
Urbaine Design Group Pty Ltd, 19c/74 , The Corso, Manly, NSW 2095



VISUAL IMPACT ASSESSMENT

DEVELOPMENT APPLICATION

NOS.164-194, WILLIAM STREET, WOOLLOOMOOLOO

SEPTEMBER 23 2025

Project Type: Development Application

Address: Nos.164-194, William Street, Woolloomooloo.

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1. INTRODUCTION

1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared by Urbaine Design Group for William Street Residential Pty Ltd. to accompany the proposed State Significant Development Application (SSDA) for a mixed-use infill affordable housing development at 164-172 and 174-194 William Street Woolloomooloo.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-80211463). Issue and Assessment Requirements: 8. Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.

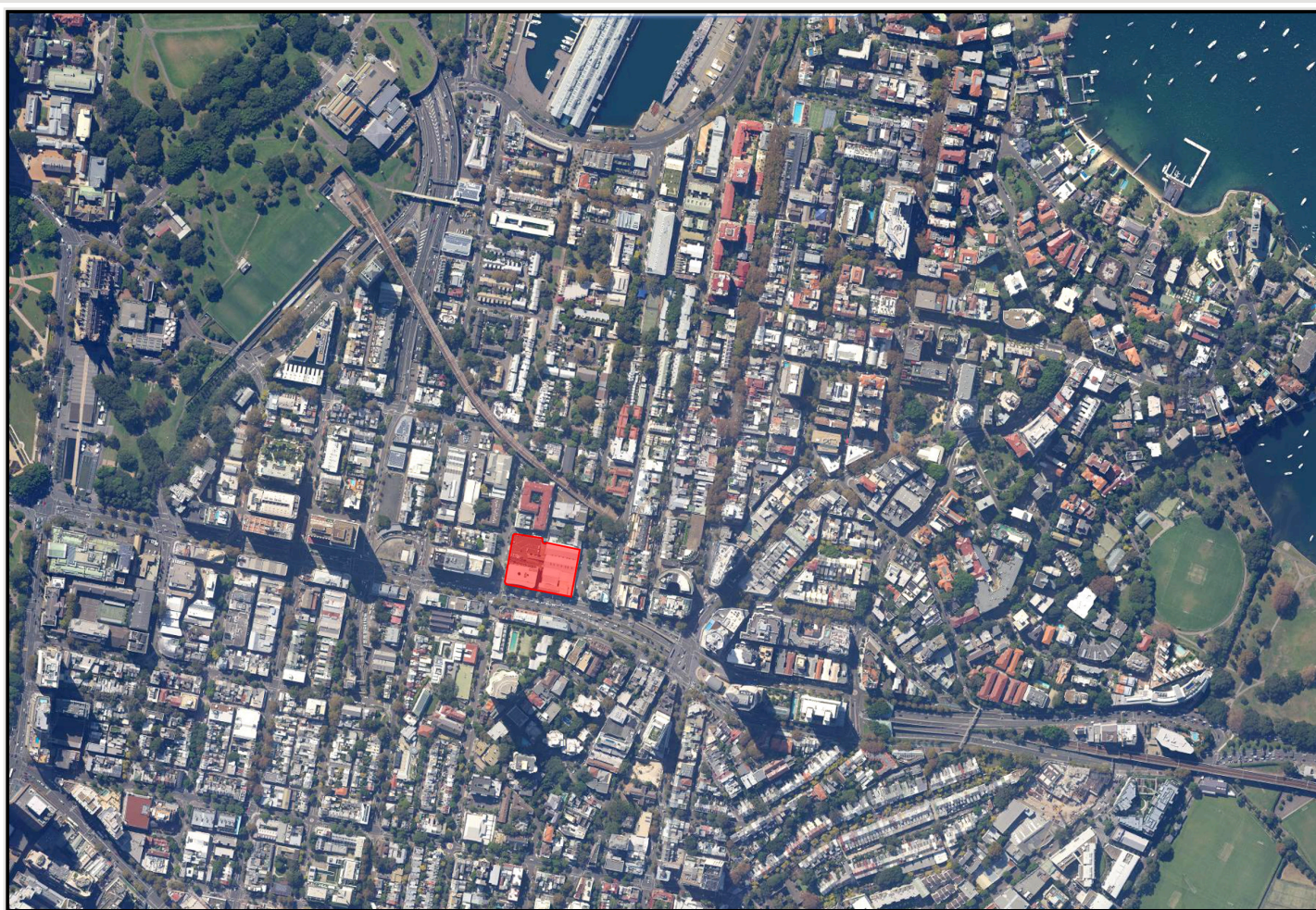


Figure 1 – Site location shown in red overlay.

1.2. The Proposed Development

1.2.1. The Site and existing property

The site is located at 164-172 and 174-194 William Street Woolloomooloo within the City of Sydney LGA. The site is comprised of multiple allotments and is legally described as:

164-172 William Street, Woolloomooloo

– Lot 52 in DP1049805

174-194 William Street, Woolloomooloo

- Lot 1 in DP816050

The land size totals 6,398m² and consists of a southern frontage to William Street, an eastern frontage to Dowling Street, a western frontage to Forbes Street and northern frontage to Judge Lane.

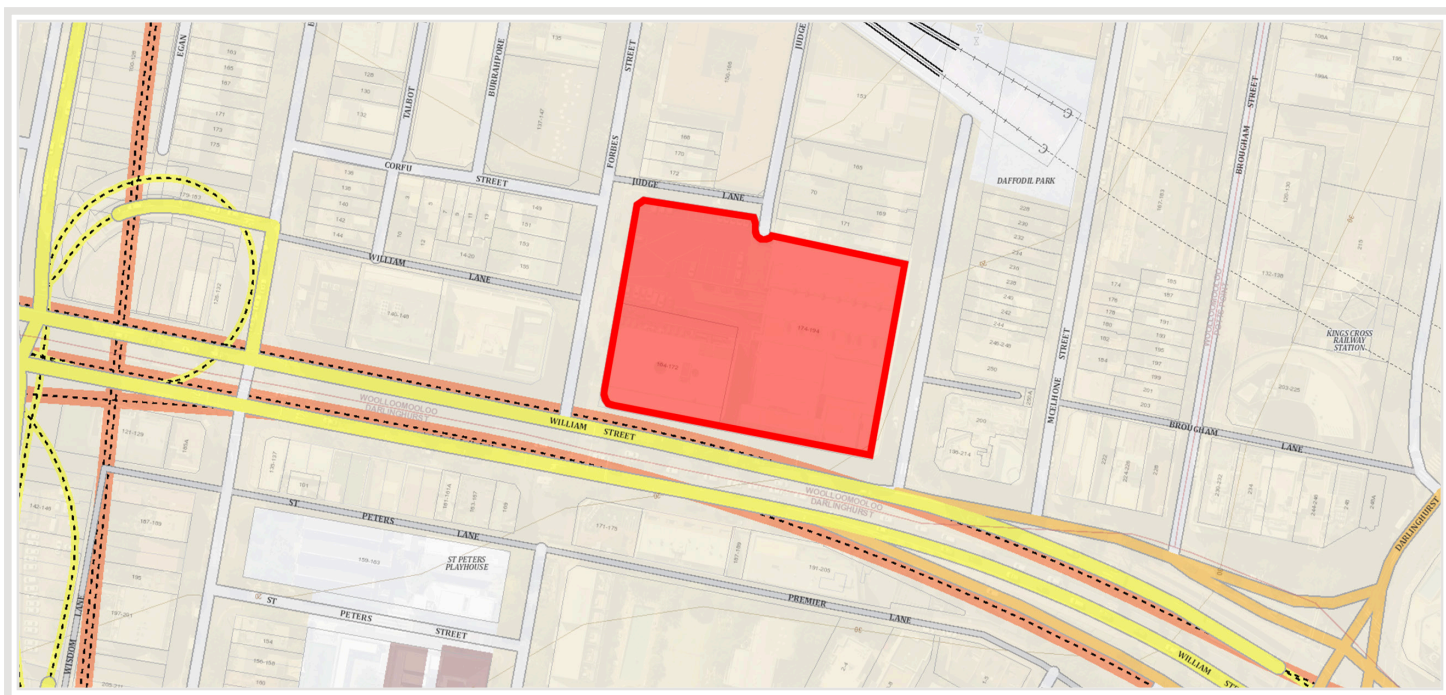


Figure 2 – Subject site shown in red overlay.

1.3. Proposed Land Use and Built Form

Following the Design Excellence Competition, the scheme has been revised to include In-fill Affordable Housing (IAH) in line with the NSW Government's policy under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). This policy allows for a 30% increase in Floor Space Ratio (FSR) and building height when 15% of the total FSR is provided as affordable housing for 15 years. The proposed development meets these criteria and is eligible for the bonus uplift.

Given the residential component's Capital Investment Value (CIV) exceeds \$75 million, an SSDA pathway can be taken. The proposal retains key design principles recommended by the Design Excellence Panel and aims to provide additional residential dwellings with a 30% increase in GFA and building height, in accordance with the Housing SEPP.

The purpose of the project is to facilitate the delivery of a high-quality mixed-use development containing residential and retail uses as well as a centrally located park, public domain improvements and improved through-site connectivity at a strategically located site. The proposal seeks to deliver a built form outcome that responds appropriately to its location on William Street in Woolloomooloo and in close proximity to Kings Cross Station and the Sydney CBD. Furthermore, the proposed scheme seeks to deliver an outcome that is consistent with the desired and evolving character of the Woolloomooloo and Potts Point area.

Specifically, this SSDA seeks consent for:

227 apartments (167 market housing, 60 affordable housing units)

Ground floor retail and commercial uses with 7 – 18 storeys of residential tower across four buildings being:

- FJC - William Street (West)
- FJC - William Street (East)
- Studio Bright – Forbes Street
- Tribe Studio – Dowling Street

A publicly accessible central park

Public domain works and improved through-site links

Four basement levels for parking, services and storage

Vehicular and loading access from Forbes Street

1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix B. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report. This same methodology is currently under review by the Land and Environment Court as a basis for future VIA guidelines to supercede the current instructions, attached as Appendix C.

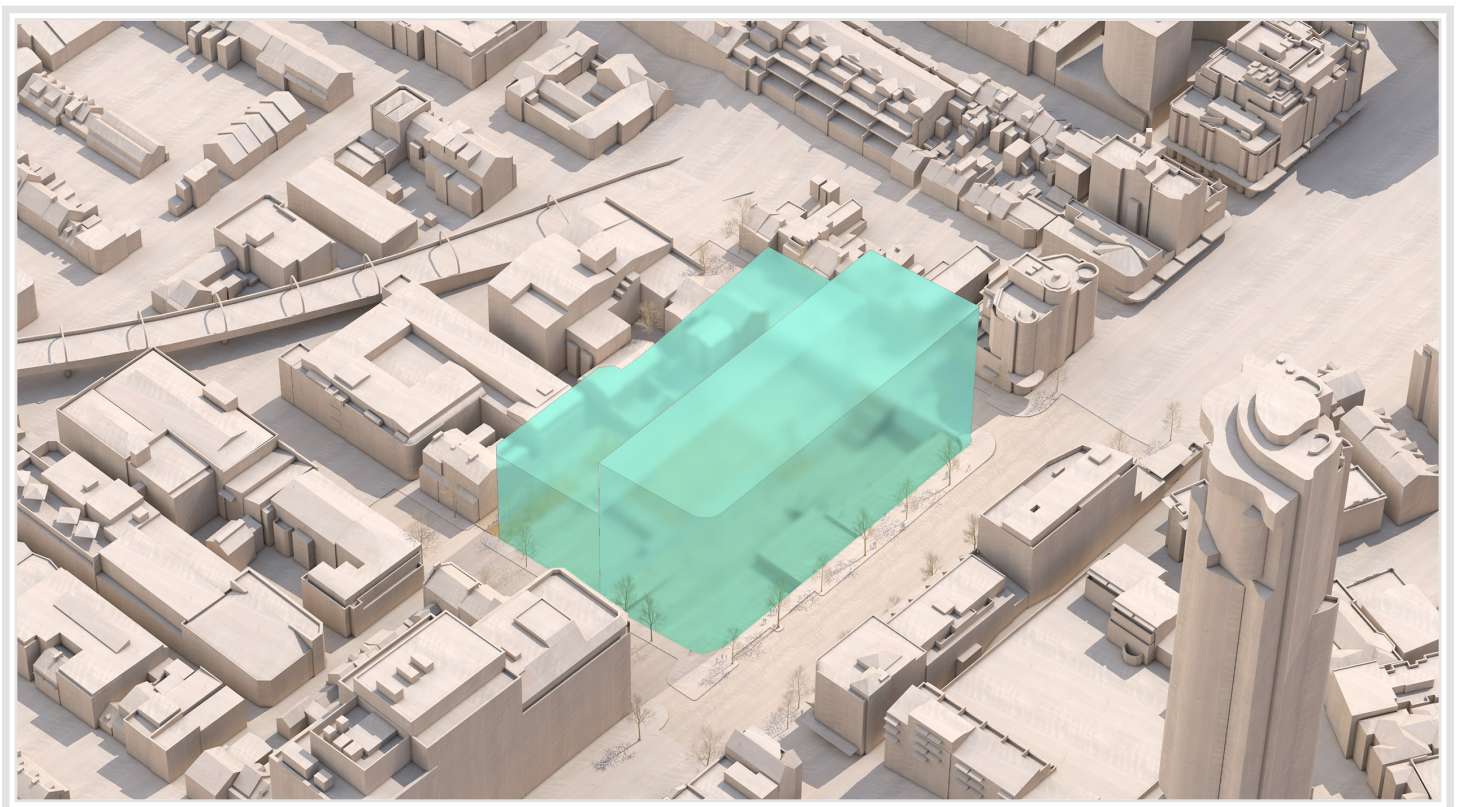
1.4.1. Process

Initially, a fully contoured 3d model was created of the site and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the latest FJC Studio Architects design and its associated interaction with the surrounding site (see Figure 2 for plan).

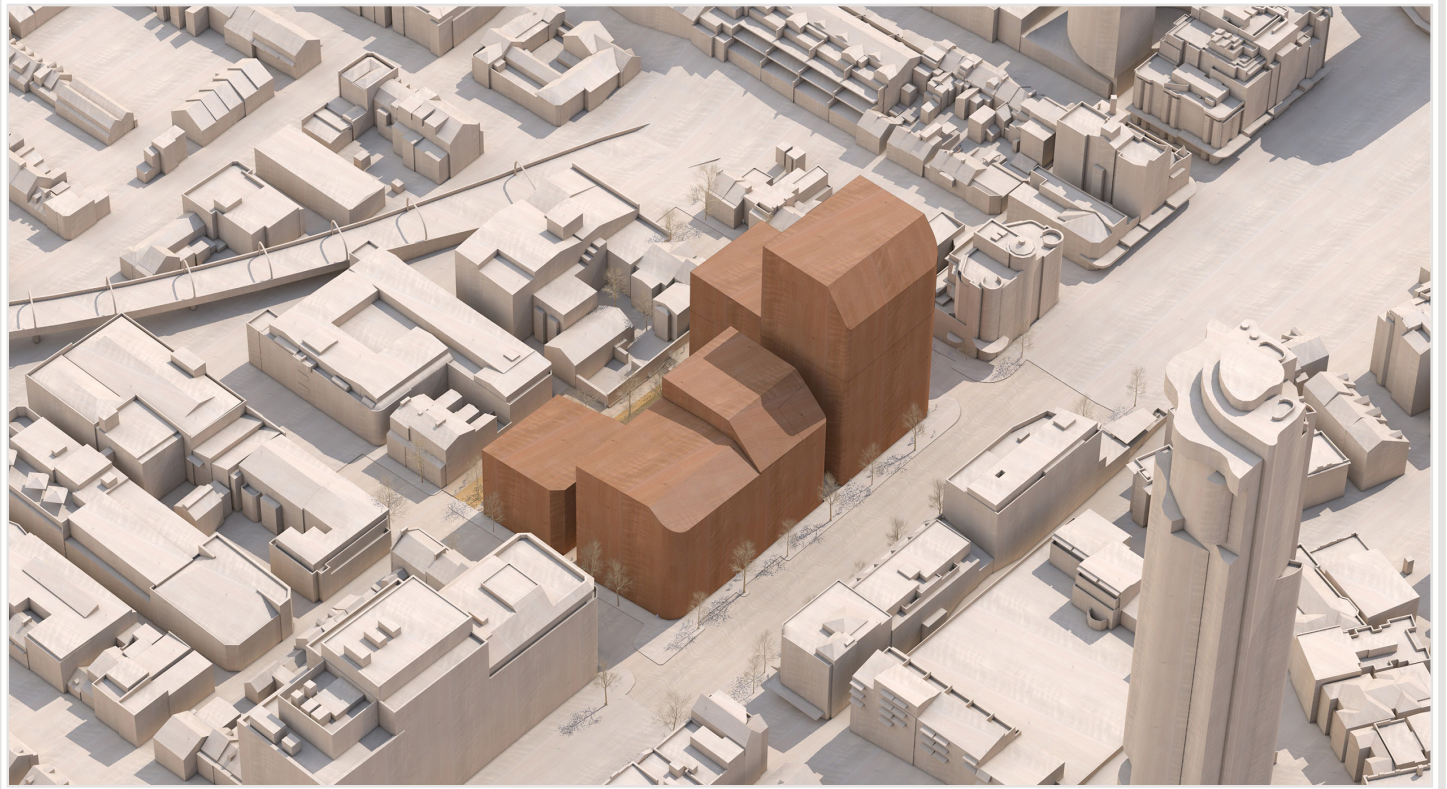
Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights for standing and sitting positions being at 1600mm and 1100mm respectively, where appropriate). Several site location poles were placed, both physically and also into the 3d model to allow accurate alignment with the original photo.

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A.

The Visual Impact Assessment includes detailed evaluation of views from several properties around the site and with the likelihood of experiencing visual impact, as a result of the new proposal.



Proposed building mass - Concept Envelope + 30% uplift by FJC Studio Architects.



Proposed building mass - proposed alternative SSDA Envelope by FJC Studio Architects.

1.4.2. Assessment Methodology

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based.

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact.*

However, there is no peer review system for determining the accuracy of the base material used for visual impact assessments. As a result, Urbaine Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal.

Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

1.4.3. Site Inspections

The scope of the revised assessment considers the view impacts from the following properties:

- 196-200 William Street, Woolloomooloo;
- 169 William Street, Darlinghurst;
- 177-185 William Street, Darlinghurst;
- 191-205 William Street, Darlinghurst;
- 1 Farrell Avenue, Darlinghurst;
- 3 Farrell Avenue, Darlinghurst;
- 2-4 Farrell Avenue, Darlinghurst; and
- 6-8 Farrell Avenue, Darlinghurst. *iii. The assessment must provide comparative views of the existing, proposed and DCP compliant envelope.*

The assessment provides comparative views of the concept approval, with the proposed alternative envelope, from FJC Studio Architects.

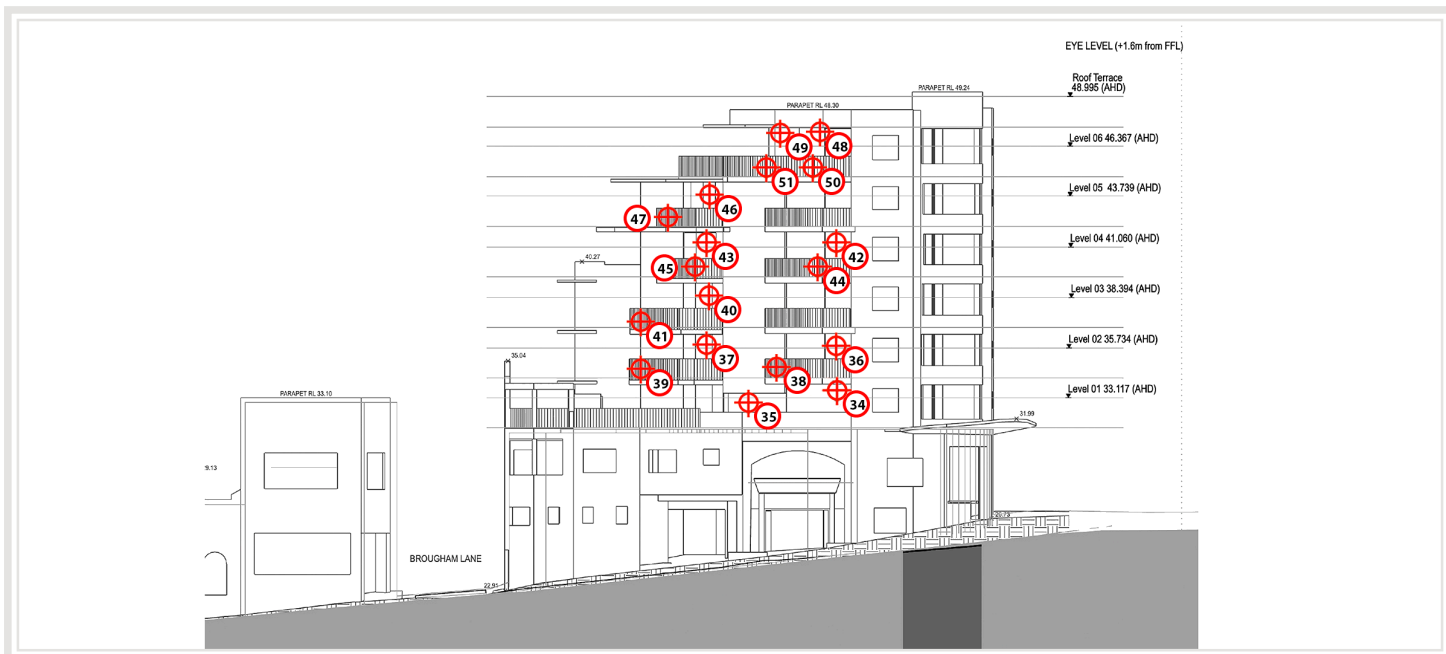
A total of 11 site inspections were undertaken to photograph the site and surrounding area to investigate:

- *The topography and existing urban structure of the local area*
- *The streetscapes and houses most likely to be affected by the Proposal*
- *Important vistas and viewsheds*
- *Other major influences on local character and amenity*

The maps, see figures 4a and 4b, indicate selected photography – also shown in Appendix A.



Figures 4a: Selected neighbouring property viewpoint locations for visual impact assessments.



Figures 4b: Selected neighbouring property viewpoint locations for visual impact assessments.

1.4.4. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

1.4.5. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

1.4.6. Statutory Planning Assessment:

The results of the local view impact assessment are included in Section 3 of this report, with large format images included in Appendix A.

1.5. References

The following documentation and references informed the preparation of this report:

- *The design drawings and information relied upon for the preparations of this report were prepared by FJC Studio Architects. August 2025.*
- *City of Sydney Council DCP, 2012.*
- *Creating Places for People - An Urban Design Protocol for Australian Cities: www.urbandesign.gov.au/downloads/index.aspx/*
- *Australia and New Zealand Urban Design Protocol: www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf*
- *The Value of Urban Design: www.designcouncil.org.uk/Documents/Documents/Publications/CABE/the-value-of-urban-design.pdf*
- *Fifteen Qualities of Good Urban Places: www.goldcoast.qld.gov.au/planning-and-building/fifteen-qualities-of-good-urban-places-3774.html*
- *The Image of the City (1960), Kevin Lynch*

2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the

surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 5.



Figure 5: Potts Point - subject area topographical map.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings. This shows the rising landform to the south and east of the subject site.

The visual context is subject to 'frames of reference' that structure the cognitive association of visual elements.

The 'local area' (as discussed above) provides one such frame of reference. Other 'frames of reference' include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development. The 'Street Context' provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the "activation" of adjoining pedestrian spaces.

The 'Neighbourhood Context' provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique "sense of place" may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual 'legibility' of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1. The Visual Context

Within the street context, there is a mix of property types, sizes and architectural styles, most of which maximise viewlines to the north and west in their orientation.

Within the urban context, there is a very diverse fabric, in terms of planning and scale, consisting of a mix of modern multi-storey buildings and later 20th century Victorian styled terrace housing. The surrounding development includes:

- 'Woolloomooloo Heritage Conservation Area', is located to the north of the site, with numerous heritage items including Victorian styled residential terrace housing to the southern ends of Dowling Street and Forbes Street. Further north is the Woolloomooloo finger wharf which is home to numerous food and drink premises and Ovolo hotel.
- Avis Car and Truck Rental and Campervan Rental is located to the east of the site fronting Dowling Street and William Street, which are located at the ground level of a multi-storey residential building. Further east, is the 'Coca-Cola' billboard and Kings Cross.
- On the opposite side of William Street, to the south, includes mixed used buildings with ground floor retail and residential apartments above.
- Closer to William Street to the west is a 10-storey glass commercial building and 6-storey rendered mixed use building with retail tenancies on the ground floor and residential apartments above.

2.2. Visual Features and Local Landmarks

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

Views to Sydney Harbour, the Harbour Bridge, Sydney Opera House, North Sydney and Sydney CBD, harbour foreshore from Milsons point to Mosman.

2.3. Streetscapes

The immediate urban context surrounding the site is characterised by a mix of medium density residential, commercial, and retail uses. The site is in close proximity to Hyde Park, The Domain, and Rushcutters Bay Reserve. There are a number of educational and health services in proximity to the site, providing ample infrastructure support for the community.

William Street, to which the site fronts, is a classified road providing connection between the Eastern Suburbs of Sydney and the CBD. Vehicle access is currently provided from six points on the site from Judge Lane, Forbes Street, and Dowling Street. Pedestrian access to the site is currently available from all frontages.

The site is highly accessible to both bus and rail services, being approximately 300m away from Kings Cross Railway Station and having direct access to bus services on William Street that provide connections through the Metropolitan Transport Network.

At the time of lodgement, the site is improved by a warehouse style structure and glass office building to the site's frontage and an at-grade private carpark to the northwestern portion of the site.

2.4. The selected view locations for the local view analysis

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

2.5. Context of View

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6. Extent of View

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessments from 70 viewpoint locations –in and around the private apartments and environs to the north and east of the subject site.

3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant viewing locations from the specific locations likely to be affected. Within these areas, photographs were taken from the property boundaries, equating to standing height views within the relevant buildings.

A Canon EOS Full Frame Digital Camera with fixed focal length 50mm lens was used to take all viewpoint photos, at an eye level of 1600mm. This was tripod-mounted and levelled. Additionally, wider-context, photomontaged views are shown in Appendix A. These are combined from a series of 50mm individual photos, in line with the DPIE Guidelines described in Appendix C.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 6 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

TENACITY / SCALE / VALUE		VISUAL IMPACT		VISUAL QUALITY
NIL	0	NEGLIGIBLE	No negative impact on the pre-existing visual quality of the view	N/A
	1	LOW	A minor negative impact on the pre-existing visual quality of the view Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver	Predominant presence of low quality man made features Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Uniformity of land forms
NEGILIBLE	2			
	3			
	4			
MINOR	5	MEDIUM	A medium negative impact on the pre-existing visual quality of the view Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver	Presence of some natural features mixed with manmade features Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)
	6			
	7			
MODERATE	8			
	9			
	10			
SEVERE	11	HIGH	A high negative impact on the pre-existing visual quality of a view Examples: loss of iconic vie impact on significant number of receivers overshadowing effect directly adjacent the receiver	Predominantly natural features Minimal manmade features, however if present of a high architectural standard Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Presence of iconic regional views of landmark features
	12			
	13			
DEVASTATING	14			
	15			

Figure 6: Urbaine Group Assessment Table

3.1.2. Assessment at selected viewpoints

VIEWPOINT 01



Existing site photo

18 w IMG_0412 a.jpg

RL: 40.715 Distance to site boundary: 28.7m. Distance to centre of proposed new development: 50.9m.



Camera 18 w IMG_0412 c1.jpg

Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 18 w IMG_0412 c.jpg

Visual Impact Assessment:

- *Visual impact – horizontal portion of building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 98%: 2%*
- *Existing Visual Assessment Scale: 10 /15 Visual Impact (beyond approved massing): 0 /15*

This is a static, private viewpoint from Level 4, Grenville House Apartments, at Nos.177-185, William Street. The view is from the main living room balcony, looking north-northeast across the subject site. The view includes the upper reaches of the waterside suburbs of the northshore, from Kirribilli to Mosman, Fort Denison and the Harbour water. The view continues towards Woolloomooloo Bay, Woolloomooloo Finger Wharf, Potts Point, the apartment buildings along Victoria Street and Garden Island.

The FJC proposed massing creates no additional view loss, or visual impact from this location.

Tenacity Assessment Summary:

- *Value of view: Medium-to-high*
- *View location: Secondary living space – standing 1m behind main balcony balustrade.*
- *Extent of additional impact (beyond approved massing): Nil*

Reasonableness of proposal: The visual impact and view loss created as a result of the proposal, from this view location, is considered reasonable. The relocation of massing at upper levels does not alter the extent of the impact in this location.

VIEWPOINT 02



01 24mm IMG_9713.jpg

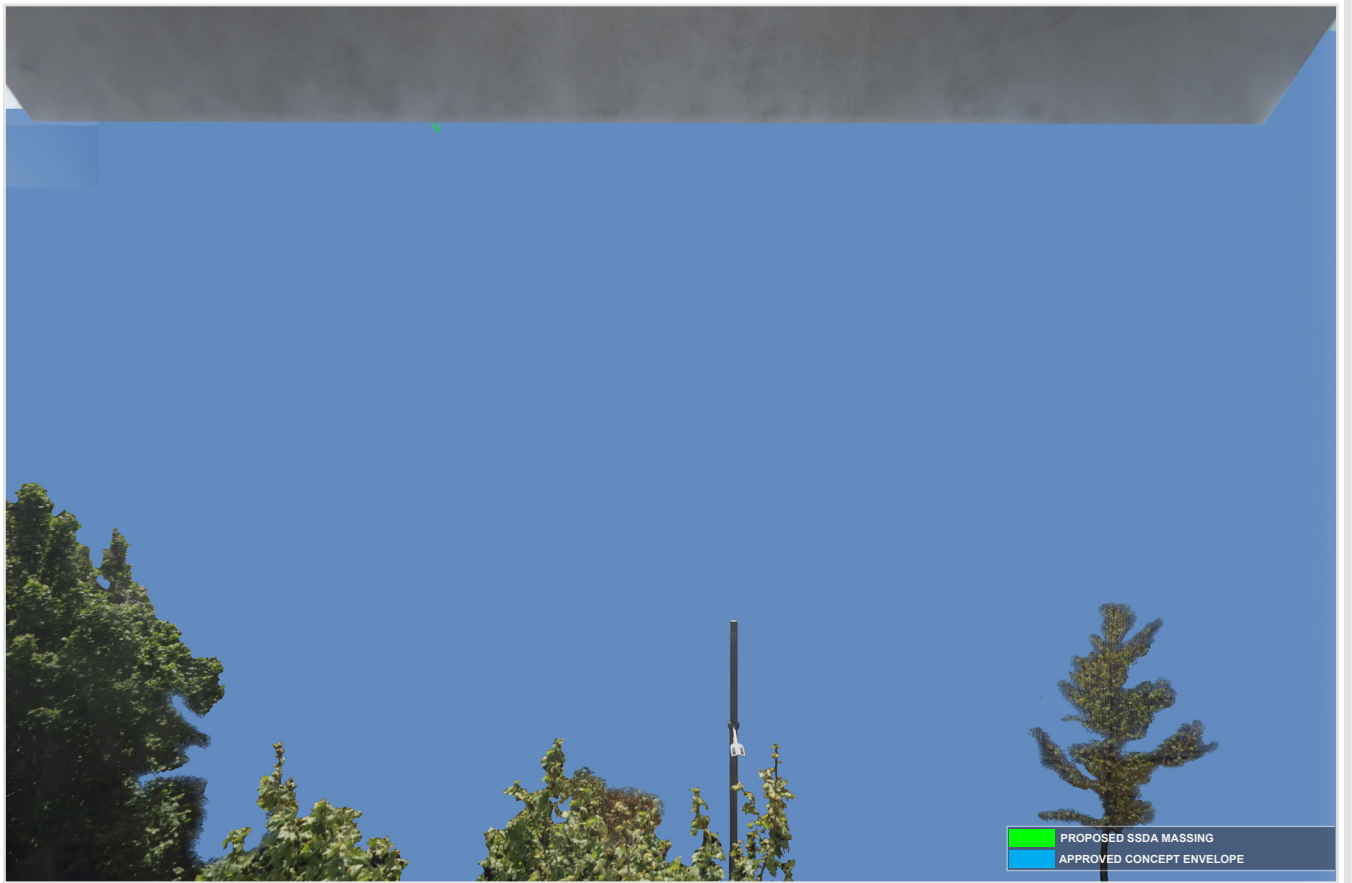
Existing site photo

RL: 41.054 Distance to site boundary: 28.7m. Distance to centre of proposed new development: 50.9m.



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

01 24mm IMG_9713 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

01 24mm IMG_9713 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 27%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 0 /15*

This is a static, private viewpoint from Level 4, Ibis Budget Hotel, Nos.191-205 William Street. This view is from the balcony from a centrally-located hotel room, looking north-northeast, across the subject site.

The view includes the upper arch of the Harbour bridge, parts of the Opera House sails, the waterside suburbs of the northshore, from Kirribilli to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point and Garden Island.

The FJC proposed massing creates no additional view loss, or visual impact from this location.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Primary living space – standing 1m behind main glazing line – living room.*
- *Extent of additional impact (beyond approved massing): Nil.*

Reasonableness of proposal: The visual impact and view loss created as a result of the proposal, from this view location, is considered reasonable. The proposed massing has no greater impact beyond the approved concept envelope.

VIEWPOINT 03



Existing site photo

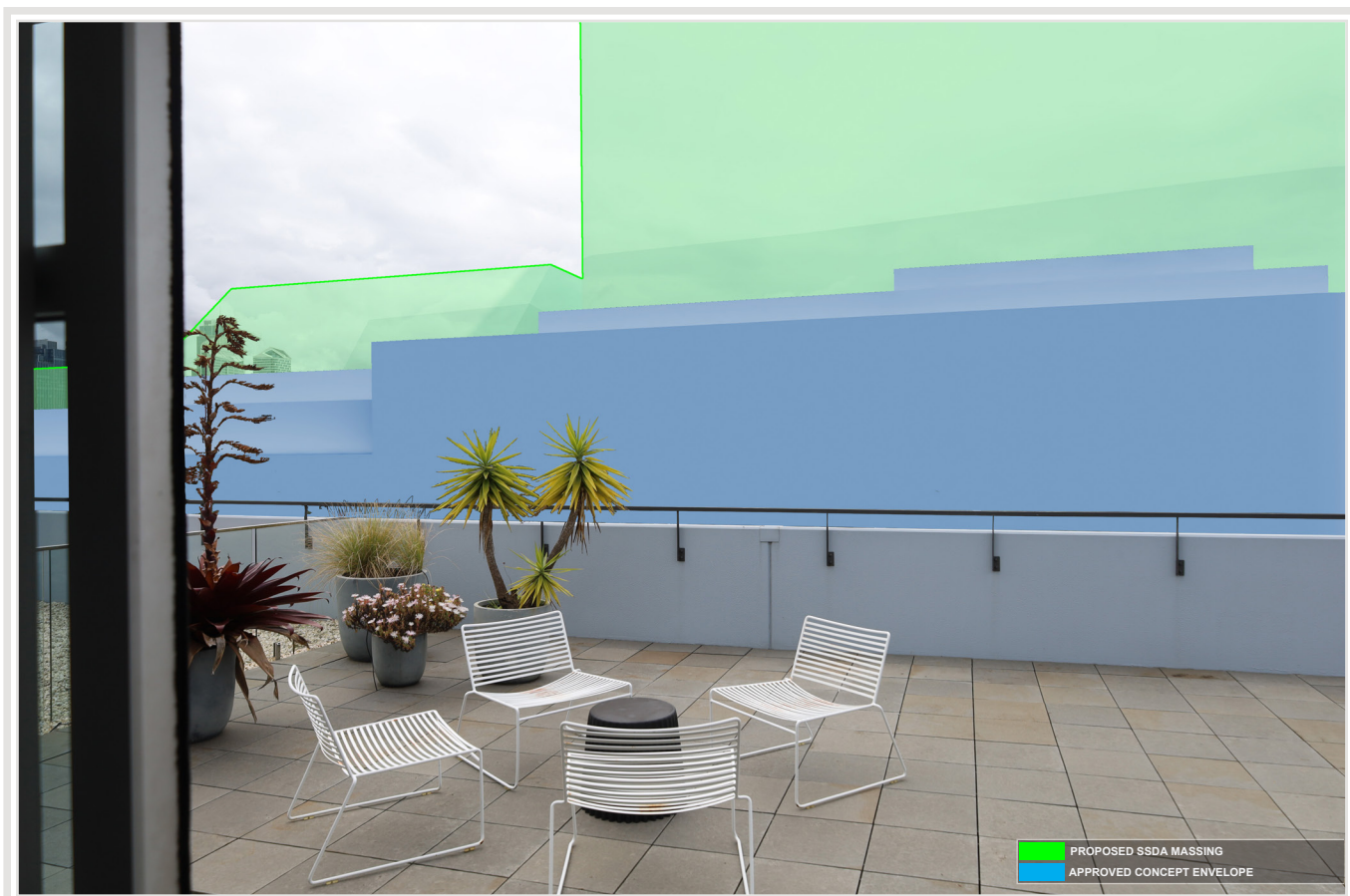
24 w IMG_0522 a.jpg

RL: 49.31 Distance to site boundary: 35.8m. Distance to centre of proposed new development: 61.5m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 24 w IMG_0522 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 24 w IMG_0522 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 37%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 18%: 82%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private viewpoint from Level 8, Ibis Budget Hotel, Nos.191-205 William Street. This view is from the large, private, outdoor balcony of the top level of the hotel – western end, looking north-northeast.

The view includes the northern portion of Sydney CBD, the upper arch of the Harbour bridge and the northern pylon, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The FJC proposed massing creates additional view loss, but this is confined to sky view only, towards the eastern end of the site.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Primary living space – standing 1m behind main glazing line – living room.*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The proposed development has adopted a skilful design approach by lowering the building heights at the western end of the site. The relocation of increased volume to the east permits sky views to be more open to the northwest, resulting in improved outcomes in terms of visual bulk and massing, compared to a typical 30% uplift scenario.

VIEWPOINT 04



Existing site photo

63 w DJI_0686 a.jpg

RL: 44.036 Distance to site boundary: 58,.1m. Distance to centre of proposed new development: 92.4m.



Photomontage of SSDA Envelope + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 63 w DJI_0686 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 63 w DJI_0686 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 38 %
- Visual impact ratio of view loss to sky view loss in visible portion. 37%: 63%
- Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 6 /15

This is a static, private viewpoint from Level 2, Nos.2-4, Farrell Avenue. This view is from the main living room, looking north-northeast directly down Dowling Street. The view the eastern section of the Royal Botanic Gardens, with the harbourfront northshore suburbs skyline above. A small portion of the Harbour and Fort Denison is visible behind Woolloomooloo finger wharf. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

The FJC proposed massing creates additional view loss, but this is confined, for the mostpart, to sky view only, towards the eastern end of the site.

Tenacity Assessment Summary:

- Value of view: Medium
- View location: Primary living space – standing 1m behind main glazing line – living room.
- Extent of additional impact (beyond approved massing): Minor-to-Moderate.

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. The difference between the 30% uplift scheme compared to the proposed alternative massing is not considered to result in any greater impacts, with only very partial sky view loss.

VIEWPOINT 05



Existing site photo

27 w IMG_0017 a.jpg

RL: 42.249 Distance to site boundary: 59.4m. Distance to centre of proposed new development: 102.7m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 27 w IMG_0017 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 27 w IMG_0017 c.jpg

Visual Impact Assessment:

- *Visual impact – horizontal portion of building envelope visible in view – 17 %*
- *Visual impact ratio of view loss to sky view loss in visible portion. 59%: 41%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 6 /15*

This is a static, private viewpoint from Level 2 western corner apartment of Nos.6-8 Farrell Avenue. This view is from the main living room, western window, looking directly across William Street to Dowling Street in a north-northeasterly direction. The view includes a small portion of the eastern Opera House sails, and portions of North Sydney CBD behind Woolloomooloo finger wharf and a small portion of the harbour. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

The FJC proposed massing creates additional view loss, but this is confined, for the mostpart, to sky view only, towards the eastern end of the site.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Primary living space – standing 1m behind main glazing line – living room.*
- *Extent of additional impact (beyond approved massing): Minor-to-Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view and a small area of the Botanic Gardens.

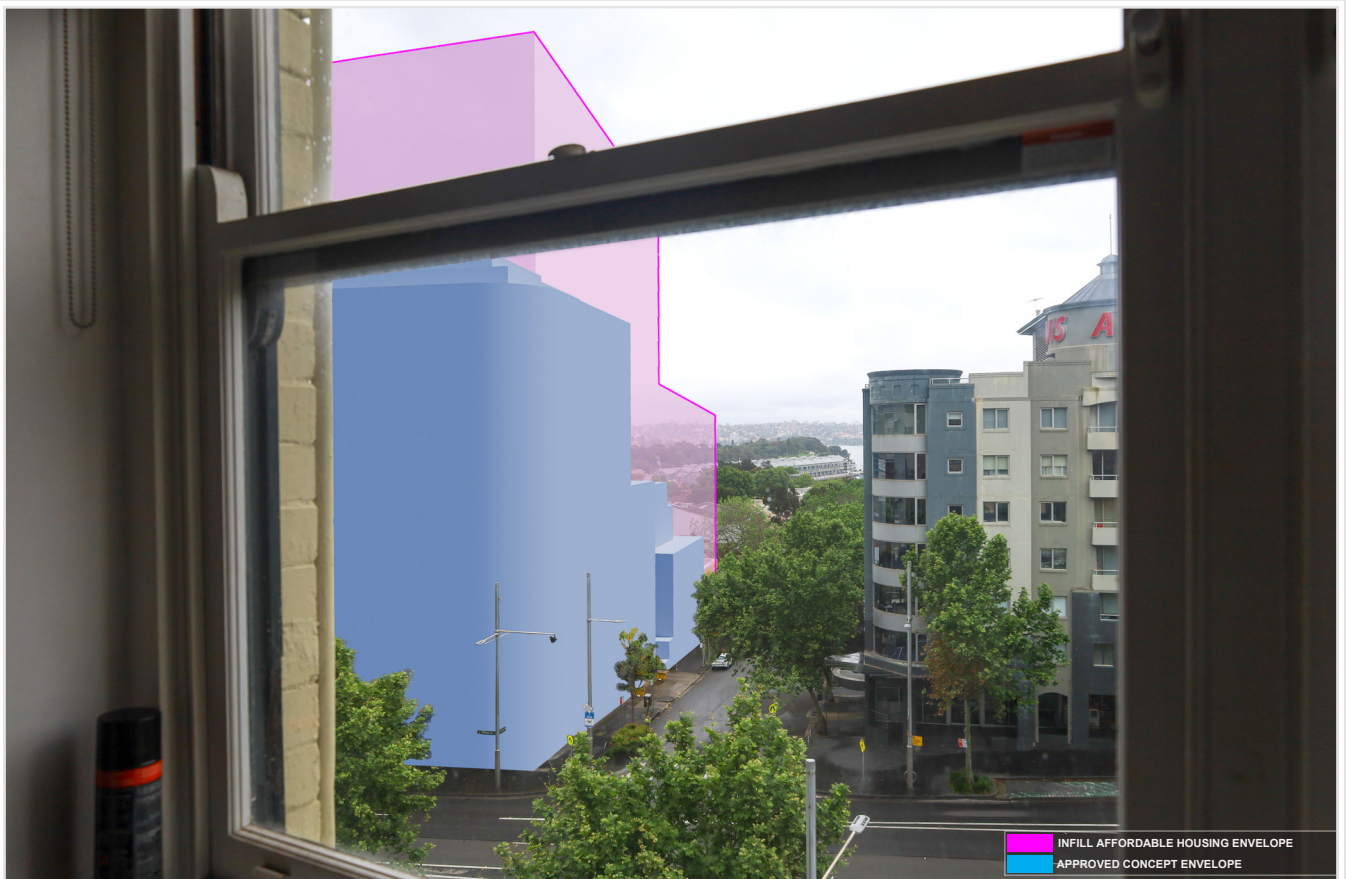
VIEWPOINT 06



Existing site photo

25 w IMG_9974 a.jpg

RL: 48.17 Distance to site boundary: 59.4m. Distance to centre of proposed new development: 102.7m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 25 w IMG_9974 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 25 w IMG_9974 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 48%: 52%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private viewpoint from Level 4 western corner apartment of Nos.6-8 Farrell Avenue. This view is from the main living room, western window, looking directly across William Street to Dowling Street in a north-northeasterly direction. The view includes the arch of the Harbour Bridge, the north Sydney CBD, Opera House sails, Royal Botanic Gardens, Woolloomooloo finger wharf and a small portion of the harbour. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

The FJC proposed massing creates additional view loss, but this is confined, for the mostpart, to sky view only, towards the eastern end of the site.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Primary living space – standing 1m behind main glazing line.*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: In this instance, the relocation of increased volume to the east impacts upon sky view and a small area of the Botanic Gardens.

VIEWPOINT 07



Existing site photo

16 w IMG_9962 a.jpg

RL: 38.943 Distance to site boundary: 66.2m. Distance to centre of proposed new development: 113.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

16 24mm IMG_9962 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

16 24mm IMG_9962 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 24%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 48%: 52%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private viewpoint from Level 1 (above car park), western terrace of Nos.1-5 Rosebank Street. This view is from the open balcony door of the main living room, looking north-northwest towards the subject site. The view includes a small portion of the upper tower levels at the north of Sydney CBD, the upper arch of the Harbour Bridge and the northern pylon, the Opera House sails, and portions of North Sydney CBD behind. The view to the east is then blocked by the 7 storey apartment building at Nos.196-214, William Street.

The FJC proposed massing creates additional view loss, but this is confined, for the mostpart, to sky view only, towards the eastern end of the site.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind main glazing line – bedroom.*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view and a small area of the Botanic Gardens. Although a significant portion of the Opera House sails is already obscured by the approved development, the proposed additional massing also impacts upon the upper tips of the arches

VIEWPOINT 08



Existing site photo

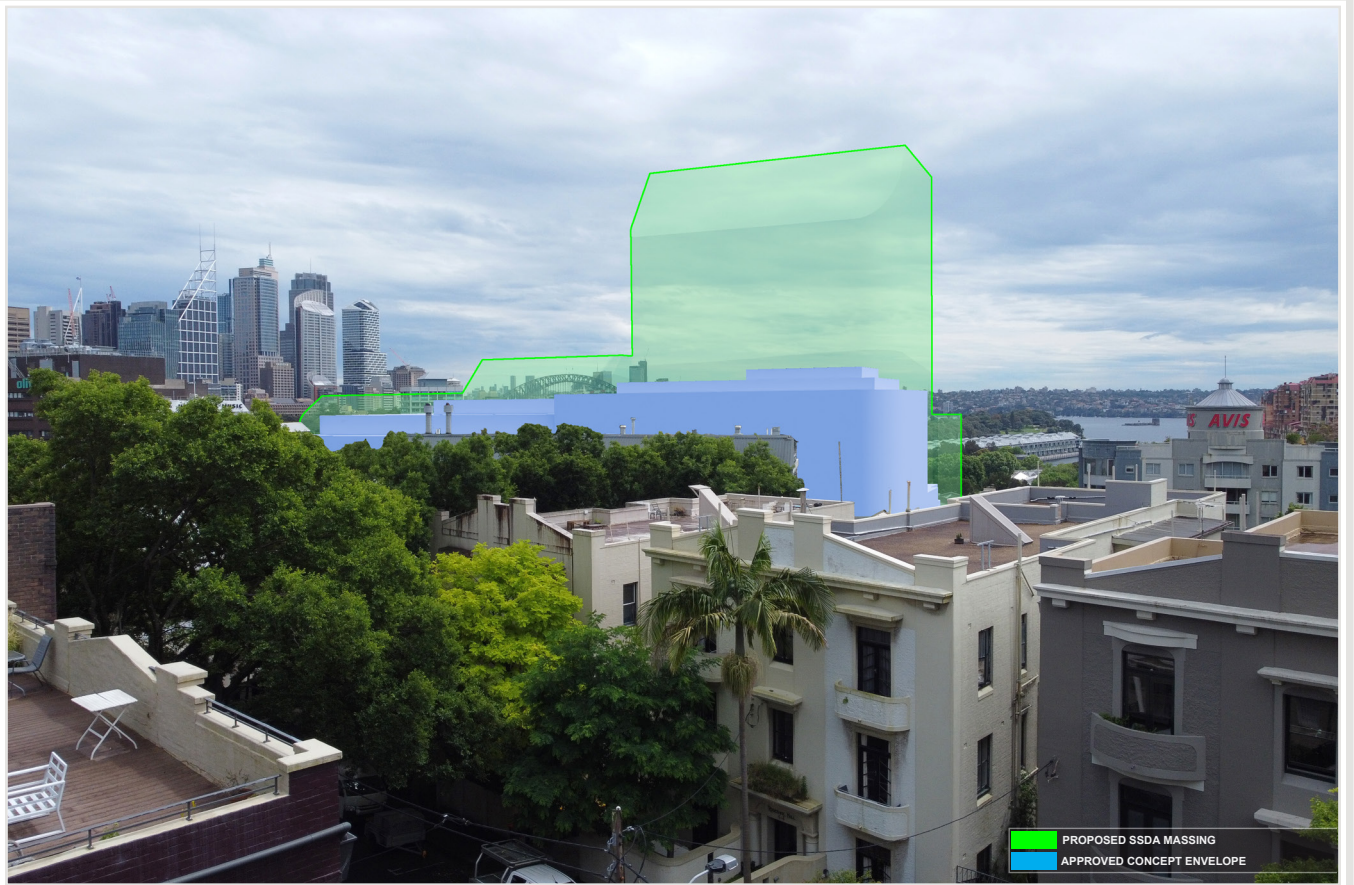
46 w DJI_0847 a.jpg

RL: 53.58 Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 46 w DJI_0847 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 46 w DJI_0847 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 51%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 53%: 47%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private viewpoint from Level 4, Palisades, Nos.5-15 Farrell Avenue. Northern tower. This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height. The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A significant portion of the highest value area of the physical view is impacted by the FJC proposed massing, including the Harbour Bridge. The portion of the proposed built form that blocks harbour bridge views is well below the permissible building height, established by the infill AH controls. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only, while views to the northern end of the CBD are mostly retained above the lower height mass. The upper arch of the Harbour Bridge is impacted and hence the Severe assessment value.

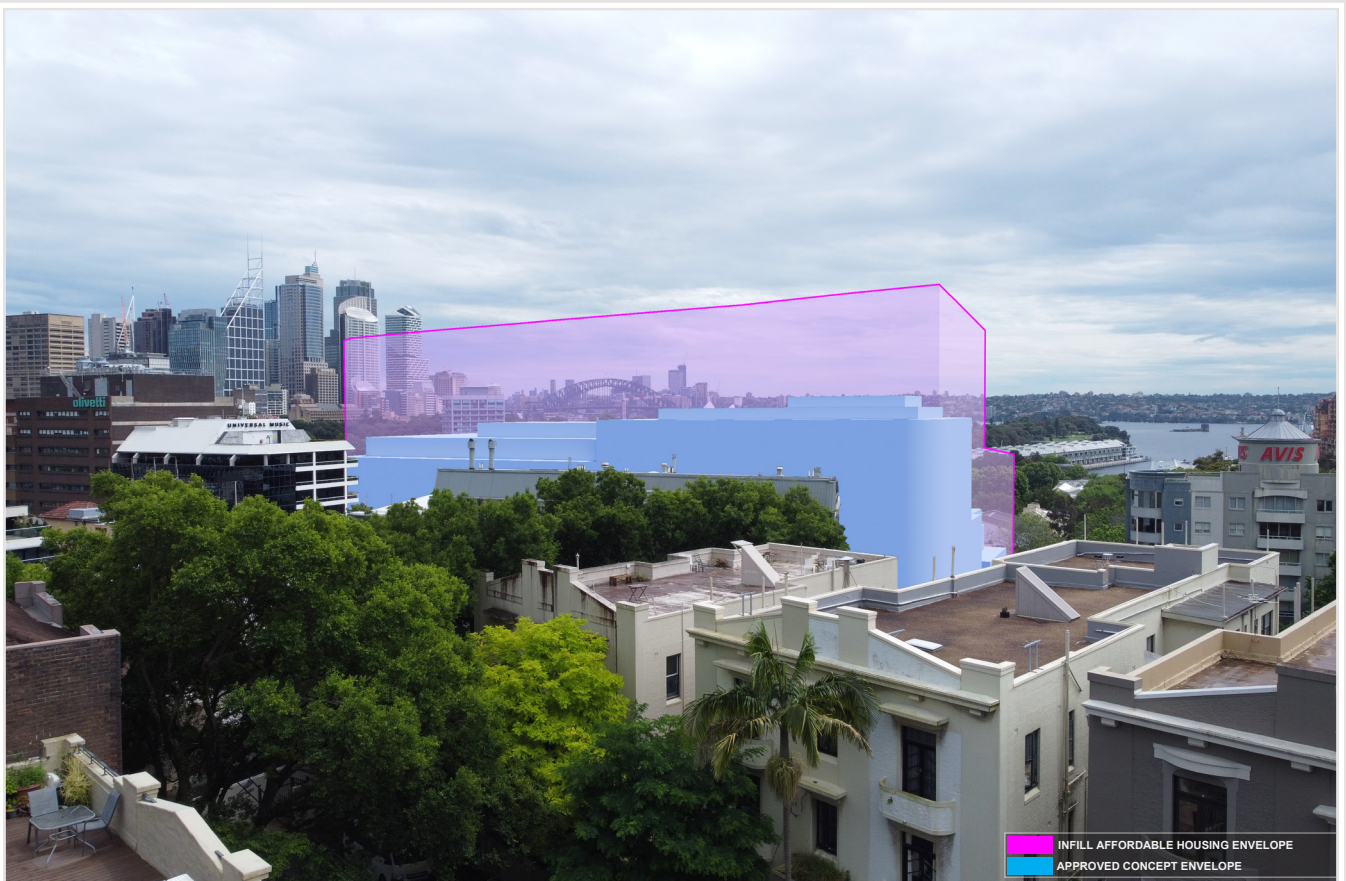
VIEWPOINT 09



Existing site photo

47 w DJI_0854 a.jpg

RL: 56.297 Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 47 w DJI_0854 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 47 w DJI_0854 c.jpg

Visual Impact Assessment:

- *Visual impact – horizontal portion of building envelope visible in view – 58%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 56%: 44%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private viewpoint from Level 5, Palisades, Nos.5-15 Farrell Avenue. Northern tower. This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height. The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A significant portion of the highest value area of the physical view is obscured by the FJC proposed massing. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only, while views to the northern end of the CBD are mostly retained above the lower height mass. The upper arch of the Harbour Bridge is impacted and hence the Severe assessment value.

VIEWPOINT 10



Existing site photo

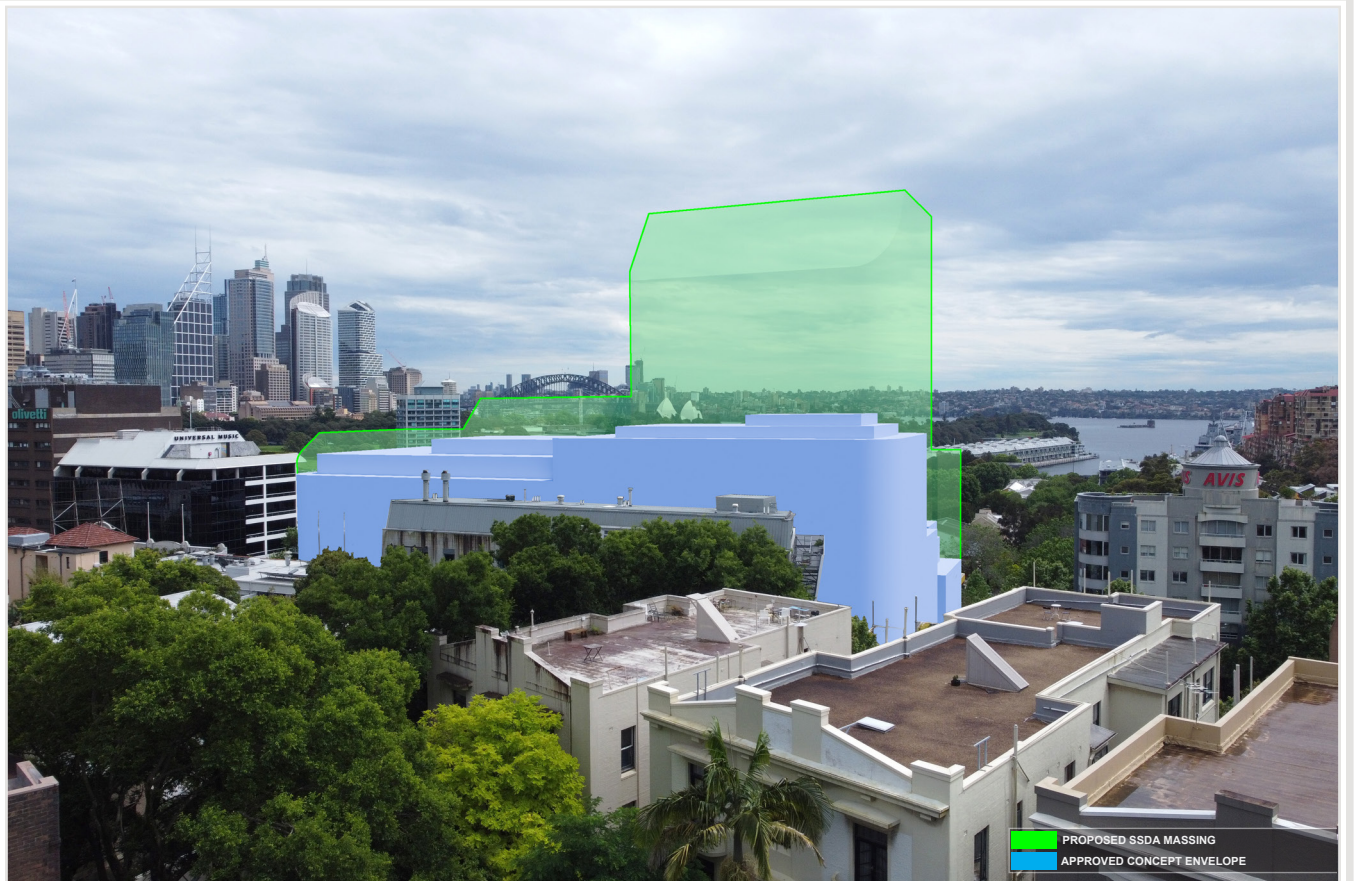
48 w DJI_0864 a.jpg

RL: 59.519 Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 48 w DJI_0864 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 48 w DJI_0864 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 61%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private viewpoint from Level 6, Palisades, Nos.5-15 Farrell Avenue. Northern tower. This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height RL. The view includes a significant portion of the Sydney CBD – middle and northern end, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the north-shore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A significant portion of the highest value area of the physical view is obscured by the FJC proposed massing. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Harbour Bridge and CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only, while views to the northern end of the CBD are mostly retained above the lower height mass. The upper arch of the Harbour Bridge is retained, while the Opera House sails are impacted and hence the Severe assessment value.

VIEWPOINT 11



Existing site photo

49 w DJI_0877 a.jpg

RL: 63.294 Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 49 w DJI_0877 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 49 w DJI_0877 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 68%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 73%: 27%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private viewpoint from Level 7, Palisades, Nos.5-15 Farrell Avenue. Northern tower. This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height. The view includes a significant portion of the Sydney CBD – middle and northern end, with The Domain to the east, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A significant portion of the highest value area of the physical view is obscured by the FJC proposed massing. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Harbour Bridge and CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only, while views to the northern end of the CBD are mostly retained above the lower height mass. The upper arch of the Harbour Bridge is retained, while the Opera House sails are impacted and hence the Severe assessment value. Relocation of the massing from the western extent of the site to the eastern extent enables retention of Harbour Bridge views across the site.

VIEWPOINT 12



Existing site photo

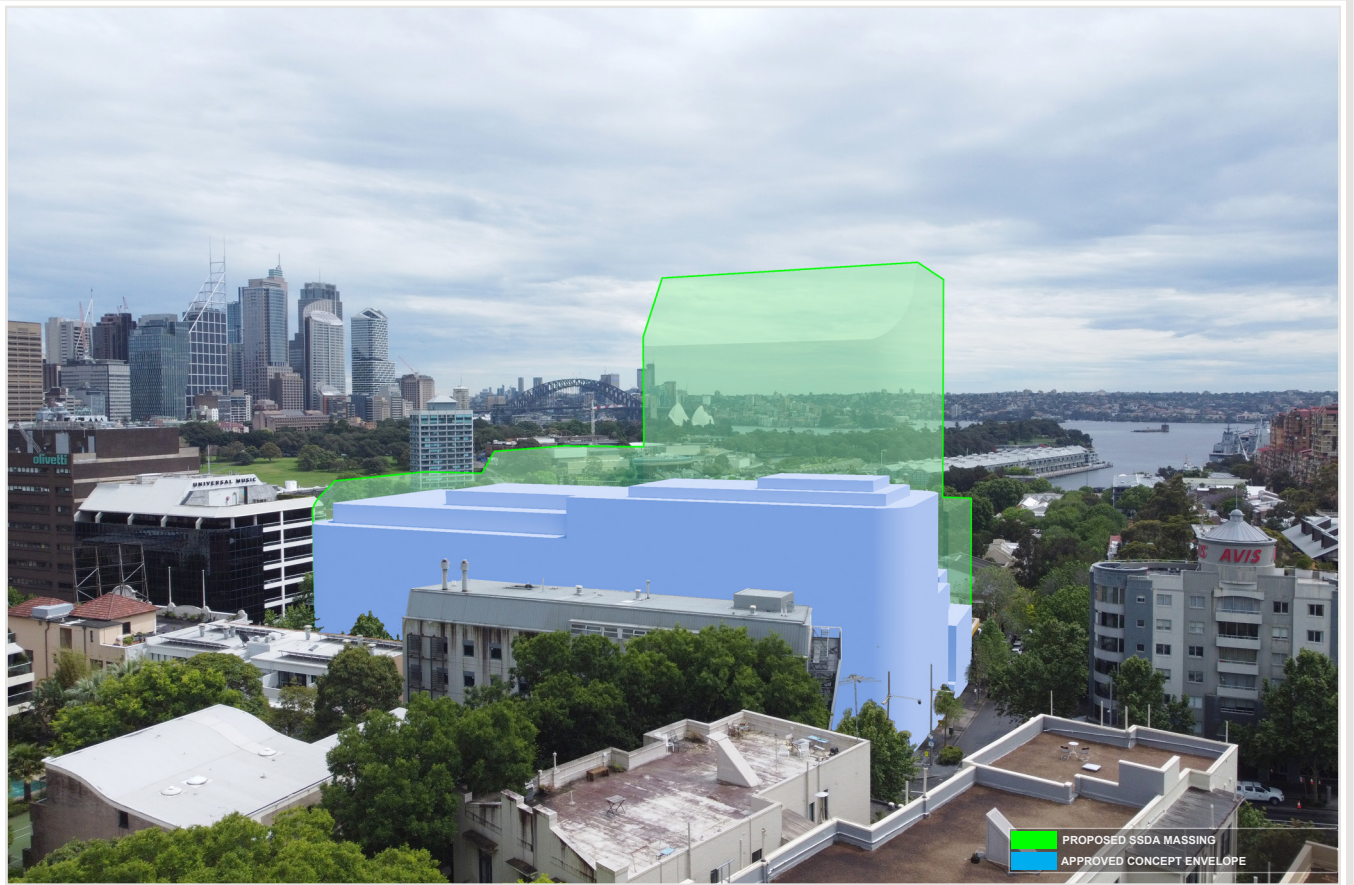
50 w DJI_0892 a.jpg

RL: 67.696 Distance to site boundary: 132.1m. Distance to centre of proposed new development: 169.0m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 50 w DJI_0892 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 50 w DJI_0892 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 71%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 87%: 13%*
- *Existing Visual Assessment Scale no: 14 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private viewpoint from Level 9, Palisades, Nos.5-15 Farrell Avenue. Northern tower. This view is from a drone positioned on the boundary of The Palisades and the eastern edge of Rosebank Park, in close proximity to the northwestern balcony of the selected apartment and at an equivalent standing height. The view includes a significant portion of the Sydney CBD – middle and northern end, with The Domain to the east, the upper arch and main road span of the Harbour bridge and the northern pylon, with North Sydney CBD behind, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and the Woolloomooloo residential basin and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

A moderate portion of the highest value area of the physical view is obscured by the FJC proposed massing, with Infill Affordable Housing uplift – specifically, the Opera House sails. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The upper arch of the Harbour Bridge and the CBD view are also unimpacted.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only, while views to the northern end of the CBD and the Harbour Bridge arch are mostly retained above the lower height mass. The relocation of the built form provides for greater retention of views to the harbour bridge that what would otherwise be afforded under a compliant scenario.

VIEWPOINT 13



Existing site photo

52 w IMG_1580 a.jpg

RL: 45.12 Distance to site boundary: 109.8m. Distance to centre of proposed new development: 139.5m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 52 w IMG_1580 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 52 w IMG_1580 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 23%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 3%: 97%*
- *Existing Visual Assessment Scale no: 4 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from Level 2, No.3, Farrell Avenue. This view is from the main living room, looking north-northeast towards the subject site. The view is north towards the properties on the northern side of Farrell Avenue and Nos.6-8 in particular. There is little view beyond this, with the upper portions of the subject site potentially visible in the sky view.

A small area of sky view is obscured by the FJC proposed massing.

Tenacity Assessment Summary:

- *Value of view: Low*
- *View location: Primary living space – standing 1m behind main glazing line- living room.*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: Sky view loss, as a result of the increased massing at the east of the subject site, is considered acceptable. The tower form is also slender which provides for greater sky view to the west, compared to a compliant scenario.

VIEWPOINT 14



Existing site photo

55 w IMG_1614 a.jpg

RL: 50.152 Distance to site boundary: 114.8m. Distance to centre of proposed new development: 144.5m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 55 w IMG_1614 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 55 w IMG_1614 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 19%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 4%: 96%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 2 /15*

This is a static, private viewpoint from rooftop level, No.3, Farrell Avenue. This view is from the rooftop, looking north-northeast towards the subject site. The view includes a portion of harbour view, including Fort Denison and the foreshore of Cremorne. To the east are the King Cross apartment blocks along Victoria Street and Darlinghurst Road.

A very small portion of the physical view is obscured by the FJC proposed massing. The view loss, above the foreshore, relates only to sky.

Tenacity Assessment Summary:

- *Value of view: Medium-to-high.*
- *View location: Secondary living space – upper level terrace..*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a very small area of the distant foreshore and sky view only, while views to the harbour and the apartments along Potts Point, are retained..

VIEWPOINT 15



Existing site photo

51 w IMG_1564 a.jpg

RL: 45.05 Distance to site boundary: 112m. Distance to centre of proposed new development: 136.9m.



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 51 w IMG_1564 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 51 w IMG_1564 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 17%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 3%: 97%*
- *Existing Visual Assessment Scale no: 3 /15 Visual Impact (beyond approved massing): 2 /15*

This is a static, private viewpoint from Level 2, No.1, Farrell Avenue. This view is from the main living room balcony, looking northeast towards the subject site. The view includes the foreground elements of the Horizon development, specifically the lower level podium housing that surround the site to the east. These are generally 2 and 3 storey buildings, surrounded by mature trees. The upper levels of the site are visible behind the residential building at Nos. 177-185, William Street. However, no high value views are available from this location.

A small portion of the sky view is obscured by the FJC proposed massing.

Tenacity Assessment Summary:

- *Value of view: low-to-medium*
- *View location: Secondary living space – upper level terrace..*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

VIEWPOINT 16



Existing site photo

64 w Level 5 DJI_0697 a.jpg

RL: 56.873 Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 64 w Level 5 DJI_0697 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 64 w Level 5 DJI_0697 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 44%
- Visual impact ratio of view loss to sky view loss in visible portion. 48%: 52%
- Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 10 /15

This is a static, private viewpoint from Level 3, Nos.5-15 Farrell Avenue. Southern tower. This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height. The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The FJC proposed massing impacts upon a small area of the Opera House, distant ridgeline views and sky view. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Harbour Bridge and CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- Value of view: High
- View location: Secondary living space – upper level terrace..
- Extent of additional impact (beyond approved massing): Moderate-to-Severe.

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a small area of distant foreshore and sky view only, while views to the northern end of the CBD and the Harbour Bridge arch are mostly retained above the lower height mass.

VIEWPOINT 17



Existing site photo

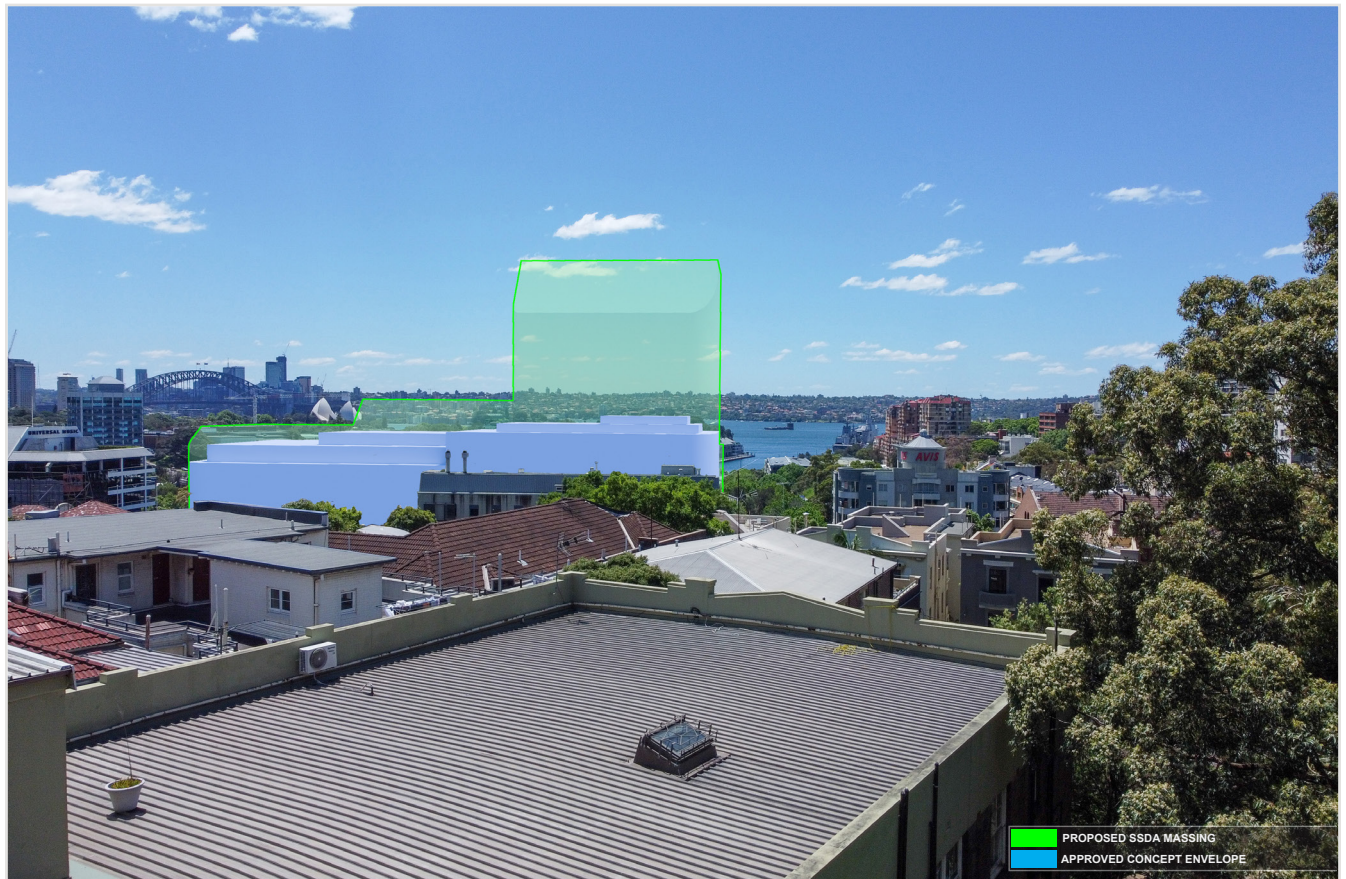
65 w Level 6 DJI_0703 a.jpg

RL: 59.867 Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 65 w Level 6 DJI_0703 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 65 w Level 6 DJI_0703 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 63%
- Visual impact ratio of view loss to sky view loss in visible portion. 59%: 41%
- Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 9 /15

This is a static, private viewpoint this is a static, private viewpoint from Level 4, Nos.5-15 Farrell Avenue. Southern tower. This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height. The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The FJC proposed massing impacts upon a small area of the Opera House, distant ridgeline views and sky view. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Harbour Bridge and CBD view is also largely unimpacted.

Tenacity Assessment Summary:

- Value of view: High.
- View location: Secondary living space – upper level terrace..
- Extent of additional impact (beyond approved massing): Moderate.

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a small area of distant foreshore and sky view only, while views to the northern end of the CBD and the Harbour Bridge arch are mostly retained above the lower height mass.

VIEWPOINT 18



Existing site photo

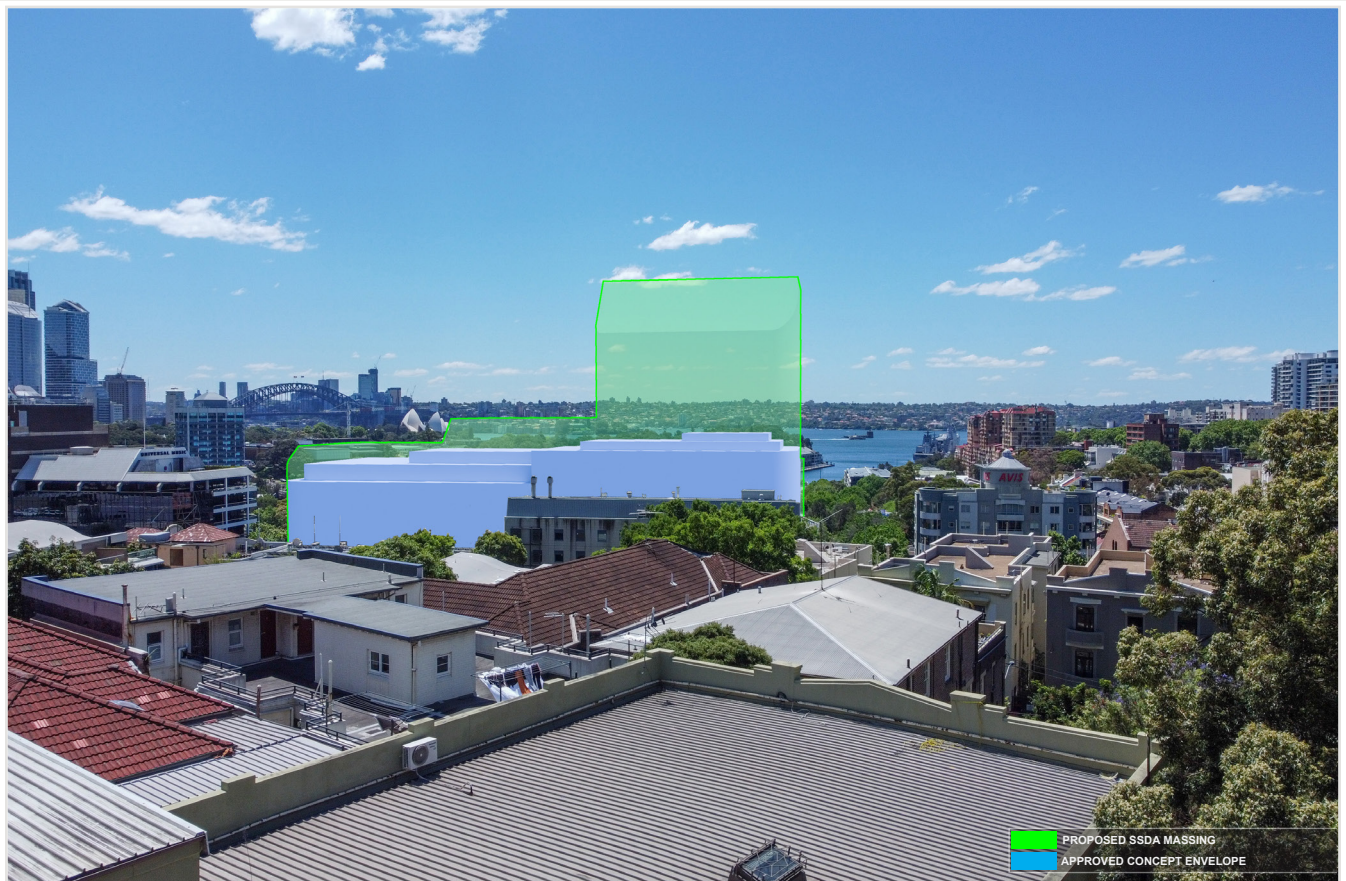
66 w Level 7 DJI_0709 a.jpg

RL: 61.863 Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 66 w Level 7 DJI_0709 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 66 w Level 7 DJI_0709 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 65%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 9 /15*

This is a static, private viewpoint from Level 5, Nos.5-15 Farrell Avenue. Southern tower. This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height. The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The FJC proposed massing impacts upon a small area of the Botanic Gardens, distant ridgeline views and sky view. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Opera House, Harbour Bridge and CBD views are also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a small area of distant foreshore and sky view only, while views to the northern end of the CBD and the Harbour Bridge arch are mostly retained above the lower height mass.

VIEWPOINT 19



Existing site photo

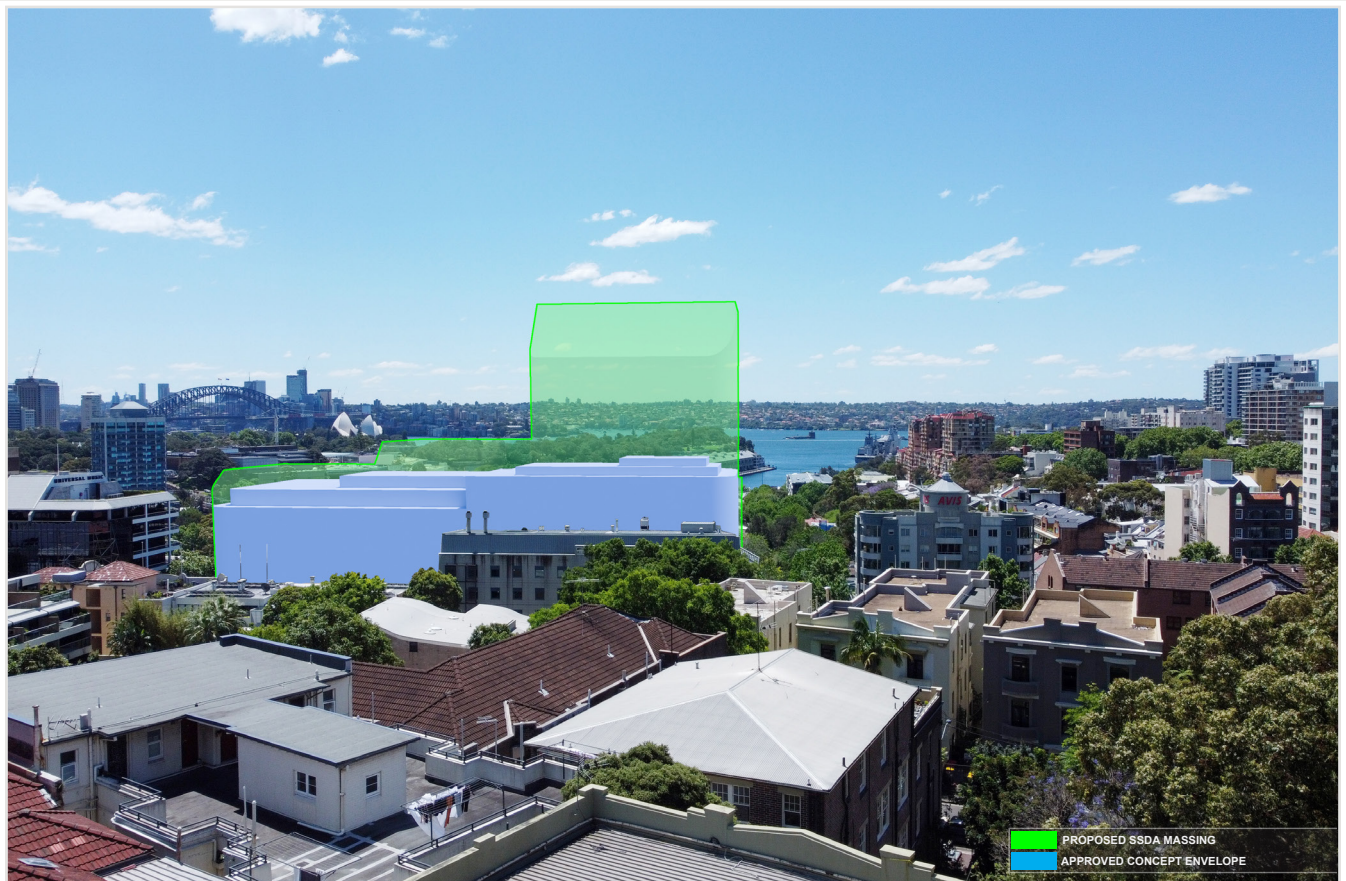
67 w Level 8 DJI_0718 a.jpg

RL: 65.992 Distance to site boundary: 185.1m. Distance to centre of proposed new development: 214.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 67 w Level 8 DJI_0718 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 67 w Level 8 DJI_0718 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 68%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 83%: 17%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 8 /15*

This is a static, private viewpoint from Level 6, Nos.5-15 Farrell Avenue. Southern tower. This view is from a drone located on the western corner balcony line of the western tower of the 2 towers at the south of the site. The height equates to balcony standing height. The view includes a portion of the Sydney CBD – north end, the Domain and Royal Botanic Gardens, the upper arch and main road span of the Harbour bridge and the northern pylon, the Opera House sails, the Royal Botanic Gardens, the waterside suburbs of the northshore, from North Sydney CBD, Kirribilli, to Mosman, Fort Denison and the Harbour water, towards Woolloomooloo Bay, Woolloomooloo Finger Wharf and Potts Point, Garden Island and a number of the apartment buildings along Victoria Street.

The FJC proposed massing impacts upon a small area of the Botanic Gardens, distant ridgeline views and sky view. However, the water, Fort Denison and a portion of the Woolloomooloo finger wharf remain visible. The Opera House, Harbour Bridge and CBD views are also largely unimpacted.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a small area of distant foreshore and sky view only, while views to the northern end of the CBD and the Harbour Bridge arch are mostly retained above the lower height mass.

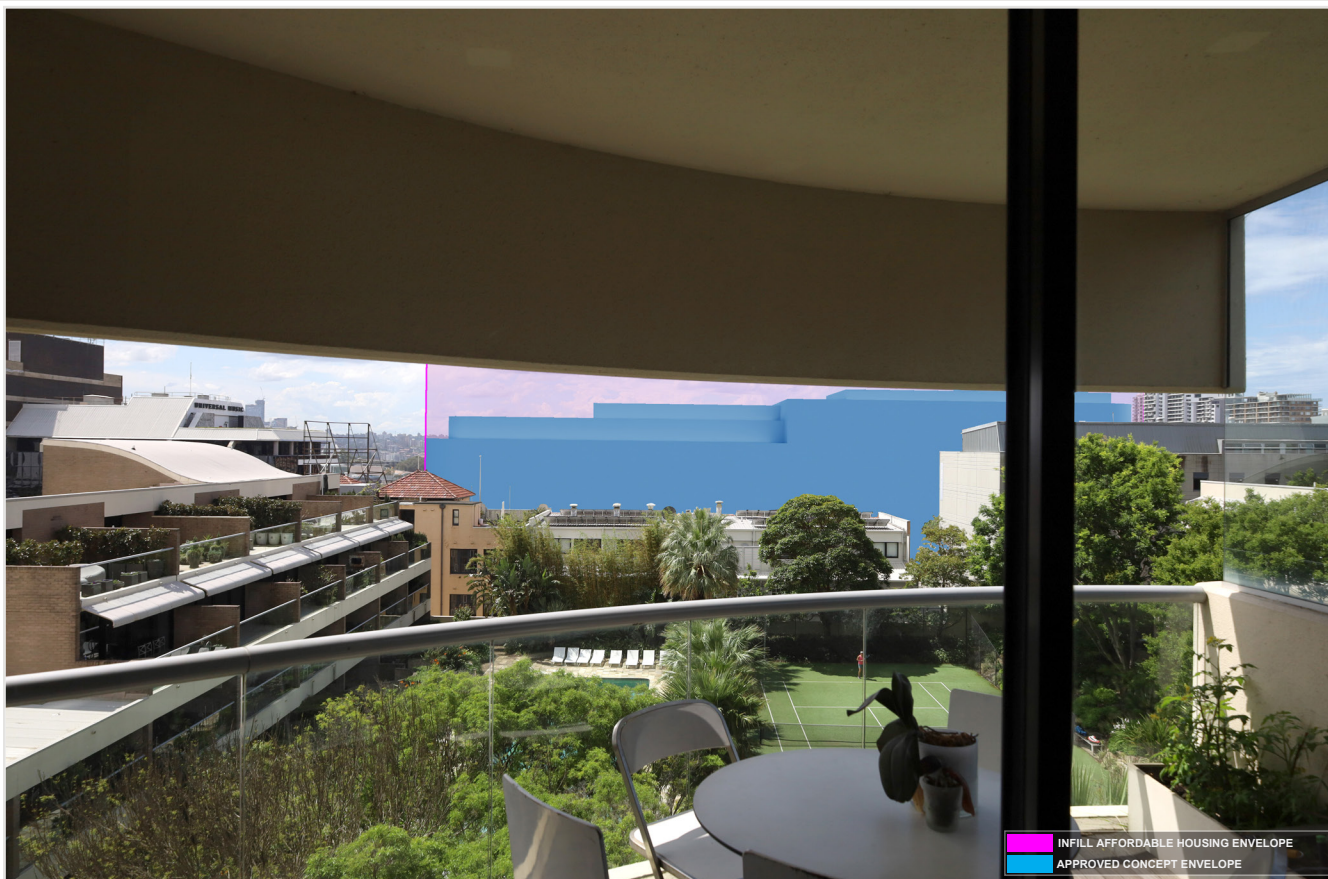
VIEWPOINT 20



Existing site photo

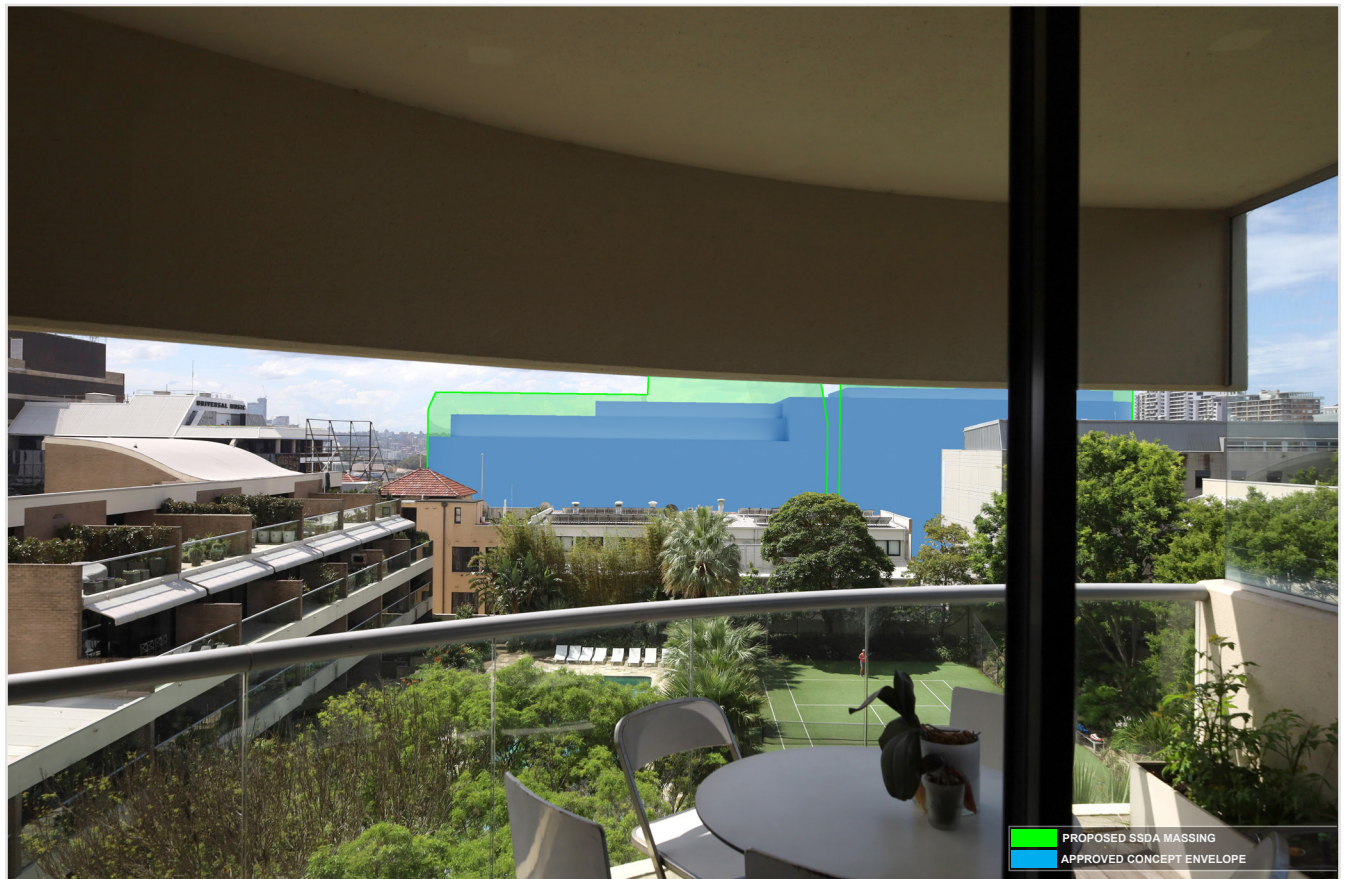
44 w IMG_1170 a.jpg

RL: 48.633 Distance to site boundary: 115.4m. Distance to centre of proposed new development: 137.2m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 44 w IMG_1170 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 44 w IMG_1170 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 9%
- Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%
- Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 4 /15

This is a static, private viewpoint from Level 3, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon a small area of the sky view only.

Tenacity Assessment Summary:

- Value of view: low-to-medium
- View location: Primary living space – standing 1m behind main glazing line - living room.
- Extent of additional impact (beyond approved massing): Negligible.

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

VIEWPOINT 21



Existing site photo

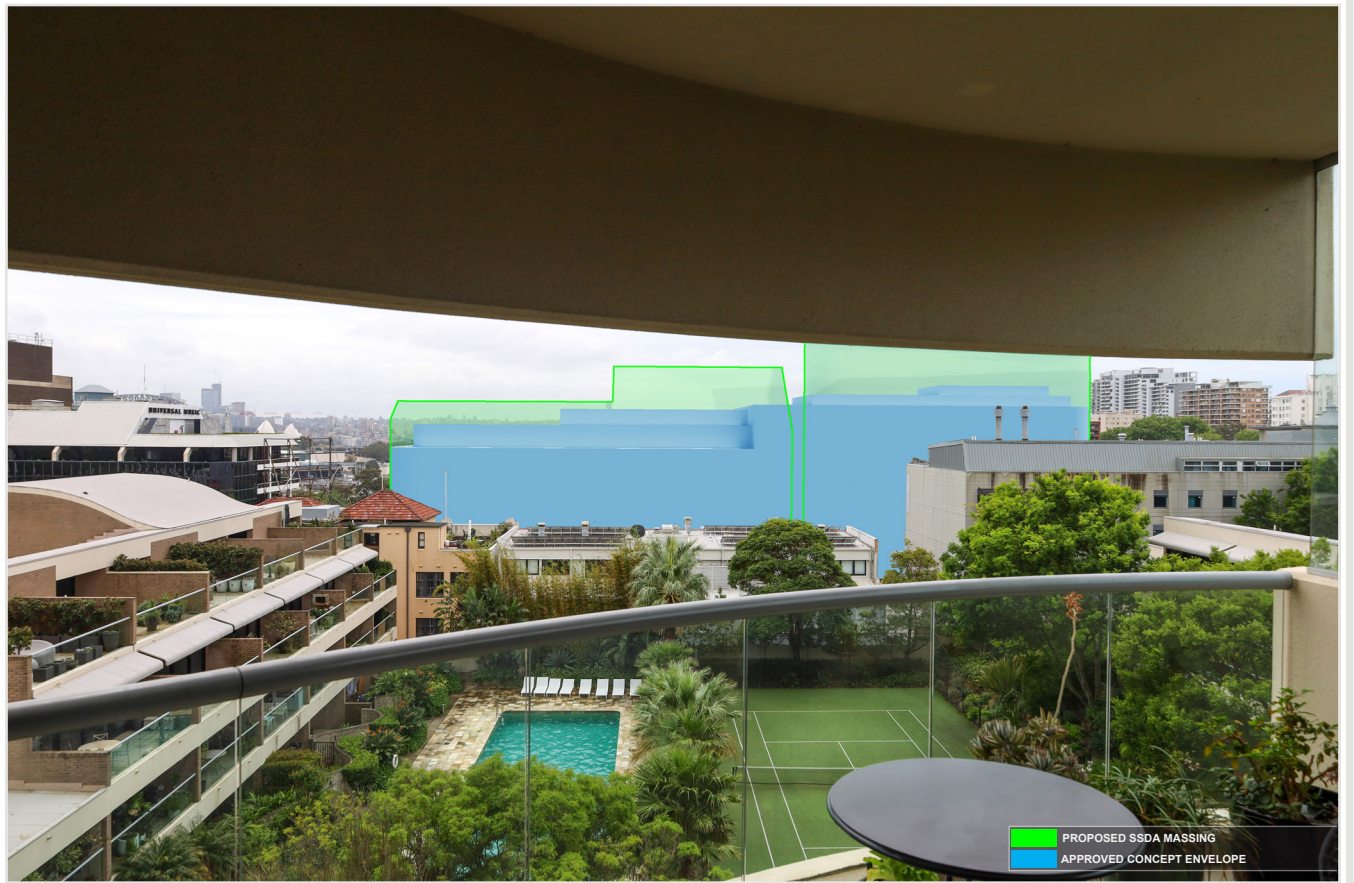
35 w IMG_0162 a.jpg

RL: 51.913 Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 35 w IMG_0162 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 35 w IMG_0162 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 71%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 81%: 19%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a north-northeasterly facing apartment, with the view looking north-northeast, across the property's shared courtyard and side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon a small area of the distant northern ridgeline and sky view only.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balcony balustrade.*
- *Extent of additional impact (beyond approved massing): Negligible. (Across side boundary).*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

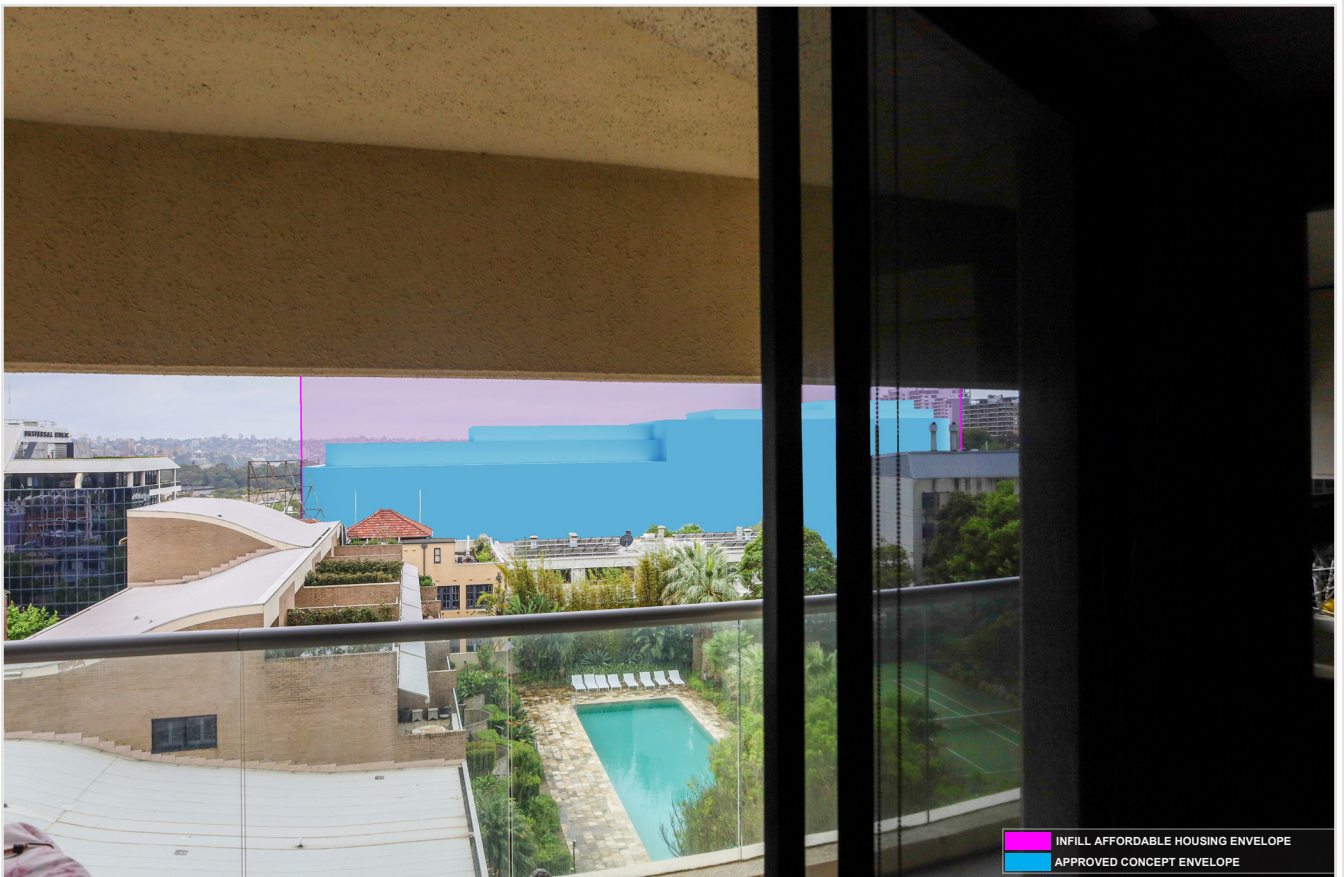
VIEWPOINT 22



Existing site photo

31 w IMG_0082 a.jpg

RL: 51.547 Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 31 w IMG_0082 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 31 w IMG_0082 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 69%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 78%: 22%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon a small area of the distant northern ridgeline and sky view only.

Tenacity Assessment Summary:

- *Value of view: Medium-to-high.*
- *View location: Primary living space – standing 1m behind main glazing line - living room.*
- *Extent of additional impact (beyond approved massing): Negligible. (Across side boundary).*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

VIEWPOINT 23



Existing site photo

28 w IMG_0037 a.jpg

RL: 51.887 Distance to site boundary: 130.2m. Distance to centre of proposed new development: 152.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 28 w IMG_0037 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 28 w IMG_0037 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 32%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 71%: 29%*
- *Existing Visual Assessment Scale no: 8 /15 Visual Impact (beyond approved massing): 3 /15*

This is a static, private viewpoint from Level 4, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's side boundary, towards the subject site. The view includes a small section of the eastern side of the Royal Botanic Gardens, water-front northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the podium buildings of The Horizon and the building itself.

The FJC proposed massing impacts upon a small area of the distant northern ridgeline and sky view only.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Secondary living space – standing 1m behind balcony balustrade.*
- *Extent of additional impact (beyond approved massing): Negligible. (Across side boundary).*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

VIEWPOINT 24



Existing site photo

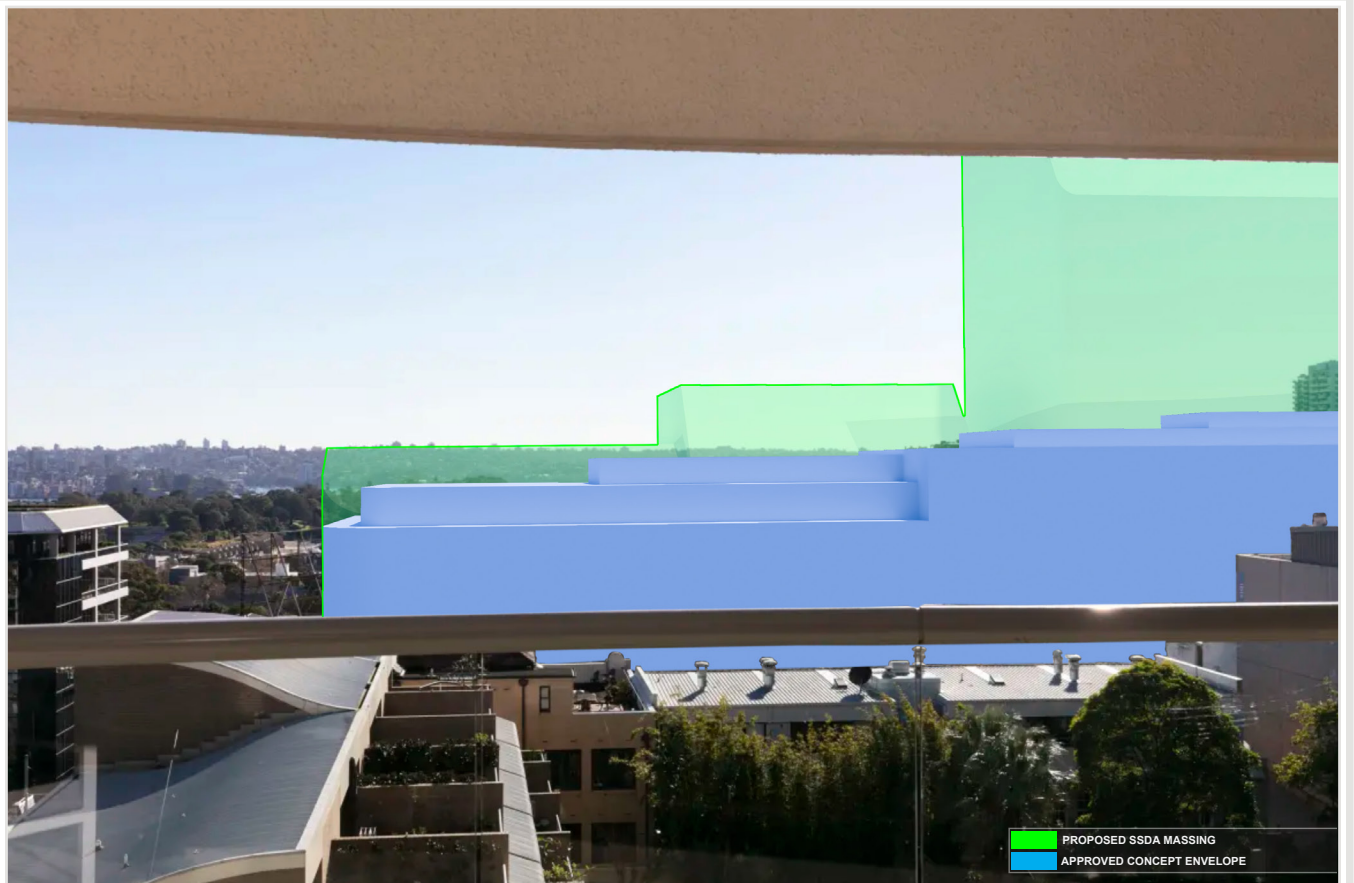
xHorizon level 5 a.jpg

RL: 54.85 Distance to site boundary: 116.3m. Distance to centre of proposed new development: 138.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Horizon level 5 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Horizon level 5 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 43%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 66%: 34%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private viewpoint from Level 5, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the main living room of a northerly facing apartment on level 4, looking north-northeast, across the property's side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon a small area of the distant northern ridgeline and sky view only.

Tenacity Assessment Summary:

- *Value of view: High*
- *View location: Secondary living space – standing 1m behind balcony balustrade.*
- *Extent of additional impact (beyond approved massing): Negligible-to-Minor. (Across side boundary).*

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon sky view only.

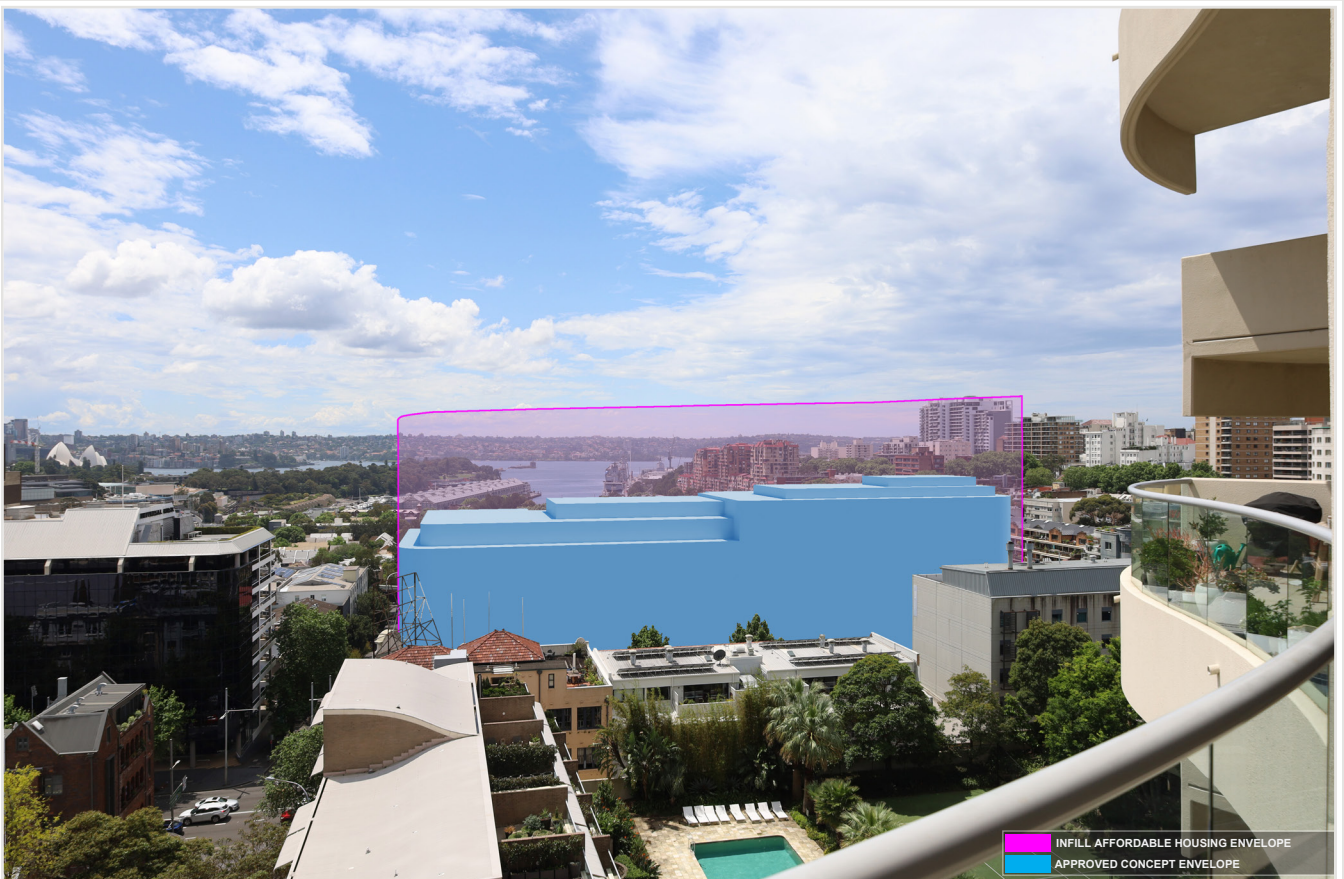
VIEWPOINT 25



Existing site photo

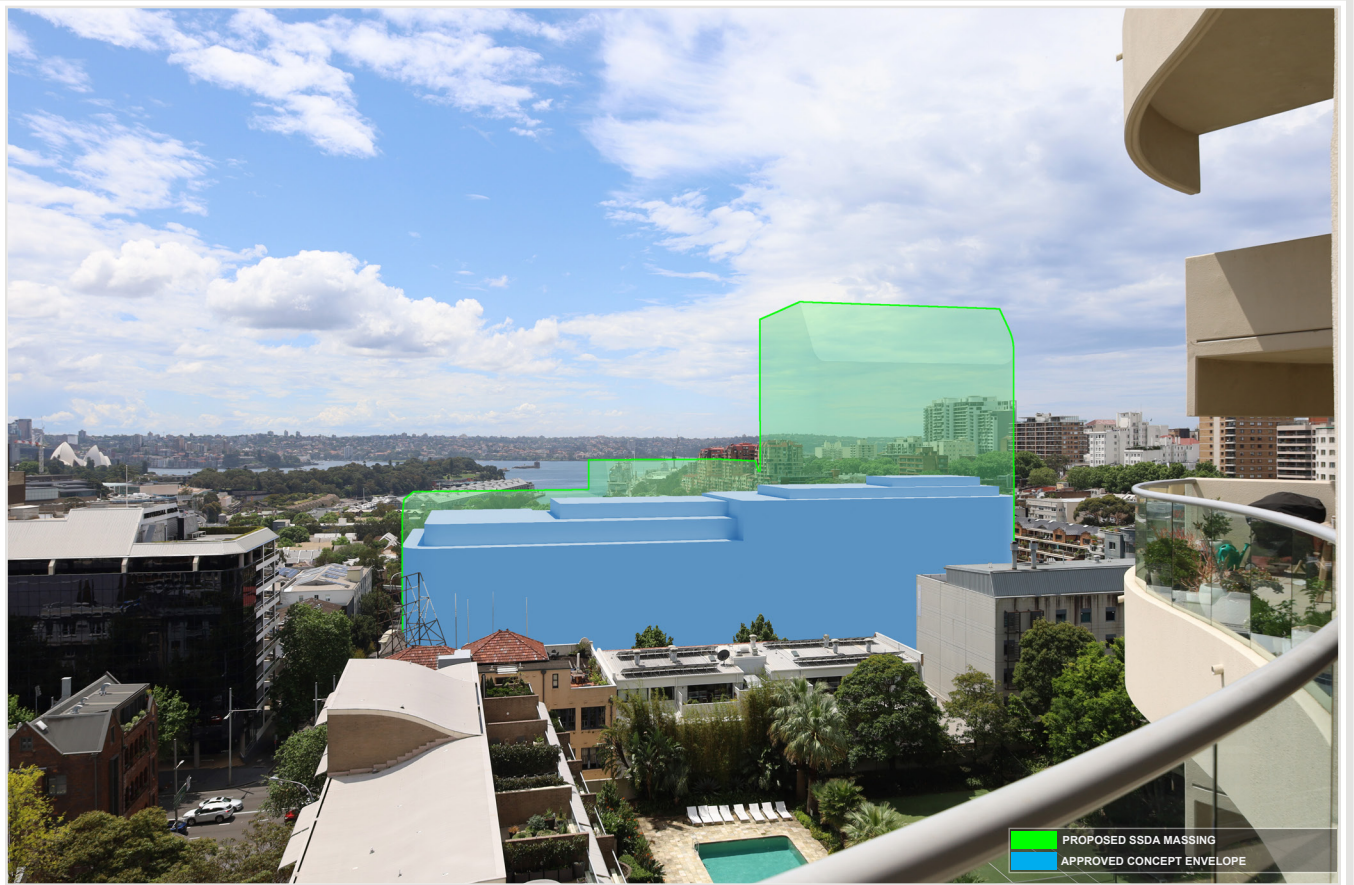
38 w IMG_1099 a.jpg

RL: 63.312 Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 38 w IMG_1099 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 38 w IMG_1099 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 79%
- Visual impact ratio of view loss to sky view loss in visible portion. 73%: 27%
- Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 8 /15

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's shared courtyard and side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon a small area of the Harbour, distant northern ridgeline and sky view, together with the northern end of Potts Point.

Tenacity Assessment Summary:

- Value of view: High
- View location: Secondary living space – standing 1m behind balcony balustrade.
- Extent of additional impact (beyond approved massing): Moderate. (Across side boundary).

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site, retaining much of the harbour view. In this instance, the relocation of increased volume to the east impacts upon small areas of Potts Point and sky view only.

VIEWPOINT 26



Existing site photo

37 w IMG_1070 a.jpg

RL: 63.081 Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 37 w IMG_1070 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 37 w IMG_1070 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 31%
- Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
- Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 6 /15

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's side boundary, towards the subject site. The view includes the arch of the Harbour Bridge and north pylon, with North Sydney CBD behind. Further east is a section of the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the podium buildings of The Horizon and the building itself.

The FJC proposed massing impacts upon Woollomooloo Wharf, a small area of the Harbour and the northern fore-shore.

Tenacity Assessment Summary:

- Value of view: High.
- View location: Primary living space – standing 1m behind main glazing line - living room.
- Extent of additional impact (beyond approved massing): Minor-to-Moderate. (Across side boundary).

Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the relocation of increased volume to the east impacts upon a small area of water and, for the mostpart, sky view only.

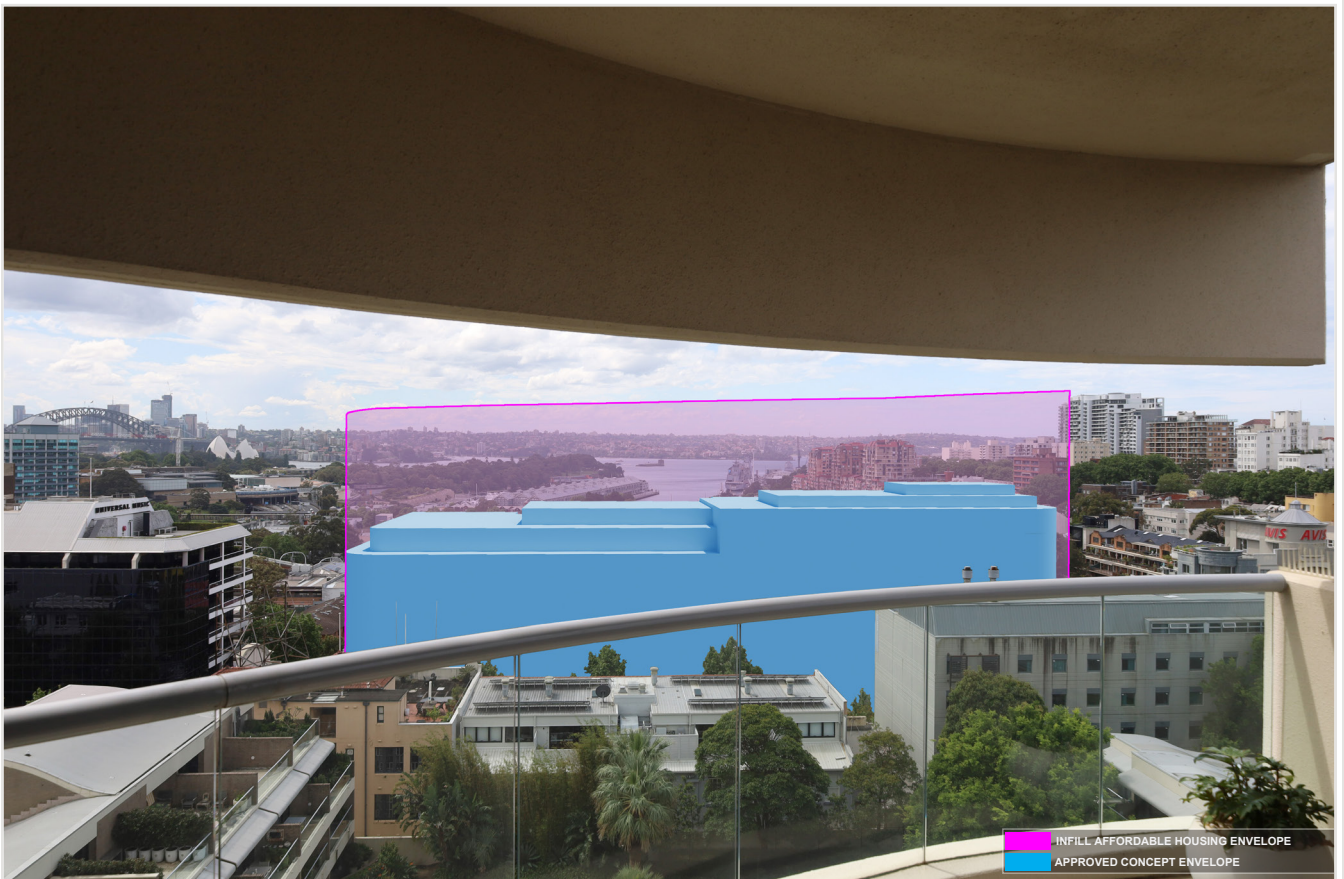
VIEWPOINT 27



Existing site photo

41 w IMG_1146 a.jpg

RL: 63.429 Distance to site boundary: 118.5m. Distance to centre of proposed new development: 140.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 41 w IMG_1146 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 41 w IMG_1146 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 77%
- Visual impact ratio of view loss to sky view loss in visible portion. 87%: 13%
- Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 10 /15

This is a static, private viewpoint from Level 8, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a north-northeasterly facing apartment, with the view looking north-northeast, across the property's shared courtyard and side boundary, towards the subject site. The view includes the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The remainder of the eastern view is largely obscured by the building at Nos.191-205 William Street, the Ibis Budget Hotel.

The FJC proposed massing impacts upon Woolloomooloo Wharf, a small area of the Harbour, distant northern ridgeline and sky view, together with the northern end of Potts Point.

Tenacity Assessment Summary:

- Value of view: High
- View location: Secondary living space – standing 1m behind balcony balustrade.
- Extent of additional impact (beyond approved massing): Moderate. (Across side boundary).

Reasonableness of proposal: Reasonableness of proposal: The development has adopted a skilful design approach by lowering the building heights at the western end of the site. In this instance, the lowered elements to the west retain areas of harbour view, although the central elements impact upon the water in Woolloomooloo Bay and the northern end of Potts Point.

VIEWPOINT 29



Existing site photo

60 w IMG_1670 a.jpg

RL: 28.0 Distance to site boundary: 696m. Distance to centre of proposed new building: 711m.



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 60 w IMG_1670 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 60 w IMG_1670 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 73%
- Visual impact ratio of view loss to sky view loss in visible portion. 77%: 23%
- Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 2 /15

This is a static and dynamic, public viewpoint, from the public gardens of The Domain, approximately 120m to the west of the football pitch, looking due east towards Woolloomooloo, Potts point and the subject site.

This is a static and dynamic, public viewpoint, from the public gardens of The Domain, approximately 120m to the west of the football pitch, looking due east towards Woolloomooloo, Potts point and the subject site. Beyond this, the view is dominated by the Domain Apartment Tower. Further to the east, the land rises towards the ridgeline, along Victoria Street and Macleay Street. Several high-rise residential towers form the skyline – from the large tower at No.81, Macleay Street at the northern end of the view to the Elan Tower, at No.1, Kings Cross Road in the south. In between these two towers sit the lower height towers of the large residential complex at Nos.71 to 101, Victoria Street. These towers define the skyline profile from this location.

The subject site and the new proposal's building envelopes are visible from this location, potentially obscuring properties to the southeast of the site and small amounts of landscaping.

It respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

When this view is assessed against the *Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr* [2013] NSWLEC 1046 Planning Principle:

The existing view of the site is currently obstructed at the lower levels. This view would not, typically, attract the public to this viewpoint.

The visual impact is observed to buildings behind the subject site only and can be assessed as minor.

VIEWPOINT 30



Existing site photo

61 w IMG_1697 a.jpg

RL: 29.185 Distance to site boundary: 478m. Distance to centre of proposed new building; 496m.



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

Camera 61 w IMG_1697 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

Camera 61 w IMG_1697 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 77%
- Visual impact ratio of view loss to sky view loss in visible portion. 67%: 33%
- Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 2 /15

This is a static and dynamic, public viewpoint from the outdoor deck area of the café at the Art Gallery of NSW, looking southeast towards Woolloomooloo, Darlinghurst and the subject site.

From this location, the views are attained across the expansive width of The Cahill Expressway and from there across the Woolloomooloo basin with its tree lined residential streets and the southern end of the Finger Wharf visible. From here, the land rises towards the ridgeline, along Victoria Street and Macleay Street. Several high-rise residential towers form the skyline – from the large tower at No.81, Macleay Street at the northern end of the view to the Elan Tower, at No.1, Kings Cross Road in the south. The subject site and the new proposal's building envelopes are visible from this location, potentially obscuring properties to the southeast of the site and small amounts of landscaping.

It respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

When this view is assessed against the *Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr* [2013] NSWLEC 1046 Planning Principle:

The existing view of the site is relatively unobstructed. This view would not, typically, attract the public to this viewpoint.

The visual impact is observed to buildings behind the subject site only and can be assessed as minor.

VIEWPOINT 33



Existing site photo

89 IMG_1576.jpg

RL: 74.287 Distance to site boundary: 130.2m. Distance to centre of proposed new development: 152.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

89 IMG_1576 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

89 IMG_1576 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 17%
- Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
- Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 2 /15

This is a static, private viewpoint from Level 11, Unit 1101, 'Horizon', No.184, Forbes Street, Darlinghurst. This view is from the balcony edge of a westerly facing apartment, with the view looking north-northeast, across the property's side boundary, towards the subject site. The view includes a small section of the eastern side of the Royal Botanic Gardens, waterfront northshore suburbs from Kirribilli to Mosman, Fort Denison and a portion of The Harbour, Woolloomooloo Finger Wharf and the upper trees of the Woolloomooloo residential basin, with Garden Island Naval Base and Victoria Street apartment buildings to the east of the view. The Harbour Bridge and opera House are also clearly visible. The remainder of the northern and eastern views are blocked by the building itself.

The FJC proposed massing impacts upon a very small area of residential development to the north of the subject site.

Tenacity Assessment Summary:

- Value of view: Medium-to-High.
- View location: Secondary living space – standing 1m behind balcony balustrade.
- Extent of additional impact (beyond approved massing): Negligible. (Across side boundary).

Reasonableness of proposal: The view loss, caused by the FJC massing proposal is Negligible, as a result of the relocated massing at the eastern end of the site.

VIEWPOINT 34



Existing site photo

Virtual_VC_1 a.jpg

Distance to site boundary: 20.2m. Distance to centre of proposed new development: 68.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 27%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 73%: 27%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private virtual viewpoint from Level 1, Unit 106, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the north, beyond North Sydney.

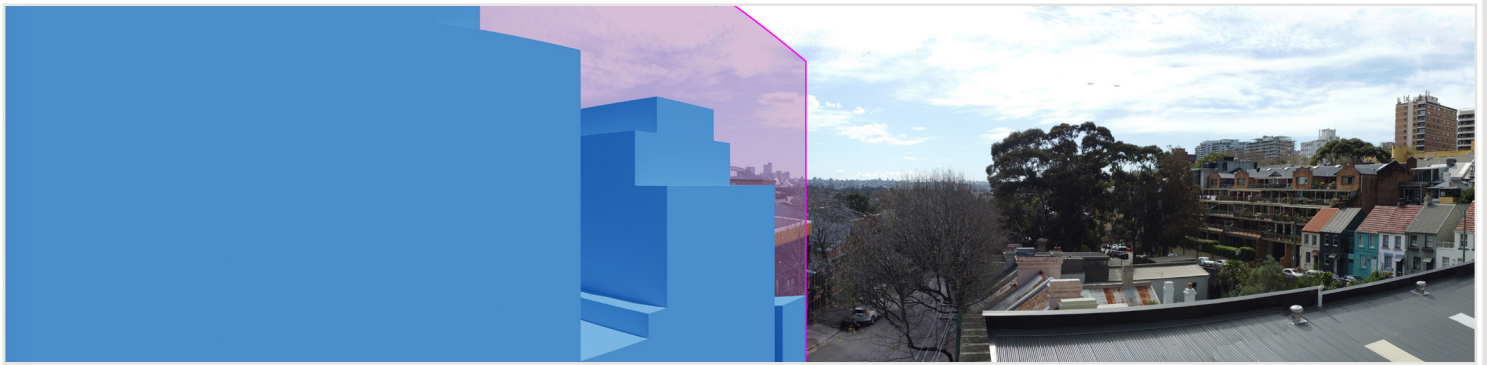
VIEWPOINT 35



Existing site photo

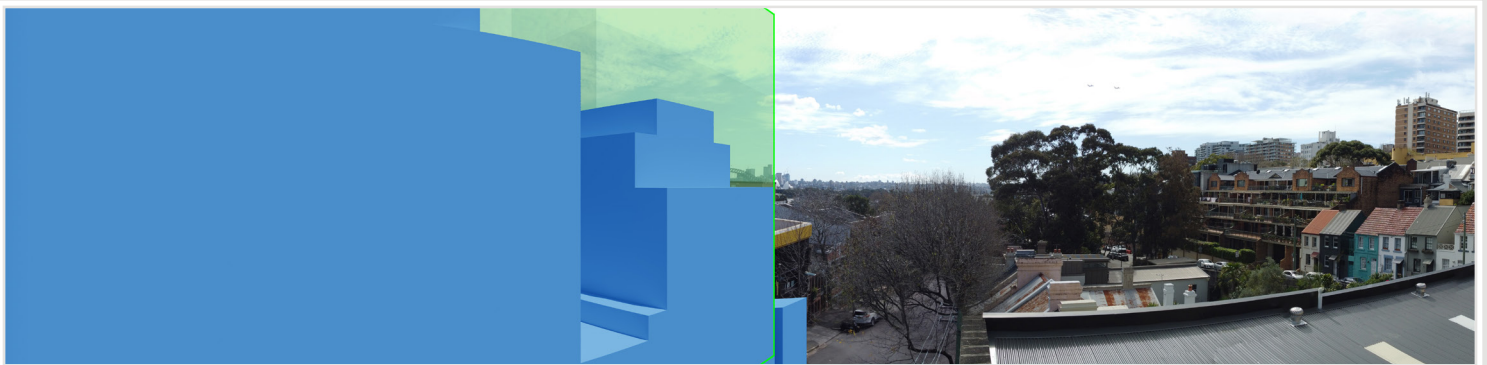
Virtual_VC_1_outside a.jpg

Distance to site boundary: 19.9m. Distance to centre of proposed new development: 62.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 21%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 61%: 39%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private virtual viewpoint from Level 1, Unit 106, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Negligible-to-Minor.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the north, including the northern end of the Harbour Bridge and beyond, to North Sydney.

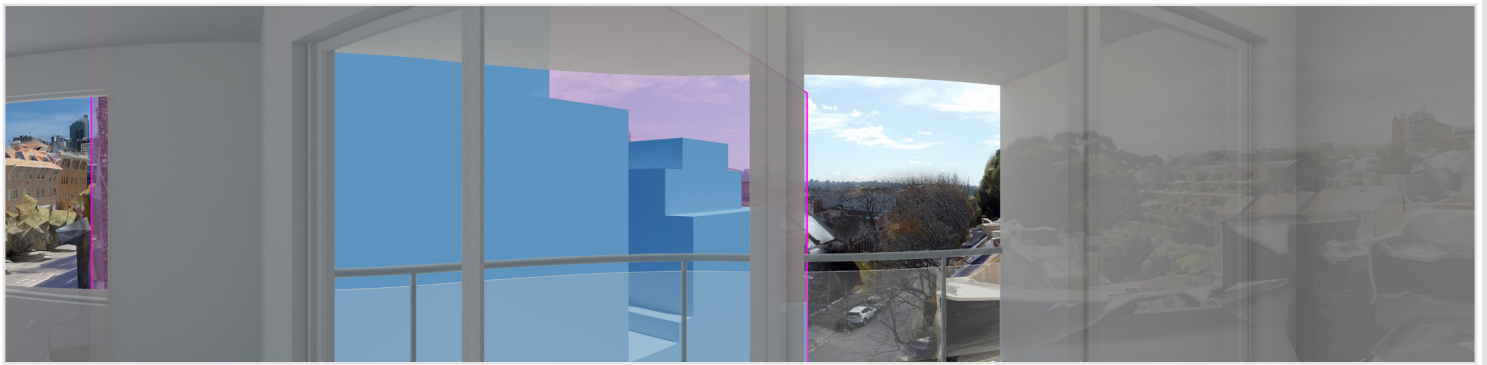
VIEWPOINT 36



Existing site photo

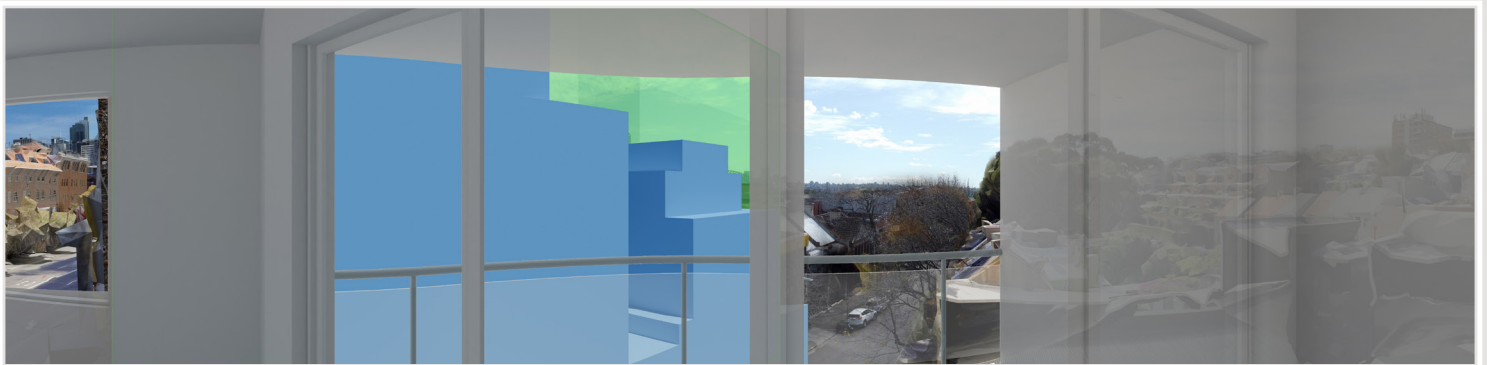
Virtual_VC_2 a.jpg

Distance to site boundary: 21.7m. Distance to centre of proposed new development: 64.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 4 /15*

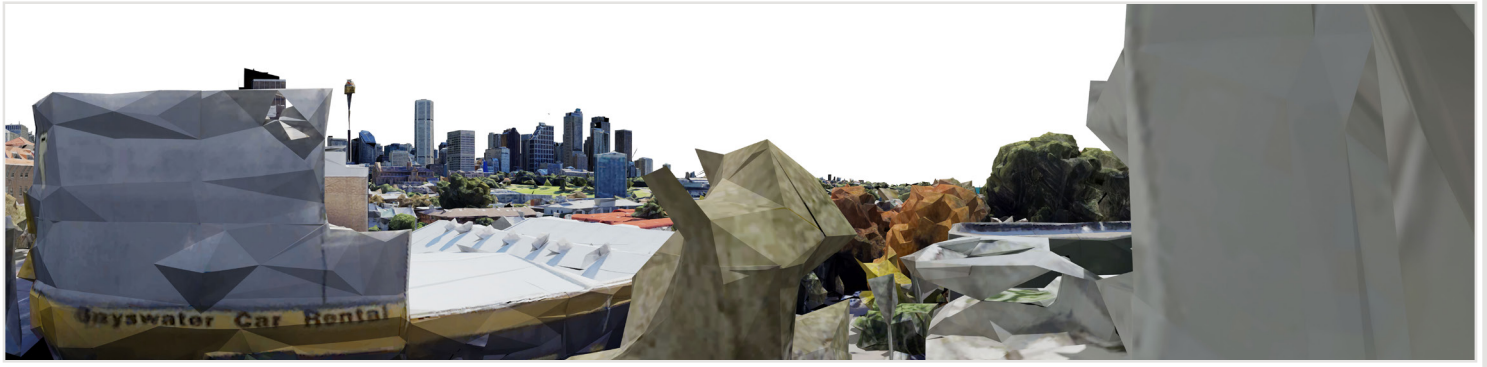
This is a static, private virtual viewpoint from Level 2, Unit 205, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the north, including to the distant ridgeline. No views of high value are impacted.

VIEWPOINT 37



Existing site photo

Virtual_VC_2_outside a.jpg

Distance to site boundary: 18.3m. Distance to centre of proposed new development: 60.9m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 38%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 63%: 37%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private virtual viewpoint from Level 2, Unit 205, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from No.25, Martin Place to Circular Quay and the Harbour Bridge beyond this. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Negligible-to-Minor.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the north, beyond North Sydney.

VIEWPOINT 38



Existing site photo

Virtual_VC_2B a.jpg

Distance to site boundary: 31.3m. Distance to centre of proposed new development: 68.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 22%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 86%: 14%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private virtual viewpoint from Level 2, Unit 206, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west.

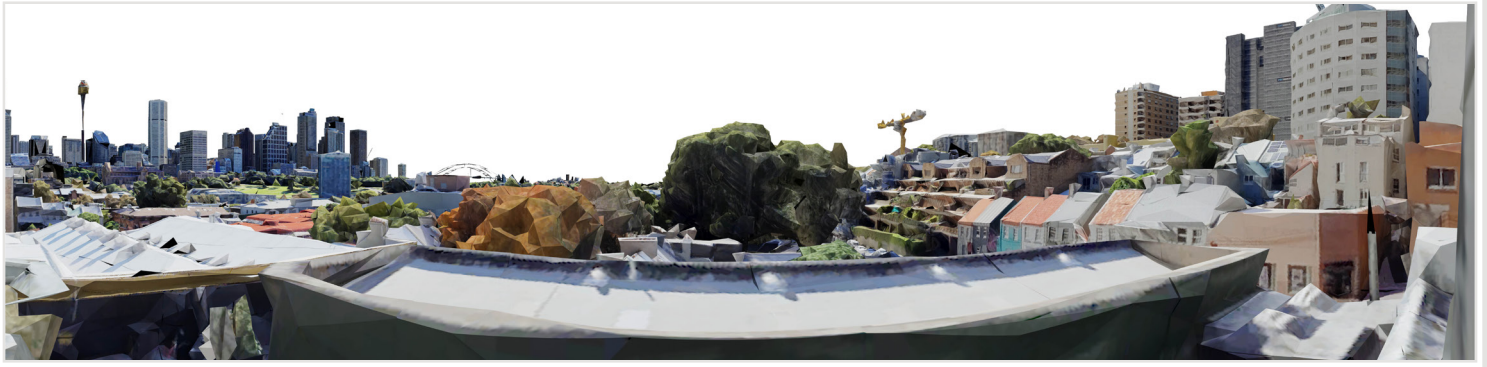
The existing view includes Sydney CBD, from the Deutsche Bank tower to Circular Quay and the Harbour Bridge beyond this. Portions of the Opera House sails are visible, partially obscured by the rooftop plant room on a neighbouring residential flat building. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge and Opera House remain visible.

VIEWPOINT 39



Existing site photo

Virtual_VC_2B_outside a.jpg

Distance to site boundary: 31.4m. Distance to centre of proposed new development: 65.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 24%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 63%: 37%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private virtual viewpoint from Level 2, Unit 206, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from areas around Centrepoint tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge and Opera House remain visible.

VIEWPOINT 40



Existing site photo

Virtual_VC_3 a.jpg

Distance to site boundary: 31.2m. Distance to centre of proposed new development: 68.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 17%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 82%: 18%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 8 /15*

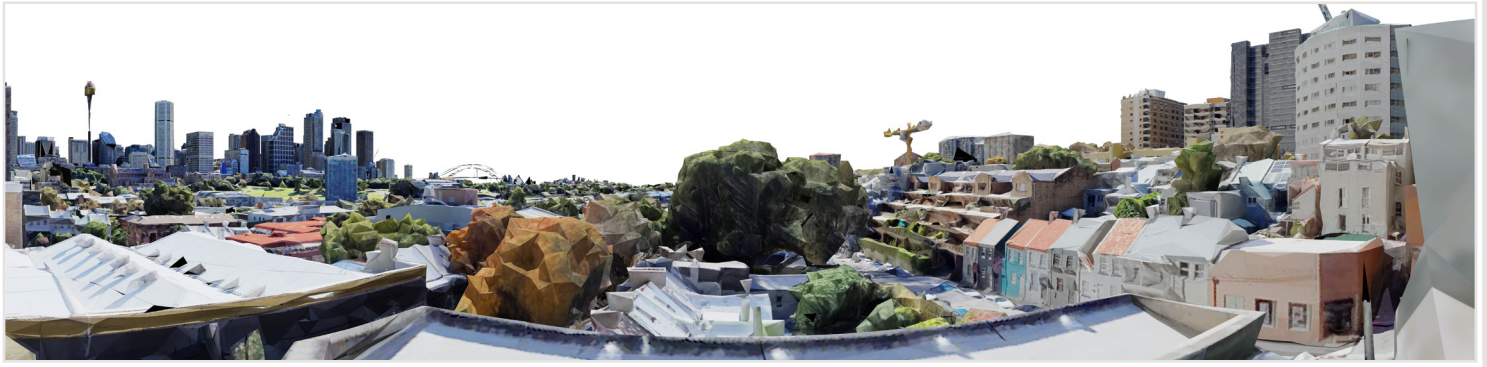
This is a static, private virtual viewpoint from Level 3, Unit 301, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the area around the Deutsche Bank tower to Circular Quay and the Harbour Bridge beyond this. Portions of the Opera House sails are visible, partially obscured by the rooftop plant room on a neighbouring residential flat building. To the north, the distant view contains the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge and Opera House remain visible. The proposed envelope results in improved view sharing compared to a compliant scheme.

VIEWPOINT 41



Existing site photo

Virtual_VC_3_outside a.jpg

Distance to site boundary: 28.5m. Distance to centre of proposed new development: 65.2m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 20%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 73%: 27%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 9 /15*

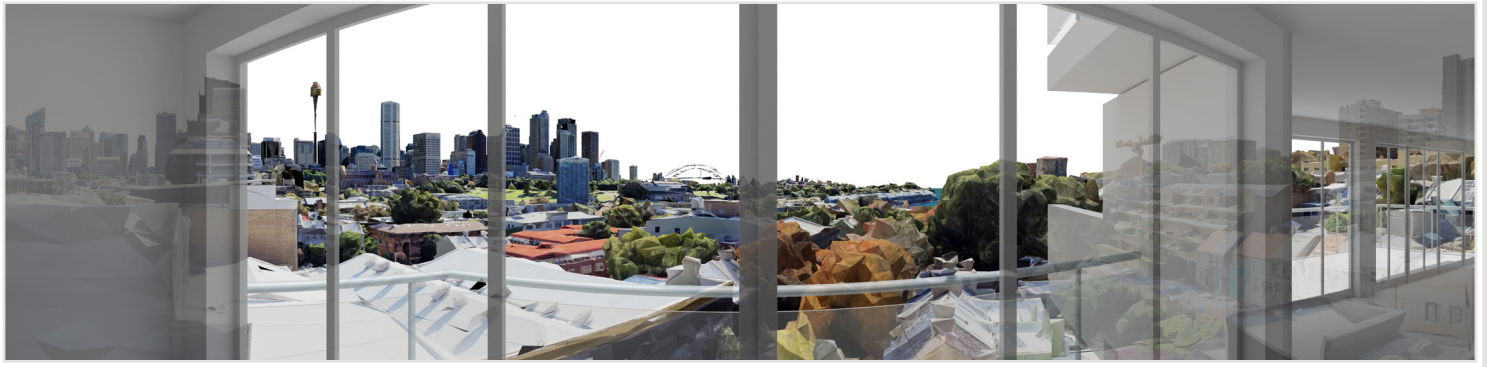
This is a static, private virtual viewpoint from Level 3, Unit 301, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from areas around Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge and Opera House remain visible.

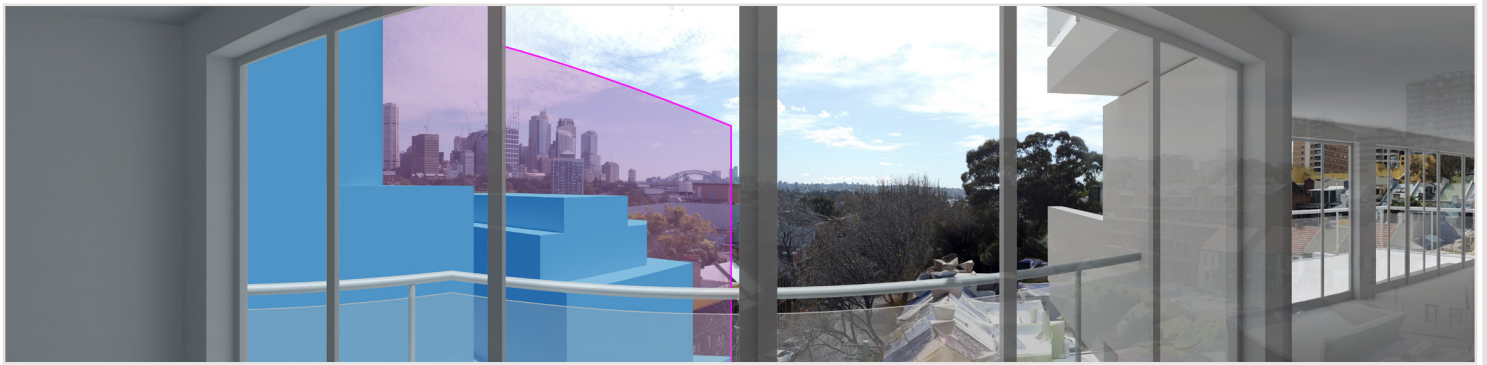
VIEWPOINT 42



Existing site photo

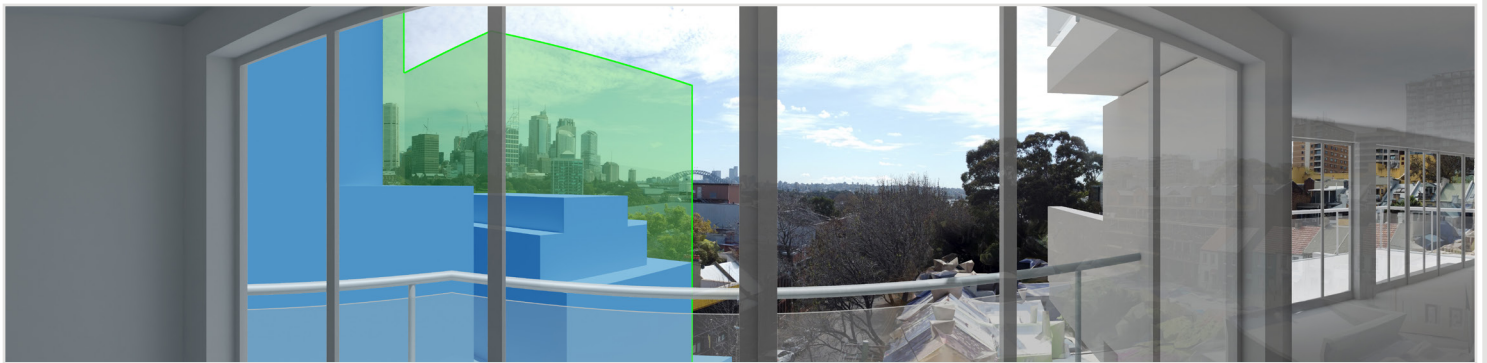
Virtual_VC_4 a.jpg

Distance to site boundary: 21.8m. Distance to centre of proposed new development: 63.9m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 19%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 62%: 38%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 10 /15*

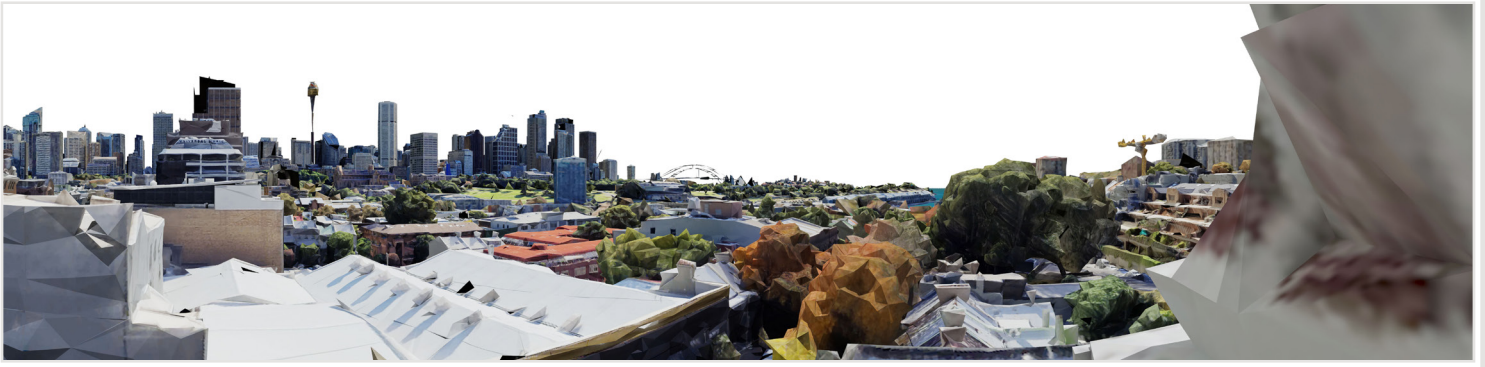
This is a static, private virtual viewpoint from Level 4, Unit 401, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the area around the Centrepont tower to the towers adjoining Circular Quay to the north. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate-to-Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A small area of the southern end of the Harbour Bridge is impacted, while the Opera House remains visible.

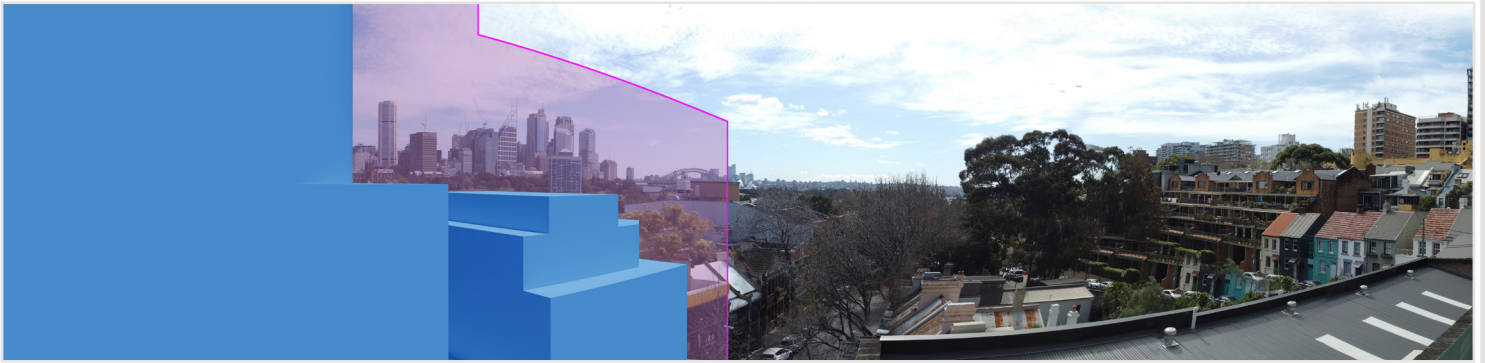
VIEWPOINT 43



Existing site photo

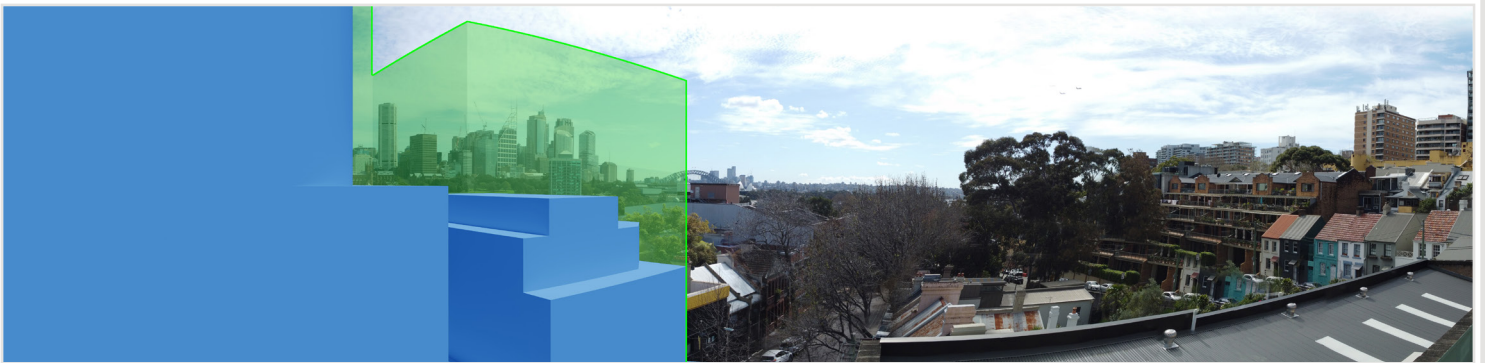
Virtual_VC_4_outside a.jpg

Distance to site boundary: 18.9m. Distance to centre of proposed new development: 60.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

MAGENTA INFILL AFFORDABLE HOUSING ENVELOPE
BLUE APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

GREEN PROPOSED SSDA MASSING
BLUE APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 19%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 71%: 29%*
- *Existing Visual Assessment Scale no: 13 /15 Visual Impact (beyond approved massing): 10 /15*

This is a static, private virtual viewpoint from Level 4, Unit 401, of No.200, William Street.

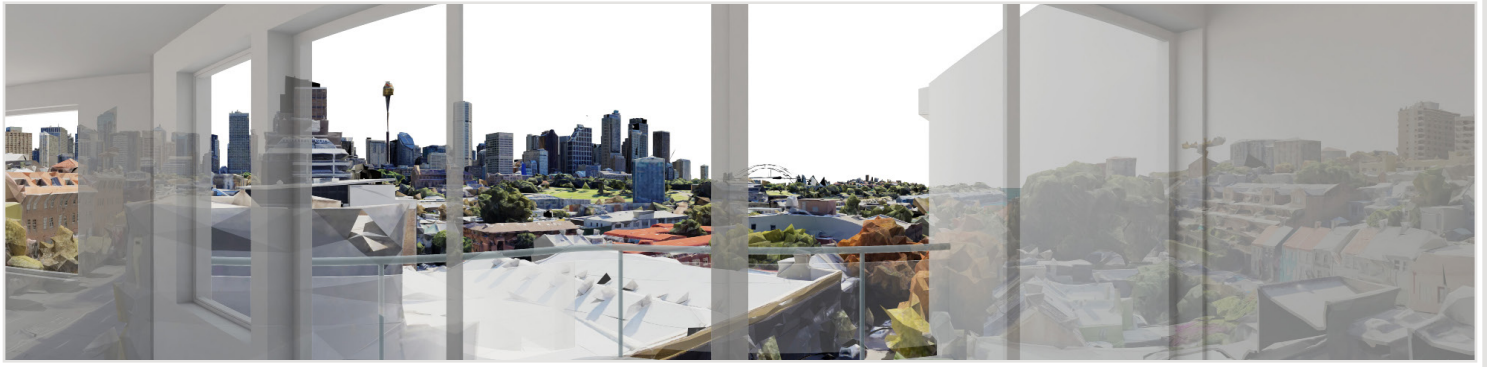
This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-north-west across the subject site to the west. The existing view includes Sydney CBD, from areas around Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate-to-Severe..*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A small area of the southern end of the Harbour Bridge is impacted, while the Opera House remains visible.

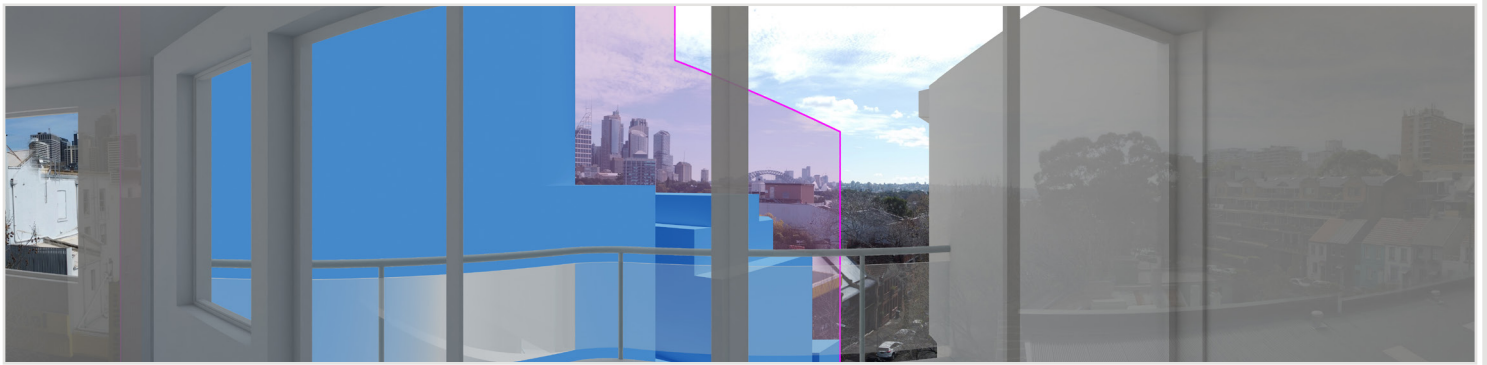
VIEWPOINT 44



Existing site photo

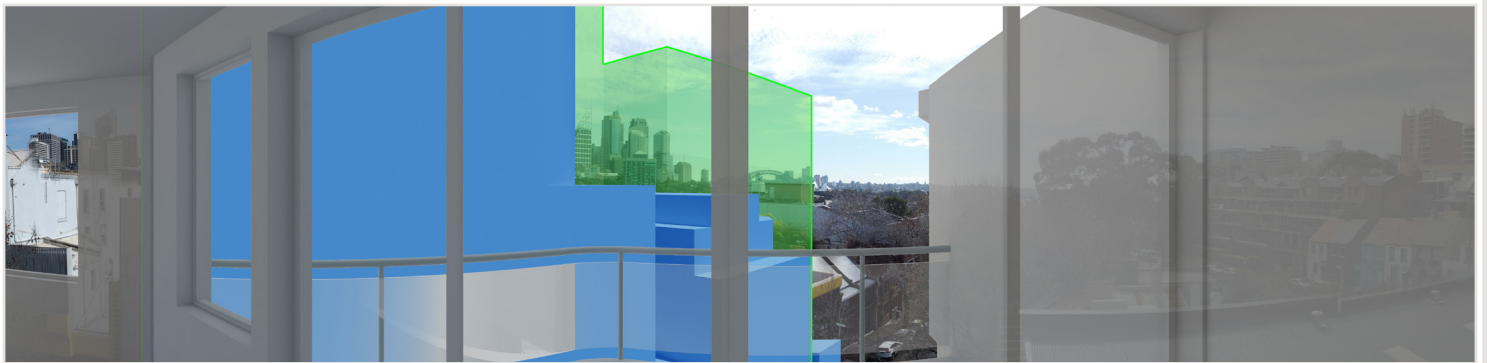
Virtual_VC_4B a.jpg

Distance to site boundary: 26.2m. Distance to centre of proposed new development: 67.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 23%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 69%: 31%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 11 /15*

This is a static, private virtual viewpoint from Level 4, Unit 405, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the southern end of the CBD, to Centrepont tower and the towers adjoining Circular Quay to the north. The full extent of the Harbour Bridge can also be seen to the northwest. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge is impacted, while the Opera House remains mostly visible. The portion of the building over the height limit does not create any greater impacts beyond a compliant envelope.

VIEWPOINT 45



Existing site photo

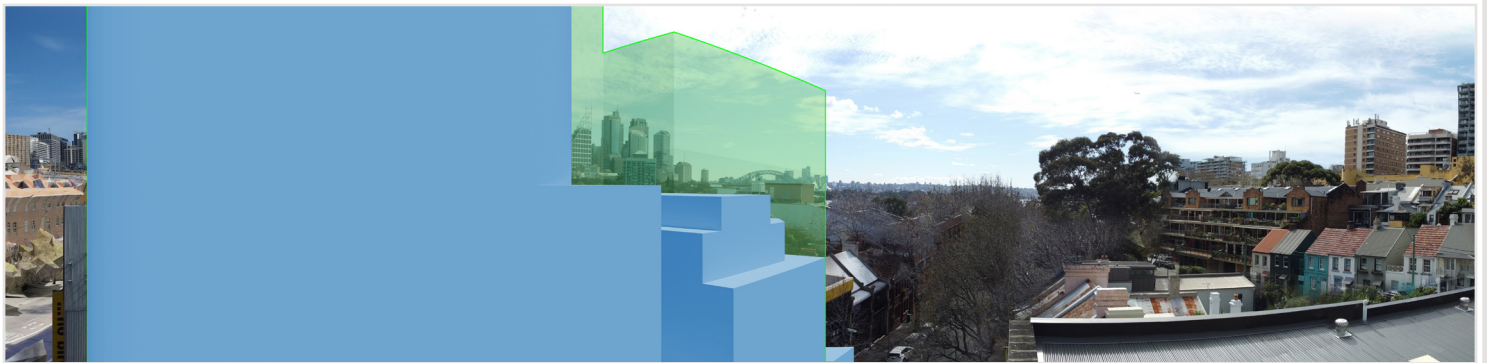
Virtual_VC_4B_outside a.jpg

Distance to site boundary: 23.1m. Distance to centre of proposed new development: 64.8m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 67%: 33%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 12 /15*

This is a static, private virtual viewpoint from Level 4, Unit 405, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the southern end of the CBD and Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of impact: Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The entirety of the harbour Bridge is impacted, in addition to most of the Opera House.

VIEWPOINT 46



Existing site photo

Virtual_VC_5 a.jpg

Distance to site boundary: 32.2m. Distance to centre of proposed new development: 67.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 15%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 82%: 18%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 9 /15*

This is a static, private virtual viewpoint from Level 5, Unit 501, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the midpoint of the CBD (around Martin Place) to the towers adjoining Circular Quay in the north. The full extent of the Harbour Bridge can also be seen to the north-west. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A small area of the southern end of the Harbour Bridge is impacted, while the Opera House remains visible.

VIEWPOINT 47



Existing site photo

Virtual_VC_5_outside a.jpg

Distance to site boundary: 29.5m. Distance to centre of proposed new development: 64.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 19%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 81%: 19%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 9 /15*

This is a static, private virtual viewpoint from Level 5, Unit 501, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the southern end of the CBD and Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. The Harbour Bridge and the Opera House remain visible.

VIEWPOINT 48



Existing site photo

Virtual_VC_6 a.jpg

Distance to site boundary: 33.9m. Distance to centre of proposed new development: 72.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 18%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 91%: 9%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 10 /15*

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the midpoint of the CBD (around Martin Place) to the towers adjoining Circular Quay in the north. The full extent of the Harbour Bridge and the sails of the Opera House can also be seen to the northwest, together with the North Sydney CBD and Kirribilli foreshore. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate-to-Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A small area of the southern end of the Harbour Bridge is impacted, while the Opera House remains visible.

VIEWPOINT 49



Existing site photo

Virtual_VC_6_outside a.jpg

Distance to site boundary: 32.7m. Distance to centre of proposed new development: 69.9m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 22%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 81%: 19%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 10 /15*

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the southern end of the CBD and Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. To the north, the distant view contains the North Sydney CBD towers and the lower reaches of Kirribilli and Cremorne. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Moderate-to-Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A small area of the southern end of the Harbour Bridge is impacted, while the Opera House remains visible.

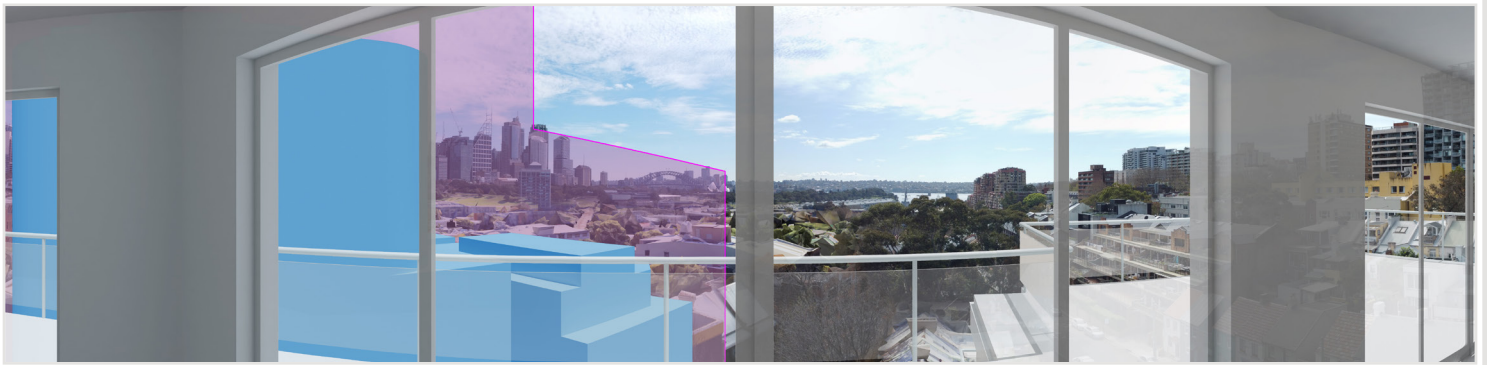
VIEWPOINT 50



Existing site photo

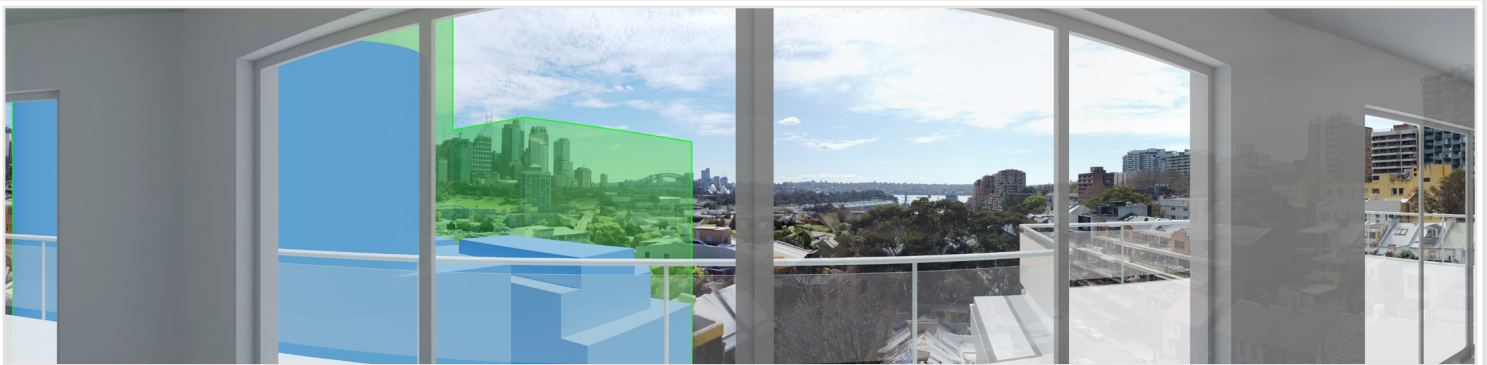
Virtual_VC_6B a.jpg

Distance to site boundary: 30.1m. Distance to centre of proposed new development: 68.6m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 14%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 89%: 11%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 11 /15*

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street. This view is from 1m back from the main living room sliding doors to the balcony (primary living space), looking north-northwest across the subject site to the west. This is the second main window in the living space at the northwestern corner of the apartment. The existing view includes Sydney CBD, from the southern end of the CBD to the towers adjoining Circular Quay in the north. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. Almost the entirety of the Harbour Bridge is impacted, while the Opera House remains completely visible. The portion of the building over the height limit does not create any greater impacts beyond a compliant envelope.

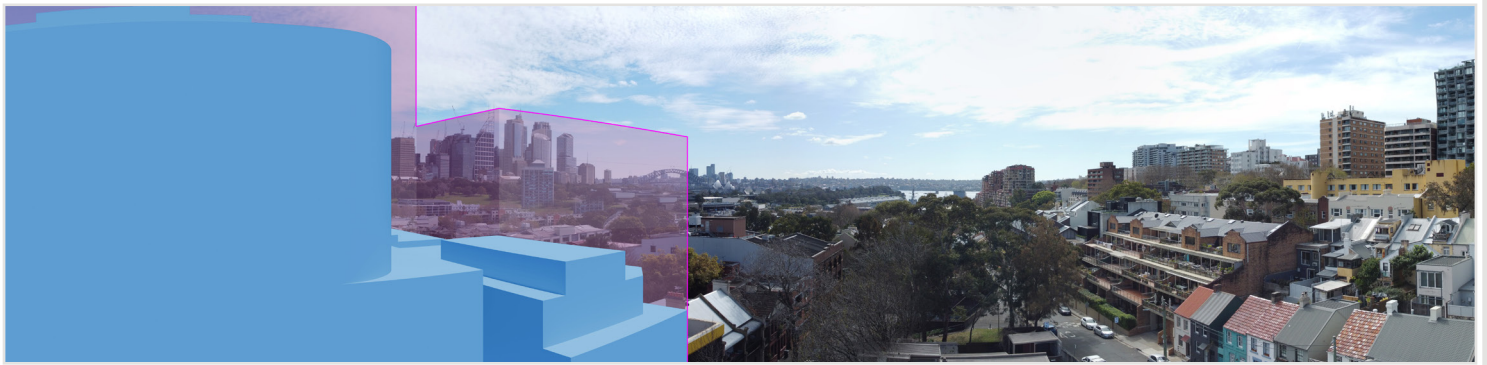
VIEWPOINT 51



Existing site photo

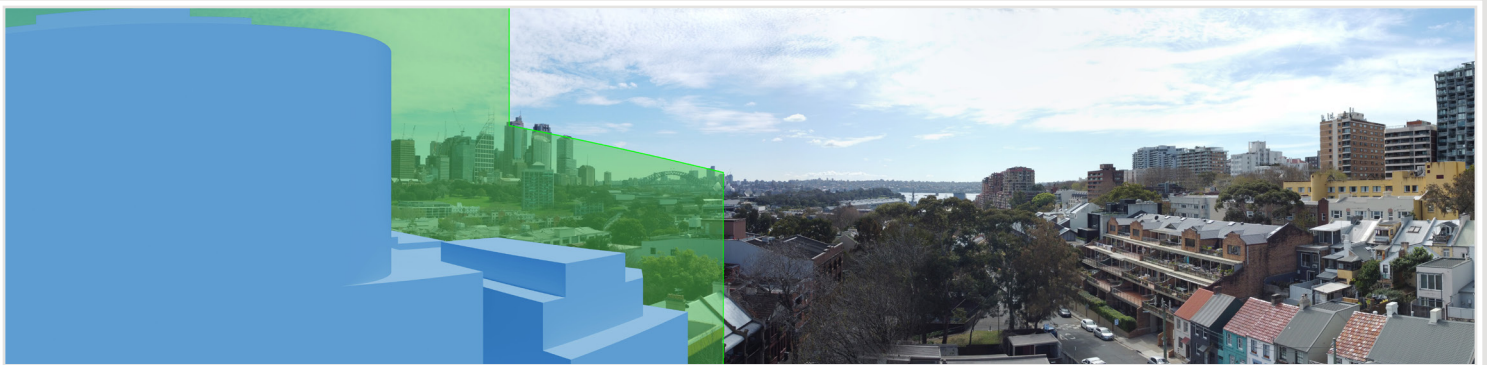
Virtual_VC_6B_outside a.jpg

Distance to site boundary: 29.3m. Distance to centre of proposed new development: 67.7m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio

INFILL AFFORDABLE HOUSING ENVELOPE
APPROVED CONCEPT ENVELOPE



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

PROPOSED SSDA MASSING
APPROVED CONCEPT ENVELOPE

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 18%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 63%: 37%*
- *Existing Visual Assessment Scale no: 12 /15 Visual Impact (beyond approved massing): 13 /15*

This is a static, private virtual viewpoint from Level 6, Unit 601, of No.200, William Street. This view is from 1m back from the main living room balcony balustrade (secondary living space), looking north-northwest across the subject site to the west. The existing view includes Sydney CBD, from the southern end of the CBD and Centrepont tower to Circular Quay and the Harbour Bridge and partial Opera House views beyond this. The Domain and Royal Botanic Gardens are seen in the middle distance and the buildings within the Woolloomooloo basin are in the foreground.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Secondary living space – standing 1m behind balcony balustrade (drone equivalent).*
- *Extent of additional impact (beyond approved massing): Severe.*

Reasonableness of proposal: The additional view loss, as a result of the FJC proposed massing relates to small areas to the northern end of Sydney CBD. A significant area of the Harbour Bridge is impacted, while the Opera House remains visible.

VIEWPOINT 52



Existing site photo

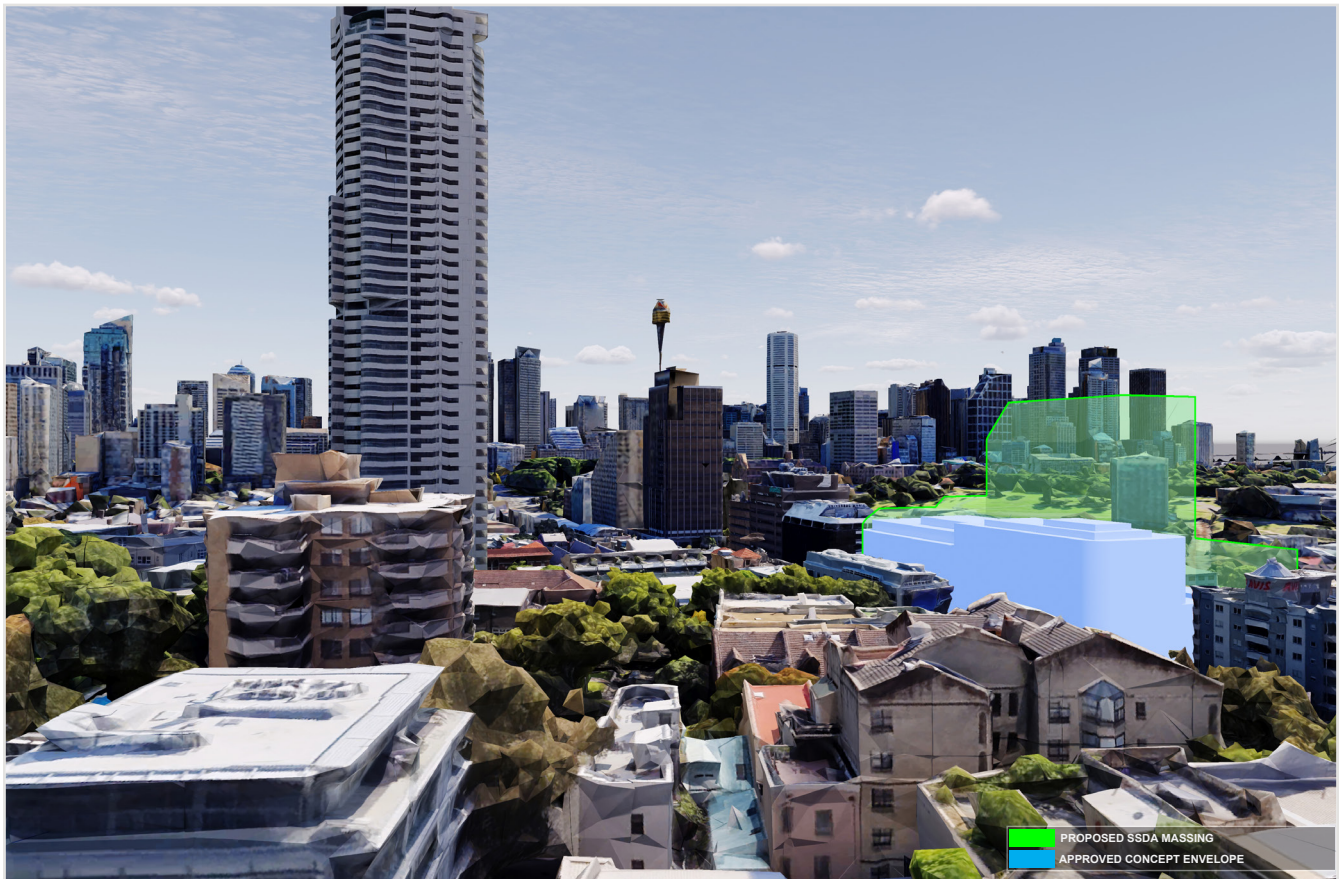
VC_VictoriaStreetA_LVL_009a.jpg

RL : 74.72m Distance to site boundary: 197.89m. Distance to centre of subject site: 220.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street A_LVL_009 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street A_LVL_009 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 73%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 93%: 7%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private viewpoint from the northern apartment of Level 9, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 53



Existing site photo

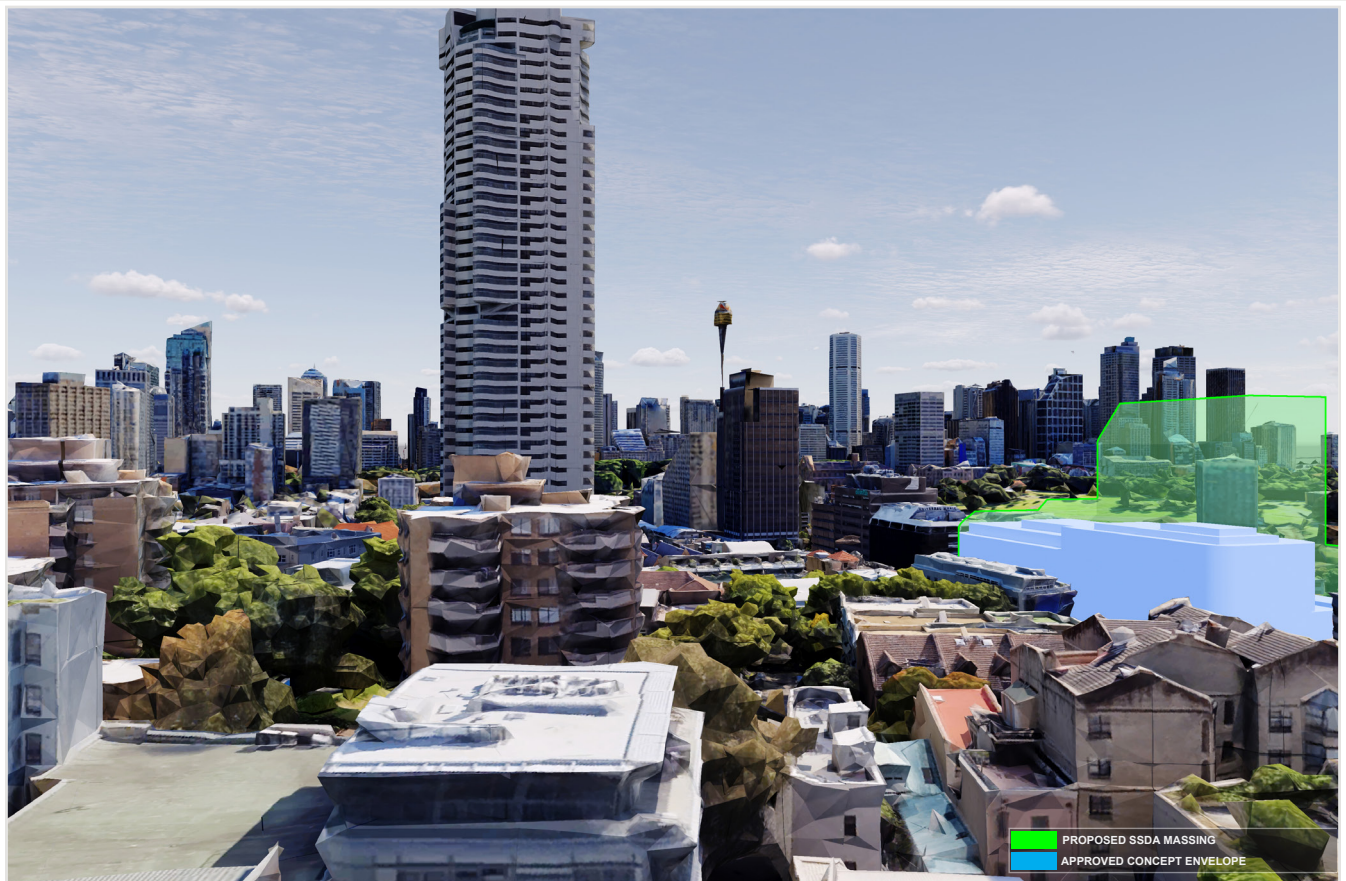
VC_VictoriaStreetD_LVL_009a.jpg

RL : 74.72m Distance to site boundary: 204.04m. Distance to centre of subject site: 226.2m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street D_LVL_009 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street D_LVL_009 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 71%
- Visual impact ratio of view loss to sky view loss in visible portion. 87%: 13%
- Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 6 /15

This is a static, private viewpoint from the centrally located apartment of Level 9, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing envelope impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- Value of view: High.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Minor-to-Moderate.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 54



Existing site photo

VC_VictoriaStreeth_LVL_009a.jpg

RL : 74.72m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street H_LVL_009 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street H_LVL_009 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 70%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 86%: 14%*
- *Existing Visual Assessment Scale no:11 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private viewpoint from the southern apartment of Level 9, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these. Impact upon the Harbour Bridge, to the north, is not observable within the context of this view.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 55



Existing site photo

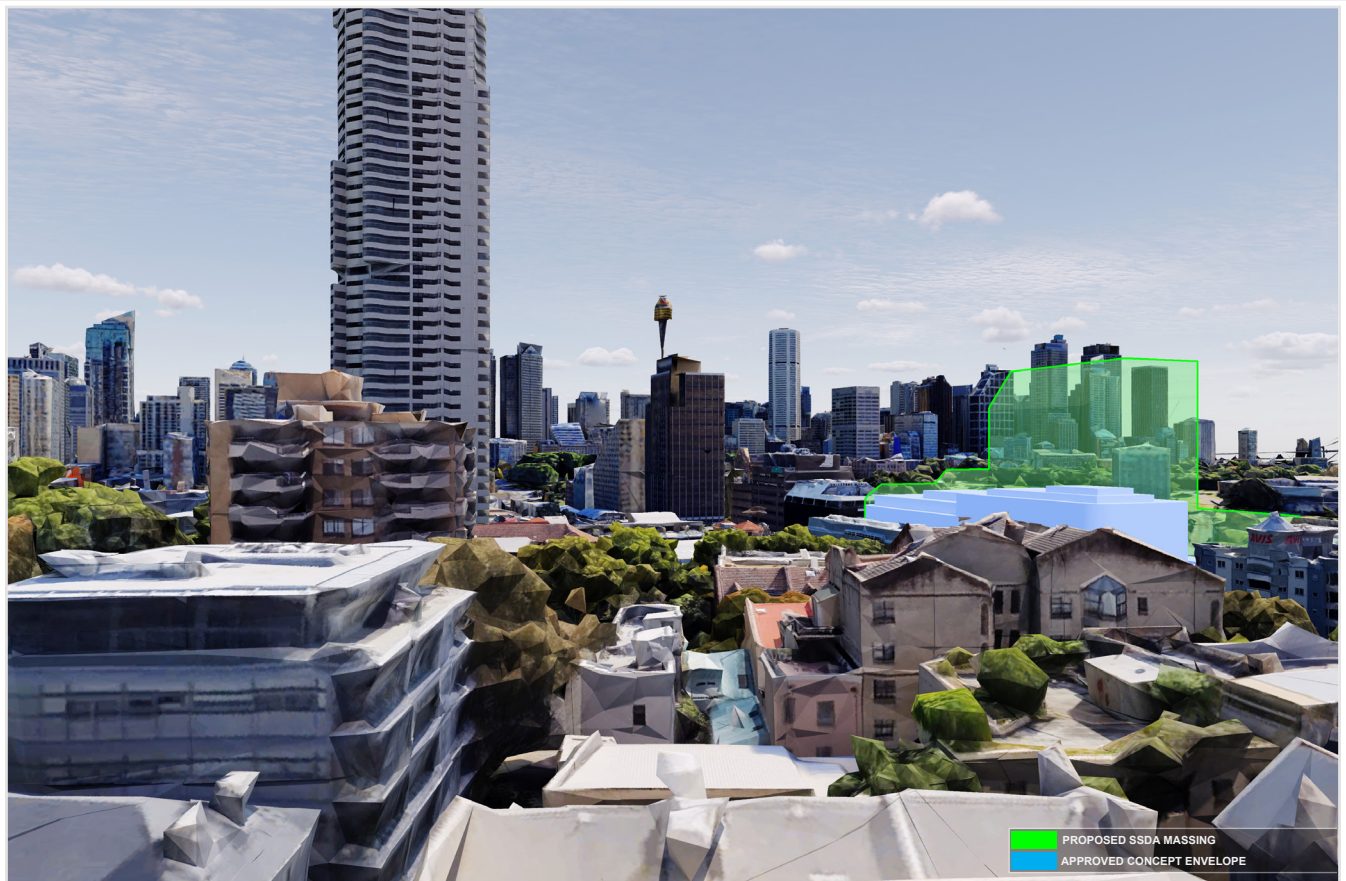
VC_VictoriaStreetA_LVL_006a.jpg

RL: 66.70m Distance to site boundary: 197.89m. Distance to centre of subject site: 219.4m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street A_LVL_006 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street A_LVL_006 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 68%
- Visual impact ratio of view loss to sky view loss in visible portion. 84%: 16%
- Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 5 /15

This is a static, private viewpoint from the northern apartment of Level 7, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- Value of view: Medium-to-High.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Minor.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 56



Existing site photo

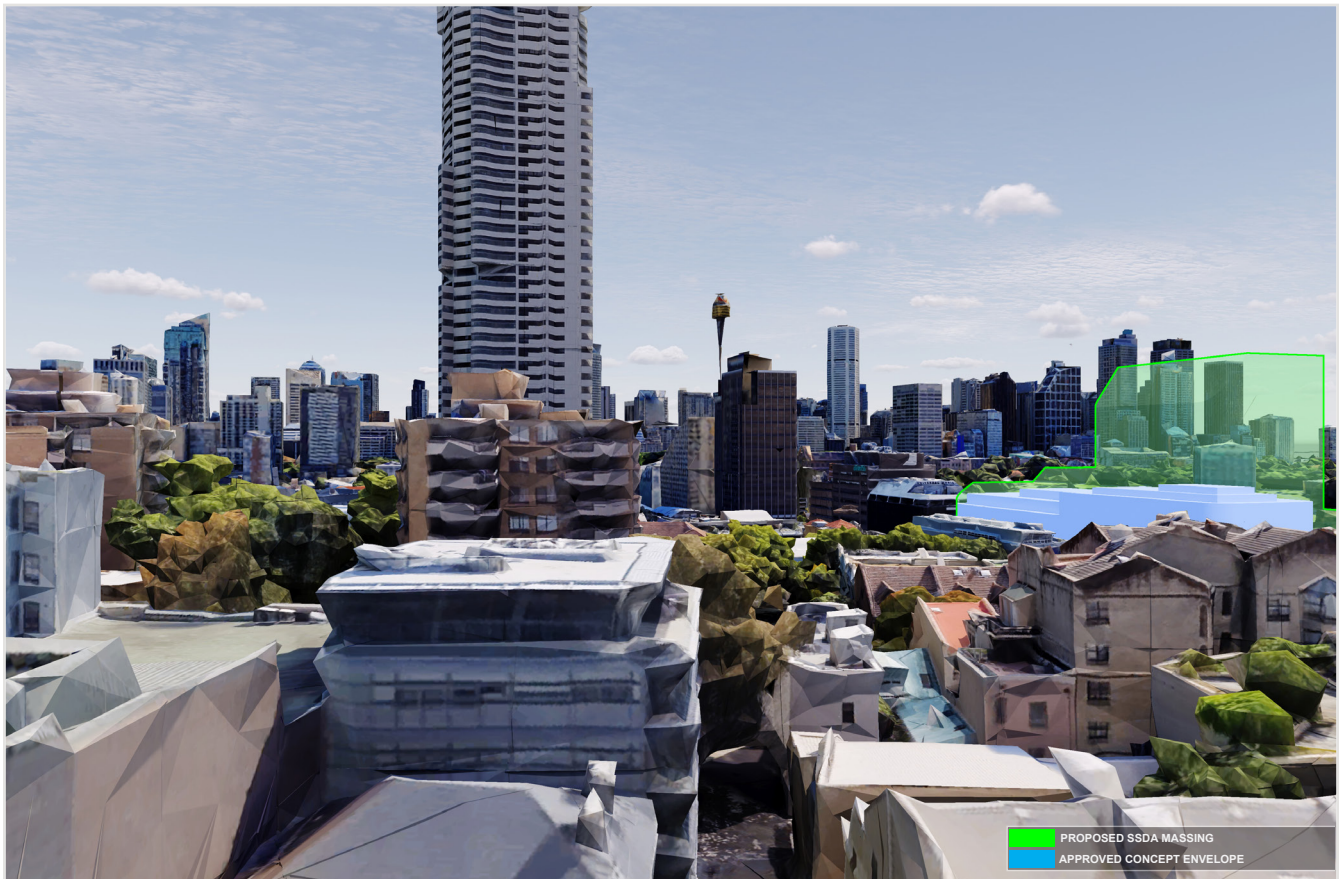
VC_VictoriaStreetD_LVL_006a.jpg

RL 66.70m Distance to site boundary: 130.2m. Distance to centre of subject site: 152.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street D_LVL_006 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street D_LVL_006 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 65%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 71%: 29%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private viewpoint from the centrally located apartment of Level 7, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

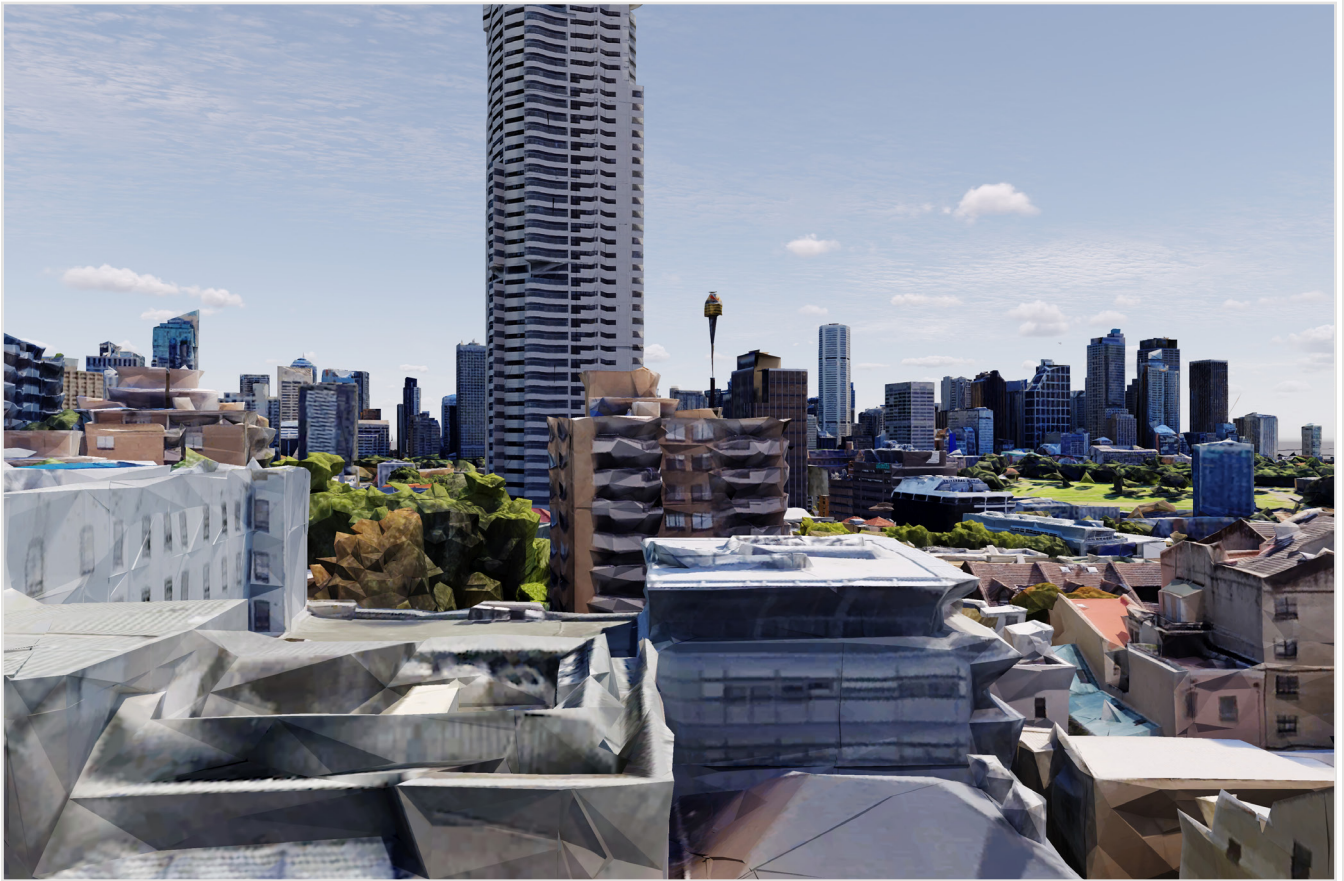
The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 57



Existing site photo

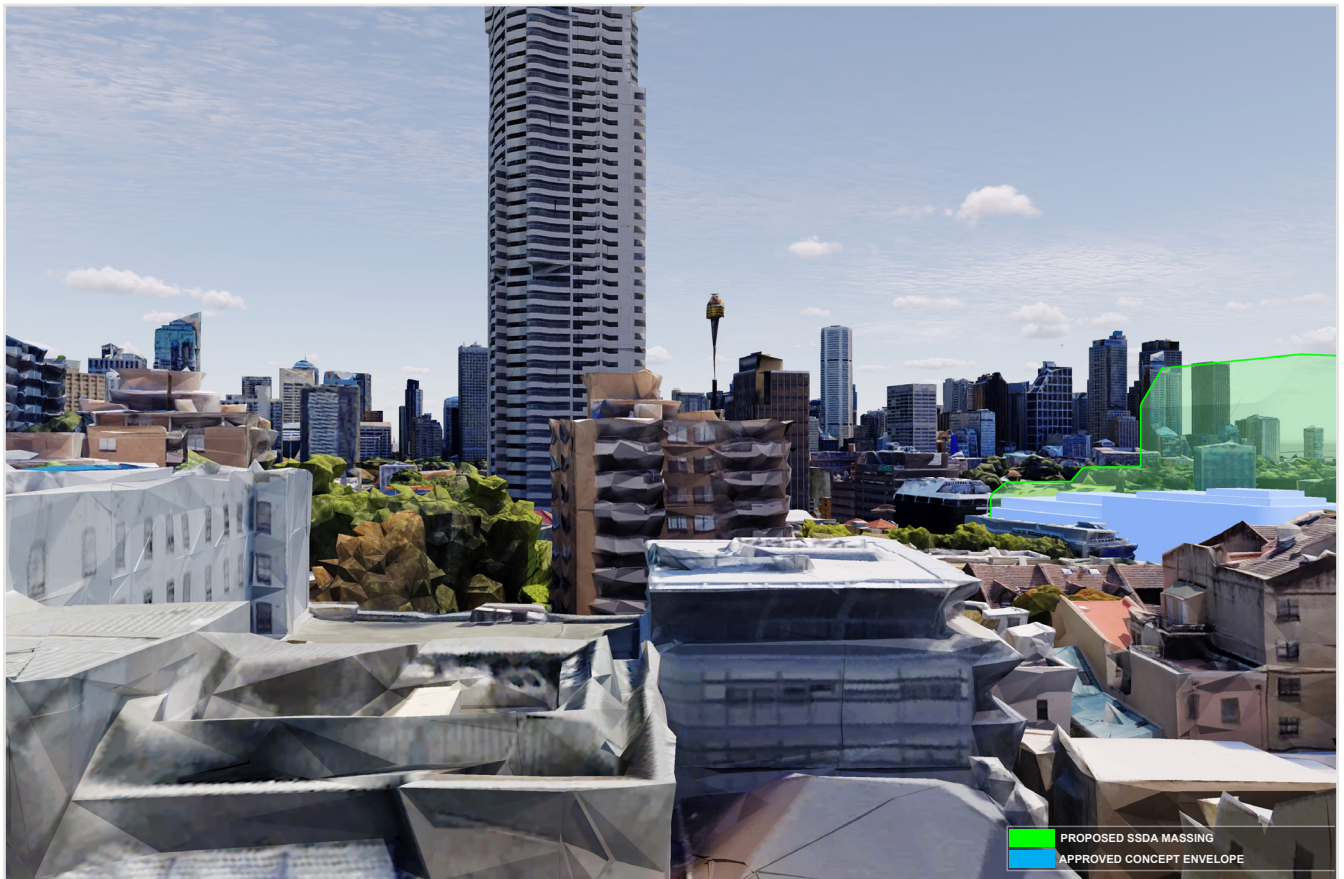
VC_VictoriaStreeth_LVL_006a.jpg

RL : 66.70m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street H_LVL_006 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street H_LVL_006 c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 61%
- Visual impact ratio of view loss to sky view loss in visible portion.78%: 22%
- Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 5 /15

This is a static, private viewpoint from the southern apartment of Level 7, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlighthurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

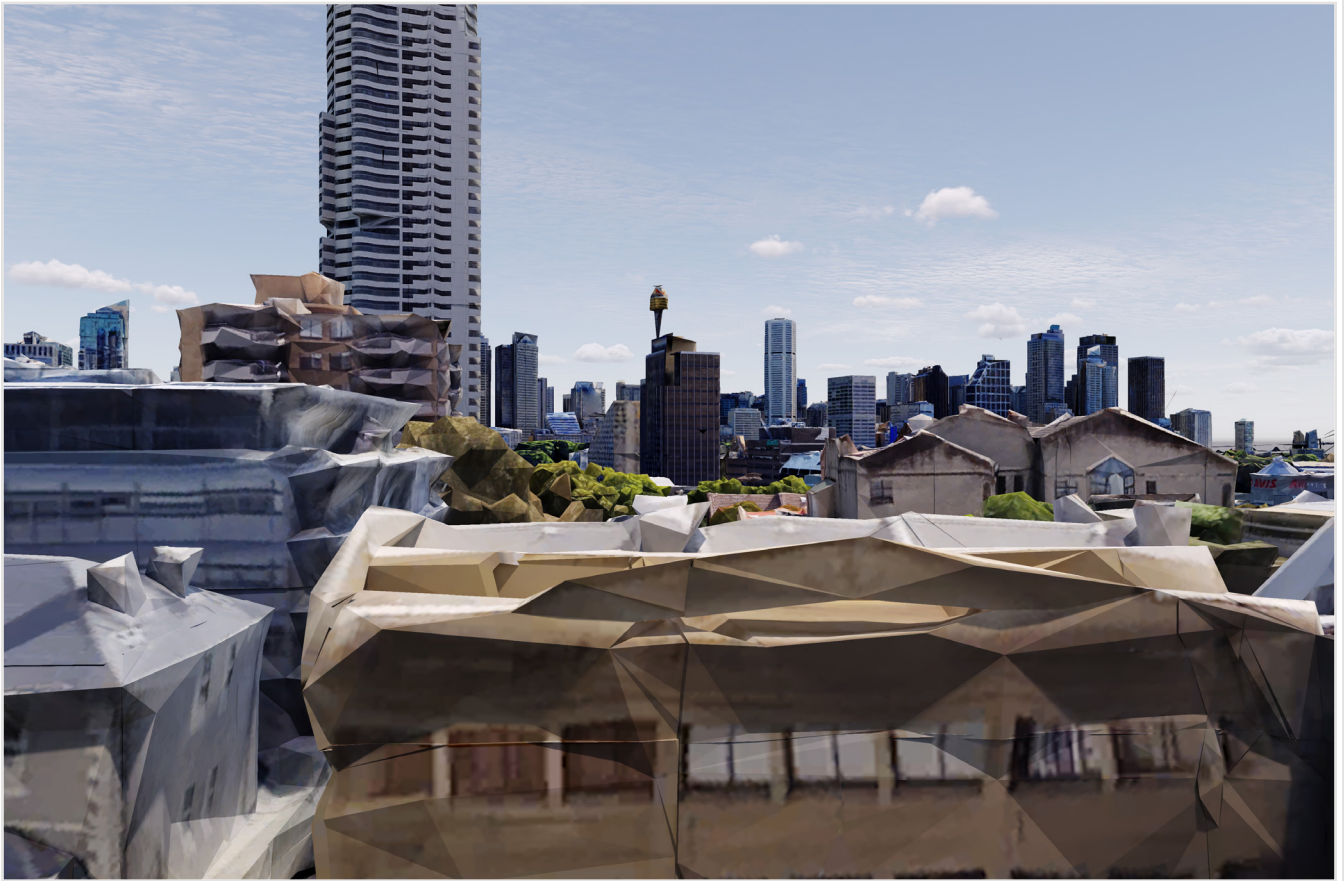
The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these. Impact upon the Harbour Bridge, to the north, is not observable within the context of this view.

Tenacity Assessment Summary:

- Value of view: Medium-to-High.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Minor.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

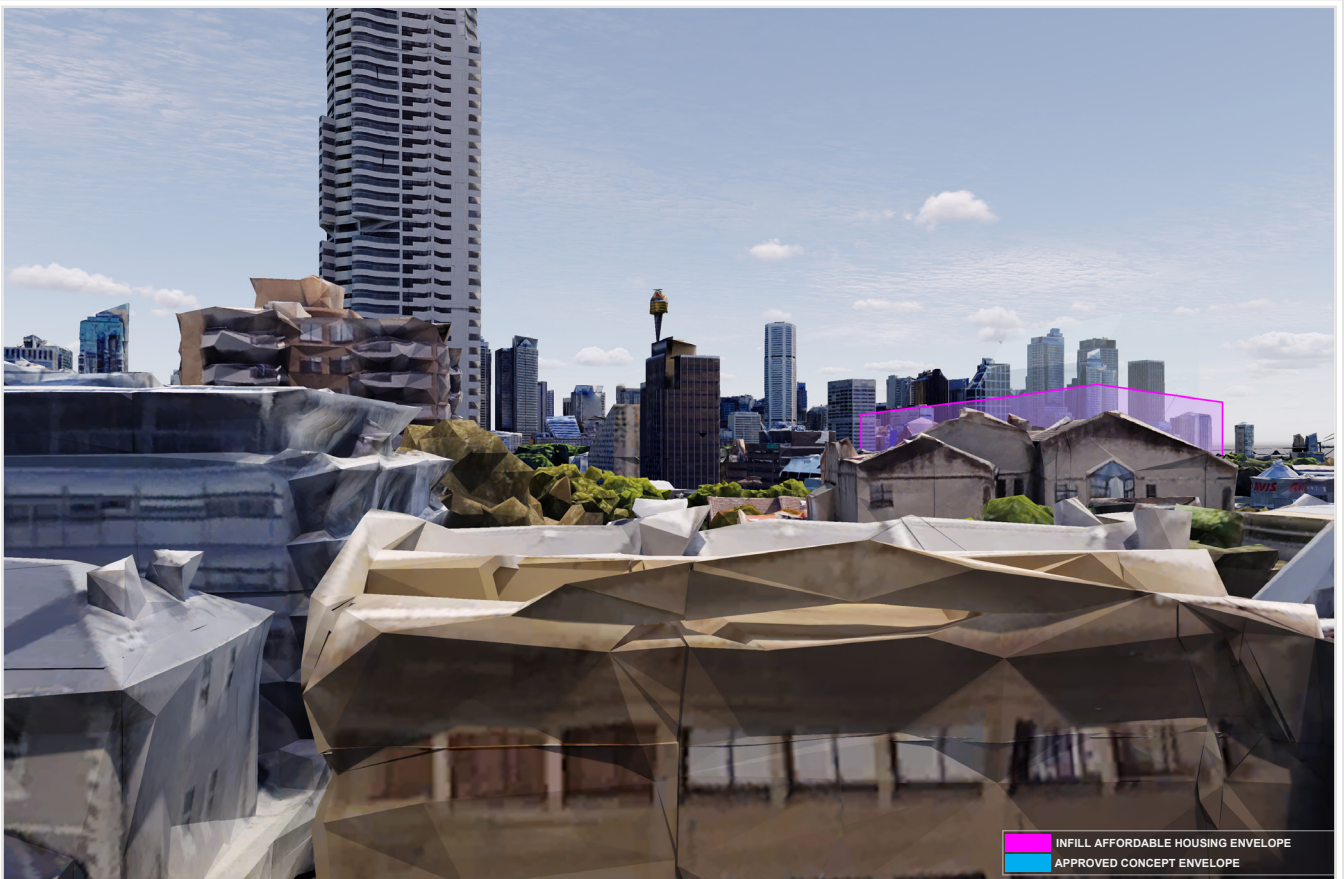
VIEWPOINT 58



Existing site photo

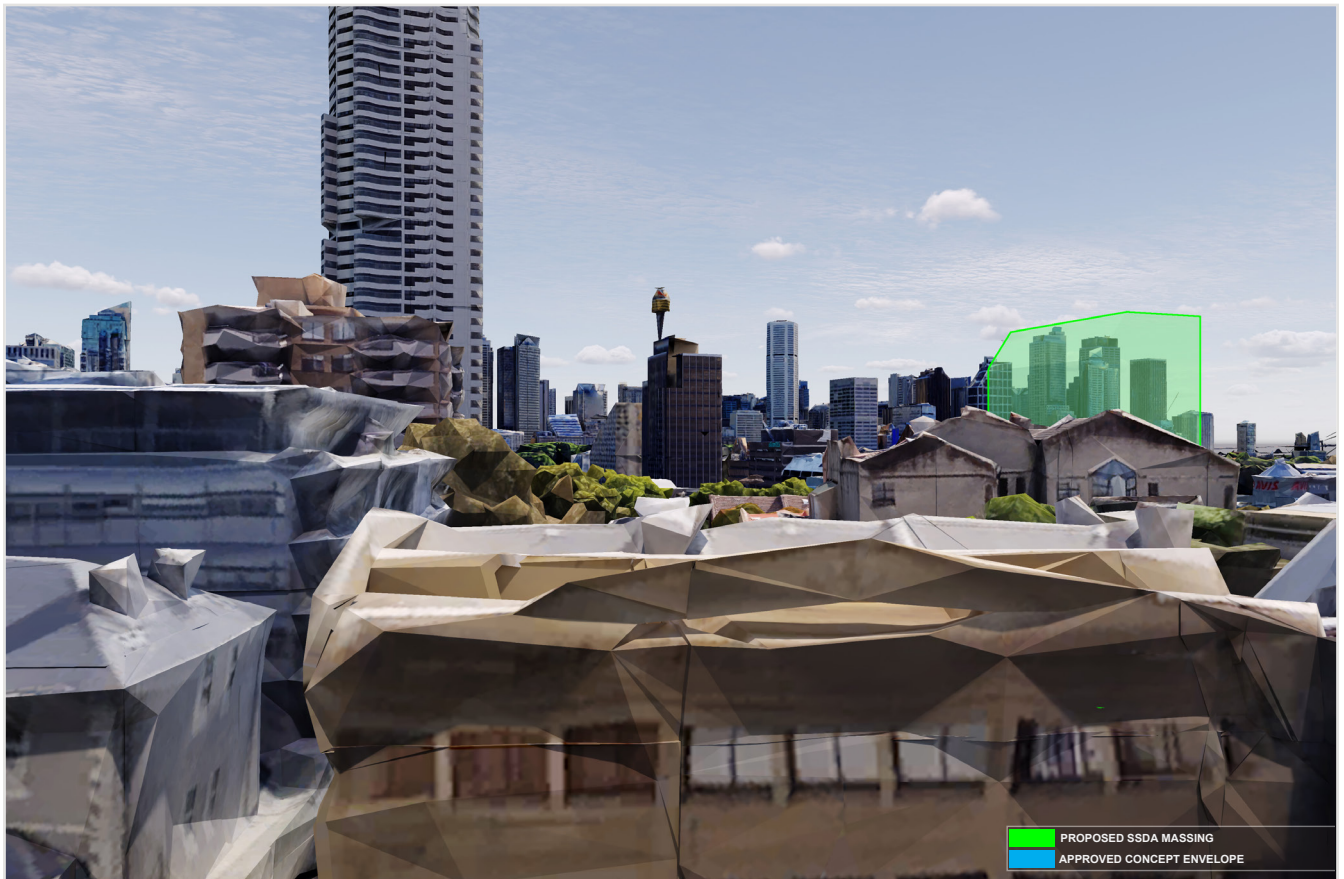
VC_VictoriaStreetA_LVL_017a.jpg

RL : 58.12m Distance to site boundary: 197.89m. Distance to centre of subject site: 221.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street A_LVL_017 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street A_LVL_017 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 21%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 53%: 47%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 5 /15*

This is a static, private viewpoint from the northern apartment of Level 5, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing envelope impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 59



Existing site photo

VC_VictoriaStreetD_LVL_011a.jpg

RL : 58.12m Distance to site boundary: 204.04mm. Distance to centre of subject site: 228.8m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_Victoria Street D_LVL_011 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street D_LVL_011 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 27%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 41%: 59%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from the centrally located apartment of Level 5, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible-to-Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 60



Existing site photo

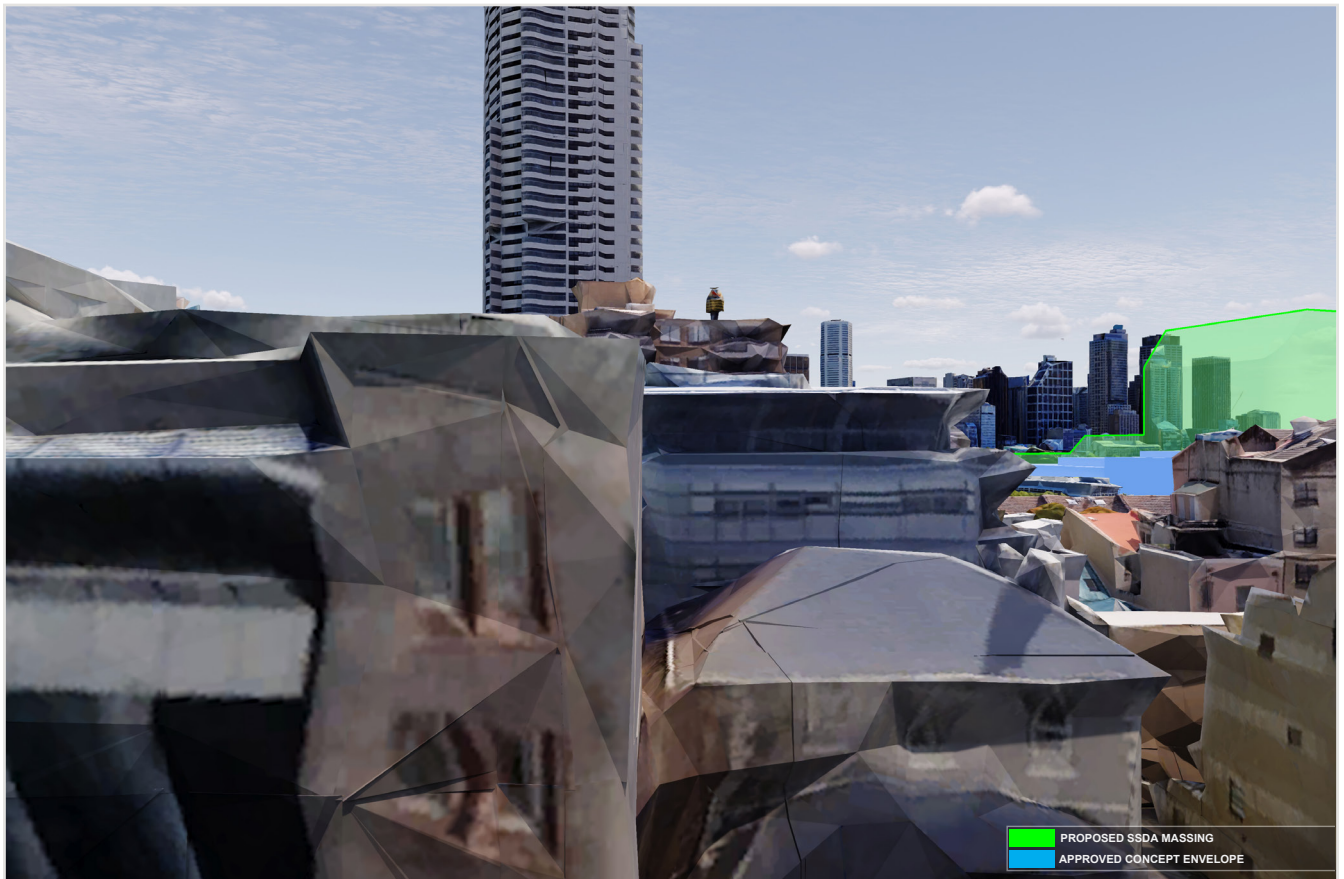
VC_VictoriaStreeth_LVL_017a.jpg

RL : 58.12m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects..

VC_Victoria Street H_LVL_017 c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_Victoria Street H_LVL_017 c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 39%: 61%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from the southern apartment of Level 5, within the residential flat building at no.227, Victoria Street, Darlinghurst. The view is to the west-northwest, across the roofs of properties on Darlinghurst Road in the foreground and, further across the buildings on the southern side of William Street. Beyond the subject site and the commercial towers at the western end of William Street, the view includes a significant portions of towers in the Sydney CBD in the distance. The view extends to the southern pylons and approach ramps of the Harbour Bridge, with the Royal Botanic Gardens to the east of this. The Horizon tower bisects the distant view, directly to the west.

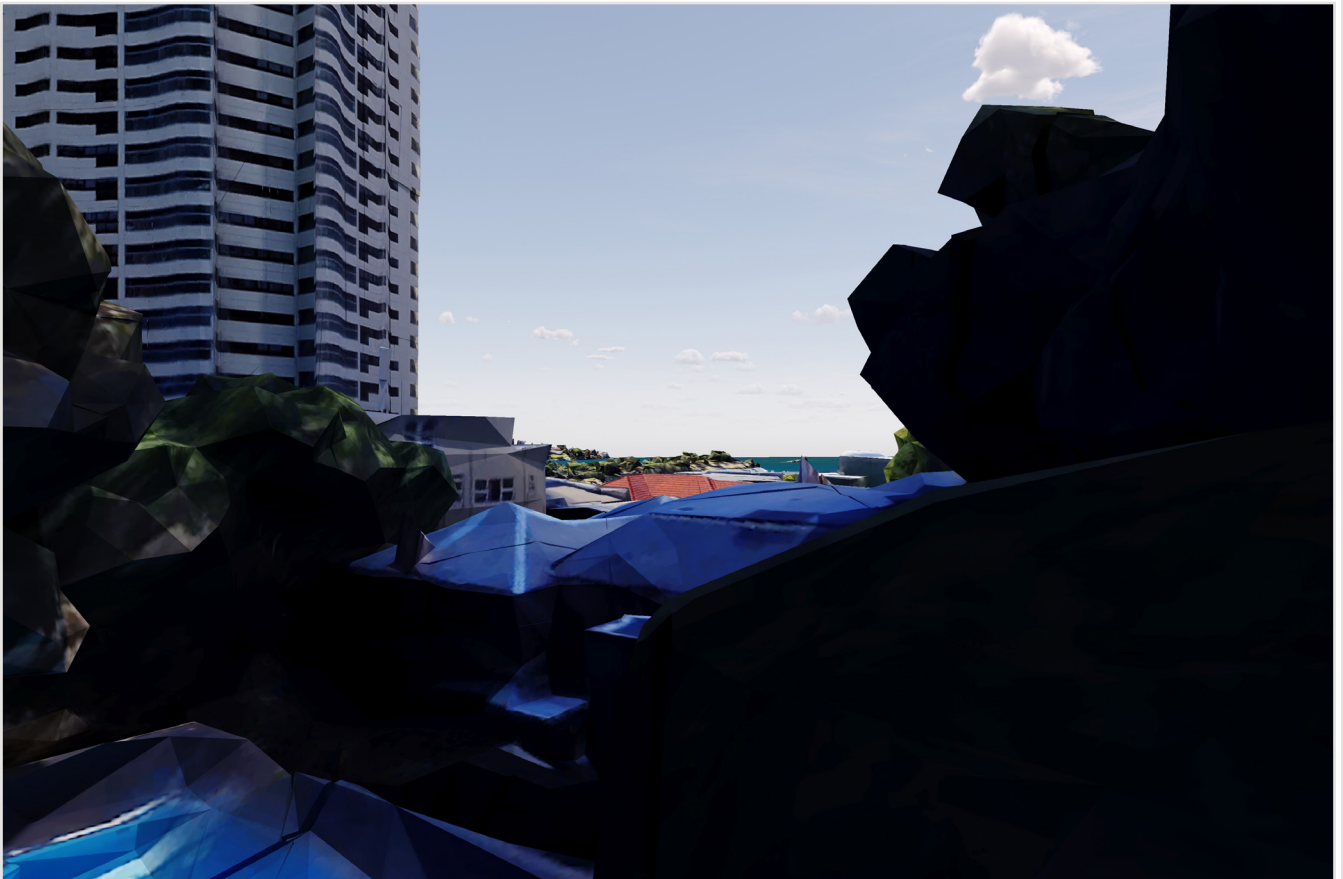
The view loss, caused by the FJC proposed massing impacts upon fewer towers, but to a higher level, while opening up views to the south of these.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible-to-Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 61



Existing site photo

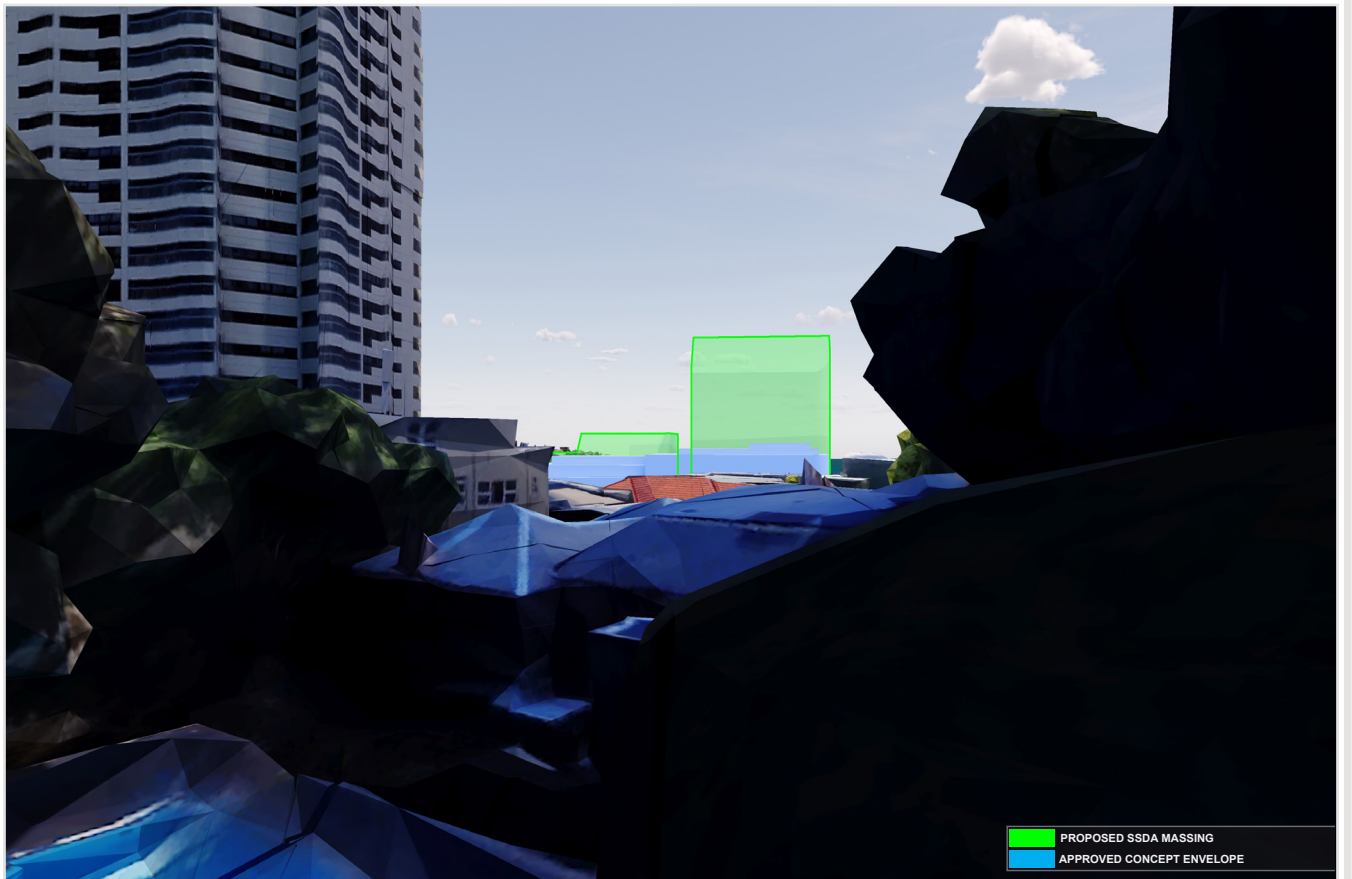
VC_1TewkesburyAve_Lvl3_Aa.jpg

RL : 57.61m Distance to site boundary: 220.54m. Distance to centre of subject site: 241.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl3_A c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl3_A c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 29%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 14%: 86%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 3 /15*

This is a static, private viewpoint from the eastern apartment of Level 3, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with the subject site observed on the northern side of William Street. The Domain and Royal Botanic Gardens are seen in the far distance, with the harbour beyond this, together with various buildings within the Woolloomooloo basin. Views to the northeast are obscured by mature tree canopies.

The FJC proposed massing impacts upon sky views only.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 62



Existing site photo

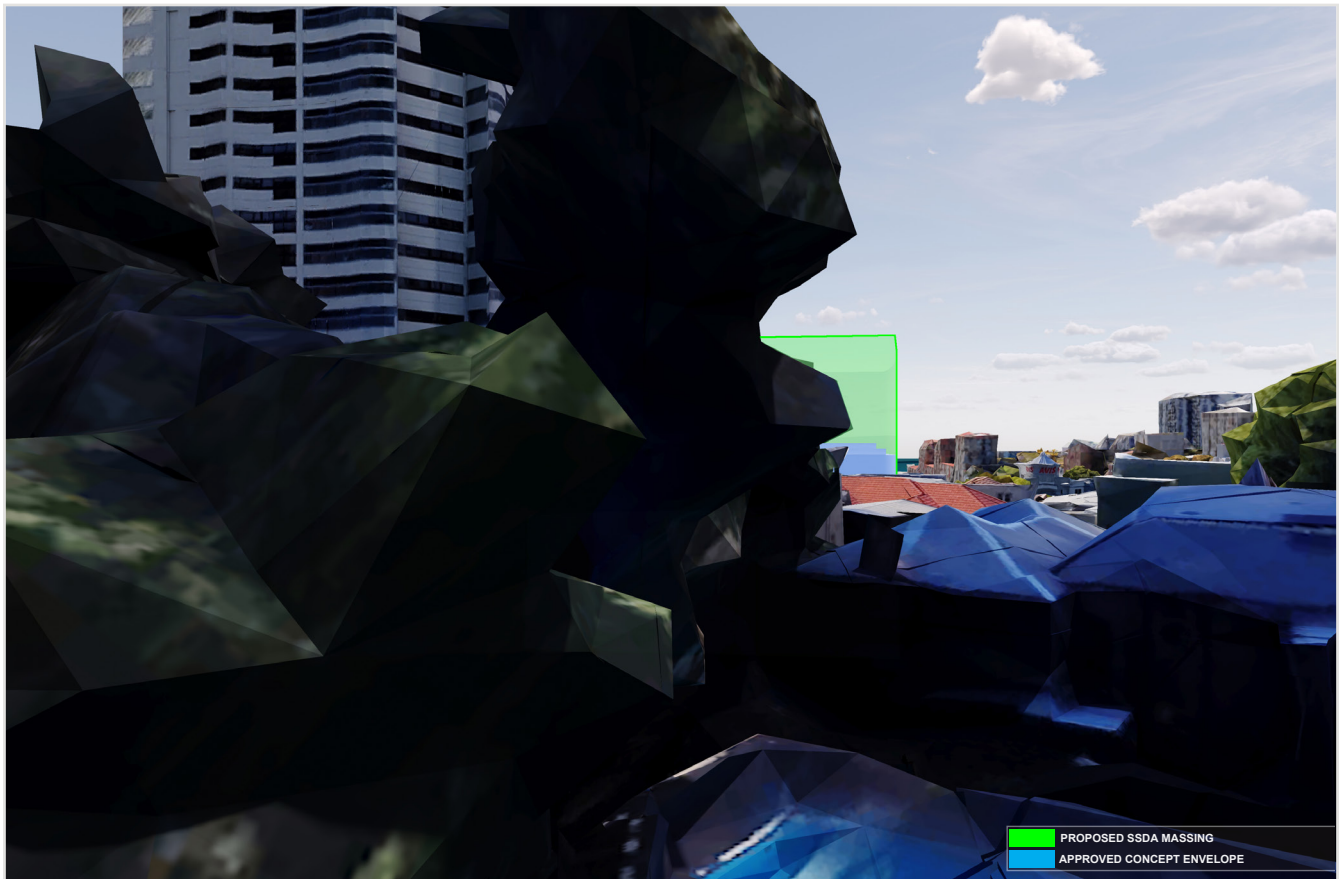
VC_1TewkesburyAve_Lvl3_Ba.jpg

RL : 57.61m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl3_B c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl3_B c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 17%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 88%: 12%*
- *Existing Visual Assessment Scale no: 8 /15 Visual Impact (beyond approved massing): 2 /15*

This is a static, private viewpoint from the eastern apartment of Level 3, within the residential flat building at no.1, Tewkesbury Avenue, Darlington. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with a portion of the subject site observed on the northern side of William Street. A small area of Woolloomooloo Bay and the harbour is visible beyond this, together with views to the northeast of the residential flat buildings at the northern end of Potts Point.

The FJC proposed massing impacts upon sky views only.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 63



Existing site photo

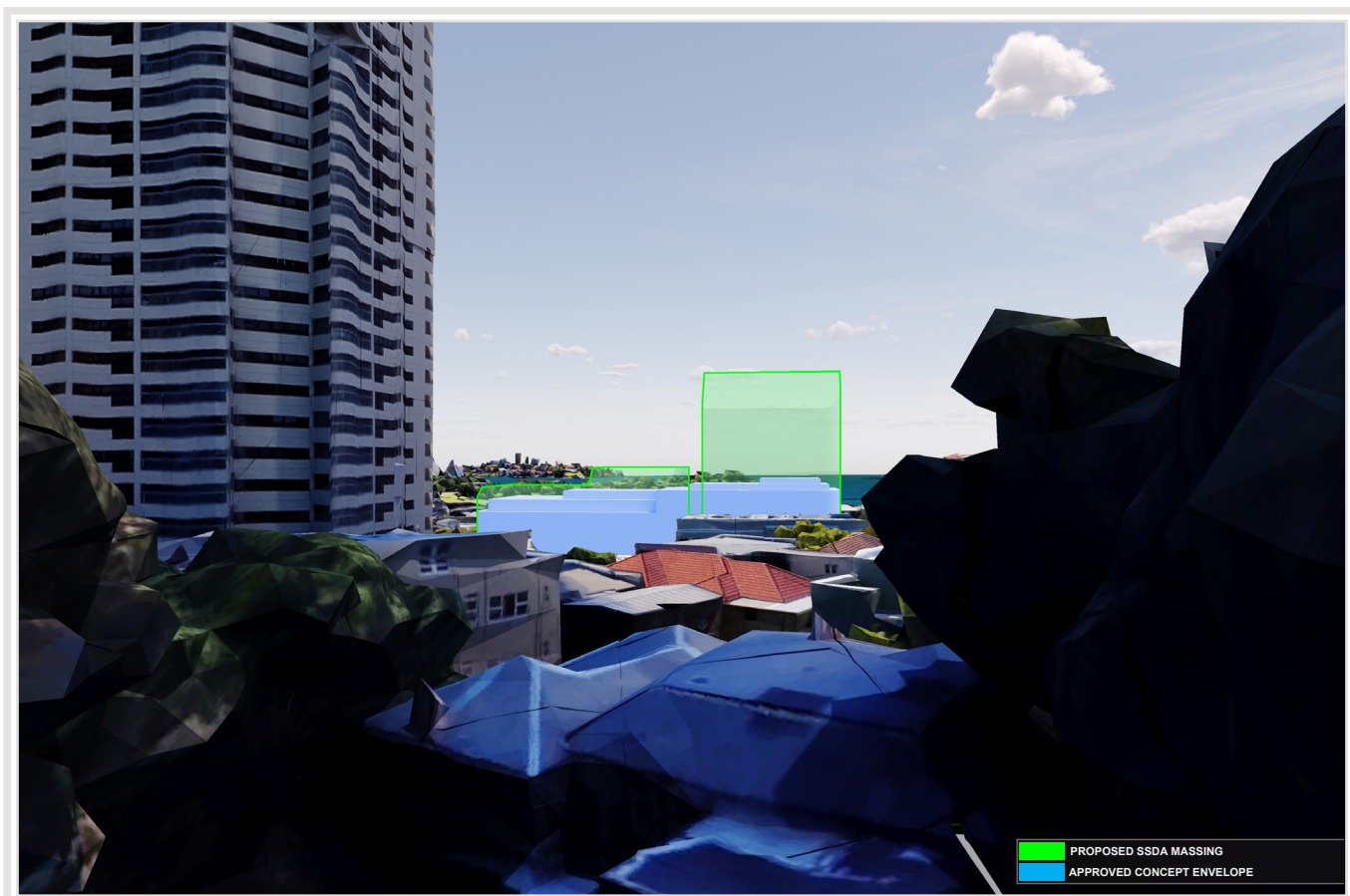
VC_1TewkesburyAve_Lvl5_Aa.jpg

RL : 62.81m Distance to site boundary: 220.54m. Distance to centre of subject site: 241.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl5_A c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl5_A c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 61%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 58%: 42%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 4 /15*

This is a static, private viewpoint from the eastern apartment of Level 5, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with the subject site observed on the northern side of William Street. The Domain and Royal Botanic Gardens are seen in the far distance, with the harbour beyond this, together with various buildings within the Woolloomooloo basin. Views to the northeast are obscured by mature tree canopies.

The FJC proposed massing impacts upon small areas of distant foreshore and sky view to the north, above the eastern end of the site, minimising the view loss to the high value components to the west.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Negligible.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 64



Existing site photo

VC_1TewkesburyAve_Lvl5_Ba.jpg

RL : 62.81m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl5_B c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl5_B c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 32%
- Visual impact ratio of view loss to sky view loss in visible portion. 69%: 31%
- Existing Visual Assessment Scale no: 8 /15 Visual Impact (beyond approved massing): 3 /15

This is a static, private viewpoint from the eastern apartment of Level 5, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with a portion of the subject site observed on the northern side of William Street. A small area of Woolloomooloo Bay and the harbour is visible beyond this, together with views to the northeast of the residential flat buildings at the northern end of Potts Point.

The FJC proposed massing envelope impacts upon small areas of distant foreshore and sky view to the north, above the eastern end of the site, minimising the view loss to the high value components to the west.

Tenacity Assessment Summary:

- Value of view: Medium.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Negligible.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

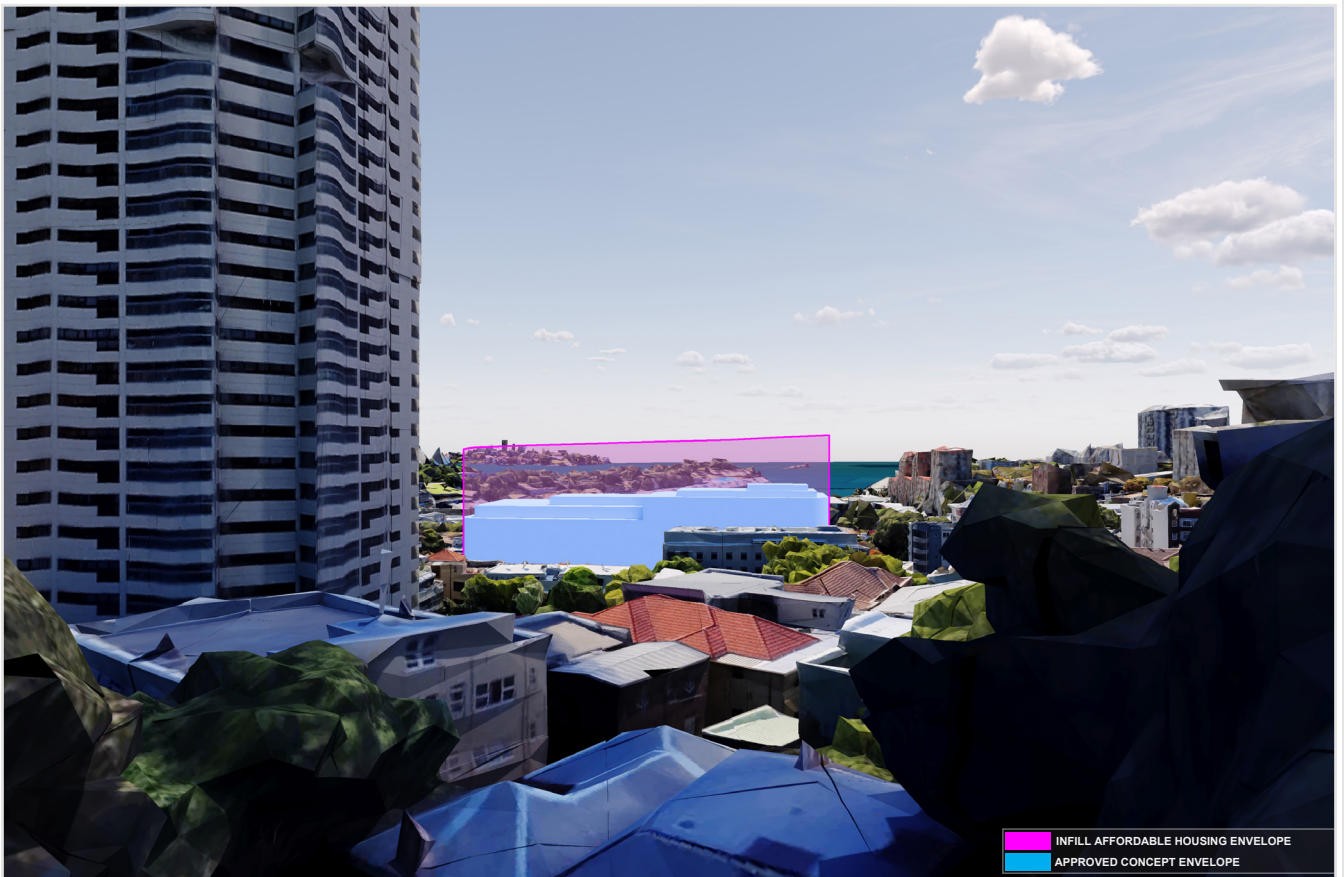
VIEWPOINT 65



Existing site photo

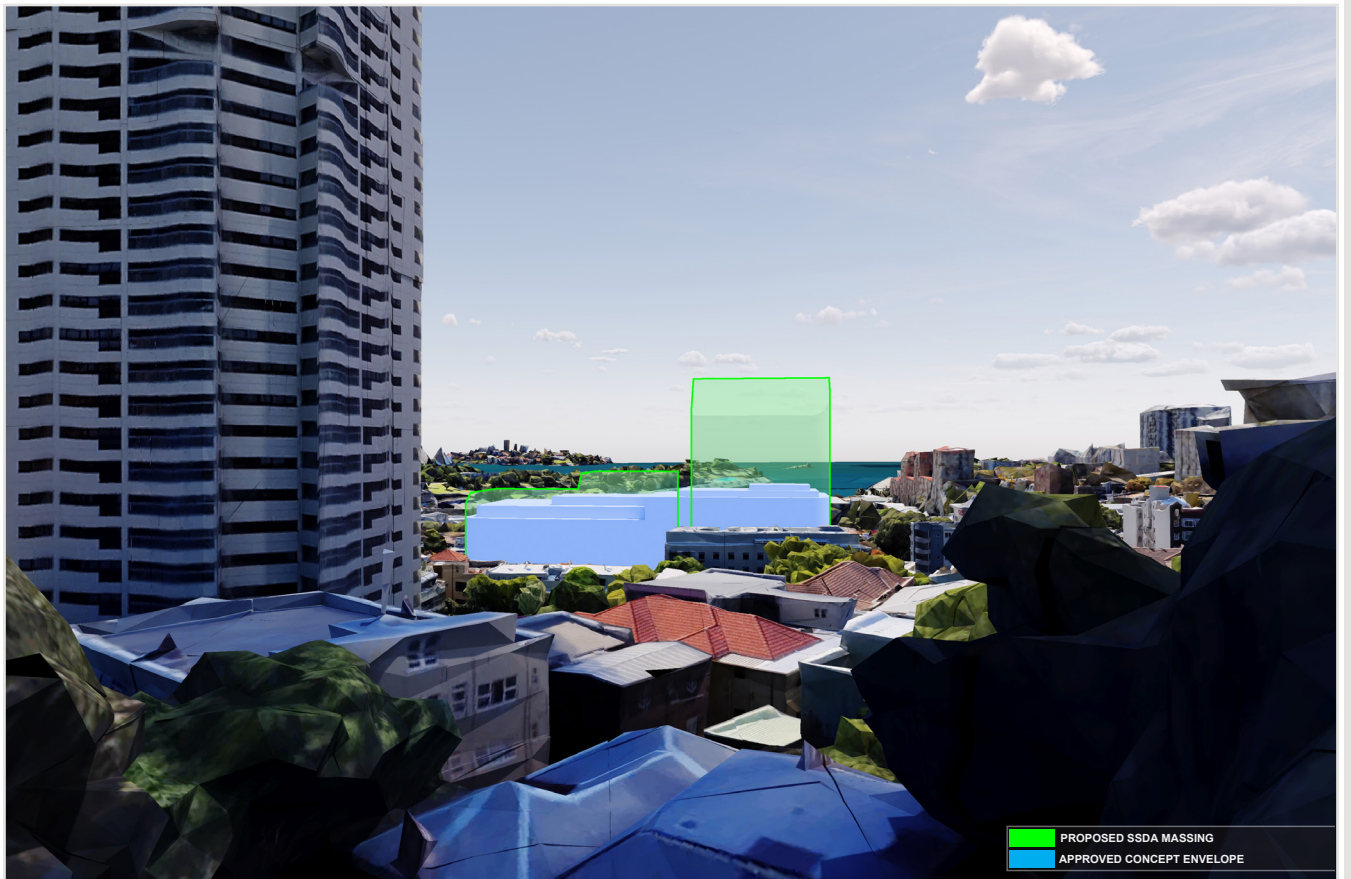
VC_1TewkesburyAve_Lvl7_Aa.jpg

RL : 68.09m Distance to site boundary: 220.54m. Distance to centre of subject site: 241.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl7_A c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl7_A c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 67%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 68%: 32%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 6 /15*

This is a static, private viewpoint from the eastern apartment of Level 7, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with the subject site observed on the northern side of William Street. The Domain and Royal Botanic Gardens are seen in the far distance, with the harbour beyond this, together with various buildings within the Woolloomooloo basin. Views to the northeast are obscured by mature tree canopies.

The FJC proposed massing impacts upon small areas of distant foreshore and sky view to the north, above the eastern end of the site, minimising the view loss to the high value components to the west.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 66



Existing site photo

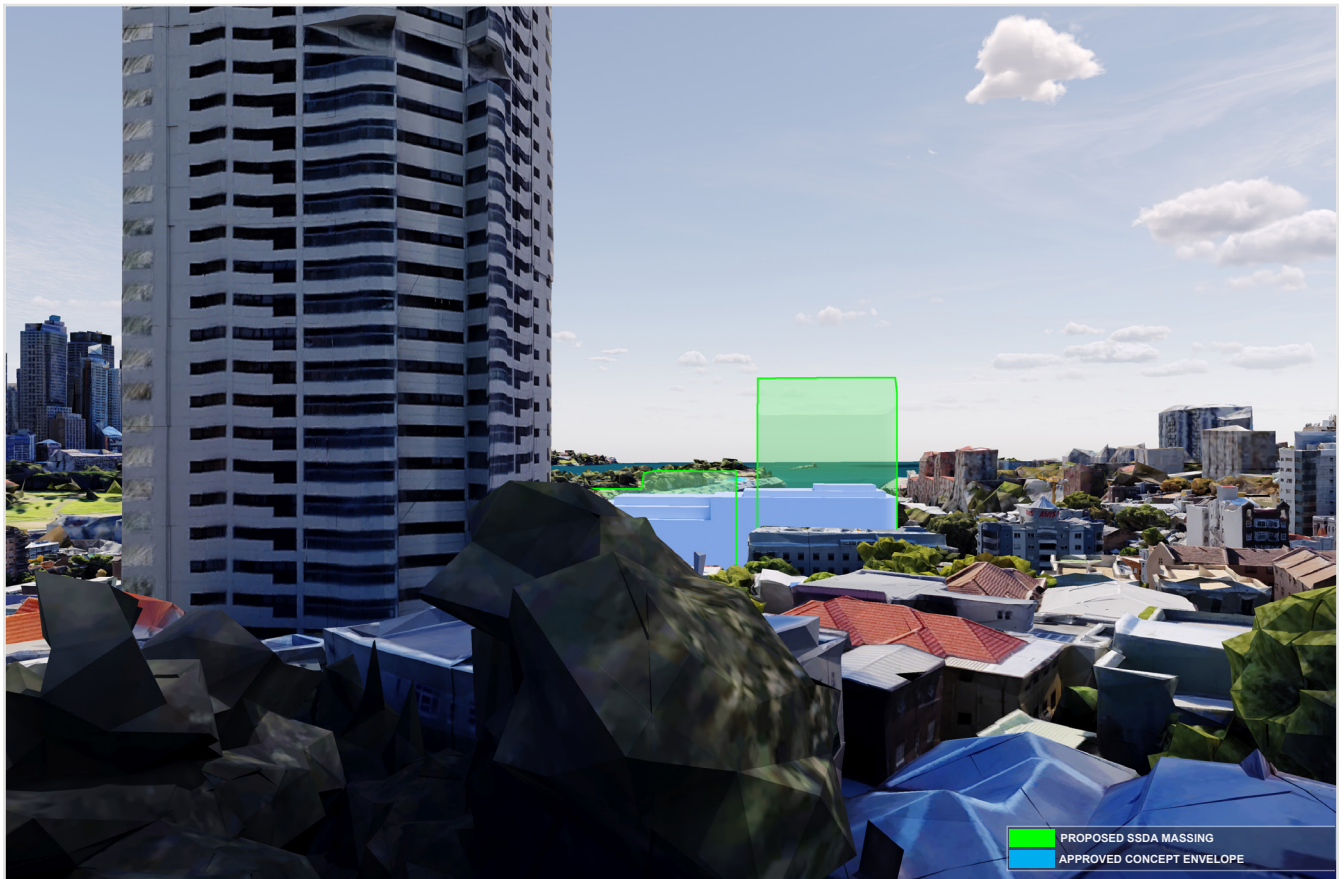
VC_1TewkesburyAve_Lvl7_Ba.jpg

RL : 68.09m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl7_B c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl7_B c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 59%
- Visual impact ratio of view loss to sky view loss in visible portion. 61%: 39%
- Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 6 /15

This is a static, private viewpoint from the eastern apartment of Level 7, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with a portion of the subject site observed on the northern side of William Street. A small area of Woolloomooloo Bay and the harbour is visible beyond this, together with views to the northeast of the residential flat buildings at the northern end of Potts Point.

The FJC proposed massing impacts upon small areas of distant foreshore and sky view to the north, above the eastern end of the site, minimising the view loss to the high value components to the west.

Tenacity Assessment Summary:

- Value of view: Medium.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Minor.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 67



Existing site photo

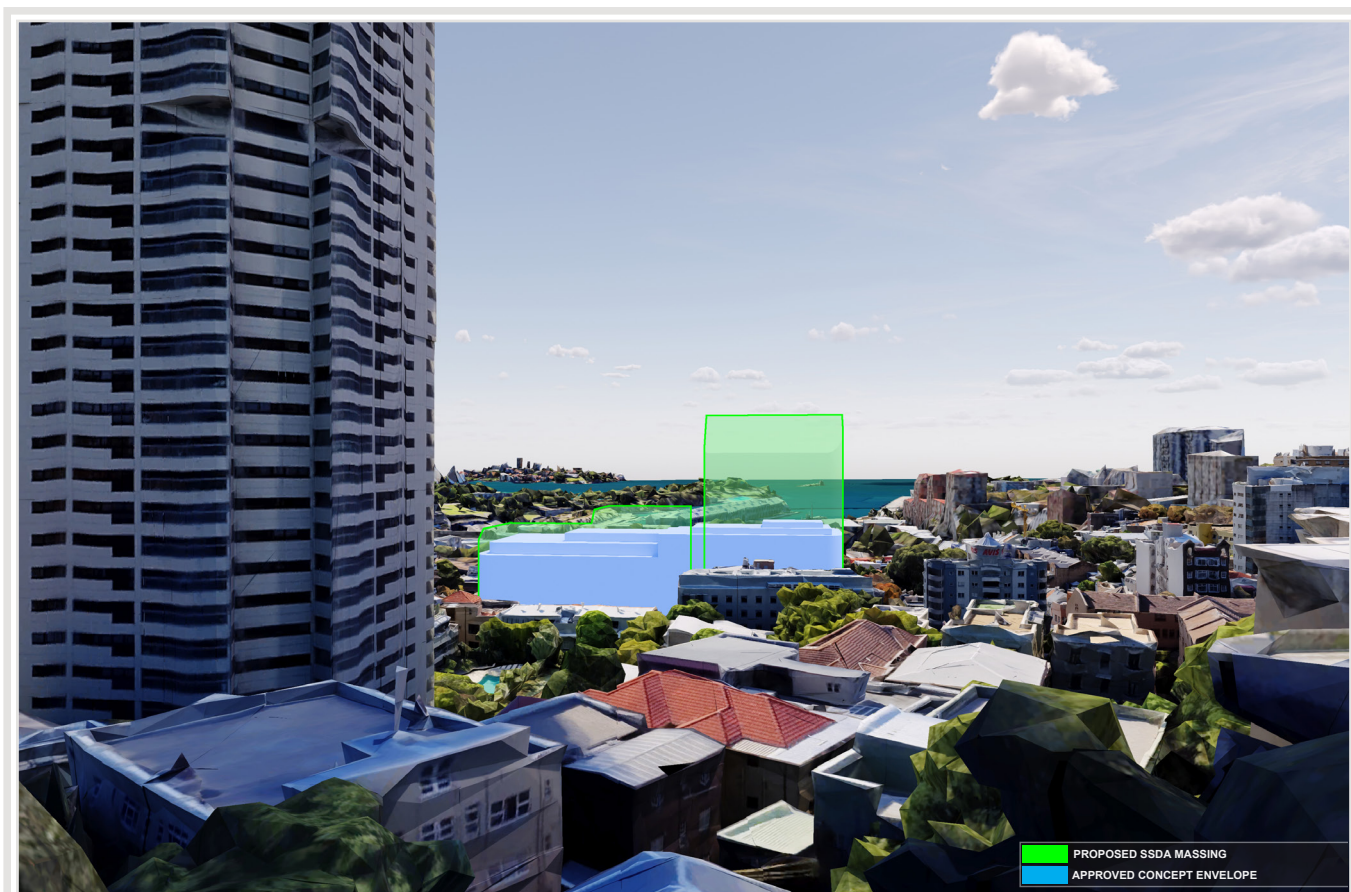
VC_1TewkesburyAve_Lvl9_Aa.jpg

RL : 73.36m Distance to site boundary: 220.54m. Distance to centre of subject site: 241.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl9_A c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl9_A c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 76%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 79%: 21%*
- *Existing Visual Assessment Scale no: 10 /15 Visual Impact (beyond approved massing): 6 /15*

This is a static, private viewpoint from the eastern apartment of Level 9, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with the subject site observed on the northern side of William Street. The Domain and Royal Botanic Gardens are seen in the far distance, with the harbour beyond this, together with various buildings within the Woolloomooloo basin. Views to the northeast are obscured by mature tree canopies.

Partial views to the Botanic gardens, harbour and Woolloomooloo basin are impacted by the FJC proposed massing, which also impacts upon foreshore sky view to the north, above the eastern end of the site, whilst maintaining the higher value views to the northwest.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 68



Existing site photo

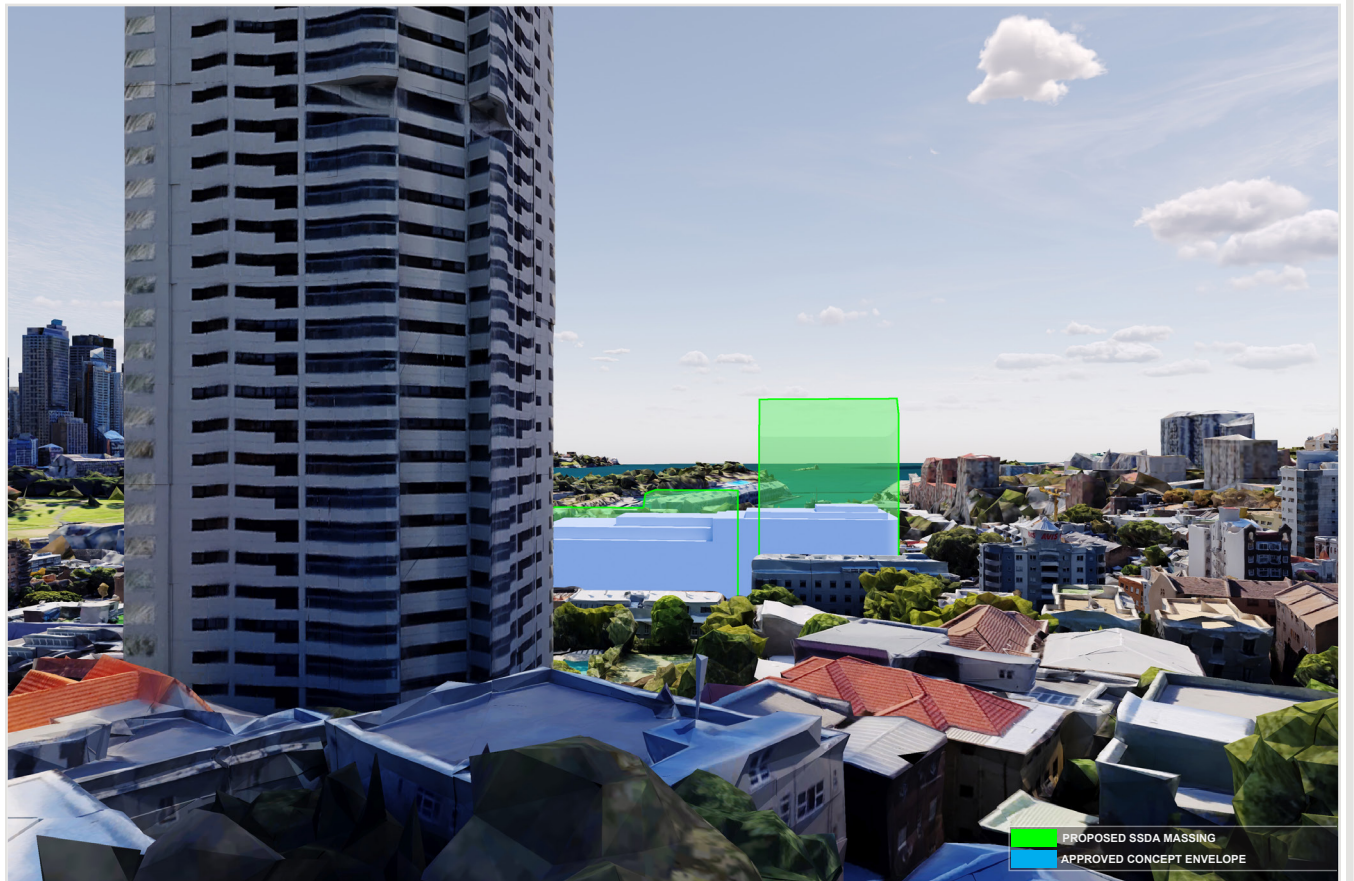
VC_1TewkesburyAve_Lvl9_Ba.jpg

RL : 73.36m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl9_B c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl9_B c.jpg

Visual Impact Assessment:

- Visual impact – portion of FJC proposed building envelope visible in view – 67%
- Visual impact ratio of view loss to sky view loss in visible portion. 71%: 19%
- Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 7 /15

This is a static, private viewpoint from the eastern apartment of Level 9, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with a portion of the subject site observed on the northern side of William Street. A small area of Woolloomooloo Bay and the harbour is visible beyond this, together with views to the northeast of the residential flat buildings at the northern end of Potts Point.

Partial views to the Botanic gardens, harbour and Woolloomooloo basin are impacted by the FJC proposed massing, which also impacts upon foreshore sky view to the north, above the eastern end of the site, whilst maintaining the higher value views to the northwest.

Tenacity Assessment Summary:

- Value of view: Medium.
- View location: Primary living space – standing 1m behind glazing line (virtual).
- Extent of additional impact (beyond approved massing): Minor.

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

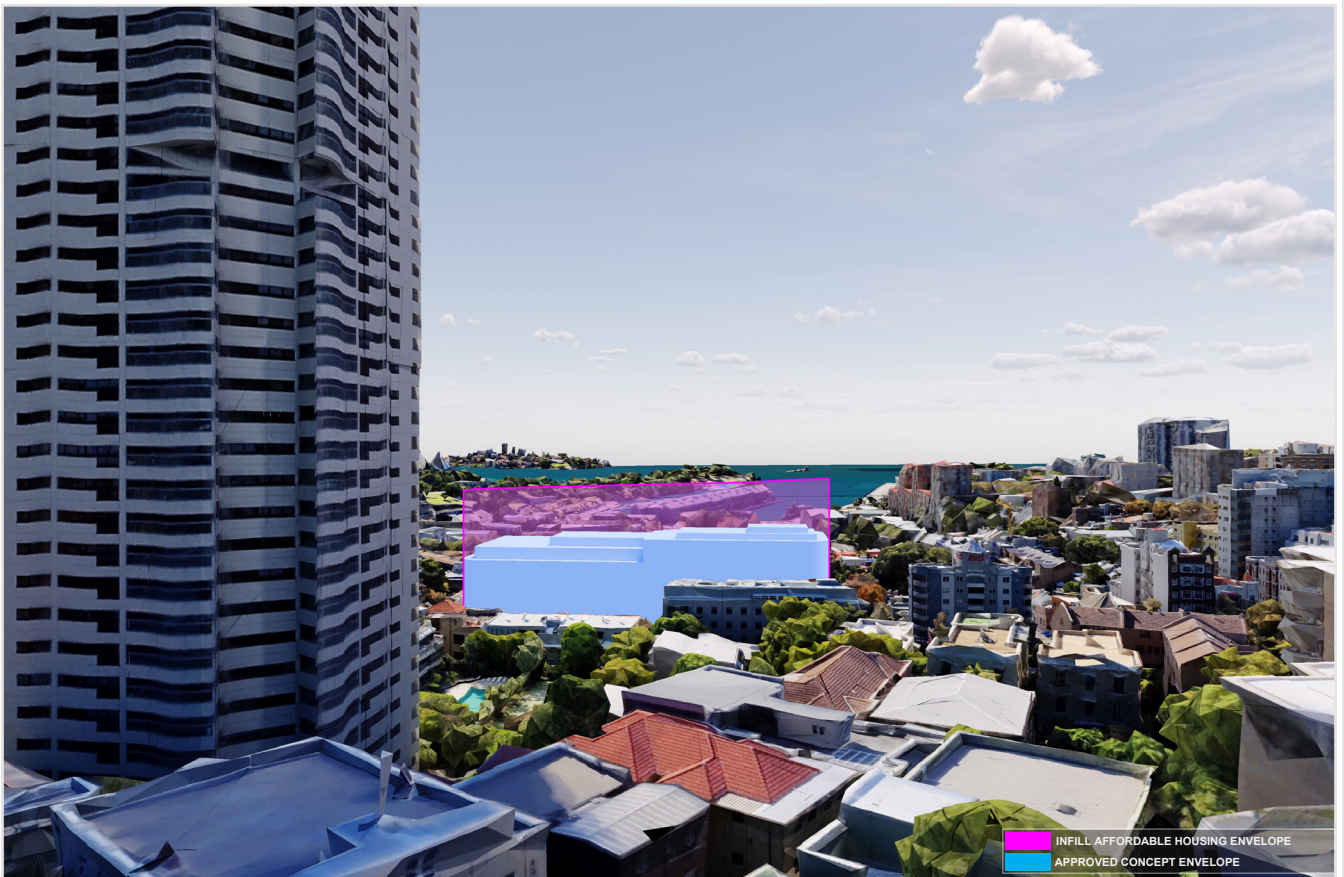
VIEWPOINT 69



Existing site photo

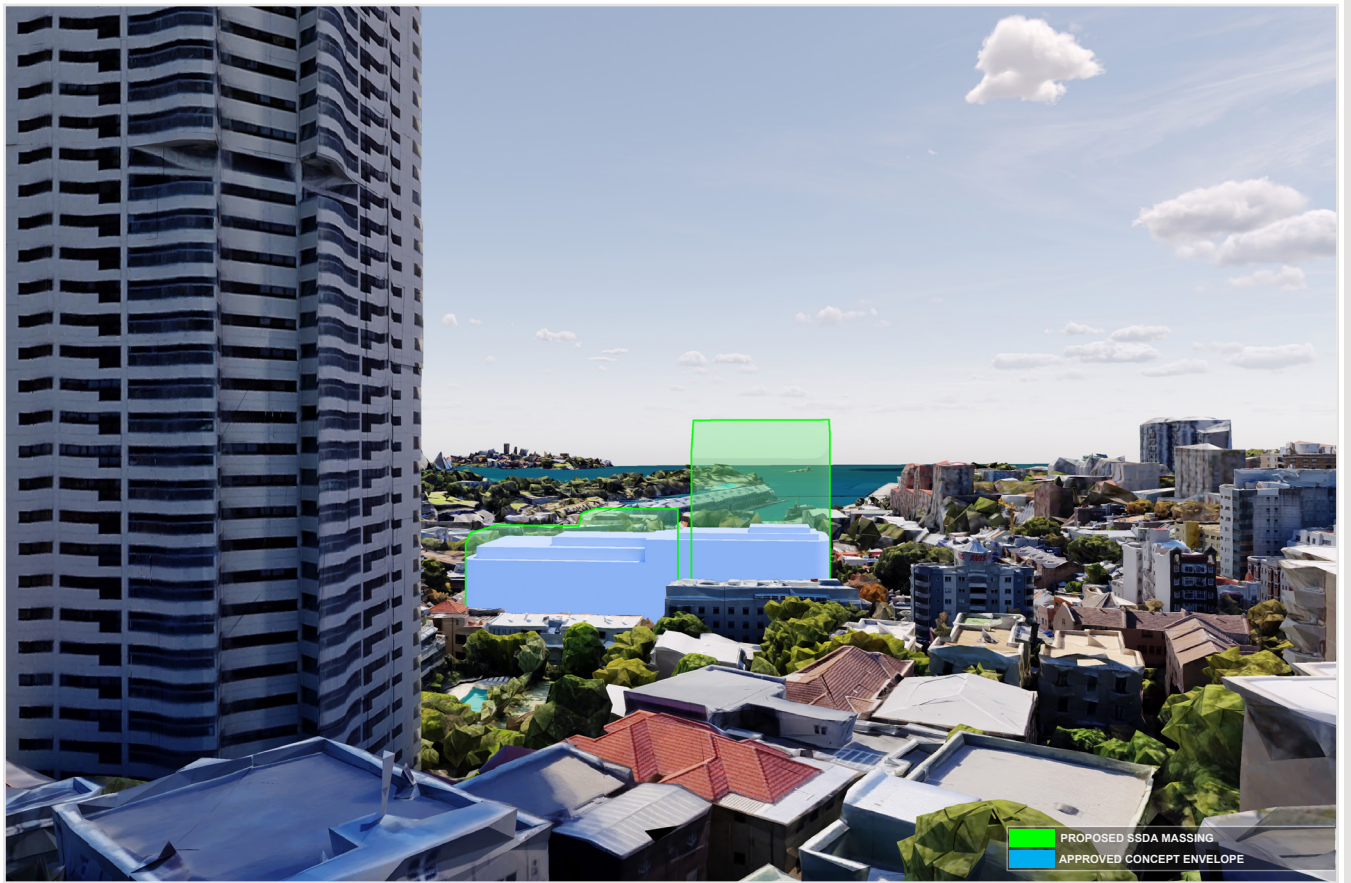
VC_1TewkesburyAve_Lvl11_Aa.jpg

RL : 78.63m Distance to site boundary: 220.54m. Distance to centre of subject site: 241.3m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl11_A c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl11_A c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 77%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 83%: 17%*
- *Existing Visual Assessment Scale no: 11 /15 Visual Impact (beyond approved massing): 7 /15*

This is a static, private viewpoint from the eastern apartment of Level 11, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with the subject site observed on the northern side of William Street. The Domain and Royal Botanic Gardens are seen in the far distance, with the harbour beyond this, together with various buildings within the Woolloomooloo basin. Views to the northeast are obscured by mature tree canopies.

Partial views to the Botanic gardens, harbour and Woolloomooloo basin are impacted by the FJC proposed massing, which also impacts upon foreshore sky view to the north, above the eastern end of the site, whilst maintaining the higher value views to the northwest.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Minor-to-Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

VIEWPOINT 70



Existing site photo

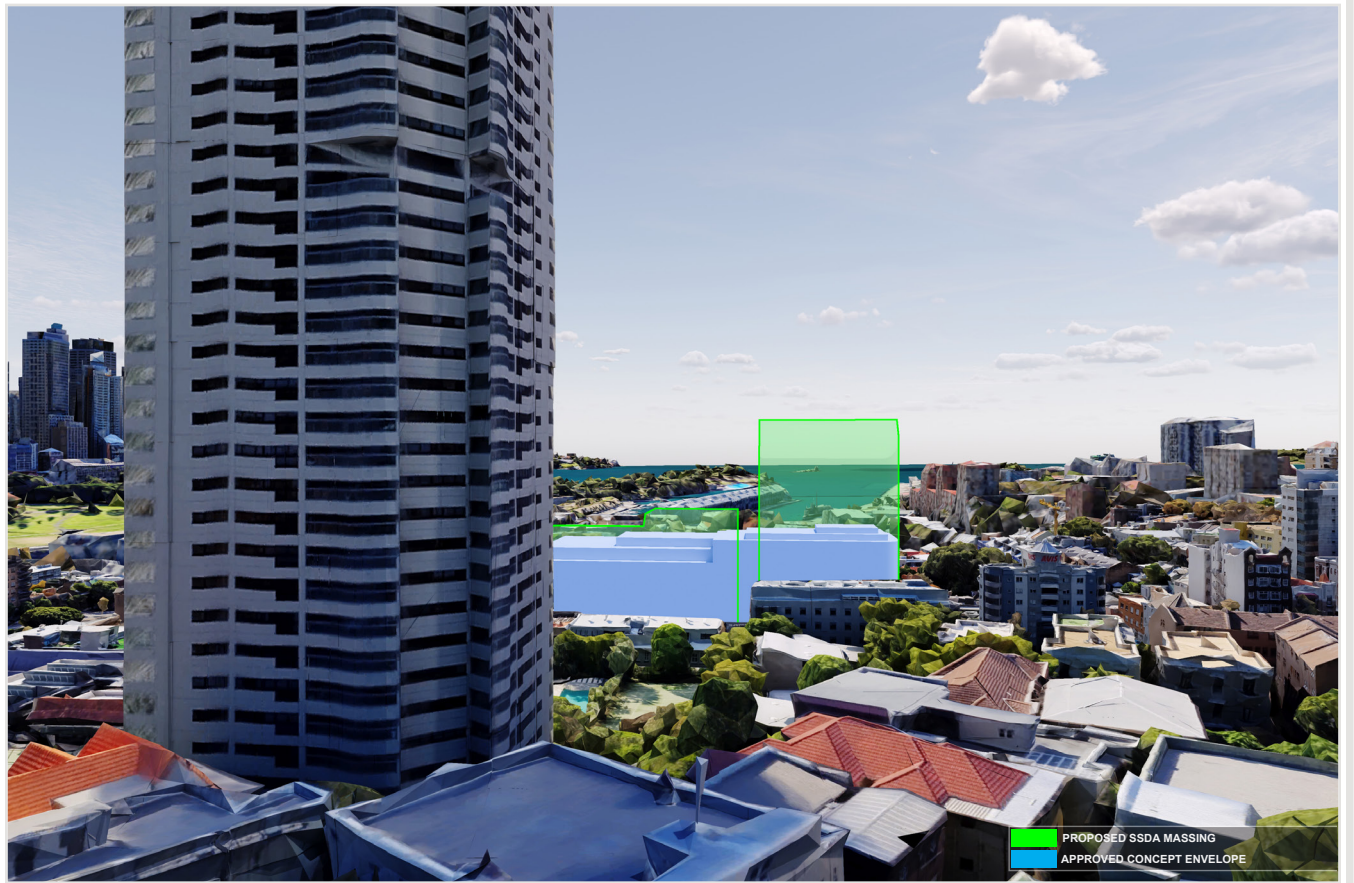
VC_1TewkesburyAve_Lvl11_Ba.jpg

RL : 78.63m Distance to site boundary: 212.48m. Distance to centre of subject site: 237.1m



Photomontage of Concept Approval + 30% Infill Affordable Housing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl11_B c1.jpg



Photomontage of Proposed Alternative Massing by FJC Studio Architects.

VC_1 Tewkesbury Ave_Lvl11_B c.jpg

Visual Impact Assessment:

- *Visual impact – portion of FJC proposed building envelope visible in view – 71%*
- *Visual impact ratio of view loss to sky view loss in visible portion. 88%: 12%*
- *Existing Visual Assessment Scale no: 9 /15 Visual Impact (beyond approved massing): 8 /15*

This is a static, private viewpoint from the eastern apartment of Level 11, within the residential flat building at no.1, Tewkesbury Avenue, Darlinghurst. The view is to the north, across the roofs of properties at no.10a, Clapton Place and 3a, Farrell Avenue. The Horizon apartment tower borders the view to the northwest, with a portion of the subject site observed on the northern side of William Street. A small area of Woolloomooloo Bay and the harbour is visible beyond this, together with views to the northeast of the residential flat buildings at the northern end of Potts Point.

Partial views to the Botanic gardens, harbour and Woolloomooloo basin are impacted by the FJC proposed massing, which also impacts upon foreshore sky view to the north, above the eastern end of the site, whilst maintaining the higher value views to the northwest.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Primary living space – standing 1m behind glazing line (virtual).*
- *Extent of additional impact (beyond approved massing): Moderate.*

Reasonableness of proposal: The development has adopted a skilful design approach by concentrating the greater proportion of the building mass to the eastern side of the site, opening the views across the western boundary, towards Hyde Park. No iconic elements are impacted.

4. SUMMARY ASSESSMENT

As observed from the visual impact assessments, within this report, the high-value views are obtained, for the mostpart, across the proposed envelope volume that is located on the western edge of the site. It is this area of the site that has been the focus of further design development, in order to mitigate any unreasonable view loss. A total of 70 viewpoints were assessed, with 16 being categorised as Moderate, 6 as Moderate-to-Sever and 9 as Severe. These assessments relate to the increased visual impact from the Proposed Alternative Massing, when compared to the Approved Concept Envelope.

FJC Studio has made the following amendments to the SSDA + Affordable Infill Housing envelope, as a result of the visual impact assessment feedback into the design process:

The majority of the envelope massing, above the SSDA envelope, has been located at the eastern boundary of the site, facilitating view sharing towards key views of the Opera House sails, Harbour Bridge and the harbour from residences located in the south to southeast view corridors over the proposal.

Further reduction has also been made on the southwest corner to mitigate view loss of the harbour from the lower levels of the Horizon tower and to allow further retention of views of the Opera House sails from the southeast view catchment area.

In terms of planning, the proposed development has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality because it:

- *Achieves consistency with relevant planning instruments and policies.*
- *Responds to the established urban design character of the locality.*
- *Enhances the public domain adjoining the site by allowing for active ground floor uses.*
- *Provides a planning framework for 'design excellence' through a competitive design process and subsequent detailed SSDA; and*
- *Enables future design to deliver a high standard of amenity for future occupants of and visitors to the development.*

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and should be recommended for approval, based upon its measures to mitigate view loss through skilful design.



John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES

APPENDIX A: Assessment Images - panoramic (additional PDF)

APPENDIX B: Aspinall CV

- *LEC Guidelines for Photomontages*
- *Visual Impact Assessment Methodology*

APPENDIX C: Survey

APPENDIX D: Wireframe/alignment images

5.1. APPENDIX B: Methodology, CV and LEC Guidelines

JOHN ASPINALL. director: urbaine design group

UK Qualified Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.

Halpin Stow Partnership, London, SW1

John Andrews International, Sydney

Cox and Partners, Sydney

Seidler and associates

NBRS Architects, Milsons Point

Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London

UK Design Council – innovation development scheme finalist – various products, 1990.

Winner: International Design Competition: Sydney Town Hall, 2000

Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001

Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBaine GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisation facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBaine involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBaine's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBaine's work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photomontages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.
BY JOHN ASPINALL.

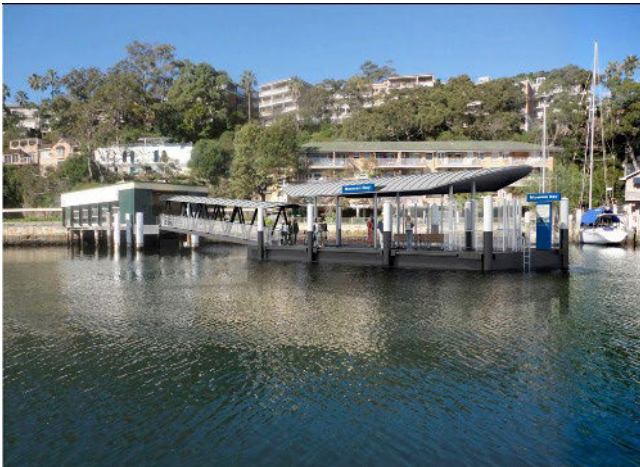


Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far-reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught

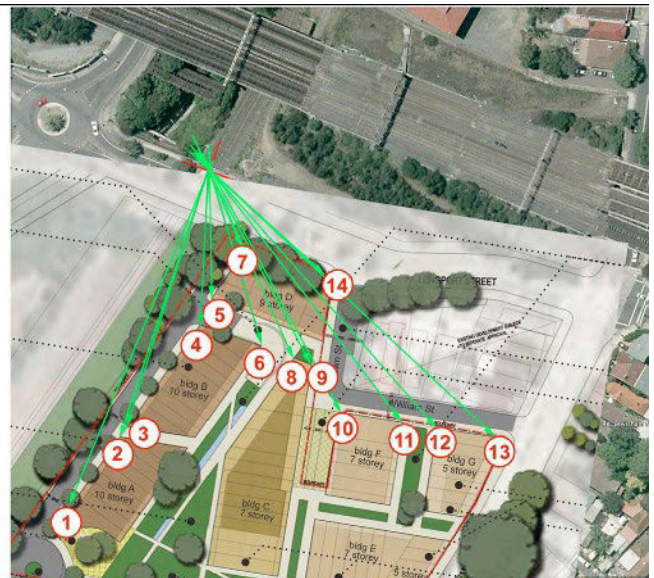
throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

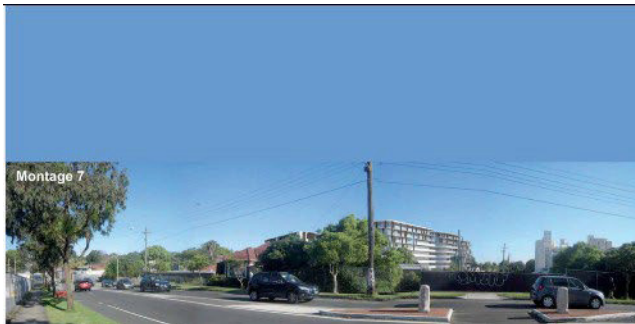
Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



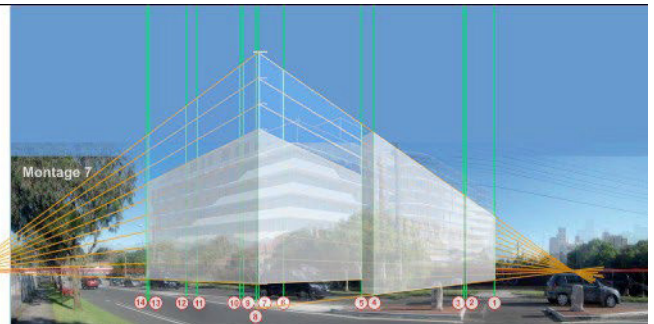
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

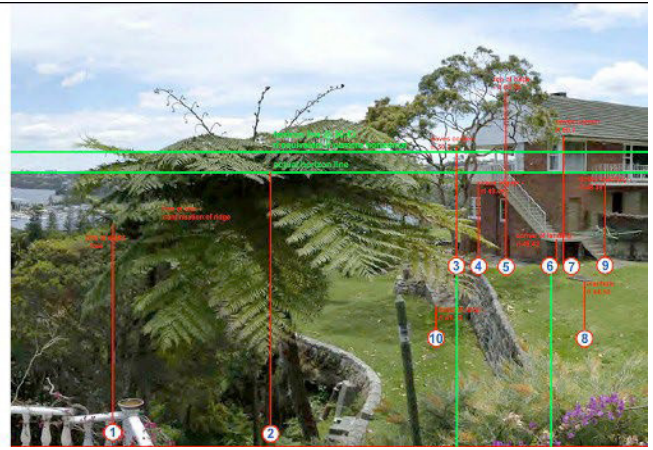
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

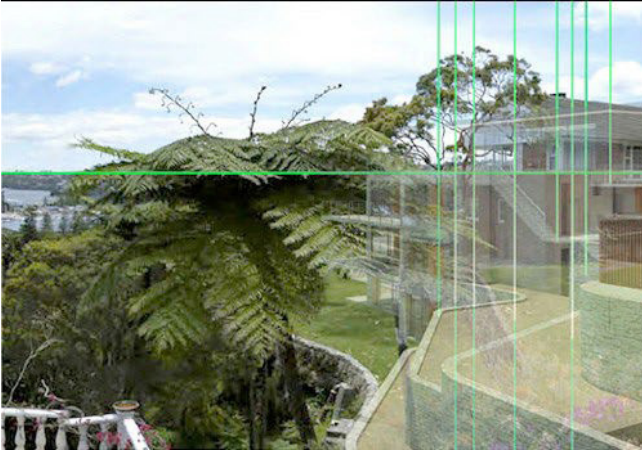
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners



3d poles located in the 3d model and positioned on photo



Proposed buildings and landscape mounding applied

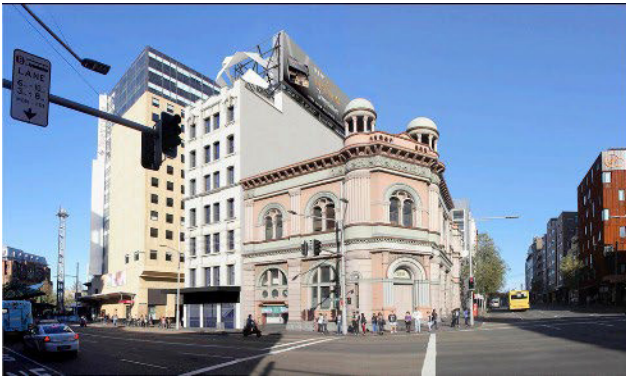


Proposed landscape applied – shown as semi-mature

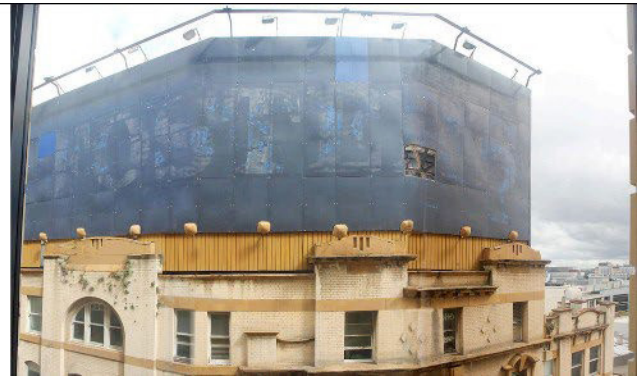


Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



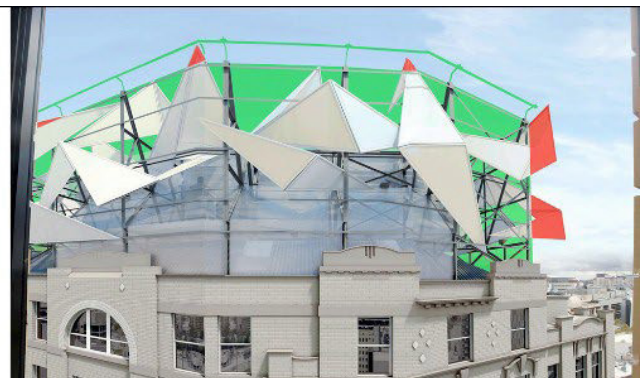
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

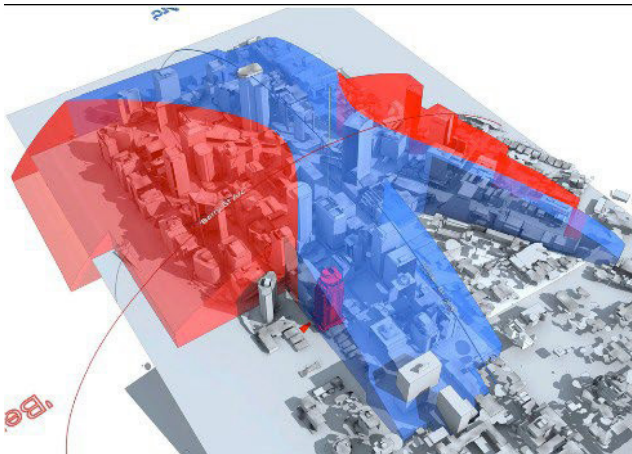


Photomontage of view from hotel

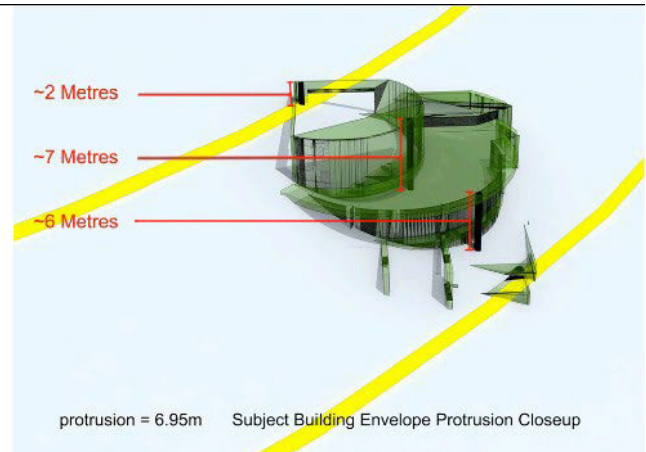


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of

visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.



Land and Environment
Court
of New South Wales

Policy: Use of Photomontages and Visualisation Tools

Commencement

1. This policy commences on 17 May 2024 and replaces the policy published 21 August 2013.

Purpose of the policy

2. This policy is to guide the preparation of photomontages, still images, video images, and other visualisation tools to depict the development in an appeal under the *Environmental Planning and Assessment Act 1979*, to ensure that the data they present is represented and interpreted accurately, and that their use would assist the Court in determining the appeal.

Application

3. The policy applies to appeals under the EPA Act, where photomontages or other visual tools are to be submitted as part of expert evidence.

Definitions

4. In this Policy:

Appeal means an appeal to the Court under the EPA Act.

CGI means Computer Generated Image.

Commissioner means a Commissioner or Acting Commissioner of the Court.

Court means the Land and Environment Court of New South Wales.

Development means the development for which consent is sought in the development application that is the subject of the appeal.

EPA Act means the *Environmental Planning and Assessment Act 1979*.

Existing Image means an unchanged or unaltered image of the location, viewing angle and approximate conditions on which the proposed development will be overlaid, to convey the issues in dispute.

Judge means a Judge of the Court.

Photomontages means, for the purpose of this policy, any visual tool or aid, whether still image, video, computer generated image, two dimensional (2D) or three dimensional (3D) or other visual means to depict development plans.

Registrar means a Registrar of the Court.

RL Reduced Level or Relative Level as defined in Australian Standard® AS1100 Technical Drawings.

General principles

5. A photomontage submitted in an appeal should provide to the Judge, Commissioner or Registrar the most accurate visual images of the development in its real-world location, so as to specifically convey the issues in dispute.
6. A photomontage must include:
 - 6.1 the existing image;
 - 6.2 a 2D plan and/or elevation showing the location of the camera, target point/viewing angle, and lighting source that corresponds to the location from where the existing image was taken; and
 - 6.3 the proposed built envelope and key features of the development overlaid on the existing image in the form of a wire frame and/or 'block massing' model to demonstrate the development.
7. Where a photorealistic CGI of the development is used:
 - 7.1 the metadata from the existing image to create an identical 3D computer generated camera should be provided;
 - 7.2 the environmental conditions of the CGI should be set to the same parameters as the existing image;
 - 7.3 colour matching in the CGI is to correspond with the existing image; and



- 7.4 the details of the software used in creating the CGI should be stated as part of the submission of the photomontage.
8. A detailed summary of the methodology used to create the photomontage should be provided, including:
- 8.1 survey data that is used to create the photomontages, including the name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame was obtained;
 - 8.2 site specific topographical data used to create the photomontages, including the source and references utilised for the topographical data (for example paper, or survey inputs from file types such as from 'DWG' or 'DXF');
 - 8.3 the camera type, lens, focal length or field of view, and sensor used for the purpose of the photograph from which the existing image has been derived;
 - 8.4 accurate location, alignment and direction of the camera (whether fixed on tripod or drone) and RL of the camera for the existing image;
 - 8.5 data that was used to prepare the photomontages, such as:
 - 8.5.1 use of relevant plans and data for the depiction of existing buildings or existing elements as shown in the wire frame, block massing model or photorealistic CGI;
 - 8.5.2 the means by which terrain has been generated (such as surveyed spot levels and/or contours or by some form of point cloud, or Ground Control Point survey method);
 - 8.5.3 any variables applied to the images such as, time of day, lighting and weather conditions;
 - 8.5.4 consistency in application of scale and interpretation of the relevant data;
 - 8.5.5 rationale for selecting a particular view, use of camera lens or conditions in creating the image. For example, in circumstances where a development is best depicted with an expanded field of view or panoramic view, the type of panorama head and equipment must be stated, in addition to the data above.



- 8.6 where a photomontage has used more than one baseline image to represent the existing context (that is where multiple images are 'stitched together'), this must be stated, and the requirements above should be adapted to convey the key data required to verify its accuracy; and
- 8.7 whether any editing software or other visual manipulation has been used in the preparation of the final image, for example an adjustment in contrast, saturation, tilt shift or the like.

Visualisation Tools

9. As technology emerges, the principles outlined above are to be applied. What is important is that the Court has an unaltered and real life baseline, summary of metadata so the veracity of imagery presented can be verified, and application of relevant overlays of the proposed development that assists in the Court's consideration of the real issues in dispute.
10. All effort is to be made and the 'best practices' are to be applied when utilising technology for the purposes of visualisation of the development to ensure accuracy and avoid bias of information interpretation.

Paperless Hearings

11. Parties should be prepared to display the photomontage electronically if it is to be relied upon, or be the subject of an examination of an expert witness.
12. It will be the responsibility of the party whose expert is being examined, to provide a device compatible with courtroom technology which can display the photomontage electronically. This will allow the presiding officer, the experts, lawyers and all other people to be able to see in real time and on a common image, the subject of the examination.

Issued by:

***The Honourable Justice Brian J Preston
Chief Judge – Land and Environment Court of NSW
Date: 17 May 2024***

5.2. APPENDIX C: Survey and Methodology.

urbaine design group

Date: **March, 2023**

This document outlines the compliance with LEC Guidelines by Urbaine Design Group Pty Ltd in relation to the Visual Impact Assessments.

LAND AND ENVIRONMENT COURT

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The following directions will apply to photomontages from that date: Requirements for photomontages

1. *Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by: Existing Photograph.*

a) *A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);*

Original site photos are included in Urbaine's written VIA and also within the Appendix A. Generally, 2 photos are provided for view assessment – one is panoramic, composed of a series of 50mm photos from a fixed-head tripod. The second is a single 35mm photo of the view in the direction of the new proposal.

b) *A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and*

These are included in Urbaine's VIA and also within Appendix A. In some situations, the existing site elements are not visible, for use as a wireframe background. In this instance, Urbaine combines the existing site survey, with the 'Metromap' LIDAR survey of the relevant area, in order to position a 3d model of the surrounding area accurately. This is combined with a number of surveys from neighbouring buildings, with stamped DA approved plans, sourced from the City of Sydney Sydney DA tracker website. The existing buildings on the site are also modelled in wire-frame for alignment at lower levels of observation.

c) *A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.*

These are provided within the VIA and Appendix A. More detailed camera positions are shown, where the actual plans can be sourced. As a general guideline, all of the Urbaine photos are taken from a camera positioned at a fixed, measured height of 1600mm, located 1000mm back from the centrepont of the main glazing line. These positions are replicated within the accurate 3d model of the neighbouring buildings, set up from their original surveys.

Survey data.

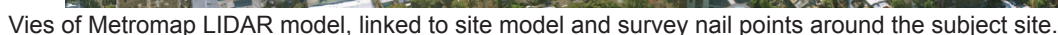
d) *Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:*

i. *for depiction of existing buildings or existing elements as shown in the wire frame; and ii. to establish an accurate camera location and RL of the camera.*

Most of the neighbouring buildings can be found within the City of Sydney DA tracking portal. From here, original surveys are sourced, together with the stamped, approved DA drawings. The surveys are digitally imported into Autodesk 3d Studio Max software and are accurately aligned with each other, both in plan and elevation. Finished slab heights of the relevant neighbouring buildings are then replicated in 3d, aligning with the relevant surveys, to allow an accurate placement of the cameras.

For the existing buildings, these 3d models also align with the overall LIDAR survey of the area,

This gives 3 separate sources of accuracy for alignment and camera placement, all linked to the original 2d and 3d survey data.

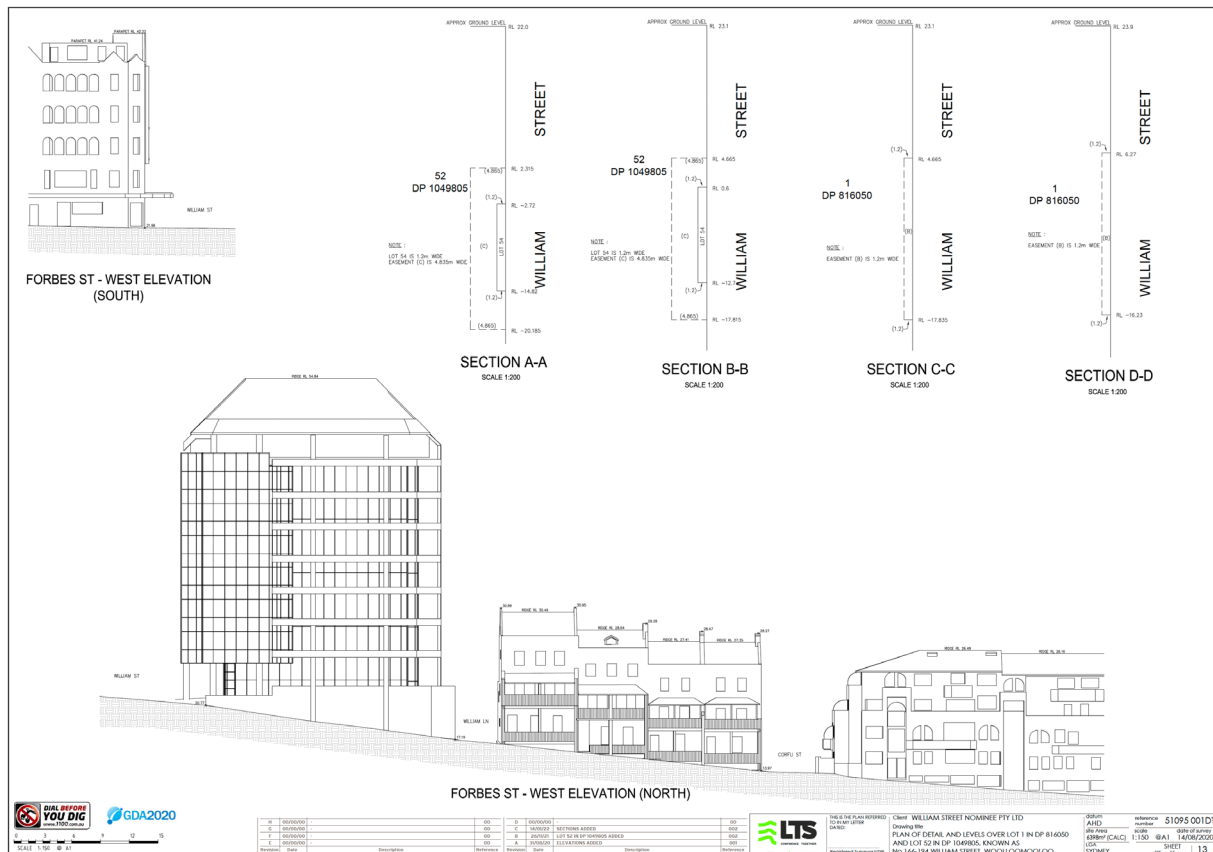


2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
- a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and

Several Surveys were used by Urbaine to accurately to locate the proposed building. The survey of the subject site was prepared for The Applicant by Beveridge Williams Land Development Consultants Registered Surveyors, covering the subject site. This was combined, within the 3d Autodesk model, with surveys of the adjoining sites, samples of which are also attached below, with their surveyor references.



Survey from LTS Surveyors.



Original Site Survey elevations from LTS Surveyors.

b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

This lens information is contained within the various Urbaine written Visual Impact Assessment reports. 2 camera lenses have been used, appropriate to the views. We have included a standard 35mm lens photo within the reports, although this gives a restricted view, in relation to the human eye: 2 human eyes have a field of vision of approximately 120 degrees. A 50mm lens gives only a 40 degree horizontal field of vision, which is unsuitable for assessing visual impact. A combination of photos, as per DPIE Guidelines gives a more suitable means of visual impact consideration.

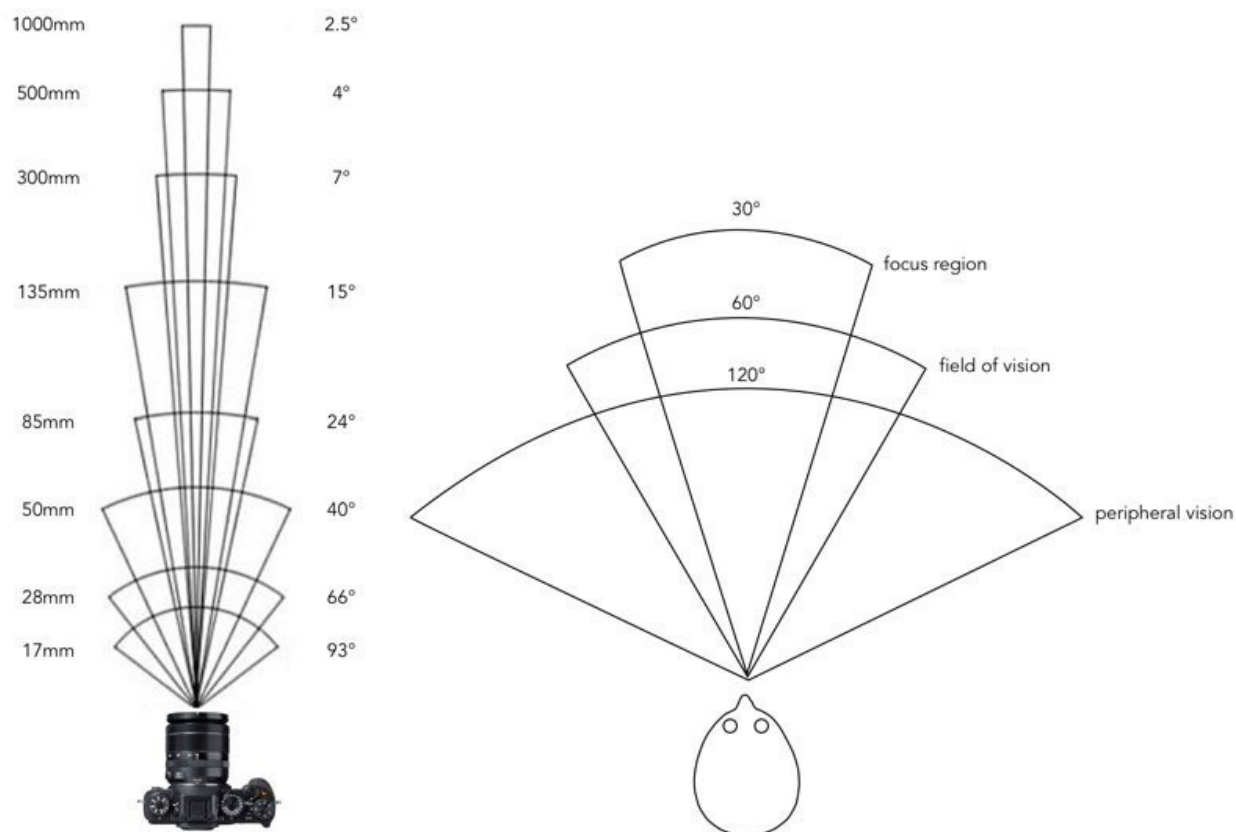


Diagram indicating the field of vision from 2 human eyes, in comparison with the single lens of a camera.

Panoramic context photos have also been supplied, prepared using the Guidelines of the DPIE Technical Supplement - Landscape and Visual Impact Assessment, October 2022 – in relation to the preparation of panoramic base photography. These are all composed of individual 50mm photos and are the closest representation to the field of view of 2 human eyes – being contained within a 120 degree viewing angle. These are the most important views for the assessment of visual impact within the overall context of a view.



3 x individual 50mm photos from fixed head tripod

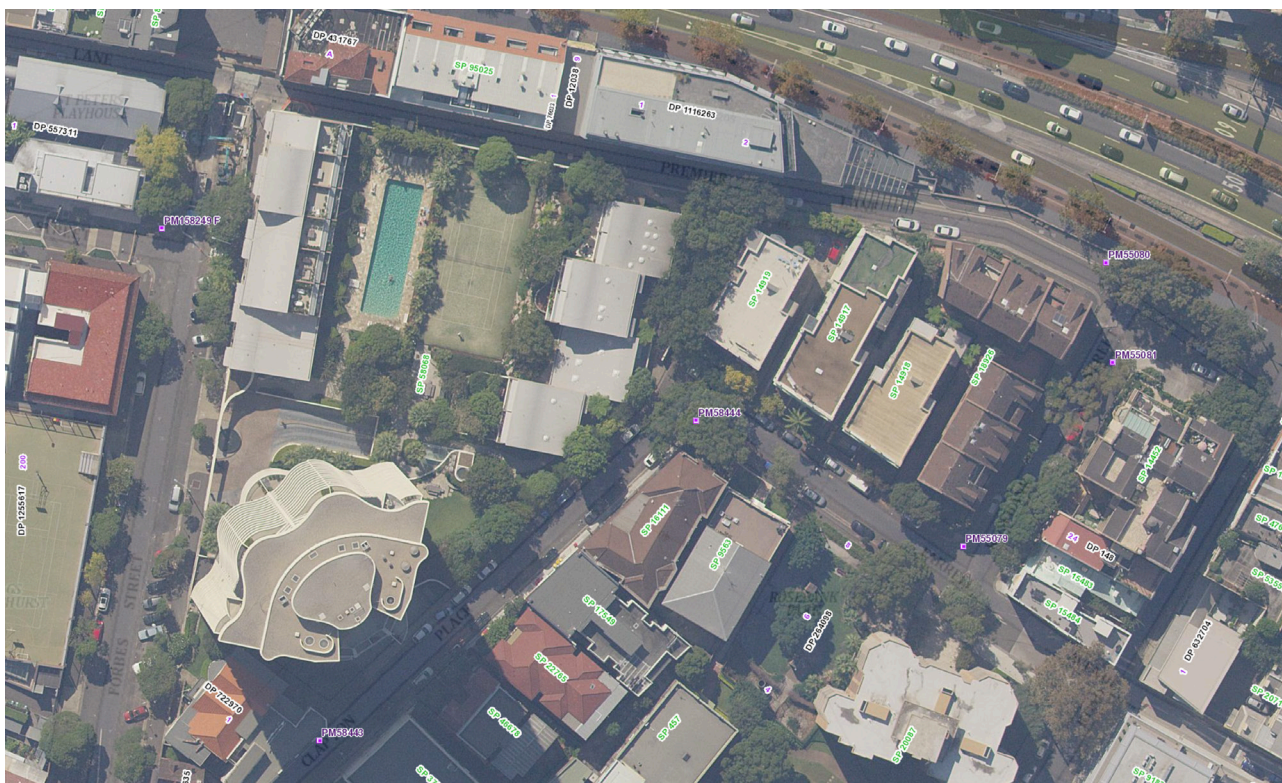


85 degree panorama from stitched photos

Sample diagram showing 3 individual 50mm photos being composited into a panoramic background photo.

In instances where access to neighbouring properties is not permitted, or not possible, drone

photography has been used. This is undertaken using an accurate DJI Mavic 2 drone, launched from known survey points around the site. The drone retains accurate height and GPS information.



Aerial photography showing recorded survey points used as launch positions for drone photos.

I believe that the methods used by Urbaine Design Group represent the most accurate means of representing a true photomontaged view of a proposed development, for the purposes of undertaking a Visual Impact Assessment. The wider-angle views from Urbaine, are in line with DPIE Guidelines and serve the purpose of demonstrating context and a representation of the wider extent of view.

A combination of survey information, accurate modelling of neighbouring buildings, together with LIDAR models, allows several cross-reference checks to be undertaken to verify the accuracy of the final photomontaged view.

The LEC Guidelines for the Preparation of Photomontaged views, represent only a small component of the process of verification of accuracy. Compliance with these guidelines, whilst necessary, is no guarantee of an accurate result.

A handwritten signature in black ink, appearing to read 'John Aspinall'.

John Aspinall, Director, Urbaine Design Group Pty Ltd.