICHOLSON STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_4B
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP4 (PHOTO 7507) : LOOKING WSW ALONG NICHOLSON STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

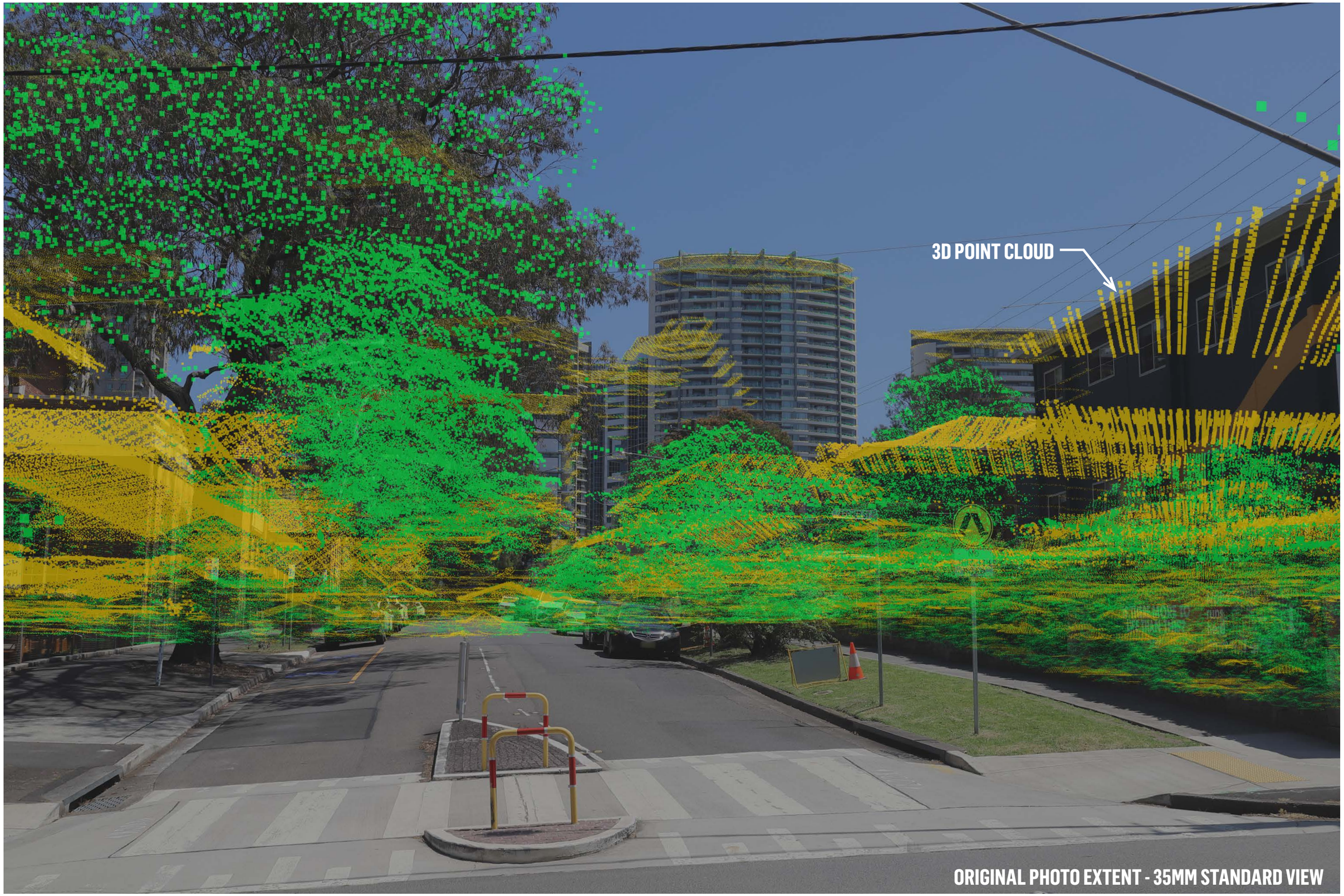
DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_4C
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP5 (PHOTO 7511) : LOOKING WSW FROM ARCHER STREET ALONG KIRK STREET | EXISTING CONDITIONS 2024-10-30 12:20 AEDT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_5A
REV: -



URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP5 (PHOTO 7511) : LOOKING WSW FROM ARCHER STREET ALONG KIRK STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_5B
REV: -

URBIS

38-42 ANDERSON STREET, CHATSWOOD - VISUAL ASSESSMENT

VP5 (PHOTO 7511) : LOOKING WSW FROM ARCHER STREET ALONG KIRK STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-04-22
JOB NO: P0057457
DWG NO: VP_5C
REV: -