

45–53 Macleay Street Potts Point

Visual Impact & View Sharing Assessment

Prepared For
T&P Chimes Development Pty Ltd
January 2026
Final

Acknowledgement of Country

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

Urbis staff responsible for this report

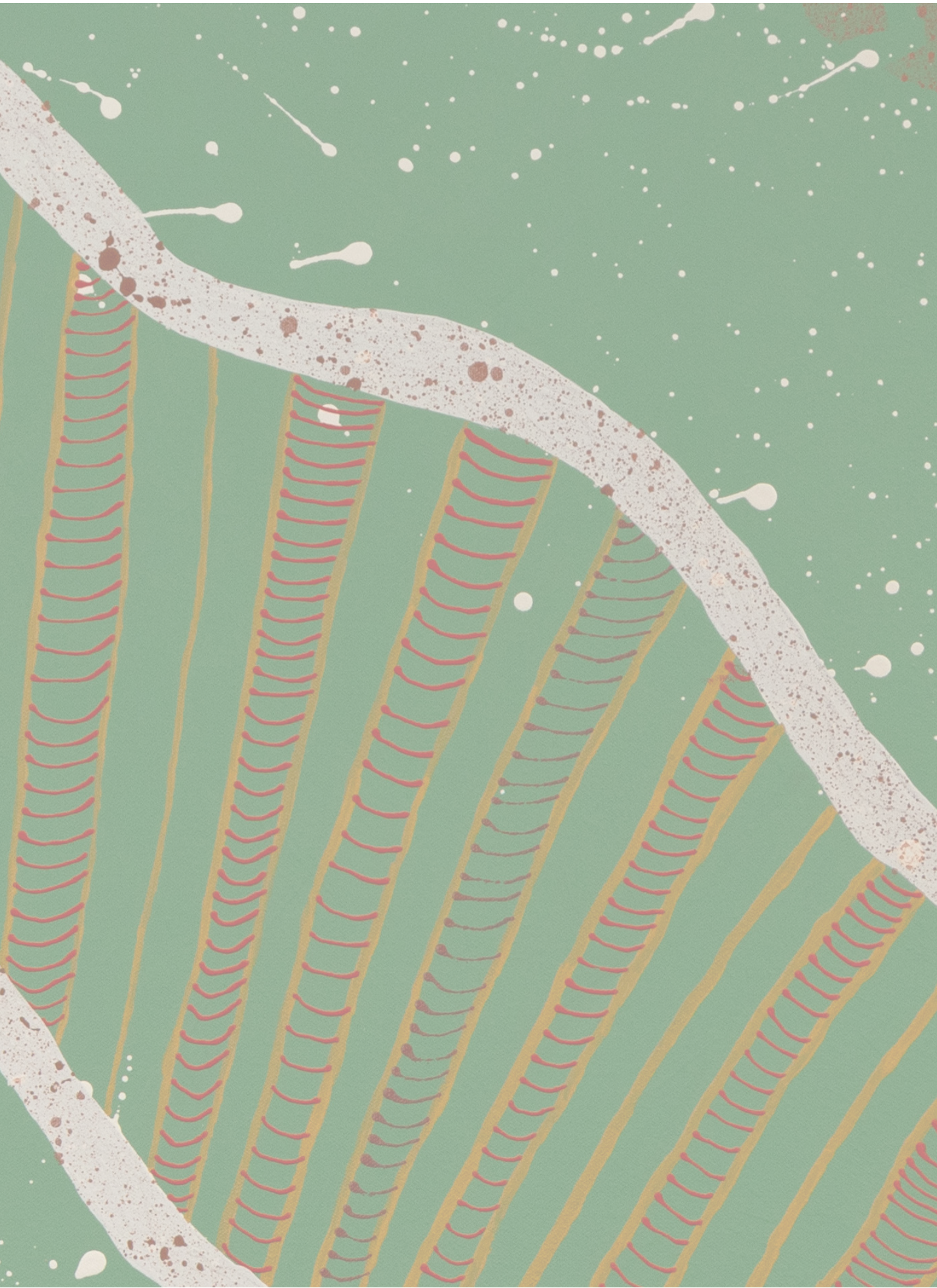
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Executive summary



This Visual Impact Assessment (VIA) and View Sharing Report (VSR) has been prepared by Urbis on behalf of T&P Chimes Development Pty Ltd (the applicant) the accompany a State Significant Development Application (SSDA) for a mixed-use development at 45-53 Macleay Street, Potts Point (the site).

The project seeks approval for a 16 storey shop top housing development, including four levels of basement carparking, ground floor retail and residential (including affordable housing above).

The proposal seeks approval for the detailed design of the building following concept approval SSD-79316759 which established the building envelope and built form controls on the site. The concept approval also sought consent for the demolition of the existing building on the site to ground floor slab.

The proposal has a maximum height of RL83.6 which is 5.38m above the maximum building height allowable on the site, subject to design excellence and affordable housing bonuses.

This report includes photomontages prepared by Urbis, based on architectural modelling by KHA Architects which show the additional height and bulk afforded under the Housing SEPP for affordable housing provision, and the Sydney LEP 2012 for design excellence.

Visual Impact Assessment

- 20 public domain view places were inspected and documented by Urbis and subsequently independently surveyed by Craig & Rhodes registered surveyors.
- 4 views were selected by Urbis for modelling and analysis using accurate and certifiable photomontages to show the extent of visual effects generated by the proposed development.
- The majority of close views are likely to be for short periods of time from moving viewing situations.
- In close views from the surrounding streetscape the proposal is highly compatible with the existing visual context.
- The extent of visual change in close views from Macleay Street and Challis Avenue is limited, where access to distinctive foreground buildings within the streetscape (including heritage items) is maintained.
- From more distant, sustained and sensitive viewing locations such as The Domain, the proposal forms part of a wider composition and is seen in the context of dense built form including low and medium height development and isolated mid-height tower forms which occupy the Potts Point peninsular.
- The proposal introduces a new, distinguishable element in some easterly views that is compatible with the predominant character of the Potts Point Peninsular.
- The proposed development is of similar height, bulk and scale to buildings within the immediate and broader streetscape. A small amount of built form sits above the height of the approved concept envelope, however is immaterial to the overall visual impact.
- In all views modelled, the view impact was rated as low and acceptable.
- The proposed development generates low levels of visual change, low levels of visual impact and as such can be supported on visual impacts grounds.

View Sharing Assessment

- 19 dwellings were inspected and documented by Urbis. Multiple view places in each dwelling were independently surveyed by Craig & Rhodes registered surveyors.

- 11 views from 4 residential flat buildings dwellings were selected by Urbis for modelling and analysis using accurate and certifiable photomontages to show the extent of visual effects generated by the proposed development.
- Visual effects of the proposed development have been assessed against the Planning Principle established in the Land and Environment Court of NSW most commonly referred to as Tenacity. Guidance from Planning Principle, Arnott has also been applied where relevant.
- The method to prepare the photomontages complies with the Land and Environment Court of NSW photomontage policy and as such these images can be relied upon to inform the consent authority.
- Based on fieldwork observations, locations where view loss would be limited in quantitative and qualitative terms, for example, lower level units at Macleay Regis, Selsdon and Pomeroy flat buildings, were excluded from modelling.
- The assessment of view loss and view sharing outcomes for potentially affected dwellings excluded from modelling is based on analysis of similar views from adjoining units above or below, where views are characterised by similar compositions.
- View impact ratings have been informed by the underlying intent of Tenacity, where a severe or greater view impact is pre-empted by affectation of a 'Magnificent' whole, view characterised by a combination of scenic and highly valued features, that is available from the majority of a dwelling.
- Of the dwellings assessed, 2 were rated as negligible-minor, 6 were rated as Minor and 1 as Minor-moderate (801/14 Macleay Street) which are low order rankings using the Tenacity view impact rating scale.
- The highest impact rating in this assessment was Minor-moderate, which is a low-ranking order using the Tenacity view impact rating scale.
- Overall, out of the total cohort of dwellings inspected and/or analysed, view impacts are generally minor and as a whole when each of the four residential flat buildings are considered as one entity as per guidance provided by in Arnott, view sharing impacts are reasonable.
- Neighbouring views across the central parts of the site are fortuitous given that they are available via either undeveloped or under-developed areas of private land.
- The views to be affected are not available or created as a result of the application of DCP side setbacks or LEP height controls as considered by Arnott.
- The majority of potentially affected views are not predominantly characterised by scenic and highly valued features, or whole views as defined in Tenacity.
- The detailed design reveals more of the Sydney CBD typology compared to the approved concept improving the overall view sharing outcome for affected dwellings in the Macleay Regis.
- All view loss is anticipated by the approved concept. This level of view loss is already accepted and supported.
- Additional height sought above the approved concept does not create any view loss for private dwellings.
- The proposed development is supported on view sharing grounds.

01 Introduction



1.1 Introduction

This Visual Impact Assessment (VIA) and View Sharing Report (VSR) has been prepared by Urbis on behalf of T&P Chimes Development Pty Ltd (the applicant) the accompany a Concept State Significant Development Application (SSDA) for a mixed-use development at 45-53 Macleay Street, Potts Point (the site).

The site within the City of Sydney Local Government Area (LGA). It has an area of 1,289sqm and is legally described as SP 934. The site currently accommodates a 12-storey residential flat building comprising 80 studio apartments, and associated car parking. Demolition of the existing building on the site has been approved as part of the concept proposal (SSD-79316759).

The site is in Potts Point, which is well serviced by public amenities such as a supermarket, cafes, destination retail shops and a library. Further afield is the Sydney CBD and the Royal Botanic Gardens to the west, and Elizabeth Bay and Rushcutters Bay to the east.

The site is within convenient walking distance (750m) of Kings Cross Train Station which provides rail connections to Bondi Junction and South Sydney. It also benefits from access to local bus services along Macleay Street which run every 10 minutes on average throughout the day and connect the site with Potts Point, Central Station and Barangaroo.

The project seeks approval for a 16 storey shop top housing development, comprising four levels of basement carparking, ground floor retail and residential (including affordable housing above). The proposal seeks approval for the detailed design of the building following concept approval SSD-79316795.

The project will include 15% affordable housing for a 15-year period to utilise the height and floor space bonuses in the Housing SEPP. The proposal complies with the maximum height and FSR controls for the site when utilising the bonuses provisioned for under the Housing SEPP for affordable housing provision, and the Sydney LEP 2012 for design excellence.

Table 1 Project Details

Descriptor	Project Details
Proposed Use	Shop top housing (ground floor retail and residential above).
Project Description	A 16 storey shop top housing development comprising ground floor retail, 44 residential apartments (23 of which will be managed as affordable housing for a 15 year period), four (4) levels of basement car parking, landscaping and communal open space.
Gross Floor Area	Maximum 5,529.8 sqm



Figure 1 Site location | Urbis.

Building Height	Maximum 50.05m (inclusive of 30% affordable housing bonus and 10% design excellence bonus)
Floor Space Ratio	Maximum 4.29:1 (inclusive of 30% affordable housing bonus and 10% design excellence bonus)
Vehicle Access	Vehicle access to be provided off McDonald Street.

1.2 Response to SEARs

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 16th May 2025 issued for the SSDA (SSD-83867719). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2 Response to SEARs Requirements

Item	Requirement	Section Reference
7. Environmental Amenity	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Section 6.0, 7.0 & 8.0
8. Visual Impact	- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Section 4.0 & 5.0

This report is structured in two main separate sections including;

Public Domain Visual Impact Assessment (VIA)

An assessment of public domain view impacts, where the extent of visual effects of the proposed development have been assessed from 4 view

places against a an accepted VIA method tailored for urban environments. The VIA method used is described in Section 2 and is based on published methods including those prepared by Academics at the University of Sydney.

View Sharing Report (VSR)

An assessment of private domain view impacts, including assessment of visual effects and determination of view impacts against the Tenacity Planning principle.

The co-author of this report specialises in assessing visual effects, visual impacts, view loss and view sharing outcomes in NSW. Jane Maze-Riley has more than 10 years of experience specialising in this field and provides technical reports, advice and expert evidence in this regard including to the Land and Environment Court of NSW. Jane is a qualified Landscape Architect B.Land.Arch (hons) and Urban Planner (Master Urban and Regional Planning) with more than 30 years experience within the design and development industry.

1.3 Assessment of views

This report provides an assessment of the extent of visual effects and resultant visual impacts on public domain views to and from the subject site, from a range of close and distant vantage points, including from Sydney Modern, The Domain, and surrounding streets in the vicinity of the site. 4 public domain locations were selected for analysis via the preparation of certifiably accurate photomontages.

This report has been produced in tandem with detailed information regarding private views from dwellings in close, neighbouring residential flat buildings including the Macleay Regis, the Pomeroy, Selsdon and the Yellow House. Section 6.0 of this report includes observations about the location of each residential flat building, their spatial relationship, presentation and access to views from dwellings at different levels. 11 private domain locations were selected for analysis via the preparation of certifiably accurate photomontages.

All view locations inspected and documented have been independently surveyed by Craig & Rhodes registered surveyors with Urbis staff present.

The 11 photomontages included in Sections 4.0 and 8.0 of this report show the proposal as an articulated mass within the approved concept shown as a dark grey translucent envelope.

1.4 The proposal in visual terms

The proposal includes a 16 storey built form at the north-east corner of the site which is of increased height and width compared to the existing building on site.

The proposal extends south and west to occupy the majority of the site across the first 3 storeys, and decreases in width as storeys step up in height at levels 3 and 4.

The proposed development includes a rectangular podium and tower form, setback from McDonald Land (west) and 55 Macleay Street (south) where the south-western corner includes a chamfered corner.

Clause 4.6 – Additional Height

The proposal sits within an approved concept envelope to a maximum RL78.12. A clause 4.6 is being prepared in support of an additional 5.48m in height, bringing the proposed maximum height to RL83.6 (including lift overrun). Visual effects of the additional height sought have been addressed in Section 4.0 and 8.0 of this report.

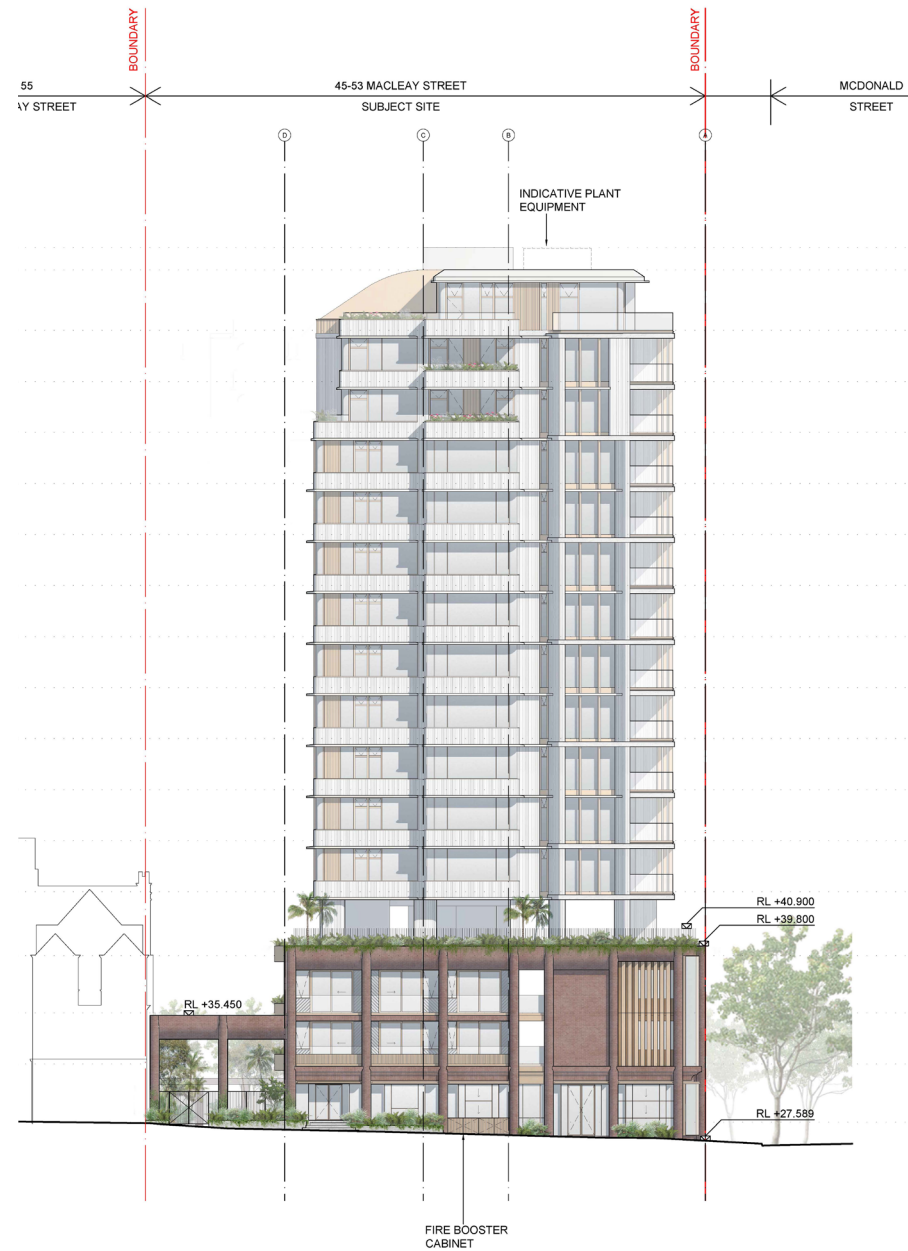


Figure 2 East elevation | KHA Architects



Figure 3 South elevation | KHA Architects

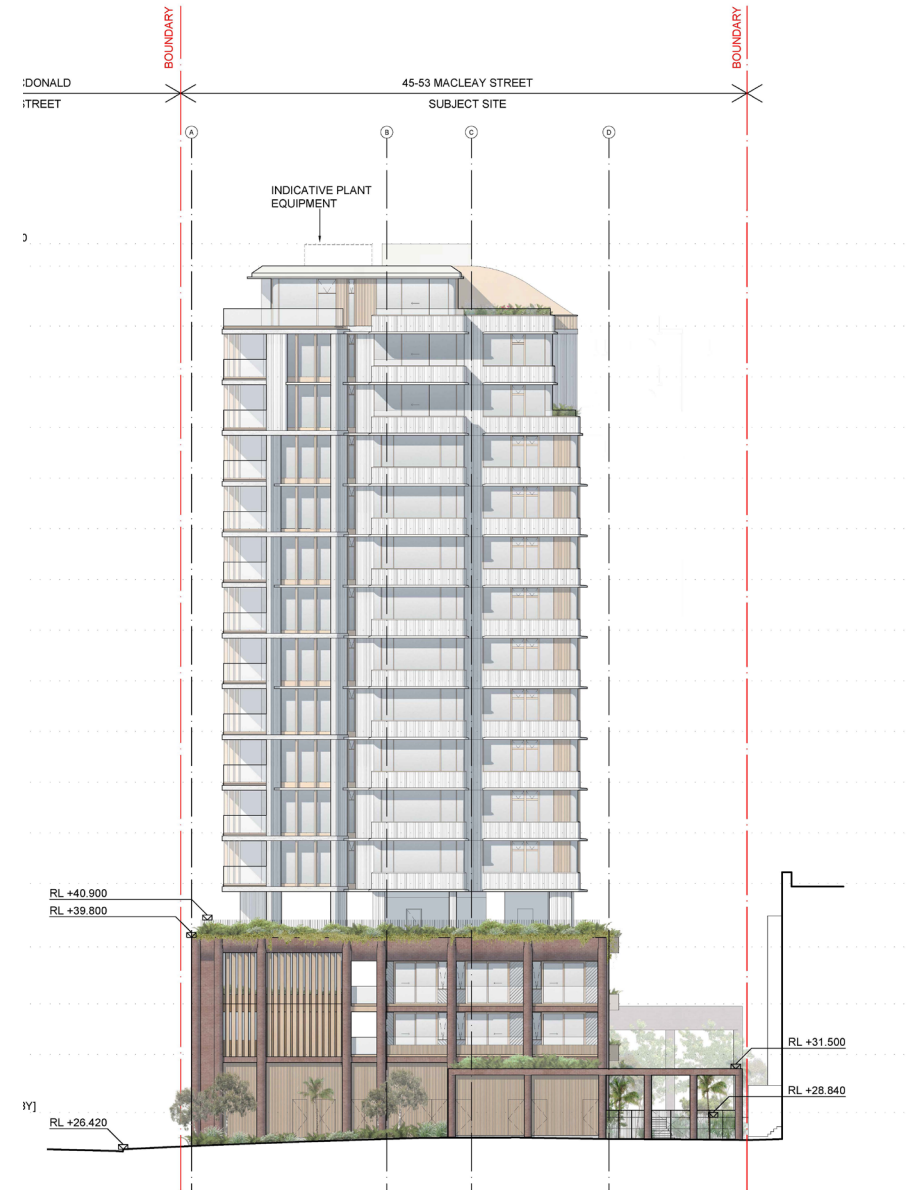


Figure 4 West elevation | KHA Architects

02 Methodology



2.1 Urbis methodology

Public Domain Methodology

The sequence of steps and logic flow is shown graphically at Figure 2 in our method flow chart.

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 KHA Architects of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

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

Additional steps in the preparation process have been undertaken including aligning the existing building and proposal with the background composition included in the AAM City of Sydney 3D model and independent survey data (Veris and Craig & Rhodes).

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction and can be relied upon to inform the consent authority.

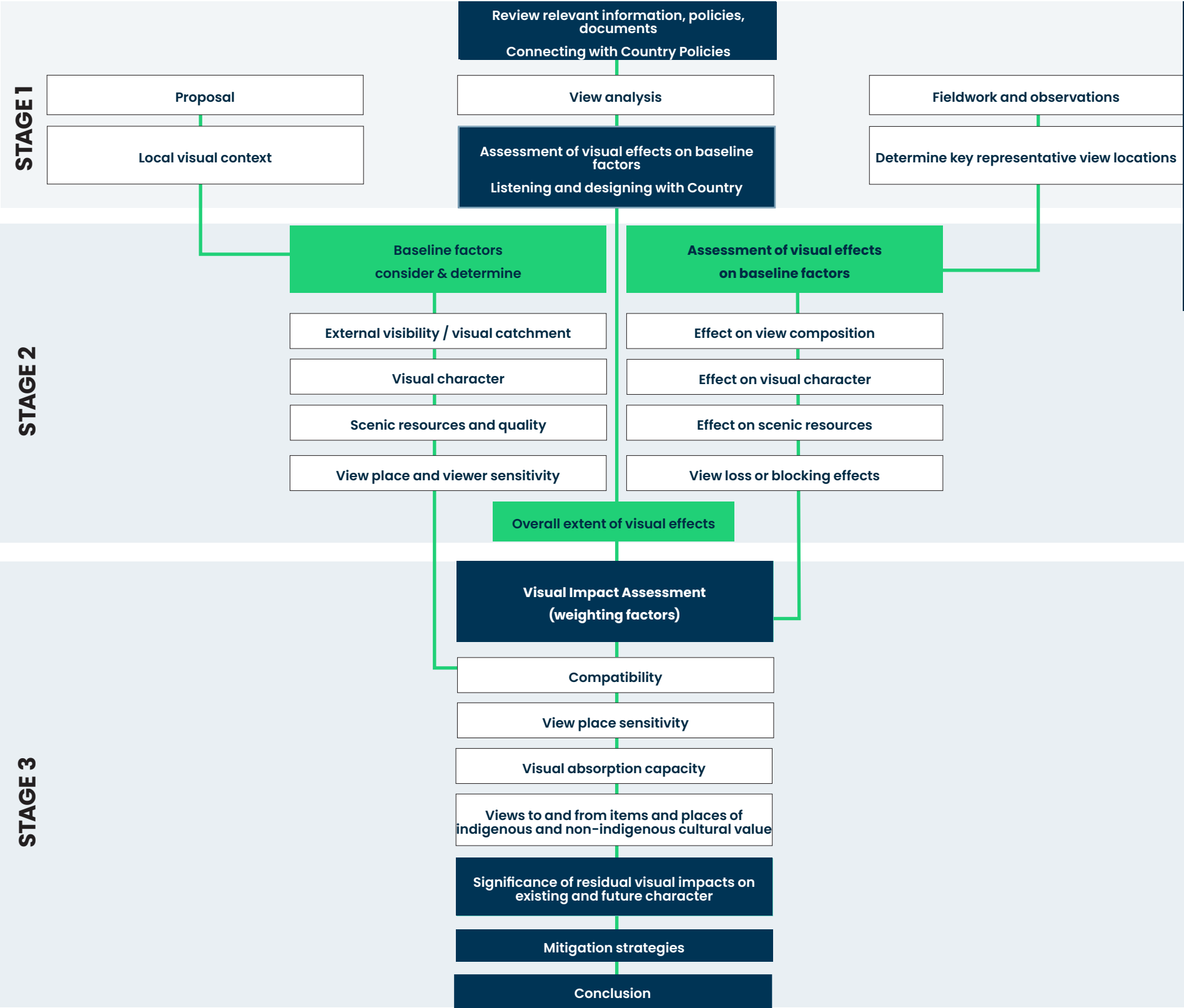


Figure 5 Urbis methodology flowchart.



03 Baseline visual analysis

3.1 Visual catchment

The potential visual catchment is the theoretical area within which parts of the site and proposal may be visible, and is larger than the area within which there would be discernible visual effects of the proposal. The effective visual catchment, is typically a smaller area within which details (colours, materials, finishes) are easily perceived.

The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation, or topography.

Visibility refers to the extent to which the proposal would be physically visible, identifiable, for example as a new, novel, or contrasting element, or alternatively as a recognisable but compatible feature.

Urbis have been engaged to inspect the public domain visual catchment and investigate the likely impacts on public views generated by the proposed development. Urbis have undertaken inspections from 20 locations within the visual catchment.

Close and more distant views were recorded and surveyed where the 4 representative views, were selected for further analysis and assessment via the preparation of photomontages.

3.2 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 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 scenic quality of the site is rated as low-medium. The site is characterised by built form including a tower form in approximately the north-eastern corner of the floorplate, with the remainder of the site given over to hard stand areas and parking facilities. The tower form to Macleay and McDonald Streets with nil setback. The site is not characterised by features or visual compositions of high scenic quality, such as naturalistic elements or distinct or unique architectural character.

The scenic quality of the surrounding streetscapes is medium-high. Macleay Street is characterised by unique and varied architectural styles and ages and a substantial canopy offered by mature street trees along either side of the road. The character of Potts Point more broadly, including McDonald Street, McDonald Lane, Challis Avenue and Victoria Street predominantly features Victorian, Federation and Inter War architecture in the form of residential flat buildings and terrace dwellings.

3.3 Viewer sensitivity

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

Private domain view sharing is considered in detail in Section 6.0, 7.0 and 8.0 of this report.

3.4 View place sensitivity

View place sensitivity refers to the significance or importance of the public domain view places, from which views are gained. View place sensitivity relates to the measure of the public interest in a view which typically considers the relative number of viewers likely to experience the view from a publicly available location and viewer preferences. Our understanding of viewer preferences and in particular for scenic quality from varying types of view places, is guided by Australian and international academic research.

View place sensitivity is influenced by; viewing distance, view type, duration, predominant visual character of views etc. For example view places of higher sensitivity would include close views of a proposal for a high number of viewers from places such as major roads and intersections. In addition, smaller numbers of viewers for sustained viewing periods, from places such as parks and reserves, beaches and walking tracks, are considered to be sensitive viewing places.

Urbis comment: We note the presence of the Potts Point HCA and several heritage items in the vicinity of the subject site. Analysis of views in the context of the neighbouring heritage items indicate that the proposed development;

- Is similar in height and scale to the existing building on the site, such that its effects do not visually dominant or reduce the visual prominence of the neighbouring items.
- The setbacks and spatial relationship of the proposal to vicinity items is not significantly different from in the existing situation such that views from MacDonald Street and Lane, and close locations along Macleay Street are not significantly altered in terms of composition, predominant character, or scenic quality.

Access to views to and from vicinity items are not altered to any significant extent where all items retain their visual prominence such that their unique or distinctive attributes and forms remain perceived and interpreted within the streetscape or wider view composition.

The proposed development does not block visual access to any listed heritage items from places of high sensitivity.

In our opinion, the visual changes proposed, including the form, architectural detailing, materiality, and colours, are differentiated to an extent that they do not compete with, or dominate the visual prominence of the heritage items present in view compositions and as such do not detract from the uniqueness of the visual context and immediate streetscape, or render views to items present, as tokenistic.

This fine-grained level of visual contrast further strengthens the juxtaposition of the vertical (proposed) and horizontal (existing) visual elements in view compositions, so that both can be easily perceived and neither one dominate the view. Potential future built form will not block or dominate views, to or between heritage buildings, or significantly impact the visual setting.

The proposed development does not block access to scenic features beyond the site and will predominantly block areas of open sky. Visual effects of the proposal relative to sensitivity are considered minimal and acceptable, providing an overall down weight to the final impact rating.

To our knowledge, there is no historical evidence that views to and from the Art Gallery of NSW, Sydney Modern or The Domain toward the Potts Point ridgeline or particular buildings such as the Macleay Regis, were deliberately intended, or should be afforded any particular significance of view corridor protection.

3.5 What is a heritage view?

There are no widely adopted guidelines used in NSW to determine whether or not a potential 'heritage' view has been historically, intentionally designed. Many documented views exist that capture heritage items (typically individual buildings) from particular places and historic scenes of early colonial development for example streetscapes and view corridors across NSW etc. However, without knowing the purpose of a photograph, or intentions and inherent potential cultural bias of a photographer at the time of photography, it cannot be determined whether or not a so called 'heritage view' is associated with cultural or visual values of significance.

This report considers the assessment criteria and methodology for determining the historic legitimacy of a documented view which may be thought to have heritage significance or value, developed by Dr Richard Lamb.

The co-author of this report assisted Dr Lamb in developing this approach. Urbis note that the criteria and ratings developed have been accepted by various consent authorities within NSW.

Views are rated at five different levels, Level 1 being a documented view that is considered as being most likely to be a deliberately designed view and therefore assumes the most significance or greatest value. A Level 5 view is the lowest rating assigned, based on evidence found, and refers to a view is most unlikely to have been historically designed or intended as a visual link between items of features.

At a lower level still, on the hierarchy of views that might be claimed to be heritage views, are views from or in the vicinity of items, the curtilages or settings of items, from which new or non-significant items are visible. Simply being able to see a heritage item, place or setting does not make the view a heritage view. By the same token, being able to see a new, different or novel item of no current significance, in the context of a heritage item, does not create an impact on heritage values, unless it can be demonstrated that the acknowledged authentic heritage values of the item would be impaired to the detriment of interpretation of the heritage values of the item (level 5 L5).

No documented historic views were discovered during our desktop review or fieldwork. If any of the two views selected for analysis were subsequently found to

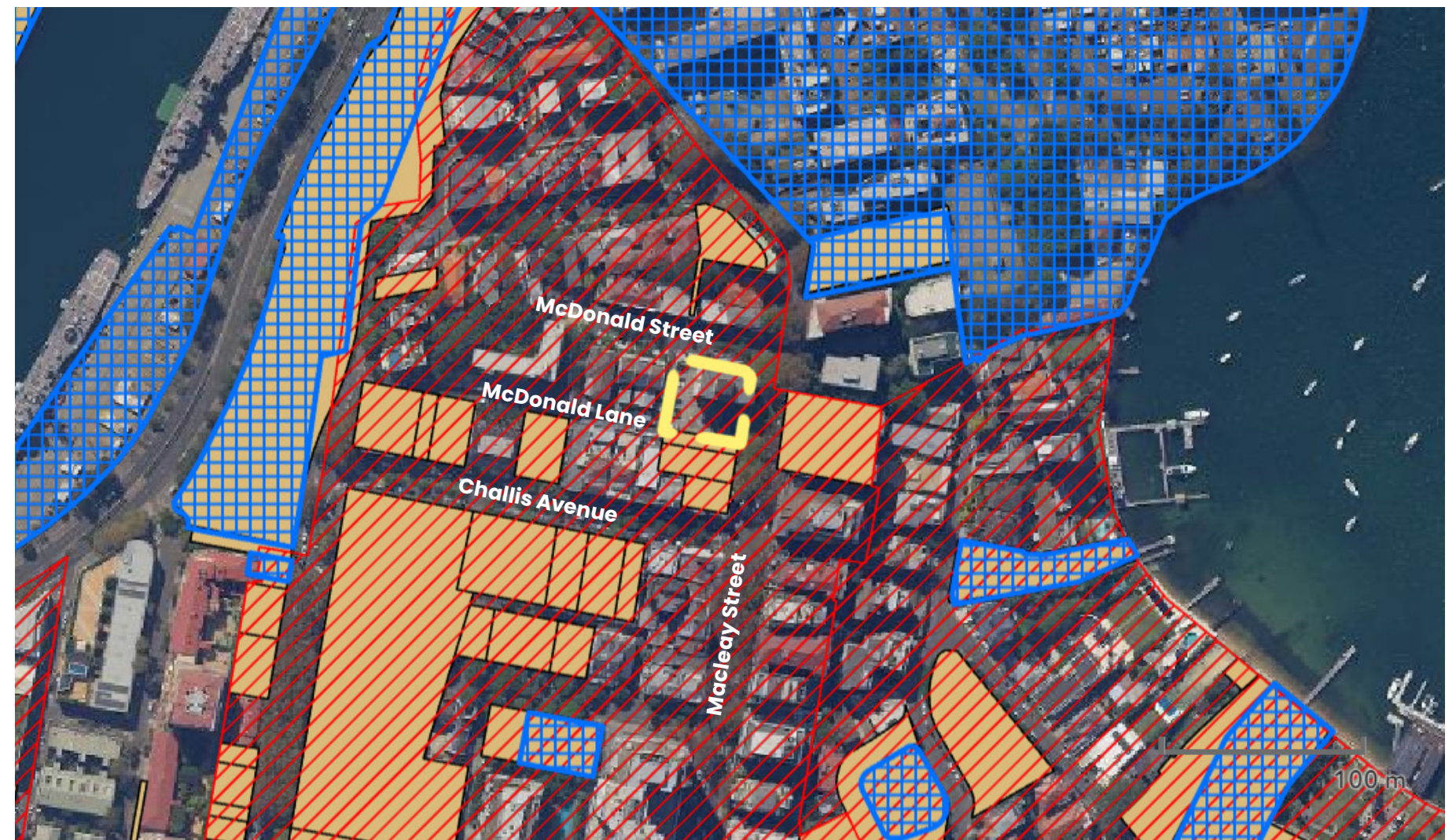


Figure 6 Extract from NSW Planning Portal with heritage overlay. Heritage conservation area indicated by red hatching, heritage items identified in brown and blue. Subject site indicated in yellow.

3.6 Inspected fieldwork locations

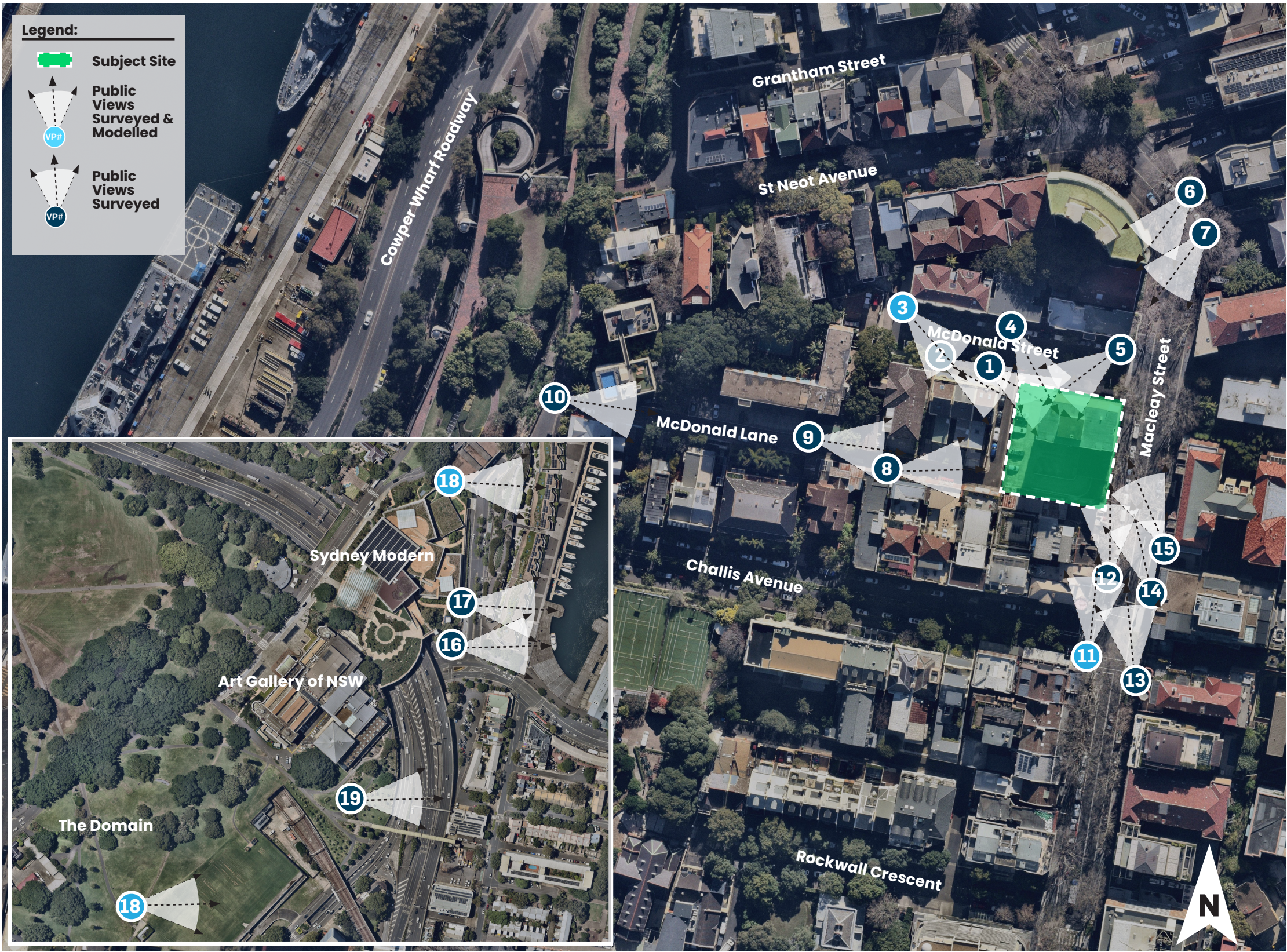


Figure 8 Location of public views surveyed and modelled. Views selected for modelling identified by light blue icons.

04 Visual effects analysis



4.1 Selection of views for analysis

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

No.	Photomontage location
PM 01	View south-east towards the site from north-western corner of McDonald Street.
PM 02	View north towards site from south-west corner of intersection between Challis avenue and McDonald Street.
PM 03	View north-east towards site from southern entry of The Domain carpark.
PM 04	View east towards site from Sydney Modern museum (no exit Path).

4.2 Certification of photomontages

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

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

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

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

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



Figure 9 Photomontage location map.

Photomontage 01

View south-east towards site from north-western corner of McDonald Street

Distance class

- Close
- <100km

Existing composition of the view

The foreground of this composition is characterised by street trees along McDonald Street. The mid-ground composition includes terrace dwellings along the southern side of McDonald Street and the mid-section of the existing building on site which is centrally located in this view.

Visual effects of the proposal on the composition as modelled

The proposal introduces built form to the mid-ground composition behind the terrace dwellings along McDonald Street, blocking views of open sky. There is a minor reduction of visible built form at the north-east corner of the site (due to the western setback).

The proposal sits wholly within the approved concept envelope which anticipates this level of visual change.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	nil
Overall rating of effects on baseline factors	low

Weighting factors

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

See section 5.8 for overall visual impact rating.



Figure 10 Viewpoint 01 location.



Figure 11 Viewpoint 01 existing view.



Figure 12 Viewpoint 01 photomontage.

Photomontage 02

View north towards site from south-west corner of intersection between Challis avenue and McDonald Street

Distance class

- Close
- <100km

Existing composition of the view

This view is predominantly characterised by the heritage façades of form at the corner of Challis Avenue and along Macleay Street. The existing building on site occupies the central mid-ground composition where it forms part of a continuous built form street frontage with nil setback to Macleay Street.

Visual effects of the proposal on the composition as modelled

The proposal occupies central mid-ground composition behind existing development at the corner of Challis Avenue and Macleay Street and forms part of the existing, continuous built form street frontage along Macleay Street. The proposed concept does not block access to adjoining or neighbouring heritage items.

The proposal sits wholly within the approved concept envelope which anticipates this level of visual change.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	nil

Overall rating of effects on baseline factors	low
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Weighting factors

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

See section 5.8 for overall visual impact rating.



Figure 13 Viewpoint 02 location.



Figure 14 Viewpoint 02 existing view.



Figure 15 Viewpoint 02 photomontage.

Photomontage 03

View north-east towards site from southern entry of The Domain carpark

Distance class

- Medium
- 100-1000km

Existing composition of the view

The foreground of this view is characterised by the undulating, open lawns of The Domain and associated playing fields. The mid-ground composition is characterised by a continuous band of built form (predominantly residential flat buildings) within Woolloomooloo and Potts Point, against a backdrop of open sky. The existing building on site is centrally located within the mid-ground composition.

Visual effects of the proposal on the composition as modelled

The proposal introduces new built form to the centre of the mid-ground composition, blocking open sky and a short section of the northern end of the Macleay Regis from level 7 and above.

The proposal sits within the approved concept envelope which anticipates this level of visual change.

Effects of additional height sought

A limited extent of the proposal sits above the height of the approved envelope blocking an area of open sky. This is a minor visual effect and does not generate any material impact.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	nil

Overall rating of effects on baseline factors

Weighting factors

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

See section 5.8 for overall visual impact rating.



Figure 16 Viewpoint 03 location.



Figure 17 Viewpoint 03 existing view.



Figure 18 Viewpoint 03 photomontage.

Photomontage 04

View east towards site from Sydney Modern museum (no exit Path)

Distance class

- Medium
- 100-1000km

Existing composition of the view

The foreground composition is characterised by a vegetated, elevated walkway that forms part of the double storey, residential development along the western extent of Woolloomooloo Bay. The mid-ground includes a continuous band of built form located along the Woolloomooloo Finger Wharf. Beyond the Finger Wharf development is the dense and highly varied residential flat buildings that characterise the Potts Point Peninsular. The existing building on site is located approximately left of centre within the distant mid-ground composition, against a backdrop of open sky.

Visual effects of the proposal on the composition as modelled

The proposal introduces new built form to the distant mid-ground composition amongst existing development along the Potts Point Peninsular. Potential future built form blocks open sky and a short, central section of the upper part of Macleay Regis building.

The proposal sits within the approved concept envelope which anticipates this level of visual change.

Effects of additional height sought

A limited extent of the proposal sits above the height of the approved envelope blocking an area of open sky. This is a minor visual effect and does not generate any material impact.

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

Weighting factors

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

See section 5.8 for overall visual impact rating.

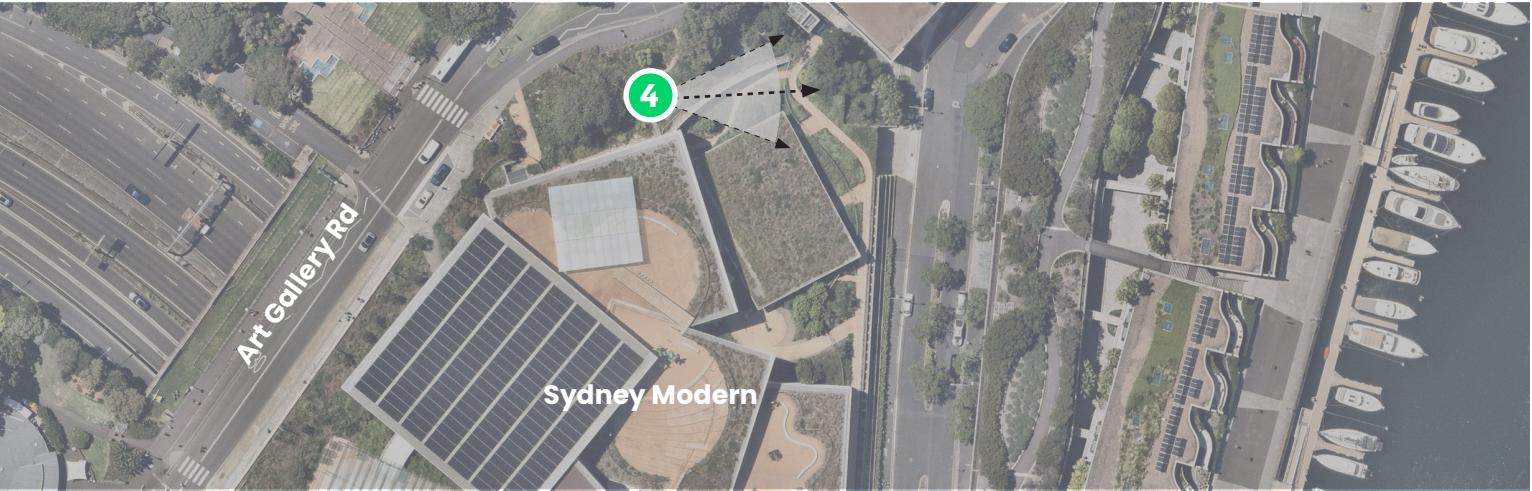


Figure 19 Viewpoint 04 location.



Figure 20 Viewpoint 04 existing view.



Figure 21 Viewpoint 04 photomontage.

05 Visual impact assessment



Having determined the extent of the visual change based on the 10 representative modelled views (photomontages), Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

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

5.1 Sensitivity

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

Urbis comment: Sensitivity was rated was low or low-medium for the majority of views modelled. Given the level of built form within the immediate context there are limited viewing opportunities to view the proposal in its entirety, including local parks, plazas and reserves. Visibility therefore increases from more distant sensitive viewing locations. We note visibility from locations including The Domain or Sydney Modern where the proposal is viewed as one element in a much wider view available that is predominantly characterised by built form of equivalent bulk, scale and character. The proposal is unlikely to be the focus of park or gallery users.

Low sensitivity ratings provide a down-weight to the overall impact rating.

5.2 Visual absorption capacity

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

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

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

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

is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Urbis comment: In close views from within the visual catchment, the existing visual environment has high PAC and the proposal will be of moderate prominence. The proposal is of similar height, bulk and scale to buildings within the immediate streetscape, and follows the established predominant setback pattern and building alignment, along Macleay Street reducing the prominence of the proposal within a dense urban environment.

In more distant views for example from The Domain, the visual environment has high PAC where the proposal will also be of moderate prominence. The proposal is of equivalent bulk and scale to existing isolated, mid-height towers which form part of the predominant character of the Potts Point peninsular.

5.3 Visual compatibility

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

Urbis comment: The proposal has high compatibility with the existing visual character of the immediate and broader visual context which includes built forms of similar height, bulk, and scale to the proposal.

In more distant views the proposal is compatible with the predominant character of the Potts Point peninsular which includes dense, low and mid-height development and isolated, mid-height tower forms not dissimilar to the proposal.

The proposal is consistent with the desired future character of Potts Point, increasing visual compatibility in the long term, and providing an overall down weight to the final impact rating.

5.4 Viewing period

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

Urbis comment: Close views are possible from surrounding street locations within the effective visual catchment such as Macleay Street and McDonald Street, which are likely to be predominantly from moving viewing

situations (both vehicle and pedestrian), experienced for short periods, typically in transit between locations.

Longer viewing periods are likely from locations such as The Domain or Sydney Modern. Sustained viewing periods will be contextualised by other, similar built form where the proposal is consistent with viewer expectations.

5.5 Viewing distance

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

Urbis comment: The proposal is visible from a variety of close, medium, and distant views within the visual catchment. Visibility within the effective visual catchment is constrained to close surrounding streets, limited by road alignment, intervening built form and vegetation. From more distant, elevated viewing locations such as from The Domain or The Art Gallery of NSW, the site is visible within a broader view composition characterised by Woolloomooloo Bay and development along the Potts Point ridgeline.

From more distant view locations, the proposal is seen in the context of other, similar built form where visual effects are reduced, providing an overall down weight to the final impact rating.

5.6 Significance of residual visual impacts

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

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

Urbis comment: 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. These personal preferences are to, or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing approved or proposed form of urban development.

In our opinion, residual impacts are low and acceptable given its location within a dense urban setting where views of new built form are likely anticipated by viewers.

From more distant viewpoints the proposal will form part of a much wider view composition predominantly characterised by built form of similar, height, bulk, and scale.

We note from specific, distant view locations such as easterly views towards the site from The Domain or Sydney Modern, the proposal blocks a section of the eastern elevation of local heritage item, the Macleay Regis. The Macleay Regis is not visually distinct, prominent, or particularly identifiable in the context of the many, visually similar, residential flat buildings along the Potts Point ridgeline. Noting the above view locations do not reflect a documented view to or from the heritage item, in our opinion, the proposal does not cause significant adverse visual effects or impact in blocking part of the eastern elevation of the Macleay Regis building.

5.7 Applying the ‘weighting’ factors

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

5.8 Overall visual impacts

In applying the relevant weighting factors, in our opinion, the visual effects and overall visual impact is considered low.

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	low	low	low
View blocking of scenic elements	nil	nil	nil	nil
Weighting Factors	VP1	VP2	VP3	VP4
Public Domain View Place Sensitivity	low	low	high	low-medium
Visual Absorption Capacity	low	high	high	high
Compatibility with Urban & Visual Context	high	high	high	high
Viewing Period	brief	brief	sustained	brief
Viewing Distance	close	close	medium	medium
Visual Impact Rating	VP1	VP2	VP3	VP4
	low	low	low	low

06 Private domain impacts



6.1 View inspections

Given the relatively uniform height and nature of the continuous built forms (terrace development and nil setbacks) along Macleay Street, McDonald Street, Challis Avenue and McDonald Lane, we consider the private domain visual catchment of the site to be small, constrained to the closest roads and neighbouring residential buildings.

Dwellings were inspected across two days on 21st and 22nd June 2023. Request to access dwellings were made in relation to:

10–12 Macleay Street (Macleay Regis):

- Units inspected: 203, 400, 401, 402, 500, 602, 603, 700, 701, 703, 901 and 902.
- Units contacted but not inspected: 01, 402, 404, 500, 502, 604, 606, 709 and 808
- Units unable to be contacted: 303, 600 and 802.

14 Macleay Street (The Pomeroy):

- Units contacted and inspected: 801 and 601
- Units unable to be contacted: 701

16 Macleay Street (Selsdon):

- Units contacted and inspected: 31, 41 and 60.

57–59 Macleay Street (Yellow House):

- Units contacted and inspected: 7 and 9.

Permission was not granted, or inspections were cancelled (by residents) at the following dwellings:

Units 201, 404, 502 604, 606, 709 and 808 at 10–12 Macleay Street.

We note that all of the surrounding residential flat buildings are either similar to, or lower in height relative to existing building on site and the built form proposed. As such, the additional height sought does not cause any view loss for the dwellings assessed.

6.2 Inspection process

With access provided to 19 dwellings, Urbis inspected and documented multiple views from each dwelling in the company of a surveyor (Craig & Rhodes registered surveyors) and professional photographer (Perfect Images).

At each dwelling, views were inspected from locations either agreed to or directed by the resident. Views were recorded from multiple locations within each dwelling towards the subject site and in other directions as is required to inform an assessment against Tenacity to provide a view impact rating for the whole dwelling.

Views were documented using full frame single images, taken high resolution professional camera (Canon EOS R3) mounted on a tripod at

1.6m above floor level. Images were documented using a 50mm and 35mm focal length lens (FL) consistently, both mid-range focal lengths which provide a logical and appropriate field of view given the close proximity of the view places to the site.

Each view place in the dwelling was surveyed, so that the X, Y and Z (height) of the view place (camera lens) could be geo-located in relation to the site. Multiple fixed features on the subject site, for example building edges, roof forms, window frames and sills and surrounding features to the site were captured in views and were previously surveyed. These have been used to align, insert, and rotate the proposed development in views form dwellings.

Further information about the process to prepare certifiable photomontage is included in Appendix A.

6.3 Views selected for modelling

From the total cohort inspected, 5 dwellings were selected for further, detailed analysis of potential view impacts via the use of photomontages. Dwellings were selected to provide to a representative sample of the types of view compositions that are available from neighbouring residential dwellings to the subject site. In the Macleay Regis, vertical stacks of dwellings occupy the western part of the floor plate with primary views to the west. Many view compositions compared were found to be very similar in compositional terms. That is, views from the two central stacks, being 01 type units (stack 3) and 02 type units (stack 2), to the west include the same elements and combinations of features.

For example, a foreground predominantly characterised by the existing built form on the subject site, the lower under-developed two storey car park form, mid-ground urban development along McDonald Lane and distant background built forms of the Sydney CBD were available from the majority of units in central stacks 2 and 3. There was minimal variation to this view composition between levels 7, 8 and 9 and as such little utility in preparing multiple photomontages which illustrate the same or a similar extent of view loss.

In addition, from levels 6 and below, for units located in stacks 1 to 4 we note the presence of street tree vegetation, which creates winter filtering effects in views to towards the subject site as the mature Plane trees are bare. We anticipate that this level of screening will increase significantly from approximately October to May as the trees are in-leaf during this half of the year.

The elevation of the City of Sydney CBD skyline as a single entity is recognisable and often described as a typology or feature of scenic value. Many of the views to be affected from dwellings in the Macleay Regis include varying lengths of sections of this view. We acknowledge this feature, as a whole, given that it is well known. In this regard we have selected a sample of views from level 7 units including from each unit type. The building is characterised by uniform floorplates from level 9 to the first floor.

For completeness, Urbis selected, in our opinion, the ‘worst case’ view, from the closest and potentially most affected locations in a dwelling, which logically shows the greatest extent of potential view loss. In each case the view modelled represents the ‘worst-case’ view that is directly available to the subject site and in most cases is from the outdoor balcony which is representative of the closest and most unconstrained. In other words, views from internal locations to the existing building on the site and the proposed development are constrained by walls, doors and mullions.

6.4 Objective Rating of View Impacts for Dwellings

Urbis takes an objective, conservative approach to determining the overall view impact for each dwelling. Our approach is based on a considered understanding of, and experience in interpreting the underlying intent of the Tenacity Planning Principle. View impact ratings are not based on the analysis of visual effects as shown in a single photomontage, which shows the change in only one selected view available from a dwelling. The photomontage objectively shows the extent of change that will occur subsequent to the approval and construction of the proposal and does not directly equate to the view impact, given the principle requires consideration of other relevant factors.

55 Macleay Street

This is a three storey terrace and locally listed heritage item located immediately adjacent to the site’s southern boundary. We understand that a DA has been approved for this site. At the time of view inspections, we were not able to access the existing building to inspect views.

57–59 Macleay Street (Yellow House)

57–59 Macleay Street is a part four and part-five storey residential flat building located south of the subject site. The residential units occupy the rear of the development, and are accessed from Macleay street via a common area through the Yellow House. The eastern part of the development, which is a locally listed heritage site in the Sydney LEP, presents to Macleay Street. The rear units inspected occupy the 4th and 5th floors and west (rear) and north (side) boundaries of the residential addition.

Existing Views from Unit 9 – Yellow House

Unit 9 occupies two storeys at the western end of this building presenting a living and dining area and balcony to the west. Level 4 living areas and balcony offer no direct views to the subject site. Its upper level includes a master bedroom where oblique north-westerly views include the very western edge of the site. This view is characterised by terrace style development and roofs along Macdonald Street in the foreground and an upper section of the arch of the Sydney Harbour Bridge. These views will not be affected by the proposed development.

Existing Views from Unit 7

This unit is located along the north side of the residential flat building and effectively overlooks the neighbouring lower terrace building at 55 Macleay Street and the subject site. Northerly views from internal rooms and balcony at level 4 are highly constrained and do not include scenic or highly valued features. Views from the level 5 kitchen to the north-west are constrained by an intervening party wall but views form external locations overlook the subject site and include scenic and highly valued items as defined in Tenacity, to the north-west. This includes parts of the Sydney Harbour Bridge. A detailed analysis of view loss from this dwelling is provided in the following pages.

16 Macleay Street (Selsdon)

16 Macleay Street is a residential flat building located approximately 80m south-east of subject site, where potential views to the north-west are restricted to the upper floor dwellings by intervening street tree vegetation. Views are obtained across the front boundary at oblique angles across the south-west and undeveloped part of the subject site.

14 Macleay Street (The Pomeroy)

14 Macleay Street (The Pomeroy) is a nine-storey contemporary residential flat building located south-east of the subject site. The residential flat building includes 34 units, where each floor plate is occupied by two units, which include 2 west facing units per floor. The west elevation includes partly recessed balconies that are most likely associated with living areas and have a primary views access to the west. Potential views may be available to the north-west from the southern end of the development. Urbis inspected two units within this residential flat building including the Penthouse which occupies the entire top floor and has been amalgamated with the southern half of the level below, (previously unit 701).

10-12 Macleay Street (Macleay Regis)

10-12 Macleay Street (Macleay Regis) is a residential flat building located east of the subject. The Macleay Regis includes two wings either side of a central core which houses two north-facing units, the lifts, and stairwells. In total the residential development includes approximately 87 apartments, where the western block presents a long elevation to Macleay Street. This block includes 4 units per floor and two different unit types. We refer to the internal floor plate as including 4 vertical stacks, as each 'stack' is characterised by a uniform internal floorplan across all levels.

Brief Description of Internal Layout

Stacks 1 and 4 at the north and south ends respectively, of the western block are two bedroom units, one the mirror image of the other. Each include balconies and living areas that present to Macleay Street, bedrooms to the north and south elevations and second bedrooms which include windows in east elevations. Stacks 2 and 3 are the two central stacks and one bedroom units but also include balconies which overlook Macleay Street. Views gained from these units are predominantly to the west.



Figure 22 10-12 Macleay Street (Macleay Regis).



Figure 24 16 Macleay Street (Selsdon).

6.5 private domain visual catchment

Given the relatively uniform height and nature of the continuous built forms (terrace development and nil setbacks) along Macleay Street, McDonald Street, Challis Street and McDonald Lane, we consider the private domain visual catchment of the site to be small, constrained to the closest roads and neighbouring residential buildings.



Figure 23 Streetscape detail of 55 (adjacent to site) and 57-59 Macleay Street (Yellow House).



Figure 25 14 Macleay Street (the Pomeroy).



07 Relevant planning principles

7.1 Tenacity

View loss or blocking effects refers to the extent to which a new built form blocks an existing view or part of the composition of a view that is currently enjoyed. Where a proposed development is likely to adversely affect views from private land, Council may give consideration to the view sharing Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 (Tenacity).

Tenacity is the most widely used and referenced planning principle in relation to the assessment of impacts on private neighbouring views and view sharing. The planning principle is described by the Court as a statement of a 'desirable outcome' aimed at reaching a planning decision and defines a number of appropriate matters to be considered in making that decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of factors to be considered and is not simply a process of listing features in a composition that may be lost. In other words Tenacity is a 'recipe' designed to guide decision making where the end goal is to reach an equitable and reasonable view sharing outcome.

Tenacity includes a four-step threshold test where the steps are sequential and conditional, so that proceeding to further steps is not required if the conditions for satisfying the preceding threshold are not met when considering the quantum and quality of the view loss. Prior to undertaking Step 1 of the assessment, Roseth discusses the notion of view sharing as quoted below.

"The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four step assessment".

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process of the principle, a development that takes the view away from another may, notwithstanding be considered reasonable.

This is important because it also means that a severe or devastating level of impact can nevertheless be reasonable. The principle therefore acknowledges that some extent of view loss is acceptable, especially in relation to fully complying development. In theory all built form that is located and massed to sit within a permissible envelope is contemplated by the controls that are relevant to view loss including for example height and setbacks. In this regard, any resultant potential view loss is also anticipated by the Consent Authority via the controls that have been set for the area and site.

Relevance of *Tenacity*

Step 1 in the Tenacity planning principle describes types of views and attributes, which attribute varying levels of value to them. The level of

value relates to the scenic nature and composition of views including the combination of features (one or more definable feature or group of features) which may contribute to the composition being considered a whole or partial view.

This notional hierarchy of views which range from highly valued, as distinct from those that are less, or possibly not valued in terms of their compositional combinations, is an underpinning concept in Tenacity. The logical framework of what follows later in Steps 3 and 4 if appropriate to proceed to those steps, which assess the extent of impact and the reasonableness of the proposed development respectively, depend on the ranking of the value of the view and items within it, established in Step 1.

In other words, if there is no substantive view loss, or if the items lost are not considered to be valued in Tenacity terms, the threshold to proceed beyond Step 1 is not met and there is no justification for proceeding to Step 2, or beyond. If the items in the view or the composition of the view affected are not highly valued, are low on the scale of scenic quality, or have not been identified for specific consideration in planning instruments or policies in relation to view protection, it is not logical or valid to arrive at a high view impact later on in Step 3 of the assessment. It is, in other words not logically possible in Tenacity to conclude in Step 3 that loss of view of low value items identified in Step 1, is a high view impact.

Notwithstanding that in our opinion, some dwellings inspected (level 5 and below from stacks 1, 2, 3 and 4 at the Macleay Regis, lower units at the Pomeroy and Selsdon and Unit 7 in Yellow House) do not warrant an assessment against Tenacity.

Rating of View Impacts

Urbis acknowledge that the loss of any view may generate concern for neighbours. However, as specialists in this type of assessment, our approach to rating view impacts for whole dwellings must necessarily be objective. Therefore, our analysis and considerations remove the subjectivity and personal value that is inevitably and understandably attributed to view loss by residents.

The view impact ratings determined for each dwelling assessed, is based on careful interpretation of guidance provided by Senior Commissioner Roseth in Tenacity. In creating and applying his own qualitative rating scale of view loss for the whole dwelling, Roseth reaches a view impact rating of 'severe' for what is, a very significant extent of view loss, of a scenic and highly valued 'whole view' composition, and for virtually the whole dwelling.

We note that the view in question is a 'magnificent' view and a whole view including land (Manly headland), land-water interface and ocean, that is, a combination of scenic elements. His approach to rating the view impact in this matter is explained and quoted here:

43. Para 30; Applying the above principles to 7 Bellevue Place, I would classify the view to the ocean and Manly as highly valuable, what most people would describe as magnificent. It is now available from four levels

from the rear. The proposal would obliterate views from the lower three levels from sitting and standing positions. From the fourth level it would obliterate it from sitting positions and reduce it from standing positions. In my opinion, the impact would be severe.

This guidance clearly indicates that if view loss of a 'magnificent' view is as wide spread as described in paragraph 30 of the principle for 3 out of 4 levels of a whole dwelling is rated by Roseth as severe, it follows that a loss of a partial view that is predominantly characterised by vernacular district features and building development with some distant background scenic elements or features (for example Sydney CBD skyline) could not be rated highly, and in our opinion be anything other than minor or minor-moderate at worst.

In other words, features of the westerly views, whilst providing a pleasant outlook, are not considered iconic, scenic and highly valued in Tenacity terms. This rationale and our experience of rating similar views in similar contexts has informed our view impact ratings for the majority of dwellings in the Macleay Regis with access to westerly CBD views.

As noted above, it is not logical or valid for the extent of view impact to be assessed and later rated highly in Step 3, when the attributes of the views that were identified in Step 1 are below the highly valued level.

Effects & Impacts

Urbis acknowledges that the change proposed is a substantial change to the character of the view (blocking part of a previously available view corridor across privately owned land) however the impact rating in Step 3 is a rating of the importance of the effect (importance = impact) as distinct from the extent of the change (how much of a visual effect there is). The impact rating depends on the importance of the change in the quality and the quantum of the view.

Tenacity does not clearly distinguish between these and tends to equate view loss with impact, whereas the significance of a view lost is a matter of judgement, and giving weight to all relevant factors. It is not useful to conflate the extent of change with the importance of the impact.

Reasonableness

We understand that the intent of Step 4 is to consider the reasonableness of a view impact in relation to compliance of the proposal with built form controls and other relevant factors including the ability to achieve a reasonable development potential for the site, according to those controls. Step 4 is quoted below:

44. The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is

no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

Given that the majority of view impacts are low and below the mid-level rating of moderate as per Roseth's qualitative scale, and that all view loss is created by lower complying built form, in our opinion, the view sharing outcome is **reasonable**.

7.2 Arnott

Arnott v City of Sydney (2015) NSWLEC 1052 (Arnott) is a planning principle which provides guidance about assessing the impact of a proposal in relation to built form outcomes anticipated in the Sydney DCP 2012, including height; and the impact on harbour views from surrounding apartments.

Arnott addresses impacts on private views that are available between existing buildings and existing setbacks and considers whether or not the proposal reflects the intent of the planning controls in terms of built form outcomes (height and setbacks between buildings etc) and on the fine grained visual character of the local streetscapes in Potts Point. We note that this principle places some importance on private views that are effectively created by applicable controls, in that none of the views considered in this matter were 'fortuitous' or gained essentially over private property. Instead the views in question were corridors, formed and available because of built form controls such as LEP height and DCP side setbacks.

Relevant Findings in Arnott

Relevant to this assessment is the commissioner's acceptance of what constitutes an iconic view. An iconic view is not simply one that includes part of an icon or icons, notwithstanding they may be present. The wholeness and partiality of the view and its composition including the 'visual curtilage' of the wider setting of the icon(s) is relevant to the weight given to the scenic quality and value of the view.

For example all of the Sydney Harbour Bridge with Pylons and Opera House visible within the broader setting of high scenic quality such as its Sydney Harbour Setting would be attributed more importance in both Arnott and Tenacity. When scenic and highly valued features are combined or are predominant in the view it would be widely agreed that a view is iconic.

Conversely Arnott finds that a view where either the icon is partially visible or the icon and its visual setting, is less available, the view is not iconic and its loss afforded less weight as part of a view sharing assessment.

Taking this approach none of the views inspected, documented and assessed for this report would be considered iconic views.

In Arnott, the Commissioner accepts the expert opinion of what is meant in step4 4 of Tenacity in relation to a skilful design.

The principle accepts the following quoted as follows:

"The skilful design test is not about whether a design is skilful, in the sense of the architect's expertise in creating a successful architectural composition; instead the intent of the fourth step is to look for opportunities within the massing and form of the proposal to minimise the impact on views across the site, whilst maintaining the capacity to reasonably develop the site.

This is evident in Dr Roseth's own words at paragraph 29 of the Tenacity planning principle, 'whether a more skilful design could provide the applicant with the same development potential and amenity'. It is partly for this reason that the Tenacity planning principle is less helpfully applied to impacts on views from individual apartments within residential apartment buildings, as there are generally more limited opportunities to rearrange massing to preserve what is often a singular orientation to a view. For this reason, it is also appropriate to consider the residential apartment building as a whole in assessing view impacts."

Further Arnott states that "While I am satisfied that the resident objectors' concern regarding the impact of the proposal on their harbour view is well founded; it is fair to weigh the detrimental impact of the proposal on their views against the reasonableness of the proposal".

Arnott also cites the limited utility in applying a Tenacity assessment in relation to multiple individual dwellings from a residential flat building, and that is more appropriate as a whole, and not to attribute cumulatively the extent of view loss per dwelling. For example where a residential flat building adjoins or overlooks a subject site, there may be limited potential to re-mass the proposed development in a way that significantly improves view sharing outcomes, for dwellings in that residential flat buildings and allows for the reasonable development potential for the site to be realised. Arnott appears to places equal weight on view sharing and development potential.

The proposed development, which extends to occupy the under-developed part of the site, would seem to support reasonable development potential for a site of this site in this locale.

08 Views analysis



8.1 All buildings inspected and modelled



Figure 26 All residential flat buildings inspected. Locations selected for modelling identified by dark green icon.

8.2 All viewplaces inspected & surveyed



Figure 27 Locations of all private views inspected and surveyed.
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8.3 Views selected for modelling



Figure 28 Private views selected for modelling shown in pink.

Photomontage 05 | Macleay Regis unit 703 (Stack 1) Balcony View



Figure 29 Macleay Regis western elevation, location of Unit 703 indicated in blue.

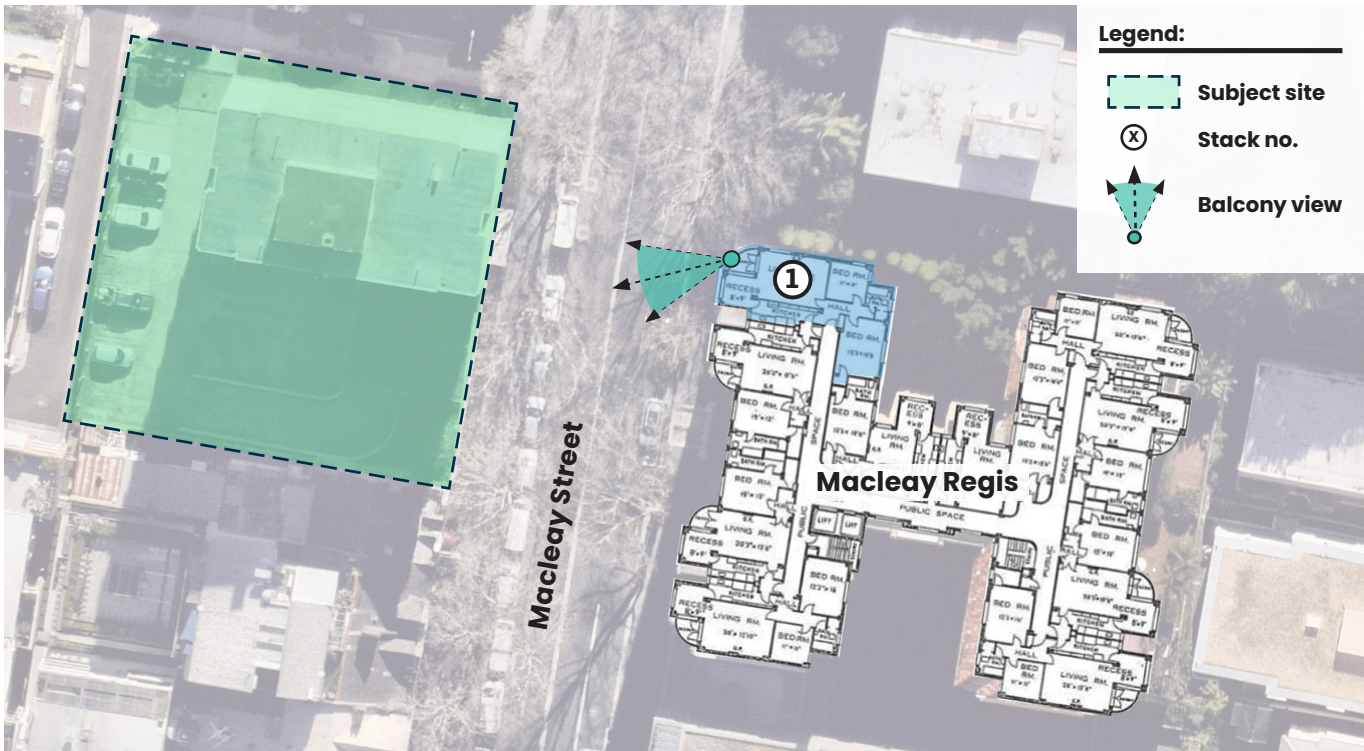


Figure 30 Macleay Regis floor plan, Unit 703 Stack 1, view place indicated in teal (approximate).



Figure 31 Existing view (standing) from balcony view south-west (includes approved concept envelope).



Figure 32 Proposed view (standing) from balcony view south-west.

Unaffected views & tenacity assessment



Figure 33 View north-east from balcony (standing), towards Sydney Harbour Bridge and Sydney Opera House.



Figure 34 View east from study (standing), towards unaffected views of Sydney Harbour and scenic and highly valued items.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4.	Summary Key Points
Unit 703/10-12 Macleay Street Potts Point (Macleay Regis)	Existing View Without Approved Concept This westerly view corridor is formed by the unit’s party wall and by the existing tower on the subject site. It is predominantly characterised by four to five storey development to the south-west including along McDonald Lane. Part of the mid-section of the City of Sydney CBD built form skyline, individual buildings (Sydney tower, St Mary’s Cathedral and The Domain) are visible. This is a fortuitous view gained via private property, across a central under-developed part of the site. The existing view does not include individual features or combinations compositions that are considered as highly scenic or highly valued, in Tenacity terms. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept SSDA and as such will reveal more of the westerly view corridor. The detailed design introduces new built form to the foreground composition where the eastern elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in this view. The view to be lost includes foreground and mid-ground vernacular development and part of the partial CBD typology and notable buildings. The view overall would be considered as low-medium scenic quality, characterised by some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining areas to the south-west and north-west. Other views from these rooms and from bedrooms and a study are available to the east, and include scenic and highly valued items and will be unaffected by the proposed development. North-westerly views include the Sydney Harbour Bridge and Opera House, and to the east expansive views of Sydney Harbour, sections of land-water interface and islands. The majority of views including to icons from this dwelling will be unaffected by the proposal, where the least valuable view to the south-west (in Tenacity terms) will be lost. The view impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. The view composition to be lost is of low-medium scenic quality in Tenacity terms. The loss of this view corridor and its compositional features is compensated by the retention and lack of affectation of more scenic and valuable views including icons in other directions from living rooms and other rooms. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. The additional height sought above the approved concept does not create additional view impacts.

Figure 35 Tenacity Assessment Unit 703/10-12 Macleay Street Potts Point

Photomontage 06 | Macleay Regis unit 203 dining room view



Figure 38 Macleay Regis western elevation, location of Unit 203 indicated in blue.

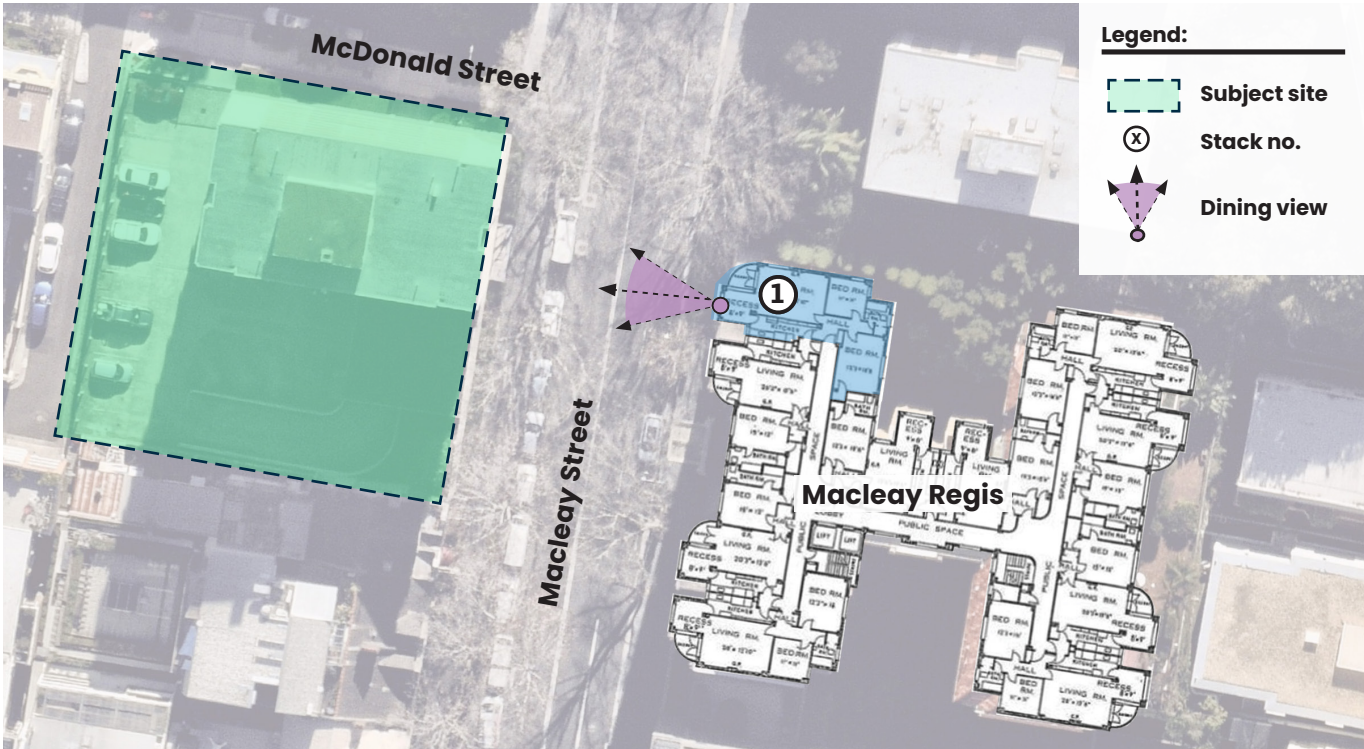


Figure 39 Macleay Regis floor plan, Unit 203 Stack 1, view place indicated in purple (approximate).



Figure 36 Existing view (seated) from dining room facing west (includes approved concept envelope).



Figure 37 Proposed view (seated) from dining room facing west.

Unaffected views & tenacity assessment



Figure 40 View north-west from balcony.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 203/10-12 Macleay Street Potts Point (Macleay Regis)	Existing View Without Approved Concept Westerly views from this level 2 stack 1 dwelling include a foreground predominantly characterised by building development, including the existing two-storey car park structure across the southern half of the subject site, 4 to 5 storey residential flat buildings along McDonald Lane and part of a tower cluster in the mid-section of the city of Sydney CBD skyline varied building typology. This view is partially filtered by deciduous street tree canopy, where we assume such views will be more heavily filtered in summer when the trees are in leaf. This is a fortuitous view gained via private property, across a central under-development part of the site. The existing view does not include individual features or compositions that are considered scenic or highly valued, in Tenacity terms. Proposed View Relative to Approved Concept The detailed design introduces new built form to the foreground composition where the east elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in the view. We note that the recessed balcony treatment proposed at the north-eastern edge of the building will create minor view benefits for this dwelling. The view to be lost includes vernacular building development of low scenic quality, some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining area of the dwelling. Other views to the south-west and north-west including towards heritage items are available from these rooms. The view impact for the whole dwelling is Negligible-minor.	All view loss for this dwelling is caused by built form that is fully compliant with controls and objectives relevant to view loss, and is permissible (refer to red dotted line). The fully compliant reference scheme (indicated by a white translucent block) extends to the south to occupy an underutilised and under-developed part of the site. Given that the existing view is across a central part of the site, and in order to realise the reasonable development potential for the site as per guidance provided in Tenacity, it is unlikely that a ‘more skilful’ design would significantly improve view impacts for neighbours. Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost is fortuitous, via a private property and available across an underdeveloped part of the site. The view composition to be lost is of low scenic quality and is not highly valued in Tenacity terms. The loss of a low scenic quality composition does not attract significant weight in Tenacity terms and cannot be attributed a high impact rating. We note that narrow cantilevered ‘floating’ forms project beyond but have no material effect or impact on views. Given the low level and location of the unit, relative to the subject site, a more skilful design or massing which can achieve reasonable development potential, and reduces view impacts for neighbours in our opinion, could not be achieved. The additional height sought above the concept envelope does not create additional view impacts.

Table 1 Tenacity Assessment Unit 203/10-12 Macleay Street Potts Point

Photomontage 07 | Macleay Regis unit 602 balcony view



Figure 41 Macleay Regis western elevation, location of unit 602 indicated in blue.



Figure 42 Macleay Regis floor plan, Unit 602 Stack 2, view place indicated in teal (approximate).

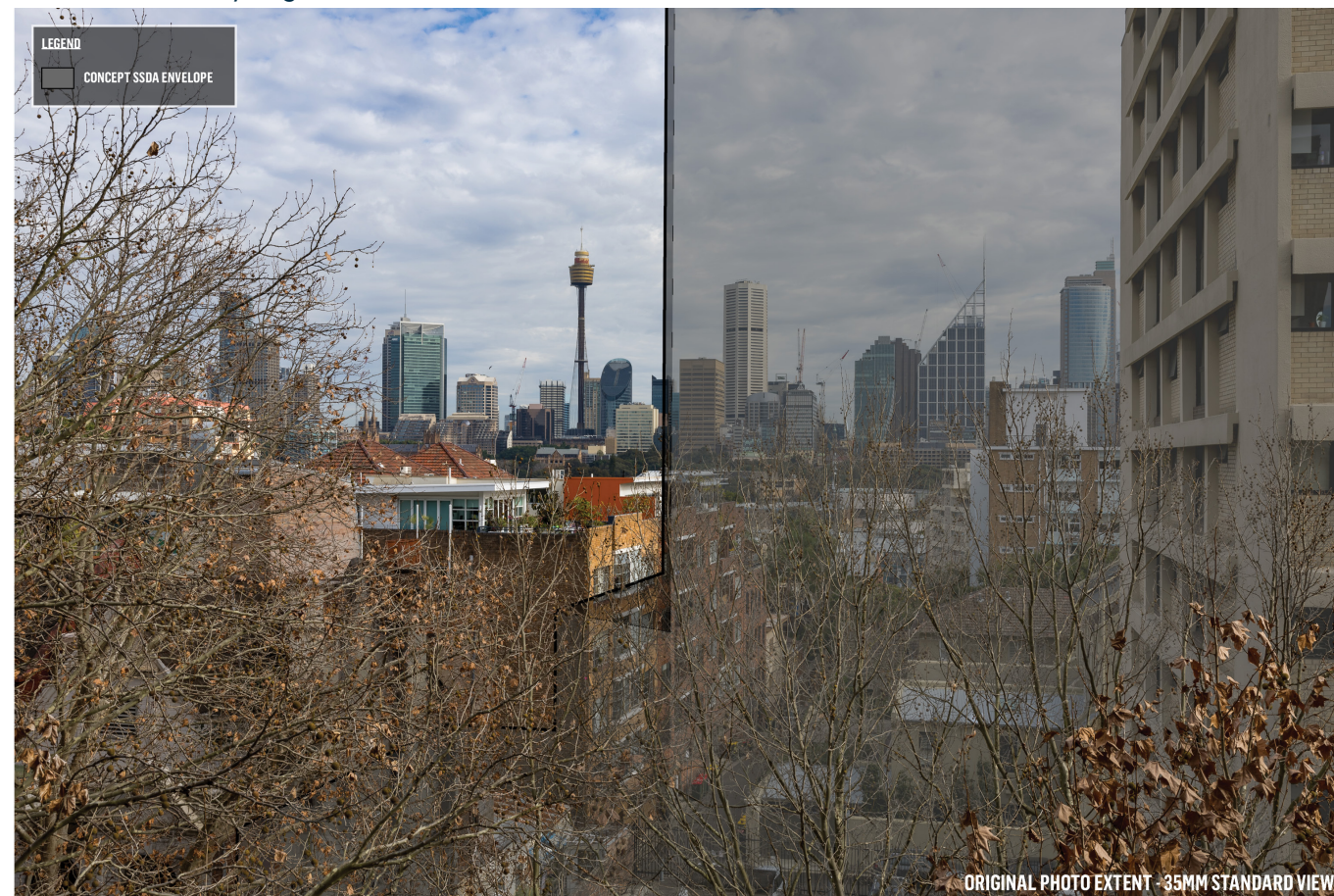


Figure 43 Existing view (standing) from balcony view south-west (includes approved envelope).



Figure 44 Proposed view (standing) from balcony view south-west.

Unaffected views & tenacity assessment



Figure 45 View north-west from dining room (seated), towards Sydney Harbour Bridge and Sydney Opera House.



Figure 46 View east from bedroom (standing), facing south, south-west.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 602/10-12 Macleay Street Potts Point (Macleay Regis)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, deciduous tree canopy, a foreground and mid-ground composition that is predominantly characterised by vernacular building development. Part of the mid-section of the City of Sydney CBD built form skyline, individual buildings (Sydney Tower, Australia Square and Deutsche Bank building) are visible. This is a fortuitous view gained via private property, across a central under-developed part of the site. The existing view does not include individual features or combinations compositions that are considered as highly scenic or highly valued, in Tenacity terms. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept and as such will reveal more of the westerly view corridor. The detailed design introduces new built form to the foreground composition where the eastern elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in this view. The view to be lost includes foreground and mid-ground vernacular development and part of the partial CBD typology and notable buildings. The view over all would be considered as low-medium scenic quality, some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining areas to the south-west and north-west. Other views from these rooms and from bedrooms and a study are available to the east, and include scenic and highly valued items and will be unaffected by the proposed development. North-westerly views include the Sydney Harbour Bridge and Opera House, and to the east expansive views of Sydney Harbour, sections of land-water interface and islands. The majority of views including to icons from this dwelling will be unaffected by the proposal, where the least valuable view to the south-west (in Tenacity terms) will be lost. The view impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. The view composition to be lost is of low-medium scenic quality in Tenacity terms. The loss of this view corridor and its compositional features is counter-acted by the retention and lack of affectation of more scenic and valuable views including icons in other directions from living rooms and other rooms. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. The additional height sought above the concept envelope does not create additional view impacts.

Table 2 Tenacity Assessment Unit 602/10-12 Macleay Street Potts Point

Photomontage 08 | Macleay Regis unit 901 balcony view



Figure 47 Macleay Regis western elevation, location of Unit 901 indicated in blue.

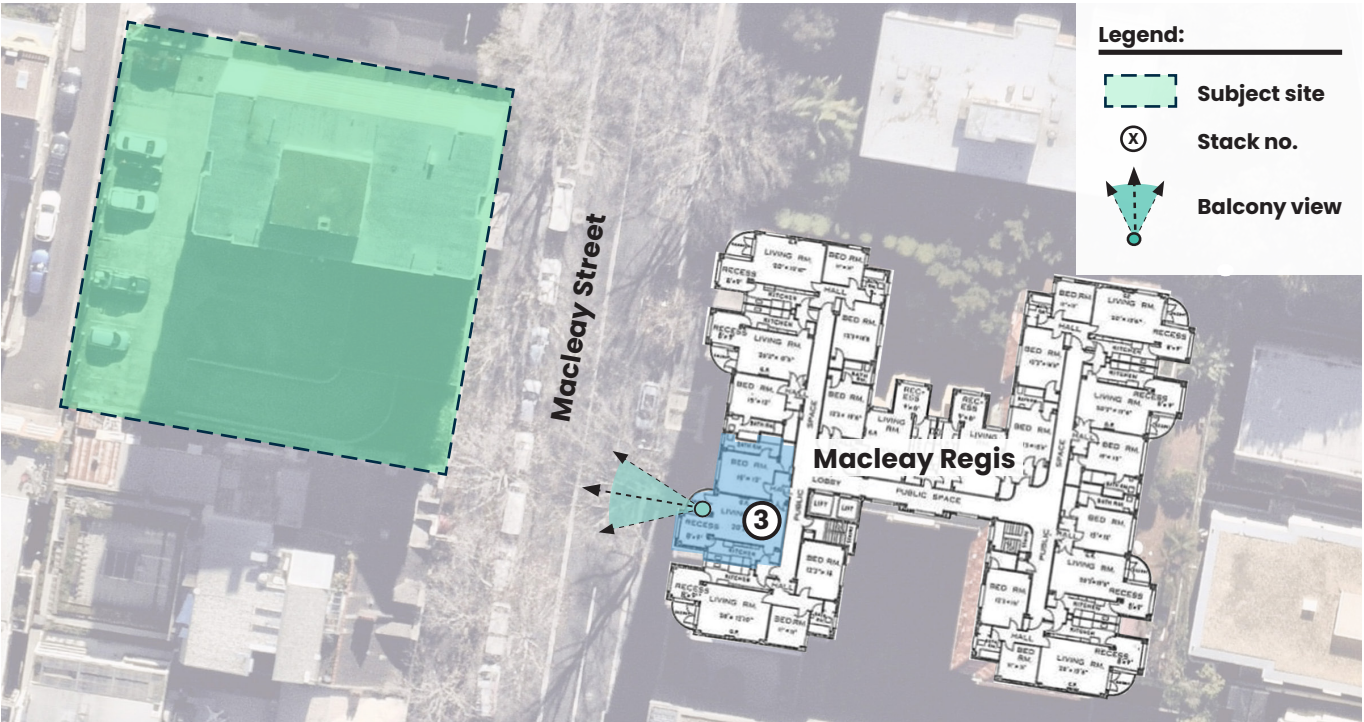


Figure 48 Macleay Regis floor plan, Unit 901 Stack 3, view place indicated in teal (approximate).



Figure 49 Existing view (seated) from dining room facing west (includes approved concept).



Figure 50 Proposed view (seated) from dining room facing west.

Unaffected views & tenacity assessment



Figure 51 View south-west (standing) from dining room.



Figure 52 View north-west (standing) from balcony.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 901/10-12 Macleay Street Potts Point (Macleay Regis)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, and, a foreground and mid-ground composition that is predominantly characterised by vernacular building development. The distant background includes a wide section of the CBD skyline and identifiable buildings for example Sydney Tower, St Mary’s Cathedral and parts of The Domain are visible. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The detailed design introduces a narrow vertical and horizontal extent of built form to the foreground composition. The view to be lost includes foreground and mid-ground vernacular development and part of the partial CBD typology and notable buildings. The view over all would be considered as low-medium scenic quality, some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining areas to the south-west, north-west. North-westerly and south-westerly views are expansive and of moderate scenic quality, where access to notable buildings (Sydney Tower and St Mary’s Cathedral) will remain unaffected by the proposed development. The composition to be lost is of low value in Tenacity terms. The view impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. The view composition to be lost is of low scenic quality and is not highly valued in Tenacity terms. The loss of a low scenic quality composition does not attract significant weight in Tenacity terms and cannot be attributed a high impact rating. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. Given the location of the dwelling in relation to the subject site, a more skilful design or massing which satisfies can achieve reasonable development potential, and reduces view impacts for neighbours in our opinion could not be achieved. The additional height sought above the concept envelope does not create additional view impacts.

Table 3 Tenacity Assessment Unit 901/10-12 Macleay Street Potts Point

Photomontage 09 | Macleay Regis unit 701 balcony view



Figure 53 Macleay Regis western elevation, location of Unit 701 indicated in blue.

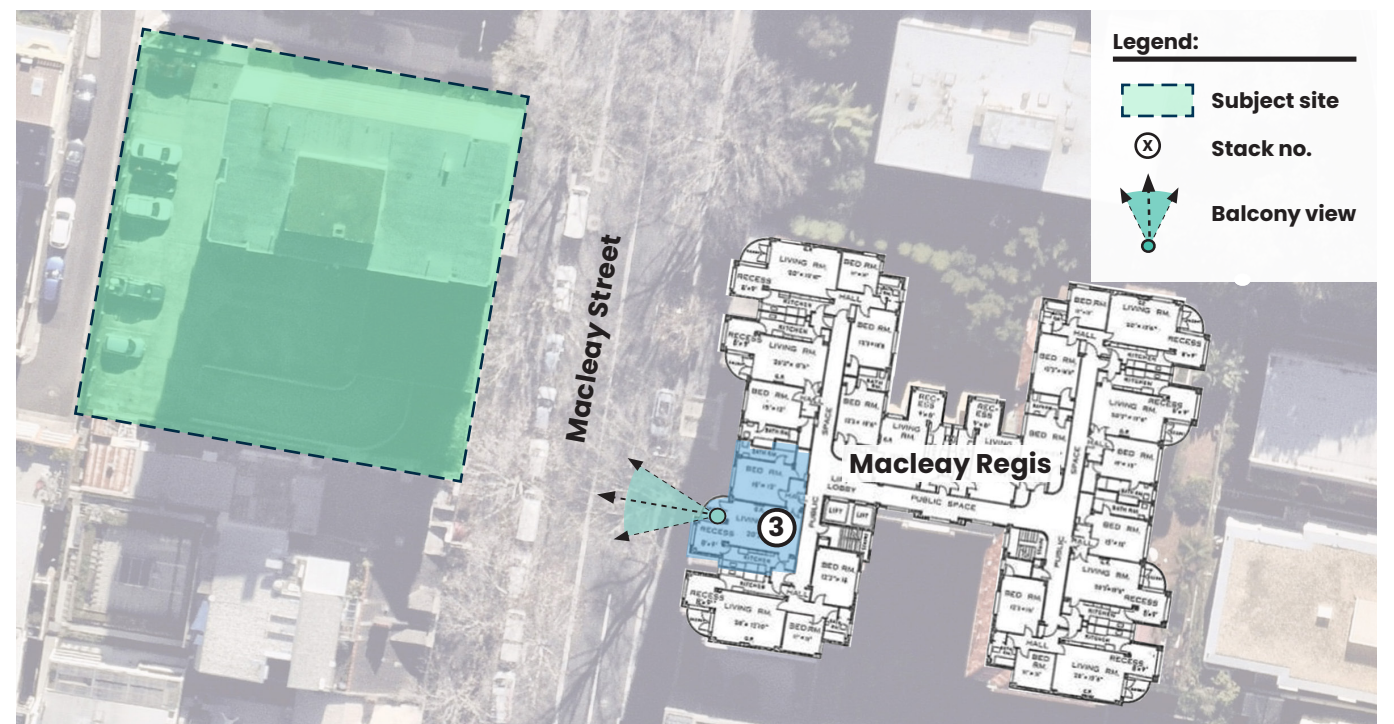


Figure 54 Macleay Regis floor plan, Unit 701 Stack 3, view place indicated in teal (approximate).



Figure 55 Existing view (standing) from balcony, view west (includes approved envelope).



Figure 56 Proposed view (standing) from balcony, view west.

Unaffected views & tenacity assessment



Figure 57 View north-west from balcony.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 701/10-12 Macleay Street Potts Point (Macleay Regis)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, deciduous tree canopy, a foreground and mid-ground composition that is predominantly characterised by vernacular building development. The distant background includes part of the mid-section of the CBD skyline and identifiable buildings for example Sydney Tower, Australia Square and the Deutsche Bank building are visible. We note the view will be more constrained during summer months when the tree canopy is in leaf. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept revealing more of the westerly view corridor. The detailed design introduces new built form to the foreground composition where the eastern elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in the view. The view to be lost includes foreground and mid-ground vernacular development and part of the partial CBD typology and notable buildings. The view overall would be considered a short section of a much wider view available, of low-medium scenic quality, with some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining areas to the south-west, north-west. North-westerly and south-westerly views are expansive and of moderate scenic quality, where access to notable buildings (Sydney Tower and St Mary’s Cathedral) will remain unaffected by the proposed development. The composition to be lost is of low value in Tenacity terms. The view impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. The view composition to be lost is of low scenic quality and is not highly valued in Tenacity terms. The majority of the westerly view, including it’s most scenic features such as St Mary’s Cathedral and its park-like setting, is retained and unaffected by the proposed development. The loss of a low scenic quality composition does not attract significant weight in Tenacity terms and cannot be attributed a high impact rating. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. Given the location of the dwelling in relation to the subject site, a more skilful design or massing which satisfies can achieve reasonable development potential, and reduces view impacts for neighbours in our opinion could not be achieved. The additional height sought above the concept envelope does not create additional view impacts.

Table 4 Tenacity Assessment Unit 701/10-12 Macleay Street Potts Point

Photomontage 10 | Macleay Regis unit 700 balcony view



Figure 58 Macleay Regis western elevation, location of Unit 700 indicated in blue.

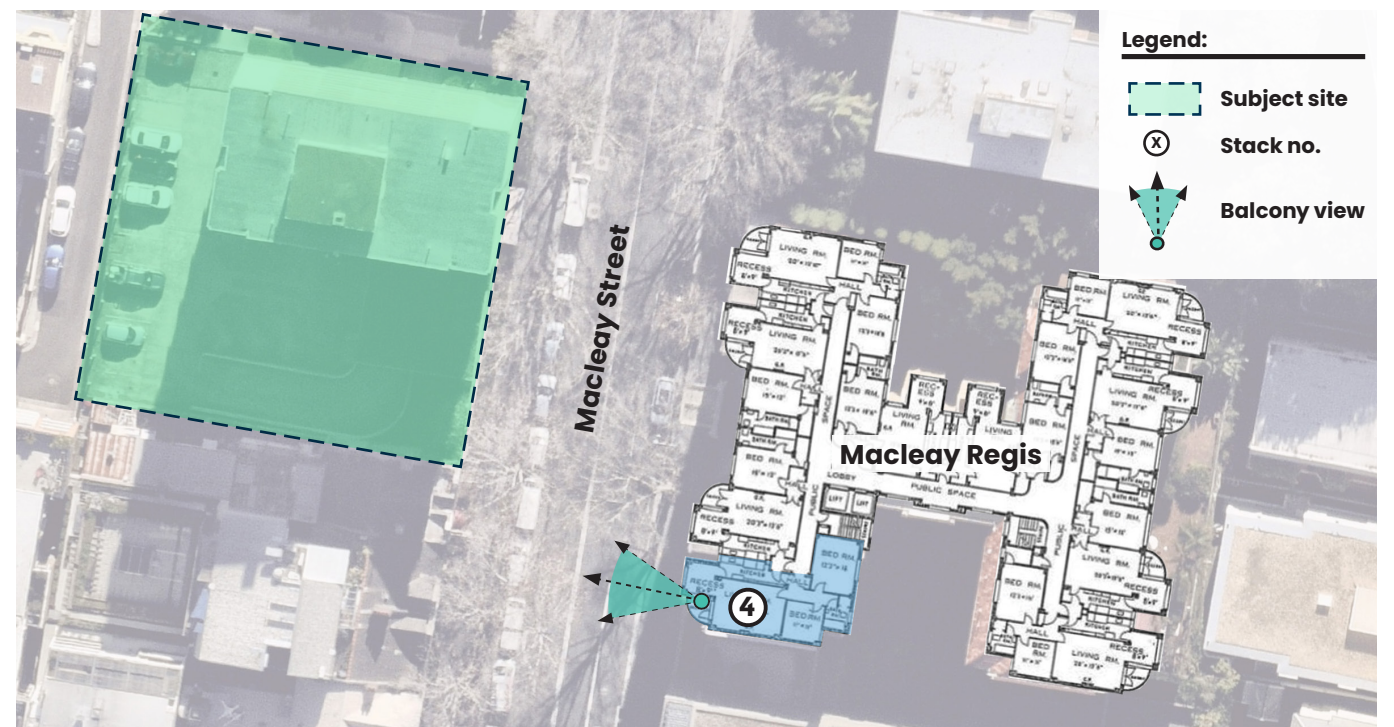


Figure 59 Macleay Regis floor plan, Unit 700 Stack 4, view place indicated in teal (approximate).

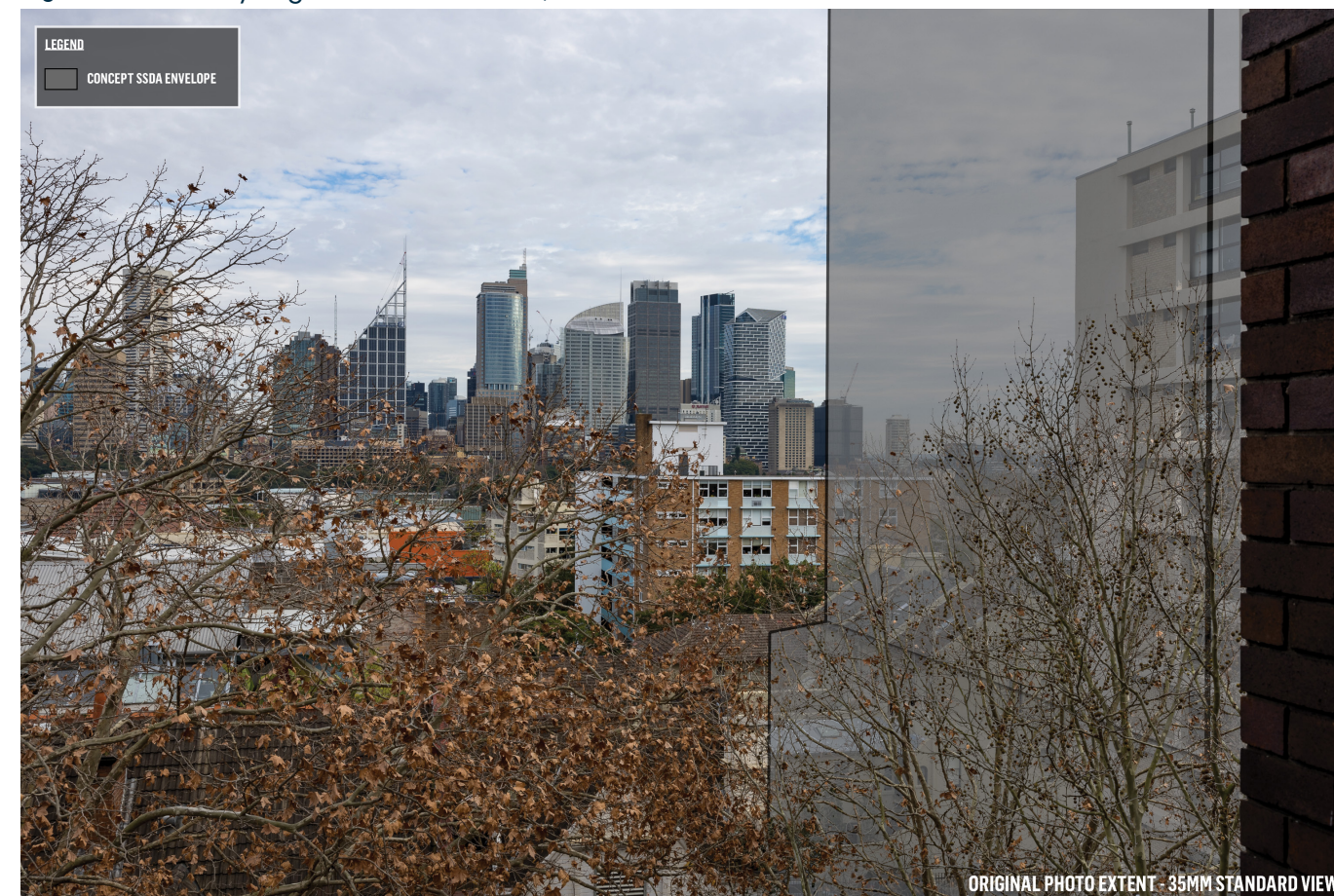


Figure 60 Existing view (standing) from balcony view west (includes approved envelope).



Figure 61 Proposed view (standing) from balcony view west.

Unaffected views & tenacity assessment



Figure 62 View south-west (standing) from dining room, towards unaffected part of CBD skyline.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
700/10-12 Macleay Street Potts Point	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, deciduous tree canopy, a foreground and mid-ground composition that is predominantly characterised by vernacular building development. The distant background includes part of the mid-section of the CBD skyline and identifiable buildings for example the Deutsche Bank building (Deutsche Bank Place). Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The detailed design introduces new built form to the foreground composition where the eastern elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in the view. The view to be lost includes foreground and mid-ground vernacular development and part of the partial CBD typology and notable buildings. The view overall would be considered as low medium scenic quality with some depth of field and distant areas of open sky. The proposed development does not block access to scenic and highly valued views or co,positions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the front boundary from sitting and standing positions.	This and similar views are available from the living and dining areas to the south-west. Westerly and south-westerly views are expansive and of moderate scenic quality, where access to notable buildings will remain unaffected by the proposed development. The composition to be lost is of low value in Tenacity terms. The view impact rating for the whole dwelling is Negligible-minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. The view composition to be lost is of low scenic quality and is not highly valued in Tenacity terms. The loss of a low scenic quality composition does not attract significant weight in Tenacity terms and cannot be attributed a high impact rating. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. The additional height sought above the concept envelope does not create additional view impacts.

Table 5 Tenacity Assessment Unit 700/10-12 Macleay Street Potts Point

Photomontage 11 | Pomeroy unit 601 balcony view



Figure 63 Western elevation of The Pomeroy, location of Unit 602 indicated in blue.

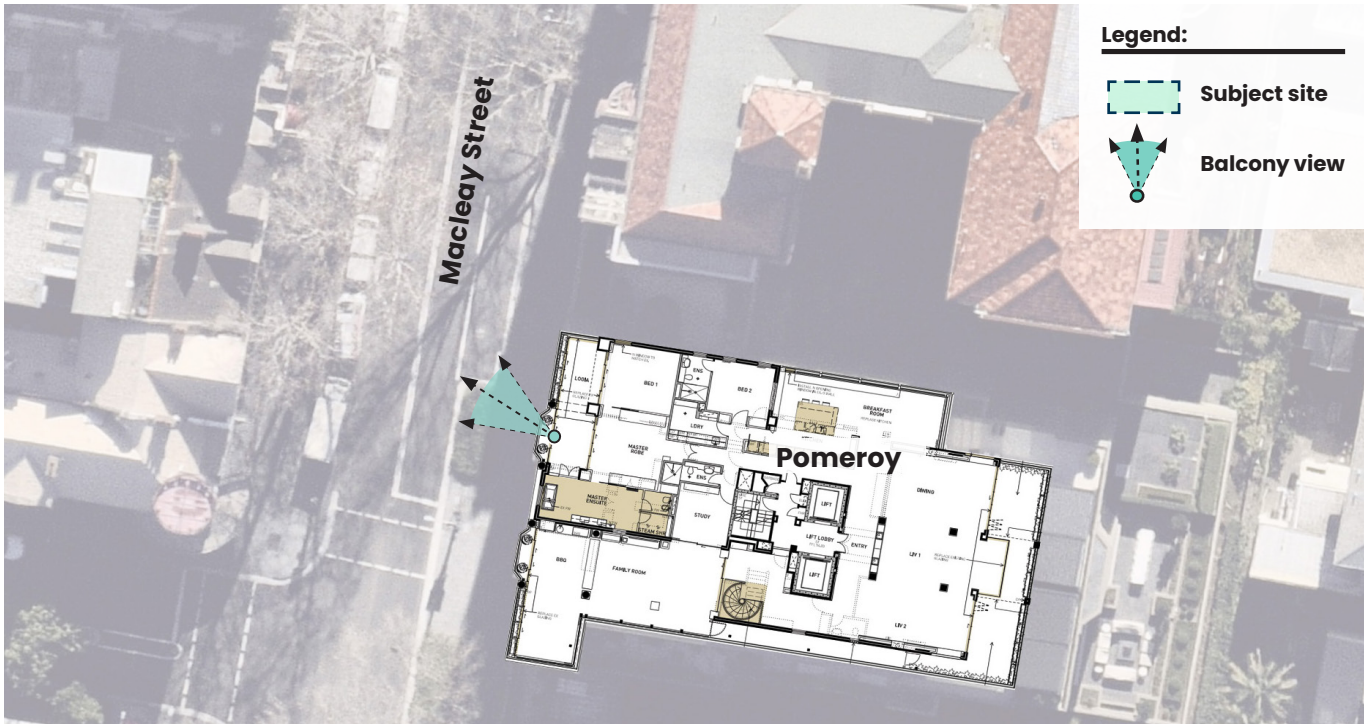


Figure 64 The Pomeroy floor plan, view place indicated in teal (approximate).



Figure 65 Existing view north-west (standing) from balcony (includes approved envelope).



Figure 66 Proposed view north-west (standing) from balcony.

Unaffected views & tenacity assessment



Figure 67 View west from living room (standing) towards unaffected part of CBD skyline.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 601/14Macleay Street Potts Point (Pomeroy)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, deciduous tree canopy, a foreground and mid-ground composition that is predominantly characterised by vernacular building development. The distant background includes part of the mid-section of the CBD skyline and identifiable buildings for example the Deutsche Bank building (Deutsche Bank Place). The view includes the southern Pylons and lower south section of the arch of the Sydney Harbour Bridge. The majority of the icon and its scenic visual setting is blocked from view. Other, expansive views to the west and south-west are available that are characterised by the existing building on the subject site, open space, notable features and buildings and all of the Sydney CBD skyline. Holistically these features and would be considered in Tenacity terms as scenic and arguably iconic. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The proposed detailed design introduces new built form to the foreground composition where the eastern elevation is setback from Macleay Street, providing a greater distance and minor improvement to the spatial arrangement of built form in the view. From this central location along the eastern elevation of the dwelling approximately half the Sydney Harbour Bridge will be blocked, noting the existing blocking effects of the tree canopy which will increase during summer months.	Via the front boundary from sitting and standing positions.	All views will be unaffected to the east and the majority to the west, with the exception of the north-westerly aspect modelled. When the extent of view loss in the context of all views available including their scenic value and compositions are considered, in our opinion the view impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property, available across an underdeveloped part of the site. The view composition to be lost is of low scenic quality and is not highly valued in Tenacity terms. The loss of a low scenic quality composition does not attract significant weight in Tenacity terms and cannot be attributed a high impact rating. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The proposed detailed design improves access to views relative to the approved concept. The additional height sought above the concept envelope does not create additional view impacts.

Table 6 Tenacity Assessment Unit 601/14 Macleay Street Potts Point

Photomontage 12 | Pomeroy unit 801 master bedroom balcony view



Figure 68 Western elevation of the Pomeroy, location of Unit 801 indicated in blue.



Figure 69 The Pomeroy floor plan, view place indicated in teal (approximate).

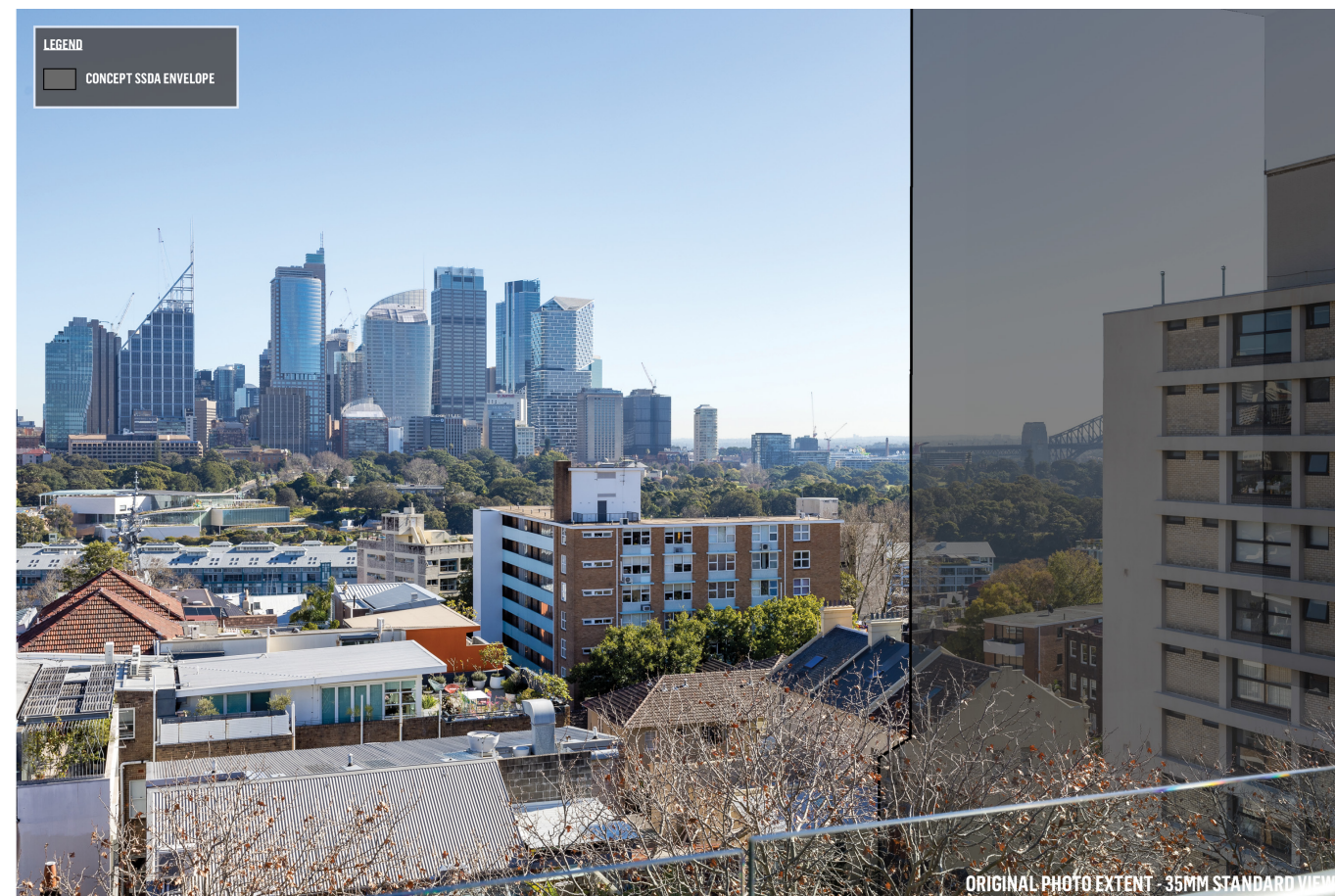


Figure 70 Existing view north-west (standing) from internal balcony within the Master Bedroom Suite (includes approved envelope).



Figure 71 Proposed view north-west (standing) from internal balcony within Master Bedroom Suite.

Unaffected views & tenacity assessment



Figure 72 View west (standing). from Master Bedroom Suite, enclosed balcony.



Figure 73 View north-west (standing). from Master Bedroom Suite, enclosed balcony.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 801, 14 Macleay Street, Potts Point (Pomeroy)	Existing View Without Approved Concept Two views are assessed for this dwelling. Both are north-westerly views available from the approximate mid-point of the west elevation within the master bedroom suite of this spilt level dwelling. The modelled view is orientated to the north-west and predominantly includes a foreground of low built form west of Macleay Street, the southern elevation of the existing building on the site and an expansive view to the Sydney CBD, Domain, St Mary’s etc. The north-westerly part of the expansive view includes water in Woolloomooloo and sections of land-water interface, parts of the Royal Botanic Gardens and Mrs Macquarie’s Chair. The view includes the southern Pylons and lower south section of the arch of the Sydney Harbour Bridge. The majority of the icon and its scenic visual setting is blocked from view. Other, expansive views to the west and south-west are available that are characterised by the existing building on the subject site, open space, notable features and buildings and all of the Sydney CBD skyline. Holistically these features and would be considered in Tenacity terms as scenic and arguably iconic. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The proposed detailed design introduces new built form to the foreground composition. The extent of view loss alters depending on the location of viewer north or south of the locations of modelled views. From approximately mid-way along this dwelling, and north of the master bedroom wardrobe area, view loss will be limited. From the south end of the dwelling from locations close to and at its western edge, approximately half of the Sydney Harbour Bridge and Opera House will be blocked by the proposed development. The view to be lost from the master bedroom suite in this singular view direction, includes vernacular built form, vegetation within the Botanic Gardens and a section of the southern portion of the Sydney Harbour Bridge arch and southern pylon.	Views are available across the front boundary of the residential flat building and dwelling from seated and standing positions along the western elevation of this bay.	The dwelling occupies all of level 8 and the southern half of level 7 in this residential flat building. As such expansive views from multiple locations along both elevations of the dwelling are available from both levels to the north-west, west, south-west, north-east, east and south-east. All views will be unaffected to the east and the majority to the west, with the exception of the north-westerly aspect modelled. Scenic and highly valued parts of the north-westerly view including land-water interface in Woolloomooloo Bay, the Royal Botanic Gardens etc and all of the Sydney CBD Skyline, from the secondary kitchen and dining room are unaffected and retained. When the extent of view loss in the context of all views available including their scenic value and compositions are considered, in our opinion the view impact for the whole dwelling is Minor-Moderate.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. Part of a partial view of an icon will be lost from the mid and northern end at the west elevation of this dwelling, in one view direction. The worst affected room is the master bedroom suite, a room type and use which attracts less weight in Step 3 of Tenacity. The dwelling is characterized by multiple expansive, scenic, and highly valued views in multiple directions. The majority of views from this dwelling including from the most important locations such as main kitchen, living and dining areas (that occupy the entire eastern half of the dwelling) will be unaffected by the proposed development. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The additional height sought above the concept envelope does not create additional view impacts.

Table 7 Tenacity Assessment Unit 801/14 Macleay Street, Potts Point.

Photomontage 13 | Pomeroy unit 801 master bedroom balcony view



Figure 74 Macleay Regis western elevation, location of Unit 801 indicated in blue.

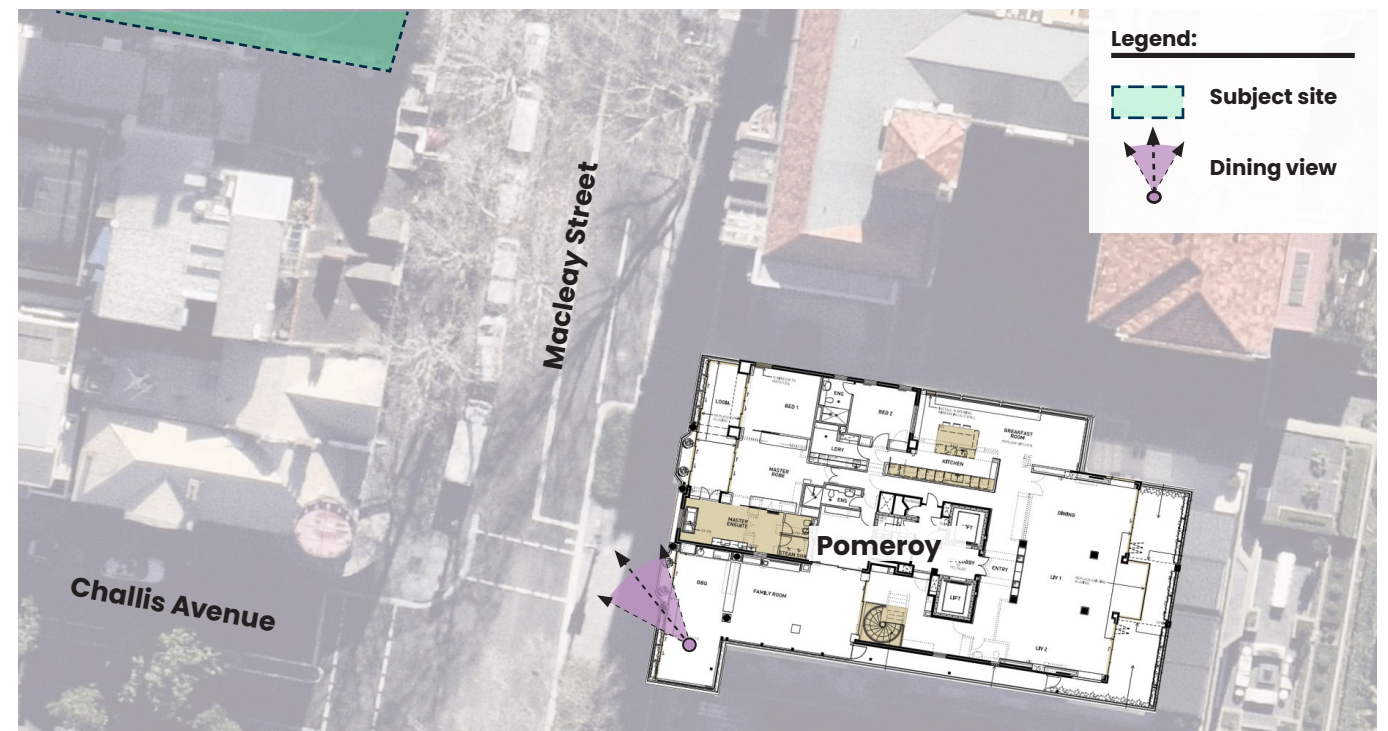


Figure 75 The Pomeroy floor plan, Unit 801, view place indicated in purple (approximate).



Figure 76 Existing view (standing) from balcony view south-west (includes approved envelope).



Figure 77 Proposed view (standing) from balcony view south-west.

Unaffected views & tenacity assessment



Figure 78 View west from kitchen (standing), from northern end of kitchen island.



Figure 79 View south-west (standing) from kitchen.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
Unit 801/14 Macleay Street Potts Point (Pomeroy)	Existing View Without Approved Concept Views from this more southern view place, an internal location, within a secondary kitchen /dining area include a view of similar composition as described above. In addition, this oblique view includes the southern pylons, arch and majority of the Sydney Harbour Bridge as well as parts of the Sydney Opera House, although partially blocked by the sliding door frames. We acknowledge that when the doors are open fully that this composition is more readily available. We note further that views to the north-west including the composition described above are not available from locations further east in the dwelling. In our opinion, the secondary kitchen view modelled, is an example of the greatest extent of potential view loss from this room. Proposed View Relative to Approved Concept The proposal introduces new built form to the foreground composition. The extent of view loss alters depending on the location of viewer. From locations close to, and at its western edge, approximately half of the Sydney Harbour Bridge and Opera House will be blocked by the proposed development. The view to be lost as modelled, in one view direction includes a foreground of vernacular building development, landform and vegetation within the Botanic Gardens, a minor extent of water in Sydney Harbour beyond the headland, and approximately the northern half of the Sydney Harbour Bridge and Sydney Opera House (noting it is obscured from internal view places).	Views are available across the front boundary of the residential flat building and dwelling from seated and standing positions along the western elevation of this unit.	The dwelling occupies all of level 8 and the southern half of level 7 in this residential flat building. As such expansive views from multiple locations along both elevations of the dwelling are available from both levels to the north-west, west, south-west, north-east, east and south-east. All views will be unaffected to the east and the majority to the west, with the exception of the north-westerly aspect modelled. Scenic and highly valued parts of the north-westerly view including land-water interface in Woolloomooloo Bay, the Royal Botanic Gardens etc and all of the Sydney CBD Skyline, from the secondary kitchen and dining room are unaffected and retained. When the extent of view loss in the context of all views available including their scenic value and compositions are considered, in our opinion the view impact for the whole dwelling is Minor-Moderate.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. Parts of icons are lost from the south end of the west elevation of this dwelling, in one view direction. The dwelling is characterized by multiple expansive, scenic, and highly valued views in multiple directions. More of the view including icons is available as the viewer moves to more southerly locations, for example in the secondary kitchen, and along the western elevation of the dwelling. Therefore, the extent of view loss is also reduced as the viewer moves south along the western elevation. In this regard, the viewer can still see the majority of the Sydney Harbour Bridge, parts of the Sydney Opera House and its mid-ground Botanical Gardens visual setting. The majority of the existing access to icons will remain available from the secondary kitchen. The majority of views from this dwelling including from the most important locations such as main kitchen, living and dining areas (that occupy the entire eastern half of the dwelling) will be unaffected by the proposed development. All view loss is caused by complying built form which sits wholly within the approved concept envelope and is therefore anticipated. The additional height sought above the concept envelope does not create additional view impacts.

Table 8 Tenacity Assessment Unit 801/14 Macleay Street, Potts Point.

Photomontage 14 | Seldson unit 60 rooftop view



Figure 80 Western elevation of Seldson, location of Unit 60 roof terrace indicated in blue.



Figure 81 Seldson floor plan, view place indicated in teal (approximate).



Figure 82 Existing view north-west (standing) from roof terrace (includes approved envelope).



Figure 83 Proposed view north-west (standing) from roof terrace.

Unaffected views & tenacity assessment



Figure 84 View east (standing) from roof terrace, towards unaffected views of Sydney Harbour.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
60/16 Macleay Street Potts Point (Selsdon)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, and a foreground and mid-ground composition predominantly characterised by vernacular building development. The distant background includes part of the North Sydney CBD skyline, the Sydney Harbour Bridge, and the majority of the Sydney Opera House including the sail roof form. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The proposed detailed design introduces new built form to the foreground composition. The view to be lost includes a narrow vertical section of mid-ground vernacular development that is immediately adjacent to the existing building on site, and part of the North Sydney skyline including the northern pylon of the Sydney Harbour Bridge. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via the junction of the side and front boundary from standing and seated positions.	This, and similar views are available from other areas of the roof terrace and bedroom to the north-west. Other views to the north-east which include scenic and highly valued items will be unaffected by the proposed development. Scenic and highly valued parts of the north-westerly view including the Sydney Opera House and, majority of the Sydney Harbour Bridge are unaffected and retained. View impact for the whole dwelling is Negligible.	Considering all relevant steps and factors; the view impact is reasonable.	A minor extent of the Sydney Harbour Bridge is lost from of the roof top terrace and dwelling. The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. All view loss is caused by complying built form which sits wholly within the approved concept envelope and is therefore anticipated. This is an indicative view from the north-west corner of the roof. The existing dwelling may be redeveloped according to an approved DA. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The additional height sought above the concept envelope does not create additional view impacts.

Table 9 Tenacity Assessment Unit 60/16 Macleay Street, Potts Point.

Photomontage 15 | Yellow House unit 7 balcony view



Figure 85 Rear view of Yellow House from McDonald Street towards northern elevation of building, location of Unit 7 balcony indicated in blue.



Figure 86 Yellow House Unit 7 floor plan, viewpoint indicated in teal (approximate).



Figure 87 Existing view north-west (standing) from balcony (includes approved envelope).



Figure 88 Proposed view north-west (standing) from balcony.

Unaffected views & tenacity assessment



Figure 89 View east (standing) from upper level balcony.



Figure 90 View south (standing) from upper level balcony.

Dwelling Address	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact	Summary Key Points
7/57-59 Macleay Street Potts Point (Yellow House)	Existing View Without Approved Concept The view includes part of the southern elevation of the existing building on site, and a foreground and mid-ground composition predominantly characterised by vernacular building development. The distant background includes part of the North Sydney CBD skyline, the Sydney Harbour Bridge and the upper part of the sails of the Sydney Opera House. Proposed View Relative to Approved Concept The width and articulated form of the proposed detailed design is reduced relative to the approved concept, revealing more of the westerly view corridor. The proposed detailed design introduces new built form to the foreground composition. The view to be lost includes foreground and mid-ground vernacular development and part of the North Sydney skyline including the northern pylon of the Sydney Harbour Bridge. The proposed development does not block access to scenic and highly valued views or compositions as defined in Tenacity, or unique features such as heritage items, HCAs, a whole view or any icons.	Via a side boundary from seated and standing positions.	The view to be lost does not include the most highly valued and scenic elements of this north-westerly composition. The spatial composition in the view will change with the introduction of potential future built form to the immediate foreground. View impact for the whole dwelling is Minor.	Considering all relevant steps and factors; the view impact is reasonable.	The view to be lost, is fortuitous via private property and available across an underdeveloped part of the site. Given the location of this view and from where it is available, that is, via a side boundary over an underdeveloped site, a more skilful design or massing which can achieve reasonable development potential and reduces view impacts for neighbours in our opinion could not be achieved. The majority of the view, including the most scenic and iconic items are retained. The loss of the westerly view corridor is anticipated by the approved concept. This level of view loss is already accepted and supported. The additional height sought above the concept envelope does not create additional view impacts.

Table 10 Tenacity Assessment Unit 7/57Macleay Street, Potts Point.

09 Conclusion

10.1 Summary of public domain view impacts

Of the 4 public views surveyed and modelled, the proposal was rated as having low visual impacts.

Photomontage No.	View Location	Impact Rating
PM 01	View south-east towards site from north-western corner of McDonald Street.	Low
PM 02	View north towards site from south-west corner of intersection between Challis Avenue and Macleay Street.	Low
PM 03	View north-east towards site from southern entry of The Domain carpark.	Low
PM 04	View east towards site from Sydney Modern museum (no exit path).	Low

10.2 Tenacity summary table

Photomontage No.	Dwelling Address	Impact rating for whole dwelling
Macleay Regis, 10-12 Macleay Street, Potts Point		
PM 05	Unit 703	Minor
PM 06	Unit 203	Negligible-minor
PM 07	Unit 602	Minor
PM 08	Unit 901	Minor
PM 09	Unit 701	Minor
PM 10	Unit 700	Negligible-minor
PM 11	Unit 601	Minor
The Pomeroy, 14 Macleay Street, Potts Point		
PM 12	Unit 801	Minor-moderate
PM 13	Unit 801	Minor-moderate
Selsdon, 16 Macleay Street, Potts Point		
PM 14	Unit 60	Negligible
Yellow House, 57-59 Macleay Sreet, Potts Point		
PM 15		Minor

10.3 Conclusions

- This Visual Impact Assessment and View Sharing Report considers potential impacts of a proposed building at 45-53 Macleay Street, Potts Point, from public domain locations and from the close, potentially affected neighbouring dwellings.
- View impacts have been determined based on fieldwork observations and analysis of 15 certifiably accurate photomontages prepared by Urbis.

Public Views

- 4 representative views were selected for analysis via the preparation of photomontages. The level of visual effects created by the proposal was found to be low for the majority of factors in all views modelled.
- The proposal is of similar height, bulk and scale to buildings within the immediate and broader streetscape. A small amount of built form sits above the height of the approved concept envelope, however is immaterial to the overall visual impact.
- The proposal is compatible with the existing arrangement of built form along Macleay Street including established setback patterns, and the predominant character of the Potts Point peninsular which includes dense, low and mid-height building development and isolated, mid-height tower forms.
- The proposal is consistent with desired future character for Potts Point which will increase visual compatibility in the long term.
- In more distant views, the proposal will block part of the eastern elevation of local heritage item the Macleay Regis building. In our opinion, the proposal does not cause significant adverse visual effects or impacts where the Macleay Regis forms part of a much wider view composition available. We note this level of affectation is anticipated by the approved concept proposal.
- In all views modelled, visual impacts were found to be low, acceptable and supportable, where the nature of the existing view is not negatively affected and the public retain the opportunity to understand the nature and appreciate the elements of the view.

Private Domain Views

- 15 representative views from 4 of the closest and potentially most affected residential flat buildings were selected for analysis via the preparation of photomontages, and assessment against relevant planning principles Arnott and Tenacity.
- Impact ratings have been informed by the underlying intent of Tenacity where a severe or greater view impact includes affectation of views from the majority of the dwelling and a 'Magnificent' whole view characterised by a combination of scenic and highly valued features.
- When considering all relevant factors required Tenacity and for the whole dwelling (not just the view modelled), 2 dwellings were rated as Negligible-minor, 6 were rated as Minor and 1 as Minor-moderate (801/14 Macleay Street) which are low order rankings using the Tenacity view impact rating scale.
- The detailed design reveals more of the Sydney CBD typology compared to the approved concept, improving the overall view sharing outcome for affected dwellings in the Macleay Regis.
- All view loss is caused by built form within the approved concept envelope and is therefore anticipated.
- Additional height sought above the approved concept envelope does not create any view impacts for private dwellings.
- When relevant factors are considered including the intent of relevant planning principles, in our opinion the view sharing outcome for neighbours is reasonable and supportable.

10 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 11 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.

45-53 MACLEAY STREET, POTTS POINT

VISUAL ASSESSMENT| PHOTOMONTAGES

PREPARED FOR

T&P CHIMES DEVELOPMENT PTY LTD

JANUARY 2026

PHOTOMONTAGES PREPARED BY:

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

DATE PREPARED :

18 December 2025

VISUALISATION ARTIST :

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

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

LOCATION PHOTOGRAPHER :

Grant Leslie - Perfect Images (June 2023)
under Urbis direction - Jane Maze-Riley - Director, National Design

CAMERA AND LENS TYPE :

Perfect Images - Canon EOS R3 (24MP full frame DSLR) with RF24-70mm F2.8 L IS USM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (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)- 2024-09-21
- Proposed 3D model received from Architect (Revit)- 2025-10-30
- Photo location Survey Data from Craig & Rhodes (AutoCAD DWG)- 2023-06-29

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with Land and Environment Court of New South Wales photomontage policy (May 2024).

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 using a tripod-mounted camera at a standing height of 1.65m above natural ground level, using survey data per view place. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/ date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photomontage.





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP1 (PHOTO 6766) : VIEW SOUTH EAST FROM NORTH WEST CORNER OF MCDONALD STREET | EXISTING CONDITIONS 2023-06-08 11:42 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_1A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP1 (PHOTO 6766) : VIEW SOUTH EAST FROM NORTH WEST CORNER OF MCDONALD STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_1B
REV: -



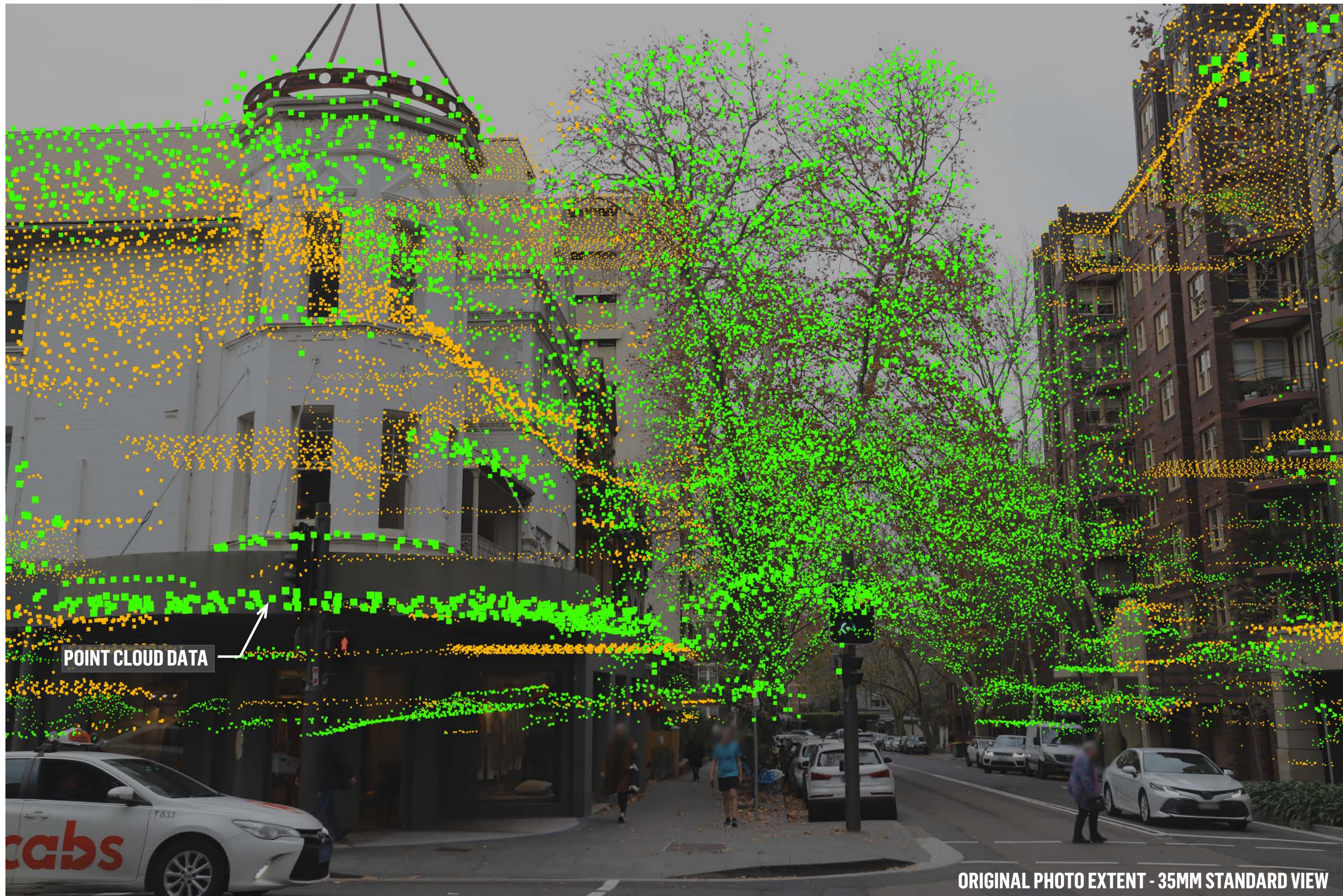


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP2 (PHOTO 6801) : VIEW EAST CORNER OF CHALLIS AVENUE AND MACLEAY STREET | EXISTING CONDITIONS 2023-06-08 12:28 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_2A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





LEGEND

 **PROPOSAL**

 **CONCEPT SSDA ENVELOPE**

DISTANCE TO PROJECT - 60M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



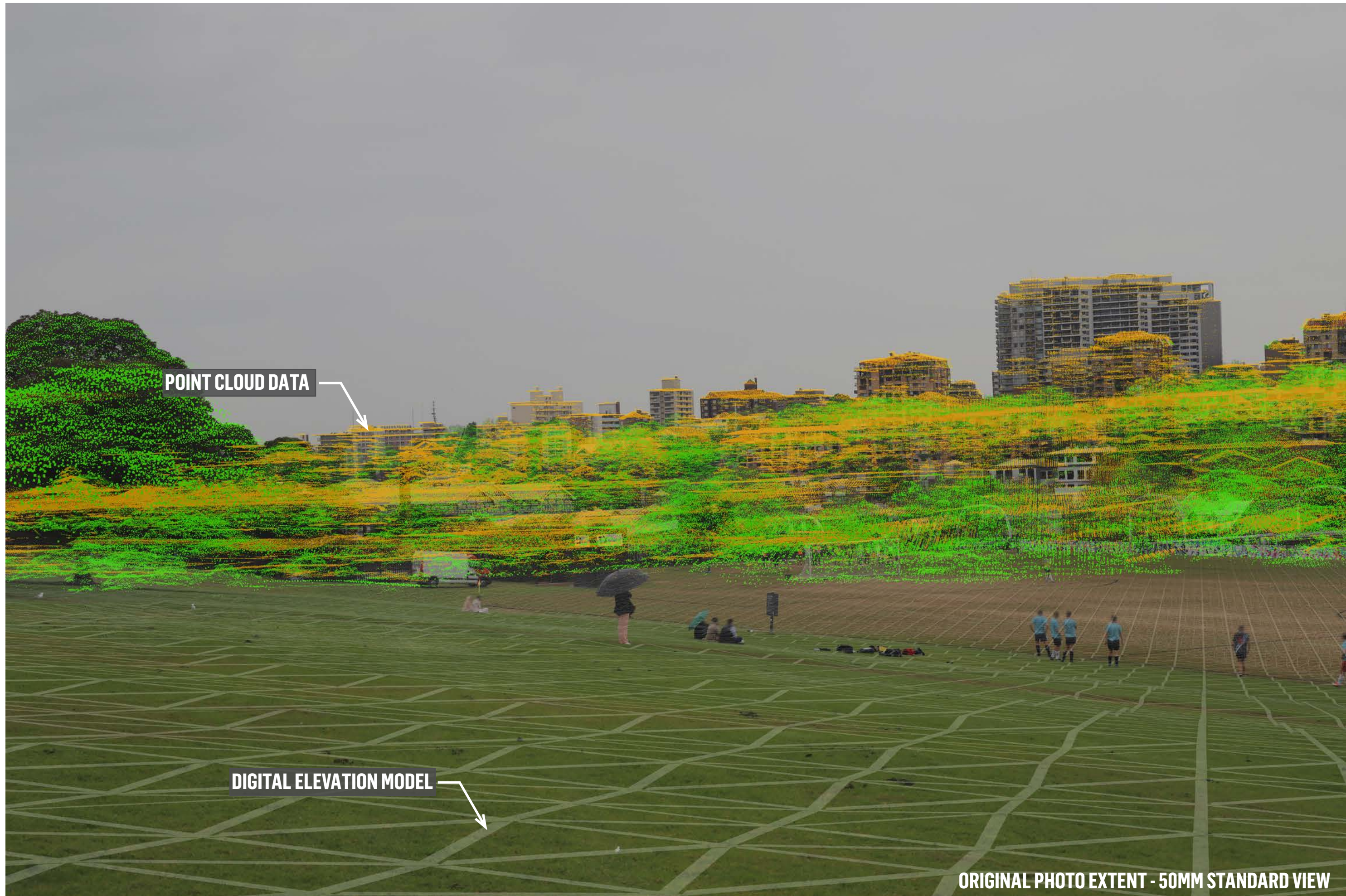
45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP2 (PHOTO 6801) : VIEW EAST CORNER OF CHALLIS AVENUE AND MACLEAY STREET | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_2C
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





POINT CLOUD DATA

DIGITAL ELEVATION MODEL

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP3 (PHOTO 6842) : VIEW ENE FROM DOMAIN CARPARK SOUTH ENTRY | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_3B
REV: -

LEGEND

PROPOSAL

CONCEPT SSDA ENVELOPE



DISTANCE TO PROJECT - 950M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

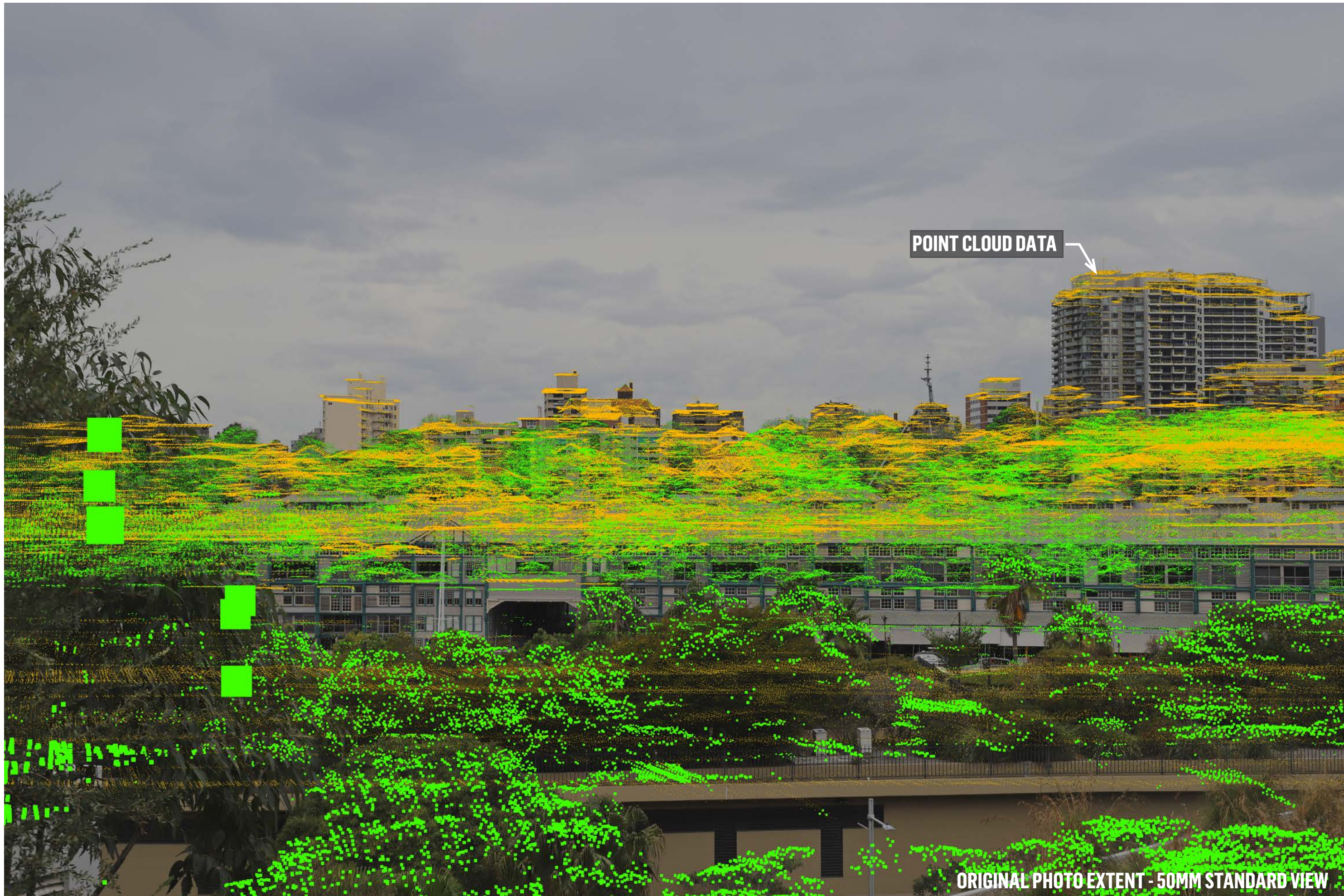


ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP4 (PHOTO 6832) : VIEW ESE FROM SYDNEY MODERN | EXISTING CONDITIONS 2023-06-08 13:38 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_4A
REV: -



LEGEND

PROPOSAL

CONCEPT SSDA ENVELOPE



DISTANCE TO PROJECT - 660M
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP4 (PHOTO 6832) : VIEW ESE FROM SYDNEY MODERN | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_4C
REV: -

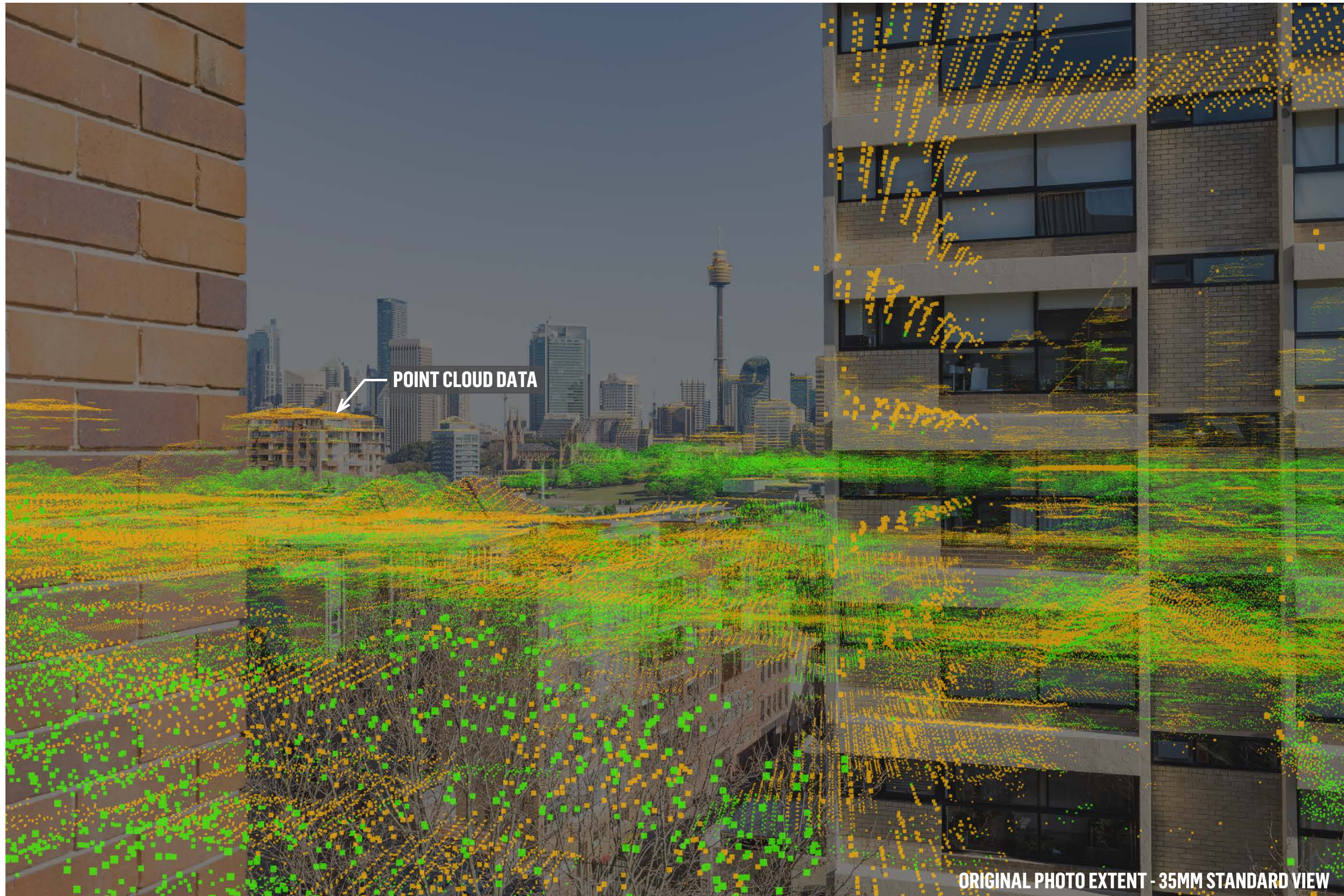


LEGEND

CONCEPT SSDA ENVELOPE

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







LEGEND

 PROPOSAL

 CONCEPT SSDA ENVELOPE

DISTANCE TO PROJECT - 25M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP5 (PHOTO 5067) : VIEW WSW FROM UNIT 703, MACLEAY REGIS | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_5C
REV: -

LEGEND

CONCEPT SSDA ENVELOPE



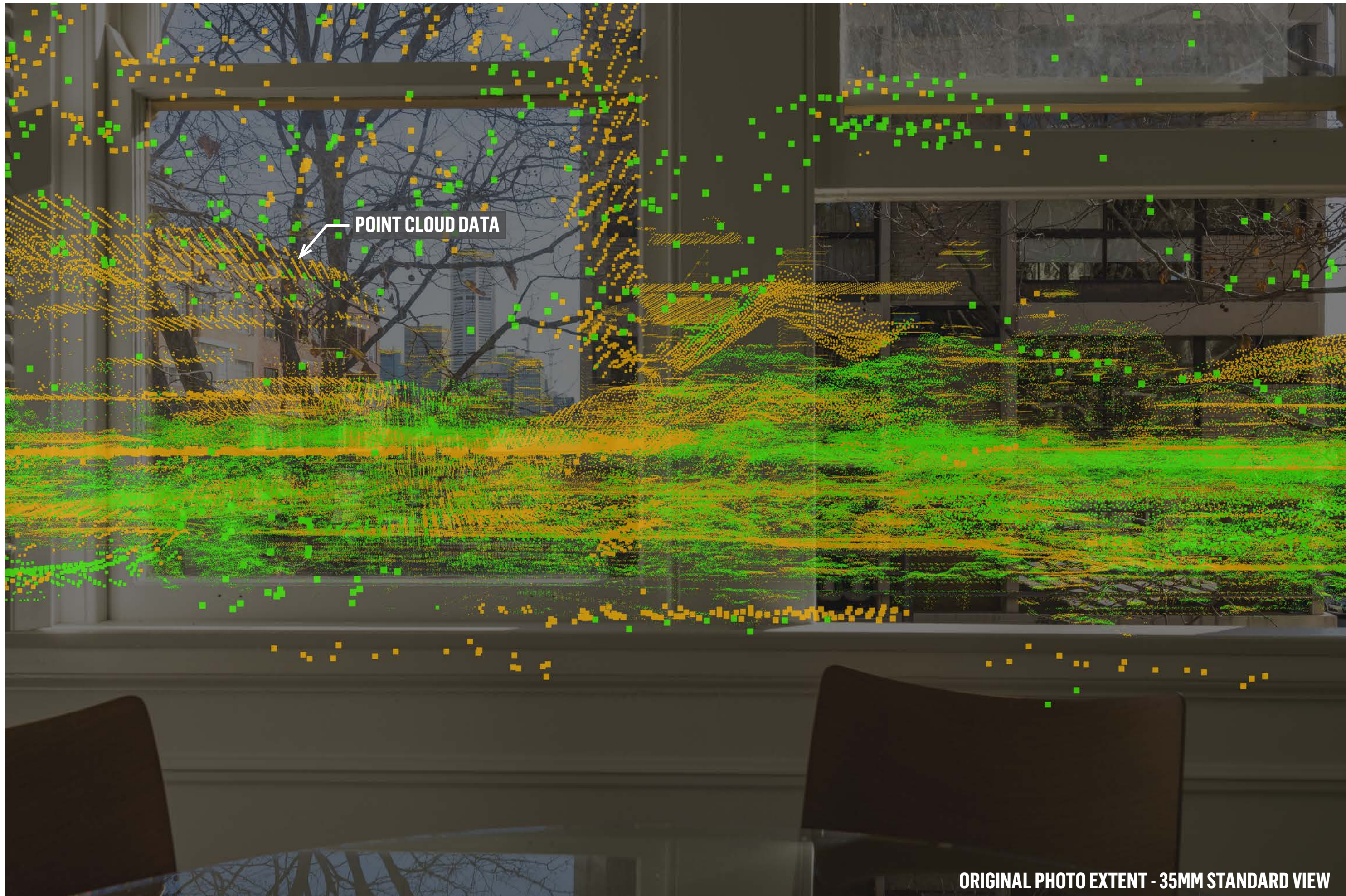
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP6 (PHOTO 5149) : VIEW WEST FROM UNIT 203, MACLEAY REGIS | EXISTING CONDITIONS 2023-06-21 14:07 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_6A
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



LEGEND

PROPOSAL



DISTANCE TO PROJECT - 25M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP6 (PHOTO 5149) : VIEW WEST FROM UNIT 203, MACLEAY REGIS | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_6C
REV: -



LEGEND

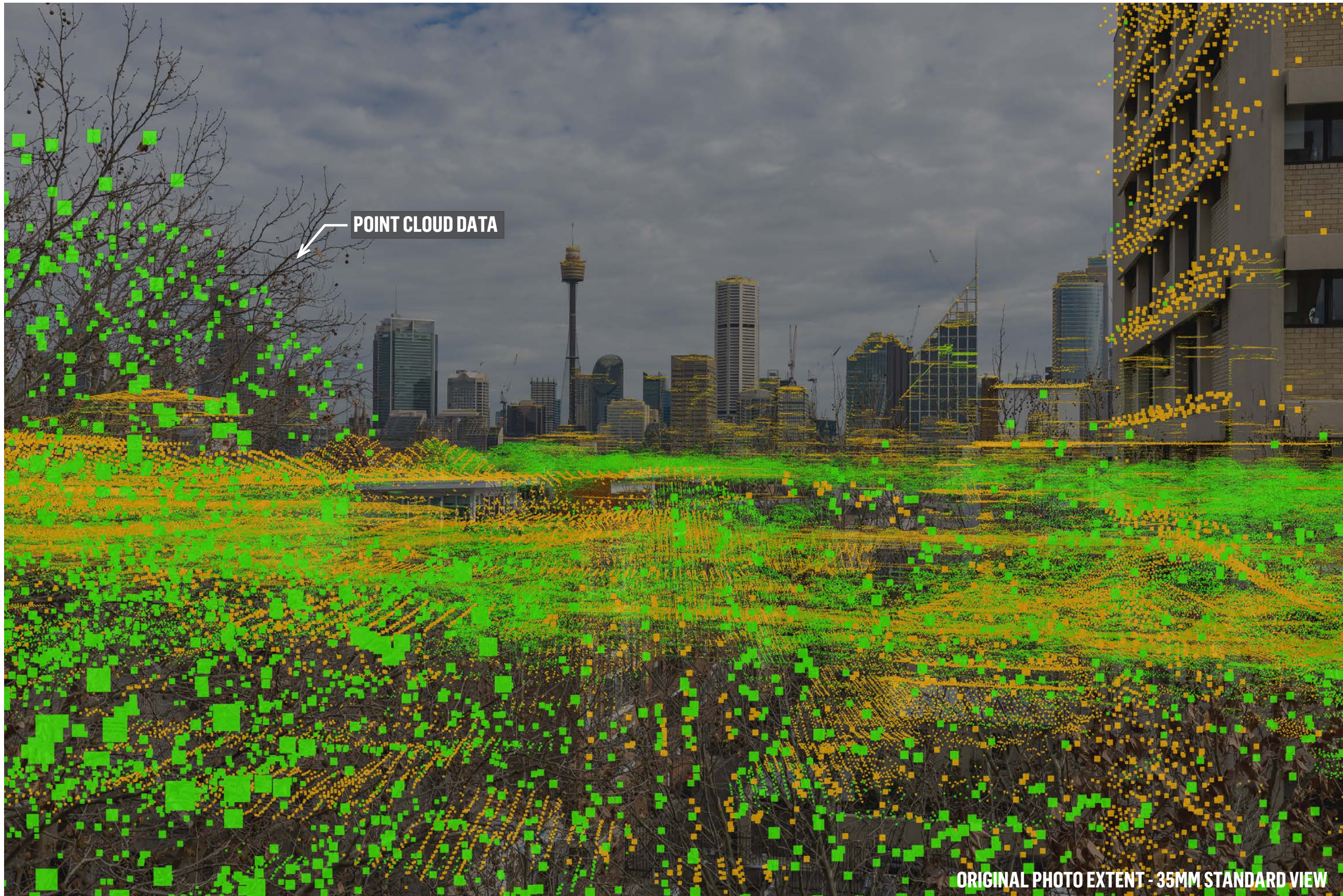
CONCEPT SSDA ENVELOPE

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP7 (PHOTO 5216) : VIEW WEST FROM UNIT 602, MACLEAY REGIS | EXISTING CONDITIONS 2023-06-22 11:21 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_7A
REV: -





LEGEND

CONCEPT SSDA ENVELOPE



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP8 (PHOTO 5154): VIEW WNW FROM UNIT 901 (BALCONY), MACLEAY REGIS | EXISTING CONDITIONS 2023-06-22 09:40 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_8A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP8 (PHOTO 5154): VIEW WNW FROM UNIT 901 (BALCONY), MACLEAY REGIS | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_8B
REV: -



LEGEND

PROPOSAL

CONCEPT SSDA ENVELOPE

DISTANCE TO PROJECT - 25M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP8 (PHOTO 5154): VIEW WNW FROM UNIT 901 (BALCONY), MACLEAY REGIS | PHOTOMONTAGE CONCEPT SSDA ENVELOPE

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_8C
REV: -

LEGEND



CONCEPT SSDA ENVELOPE



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP9 (PHOTO 5133) : VIEW WEST FROM UNIT 701, MACLEAY REGIS | EXISTING CONDITIONS 2023-06-21 13:30 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_9A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP9 (PHOTO 5133) : VIEW WEST FROM UNIT 701, MACLEAY REGIS | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_9B
REV: -

LEGEND

 **PROPOSAL**

 **CONCEPT SSDA ENVELOPE**



DISTANCE TO PROJECT - 25M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP9 (PHOTO 5133) : VIEW WEST FROM UNIT 701, MACLEAY REGIS | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_9C
REV: -

LEGEND

CONCEPT SSDA ENVELOPE



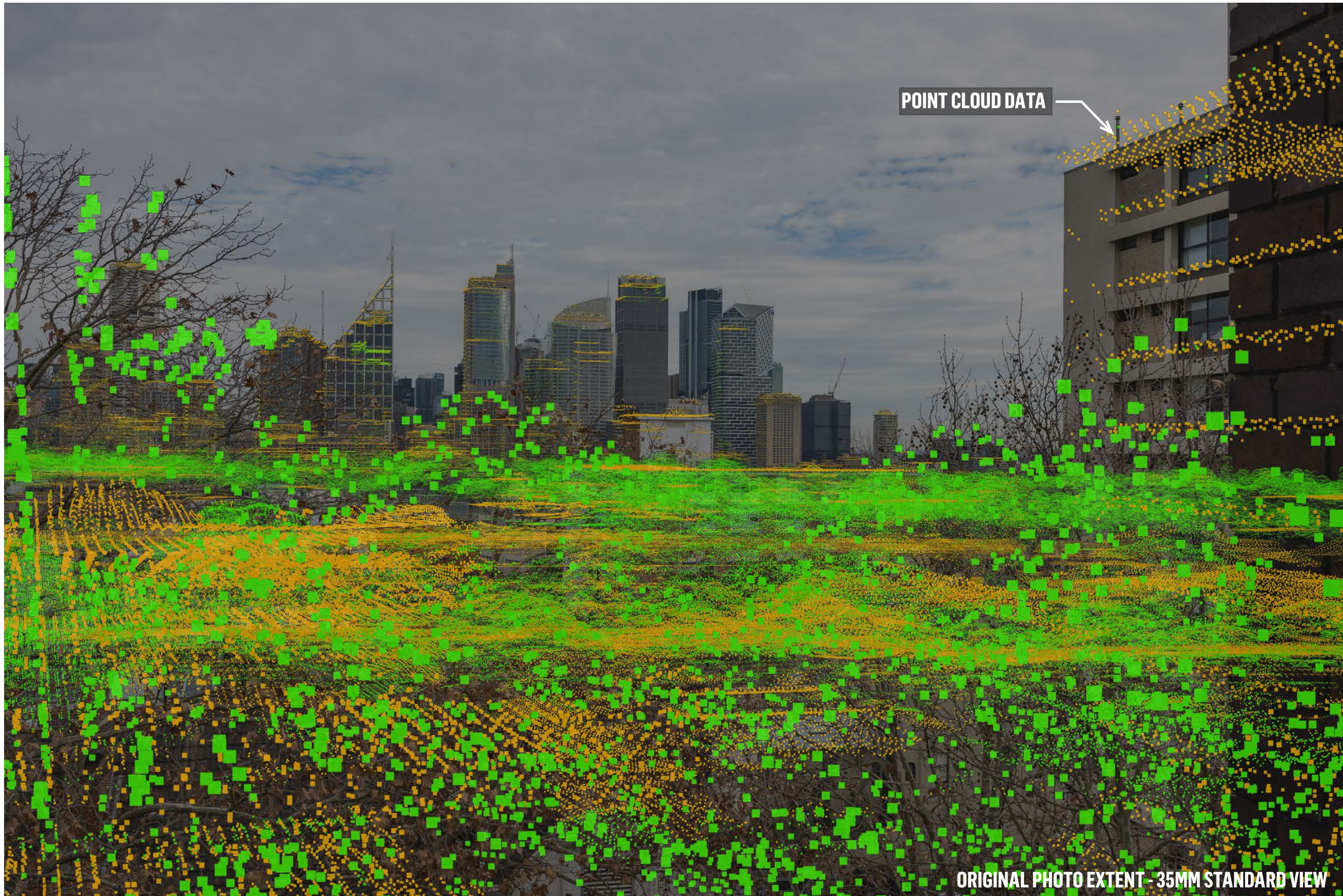
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP10 (PHOTO 5168) : VIEW WNW FROM UNIT 700, MACLEAY REGIS | EXISTING CONDITIONS 2023-06-22 10:05 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_10A
REV: -





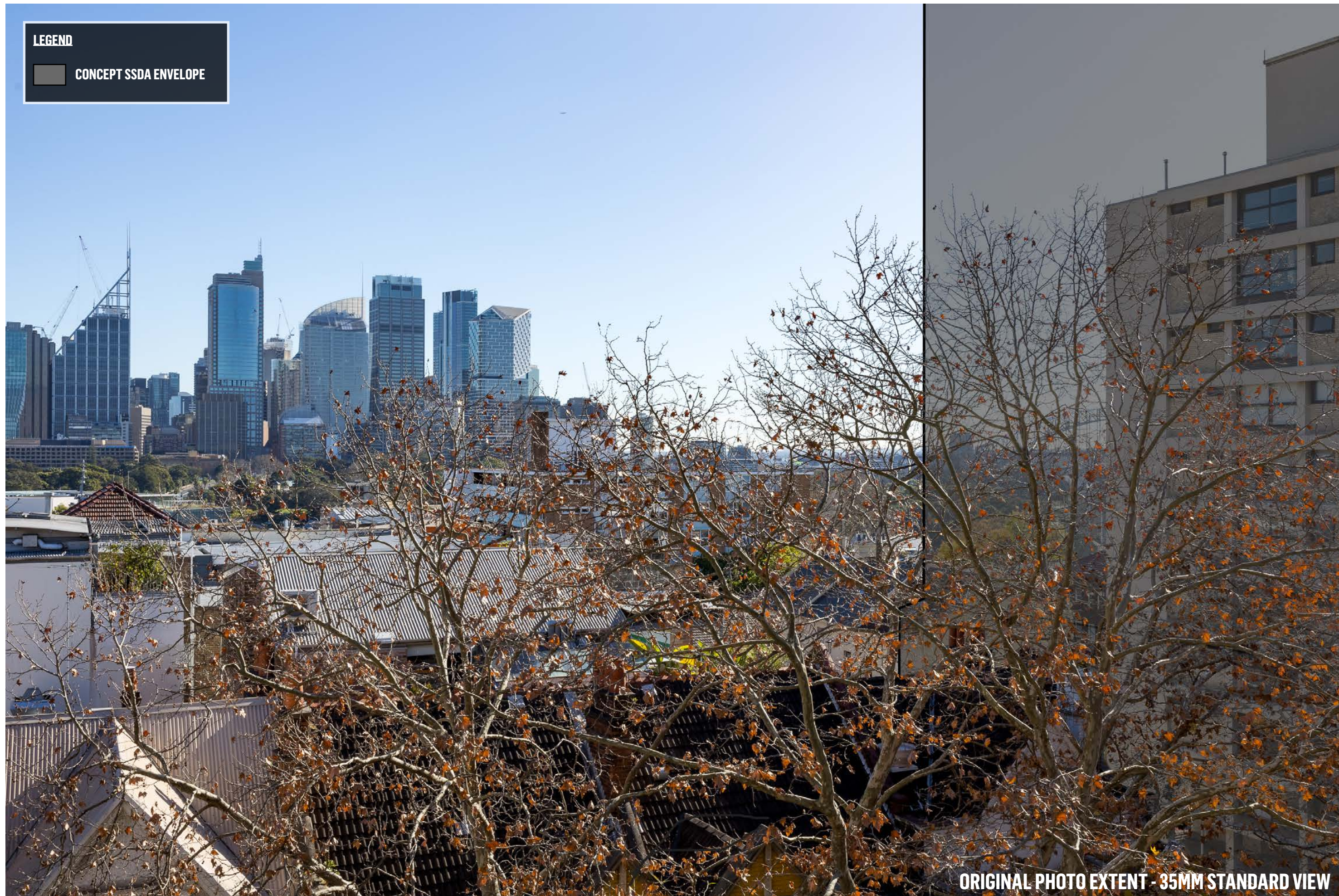
45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP10 (PHOTO 5168) : VIEW WNW FROM UNIT 700, MACLEAY REGIS | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_10C
REV: -

LEGEND



CONCEPT SSDA ENVELOPE



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP11 (PHOTO 5129) : VIEW NORTH WEST FROM UNIT 601, THE POMMERROY | EXISTING CONDITIONS 2023-06-21 13:14 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_11A
REV: -



LEGEND

 **PROPOSAL**

 **CONCEPT SSDA ENVELOPE**



DISTANCE TO PROJECT - 30M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

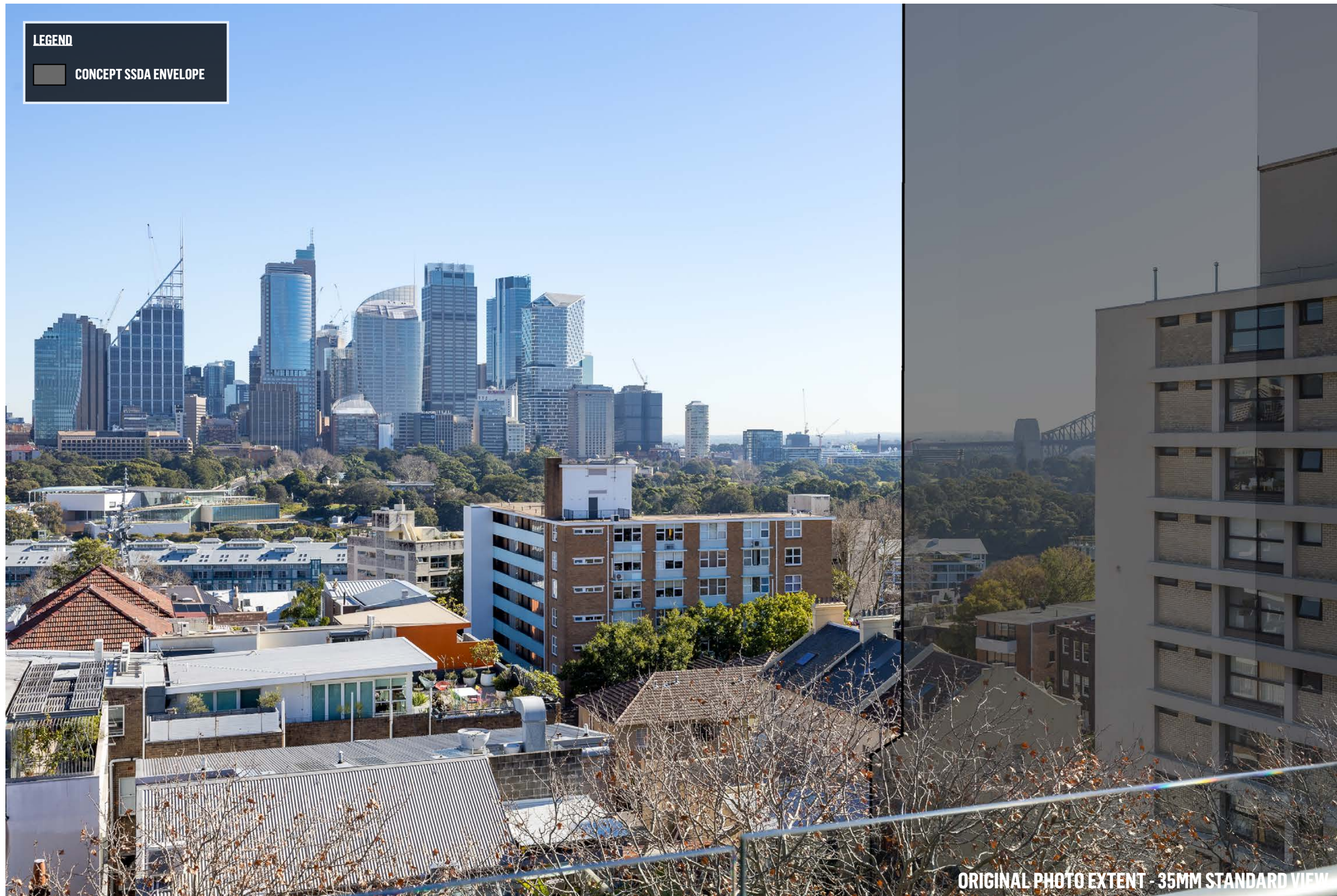


45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP11 (PHOTO 5129) : VIEW NORTH WEST FROM UNIT 601, THE POMMERROY | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_11C
REV: -

LEGEND

CONCEPT SSDA ENVELOPE



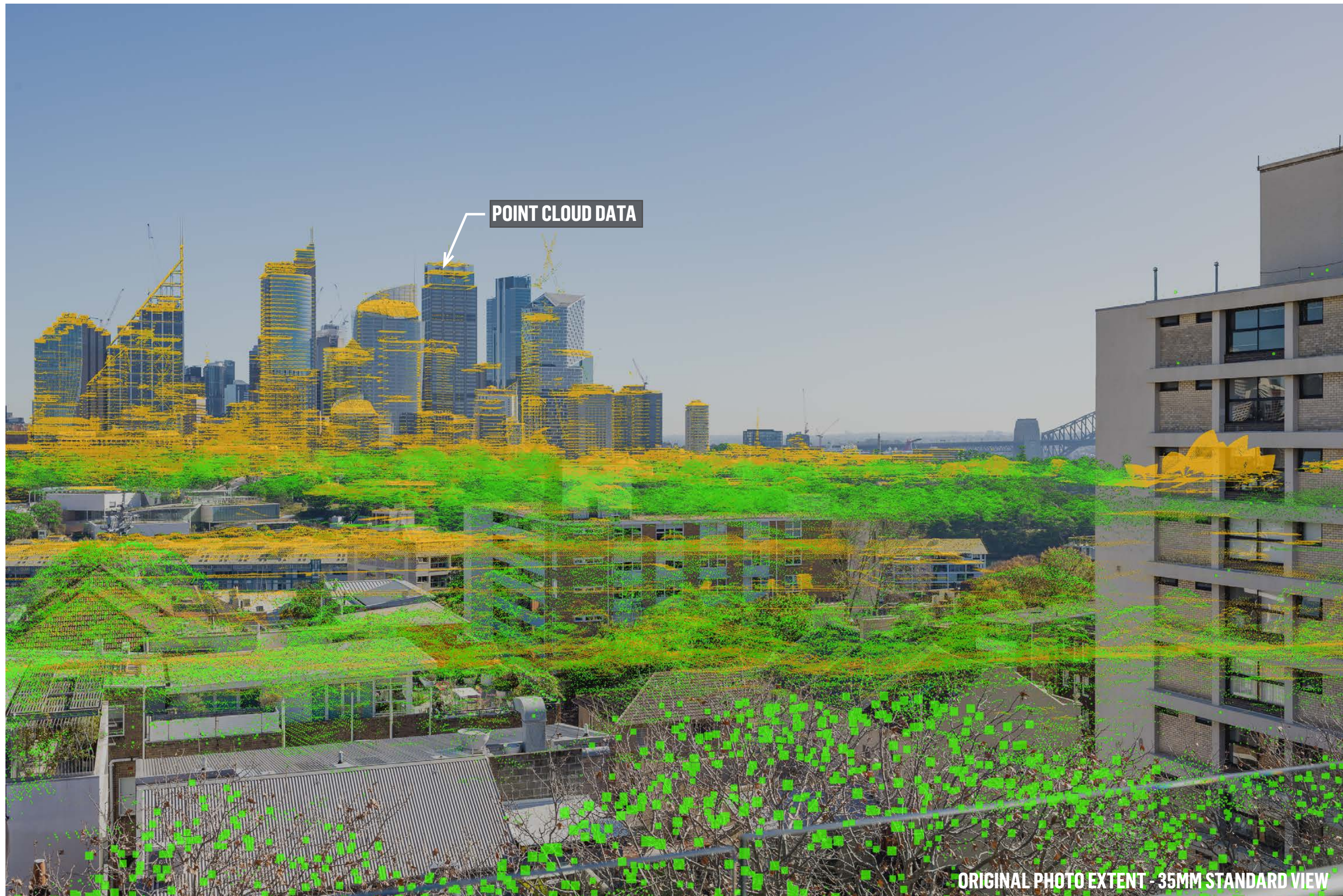
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP12 (PHOTO 5099) : VIEW NORTH WEST FROM UNIT 801, THE POMMERROY | EXISTING CONDITIONS 2023-06-22 14:21 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_12A
REV: -



LEGEND

 PROPOSAL

 CONCEPT SSDA ENVELOPE



DISTANCE TO PROJECT - 30M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP12 (PHOTO 5099) : VIEW NORTH WEST FROM UNIT 801, THE POMMERROY | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_12C
REV: -



LEGEND

CONCEPT SSDA ENVELOPE

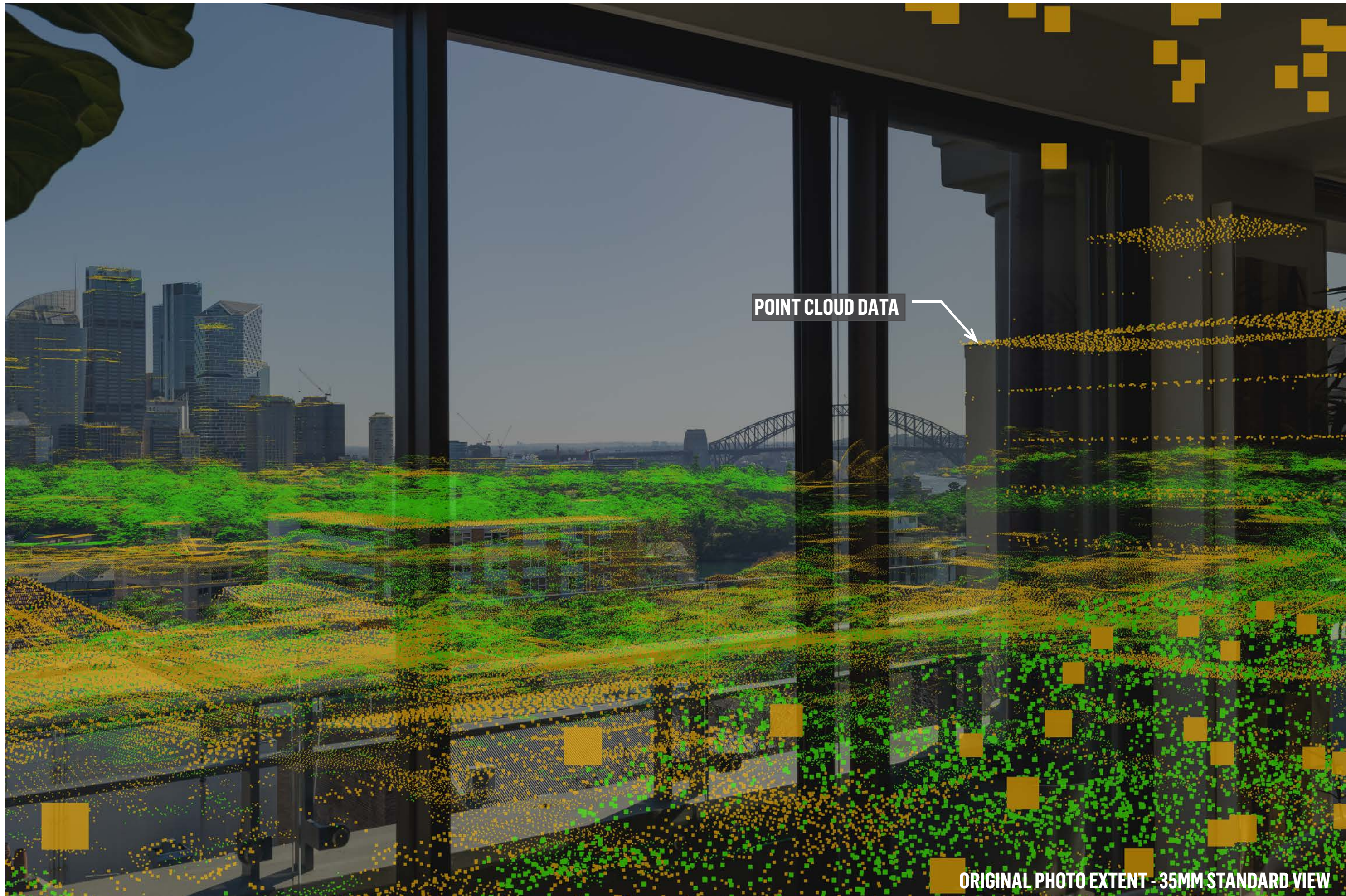
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP13 (PHOTO 5117) : VIEW NORTH WEST FROM UNIT 801, THE POMMERROY | EXISTING CONDITIONS 2023-06-21 12:50 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_13A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





LEGEND

 **PROPOSAL**

 **CONCEPT SSDA ENVELOPE**

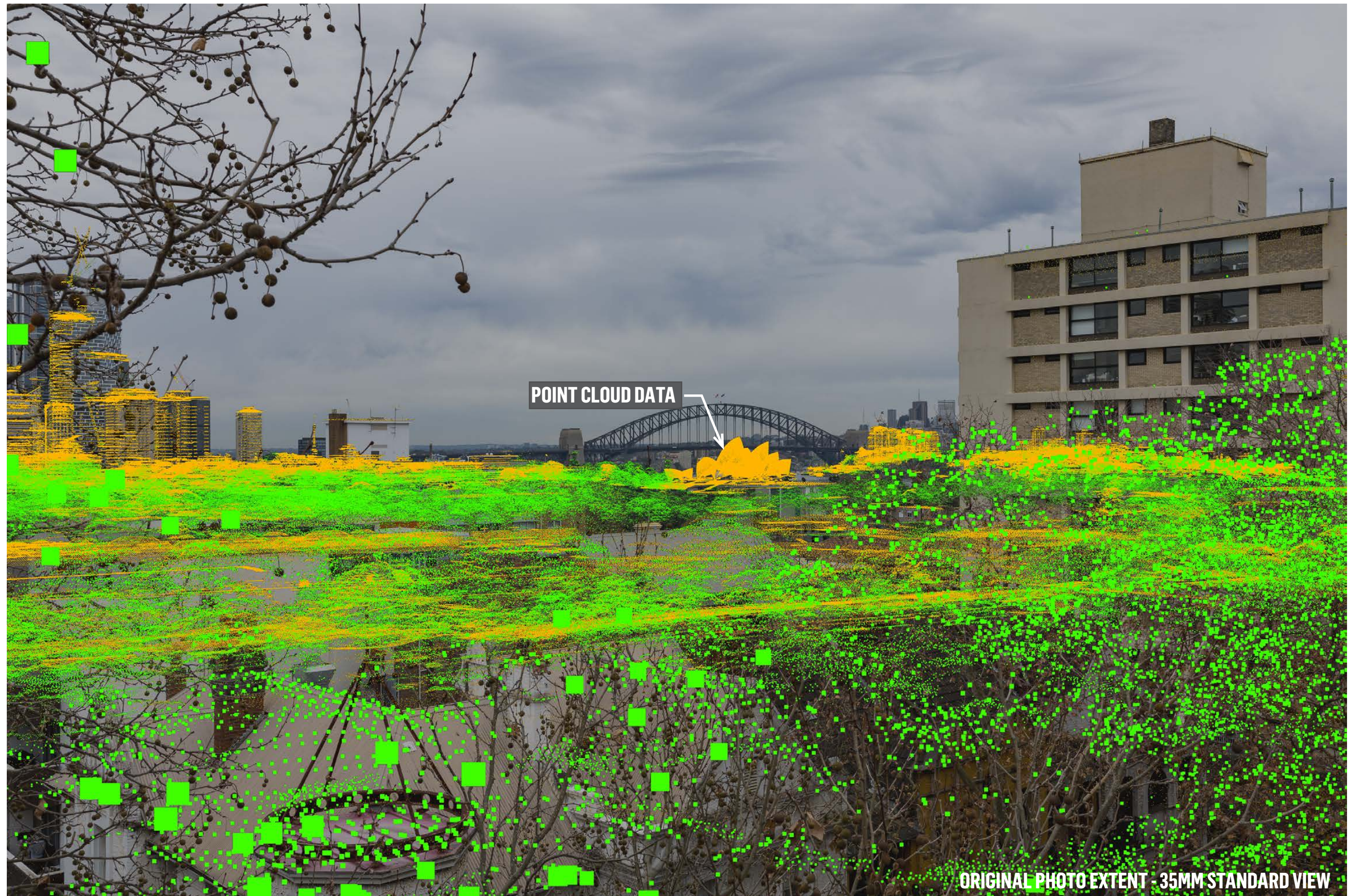
DISTANCE TO PROJECT - 30M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP13 (PHOTO 5117) : VIEW NORTH WEST FROM UNIT 801, THE POMMERROY | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_13C
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP14 (PHOTO 5264) : VIEW NORTH WEST FROM UNIT 60 (TERRACE), SELSDON | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_14C
REV: -



LEGEND

CONCEPT SSDA ENVELOPE

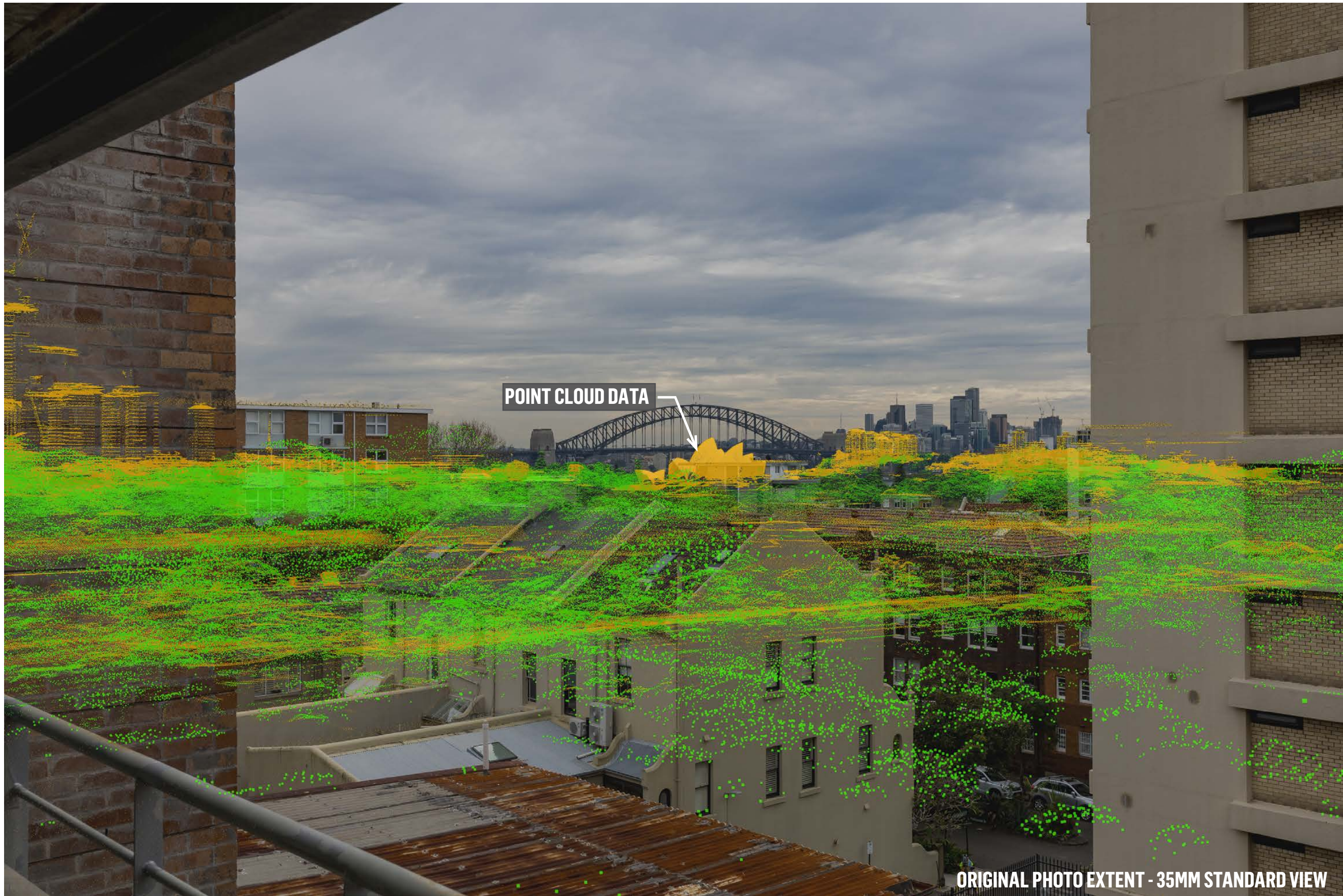
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA

VP15 (PHOTO 5232) : VIEW NORTH WEST FROM UNIT 7, YELLOW HOUSE | EXISTING CONDITIONS 2023-06-22 11:56 AEST

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_15A
REV: -



POINT CLOUD DATA

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





45-53 MACLEAY STREET, POTTS POINT - DETAILED DESIGN SSDA
VP15 (PHOTO 5232) : VIEW NORTH WEST FROM UNIT 7, YELLOW HOUSE | PHOTOMONTAGE PROPOSED DEVELOPMENT

DATE: 2025-12-18
JOB NO: P0035022
DWG NO: VP_15C
REV: -



