



Crows Nest Over Station Development (Site A) - Amending Concept SSDA

View Loss and View Sharing Report (as a supplement to RSP Consulting's View Analysis and Visual Impact assessment report)

24th February 2025

Crows Nest Over Station Development (Site A) - Amending Concept SSDA

Relative application number for the Amending Concept SSDA is ‘SSD-75662958’.

1. Amending Concept SSDA

The Amending Concept SSDA will seek approval for amendments to the originally approved Concept SSDA (SSD 9579) over the site and seeks to change the approved commercial use to a mixed-use development, with primarily residential and affordable housing uses, all located above the Crows Nest Metro Station.

The Amending Concept SSDA also seeks adjustments to the building envelope including modulation of envelope to comprise 3 towers, adjustments to height, and modifications to the building Gross Floor Area (GFA).

A summary and comparison of the key changes are listed below for reference.

Component	As approved under original Concept SSDA (SSDA 9579) – Site A	Proposed change under Amending Concept SSDA
Maximum building height	Single tower with variable building heights from 175.6mRL to 180mRL (to parapet).	Proposed 3 towers (with squared off form) with variable building heights as follows: <ul style="list-style-type: none">Tower 1: 180m RLTower 2: 180m RLTower 3 (Affordable housing): 134.75m RL
Gross floor area	<ul style="list-style-type: none">Permissible GFA (per Concept SSDA): 40,300m² (commercial).	Proposed: 44,608.5m ² (11.5:1) comprising: <ul style="list-style-type: none"><u>Residential total:</u> 40,312.5m² (10.39:1) comprised of:<ul style="list-style-type: none">Residential (Build-to-Rent): 35,047.63m² (9.03:1)Residential (Affordable housing): 5,264.87m² (1.36:1 or 15% of total build-to-rent GFA)<u>Proposed Non-Residential:</u> 4,296m² (1.11:1)
Uses	Commercial development.	Mixed-use residential development with affordable housing and commercial/retail components. Residential component comprises: <ul style="list-style-type: none">Tower 1 and 2 - Build to rent apartments.Tower 3 - Affordable housing apartments. Commercial/retail components located over lower ground to level 3. Rooftop bar on Tower 1.

The amendments to the Concept SSDA do not constitute any physical works over the site. Any proposed physical works will be captured under the Detailed SSDA.

1.2 Site Description

The subject site, referred to as Crows Nest Over Station Development (Site A), is located within Crows Nest and within the North Sydney Local Government Area (LGA). The site is located at 32 Hume Street, Crows Nest. The site is located directly above and adjacent to the operational Crows Nest Metro Station.

The site comprises the entirety of the block and is bound by Pacific Highway to the west, Hume Street to the south, Clarke Lane to the east, and Oxley Street to the north. It is 3,879m2 in size legally referred to as Lot 2 of DP1296669. It is noted that Lot 1 of DP1296669 relates to the Crows Nest Metro Station intertwines with Lot 2 (Site A) on some levels.

Table 1 Lots and addresses that constitute Site A

Address	Legal description of lots that constitute the Scope of Works under the Subject SSDA Site A	Details
505 Pacific Highway, Crows Nest, NSW, 2065	Lot 1 of DP1296669	Station Lot (Crows Nest Metro Station)
32 Hume Street, Crows Nest, NSW, 2065	Lot 2 of DP1296669	Development for Lot A – Site A Thirdi (<i>Subject to the SSDAs</i>).

Note:

- The Plan of Subdivision for the Metro (DP1296669) was registered with NSW Land Registry Services (LRS) on the 5 August 2024. The Plan of Subdivision, once registered, created the following lots:
 - Lot 1 (Metro Station),
 - Lot 2 (Site A for Thirdi)
 - Lot 3 (Site B for Thirdi)
 - Lot 4 (Parcel on the northern side of Clarke Lane).
- Lot 1 of DP1296669 relates to the Crows Nest Metro Station.
- Lot 2 of DP1296669 relates to Crows Nest OSD (Site A) (works subject to this SSDA).
- Lot 1 and 2 are intertwined (on some levels, with Lot 2 (Site A) located above the Lot 1 (the Crows Nest Metro Station)).

1.3 Relevant SEARs

This report addresses the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project, notably:

Item #	Description of Requirement
5. Environmental Amenity	<ul style="list-style-type: none">• Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.• 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.• Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).• For applicable developments, provide an assessment of the development against the Housing SEPP and the Apartment Design Guide.• Shadow Diagrams• Design Verification Statement• Housing SEPP Assessment• View Analysis• Pedestrian Wind Environment Assessment
6. Visual Impact	<ul style="list-style-type: none">• 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.• Visual Analysis• Visual Impact Assessment

Virtual Ideas has prepared the following media to address the nominated SEARS condition. Virtual Ideas has not undertaken any specific assessment or analysis to address the SEARS requirements in this report. The assessment is to be undertaken by others.

1.4 Statement

I Grant Kolln, confirm this report addresses the requirement of SEAR No. 5 Environmental Amenity and No. 6 Visual Impact and relevant State and local legislation, policies, and guidelines including,

Title: Policy: Use of Photomontages and Visualisation Tools
Document Number: LEC-PPL15
Document Owner: Land & Environment Court of New South Wales

I further confirm that none of the information contained in the Crows Nest OSD Amending Concept SSDA is false or misleading.



Grant Kolln

2. Virtual Ideas Expertise

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas’ methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. Rendering Methodology

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 Digital 3D Scene Creation

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B and C.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across datasets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 Site Photography

The site photography was captured by Virtual Ideas, with the respective viewpoint locations delineated on the viewpoint map in Section 4 of this document.

The choice of camera lenses for photography was made by Ethos Urban after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, a combination of 14, 16 and 24mm lenses was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development’s visual impact.

All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph’s attributes.

3.3 Alignment of 3D scene

To accurately position the 3D scene within its geographical context, we employed the following data:

- 1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.
- 2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.

3.4 Rendering Creation

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun’s angle, enhancing realism within the scene.

For rendering, we applied specific materials to different elements within the scene. The proposed detailed OSD design is presented textured with the inclusion of landscaping elements.



Image showing survey drawing supplied at MGA 56 GDA2020 and 3D model of the approved building envelope aligned to the site boundary



Image showing survey drawing supplied at MGA 56 GDA2020 and 3D model of the proposed amending building envelope aligned to the site boundary

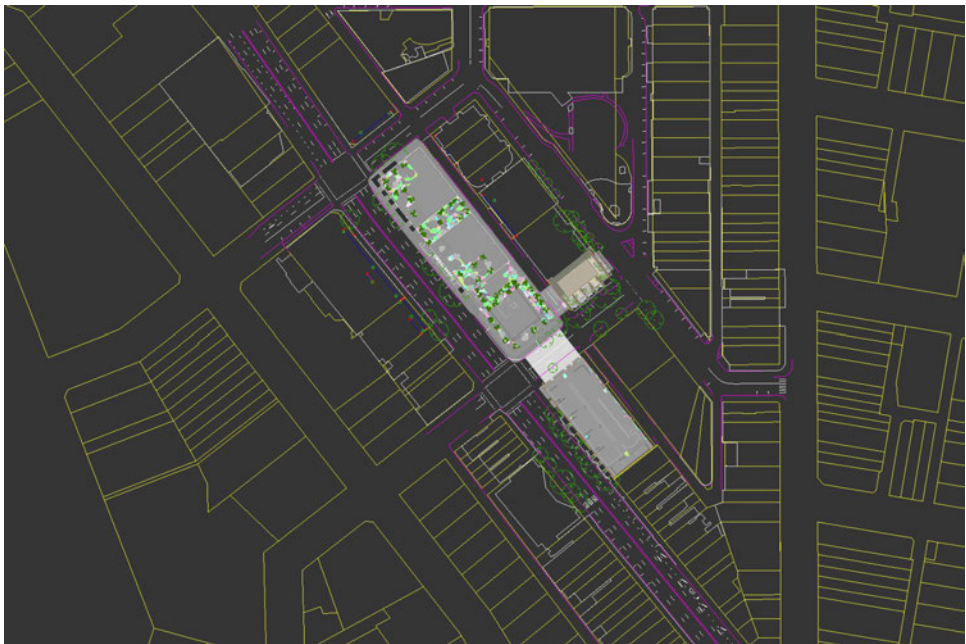


Image showing survey drawing supplied at MGA 56 GDA2020 and 3D model of the detailed OSD building aligned to the site boundary

4. VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS



- Viewpoint 01. 420 Pacific Highway
- Viewpoint 03. 420 Pacific Highway
- Viewpoint 05. 420 Pacific Highway
- Viewpoint 06. 400 Pacific Highway
- Viewpoint 07. 400 Pacific Highway
- Viewpoint 08. 545 Pacific Highway
- Viewpoint 09A. 26 Clarke Street
- Viewpoint 09B. 26 Clarke Street
- Viewpoint 10A. 545 Pacific Highway
- Viewpoint 10A. 545 Pacific Highway

5.1 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



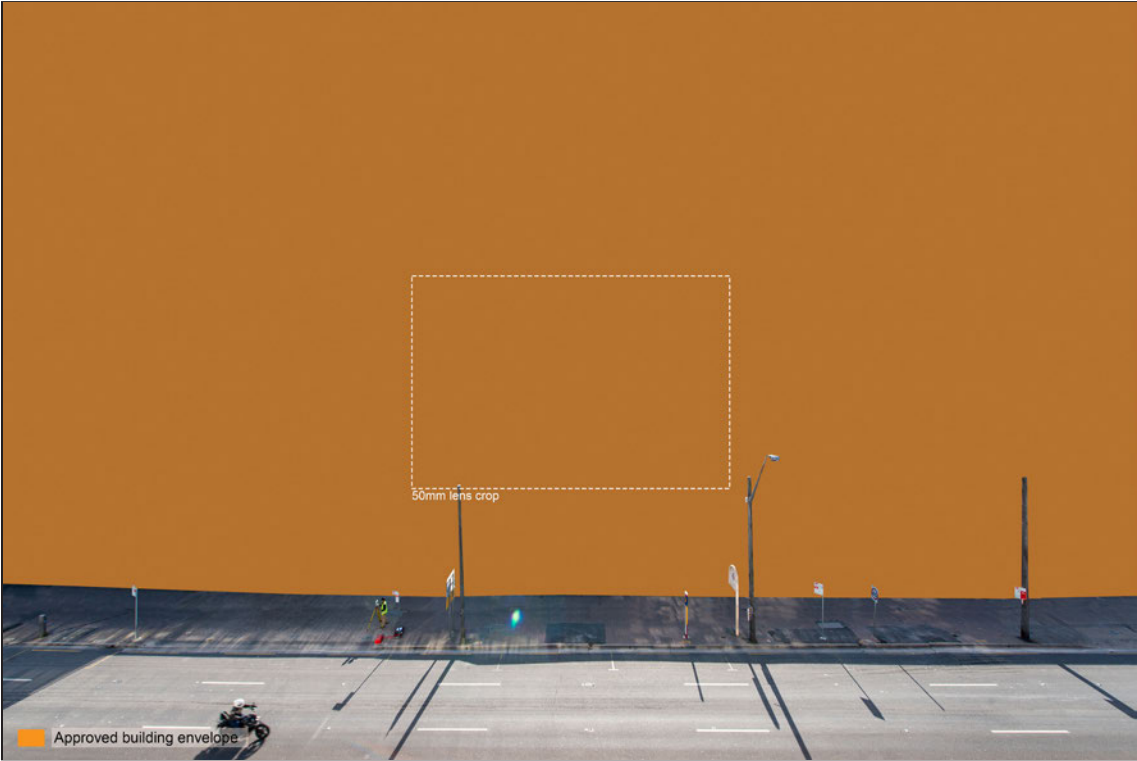
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Author: Virtual Ideas
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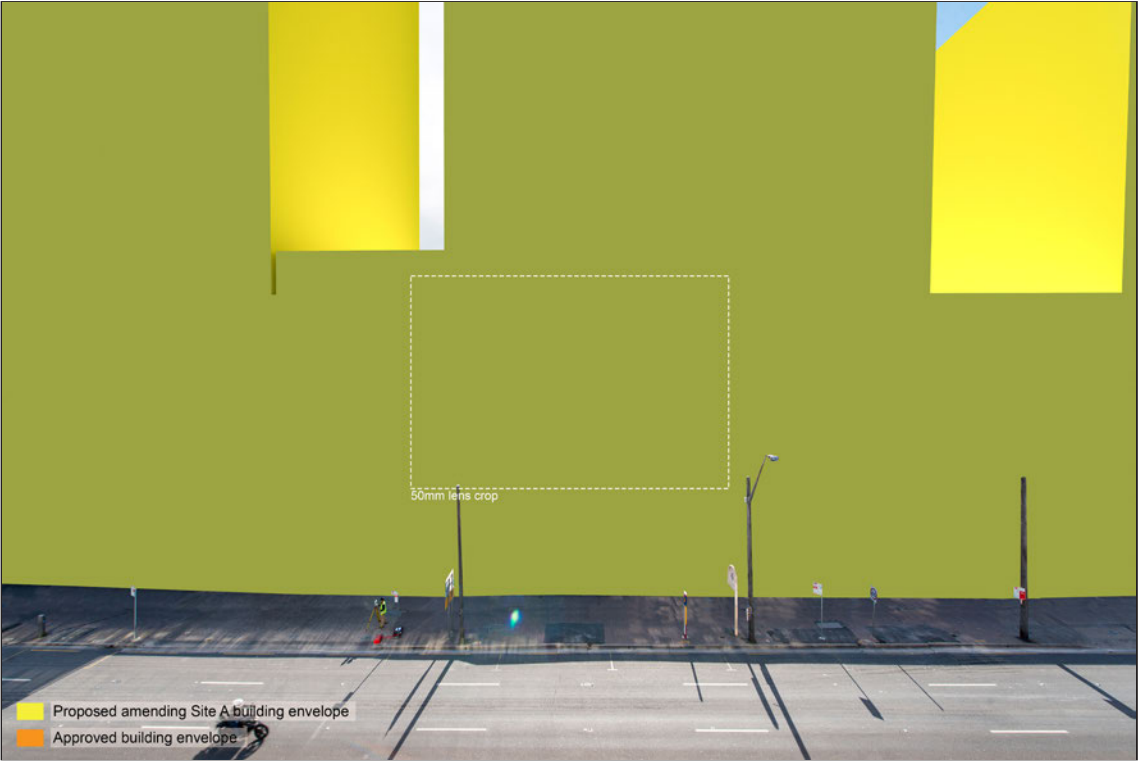
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

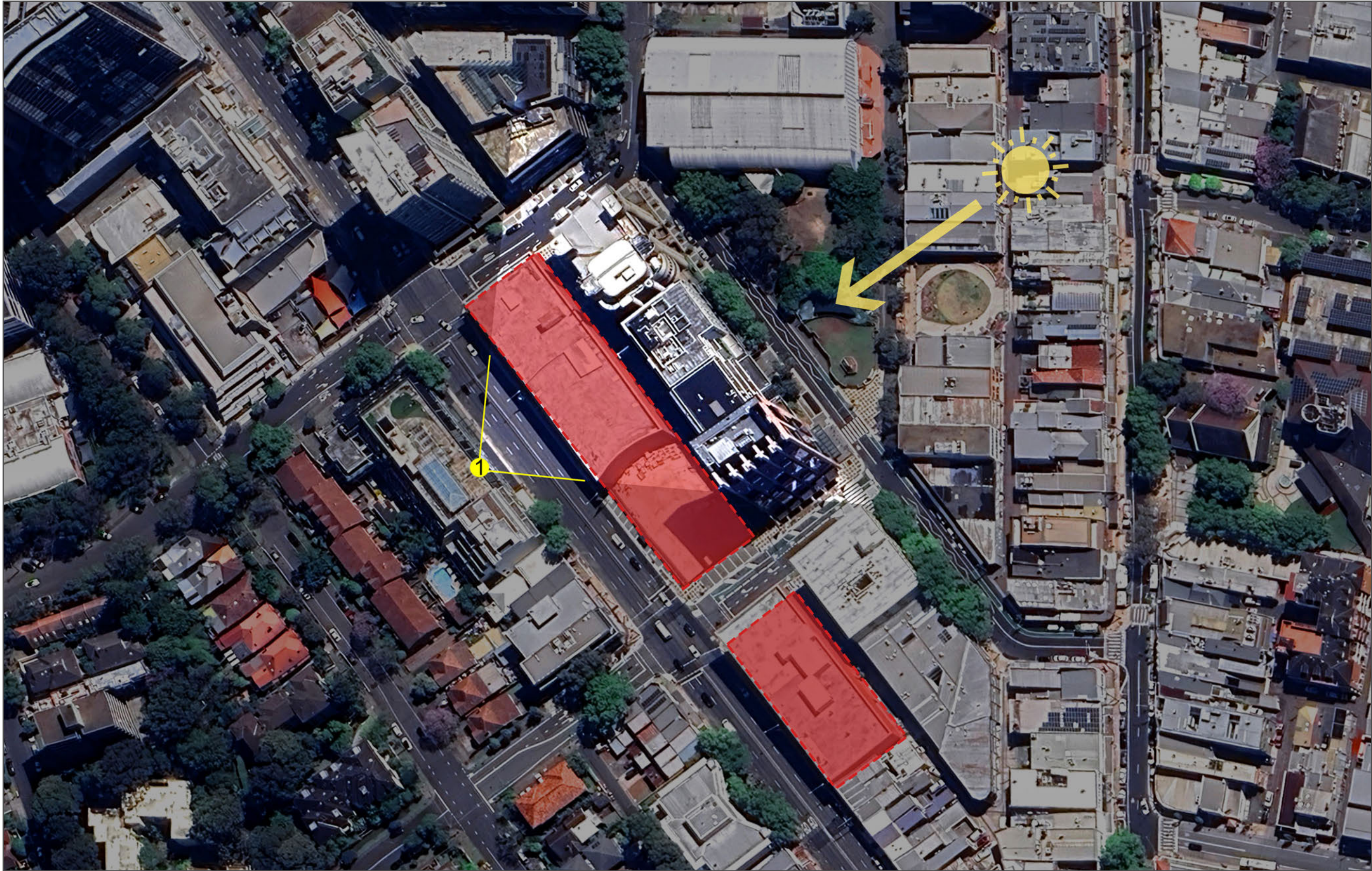


ALIGNMENT OF SURVEYED POINTS



5.2 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

VIEWPOINT LOCATION



5.3 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



5.4 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



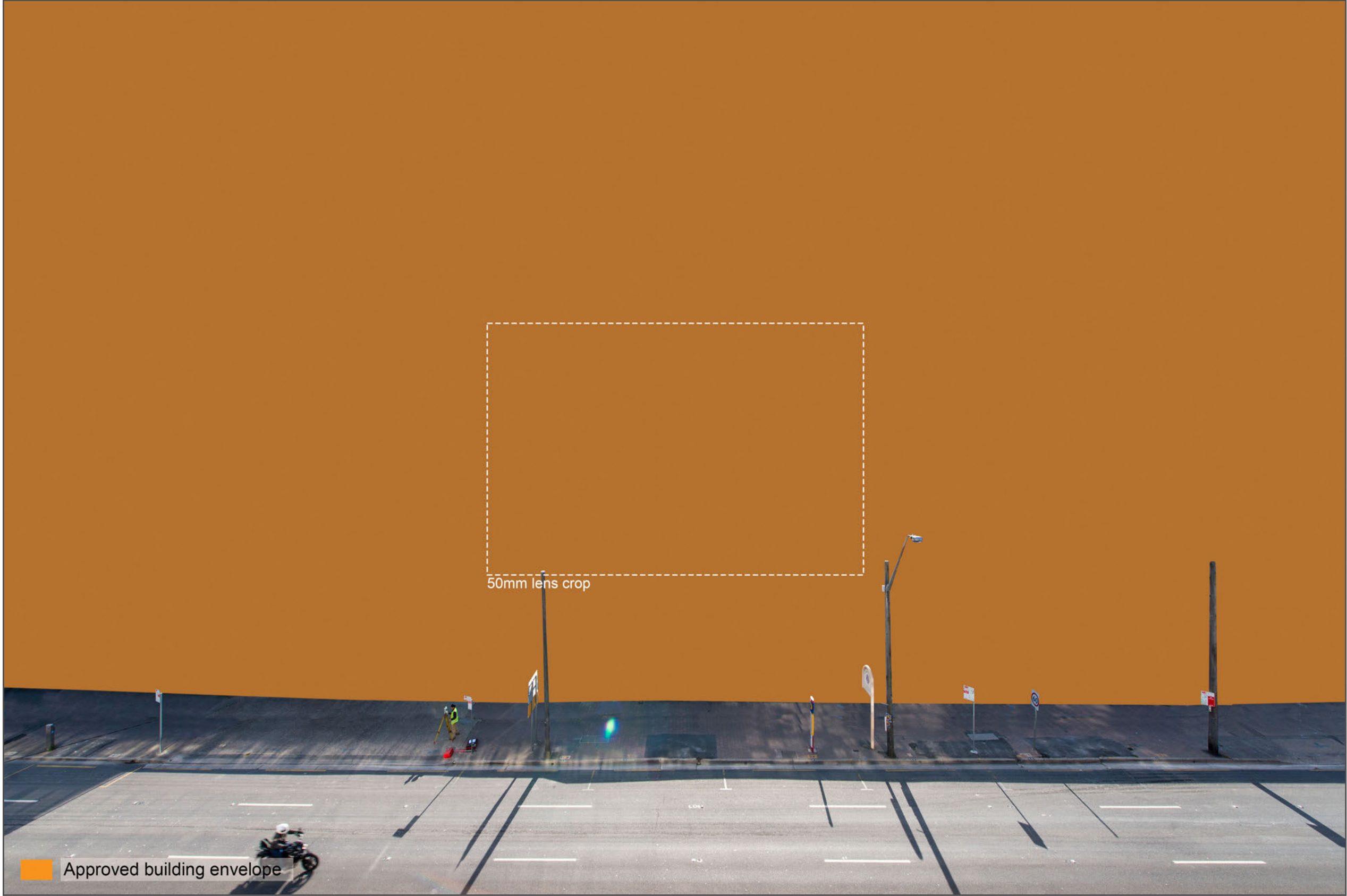
5.5 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



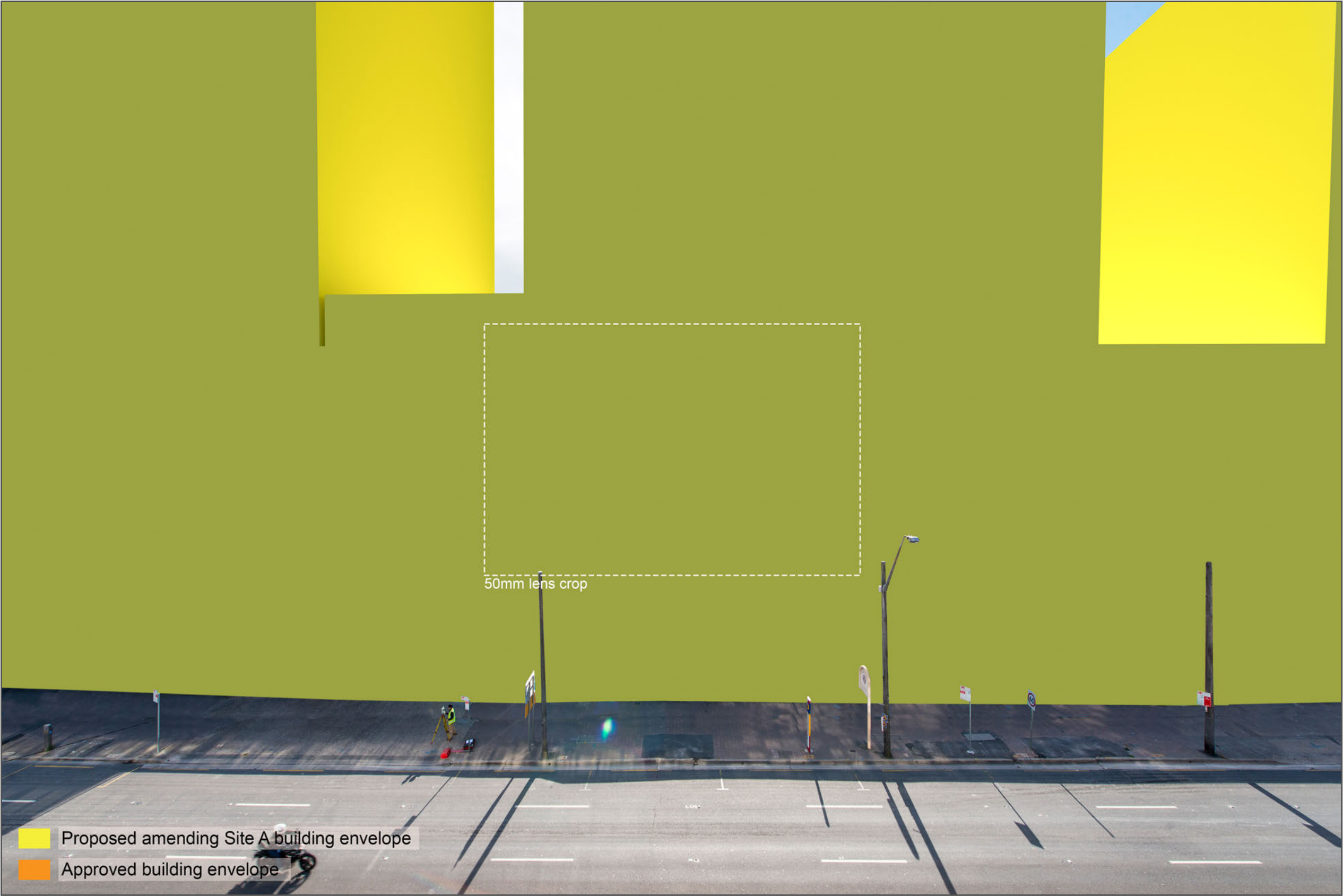
5.6 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



5.7 VIEWPOINT POSITION 01 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



6.1 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



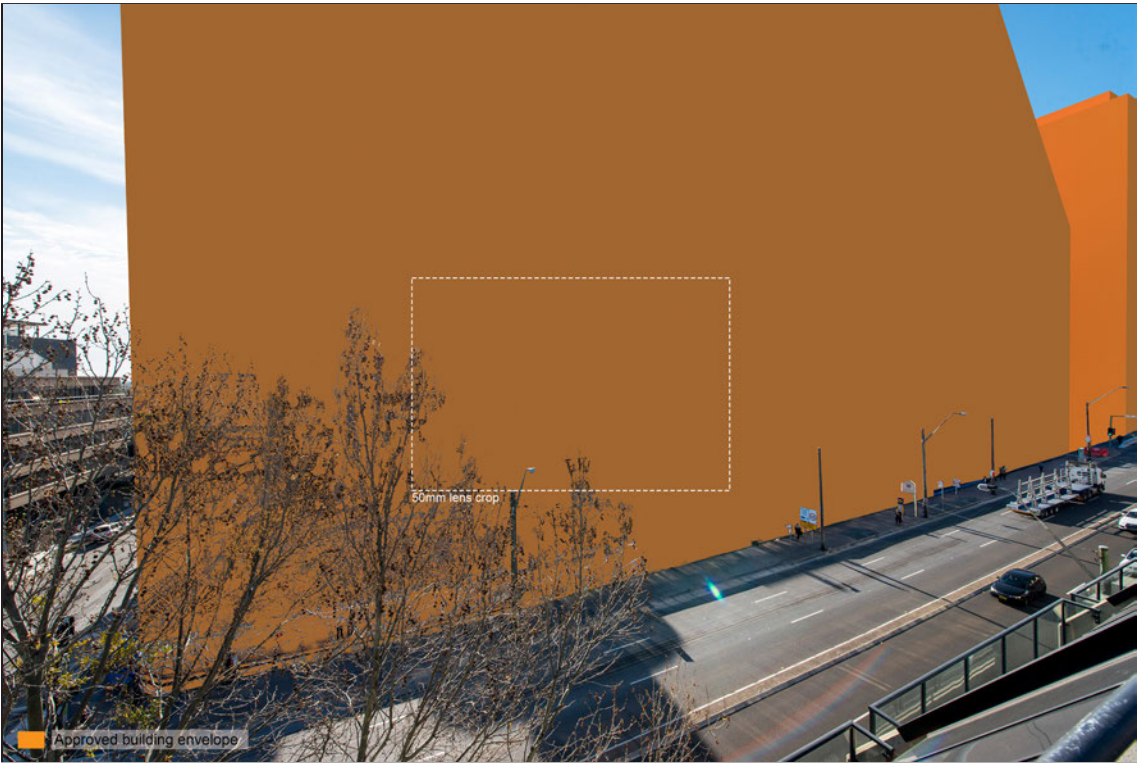
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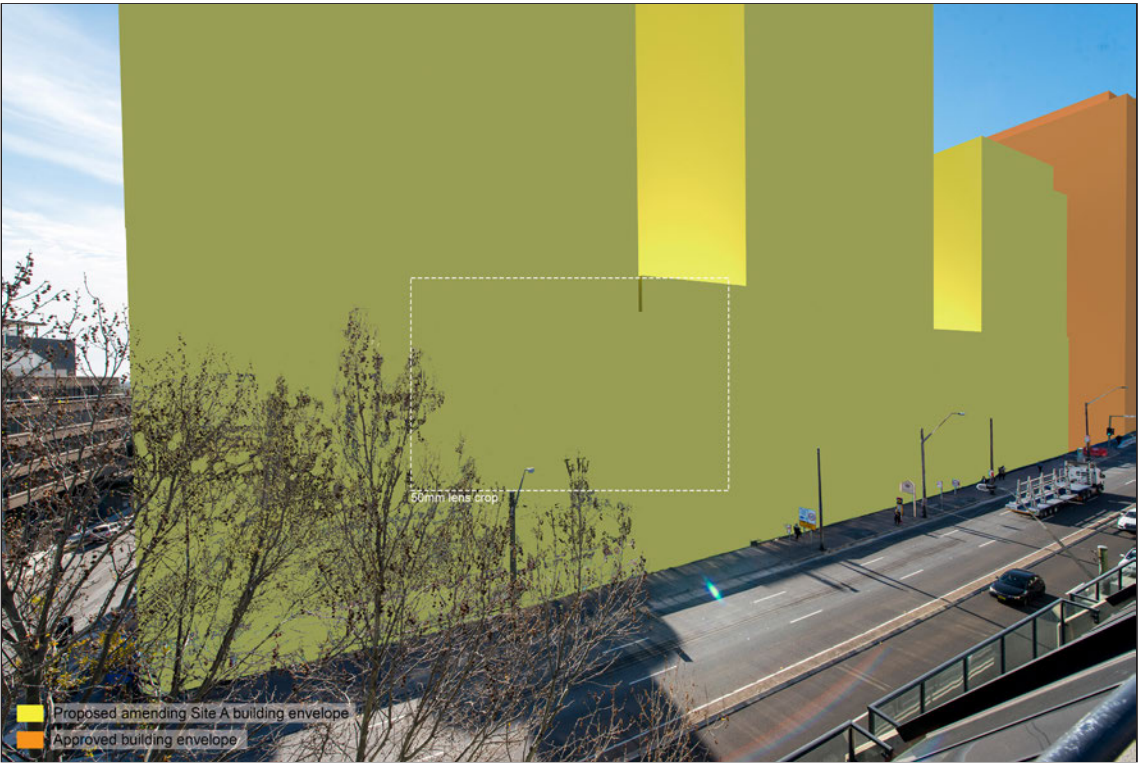
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

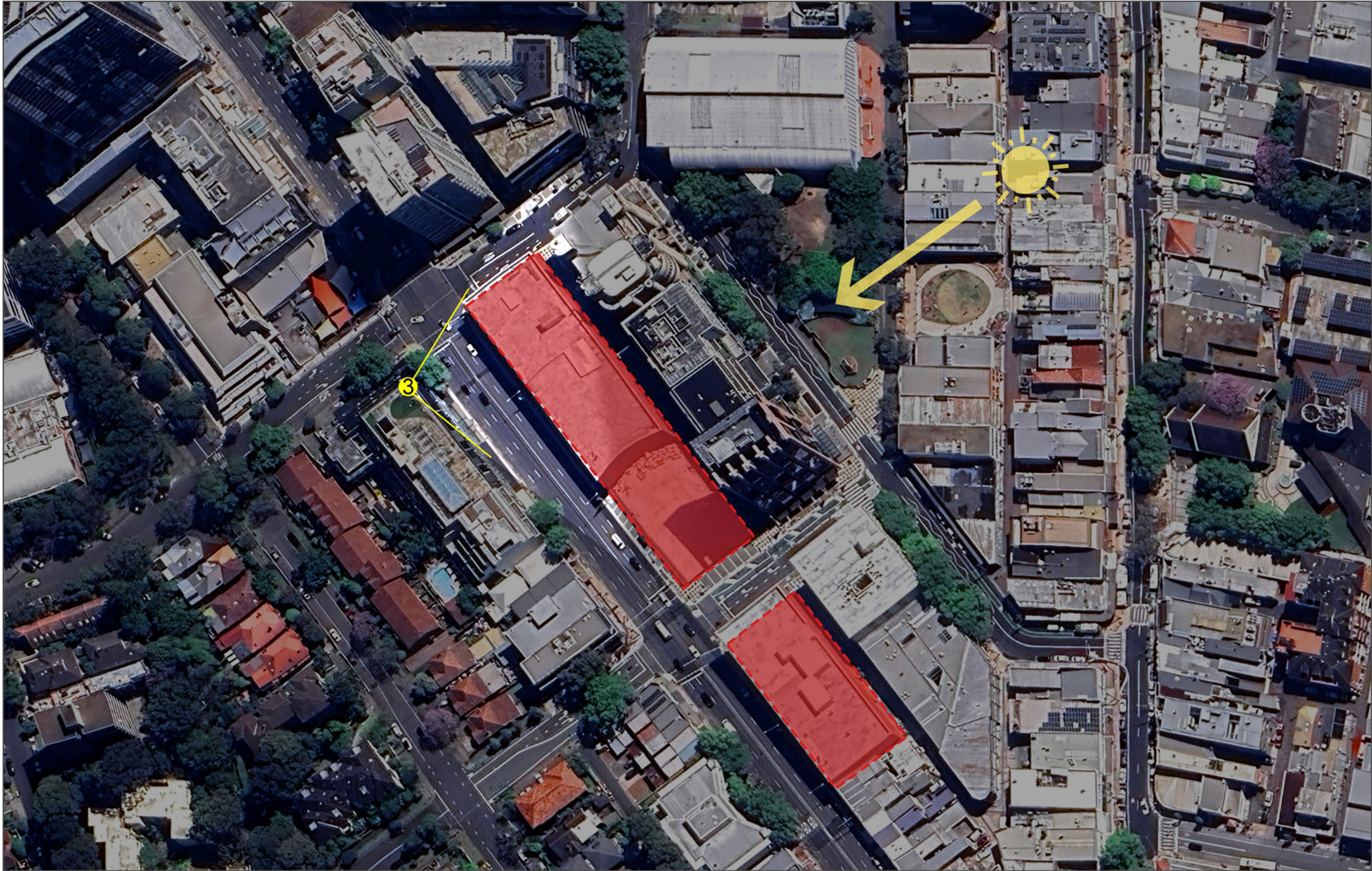


ALIGNMENT OF SURVEYED POINTS



6.2 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



6.4 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



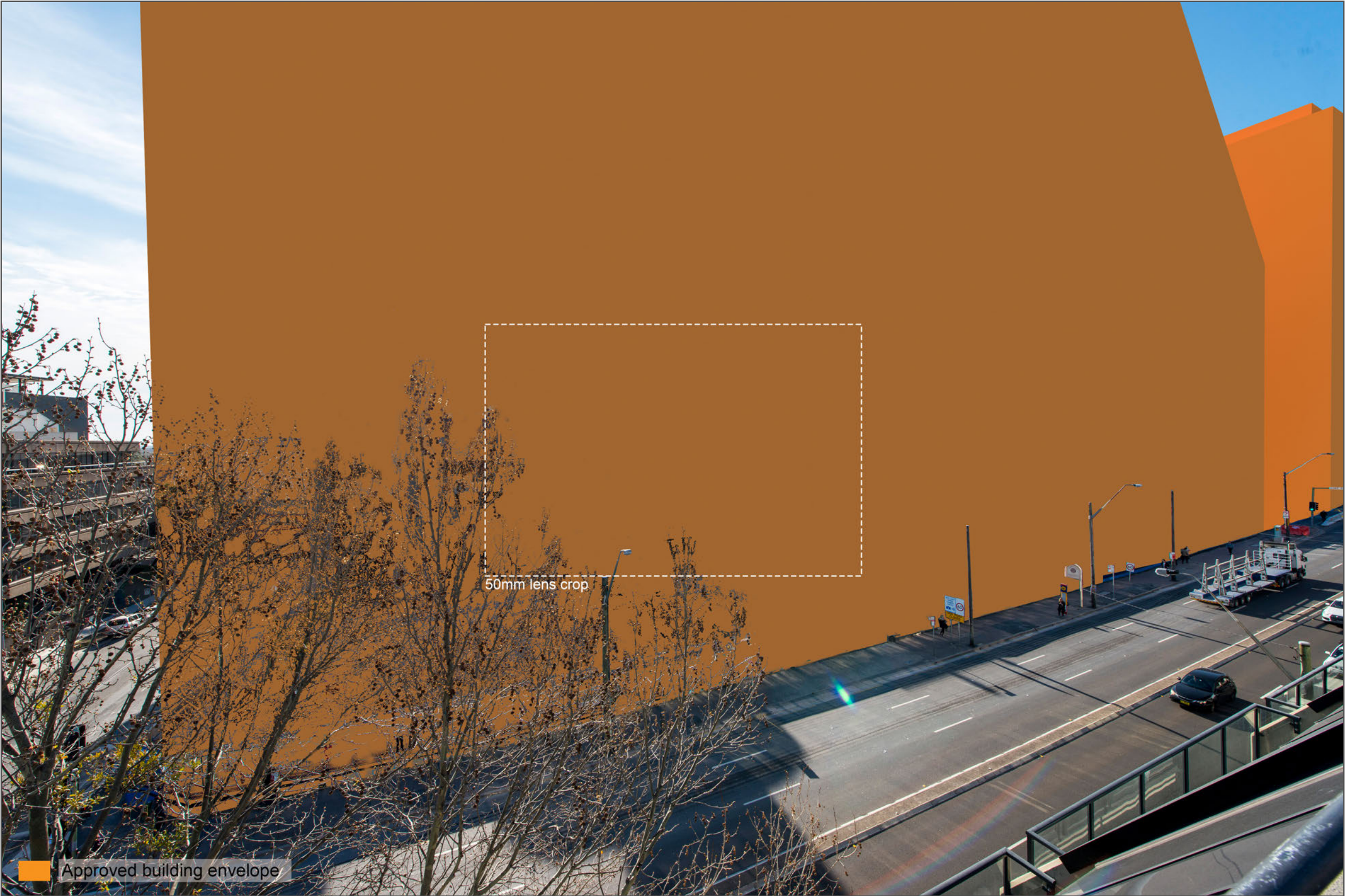
6.5 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



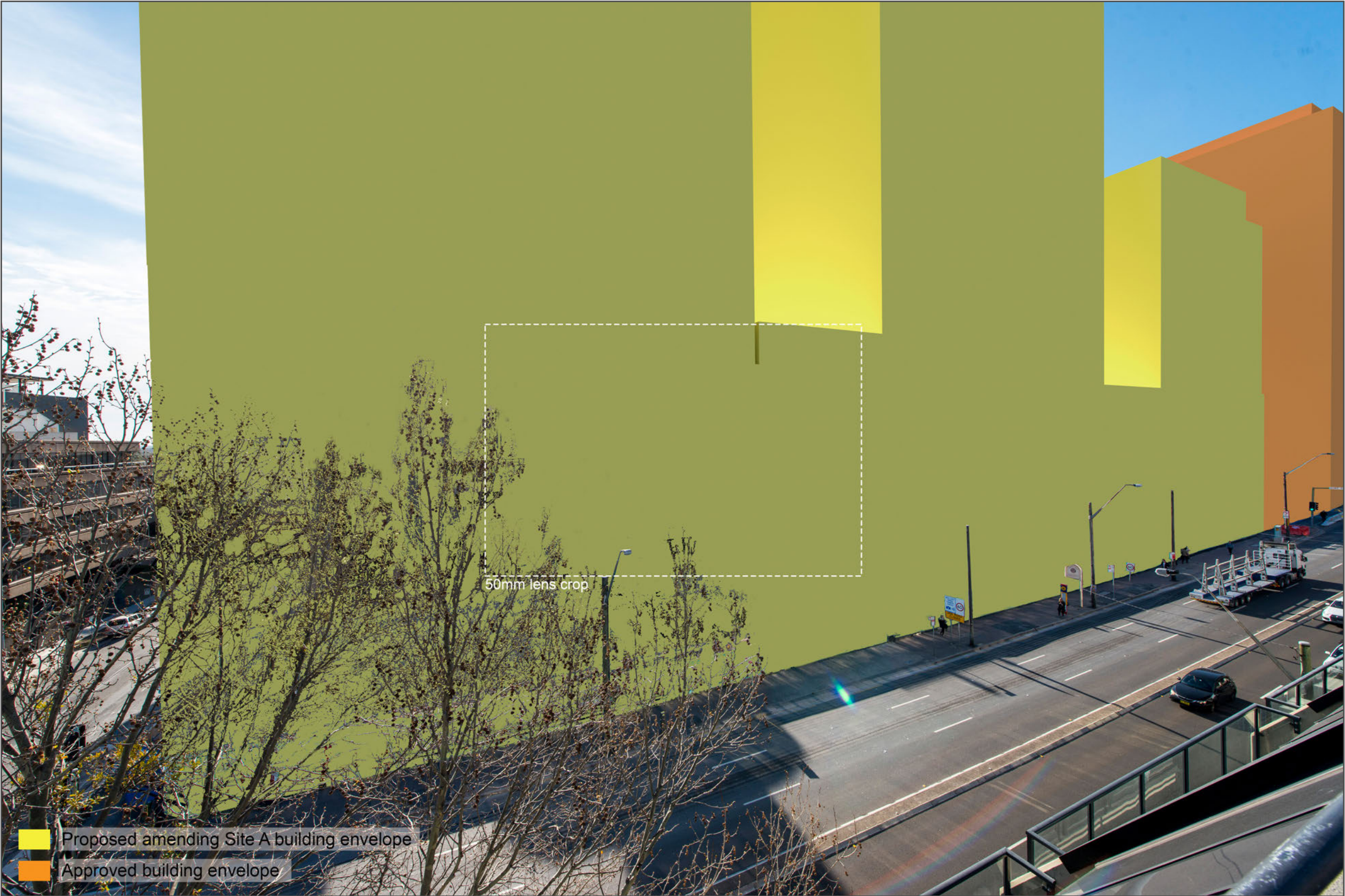
6.6 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



6.7 VIEWPOINT POSITION 03 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



7.1 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



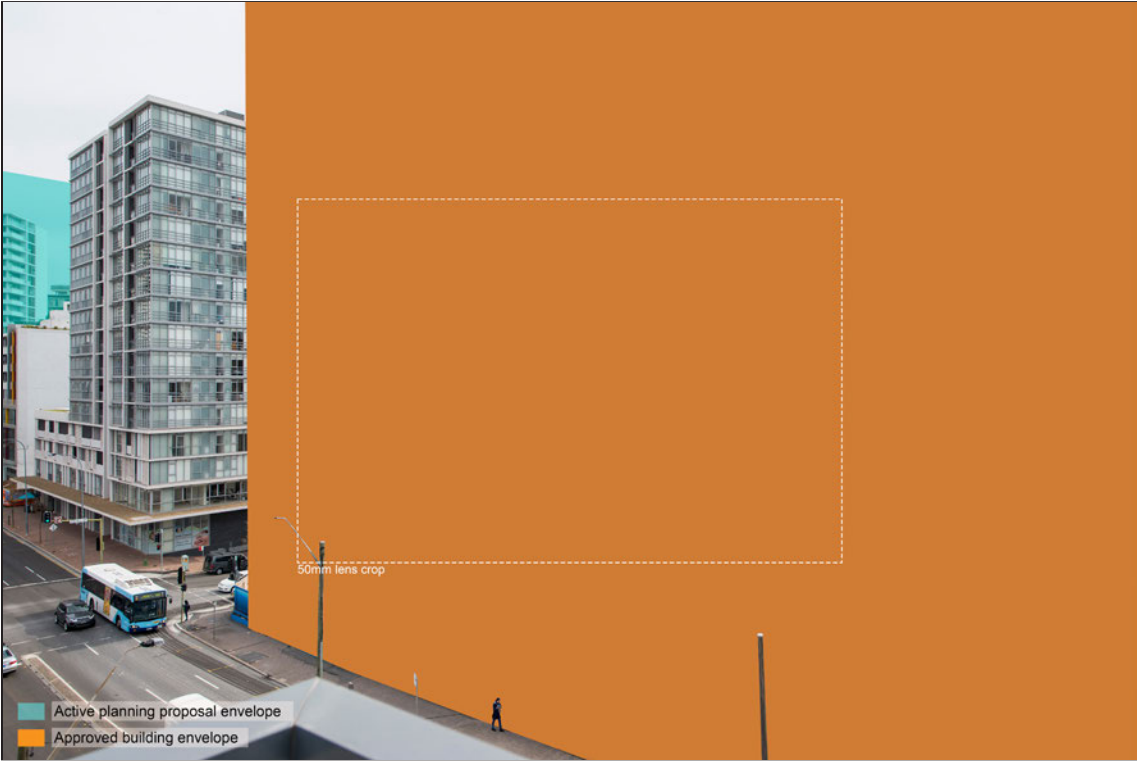
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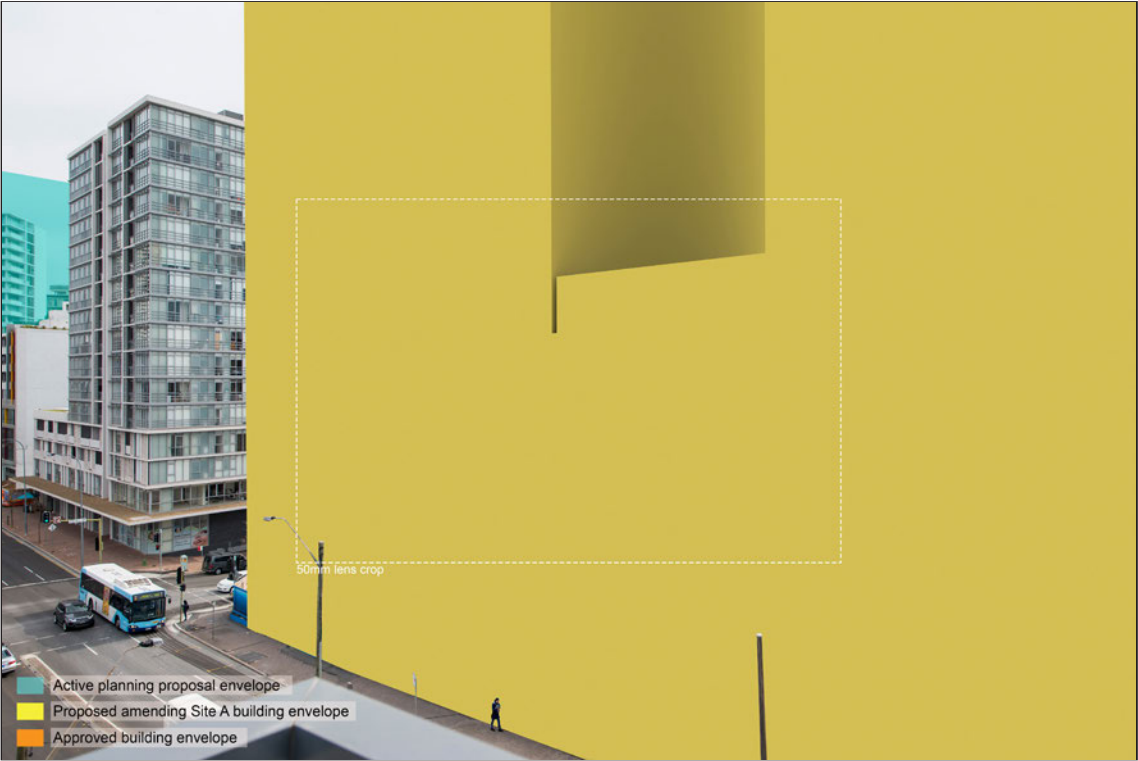
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



ALIGNMENT OF SURVEYED POINTS



7.2 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

VIEWPOINT LOCATION



7.3 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



7.4 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



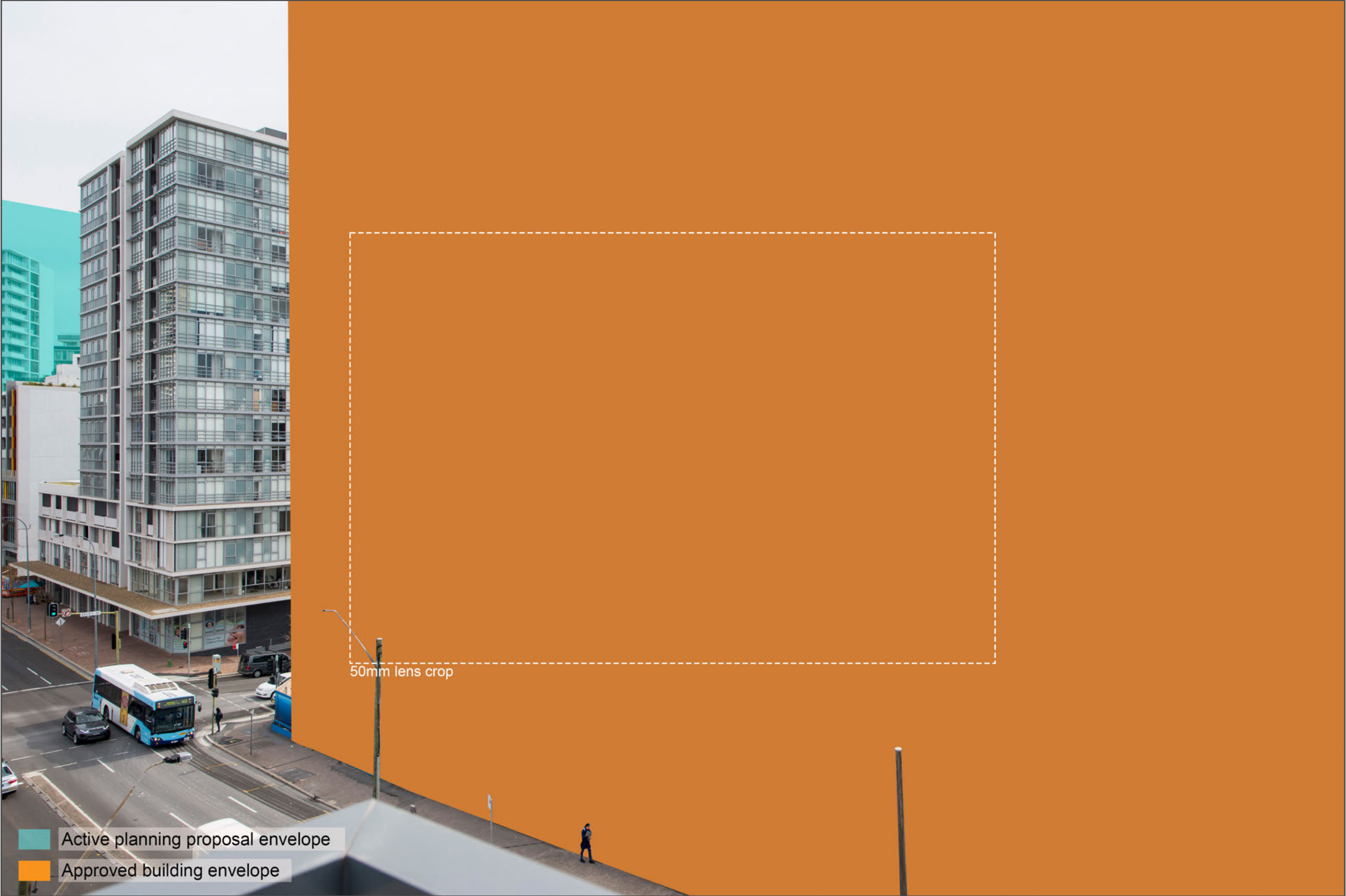
7.5 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



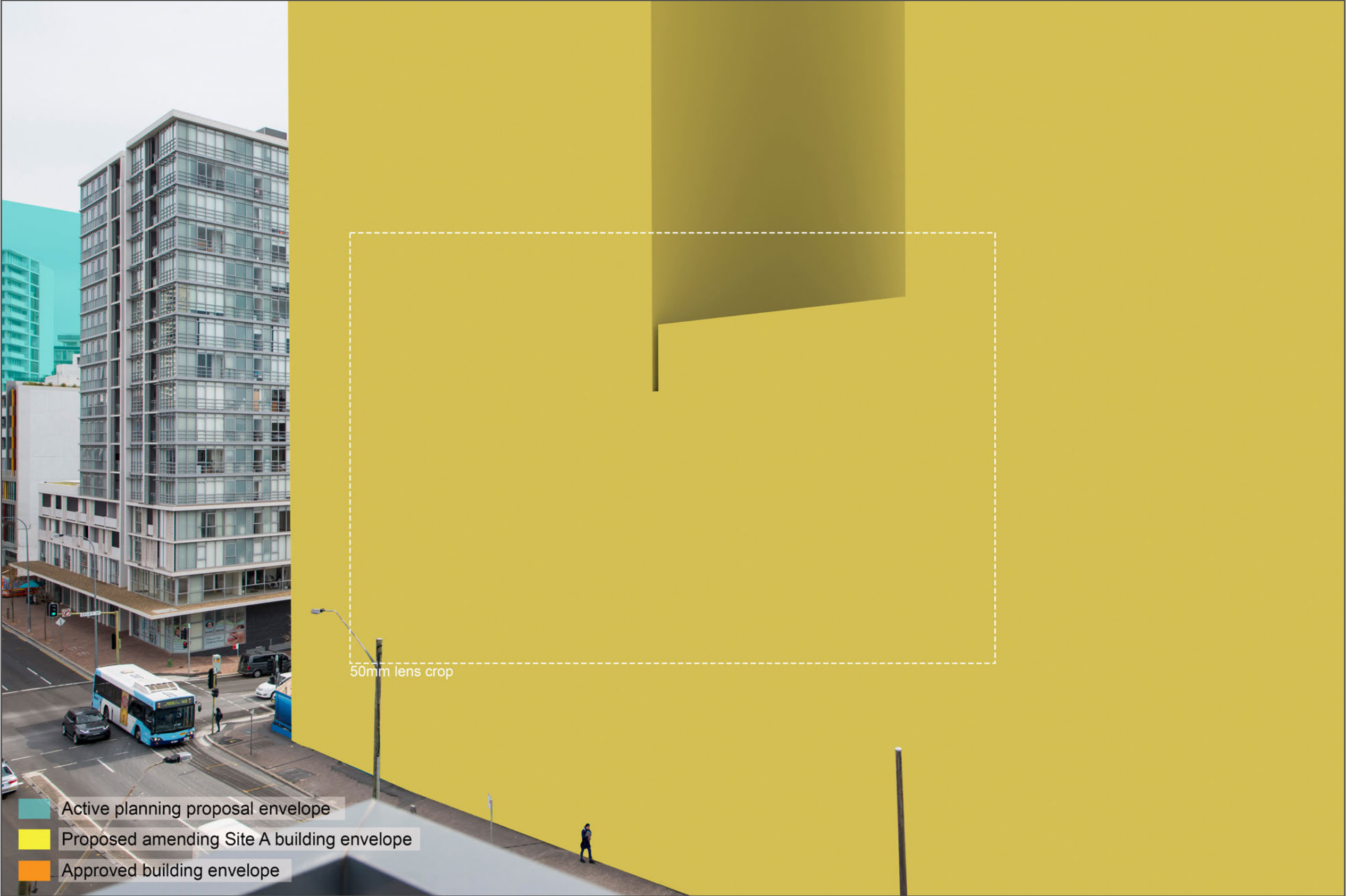
7.6 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



7.7 VIEWPOINT POSITION 05 - 420 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



8.1 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



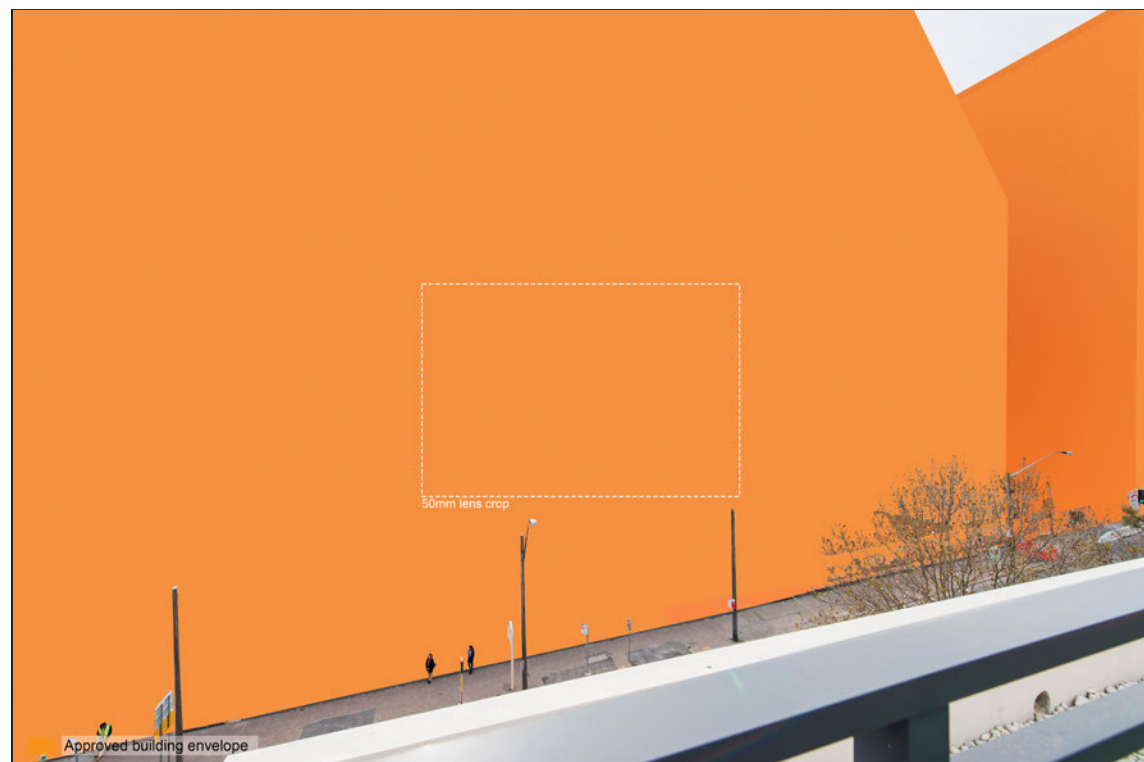
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VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

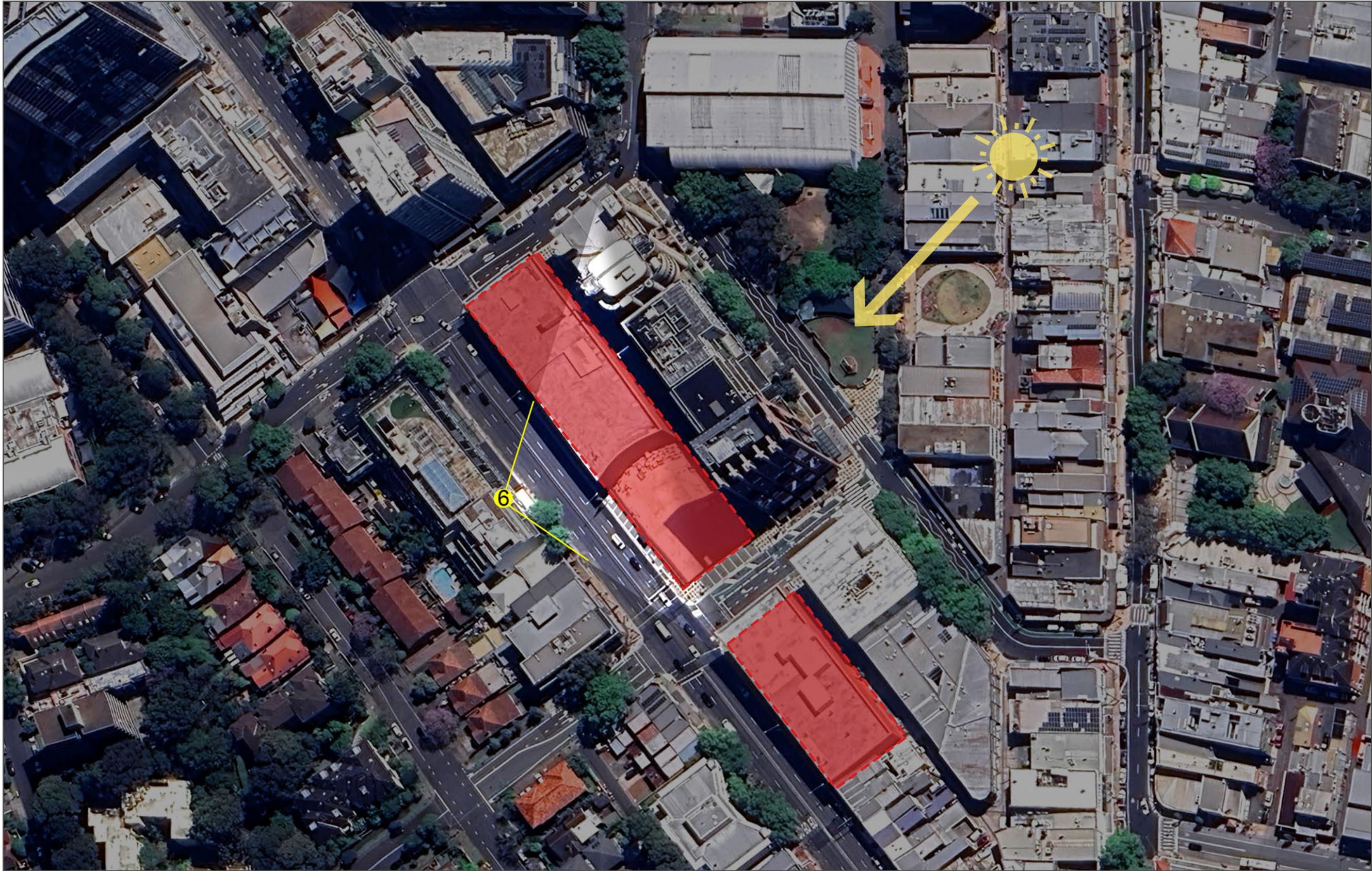


ALIGNMENT OF SURVEYED POINTS



8.2 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

VIEWPOINT LOCATION



8.3 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



8.4 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



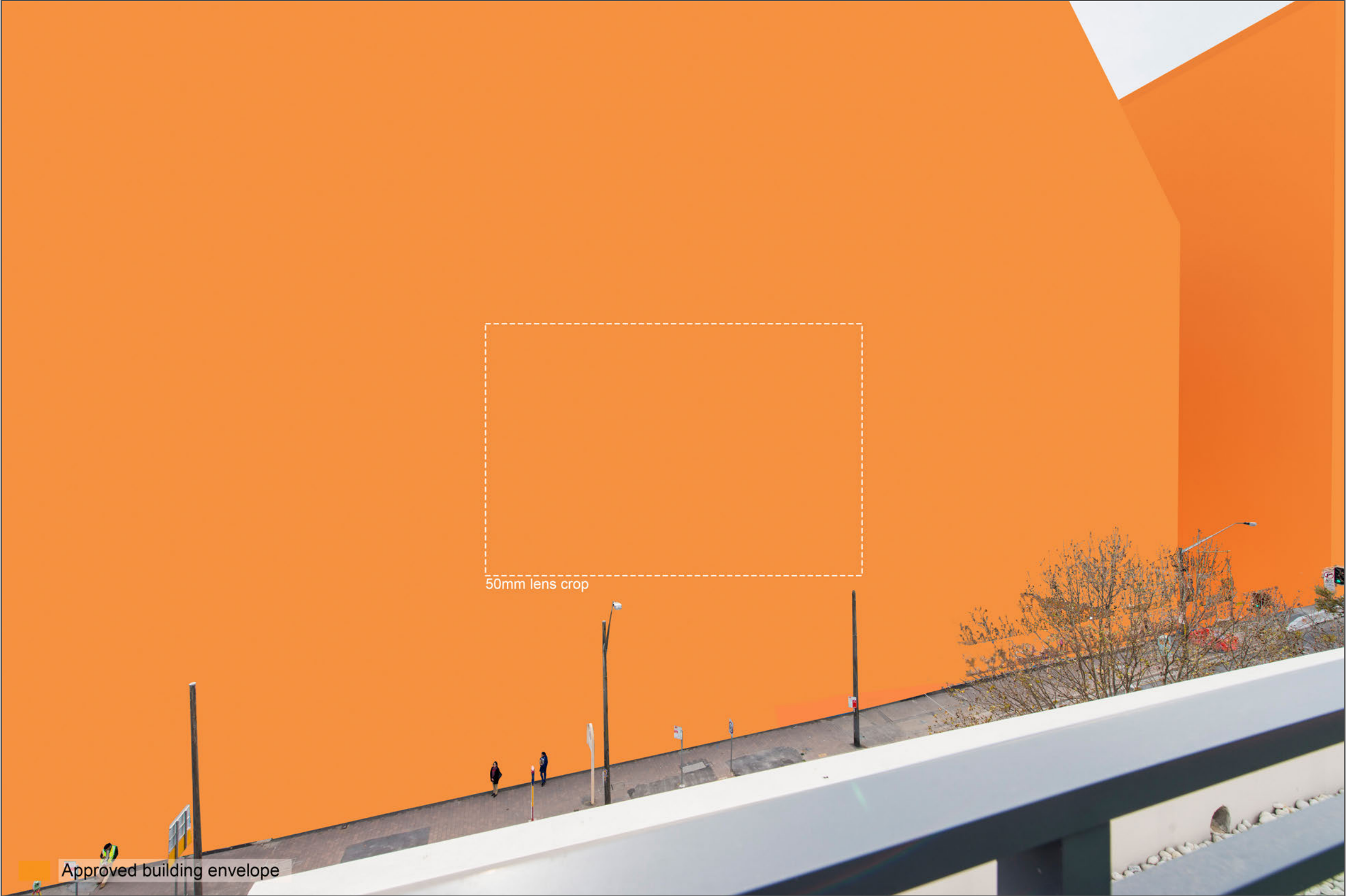
8.5 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



8.6 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



8.7 VIEWPOINT POSITION 06 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



9.1 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



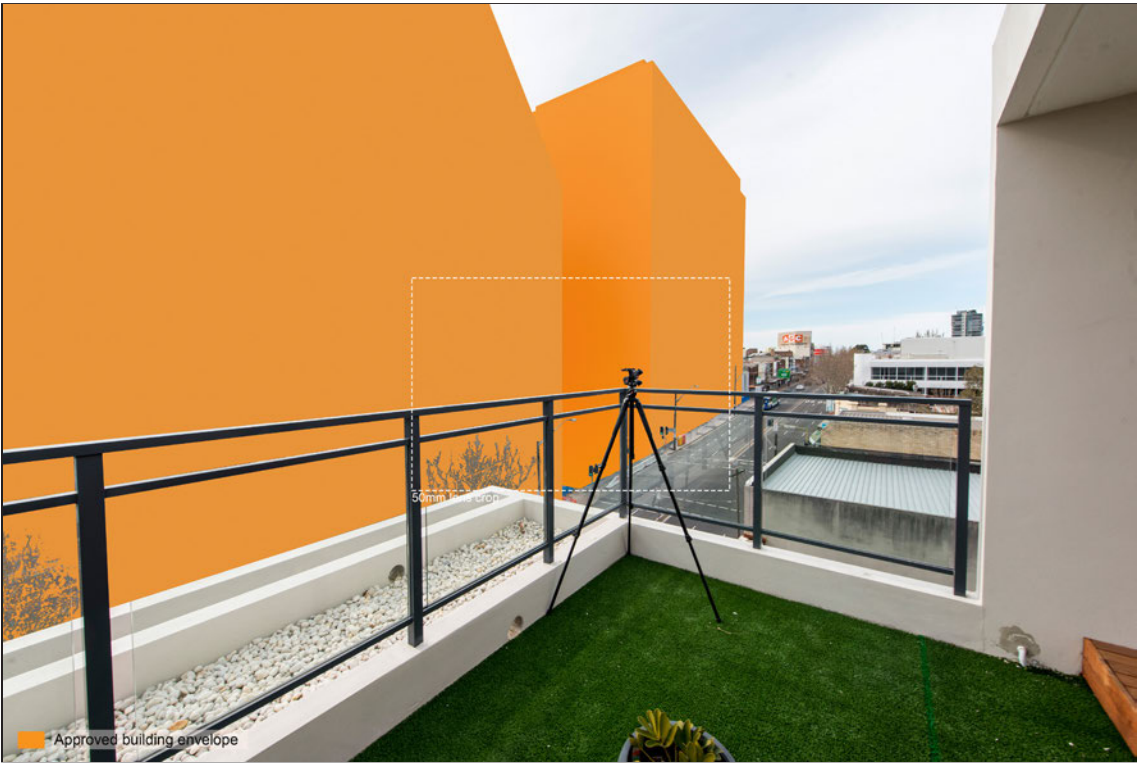
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Sensor: Full frame
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VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

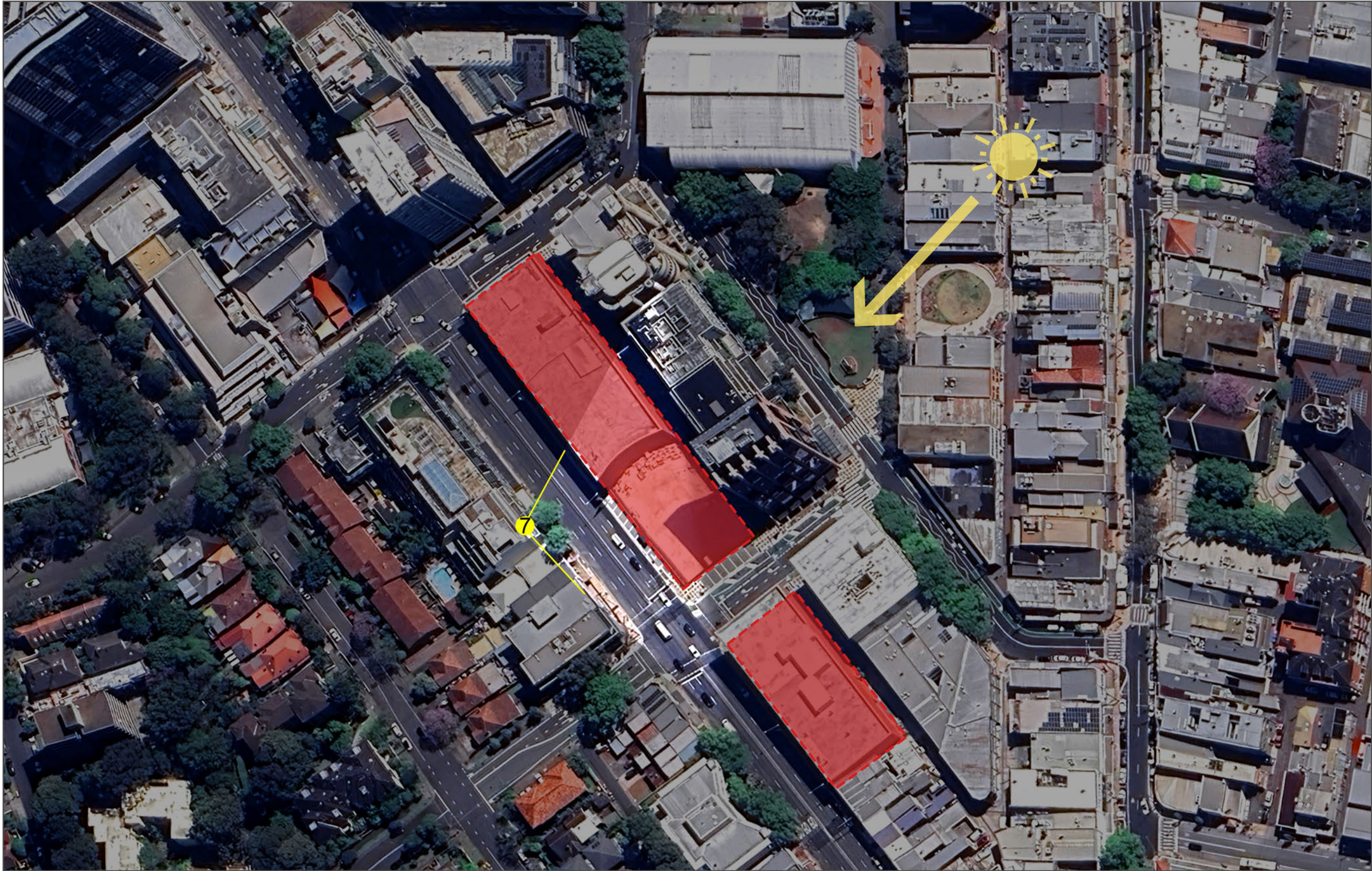


ALIGNMENT OF SURVEYED POINTS



9.2 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

VIEWPOINT LOCATION



9.3 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



9.4 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



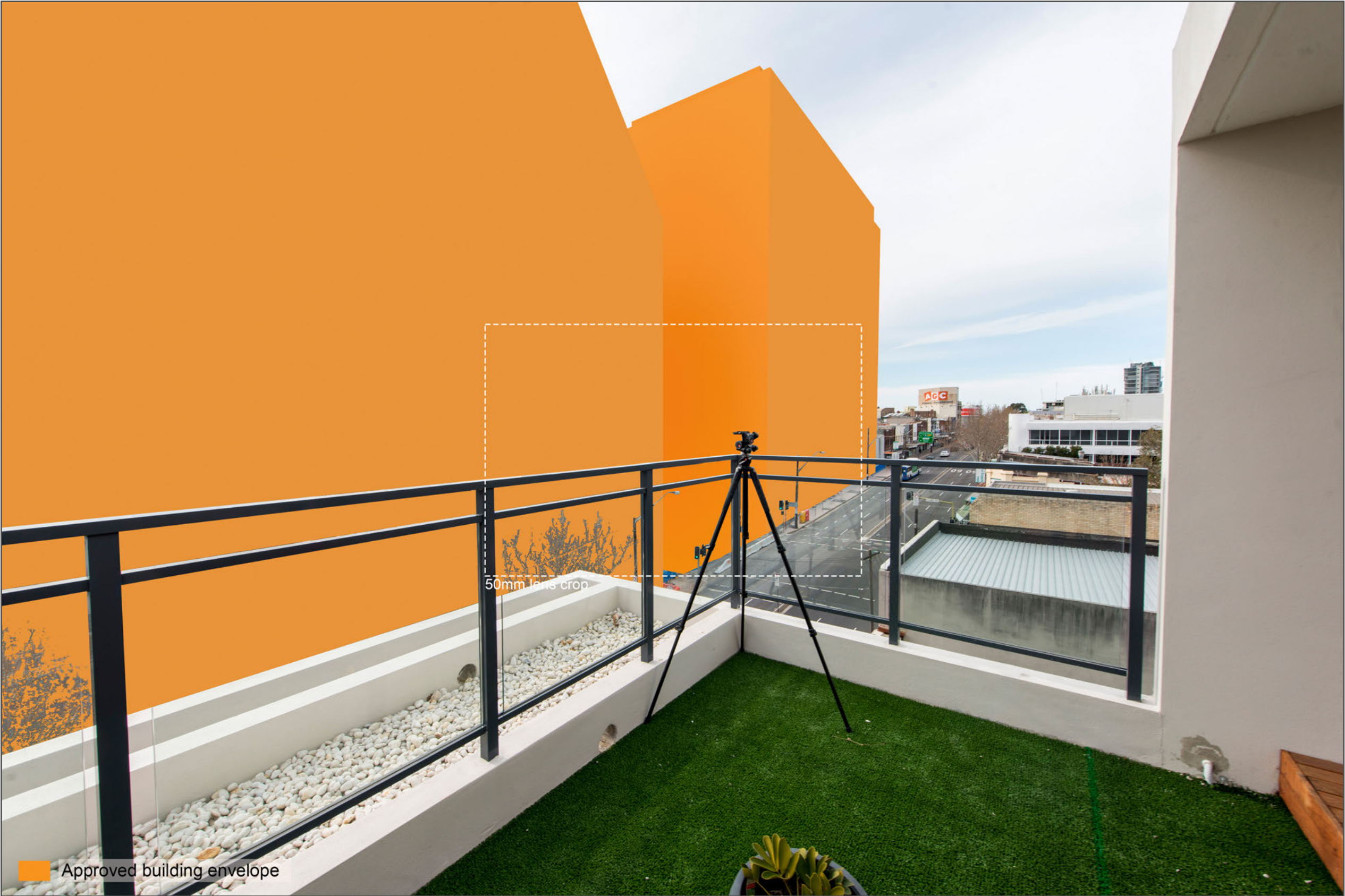
9.5 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



9.6 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



9.7 VIEWPOINT POSITION 07 - 400 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



10.1 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



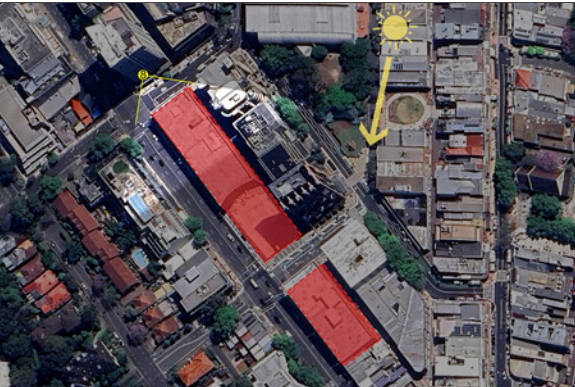
PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



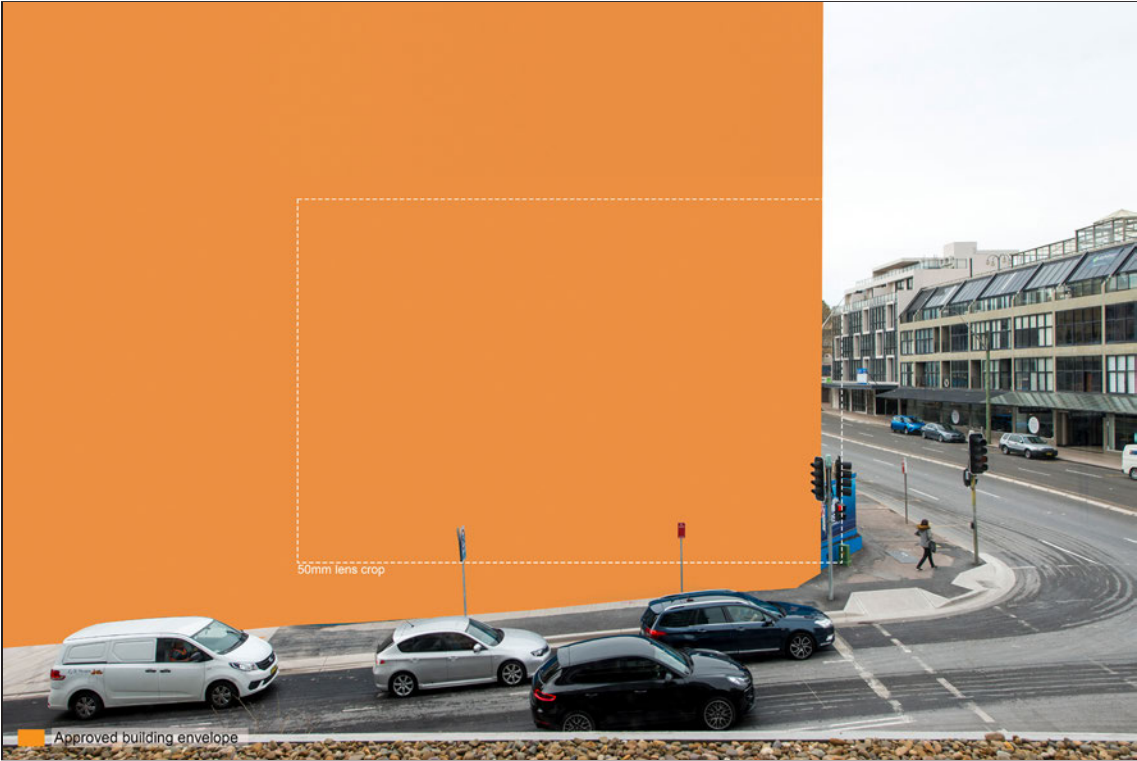
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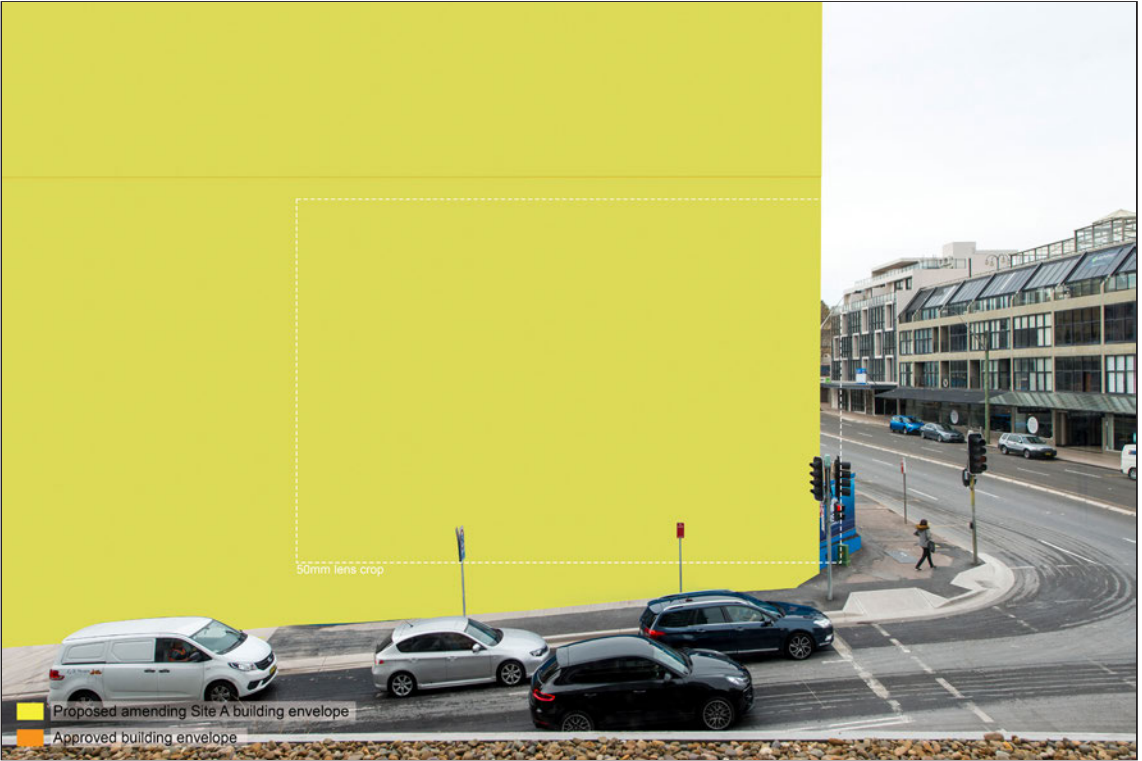
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

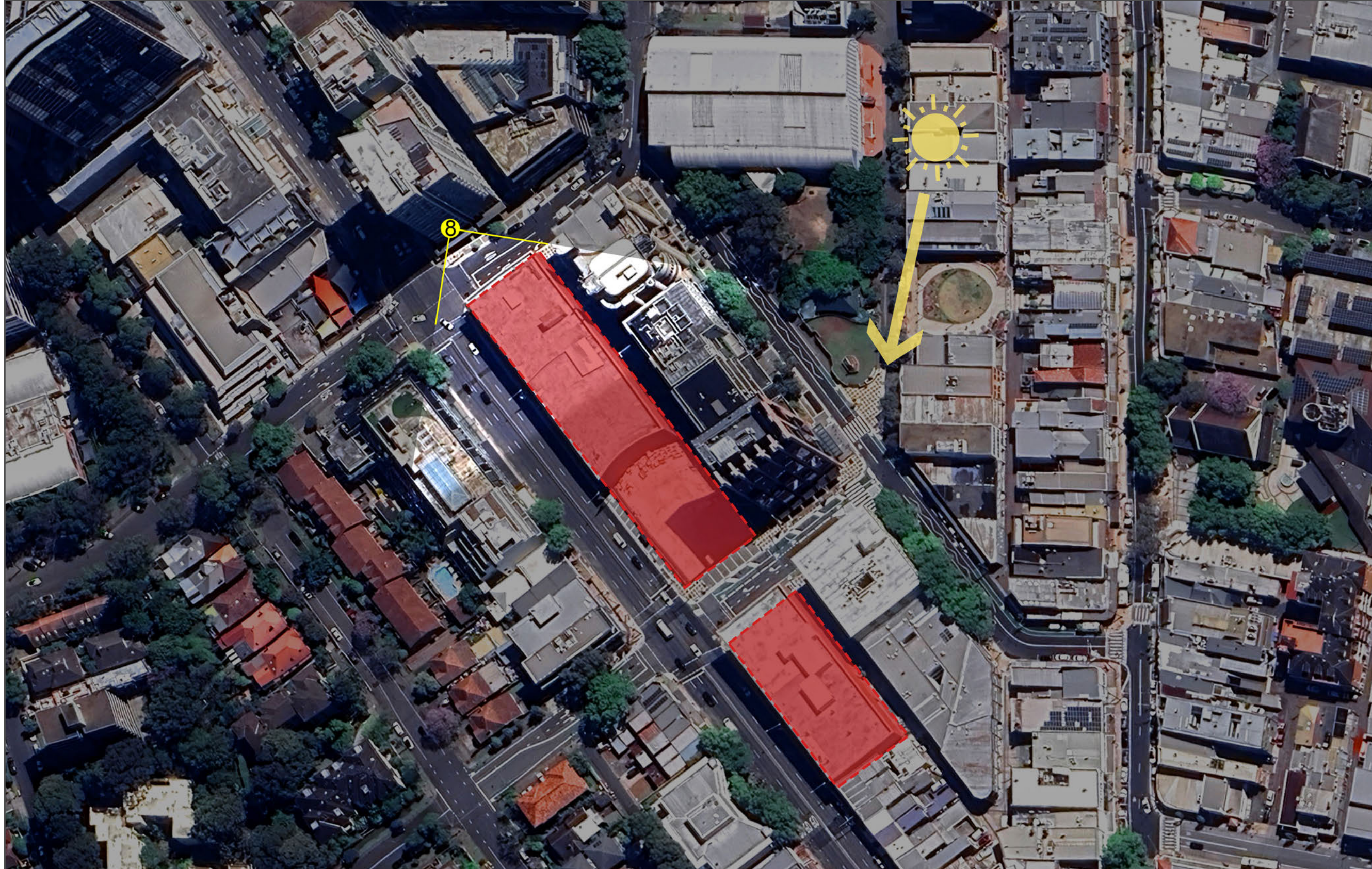


ALIGNMENT OF SURVEYED POINTS



10.2 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

VIEWPOINT LOCATION



10.3 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



10.4 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



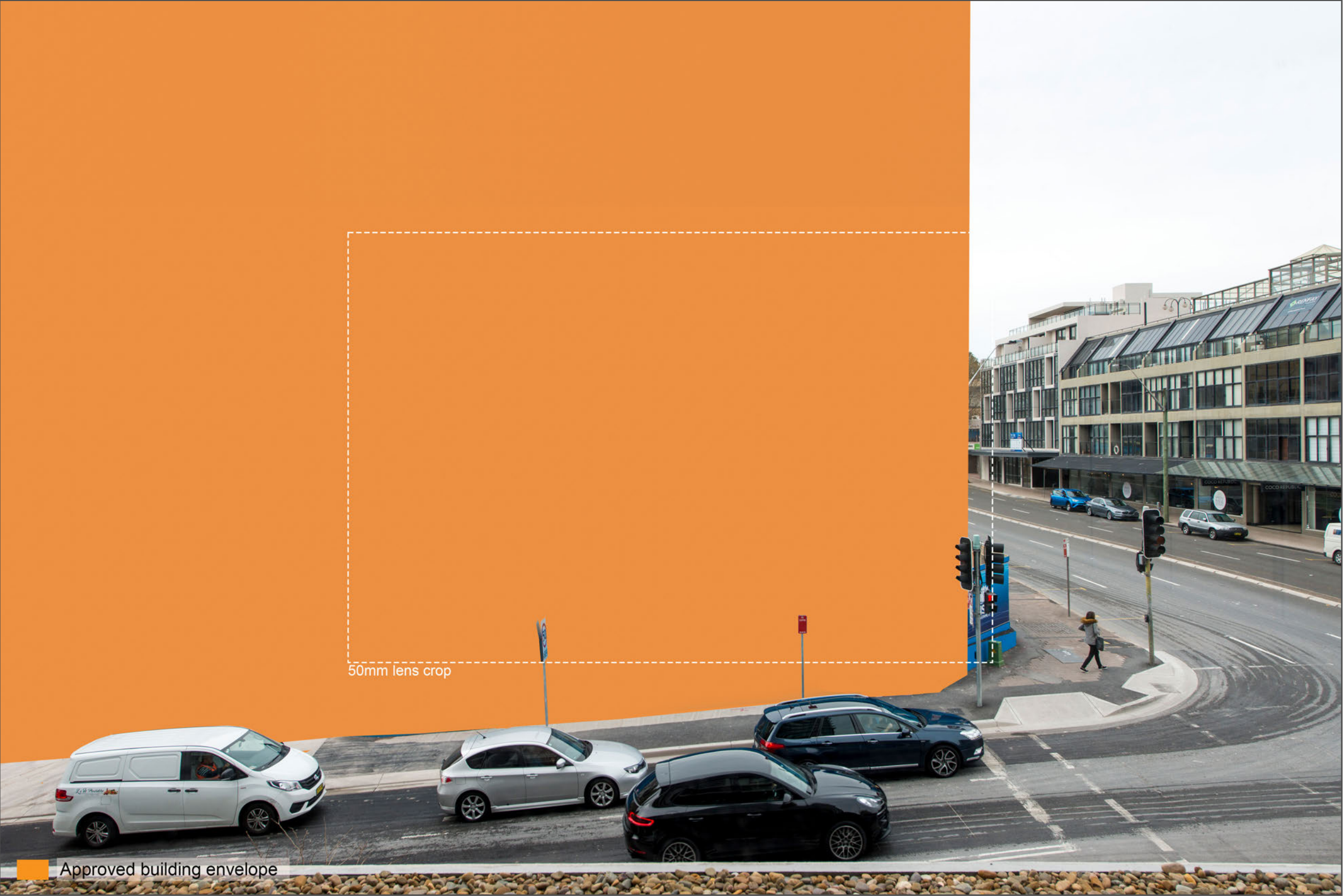
10.5 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



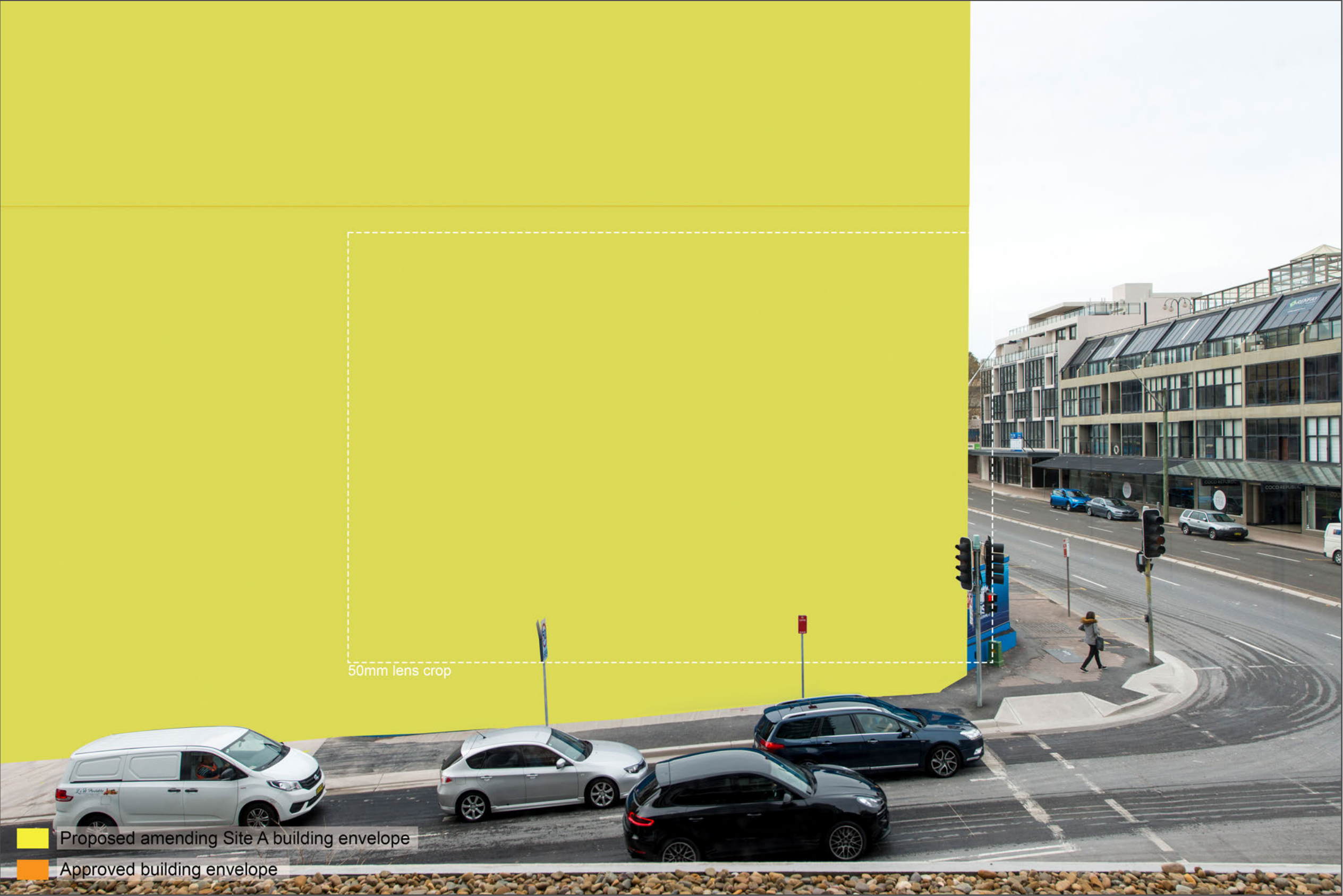
10.6 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



10.7 VIEWPOINT POSITION 08 - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



11.1 VIEWPOINT POSITION 09A - 26 CLARKE STREET

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



PHOTOGRAPH DETAILS

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Focal length: 24mm

VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

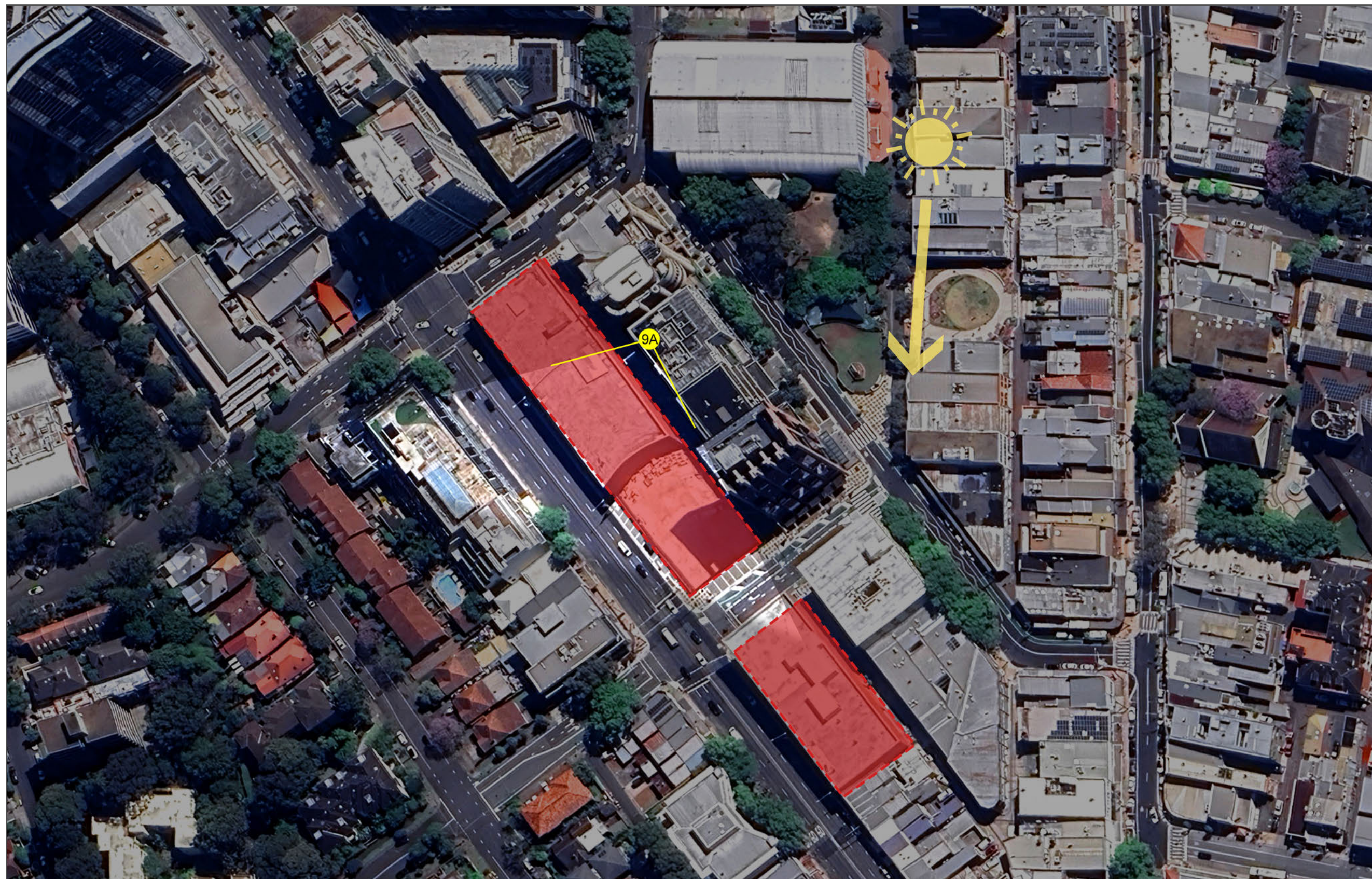


ALIGNMENT OF SURVEYED POINTS



11.2 VIEWPOINT POSITION 09A - 26 CLARKE STREET

VIEWPOINT LOCATION



11.3 VIEWPOINT POSITION 09A - 26 CLARKE STREET

ORIGINAL PHOTOGRAPH FROM 2018



11.4 VIEWPOINT POSITION 09A - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



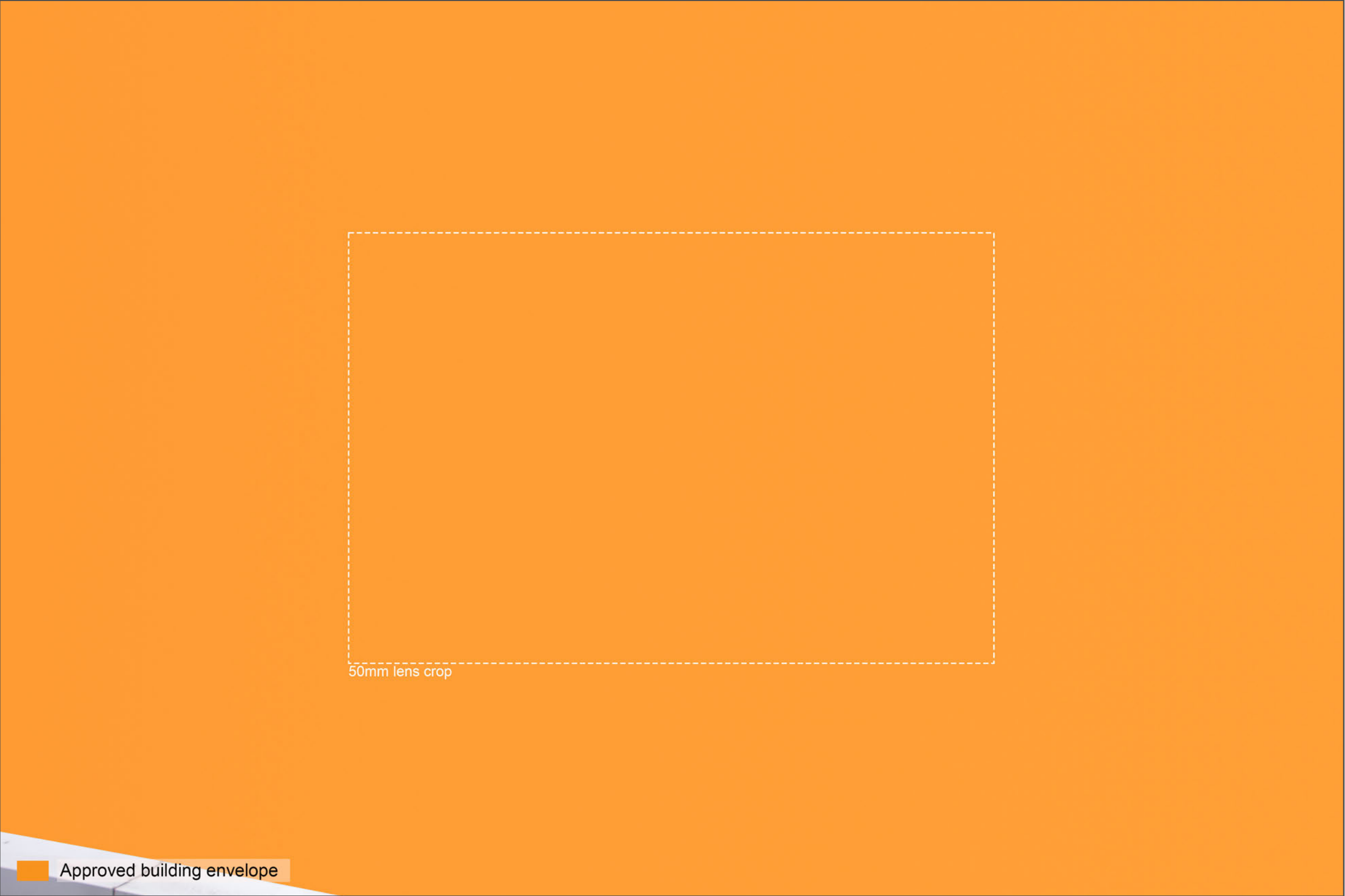
11.5 VIEWPOINT POSITION 09A - 26 CLARKE STREET

ALIGNMENT OF SURVEYED POINTS



11.6 VIEWPOINT POSITION 09A - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



11.7 VIEWPOINT POSITION 09A - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



12.1 VIEWPOINT POSITION 09B - 26 CLARKE STREET

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



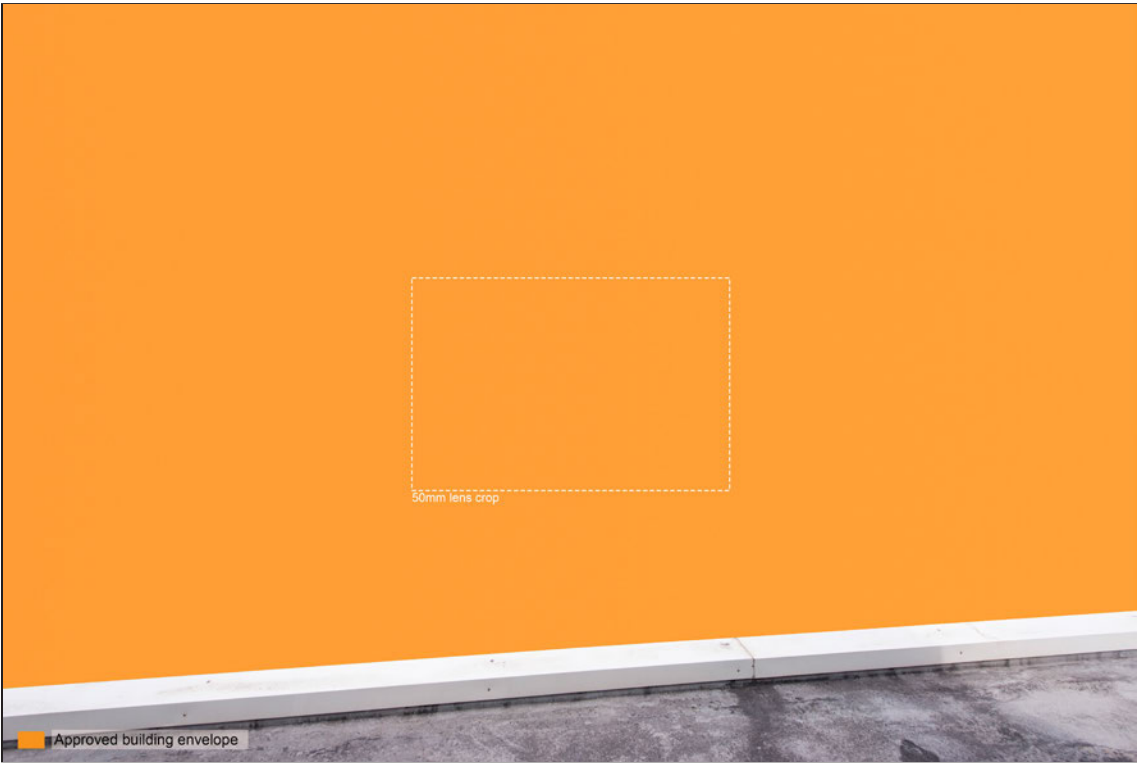
PHOTOGRAPH DETAILS

File Name: B8W_8415
Author: Virtual Ideas
Format: NEF
Date: 31 August 2018
Time: 11:30am
Lens: 14.0-24.0 mm f/2.8
Model: NIKON D800
Sensor: Full frame
Focal length: 14mm

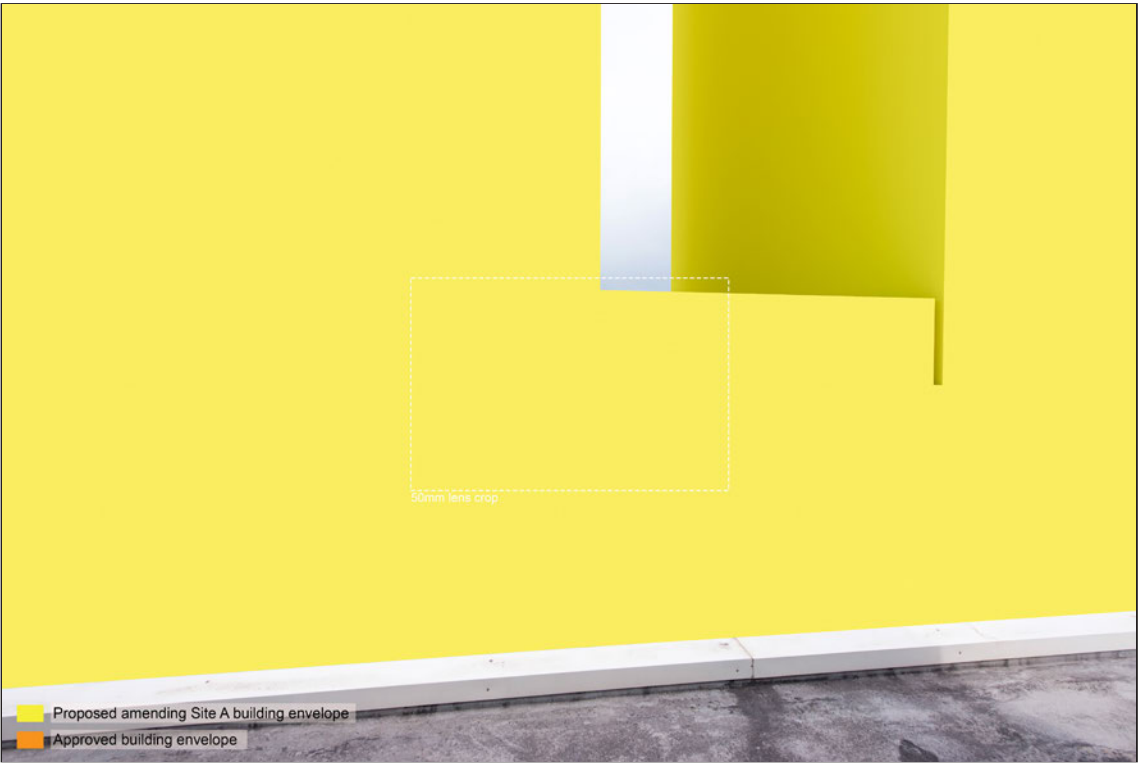
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE

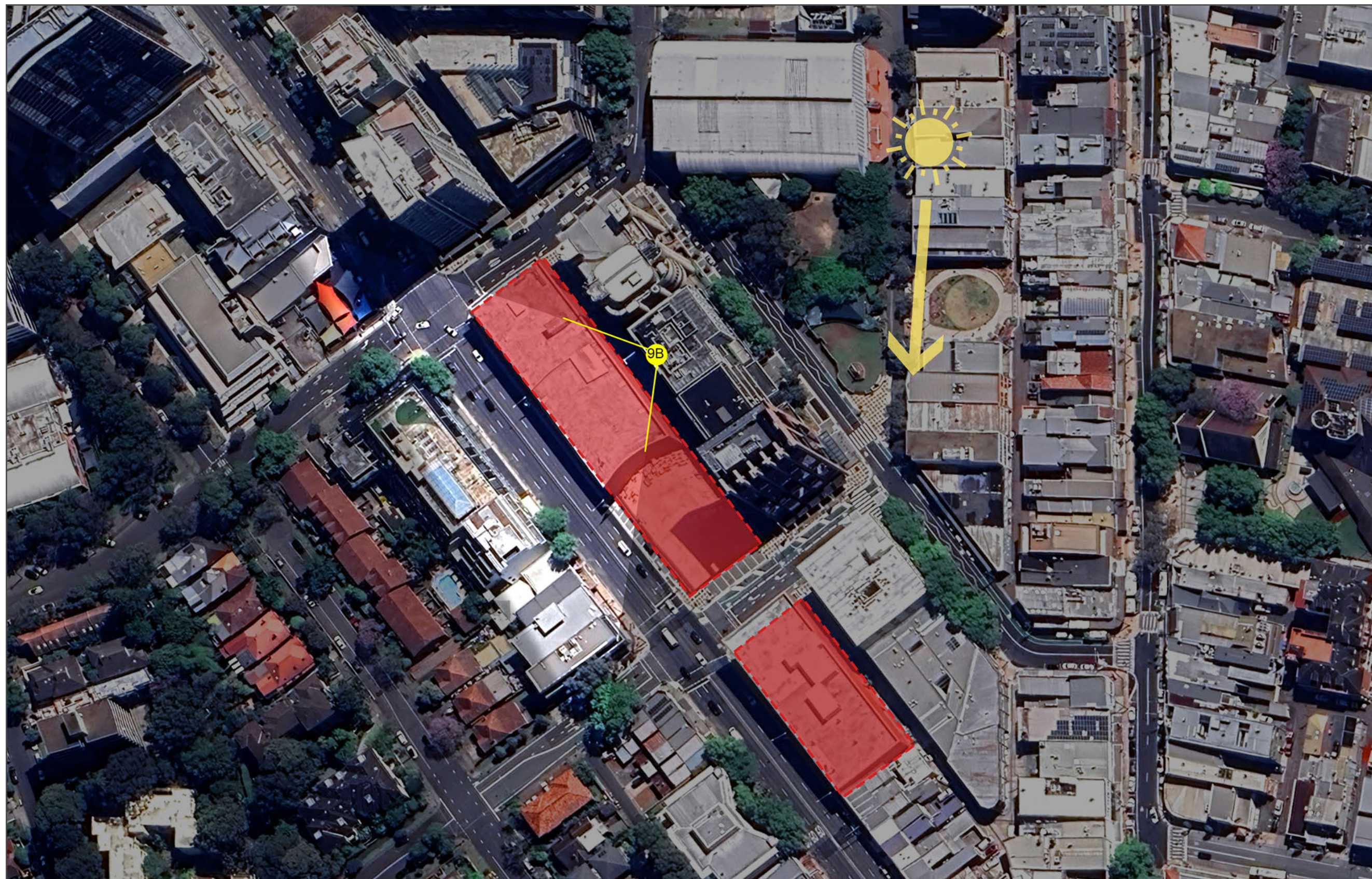


ALIGNMENT OF SURVEYED POINTS



12.2 VIEWPOINT POSITION 09B - 26 CLARKE STREET

VIEWPOINT LOCATION



12.3 VIEWPOINT POSITION 09B - 26 CLARKE STREET

ORIGINAL PHOTOGRAPH FROM 2018



12.4 VIEWPOINT POSITION 09B - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



12.5 VIEWPOINT POSITION 09B - 26 CLARKE STREET

ALIGNMENT OF SURVEYED POINTS



12.6 VIEWPOINT POSITION 09B - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



12.7 VIEWPOINT POSITION 09B - 26 CLARKE STREET

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



13.1 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



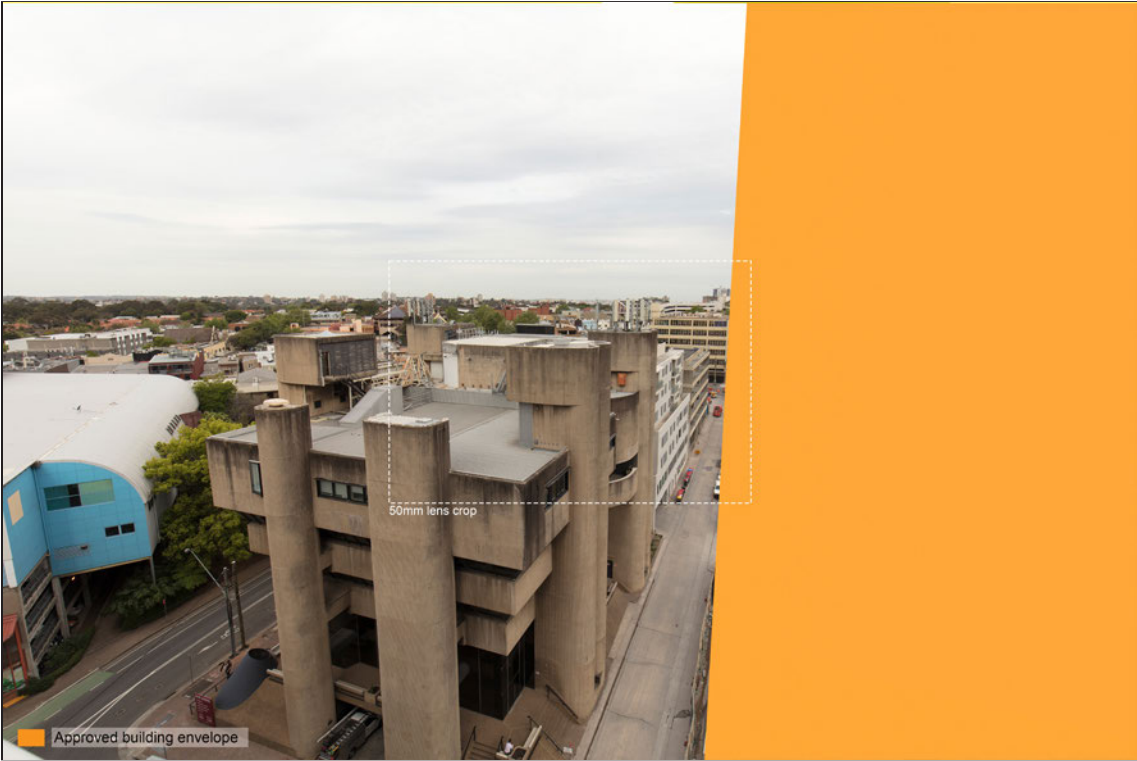
PHOTOGRAPH DETAILS

File Name: IMG_7242
Author: Virtual Ideas
Format: CR2
Date: 3 October 2018
Time: 3:33pm
Lens: 14.0-24.0 mm f/2.8
Model: NIKON D800
Sensor: Full frame
Focal length: 16mm

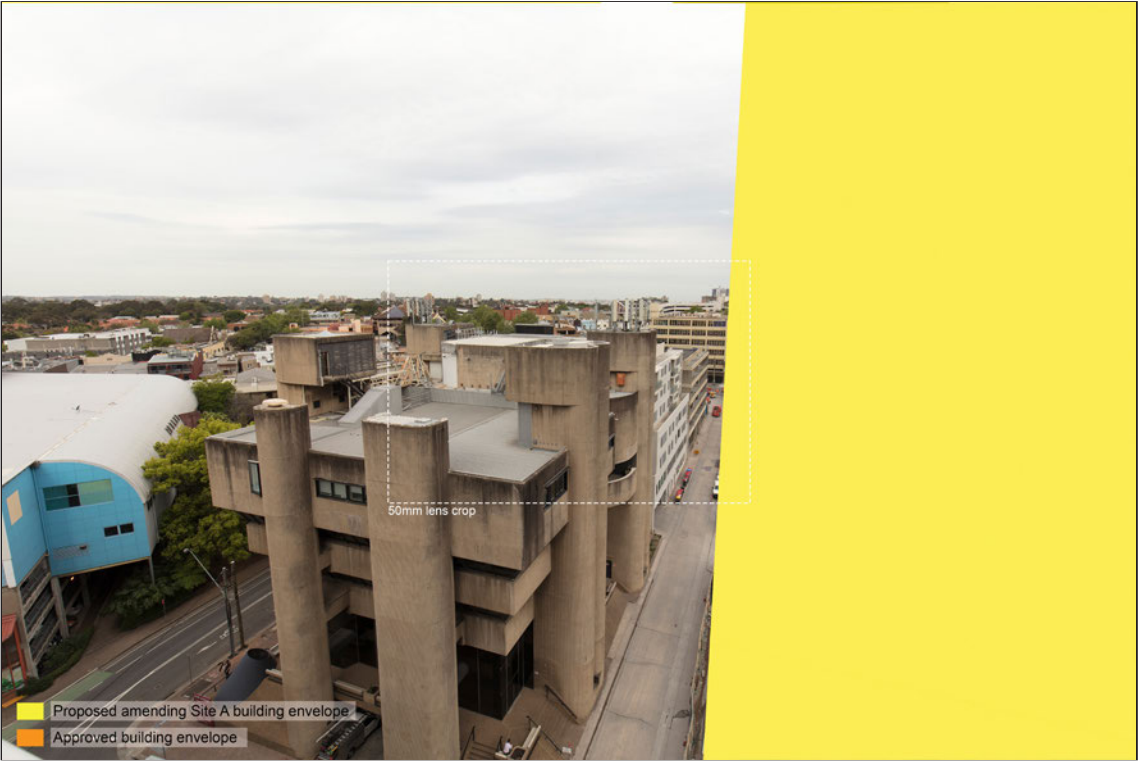
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



ALIGNMENT OF SURVEYED POINTS



13.2 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

VIEWPOINT LOCATION



13.3 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



13.4 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



13.5 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



13.6 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



13.7 VIEWPOINT POSITION 10A - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



14.1 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



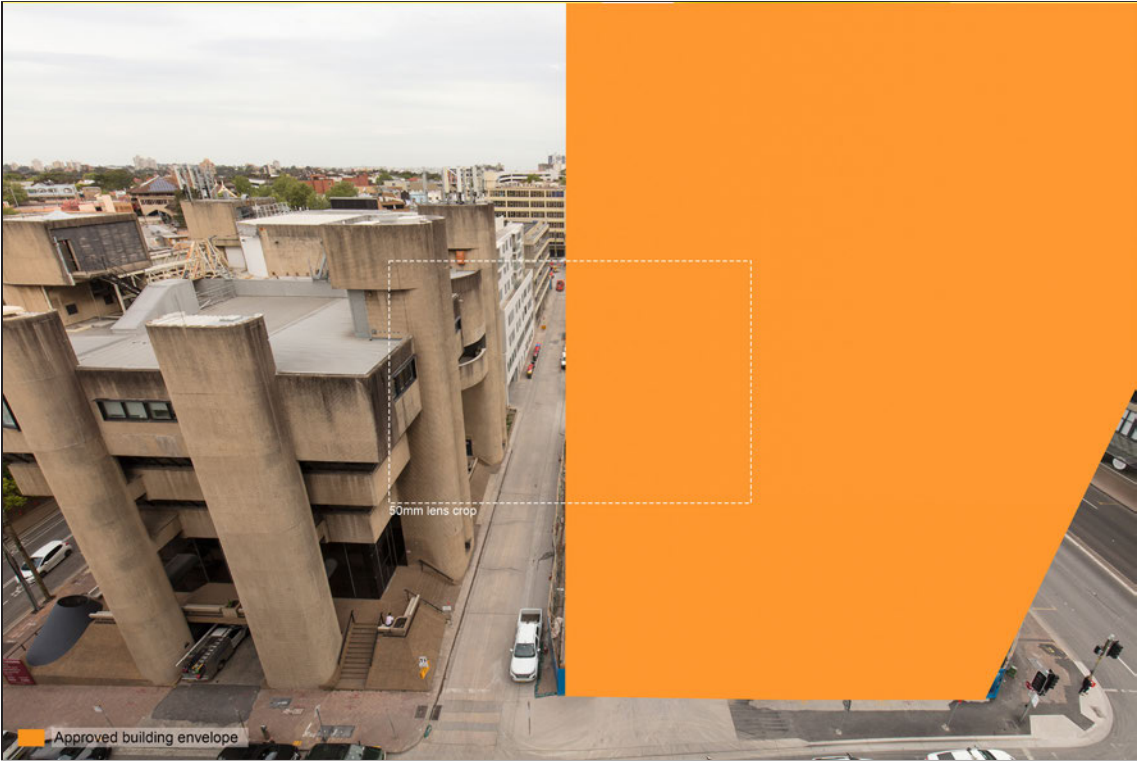
PHOTOGRAPH DETAILS

File Name: IMG_7246
Author: Virtual Ideas
Format: CR2
Date: 3 October 2018
Time: 3:33pm
Lens: 14.0-24.0 mm f/2.8
Model: NIKON D800
Sensor: Full frame
Focal length: 16mm

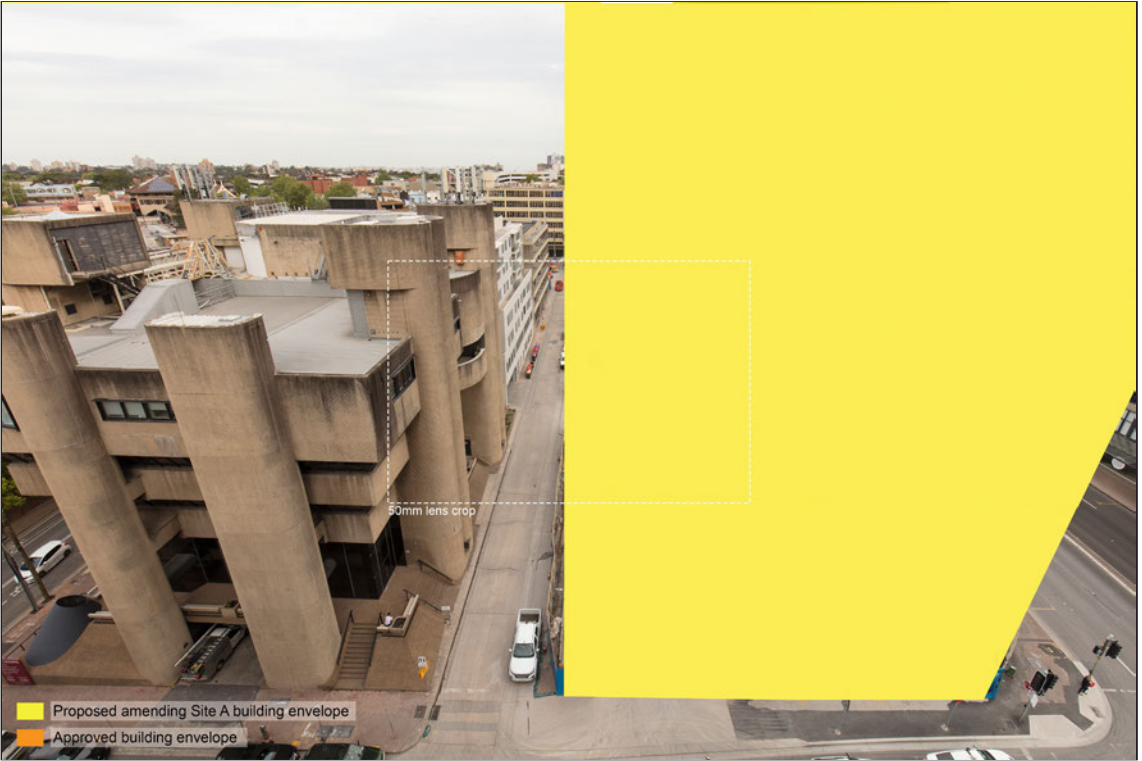
VIEWPOINT LOCATION



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



ALIGNMENT OF SURVEYED POINTS



14.2 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

VIEWPOINT LOCATION



14.3 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

ORIGINAL PHOTOGRAPH FROM 2018



14.4 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH (2018) WITH CURRENT CONDITION IN 2024



14.5 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

ALIGNMENT OF SURVEYED POINTS



14.6 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND APPROVED BUILDING ENVELOPE



14.7 VIEWPOINT POSITION 10B - 545 PACIFIC HIGHWAY

PHOTOMONTAGE SHOWING ORIGINAL PHOTOGRAPH WITH CURRENT CONDITION IN 2024 AND AMENDED BUILDING ENVELOPE



15.1 3D SCENE DATA SOURCES

1a - 3D Model of the approved building envelope - refer to Appendix A

File Name: 240729_CH201 Hotel Residential Model_Model for VIA
Author: Woods Bagot
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

1b - 3D Model of the amended Site A building envelope - refer to Appendix A

File Name: 240802 - Stage 1 Approved
Author: Woods Bagot
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - Site Survey - refer to Appendix B for details

File Name: 18028photo 02
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C for details

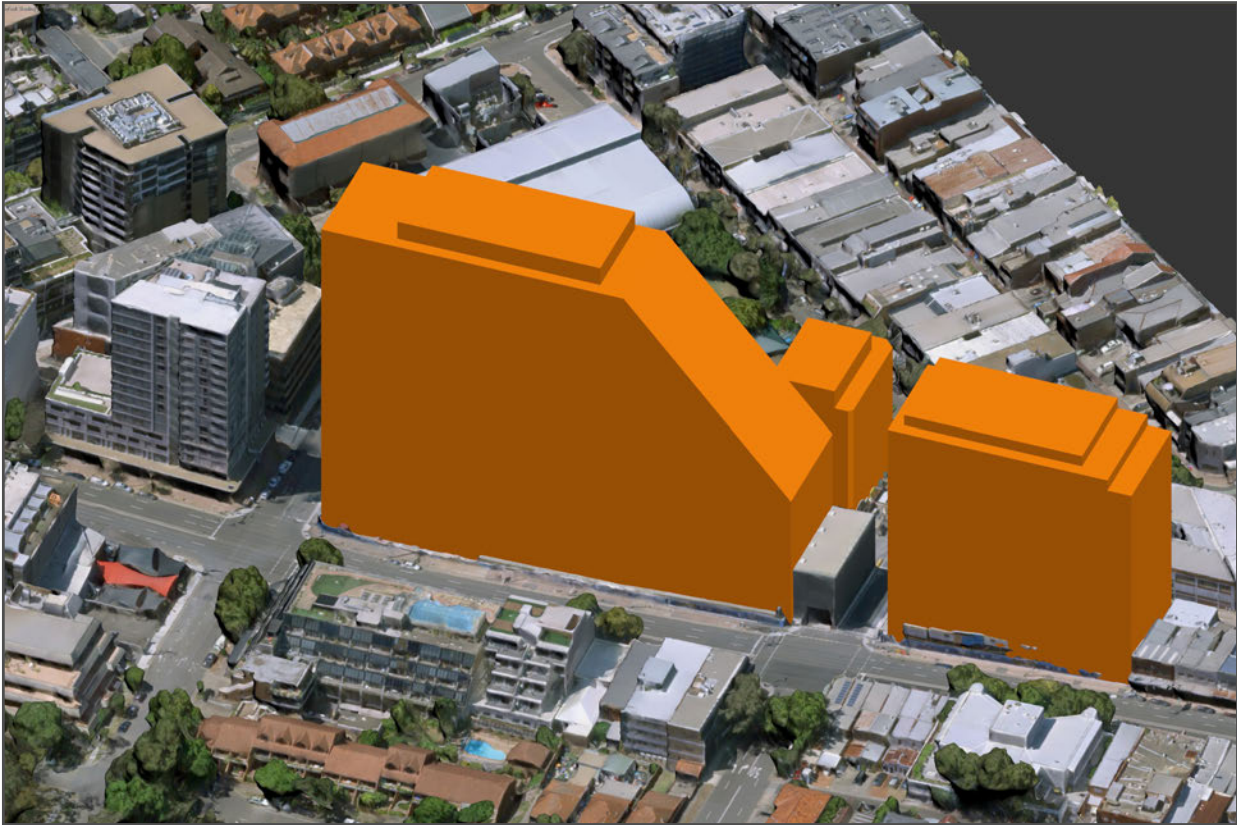
File Name: ACAD-PR124856-27-Crows Nest STN-B
Author: Transport for NSW
Format: Autocad DWG
Alignment: MGA 56 GDA2020

15.2 APPENDIX A: 3D MODELS SUPPLIED BY WOODS BAGOT

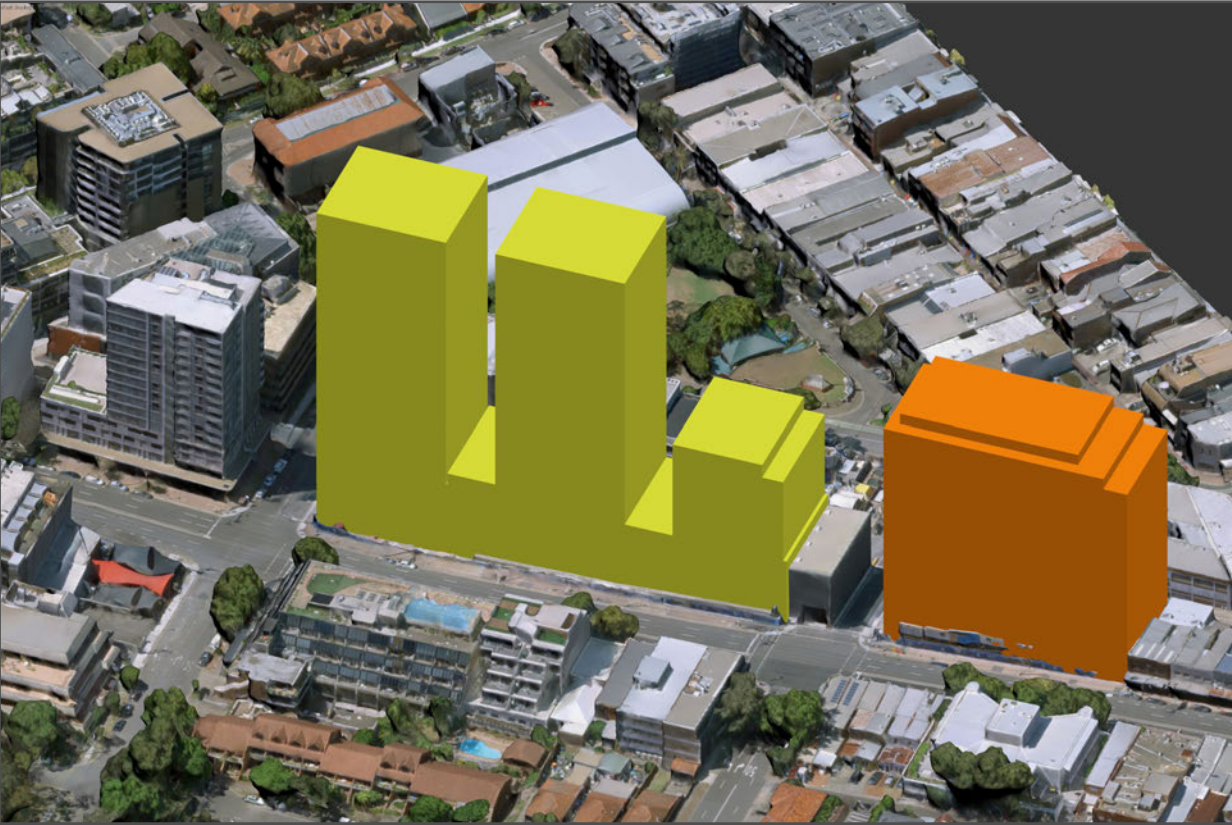
EXISTING



APPROVED ENVELOPE



PROPOSED ENVELOPE



15.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 04-10- 2018
Our Ref: 18028 Photo Locations

Studio 71/161 Marlborough Street
Surry Hills
NSW 2010

Dear Mr Rick Mansfield.

As requested we have attended site and measured the Co-ordinates and Elevation of the photo locations for 420, 400 & 545 Pacific Highway and 22-26 Clarke Street, Crows Nest.

Co-ordinate's are MGA 56 and elevation to Australian Height datum (AHD).

Measurements were taken by GNSS observations Smartnet.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
110	333291.778	6255716.265	102.067	PHOTO 1
111	333279.388	6255731.388	101.980	PHOTO 2
112	333263.699	6255750.455	102.014	PHOTO 3
113	333279.095	6255723.693	103.835	PHOTO 4
114	333293.733	6255712.752	104.830	PHOTO 5
115	333299.952	6255705.194	104.840	PHOTO 6
116	333305.938	6255697.633	104.836	PHOTO 7
117	333272.901	6255803.366	92.307	PHOTO 8
118	333344.347	6255767.245	107.672	PHOTO 9
100	333288.046	6255813.513	115.571	PHOTO 10
200	333304.896	6255696.098	108.074	TOP BUILDING
201	333299.109	6255703.452	108.046	TOP BUILDING
202	333304.758	6255704.842	103.901	TOP OF WALL
203	333294.999	6255714.316	105.092	TOP BUILDING
204	333307.876	6255698.522	105.089	TOP BUILDING
205	333294.236	6255714.024	102.830	TOP BUILDING
206	333263.649	6255751.581	102.818	TOP BUILDING
207	333279.526	6255723.740	106.025	TOP OF GUTTER
208	333276.032	6255728.054	106.042	TOP OF GUTTER
209	333296.127	6255715.643	99.056	BALCONY
210	333269.228	6255748.665	99.051	BALCONY
211	333268.709	6255798.998	136.336	TOP BUILDING



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Web: www.cmssurveyors.com.au

INCORPORATING
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(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au



212	333288.868	6255814.626	134.016	TOP BUILDING
213	333312.378	6255801.761	106.795	TOP BUILDING
214	333324.137	6255786.760	106.796	TOP BUILDING
215	333337.506	6255778.167	112.373	TOP BUILDING
216	333338.084	6255770.040	107.688	TOP BUILDING
217	333355.893	6255748.430	107.891	TOP BUILDING
219	333355.677	6255748.172	105.886	TOP BUILDING
220	333354.501	6255747.249	104.883	TOP BUILDING
222	333372.468	6255724.225	104.887	TOP BUILDING
223	333353.788	6255689.958	105.575	TOP BUILDING
224	333374.562	6255706.440	105.499	TOP BUILDING

The height of camera is 1.6m.

Note: This should be added to the supplied RL of each corresponding location.



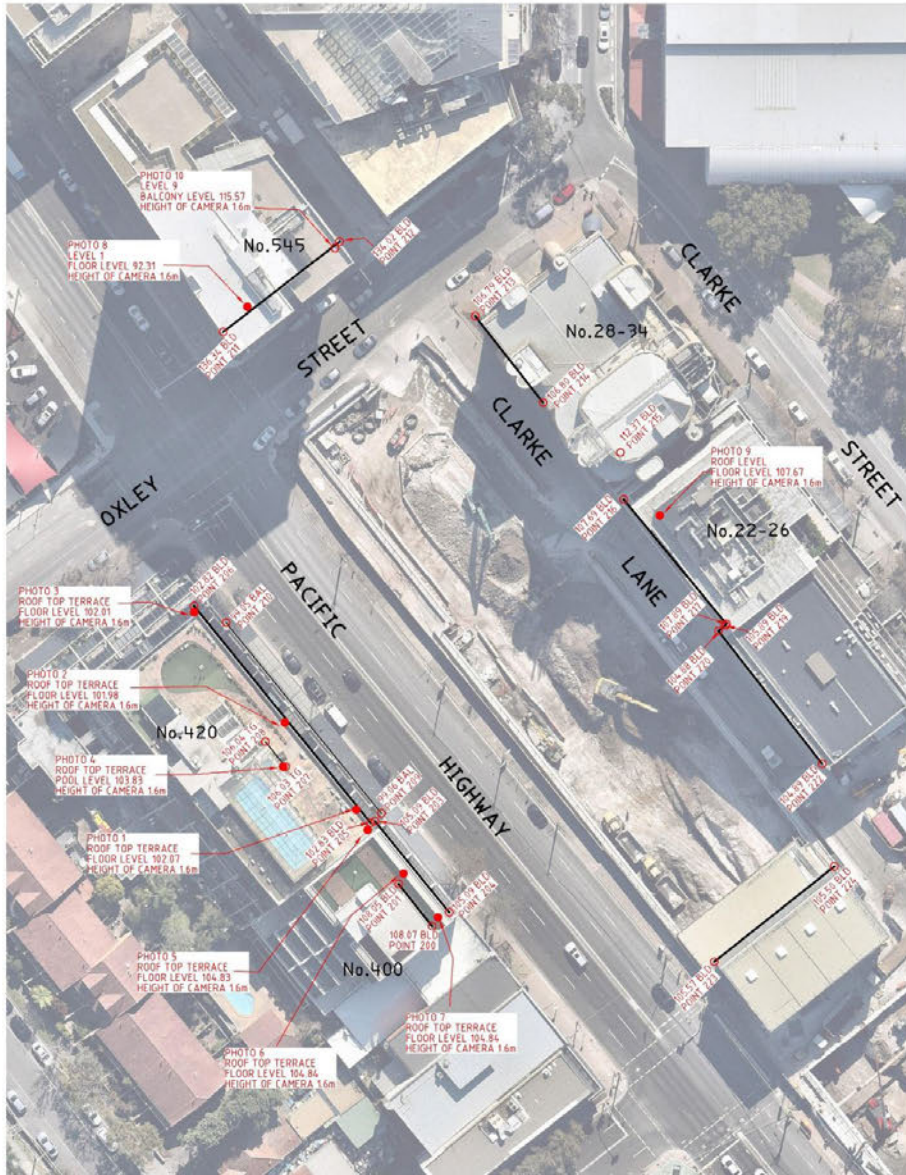
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15.4 APPENDIX B: SITE SURVEY SUPPLIED BY CMS



Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach



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THE INSTITUTION OF
SURVEYORS NSW INC



15.5 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY TRANSPORT FOR NSW

