URBIS

Waterloo Metro Quarter Over Station Development.

Second Amending Concept DA

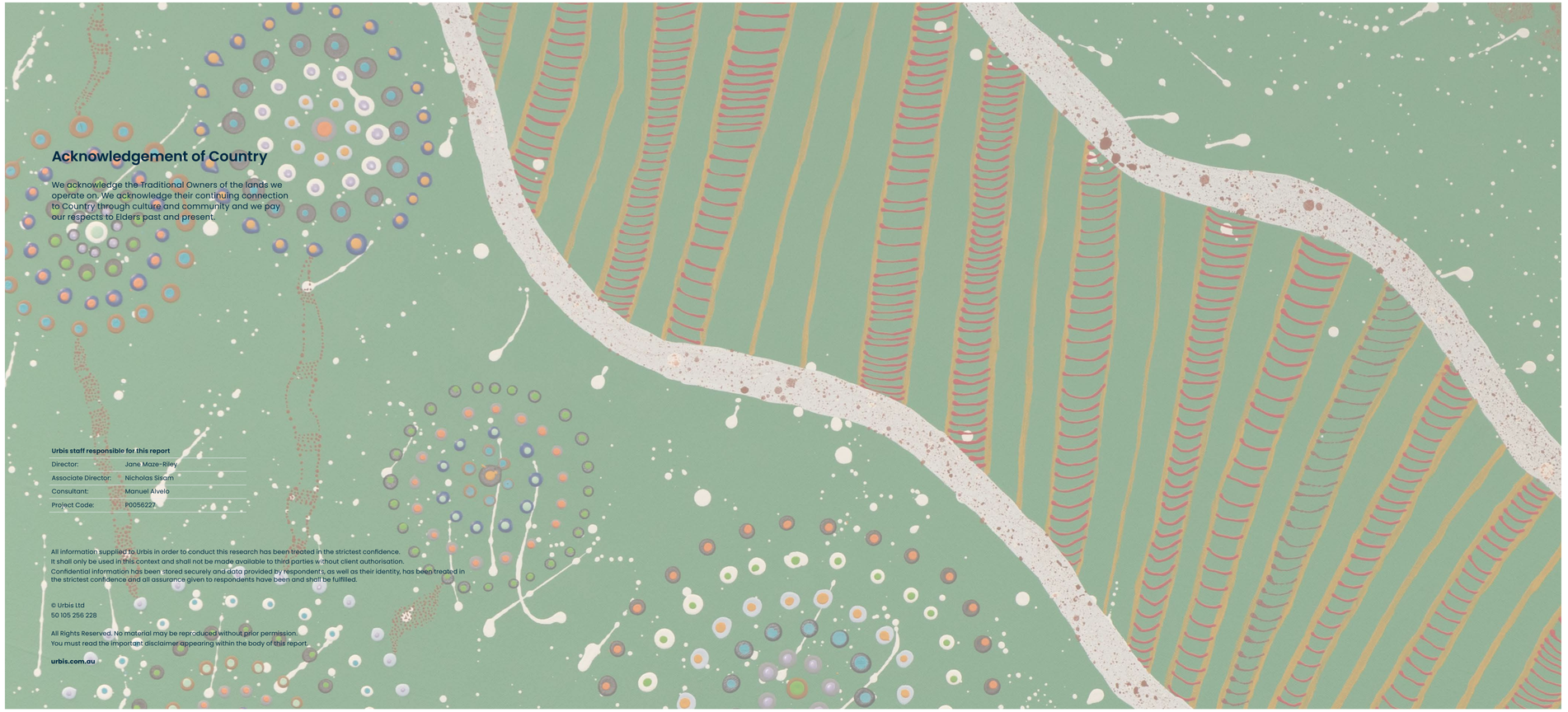
Appendix L - Visual Impact Assessment.

Prepared For

WL Developer Pty Ltd

SEPTEMBER 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.

Urbis staff responsible for this report

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Contents

Executive summary

- This Visual Impact Assessment has been prepared by Urbis to accompany a Second Amending Concept DA which seeks consent for an amendment to the Waterloo Metro Over Station Development (OSD) Concept DA (SSD 9393) (the Concept DA).
- The proposals include mixed-use podium and tower form developments with commercial, residential, co-living, retail and community facility uses.
- This report is limited to an assessment of quantitative and qualitative visual change likely to be caused by the proposed development, and specifically assesses the visual impacts generated by the proposed changes to the concept approval for the Northern and Central Precincts.
- The extent and significance of the potential visual change has been assessed using a well established and accepted Visual Impact Assessment (VIA) methodology.
- The site's immediate visual context is characterised by low-height or low-rise medium density built forms with examples of taller built forms such as student housing towers in Redfern, social housing towers in Waterloo, and Redfern Public Housing.
- The area is proposed to transition to a higher density environment as part of the Waterloo Estate redevelopment.
- The potential visibility of the existing site and proposal was determined through fieldwork observations and an indicative visual catchment.
- The proposal would be visible from several significant public and State heritage listed locations, including parts of Eveleigh Railway Workshops to the north-west, parts of Central Station to the north, parts of Redfern Park to the north-east, and parts of Moore Park to the north-east.
- 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.
- Analysis of 10 public domain photomontages concluded that:
  - The existing visual environment has a medium-high capacity to absorb the visual changes demonstrated in the views.
  - Built form and vegetation in the close and medium context help to screen the proposal from views to varying degrees and limit the ability to perceive changes in existing visual compositions.
  - The proposal is located within an urbanised area that includes examples of tower forms, including to the east in the Waterloo Estate and contemporary development in the Southern Precinct of the site.
  - North of the site within a 500m radius is a dense cluster of residential tower forms in Redfern, which further contributes to compatibility given their proximity to the site.
  - The proposed built form generates nil to medium visual effects on the baseline factors when compared against the approved concept envelope.
  - The majority of the visual effects on baseline factors falls within the nil to low range.
  - The visual impacts for the assessed viewpoints range from nil to medium-low.
  - Three (3) views were rated as nil visual impact, two (2) as low, three (3) as low-medium and two (2) as medium-low.
  - The proposal does not block views to any areas of unique scenic quality from the assessed viewpoints.
  - From distant views, the proposal is viewed in a wide visual composition amongst existing forms, which increases the visual absorption capacity and reduces the visual impact of the proposal.
  - The proposal is visually compatible with developments in similar locations in the wider Sydney region which include higher density housing and tower forms located in proximity to transport hubs.

Visual effects of the Second Amending Concept DA compared to the previous approved envelopes:

- The proposed Building 1A North and 1B North envelopes introduce additional height compared to the previously approved Northern Precinct envelope, resulting in the obstruction of a small sections of the 'Turanga' and 'Matavai' towers from certain viewpoints and open sky.
- The proposed tower envelopes provide spatial separations that prevent the appearance of a single mass and offer visual relief between each tower.
- The proposed tower envelopes provide spatial separations that prevent the appearance of a single mass and offer visual relief between each tower.
- The proposed envelopes have no additional impact on the heritage item 'Congregational Church' located between the Central and Southern Precincts compared to the approved envelopes.
- The spatial separations in the Northern Precinct contribute positively by breaking up the previously continuous elevation, replacing the squat and bulky built form with taller, more slender envelopes.
- The proposed envelopes have no additional impact on the heritage item 'Congregational Church' located between the Central and Southern Precincts compared to the approved envelopes.
- Overall, the proposed envelopes do not generate significant additional visual effects compared to the approved envelopes in terms of blocking effects and visual impacts.

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

The Second Amending Concept DA can be supported on visual impact grounds.

01 Introduction

1.1 Introduction

This report has been prepared by Urbis on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for Waterloo Metro Quarter (WMQ) located at 150 Cope Street, Waterloo (the site). Specially, this application relates to the Second Amending Concept DA (SSD-79307765).

This report has been prepared to respond to Item 7 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025.

The Second Amending Concept DA is a new concept SSDA made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It seeks consent for an amendment to the Waterloo Metro Over Station Development (OSD) Concept DA (SSD 9393) (the Concept DA). As the Concept DA has previously been amended by an Amending Concept DA (SSD 10441) (hereafter referred to as the First Amending Concept DA), the subject amending DA is hereafter referred to as the Second Amending Concept DA.

Whilst the Concept DA relates to the whole WMQ site, the changes now proposed under the Second Amending Concept DA only relate to the Northern and Central Precincts of the overall WMQ site. The figure below indicates the land to which the Second Amending Concept DA applies.

Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs Compliance.

Description of Requirement	Section Reference
7. 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.	**Section 4.0, 5.0 and 6.0**

1.2 Project background

A brief summary of the timeline is provided below

December 2019 - Concept Development Application (SSD 9393) for three residential towers and four mid-rise commercial towers above a three-to-four storey podium at the Waterloo Metro Quarter over station development approved.

June 2021 - Amended Concept Development Application (SSD 10441) approved for an amended building envelope and use at the Northern

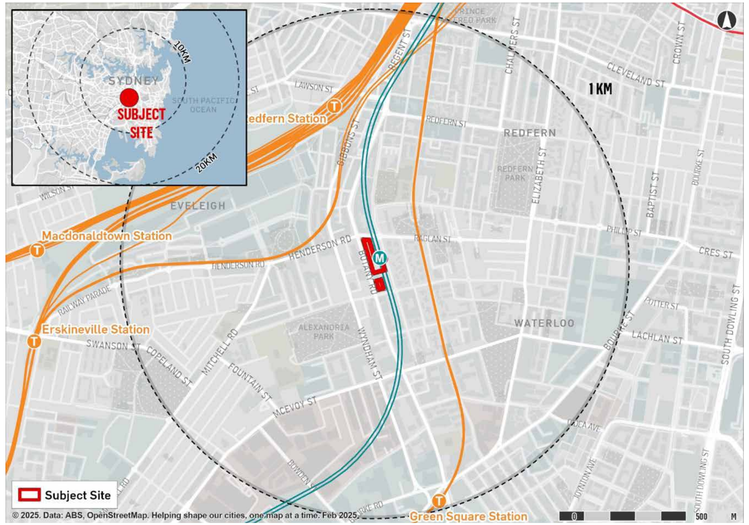


Figure 1 Site location | Urbis.

Precinct to enable the development of a commercial building on the site, and amended the podium level of the Central Precinct building envelope.

July-November 2021 – Detailed SSDAs approved for residential, commercial and student housing buildings in the Central, Northern and Southern Precincts in accordance with the Concept Approval (as amended).

October 2022 – The Federal Government announced the National Housing Accord which committed to delivering 1.2 million homes in well-located areas in 5 years starting from July 2024.

February 2025 – SEARs issued for a Second Amending Concept Development Application for the WMQ and new detailed SSDA applications for the Central and Northern precincts.

1.3 Proposed development

The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses. Specifically, the proposal seeks the following:

Northern Precinct:

Change the approved building envelope, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for 2 residential apartment towers above a non-residential podium.

The residential towers will include market housing, communal facilities and the provision of 5% affordable housing.

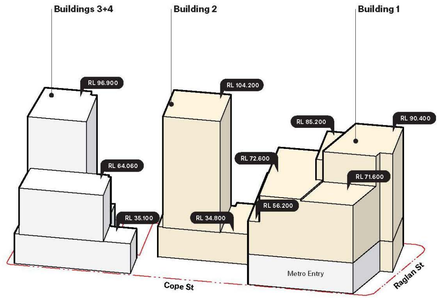
Central Precinct

Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower with a co-living housing tower, still above a non-residential podium, comprising retail and a community facility in the form of a childcare.

There will be no change to the maximum permitted GFA, as the floorspace will be redistributed witin the revised envelopes. Further, the amended proposal will not exceed the permissible building height for the site under the SLEP 2012. No detailed design or physical works is proposed under this application.

Separate Detailed SSDAs will be submitted for the detailed design, construction and operation of the Northern Precinct (SSD-79307758) and Central Precinct (SSD-79307746) of the WMQ site, to be assessed concurrently with the subject amending Concept DA. The detailed SSDAs have been prepared to be consistent with the Concept SSDA as amended by the subject application.

Separately, a Section 4.55 Modification Application will be submitted to modify the approved detailed Basement SSDA (SSD 10438) relating to the basement levels to buildings within the Northern and Central Precinct.



APPROVED CONCEPT DA SSD-10441 SSD-10441, View from north-east

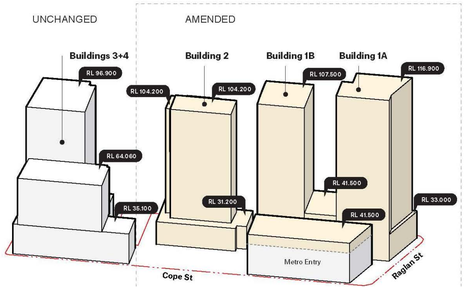


Figure 2 Envelope comparison (precinct wide).

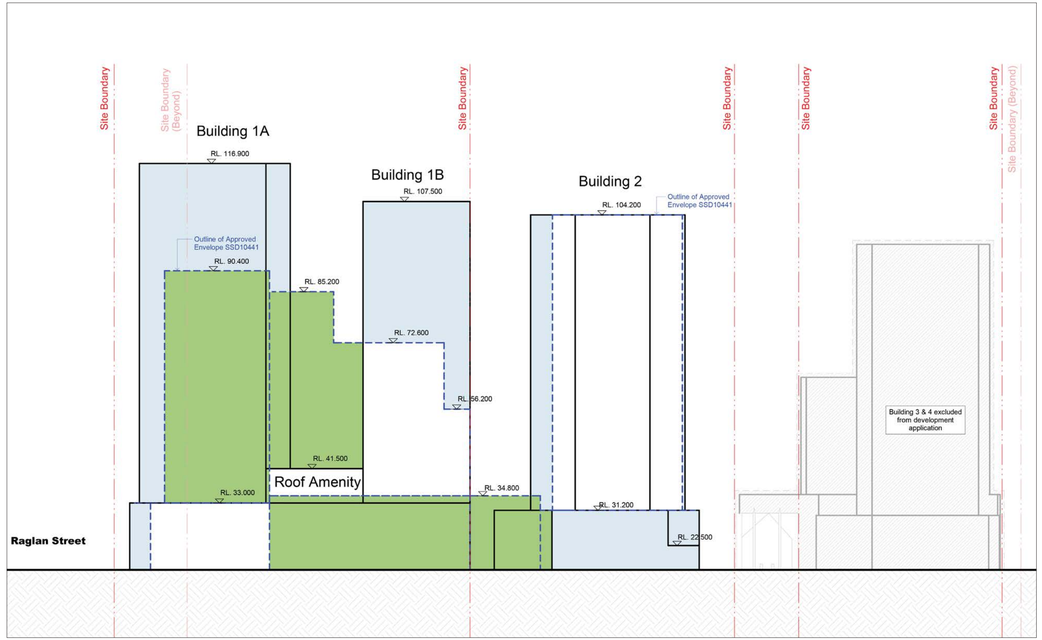


Figure 3 Height Envelope Comparison: Proposed Second Amending DA and First Amended Concept

1.0: Introduction

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).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more appropriate to assess the impacts of development in greenfield locations or sites that are predominantly characterised by rural or open, less developed landscapes.

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:

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

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

Guidance note for Landscape and Visual Assessment (AILA 2018)

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

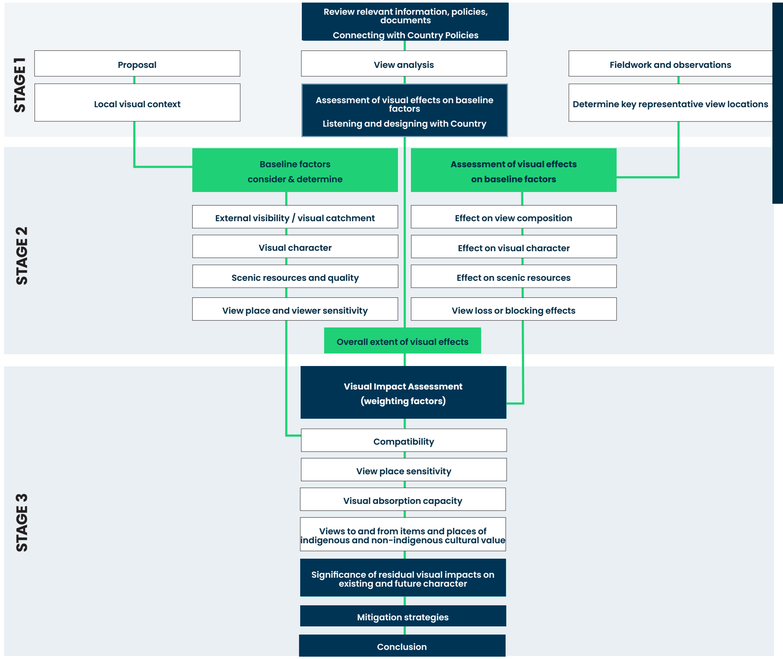


Figure 4 Urbis methodology flowchart.

03 Baseline visual analysis

3.1 Visual context

The site's immediate visual context is predominantly characterised by low-height or low-rise medium density built form in all directions. The majority appears to be commercial premises to the north, light industrial and mixed-use development to the south-west, residential development including Heritage Conservation Areas (HCAs) and residential development (social housing) to the east.

The wider visual context includes built form of greater height including for example, student housing towers in Redfern, Matavai, and other social housing towers in Waterloo, and Redfern Public Housing to the north and north-east. The immediate and wider visual context is proposed to transition a higher density environment as proposed in the Waterloo Estate redevelopment.

There are several Heritage Conservation Areas including the Waterloo Conservation Area, Alexandria Park Conservation Area and Redfern Estate. The HCAs contain examples of Victorian, Federation and Interwar period built form which contributes to the visual diversity of development styles surrounding the site.

3.2 Heritage items

There are a number of listed heritage items and heritage conservation areas (HCAs) located within and in the vicinity of the proposal including:

- Congregational Church including interior", 103-105 Botany Road, Waterloo (Item 2069) located within the site.
- Cauliflower Hotel including interior" – 123 Botany Road, Waterloo (Item 2070).
- Former CBC Bank including interior" – 60 Botany Road, Alexandria.
- Cricketers Arms Hotel including interior" – 56-58 Botany Road, Alexandria.
- Duke of Wellington Hotel including interior" — 291 George Street, Waterloo.
- Electricity Substation 174", 336 George Street, Waterloo.
- Terrace Houses", 229-231 Cope Street, Waterloo.
- Former Waterloo Pre-School (225 Cope Street) including interior"—225-227 Cope Street, Waterloo.

All items are of the above items are of local significance.

State heritage listed items in the area include:

- Redfern Park to the north-east of the site.
- Eveleigh Railway Workshops to the north-west of the site.

3.3 Documented views

CITY OF SYDNEY DEVELOPMENT CONTROL PLAN 2012

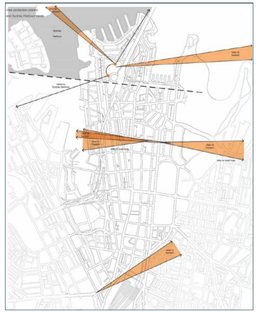


Figure 5 Views protection planes and Sydney Harbour views.

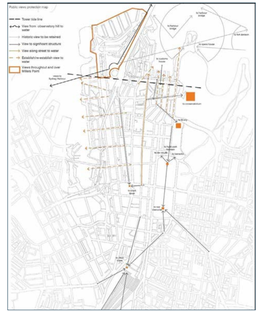


Figure 6 Public views protection map.

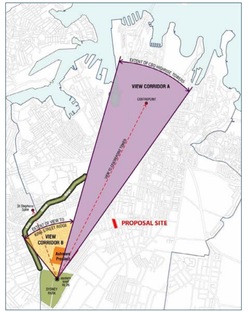


Figure 7 Documented view from Sydney Park.

A review of the City of Sydney DCP includes documented views in Section 5.1.8 Views from Public Places, shown in Figures 3 & 4.

There is also a documented view from Sydney Park (Figure 3) identified in Section 5.5.8.2 – Specific Areas – Views showin in Figure 5.

3.4 Visual catchment

Potential visibility of the existing site and proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth.

The proposal would be visible from the following significant public (and State heritage listed) significant locations based on the existing visual environment:

- Parts of Eveleigh Railway Workshops, north-west of the site.
- Parts of Central Station, north of the site
- Parts of Redfern Park, north-east of the site
- Parts of Moore Park north-east of the site.
- Sydney Park.

Further public domain views are possible from roads bounding the site including Botany, Raglan Street, Cope Street and Wellington Street. as well as sections of roads in the medium distance that align with the site such as Henderson Road, Raglan Street east etc.

Potential private residential viewing locations are identified in section 3.9.

3.5 Inspected fieldwork locations

View Number	Description
1	Sydney DCP documented view from Sydney Park
2	View north-west from Waterloo Park Oval
3	View north-east from Alexandria Park
4	View east from Eveleigh Green
5	View west from Redfern Park
6	View south-east from Carriageworks
7	View south from Redfern Station platform
8	View south from Regent and Cleveland Street intersection
9	View south from Regent and Cleveland Street intersection
10	View south-west from Prince Alfred Park
11	View south-west from Moore Park
12	View north from intersection of Retreat Street and Botany Road
13	View west from Raglan Street
14	View west from Raglan and Pitt Street roundabout
15	View south from Cope Street and Turner Street
16	Intersection of Henderson and Davy Road
17	View south-east from the intersection of Botany Road and Henderson Road
18	View north-east from the intersection of Buckland Street and Botany Road

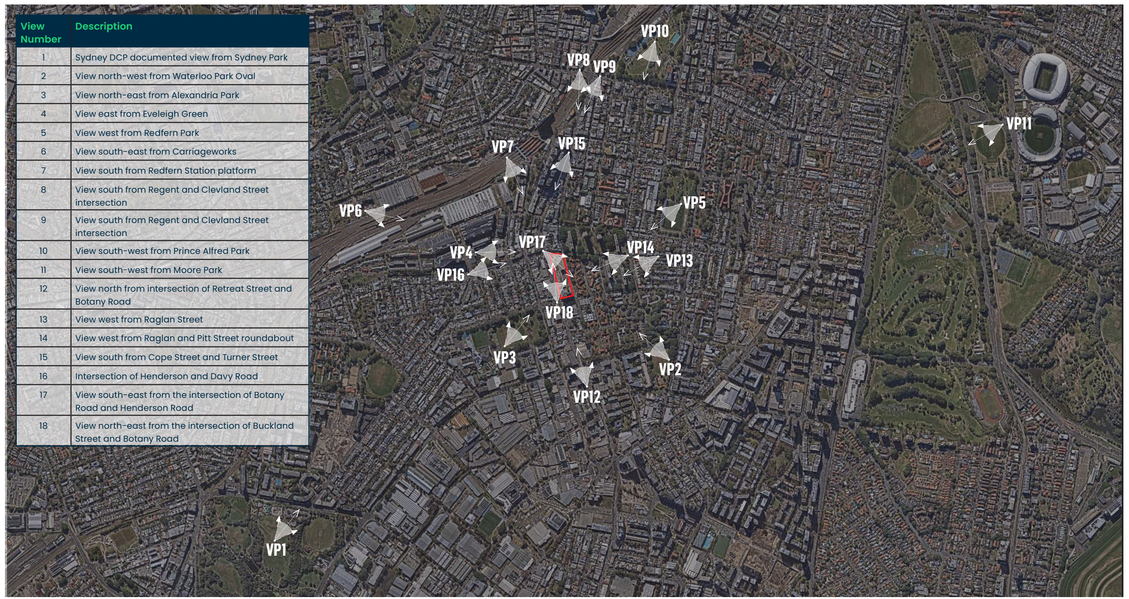


Figure 8 Locations inspected during fieldwork.

Photo 1. Sydney DCP documented viewshed from Sydney Park.

Photo 2. View north-west from Waterloo Park Oval.

Photo 3. View north-east from Alexandria Park.

Photo 4. View east from Eveleigh Green.

Photo 5. View west from Redfern Park.

Photo 6. View south-east from Carriageworks.

Photo 7. View south from Redfern Station platform.

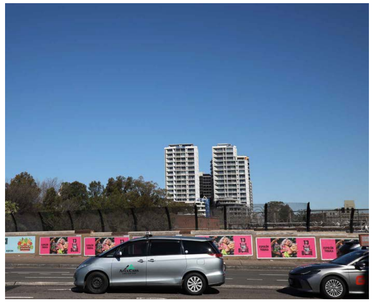


Photo 8. View south from Regent and Clevland Street intersection.

Photo 9. View south from Regent and Clevland Street intersection.

Photo 10. View south-west from Prince Alfred Park.

Photo 11. View south-west from Moore Park.

Photo 12. View north from intersection of Retreat Street and Botany Road.

Photo 13. View west from Raglan Street.

Photo 14. View west from Raglan and Pitt Street roundabout.

Photo 15. View south from Cope Street and Turner Street.

Photo 16. Intersection of Henderson and Davy Road

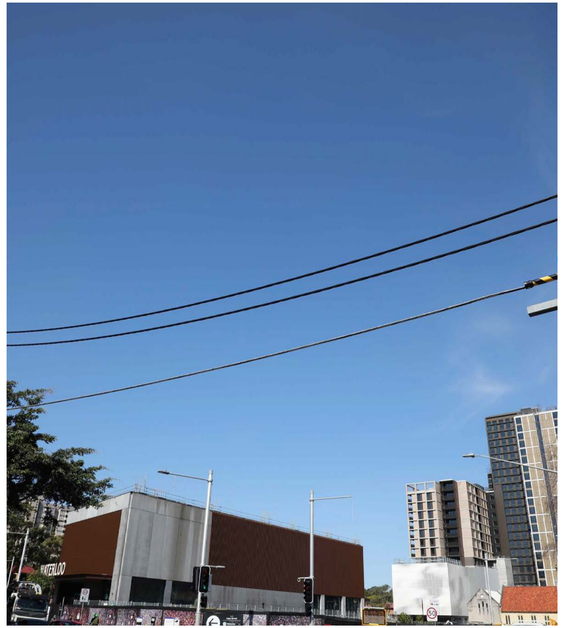


Photo 17. View south-east from the intersection of Botany Road and Henderson Road.

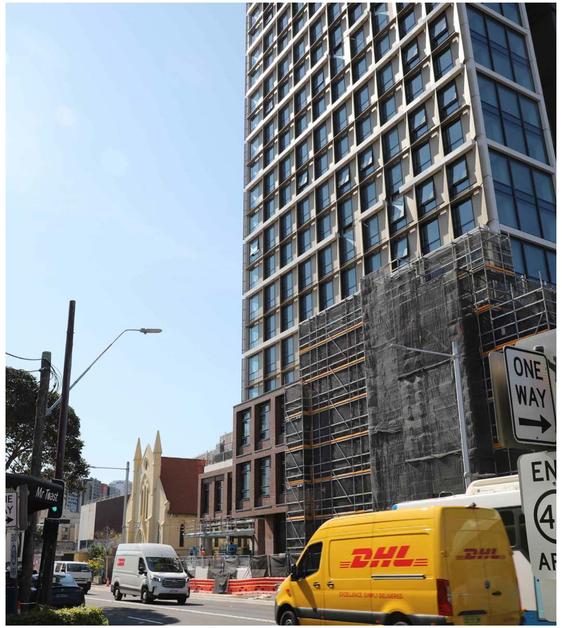


Photo 18. View north-west from the intersection of Buckland Street and Botany Road.

3.6 Visual character of the site

The Metro Quarter is defined by the block bounded by Botany Road, Raglan Street, Cope Street, and Wellington Street, within which the new Waterloo Metro Station is to be developed. The heritage-listed Congregational Church at 103 Botany Road is located within this block; however, it does not form part of the Metro Quarter State Significant Precinct (SSP). No physical works or amendments to the planning framework are proposed in relation to the church.

Excluding the church, the Metro Quarter formerly accommodated a range of commercial buildings, predominantly industrial in character, together with limited car parking areas. Analysis of historic and contemporary aerial imagery indicates that most of these buildings were constructed or substantially altered after the 1940s, although several structures in the southern portion of the site pre-dated 1943. The built form reflected the broader historic character of the locality prior to the program of "slum clearance" works undertaken from the 1940s onwards.

Approval has previously been granted for the demolition of all buildings on the site other than the Waterloo Congregational Church, and this process has now been completed. At present, the Metro Quarter accommodates the above-ground entrance structure to the new Waterloo Metro Station and recently constructed multi-storey buildings in the southern precinct. The remainder of the site, encompassing the Northern and Central precincts, has been cleared for redevelopment but remains undeveloped.

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.

Several heritage items are located in the vicinity of the Metro Quarter, comprising a number of buildings of local significance. The "Congregational Church (including interior)" at 103–105 Botany Road, Waterloo, and the "Cauliflower Hotel (including interior)" at 123 Botany Road, Waterloo, are both listed as local heritage items. Similarly, the "Former CBC Bank (including interior)" at 60 Botany Road, Alexandria, and the "Cricketers Arms Hotel (including interior)" at 56–58 Botany Road, Alexandria, are recognised on the local heritage register. Additional items include the "Terrace Houses" at 229–231 Cope Street, Waterloo, and the "Former Waterloo Pre-School (225 Cope Street, including interior)" at 225–227 Cope Street, Waterloo.

To the west of the Metro Quarter, the Alexandria Park Heritage Conservation Area is significant for illustrating the development of Alexandria during the late nineteenth and early twentieth centuries. The residential housing stock reflects successive subdivisions of the Coopers freeholds and the Park View Estate, while the industrial fabric demonstrates the area's historic role as a major industrial hub in the early twentieth century. Alexandria Park continues to function as a community focal point. The conservation area's development was closely linked to the industrial expansion of Waterloo and the establishment of the Eveleigh Railway and Goods Yards, which provided employment and housing for workers in the locality.

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.

The site is bounded by Botany Road which has a large number of daily users with close views to the proposal. These users include pedestrians, cyclists and vehicles. These views would typically be from moving situations for short durations of time. The section of Botany Road where close views would be possible from is constrained to a short section immediately west of the site due to the presence of surrounding development and vegetation to the north and south of the site.

Similarly, close views are possible from immediately surrounding streets including Raglan, Cope and Wellington Street. The daily number of viewers from these locations would be less than from Concord Road.

Medium distance views are influenced by intervening elements which contribute to the blocking and filtering of any potential development on the site due to the highly urbanised location of the site. Mid and upper sections of any proposed tower forms would likely be visible along view lines from surrounding streets and roads due to their often open nature. Similar to close distance locations, these views would typically be from moving situation and for brief periods of time, but would be experienced by a high number of daily users.

Medium distance views would also likley be possible for more sustained periods of time from sections of open recreation space in proximity to the site such as Alexandria Park, where the open expanse of the playing fields and relative ground level compared to the site would allow for views to upper sections of any development.

Long distance views of the proposal would be possible but would influenced by the relative viewing height of the location providing opportunities for the viewer to have views over intervening elements. These locations would include places such as Sydney Park which has panoramic views of the skyline to the north that would include the site.

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.

Views would be possible from the following residential locations:

- West facing dwellings within RFBs east of the site in the Waterloo Estate which includes six (6) tall developments that would have views over low height residential development and vegetation.
- South facing dwelling within several tall RFBs north of the site in Redfern between Regent, Margaret, Gibbons and Redfern Street. These dwellings buildings are spatially separated from the proposal by approximately 330m.
- Dwellings on upper levels of several RFBs in Chippendale around Central Park Avenue and Chippendale Green with views to the south where any potential views of the proposal and site would be seen in a wide visual composition.
- Dwellings with south facing views on mid and upper levels of tall RFBs further north in the Sydney CBD including south of Hyde Park on Liverpool Street.
- Mid and upper level dwellings in contemporary RFB developments east of the site in Waterloo along Bourke Street.
- Mid and upper level dwellings in contemporary RFB developments east of the site in Zetland.

Key Observations:

- Private domain visibility is predominantly restricted to elevated viewing locations in surrounding RFBs.
- The proposed towers from these locations are unlikely to occupy any significant extent of the wider view (or views) available.
- The towers, from these locations, are unlikely to block access to compositions of high scenic quality, unique features or icons (for example Central Station Clock tower, the Eveleigh Precinct and Carriageworks etc).

3.0: Baseline visual analysis

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 10 public view locations for further analysis.

No.	Photomontage location
PM 01	Documented view from Sydney Park
PM 02	View north-east from Alexandria Park
PM 03	View west from Redfern Park
PM 04	View south from Carriageworks
PM 05	View south-west from Prince Alfred Park
PM 06	View north from the intersection of Retreat Street and Botany Road
PM 07	View south from Cope Street and Turner Street
PM 08	View east from the intersection of Henderson Road and Davy Road
PM 09	View south east from the intersection of Henderson Road and Botany Road
PM 10	View north east from the intersection of Buckland Street and Botany Road

4.2 Certification of photomontages

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

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

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

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

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

Figure 9 Photomontage location map.

Photomontage 01

Documented view from Sydney Park

Distance class

- Distant
- 1.8km

Existing composition of the view

The expansive composition includes the northern edge of Sydney Park in the foreground with areas of open, undulating topography and trees. The mid-ground involves medium-height RFB developments north of the park which largely blocks views to further mid-ground elements apart from a view corridor to roof forms and tree canopy to the centre right. The distant skyline is comprised entirely of tower forms of varied heights and widths including development in the Sydney CBD to the left and Waterloo to the right.

Visual effects of the proposal on the composition as modelled

The proposal introduces new, contemporary tower forms to the distant skyline, where the built form is viewed against existing tower forms and small sections of open sky beyond. The towers do not appear to extend beyond the tallest forms visible in the CBD and are of a comparable height to the towers in which they block (Matavai and Turanga towers). The proposal is located outside of the Sydney DCP view corridor identified from this location and does not visually impact it. The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The proposed Building 1A North and 1B North envelopes add additional height to the previous approved Northern Precinct envelope which blocks a small section of the 'Turanga' tower and open sky beyond. The proposed Building 2 Central envelope appears as a consistent height to the previous approved envelope and is reduced in width which results in a narrower appearance and a small revealing of sky and built form beyond.

The proposed tower envelopes provide spatial separations between one another that prevent the appearance of a single massing of built form and provide visual relief between each tower.

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	high (up-weight)
Physical absorption capacity	high (down-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	medium (neutral)
Viewing distance	distant

See section 5.7 for overall visual impact rating.

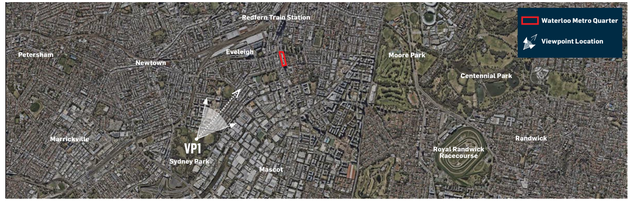


Figure 10 Viewpoint 01 location.

Figure 11 Viewpoint 01 existing view approved concept envelope.

Figure 12 Viewpoint 01 photomontage.

4.0: Visual effects analysis

Photomontage 02

View north-east from Alexandria Park

Distance class

- Medium
- 400m

Existing composition of the view

The foreground and mid-ground composition is comprised of the open expanse of the Alexandria Park sports fields, ringed by large, mature trees around the boundary of the park which heavily filters to any low and mid height development outside of the park. Tower forms are visible above the tree canopy, including the under construction Southern Precinct development on site.

Visual effects of the proposal on the composition as modelled

The proposal introduces new, contemporary tower forms to the skyline, where the development blocks sections of existing tower forms from view and sections of open sky beyond.

The towers appear as a comparable development to the Southern Precinct tower, with spatial separation between the central and southern towers allowing for a generous spatial separation and a view corridor between the towers.

The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The proposed Building 1A North and 1B North envelopes add additional height to the previous approved Northern Precinct building which blocks a small section of the 'Turanga' tower and open sky beyond. The proposed Building 2 Central envelope appears as a consistent height to the previous approved envelope and is reduced in width which results in a narrower appearance and a small revealing of sky and the 'Turanga' and 'Matavai' towers to either side of the previous envelope.

The proposed tower envelopes of Building 1B North and Building 2 Central provides a small spatial between one another compared to the previous approved envelopes.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	medium-low
Scenic quality	low
View composition	medium-low
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**medium-low**

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

See section 5.7 for overall visual impact rating.

Figure 13 Viewpoint 02 location.

Figure 14 Viewpoint 02 existing view approved concept envelope.

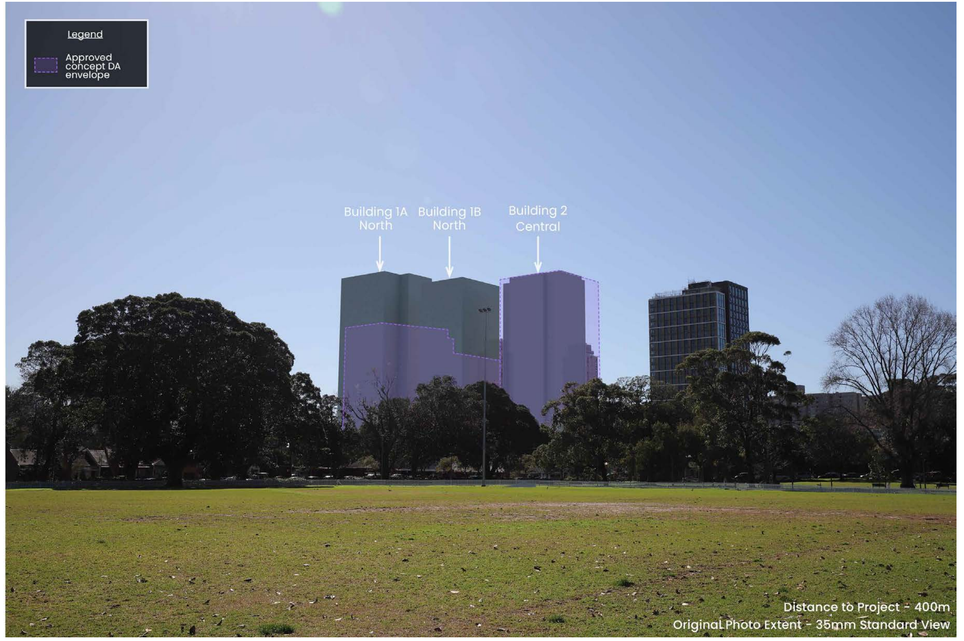


Figure 15 Viewpoint 02 photomontage.

4.0: Visual effects analysis

Photomontage 03

View west from Redfern Park

Distance class

- Medium
- 630m

Existing composition of the view

The foreground and mid-ground composition is comprised of Redfern Park, with Redfern Oval and grandstand visible in the foreground and mid-ground. A section of contemporary mid-height development is visible above the grandstand, with sections of terrace housing and low height RFBs visible through the grandstand. Beyond, several RFBs and towers forms are visible within the Waterloo Estate.

Visual effects of the proposal on the composition as modelled

The proposal is almost entirely blocked from view, with only small sections seen above and between existing built form in the Waterloo Estate, which adds a minor amount of additional development to the view.

The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The proposed Building 1A North envelope adds a small amount of additional built form above the approved Northern Precinct concept envelope which blocks a small section of open sky beyond.

The additional height sought adds a minor amount of further development to that previously approved and would similarly be difficult to discern in the existing composition of built form.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	medium-low
Scenic quality	low
View composition	medium-low
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**medium-low**

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

See section 5.7 for overall visual impact rating.

Figure 16 Viewpoint 03 location.

Figure 17 Viewpoint 03 existing view approved concept envelope.

Figure 18 Viewpoint 03 photomontage.

4.0: Visual effects analysis

Photomontage 04

View south from Carriageworks

Distance class

- Medium
- 880m

Existing composition of the view

The foreground and mid-ground composition is comprised of industrial and commercial development including heritage listed tram sheds, areas of hardstand and contemporary mid-height development south of the train line. The existing development blocks long distance views to the south.

Visual effects of the proposal on the composition as modelled

The proposal is almost entirely blocked from view, with only small sections seen between existing development in the foreground and mid-ground. The proposal adds a minor amount of additional development to the view which is difficult to distinguish from existing elements in the view.

The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The proposed Building 1B North envelope adds a small amount of additional built form above the approved Northern Precinct concept envelope which blocks a small section of open sky beyond. The Building 2 Central envelope sits within the approved concept envelope.

The additional height sought adds a minor amount of further development to that previously approved and would similarly be difficult to discern in the existing composition of built form.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	nil
Scenic quality	nil
View composition	nil
View blocking of scenic elements	nil
Overall rating of effects on baseline factors	**nil**

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

See section 5.7 for overall visual impact rating.

Figure 19 Viewpoint 04 location.

Figure 20 Viewpoint 04 existing view approved concept envelope.

Figure 21 Viewpoint 04 photomontage.

4.0: Visual effects analysis

Photomontage 05

View south-west from Prince Alfred Park

Distance class

- Distant
- 1.1km

Existing composition of the view

The views is characterised by the gently undulating southern expanse of Prince Alfred Park, with large, mature trees along the southern boundary and a line extending northwards into the park. Vegetation along the boundary filters views to development outside of the park, with section of low and mid-height development partially visible. Upper sections of two contemporary towers in Redfern are visible.

Visual effects of the proposal on the composition as modelled

Due to the underlying topography, vegetation and existing built form, combined with the distance from the view location and the development, the proposal is not visible.

Visual effects of proposed building envelopes compared to the Approved Concept DA

Both the approved concept envelopes and the proposed envelopes are blocked from view and do not generate any visual effects.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	nil
Scenic quality	nil
View composition	nil
View blocking of scenic elements	nil
Overall rating of effects on baseline factors	**nil**

Weighting factors	
Public domain view place sensitivity	high (up-weight)
Physical absorption capacity	high (down-weight)
Compatibility with urban context and visual character	n/a
Viewing period	n/a
Viewing distance	distant

See section 5.7 for overall visual impact rating.

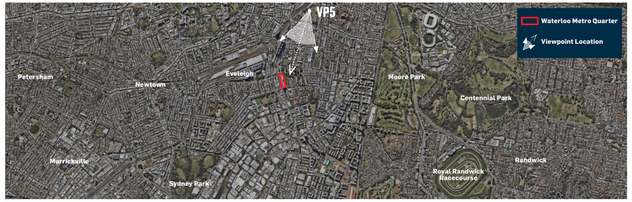


Figure 22 Viewpoint 05 location.

Figure 23 Viewpoint 05 existing view approved concept envelope.

Figure 24 Viewpoint 05 photomontage.

4.0: Visual effects analysis

Photomontage 06

View north from intersection of Retreat Street and Botany Road

Distance class

- Medium
- 480m

Existing composition of the view

The composition is a highly urbanised one which includes sections of low and mid-height contemporary in the foreground to either side of Botany Road which is a heavily used transport corridor. The mid-ground composition includes oblique views of commercial and residential development. The southern elevation of the under construction Southern Precinct tower is visible in the distance, as is the upper section of the Matavai tower in the Waterloo Estate.

Visual effects of the proposal on the composition as modelled

The proposal is entirely blocked from view by the Southern Precinct tower form and does not add any additional visible built form to the view.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The approved concept envelope blocks the proposed envelopes and as such the proposed envelopes would not generate any additional visual effects.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	nil
Scenic quality	nil
View composition	nil
View blocking of scenic elements	nil
Overall rating of effects on baseline factors	**nil**

Weighting factors

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

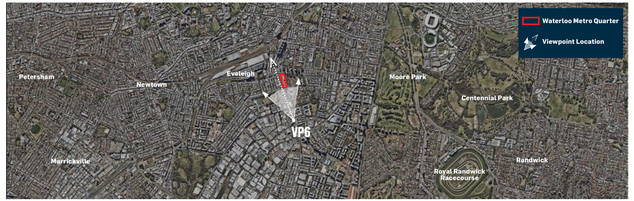


Figure 25 Viewpoint 06 location.

Figure 26 Viewpoint 06 existing view approved concept envelope.

Figure 27 Viewpoint 06 photomontage.

See section 5.7 for overall visual impact rating.

4.0: Visual effects analysis

Photomontage 07

View south from Cope Street and Turner Street

Distance class

- Medium
- 390m

Existing composition of the view

The view is a constrained view along Cope Street with large street trees present on either side. To the right, oblique views of the frontages of RFBs and terrace houses are visible, with a contemporary mid-height commercial development visible to the left. The tree canopy blocks long distance views to the south.

Visual effects of the proposal on the composition as modelled

The proposal introduces new, contemporary tower forms where mid and upper sections of the Northern Precinct towers are visible, as well as a small section of the Central Precinct.

The proposal blocks sections of open sky.

The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

Building 1A and 1B of the Northern Precinct add additional height above the approved concept envelope which blocks a section of sky beyond. The proposed Building 2 envelope within the Central Precinct is almost entirely within the approved concept envelope, with the small amount above it not discernible in any meaningful form.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	medium-low
Scenic quality	low
View composition	medium-low
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**medium-low**

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

See section 5.7 for overall visual impact rating.

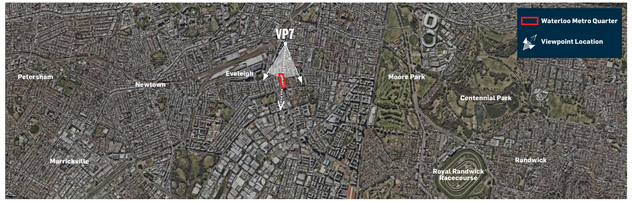


Figure 28 Viewpoint 07 location.

Figure 29 Viewpoint 07 existing view approved concept envelope.

Figure 30 Viewpoint 07 photomontage.

4.0: Visual effects analysis

Photomontage 08

View east from the intersection of Henderson Road and Davy Road

Distance class

- Medium
- 390m

Existing composition of the view

The foreground composition is comprised of the Henderson Road intersection which is surrounded by low height commercial development to the right and large, mature trees along the perimeter of Sandpit Park and Eveleigh Green to the left. The mid-ground composition is a view corridor along the Henderson Road carriageway which includes oblique views of further low height commercial development and vegetation. In the distance above tree canopy mid and upper sections of RFBs and tower forms in the Waterloo Estate are visible.

Visual effects of the proposal on the composition as modelled

The proposal introduces new, contemporary tower forms visible above intervening vegetation. The towers block a small section of built form within the Waterloo Estate and sections of open sky beyond.

The towers are spatially separated from one another which allows for view corridors between the built form and avoids the appearance of a continuous wall of development. The proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Approved Concept DA

The proposed Building 1A North envelope projects above and slightly to the north of the approved concept envelope and blocks a small section of additional existing built form within the Waterloo Estate and open sky beyond. The proposed Building 1B North envelope similarly projects above the approved envelope and blocks a section of open sky beyond.

The proposed Building 2 Central envelope has a small projection outside of the approved concept envelope which blocks a small section of open sky beyond. The projection would be difficult to discern from the approved envelope from this location given the wide visual composition and intervening elements.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	medium-low
Scenic quality	low
View composition	medium-low
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**medium-low**

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

See section 5.7 for overall visual impact rating.

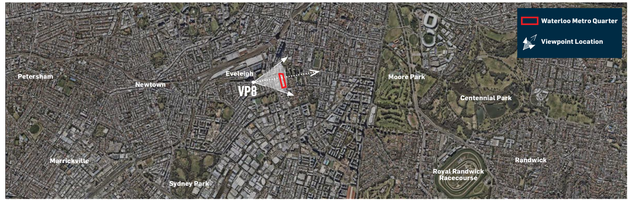


Figure 31 Viewpoint 08 location.

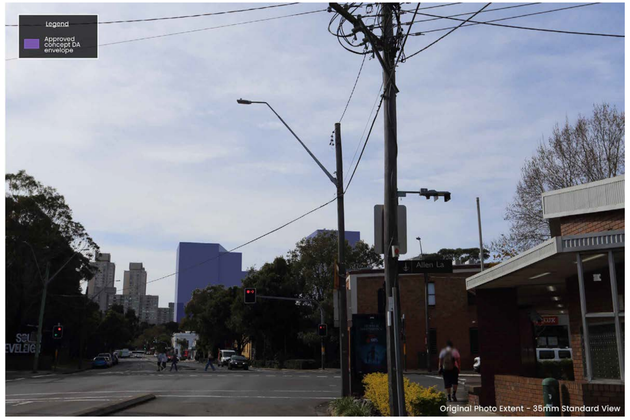


Figure 32 Viewpoint 08 existing view approved concept envelope.

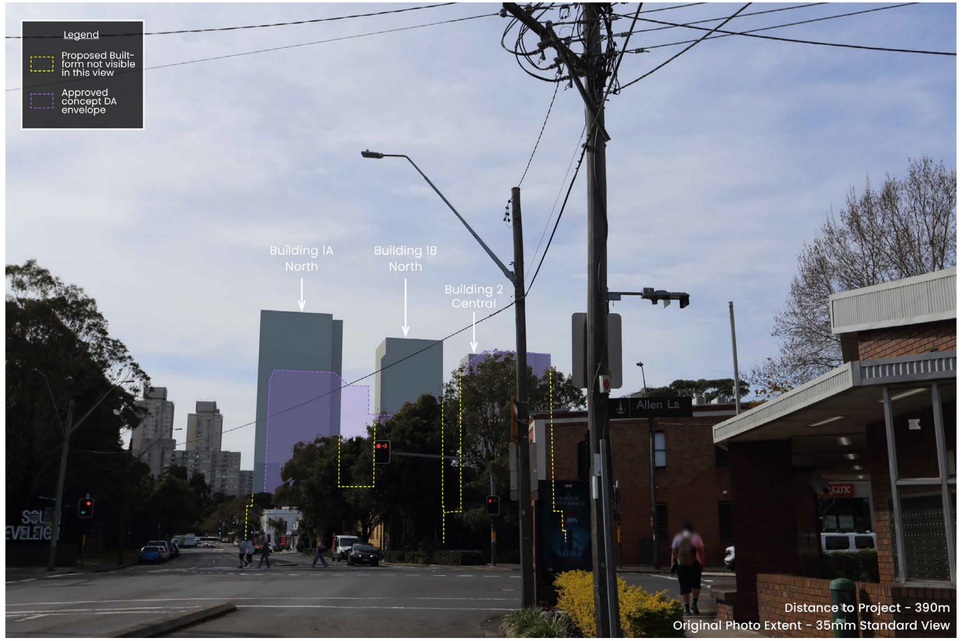


Figure 33 Viewpoint 08 photomontage.

4.0: Visual effects analysis

Photomontage 09

View south-east from the intersection of Henderson Road and Botany Road

Distance class

- Close
- 30m

Existing composition of the view

The view is comprised of the Botany Road intersection in the foreground, with the northern edge of the site visible beyond including the entrance to the Waterloo Metro, site hoarding and a small section of the northern façade of the under construction Southern Precinct tower. Small sections of development in the Waterloo Estate are visible to the left, with foreground elements blocking long distance views beyond.

Visual effects of the proposal on the composition as modelled

The proposal replaces the largely open expanse of the northern and central parts of the site which are currently construction sites and introduces tall, contemporary tower forms setback on podiums to the foreground view. The developments block views to the Metro entrance / exit building, the majority of the under construction Southern Precinct tower forms and sections of open sky.

The proposal does not block views to any scenic or highly valued features.

Visual effects of proposed building envelopes compared to the Approved Concept DA

Building 1A and 1B North contribute additional height above the approved concept envelope which block sections of open sky. Building 2 Central has a small projection above the approved envelope that would be difficult to discern from this location due to the oblique nature of the view and upward viewing angle required from the viewer.

The spatial separations between the proposed building envelopes of the Northern Precinct tower forms above podium level contribute positively by providing visual relief by breaking up the previous continuous elevation of the approved envelope. This replaces the previous squat and bulky built form with taller and more slender proposed envelopes.

The proposed building envelopes have no additional effect on the heritage item 'Congregational Church' located between the Central and Southern Precinct to the approved envelopes.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	medium
Scenic quality	low
View composition	medium
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**medium-low**

Weighting factors	
Public domain view place sensitivity	medium (neutral)
Physical absorption capacity	low (up-weight)
Compatibility with urban context and visual character	medium (neutral)
Viewing period	medium (neutral)
Viewing distance	close

See section 5.7 for overall visual impact rating.

Figure 34 Viewpoint 09 location.

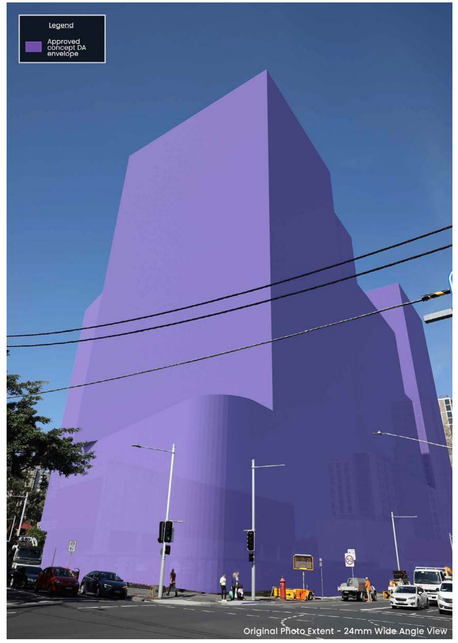


Figure 36 Viewpoint 09 existing view approved concept envelope.

Figure 35 Viewpoint 09 photomontage.

4.0: Visual effects analysis

Photomontage 10

View north-east from the intersection of Buckland Street and Botany Road

Distance class

- Close
- 80m

Existing composition of the view

The view is a highly urbanised one, with the Botany Road transport corridor visible in the foreground. Low height commercial development is visible to the left of the view, and the under construction tall, contemporary tower form of the Southern Precinct visible to the left. The locally listed heritage item 'Congregational Church' is visible north of the southern tower.

Visual effects of the proposal on the composition as modelled

The foreground composition is unaffected by the proposal. The proposal introduces tall, contemporary tower forms setback on podiums to the foreground view. The developments block views to the Metro entrance, the cluster of residential tower forms in Redfern and sections of open sky beyond.

The heritage item is not blocked from view. The proposal does not block views to any scenic or highly valued features.

Visual effects of proposed building envelopes compared to the Approved Concept DA

Building 1A and 1B North contribute additional height above the approved concept envelope which block sections of open sky. Building 2 Central has small projections above the approved envelope that would be indiscernible from this location due to the oblique nature of the view and upward viewing angle required from the viewer.

The spatial separations between the proposed building envelopes of the Northern Precinct tower forms above podium level contribute positively by providing visual relief by breaking up the previous continuous elevation of the approved envelope. This replaces the previous squat and bulky built form with taller and more slender proposed envelopes.

The proposed building envelopes have no additional effect on the heritage item 'Congregational Church' located between the Central and Southern Precinct to the approved envelopes.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	low-medium
Scenic quality	low
View composition	low-medium
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**low-medium**

Weighting factors	
Public domain view place sensitivity	medium (neutral)
Physical absorption capacity	low (up-weight)
Compatibility with urban context and visual character	medium (neutral)
Viewing period	medium (neutral)
Viewing distance	close

See section 5.7 for overall visual impact rating.

Figure 37 Viewpoint 10 location.

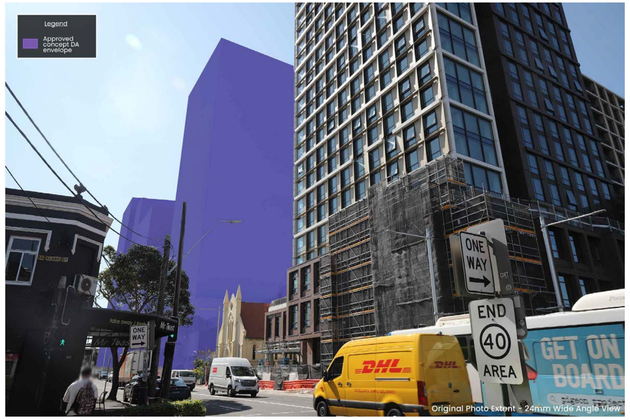


Figure 38 Viewpoint 10 existing view with approved concept envelope.

Figure 39 Viewpoint 10 photomontage.

4.0: Visual effects analysis

05 Visual impact assessment

Having determined the extent of the visual change based on the 10 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 State and local listed heritage significant areas and items, areas of significant open recreation space, valued housing stock such as terrace housing and a 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.

The existing visual environment has a medium-high capacity to absorb the visual changes demonstrated in the assessed photomontages.

Built form and vegetation in the close, medium and distant context help to screen the proposal from views to varying degrees and limits the ability to perceive changes in existing visual compositions.

From distant locations where views are possible, such as from Sydney Park, the wide view composition would typically result in the proposal being viewed with other tower forms, decreasing the contrast with existing, similar elements in the view.

Due to the urbanised nature of the site, close and medium viewing locations have a high capacity to absorb the proposal, with lower sections of any of the tower forms blocked from view apart from short sections of immediately abounding 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 tower forms including to the east in the Waterloo Estate and contemporary development in the Southern Precinct of the site. North of the site within a 500m radius is a dense cluster of residential tower forms in Redfern which further contributes to compatibility given their proximity to the site. In this regard, the development would not be out of place or have unexpected features for viewers within the immediate of wider visual catchment.

As such, the proposal has a high level of visual compatibility with the existing visual environment.

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 Alexandria Park where the proposal will be visible above tree canopy.

Viewing periods from more distant public domain locations such as from sections of Sydney park are typically for short to moderate durations of time.

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, medium and distant 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 more 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

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

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

The residual impacts are low and acceptable given the location of the site and surrounding visual context being highly urbanised. The proposal is visually compatible with examples of surrounding tower form developments such as north of the site in Redfern and is consistent with developments in the wider Sydney area which include high density housing around transport hubs. As a result, tall tower forms are unlikely to be viewed as unexpected or novel elements in the visual environment in which they are located.

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	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10
Visual character	low	medium - low	nil	nil	nil	nil	medium - low	medium -low	medium	low-medium
Scenic quality	low	low	nil	nil	nil	nil	low	low	low	low
View composition	low	medium - low	nil	nil	nil	nil	medium - low	medium - low	medium	low-medium
View blocking of scenic elements	low	low	nil	nil	nil	nil	low	low	low	low
Weighting Factors	**VP1**	**VP2**	**VP3**	**VP4**	**VP5**	**VP6**	**VP7**	**VP8**	**VP9**	**VP10**
Public Domain View Place Sensitivity	high	high	high	medium	high	medium	low - medium	medium	medium	medium
Visual Absorption Capacity	high	medium	high	high	high	high	low	medium	low	low
Compatibility with Urban & Visual Context	high	medium	high	high	n/a	high	medium	high	medium	medium
Viewing Period	medium	medium	low	low	n/a	low	low	low	medium	medium
Viewing Distance	distant	medium	medium	medium	distant	medium	medium	medium	close	close
Visual Impact Rating	**VP1**	**VP2**	**VP3**	**VP4**	**VP5**	**VP6**	**VP7**	**VP8**	**VP9**	**VP10**
	low	**medium - low**	**nil**	**nil**	**nil**	**low**	**low-medium**	**medium - low**	**low-medium**	**low-medium**

5.8 Summary

The proposed built form is not dissimilar in character, form and height to existing contemporary tower forms in the surrounding visual context.

Analysis of 10 public domain photomontages found that:

- The proposal creates nil to medium visual effects (extent of visual change) on the baseline factors when compared to the approved concept envelope.
- The majority of visual effects on baseline factors are rated in the nil to low range.
- The visual impacts for the assessed viewpoints ranges from Nil to Medium-Low.
- The proposal does not block views to any areas of unique scenic quality from the assessed viewpoints.
- From distant views the proposal is viewed in a wide visual composition amongst existing forms which increases the VAC and reduces the visual impact of the proposal.
- The proposal has a high level of compatibility with the surrounding visual context which is highly urbanised.

Effects of the proposed envelopes compared to previously approved envelopes

- The proposed Building 1A North and 1B North envelopes introduce additional height compared to the previously approved Northern Precinct envelope, resulting in the obstruction of a small sections of the 'Turanga' and 'Matavai' towers from certain viewpoints and open sky.
- The proposed Building 2 Central Precinct envelope maintains a visually consistent height with the approved envelope with small protrusions which are largely indiscernible from the assessed viewpoints.
- The proposed tower envelopes provide spatial separations that prevent the appearance of a single mass and offer visual relief between each tower.
- The proposed envelopes have no additional impact on the heritage item 'Congregational Church' located between the Central and Southern Precincts compared to the approved envelopes.
- The spatial separations in the Northern Precinct contribute positively by breaking up the previously continuous elevation, replacing the squat and bulky built form with taller, more slender envelopes.
- The proposed envelopes have no additional impact on the heritage item 'Congregational Church' located between the Central and Southern Precincts compared to the approved envelopes.
- Overall, the proposed envelopes do not generate significant additional visual effects compared to the approved envelopes in terms of blocking effects and visual impacts.
- The Second Amending Concept DA can be supported on visual impact grounds.

06 Appendix

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 RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

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

Table 1 Description of visual effects.

Appendix 2

Analysis of visual impacts

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

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

URBIS

Second Amending Concept DA

Appendix A
Visual Assessment | Photomontages

Prepared by Urbis for WL Developer Pty Ltd

September 2025

Photomontages Prepared By:
Urbis, Level 10, 477 Collins Street, Melbourne 3000.

Date Prepared:
23 September 2025

Visualisation Artist:

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

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

Location Photographer:
Nick Sisam, Urbis - Associate Director, 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 26.1 (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) - 2025-06-05
- Proposed architectural drawings received from Architect (AutoCAD DWG and PDF) - Dated 2025-08-01 (Central Precinct) 2025-07-11 (North Precinct)
- Proposed 3D model received from Architect (Autocad DWG) - Received 2025-09-10
- Independent site survey from Colliers International Engineering & Design NSW PTY LTD (AutoCAD DWG) - Dated 2025-02-03

Methodology:

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

The process for producing these photomontages are outlined below:

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

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Second Amending Concept DA - Visual Assessment

Photomontages - View Location Map

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_MAP
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP1 (Photo 1828): Documented view from Sydney Park

Existing Conditions 2025-08-05 11:34 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_1A
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP1 (Photo 1828): Documented view from Sydney Park

Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_1B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP1 (Photo 1828): Documented view from Sydney Park

Photomontage - Proposed Development

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_1C
REV: -

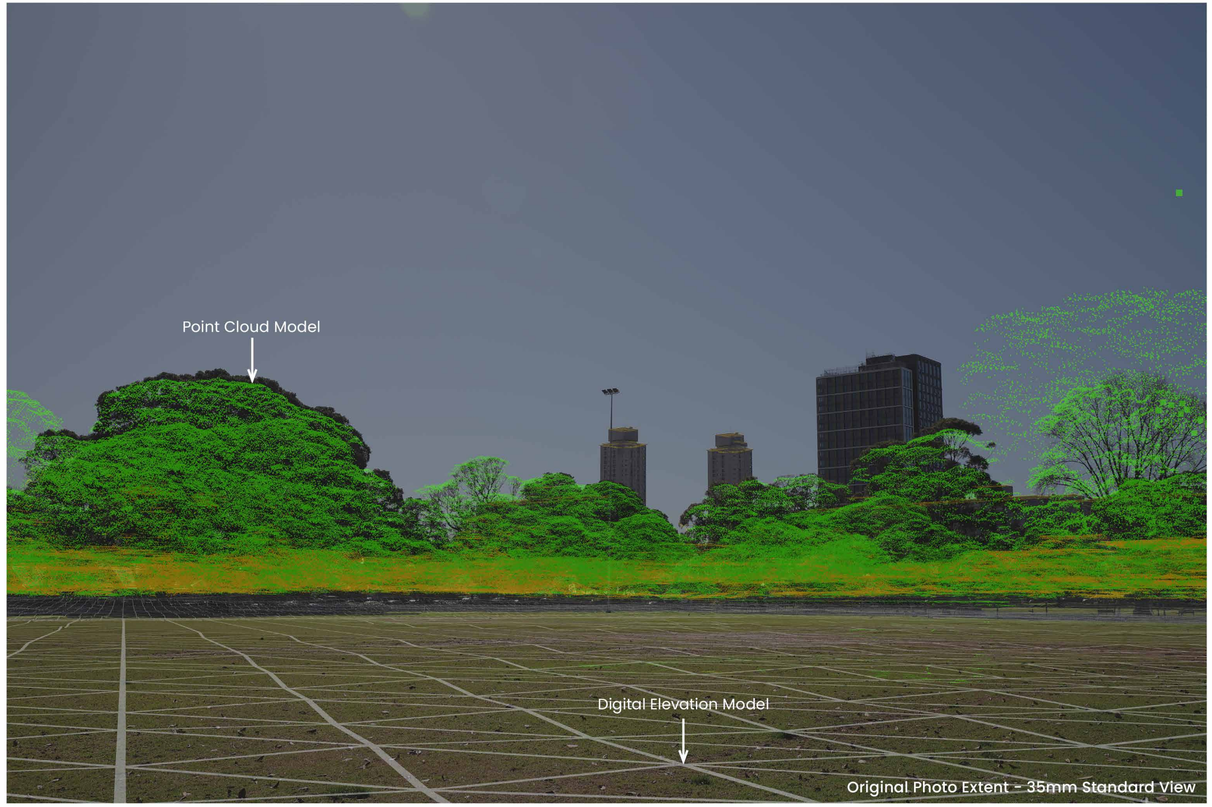
URBIS

Second Amending Concept DA - Visual Assessment

VP2 (Photo 1850): View looking North East from Alexandria Park

Existing Conditions 2025-08-05 12:04 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_2A
REV: -

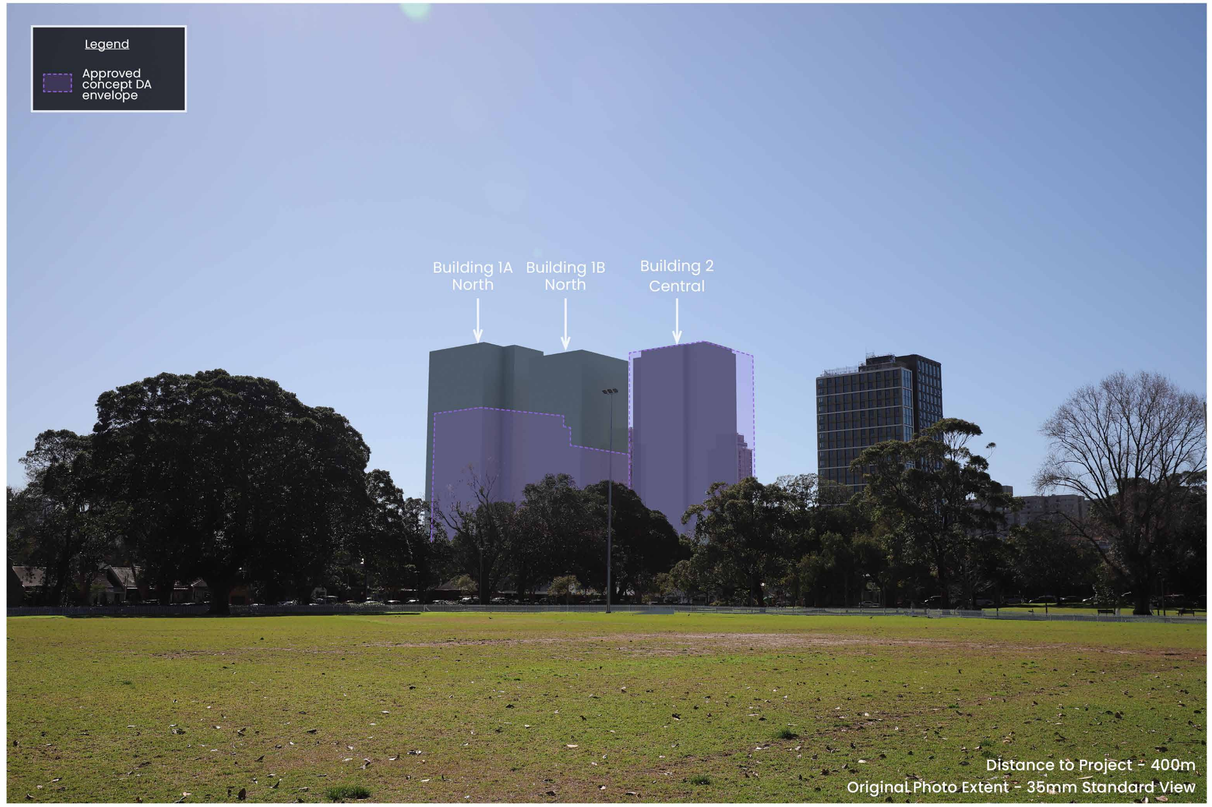


URBIS

Second Amending Concept DA - Visual Assessment

VP2 (Photo 1850): View looking North East from Alexandria Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_2B
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP2 (Photo 1850): View looking North East from Alexandria Park
Photomontage - Proposed Development

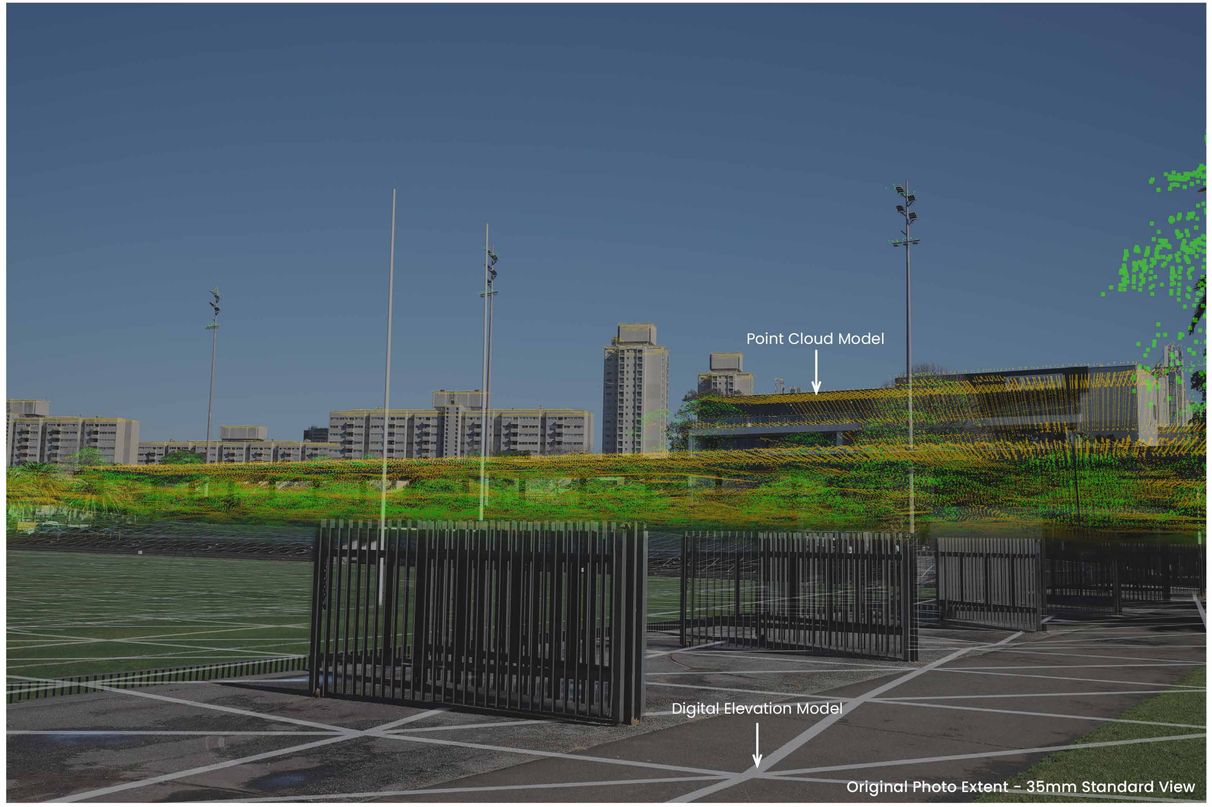
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_2C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP3 (Photo 1880): View looking West from Redfern Park
Existing Conditions 2025-08-05 12:29 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_3A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP3 (Photo 1880): View looking West from Redfern Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_3B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP3 (Photo 1880): View looking West from Redfern Park
Photomontage - Proposed Development

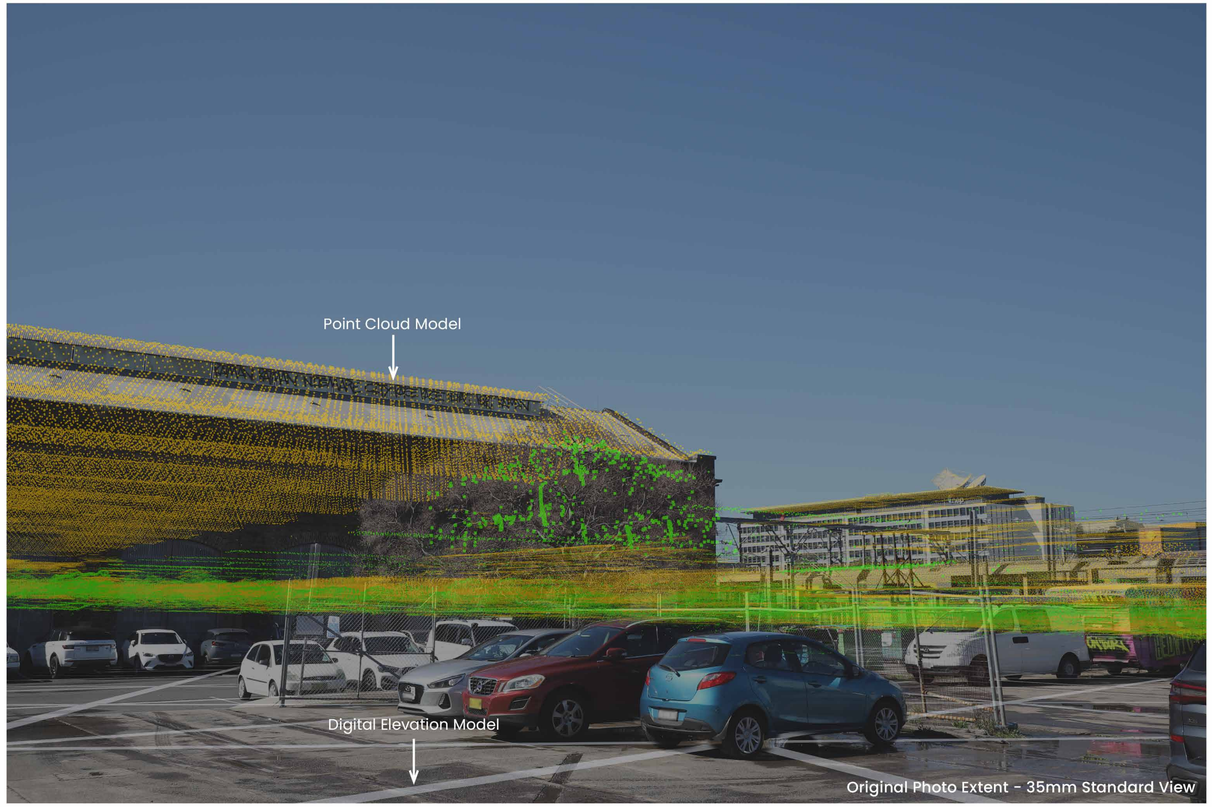
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_3C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP4 (Photo 1892): View looking South East from Carriageworks
Existing Conditions 2025-08-05 12:45 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_4A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP4 (Photo 1892): View looking South East from Carriageworks

Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_4B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP4 (Photo 1892): View looking South East from Carriageworks

Photomontage - Proposed Development

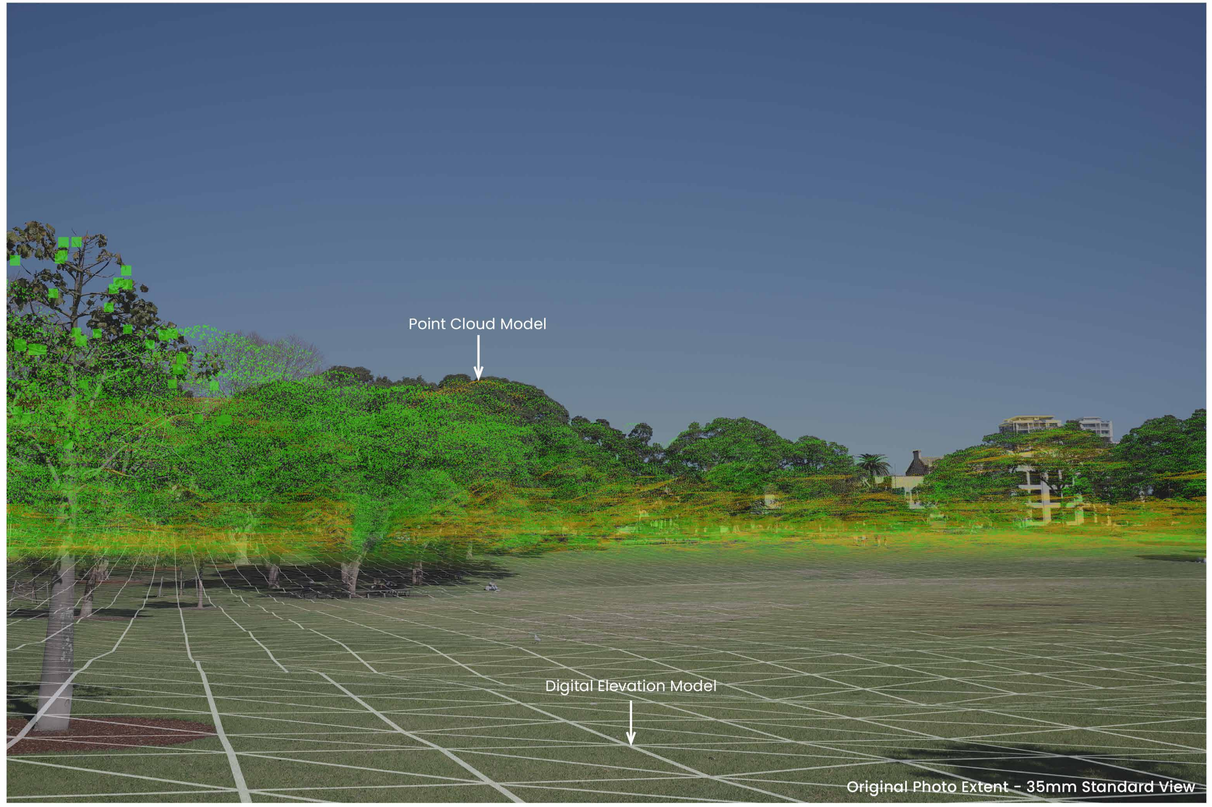
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_4C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP5 (Photo 1927): View looking South West from Prince Alfred Park
Existing Conditions 2025-08-05 13:42 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_5A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP5 (Photo 1927): View looking South West from Prince Alfred Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_5B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP5 (Photo 1927): View looking South West from Prince Alfred Park
Photomontage - Proposed Development

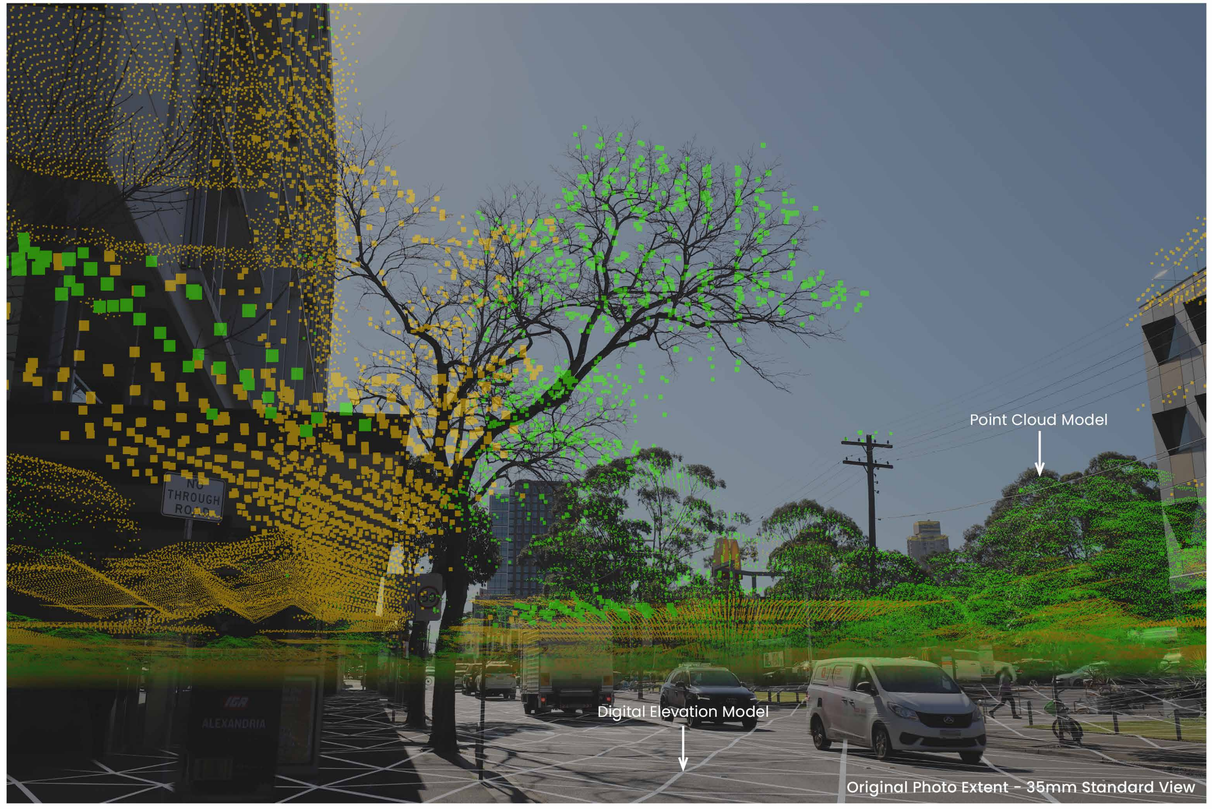
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_5C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP6 (Photo 1952): View looking North from intersection of Retreat Street and Botany Road
Existing Conditions 2025-08-05 14:36 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_6A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP6 (Photo 1952): View looking North from intersection of Retreat Street and Botany Road
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_6B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP6 (Photo 1952): View looking North from intersection of Retreat Street and Botany Road
Photomontage - Proposed Development

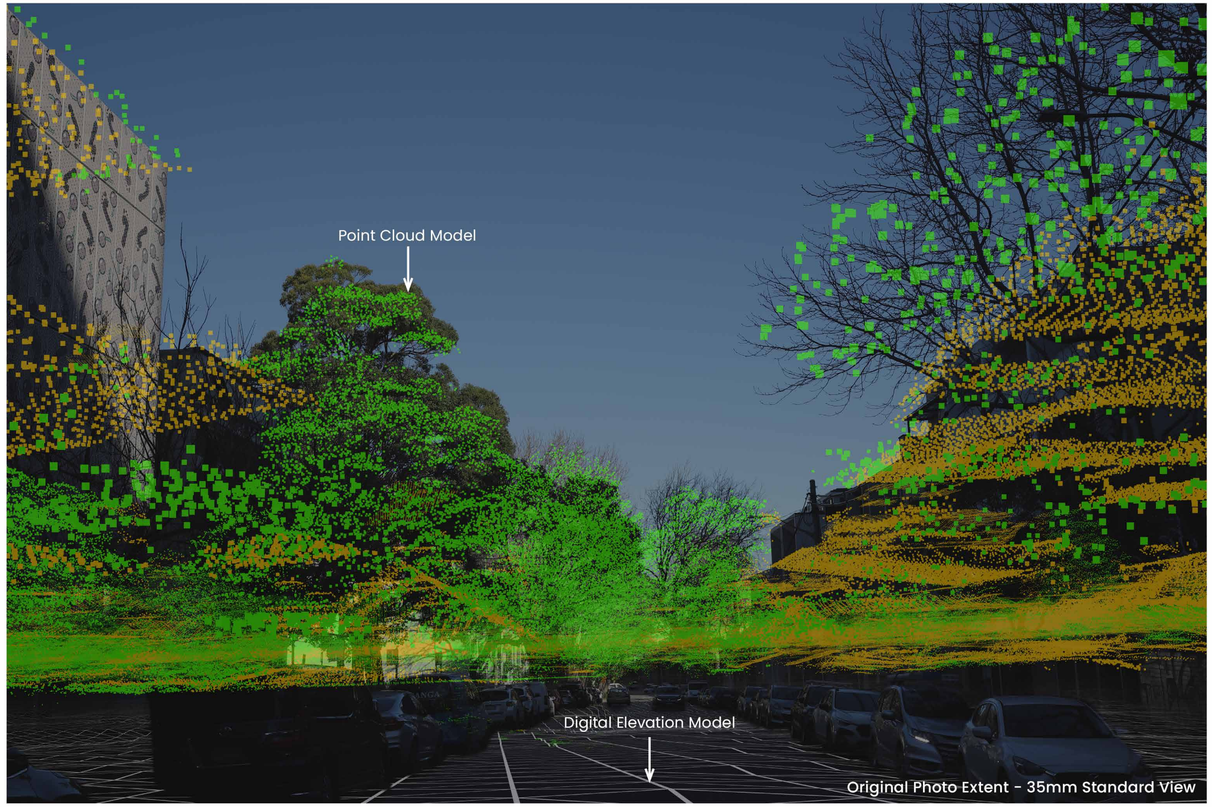
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_6C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP7 (Photo 1968): View looking South from Cope Street and Turner Street
Existing Conditions 2025-08-05 15:04 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_7A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP7 (Photo 1968): View looking South from Cope Street and Turner Street
Camera Match 3D Model to Photo (Wire Frame)

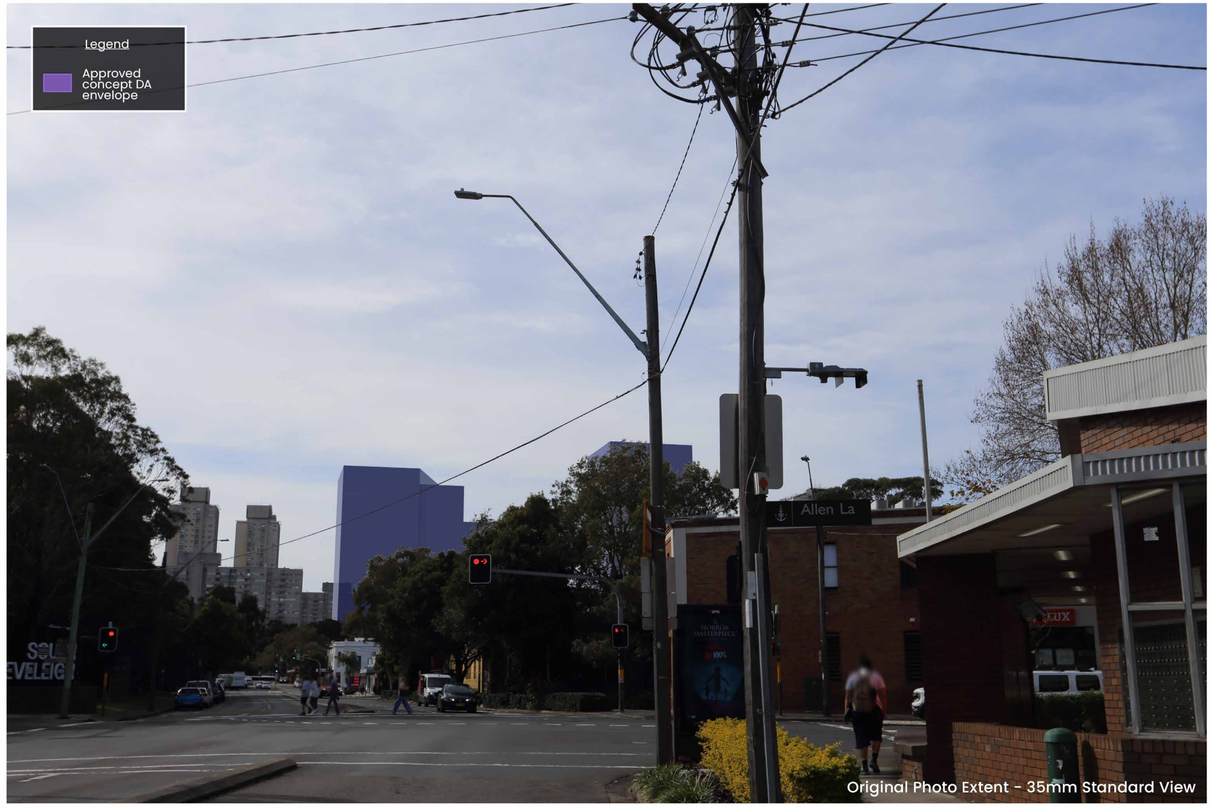
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_7B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP7 (Photo 1968): View looking South from Cope Street and Turner Street
Photomontage - Proposed Development

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_7C
REV: -

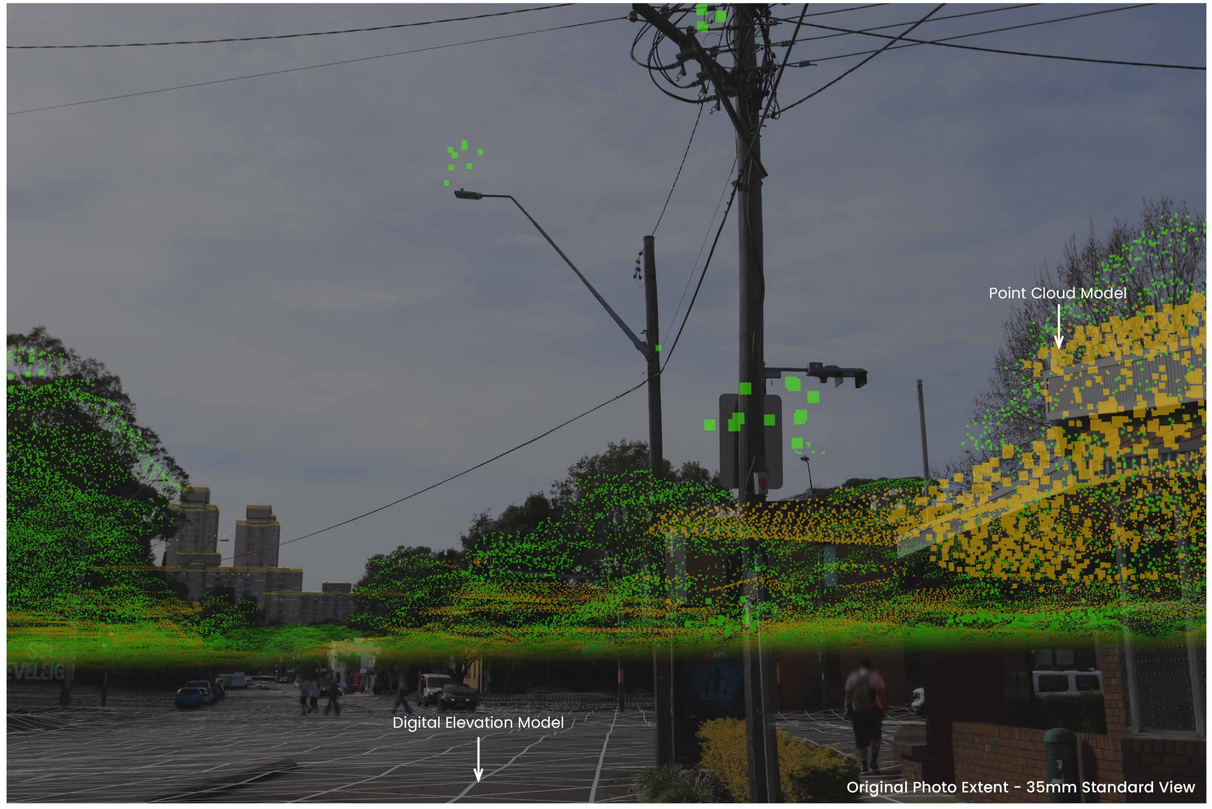


URBIS

Second Amending Concept DA - Visual Assessment

VP8 (Photo 0002): View looking East from intersection of Henderson and Davy Road
Existing Conditions 2025-08-08 10:23 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_8A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP8 (Photo 0002): View looking East from intersection of Henderson and Davy Road
Camera Match 3D Model to Photo (Wire Frame)

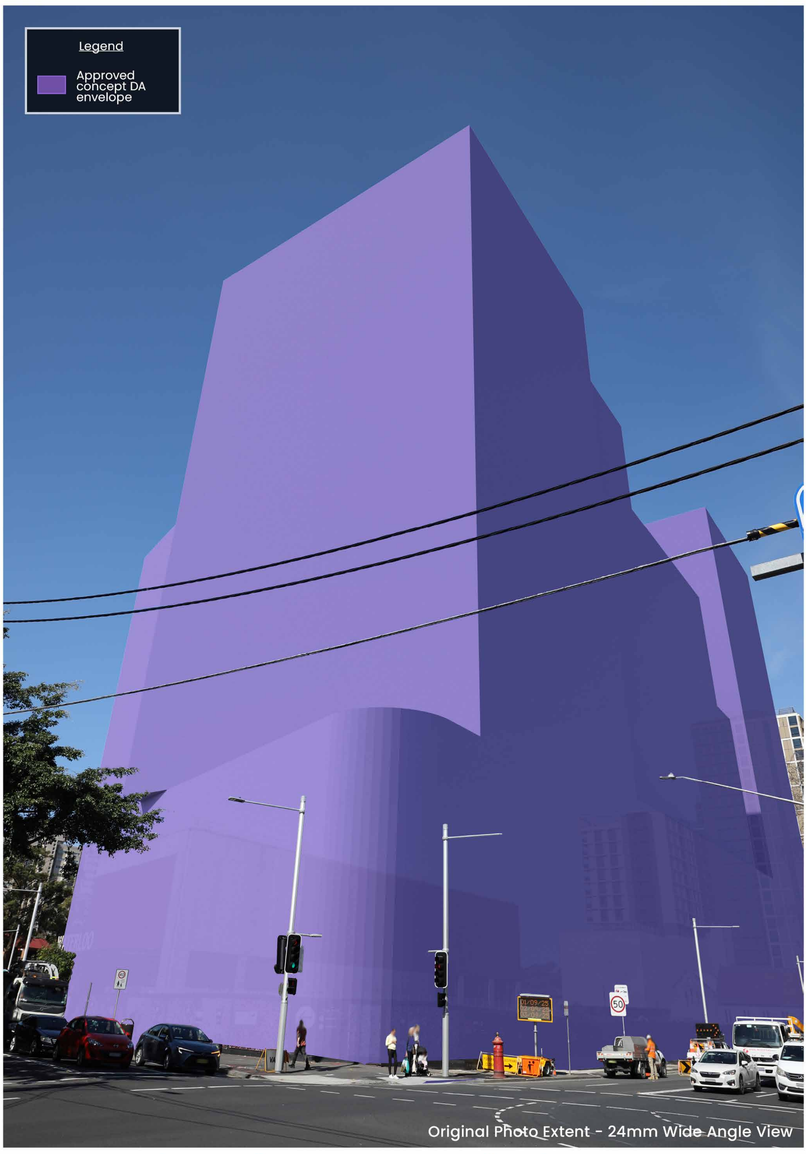
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_8B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP8 (Photo 0002): View looking East from intersection of Henderson and Davy Road
Photomontage - Proposed Development

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_8C
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP9 (Photo 2286): View looking South-East from intersection of Henderson and Botany Road - Existing Conditions 2025-09-03 14:26 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_9A
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP9 (Photo 2286): View looking South-East from intersection of Henderson and Botany Road - Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_9B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP9 (Photo 2286): View looking South-East from intersection of Henderson and Botany Road - Photomontage - Proposed Development

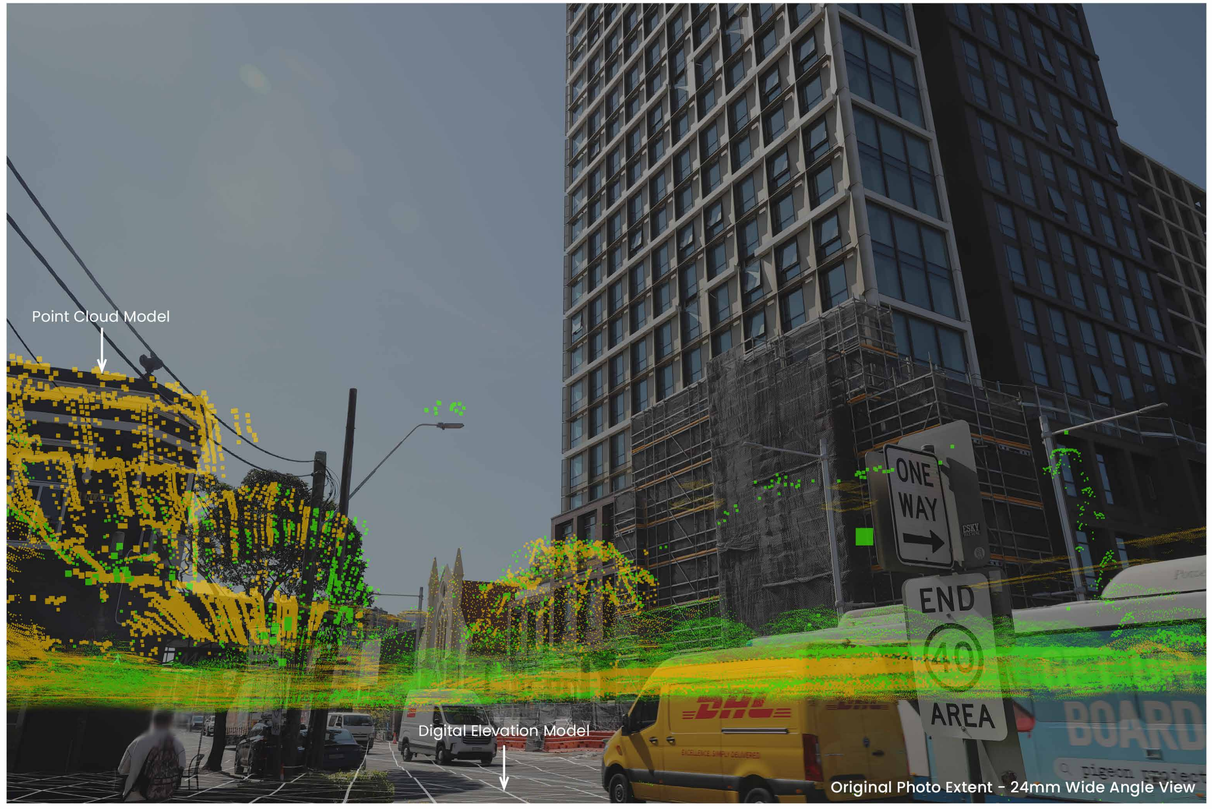
DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_9C
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP10 (Photo 2283): View looking North-East from intersection of Buckland Street and Botany Road
Existing Conditions 2025-09-03 14:21 AEST

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_10A
REV: -



URBIS

Second Amending Concept DA - Visual Assessment

VP10 (Photo 2283): View looking North-East from intersection of Buckland Street and Botany Road

Camera Match 3D Model to Photo (Wire Frame)

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_10B
REV: -

URBIS

Second Amending Concept DA - Visual Assessment

VP10 (Photo 2283): View looking North-East from intersection of Buckland Street and Botany Road

Photomontage - Proposed Development

DATE: 2025-09-23
JOB NO: P0056227
DWG NO: VP_10C
REV: -