153-157 WALKER STREET, NORTH SYDNEY

VISUAL IMPACT ASSESSMENT

SSD-78073736

PREPARED FOR

FREECITY GROUP HOLDINGS PTY LTD

AUGUST 2025

FINAL

URBIS

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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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EXECUTIVE SUMMARY

This Visual Impact Assessment (VIA) has been prepared by Urbis on behalf of FreeCity Group Holdings Pty Ltd (FreeCity) to accompany a development application for a mixed-use development located at 153-157 Walker Street, North Sydney.

This VIA seeks to determine visual effects and potential visual impacts of the proposed development on public domain views, and provides an indicative analysis of the likely private domain view impacts.

Method

The methodology employed to assess visual impacts establishes the baseline visual context and characteristics, and the visual effects of the proposed development on those baseline factors, as modeled in selected representative public domain views. The visual impacts have been determined by applying various weighting factors, including Sensitivity, Compatibility and Visual Absorption Capacity.

Four representative public domain photomontages have been used to inform the assessment of visual impacts from the public domain. Potential private domain view impacts have been informed by observations of relative building heights and settlement patterns, and interrogation of publicly available floor plates and real estate imagery.

Key Findings

The final impact assessment from the public domain is included in **Section 6** of this report. Private domain view impacts are addressed in **Section 4**.

The assessment found that:

Public Domain Views

- From all viewpoints the proposal is visible in the context of towers of a similar scale, form and height, viewed within the context of North Sydney's CBD. The Proposal is consistent with likely viewer expectations for this part of North Sydney and is unlikely to be perceived as a contrasting feature in view compositions.
- The majority of public domain views including the proposal are experienced for short durations from moving viewing situations.
- The proposal will not visually dominate, and is unlikely to be the primary focus of sustained public domain views, such as those from Forsyth Park.
- Given the level of intervening built form, vegetation and underlying topography, only mid and upper-level sections of the Proposal would be visible in more distant views.
- In distant views the proposal will not be dissimilar in height, scale and form in relation to the surrounding visual context, and as such is highly compatible with the existing and desired future character.
- The Proposal is visually consistent with the objectives of the LEP and desired future character for this part of Walker Street which will include taller forms. Further, the proposal, in visual terms, reflects the intended urban outcomes in relation to the HDA assessment pathway.
- Non-compliances have been indicated in all views modeled where a small section of built form sits above the maximum RL for the site. We note the site has an existing commercial DA approval (DA-393-22) for a 44-storey commercial building with a proposed a maximum height of RL234.00, which exceeds the LEP maximum by 19m.
- Minor sections of upper built form which sit above the LEP height control, and approved DA envelope block open sky. Additional height sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating.
- All views analysed were rated as having a low visual impact, where the significance of that impact was found to be reasonable and acceptable.

In our opinion, the Proposal will not result in any significant adverse visual impacts, and the extent of visual effects generated by the Proposal is acceptable in the immediate and wider visual context.

The Proposal is therefore supported on visual impact grounds.

Private Domain Views

- Easterly and south-easterly views from 79-81 Berry Street ('The Alexander') and 138 Walker Street ('The Belvedere') are likely to have access to scenic views that will potentially include the Proposal.
- Existing views may include built form on the site, as well as district views over Neutral Bay and Mosman, and areas of open water and land-water interface within Sydney Harbour, which are scenic and highly valued features in *Tenacity* terms.
- It appears that views which include the proposal may be available from primary living areas and other lower order rooms (e.g bedrooms). Given the potential extent of affectation, and scenic quality of views to be lost, private domain view impacts are likely to be low.

01 INTRODUCTION

1.1 PURPOSE OF THE REPORT

Urbis have been engaged by Freecity Group Holdings Pty Ltd ('Freecity') to prepare a Visual Impact Assessment (VIA) to accompany a development application for a mixed-use development located at 153-157 Walker Street, North Sydney ('the Proposal').

This VIA is an assessment of visual effects (quantum of visual change) and visual impacts (significance of visual change) in relation to the Proposal. The VIA considers effects and impacts of the proposal on local visual character, as well as the intended future character of North Sydney Central Business District.

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) dated 15 May 2025 for SSD-82599709. The SEARs which pertain to views and visual impacts are outlined below:

Item	Description of Requirement	Section
7. Environmental Amenity	• Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Section 4 & 5
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.	Section 4 &5

Table 1 Summary of SEARs requirements

This report presents baseline information on existing visual conditions of the Site and surrounding visual context, established through desktop study and fieldwork.

The following documents have been consulted in describing the nature of the Proposal:

- **155 Walker Street, North Sydney, NSW - Hotel and BTS Scheme - Architectural Drawings, P10 Revision** dated 9th May 2025 prepared by Architectus.

Figure 1 Site location | Cox Architecture.

1.2 THE PROPOSED DEVELOPMENT

The proposed dvelopment includes:

- Site preparation, including ground excavation and the demolition of existing structures at the site.
- Construction of a new fifty-one (51) storey mixed-use tower which will accommodate:
- Residential apartments, including a build-to-rent housing component
- Nine (9) affordable housing apartments equating to 3% of the total dwellings proposed
- A hotel that will be operated by one entitiy with a central management structure
- Ancillary lounge and wellness facilities
- Eleven (11) basment levels with car parking facilities and plant rooms to service the proposed development
- One (1) loading zone at the Lower Ground Level
- Vehicle access from Little Walker Street
- Associated building plant, utilities and service connections.

THE PROPOSAL IN VISUAL TERMS

The Proposal is for a 51-storey tower comprising a 5-7 storey podium and reaching a maximum height of 240.8m. Across the podium, ground-floor street frontages are setback to Walker Street and Little Walker Street, with minimal setbacks to the boundary across levels 1-4. There are nil setbacks to adjacent buildings to the north and south. From level 7 and above the tower's curvilinear façades are setback 4-5m across the northern and southern elevations. The eastern elevation is setback approximately 3m and the western elevation is setback 6-9m.

The overall floorplate is broadly square where the tower has rounded corners and concave façades. The facades are glazed, and the building's upper levels forming an incline angle from east to west.

1.3 HEIGHT NON-COMPLIANCE

We note the proposal exceeds the LEP height control (RL215) by 25.83m. The subject site has an existing commercial DA approval (DA-393-22) for a 44-storey commercial building with a proposed a maximum height of RL234.00, which exceeds the LEP maximum by 19m.

Photomontages include modelling of the proposed development, shown as a grey translucent mass. The LEP height control for the site has been applied to the model as a red dotted line and an outline of the aforementioned existing approved envelope in yellow. The visual effects of non-compliances are assessed in Section 5.0 of this report.

Figure 2 Architectural render of Proposal | Architectus

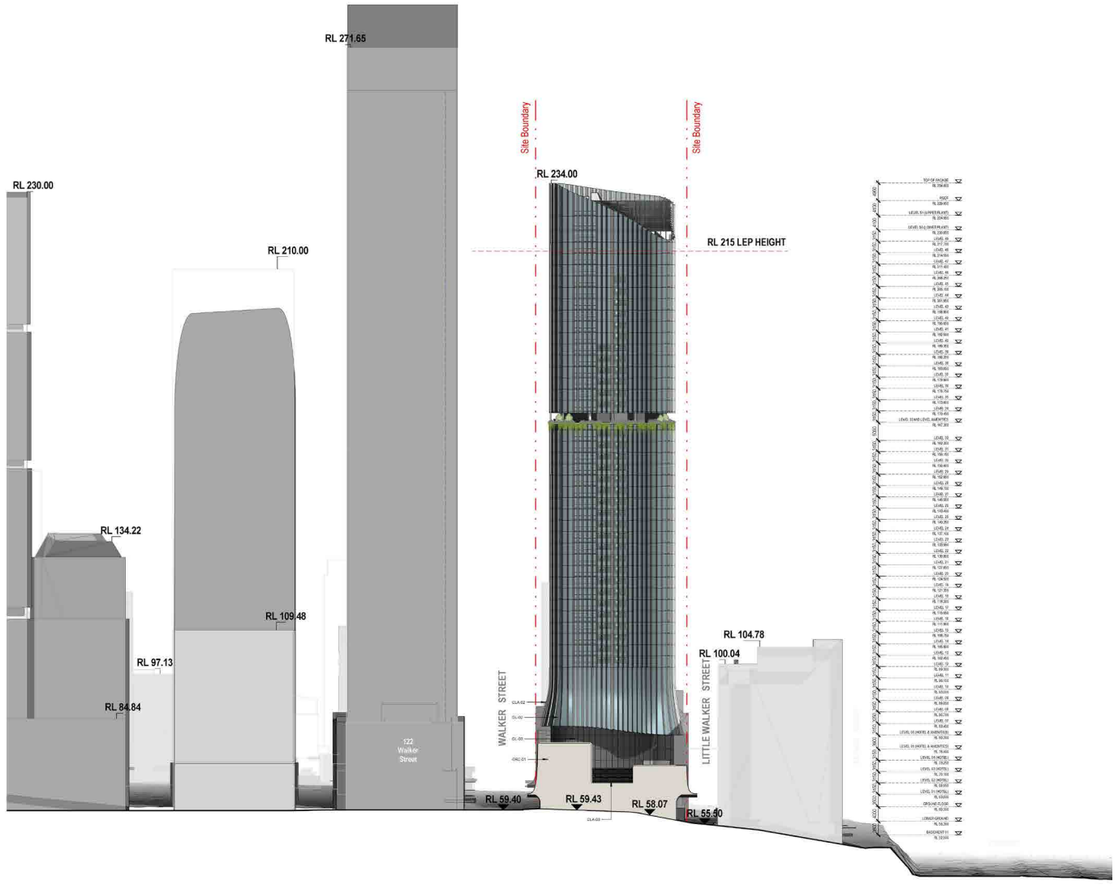


Figure 3 South Elevation | Architectus

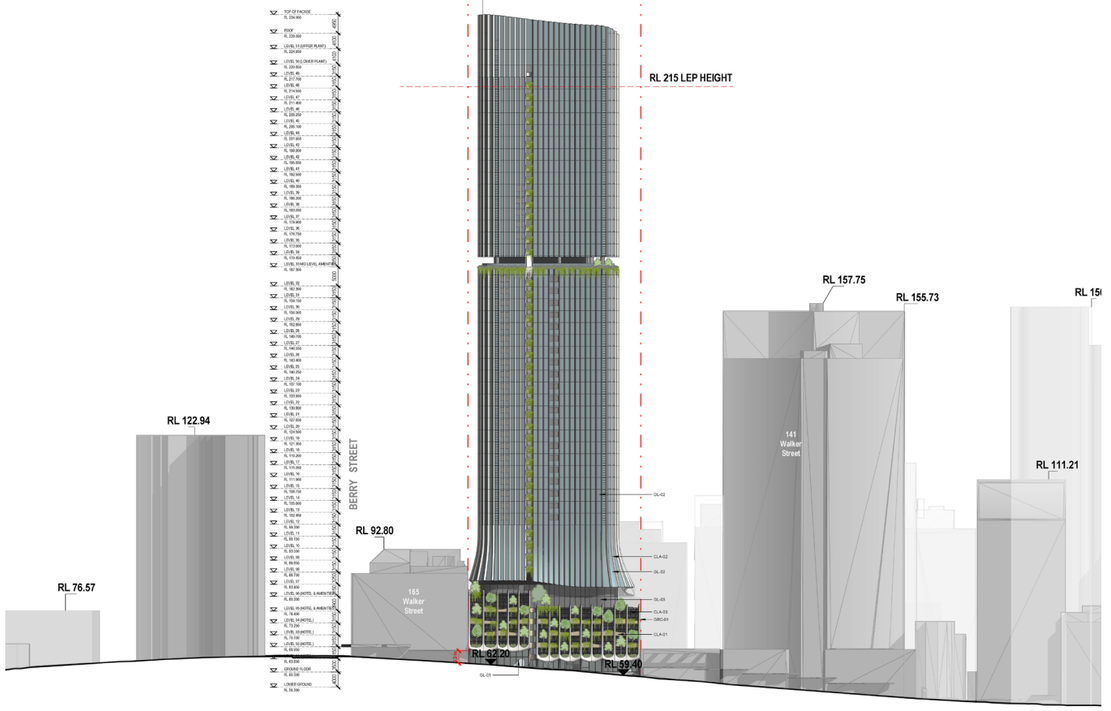


Figure 4 West Elevation | Architectus

02 VIA METHODOLOGY

2.1 URBIS METHODOLOGY

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

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Character Visual Impacts Assessments (LCVIA).

Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

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

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

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

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

Guidance note for Landscape and Visual Assessment (AILA 2018)

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

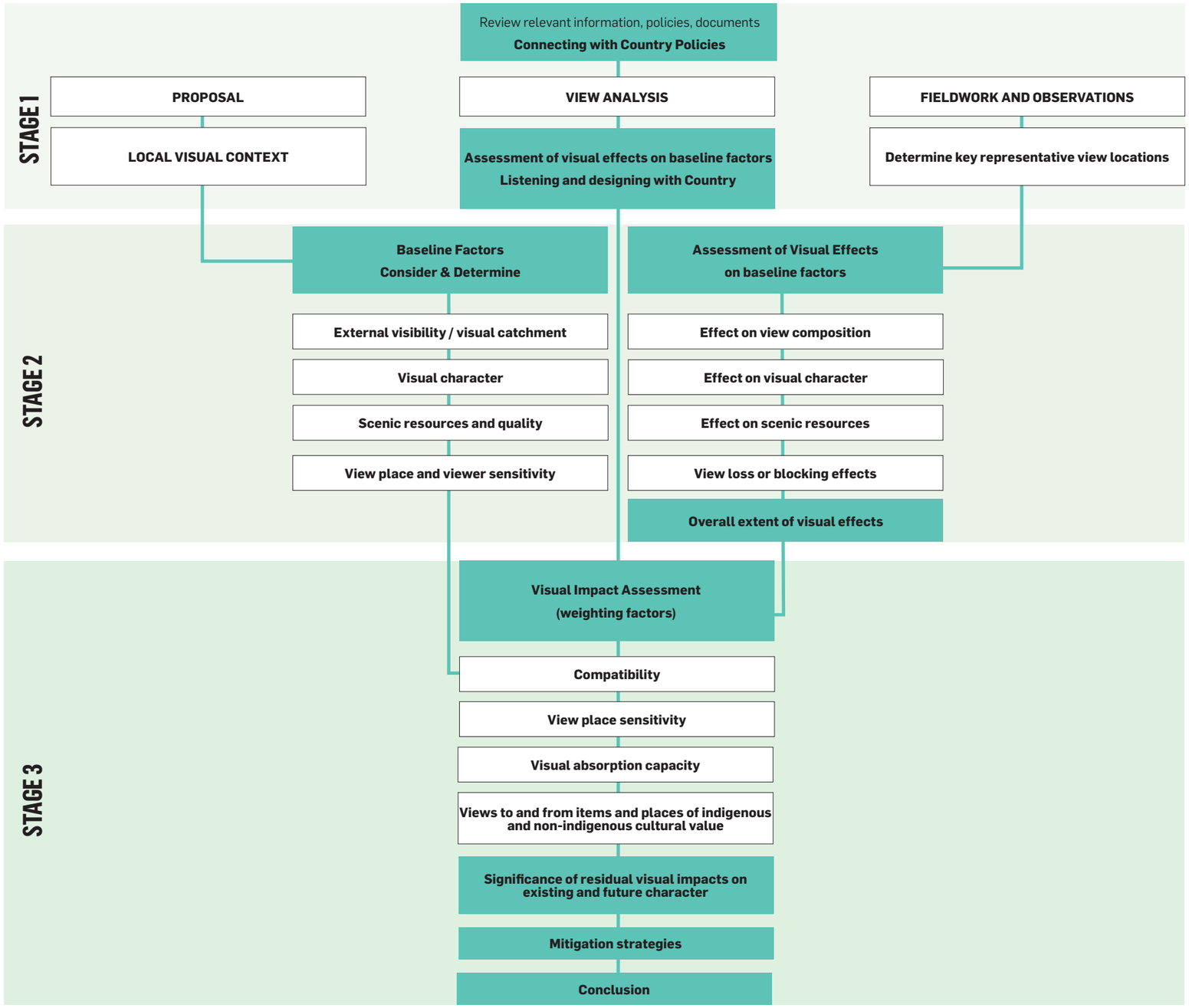


Figure 5 Methodology flowchart.

3.1 VISUAL CONTEXT

The immediate visual context is characterised by the North Sydney CBD which comprises late 20th century – early 21st century commercial and residential towers of varying height and character. Commercial office towers typically include floor to floor glazing while contemporary residential towers are characterised by external terraces and balconies. Taller buildings are broadly concentrated to the south and west, where views are available east and southeast over lower-height apartment blocks towards Neutral Bay and Sydney Harbour. From a distance the NSCBD is a cluster of tall towers which steps down to the Warringah Freeway in the east, the Pacific Highway in the south and west, and McLaren Street in the north.

NORTH

Late 20th century – early 21st century commercial and residential towers lie north and northwest of the Site between Berry, Miller and Ridge Streets. The towers vary in height and articulation with the commercial buildings characterised by more glazing and fewer external terraces than the more contemporary, residential towers (such as 227-237 Miller Street). Building heights 'step down' towards the north – from McLaren St buildings diversify in height, scale, use, and architectural period until Ridge Street and North Sydney Recreational Area (with the exception of 168 Walker Street), approximately 580m north of the Site. Views south towards Sydney Harbour, the Sydney Opera House and Harbour Bridge are available from the most elevated, open locations.

EAST

Immediately west is the Warringah Freeway, a major transportation corridor that is part of the Sydney Orbital Network. The freeway is comprised of several lanes in either direction and includes concrete and vegetated median barriers, lighting and signage. Beyond the freeway is residential development within Neutral Bay, Cremorne and Mosman. Built form is predominately a combination of single and double storey detached, semi-detached and terrace dwellings of varied architectural styles including traditional Georgian, Italianate, Gothic and Bungalow styles through to contemporary, modernist buildings.

The dwellings are typically set back from the street with either front gardens or driveways and are constructed of a variety of materials including sandstone, wood, brick and concrete.

Residential flat buildings (RFB's) are also present and consist of buildings of two to four stories, often constructed of brick and characteristic of those built in the 1960s and 1970s, as well as more contemporary examples. Larger residential buildings include the nine storey 'Glen Ormiston' RFB at 22 Doris Street, and lower height residential complexes comprised of several buildings such as those at 50-60 Clark Road and 2 Spruson Street.

The streetscapes have a high level of vegetation which includes a variety of both natives and exotics, which, along with vegetation within private properties, often blocks or filters views of built from and creates heavily vegetated view corridors.

Anderson Park, a large, urban recreation open space is located c.500m southeast of the site. The park includes playing fields, an amenity building and seating area to the south of the park overlooking Neutral Harbour, with the park enclosed by mature trees.

We note that an Heritage Conservation Area (HCA) known as the 'Whaling Road Conservation Area' is located to the east of the site and is characterised by one and two storey Victorian Georgian, Victorian Filigree and Federation dwellings and is significant for its subdivision history and streetscape development as identified within the North Sydney Development Control Plan.

SOUTH AND WEST

North Sydney's business district extends immediately south and west of the Site and is characterised by a dense concentration of tall, predominately office buildings, reflecting its role as a major business district. The tower forms exhibit a variety of architectural styles, ranging from postmodern to contemporary designs. Materiality features concrete, glass façades, clean lines, and geometric shapes, and neutral colour palettes. The ground floors of the buildings are occupied by retail spaces, cafes, restaurants, and other amenities. Beyond the CBD is mixed-use and residential development within McMahons Point, as well as Shore Preparatory School and the North Shore railway line.

West of the Pacific Highway is residential development within Waverton which is predominantly 1-2 storeys, with regular setbacks and subdivision patters, the topography slopes downward toward Berrys Bay, Waverton Park, and Oyster Cove Reserve. There are several Heritage Conservation Areas south and west of the site including 'Priory Road', 'Union, Bank and Thomas Streets', 'Lavender Bay', 'McMahons Point North' and 'McMahons Point South'.

To the south-east, across the freeway is residential development within Kirribilli, as well as Sub Base Platypus, a former submarine base at 118 High Street. The site includes a public park to the north of the site (Oberon Park), as well as public access to the foreshore and a pedestrian link between Oberon Park and Kesterton Park to the south. The site is unique to the surrounding area as it includes a large expanse of foreshore built form that is not private residential dwelling and is comprised of several historic structures that have been re-purposed for modern use including heritage-listed buildings and submarine workshops whose architectural details, such as weathered brick walls, exposed beams, and metal elements, have been retained and built upon to reference the site's naval heritage and land use.

2.3 HERITAGE ITEMS

The site does not contain any listed Heritage Items but is located within the vicinity of the following:

- 105-153 Miller Street (Listing No. 02069), MLC Building North Sydney (former), 120m west of the Site (State Listing).
- 86 Walker Street (Listing No. 10983), Former Fire Station, 100m southwest of the Site (Local Listing).

2.4 DOCUMENTED VIEWS

There are no documented views that would be affected by the Proposal. We note potential visibility to the Proposal from Sydney Harbour, Sydney Opera House and the Sydney Harbour Bridge, views of which form part of the local visual character and are mentioned in the North Sydney Local Strategic Planning Statement.

3.4 PUBLIC DOMAIN VISUAL CATCHMENT

Potential visibility of the Proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views), and an indicative visual catchment from Google Earth. A preliminary 1km study area is considered proportional to the scale and nature of the Proposal.

PUBLIC DOMAIN VISIBILITY

Tall buildings within the NSCBD lie to the south and west of the Site and constrain potential visibility of the Proposal to the northeast, east and southeast. Potential visibility within 1km of the site includes:

- Immediate and close surrounding streets, including Little Walker Street to the east and Walker Street to the west.
- The Warringah Freeway (north-bound and south-bound), including at the northern end of the Sydney Harbour Bridge. Views from this major transport corridor will be sequential and transient.
- Local road network within Neutral Bay, east of the site, including elevated sections of Kurraba Road, Holdsworth Street, Ben Boyd Road and Raymond Road.
- Public open spaces and recreation areas including North Sydney Recreation Area to the north, Forsyth Park to the northeast and Anderson Park to the east.
- We note potential visibility to the Proposal from Bennelong Point and the Sydney Opera House Western board walk, approximately 2km southeast of the site.

Views from most public domain locations will likely be limited to the middle and upper sections of the Proposal's tower due to intervening built form to the proposal's immediate east and south.

03 BASELINE VISUAL ANALYSIS

3.1 INSPECTED FIELDWORK LOCATIONS

Figure 6 Locations inspected during fieldwork.

View No.	VIEWPOINT LOCATION
View 01	Southerly, axial view along Walker Street from North Sydney War Memorial obelisk.
View 02	South-westerly view from Warringah Freeway pedestrian overbridge.
View 03	South-westerly view from Forsyth Park
View 04	North-westerly view from walkway adjacent to Cahill Expressway.
View 05	East north-easterly view from Anderson Park (southeast corner).
View 06	East north-easterly view from Kurraba Road carpark.
View 07	Southerly view from North Sydney Recreational Area (SE edge of Bon Andrews Oval).

3.2 VISUAL CHARACTER OF THE SITE

The subject site is situated at the eastern edge of North Sydney Central Business District (NSCBD), between Walker Street (west) and Little Walker Street (east). It is currently occupied by a 13-storey commercial office building at 153 Walker Street and a 14-storey commercial office at 157 Walker Street.

The lot is square and is adjoined to the north and south by low to mid-height commercial buildings. The site has a total area of 1,928m² and a cross-fall of 6.7m from the north-west to the south-east. The Walker Street boundary is lined by mature street trees, there is no other vegetation across the site.

3.3 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

Urbis Comment: The site is occupied by existing commercial tower forms that are not visually unique or distinct. The overall scenic quality of the site is considered **low.**

3.4 PUBLIC VIEW PLACE SENSITIVITY

This factor considers the sensitivity of the public to potential visual changes caused by the proposal. It is determined by combining judgements on the value attributed to the view place, with judgements on the sensitivity of the viewer to changes in their visual environment.

The value attached to the view place relates to recognition of the view in planning or heritage designations, as well as viewer expectations around the scenic quality of the view and likely visitor numbers (for example to popular lookouts).

Sensitivity of the viewer to changes in their visual environment is mainly a function of the activity people are engaged in while at that location, and the degree to which their attention is likely to be focused on their surroundings.

Overall sensitivity is also affected by distance to the proposal, the nature of the view, whether it is gained from a moving or static viewing situation as well as the duration of exposure to the view. For example, close distance views from local parks are typically more sensitive than long distance views from motorways.

Urbis Comment: The visual catchment is highly urbanised where the majority of views to the proposal are highly constrained. From more sensitive public domain locations such as Forsyth Park, the proposal is seen in the context of other tower forms within the North Sydney CBD. Views from major transport corridors including the rail line and Waringah Freeway are brief, and predominantly from moving viewing situations. The level of public view place sensitivity is therefore considered **low.**

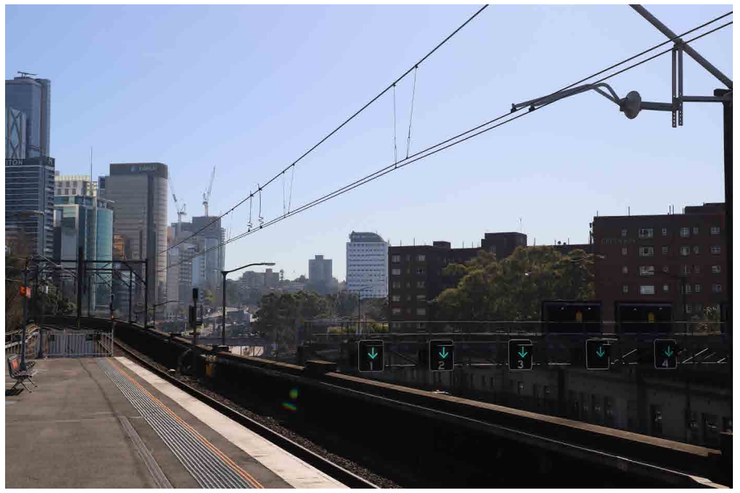


Photo 1. Northerly view from Milsons Point Station.

Photo 2. Southerly view from east end of Ridge Street.

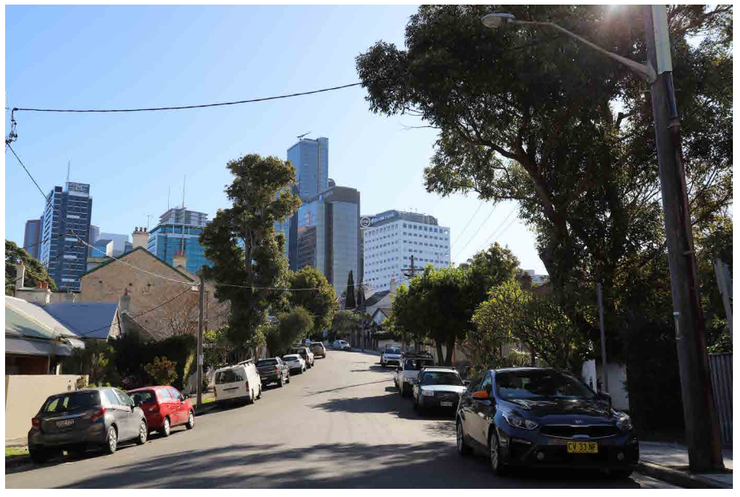


Photo 3. North-westerly view to NSCBD from Whaling Road.

Photo 4. South-westerly view from Forsyth Park.

3.5 SURROUNDING VISUAL CHARACTER

Photo 5. Westerly view from Kurraba Road carpark.

Photo 9. South-westerly view along Walker Street.

Photo 6. Westerly view from Neutral Bay Wharf.

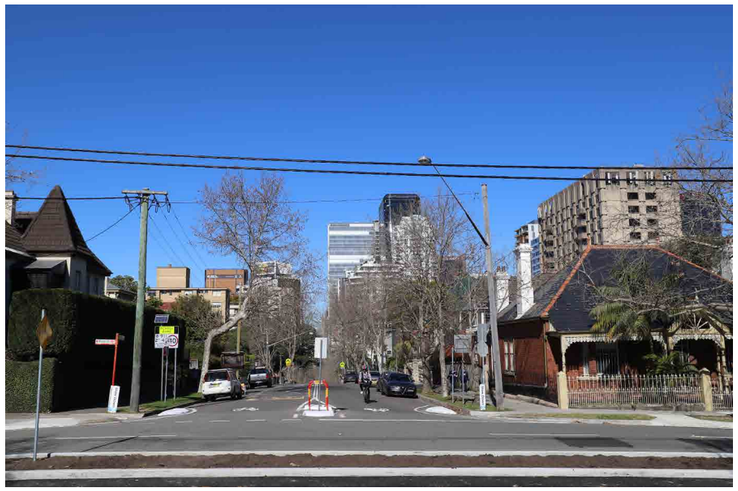


Photo 7. Southerly, axial view down Walker Street.

Photo 8. North-westerly view from Cahill Expressway.

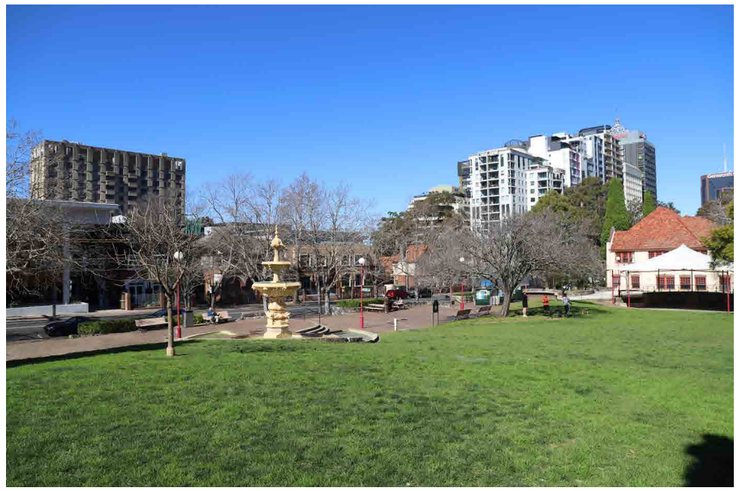


Photo 10. South-easterly view from Civic Park.

04 PRIVATE DOMAIN VIEWS

4.3 PRIVATE DOMAIN VIEWS

Given the relative height, form, and density of surrounding development, potential private domain view loss is constrained to immediate residential flat buildings. To inform our understanding of existing and potential views, Urbis have interrogated publicly available floor plates and real estate imagery for the identified residential flat buildings or dwellings. Descriptions below relate to upper-level units which include formal presentations to Little Walker Street and Berry Street and sit above the height of the existing building on the subject site.

79-81 BERRY STREET 'THE ALEXANDER APARTMENTS'

This residential apartment building is located approximately 60m west of the site with a formal presentation to Berry Street. It comprises 241 dwellings across 36 residential floors and is 115m in height. Units occupying the eastern side of the building across the upper levels include east-facing balconies and windows with easterly and south-easterly views across the site towards Sydney Harbour.

Potential Views

Easterly views from these locations are likely to include built form on the site, district views over Neutral Bay and Mosman, and areas of open water and land-water interface within Sydney Harbour, which are scenic and highly valued features in *Tenacity* terms. We note future views from these locations will likely include part of the approved development at 110 Walker Street (currently under construction). Based on our understanding of typical internal floorplates, these views are likely to be experienced from bedrooms, bathrooms, as well as living and dining rooms.

138 WALKER STREET 'BELVEDERE'

The Belvedere is an RFB, massed in three blocks differentiated by height, form and articulation. In the southern-most tower, we understand that there are 8 units allocated per floor with the exception of level 21 Penthouse units. Therefore half of the units in this tower present to the west, where views in this direction or south-west would be unaffected by the Proposal. The northern and middle tower blocks are lower in height (6 and 11 storeys respectively) and are set back from the Walker Street boundary.

Potential Views

South-easterly views from these locations are likely to include built form within North Sydney CBD, as well as district views over Neutral Bay and Mosman, and areas of open water and land-water interface within Sydney Harbour, which are scenic and highly valued features in *Tenacity* terms. These views are likely available from the upper levels of the southern-most tower where views across water within Sydney Harbour may potentially include part of the Proposal. Based on our understanding of typical internal floorplates, these views are likely to be experienced from bedrooms, as well as living and dining rooms.

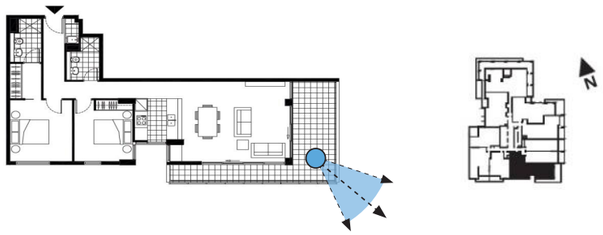
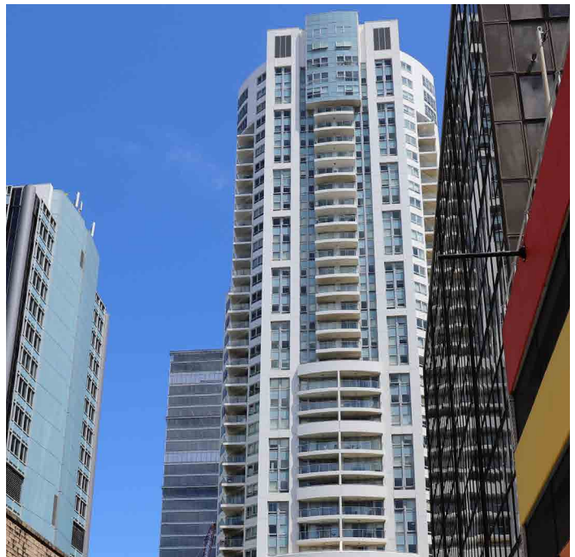


Figure 8 Detail of the Belvedere and floorplate of upper-level dwelling with south-easterly views. Direction of likely scenic views shown in blue view cone.



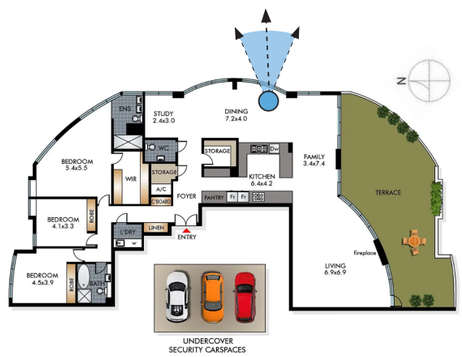


Figure 7 Detail street view of 79-81 Berry Street and floorplate of upper-level dwelling with easterly views. Direction of likely scenic views shown in blue view cone.

05 PUBLC VIEWS VISUAL EFFECTS ANALYSIS

5.1 SELECTION OF VIEWS FOR ANALYSIS

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and LiDAR data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 4 public view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	View south from North Sydney War Memorial, ridge street.
View 02	View south from Warringah Freeway pedestrian overpass.
View 03	View southwest from Forsyth Park.
View 04	View northwest from Cahill Expressway.

5.2 CERTIFICATION OF PHOTOMONTAGES

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

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

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

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

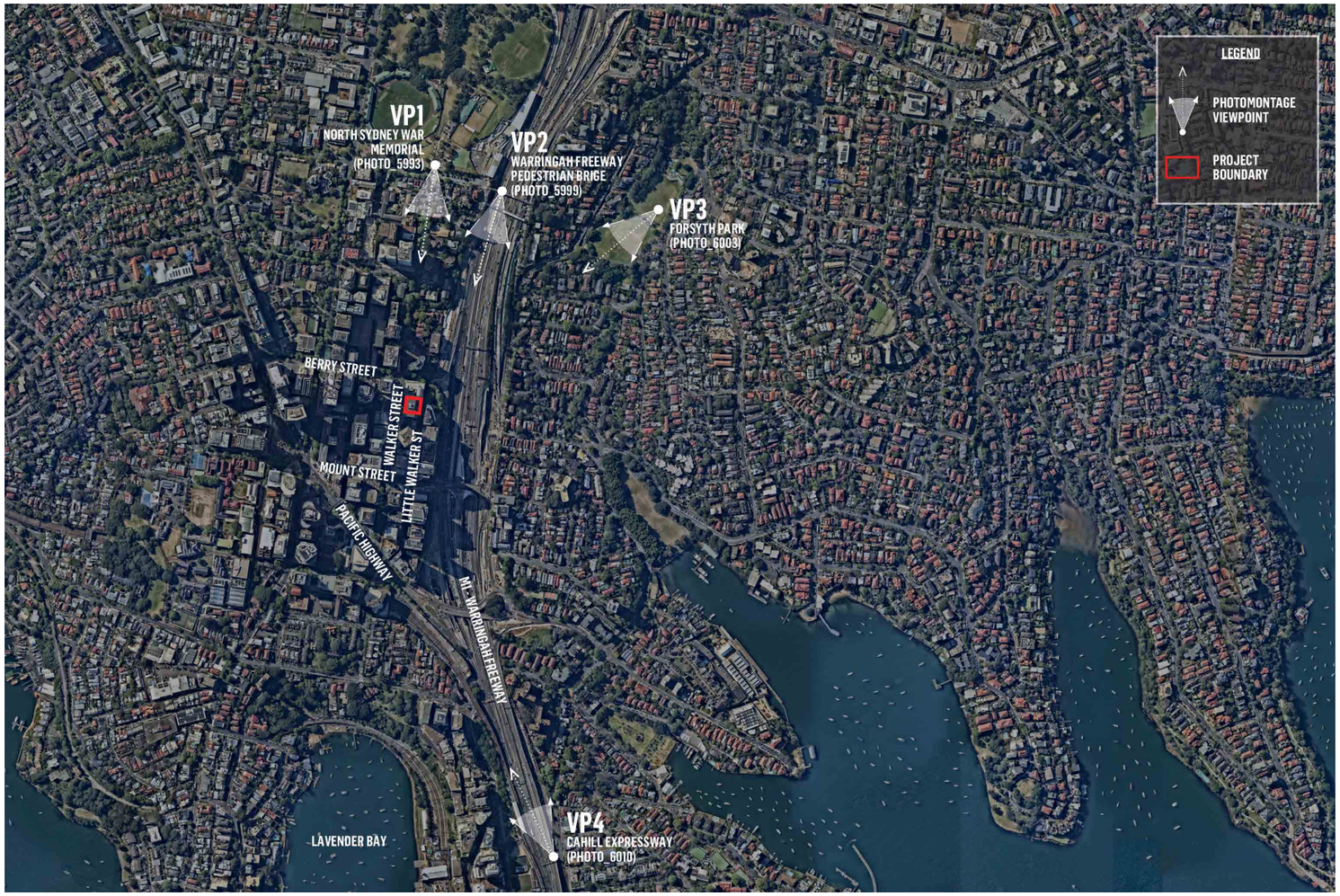


Figure 9 Viewpoint location map.

VIEW 01

VIEW SOUTH FROM NORTH SYDNEY WAR MEMORIAL, RIDGE STREET

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

This is an axial view south down Walker Street from North Sydney War Memorial. Walker Street occupies the foreground and is characterised by low height residential development and street tree vegetation. Tall CBD towers occupy the background including the recently completed residential towers, *Aura* west of Walker Street.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

Mid and upper sections of the proposal will form a new vertical element in the background of this view, amongst other towers within North Sydney. The proposal will block built form and open sky. Lower parts of the proposal are screened by intervening development and vegetation in southerly views from Walker Street.

Effects of Additional Height Sought

Minor sections of upper built form which sit above the LEP height control, and approved DA envelope block open sky. Additional height sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	**low**

Weighting Factors

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

See section 5.8 for overall visual impact rating.

Figure 10 Viewpoint location.

Figure 11 Viewpoint 01 existing view.

Figure 12 Viewpoint 01 photomontage.

VIEW 02

VIEW SOUTH FROM WARRINGAH FREEWAY PEDESTRIAN OVERPASS

DISTANCE CLASS

- Medium
- 100-1000m

EXISTING COMPOSITION OF THE VIEW

This is a southerly view from the Warringah Freeway Pedestrian over bridge predominantly characterised by tower forms across the Sydney CBD to the south-east and North Sydney to the south-west.

Closer tower forms within North Sydney appear of greater height and scale compared to more distant buildings and icons within the Sydney CBD. The Warringah Freeway is screened by temporary hoarding associated with road upgrades.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal will introduce a new vertical element in the view amongst other tower forms of similar bulk, scale and architectural character within North Sydney. The proposal will block existing built form including parts of other towers, and open sky. Lower height built form north of the site will block views to the podium and base of the proposal.

Effects of Additional Height Sought

Minor sections of upper built form which sit above the LEP height control, and approved DA envelope block open sky. Additional height sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	**low**

Weighting Factors

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

See section 5.8 for overall visual impact rating.

Figure 13 Viewpoint location.

Figure 14 Viewpoint 02 existing view.

Figure 15 Viewpoint 02 photomontage.

VIEW 03

VIEW SOUTH-WEST FROM FORSYTH PARK

DISTANCE CLASS

- Medium
- 100-1000

EXISTING COMPOSITION OF THE VIEW

This is a south-westerly, medium distance view from Forsyth Park characterised by a foreground of parkland and vegetation against a backdrop of North Sydney tower forms.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal will introduce a new vertical element to the background composition, amongst other tower forms of similar bulk, scale and architectural character within North Sydney.

The proposal will block existing built form including parts of other towers, and open sky. Lower height built form south of the site will block views to the podium and base of the proposal.

Effects of Additional Height Sought

Minor sections of upper built form which sit above the LEP height control, and approved DA envelope block open sky. Additional height sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low-medium
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain Viewer Sensitivity	medium (neutral)
Visual Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	medium (neutral)
Viewing Distance	medium (neutral)

See section 5.8 for overall visual impact rating.

Figure 16 Viewpoint location.

Figure 17 Viewpoint 03 existing view.

Figure 18 Viewpoint 03 photomontage.

VIEW 04

VIEW NORTH-WEST FROM CAHILL EXPRESSWAY

DISTANCE CLASS

- Medium
- 100-1000

EXISTING COMPOSITION OF THE VIEW

This is a north-westerly view along the Cahill Expressway, characterised by the road corridor, rail line and North Sydney station against a backdrop of North Sydney tower forms.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION

The proposal will appear as a new vertical element in the northern part of the background composition, amongst other tower forms of similar bulk, scale and architectural character within North Sydney.

Effects of Additional Height Sought

Minor sections of upper built form which sit above the LEP height control, and approved DA envelope block open sky. Additional height sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual Character	low
Scenic Quality	low
View Composition	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain Viewer Sensitivity	low-medium (down-weight)
Visual Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	short (down-weight)
Viewing Distance	medium (neutral)

See section 5.8 for overall visual impact rating.

Figure 19 Viewpoint location.

Figure 20 Viewpoint 04 existing view.

Figure 21 Viewpoint 04 photomontage.

06 VISUAL IMPACT ASSESSMENT

Having determined the extent of the visual change based on the 4 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

6.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such as distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

Urbis Comment:

View 3 is judged to have a **medium** level of sensitivity – people at this location have some level of interest in their surroundings but are typically engaged in activities peripheral to experiencing the view, the viewing location is not locally significant.

All other views are judged to have a **low** level of sensitivity – views are experienced for short durations and from moving viewing situations.

6.2 VISUAL ABSORPTION CAPACITY

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

VAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to VAC. It is assumed in this assessment that higher VAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
  - Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Urbis Comment:

The visual absorption capacity of the visual environment is judged to be **high**. The existing and future character of North Sydney's CBD can support increased perceived visual scale and has a high capacity to absorb the visual changes proposed given the level of existing, similar development within the immediate visual context of the Site.

The future visual character of North Syndey's CBD will include tall, mixed-use towers (LEP controls allow for greater height and density) likely to further mitigate the magnitude of visual change cause by the Proposal by reducing its visual prominence.

6.3 VISUAL COMPATIBILITY

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

Urbis Comment:

The Proposal is judged to have a **high** level of compatibility with the existing and intended future visual character of North Sydney's CBD which is heavily influenced by the presence of multiple, similar tower forms.

6.4 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

Urbis Comment:

Public domain views of the Proposal will be experienced for varying durations but public locations with the most open visibility of the Site are mostly limited to moving/ temporary viewing situations, such as recreational users of Forsyth Park or pedestrians along the Warringah Freeway overpass. High visibility is therefore limited to periods of short duration.

6.5 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

Urbis Comment:

The Proposal is visible in a variety of close, medium and distant views within the visual catchment. Visibility to the Proposal from the west is limited due to intervening built form within the North Sydney CBD. The Proposal will likely be visible from northern, eastern and southern urban areas, in the context of other, similar built form.

6.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

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

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

Urbis Comment:

The residual impacts are **low** and **acceptable** given the highly urbanised location and visual setting of the Proposal, where larger-scale, new built form is likely to be anticipated by viewers. The Proposal is highly compatible with its surrounding visual context and does not create any significant adverse effects on the wider visual character of North Sydney's CBD.

6.7 APPLYING THE 'WEIGHTING' FACTORS

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

Table 3 - Summary of Visual Effects and Weighting Factors.

Visual Effect Rating	VP1	VP2	VP3	VP4
Visual Character	low	low	low	low
Scenic Quality	low	low	low	low
View Composition	low-medium	low-medium	low-medium	low
View Blocking of Scenic Elements	low	low	low	low
Weighting Factors	**VP1**	**VP2**	**VP3**	**VP4**
Public Domain View Place Sensitivity	low (down-weight)	low (down-weight)	medium (neutral)	low-medium (down-weight)
VAC	high (down-weight)	high (down-weight)	high (down-weight)	high (down-weight)

Compatibility with Urban & Visual Context	high (down-weight)	high (down-weight)	high (down-weight)	high (down-weight)
Viewing Period	short (down-weight)	short (down-weight)	medium (neutral)	short (down-weight)
Viewing Distance	medium (neutral)	medium (neutral)	medium (neutral)	medium (neutral)

6.8 OVERALL VISUAL IMPACTS

The overall visual impact rating for each assessed view location after assessing the visual effects (quantum of change) in Section 5.0 and the weighing factors, the overall visual impact ratings are:

VP1 - Low

VP2 - Low

VP3 - Low

VP4 - Low

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

6.9 SUMMARY

The built form proposed is not dissimilar in character, form and height to those in the surrounding visual context.

Analysis of 4 public domain photomontages found that:

- The proposal creates low levels of visual effects (extent of visual change) on the majority of baseline factors in all views modelled.
- Visual impacts for all 4 views are considered low.
- The proposal does not block views to any heritage items, unique visual features or areas of high scenic quality.
- In the majority of views the proposal is viewed as part of a much wider view available, predominantly characterised by tower forms of equivalent height and architectural character.
- Built form which sits above the maximum LEP height for the site creates low visual effects and does not increase the overall impact rating for the proposal.

07 APPENDIX

APPENDIX 1
ANALYSIS OF VISUAL EFFECTS

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

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

Table 2 Description of visual effects.

APPENDIX 2
ANALYSIS OF VISUAL IMPACTS

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

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

Table 3 Indicative Ratings Table of Visual Impact Factors.

URBIS

153-157 WALKER STREET, NORTH SYDNEY

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
FREECITY
AUGUST 2025

PHOTOMONTAGES PREPARED BY:

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

DATE PREPARED :

11 August 2025

VISUALISATION ARTIST :

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

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

LOCATION PHOTOGRAPHER :

Nick Sisam, Urbis - Associate Director, National Design

under direction from Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.6 (3D Modelling and Render Engine)
- AutoCAD 2025 (2D CAD Editing)
- Globalmapper 26.1 (GIS Data Mapping / Processing)
- Photoshop CC 2025 (Photo Editing)

DATA SOURCES :

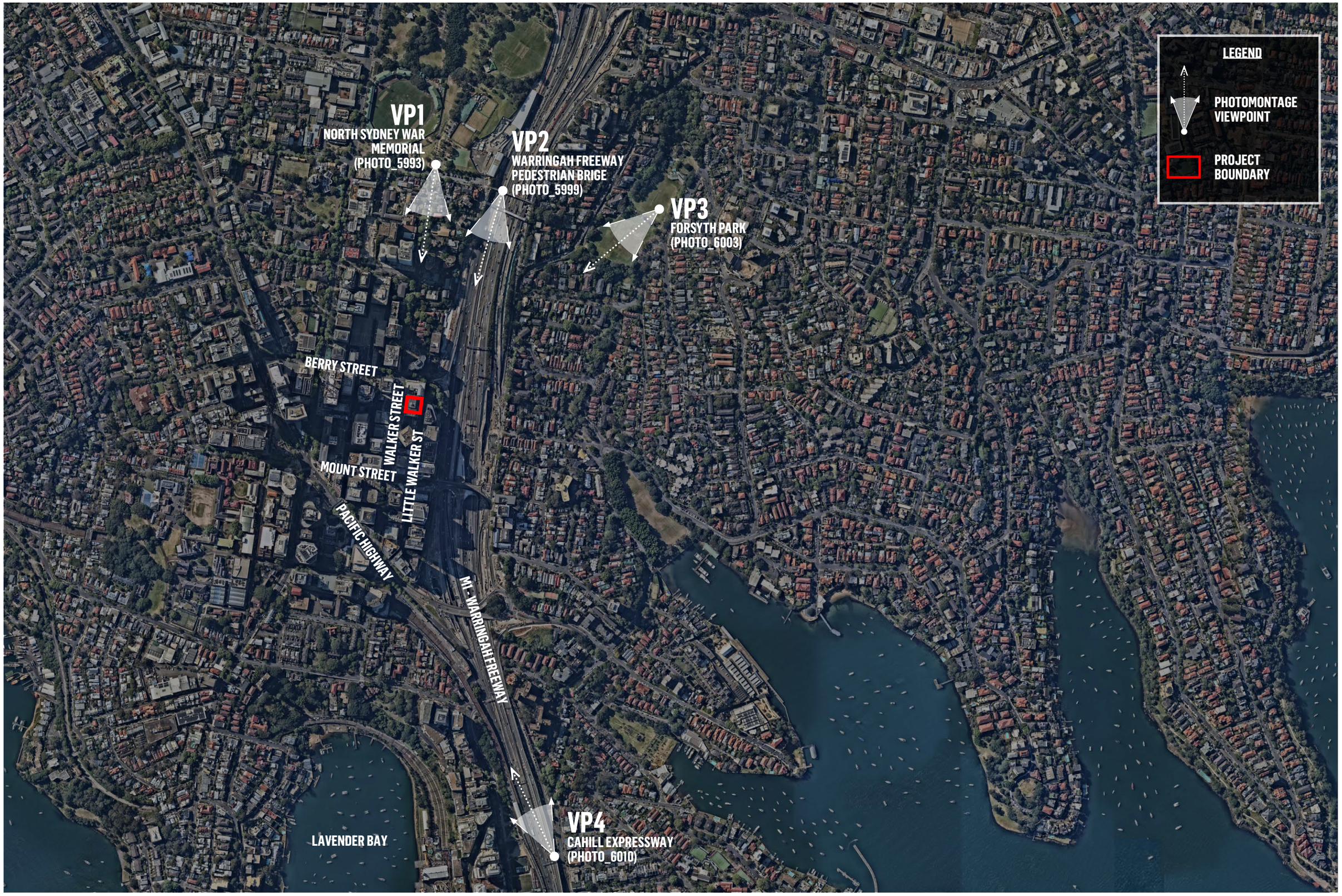
- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) - Sydney 2020-05
- Aerial photography from Nearmap (geo-referenced JPG) - 2024-09-14
- Proposed Architectural drawings from Architect (PDF) - 2025-07-11
- Proposed 3D models received from Architect (IFC models) - 2025-07-15 & 2025-07-31
- Approved scheme 3D model received from Architect (IFC model) - 2025-07-22

METHODOLOGY :

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

The process for producing these photomontages are outlined below:

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



URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_MAP
REV: -

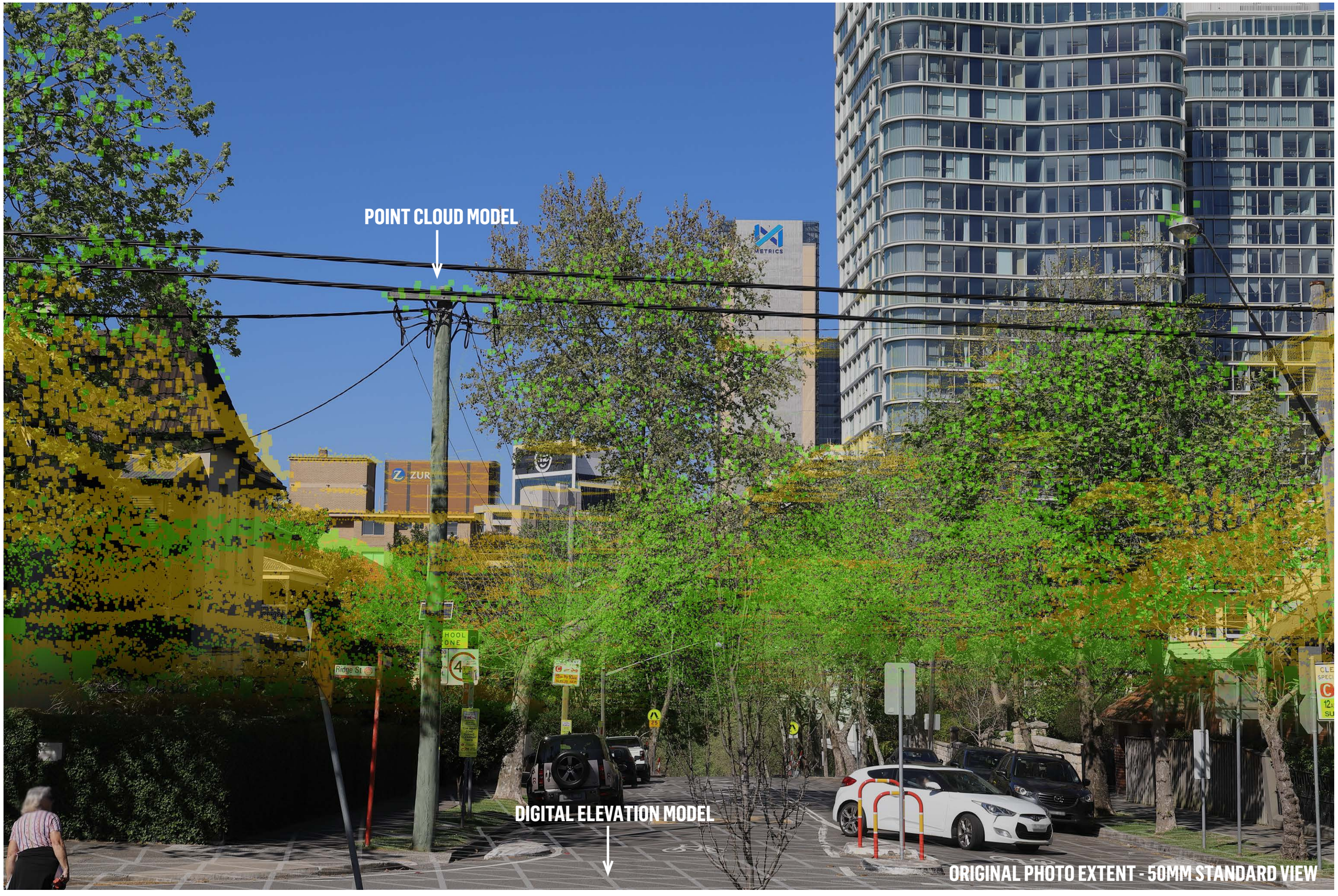
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP1 (IMG 5993) VIEW LOOKING SOUTH FROM NORTH SYDNEY WAR MEMORIAL | EXISTING CONDITIONS 2024-09-06 10:00 AEST

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_1A
REV: -



URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP1 (IMG 5993) VIEW LOOKING SOUTH FROM NORTH SYDNEY WAR MEMORIAL | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_1B
REV: -

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP1 (IMG 5993) VIEW LOOKING SOUTH FROM NORTH SYDNEY WAR MEMORIAL | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_1C
REV: -

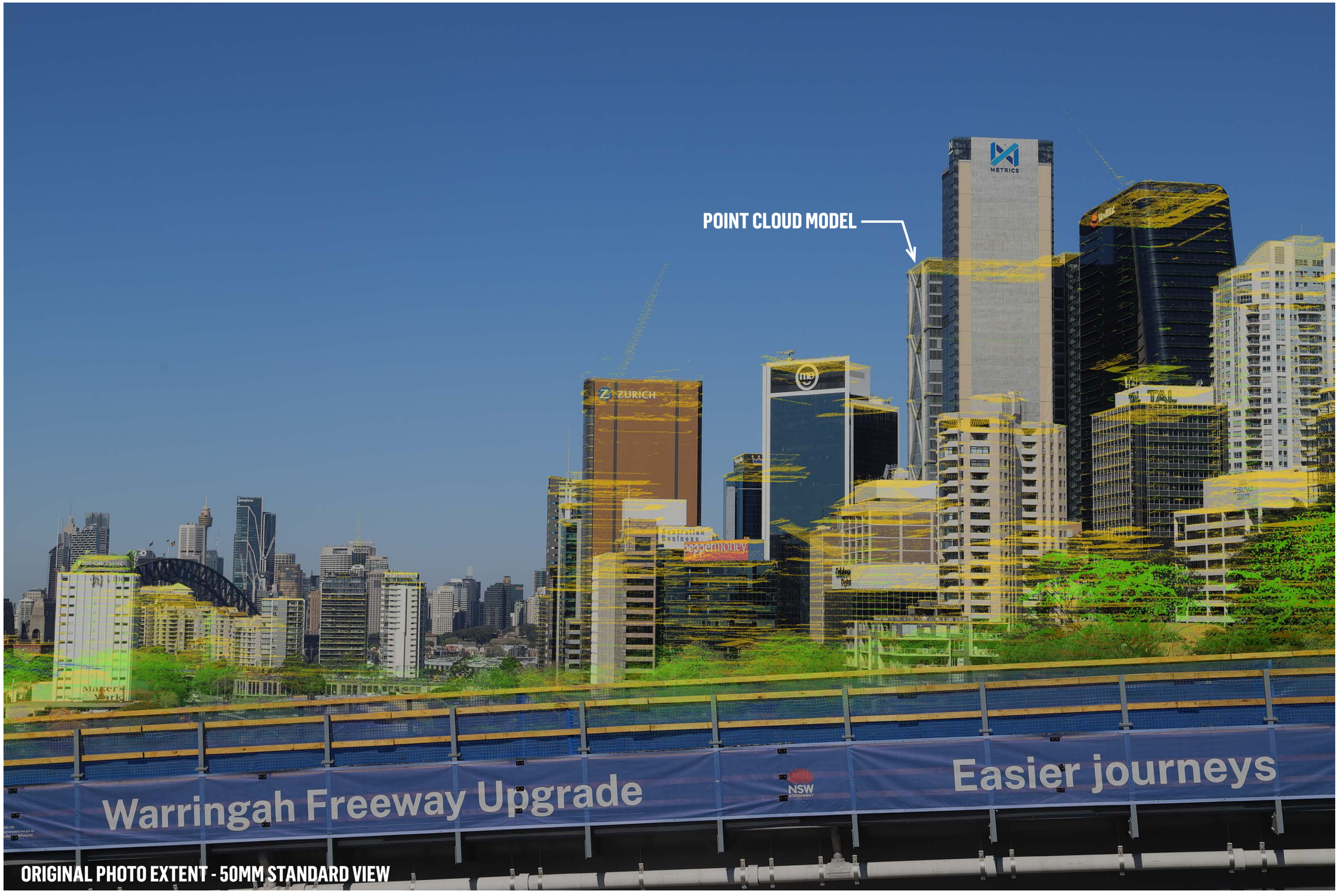
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP2 (IMG 5999) VIEW LOOKING SSW FROM WARRINGAH FREEWAY PEDESTRIAN BRIDGE | EXISTING CONDITIONS 2024-09-06 10:17 AEST

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_2A
REV: -



URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP2 (IMG 5999) VIEW LOOKING SSW FROM WARRINGAH FREEWAY PEDESTRIAN BRIDGE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_2B
REV: -

LEGEND

- PROPOSED DEVELOPMENT
- LEP HEIGHT PLANE (RL215) INTERSECTING PROPOSED DEVELOPMENT
- APPROVED DEVELOPMENT ENVELOPE

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 480M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP2 (IMG 5999) VIEW LOOKING SSW FROM WARRINGAH FREEWAY PEDESTRIAN BRIDGE | PHOTOMONTAGE - PROPOSED DEVELOPMENT

URBIS

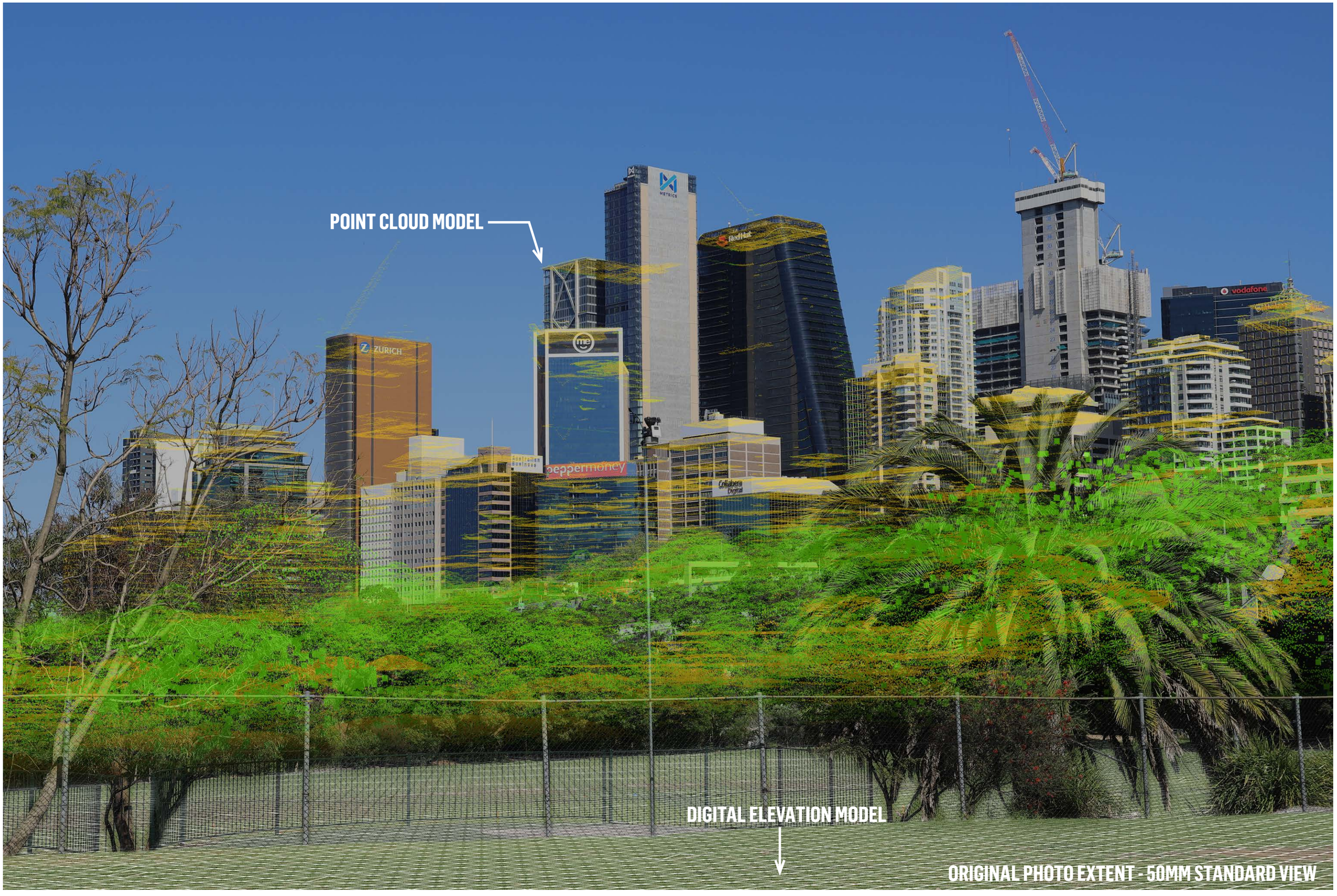
DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_2C
REV: -

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP3 (IMG 6003) VIEW LOOKING SOUTH WEST FROM FORSYTH PARK | EXISTING CONDITIONS 2024-09-06 10:38 AEST

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_3A
REV: -



URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP3 (IMG 6003) VIEW LOOKING SOUTH WEST FROM FORSYTH PARK | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_3B
REV: -

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP3 (IMG 6003) VIEW LOOKING SOUTH WEST FROM FORSYTH PARK | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_3C
REV: -

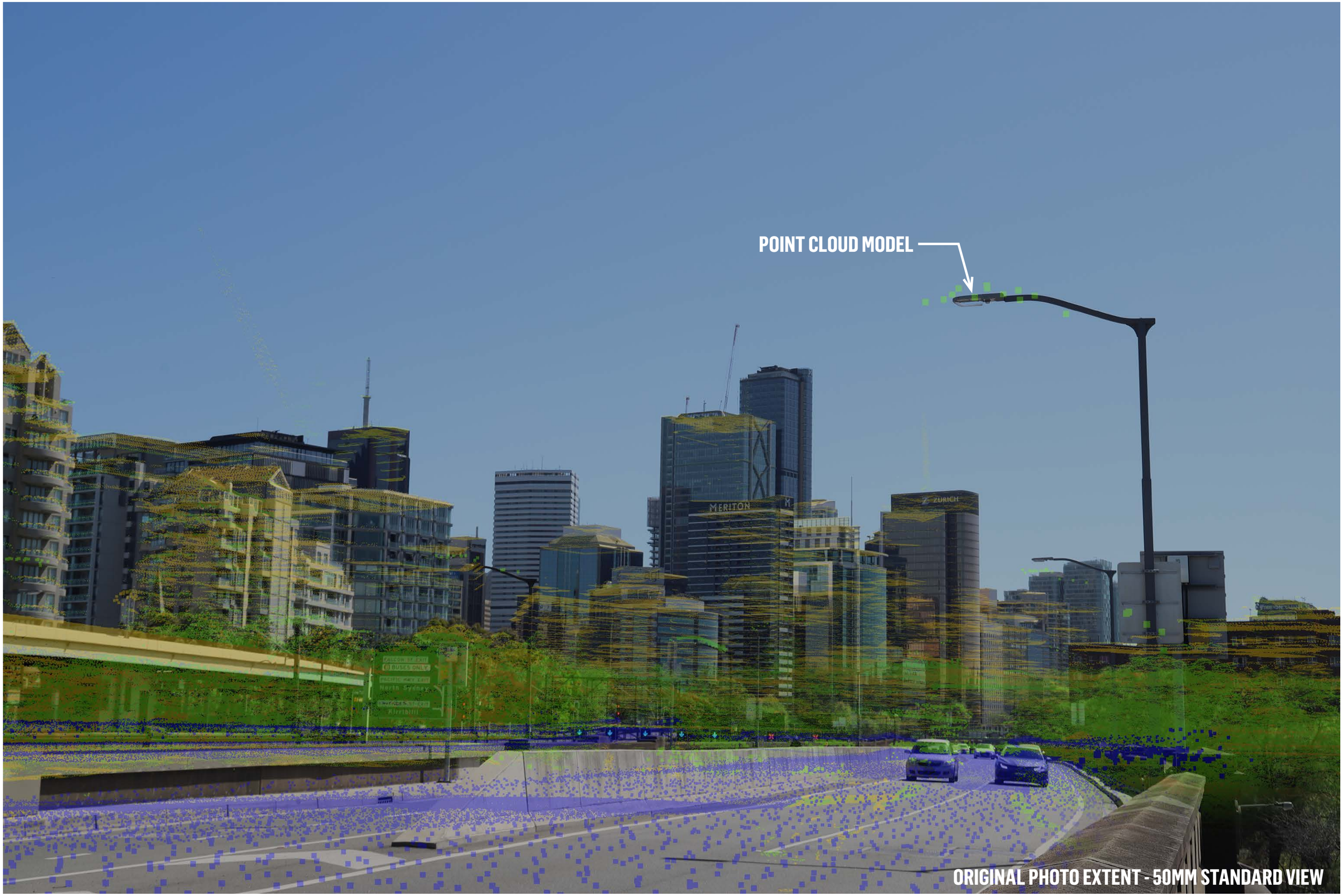
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP4 (IMG 6010) VIEW LOOKING NNW ALONG CAHILL EXPRESSWAY | EXISTING CONDITIONS 2024-06-09 11:24 AEST

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_4A
REV: -



URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP4 (IMG 6010) VIEW LOOKING NNW ALONG CAHILL EXPRESSWAY | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_4B
REV: -

URBIS

153-157 WALKER STREET, NORTH SYDNEY - VISUAL ASSESSMENT

VP4 (IMG 6010) VIEW LOOKING NNW ALONG CAHILL EXPRESSWAY | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-08-11
JOB NO: P0056888
DWG NO: VP_4C
REV: -