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

Visual Impact from the Public Domain Report (as a supplement to RSP Consulting's View Analysis and Visual Impact assessment report)

24th February 2025

VIRTUAL IDEAS

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: • Tower 1: 180m RL • Tower 2: 180m RL • Tower 3 (Affordable housing): 134.75m RL
Gross floor area	• Permissible GFA (per Concept SSDA): 40,300m^2 (commercial).	**Proposed**: 44,608.5m^2 (11.5:1) comprising: ○ Residential total: 40,312.5m^2 (10.39:1) comprised of: - Residential (Build-to-Rent): 35,047.63m^2 (9.03:1) - Residential (Affordable housing): 5,264.87m^2 (1.36:1 or 15% of total build-to-rent GFA) ○ Proposed Non-Residential: 4,296m^2 (1.11:1)
Uses	Commercial development.	Mixed-use residential development with affordable housing and commercial/retail components. Residential component comprises: • 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 *(Subject to the SSDAs).*

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 Assesment Requirements (SEARs) issued for the project, notably:

Item #	Description of Requirement
5. Environmental Amenity	• 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	**• 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 experience 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, 18, 20, 23, 27, and 28mm 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 approved building is presented as orange, whilst the proposed amending Site A building envelope is presented as yellow. This differentiation aids in visual clarity and enhances the presentation of the design elements.

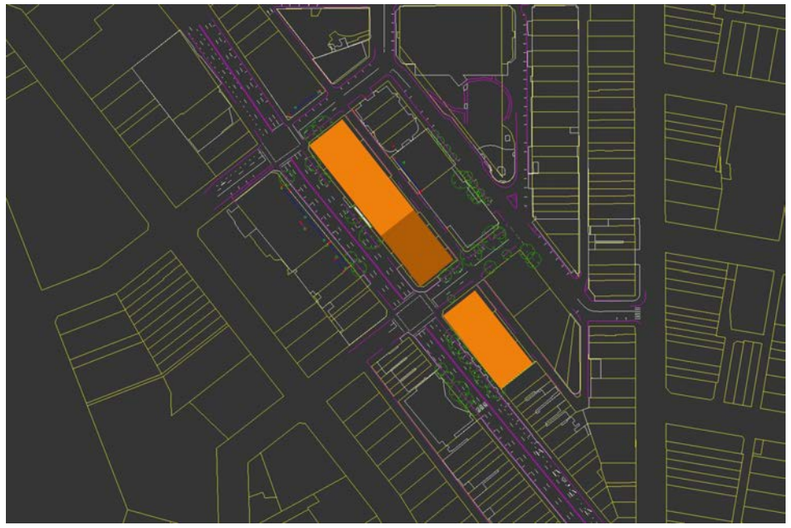


Image showing survey drawing supplied at MGA 56 GDA2020 and 3D model of the approved building envelope aligned to the site boundary

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

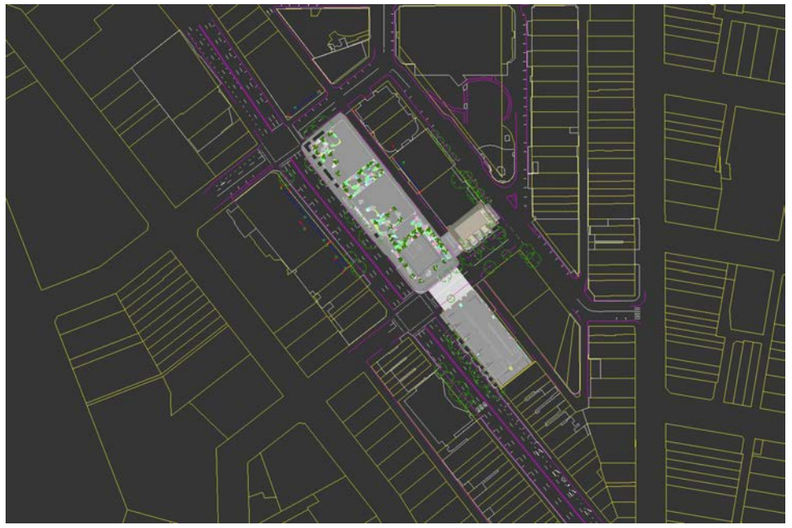


Image showing survey drawing supplied at MGA 56 GDA2020 and 3D model of the detailed OSD building aligned to the site boundary

4. VIEWPOINTS

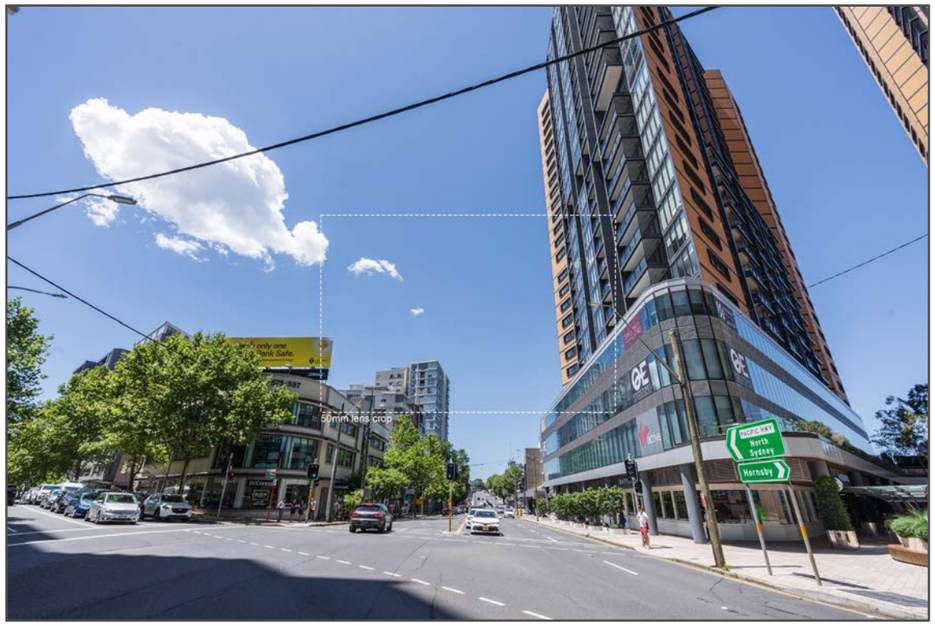
MAP ILLUSTRATING VIEWPOINT LOCATIONS

View 01 - Pacific Hwy and Albany St
View 02 - Pacific Hwy and Falcon St
View 03 - Kelly's Place Children's Centre
View 04 - Pacific Hwy and Rocklands Rd
View 05 - Ernest Place
View 06 - Atchison St and Oxley St
View 07 - River Rd overpass
View 08 - Gladesville Bridge
View 09 - Barangaroo Reserve
View 10 - Ernest St and Park Ave

5.1 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024



PHOTOGRAPH DETAILS

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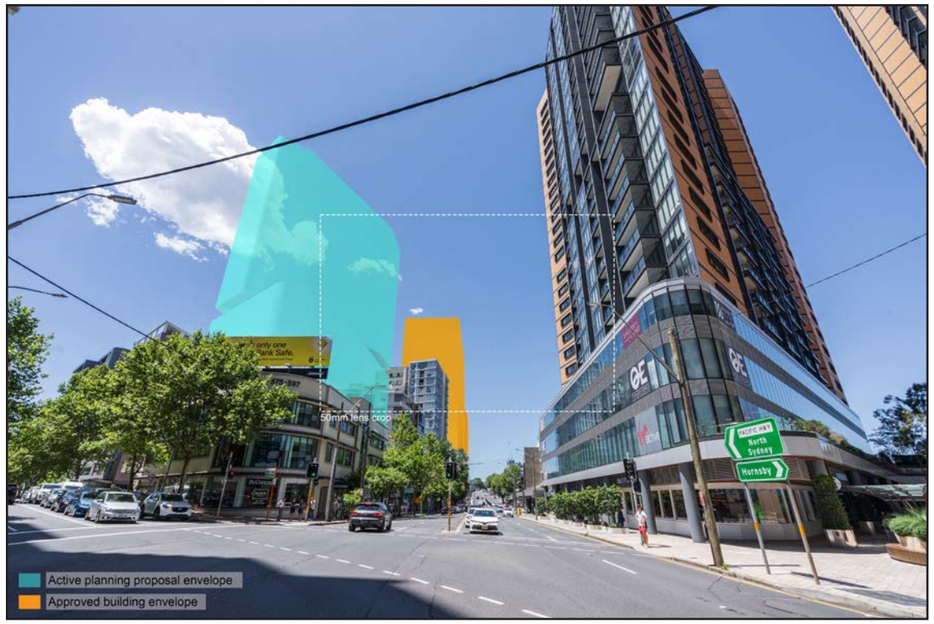
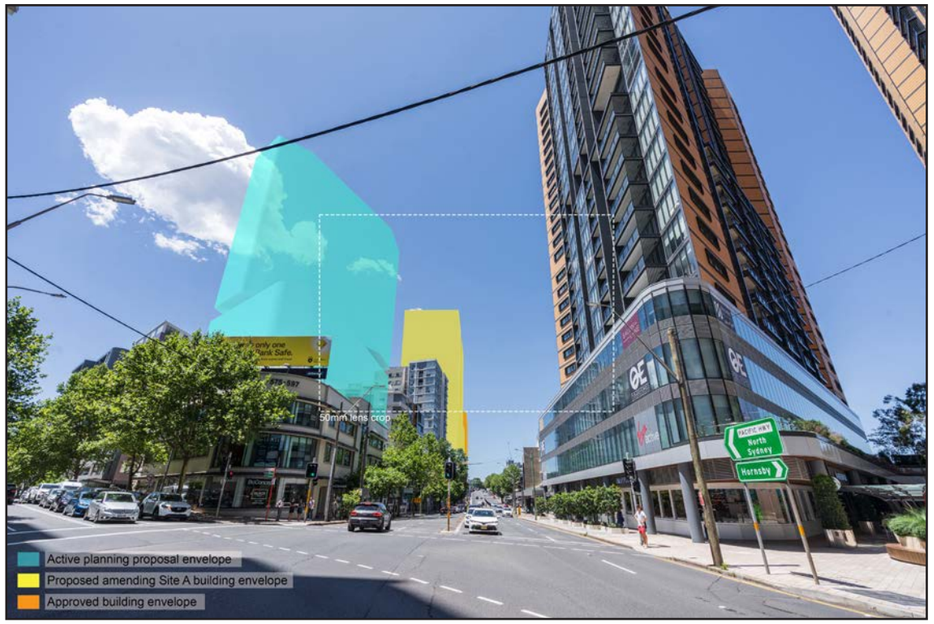
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	16mm

VIEWPOINT LOCATION

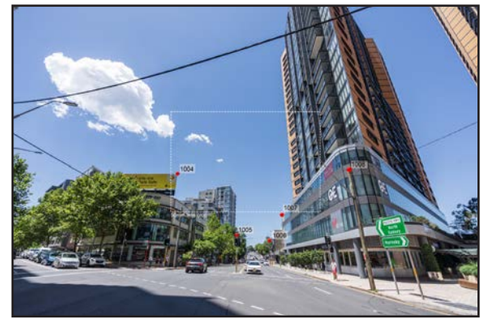
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE



ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

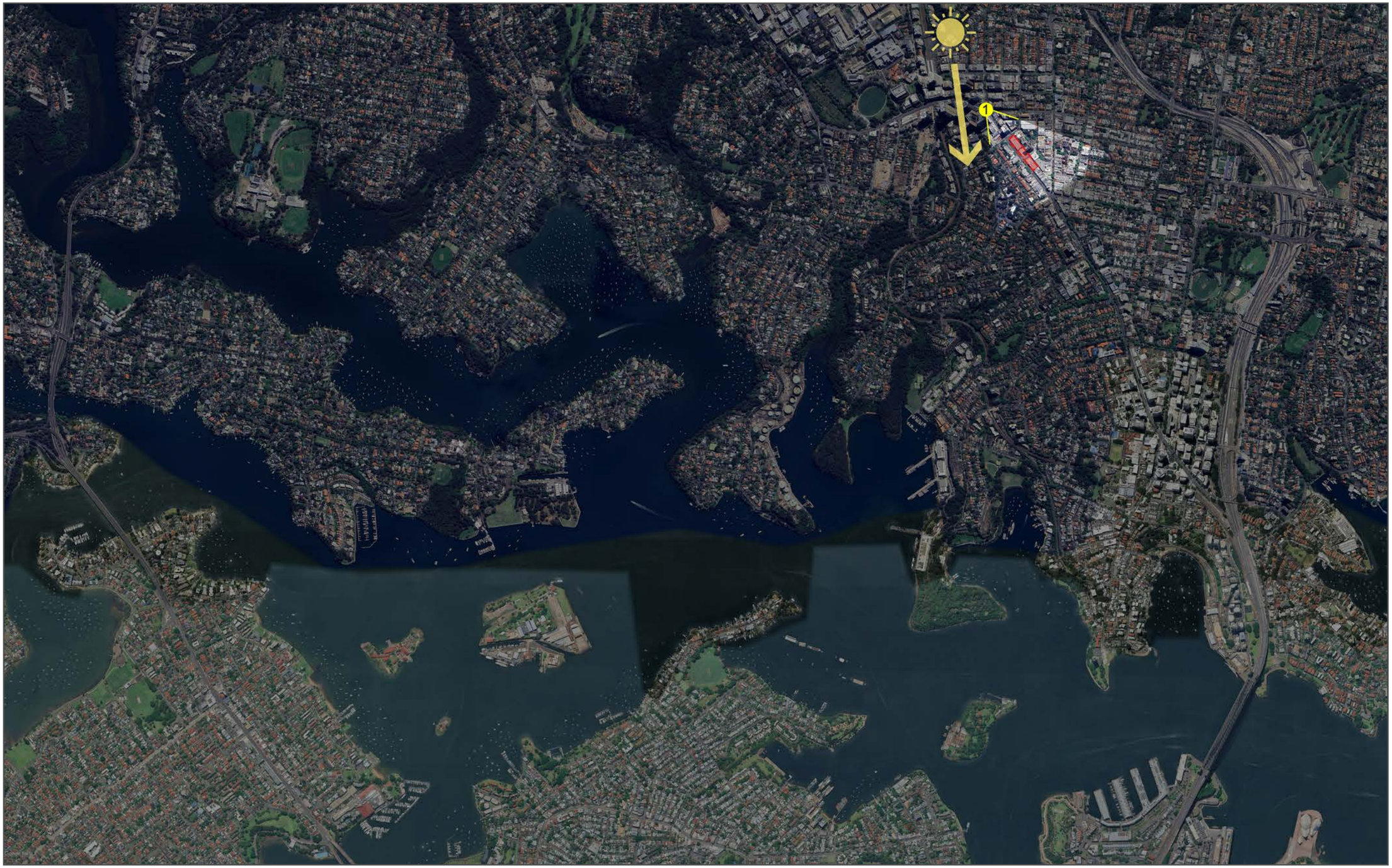


ALIGNMENT OF SURVEYED POINTS



5.2 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

VIEWPOINT LOCATION

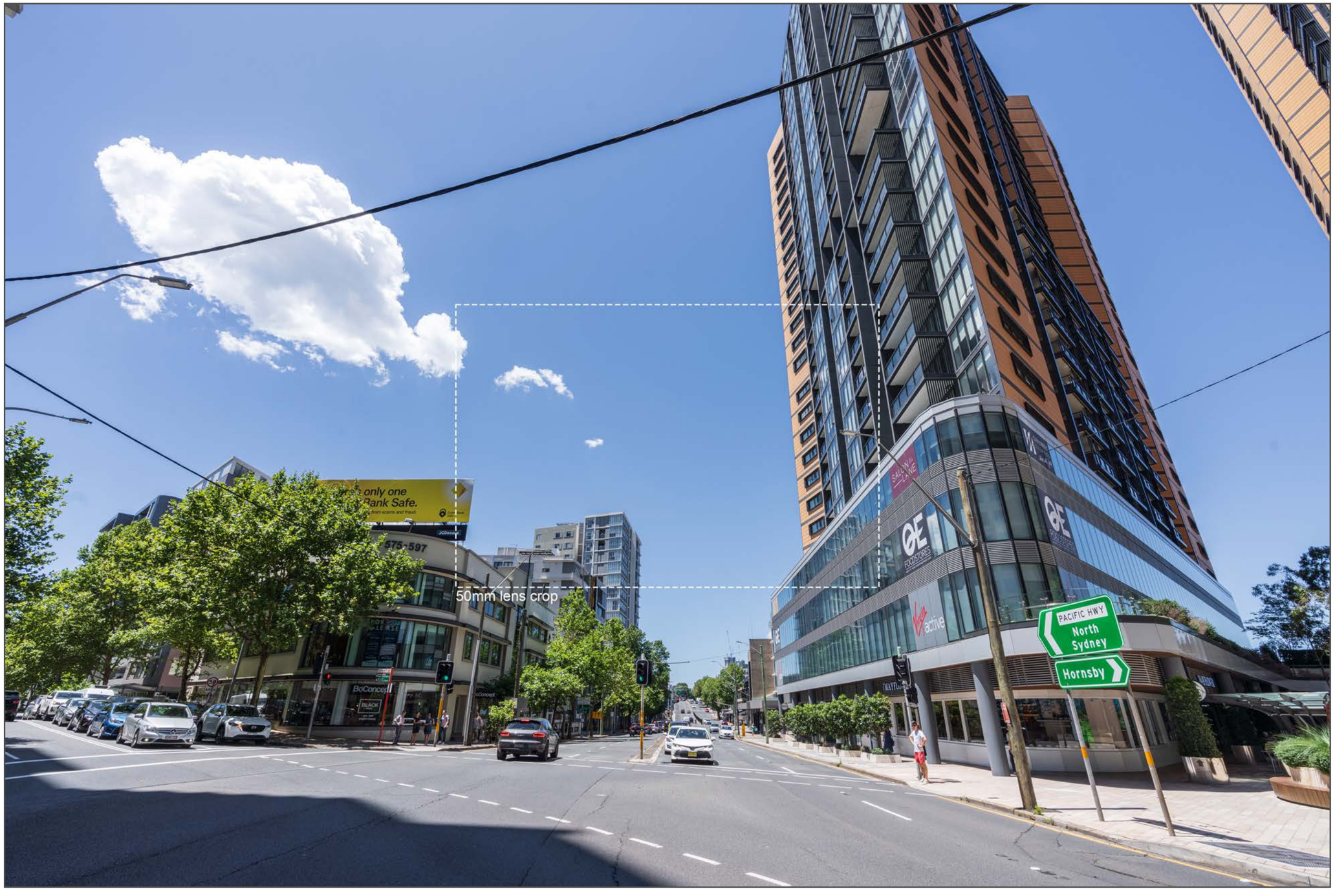


5.3 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ORIGINAL PHOTOGRAPH FROM 2017

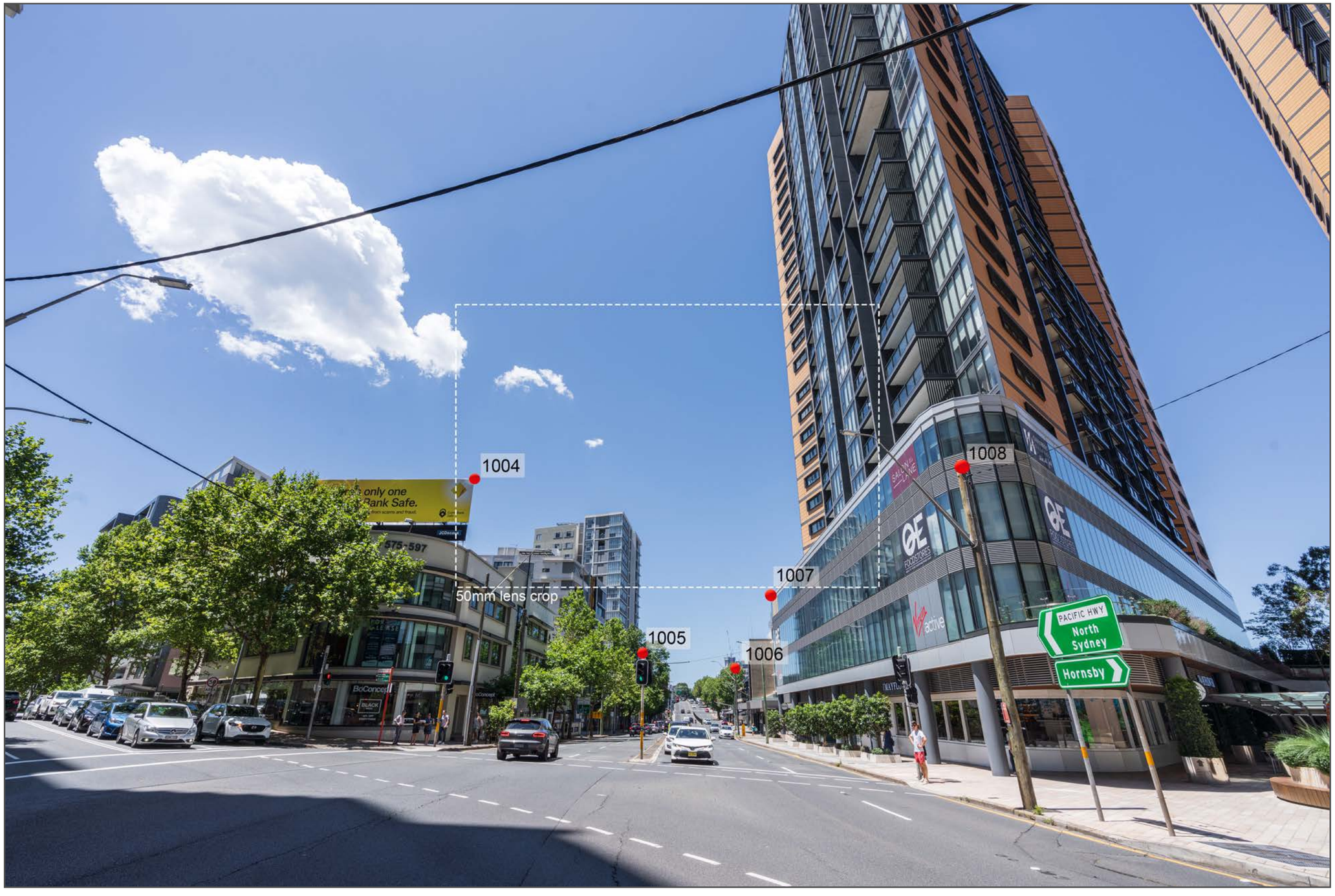
5.4 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ORIGINAL PHOTOGRAPH FROM 2024



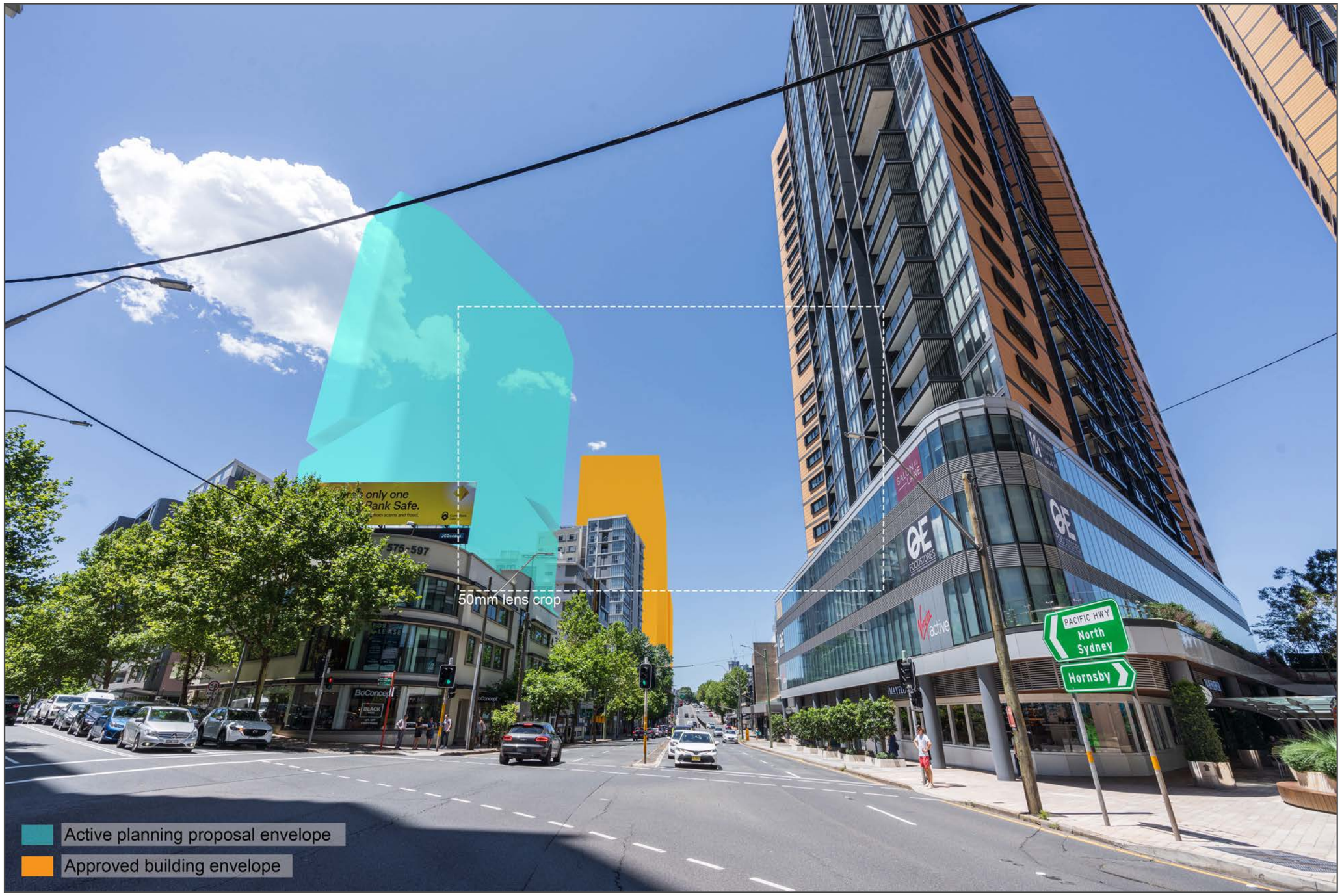
5.5 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ALIGNMENT OF SURVEYED POINTS



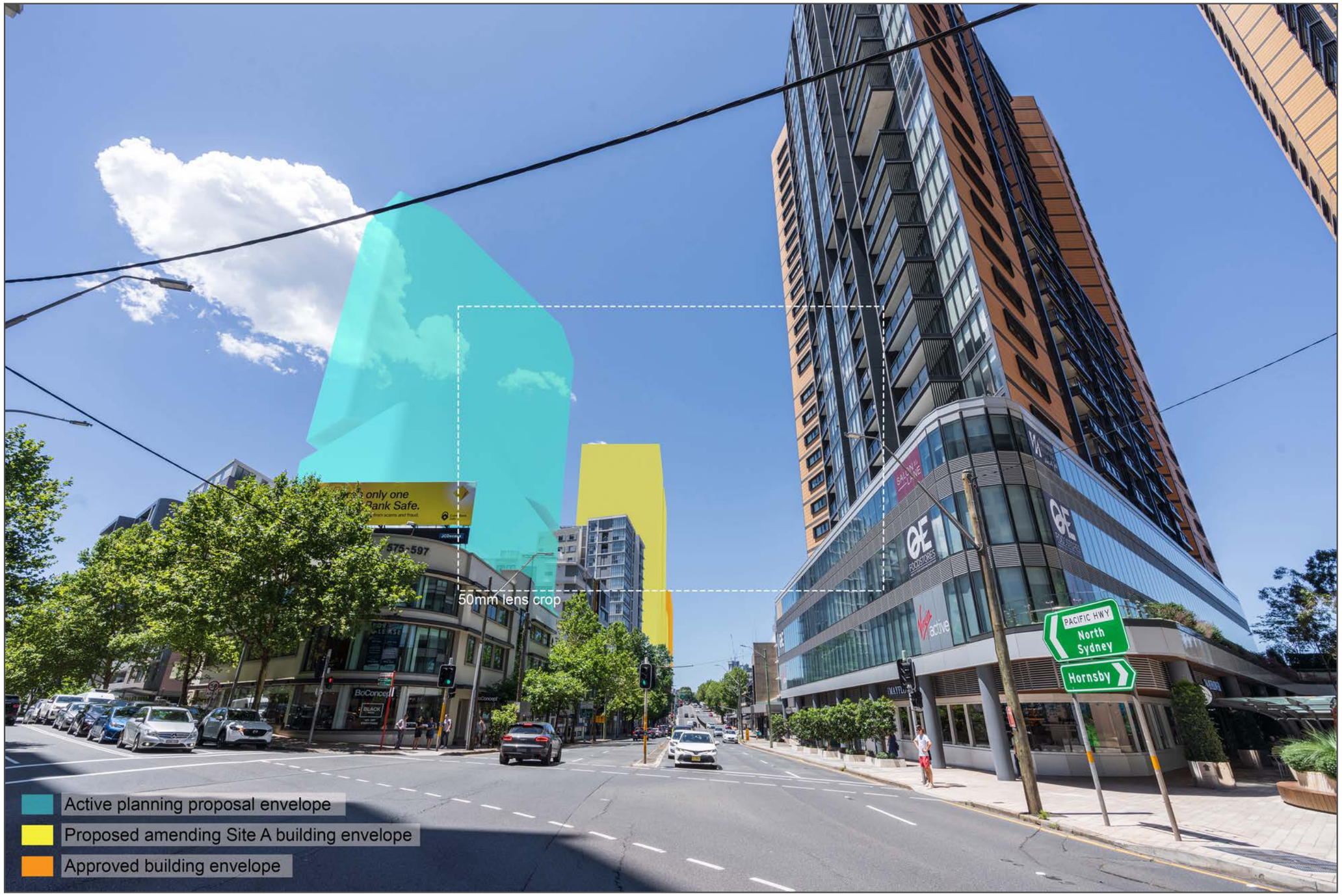
5.6 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE



5.7 VIEWPOINT POSITION 01 - Pacific Hwy and Albany St

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE



6.1 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

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Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	16mm

VIEWPOINT LOCATION

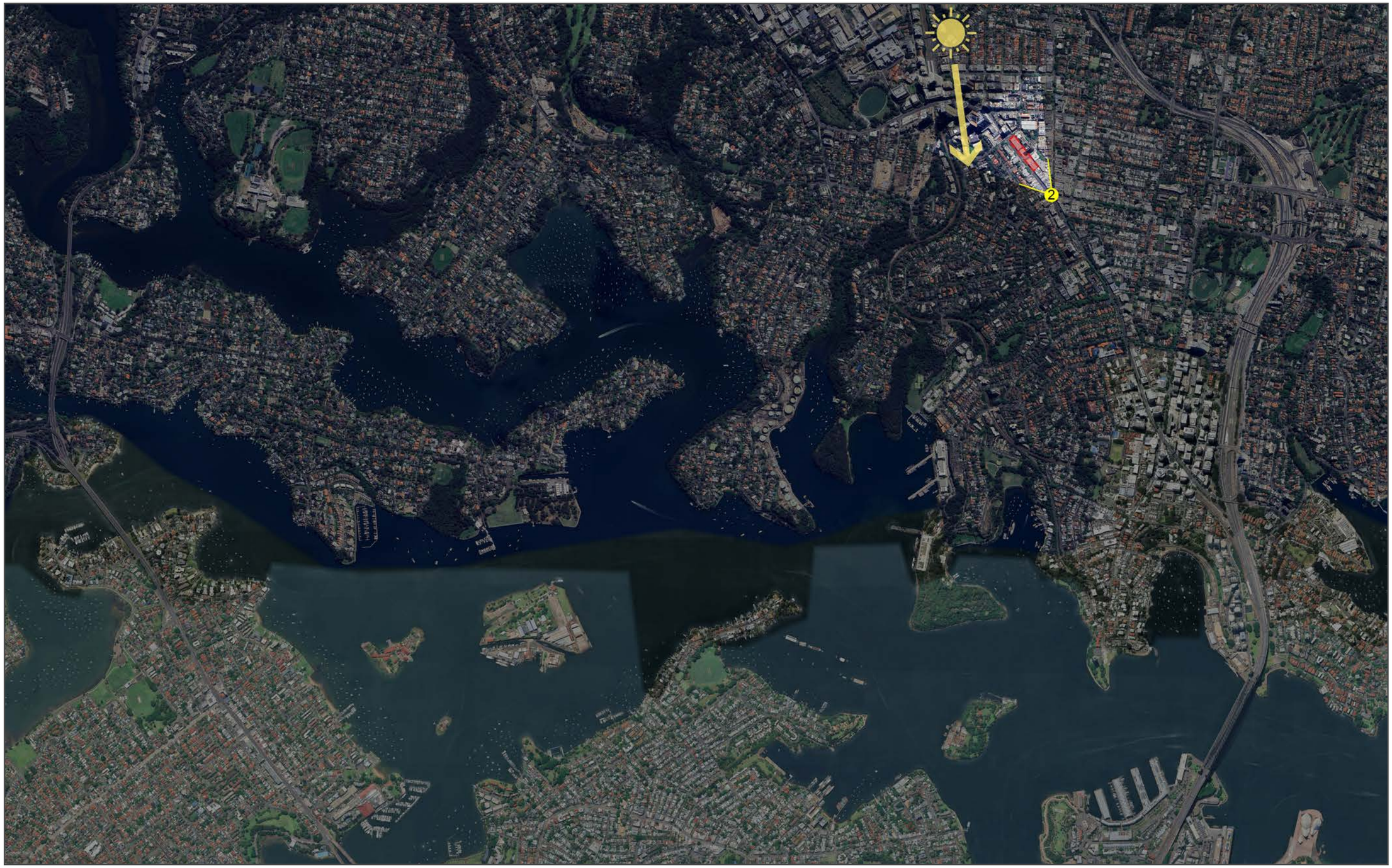
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

6.2 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ORIGINAL PHOTOGRAPH FROM 2017

6.4 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ORIGINAL PHOTOGRAPH FROM 2024

6.5 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ALIGNMENT OF SURVEYED POINTS

6.6 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

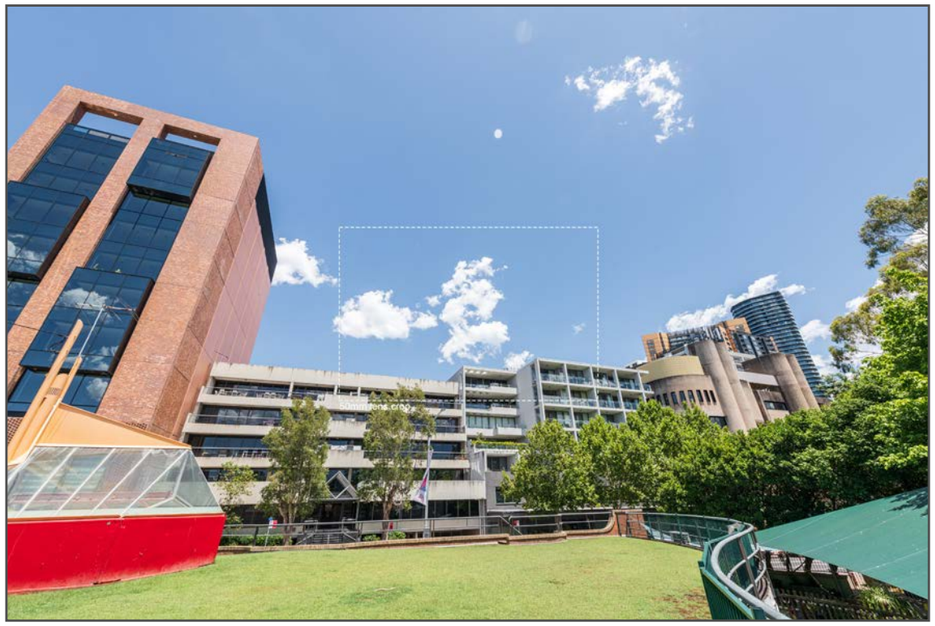
6.7 VIEWPOINT POSITION 02 - Pacific Hwy and Falcon St

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

7.1 VIEWPOINT POSITION 03 - Kelly's Place Children's Centre

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024



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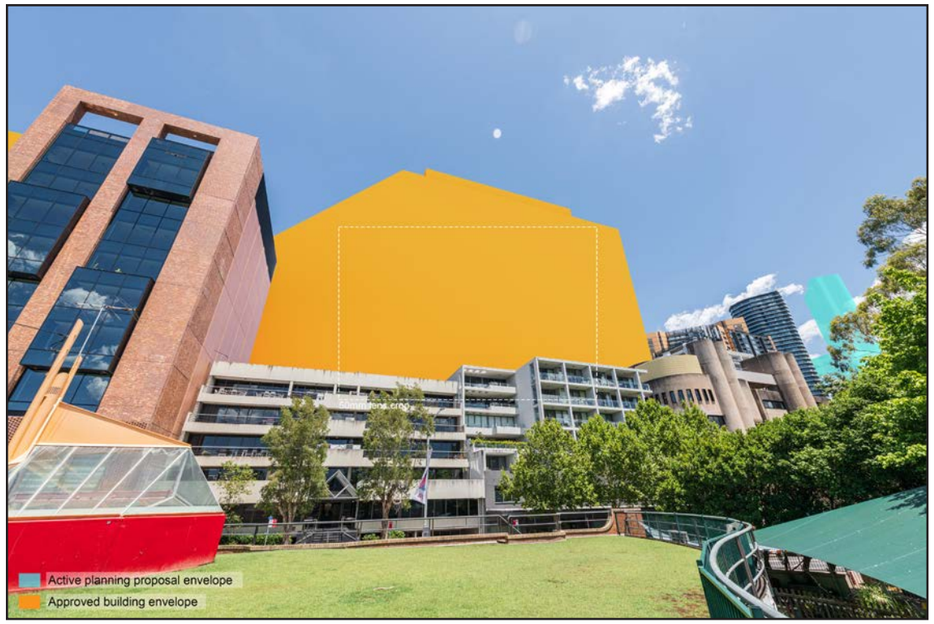
VIEWPOINT LOCATION

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE



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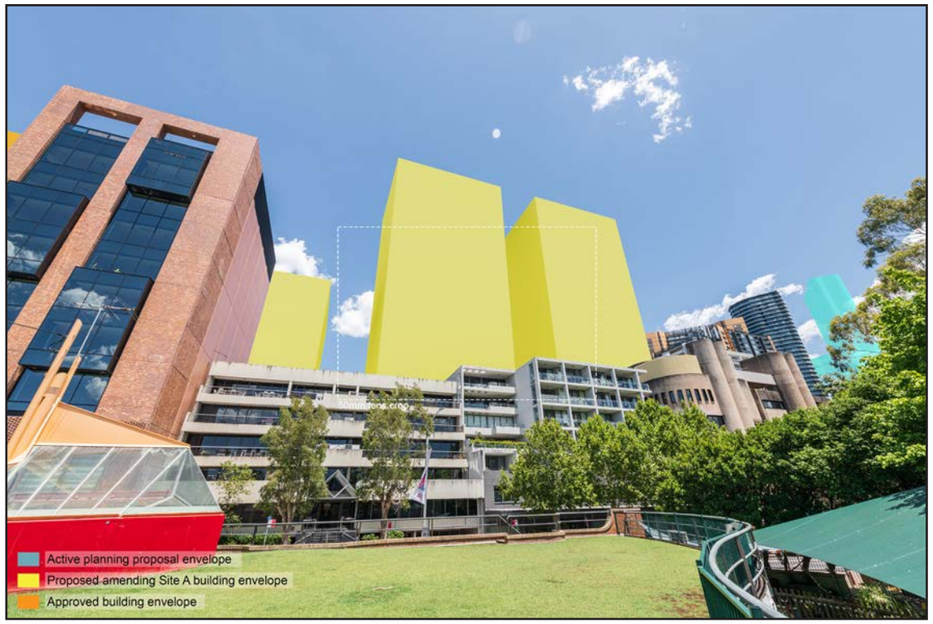
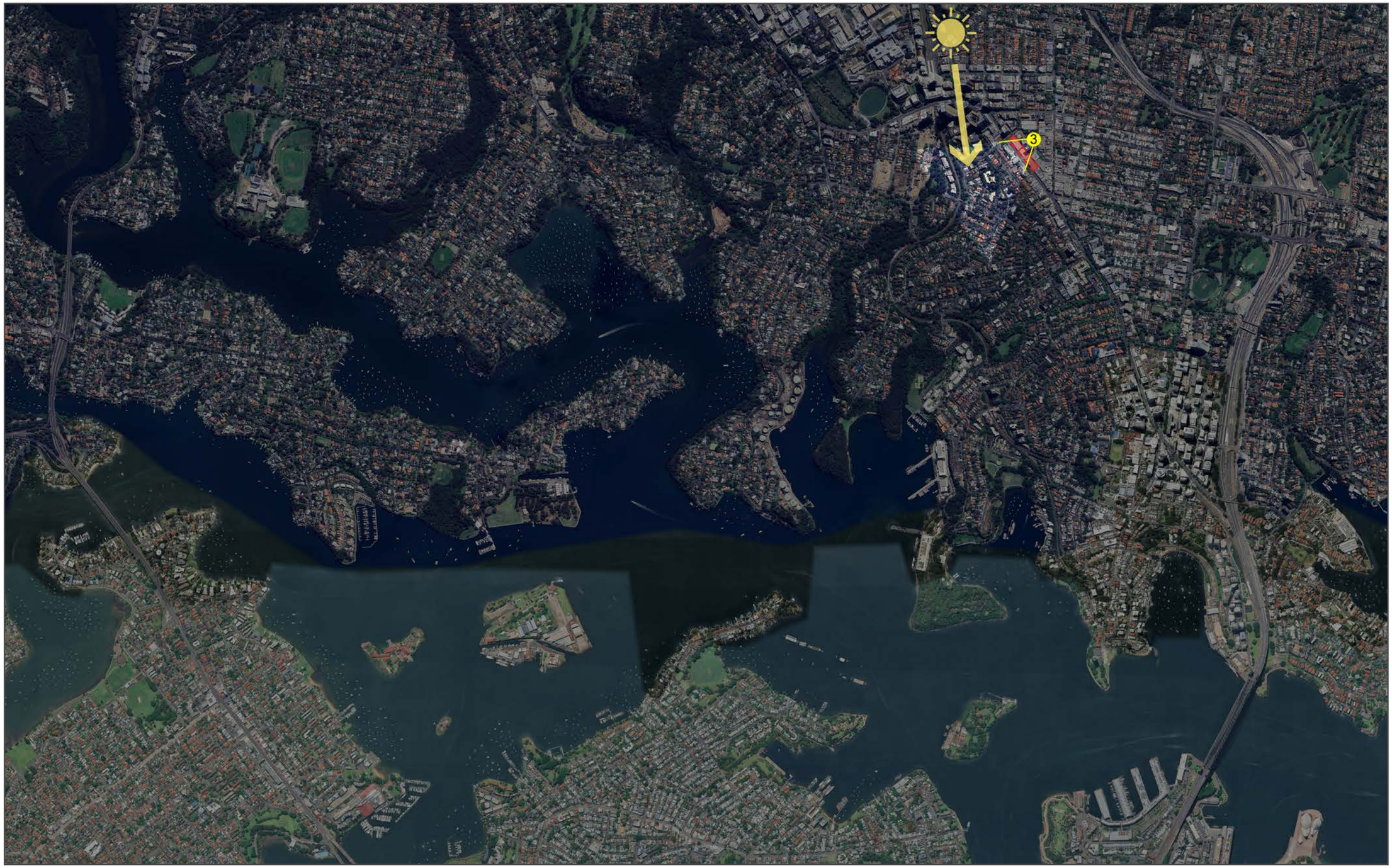


ALIGNMENT OF SURVEYED POINTS

7.2 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

VIEWPOINT LOCATION

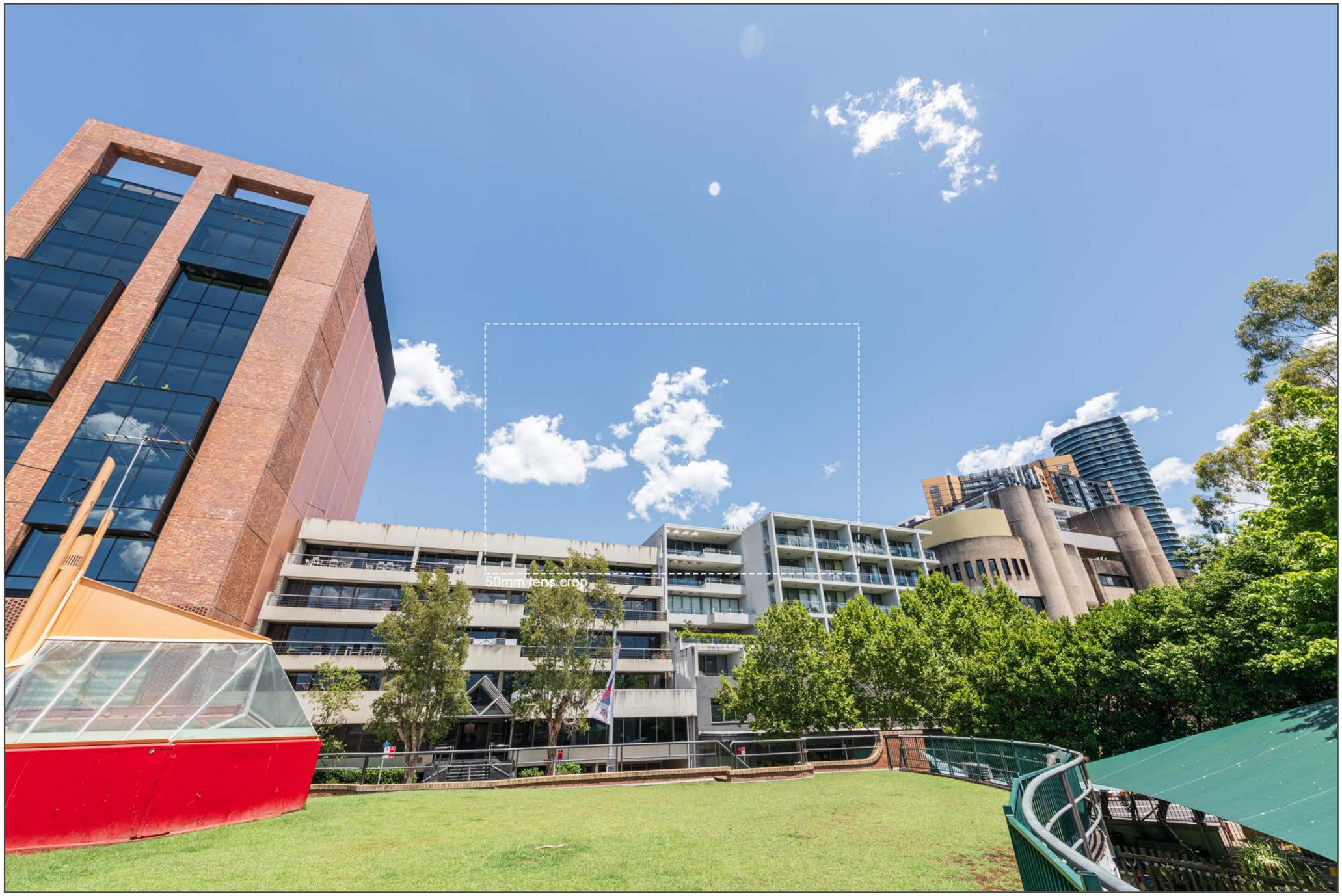


7.3 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

ORIGINAL PHOTOGRAPH FROM 2017

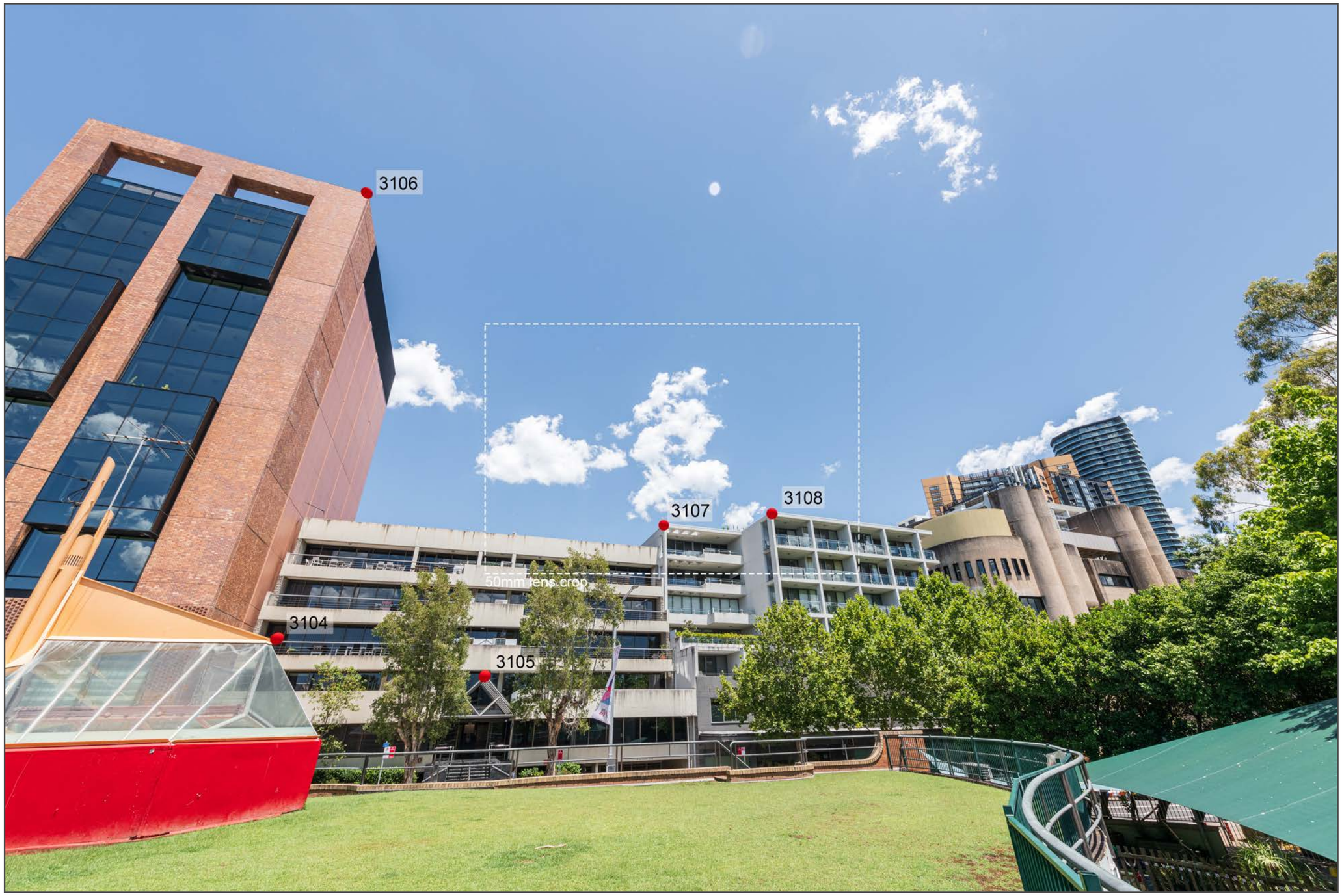
7.4 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

ORIGINAL PHOTOGRAPH FROM 2024



7.5 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

ALIGNMENT OF SURVEYED POINTS

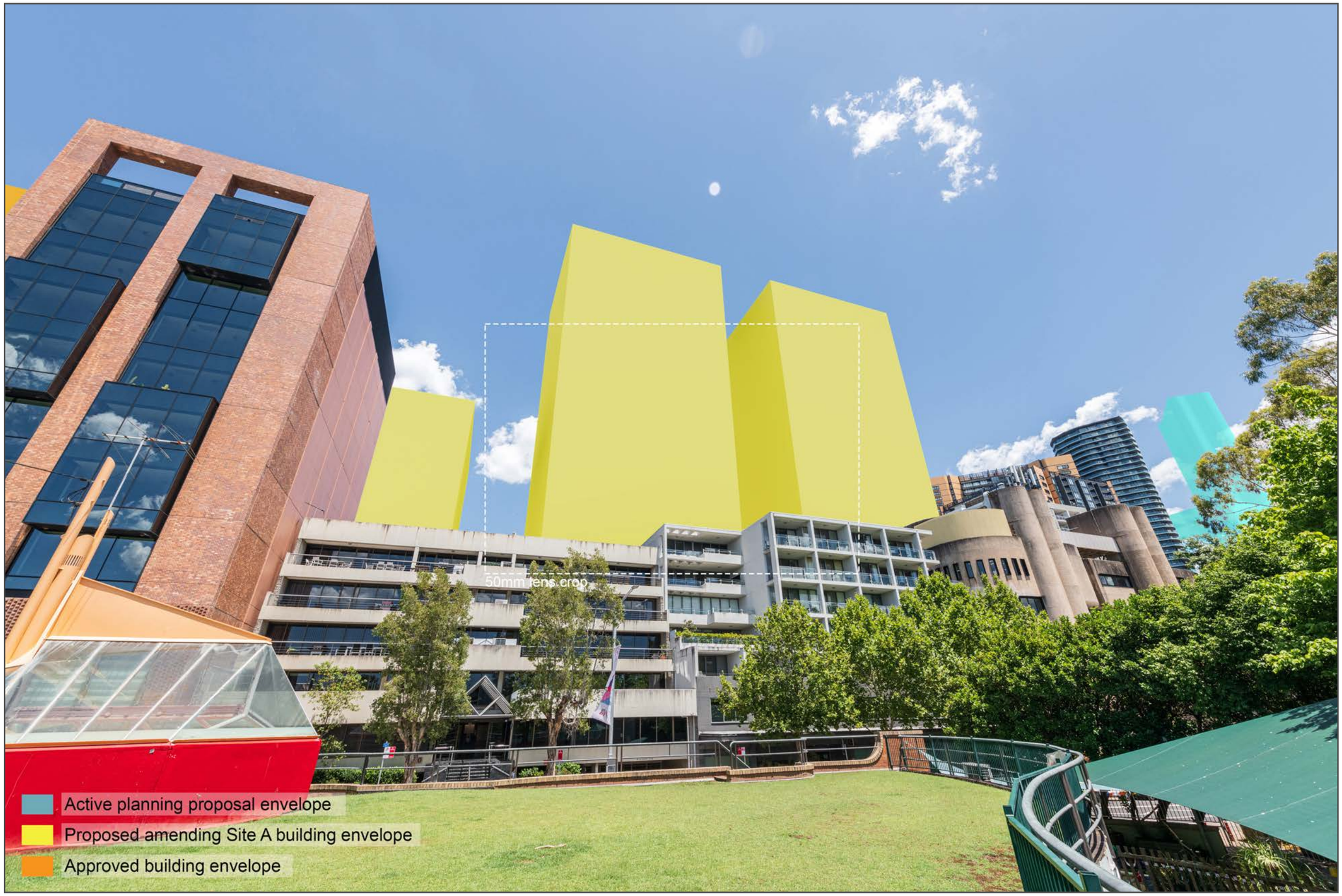


7.6 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

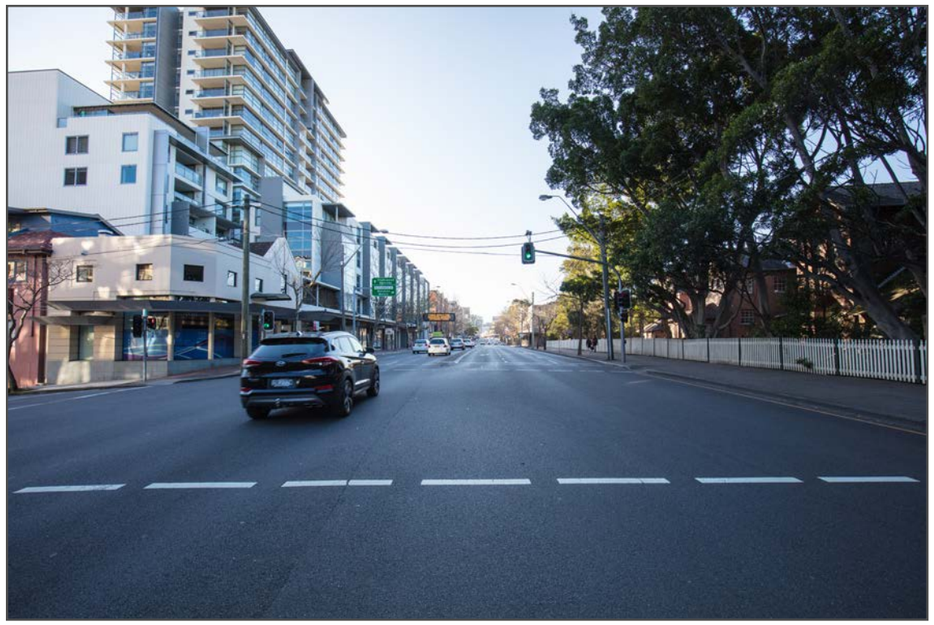
7.7 VIEWPOINT POSITION 03 - Kelly’s Place Children’s Centre

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE



8.1 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

ORIGINAL PHOTOGRAPH FROM 2017



ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

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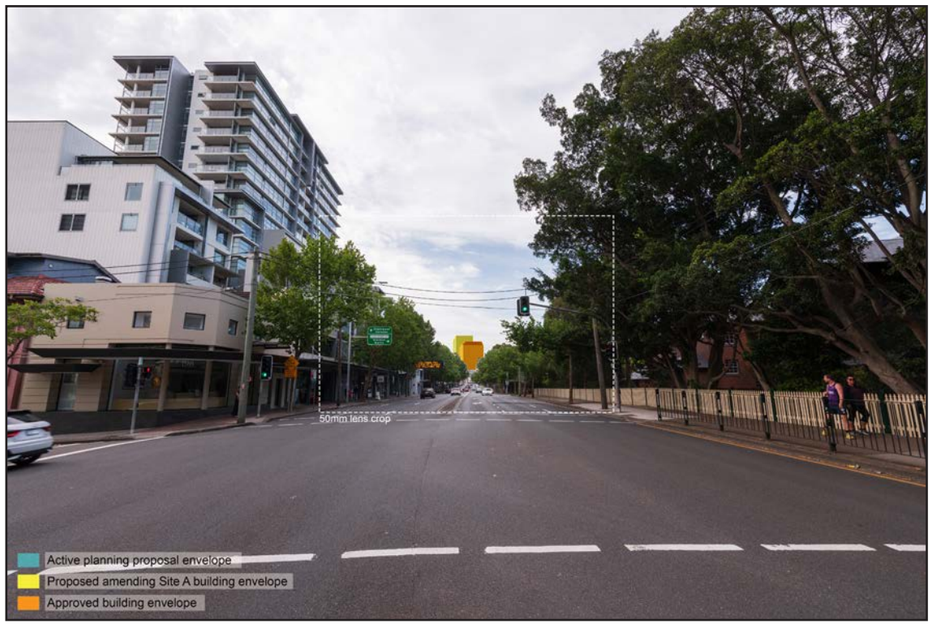
Sensor:	Full frame
Focal length:	14mm

VIEWPOINT LOCATION

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

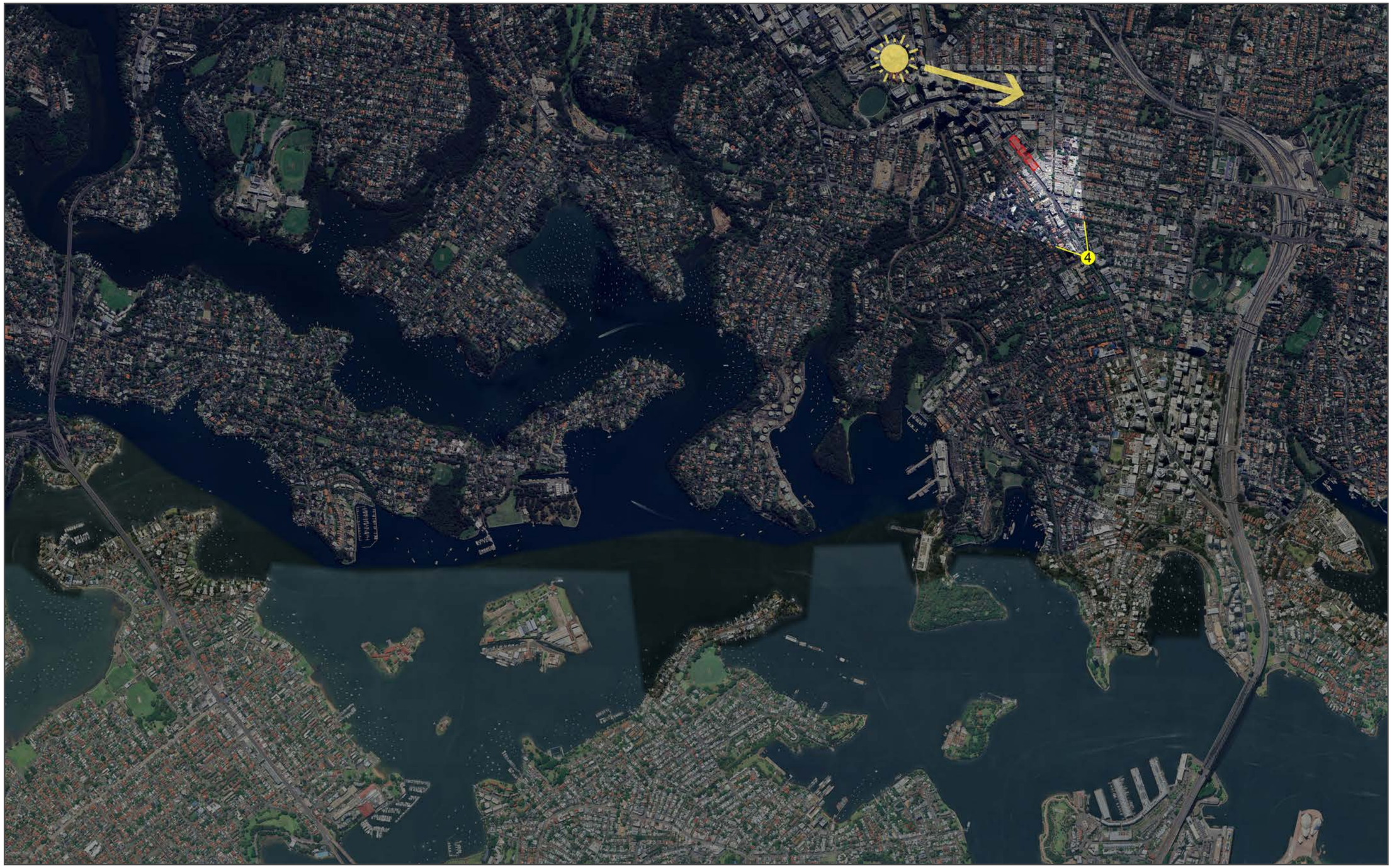
ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE



ALIGNMENT OF SURVEYED POINTS

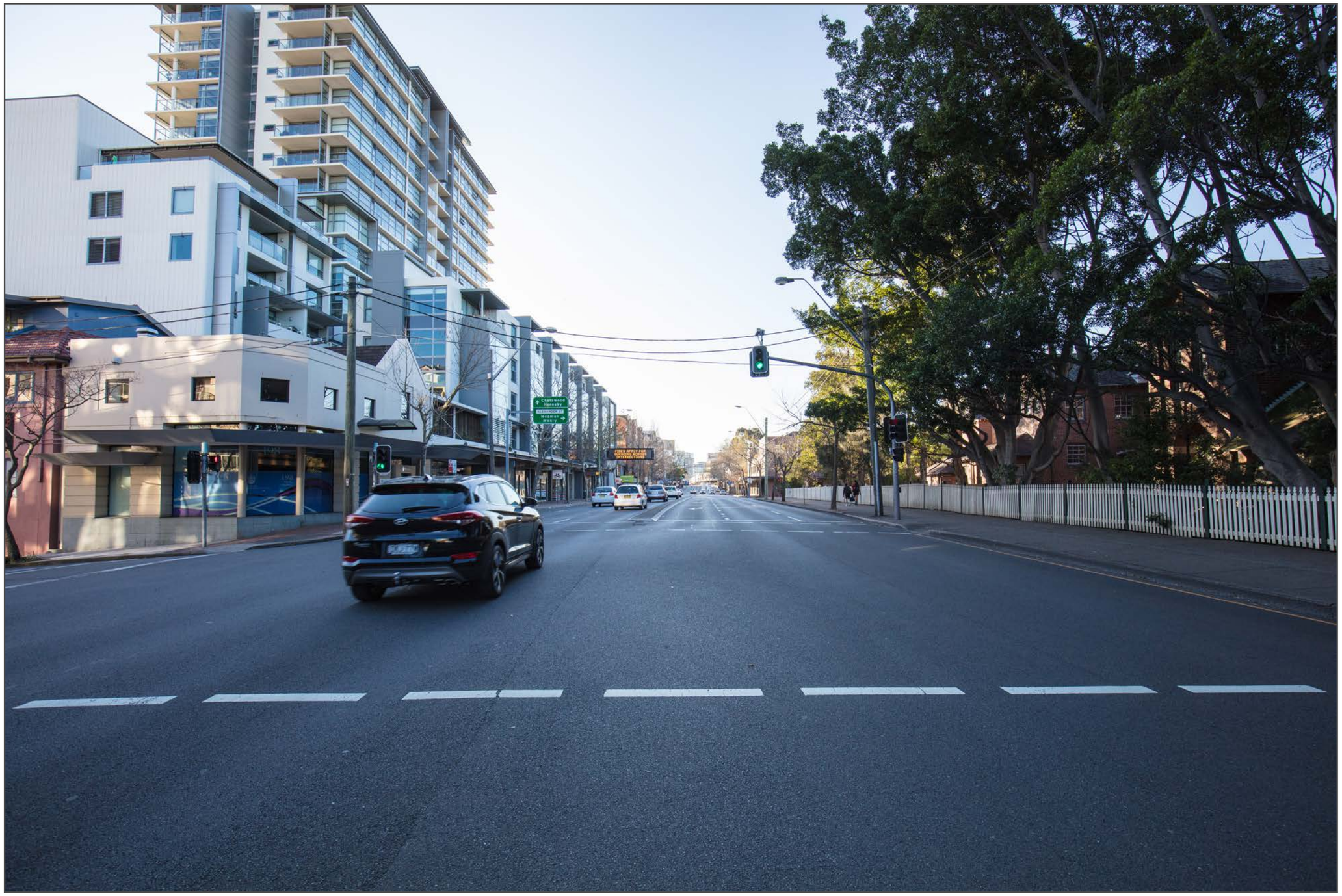
8.2 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

VIEWPOINT LOCATION



8.3 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

ORIGINAL PHOTOGRAPH FROM 2017



8.4 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

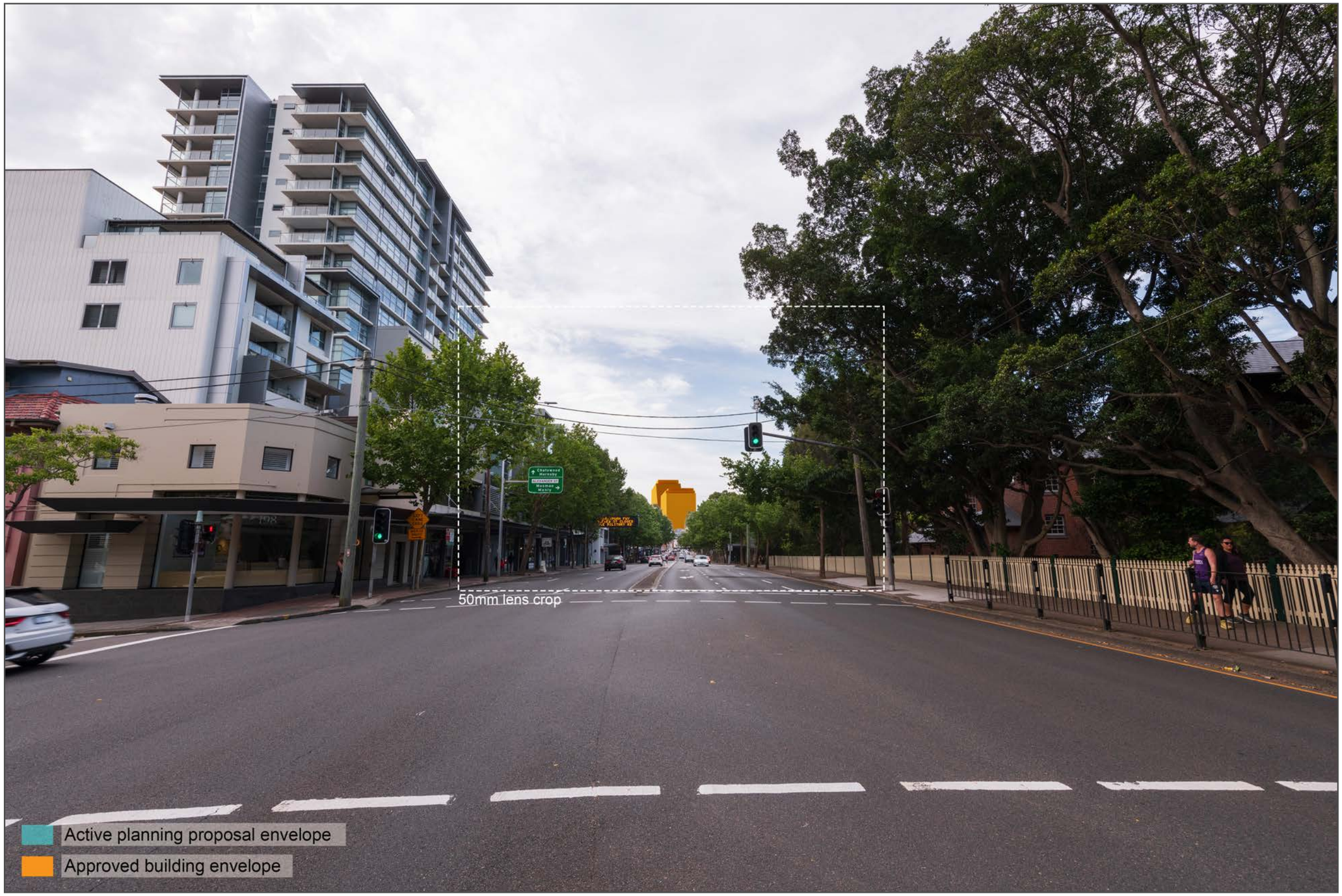
ORIGINAL PHOTOGRAPH FROM 2024

8.5 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

ALIGNMENT OF SURVEYED POINTS

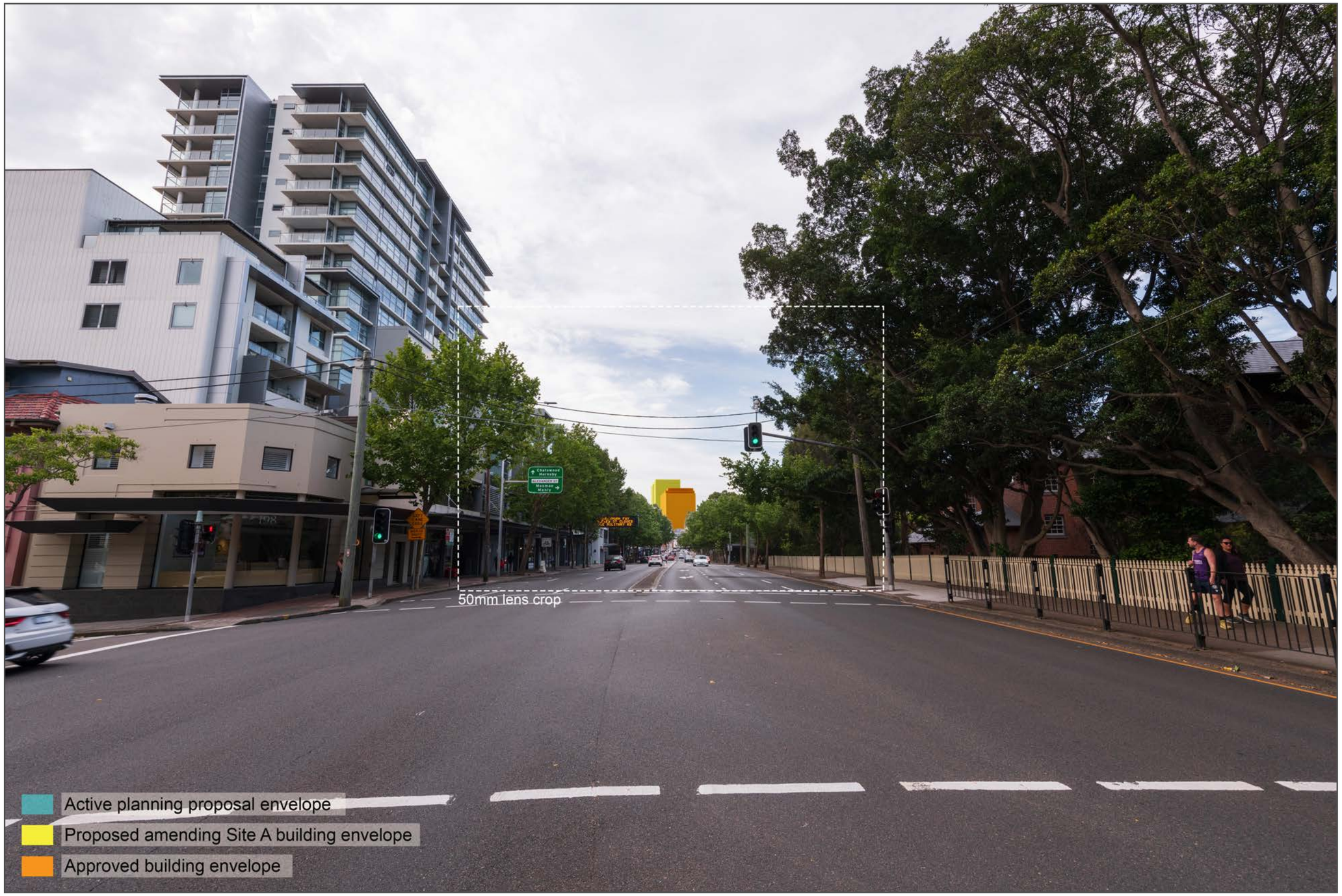
8.6 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE



8.7 VIEWPOINT POSITION 04 - Pacific Hwy and Rocklands Rd

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE



9.1 VIEWPOINT POSITION 05 - Ernest Place

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

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Sensor:	Full frame
Focal length:	18mm

VIEWPOINT LOCATION

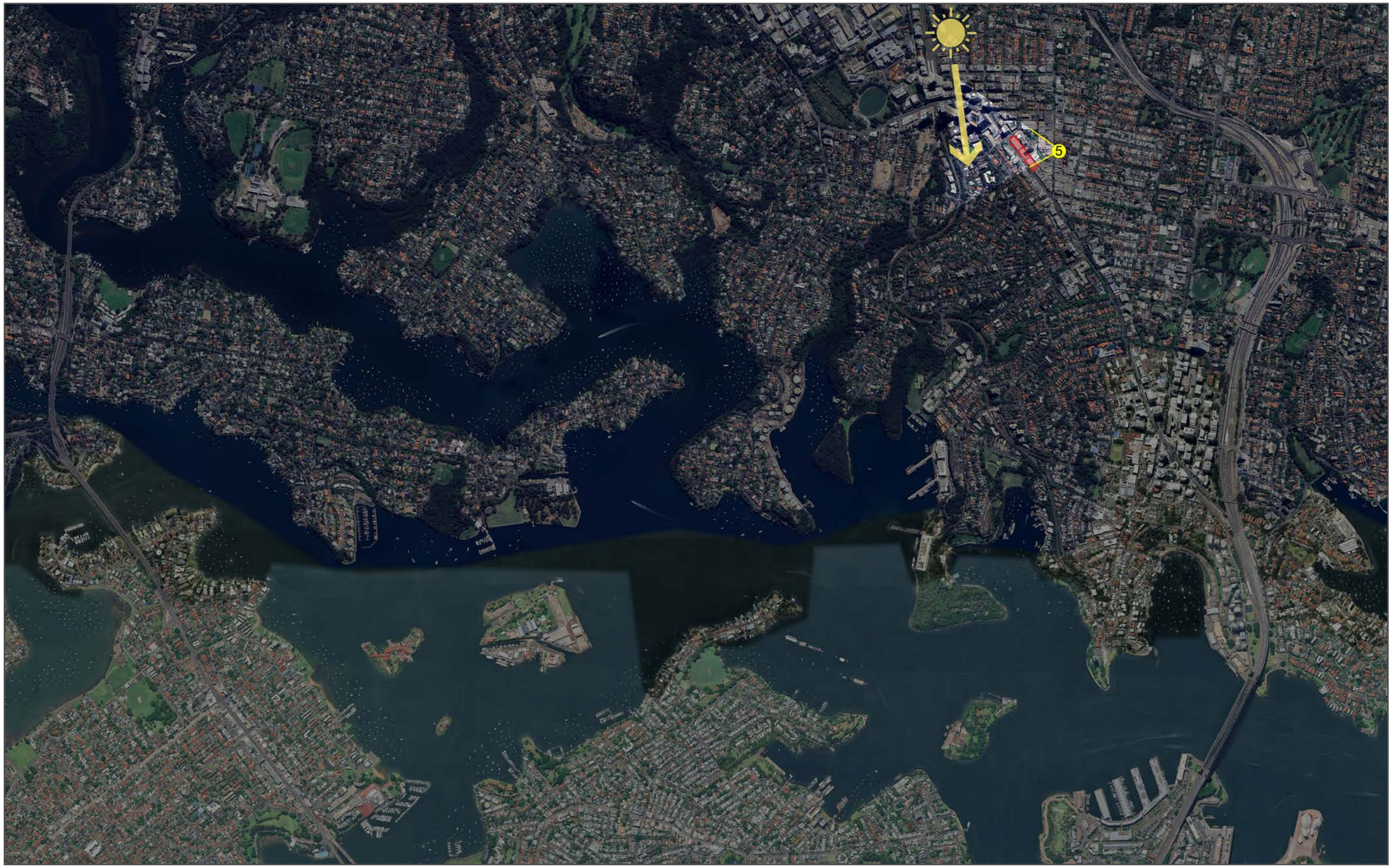
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

9.2 VIEWPOINT POSITION 05 - Ernest Place

VIEWPOINT LOCATION



9.3 VIEWPOINT POSITION 05 - Ernest Place

ORIGINAL PHOTOGRAPH FROM 2017

9.4 VIEWPOINT POSITION 05 - Ernest Place

ORIGINAL PHOTOGRAPH FROM 2024

9.5 VIEWPOINT POSITION 05 - Ernest Place

ALIGNMENT OF SURVEYED POINTS

9.6 VIEWPOINT POSITION 05 - Ernest Place

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

9.7 VIEWPOINT POSITION 05 - Ernest Place

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

10.1 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

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Sensor:	Full frame
Focal length:	16mm

VIEWPOINT LOCATION

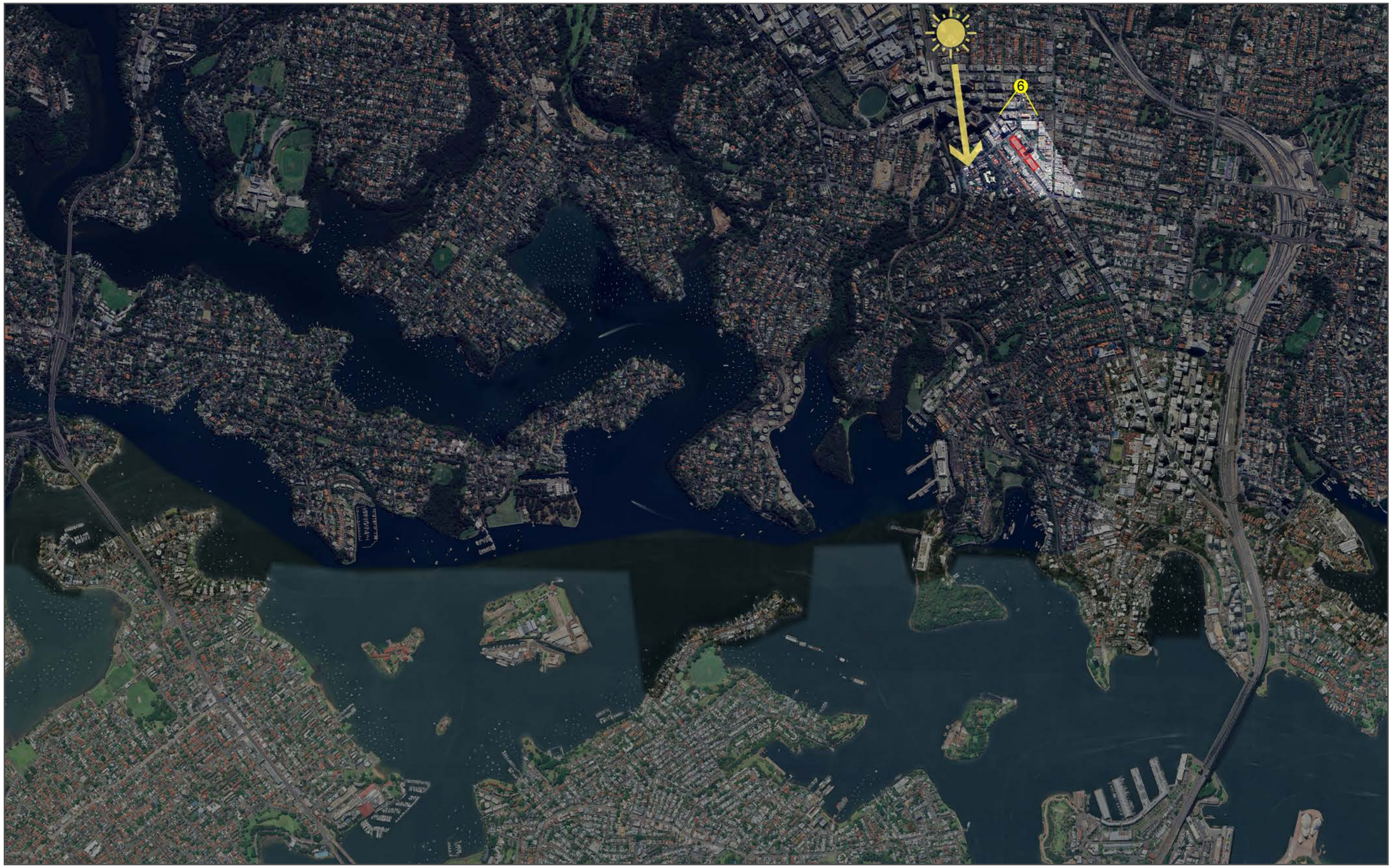
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

10.2 VIEWPOINT POSITION 06 - Atchison St and Oxley St

VIEWPOINT LOCATION



10.3 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ORIGINAL PHOTOGRAPH FROM 2017

10.4 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ORIGINAL PHOTOGRAPH FROM 2024

10.5 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ALIGNMENT OF SURVEYED POINTS

10.6 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

10.7 VIEWPOINT POSITION 06 - Atchison St and Oxley St

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

11.1 VIEWPOINT POSITION 07 - River Rd overpass

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

File Name:	Cam 07_23mm
Author:	Virtual Ideas
Format:	ARW
Date:	2 December 2024
Time:	1:07pm
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	16mm

VIEWPOINT LOCATION

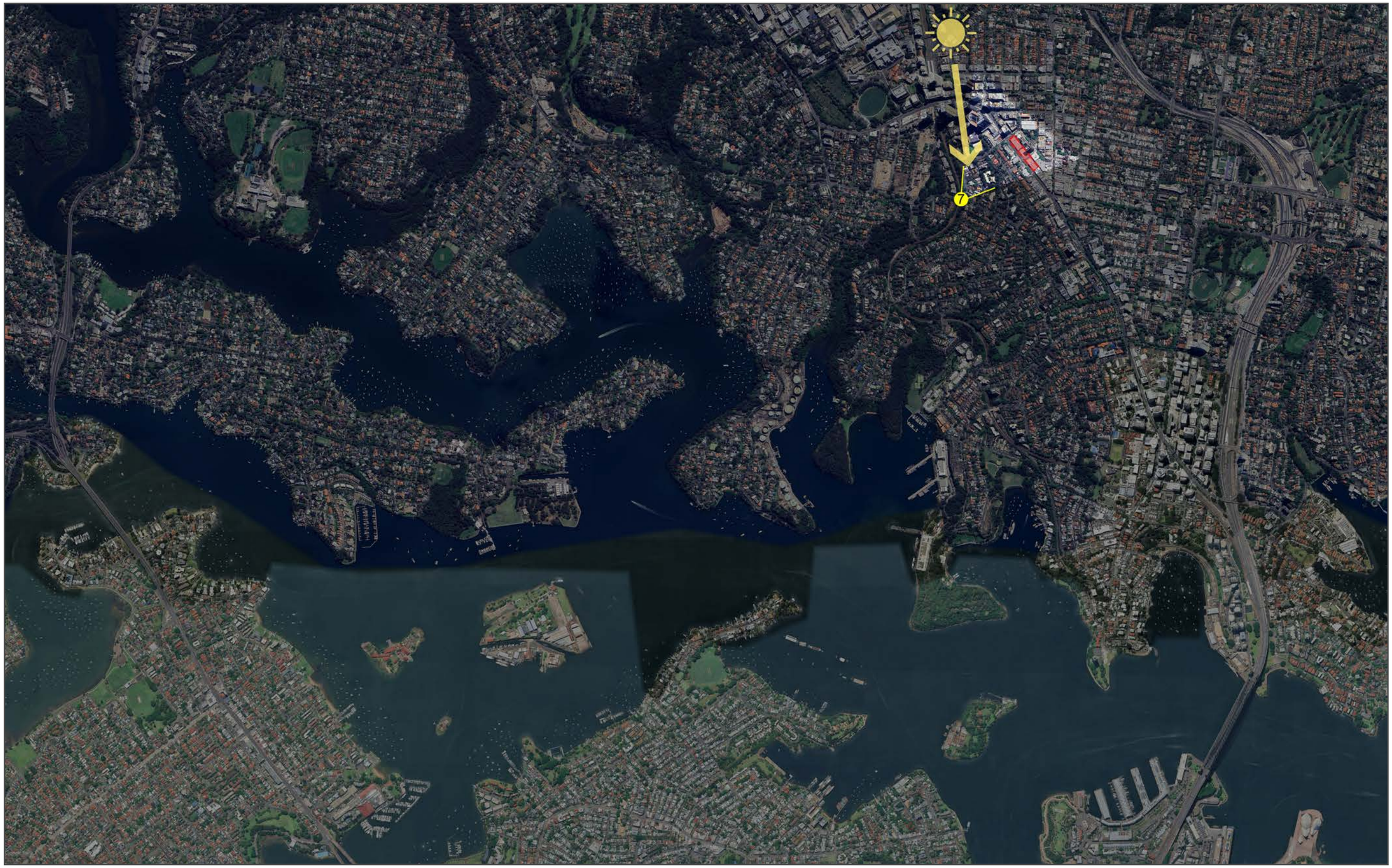
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

11.2 VIEWPOINT POSITION 07 - River Rd overpass

VIEWPOINT LOCATION



11.3 VIEWPOINT POSITION 07 - River Rd overpass

ORIGINAL PHOTOGRAPH FROM 2017

11.4 VIEWPOINT POSITION 07 - River Rd overpass

ORIGINAL PHOTOGRAPH FROM 2024

11.5 VIEWPOINT POSITION 07 - River Rd overpass

ALIGNMENT OF SURVEYED POINTS

11.6 VIEWPOINT POSITION 07 - River Rd overpass

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

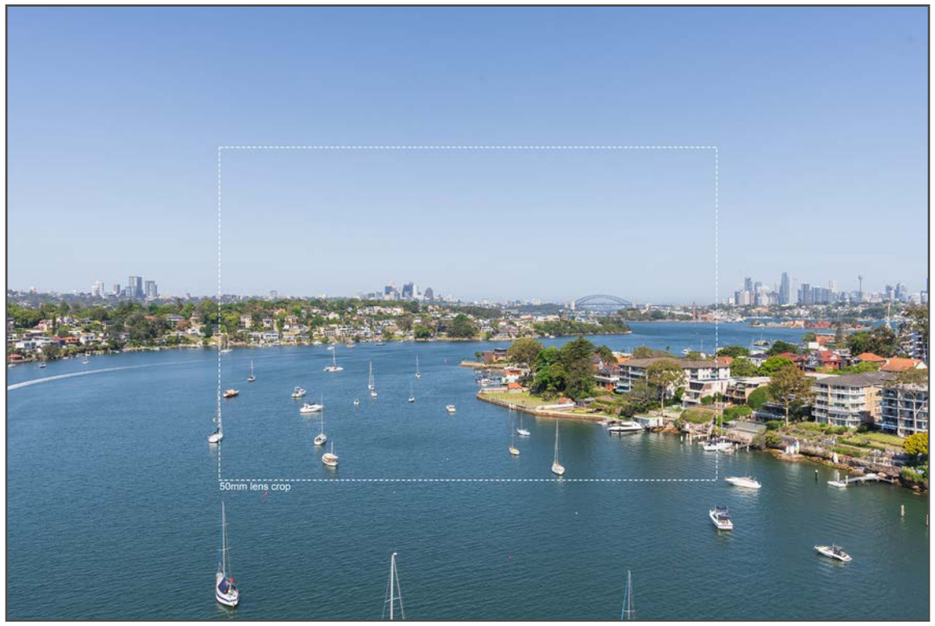
11.7 VIEWPOINT POSITION 07 - River Rd overpass

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

12.1 VIEWPOINT POSITION 08 - Gladesville Bridge

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024



PHOTOGRAPH DETAILS

File Name:	Cam 08_27mm
Author:	Virtual Ideas
Format:	ARW
Date:	26 November 2024
Time:	12:17pm
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	27mm

VIEWPOINT LOCATION

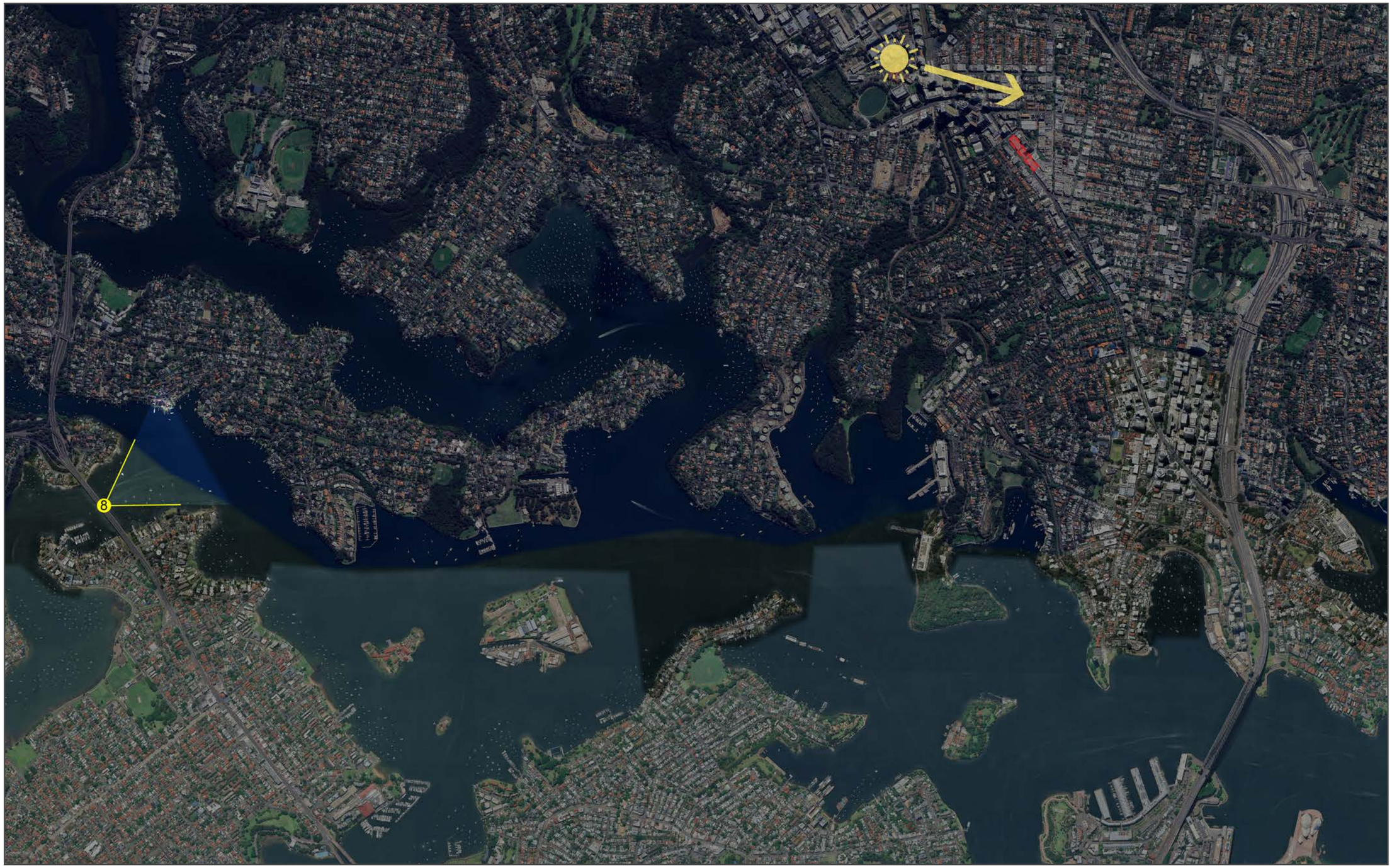
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

12.2 VIEWPOINT POSITION 08 - Gladesville Bridge

VIEWPOINT LOCATION

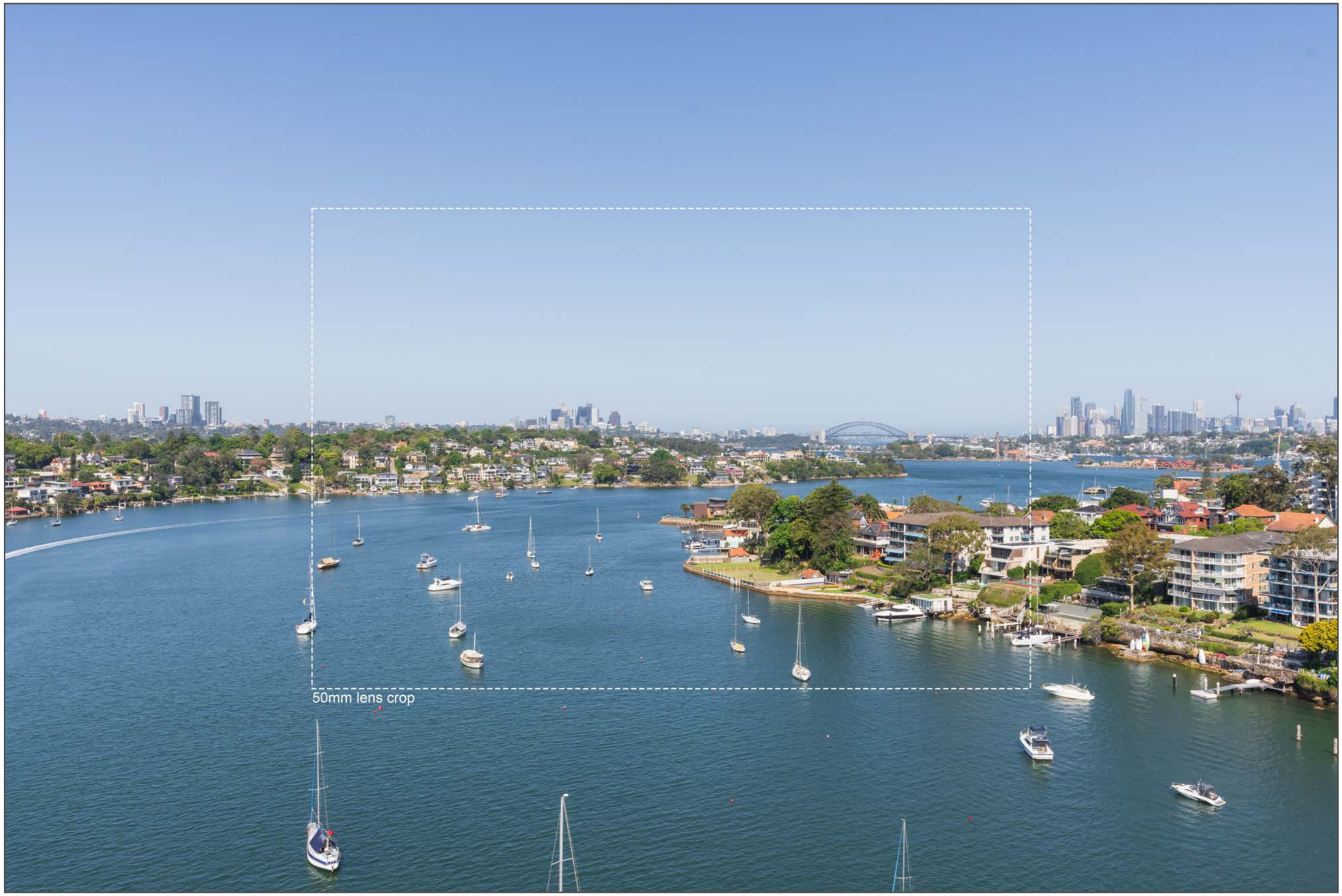


12.3 VIEWPOINT POSITION 08 - Gladesville Bridge

ORIGINAL PHOTOGRAPH FROM 2017

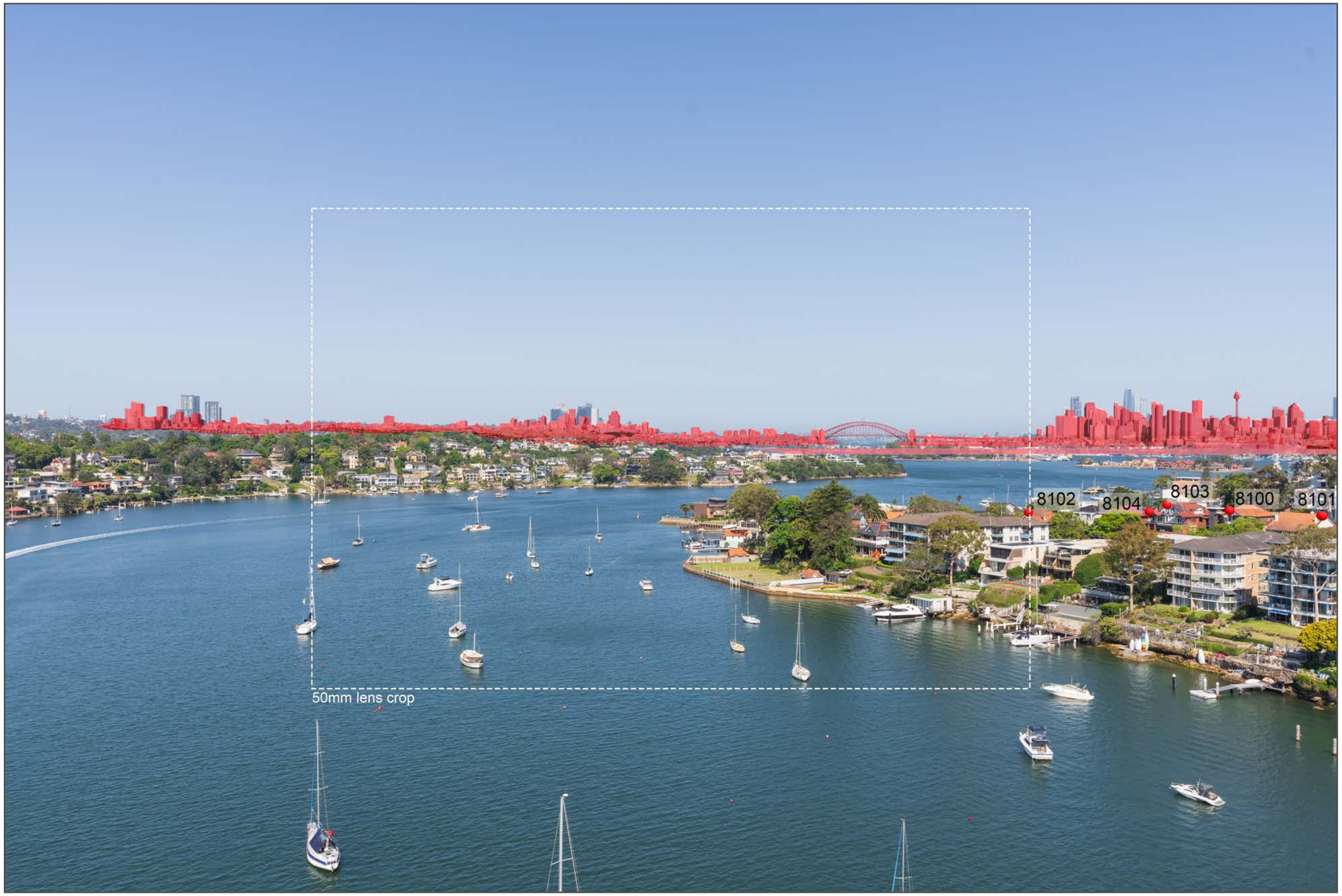
12.4 VIEWPOINT POSITION 08 - Gladesville Bridge

ORIGINAL PHOTOGRAPH FROM 2024



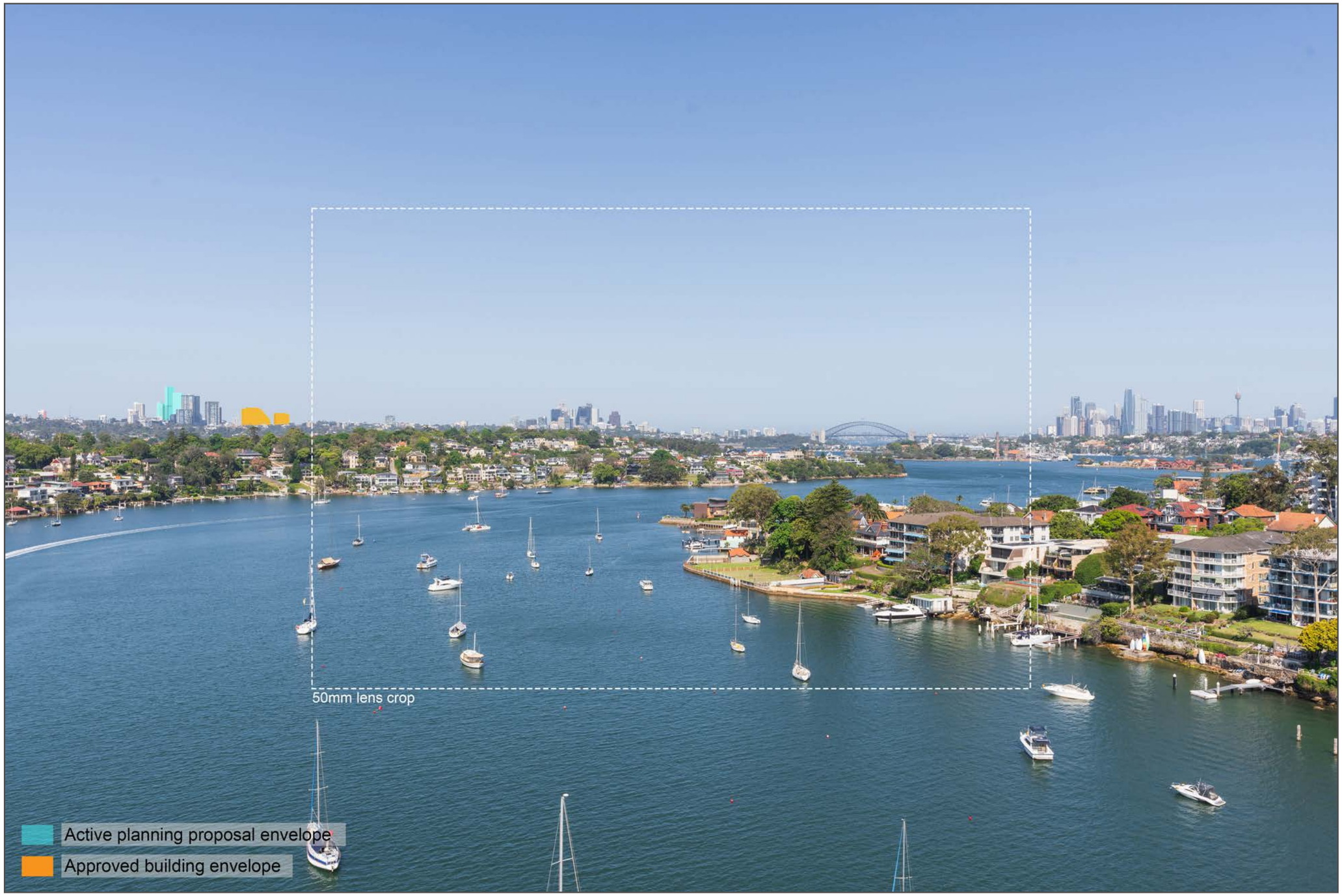
12.5 VIEWPOINT POSITION 08 - Gladesville Bridge

ALIGNMENT OF SURVEYED POINTS



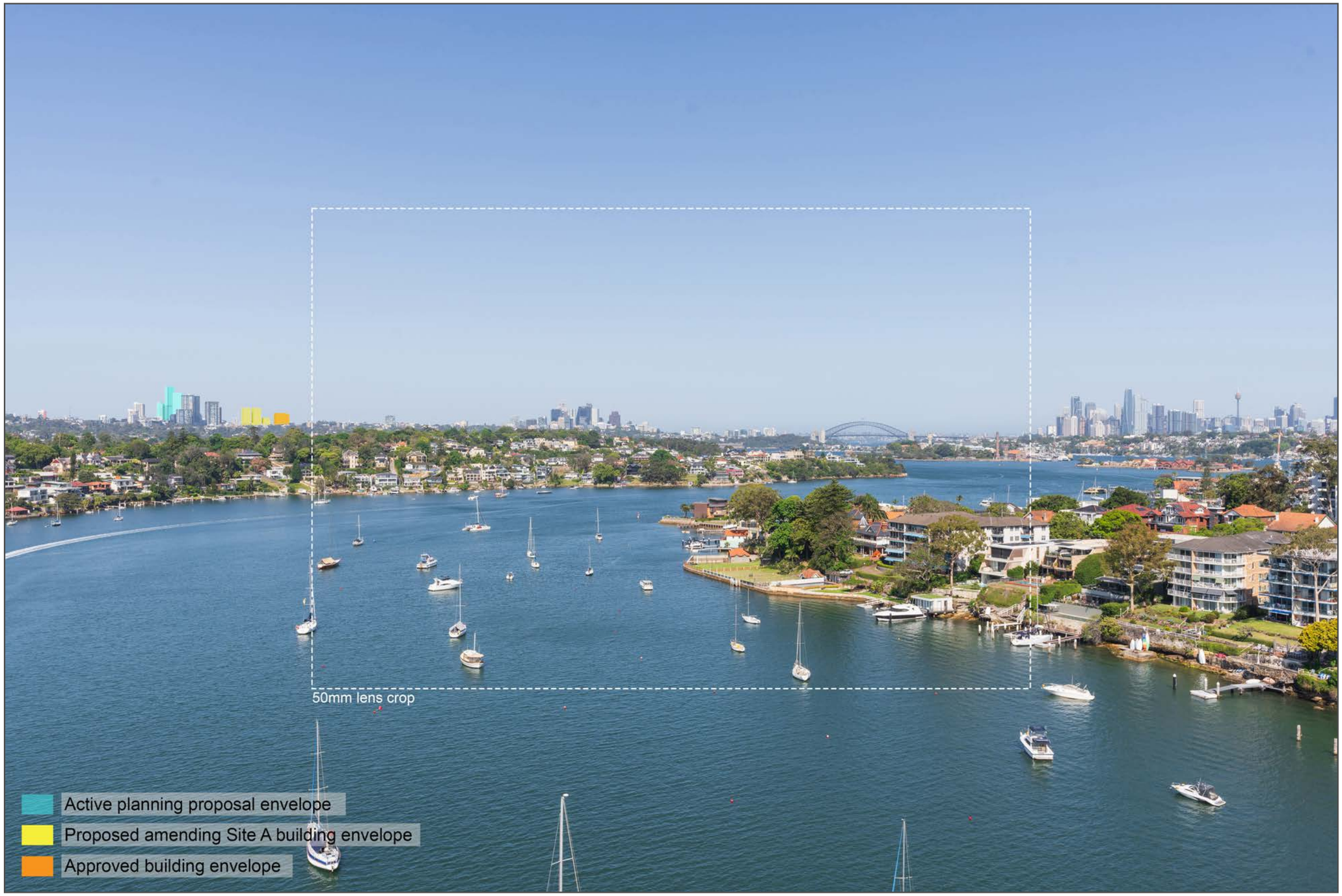
12.6 VIEWPOINT POSITION 08 - Gladesville Bridge

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE



12.7 VIEWPOINT POSITION 08 - Gladesville Bridge

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE



13.1 VIEWPOINT POSITION 09 - Barangaroo Reserve

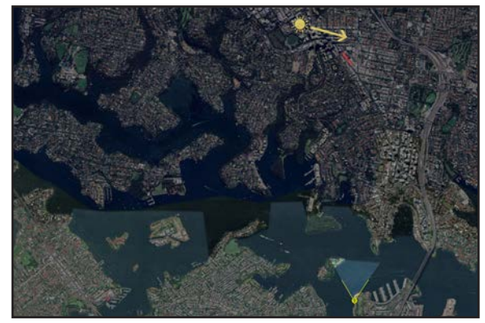
ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

File Name:	Cam 09_20mm
Author:	Virtual Ideas
Format:	NEF
Date:	26 November 2024
Time:	4:40pm
Lens:	14.0-24.0 mm f/2.8
Model:	NIKON D850
Sensor:	Full frame
Focal length:	20mm

VIEWPOINT LOCATION



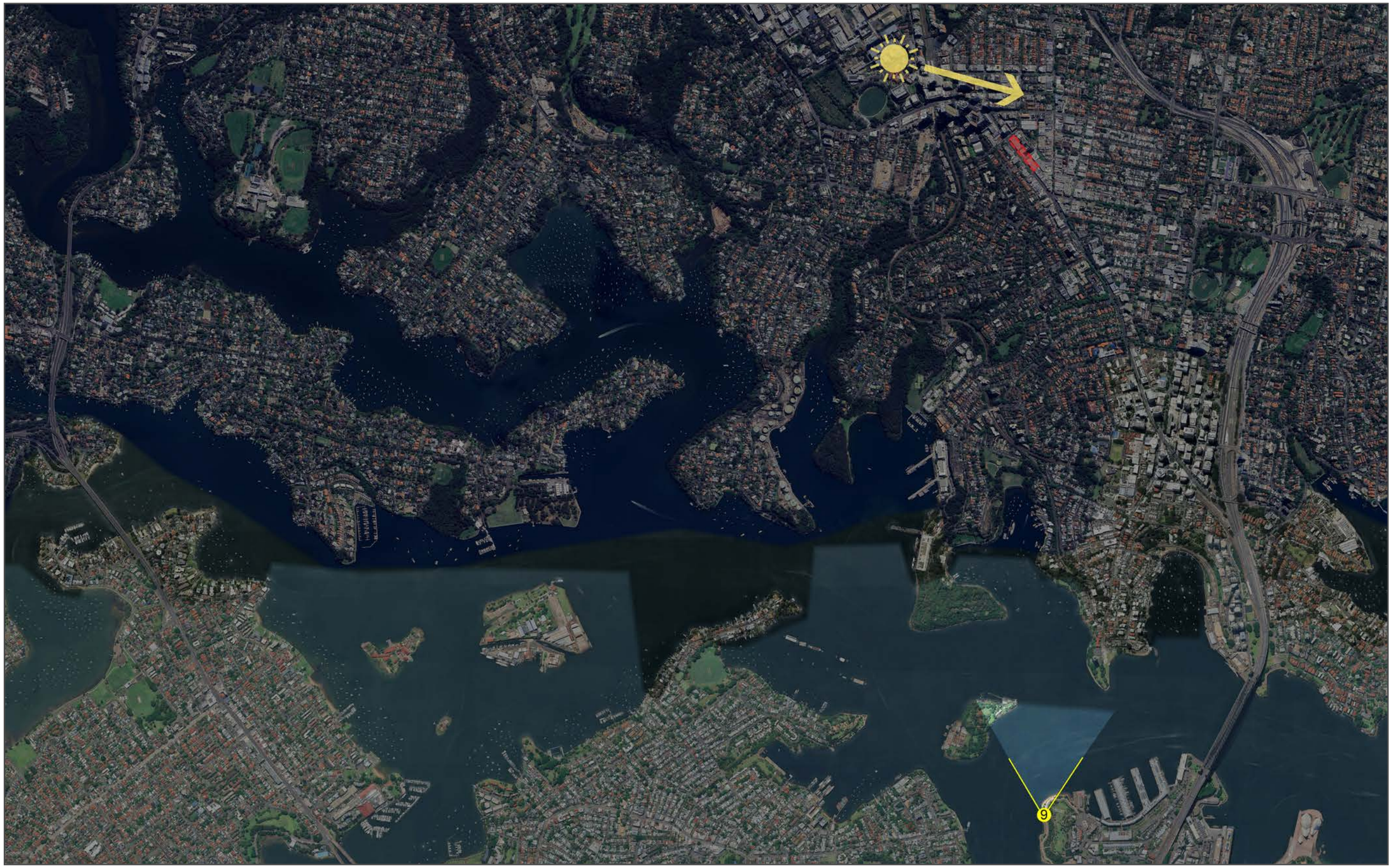
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

13.2 VIEWPOINT POSITION 09 - Barangaroo Reserve

VIEWPOINT LOCATION



13.3 VIEWPOINT POSITION 09 - Barangaroo Reserve

ORIGINAL PHOTOGRAPH FROM 2017

13.4 VIEWPOINT POSITION 09 - Barangaroo Reserve

ORIGINAL PHOTOGRAPH FROM 2024

13.5 VIEWPOINT POSITION 09 - Barangaroo Reserve

ALIGNMENT OF SURVEYED POINTS

13.6 VIEWPOINT POSITION 09 - Barangaroo Reserve

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

13.7 VIEWPOINT POSITION 09 - Barangaroo Reserve

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

14.1 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ORIGINAL PHOTOGRAPH FROM 2017

ORIGINAL PHOTOGRAPH FROM 2024

PHOTOGRAPH DETAILS

File Name:	Cam 10_28mm
Author:	Virtual Ideas
Format:	ARW
Date:	26 November 2024
Time:	5:24pm
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	28mm

VIEWPOINT LOCATION

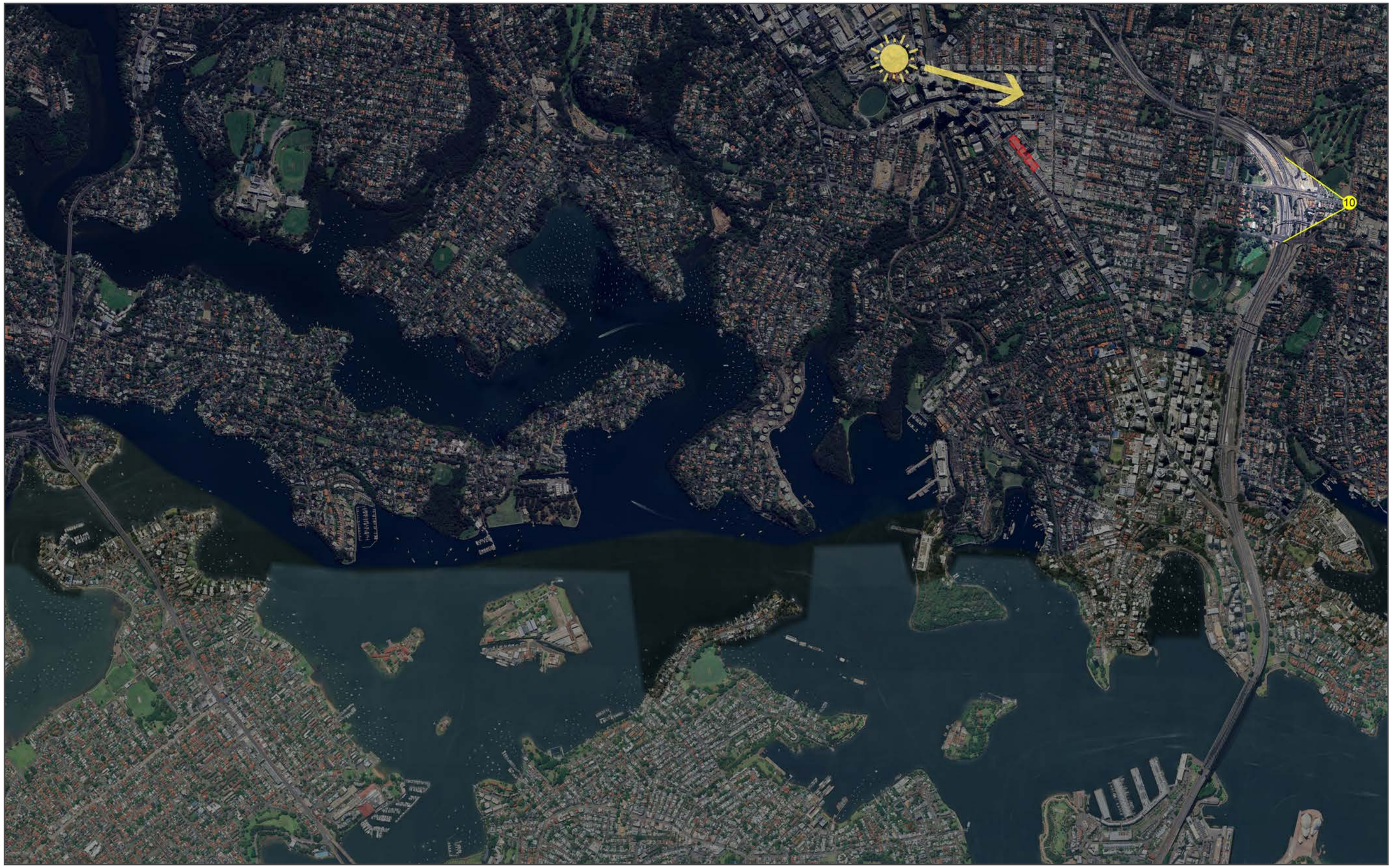
ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

ALIGNMENT OF SURVEYED POINTS

14.2 VIEWPOINT POSITION 10 - Ernest St and Park Ave

VIEWPOINT LOCATION



14.3 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ORIGINAL PHOTOGRAPH FROM 2017

14.4 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ORIGINAL PHOTOGRAPH FROM 2024

14.5 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ALIGNMENT OF SURVEYED POINTS

14.6 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ORIGINAL PHOTOGRAPH FROM 2024 WITH APPROVED BUILDING ENVELOPE

14.7 VIEWPOINT POSITION 10 - Ernest St and Park Ave

ORIGINAL PHOTOGRAPH FROM 2024 WITH AMENDED BUILDING ENVELOPE

15.1 3D SCENE DATA SOURCES

1a - 3D Model of the detailed Site A OSD building design

File Name: 121808_Crows Nest_OSD_Site A_Detailed
Author: Woods Bagot
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

1b - 3D Model of the detailed Site B OSD building design

File Name: 121809_CrowsNest OSD_Site B - 3D Model
Author: Woods Bagot
Format: DWG
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

1c - 3D Model of the amended Site A building envelope

File Name: 121808_Crows Nest_Concept DA Model
Author: Woods Bagot
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

1d - 3D Model of the approved Site A and B building envelopes

File Name: WB_Shadow Study Model
Author: Woods Bagot
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - Site Photography Survey - refer to Appendix B for details

File Name: 24023photo locations 1
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 B: SITE PHOTOGRAPHY SURVEY SUPPLIED BY CMS

CMS SURVEYORS LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 10-12-2024

Our Ref: 24023 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – Cros Nest OSD VIA, Crows Nest

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for Crows Nest OSD VIA, Crows Nest, 2065.

Co-ordinates are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD). Measurements were taken using Leica total station and Leica GNSS.

MGA coordinates and AHD are verified from SCIMS as follows:

- Camera position 1 from SSM86488 and SSM86490
- Camera position 2, 3 and 5 from SSM85255 and SSM21069
- Camera position 4 from PM286 and PM35801
- Camera position 6 from SSM125924 and SSM86490
- Camera position 7 from SSM86483 and SSM86482
- Camera position 8 from SSM91117
- Camera position 9 from PM55489
- Camera position 10 from SSM205374 and PM40826

DWG of locations has also been supplied.

	MGA2020 (Zone 56)			
Point Number	**Easting**	**Northing**	**Reduced Level (AHD)**	**Photo Point Description**
1004	333192.477	6255903.571	107.562	Corner of Sign (SGN)
1005	333173.350	6255905.275	93.946	Top of pole (POST)
1006	333209.628	6255843.477	97.725	Top of pole (LP)
1007	333191.279	6255862.645	104.363	Corner of Walls (BLD)
1008	333157.640	6255909.250	97.92	Top of pole (LP)
1009	333153.946	6255926.732	89.904	Camera position “CAM 01”
2000	333465.257	6255500.155	111.114	Corner of ridge (RR)
2001	333474.842	6255503.851	108.971	Top of light pole (LP)
2002	333482.173	6255509.806	104.028	Top of traffic light (POST)
2003	333504.366	6255508.466	117.582	Top of flagpole (FP)
3103	333416.776	6255776.402	89.448	Camera position “CAM 03”
3104	333408.033	6255764.901	92.809	Corner of metal frame (RF)
3105	333386.604	6255754.829	93.908	Corner of awning ridge (AW)
3106	333395.437	6255742.744	132.113	Corner of wall (RF)
3107	333370.973	6255761.263	107.912	Corner of wall (RF)
3108	333370.545	6255771.429	107.915	Corner of wall (RF)
4004	333644.440	6255248.927	104.491	Corner of sign (SGN)
4005	333676.034	6255188.151	106.332	Top of power pole (POST)
4006	333671.531	6255186.477	104.639	Corner of building wall (BLD)
4007	333639.392	6255205.742	148.541	Corner of roof (RF)
4010	333669.087	6255205.917	104.689	Corner of sign (SGN)
4011	333696.188	6255176.898	97.472	Camera Position “CAM 04”
5000	333500.792	6255721.378	103.311	Top of Power pole (PP)
5001	333513.625	6255720.197	99.794	Top of Flagpole (FP)
5002	333513.659	6255722.853	99.74	Top of Flagpole (FP)
5003	333519.195	6255724.934	101.509	Top of Light Pole (LP)
5004	333518.622	6255719.327	101.621	Top of Light Pole (LP)
5005	333526.461	6255720.165	95.274	Camera Position “CAM 05”
6001	333350.983	6256000.352	89.24	Centre of Chimney (CHI)
6002	333338.839	6256010.418	91.74	Top of Power Pole (PP)
6003	333338.821	6255975.542	91.585	Top of Power Pole (PP)
6004	333338.435	6256029.008	86.074	Top of Sign Pole (SGN)
6005	333324.494	6256024.493	87.044	Top of Sign Pole (SGN)
6006	333335.496	6256033.396	83.465	Camera Position “CAM 06”
7003	333033.840	6255484.564	72.681	End of bar (POST)
7004	333038.766	6255509.649	73.301	End of bar (POST)
7005	333036.589	6255527.712	73.693	End of bar (POST)
7006	333032.302	6255548.749	74.146	End of bar (POST)
7007	333021.720	6255472.959	70.503	Camera Position “CAM 07”
7008	333023.934	6255495.758	65.217	Corner of metal post (POST)
7009	333026.847	6255516.702	66.013	Centre of post (POST)
28	333127.236	6255827.843	204.383	Corner of building roof (RF)
8100	328938.624	6253657.287	26.172	Centre of roof ridge (RR)
8101	328924.600	6253639.964	25.763	End of roof ridge (RR)
8102	329003.686	6253691.985	20.879	Centre of roof ridge (RR)
8103	328961.026	6253664.392	26.343	Centre of top roof ridge (RR)
8104	328963.431	6253668.643	24.043	Centre of lower roof ridge (RR)
8500	328645.466	6253812.529	45.279	Camera Position “CAM 08”

15.3 APPENDIX B: SITE PHOTOGRAPHY SURVEY SUPPLIED BY CMS

9012	333552.039	6252398.185	4.782	Top of pole (POST)
9013	333564.000	6252396.040	4.563	Corner of Sandstone wall (TW)
9014	333557.978	6252393.525	4.567	Corner of Sandstone wall (TW)
9022	333551.084	6252398.119	9.606	Top of light pole (LP)
10004	334968.923	6255506.710	88.958	Corner of sign (SGN)
10005	334966.537	6255503.242	88.379	Top of sign pole (SGN)
10006	334882.960	6255526.001	84.262	Top of pole (POST)
10008	335000.450	6255485.171	87.405	Camera position “CAM 10”
10009	334821.396	6255509.340	91.205	Corner of sign (SGN)
10010	334930.056	6255483.129	86.785	SGN

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

CMS Surveyors Pty Limited

Joshua Milliken
Graduate Surveyor

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