View and Visual Impact Assessment

Final VVIA

SSD-86270706 – Mixed-use development

5 Blue Street, North Sydney

Submitted to Department of Planning, Housing and Infrastructure on behalf of Zurich Australian Insurance Properties Pty Ltd

Prepared by Colliers Urban Planning

5 June 2026 | 2210740



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive Summary

This View and Visual Impact Assessment (VVIA) supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty Ltd.

The purpose of this VVIA is to determine whether the proposal has an acceptable view and visual impact through address of relevant secretary's environmental assessment requirements (**SEARs**) requirements issued by the Department on 16 July 2025 for SSD-86270706.

Planning Framework

As a combined SSDA and concurrent rezoning, the proposal is to demonstrate strategic merit and site-specific merit considered against the planning framework, including key government planning priorities, the strategic planning framework, and relevant environmental planning instruments.

Method

VVIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VVIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

With reference to its purpose, the method used by this VVIA has the following key stages:

- **View and visual analysis:** undertaking view and visual analysis
- **Preparation of the evidence base:** survey aligned photomontages and 3D renders
- **View impact assessment:** assessment of private views
- **Visual impact assessment:** assessment of public views
- **Acceptability of view and visual impact:** assessing the consistency of the project's likely view and visual impact against relevant key issues and parts of the planning framework.

View analysis

Combing the selection criteria of location, distance and height relative to the proposal, and in response to relevant SEARs and North Syndey Council's submission relating to view analysis, the following commercial office buildings have been selected for more detailed consideration by this VVIA to assess potential view impact:

1. 73 Miller Street, North Sydney
2. 40 Miller Street, North Sydney
3. 80 Pacific Highway, North Sydney
4. 101 Miller Street, North Sydney

Primary viewing directions from these buildings to the site are generally from their southern elevations.

Visual analysis

The visual catchment is the area from which the proposal may ordinarily be seen by people, either in totality or in part and includes local streets including Blue Street and Miller Street to the north, Greenwood Plaza and Blue Street Plaza at the base of the site, and extends south from foreshore parks and the residential areas of Lavender Bay. The extent of the visual catchment is influenced by an interplay of a number of factors including topography, street and block pattern, built form, public spaces and other factors such as distance, direction of view, angle of view and scale of the development.

Iconic and high value elements relative to the impacted area include the Sydney Harbour, Sydney Harbour Bridge, North Sydney skyline, Lavender Bay foreshore parks, and St Francis Xavier Catholic Church.

The general pattern of viewing can be considered to include views obtained by a wide variety of people including office workers, commuters and visitors accessing retail, commercial and transport facilities within the North Sydney CBD, residents at home, and people engaged in passive or active outdoor recreation associated with Sydney Harbour and foreshore parklands

View impact assessment

For the purposes of this VVIA, an acceptable view impact is where:

- the proposal can demonstrate reasonable sharing of views in accordance with the planning principle (Views – general principles) established by Roseth SC of the Land and Environment Court of NSW (LEC) in their judgement in Tenacity Consulting v Waringah [2004] NSWLEC 140 (Tenacity)

View impact for views included in this report are quantitatively assessed under Tenacity as follows:

- negligible extent of impact: 0 viewpoints
- minor extent of impact: 2 viewpoints
- moderate extent of impact: 2 viewpoints
- severe extent of impact: 1 viewpoint
- devastating extent of impact: 0 viewpoints

On the balance of relevant matters, the proposal has an acceptable view impact for the following key reasons:

- Views from nearby commercial office buildings, including 73 Miller Street, 40 Miller Street, 101 Miller Street and 80 Pacific Highway, constitute the key private views in close proximity to the site. These views are considered less sensitive than those from residential developments, reflecting the differing nature of use. In particular, the internal amenity of residential living spaces is generally regarded as more sensitive than that of commercial office environments.
- Furthermore, as the concurrent rezoning seeks to amend the existing planning controls, they have less relevance and weight than would otherwise be the case. Instead, merit assessment should be undertaken guided by the strategic planning framework with regard given as appropriate to the aims and objectives of the North Sydney LSPS, LEP, DCP and other planning guidance.
- The proposal is consistent with relevant planning priorities to support the growth and development of the North Sydney CBD, whilst ensuring an appropriate scale and density of development through skilful design, promoting the retention and sharing of existing views where reasonably possible. Noting that view sharing becomes increasingly difficult within an area of existing or anticipated high density.
- While the proposal introduces a change to built form within a number of private view corridors, the assessment demonstrates that iconic elements, including Sydney Harbour, the Sydney Harbour Bridge, the Sydney CBD skyline generally remain visible from these commercial properties. The proposal therefore retains views to these iconic elements.
- Other design measures such as retaining appropriate lower-level setbacks to Blue Street Plaza, continue to allow for building separation that ensures private views from surrounding commercial developments to the harbour are retained.
- In this regard, the proposal is considered to represent a reasonable planning outcome within the context of an evolving high-density commercial area.

Visual impact assessment

Under the GLVIA3, a key step is to determine whether the proposal has the potential for significant visual impact informed by judgements about the sensitivity of the visual catchment to the nature of change proposed, and the magnitude of the nature of change proposed.

The significance of visual impact has been qualitatively assessed as:

- Viewpoint 1: Blue Street Plaza - Low significance of visual impact
- Viewpoint 2: Greenwood Plaza - Low significance of visual impact

- Viewpoint 3: Mackenzie Street (Miller Street bend) - Moderate significance of visual impact
- Viewpoint 4: Mackenzie Street (east) - High significance of visual impact
- Viewpoint 5: Blue Street (east) - Low significance of visual impact
- Viewpoint 6: Clark Park - Low significance of visual impact

The proposal has the potential for a high significance of visual impact, however this is not determinative of an unacceptable visual impact. Rather, this is determined by having regard to the planning framework and mitigation measures.

On the balance of relevant matters, the proposal has an acceptable visual impact for the following key reasons:

- The proposal has a scale, form, and architecture that is visually compatible with the existing and desired future character of its North Sydney CBD context.
- Although the proposal introduces a change to built form around the Blue Street Plaza and podium levels, the stepped design of upper levels retain visual permeability at a pedestrian level, with the open public plaza and glazing continuing to panoramic views toward Sydney Harbour and the CBD skyline from the Plaza.
- The proposal continues to be read within the established North Sydney skyline context, where taller commercial buildings already form a prominent urban backdrop.

As such the proposal can be supported on view and visual impact grounds.

Table 1 Key Terms

Term	Meaning
Applicant	Zurich Australian Insurance Properties Pty Ltd.
Application	State significant development application (SSD-86270706) and concurrent rezoning proposal
Character	Is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation (Planning Circular PS 21-026, NSW Government, 2021)
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character (GLVIA3, Landscape Institute and IEMA, 2013)
EIS	Environmental impact statement
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings (GLVIA3, Landscape Institute and IEMA, 2013)
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines (GLVIA3, Landscape Institute and IEMA, 2013)
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Edition
HDA	Housing Delivery Authority
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place (GLVIA3, Landscape Institute and IEMA, 2013)
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors (GLVIA3, Landscape Institute and IEMA, 2013)
Landscape character types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes (GLVIA3, Landscape Institute and IEMA, 2013)
North Sydney DCP	North Sydney Development Control Plan 2013
North Sydney LEP	North Sydney Local Environmental Plan 2013
North Sydney LSPS	North Sydney Local Strategic Planning Statement 2020
LEC	Land and Environment Court of NSW
LGA	Local government area
LSPS	City Plan 2036: Local strategic planning statement
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration (GLVIA3, Landscape Institute and IEMA, 2013)
SEARs	Planning Secretary's Environmental Assessment Requirements
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor (GLVIA3, Landscape Institute and IEMA, 2013)

Term	Meaning
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic (GLVIA3, Landscape Institute and IEMA, 2013)
Site	5 Blue Street, North Sydney (Lot 4 DP1134234 within North Sydney)
SSD	State significant development
SSDA	State significant development application
VVIA	View and visual impact assessment
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area (GLVIA3, Landscape Institute and IEMA, 2013)

1.0 Introduction

This View and Visual Impact Assessment (VVIA) supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.

1.1 Purpose of this VVIA

The purpose of this VVIA is to determine whether the proposal has an acceptable view and visual impact through address of relevant secretary's environmental assessment requirements (**SEARs**) requirements issued by the Department on 16 July 2025 for SSD-86270706. (refer Table 2).

Table 2 SEARs relevant to VVIA

Issue	Assessment Requirement	Supporting Documentation	Response
8. Environmental Amenity	• Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view impact 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. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	• View Impact Analysis	Refer Section 8
9. 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.	• Visual Impact Analysis If required: • Visual Impact Assessment	Refer Section 9

Source: The Department of Planning, Housing and Infrastructure

In addition to the relevant SEARs, the North Syndey Council issued advice on request for SEARs to the Department on 8 July 2025 recommending that additional matters should be addressed. Those matters relevant to this VVIA include section **G. View analysis** stating:

12. It is recommended the SEARs require the view analysis to:

a) provide a before-and-after visual assessment to illustrate the potential view impacts, with particular focus on:
- *views from surrounding commercial towers*
- *views from Blue Street Plaza towards the harbour*
- *views from Blue Street, including along Greenwood Plaza, towards the site*
- *views from MacKenzie Street towards the site, showing the relationship with the nearby residential buildings and church.*

The specific matters identified in Council's advice, including recommending the assessment of private views from commercial properties and identified public viewpoints, will be addressed in this VVIA.

1.2 Structure of this VVIA

This VVIA has the following structure:

- **Part 1 – Introduction:** identifies the purpose and structure of this VVIA
- **Part 2 – The site and its context:** identifies and describes the site and its context
- **Part 3 – The proposal:** outlines the proposal
- **Part 4 – Planning framework:** identifies relevant parts of the planning framework to VVIA
- **Part 5 – Methodology:** outlines the methodology used in the VVIA
- **Part 6 – View analysis;** in response to SEARs and Council's advice it identifies surrounding commercial buildings to consider in further detail as part of view impact assessment.
- **Part 7 – Visual analysis:** identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- **Part 8 – Key issues:** identifies the key issues to be considered by this VVIA
- **Part 9 – View impact assessment**: identifies and assesses the proposal's potential view impact
- **Part 10 – Visual impact assessment:** identifies and assesses the proposal's potential visual impact
- **Part 11 – Findings:** overall findings of the view and visual impact assessment
- **Part 12 – Consideration of key issues:** discusses key issues
- **Part 13 – Mitigation measures:** recommends mitigations measures
- **Part 14 – Conclusion:** identifies whether the proposal can be supported on visual impact grounds
- **Appendices:** provides a copy of the visual impact evidence upon which this VVIA relies.

This VVIA forms part of a larger suite of documents prepared to support the proposal. It does not repeat matters that are more appropriately covered in these documents. As such, it should be read together with these other documents, in particular planning and urban design documentation.

2.0 The site and its context

The site is located at 5 Blue Street, North Sydney on a prominent corner of Blue Street and Miller Street and sitting directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA) and is legally identified as Lot 4 in DP1134234. An aerial map of the side is provided at **Figure 1.**



Figure 1 Site aerial

Source: Nearmap, edits by Colliers Urban Planning

3.0 The Proposal

The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use precinct that integrates residential, retail and public domain enhancements into the broader North Sydney precinct. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:
  - Two levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces.
  - Ground floor retail and residential lobbies.
  - Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.
  - Residential dwellings on Levels 4-14.
- Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.
- Extension and augmentation of services and infrastructure as required.
- Concurrent amendments to the *North Sydney Local Environmental Plan 2013* to facilitate the SSDA.

4.0 Planning Framework

Given the proposed development is a combined SSDA and concurrent rezoning, the application is to be merit assessed with considerable weight placed on the strategic planning framework.

Under the 'Local Environmental Plan Making Guideline' (the Guideline) (the Department, August 2023) prepared to support implementation of section 3.33, planning proposals are to demonstrate strategic merit and site-specific merit.

Strategic merit is determined by alignment with the government priorities and the strategic planning framework (including supporting documents).

The planning framework comprises a series of acts, planning instruments and other NSW government planning documents that together help determine the acceptability of a proposal.

Not all parts of the planning framework are relevant to view and visual impact assessment, or to this specific development type. The most relevant parts are:

- the 'Greater Sydney Region Plan – A Metropolis of Three Cities' (the Region Plan) (former Greater Sydney Commission, 2018)
- 'North District Plan' (the District Plan) (former Greater Sydney Commission, 2018)
- North Sydney Local Strategic Planning Statement (the LSPS) (North Sydney Council, 2020)
- North Sydney Local Environmental Plan (the LEP) (North Sydney Council, 2013)
- North Sydney Development Control Plan (the DCP) (North Sydney Council, 2013)

While under the Environmental Planning and Assessment Act 1979 (EP&A Act) Development Control Plans do not apply to SSDA, it is best practice to consider their provisions.

State Environmental Planning Policies for Housing 2021 and Biodiversity and Conservation 2021 apply to the proposal more broadly, but do not contain provisions that are highly relevant to view and visual impact.

While technically only of relevance to proceedings in the Land and Environment Court of NSW, planning principles also provide helpful guidance on a range of VVIA and related matters including:

- **Impact on public domain views**: Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046
- **Views - general principles**: Tenacity Consulting v Waringah [2004] NSWLEC 140

The following provides a high-level summary of key strategic planning considerations for the Precinct.

4.1 The Region Plan and District Plans

The Region Plan and District Plan address scenic and cultural landscapes.

- Scenic and cultural landscapes can be broadly interpreted to include views to and of Sydney Harbour:
  - 'The Harbour and coastal views contribute to, and shape, the character of the District and the way people live'
  - 'Views from the Harbour, and views to the Harbour and foreshores, are both important'.
- The plans state that 'Continued protection of the North District's scenic and cultural landscapes is important for the sustainability, liveability and productivity of the District', and establish supporting objectives, planning priorities, and actions:
  - Region Plan objective 28 'Scenic and cultural landscapes are protected'.
  - District Plan planning priority N17 'Protecting and enhancing scenic and cultural landscapes'.
  - District Plan action 67 'Identify and protect scenic and cultural landscapes'.
  - District Plan action 68 'Enhance and protect views of scenic and cultural landscapes from the public realm'.

4.2 North Sydney Local Strategic Planning Statement (LPSP) 2020

The North Sydney LSPS aligns with the North District Plan 2018, noting that along with the Sydney CBD, the North Sydney CBD forms part of the Harbour CBD.

Views are noted as part of North Sydney's character and place attributes: *'Built on and around two intersecting ridges which climb from Sydney Harbour, branching northwards, and falling away on either side, North Sydney's elevated position and complex foreshore line creates spectacular views which form an integral part of its unique landscape character'.*

Relevant planning priorities include:

- Planning priority L3 – 'Create great places that recognise and preserve **North Sydney's distinct local character and heritage**'.
- Planning priority P1 – 'Grow a stronger, more globally competitive North Sydney CBD': '**Provide opportunities for commercial office and employment growth while improving user and public domain amenity** to support an attractive, vibrant and globally competitive North Sydney CBD with an 18- hour economy and greater range of after-hour activities'.
- Planning priority L2 – 'Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community of the LSPS': 'Deliver social infrastructure and services (such as open space, sport and recreation facilities, libraries, community and cultural facilities and services) that create an inclusive, healthy, safe and socially connected North Sydney community'.
- Planning priority S2 – 'Provide a high quality, well connected and integrated urban greenspace system'.

4.3 North Sydney Local Environmental Plan (LEP) 2013

Under the North Sydney LEP 2013 the subject site consists of the land use zoning E2 Commercial Centre zone.

The most relevant parts of the North Sydney LEP to VVIA are:

- section 1.2 'Aims of Plan'
- section 4.3 'Height of buildings'

4.3.1 Section 1.2 Aims of Plan

The following objectives are most relevant to VVIA:

- To encourage development that has a high level of accessibility and **amenity, particularly for pedestrians**.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to **contribute to vibrant, diverse and functional streets and public spaces**.
- **To minimise the adverse effects of development** on residents and occupiers of existing and new development.

4.3.2 Section 4.3 Height of buildings

The site is unlimited in height but is restricted in depth to horizontal and inclined planes.

The following objectives are most relevant to VVIA:

- to promote development that **conforms to and reflects natural landforms**, by stepping development on sloping land to follow the natural gradient,
- to promote the **retention and, if appropriate, sharing of existing views**,
- to **encourage an appropriate scale and density of development** that is in accordance with, and promotes the character of, an area.

4.4 North Sydney Development Control Plan (DCP) 2013

While under section 2.10 of the *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP) development control plans do not apply to SSDAs, consideration as appropriate has also been given in this VVIA to the provisions of the North Sydney Development Control Plan 2013 (North Sydney DCP 2013).

The most relevant part of the North Sydney DCP 2013 to VVIA is Part B: Environment Considerations – Section 2: Visual Impact and Views. This section refers to Tenacity:

- 'Where a proposal is likely to adversely affect views from either public or private land, Council will give consideration to the Land and Environment Court's Planning Principles for view sharing established in Rose Bay Marina Pty Ltd v Woollahra Municipal Council and anor [2013] NSWLEC 1046 and Tenacity Consulting v Warringah Council [2004] NSWLEC 140'.

Section 2.2 states that:

- 'Due to North Sydney's sloping topography and proximity to Sydney Harbour, views and vistas comprise special elements that contribute to its unique character and to the amenity of both private dwellings and the public domain'.
- 'New development has the potential to adversely affect existing views. Accordingly, there is a need to strike a balance between facilitating new development while preserving, as far as practicable, access to views from surrounding properties'.
- 'The ability to share views becomes increasingly more difficult in locations of existing or anticipated areas of high density (e.g. North Sydney Centre, North Sydney and Milsons Point). Whilst no-one is entitled to a view, attempts should be made to consider the potential impact on existing views and share those where reasonably possible'.
- P4 'Where appropriate, the opening up of views should be sought to improve the legibility of the area'.

Address of views is located in other parts of the DCP, including Part E Development Types – Section 1: Residential Development:

- Where alterations and additions to or rebuilding of any residential accommodation relying on existing use rights are proposed, they must not result in the: (a) material loss of views from other properties or public places.

The site is located in the North Sydney Planning Area, Part F: Area Character Outcomes – Section 2: North Sydney Planning Area.

Under 2.1.1 Significant Elements, P7 requires:

- 'The following views and vistas are to be preserved and where possible enhanced: (a) From the plaza at No.5 Blue Street and located over North Sydney Rail Station to the Sydney Harbour Bridge'.

5.0 Methodology

VVIA is a complex and specialist technical discipline that inherently involves qualitative and professional value judgements. While there is a wealth of documents, there is currently no universally agreed, national level guideline for VVIA in Australia (AILA, 2009). As noted by the Land and Environment Court of New South Wales (the LEC) in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a comprehensive methodology.

5.1 Preparation of the evidence base

To inform the qualitative and professional value judgements made in this VVIA, an evidence base of survey aligned photomontages for six public and five private viewpoints representative of the area and the visual catchment was prepared in accordance with the NSW Land and Environment Court 'Photomontage Policy'. This represents the highest possible standard of accuracy for visual representation and is based on on-site survey and photographic and specialist software work. **Appendix A** provides further detail on the methodology used. Where appropriate, reference has also been made to 3D simulated views and other photography taken by others are readily available in the public domain.

5.2 Assessment of views

5.2.1 Understanding views for assessment purposes

Assessment of views is usually best served by taking a structured approach based on an understanding of their component parts.

Views comprise three main parts:

1. components, being elements and features
2. composition, being the horizontal axis (width), vertical axis (height) and depth axis (foreground, midground and background)
3. characteristics.

These parts are illustrated in the following figures.



Figure 2 Components of a view - features

Source: Colliers Urban Planning

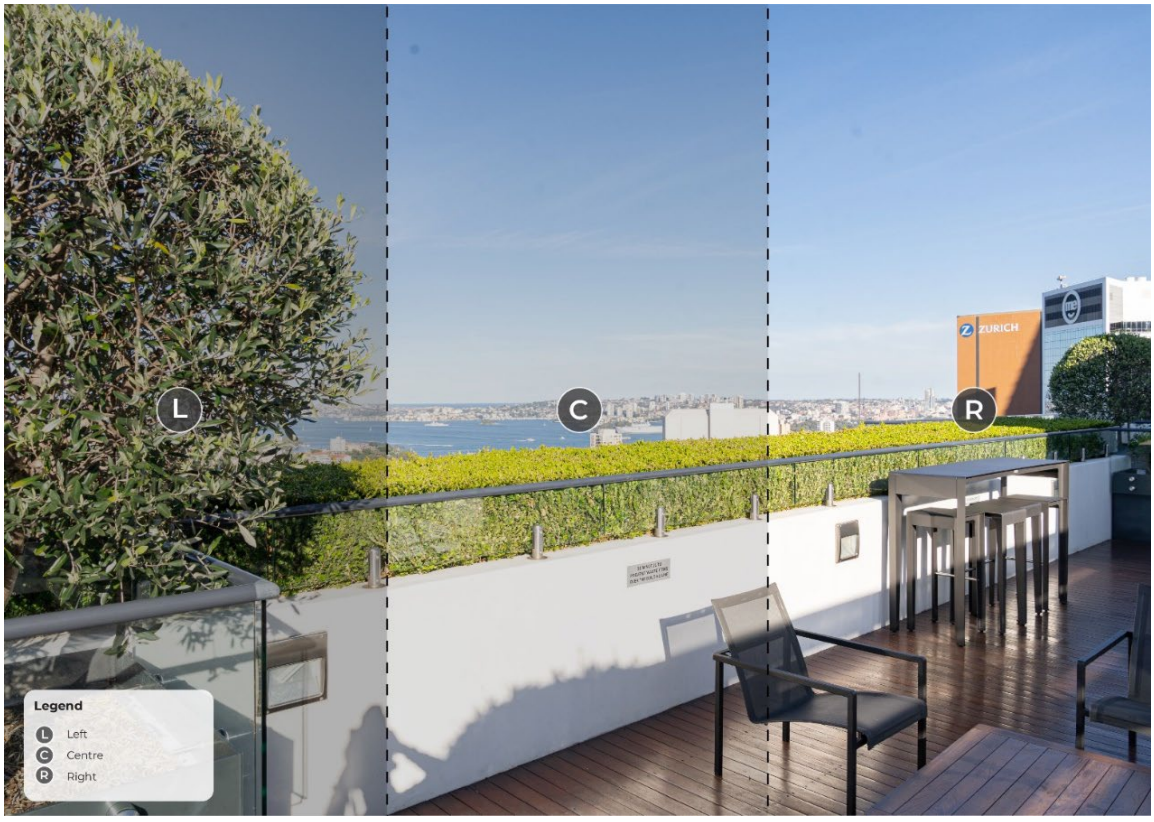


Figure 3 Composition of a view - width

Source: Colliers Urban Planning

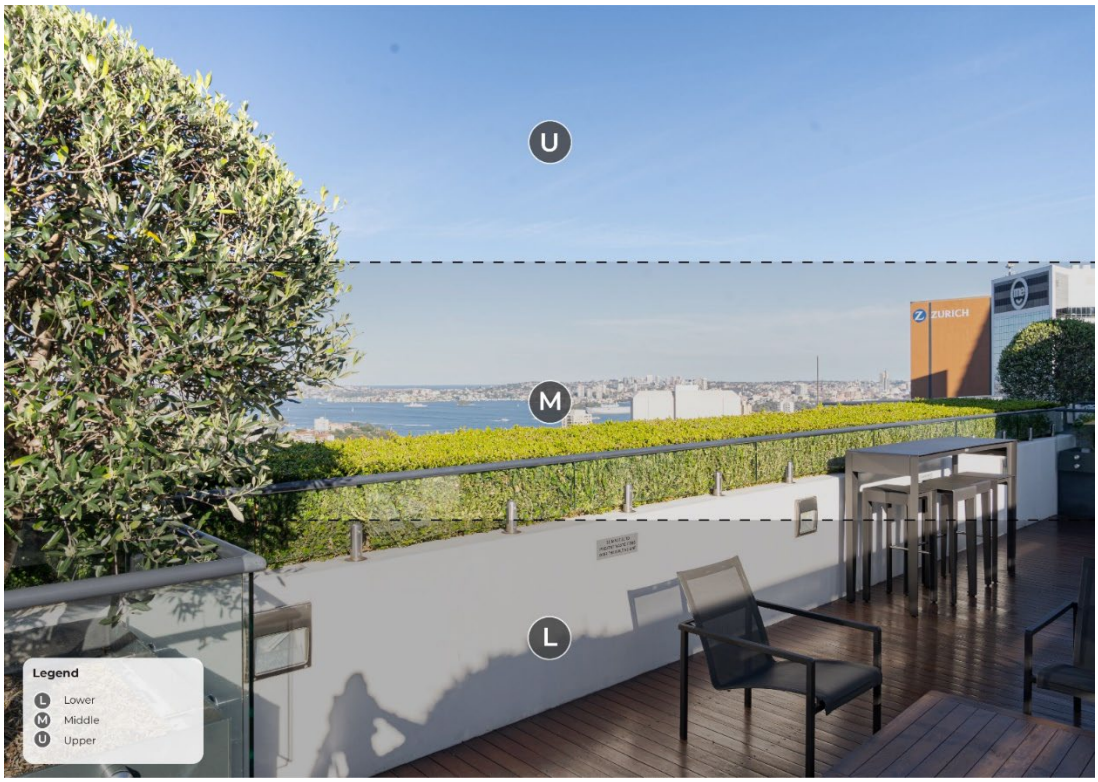


Figure 4 Composition of a view – height

Source: Colliers Urban Planning



Figure 5 Composition of a view - depth

Source: Colliers Urban Planning

5.3 View impact assessment

View impact assessment considers the impact on views obtained from the private domain. Private views are typically assessed from residential properties (e.g. houses, apartments and their ancillary spaces) due to their level of sensitivity. However, in this instance, the Council advice on request for SEARs letter issued to DPHI on 8 July 2025 specifically requests the view analysis to: *provide a before and after visual assessment to illustrate the potential view impacts, with a particular focus on views from surrounding commercial towers*.

It should be noted that **views from commercial properties are generally not considered as sensitive in comparison to views obtained from residential properties**, reflecting the differing nature of use**.** In particular, the internal amenity of residential living spaces is generally regarded as more sensitive than that of commercial office environments.

Dating back to a 1937 decision of the Australian High Court in Victoria Park Racing and Recreation Grounds Co Ltd v Taylor, it is a long held common law principle in Australia that no one 'owns' the right to a view across someone else's property.

Nonetheless, view impact may be considered part of broader amenity, impact and public interest considerations under the planning framework. In 2013, Roseth SC of the Land and Environment Court of New South Wales (LEC) established a planning principle to assist in guiding consideration of view impact in their judgement in Tenacity Consulting v Waringah [2004] NSWLEC 140 (Tenacity).

Tenacity focusses on 'reasonable view sharing':

- 'Clause 61 of the LEP states that development is to allow for the reasonable sharing of views. It does not state what is view sharing or when view sharing is reasonable
- 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'.

As Tenacity was an appeal about loss of existing views obtained from a nearby house in a low-density suburban context, in practice it has largely been applied to assessment of view impact from private property. It is important to note that Tenacity does not address matters of bulk and scale, streetscape or general character of a locality. Rather, it is about loss of elements and features in views, which can change the composition and characteristics of the view. Tenacity establishes a four-step process for consideration of reasonable view sharing:

- 'The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured
- The second step is to consider from what part of the property the views are obtained. For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic
- The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view impact is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view impact qualitatively as negligible, minor, moderate, severe or devastating
- 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'.

In summary, the four steps focus on:

- the value of the view
- the location from where the view can be obtained
- the extent of impact
- the reasonableness of the proposal, and by association the reasonableness of the view sharing and the acceptability of the view impact.

Due to their capacity for varied interpretation the value of the view, and reasonableness of the proposal benefit from further elaboration.

5.3.1 Value of the view

The concept of value is key to Tenacity. As they make a contribution to amenity, all views may subjectively be considered to have value. Views can also have particular value due to their extent, with panoramic or 'sweeping' views (which are often called 'vistas') that occupy the entire focal and peripheral field of view having particular value. In particular, Tenacity assigns value in terms of the presence of particular elements and features, and the extent of their presence as follows:

- water views having greater value than land views
- views with icons having greater value than views without icons, providing a list of elements and features that can be considered icons
- whole views having greater value than partial views.

The mere presence of one or more high value parts, being water, icons or whole views, is necessary but not sufficient to make a view high value. Rather, they need to be prominent in the view. Prominence is often shaped by what part of the view, in terms of composition, and how much of the view, again by reference to composition, they occupy. In general, prominence is greater where a high value element is closer to the view, e.g. it is located in the foreground, and it occupies multiple parts of an axis, e.g. left and centre of the horizontal axis. Due to the rarity of being able to see icons in totality, the ability to do so may also make a view high value. Whether the high value elements provide a high level of contrast to its surrounds, either by its inherent form or different form, materiality, colour or similar, is also often relevant.

It can be helpful to categorise views as having low, medium or high value. While there are no definitive rules around what makes a view low, medium or high value, there are some useful guidance. In general, the following definitions of value are used in this report:

- **low value**: iconic or high value elements or features are not present
- **medium value**: iconic or high value elements or features are present, however are not prominent
- **high value**: iconic or high value elements or features are present and are prominent; or iconic elements or features are present in their totality.

In this regard, it is noted that there is a difference between view effect and view impact. View effect is independent of the value weighting factors applicable under Tenacity. Conversely, view impact applies these factors. As such, a proposal can have a considerable view effect such as occupying a large proportion of the field of view, while having a lower level view impact under Tenacity due to it not blocking or reducing visibility of iconic or high value landscape elements or features that come together in composition in the view to afford particular value (e.g., they are visually prominent, are recognised as a significant view under planning instruments and the like).

5.3.2 Extent of impact

By reference to the sails of the Sydney Opera House, Tenacity links extent of impact to value. In this regard, while a proposal may be visually prominent or dominant in a view, this has no bearing on assessment of extent of impact under Tenacity.

In general, the following definition of extent of impact are used in this report:

- **negligible extent of impact:** the proposal does not block any iconic or high value element or feature
- **minor extent of impact: t**he proposal blocks a small part or an iconic or high value element or feature
- **moderate extent of impact:** the proposal blocks a moderate part or an iconic or high value element or feature
- **severe extent of impact:** the proposal blocks a large part of an iconic or high value element or feature

- **devastating extent of impact:** the proposal completely blocks an iconic or high value element or feature, or blocks a large part of an iconic or high value element or feature that is a prominent part of the view.

Extent of impact independent of value, and therefore not within the scope of Tenacity, can include impact on the various axes of a view:

- **horizontal axis:** interrupting a panoramic or 'sweeping' view by breaking its horizon into two or more parts
- **vertical axis:** typically experienced most keenly from high levels, this involves reducing the height of a view
- **depth axis:** foreshortening a view, reducing the amount of midground and background present.

5.3.3 Reasonableness of the proposal

The focus of this part is on the reasonableness of the proposal, and not the view impact. Reasonableness is determined based on:

- compliance with planning controls, particularly those that have a material impact on visual and view impact such as building height and floor space ratio
- employment of 'skilful design'.

Reasonableness in context

In their judgement in Tenacity, Roseth SC noted that blocking the entirety of another property's view 'may, in some circumstances, be quite reasonable'. Further to this, the LEC judged in Goyer v Pengilly [2015] NSWLEC 54 that a devastating view impact is not in and of own right determinative of a DA. In this judgement, and as noted by Moore SC and Adam SC in their judgement in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay), view impact is one of a number of factors in the broader assessment process for the proposal.

This interpretation was again in the judgement of O'Neill C in Arnott v City of Sydney Council [2015] NSWLEC 1052:

- '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'.

It is noted that Tenacity was handed down in a predominantly low density, suburban residential context not planned for significant growth. It is considered less reasonable to seek the retention of all existing views in dense CBD contexts that are planned for growth such as North Sydney than in more suburban contexts planned to maintain their existing nature of development.

While noting it is for another LGA, to this effect the current strategic plan for the Sydney CBD (the Central Sydney Planning Strategy) is instructive in this regard. It cautions against the possible implications of retaining private views:

- 'As old buildings are replaced with new ones, views are subject to change. Given the constantly changing built environment of Central Sydney, regulating for maintenance of private views is overly restrictive and complex. Maintaining existing private views inhibits change and would render Central Sydney uncharacteristically static'.

It also notes the challenges of protecting views from locations that comprise tall building elevated above their surrounds:

- 'Central Sydney has a privileged position on a peninsula in a harbour surrounded by water and parklands, containing a large number of highly significant structures and buildings of a height that vastly exceeds its surroundings. This means that the large majority of available views are considered "iconic". This sets Central Sydney apart from other places; standard principles around views and the sharing of them are not applicable'.

The North Sydney centre shares a number of the same attributes. It is located in a prominent location in the North Syndey CBD, proximate to the northern foreshore areas of the harbour. Due to the dramatic difference in building scale between the North Sydney CBD and Lavender Bay residential area, views from many tall buildings are often spectacular.

Further to the Central Sydney Planning Strategy, strict interpretation of Tenacity in these contexts has the potential to substantially curtail renewal for delivery of jobs and homes. It is argued that a finding of a moderate or even severe view impact is not unreasonable when all relevant planning considerations are taken into consideration.

Compliance with planning controls

As has been noted, as the proposal involves a concurrent rezoning compliance with planning controls is not relevant. However, as has also been noted, weight is to be given to the strategic planning framework supported by the aims and objectives underpinning the planning controls as appropriate.

As these are typically expressed in qualitative terms that allow for more than one interpretation, reference to the planning principles established by the LEC can also be of assistance. While specific to view impact, this can include the planning principle for 'Impact on neighbouring properties' established by Moore SC in their judgement in Davies v Penrith City Council [2013] NSWLEC 1141 (Davies) and 'Assessment of height, bulk and scale' established by Roseth SC in Veloshin v Randwick Council [2007] NSWLEC 428 (Veloshin). These also focus on the concept of reasonableness. For example, in Davies, Moore SC includes the following test for acceptability of impact:

- 'How reasonable is the proposal causing the impact?'

Similarly, in Project Venture Roseth SC established the following chain of reasoning:

- 'Are the impacts consistent with impacts that may be reasonably expected under the controls?
- Does the area have a predominant existing character and are the planning controls likely to maintain it?
- Does the proposal fit into the existing character of the area?
- Is the proposal consistent with the bulk and character intended by the planning controls?
- Does the proposal look appropriate in its context?'

Skilful design

Skilful design does not mean architectural merit. Rather, it means whether there is an alternative 'more skilful design' that 'could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours'. This has been interpreted in LEC judgements as looking for opportunities to distribute massing to achieve these outcomes. As can be seen, this is a question of balance. Where a more skilful design does not exist, 'the view impact of a complying development would probably be considered acceptable and the view sharing reasonable'.

5.3.4 Stages undertaken

The stages undertaken by this VVIA for view impact are as follows:

- Stage 1 – View analysis: to identify the likely most impacted nearby commercial buildings
- Stage 2 – View impact assessment: to identify and assess view impact in accordance with steps 1 – 3 of Tenacity
- Stage 3 – Reasonableness: informed by the findings of preceding stages, assessment against step 4 of Tenacity.

5.3.5 Stage 1 – View analysis

This stage involved the following key steps:

- identify nearby commercial buildings that are likely to be most impacted by the proposal due to the ability to obtain views across and over the site, and in particular to these iconic and high value landscape elements and features
- understand the nature of these commercial buildings, including their distance to the site, layout of the building, and identification of primary viewing directions
- understand the nature of views from these commercial buildings through review of publicly available photography and the 3D Aerometrex model.

5.3.6 Stage 2 – View impact assessment

This stage involved the following key steps:

- prepare a set of views for each commercial building in Virtual Ideas survey accurate 3D city model to inform view impact assessment (the survey accurate 3D city model is routinely accepted by the Department and the Independent Planning Commission as an acceptable evidence base upon which to inform assessment, findings and conclusions of view impact assessment) (Attachment A provides further detail on the technical aspects of this methodology)

- in accordance with best practice, this view is to show a 'worst case' scenario with the proposal centred in the view and the camera lens focal length selected at 24mm to show context with a 50mm 'crop box' to best approximate the human central field of clear vision
- undertake a view impact assessment against steps 1 – 3 of Tenacity to obtain an understanding of the view impact on these likely most impacted commercial properties.

5.3.7 Stage 3 – Reasonableness

This stage involved the following key steps:

- informed by the findings of the previous stages, assess the reasonableness of the proposal against the criteria established by Tenacity
- form an opinion on the reasonableness of view sharing and the acceptability of view impact.

5.4 Visual impact assessment

Visual impact assessment considers the impact on views obtained from, and the visual amenity and visual character of, the public domain (e.g. parks, streets).

This involves the following key steps:

- assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC1046 (Rose Bay)
- assessment of consistency with relevant parts of applicable planning framework.

The GLVIA3 is widely referenced in VVIA in Australia (AILA, 2009) and is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service. Where appropriate, the VVIA also has regard to other VVIA guidance including 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014).

Significance of the proposal's visual impact

Under the GLVIA3 significance is defined as:

- 'a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic'.

The significance criteria adopted are:

- sensitivity of the view to the nature of change proposed
- the magnitude of the nature of change proposed.

These criteria contain a number of 'factors' which are considered in informing judgements.

Sensitivity of the view to the nature of change proposed

Under the GLVIA3, sensitivity is defined as:

- 'a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.'

In this VVIA sensitivity is related to both the view itself and people who will see the view combing four factors categorised according to whether they are primarily place or people related as follows:

Place factors

- **Visual characteristics:** the presence of elements and features and the way they come together in composition

- **Cultural and social value:** the value of the visual catchment recognised in planning instruments, including significant landscapes, significant views, heritage items or heritage conservation areas, and through the presence of other indicators such as representation in art and literature, or provision of facilities intended to enable appreciation of views

People factors

- **Type of people:** the type of people ordinarily exposed to views of the visual catchment, including residents, workers, travellers and visitors
- **Number of people:** the number of people ordinarily exposed to views of the visual catchment.

Sensitivity is not absolute. Rather, it is relative taking context into consideration. For example, a visual setting that already has particular elements within it will be less sensitive to the nature of change proposed where that change involves the insertion of a similar type to these existing elements.

The ability for a visual setting to accommodate change without unacceptably diminishing or changing valued existing character is also relevant to sensitivity. In general, complex visual settings comprising a range of different elements (e.g. type, size and scale, style and the like) have greater capacity to accommodate change than those that have fewer elements.

Magnitude of the nature of change proposed

Under the GLVIA3, magnitude is defined as:

- 'A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.'

The magnitude of the nature of change introduced by the proposal is considered ongoing and irreversible. The development comprises a substantial permanent building that will form part of the long-term urban fabric of North Sydney. Given the strata-titled nature of the residential apartments, its removal or substantial modification is unlikely. As such, any changes to views, skyline composition or visual character resulting from the proposal would persist over the long term.

Factors of sensitivity and magnitude

The following table identifies the factors of sensitivity and magnitude. No pre-determined weighting is given to each factor. Rather, where one factor strongly influences the assessment, weighting is discussed in the context of a particular view.

Table 3 Factors of sensitivity and magnitude

Sensitivity	Magnitude
• Cultural and social value of the view • The prevailing type of people ordinarily exposed to the view • The prevailing number of people ordinarily exposed to the view	• Scale of change (e.g. compatibility with existing visual character) • Geographical extent of the area influenced • Duration and / or reversibility of the change

Interpreting significance

It is noted that significance is not absolute but rather relative based on how the proposal may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- ‘There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal’.

The GLVIA3 also states that in making a judgement about the significance of visual effects the following points should be noted:

- ‘Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view’.

Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework.

The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW Government, and in the case of local planning instruments that of council on relevant matters.

5.5 Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VVIA, the following assumptions and limitations apply to this VVIA:

- it is assumed that all inputs from other parties, including the project architects, are accurate
- as with all VVIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VVIA considers matters such as character, size and scale and amenity, due regard should be given to other relevant documents for full address of these matters
- the evidence base of images provides an indication of visual impact informed by view and visual analysis that is considered to be reasonable and proportional to the likely impacts of the proposal. It does not purport to represent every possible viewing condition within the visual catchment
- while imagery provides an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. The same limitations that apply to photography, including optical distortion, apply (refer to Attachment A for further detail)

Consideration of the following matters is excluded as it is not within the scope of VVIA:

- heritage, in particular impact on values and significance
- Aboriginal cultural heritage values and connecting with Country
- night-time impact, including lighting
- outlook
- visual privacy
- general planning matters such as land zoning and permissibility.

6.0 View analysis

Considering the selection criteria of location, distance and height relative to the proposal, the following commercial office buildings have been selected for more detailed consideration by this VVIA to assess potential view impact:

- 73 Miller Street, North Sydney
- 40 Miller Street, North Sydney
- 80 Pacific Highway, North Sydney
- 101 Miller Street, North Sydney

6.1 73 Miller Street

73 Miller Street and located on the northern side of Blue Street, directly opposite the site.

The buildings key attributes are shown in the following table.

Table 4 73 Miller Street – key attributes

Attribute	Description
Date completed	1990s but recently refurbished in 2020
Number of buildings	1
Height above ground level	13 storeys
Primary use	Ground floor retail with upper levels consisting of office accommodation
Site coverage	The building occupies the entirety of its site, being built to all street frontages.
Building shape	The building is square with chamfered corners.

The building comprises the following elevations and viewing directions:

- Blue Street elevation, with a primary viewing direction to the south
- Miller Street elevation, with a primary viewing direction to the west
- Glenwood Plaza elevation, with a primary viewing direction to the east
- Gas Lane elevation, with a primary viewing direction to the north.

The primary viewing direction toward the site is from the southern elevation. In addition, the southeast and southwest corners of the building are chamfered, allowing oblique views toward the site and broader harbour setting.

While views toward the site and harbour are available from both southern chamfered corners, the southeast corner is of greater relevance to this VVIA as it currently captures views toward iconic harbour elements, including the Sydney Harbour Bridge. Accordingly, the southern and southeastern elevations are the primary areas of interest for the view impact assessment. The remaining elevations do not have a primary outlook toward the site and are therefore not anticipated to experience direct view impacts associated with the proposal.

View impacts are most likely to occur from workspaces along the southeastern elevation that currently benefit from outlooks toward Sydney Harbour and the Sydney Harbour Bridge. Views toward the harbour from the southern elevation are already substantially constrained by the existing Zurich Building located on the site. However, the southeast elevation presently benefits from views between the Zurich and Fujitsu buildings, across the lower scale plaza area, toward the Sydney Harbour Bridge (refer Figures 7 and 8).

In the absence of other intervening influences, it is reasonable to infer that the extent and quality of views increase with elevation within the building.



Figure 6 Southwest elevation at the Miller Street / Blue Street intersection

Source: Cardigal



Figure 7 View from southeastern elevation towards the Sydney Harbour Bridge between the Zurich and Fujitsu buildings

Source: Cardigal



Figure 8 View from southeastern elevation – The existing Zurich building blocking eastern portion of the view

Source: Cardigal

6.2 40 Miller Street

40 Miller Street is located on the northwestern corner of the Blue Street / Miller Street intersection, diagonally opposite the site.

The buildings key attributes are shown in the following table.

Table 5 40 Miller Street – key attributes

Attribute	Description
Date completed	2000
Number of buildings	1
Height above ground level	11 storeys
Primary use	Ground floor retail with upper levels consisting of office accommodation
Site coverage	The building occupies the entirety of its site, being built to all street frontages.
Building shape	The building is rectangular in shape with a curved southeastern corner.

The building comprises the following elevations and viewing directions:

- Miller Street elevation, with a primary viewing direction to the east
- Blue Street elevation, with a primary viewing direction to the south
- Western elevation, which rises above the Conway Court mid-rise apartment complex and has a primary viewing direction to the west.

The primary viewing direction toward the site is from the southeastern corner of the building, with additional views toward the site available from the southern and eastern elevations.

Views toward Sydney Harbour and prominent landmark elements, including the Sydney Harbour Bridge, are primarily obtained from the southern elevation.

The existing Zurich Building already obscures the majority of harbour views from the eastern elevation and also encroaches upon the western portion of views available from the southern elevation. As a result, partial harbour views are generally experienced around the edges of the Zurich Building and between surrounding commercial towers.

At lower levels, mature street trees and surrounding built form further filter and obscure views toward the harbour (refer Figure 10). In the absence of other intervening influences, it is reasonable to infer that the extent and quality of views increase with elevation within the building.



Figure 9 Southeastern elevation at the Miller Street / Blue Street intersection

Source: Cardigal



Figure 10 View from southern elevation looking towards the Zurich building

Source: Cardigal



Figure 11 View from southern elevation looking towards the Zurich building and Sydney Harbour Bridge

Source: Cardigal

6.3 101 Miller Street

101 Miller Street is located on the eastern side of Miller Street, approximately 105m north of the site.

The buildings key attributes are shown in the following table.

Table 6 101 Miller Street – key attributes

Attribute	Description
Date completed	Originally built in 1992 and refurbished in 2008 and 2024
Number of buildings	1
Height above ground level	35 storeys
Primary use	Office accommodation
Site coverage	The building occupies the entirety of its site, being built to all street frontages.
Building shape	The building is partially hexagonal in shape with chamfered corners

The building comprises the following elevations and viewing directions:

- Miller Street elevation, with a primary viewing direction to the west
- Pacific Highway elevation, with a primary viewing direction to the northeast
- Greenwood Plaza elevation, with a primary viewing direction to the southeast.

The primary viewing direction toward the site is from the southern elevation. In addition, the southeastern corner of the building is chamfered, allowing oblique views toward the roof of the site and broader harbour setting.

From the upper levels of 101 Miller Street, the roof of the existing Zurich Building on the site is visible within the foreground of the view. Elevated levels also benefit from expansive views across Sydney Harbour toward the Sydney CBD skyline and the Sydney Harbour Bridge.

At lower levels views are limited to the surrounding commercial tower context. Therefore, views towards the site are primarily obtained from the upper levels southern and southeastern interfaces of the building, where outlook opportunities extend beyond the surrounding commercial tower context toward the broader harbour setting.

The remaining elevations do not have a primary outlook toward the site and are therefore not anticipated to experience direct view impacts associated with the proposal.



Figure 12 View of the building's northwest elevation looking southeast across the harbour

Source: Cardigal



Figure 13 View from the southeast elevation looking across the roof of the existing Zurich building towards the Sydney CBD and Sydney Harbour Bridge

Source: Cardigal

6.4 80 Pacific Highway

80 Pacific Highway is located on the northern side of Blue Street, approximately 90m northeast of the site.

Its key attributes are shown in the following table.

Table 7 80 Pacific Highway – key attributes

Attribute	Description
Date completed	2000
Number of buildings	1
Height above ground level	14 storeys
Primary use	Ground floor frontage to Greenwood Shopping Centre with upper levels consisting of office accommodation
Site coverage	The building occupies the entirety of its site, being built to all street frontages.
Building shape	The building is triangular in shape with a curved southeastern corner.

The building comprises the following elevations and viewing directions:

- Blue Street elevation, with a primary viewing direction to the south
- Pacific Highway elevation, with a primary viewing direction to the northeast
- Glenwood Plaza elevation, with a primary viewing direction to the west.

The primary viewing directions toward the site are from the southern and western elevations, which are therefore of primary relevance to the VVIA. The remaining elevations do not have a direct outlook toward the site and are not anticipated to experience notable view impacts associated with the proposal.

View impacts are most likely to occur from workspaces along the southern and western elevations that currently benefit from outlooks toward Sydney Harbour and the surrounding foreshore setting. Existing harbour views from these elevations are already substantially constrained by the existing Zurich Building, with views generally experienced around the edges of the building and between surrounding commercial towers (refer Figure 15).

In the absence of other intervening influences, it is reasonable to infer that the extent and quality of views increase with elevation within the building.



Figure 14 Pacific Highway elevation

Source: Cardigal



Figure 25 View of Zurich building from western elevation

Source: Cardigal

6.5 Viewpoints

The following viewpoints from the four surrounding commercial buildings were selected to undertake an assessment of view impact:

Table 8 Private Viewpoints

Ref	Location	Horizontal Position (RL)	Target
1	73 Miller Street – southeastern elevation	RL 110.2m	Southeast towards the Sydney Harbour Bridge
2	73 Miller Street – southern elevation	RL 99m	South towards the proposed concept proposal
3	40 Miller Street – southeastern elevation	RL 101.1m	Southeast towards the proposed concept proposal
4	101 Miller Street – southern elevation	RL 119.3m	South towards the Sydney Harbour Bridge
5	80 Pacific Highway – western elevation	RL 107.1m	Southwest towards the proposed concept proposal

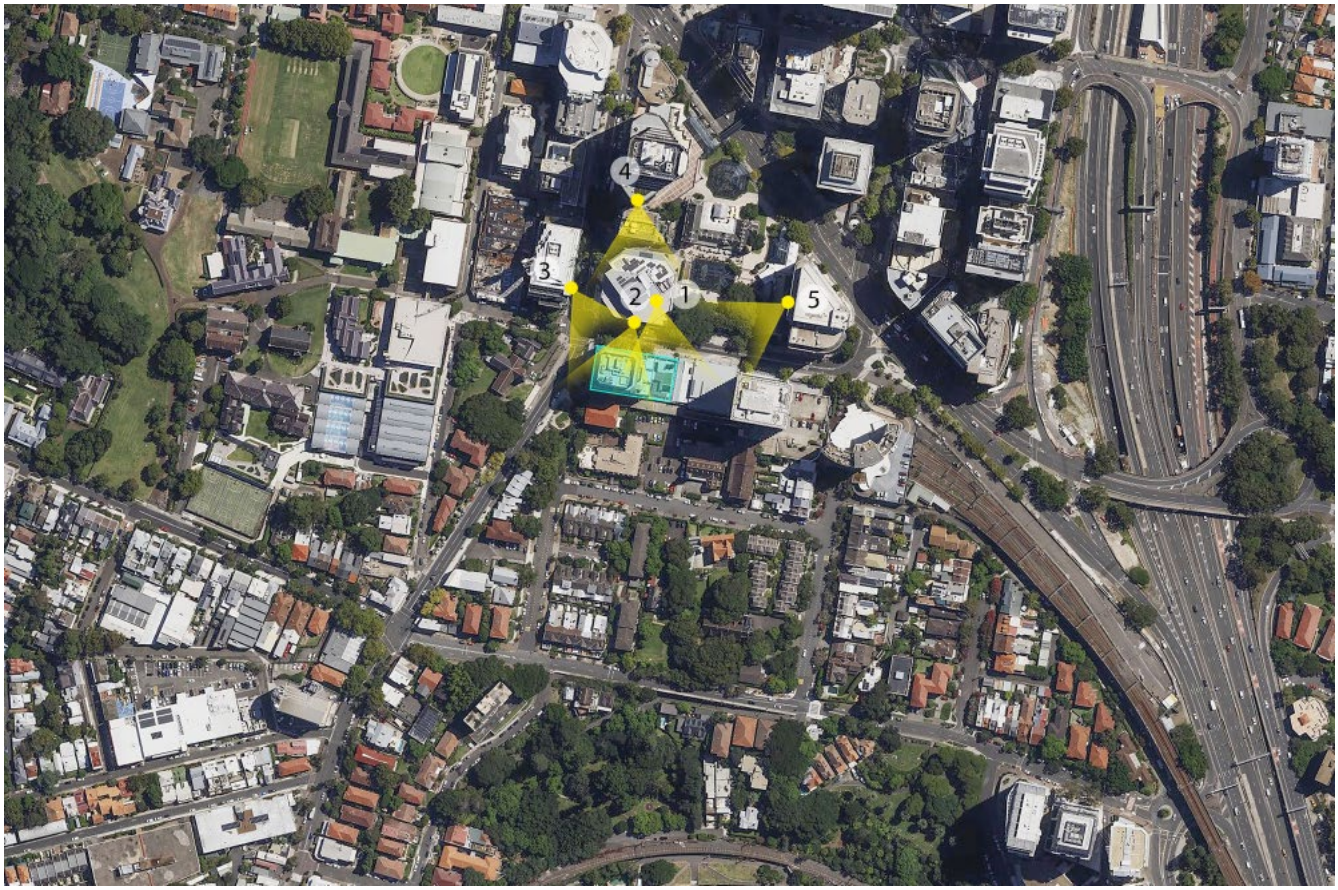


Figure 16 Viewpoints map

Source: Virtual Ideas (2026)

8.0 Visual analysis

8.1 The visual catchment

The visual catchment is the area from which the proposal may ordinarily be seen by people, either in totality or in part. As such it has a visual connection with the site. The extent of the visual catchment is influenced by an interplay of a number of factors including topography, street and block pattern, built form, public spaces and other factors such as distance, direction of view, angle of view and scale of the development.

That part of the visual catchment where the proposal is likely to be most visible is bound by:

- **north**: north of the Blue Street / Miller Street intersection and Greenwood Plaza
- **east**: Pacific Highway and Blue Street intersection
- **south**: highpoints from foreshore parks and local streets
- **west**: Blue Point Road and Blue Street.

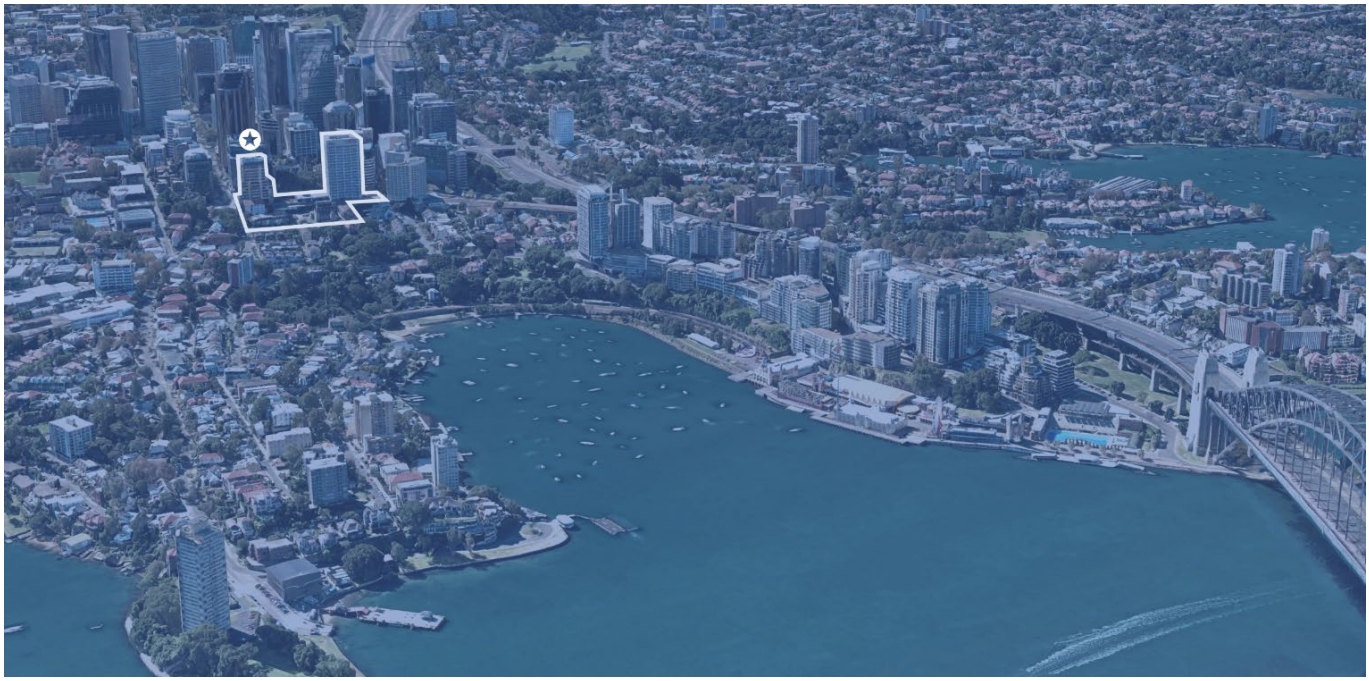


Figure 17 Aerial image of north Sydney from the south

Source: fjcstudio (2025)

8.2 Visual character of the visual catchment

8.2.1 Elements

8.2.1.1 Topography

- The site is located in North Sydney CBD, located at a higher elevation in comparison to the northern foreshore areas of the Sydney Harbour, providing extensive visual prominence across the harbour and surrounding metropolitan areas.
- The site occupies a prominent position on the western edge of the North Sydney commercial core, sitting on relatively elevated land that transitions toward the harbour foreshore to the south and west.
- To the east, the landform rises gradually toward the broader commercial area of North Sydney, reinforcing the dense urban skyline character of the visual catchment.
- From the west and southwest, the topography descends toward Lavender Bay and Walsh Bay.

8.2.1.2 Waterbodies and waterways

- Sydney Harbour, including Lavender Bay and Walsh Bay to the south and southwest, forms a defining scenic element of the visual catchment.

- The harbour foreshore contributes visual amenity through its combination of open water, maritime activity, vegetated foreshores and public open space.
- Elements including ferry movements, marina infrastructure, foreshore promenades and waterfront parks reinforce the strong maritime character of the wider catchment.
- Built form throughout North Sydney is visually oriented toward Sydney Harbour, with taller commercial towers contributing to the recognisable metropolitan skyline viewed from multiple harbour and foreshore vantage points.

8.2.1.3 Vegetation

- Vegetation within the visual catchment is generally concentrated within streetscapes, public parks and harbour foreshore reserves.
- Street tree planting throughout North Sydney contributes to the urban canopy and softens the dense built form character of the commercial area.
- To the southwest and south, vegetation associated with Lavender Bay, Bradfield Park and foreshore parklands creates a landscaped foreground to views of the North Sydney skyline.



Figure 18 View from within Bradfield Park (located south of the site) towards the Sydney Harbour Bridge

Source: fjcstudio (2025)

8.2.1.4 Public domain

- The public domain surrounding the site is characterised by a dense urban streetscape environment comprising wide footpaths, transport infrastructure, pedestrian links, plazas and landscaped civic spaces.
- The immediate public domain is Zurich's privately owned Blue Street Plaza, located at the base of the site. This is a rare publicly accessible vantage point within the North Sydney CBD that affords panoramic views of Sydney Harbour, including the Sydney Harbour Bridge and the Sydney CBD skyline. These views are of exceptional scenic and cultural value and make a significant contribution to North Sydney's identity and sense of place.

- Blue Street, Walker Street and neighbouring pedestrian connections experience high levels of activity associated with the commercial core, North Sydney Station and surrounding retail and other commercial uses.
- Surrounding public areas, Bradfield Park, Lavender Bay foreshore areas and elevated pedestrian connections, provide key public vantage points from which the site and wider North Sydney skyline are visible. These spaces are characterised by active pedestrian movement, public transport activity and expansive harbour outlooks that contribute to the metropolitan character of the visual catchment.



Figure 39 Blue Street Plaza – existing view

Source: FJC Studio

8.2.1.5 Built form

- Existing development on-site consists of a prominent commercial office tower with associated podium elements, characterised by contemporary glazed facades and a substantial vertical scale that contributes to the established North Sydney skyline.
- Built form within the surrounding catchment varies:
  - To the north: a mix of commercial towers, mixed-use development and higher density residential buildings associated with the broader North Sydney centre.
  - To the south: Lavender Bay residential area and lower scale foreshore development, and the prominent St Francis Xavier Catholic Church. Further south of the harbour is the highly urbanised Sydney CBD.
  - To the east: dense commercial development forms the core of the North Sydney CBD, characterised by tall office towers and limited visual separation between buildings.
  - To the west: development transitions toward a combination of residential apartment buildings, transport infrastructure and lower scale foreshore development.



Figure 20 Higher scale commercial development in the North Sydney CBD

Source: FJC Studio



Figure 21 View across lower scale residential development in Lavender Bay towards the Harbour and city skyline

Source: FJC Studio

8.3 Iconic or high value elements and features

From a number of surrounding commercial buildings and elevated areas in proximity to the site, multiple iconic and high-value landscape elements can be experienced simultaneously within a single, legible composition. Iconic views are valued more highly than views without icons.

The location of the following iconic or high value elements relative to the impacted area is noted:

- Sydney Harbour, including Lavender Bay and Walsh Bay, to the south and southwest
- Sydney Harbour Bridge
- Sydney CBD Skyline and interaction with the harbour
- Lavender Bay foreshore parks and public domain areas to the southwest



Figure 22 View across lower scale residential area from the southern edge of Blue Street Plaza towards iconic elements – existing view

Source: FJC Studio

8.4 Pattern of viewing

The visual catchment is ordinarily used by a large number and variety of types of people.

The predominant types of people in the visual catchment are as follows:

- north: office workers, residents and visitors accessing the North Sydney commercial area and surrounding mixed-use areas
- south: residents at home, commuters, tourists and people engaged in passive or active outdoor recreation associated with Sydney Harbour and foreshore parklands
- east: office workers, commuters and visitors accessing retail, commercial and transport facilities within the North Sydney CBD
- west: residents, commuters and visitors travelling through surrounding residential neighbourhoods, transport corridors and harbour foreshore areas.

8.5 Viewpoints

The nature and extent of visual impact changes with a person's location in the landscape (viewpoint) based on factors such as direction, distance, angle, and duration of visibility (e.g., static or moving).

As there is a near infinite number of viewpoints, a selection of viewpoints to form the basis of the VVIA is required. In this regard, the GLVIA3 provides the following guidance:

- 'The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. It is not possible to give specific guidance on the appropriate number of viewpoints since this depends on the context, the nature of the project and the range and location of visual receptors. The emphasis must always be on proportionality in relation to the scale and nature of the project and its likely significant effects.'

As can be seen, the focus is on achieving a balance between adequacy of coverage and reasonableness.

The following viewpoints in the visual catchment were selected to undertake an assessment of visual impact:

Table 9 Public Viewpoints

Ref	Location	Target	Reason
1	Blue Street Plaza	The proposed concept proposal	Assess impact on visual amenity of public plaza located at the base of the site, specifically in relation to the existing panoramic views afforded across the Syndey Harbour from this location.
2	Greenwood Plaza	The proposed concept proposal	Assess impact on public domain visual amenity of key open space and community areas located within proximity to the site.
3	Mackenzie Street (Miller Street bend)	The proposed concept proposal	In response to Councils request to assess the visual impact on views from MacKenzie Street towards the site, showing the relationship with the nearby residential buildings in Lavender Bay.
4	Mackenzie Street (east)	The proposed concept proposal	In response to Councils request to assess the visual impact on views from MacKenzie Street towards the site, showing the relationship with St Francis Xavier Catholic Church.
5	Blue Street (east)	The proposed concept proposal	Assess the impact of the visual amenity of the proposal from the pedestrian environment along Blue Street.
6	Clark Park	The proposed concept proposal	Assess the impact of the visual amenity when viewed from foreshore park areas.



Figure 23 Viewpoints map

Source: Virtual Ideas (2026)

10.0 Key issues

The following table shows the key VVIA issues identified in the planning framework.

Table 10 Key VVIA issues

Planning Framework	Part	Matter / Issue
Government priorities and strategic planning framework	The Region Plan and District Plans	Scenic landscapes, including views to and from the harbour and foreshore areas.
	North Sydney LSPS 2020	Local character and heritage, public domain amenity and open space.
	North Sydney DCP 2013	View sharing, unique character and amenity. Specifically views from Blue Street Plaza towards the harbour.
North Sydney LEP 2013	Section 1.2 Aims of Plan	Visual amenity – specifically pedestrian amenity.
	Section 4.3 Height of Buildings	Desired character, scale and density of development.

Based on review of the site and its context, the project and the planning framework, in addition to the procedural matters identified in the SEARs the following are the key issues that need to be considered by the VVIA:

- **Visual amenity:** impact of the proposal on the visual amenity of the public and private domain.
- **Scenic landscape**: responsiveness to the surrounding scenic character of the Sydney Harbour.
- **Local character**: responsiveness to existing valued visual characteristics and consistency with desired future visual character.
- **Context and urban form**: responsiveness to context, and compatibility with urban form, ensuring the proposal presents sympathetically to high-value panoramic public realm views from the Blue Street Plaza.
- **Built form, height and massing**: height and bulk of buildings, including proportions, and the location of towers, with consideration given to topography, surrounding development and harbour setting.

In addition to the above key issues and in accordance with the North Sydney DCP, impact on views from the private domain is also a relevant consideration.

It is noted that there is a level of overlap between these issues. It is also noted that many are also highly relevant to planning and design considerations. As such, reference is to be made to the separate, supporting planning and design documentation.

11.0 View impact assessment

This section assesses the proposal's view impact on 73 Miller Street, 40 Miller Street, 80 Pacific Highway, and 101 Miller Street, North Sydney using the principles for view sharing established by Tenacity.

11.1 73 Miller Street

11.1.1 Southeast elevation, RL 110.2m,



Figure 24 73 Miller Street, southeast elevation – camera location

Source: Virtual Ideas

- The view is oriented to the southeast and provides an elevated outlook across Sydney Harbour toward the Sydney CBD skyline, framed by existing high-rise development within North Sydney.
- The foreground is dominated by the Zurich and Fujitsu buildings, which frame and partially contain views toward the harbour and city beyond.
- The midground includes the St Francis Xavier Church Spire, the residential areas of Lavender Bay, vegetation along the foreshore, and the waters of Sydney Harbou.
- The background comprises the Sydney Harbour Bridge and the Sydney CBD skyline, including a dense cluster of commercial towers.
- The backdrop consists of the distant horizon and expansive sky.



Figure 25 73 Miller Street, southeast elevation – existing view

Source: Virtual Ideas

11.1.1.2 Tenacity step 1: Assess the view to be affected

Is water present, and to what extent	Yes, water is present. The harbour forms a substantial portion of the midground and contributes significantly to the openness of the view.
Are icons or other high value elements present, and to what extent	Yes. The view contains several iconic and high value elements, most notably the Sydney Harbour Bridge, the harbour itself and the Sydney CBD skyline.
Is water, icons or high value elements seen whole?	The Sydney Harbour Bridge and Sydney CBD skyline are visible in the centre and centre-right of the middle axis of the view. Sydney Harbour is visible across a wide extent of the midground, however is interrupted to the left and right by existing built form.
Assessed value of the view, and why	High. The view is assessed as having a high visual value due to the presence of Sydney Harbour, the Sydney Harbour Bridge and the Sydney CBD skyline.

11.1.1.3 Tenacity step 2: Consider from what part of the property the views are obtained

Is this a front, rear or side view?	Side
Is this a sitting or standing view?	This is a standing view. However, it is reasonable to assume that much of this view may also be obtained from sitting

11.1.1.5 Tenacity step 3: Assess the extent of the impact



Figure 26 73 Miller Street, southeast elevation – proposed view

Source: Virtual Ideas

The proposal represents the insertion of a wider built form within the right-hand side of the view, extending across portions of the lower and middle parts of the right vertical axis. In doing so, the proposal partially obscures a portion of the harbour and CBD skyline within the right vertical axis of the view.

The Sydney Harbour and Sydney Harbour Bridge remain visually prominent in the centre, middle axis of this view. The proposal is also read within the context of the existing high-density North Sydney skyline, where surrounding commercial towers already frame and define the outlook.

Also of note is the ability of human vision to respond to movement of the head and body. For example, minor changes in viewing position continue to allow expansive views toward the harbour, bridge and CBD skyline, with the proposal occupying only part of the broader outlook available from this office location.

From what room is the view obtained	Office space
Assessed level of impact, and why	Moderate. While not blocking views to the Sydney Harbour Bridge, the proposal moderately interrupts parts of iconic and high value elements including the harbour and CBD skyline.

11.1.2 Southern elevation, RL 99m



Figure 27 73 Miller Street, southern elevation – camera position

Source: Virtual Ideas

- The view is oriented to the south and is dominated by the Zurich Building, which occupies the majority of the foreground and central viewing corridor.
- The foreground is characterised by the close proximity of the Zurich Building façade, substantially enclosing the view and limiting broader visual connections toward the surrounding harbour setting.
- Limited glimpses of vegetation and the upper portions of residential buildings within the Lavender Bay area are visible within the midground, primarily around the edges of the existing tower form.
- The background contains minor and partial glimpses of Sydney Harbour waters and the Sydney Harbour Bridge, which are largely obscured by the existing built form but remain faintly legible at the periphery of the view.
- The backdrop comprises the distant horizon and sky.

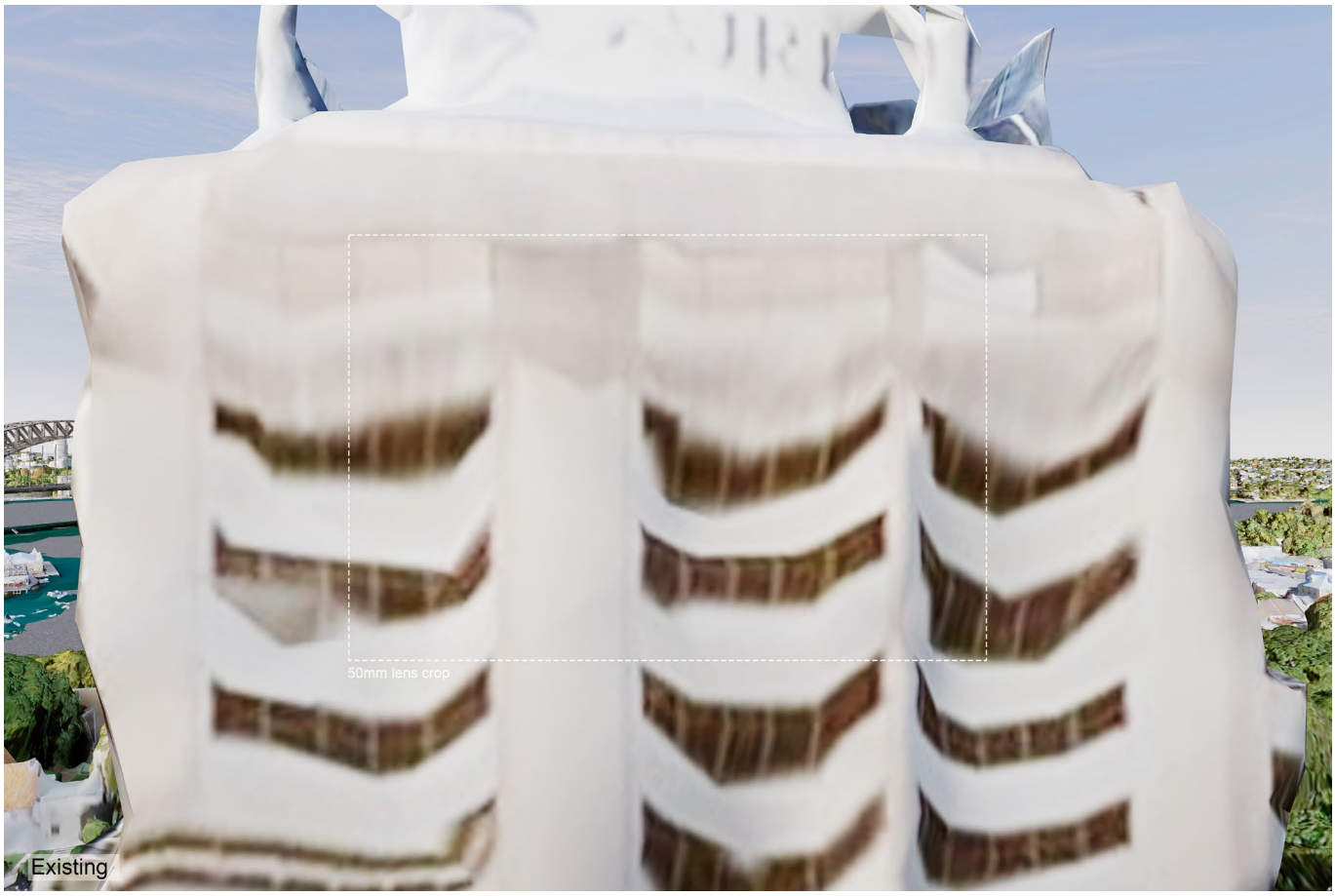


Figure 28 73 Miller Street, southern elevation – existing view

Source: Virtual Ideas

11.1.2.2 Tenacity step 1: Assess the view to be affected

Is water present, and to what extent	Yes, water is present to a very limited extent within the view. Small and partial glimpses of Sydney Harbour are visible at the edges of the existing built form, however water does not form a prominent or defining component of the view.
Are icons or other high value elements present, and to what extent	Yes, although only a limited portion. Minor and partial glimpses of the Sydney Harbour Bridge are visible within the background of the view. The broader outlook is otherwise dominated by the Zurich Building, with only limited visibility of other high value landscape or landmark elements.
Is water, icons or high value elements seen whole?	No. The Sydney Harbour Bridge and harbour waters are only partially visible at the far right and left edges along the centre horizontal axis of the view and heavily obscured by the existing foreground built form.
Assessed value of the view, and why	Medium. While the view contains limited glimpses of high value elements including Sydney Harbour and the Sydney Harbour Bridge, these elements are substantially obscured by the existing Zurich Building and do not form the dominant focus of the outlook.

11.1.2.3 Tenacity step 2: Consider from what part of the property the views are obtained

Is this a front, rear or side view?	Side
Is this a sitting or standing view?	This is a standing view. However, it is reasonable to assume that much of this view may also be obtained from sitting

11.1.2.5 Tenacity step 3: Assess the extent of the impact



Figure 29 73 Miller Street, southern elevation – proposed view

Source: Virtual Ideas

The proposal represents the insertion of new built form within the midground of this view, extending across the left, centre and right parts of the horizontal axis and the lower, middle and upper parts of the vertical axis.

In doing so, its main impact is to block visibility to the partially visible and already visually obscured iconic elements including the Sydney Harbour waters and the Sydney Harbour Bridge visible at the left and right parts of the horizontal axis, beyond the existing prominent building form. The proposal therefore continues the established condition of a highly enclosed urban outlook within the North Sydney commercial context.

It must be noted that there is the ability of human vision to respond to movement of the head and body. For example, minor changes in viewing position may continue to allow filtered peripheral glimpses toward surrounding built form, vegetation and sky beyond the proposed development. In addition, the final façade articulation, materiality and detailing of the proposal are anticipated to provide greater architectural interest and visual quality than is represented by the simplified white card model shown in the above 3D model.

From what room is the view obtained	Office space
Assessed level of impact, and why	Severe. However, the existing view already comprises a highly constrained view with only limited, partial visibility of iconic elements in the left and right parts of the horizontal axis.

11.2 40 Miller Street

11.2.1 Southeast elevation, RL 101.1m



Figure 30 40 Miller Street, southeast elevation – camera position

Source: Virtual Ideas

- The view is oriented to the southeast and provides an elevated outlook across Sydney Harbour toward the Sydney CBD skyline, framed by existing commercial development within North Sydney.
- The foreground is dominated by the Zurich Building, which occupies a substantial portion of the central viewing corridor and forms the most visually prominent immediate built form element within the view.
- The midground contains the Fujitsu building, the residential areas of Lavender Bay and portions of the northern harbour foreshore, creating a layered transition between the commercial foreground and the harbour setting beyond.
- The background is characterised by the Sydney CBD skyline, comprising a dense cluster of high-rise commercial towers.
- The backdrop consists primarily of expansive sky.



Figure 31 40 Miller Street, southeast elevation – existing view

Source: Virtual Ideas

11.2.1.2 Tenacity step 1: Assess the view to be affected

Is water present, and to what extent	Yes, water is present. Sydney Harbour is partially visible within the middle right horizontal axis of the view. While not the dominant component of the panorama, water forms an important visual element of the view.
Are icons or other high value elements present, and to what extent	Yes. The view contains several high value visual elements, including the Sydney CBD skyline, and partial views of the Sydney Harbour Bridge and Syndey Harbour.
Is water, icons or high value elements seen whole?	No. Sydney Harbour and CBD skyline is partially visible in the middle right horizontal axis of the view. The southern end of the Sydney Harbour Bridge is also only partially visible in the middle right horizontal axis of the view and is majorly obscured by the Zurich building.
Assessed value of the view, and why	High. The view is assessed as having a high visual value due to the partial presence of Sydney Harbour, Sydney Harbour Bridge and the Sydney CBD skyline.

11.2.1.3 Tenacity step 2: Consider from what part of the property the views are obtained

Is this a front, rear or side view?	Side
Is this a sitting or standing view?	This is a standing view. However, it is reasonable to assume that much of this view may also be obtained from sitting

11.2.1.5 Tenacity step 3: Assess the extent of the impact



Figure 32 40 Miller Street, southeast elevation – proposed view

Source: Virtual Ideas

The proposal represents the insertion of a new built form element within the centre and right-horizontal axis of the view, extending across portions of the lower, middle and upper parts of the vertical axis. In doing so, the proposal partially obscures existing views toward Sydney Harbour, the Sydney Harbour Bridge and portions of the Sydney CBD skyline currently visible beyond the Zurich Building.

Notwithstanding this, significant elements of the broader harbour outlook remain visible, including substantial portions of Sydney Harbour, the Sydney CBD skyline and parts of the Sydney Harbour Bridge to the right of the proposal. The proposal is also read within the context of the established North Sydney commercial skyline, where existing high-rise buildings already form a prominent component of the outlook and frame views toward the harbour beyond.

Also of note is the ability of human vision to respond to movement of the head and body. For example, minor changes in viewing position would continue to allow broader views toward the harbour, skyline and surrounding foreshore areas beyond the proposed development. In addition, the final façade articulation, materiality and detailing of the proposal are anticipated to provide greater visual interest.

From what room is the view obtained	Office space
Assessed level of impact, and why	Moderate. The proposal introduces a new built form element within the primary view corridor but retains substantial visibility of the key harbour, skyline and landmark elements.

11.3 101 Miller Street

11.3.1 Southern elevation, RL 119.3m

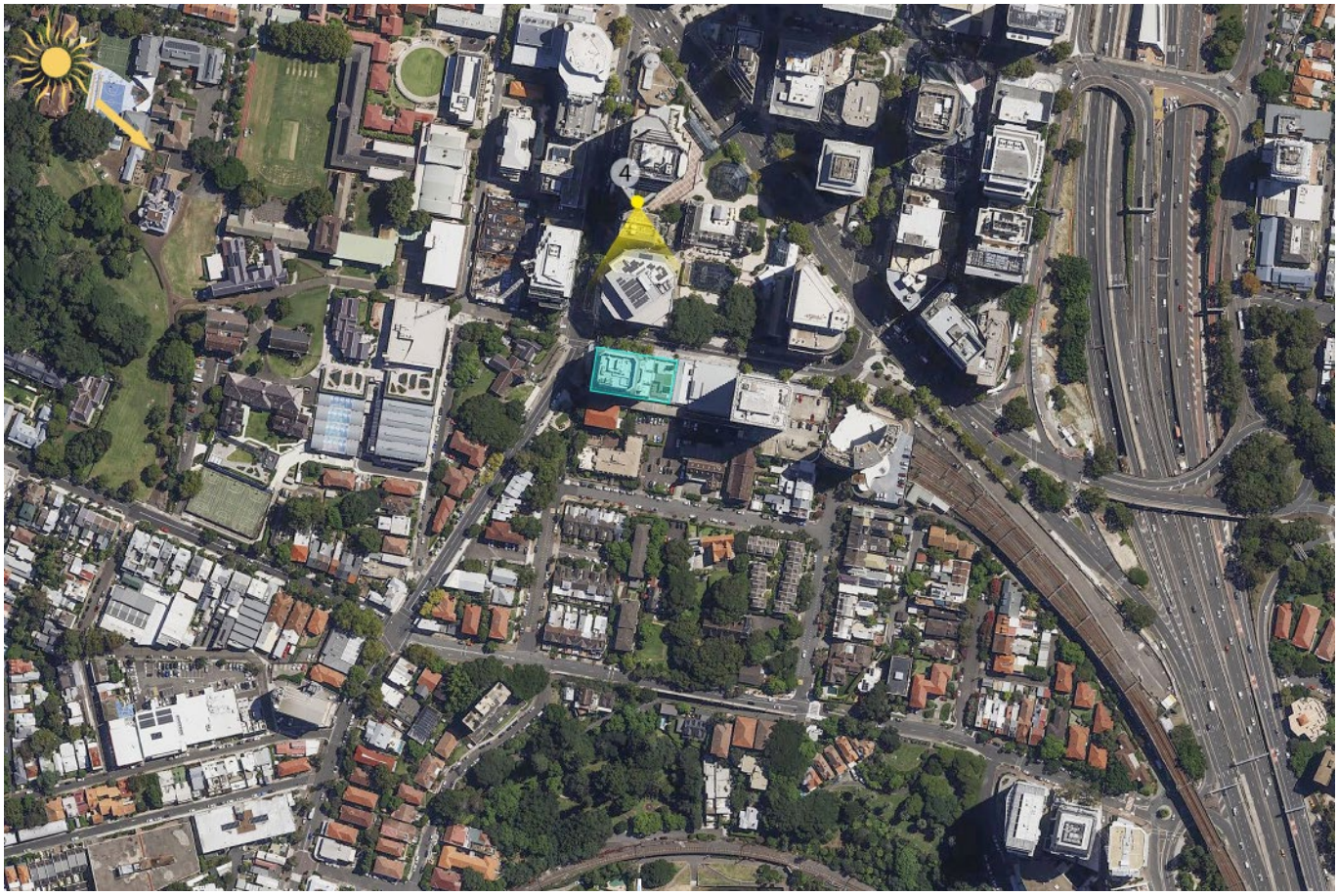


Figure 33 101 Miller Street, southern elevation – camera position

Source: Virtual Ideas

- The view is oriented to the south and provides an elevated panoramic outlook across Sydney Harbour toward the Sydney CBD skyline and southern harbour foreshore areas.
- The foreground is characterised by the rooftops and upper levels of adjacent high-rise buildings, including 70 Miller Street and the subject site, which frame the lower portion of the view and reinforce the dense urban setting of North Sydney.
- The midground contains the Fujitsu building and the residential areas of Lavender Bay, creating a transition between the immediate commercial foreground and the broader harbour landscape beyond.
- The background includes iconic and high value landscape elements including the Sydney Harbour Bridge, the Sydney CBD skyline, southern foreshore areas and Goat Island.
- The backdrop comprises the distant horizon and expansive sky.

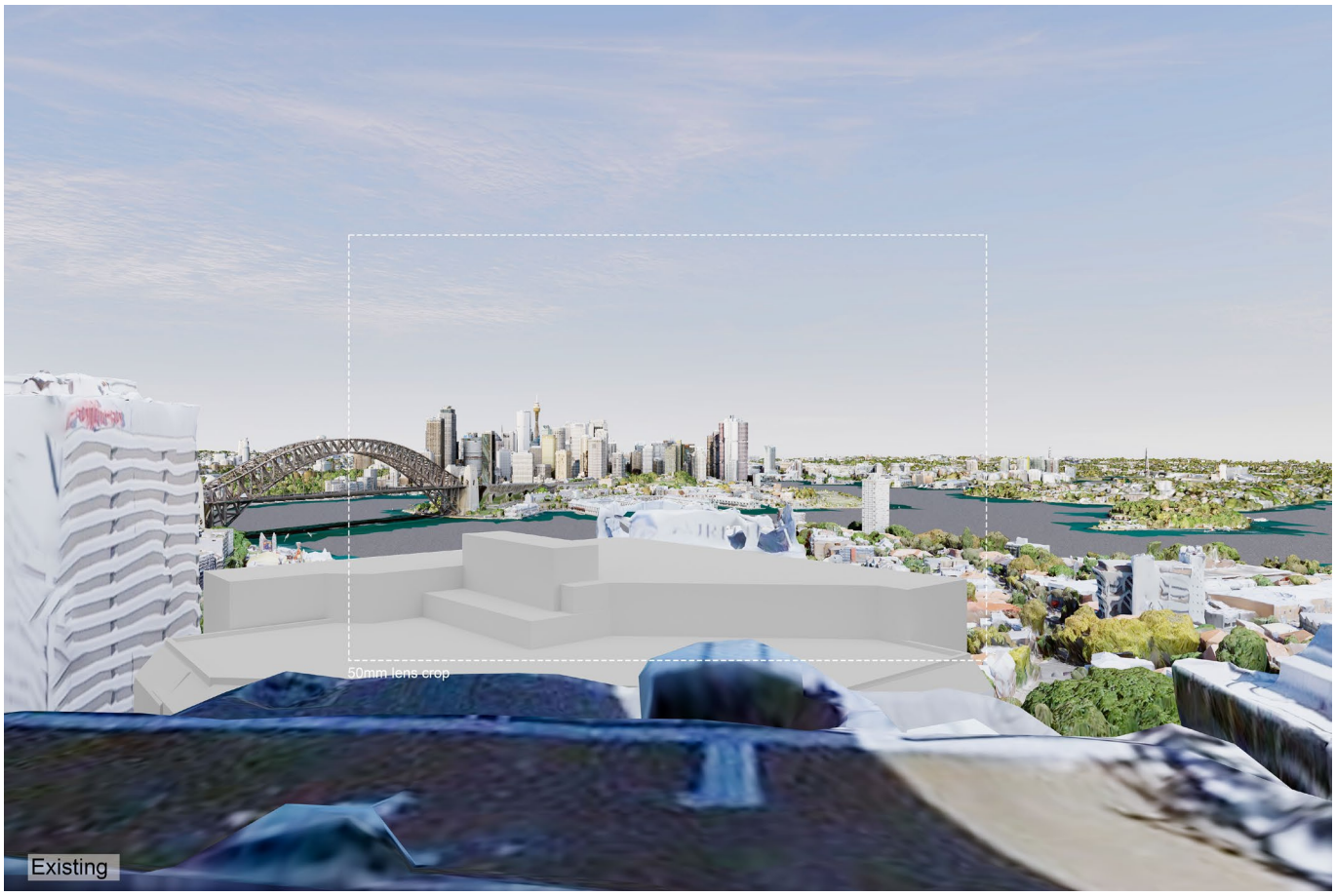


Figure 34 101 Miller Street, southeast elevation – existing view

Source: Virtual Ideas

11.3.1.2 Tenacity step 1: Assess the view to be affected

Is water present, and to what extent	Yes, water is present. Sydney Harbour occupies a portion of the middle horizontal axis of the view.
Are icons or other high value elements present, and to what extent	Yes. The view contains several iconic and high value elements, including the Sydney Harbour Bridge, the Sydney CBD skyline, and the Sydney Harbour. These elements are highly prominent and form defining features of the panoramic harbour outlook.
Is water, icons or high value elements seen whole?	Sydney Harbour is broadly visible across the middle horizontal axis of the view. The Sydney Harbour Bridge is prominently visible in the left vertical axis of the view, although partially framed to the left by foreground built form. The Sydney CBD skyline is broadly visible across the centre vertical axis of the view and is read as a continuous metropolitan skyline element. Other elements including Goat Island and portions of the southern foreshore are also clearly visible within the middle and right horizontal axis of the view.
Assessed value of the view, and why	High. The view is assessed as having a high visual value due to the presence of iconic elements including Sydney Harbour Bridge, Syndey Harbour and Sydney CBD skyline.

11.3.1.3 Tenacity step 2: Consider from what part of the property the views are obtained

Is this a front, rear or side view?	Side
Is this a sitting or standing view?	This is a standing view. However, it is reasonable to assume that much of this view may also be obtained from sitting

11.3.1.5 Tenacity step 3: Assess the extent of the impact

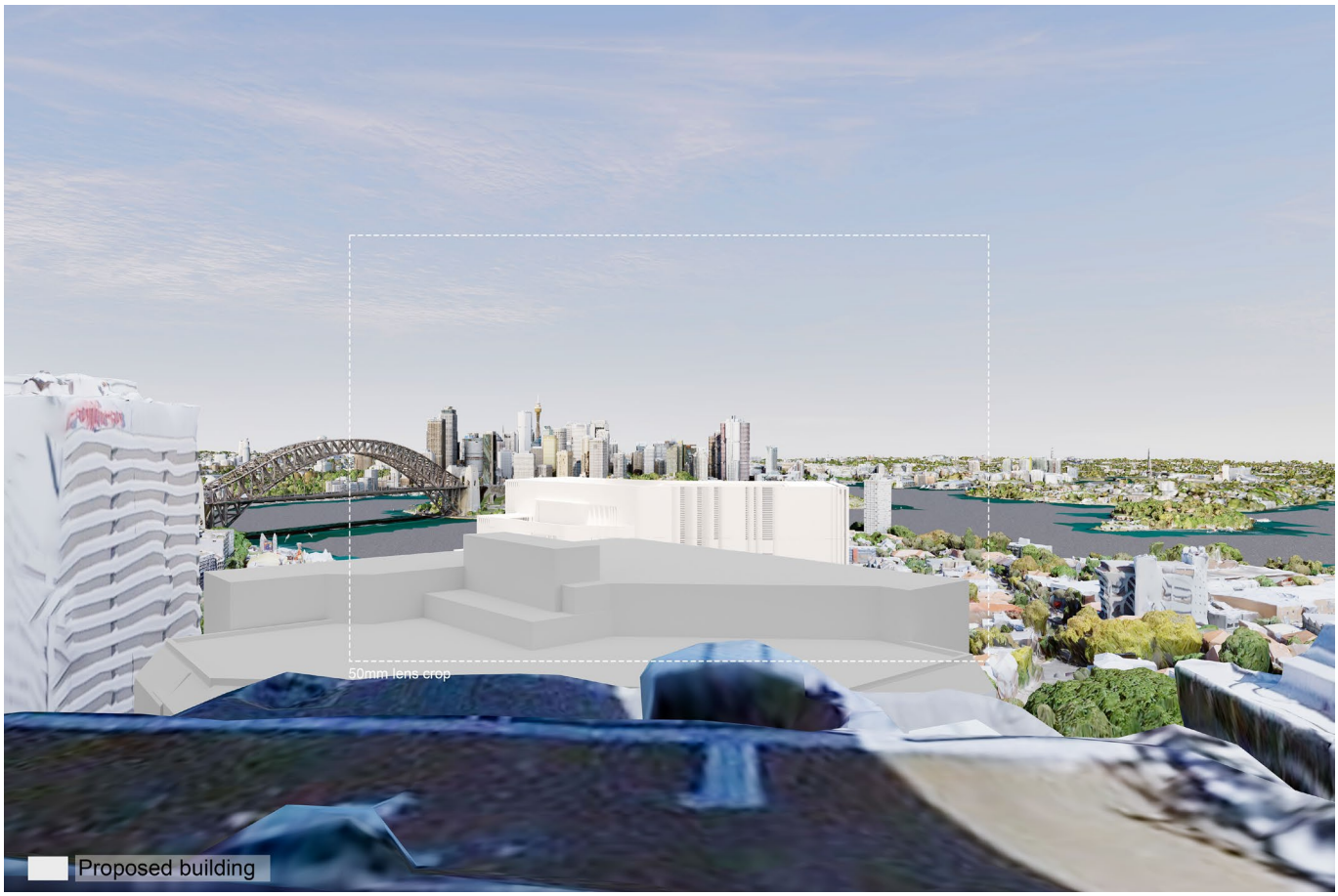


Figure 35 101 Miller Street, southeast elevation – proposed view

Source: Virtual Ideas

The proposal represents the insertion of a new built form element within the centre horizontal axis of the view. In doing so, the proposal partially obscures portions of Sydney Harbour, areas of the southern foreshore and lower sections of the Sydney CBD skyline currently visible above the rooftop foreground.

Its primary impact is to reduce visibility toward some midground harbour and foreshore elements within the centre of the view. Notwithstanding this, the most visually significant components of the outlook remain clearly visible and continue to dominate the view composition, including substantial portions of Sydney Harbour, the Sydney Harbour Bridge, Goat Island and the Sydney CBD skyline. The proposal occupies a relatively limited proportion of the broader view and is read within the existing high-rise context of the existing North Sydney CBD.

Also of note is the ability of human vision to respond to movement of the head and body. For example, minor changes in viewing position would continue to allow expansive views toward the harbour waters, skyline and foreshore areas surrounding the proposal. In addition, the final façade articulation, materiality and architectural detailing of the proposal are anticipated to provide a more refined and visually recessive appearance than represented by the simplified white card model shown in the above figure.

From what room is the view obtained	Office space
Assessed level of impact, and why	Minor. The proposal introduces additional built form into the centre of the outlook while retaining the key harbour, bridge and skyline elements.

11.4 80 Pacific Highway

11.4.1 Western elevation, RL 107.1m

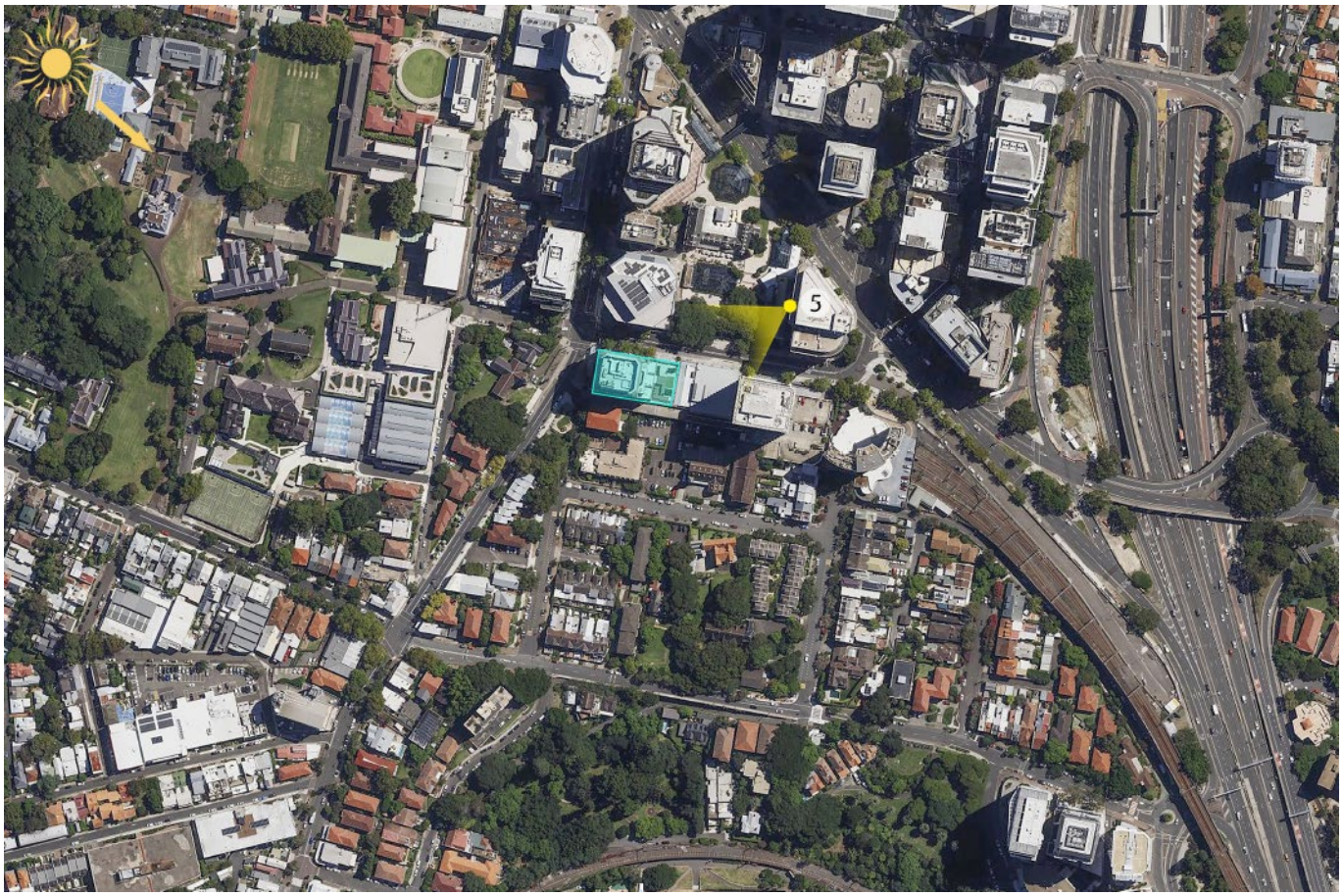


Figure 36 80 Pacific Highway, western elevation – camera position

Source: Virtual Ideas

- The view is oriented to the southwest and provides an elevated outlook across the lower scale residential areas and harbour foreshores toward the broader Sydney Harbour setting.
- The foreground is characterised by surrounding high-rise commercial buildings, including the Fujitsu building, 73 Miller Street and the Zurich Building, which frame the view corridor and reinforce the dense urban character of North Sydney.
- The midground contains the residential areas of Lavender Bay and adjacent foreshore landscapes, comprising a mix of lower scale built form, vegetation and waterfront edges.
- The background comprises Sydney Harbour, Goat Island and the southern harbour foreshores.
- The backdrop consists of the distant horizon and expansive sky.



Figure 37 80 Pacific Highway, western elevation – existing view

Source: Virtual Ideas

11.4.1.2 Tenacity step 1: Assess the view to be affected

Is water present, and to what extent	Yes, water is present. Sydney Harbour is visible within the background of the view and occupies a moderate portion of the outlook beyond the foreground built form and residential areas, contributing to the scenic quality of the view.
Are icons or other high value elements present, and to what extent	Yes. The Sydney Harbour is visible in partially visible along the left and middle of the horizontal axis of the view. Other elements including the southern foreshore elements and Goat Island are also visible in the left horizontal axis of the view.
Is water, icons or high value elements seen whole?	The Syndey Harbour and other elements are only partially visible across the left and middle of the horizontal axis, with existing built form in the North Sydney CBD interrupting views in the left, centre and majority of the right vertical axis.
Assessed value of the view, and why	High. The view is assessed as having a high value due to presence of the Harbour and recognisable harbour landscape elements including Goat Island and the southern foreshore areas.

11.4.1.3 Tenacity step 2: Consider from what part of the property the views are obtained

Is this a front, rear or side view?	Side
Is this a sitting or standing view?	This is a standing view. However, it is reasonable to assume that much of this view may also be obtained from sitting

11.4.1.5 Tenacity step 3: Assess the extent of the impact



Figure 38 80 Pacific Highway, western elevation – proposed view

Source: Virtual Ideas

The proposal represents the insertion of a new built form element within the centre horizontal axis, occupying portions of the lower and middle parts of the vertical axis while remaining framed by the surrounding commercial buildings. In doing so, the proposal partially obscures views toward the harbour waters and portions of the distant foreshore areas visible beyond the existing urban form. However, views toward the broader harbour setting, including areas of water and the vegetated foreshore context, remain available along the left and right parts of the horizontal axis.

The proposal is also viewed in the context of an existing dense commercial environment containing numerous high-rise buildings, with the new built form read as a continuation of the established urban character rather than an isolated element.

The final architectural detailing, materiality and articulation of the façade are also anticipated to soften the overall visual appearance of the building. Also of note is the ability of human vision to respond to movement of the head and body, with viewers able to shift outlooks around the proposal to maintain broader views toward the harbour and surrounding landscape setting.

From what room is the view obtained	Office space
Assessed level of impact, and why	Minor. As the retention of water views, surrounding landscape elements and broader visual context limits the overall severity of the impact.

11.6 Summary of Tenacity steps 1 – 3

The value of views included in this report are assessed under Tenacity as follows:

- low value: 0 viewpoints
- medium value: 1 viewpoint
- high value: 4 viewpoints

Views may be obtained from a variety of positions in surrounding buildings and may be obtained from a standing or sitting position.

View impact for views included in this report are quantitatively assessed under Tenacity as follows:

- negligible extent of impact: 0 viewpoints
- minor extent of impact: 2 viewpoints
- moderate extent of impact: 2 viewpoints
- severe extent of impact: 1 viewpoint
- devastating extent of impact: 0 viewpoints

11.7 Tenacity step 4: Reasonableness

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.

11.7.1 Alignment with the planning framework

Consistent with its 'chain of reasoning' approach, Tenacity first considers reasonableness in terms of compliance with planning controls.

As the proposal involves a concurrent rezoning, this step is less helpfully applied as by its very nature the proposal is seeking to amend current planning controls. Rather, it is suggested that the more appropriate test is consistency with the planning framework more broadly.

The proposal has regard to the objectives of Section 4.3 of the North Sydney LEP 2013, which seek to encourage an appropriate scale and density of development while promoting the retention and sharing of existing views where reasonably possible. While the proposal results in some partial interruption to existing views from commercial buildings, substantial views toward Sydney Harbour, the skyline and surrounding foreshore areas remain available from impacted properties. The proposal does not wholly obstruct the key scenic and landmark elements identified within the strategic planning framework and is considered to respond appropriately to the broader strategic intent for intensified commercial development within the North Sydney Centre, also in accordance with the priorities of the North Sydney LSPS 2020.

In addition, the North Sydney DCP 2013 acknowledges that view sharing becomes increasingly difficult within areas of existing or anticipated high density, including the North Sydney Centre, and recognises the need to balance the facilitation of new development with the preservation of views where reasonably possible. In this regard, the proposal is considered to represent a reasonable planning outcome within the context of an evolving high-density commercial area.

11.7.2 Skilful design

The proposal demonstrates consideration of skilful design principles through the siting, articulation and distribution of built form to balance development potential with view sharing outcomes.

The proposed tower form responds to the existing commercial skyline and incorporates setbacks and articulated building elements to minimise visual bulk and, where possible, retain view corridors around the development. In particular, ground-level setbacks above Blue Street Plaza are maintained, with only a moderate increase in the building's width compared to the existing form when viewed from higher elevations within surrounding private commercial developments.

While the proposal introduces additional built form within a number of private commercial views, the assessment demonstrates that significant visual elements, including Sydney Harbour, the Sydney Harbour Bridge, the Sydney CBD skyline and surrounding foreshore areas, generally remain visible from these properties. The proposal therefore retains meaningful outlook opportunities despite some reduction in the extent of existing views to these iconic elements.

Importantly, the proposal is located within an established and evolving high-density commercial environment where surrounding built form already contributes to the North Sydney city skyline. Accordingly, the extent of view sharing towards the harbour and other iconic elements that is resulting from the proposal is considered to represent a reasonable and acceptable outcome within the context of the site and broader North Sydney CBD.

12.0 Visual impact assessment

This visual impact assessment has been undertaken on the proposed development at 5 Blue Street, North Sydney.

12.1 Viewpoint 1: Blue Street Plaza

Table 11 Viewpoint 1: Blue Street Plaza – Key Parameters

Parameter	Description
View target	The Harbour
Direction of view	South
Range	Immediate
Distance (approx.) relative to site	0m
Elevation relative to site	Level

12.1.1 Existing View – Blue Street Plaza



Figure 39 Viewpoint 1: Blue Street Plaza – Existing view

Source: Virtual Ideas

Description of the view

- This is a rare publicly accessible vantage point within the North Sydney CBD that affords panoramic views of Sydney Harbour, including the Sydney Harbour Bridge and the Sydney CBD skyline. These views are of exceptional scenic and cultural value and make a significant contribution to North Sydney's identity and sense of place.
- The foreground comprises a landscaped public plaza and terrace space associated with the Zurich Building, including timber decking, seating areas, planting beds and mature canopy trees.
- The midground includes surrounding low and mid-rise development and the St Francis Xavier Catholic Church.
- The background is characterised by the Sydney CBD skyline, including a cluster of high-rise commercial towers extending across the horizon. The skyline is visually prominent yet partially filtered by vegetation and built form.

12.1.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **high** sensitivity of the viewpoint to the nature of change proposed.

Table 12 Viewpoint 1: Blue Street Plaza – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-High
Number of People	High
Social and cultural value of the view	High
Visual Characteristics	High
Sensitivity:	High

12.1.3 Proposed View – Blue Street Plaza



Figure 40 Viewpoint 1: Blue Street Plaza – Proposed view

Source: Virtual Ideas

- The proposal retains the panoramic qualities of views toward Sydney Harbour, with the proposed eastern built edge and upper level built form protecting views from the public plaza.
- While views from this exact location may be partially filtered by retained foreground vegetation, the panoramic quality of the view progressively opens and is fully experienced when moving south within the plaza.
- The eastern building edge is designed with recessed forms and glazing to maintain visual continuity and allow views through to the Harbour Bridge and CBD skyline, reinforcing a sense of openness.
- Retained mature canopy trees contribute to a layered viewing experience without interrupting the wider panorama.
- Upper levels further support view retention by not encroaching on sightlines at pedestrian level, ensuring the views of the harbour, bridge and skyline remain visually accessible across the plaza.

12.1.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **perceptible** magnitude of change.

Table 13 Viewpoint 1: Blue Street Plaza – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

12.1.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **low** significance of visual impact.

Table 3 Viewpoint 1: Blue Street Plaza – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

12.2 Viewpoint 2: Greenwood Plaza

Table 4 Viewpoint 2: Greenwood Plaza – Key parameters

Parameter	Description
View target	Blue Street Plaza – base of proposal
Direction of view	South
Range	Immediate
Distance (approx.) relative to site	20m
Elevation relative to site	Level

12.2.1 Existing View – Greenwood Plaza



Figure 41 Viewpoint 2: Greenwood Plaza – Existing view

Source: Virtual Ideas

Description of the view

- The foreground is characterised by the streetscape including footpaths, road infrastructure, and street tree planting. Glazed canopies and landscaped planter areas associated with the Zurich Building define the immediate public domain.
- The midground contains the lower podium and entry areas of the Zurich Building, including landscaped terraces, pedestrian spaces and commercial frontages.
- The background includes distant views toward the Sydney CBD skyline, visible between buildings and above Blue Street Plaza.

12.2.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **high** sensitivity of the viewpoint to the nature of change proposed.

Table 5 Viewpoint 2: Greenwood Plaza – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-High
Number of People	High
Social and cultural value of the view	Medium-High
Visual Characteristics	Medium
Sensitivity:	High

12.2.3 Proposed View – Greenwood Plaza



Figure 42 Viewpoint 2: Greenwood Plaza – Proposed view

Source: Virtual Ideas

- The proposal introduces additional built form around the plaza and podium levels while maintaining key view corridors through the site toward Sydney Harbour and the CBD skyline.
- The removal of some of the taller planter boxes and structures support the prominent view corridor that defines the through block link from Greenwood Square to Blue Street Plaza.
- The stepped upper levels retain visual permeability at pedestrian level, with the open plaza and glazing continuing to allow views through the plaza toward the harbour.
- The proposal is integrated with the existing setting, retaining canopy trees and enhancing the presentation and amenity of the plaza through upgraded architectural detailing, materials and landscaping.

12.2.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **perceptible** magnitude of change.

Table 6 Viewpoint 2: Hughes Park – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

12.2.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **low** significance of visual impact.

Table 7 Viewpoint 2: Hughes Park – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

12.4 Viewpoint 3: Mackenzie Street (Miller Street bend)

Table 8 Viewpoint 3: Mackenzie Street (Miller Street bend) – Key parameters

Parameter	Description
View target	The proposal – southern elevation
Direction of view	North
Range	Medium
Distance (approx.) relative to site	75m
Elevation relative to site	Below

12.4.1 Existing View – Mackenzie Street (Miller Street bend)



Figure 43 Viewpoint 3: Mackenzie Street (Miller Street bend)– Existing view

Source: Virtual Ideas

Description of the view

- The foreground comprises a local streetscape with parked vehicles, footpaths, utility poles and vegetation associated with the surrounding residential setting. Lower scale residential flat buildings and landscaped setbacks contribute to the immediate character of the view.
- The midground is dominated by the Zurich Building, which presents as a visually prominent commercial tower rising above the surrounding lower scale development.
- The backdrop contains additional high-rise commercial development associated with the North Sydney skyline, including the Fujitsu building and other taller towers visible beyond the Zurich Building.

12.4.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 20 Viewpoint 3: Mackenzie Street (Miller Street bend) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-High
Number of People	Medium-High
Social and cultural value of the view	Medium
Visual Characteristics	Medium
Sensitivity:	Medium

12.4.3 Proposed View – Mackenzie Street (Miller Street bend)



Figure 44 Viewpoint 3: Mackenzie Street (Miller Street bend) – Proposed view

Source: Virtual Ideas

- The proposal introduces a broader and more contemporary tower form, however the building continues to be read within the established North Sydney skyline context, which is already prominent above the lower scale Lavender Bay residential area.
- Existing vegetation and lower scale residential buildings continue to partially screen the lower levels of the development, maintaining the landscaped and residential character of the foreground.
- The articulated building form and future façade detailing are anticipated to soften the visual appearance of the proposal and provide greater architectural interest when viewed from surrounding residential areas.

12.4.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 21 Viewpoint 3: Mackenzie Street (Miller Street bend) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

12.4.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **moderate** significance of visual impact.

Table 22 Viewpoint 3: Mackenzie Street (Miller Street bend) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

12.6 Viewpoint 4: Mackenzie Street (east)

Table 23 Viewpoint 4: Mackenzie Street (east) – Key parameters

Parameter	Description
View target	The proposal – southern and eastern elevation
Direction of view	Northwest
Range	Medium
Distance (approx.) relative to site	90m
Elevation relative to site	Below

12.6.1 Existing View - Mackenzie Street (east)



Figure 45 Viewpoint 4: Mackenzie Street (east) – Existing view

Source: Virtual Ideas

Description of the view

- The foreground comprises a local urban streetscape containing parked vehicles, overhead utility infrastructure and the prominent heritage St Francis Xavier Catholic Church constructed of sandstone with a steeply pitched roof and spire element. The church and associated landscaping form the dominant immediate visual elements.
- The midground contains a transition between lower scale residential development and the taller commercial buildings of the North Sydney CBD. The Zurich Building is prominently visible above the church.
- The background is characterised by taller commercial towers associated with the North Sydney commercial area, including contemporary high-rise office buildings.

12.6.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **high** sensitivity of the viewpoint to the nature of change proposed.

Table 9 Viewpoint 4: Mackenzie Street (east) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-high
Number of People	Medium-high
Social and cultural value of the view	High
Visual Characteristics	High
Sensitivity:	High

12.6.3 Proposed View - Mackenzie Street (east)



Figure 46 Viewpoint 4: Mackenzie Street (east) – Proposed view

Source: Virtual Ideas

- The proposal introduces a contemporary built form that is viewed in the background and above the existing church and surrounding lower scale development.
- The proposal continues to be read within the established North Sydney skyline context, where taller commercial buildings already form a prominent urban backdrop.
- The St Francis Xavier Catholic Church remains the dominant foreground element, with its sandstone detailing, pitched roof and spire continuing to define the heritage character and focal point of the view.

12.6.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 10 Viewpoint 4: Mackenzie Street (east) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

12.6.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **high** significance of visual impact.

Table 11 Viewpoint 4: Mackenzie Street (east) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

12.7 Viewpoint 5: Blue Street (east)

Table 27 Viewpoint 5: Blue Street (east) – Key parameters

Parameter	Description
View target	The proposal – eastern elevation
Direction of view	West
Range	Medium
Distance (approx.) relative to site	120m
Elevation relative to site	Level

12.7.1 Existing View - Blue Street (east)



Figure 47 Viewpoint 5: Blue Street (east) – Existing view

Source: Virtual Ideas

Description of the view

- The foreground comprises a highly urbanised streetscape environment characterised by a curved roadway, wide footpaths and contemporary commercial development. Street trees line both sides of the street.
- The midground contains a mix of high-rise commercial buildings and active street frontage uses associated with the North Sydney CBD. The Zurich Building is centrally positioned within the view corridor, partially framed by surrounding towers and street tree planting.

- The background is characterised by commercial towers and areas of sky visible between buildings. The surrounding built form creates a contained urban canyon effect, with taller buildings enclosing views and reinforcing the dense commercial character of the North Sydney centre.

12.7.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 12 Viewpoint 5: Blue Street (east) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-high
Number of People	Medium-high
Social and cultural value of the view	Low-medium
Visual Characteristics	Low-medium
Sensitivity:	Medium

12.7.3 Proposed View - Blue Street (east)



Figure 48 Viewpoint 5: Blue Street (east) – Proposed view

Source: Virtual Ideas

- The proposal remains visually consistent with the established high-rise commercial character of the North Sydney CBD and is read as part of the existing urban skyline.
- The proposal continues to sit within the background of the view, framed by surrounding commercial towers and street tree planting.
- The proposal results in minimal change to the overall visual composition of the view, with the dense urban canyon character and landscaped boulevard setting remaining the dominant features of the streetscape.

12.7.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **perceptible** magnitude of change.

Table 13 Viewpoint 5: Blue Street (east) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

12.7.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **low** significance of visual impact.

Table 30 Viewpoint 5: Blue Street (east) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

13.1 Viewpoint 6: Clarke Park

Table 31 Viewpoint 6: Clarke Park – Key parameters

Parameter	Description
View target	The proposal – southeastern elevation
Direction of view	Northwest
Range	Long
Distance (approx.) relative to site	300m
Elevation relative to site	Below

13.1.1 Existing View - Clarke Park



Figure 49 Viewpoint 6: Clarke Park – Existing view

Source: Virtual Ideas

Description of the view

- The foreground is characterised by a dense vegetated residential setting comprising mature palm trees, layered subtropical planting and detached double storey dwellings with pitched roofs. Vegetation forms a dominant component of the immediate view, partially obscuring built form.
- The midground contains a transition between lower scale residential development and the elevated North Sydney commercial area beyond.
- The background is defined by taller commercial office towers associated with the North Sydney CBD skyline, including the Zurich and Fujitsu buildings and other high-rise commercial development.

13.1.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 32 Viewpoint 6: Clarke Park – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-high
Number of People	Medium
Social and cultural value of the view	Medium-high
Visual Characteristics	Medium
Sensitivity:	Medium

13.1.3 Proposed View - Clarke Park



Figure 50 Viewpoint 6: Clarke Park – Proposed view

Source: Virtual Ideas

- The proposal introduces a more contemporary built form within the background of the view, visible above the existing residential development and tree canopy.
- The proposal continues to be read within the established North Sydney skyline context, where taller commercial towers already form a prominent urban backdrop beyond the residential foreground.
- Existing vegetation and lower scale dwellings continue to screen the lower levels of the proposal, with only the upper portion of the building visible from this location, maintaining the predominance of the landscaped residential character in the foreground.

13.1.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **perceptible** magnitude of change.

Table 33 Viewpoint 6: Clarke Park – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

13.1.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **low** significance of visual impact.

Table 34 Viewpoint 6: Clarke Park – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

14.0 Findings

Due largely to the presence of existing, larger scale, residential and non-residential built elements in the landscape, the sensitivity of the public domain in the proposal's visual catchment to the nature of change proposed ranges from medium to high.

Due largely to its scale, the magnitude of the proposal's visual impact on the public domain in the proposal's visual catchment ranges from perceptible to considerable depending on the location.

Combining these assessments determined that the significance of proposal's visual impact ranges from low to high as shown in the below table.

Table 35 Findings of the VVIA

Viewpoint	Sensitivity	Magnitude	Significance
Viewpoint 1: Blue Street Plaza	High	Perceptible	Low
Viewpoint 2: Greenwood Plaza	High	Perceptible	Low
Viewpoint 3: Mackenzie Street (Miller Street bend)	Medium	Considerable	Moderate
Viewpoint 4: Mackenzie Street (east)	High	Considerable	High
Viewpoint 5: Blue Street (east)	Medium	Perceptible	Low
Viewpoint 6: Clark Park	Medium	Perceptible	Low

Table 36 Consolidated photos and photomontages

Photo of existing view	Photomontage of proposed view
 Viewpoint 1: Blue Street Plaza – existing view	 Viewpoint 1: Blue Street Plaza – proposed view

Photo of existing view	Photomontage of proposed view
	
Viewpoint 2: Greenwood Plaza – existing view	Viewpoint 2: Greenwood Plaza – proposed view
	
Viewpoint 3: Mackenzie Street (Miller Street bend) – existing view	Viewpoint 3: Mackenzie Street (Miller Street bend) – proposed view
	
Viewpoint 4: Mackenzie Street (east) – existing view	Viewpoint 4: Mackenzie Street (east) – proposed view

Photo of existing view	Photomontage of proposed view
	
Viewpoint 5: Blue Street (east) – existing view	Viewpoint 5: Blue Street (east) – proposed view
	
Viewpoint 6: Clark Park – existing view	Viewpoint 6: Clark Park – proposed view

16.0 Consideration of key issues

The following key issues identified in Section 8 of this VVIA have been considered as follows.

16.1 Visual amenity

- From a visual amenity perspective, the proposal is designed to retain key view lines and the broader panoramic quality of views across Sydney Harbour from surrounding public viewpoints including the Blue Street Plaza.
- Public domain impacts are limited, as the proposal is perceived within the established North Sydney skyline, where substantial high-rise development already defines the visual character of the area. Within this context, the retention of views towards the harbour maintains the existing visual amenity of the public realm.
- Key public views toward iconic elements including Sydney Harbour, the Sydney CBD skyline and the Sydney Harbour Bridge remain widely visible. At Blue Street Plaza in particular, the panoramic quality of the harbour outlook is retained, with the design enabling views to open up and broaden when moving south through the space. While some filtering of views may occur at specific locations due to foreground vegetation, the overall scenic experience remains continuous, with panoramic views toward the Harbour Bridge still clearly available.
- The proposal does not diminish the legibility of the harbour setting or the ability to experience multiple iconic elements within a single panoramic composition.
- Private view impacts are only experienced from surrounding commercial office buildings with elevated outlooks toward the harbour setting. While some changes to portions of existing views may occur, the proposal retains visibility of the primary iconic elements that contribute to view value, including Sydney Harbour, the Sydney Harbour Bridge and the Sydney CBD skyline.

16.2 Scenic landscape

- The proposal maintains the broader scenic character and visual identity of the Sydney Harbour setting when viewed from surrounding public viewpoints, specifically Blue Street Plaza, consistent with the strategic intent of relevant planning priorities relating to the protection of scenic and cultural landscapes.
- The proposal will be viewed within an established metropolitan skyline context and will form part of the evolving mixed use character of the North Sydney CBD when viewed from the harbour and surrounding public domain areas.
- While the proposal introduces additional built form into portions of the harbour panorama, the broader scenic qualities of Sydney Harbour remain legible and prominent across the visual catchment. The key panoramic view from Blue Street Plaza is maintained and continues to provide a clear visual connection between the harbour, city skyline and surrounding foreshore areas.
- Key iconic elements including the Syndey Harbour Bride and Sydney CBD Skyline, and other landscape elements including harbour waters, foreshore vegetation, Goat Island, the harbour waters continue to be experienced collectively within the broader harbour panorama, ensuring the scenic value of the view is retained. Private views similarly retain visibility of the key scenic and iconic elements.

16.3 Local character

- When viewed from surrounding public viewpoints, the proposal reads as a cohesive component of the established North Sydney CBD skyline and will not alter the prevailing local character. The area is already defined by substantial commercial tower development and contemporary built form, and the proposal aligns with this existing and anticipated urban context. This is consistent with the North Sydney LSPS.
- Although the proposal introduces additional scale and visual presence in some views, it does not overwhelm or diminish the character of nearby lower-scale residential areas, including Lavender Bay. Instead, it is viewed as part of the broader high-rise North Sydney CBD cluster, maintaining the established distinction between the commercial core and surrounding residential neighbourhoods.
- Heritage elements, including St Francis Xavier Catholic Church, remain clearly distinguishable and continue to contribute to the local character of the area. The proposal does not visually dominate these heritage elements nor diminish their contribution to the character and identity of the local area.

- The retention of key public views toward Sydney Harbour, the Sydney Harbour Bridge and the Sydney CBD skyline support the way the local area is experienced. Private views similarly retain views to these iconic character elements.

16.4 Context and urban form

- The proposal has been designed to respond appropriately to its urban context and to remain compatible with the broader urban form and skyline character of North Sydney.
- The proposal will generally be read as part of the established cluster of commercial towers that define the North Sydney skyline, rather than as an isolated element. Its scale, location and visual presentation are consistent with the existing and emerging character of the North Sydney CBD.
- The proposal's articulated tower form, setbacks and sculpting assist in reducing perceived visual bulk and allow surrounding skyline, harbour and foreshore elements to remain visible around the development in many views.
- The proposal also maintains the ability for viewers to understand and appreciate the broader harbour setting by retaining views toward iconic elements including the Sydney Harbour, Syndey Harbour Bridge and the Sydney CBD skyline. Private views continue to retain visibility of the harbour, bridge and skyline.

16.5 Built form, height and massing

- The proposal's height, proportions and massing respond to the surrounding topography and existing pattern of commercial tower development within North Sydney.
- The articulated and sculpted tower form assists in visually breaking down the overall mass of the building and reducing the perception of visual bulk from surrounding public viewpoints.
- The impact of increased building mass is managed at lower levels by maintaining the building separation above Blue Street Plaza. This assists in preserving openness within the public realm and maintaining visual connections toward the harbour setting.
- Importantly, the proposal does not wholly obstruct key harbour or skyline landmarks and generally retains visibility of iconic elements across the visual catchment. Views toward Sydney Harbour, the Sydney Harbour Bridge and the Sydney CBD skyline remain available from key public viewpoints, including Blue Street Plaza, ensuring that the principal iconic elements that contribute to the value of the harbour panorama are retained. In this regard, the proposal achieves an appropriate balance between accommodating growth and development of the North Sydney CBD whilst managing visual impacts within the harbour setting. While the proposed massing has some impacts to private views, the primary harbour and skyline landmarks remain visible and continue to contribute to the overall appreciation of the harbour setting.

17.0 Mitigation Measures

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3.

Under the GLVIA3, there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the planning documentation, the proposal has been the subject to a design process that has included consideration of view and visual impact. This has resulted in the incorporation of primary measures that seek to appropriately minimise view and visual impact.

The incorporation of these mitigation measures has been critical to the determination of acceptable view and visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage these impacts.

18.0 Conclusion

On the balance of relevant matters, the proposal has an acceptable view and visual impact for the following key reasons:

Visual Impact

- The proposal has a scale, form, and architecture that is visually compatible with the existing and desired future character of its North Sydney CBD context.
- Although the proposal introduces a change to built form around the Blue Street Plaza and podium levels, the stepped design of upper levels retain visual permeability at a pedestrian level, with the open public plaza and glazing continuing to panoramic views toward Sydney Harbour and the CBD skyline from the Plaza.
- The proposal continues to be read within the established North Sydney skyline context, where taller commercial buildings already form a prominent urban backdrop.

View impact

- Views from nearby commercial office buildings, including 73 Miller Street, 40 Miller Street, 101 Miller Street and 80 Pacific Highway, constitute the key private views in close proximity to the site. These views are considered less sensitive than those from residential developments, reflecting the differing nature of use. In particular, the internal amenity of residential living spaces is generally regarded as more sensitive than that of commercial office environments.
- Furthermore, as the concurrent rezoning seeks to amend the existing planning controls, they have less relevance and weight than would otherwise be the case. Instead, merit assessment should be undertaken guided by the strategic planning framework with regard given as appropriate to the aims and objectives of the North Sydney LSPS, LEP, DCP and other planning guidance.
- The proposal is consistent with relevant planning priorities to support the growth and development of the North Sydney CBD, whilst ensuring an appropriate scale and density of development through skilful design, promoting the retention and sharing of existing views where reasonably possible. Noting that view sharing becomes increasingly difficult within an area of existing or anticipated high density.
- While the proposal introduces a change to built form within a number of private view corridors, the assessment demonstrates that iconic elements, including Sydney Harbour, the Sydney Harbour Bridge, the Sydney CBD skyline generally remain visible from these commercial properties. The proposal therefore retains views to these iconic elements.
- Other design measures such as retaining appropriate lower level setbacks to Blue Street Plaza, continue to allow for building separation that ensures private views from surrounding commercial developments to the harbour are retained.
- In this regard, the proposal is considered to represent a reasonable planning outcome within the context of an evolving high-density commercial area.

As such it can be supported on view and visual impact grounds.

Appendix

Appendix A | Visual & View Impact photomontage and methodology report

5 Blue Street, North Sydney, NSW

Visual impact photomontages and methodology report

5th June 2026

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for 5 Blue Street, North Sydney, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. RENDERINGS METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, C, D and E.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across datasets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas, with the respective viewpoint locations delineated on the viewpoint map in Section 4 of this document.

The selection of camera lens and composition of photography from each viewpoint was instructed by Colliers after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, a combination of 16, 24 and 50mm lenses was chosen. These lens choices ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative.

All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph's attributes.

Every photograph is taken using a camera tripod which is set to a height of 1.6m. We then add that height to the camera position in our 3D scene to the height of the survey data point provided for that position, which is captured by the surveyor at ground level.

3.3 ALIGNMENT OF 3D SCENE

To accurately position the 3D scene within its geographical context, we employed the following data:

1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.

2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.

3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun's angle, enhancing realism within the scene.

For the full 3D private view renderings we began by evaluating the lighting conditions under which the photogrammetric city model was captured.

This involved examining the shadows and highlights present in the city model. Closely examining the angle and length of the shadows in the photogrammetric model provided insight into the position and intensity of the sun and the approximate time of day in which the textures in the photogrammetric model were captured.

We then recreated those lighting conditions by adjusting the sun's position in the 3D rendering software accordingly. This step is crucial for ensuring that the proposed building integrates seamlessly into the existing scene, is visually coherent and appears naturally within the cityscape.

For rendering the proposed building model was rendered with a basic chalk white material. This differentiation aids in visual clarity and enhances the presentation of the design elements.

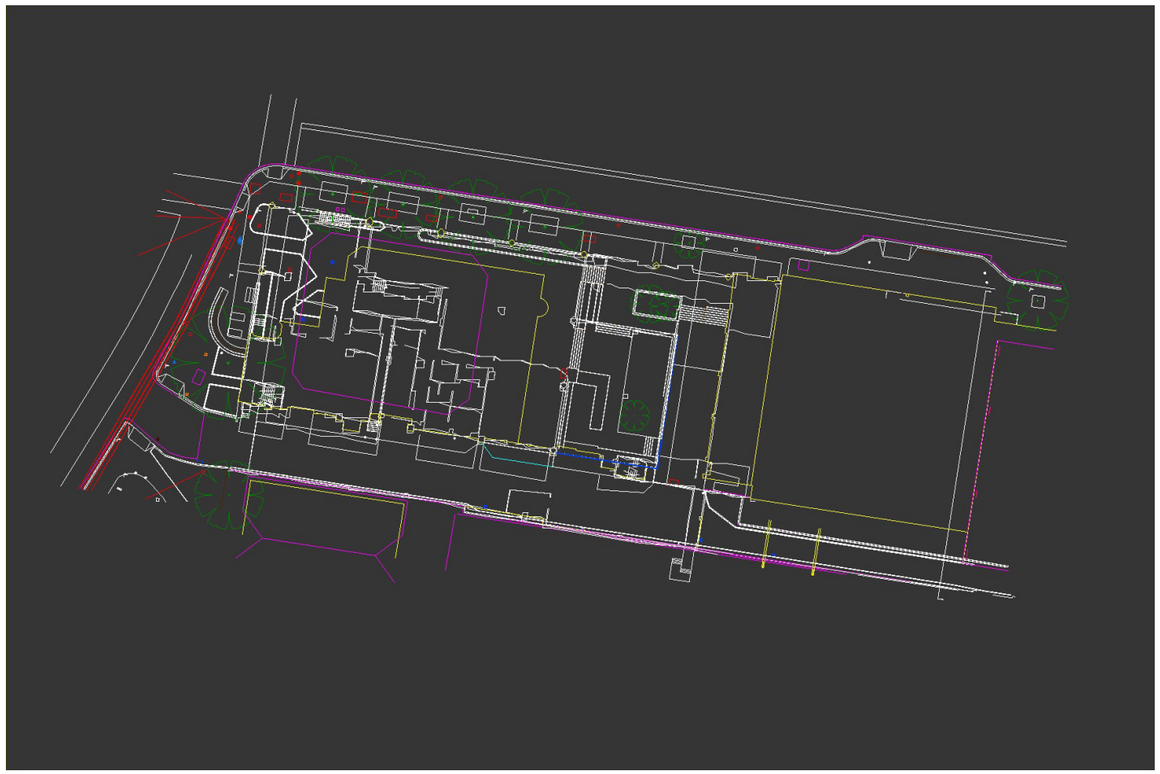


Image showing survey drawing supplied by Veris at MGA 56 GDA2020

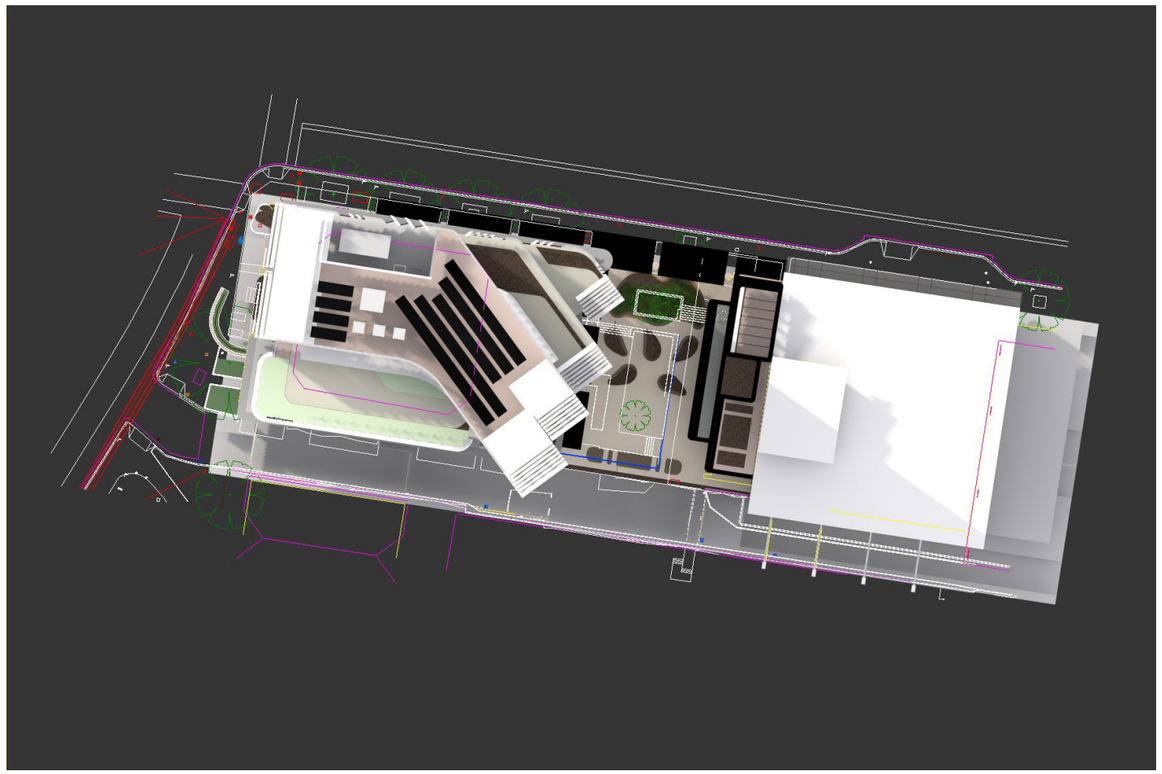


Image showing survey drawing supplied by Veris at MGA 56 GDA2020 and 3D model of the proposed building supplied by FJC aligned to the site boundary

4.1 PUBLIC VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS



Viewpoint 01:
Blue Street Plaza (within plaza)

Viewpoint 02:
Greenwood Plaza

Viewpoint 03:
MacKenzie Street (Miller Street bend)

Viewpoint 04:
MacKenzie Street

Viewpoint 05:
Blue Street East
(near road bend towards Pacific Hwy)

Viewpoint 06:
Clark Park (Wendy Whiteley's Secret Garden)

5.1 VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 1C_16mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	14:45 AEST
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	16mm

ORIGINAL PHOTOGRAPH

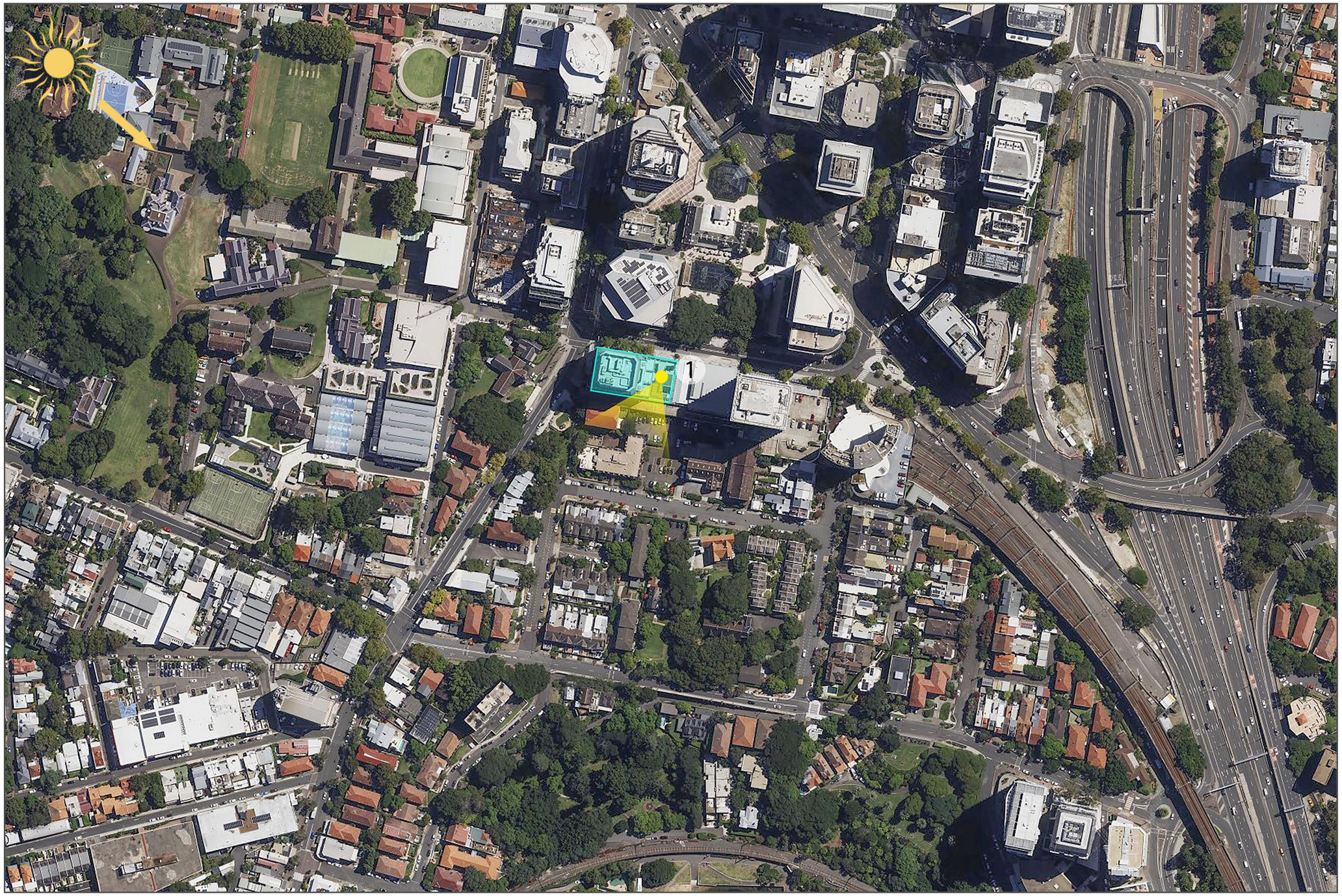


ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



5.2 VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

VIEWPOINT LOCATION



5.3 VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

ALIGNMENT OF SURVEYED POINTS



5.4 VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

ORIGINAL PHOTOGRAPH



5.5 VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.1 VIEWPOINT POSITION 02 - Greenwood Plaza

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 2D_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	15:23 AEST
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.2 VIEWPOINT POSITION 02 - Greenwood Plaza

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 02 - Greenwood Plaza

ALIGNMENT OF SURVEYED POINTS



6.4 VIEWPOINT POSITION 02 - Greenwood Plaza

ORIGINAL PHOTOGRAPH



6.5 VIEWPOINT POSITION 02 - Greenwood Plaza

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.1 VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 3_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	16:02 AEST
Lens:	FE 20-70mm F4 G
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH

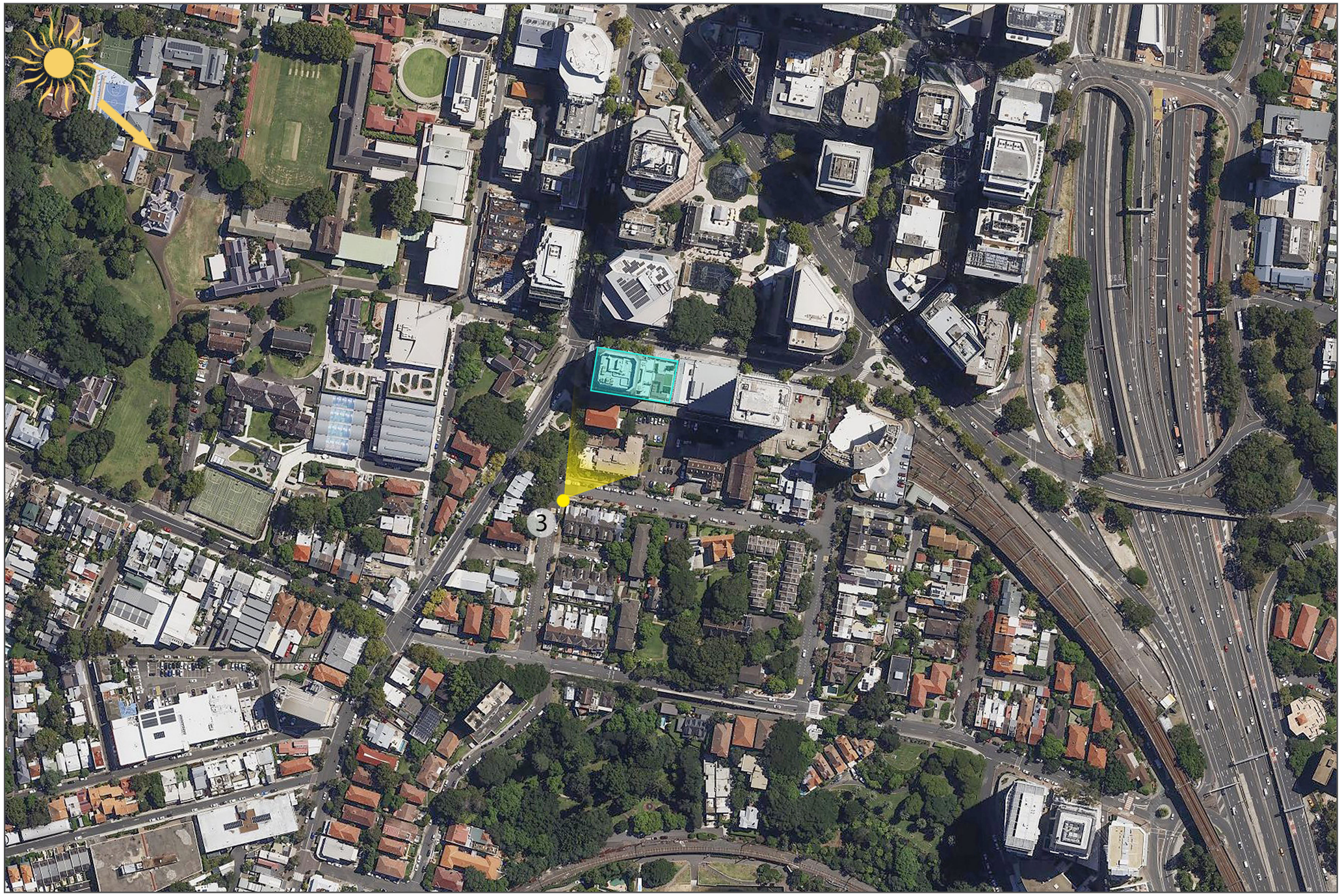


ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.2 VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

VIEWPOINT LOCATION



7.3 VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

ALIGNMENT OF SURVEYED POINTS



7.4 VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

ORIGINAL PHOTOGRAPH



7.5 VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.1 VIEWPOINT POSITION 04 - MacKenzie Street

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 4A_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	15:56 AEST
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.2 VIEWPOINT POSITION 04 - MacKenzie Street

VIEWPOINT LOCATION



8.3 VIEWPOINT POSITION 04 - MacKenzie Street

ALIGNMENT OF SURVEYED POINTS



8.4 VIEWPOINT POSITION 04 - MacKenzie Street

ORIGINAL PHOTOGRAPH



8.5 VIEWPOINT POSITION 04 - MacKenzie Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.1 VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 6_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	15:20 AEST
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.2 VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

VIEWPOINT LOCATION



9.3 VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

ALIGNMENT OF SURVEYED POINTS



9.4 VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

ORIGINAL PHOTOGRAPH



9.5 VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



10.1 VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley's Secret Garden)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 8B_50mm
Author:	Virtual Ideas
Format:	ARW
Date:	30 April 2026
Time:	16:16 AEST
Lens:	FE 20-70mm F4 G
Model:	Sony ILCE-7CM2
Sensor:	Full frame
Focal length:	50mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



10.2 VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley’s Secret Garden)

VIEWPOINT LOCATION



10.3 VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley's Secret Garden)

ALIGNMENT OF SURVEYED POINTS



10.4 VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley's Secret Garden)

ORIGINAL PHOTOGRAPH



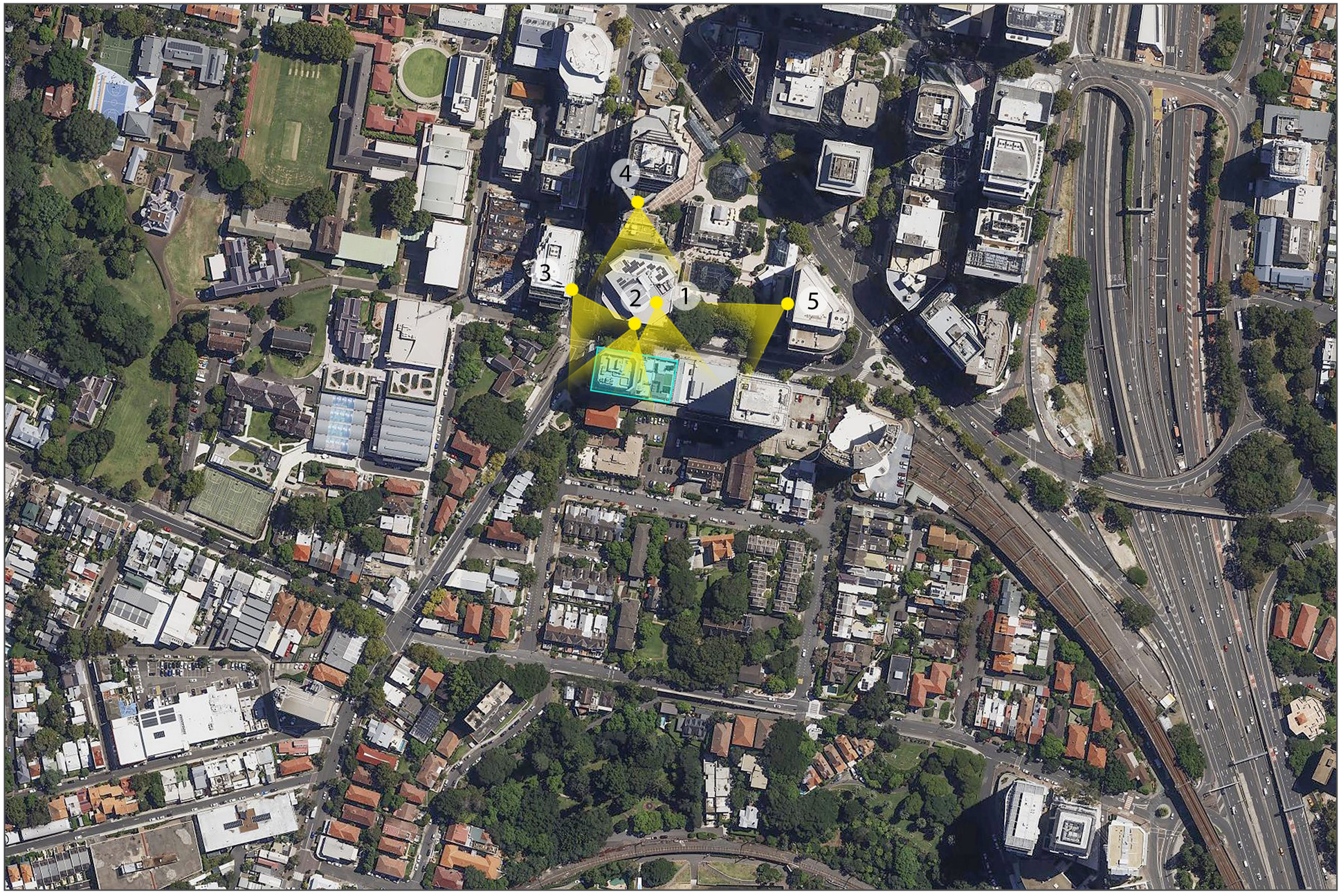
10.5 VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley’s Secret Garden)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



11.1 PRIVATE VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS



Viewpoint 01:
73 Miller Street

Viewpoint 02:
73 Miller Street

Viewpoint 03:
40 Miller Street

Viewpoint 04:
101 Miller Street

Viewpoint 05:
80 Pacific Highway

12.1 VIEWPOINT POSITION 01 - 73 Miller Street

VIEWPOINT LOCATION



CAMERA DETAILS

Sensor:	Full frame
Focal length:	24mm
Cam height:	RL110.2m

EXSTING



PROPOSED DEVELOPMENT



12.2 VIEWPOINT POSITION 01 - 73 Miller Street

VIEWPOINT LOCATION



12.3 VIEWPOINT POSITION 01 - 73 Miller Street

ORIGINAL PHOTOGRAPH



12.4 VIEWPOINT POSITION 01 - 73 Miller Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



13.1 VIEWPOINT POSITION 02 - 73 Miller Street

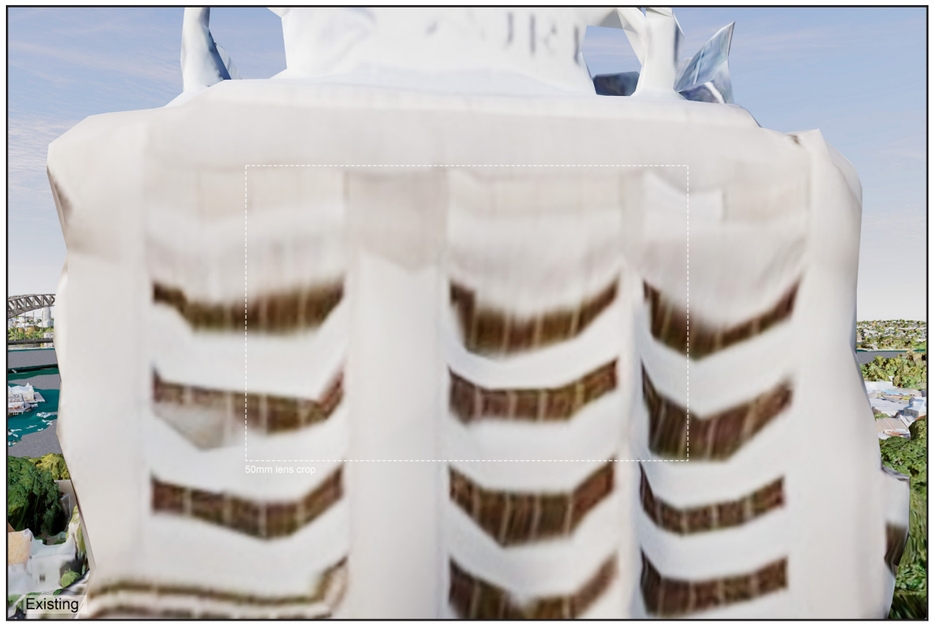
VIEWPOINT LOCATION



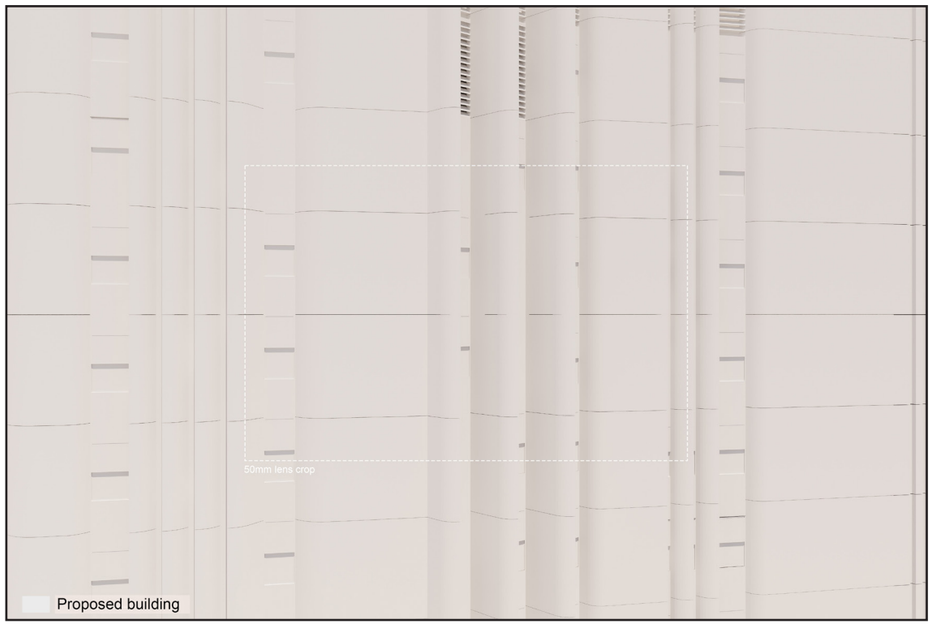
CAMERA DETAILS

Sensor: Full frame
Focal length: 24mm
Cam height: RL99m

EXSTING

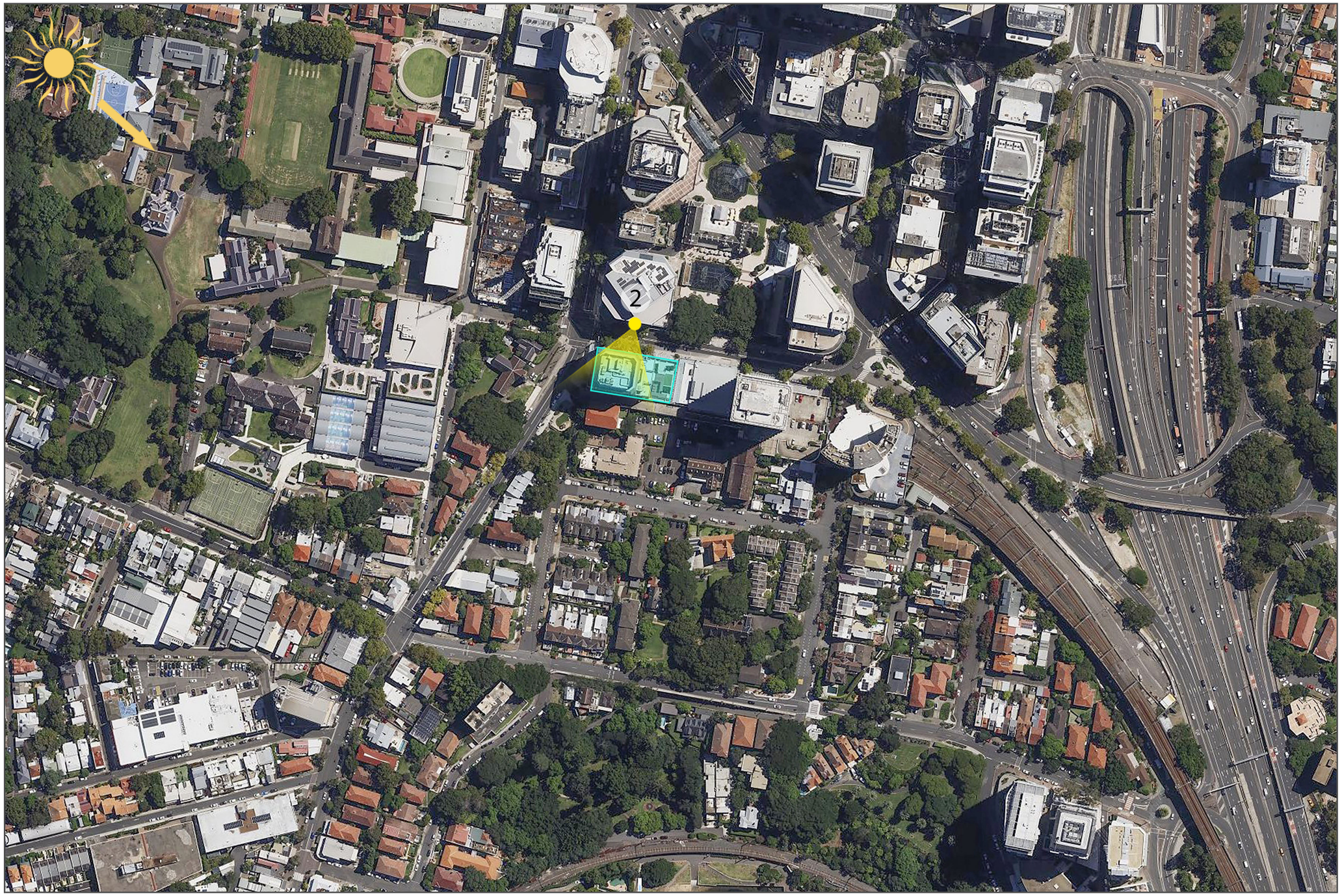


PROPOSED DEVELOPMENT



13.2 VIEWPOINT POSITION 02 - 73 Miller Street

VIEWPOINT LOCATION



13.3 VIEWPOINT POSITION 02 - 73 Miller Street

ORIGINAL PHOTOGRAPH



13.4 VIEWPOINT POSITION 02 - 73 Miller Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



14.1 VIEWPOINT POSITION 03 - 40 Miller Street

VIEWPOINT LOCATION



CAMERA DETAILS

Sensor:	Full frame
Focal length:	24mm
Cam height:	RL101.1m

EXSTING



PROPOSED DEVELOPMENT



14.2 VIEWPOINT POSITION 03 - 40 Miller Street

VIEWPOINT LOCATION



14.3 VIEWPOINT POSITION 03 - 40 Miller Street

ORIGINAL PHOTOGRAPH



14.4 VIEWPOINT POSITION 03 - 40 Miller Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



15.1 VIEWPOINT POSITION 04 - 101 Miller Street

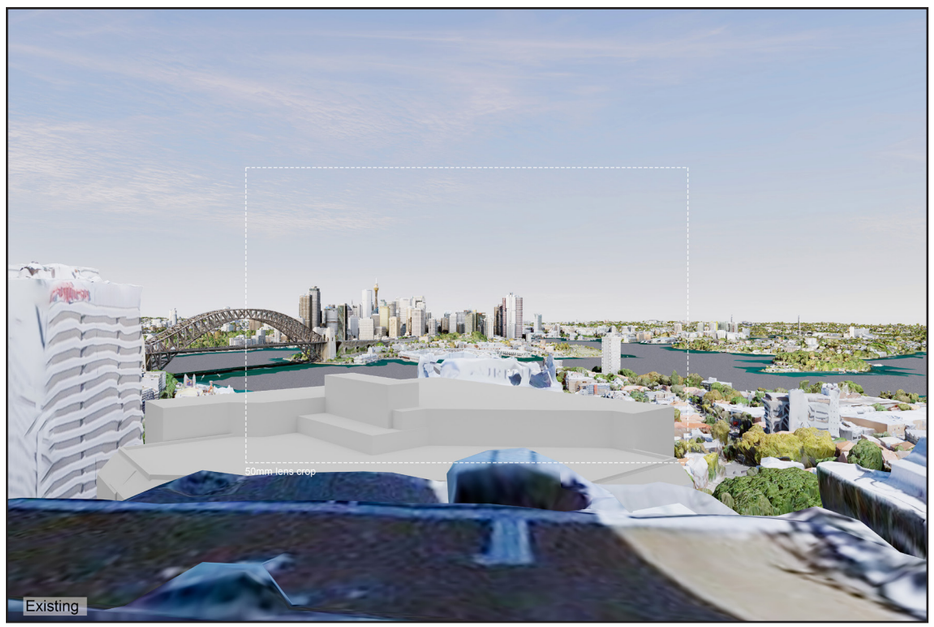
VIEWPOINT LOCATION



CAMERA DETAILS

Sensor:	Full frame
Focal length:	24mm
Cam height:	RL119.3m

EXSTING

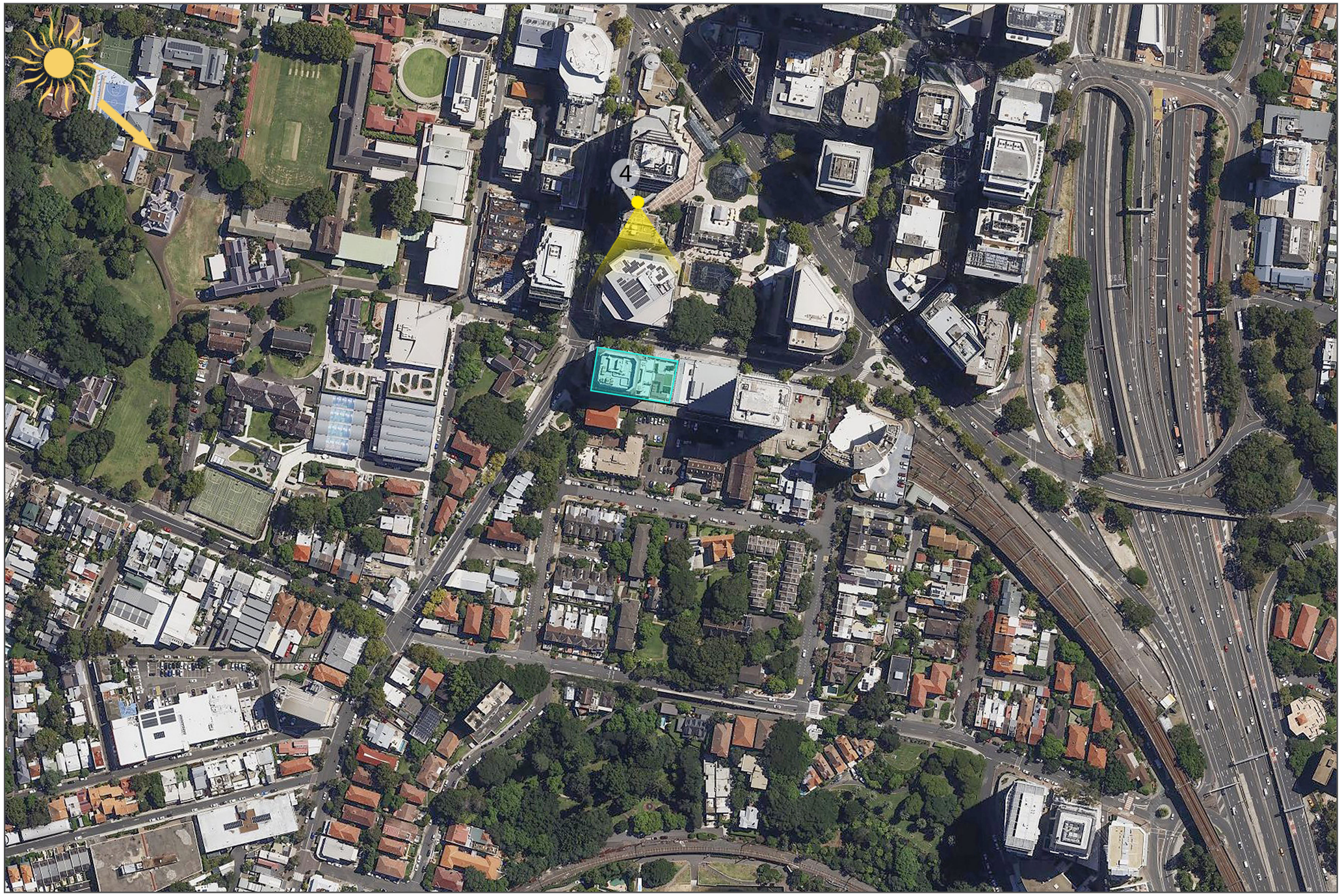


PROPOSED DEVELOPMENT



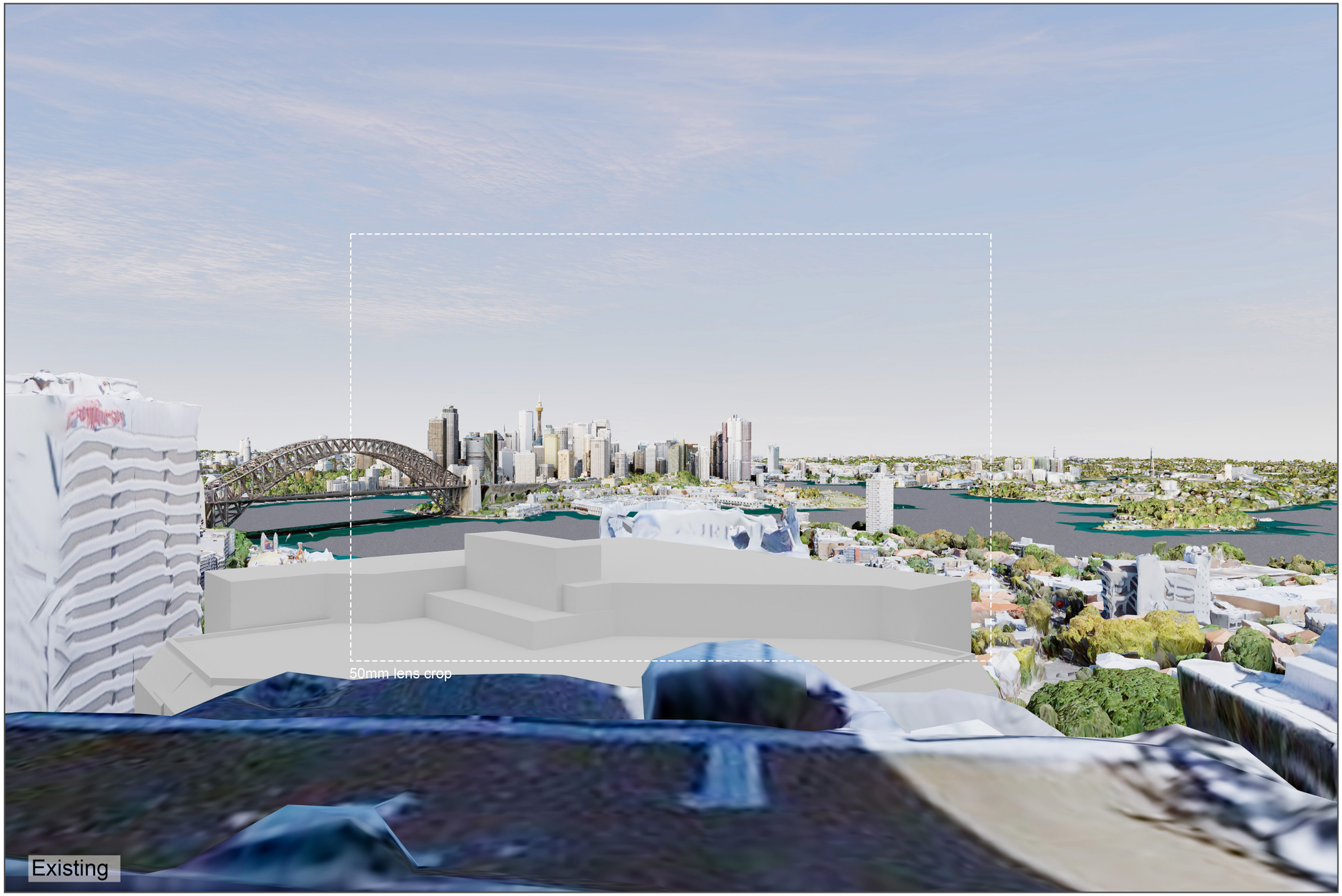
15.2 VIEWPOINT POSITION 04 - 101 Miller Street

VIEWPOINT LOCATION



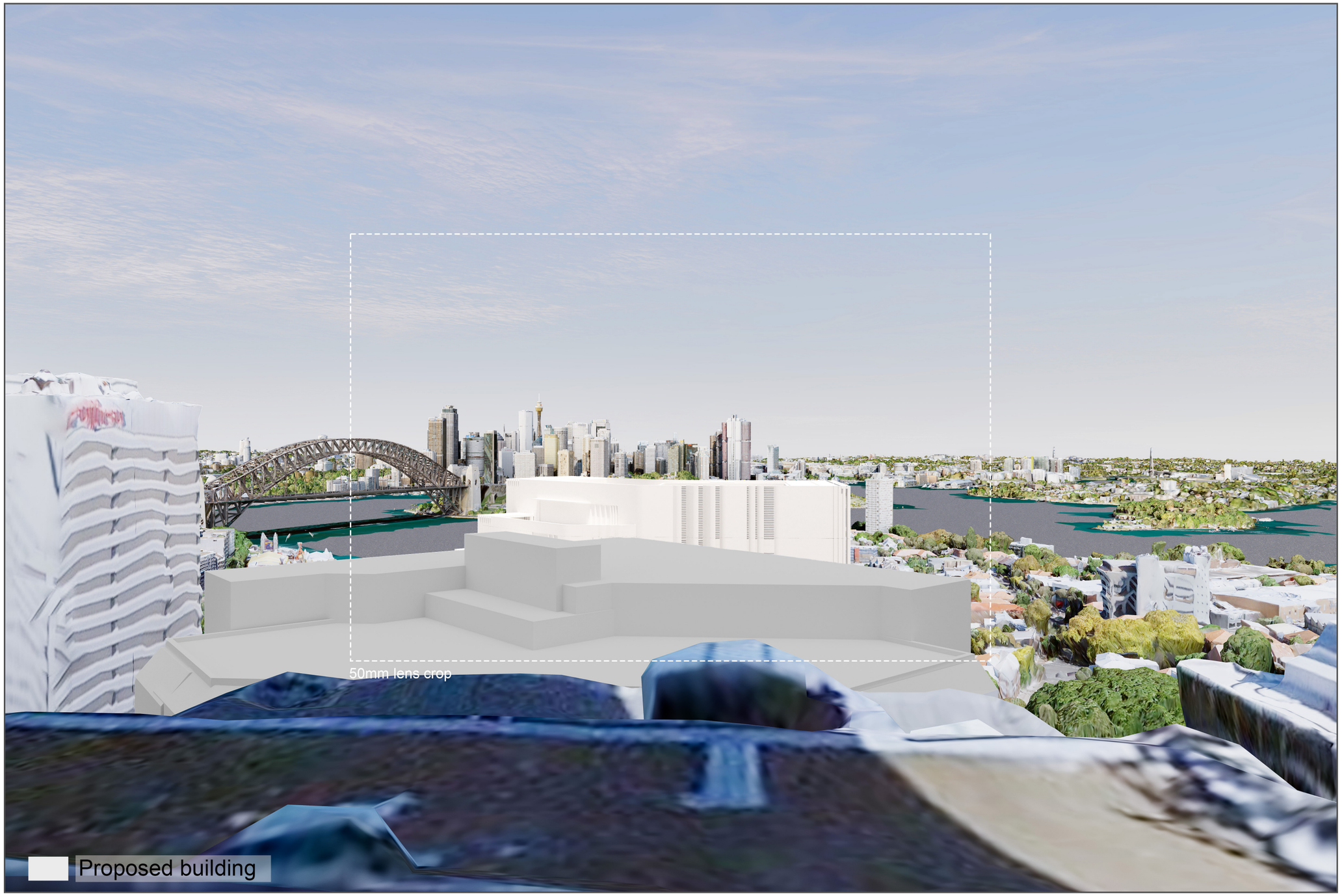
15.3 VIEWPOINT POSITION 04 - 101 Miller Street

ORIGINAL PHOTOGRAPH



15.4 VIEWPOINT POSITION 04 - 101 Miller Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



16.1 VIEWPOINT POSITION 05 - 80 Pacific Highway

VIEWPOINT LOCATION



CAMERA DETAILS

Sensor: Full frame
Focal length: 24mm
Cam height: RL107.1m

EXSTING

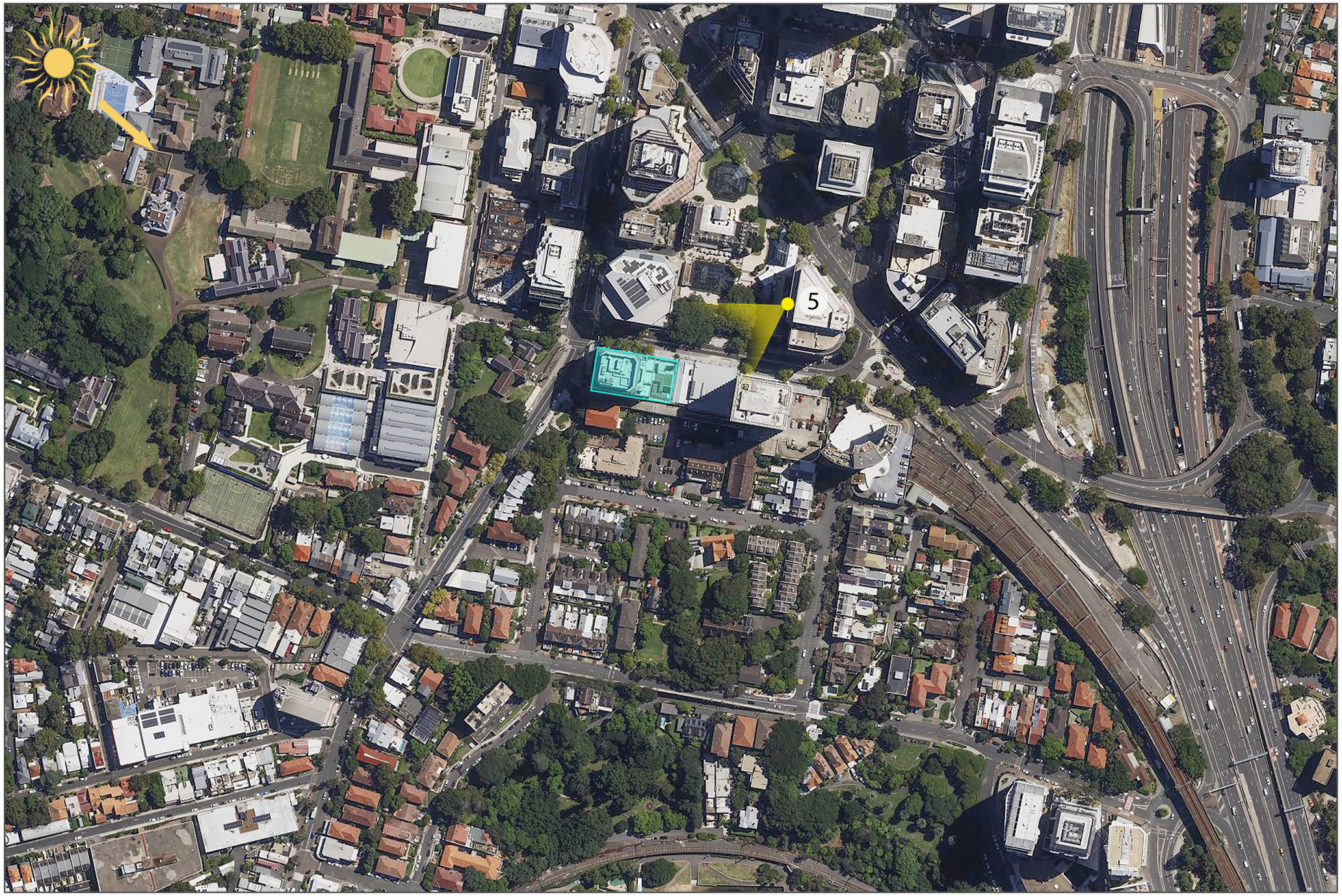


PROPOSED DEVELOPMENT



16.2 VIEWPOINT POSITION 05 - 80 Pacific Highway

VIEWPOINT LOCATION



16.3 VIEWPOINT POSITION 05 - 80 Pacific Highway

ORIGINAL PHOTOGRAPH



16.4 VIEWPOINT POSITION 05 - 80 Pacific Highway

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



17.1 3D SCENE DATA SOURCES

1 - 3D Model of the proposed building - refer to Appendix A

File Name: 260519 Z5B V2
Author: FJC
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - Site Photo Survey - refer to Appendix B for details

File Name: 25515photolocations 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C for details

File Name: 203550 DET_250910
Author: Veris
Format: Autocad DWG
Alignment: MGA 56 GDA2020

4 - Photogrammetic city model - refer to Appendix D for details

File Name: Aero_LOD 20_CBD/ Aero_LOD 20_North Sydney
Author: Aerometrex
Format: fbx
Alignment: MGA 56 GDA2020

4 - Photogrammetic city model - refer to Appendix E for details

File Name: Woolpert (AAM) Sydney Photogrammetry Mesh March 2023 - Sydney - Textured
Author: Woolpert
Format: obj
Alignment: MGA 56 GDA2020

17.2 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS SURVEYORS — LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 14/05/2026

Our Ref: 25515 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 5 Blue Street, North Sydney

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for 5 Blue Street, North Sydney.

Co-ordinates are MGA 56 **(GDA 2020)** and elevation to Australian Height datum (AHD). Measurements were taken using Leica total station and GNSS measurements.

DWG of locations have also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
10	334106.083	6254016.749	58.546 (Ground Level)	CAMERA LOCATION 1
100	334142.351	6253957.510	58.441	Roof Ridge
101	334106.697	6254005.904	58.555	Corner Of Deck
102	333986.807	6253356.086	58.819	Corner of Roof
103	334076.739	6253981.630	65.357	Edge of Roof Facia
104	334099.757	6254012.471	64.713	Column
20	334112.790	6254047.193	57.289 (Ground Level)	CAMERA LOCATION 2
200	334127.066	6254015.673	65.684	Corner of Roof
201	334122.547	6254030.113	57.520	Corner of Bin
202	334112.756	6254030.726	61.145	End of Roof Support
203	334100.378	6254001.750	61.811	Top of Pole
204	334101.904	6254029.375	58.868	Corner of Wall
30	334044.399	6253935.511	47.726 (Ground Level)	CAMERA LOCATION 3
300	334044.465	6253946.714	48.948	Bottom of Sign
301	334045.895	6253947.936	57.811	Corner of Power Pole
302	334079.141	6254004.013	81.421	Corner of Balcony
303	334065.319	6253953.097	57.536	Roof Ridge
304	334152.092	6253988.655	126.127	Corner of Roof
40	334147.221	6253920.012	43.918 (Ground Level)	CAMERA LOCATION 4
400	334109.371	6253937.321	52.843	Top of Power Pole
401	334015.429	6254014.282	80.033	Top of Church Roof
402	334127.225	6253948.583	56.969	Corner of Roof
403	334148.589	6253953.922	61.168	Roof Ridge
404	334142.763	6253932.347	47.211	Corner of Sign
50	334240.850	6254025.882	49.044 (Ground Level)	CAMERA LOCATION 5
500	334222.949	6254015.277	49.985	Bottom of Sign
501	334200.163	6254018.480	56.583	Top of Light Pole
502	334213.936	6254030.429	59.964	Top of Light Pole
503	334087.660	6254029.088	112.319	Corner of Roof
504	334217.855	6254036.755	50.574	Corner of Wall
60	334270.579	6253718.922	18.163 (Ground Level)	CAMERA LOCATION 6
600	334219.470	6253762.281	28.66	Chimney
601	334230.105	6253762.808	27.763	Roof Ridge
602	334087.063	6254010.099	112.22	Corner of Roof
603	334188.997	6253982.916	126.018	Corner of Roof
604	334248.598	6253774.481	31.641	Roof Ridge

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

Nihaar Nayar (Diploma of Surveying)

CMS SURVEYORS PTY LIMITED
(02) 9971 4802
info@cmssurveyors.com.au
ABN 79 096 240 201
PO Box 463, Dee Why NSW 2099
www.cmssurveyors.com.au

LOCATIONS
Head Office 2/99A South Creek Rd, Dee Why NSW 2099
Western Sydney 7/36 Holbeche Rd, Arndell Park NSW 2148
Riverina 90 Wallendoon St, Cootamundra NSW 2590

Liability limited by a scheme approved under Professional Standards Legislation

17.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

A1



NOTES:

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1	FIRST ISSUE	14/05/2026

MGA NORTH

0 12.5 25 37.5 50 62.5
SCALE 1:1250

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: MGA 2020
MARKS ADOPTED: PM 35737 - PM 35738 (BY GNSS)

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: BY GNSS - VERIFIED BY PM 35737 & PM 35738
R.L. 63.953 (CLASS LC) & 60.920 (CLASS LC)
SOURCE: S.C.I.M.S. (8/05/2026)

CLIENT:

VIRTUAL IDEAS PTY LTD

LGA: NORTH SYDNEY

PLAN SHOWING PHOTO LOCATIONS TO ASSIST IN VIEW ANALYSIS AT No.5 BLUE STREET NORTH SYDNEY, NSW, 2060

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
☎ (02) 9971 4802
info@cmssurveyors.com.au
www.cmssurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
NN	NN	NN	RM

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
25515	1:1250@A1	13/05/2026

DRAWING NAME	SHEET	ISSUE
25515photolocations	1 OF 1	1

CAD FILE 25515photolocations 1.dwg

17.4 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

VIEWPOINT POSITION 01 - Blue Street Plaza (from inside the plaza)

POINTS TO BE SURVEYED



1. Rood ridge (5th from the right)
2. Corner of deck
3. Corner of building
4. Edge of roof facsia
5. Edge and change of material on column.

VIEWPOINT POSITION 02 - Greenwood Plaza

POINTS TO BE SURVEYED



1. Corner of bin
2. Corner of roof
3. End of roof support
4. Top of light pole
5. Top corner of wall

VIEWPOINT POSITION 03 - MacKenzie Street (Miller Street bend)

POINTS TO BE SURVEYED



1. Bottom of street sign
2. Top right of telegraph pole
3. Bottom corner of balcony
4. Roof ridge
5. Corner of building

VIEWPOINT POSITION 04 - MacKenzie Street

POINTS TO BE SURVEYED



1. Bottom of telegraph pole
2. Top of church spire
3. Roof animal detail
4. Top right of parking sign
5. Roof apex

17.5 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

VIEWPOINT POSITION 05 - Blue Street east (near road bend towards Pacific Hwy)

POINTS TO BE SURVEYED



1. Bottom of street sign
2. Top of light pole
3. Top corner of building
4. Top of streetlight
5. Bottom corner of wall detail

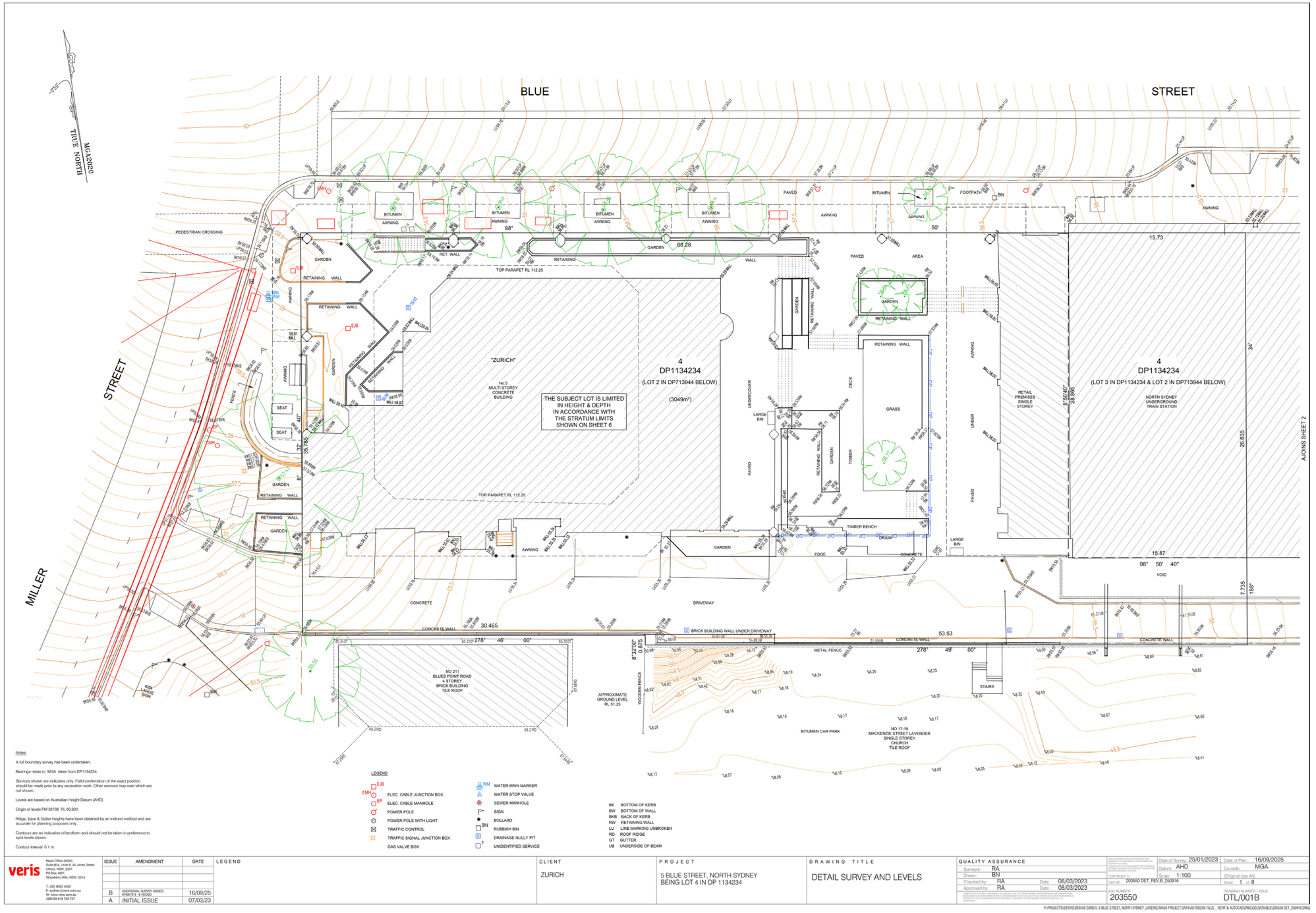
VIEWPOINT POSITION 06 - Clark Park (Wendy Whiteley's Secret Garden)

POINTS TO BE SURVEYED



1. Edge of chimney pot
2. Roof apex
3. Top corner of building
4. Roof apex
5. Top corner of building

17.6 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY VERIS



Notes:

A full boundary survey has been undertaken.

Bearings relate to MGA taken from DP1134234.

Services shown are indicative only. Field confirmation of the exact position should be made prior to any excavation work. Other services may exist which are not shown.

Levels are based on Australian Height Datum (AHD)

Origin of levels PM 35738 RL 60.920

Ridge, Eave & Gutter heights have been obtained by an indirect method and are accurate for planning purposes only.

Contours are an indication of landform and should not be taken in preference to spot levels shown.

Contour interval 0.1 m

LEGEND

- EJB — ELEC. CABLE JUNCTION BOX
- EMH — ELEC. CABLE MANHOLE
- EP — POWER POLE
- POWER POLE WITH LIGHT
- TRAFFIC CONTROL
- TRAFFIC SIGNAL JUNCTION BOX
- GAS VALVE BOX
- WM — WATER MAIN MARKER
- WATER STOP VALVE
- SEWER MANHOLE
- SIGN
- BOLLARD
- BIN — RUBBISH BIN
- DRAINAGE GULLY PIT
- ? — UNIDENTIFIED SERVICE

- BK — BOTTOM OF KERB
- BW — BOTTOM OF WALL
- BKB — BACK OF KERB
- RW — RETAINING WALL
- LU — LINE MARKING UNBROKEN
- RD — ROOF RIDGE
- GT — GUTTER
- UB — UNDERSIDE OF BEAM

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ISSUE	AMENDMENT	DATE
B	ADDITIONAL SURVEY ADDED, SHEETS 3 & ADDED	16/09/25
A	INITIAL ISSUE	07/03/23

CLIENT: ZURICH

PROJECT: 5 BLUE STREET, NORTH SYDNEY
BEING LOT 4 IN DP 1134234

DRAWING TITLE: DETAIL SURVEY AND LEVELS

QUALITY ASSURANCE

Surveyor:	RA		
Drawn:	BN		
Checked by:	RA	Date:	08/03/2023
Approved by:	RA	Date:	08/03/2023

Date of Survey:	25/01/2023	Date of Plan:	16/09/2025
Datum:	AHD	Co-ords:	MGA
Scale:	1:100	(Original size A0)	
Cad ref:	203550 DET_REV B_250916	Sheet:	1 of 8
JOB NUMBER:	203550	DRAWING NUMBER / ISSUE:	DTL/001B

V:\PROJECTS\2023\PD\203550 ZURICH, 5 BLUE STREET, NORTH SYDNEY_LASERSCANS\05 PROJECT DATA\AUTODESK FILES _ REVIT & AUTOCAD\DWG\DELIVERABLE\203550 DET_250916.DWG

17.7 APPENDIX D: PHOTOGRAMMETRIC CITY MODEL SUPPLIED BY AEROMETREX

Sydney 75mm - 3D MODEL

Aerometrex Project Number:	A5673
Aerial Survey Acquisition Dates:	4th, 10th, 11th and 12th February 2019
Number of frames captured:	127,250
Capture Pixel Size:	7.5 cm GSD
Horizontal Datum:	Geocentric Datum of Australia 1994 (GDA94)
Vertical Datum:	Australian Height Datum (AHD)
Map Projection:	MGA Zone 56 (MGA56)
	FBX Offsets: X= 313,000 Y= 5,236,000
Spatial Accuracy – XYZ:	Derived controls from 10cm Photogrammetric surveying – 25cm absolute accuracy

Data Summary:

- **FBX Tiles** – 3D mesh tiles in FBX format split into their Level of Details. Please refer to the associated *metadata.xml* and Tile_Index.kml folder for global offsets and tile extents respectively.

  Please note there are different directories for different Level of details meaning L19 is typically the highest level of resolution and geometry and every Level down the geometry gets simplified as well as the texture resolution.



Figure 1: Sydney 2019 3D Model example



Figure 2: Sydney 2019 3D Model example

Any queries/feedback please contact Aerometrex - Adelaide
ph +61 8 8362 9911

17.8 APPENDIX E: PHOTOGRAMMETRIC CITY MODEL SUPPLIED BY WOOLPERT

29/01/2025

Geocirrus 3D Model (Accuracy, reference system, origin point of the model data)

3D Models for Miller St AOI/North Sydney

Textured Wireframe model – 2022

Level of detail – LOD3

Woolpert project number – PRJ47969

3D LOD3 model Miller St/North Sydney	Details
Level of Detail	LOD3
Capture Date	Feb/2022
Capture Imagery resolution (GSD)	7.5cm
Accuracy (horizontal/vertical)	RMS +/-0.35m horizontal, +/-0.4m vertical
Datum horizontal	GDA2020
Datum vertical	Australian Height Datum
Projection	MGA56
Geoid	AusGeoid 2020
Reference Point	X:334000,Y:6254500,Z:0
Delivery formats	3DS, FBX, OBJ

The wireframe model was digitized using photogrammetric methods from aerial imagery captured in March 2013, updated in 2015, 2017, 2020 and lastly updated using high resolution imagery captured in Fe 2022. Visible features within the aerial imagery were captured as coplanar shapes. Demolished buildings were removed, and new buildings were modelled from scratch. Input high resolution imagery been AT block/control adjusted and validated.
Modelling from aerial imagery is a top-down process and is designed to maximise building and roof top detail for use in town planning, architectural design, shadow analysis and similar process. Features such as water tanks, sheds car ports etc may also be modelled. Geometry at LOD3 level of detail includes awnings and roof furniture detail.
For texturing of LOD3 building models, specific software utilised AT triangulated nadir/oblique images to ensure best fit with the imagery.

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3D Mesh – City of Sydney LGA

Textured Wireframe 3D model – 2023

Level of detail – 3D mesh model

Woolpert project number – PRJ47969

3D Mesh City of Sydney	Details
Level of Detail	3D Model
Capture Date	March/2023
Capture Imagery resolution (GSD)	10cm
Accuracy (horizontal/vertical)	RMS +/-0.3m horizontal/vertical
Datum horizontal	GDA2020
Datum vertical	Australian Height Datum
Projection	MGA56
Geoid	AusGeoid 2020
Reference Point	X:334000,Y:6249000,Z:0
Delivery formats	OBJ, SHP (Tile Layout)

High resolution **3D Textured mesh** has been generated in automated processing workflow using iTwin/Bentley software. Input high resolution imagery been sourced from capture completed in March 2023 over the Sydney. Woolpert developed custom series of processing steps to achieve delivery of the final 3D mesh product in the best quality and performance. Vexcel vertical and oblique imagery captured using Osprey camera with 80% forward and 60% side overlap, been colour balanced to achieve the best-looking final product.
iTwin/Bentley combines input imagery (vertical and oblique images), including all required inputs of camera (sensor size, lens focal length), position and rotation of each photograph in XML format, and creates mesh model of visible surfaces of objects or scene from multiple overlapping viewpoints.

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