

47-49 Marlborough Street Surry Hills

Visual Impact Assessment

Prepared For

M House Surry Pty Ltd

March 2025

Final

Acknowledgement of Country

We acknowledge the Traditional Owners of the lands we operate on. We acknowledge their continuing connection to Country through culture and community and we pay our respects to Elders past and present.

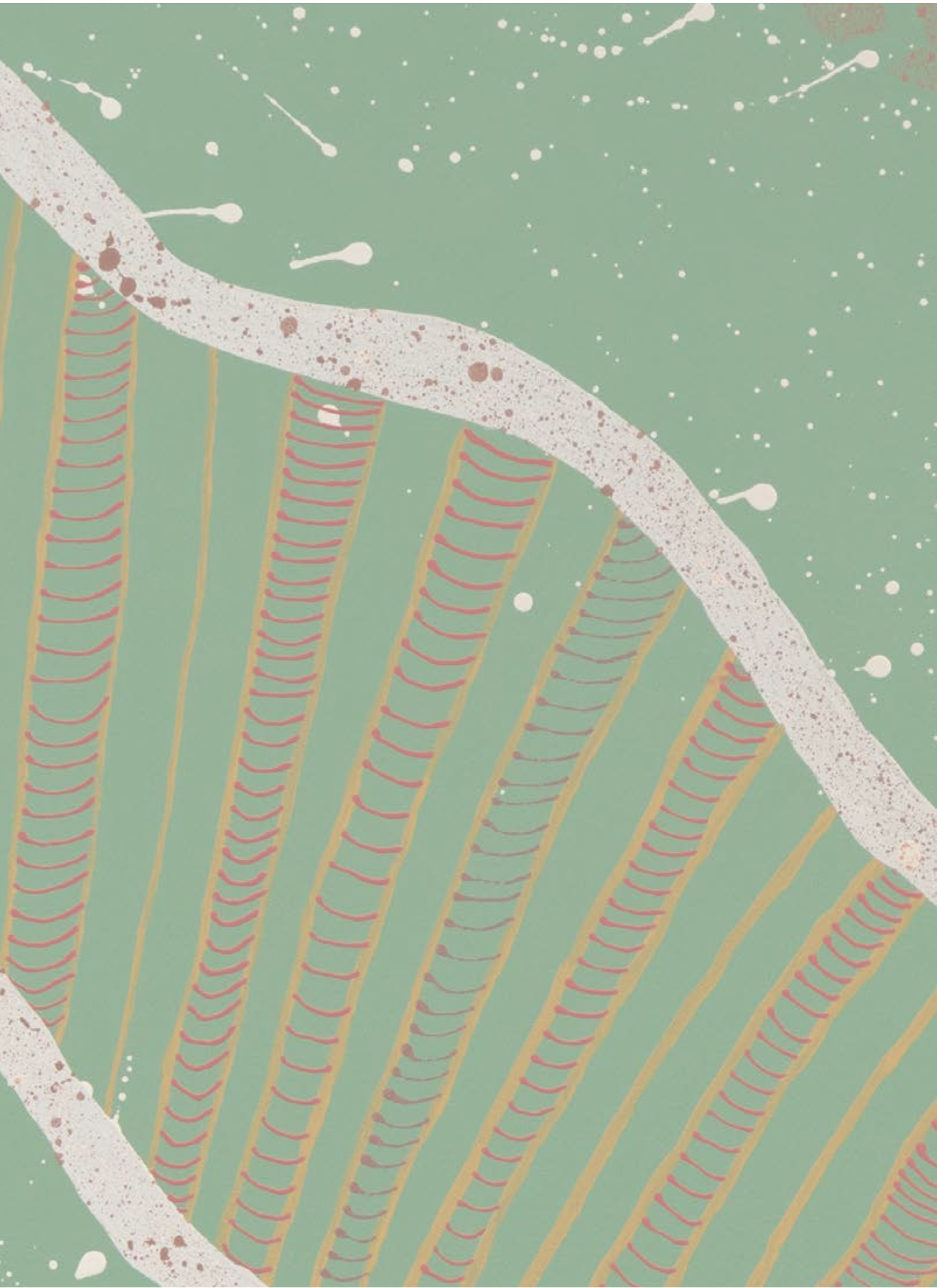
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Executive summary

A photograph of a street scene with large trees and buildings in the background. The text "Executive summary" is overlaid on the left side of the image. The scene shows a row of large, mature trees with green foliage. Behind the trees, there are several multi-story buildings, some with red roofs and others with white walls. A black fence runs along the base of the trees. In the foreground, there are several parked cars, including a white car on the left and a dark car in the center. A stop sign is visible on the left side of the road. The sky is blue and clear.

Executive Summary

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 78545225 for the site at 47 – 97 Marlborough Street, Surry Hills (the site). The site is located in Surry Hills, within the City of Sydney Council's Local Government Area.

The project includes a component of in-fill affordable housing and the adaptive reuse of the 'Former David Jones Factory' heritage listed warehouse.

A small part of proposed roof form at the southern end part of the upper floor and roof at the northern end of the project site exceeds the LEP height control where the visual effects and potential of this part is identified in photomontages and assessed.

The visual catchment of the proposed development is small and constrained to local streetscapes and isolated areas of Ward Park.

15 locations were inspected and documented during fieldwork to better understand potential visibility of the proposal where five (5) public view locations and three (3) private domain view locations were selected for further analysis via the use of visual aids. Results of this analysis are extrapolated across the wider visual catchment to understand the visual impacts of this proposed development.

Public Domain Views

- The presence of mature vegetation and intervening built form reduces visibility to all parts of the Proposal.
- There are limited viewing opportunities from sensitive public domain locations within the immediate visual catchment.
- The effects of the built form proposed are highly compatible with neighbouring and other surrounding development.
- The visual change would not be unexpected by viewers in this urban context.
- The proposed development does not block access to areas of views of high scenic quality, unique features or heritage items from sensitive public domain locations.
- The visual effects of non-compliant additional height sought, are considered Low or less, and of no material consequence in view loss terms.
- Five (5) representative views were analysed in more detail to understand the effects of change in relation to key visual criteria. Two medium distance park views were rated as low-medium due to medium viewing period and sensitivity of the view places.
- Three (3) views were low due primarily to proximity, viewer sensitivity and high visual absorption capacity.

Based on fieldwork inspections, observations and photomontages, Visual effects and resultant impacts of the Proposal are determined to be low or low-medium and acceptable.

Private Domain Views

- Private domain potential view impacts are likely to be low. This is due to the relative viewing heights and limited access to scenic and highly valued views above and beyond the site from immediately neighbouring dwellings.
- Whilst there may be visual change in some private domain views, this does not equate to view loss of merit in Tenacity terms.
- CGIs show that the Proposal will not block compositions that are predominantly characterised by unique, scenic or highly valued views as defined in Tenacity.
- The minor, limited extent of non-compliance in relation to a part floor does not generate any unacceptable view loss or view impacts for close potentially affected dwellings.

On balance, considering the limited extent of visual effects and low and reasonable levels of impact, the Proposal can be supported on visual impact and private view impact grounds.

01 Introduction



1.1 Introduction

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 78545225 for the site at 47 – 97 Marlborough Street, Surry Hills.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 19 December 2024 (SSD- 78545225). Specifically, this report has been prepared to respond to the following SEARs:

Table 1 – SEARs compliance

Description of Requirement	Section Reference
7. Environmental Amenity	
Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Section 5.0
8. Visual Impact	
- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Sections 4.0, 5.0 and 6.0

This VIA follows an objective, logical process to determine the importance of the extent of visual change in relation to the local and wider visual context.

This VIA includes a certification statement regarding the preparation method and accuracy of photomontages. The photomontages prepared by Urbis included in this report have informed the analysis of visual effects and impacts.

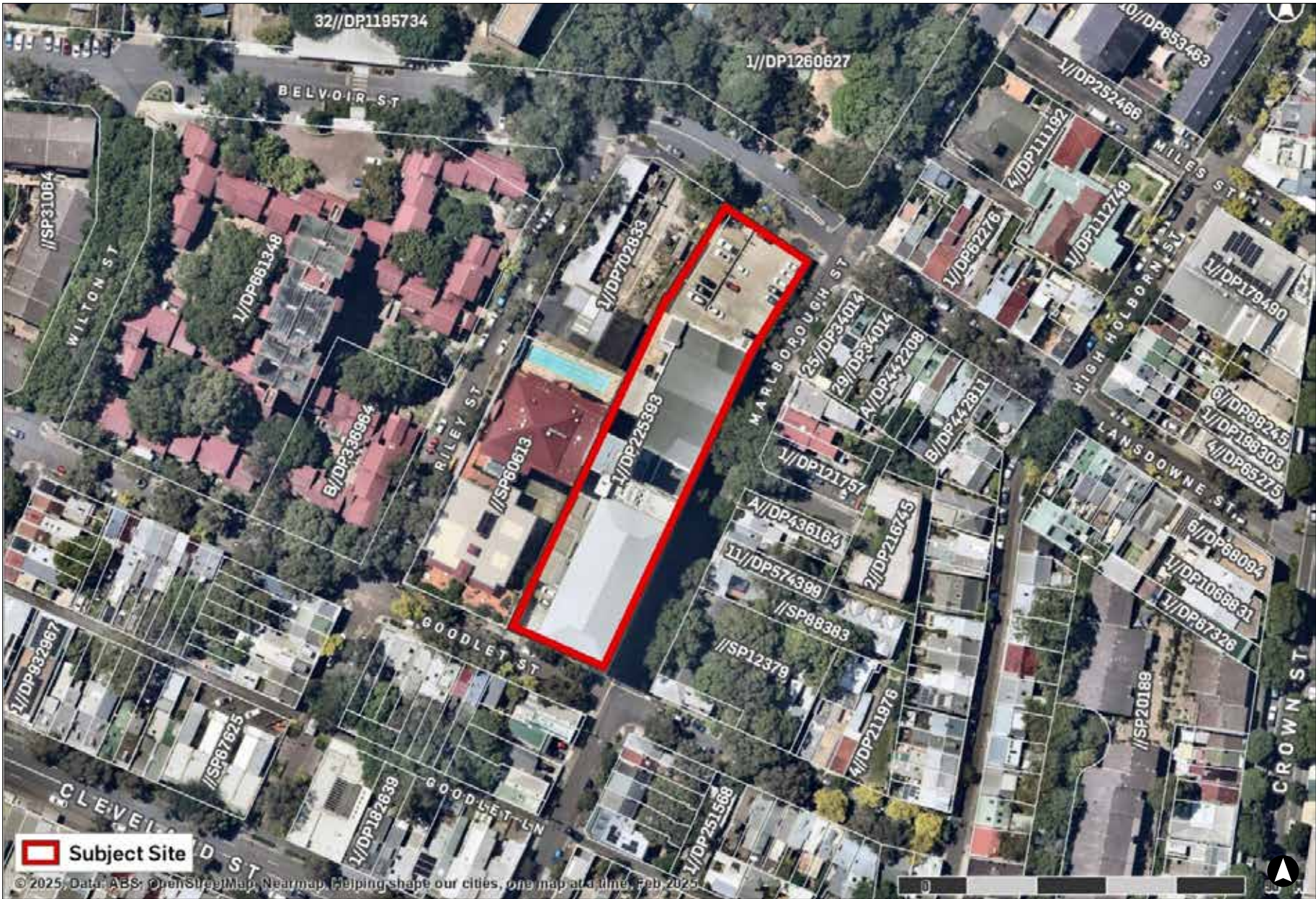


Figure 1 Site location | Urbis

1.2 Project description

The application seeks development consent for the redevelopment of the site for an in-fill affordable housing residential development comprising 172 market and affordable housing dwellings. The works will involve the adaptive reuse of the heritage listed warehouse building known as the 'Former David Jones Factory'.

Specifically, this application seeks approval for the following:

- Demolition of the existing car park on the northern portion of the site.
- Site preparation works including:
 - Tree removal.
 - Excavation on the northern portion of the site.
- Alterations and additions to the existing warehouse building for the purposes of a residential flat building comprising:
 - Heritage conservation works to the warehouse building and alterations to the warehouse roof profile on level 8.
 - Four level addition to the warehouse building on the central portion of the site.
 - 134 residential apartments across 9 levels.
 - Indoor communal resident amenity and rooftop communal open space.
 - Service vehicle access from Goodlet Street to an at-grade loading dock.
 - Lower ground storage, plant and services area.
- Construction of a new residential flat building on the northern portion of the site comprising:
 - Basement car stacker and vehicular access from Landsdowne Street.
 - Retail tenancy on ground level on the corner of Marlborough Street and Landsdowne Street.
 - 38 residential apartments across 9 levels.
- Landscaping and associated public domain works including a private pedestrian link along the western site boundary.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by Wardle appended to the Environmental Impact Statement.



Figure 2 Building east elevation | Wardle



Figure 3 Building south elevation | Wardle



Figure 4 Building north elevation | Wardle

1.3 The Site and locality

The site is located at 47-97 Marlborough Street, Surry Hills and is legally described as Lot 1 in DP225393 and Lot 1 in DP251056. It is regular in shape and has an area of approximately 3,413 sqm.

The site is located in the City of Sydney local government area (LGA) in Surry Hills, which is well-served by public amenities such as a supermarket, cafes, destination retail shops and a library. Community facilities such as swimming pools, tennis courts, and active open space are easily accessible. The southern portion of the site comprises a locally listed heritage item (the former David Jones Warehouse building) and the northern portion of the site accommodates a car park. The area to the east and south of the site is a Heritage Conservation Area.

The site is in a highly accessible area with the nearest Light Rail Station (Surry Hills) 200m to the north of the site. The site is also close to regular bus services in the immediate vicinity.

The existing building is built to the site boundaries. There are existing street trees along Marlborough Street, as well as some planter boxes containing vegetation on the site's north-eastern frontage to Marlborough Street.

The location of the site is illustrated in Figure 1.

1.4 The Proposal in visual terms

The site is bound by Marlborough Street to the east, Goodlet Street to the south, Lansdowne Street to the north, residential flat building (RFB) development and a substation to the west and north-west respectively.

The existing built form steps down from the southern to the northern end of the site whereas the proposal forms a single mass of greater length and height compared to the existing built form. The proposal increases the building mass by increasing the central building height and adding a northern building.

The building proposed appears as a simple rectilinear mass with rectangular balconies oriented to the north, east and west. The overall mass is reduced via vertical setbacks between each building form.

The new northern built form comprises ground floor commercial space high quality public domain space design intergration with both Marlborough and Lansdowne Streets.



Figure 5 Site plan | Wardle

1.5 Non-compliance

The proposal includes non-compliant mass above the City of Sydney LEP height control. The exceedance predominantly relates to part of the 10th level in the northern built form and part of the 8th level roof form in the southern built form.

We note that the minor non-compliance creates no material visual effects or visual impacts in public domain views as indicated by yellow shading in modelled views, refer Section 5.

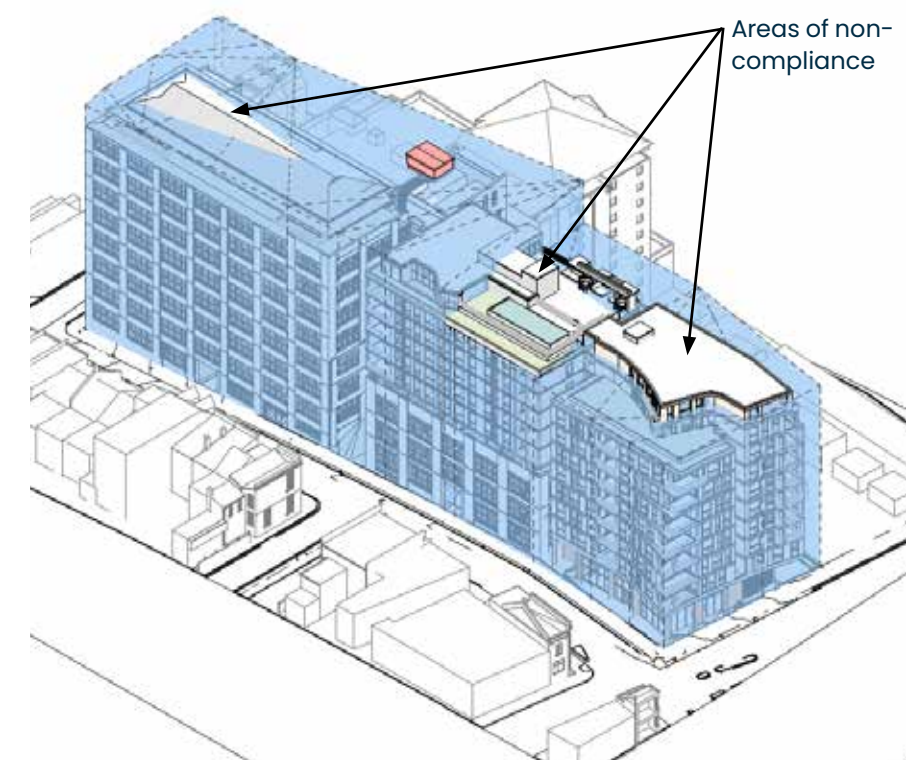


Figure 6 Axonometric SE view with non-compliance | Wardle



02 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 Character Visual Impacts Assessments (LCVIA).

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 takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

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:

- Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3rd edn.
- Landscape Institute (2019) *Visual Representation of Development Proposals*. Technical Guidance Note 06/19.
- Australian Institute of Landscape Architects (AILA) (2018) *Guidance Note for Landscape and Visual Assessment*.
- Transport for NSW (2023) *Guideline for landscape character and visual impact assessment: environmental impact assessment practice note EIA-N04*. Version 2.3.

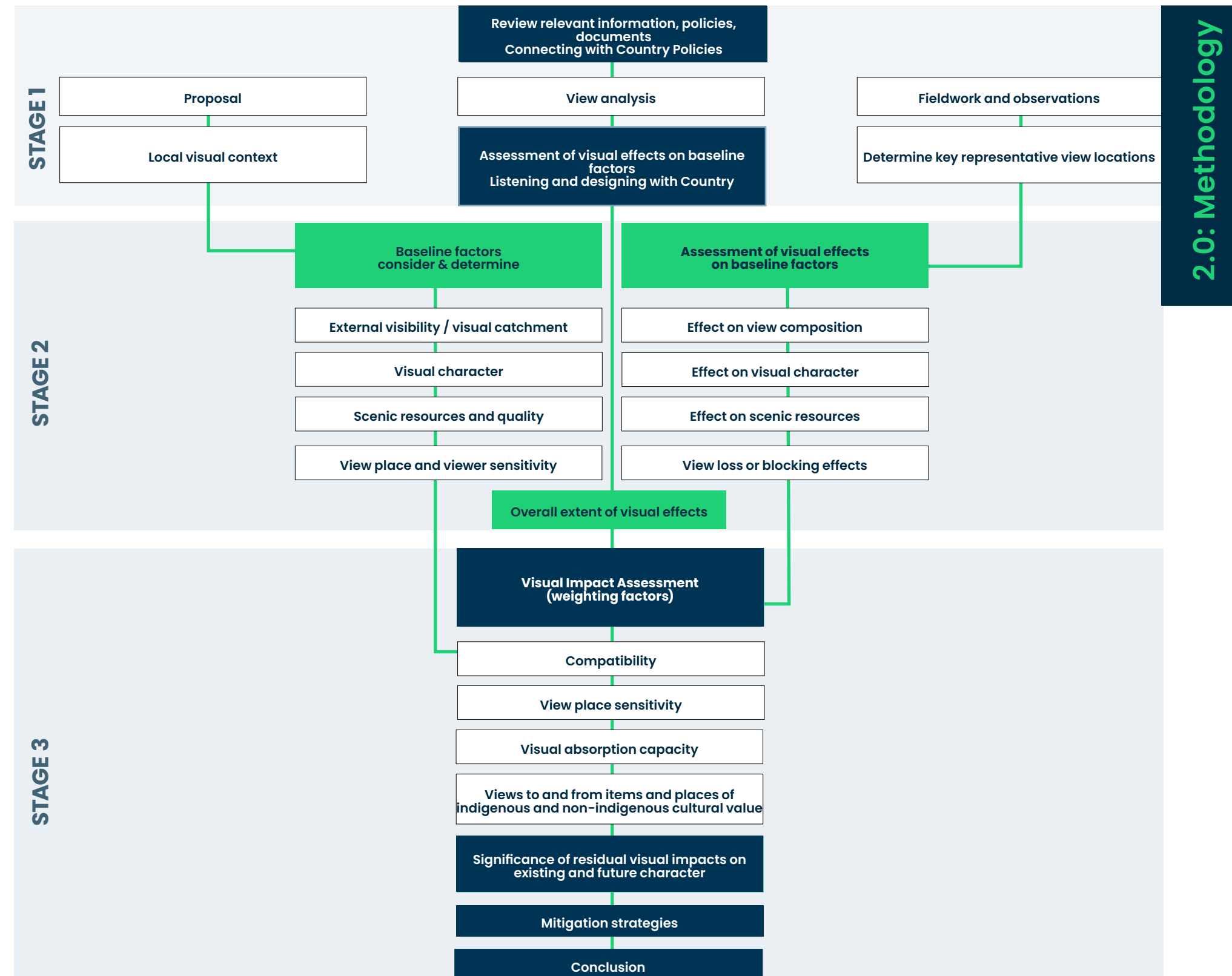


Figure 7 Urbis methodology flowchart



03 **Baseline visual analysis**

3.1 Visual context

The visual context of this part of Surry Hills is predominantly influenced by a combination of low density R1 residential development and mixed use areas surrounding major roads and transport nodes. Height and scale of built form increases to the west and north where larger commercial and residential buildings reach between 6 and 8 storeys. R1 development south, east and north-east of the site is predominantly terrace housing which form various parts of three heritage conservation areas surrounding the site. The wider surrounding visual context of Surry Hills is varied, and includes multiple examples of high-density adaptive re-use development.

The commercial uses of Cleveland, Devonshire, Crown and Elizabeth Streets form a perimeter around residential development of mixed height and scale that surround the subject site.

North

Immediately north of the site is Ward Park which includes a moderately sized open park and perimeter vegetation along its southern, eastern and western boundaries. The northern boundary remains open to Devonshire Street and light rail stop. The scale of development decreases north of Devonshire Street which is predominantly characterised by terrace housing.

A large social housing complex, including several multi-wing unit blocks along Devonshire and Clisdell Streets, and a central 14 storey multi-wing tower characterised by a 100m long street frontage to Belvoir Street, are located immediately west of Ward Park and north-west of the site. Notwithstanding some density and height south of Belvoir Street and along Riley Street, the 14 storey tower complex is a tall and imposing feature within the streetscape that is visually contrasting to immediately surrounding development.

West

The area immediately west of the subject site in the same block is a part 3, part 10 storey residential development to the south and substation to the north towards Lansdowne Street.

Terrace housing is generally confined to conservation areas immediately south and east. Medium and high density developments including multiple public housing estates occupy areas east and north-east of the site. The visual setting is heavily influenced by the juxtaposition R1 development and the presence of a 14-storey housing complex (40-48 Belvoir Street) which abuts Ward Park to the west. The building includes three 50m wings which project north, east and west from a central core. The northern and eastern wings include additional 50m projecting wings totalling 5. The longest elevation, facing Belvoir Street, is 100m wide. Open space and tree canopy within Ward Park provide visual relief, physical and visual connection to Devonshire Street and moderates contrasting scales of development.



Photo 1 View south along Marlborough Street of the subject site



Photo 2 View south towards the subject site from Lansdowne Street



Photo 3 View east along Goodlet Street of the subject site

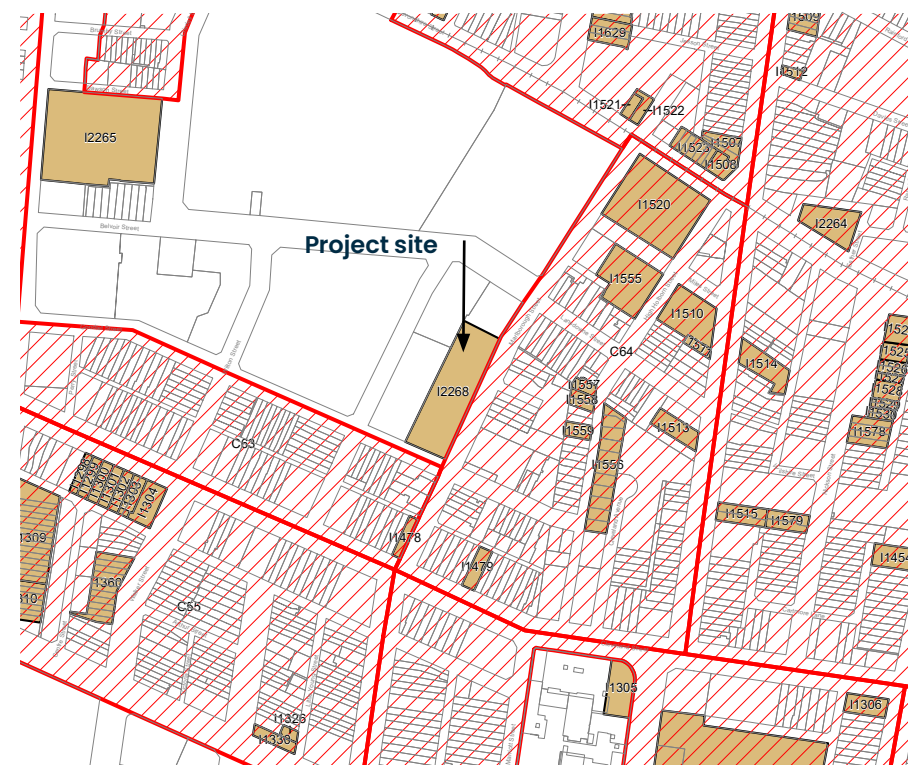
3.2 Heritage items

A local heritage listing applies to the former David Jones factory building on the site (item no. 12268) which is surrounded by the following heritage conservation areas:

- High Holborn Street (west)
- Goodlet Street (south)
- Little Riley Street (north)
- Brumby Street (west of Clisdell Street)

The heritage conservation areas are predominantly characterised by adjoining terrace development and small, narrow lot sizes. The subject site forms part of several irregular shaped blocks surrounded by the conservation areas characterised by large lot sizes associated with public housing estates. In this regard, the site forms part of an area that is visually diverse in terms of architectural style, character and housing typology.

Urbis have reviewed the heritage context of the site. Notwithstanding potential visibility of the proposal from heritage items in the vicinity and heritage conservation areas, there are no identified heritage views relevant to the site or proposal.



3.5 Fieldwork inspected locations

Fieldwork was conducted in October 2025 and informed by; desktop review of relevant statutory and non-statutory documents, aerial imagery and topography to establish the potential viewshed.

15 locations were reviewed as part of the fieldwork to better understand the potential visibility of the proposal from the surrounding area.

All viewpoints visited were publicly accessible and are representative of a range of view types and distance classes.

Table 1 - Inspected fieldwork locations

View Number	Description
1	View south from Surry Hills light rail stop.
2	View south-west from corner of Devonshire and Crown Streets.
3	View north from Marriot Street, near entrance to Surry Hills Shopping Village, Wunderlich Lane.
4	View north from Marriot Street Reserve.
5	View north from Corner of Young Lane and Boronia Street.
6	View north from Young Lane..
7	View North from Cooper Street.
8	View north-east from corner of Walker and James Street.
9	View east from corner of Goodlet and Wilton Streets.
10	View north-east from Riley Street.
11	View west from High Holborn Street.
12	View south-west from Devonshire Street.
13	View South-East from Belvoir Street.
14	View south-east from Belvoir Street near pedestrian crossing.
15	View west from pedestrian path Moore Park West.



Figure 10 Locations inspected during fieldwork



Photo 4 View south from the Surry Hills light rail stop



Photo 6 View north from Corner of Young Lane and Boronia Street



Photo 8 View south-west from corner of Devonshire and Crown Streets



Photo 5 View north from Marriot Street Reserve



Photo 7 View north from Young Lane



Photo 9 View north from Marriot Street, near entrance to Surry Hills Shopping Village, Wunderlich Lane



Photo 10 View north from Cooper Street



Photo 12 View north-east from corner of Walker and James Street



Photo 14 View east from the corner of Goodlet and Wilton Streets



Photo 11 View north-east from Riley Street



Photo 13 View west from High Holborn Street



Photo 15 View south-west from Devonshire Street



Photo 16 View South-East from Belvoir Street



Photo 17 View south-east from Belvoir Street near pedestrian crossing



Photo 18 View west from pedestrian path Moore Park West

3.6 Visual character of the site

The subject site is centrally located within Surry Hills, bounded by Marlborough Street (west), Riley Street (east), Goodlet Street (south) and Landsdowne Street to the north which borders Ward Park. Underlying topography climbs to the north and west where the site occupies a mid-slope location.

The site is long and narrow, extending the entire length of the block from Landsdowne Street (north) to Goodlet Street (south). The site has three frontages, where the long elevation presents to Marlborough Street and the short elevations align with Landsdowne and Goodlet Streets.

The site is broadly divided into thirds where the two southern thirds are occupied by warehouse buildings. The southern-most third includes an 8 storey, pitched roof warehouse building characterised by painted brick façade and large, rectangular windows. A flat-roofed part 3, part 4 storey warehouse of similar character adjoins to the north. The northern-most third, at the corner of Landsdowne Marlborough Streets, includes a flat-roofed, double storey carpark. The northern two-thirds of the site are, relative to the southern warehouse building, under-developed.

3.7 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.

Comment:

The scenic quality of the site varies across the site ranging from moderate at the southern end to low at the northern end. The site includes a visually significant heritage listed warehouse building at the southern end stepping to a lower 2 storey building of similar character and a car park at the northern end of the site.

The surrounding local visual context is characterised by low and mid-height masonry dwellings of typical early to mid-century architectural character and significant mature street canopy which is present along all local streetscapes.

3.8 Public view place sensitivity

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

Comment:

Public parks, such as Ward Park and Marriott Street Reserve are located within the surrounding visual context from which direct views to the Proposal are available. The parks are of a local scale and therefore considered as a reduced sensitivity.

Potential visibility of the site was inspected and documented from the Surry Hills Light Rail stop and is considered as having an increased sensitivity given its high use.

Visibility of the subject site from public roads and intersections is highly constrained to the immediate vicinity by topography, built form and vegetation.

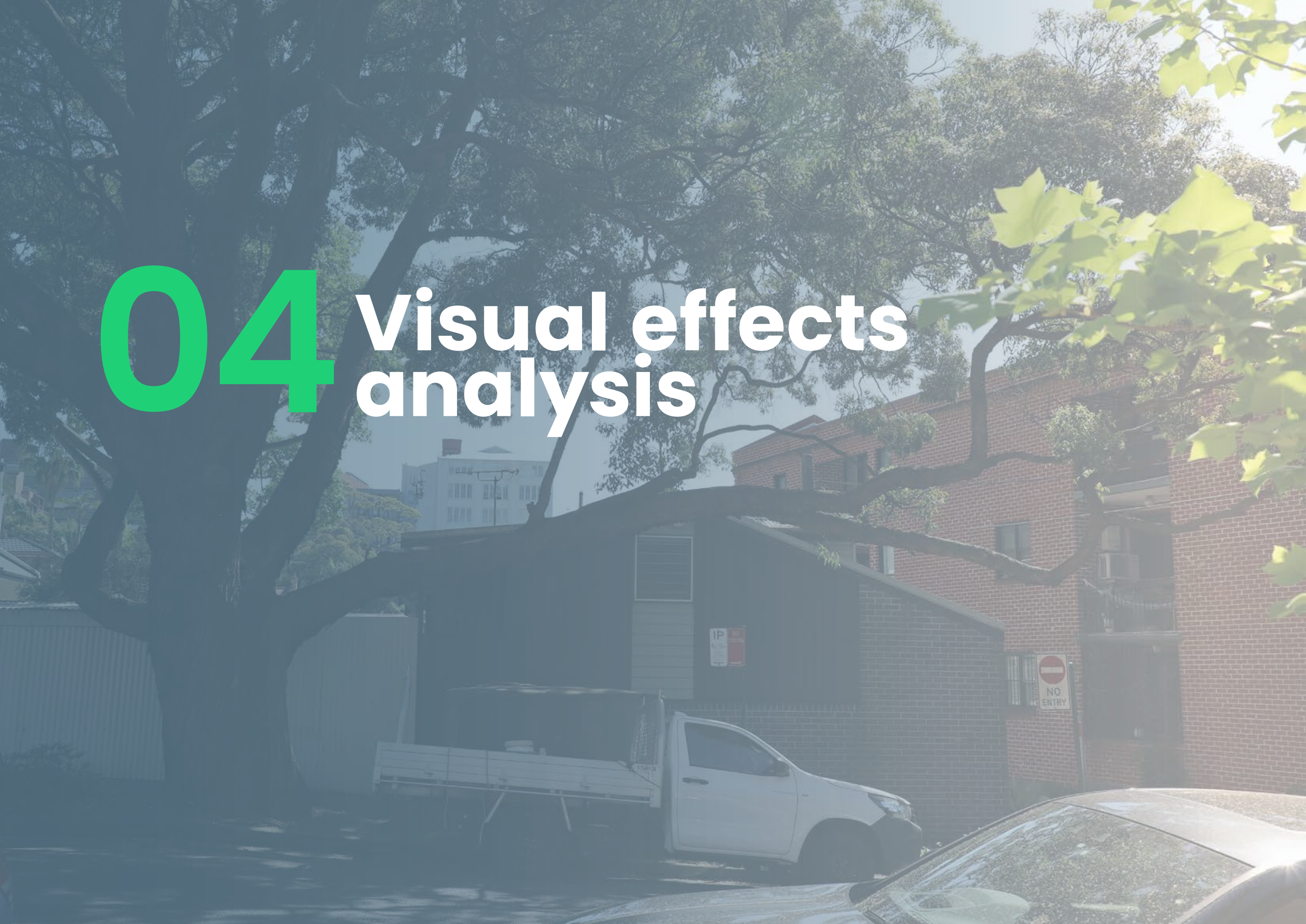
3.9 Private view place sensitivity

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the Proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Comment:

Potential sustained residential views may be available from some RFB elevated dwellings such as “Edgeview” located adjacent the western boundary on Riley Street, and medium distance elevated dwelling locations including the “Surry Hills Village” development to the south on Baptist Street, Redfern. Potential sustained views may also be available from HCA dwellings in proximity of the project site.

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 6 public view locations for further analysis.

Table 2 – Photomontage locations

No.	Photomontage location
PM 01	View south from Surry Hills light rail stop.
PM 02	View south-west from corner of Devonshire and Crown Streets.
PM 03	View north from Marriot Street Reserve.
PM 04	View north-east from corner of Walker and James Street.
PM 05	View east from corner of Goodlet and Wilton Streets.

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.



Figure 11 Photomontage location map

Photomontage 01

Viewpoint 1 – Light Rail stop

Distance class

- Medium
- 130m

Existing composition of the view

The foreground composition is characterised by areas of Ward Park, including a central grassed area and adjoining streetscape vegetation which filters views towards the subject site. An existing RFB in the background is partially visible through foreground screening vegetation.

Visual effects of the proposal on the composition as modelled

The Proposal introduces built form into the background composition including partially screened views of the northern elevation. The scale of the Proposal is compatible with and not dissimilar to other visible built forms and to others present along Riley Street.

Effects of non-compliance

Low to negligible – the roof form may be partially visible through vegetation in upward views however there would be no material impact on the view.

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	low

Overall rating of effects on baseline factors	low
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Weighting factors

Public domain view place sensitivity	medium (neutral)
Visual absorption capacity	high (down-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	medium (neutral)
Viewing distance	medium (neutral)

(See section 5.7 for overall visual impact rating)



Figure 12 Viewpoint 01 location



Photo 19 Viewpoint 01 south from Surry Hills light rail stop



Figure 13 Viewpoint 01 photomontage

Photomontage 02

Viewpoint 2 – Crown Street

Distance class

- Medium
- 180m

Existing composition of the view

The view is south-west from the Devonshire and Crown Street where the intersection and road carriageways are visible in the foreground. Street trees and built form frame the view with a terrace building and church are the predominant visible mid-ground elements.

Visual effects of the proposal on the composition as modelled

A minor extent of the proposal is visible above intervening development and through existing vegetation. The Proposal's height, form and character are considered to be compatible with the existing character.

Effects of non-compliance

Low to negligible, part of the lift overrun or roof may be visible in upwards views through foreground elements..

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	low
Overall rating of effects on baseline factors	low

Weighting factors

Public domain view place sensitivity	low (down-weight)
Visual absorption capacity	high (down-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (neutral)

(See section 5.7 for overall visual impact rating)



Figure 14 Viewpoint 02 location



Photo 20 Viewpoint 02: View south-west from corner of Devonshire and Crown Streets



Figure 15 Viewpoint 02 photomontage

Photomontage 03

Viewpoint 4 – Marriott Street Reserve

Distance class

- Medium
- 300m

Existing composition of the view

The foreground comprises the Marriott Street Reserve. The mid-ground includes low, terrace housing and tree canopy. Upper levels of Marlborough House are visible in the background of the view.

Visual effects of the proposal on the composition as modelled

Mid to upper sections of the proposal form is visible above tree canopy. The Proposal form appears as a single mass extending the height and scale of the existing adjacent building.

Effects of non-compliance

Low – part of the lift overrun and roof form may be visible in upwards views however there would be no material impact on the view.

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	low

Overall rating of effects on baseline factors	low
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Weighting factors

Public domain view place sensitivity	medium (neutral)
Visual absorption capacity	high (down-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	medium (neutral)
Viewing distance	medium (neutral)

(See section 5.7 for overall visual impact rating)



Figure 16 Viewpoint 04 location



Photo 21 Viewpoint 04: View north-west from Marriott Street Reserve



Figure 17 Viewpoint 04 photomontage

Photomontage 04

Viewpoint 8 –Walker Street

Distance class

- Medium
- 190m

Existing composition of the view

The foreground view includes the James Street and Walker Street intersection with a low building visually defining the streetscape and blocking views of the subject site in the background where the top of the Marlborough House, red water tower, is partially visible above the roof line.

Visual effects of the proposal on the composition as modelled

Due to topography, vegetation and existing built form in the foreground, combined with the distance from the view location, the Proposal is not visible.

Effects of non-compliance

Nil - likely imperceptible due to scale and foreground elements.

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	low

Overall rating of effects on baseline factors	low
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Weighting factors

Public domain view place sensitivity	low (down-weight)
Visual absorption capacity	medium (neutral)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (neutral)

(See section 5.7 for overall visual impact rating)



Figure 18 Viewpoint 08 location



Photo 22 Viewpoint 08: View north-east from corner of Walker and James Street



Figure 19 Viewpoint 01 photomontage

Photomontage 05

Viewpoint 9 – Goodlet Street

Distance class

- Close
- 140m

Existing composition of the view

This is an easterly view from the intersection of Goodlet and Wilton Streets. The view comprises terraces and mature street tree canopy which is present along a local streetscape. RFB roof forms are visible centrally above tree canopy.

Visual effects of the proposal on the composition as modelled

Due to existing terrace built form and canopy vegetation in the foreground, combined with the distance from the view location, the Proposal is not visible.

Effects of non-compliance

Negligible – likely imperceptible due to scale and distance.

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	low
Overall rating of effects on baseline factors	low

Weighting factors

Public domain view place sensitivity	low (down-weight)
Visual absorption capacity	high (down-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	close (up-weight)

(See section 5.7 for overall visual impact rating)



Figure 20 Viewpoint 09 location



Photo 23 Viewpoint 09: View east from corner of Goodlet and Wilton Streets



Figure 21 Viewpoint 09 photomontage

05 Visual impact assessment



Having determined the extent of the visual change based on the five (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.

The Proposal is located in a highly urbanised location with a diverse visual context that includes elements typically considered to have positive amenity value and contribute to overall sensitivity. These include locally listed heritage significant areas and items, areas of open recreation space, valued housing stock such as terrace housing and a generally high level of large, mature trees both within the public and private realm.

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.

Comment:

The existing visual environment has a moderate to high capacity to absorb the visual changes proposed. Topography and existing surrounding built form will limit visibility to the middle and upper sections of the Proposal from virtually all of the visual catchment apart from short sections of immediately adjoining streets.

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.

The Proposal is located within a highly urbanised area that includes examples of other RFBs including immediately adjacent west long Riley Street and the 15-storey Northcott Estate on Belvoir Street that further contributes to compatibility given their proximity to the site. As such, the Proposal has a relatively high level of visual compatibility with the existing visual environment within the immediate and 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 regard to viewing periods from close locations in the public domain are low, typically from moving viewing situations (both pedestrian and vehicle) and experienced for short periods from surrounding transport corridors. More sustained views are possible from sections of surrounding open recreation spaces such as Ward Park and Marriott Reserve where the Proposal will be visible above or through existing tree canopy.

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.

Views of the Proposal are possible from close and medium distance locations. Close view locations will typically include only partial views of the Proposal (the lower and mid-sections) or be partially be blocked by intervening elements, whereas medium distant views locations have the potential to view the mid and upper sections of the Proposal in a wide visual composition.

5.6 Significance of residual visual impacts

This section reviews whether there are any residual visual impacts and if 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.

Comment:

The residual impacts are low and acceptable given the limited visual effects in the majority of views across the visual catchment.

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 3 – Summary of Visual Effects and Weighting Factors

Visual Effect Rating	VP01	VP02	VP04	VP08	VP09
Visual Character	low	low	low	low	low
Scenic Quality	low	low	low	low	low
View Composition	low	low	low	low	low
View Blocking of Scenic Elements	low	low	low	low	low
Weighting Factors	VP01	VP02	VP04	VP08	VP09
Public Domain View Place Sensitivity	med	low	med	low	low
Visual absorption capacity	high	high	high	high	high
Compatibility with Urban & Visual Context	high	high	high	high	high
Viewing Period	med	short	med	short	short
Viewing Distance	med	med	med	med	close
Overall visual impacts	low-med	low	low-med	low	low

5.8 Summary

Based on fieldwork inspections, observations and photomontages, the Proposal creates low and medium-low impacts in close and medium distance views across the visual catchment.

- Overall visual impacts for all views modelled were low to med-low due to; limited visibility from intervening land and built form and visual compatibility of the Proposal within an urban context.
- The proposal is highly compatible with surrounding development and is consistent with viewer expectations for a peri-urban setting.
- The existing visual environment includes mature vegetation and built form of equivalent height providing medium to high VAC within the visual catchment.
- The majority of views to the site are from situations where visibility is experienced for a short period of time.
- The additional height sought adds to the scale of the Proposal, but does not block any scenic or unique parts of the view elements, or create material view loss or impacts.
- The proposed development is supported on visual impact grounds.

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A photograph of a residential street with parked cars and trees, overlaid with a semi-transparent blue filter. The text '06 Private domain views' is superimposed on the left side of the image.

06 Private domain views

6.1 Private domain impacts

Private domain impacts have been informed by fieldwork observations, review of aerial imagery, and analysis of publicly available floor plans and real estate imagery.

The immediate visual context comprises a mix of low-rise residential terraces, warehouse buildings, and mid-rise development typical of inner city Sydney areas. Due to the tight street pattern and mature street trees, views from ground level are generally constrained by surrounding built form and vegetation. Some neighbouring development sits slightly above the site, particularly towards Ward Park to the north and along the higher ridgeline of Riley Street. Additional elevated views occur from mid-rise residential buildings in the surrounding area, including those near the Central-Redfern corridor, where increased height provides broader visibility towards the site.

Based on observations of surrounding settlement patterns, relative heights and likely access to views, Urbis have determined that access to scenic and highly valued compositions is limited. The majority of close, low-density residential dwellings do not directly align with the site and are considered low risk.

Private Domain views

- Potential views are likely from immediately surrounding low-density RI residential areas that align with the site for example west-facing terrace development along Marlborough Street and east facing dwellings along Riley Street.
- Direct views from dwellings south of the site unlikely due to the east west alignment of dwellings.
- There are no dwellings immediately north of the site, this area is occupied by Ward Park.
- The proposal is potentially visible from the following elevated private domain locations within 1km of the site:
 - North and south facing views from upper level dwellings at 508 Riley Street (tower immediately west of the subject site)
 - Southerly and south-easterly views from mid and upper level dwellings at 40-48 Belvoir Street (high density public housing estate north of the site)
 - Upper level east facing views from residential flat buildings along Elizabeth Street, for example 533-535 Elizabeth Street.
 - Upper level north-westerly views from dwellings within Surry Hills Shopping Village south-east of the site, 6-14 Baptist Street, Redfern
- View loss from private domain dwellings is considered low risk. Elevated views from surrounding dwellings are limited and are unlikely to be predominantly characterised by unique visual features or scenic compositions in Tenacity terms.
- The proposal will likely be visible in upper level north-westerly views towards the CBD from a limited number of dwellings at 6-14 Baptist Street, Redfern.

6.2 Preliminary view impact considerations

The assessment of potential view loss is based on a review of CGI images prepared by Urbis. Urbis modelling team use GIS software packages and programmes to identify RLs at neighbouring dwellings, where virtual cameras can be located. Virtual cameras can replicate an approximate view according to a requested focal length lens (FL) and field of view (FOV).

6.3 Use of Computer Generated Images (CGIs)

CGIs are a useful objective visual aid which show the likely view compositions that are available from window openings or adjacent external viewing positions such as balconies. The virtual camera locations cannot represent actual internal views that would be available from inside the dwelling and therefore over-state the potential view available, and in this regard also overstate the extent of visual effects (potential view loss) which may occur.

CGIs show the 'likely view composition' available from the approximate location and height of a standing viewer from close to each respective window or balcony. In all cases, the indicative views shown are from external locations at the façade, either aligned with windows or balconies and at approximately 1.6m above the surveyed floor level.

CGIs are 'constructed views' and do not include 'real world' built features or accurate height and density of vegetation. Urbis rely on the general arrangement of the compositional detail to understand the mid-ground and distant features that would likely be available from the approximate location.

6.4 Views analysis

Without the benefit of views inspections from dwellings, our assessment of potential view loss is based on an analysis of the 3D architectural DA massing model which is depicted in CGIs as a white or grey mass.

The extent of view loss as per view, has been assessed against the *Tenacity* Planning Principle in order to establish an overall view impact for a dwelling. Notwithstanding the determination of the view impact in Step 3 of Tenacity is subjective, and may vary between practitioners, the application of the Tenacity assessment for each dwelling has informed our opinion as to the overall view sharing outcome presented in the conclusion.



Figure 22 CGI location map

Computer Generated Images (CGI) modelling from the closest, elevated and potentially most affected residential locations demonstrate the types of compositions available and the likely visual effects, locations selected include, refer Figure 22;

- **508 Riley Street** – North-easterly view from level 5, mid level dwelling
- **508 Riley Street** – North-easterly view from level 10, upper level dwelling
- **6-14 Baptist Street** – North-westerly views from the upper level dwelling

CGI 1 – 508–528 Riley Street “Edgeview” level 10

508 Riley Street is a 10-storey residential flat building located immediately west of the project site. The RFB’s elevated position allows for views of the surrounding landscape, including parts of the Sydney CBD to the north, from middle and upper level apartments that are oriented mid-block or at building corners.

Without the benefit of inspections, we provide a high-level Tenacity review including the four step assessment from an upper-level, north facing unit.

Step 1 – Assessment of the views to be affected

This is a north-easterly view from an upper-level north facing balcony.

Higher level units with views to the north can be broadly categorised as vernacular district views predominantly characterised by low height and scale residential development, continuous tree canopy and isolated distant views to taller built forms.

The proposal introduces new development to the foreground changing the spatial arrangement from new built form that occupies part of the foreground and blocks part of the distant district view available.

The additional height sought blocks a small area of sky in upwards views.

Step 2 – What part of the property the views are obtained

Seated and standing views via the northern boundary on levels 7 to 10.

Step 3 – Assessment of the extent of the impact

Balconies associated with living areas present to the north-east. Party walls between units will restrict views from primary living areas to the north rather than the north-east.

Partial loss of a north-easterly oblique view whereas impacts do not constrain the scenic quality, wholeness or depth of northern views available.

Step 4 – Assessment of the reasonableness of the view impact

The proposal would be visible to the north-east noting that primary and more scenic view opportunities are to the north where other tall built forms are visible.

View impact is minor, where the spatial arrangement and composition will change, but nothing of value is lost in Tenacity terms.

In our opinion, based on the information available private domain view impacts are minor or less, reasonable and supportable.

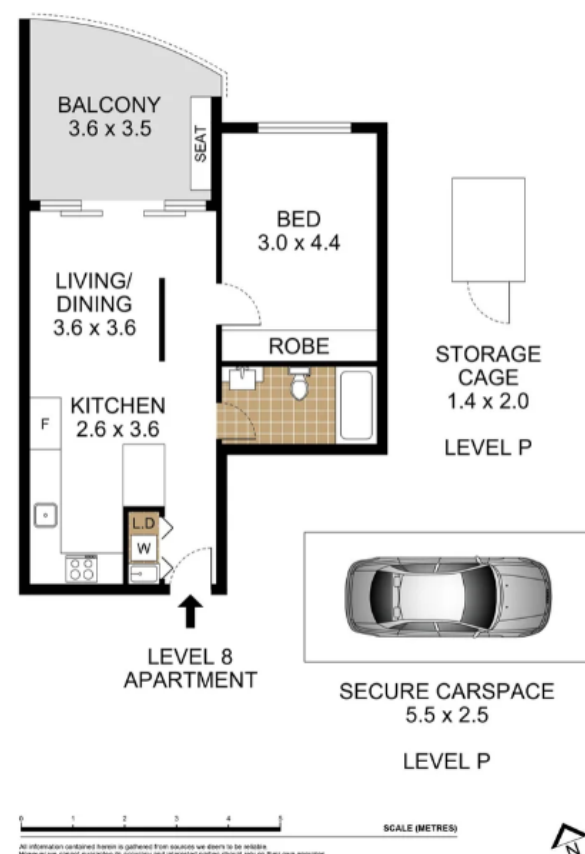


Figure 23 Typical mid-block apartment with north oriented balcony



Photo 24 Upper level lounge view north



Photo 25 Level 8 balcony oblique view example over the project site



Photo 26 Upper level balcony view north



Figure 24 CGI 1 Existing level 10 view north-east from balcony



Figure 25 CGI 1 Existing view with the Proposal (non compliance shaded yellow)

CGI 2 – 508–528 Riley Street “Edgeview” level 5

508 Riley Street is a 10-storey residential flat building located immediately west of the project site. The RFB’s elevated position allows for views of the surrounding landscape, including parts of the Sydney CBD to the north, from middle and upper level units that are oriented mid-block or at building corners.

Without the benefit of inspections, we provide a mid-level Tenacity review including the four step assessment from a mid-level, north facing unit.

Step 1 – Assessment of the views to be affected

The view composition includes foreground development characterised by roof forms from a substation and vegetation.

This is a north-easterly view from a mid-level north facing balcony.

The proposal introduces new development to the foreground where the upper-most levels block a limited section of land and sky.

Step 2 – What part of the property the views are obtained

Seated and standing views via the northern boundary on levels 3 to 6.

Step 3 – Assessment of the extent of the impact

Balconies associated with living areas present to the north-east. Party walls between units will restrict views from primary living areas to the north rather than the north-east.

Partial loss of a north-easterly oblique view whereas direct views to the north are maintained.

Step 4 – Assessment of the reasonableness of the view impact

The extent of view loss is limited to upward sky views and the majority of the composition to the north remains unaffected.

View impact is minor, where the spatial arrangement and composition will change, but nothing of value is lost in Tenacity terms.

In our opinion, based on the information available private domain view impacts are minor or less, reasonable and supportable.



Photo 27 Mid level lounge view north example



Photo 28 508 Riley west and north building elevations



Figure 26 Typical mid-block apartment with north oriented balcony



Photo 29 Mid level balcony view north example

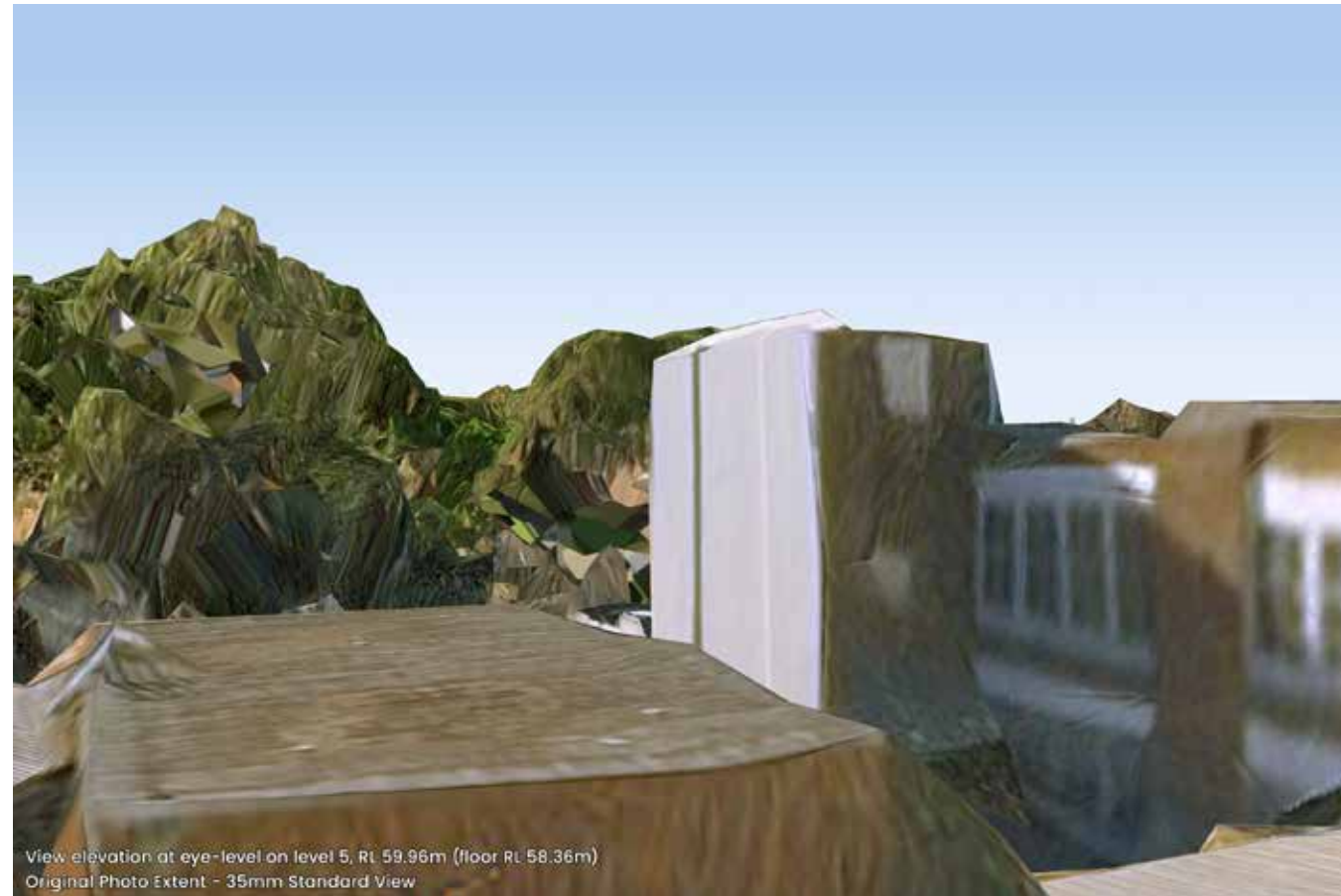


Figure 27 CGI 2 Existing level 5 view north-east from balcony



Figure 28 CGI 2 Existing view with the Proposal (non compliance not visible)

CGI 3 – 6-14 Baptist Street “Surry Hills Village”

6-14 Baptist Street is a mixed use development consisting of three (3) buildings, a smaller commercial building with a rectangular floorplate oriented east-west along the northern boundary. A larger mixed use development comprising dual, apartment buildings with the western block comprising 4 storeys and a 7 storey eastern block. Both apartment buildings are oriented north-south on generally rectangular floorplates located between Marriot and Baptist Streets. A hotel and rooftop restaurant is located at the northern end of the built form.

Without the benefit of inspections, we provide a high-level Tenacity review including the four step assessment from an upper-level, north facing unit.

Step 1 – Assessment of the views to be affected

Potentially affected views are from upper level units with northern or western terraces or balconies with view access to the north and from (lower importance) commercial building, hotel and a rooftop restaurant with north facing windows or balconies.

Views to the north have a foreground and mid-ground composition characterised by mid-level built form with high rise forms and Centre Point tower in the background as part of the Sydney CBD.

Step 2 – What part of the property the views are obtained

Views towards the subject site are potentially gained from oblique north-westerly views from either seated or standing positions.

Step 3 – Assessment of the extent of the impact

We understand that terraces or balconies associated with living areas present to the north.

Potential view loss will occupy a short section of an expansive view in only a north-westerly view.

Step 4 – Assessment of the reasonableness of the view impact

The Proposal blocks a relatively small area of Sydney CBD tower forms and part of a housing estate in the mid-ground. The extent of view loss is limited and does not block icons, iconic or scenic elements.

View impacts do not constrain the scenic quality, wholeness or depth of expansive northerly views available.

The view impact and view sharing outcome is reasonable and supportable.



Photo 30 North-westerly view toward the Proposal from an upper level terrace



Photo 31 Lottie restaurant north-western view



Figure 29 Upper level unit floor plan



Photo 32 Eve Hotel "Wunderlich Terrace" room view north-west

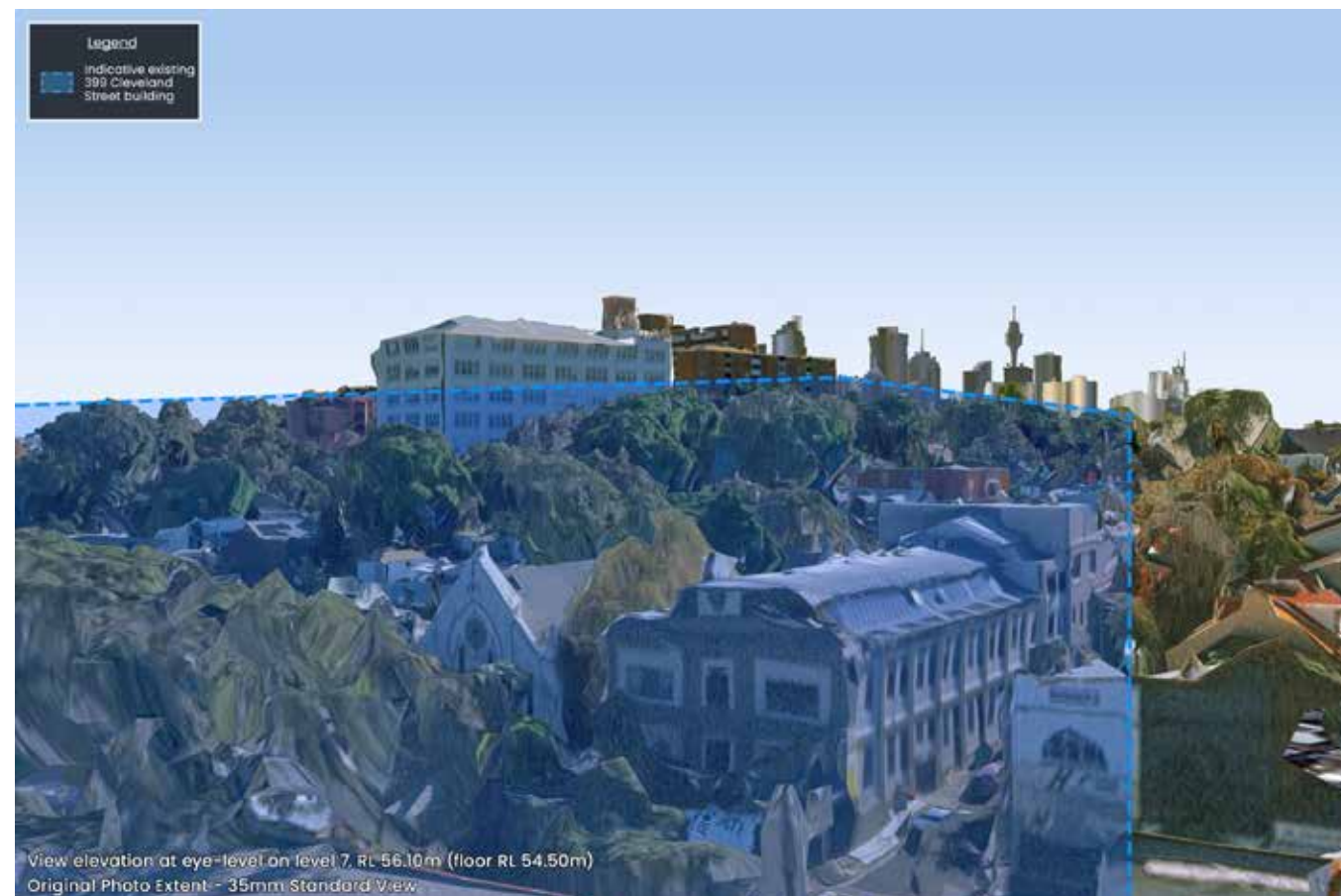


Figure 30 CG3 existing view north-west from level 7 unit balcony

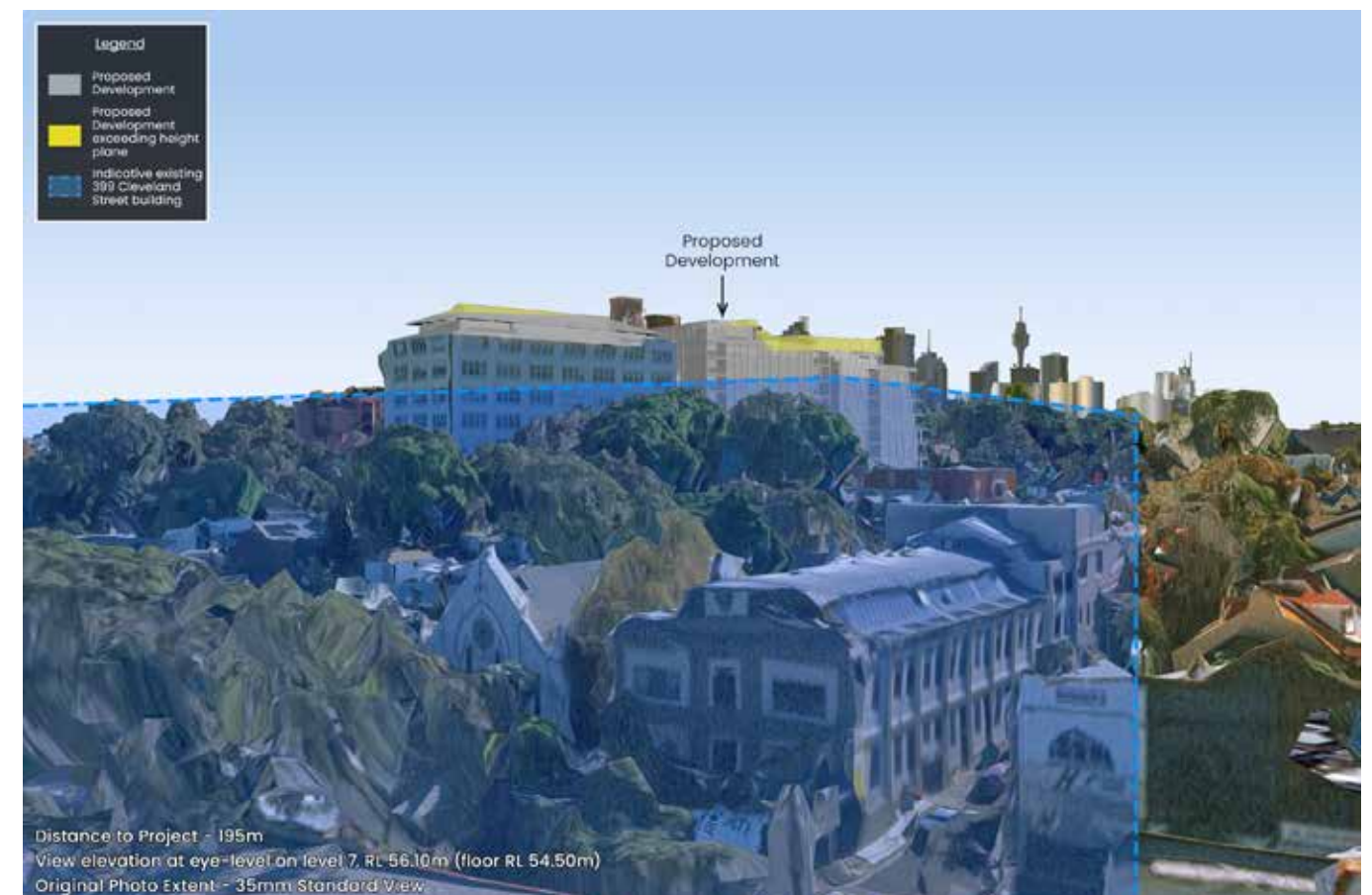


Figure 31 CGI 3 Existing view with the Proposal (non compliance shaded yellow)

6.5 Conclusions

- The extent of private domain potential view loss is from isolated dwellings, limited and therefore are low impacts overall.
- There is nothing of high scenic quality or value, as defined in Tenacity, that will be lost.
- Elevated dwellings will have access to other views and overall potential view impacts will be minor.

Appendices

Appendix 1

Analysis of visual effects

Published on the NSW Department of Planning, Housing and Infrastructure website via major projects tab (NSW DPHI). This information has been developed by Urbis 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.

Table 4 – Description of visual effects

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 5 – Indicative Ratings Table of Visual Impact Factors

Factors	Low impact	Medium impact	High impact
Visual 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.

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.

Marlborough House, Surry Hills

Appendix 3
Visual Assessment | Photomontages and Computer Generated Images

Photomontages Prepared By:

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

Date Prepared:

18 March 2026

Visualisation Artist:

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

Location Photographer:

Annabelle Cooper, Urbis – Senior Consultant, National Design
under direction from 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/4L IS II USM

Software Used:

- 3DSMax 2023 with Arnold 5 (3D Modelling and Render Engine)
- AutoCAD 2025 (2D CAD Editing)
- GlobalMapper 26.2 (GIS Data Mapping / Processing)
- Photoshop CC 2025 (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) – 2025–07–11
- Proposed architectural drawings received from Wardle Architects (PDF) – Dated 2026–01–30
- Proposed 3D model received from Wardle Architects (DWG) – Received 2026–03–18
- Independent site survey from LTS Registered Surveyors (AutoCAD DWG) – Dated 2025–08–22

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 is 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 location, 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.

Computer Generated Images Prepared By:

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

Date Prepared:

18 March 2026

Visualisation Artist:

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

Software Used:

- 3DSMax 2023 (3D Modelling and Visualisation)
- AutoCAD 2025 (2D CAD Editing)
- GlobalMapper 25.1 (GIS Data Mapping / Processing)
- Photoshop CC 2025 (Photo Editing)

Data Sources:

- Aerometrex 3D Models (geo-referenced OBJ) – Sydney 2020-06
- 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) – 2025-07-11
- Proposed architectural drawings received from Wardle Architects (PDF) – Dated 2026-01-30
- Proposed 3D model received from Wardle Architects (DWG) – Received 2026-03-18
- Independent site survey from LTS Registered Surveyors (AutoCAD DWG) – Dated 2025-08-22
- Development Application architectural drawings (SJB) for 397-399 Cleveland Street (PDF) – Dated 2029-09-19

Methodology :

Photorealistic Computer Generated Images (CGIs) provided on the following pages have been produced with a high degree of accuracy in order to satisfy the intent of the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy) which requires real world imagery to be provided as far as practicable, all data sets used and all digital manipulation in creating the image to be clearly identified.

The process for producing these CGIs is outlined below:

- Using independent survey data, geo-referenced Aerometrex 3D dataset, combined with digital elevation models (DEM) 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 and photographic viewpoints can be inserted. Survey data is the primary data source with geo-referenced Aerometrex 3D models, LiDAR point-clouds and DEM then brought in to provide photorealistic context and reference.
- Layers of the proposed development are provided by the architect 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.
- CGIs have been created in the 3D visualisation software using a virtual camera with a standard focal length 35mm to show a slightly wider context. Camera settings replicate a full-frame camera sensor (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) which is an accepted photographic standard to approximate human vision. Images are shown at an equivalent standing height of 1.60m above a finished floor level (FFL).
- Each viewpoint has been established using RLs (AHD) extracted Aerometrex 3D models and cross-checked with LiDAR point-clouds and development application architectural drawings to replicate a view taken at approximately 1.60m above FFL.
- To best represent the Aerometrex 3D data as originally captured, lighting settings have been set up to capture the data and minimise any colour casting. For each view, the final CGI is then produced by compositing 3D rendered images of the proposed development into the rendered existing conditions of the base context model, with editing performed to sit the proposal at the correct view depth. 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 CGI.



CGI Views				
Address	CGI Viewpoint	Description / Level	Approximate floor RL (metres)	Height selected for CGI camera (+1.6m standing) (metres)
508 Riley St, Surry Hills NSW 2010	1	Top-Level Level 10	71.86	73.46
	2	Mid-Level Level 5	58.36	59.96
6-14 Baptist St, Redfern NSW 2106	3	Top-Level Level 7	54.50	56.10



Marlborough House, Surry Hills – Visual Assessment

Photomontages and CGIs – View Location Map

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_MAP
REV: -



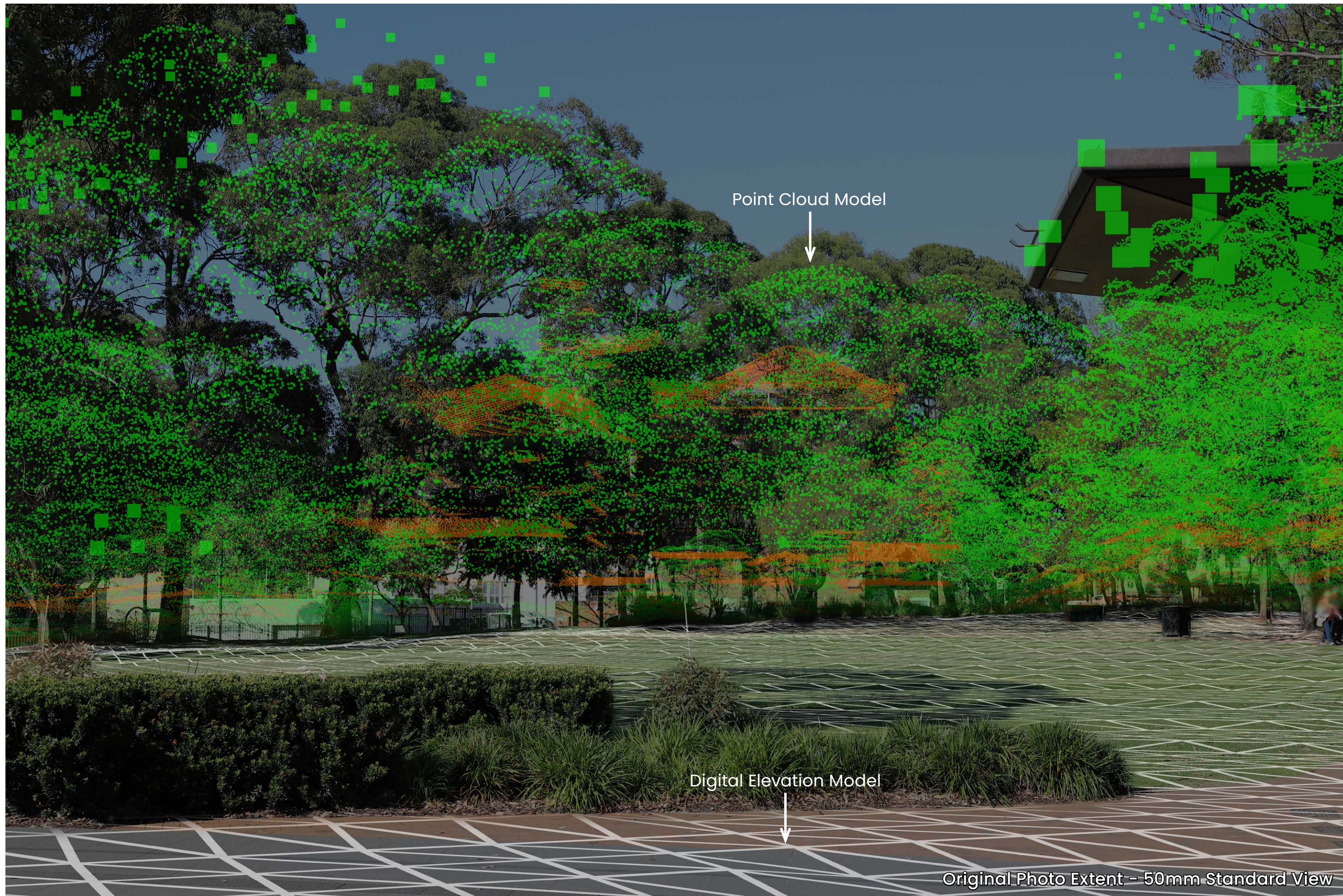
Original Photo Extent - 50mm Standard View



Marlborough House, Surry Hills - Visual Assessment

VP1 (Photo 3212): Looking SSW from Surry Hills Light Rail Station
Existing Conditions 2025-10-08 09:34 AEDT

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_1A
REV: -



Marlborough House, Surry Hills – Visual Assessment
VP1 (Photo 3212): Looking SSW from Surry Hills Light Rail Station
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_1B
REV: -



Marlborough House, Surry Hills – Visual Assessment

VP1 (Photo 3212): Looking SSW from Surry Hills Light Rail Station
Photomontage – Proposed Development

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_1C
REV: -

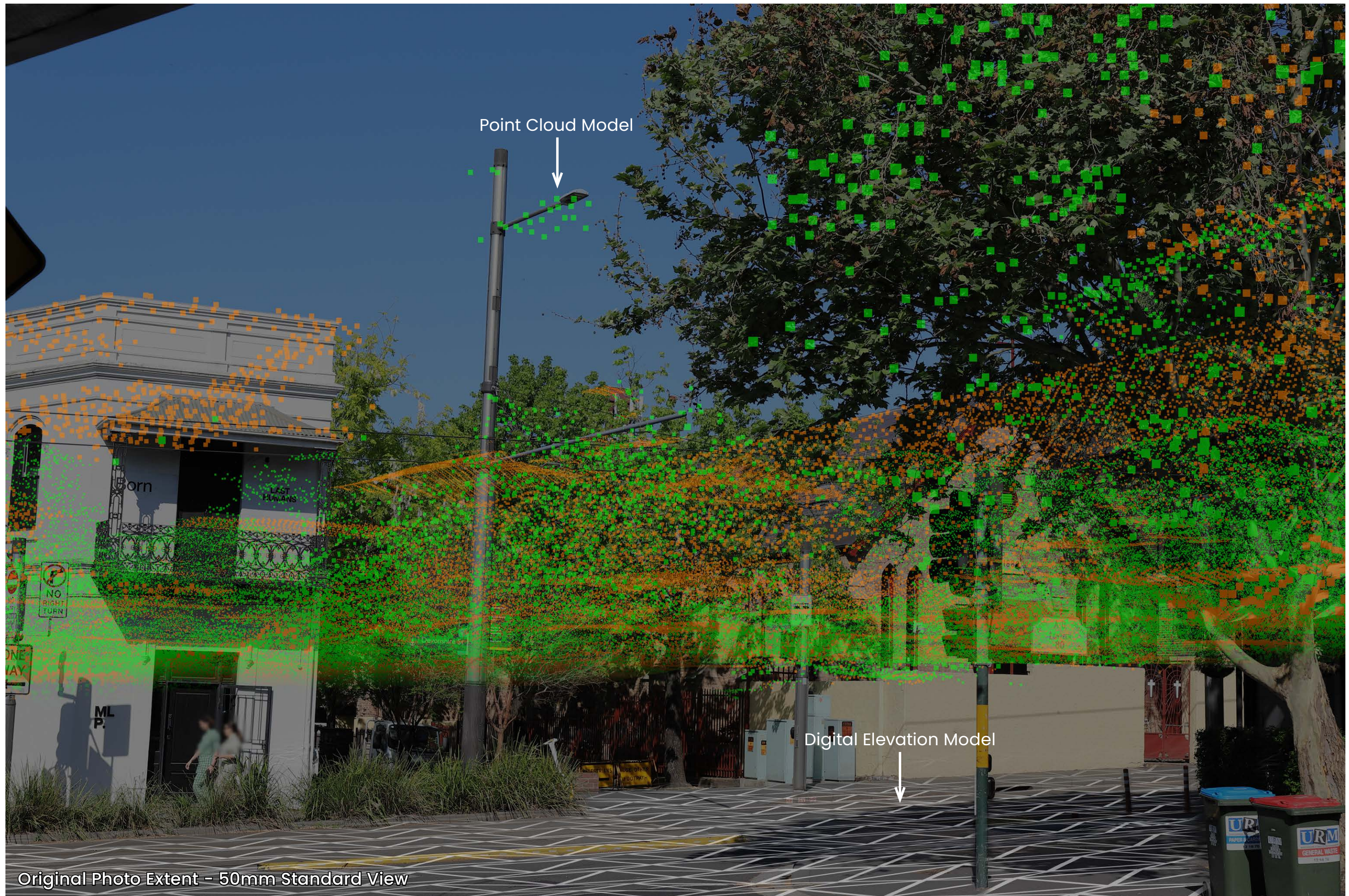


Original Photo Extent - 50mm Standard View



Marlborough House, Surry Hills – Visual Assessment
VP2 (Photo 3215): Looking WSW along Crown Street
Existing Conditions 2025-10-08 09:44 AEDT

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_2A
REV: -





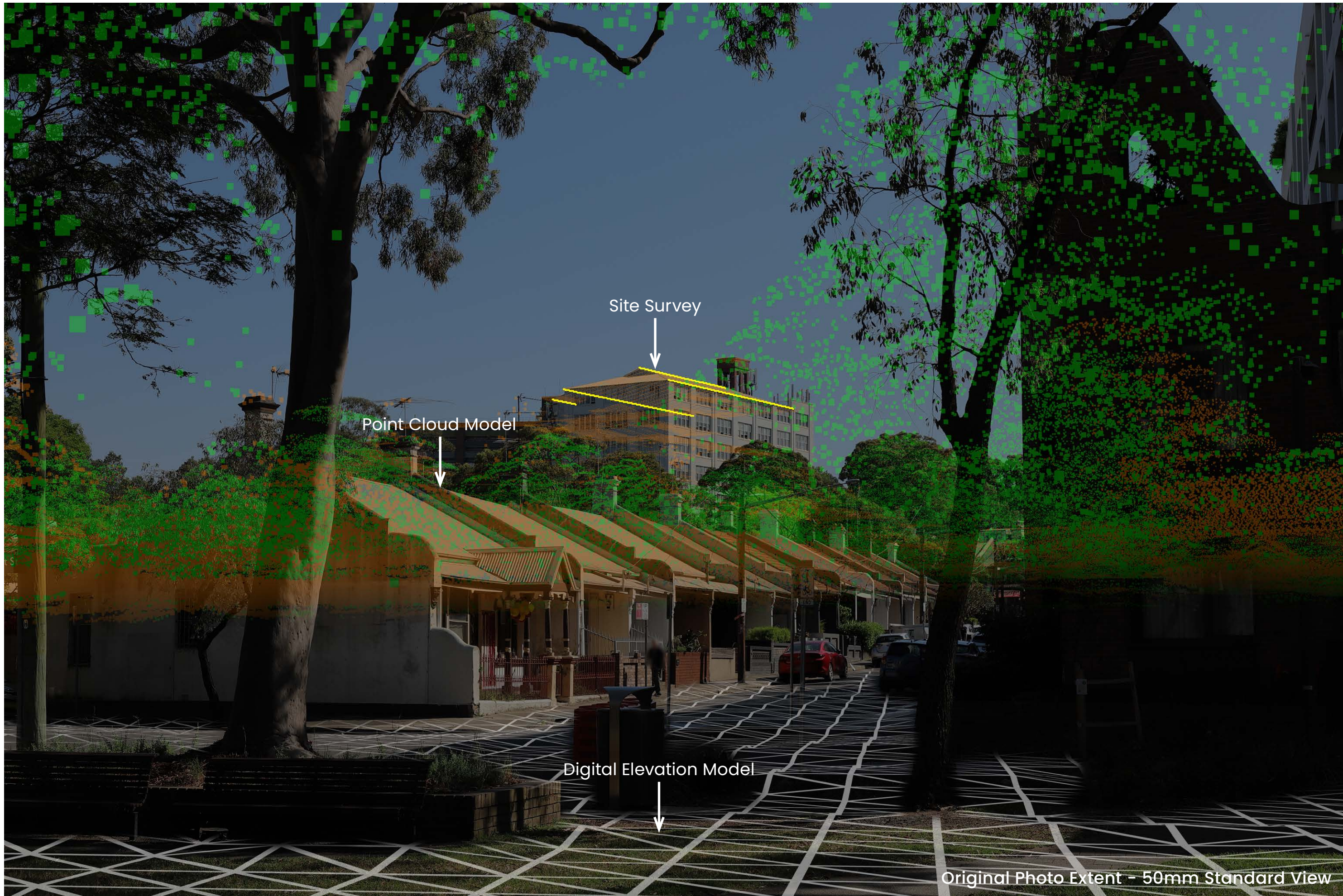


Original Photo Extent - 50mm Standard View



Marlborough House, Surry Hills – Visual Assessment
VP4 (Photo 3219): Looking north from Marriott Street Reserve Park
Existing Conditions 2025-10-08 10:04 AEDT

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_4A
REV: -



Marlborough House, Surry Hills - Visual Assessment

VP4 (Photo 3219): Looking north from Marriott Street Reserve Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_4B
REV: -





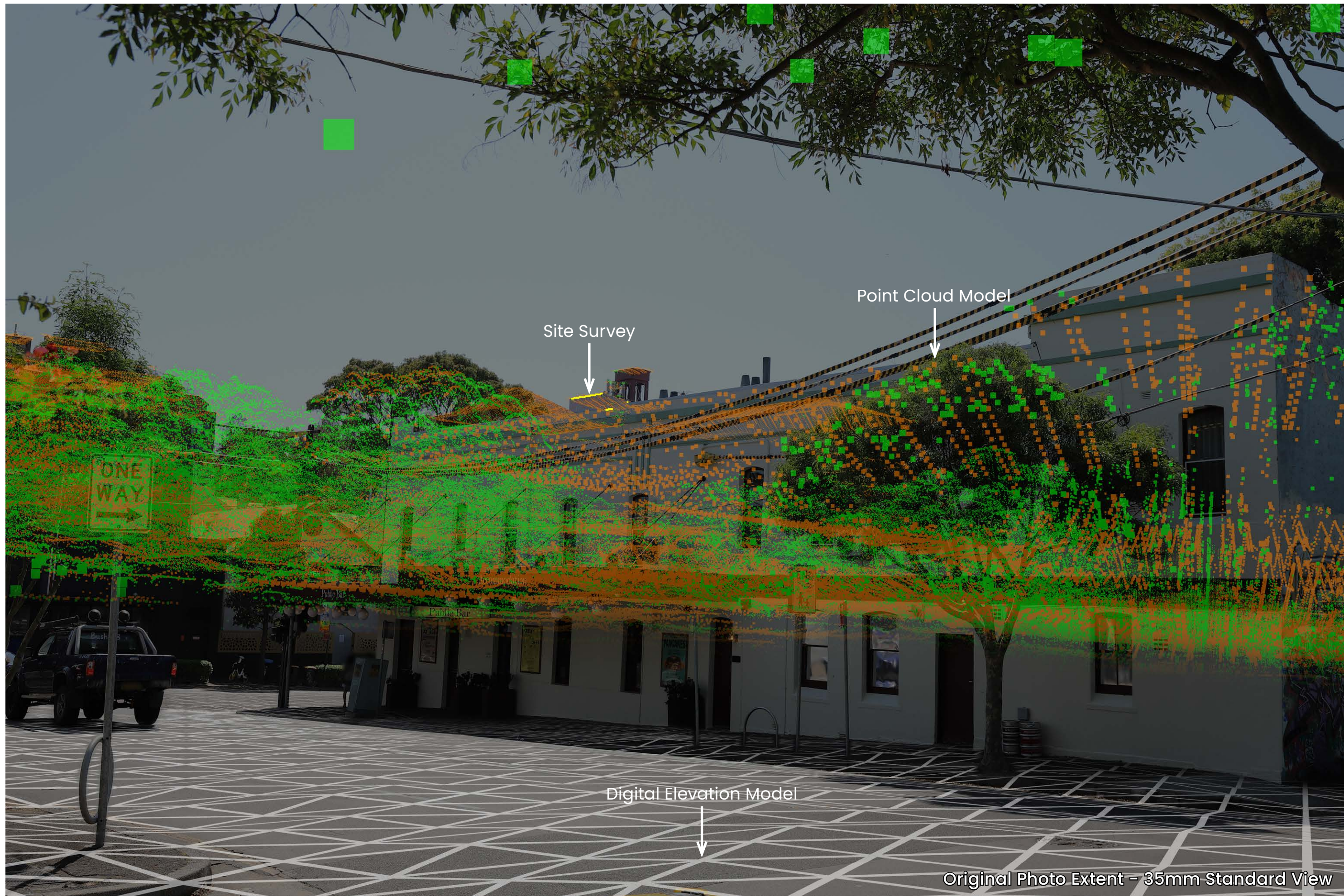
Original Photo Extent - 35mm Standard View



Marlborough House, Surry Hills – Visual Assessment

VP8 (Photo 3226): Looking ENE along Walker Street
Existing Conditions 2025-10-08 10:28 AEDT

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_8A
REV: -



Marlborough House, Surry Hills – Visual Assessment
VP8 (Photo 3226): Looking ENE along Walker Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_8B
REV: -



Marlborough House, Surry Hills – Visual Assessment

VP8 (Photo 3226): Looking ENE along Walker Street
Photomontage – Proposed Development

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_8C
REV: -

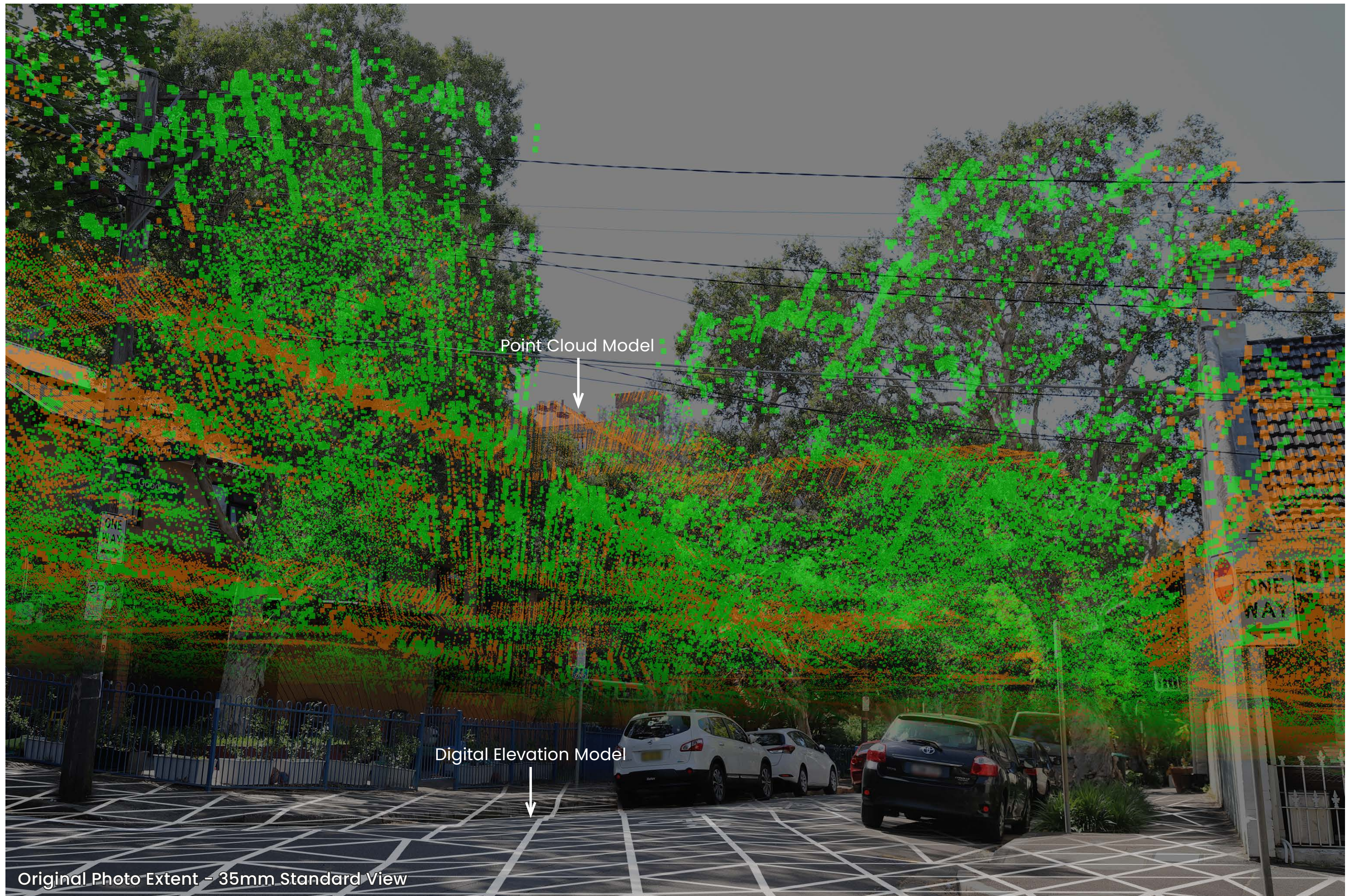


Original Photo Extent – 35mm Standard View



Marlborough House, Surry Hills – Visual Assessment
VP9 (Photo 3227): Looking east from corner of Wilton and Goodlet Streets
Existing Conditions 2025-10-08 10:34 AEDT

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_9A
REV: -





Proposed
Development

Legend

Proposed
Development not
visible in this view

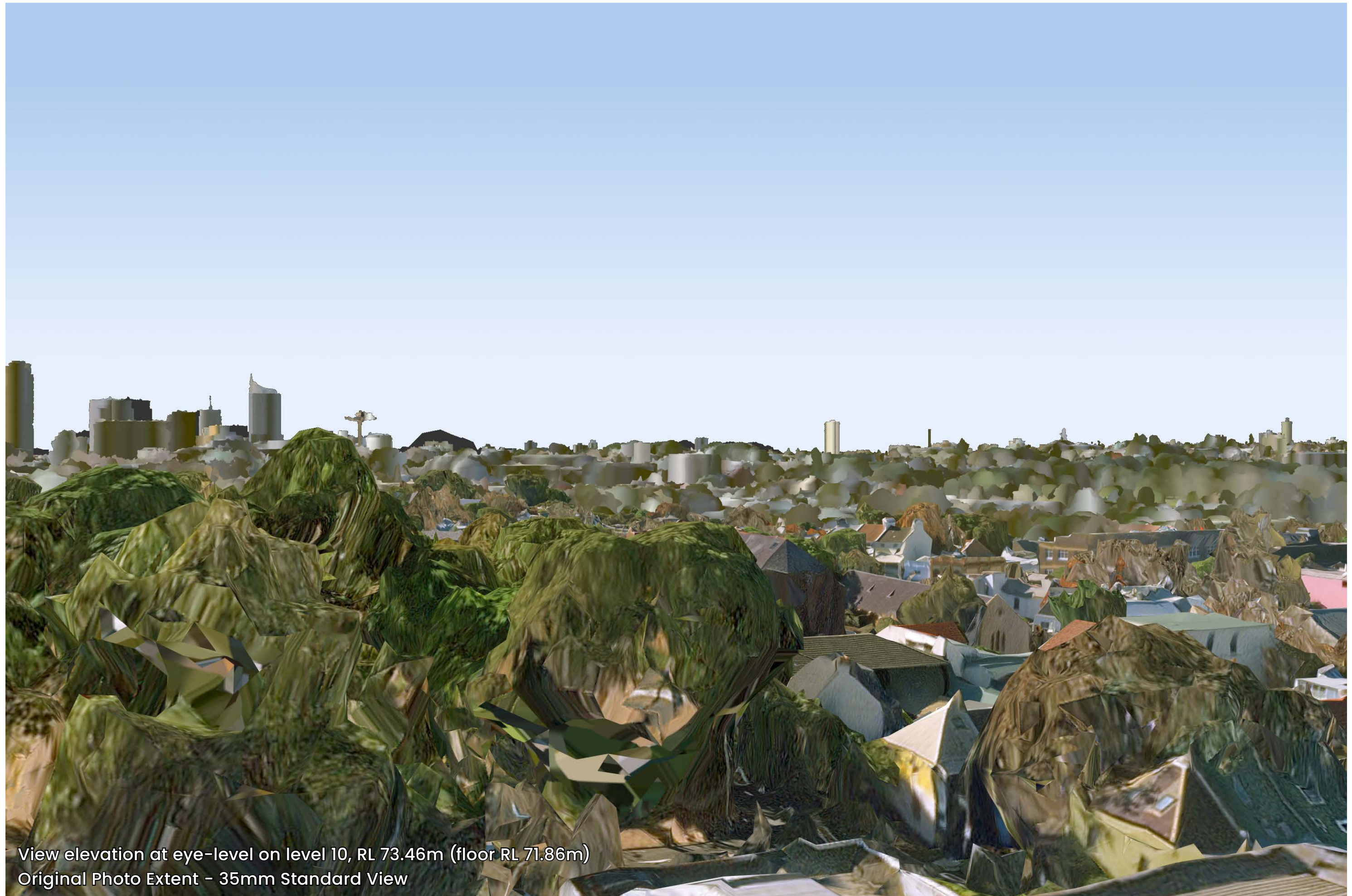
Distance to Project – 140m
Original Photo Extent – 35mm Standard View



Marlborough House, Surry Hills – Visual Assessment

VP9 (Photo 3227): Looking east from corner of Wilton and Goodlet Streets
Photomontage – Proposed Development

DATE: 2026-03-18
JOB NO: P0057311
DWG NO: VP_9C
REV: -



View elevation at eye-level on level 10, RL 73.46m (floor RL 71.86m)
Original Photo Extent - 35mm Standard View

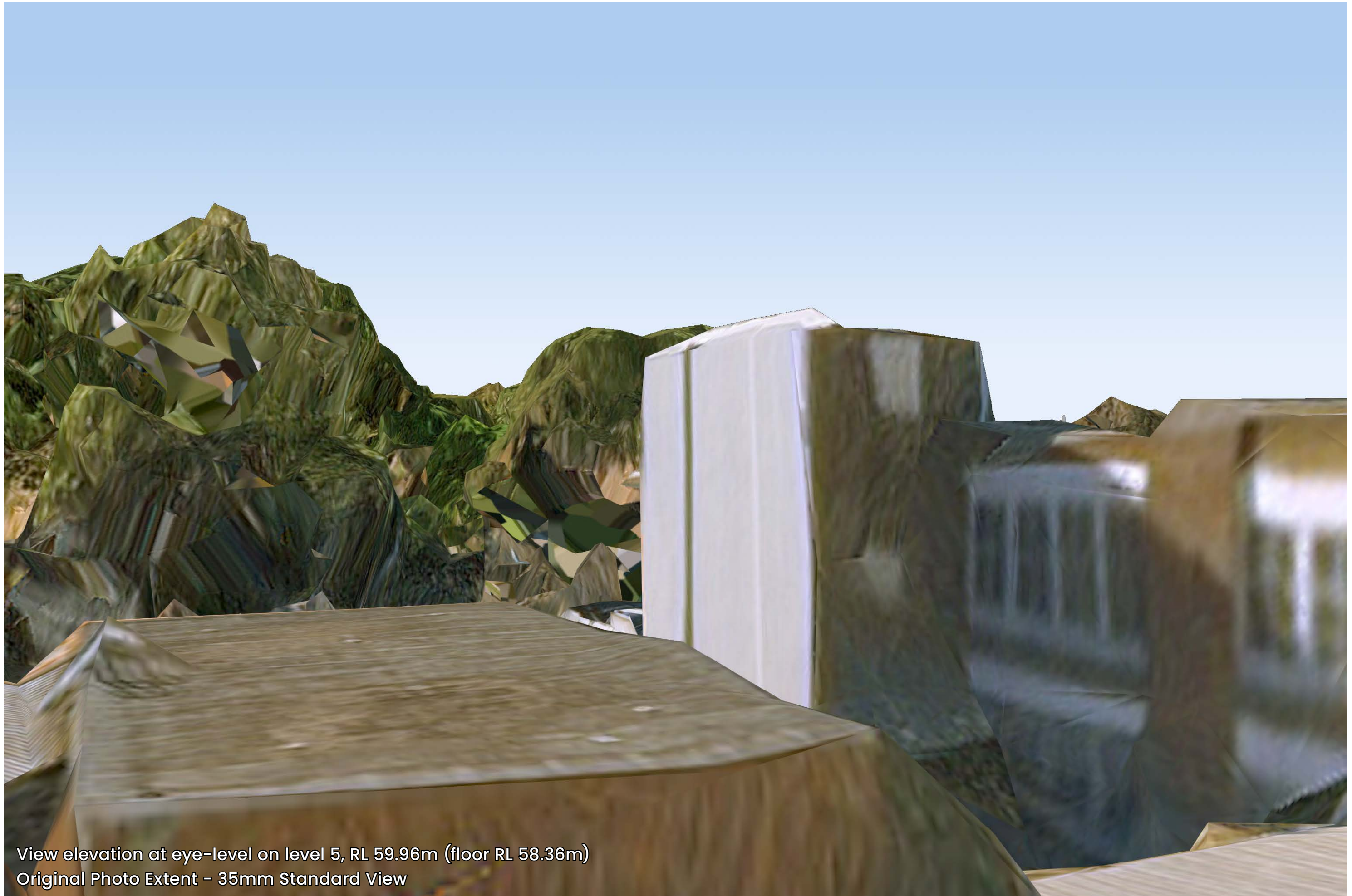


Marlborough House, Surry Hills - Visual Assessment

CGI 01 : Looking north-east from level 10, 508 Riley Street
CGI View Existing Conditions

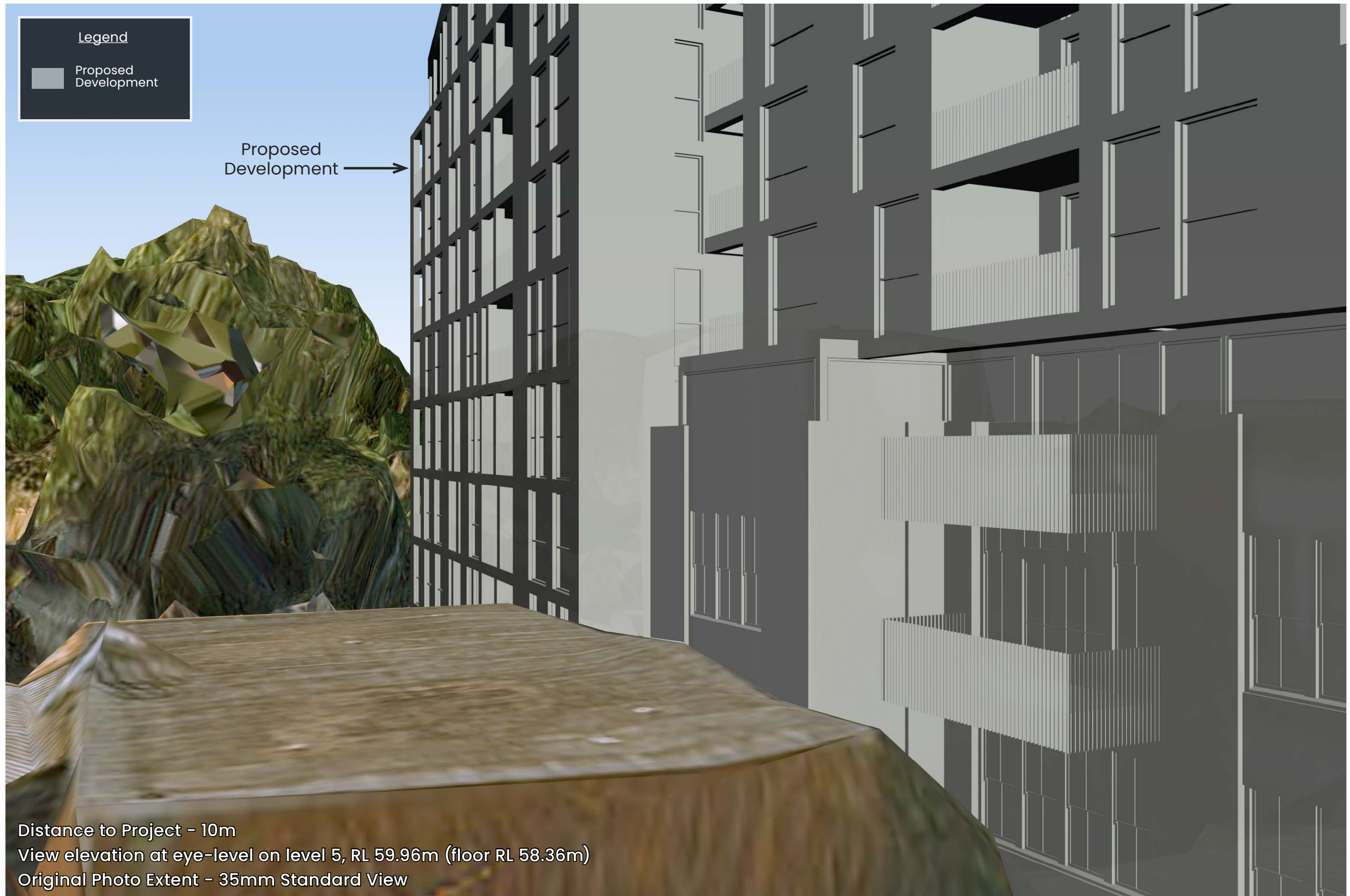
DATE: 2026-03-18
JOB NO: P0057311
DWG NO: CGI_1A
REV: -





View elevation at eye-level on level 5, RL 59.96m (floor RL 58.36m)
Original Photo Extent - 35mm Standard View





Legend



Indicative existing
399 Cleveland
Street building



View elevation at eye-level on level 7, RL 56.10m (floor RL 54.50m)

Original Photo Extent - 35mm Standard View



Marlborough House, Surry Hills - Visual Assessment

CGI 03 : Looking NNW from level 7 penthouse, 6-14 Baptist Street

CGI View Existing Conditions

DATE: 2026-03-18

JOB NO: P0057311

DWG NO: CGI_3A

REV: -

Legend

Proposed Development

Proposed Development exceeding height plane

Indicative existing 399 Cleveland Street building

