

10 MISSENDEN ROAD, CAMPERDOWN

VISUAL IMPACT ASSESSMENT

SSD-79888213

PREPARED FOR

ISPT PTY LTD

AUGUST 2025

FINAL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director:	Jane Maze-Riley
Project Team:	Nicholas Sisam, Eloise Twaddle, Manuel Alvelo.
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EXECUTIVE SUMMARY

- This Visual Impact Assessment has been prepared by Urbis to accompany a detailed State Significant Development Application (SSDA) for a private hospital and associated ancillary uses located at 10 Missenden Road, Camperdown.
- This report is limited to an assessment of quantitative and qualitative visual change likely to be caused by the proposed development.
- The extent and significance of the potential visual change has been assessed using a well established and accepted Visual Impact Assessment (VIA) methodology.
- The proposal is located in a highly urbanised location and is surrounded by a number of State and local heritage listed items.
- The surrounding visual context includes examples of contemporary campus development of a similar height and scale to the Proposal.
- Analysis of 7 public domain photomontages found that:
 - The Proposal creates low to high visual effects on baseline factors.
 - The visual impacts for the assessed viewpoints ranges from Low to Medium.
 - The Proposal partially blocks views to a heritage item (St John's College) in two views from Missenden Road.
- Closer views of the Proposal, from within the campus, have higher potential for viewers to perceive and respond to the visual effects. Visual effects of the Proposal from medium and more distant viewing locations are lowered by the physical and visual absorption capacity.
- Where the Physical Absorption Capacity (PAC) within the surrounding context is medium-high or high the visual effects and impacts of the Proposal are lessened.
- Existing campus development includes large, contemporary built-form in proximity to smaller heritage item developments. The Proposal is therefore unlikely to be perceived as an unexpected addition within the wider campus.
- The Proposal has an overall medium-high level of compatibility with the surrounding visual character. Examples of comparable height and scale development are located in proximity to the proposal including the Professor Marie Bashir Centre west of the Concept Development Area and development within the RPAH.
- 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 Proposal is supported on visual impact grounds.

01 INTRODUCTION



1.1 PURPOSE OF THE REPORT

This Visual Impact Assessment (VIA) has been prepared by Urbis to accompany a Concept State Significant Development Application (SSDA) for a private hospital and associated ancillary uses located at 10 Missenden Road, Camperdown. The legal description of the Concept Development Area is outlined in Table 1.

Table 1 Legal Description.

Concept Development Area Address	Title Description
10 Missenden Road, Camperdown NSW 2050	Lot 2 in DP 1124852

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-79888213).

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

Table 2 SEARs Compliance.

Description of Requirement	Section Reference
6. Visual Impact	
- Provide a visual analysis of the concept built form from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - Provide a visual impact assessment that addresses the impacts of the concept built form on the existing catchment, including but not limited to the significant/exceptional views identified in the Heritage Framework of the endorsed Conservation Management Plan (CMP) for St John's College.	Section 4.0, 5.0 and 6.0

1.2 CONCEPT ENVELOPE AND REFERENCE SCHEME DEVELOPMENT

A concept envelope, in the absence of formal built form controls, has been prepared with a first-principles approach to understanding the unique context of the Concept Development Area. A bespoke design strategy and a tight building envelope was developed to solve the unique context in which the Concept Development Area sits. This has been brought together by Architectus and JPW.

Applying their expertise and the knowledge gained through State Design Review Panel (SDRP) sessions, JPW has developed a series of design principles and parameters which Architectus have applied to generate a reference design, illustrating the intended outcome and vision for the Concept Development Area.

Both the Concept Envelope and Reference Design are shown in the photomontages in Section 4.0.

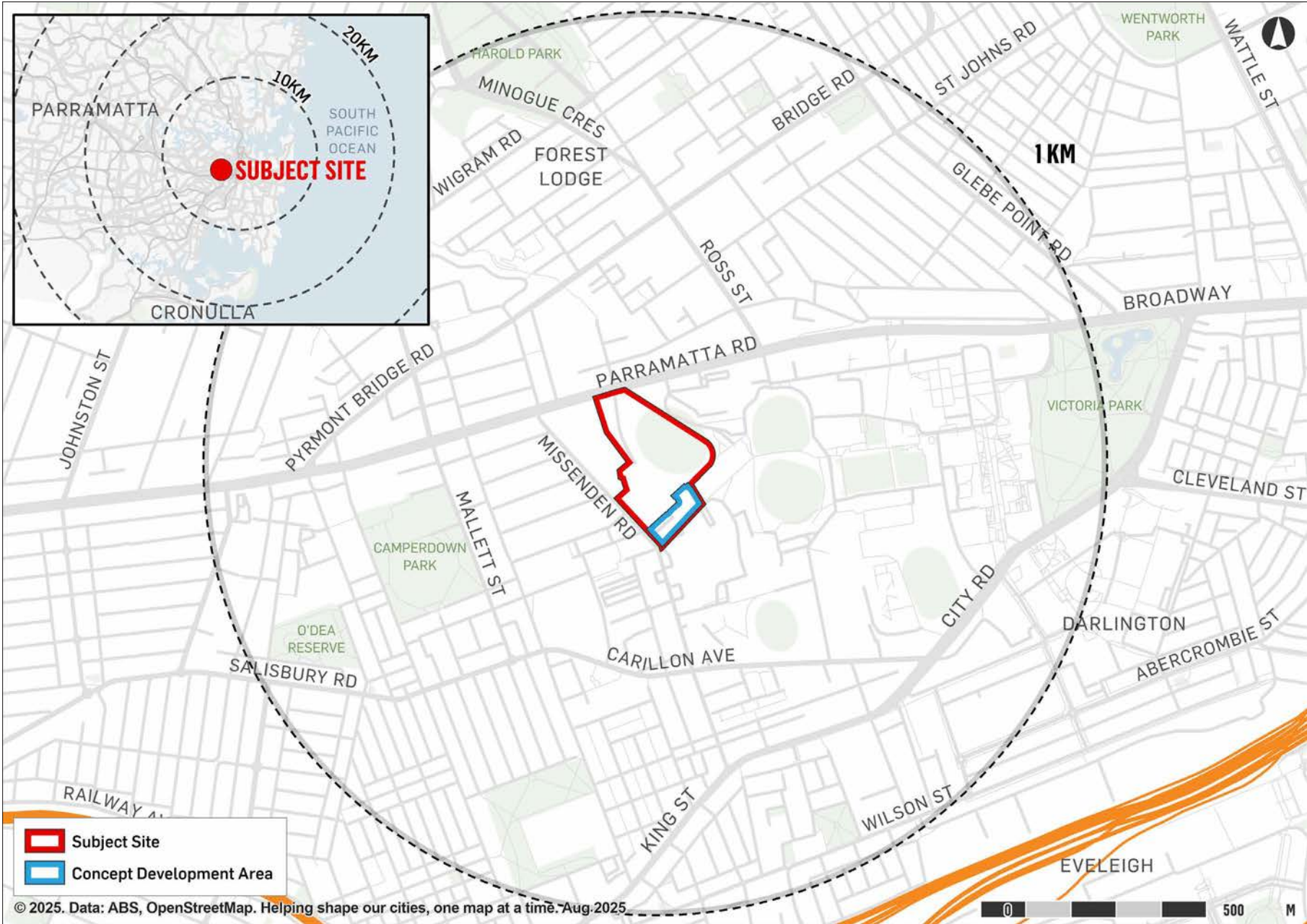


Figure 1 Concept Development Area location (Urbis).

1.3 PROPOSED DEVELOPMENT

The Concept SSDA seeks development consent for a Concept Proposal for:

- Development of a private hospital, including the provision of ancillary health and research uses, ancillary retail and commercial office space and carparking;
- A building envelope comprising a stepped building form, with dual setbacks and cantilevered elements which responds to the surrounding heritage and context. The building envelope accommodates:
 - Three (3) basement levels to a maximum depth of RL 13;
 - Five (5) storey terraced podium with a maximum height of RL 56.4;
 - A 10-storey tower, plus roof plant level, with a maximum height of RL 85.5;

The concept proposal anticipates the private hospital development will provide:

- Vehicular access from Missenden Road
- A maximum gross floor area of 33,253m²;
- A maximum of 264 basement car parking spaces and three (3) ground floor, hospital drop-off parking spaces;
- Associated tree removal and tree transplanting, Concept Development Area landscaping, public art and public domain upgrades within and adjacent to the Concept Development Area.
- Accommodation of approximately 90 ward beds, 26 ICU/CCU beds and 8 Theatre rooms. Additionally, spaces for ancillary uses, such as:
 - Radiology
 - Pathology
 - Clinical suites
 - Research / technology
 - Education
 - Retail food and beverage
 - Pharmacy

This Concept SSDA is being sought pursuant to Division 4.4 of the EP&A Act. No physical works are proposed as part of this Concept SSDA. The Concept SSDA seeks development consent for the proposed concept envelope and private hospital land use only, further detailed design in the submission of staged DAs will determine the exact use and operation of these spaces.

All physical works will be the subject of detailed proposals as part of a future required detailed DA. An indicative reference scheme has been prepared by Architectus which provides a proof of concept that the proposed built form outcome is able to sensitively respond and integrate within the existing heritage fabric of the surrounding area while accommodating the intended land use operations.

The proposal will provide a private hospital that is co-located to the RPA and supports the broader Camperdown Health, Education and Research Precinct ecosystem by providing for contributory health and life science land uses.



Figure 2 Architectural render of Proposal | Architectus/JPW

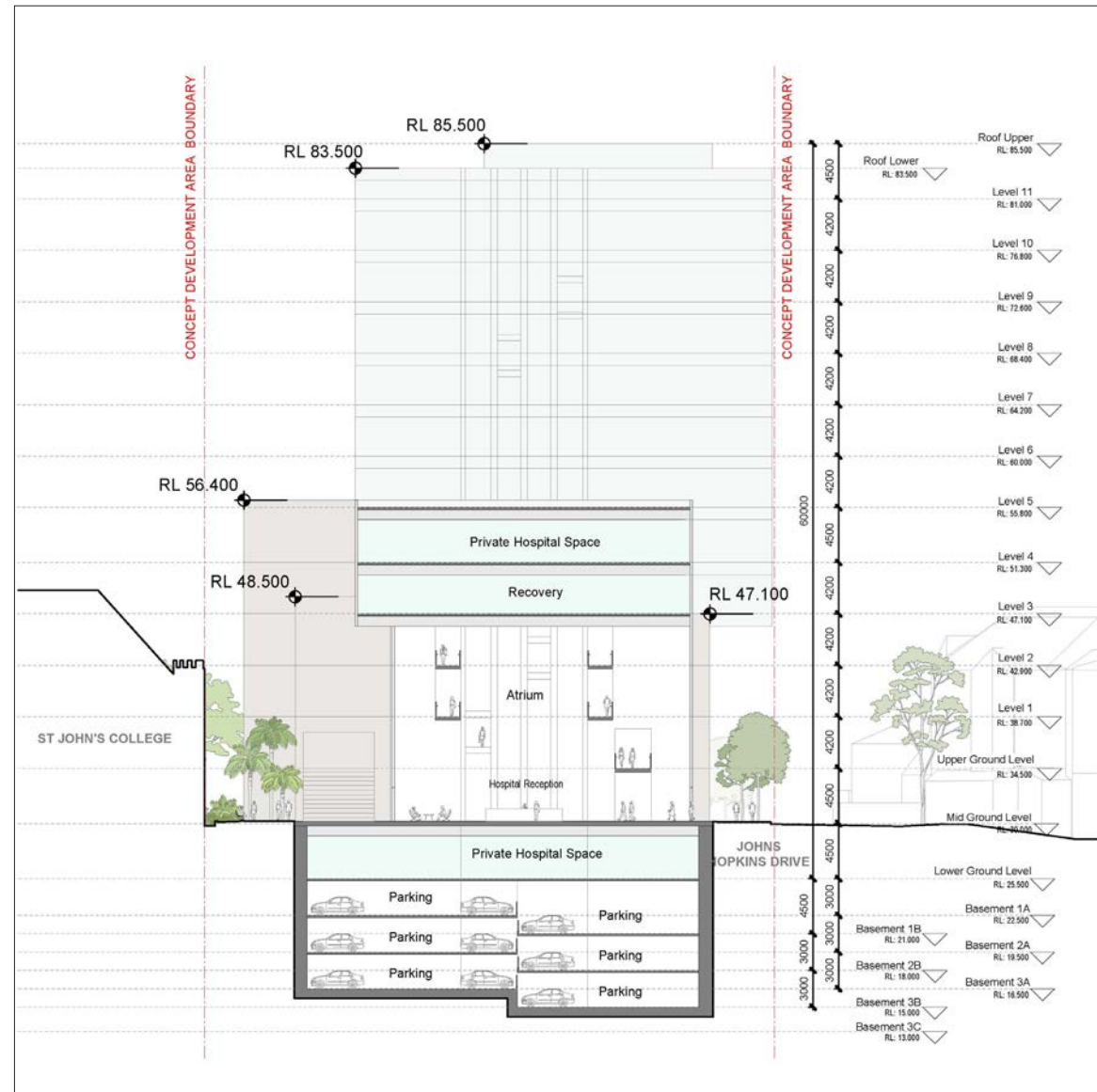


Figure 3 North-south section (Atrium) | Architectus

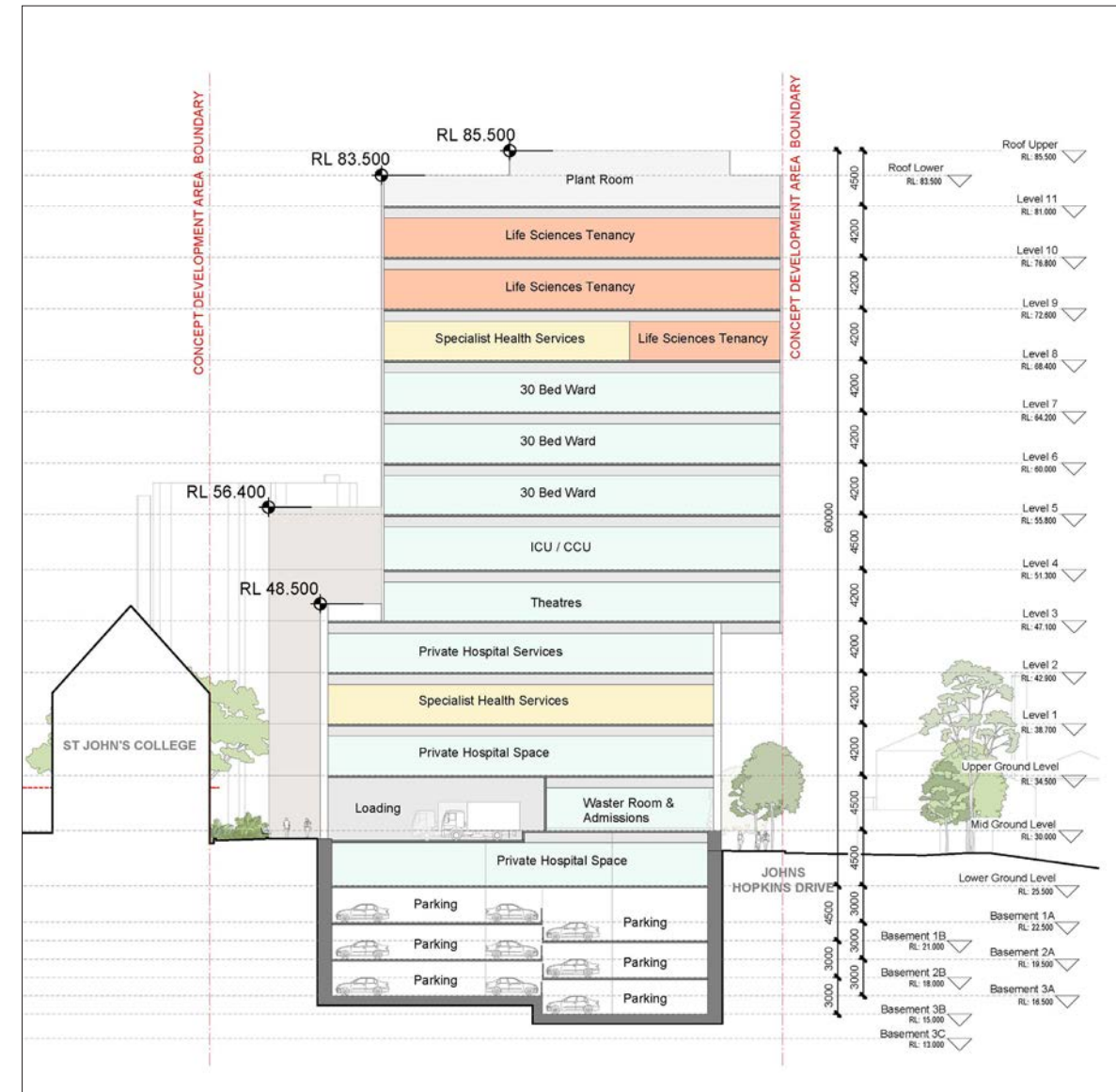


Figure 4 North-south section (tower) | Architectus

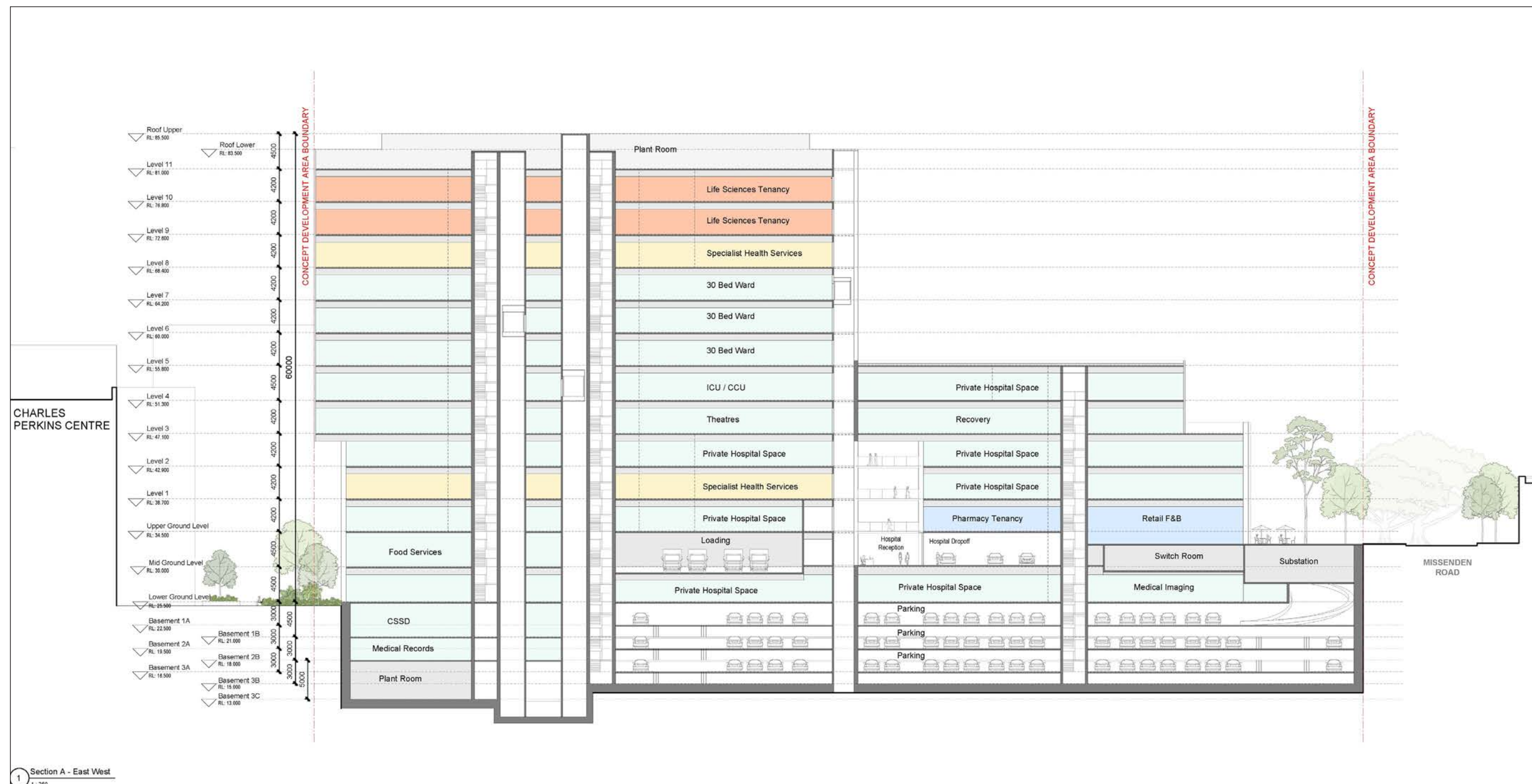


Figure 5 East-west section | Architectus

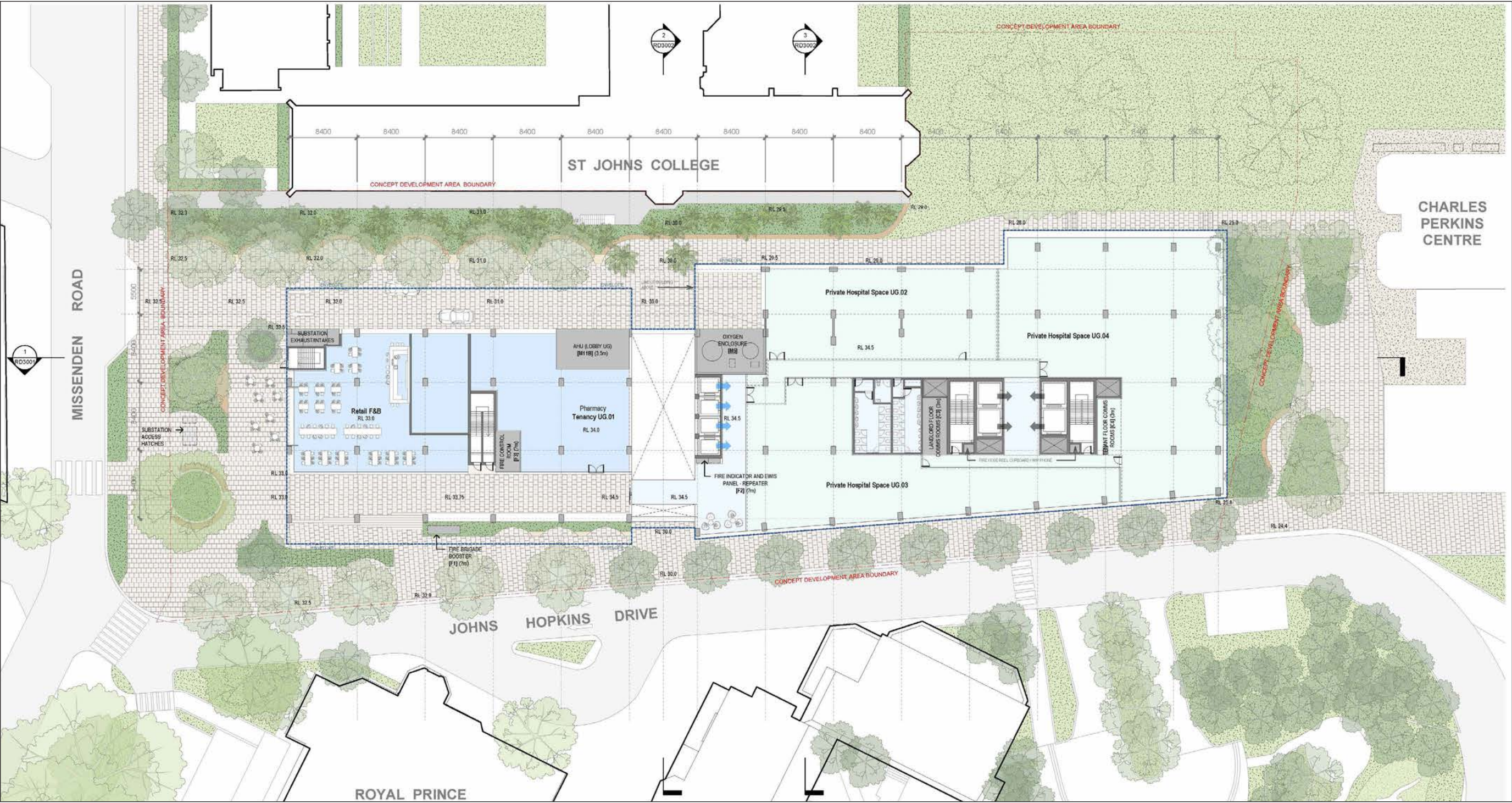


Figure 6 Upper ground floor | Architectus

02 VIA METHODOLOGY



2.1 URBIS METHODOLOGY

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

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings.

Reviewing and combining industry best practice, Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the Concept Development Area 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 Concept Development Area, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the Concept Development Area 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 Concept Development Area 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)

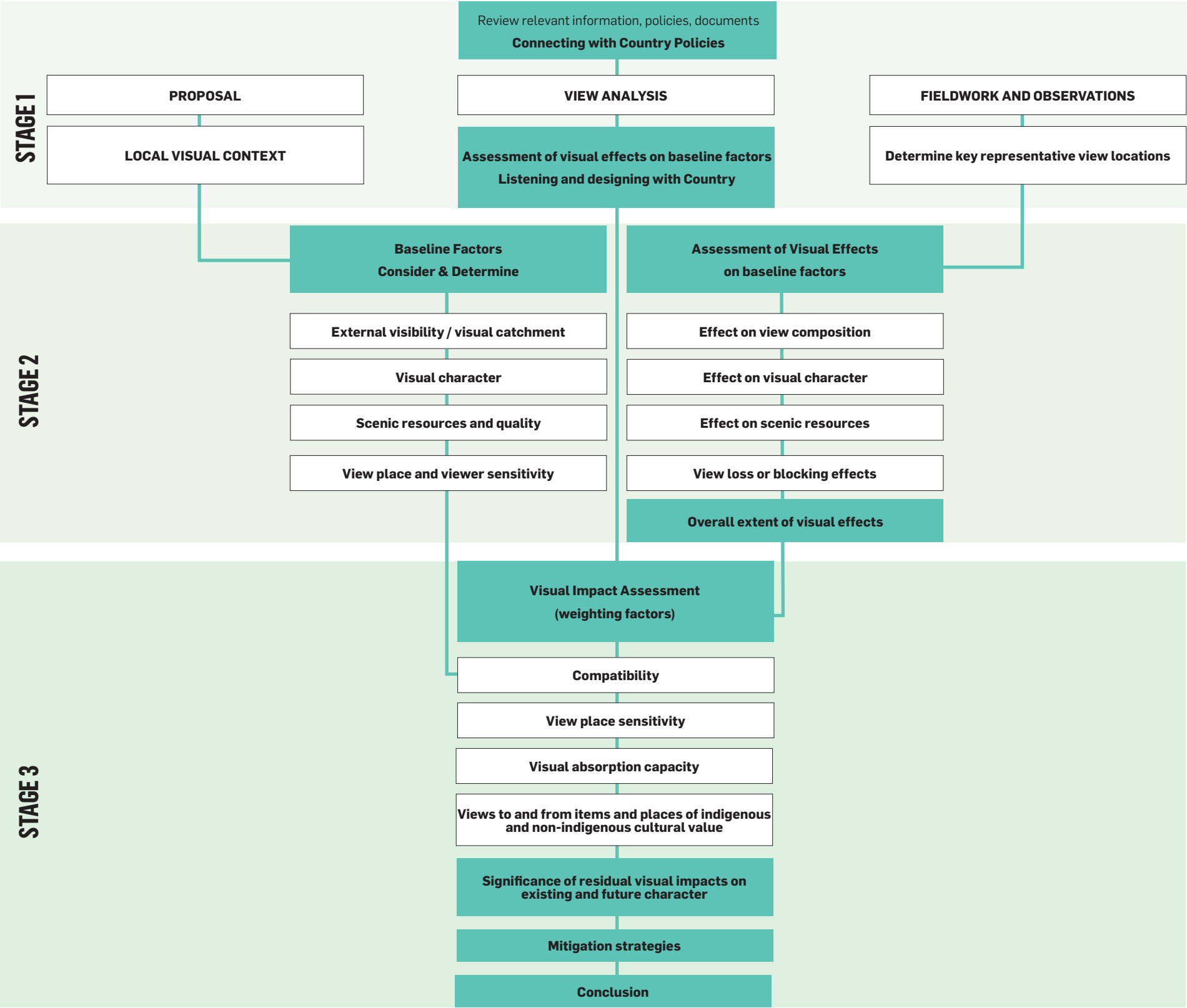


Figure 7 Methodology flowchart.

03 BASELINE VISUAL ANALYSIS



3.1 DOCUMENTED VIEWS

A number of Campus Management Plans (CMP's) apply to the University including the campus wide Grounds CMP (Revised 2017) and a specific CMP for St John's College (St John's College within the university of Sydney CMP 2017). The St John's CMP identifies 5 views of exceptional significance associated with the College:

- **CMP View 1 (VP13)** - View of the Freehill Tower northward along Missenden Road.
- **CMP View 2 (VP8)** - View of the Freehill Tower, through trees, eastward along Dunblane Street.
- **CMP View 3 (VP1)** - View of the Freehill Tower southward along Larkin Street.
- **CMP View 4 (VP 2,3, 4 & 6)** - Views of the Freehill Tower, Wardell Chapel Wing, Wardell Library wing, '38 Wing and Menzies Wing seen set high on a hillside in a continuous spatial sweep from Parramatta Road and across the playing fields, and from John Hopkins Drive.
- **CMP View 5 (VP9)** - Views of the southern end of Wardell's Great Hall and Freehill Tower, and oblique view of the southern elevations of the Wardell Library wing from Missenden Road at close range.

The CMP also identifies one view of moderate significance:

- **CMP View 6** - Views of the southern elevations of '38, Menzies and Polding wings from John Hopkins Drive, Missenden Road and the college carpark.

3.2 VISUAL CATCHMENT

Potential visibility of the proposal was determined by Urbis during fieldwork observations of the Concept Development Area from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth. Due to the underlying topography, presence of vegetation within the surrounding streetscapes and intervening built form both within and surrounding the Concept Development Area, the visual catchment of proposed works is constrained.

PUBLIC DOMAIN AND PUBLICLY ACCESSIBLE LOCATIONS

- Small sections of Parramatta Road between Larkin Street and Orphan School Creek Lane
- A section of Missenden Road between Dunblane Street and 83 Missenden Road
- Orphan School Creek Lane
- John Hopkins Drive
- St John's Oval
- Lambie Dew Drive
- A section of Grose Farm Lane parallel to the Charles Perkins Centre.

3.3 FIELDWORK INSPECTED VIEWS

Views were documented during fieldwork observations surrounding the Concept Development Area to demonstrate the visual catchment and existing visual context.

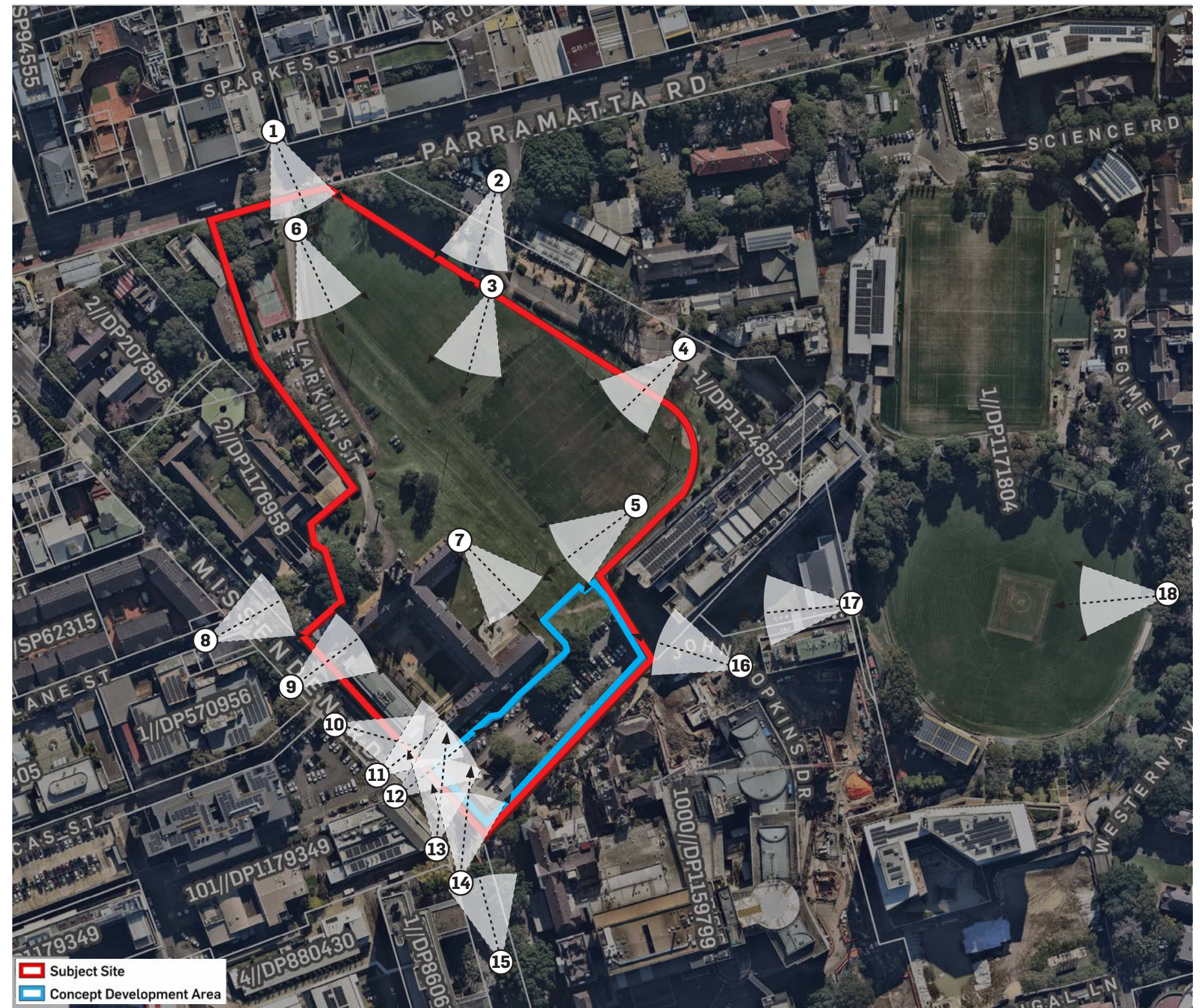


Figure 8 Fieldwork Inspected Views.



Photo 1. View of Freehill Tower southward along Larkin Street (CMP View 3)



Photo 2. View from Parramatta Road at Orphan School Creek Lane (CMP View 4b).



Photo 3. The college set high on the hillside from across the playing field (CMP View 4c).



Photo 4. The college set high on the hillside from across the playing field (CMP View 4c).



Photo 5. The College seen from playing field outside the Charles Perkins Centre.



Photo 6. The College seen from the driveway (CMP View 4a).



Photo 7. South-east view from northern corner of the main building.



Photo 8. Looking eastward along Dunblane Street (CMP View 2).



Photo 9. Freehill Tower and Great Hall seen from Missenden Road looking eastward (CMP View 5).



Photo 10. View south-east from outside 67 Missenden Road.



Photo 11. View north-east from outside 67 Missenden Road.



Photo 12. View north-east between main College building and John Hopkins Drive



Photo 13. Freehill Tower seen from Missenden Road looking northward (**CMP View 1**).



Photo 14. View north from intersection of Missenden Road and Grose Street.



Photo 15. View north from outside 85 Missenden Road.



Photo 16. View west from John Hopkins Drive.



Photo 17. View west from western edge of University Oval No. 1.



Photo 18. View west from eastern edge of University Oval No. 1.

3.4 HERITAGE ITEMS

State Heritage Register:

- The University of Sydney, University Colleges and Victoria Park, which covers the Concept Development Area and wider campus.
- Royal Prince Alfred Hospital, immediately south of the Concept Development Area.
- Trocadero, 460m to the southeast.
- Eveleigh Railway Workshops, 390m to the south.

There are several Local Heritage Register Items within the USYD Campus including:

- Royal Prince Alfred Hospital Group
- St John's College, USYD.
- St Andrew's College, USYD.
- Women's College group, USYD.
- St Paul's College group, USYD.
- Victoria Park.

Items beyond the campus grounds include:

- Former Newtown Public School Group, immediately south.
- Alfred Hotel, on the western side of Missenden Road.

The University of Sydney campus is covered by the 'Sydney University Heritage Conservation Area (HCA). There are a number of HCAs located within the Concept Development Area's wider landscape context including:

- Bligh and Camperdown Terrace, to the south.
- O'Connell Town Estate, to the south.
- King Street, to the south.
- Camperdown Park Heritage Conservation Area, to the west.
- Hopetoun Roberts Federation Streets, to the southwest.
- Hereford and Forest Lodge, to the north.

3.5 VISUAL CONTEXT

The Concept Development Area is located within University of Sydney's St John's College, approximately 3km southwest of the Sydney CBD and approximately 8km north of the Sydney Airport. It has frontages to Missenden Road to the southwest, the main arterial road between Parramatta Road and Princes Highway, and John Hopkins Drive to the southeast.

The St John's College campus is set within a diverse context. To the north along Parramatta Road, the area is dominated by low to high density commercial and residential developments that line the busy Parramatta Road. At the northern end of Missenden Road, the area is predominantly medium to high-density residential development, with lower scale residential development within the one-way streets that run off Missenden Road to the west. Several food and beverage, commercial and

medical suites are also located within the ground floors of development along the western side of Missenden Road. South of Lucas Street, along Missenden Road, are primarily multi-level buildings all associated with the Royal Prince Alfred Hospital (RPAH) which continue south to Carillon Avenue. The southern boundary of St John's College is dominated by RPAH and the University of Sydney to the east.

Along the western side of Missenden Road, within the St John's College campus, are late nineteenth and early twentieth century sandstone and brick buildings of Sancta Sophia College, St John's College, and the RPA which dominate the streetscape, all set behind regular mature street tree plantings that add to the character of the area.

The Concept Development Area is located immediately south of the St John's College building, within the elevated north-west corner of the University of Sydney. St Johns College is an H-shaped, Gothic building positioned centrally on the western edge of the campus. The building is divided into sections with its northern section housing the Chapel and Great Hall, arranged either side of the prominent Freehill Memorial Tower. The tower is a notable landmark, visible from Parramatta Road, the University of Sydney, and Missenden Road.

St John's College sits level with Missenden Road to the west and overlooks St John's Oval to the east, toward which the land slopes from the building's eastern side, at the base of this slope is the former Orphan School Creek. The main vehicular and ceremonial entrance to the campus is through a sandstone and iron gate accessed via Parramatta Road to the north. From Parramatta Road, the driveway curves between St Johns Oval to the east, and mature trees and Sancta Sophia College to the west, terminating at Freehill Tower. A single mature Canary Island Date Palm, the last of the original palms planted in 1916, remains at the end of the driveway.

The two fields which comprise St John's Oval are surrounded by mature trees, including Moreton Bay fig trees to the north and newly planted trees along Orphan School Creek Lane to the east. The south-eastern side of the campus is dominated by the nine-storey Charles Perkins Centre.

3.6 VISUAL CHARACTER OF THE CONCEPT DEVELOPMENT AREA

The Concept Development Area itself comprises the St Johns College carpark, characterised by hardstand areas, fencing, large mature trees and small areas of ornamental landscaping, as well as the single-storey, brick Australian Post Office and Seven Eleven building on the Concept Development Area's southwest corner.

The Concept Development Area is bordered to the north by St John's College and to the east by the contemporary Charles Perkins Centre. John Hopkins Drive borders the Concept Development Area to the south, and Missenden Road to the west, along which the main entrance to the Concept Development Area is located.

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 Concept Development Area 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.

Urbis comment:

The Concept Development Area is predominantly characterised by carparking and hardstand areas, and nondescript built form which have a low scenic quality. Mature trees throughout the carpark and the Concept Development Area's intervisibility with St John's College Gothic, southern facade are features which contribute positively to the scenic amenity of the Concept Development Area. Overall the scenic quality of the Concept Development Area is **low-medium**.

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.

Urbis comment:

The University of Sydney is a State Heritage listed campus and a popular tourist destination. A number of documented views pertain to the Concept Development Area's surroundings, particularly Freehill Tower which lies north of the Concept Development Area. Viewer expectations of the Concept Development Area and its setting are for an attractive and historic campus with high visual amenity. The campus also has a large number of daily pedestrian users in the form of students and staff. The sensitivity of the public to visual change across the Concept Development Area is therefore considered **high**.

3.9 PRIVATE VIEW PLACE SENSITIVITY

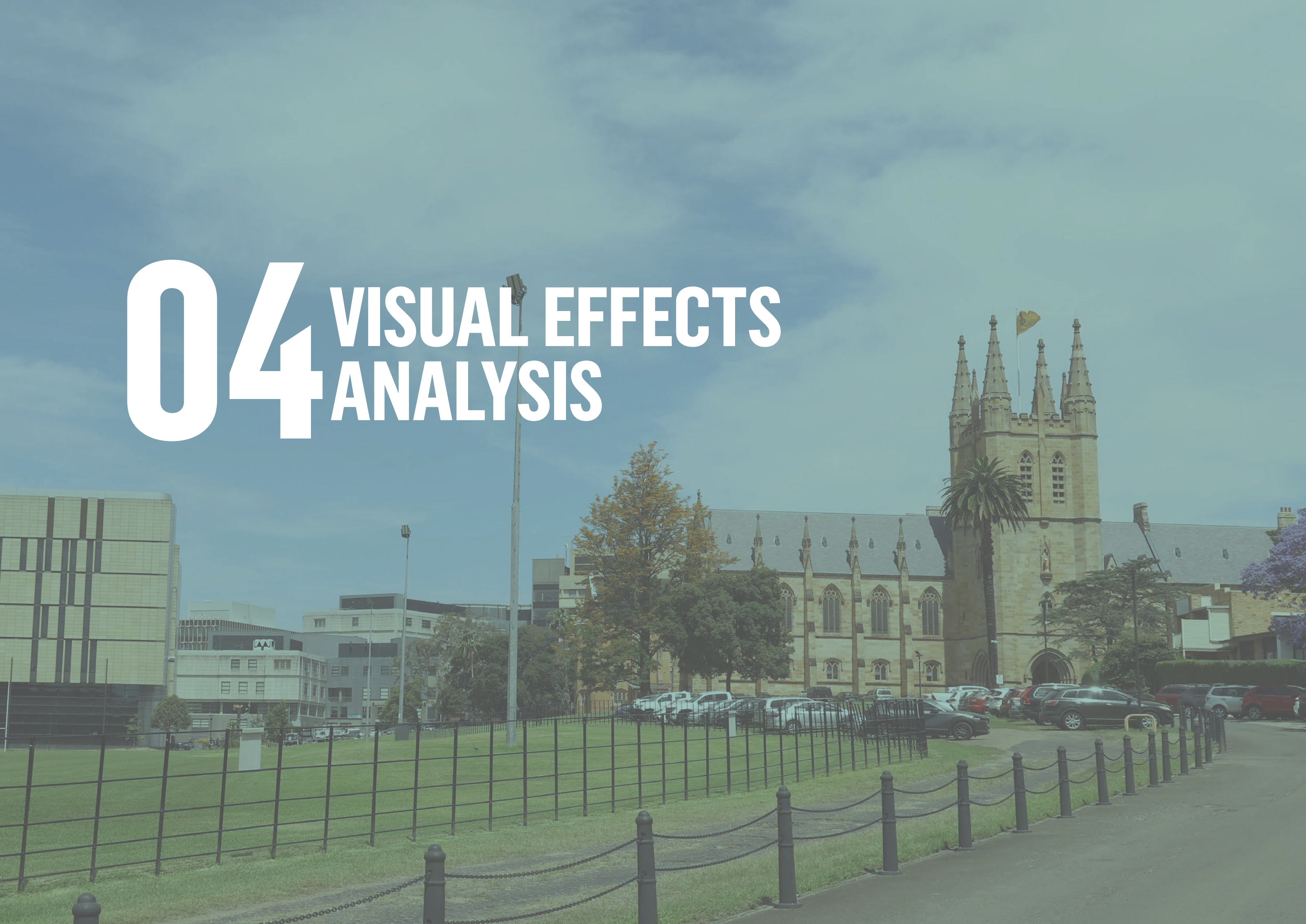
Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place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

Urbis comment:

Views from private residences are not available within the Proposal's visual catchment due to intervening build from, vegetation and topography, as well as the orientation of dwellings.

For the purposes of this assessment, views from student accommodation within the campus are not considered as private domain views or private dwellings. Therefore there are no private domain views that will be affected by visual change caused by the Proposal.

04 VISUAL EFFECTS ANALYSIS



4.1 USE OF PHOTOMONTAGES

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 7 public view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	VIEW OF FREEHILL TOWER SOUTHWARD ALONG LARKIN STREET.
View 02	VIEW FROM PARRAMATTA ROAD AT ORPHAN SCHOOL CREEK LANE.
View 03	THE COLLEGE SET HIGH ON THE HILLSIDE FROM ACROSS THE PLAYING FIELD.
View 04	THE COLLEGE SEEN FROM THE DRIVEWAY
View 05	VIEW SOUTH-EAST FROM OUTSIDE 67 MISSENDEN ROAD.
View 06	FREEHILL TOWER SEEN FROM MISSENDEN ROAD LOOKING NORTHWARD (see note in view 06 for view orientation).
View 07	VIEW NORTH ALONG MISSENDEN 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 model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
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.

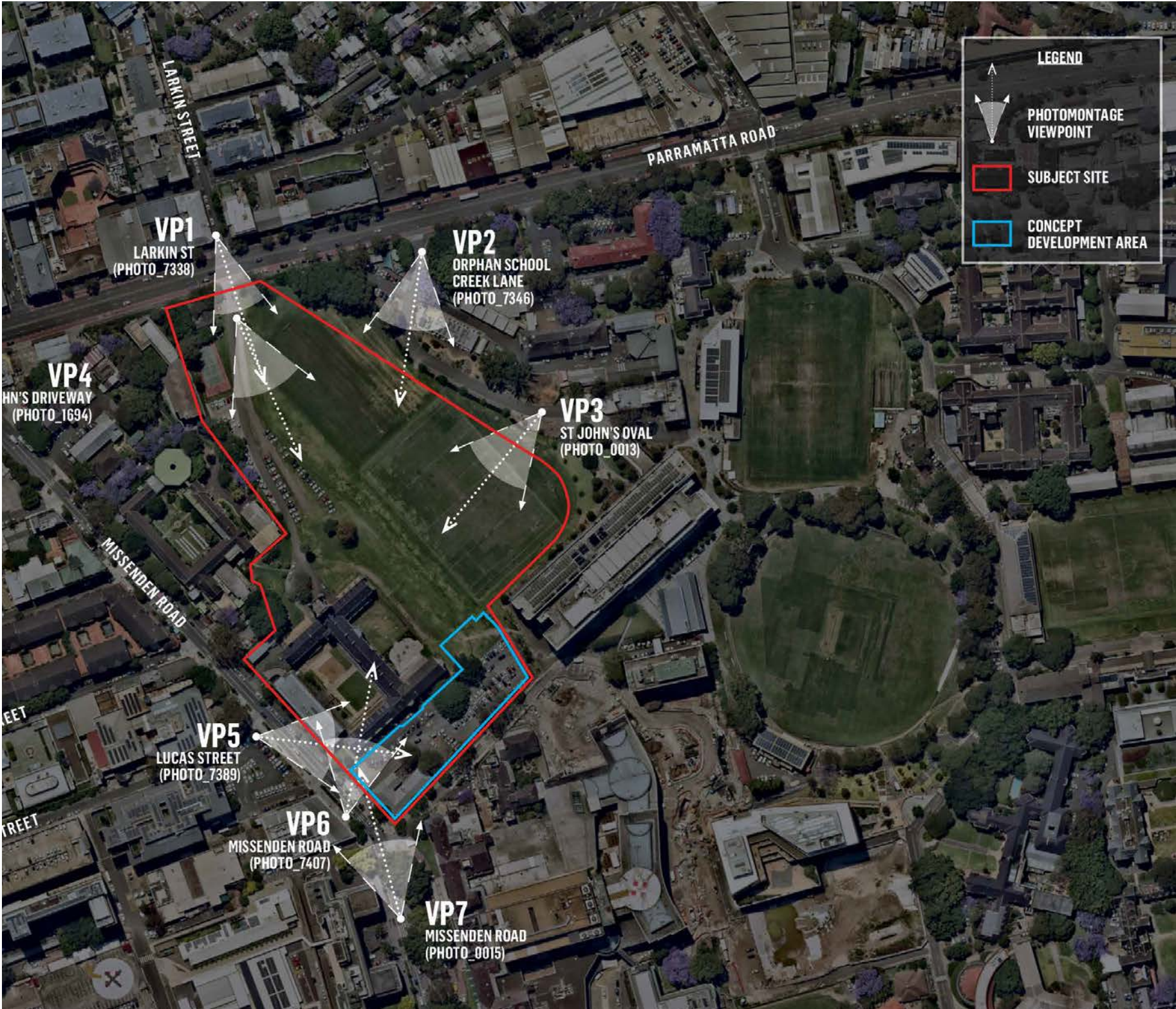


Figure 9 Viewpoint location map.

VIEW 01

VIEW OF FREEHILL TOWER SOUTHWARD ALONG LARKIN STREET (CMP VIEW 3).

DISTANCE CLASS

- 290m
- Medium

EXISTING COMPOSITION OF THE VIEW

Parramatta Road occupies the foreground of this southerly view, beyond which is the northern entrance to St John’s College campus, its driveway, carparking and oval. The college’s Gothic building and Freehill Tower occupy the centre midground, partially screened by vegetation. Contemporary buildings within the Royal Prince Alfred Hospital (RPAH) campus to the south are partially visible in the background.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground is unaffected. The Proposal occupies the eastern (left) side of the midground, introducing tall, contemporary built form behind St Johns College. Views to Freehill Tower are unaffected where the backdrop remains open sky. The Proposal blocks views to buildings within the RPAH campus as well as open sky, and is partially screened by intervening vegetation.

Visual effects of proposed development (quantum of change)	
Visual Character	medium
Scenic Quality	low-medium
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	low (down-weight)
Physical Absorption Capacity	medium (neutral)
Compatibility with Urban Context and Visual Character	medium-high (down-weight)
Viewing Period	short (down-weight)
Viewing Distance	medium (neutral)

See section 5.7 for overall visual impact rating.

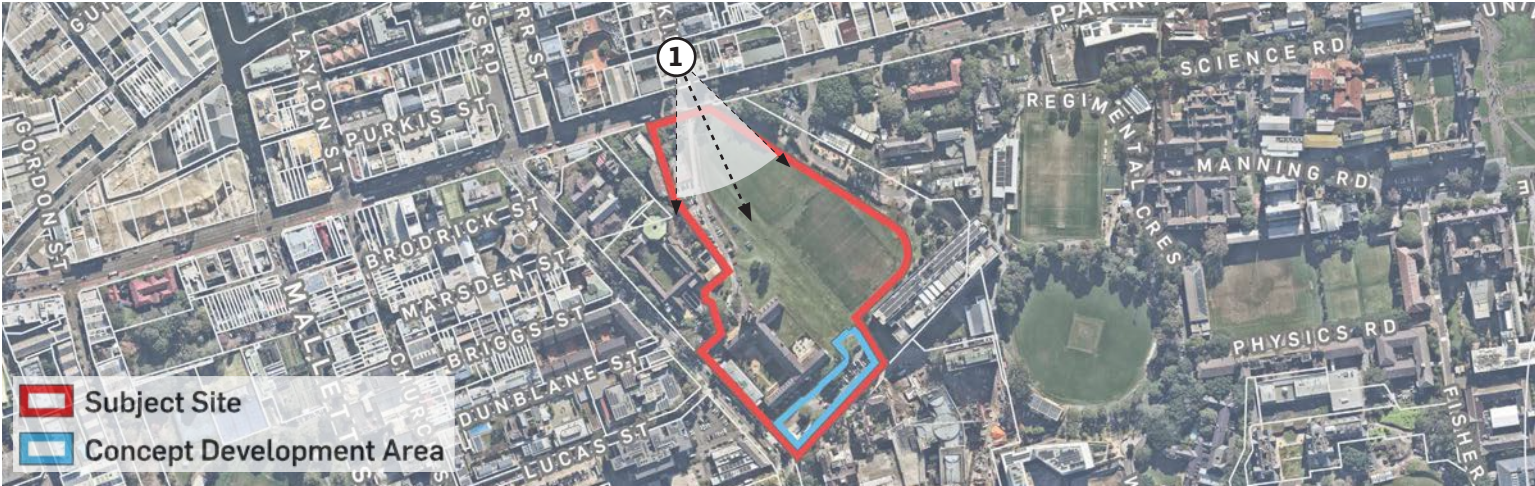


Figure 10 Viewpoint 01 location.



Figure 11 Viewpoint 01 existing view.



Figure 12 Viewpoint 01 photomontage.

VIEW 02

VIEW FROM PARRAMATTA ROAD AT ORPHAN SCHOOL CREEK LANE (CMP VIEW 4B).

DISTANCE CLASS

- 220m
- Medium

EXISTING COMPOSITION OF THE VIEW

Orphan School Creek Lane occupies the foreground of this southerly view, the midground comprises small-scale glass houses within the veterinary school to the east (left) and St John's Oval to the west and north. St Johns College features in the centre background, partially screened by vegetation on the oval edge and surrounding Sancta Sophia College. The upper section of a 20th century building within the RPAH campus is visible on the skyline to the south.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground and midground are unaffected. The Proposal introduces tall, contemporary built form to the southeast (left) side of the view, partially behind St John's College. The Proposal blocks views to buildings within the RPAH campus and open sky, and is partially screened by intervening vegetation. Views of Freehill Tower are unaffected.

Visual effects of proposed development (quantum of change)	
Visual Character	low-medium
Scenic Quality	low-medium
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	medium-high (down-weight)
Compatibility with Urban Context and Visual Character	medium-high (down-weight)
Viewing Period	short (down-weight)
Viewing Distance	medium (neutral)

See section 5.7 for overall visual impact rating.

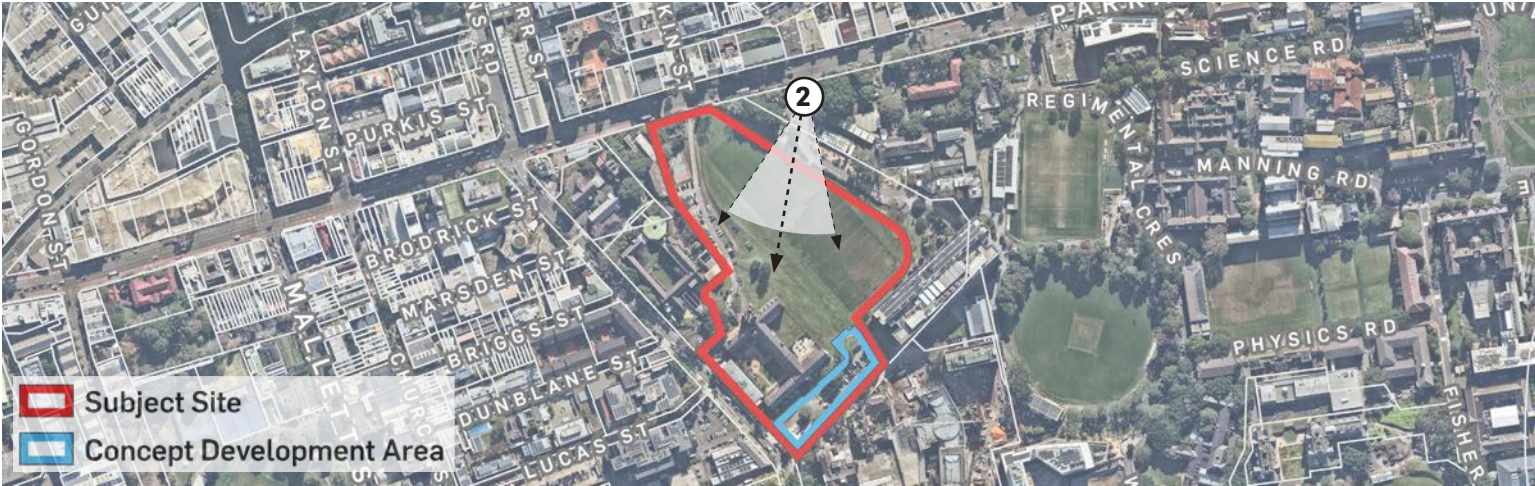


Figure 13 Viewpoint 02 location.



Figure 14 Viewpoint 02 existing view.



Figure 15 Viewpoint 02 photomontage.

VIEW 03

THE COLLEGE SET HIGH ON THE HILLSIDE FROM ACROSS THE PLAYING FIELD (CMP VIEW 4C).

DISTANCE CLASS

- 170m
- Medium

EXISTING COMPOSITION OF THE VIEW

The foreground of this southerly view is comprised of the open expanse of the St John's Oval, with a section of the northern elevation of the Charles Perkins Centre visible to the left.

The mid-ground composition includes the eastern elevation of St John's College and the Freehill Tower, with large, mature trees present to either side. Upper sections of the King George V building west of the Concept Development Area are visible above the College.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

- The foreground is unaffected.
- The Proposal introduces tall, contemporary built form to the centre mid-ground, appearing between and behind St Johns College and the Charles Perkins Centre.
- The Proposal blocks views to the King George V building and open sky.
- The proposal does not block views to St John's College and Freehill Tower remains visually well separated from the proposal and prominent.

Visual effects of proposed development (quantum of change)	
Visual Character	medium
Scenic Quality	low-medium
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	high (up-weight)
Physical Absorption Capacity	low-medium (up-weight)
Compatibility with Urban Context and Visual Character	medium-high (down-weight)
Viewing Period	medium (neutral)
Viewing Distance	medium (neutral)

See section 5.7 for overall visual impact rating.

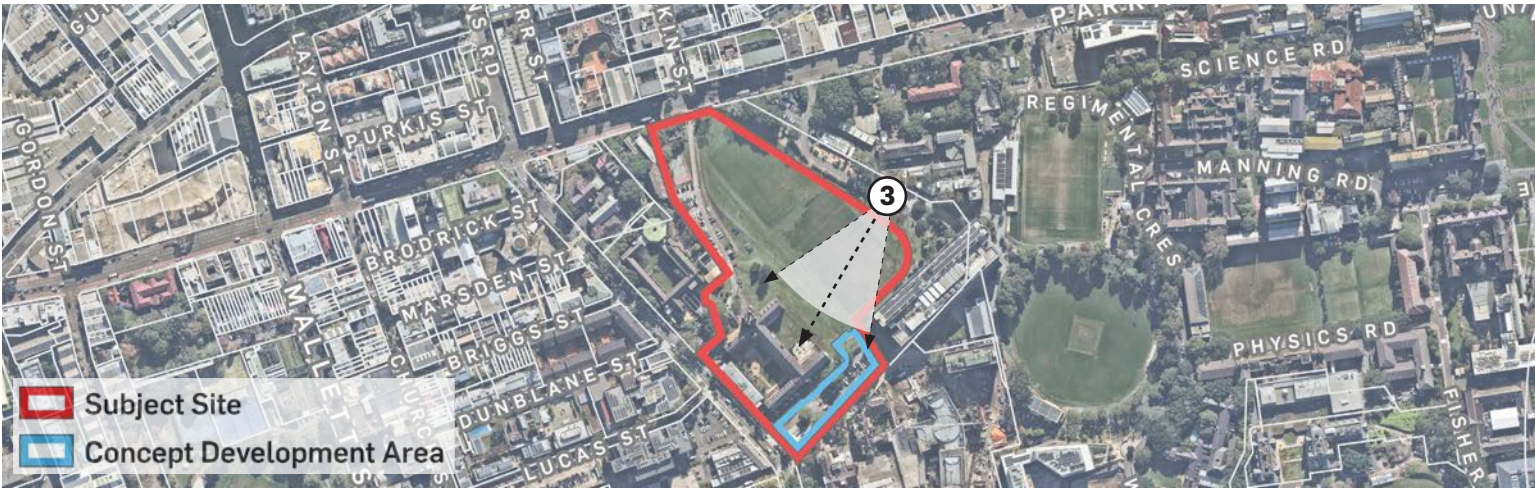


Figure 16 Viewpoint 03 location.



Figure 17 Viewpoint 03 existing view.

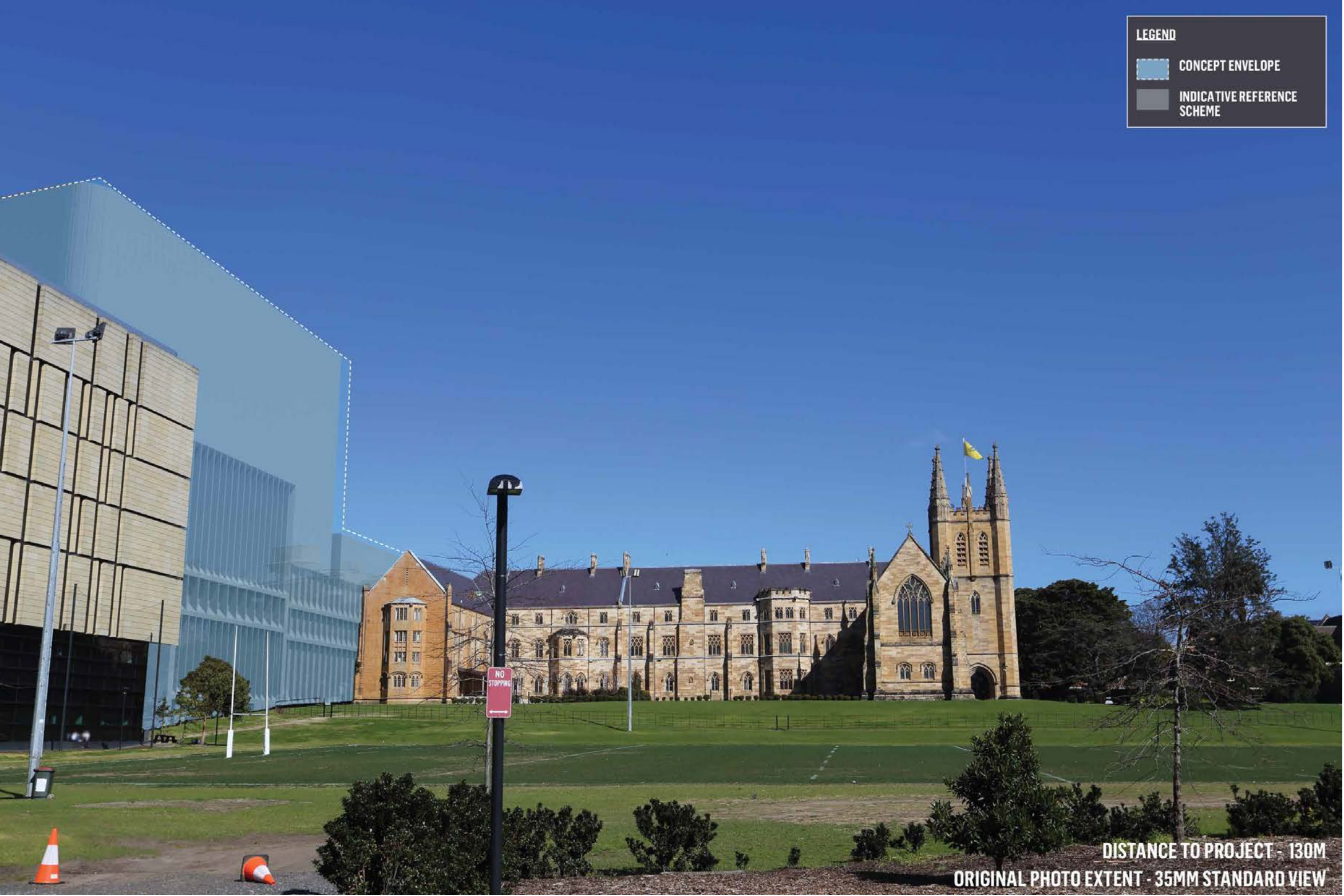


Figure 18 Viewpoint 03 photomontage.

VIEW 04

THE COLLEGE SEEN FROM THE DRIVEWAY(CMP VIEW 4A).

DISTANCE CLASS

- 240m
- Medium

EXISTING COMPOSITION OF THE VIEW

The foreground of this southerly view is occupied by the St John's College driveway and footpath, beyond which is the campus carpark and the St John's Oval. The Gothic St John's College building including Freehill Tower occupy the western (right) midground and the Charles Perkins Centre lies on the oval's southern edge. A cluster of 20th century buildings within the RPAH campus are visible in the centre background.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground is unaffected. The Proposal introduces tall, contemporary built form to the centre midground, appearing between and behind St Johns College and the Charles Perkins Centre. The Proposal partially blocks views of contemporary buildings within the RPAH campus, as well as open sky.

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

Views of Freehill Tower are unaffected.

Visual effects of proposed development (quantum of change)	
Visual Character	medium
Scenic Quality	low
View Composition	medium
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	medium

Weighting Factors

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

See section 5.7 for overall visual impact rating.

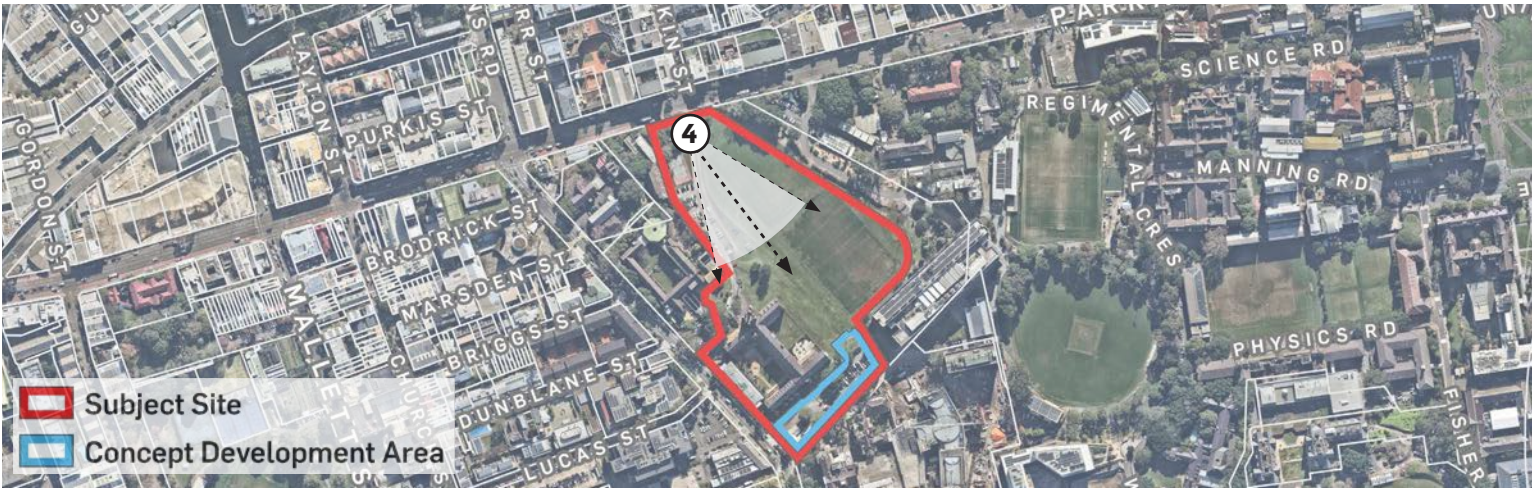


Figure 19 Viewpoint 04 location.



Figure 20 Viewpoint 04 existing view.



Figure 21 Viewpoint 04 photomontage.

VIEW 05

VIEW SOUTH-EAST FROM OUTSIDE 67 MISSENDEN ROAD.

DISTANCE CLASS

- 65m
- Close

EXISTING COMPOSITION OF THE VIEW

The Missenden Road carriageway and in-campus vegetation occupy the foreground of this south-easterly view, beyond which is the entrance to St Johns College and part of its western facade. Low-height commercial development is visible at the southern end of the road, behind which is the historic RPAH building as well as taller, 19th century buildings within the hospital's wider campus.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground is unaffected. The Proposal introduces new built-form to the centre midground where sections of mid and upper level development is visible above St John's College and blocks sections of open sky beyond. Views to buildings within the RPAH campus are unaffected. Views to large, lower parts of the Proposal are blocked by St John's College or partially screened by intervening mature trees to the south.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	low

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	short (down-weight)
Viewing Distance	close (up-weight)

See section 5.7 for overall visual impact rating.



Figure 22 Viewpoint 05 location.



Figure 23 Viewpoint 05 existing view.



Figure 24 Viewpoint 05 photomontage.

VIEW 06

FREEHILL TOWER SEEN FROM MISSENDEN ROAD LOOKING NORTHWARD (CMP VIEW 1)

DISTANCE CLASS

- 30m
- Close

EXISTING COMPOSITION OF THE VIEW

Missenden Road occupies the foreground of this easterly view, beyond which is the southern-most arm of St Johns College in the northern (left) side of the view. Carparking separates St Johns College. Mature trees and ornamental landscaping feature throughout the carpark and streetscape.

NOTE: The orientation of the CMP view has been altered to balance the intention of the CMP view while still showing the proposal. If the CMP view was replicated as shown in the insert the proposal would not be visible.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The Proposal introduces new, contemporary built form which blocks views to a section of the southern elevation of St John’s College building and open sky. The western-most section of St John’s College is unaffected, including its frontage to Missenden Road.

Visual effects of proposed development (quantum of change)	
Visual Character	medium-high
Scenic Quality	medium
View Composition	high
View Blocking of Scenic Elements	medium-low
Overall rating of effects on baseline factors	medium

Weighting Factors

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

See section 5.7 for overall visual impact rating.

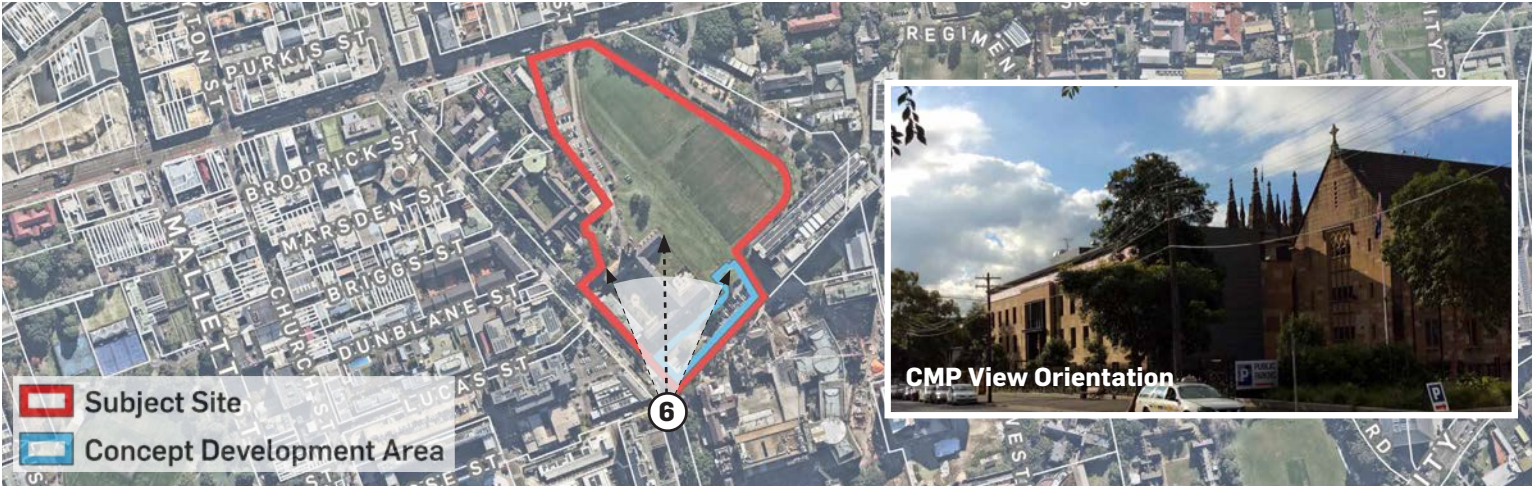


Figure 25 Viewpoint 06 location.



Figure 26 Viewpoint 06 existing view.



Figure 27 Viewpoint 06 photomontage.

VIEW 07

VIEW LOOKING NORTH ALONG MISSENDEN ROAD

DISTANCE CLASS

- Medium
- 35m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is characterised by the Missenden Road carriageway with low height planting to either side and large, mature trees within the Royal Prince Alfred Hospital grounds.

The mid-ground composition includes low height commercial development to either side of Missenden Road, including within the Concept Development Area, with low and mid height tree planting within the road reserve present.

Sections of the southern part of St John's College are visible above the commercial development, as is a small part of the upper section of Freehill Tower.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, contemporary development to the mid-ground composition that replaces the low height commercial development. The majority of the proposal is blocked from view by tree canopy from within the hospital grounds.

The proposal blocks a section of roof form of St John's College, however the a section of southern elevation remains visible, as does the interface of the building with Missenden Road.

Views to Freehill Tower remain and are unaffected by the proposal.

Visual effects of proposed development (quantum of change)	
Visual Character	low-medium
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	medium (neutral)
Physical 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.

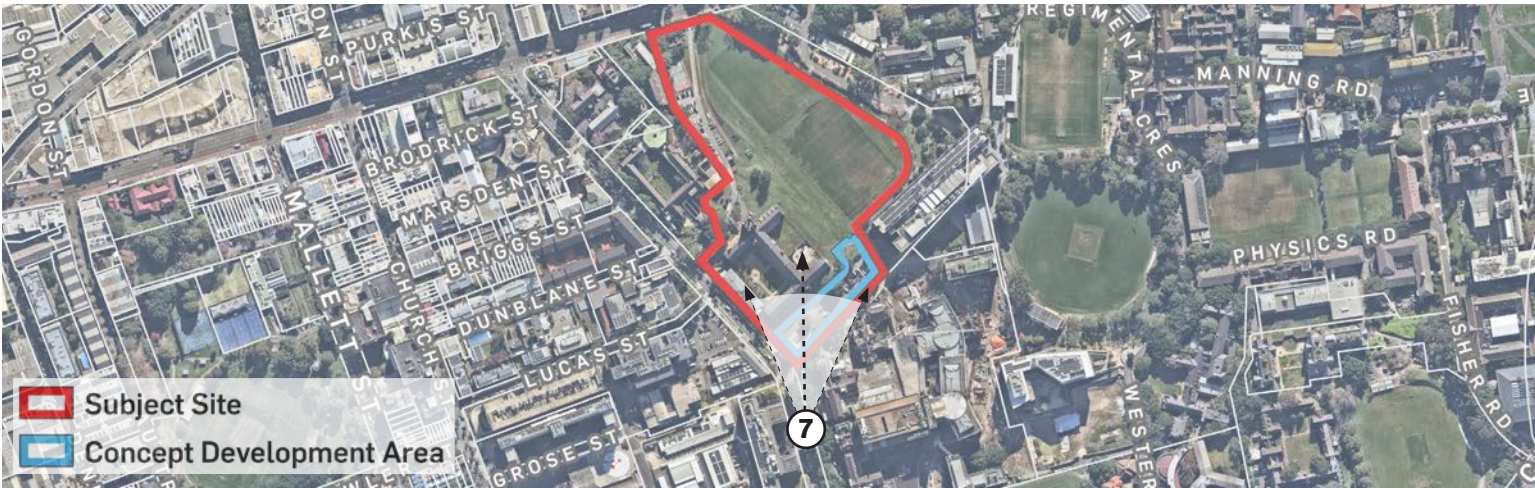


Figure 28 Viewpoint 07 location.



Figure 29 Viewpoint 07 existing view.



Figure 30 Viewpoint 07 photomontage.

05 VISUAL IMPACT ASSESSMENT



Having determined the extent of the visual change based on the 6 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.

It would not be unexpected for viewers within the university campus to have a medium to high level of interest in the view compositions within the campus given its State Heritage listing and an area of high cultural value.

Views towards the Proposal from outside of the campus, namely Missenden Road have a lower level of sensitivity as while they have medium to high number of daily users, view locations from surrounding roads or other close viewing locations are not from significant locations such as important public reserves, elevated local knolls or visually prominent locations.

5.2 PHYSICAL ABSORPTION CAPACITY

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

PAC 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 PAC. It is assumed in this assessment that higher PAC 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 and wider landscape setting of the campus has an overall medium-high capacity to physically and visually absorb the Proposal. The PAC

is lowest from close viewing locations, or where the Proposal is viewed across the open expanse of St John's Oval. From Missenden Road, vegetation and existing built form would filter or block views to the Proposal depending on the view location, such as from outside the entrance to the RPHA where large, mature trees have dense canopies which filter views of the Proposal.

5.3 VISUAL COMPATIBILITY

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

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

The Concept Development Area and visual landscape include existing built form of a significant scale within a modified landscape and established campus environment. In more open views the Proposal appears more visually prominent where the height of the building exceeds that of others within the view however, it is neighboured by contemporary built form of comparable scale and visual character including the Charles Perkins Centre and the RPAH.

Design choices surrounding contemporary campus development includes large, contemporary built-form in proximity to smaller heritage item developments. As such, the likelihood that the Proposal would appear as a visually unexpected addition the wider university fabric is decreased.

Overall the Proposal has medium-high level of compatibility with the existing development.

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 Concept Development Area 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.

Views from within the campus are available from locations that include potentially sustained views, such as from the southern elevation of the Charles Perkins Centre and the St John's College Oval, as well as more brief and transitory views as pedestrians who traverse the campus.

Externally, views from the surrounding public domain streets would typically be characterised by brief and transitory views from vehicles and pedestrians.

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.

Closer views of the Proposal, from within the campus, have higher potential for viewers to perceive and respond to the visual effects. Visual effects of the Proposal from medium and more distant viewing locations are lowered by the physical and visual absorption capacity.

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.

In our opinion, residual impacts are acceptable given the PAC of the surrounding context and the visual compatibility of the development within the existing campus built form.

5.7 APPLYING THE ‘WEIGHTING’ FACTORS

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

Table 2 - Summary of Visual Effects and Weighting Factors.

Visual Effect	VP1	VP2	VP3	VP4	VP5	VP6	VP7
Visual Character	medium	low-med	medium	medium	low	med-high	low-med
Scenic Quality	low-med	low-med	low-med	low	low	medium	low
View Composition	medium	low-med	medium	medium	low-med	high	low
View Blocking of Scenic Elements	low	low	low	low	low	med	low
Weighting Factors	VP1	VP2	VP3	VP4	VP5	VP6	VP7
Public Domain View Place Sensitivity	low	medium	high	high	medium	medium	medium
PAC	medium	med-high	low-med	low-med	high	low	high
Compatibility with Urban & Visual Context	med-high	med-high	med-high	med-high	high	med-high	high
Viewing Period	short	short	medium	short	short	short	short
Viewing Distance	medium	medium	medium	medium	close	close	close
Visual Impact Rating	VP1	VP2	VP3	VP4	VP5	VP6	VP7
	low-med	low-med	medium	medium	low	medium	low

5.8 SUMMARY

- The proposed built form is not dissimilar in character, form and height to existing built form in the wider campus, within in the surrounding visual context.
- Existing campus development includes large, contemporary built-form in proximity to smaller heritage item developments. The Proposal is therefore unlikely to be perceived as an unexpected addition within the wider campus.
- Analysis of 7 public domain photomontages found that:
 - The proposal creates low to high visual effects (extent of visual change) on the baseline factors.
 - The majority of visual effects on baseline factors are rated as low, low-medium, or medium.
 - The visual impacts for the assessed viewpoints ranges from low to medium.
 - In distant views the Proposal is viewed in a wide visual composition amongst existing forms which reduces the visual prominence and visual impact of the Proposal.
- Where the Physical Absorption Capacity (PAC) within the surrounding context is medium-high to high the visual effects and impacts of the Proposal are lessened.
- Overall the Proposal has a medium-high level of compatibility with the surrounding visual context of the wider University of Sydney campus which includes large, contemporary development within the fabric of the Campus.
- Examples of comparable height and scale development are located in proximity to the proposal including the Professor Marie Bashir Centre west of the Concept Development Area and development within the RPAH.
- Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.
- The Proposal can be supported on visual impact grounds.

06 APPENDIX



APPENDIX 1

ANALYSIS OF VISUAL EFFECTS

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

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range (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.

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

Table 2 Indicative Ratings Table of Visual Impact Factors.

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).

10 MISSENDEN ROAD, USYD

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
ISPT PTY LTD
AUGUST 2025

PHOTOMONTAGES PREPARED BY:

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

DATE PREPARED :

13 August 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/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.6 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 25.1 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

DATA SOURCES :

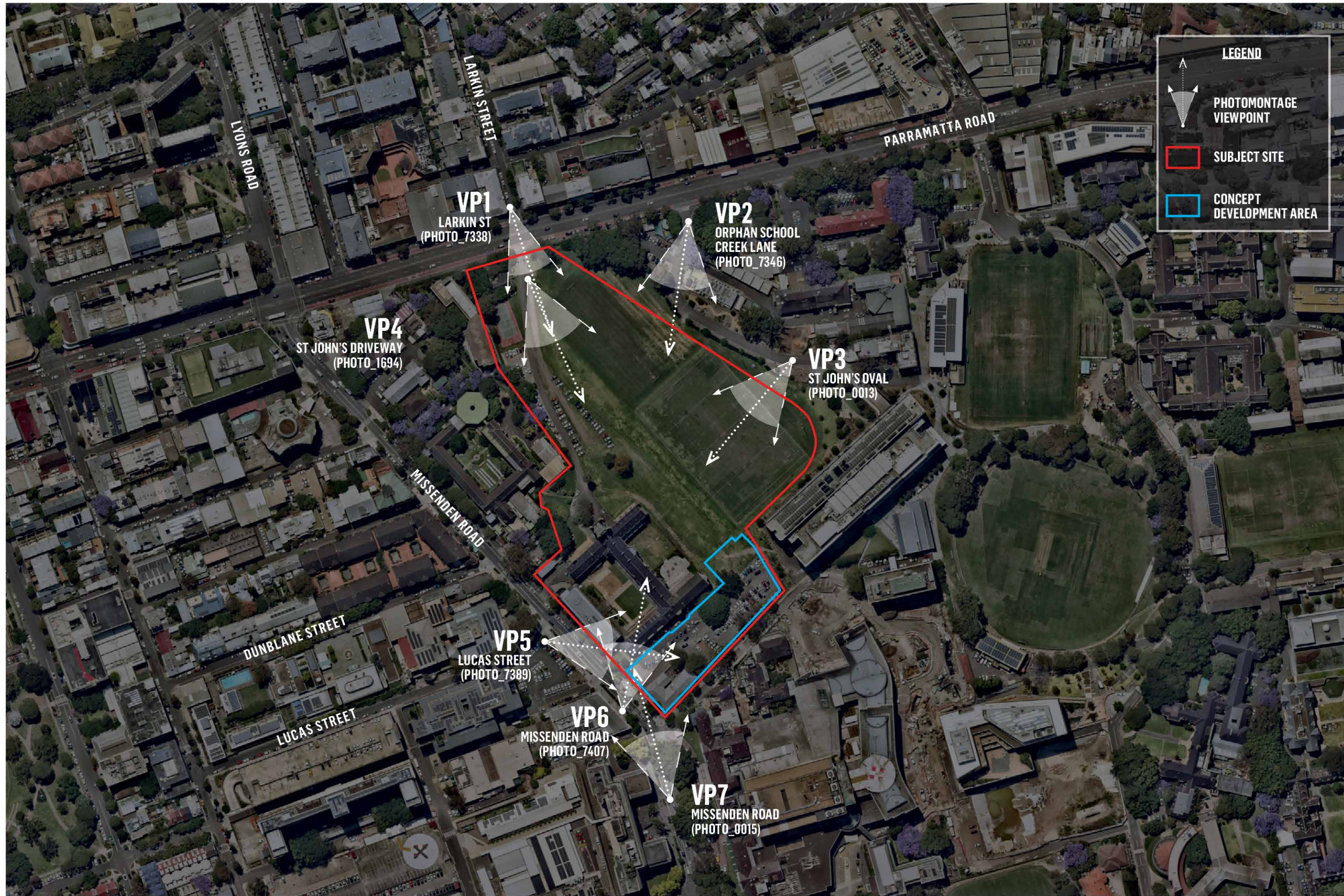
- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) - Sydney 2020-05
- Aerial photography from Nearmap (geo-referenced JPG) - 2024-10-30
- Proposed 3D model received from Architect (AutoCAD DWG) - 2025-05-29
- Massing Envelope 3D model received from Architect (AutoCAD DWG) - 2025-06-13

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 or taken on a tripod at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm. 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 survey 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.





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP1 (PHOTO 7338) : VIEW LOOKING SSE FROM LARKIN STREET ACROSS PARRAMATTA ROAD | EXISTING CONDITIONS 2024-10-26 13:35 AEDT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_1A
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP1 (PHOTO 7338) : VIEW LOOKING SSE FROM LARKIN STREET ACROSS PARRAMATTA ROAD | CAMERA MATCH 3D MODEL TO PHOTO (WIREFRAME)

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_1B
REV: -



LEGEND



CONCEPT ENVELOPE



INDICATIVE REFERENCE
SCHEME

DISTANCE TO PROJECT - 290M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

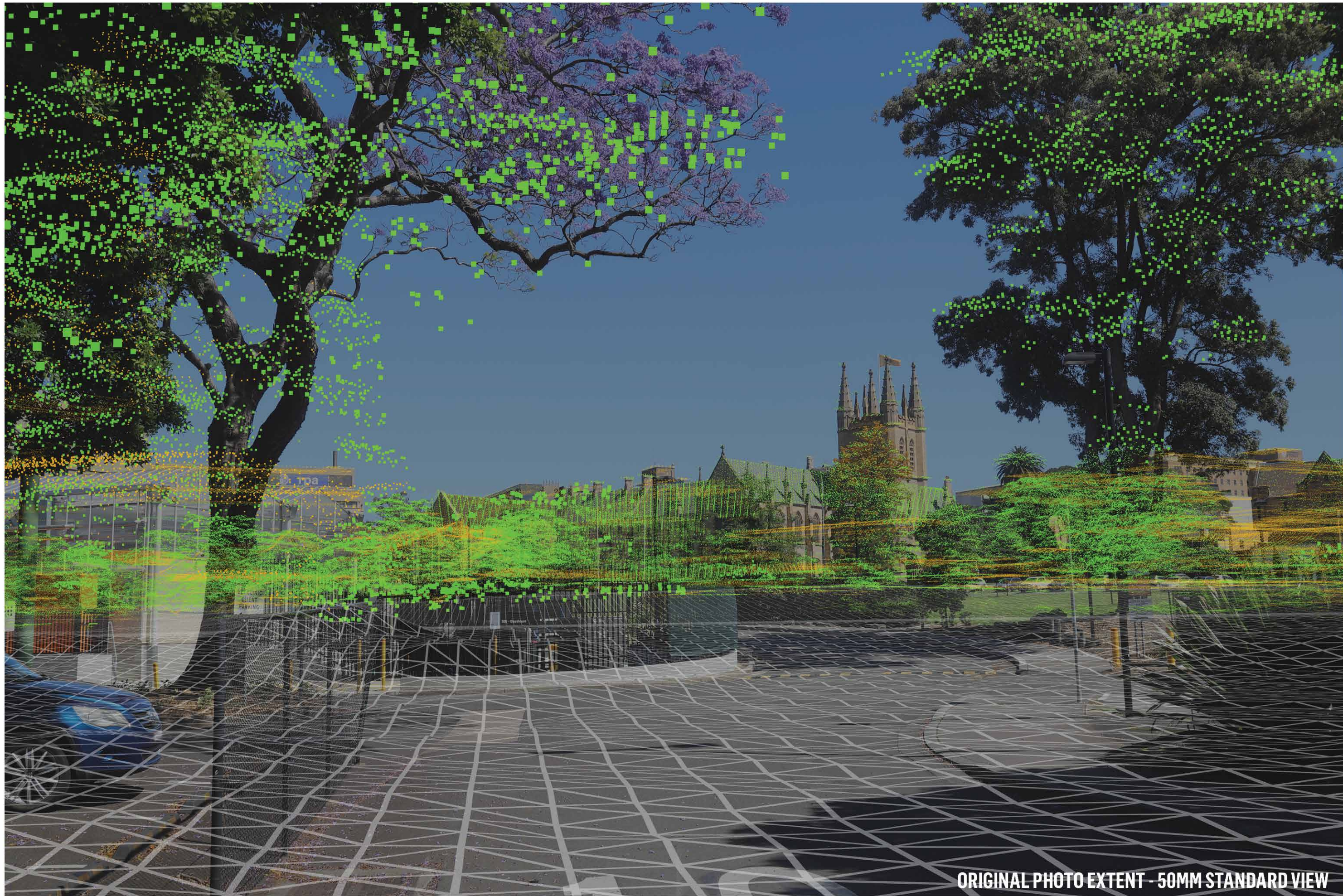
VP1 (PHOTO 7338) : VIEW LOOKING SSE FROM LARKIN STREET ACROSS PARRAMATTA ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_1C
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





LEGEND

CONCEPT ENVELOPE

INDICATIVE REFERENCE SCHEME

DISTANCE TO PROJECT - 220M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

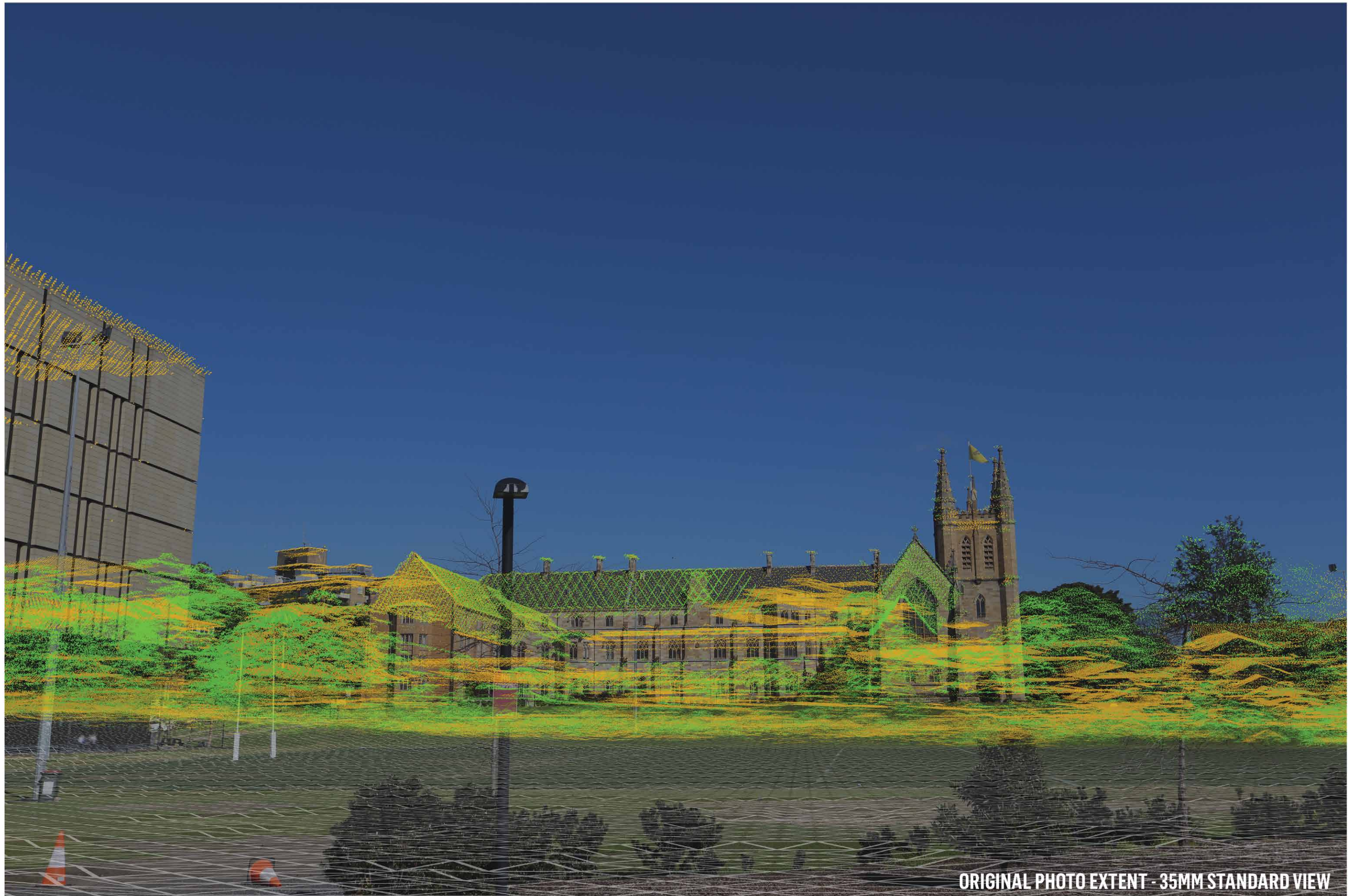


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT
VP3 (PHOTO 0013) : VIEW LOOKING SOUTH WEST FROM CHARLES PERKINS CENTRE ACCESS ROAD | EXISTING CONDITIONS 2025-07-21 11:32 AEST

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_7A
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP3 (PHOTO 0013) : VIEW LOOKING SOUTH WEST FROM CHARLES PERKINS CENTRE ACCESS ROAD | CAMERA MATCH 3D MODEL TO PHOTO (WIREFRAME)

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_7B
REV: -

LEGEND



CONCEPT ENVELOPE



INDICATIVE REFERENCE
SCHEME



DISTANCE TO PROJECT - 130M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP3 (PHOTO 0013) : VIEW LOOKING SOUTH WEST FROM CHARLES PERKINS CENTRE ACCESS ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-13

JOB NO: P0056077

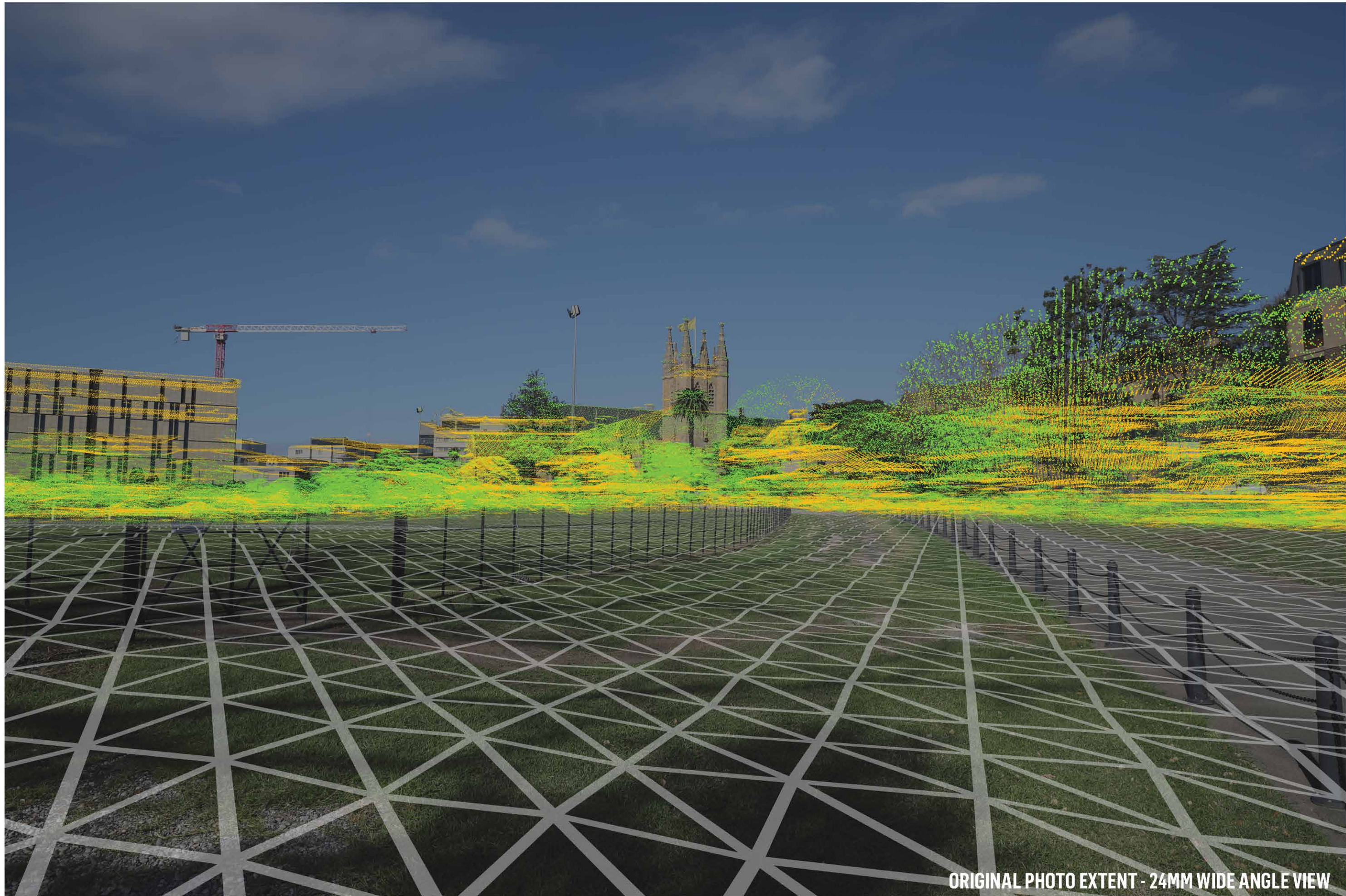
DWG NO: VP_7C

REV: -



ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW





ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT
VP4 (PHOTO 1694) : VIEW LOOKING SOUTH FROM ST JOHN'S DRIVEWAY | CAMERA MATCH 3D MODEL TO PHOTO (WIREFRAME)

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_4B
REV: -



LEGEND



CONCEPT ENVELOPE



INDICATIVE REFERENCE
SCHEME

DISTANCE TO PROJECT - 240M

ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP4 (PHOTO 1694) : VIEW LOOKING SOUTH FROM ST JOHN'S DRIVEWAY | PHOTOMONTAGE - PROPOSED DEVELOPMENT

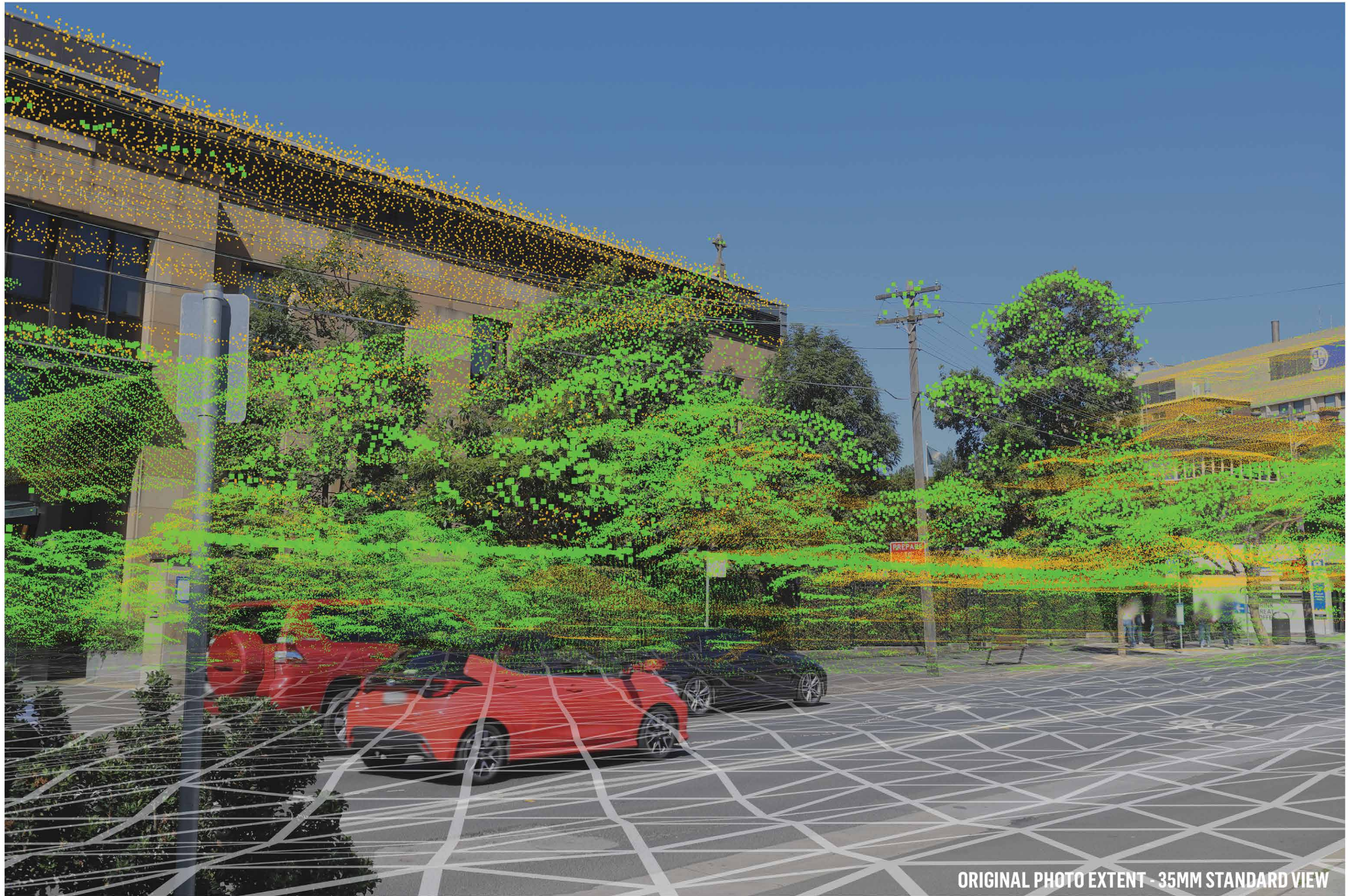
DATE: 2025-08-13

JOB NO: P0056077

DWG NO: VP_4C

REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP5 (PHOTO 7389) : VIEW LOOKING EAST FROM CORNER OF LUCAS STREET AND MISSENDEN ROAD | CAMERA MATCH 3D MODEL TO PHOTO (WIREFRAME)

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_5B
REV: -



LEGEND



CONCEPT ENVELOPE



INDICATIVE REFERENCE
SCHEME

DISTANCE TO PROJECT - 65M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP5 (PHOTO 7389) : VIEW LOOKING EAST FROM CORNER OF LUCAS STREET AND MISSENDEN ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_6C
REV: -



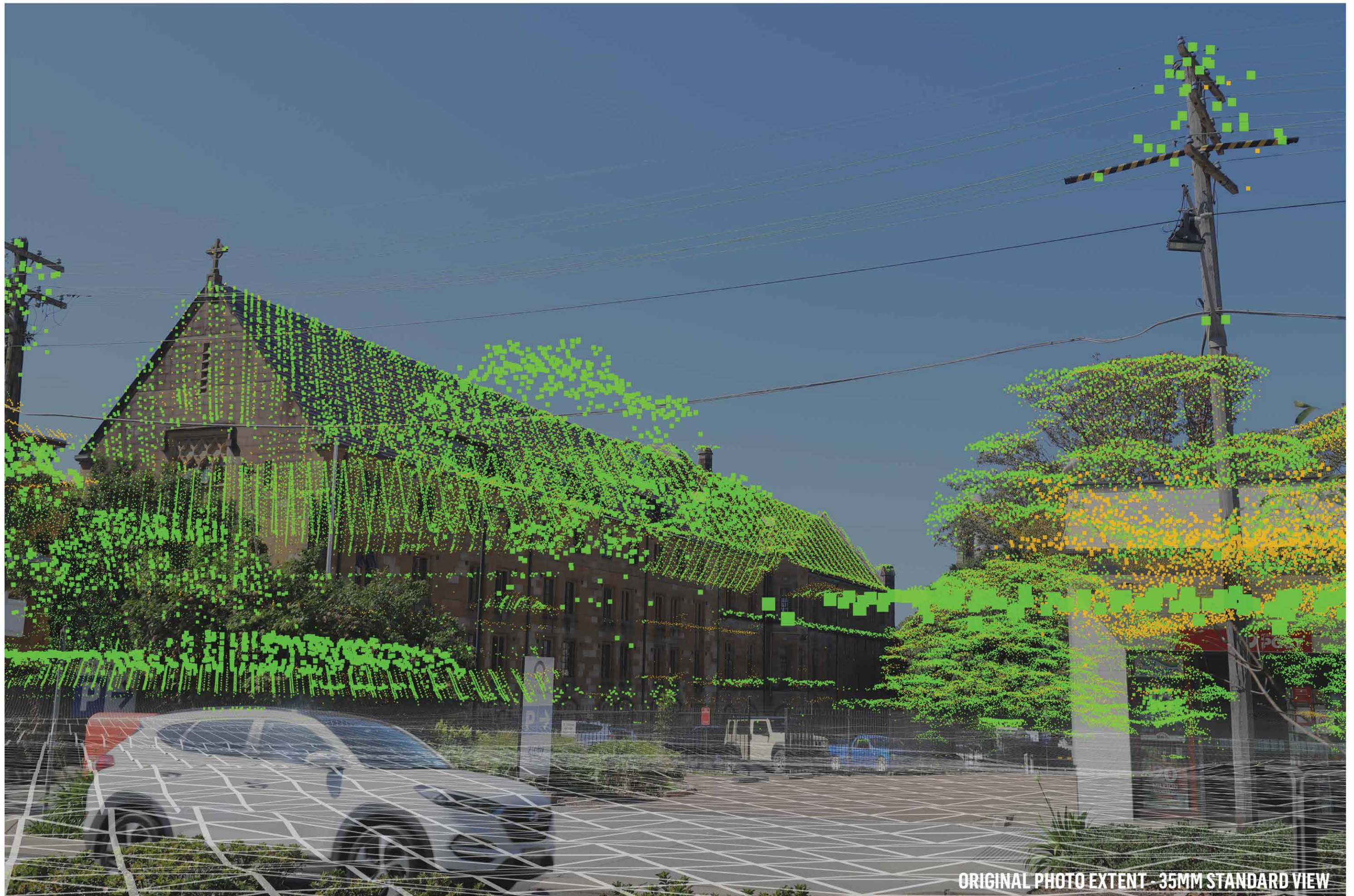
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP6 (PHOTO 7407) : VIEW LOOKING NORTH FROM MISSENDEN ROAD | EXISTING CONDITIONS 2024-10-26 13:22 AEDT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_6A
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT
VP6 (PHOTO 7407) : VIEW LOOKING NORTH FROM MISSENDEN ROAD | CAMERA MATCH 3D MODEL TO PHOTO (WIREFRAME)

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_6B
REV: -

LEGEND



CONCEPT ENVELOPE



INDICATIVE REFERENCE
SCHEME



DISTANCE TO PROJECT - 30M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP6 (PHOTO 7407) : VIEW LOOKING NORTH FROM MISSENDEN ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_5C
REV: -

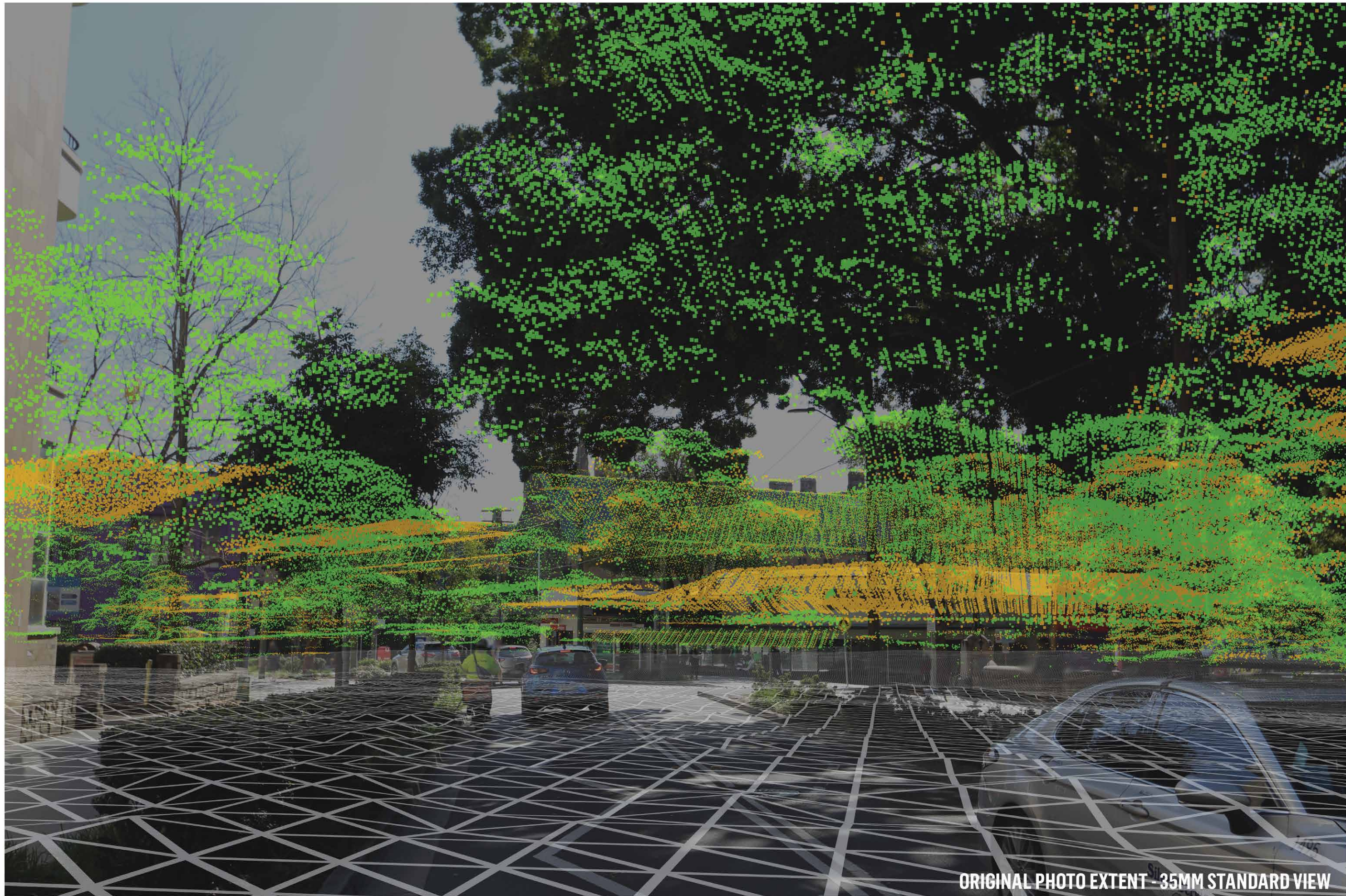


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT
VP7 (PHOTO 0015) : VIEW LOOKING NORTH ALONG MISSENDEN ROAD | EXISTING CONDITIONS 2025-07-21 11:32 AEST

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_8A
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



LEGEND

CONCEPT ENVELOPE

INDICATIVE REFERENCE
SCHEME



DISTANCE TO PROJECT - 35M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



10 MISSENDEN ROAD, USYD - VISUAL ASSESSMENT

VP7 (PHOTO 0015) : VIEW LOOKING NORTH ALONG MISSENDEN ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-13
JOB NO: P0056077
DWG NO: VP_8C
REV: -