04 Visual effects analysis

4.1 Selection of views for analysis

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and LiDAR data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 6 public view locations for further analysis.

No.	Photomontage location
PM 02	View north from rotunda at Observatory Hill Park.
PM 04	View north-north-east from McMahons Point Ferry Terminal.
PM 06	View east along Lavender Street, corner of Miller Street.
PM 13	View north-west from pedestrian bridge over Cahill Expressway and Bradfield Highway.
PM 22	View west from Hayest Street Foreshore Park.
PM 23	View south-south-west from Montpelier Street.

4.2 Certification of photomontages

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

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

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

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

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

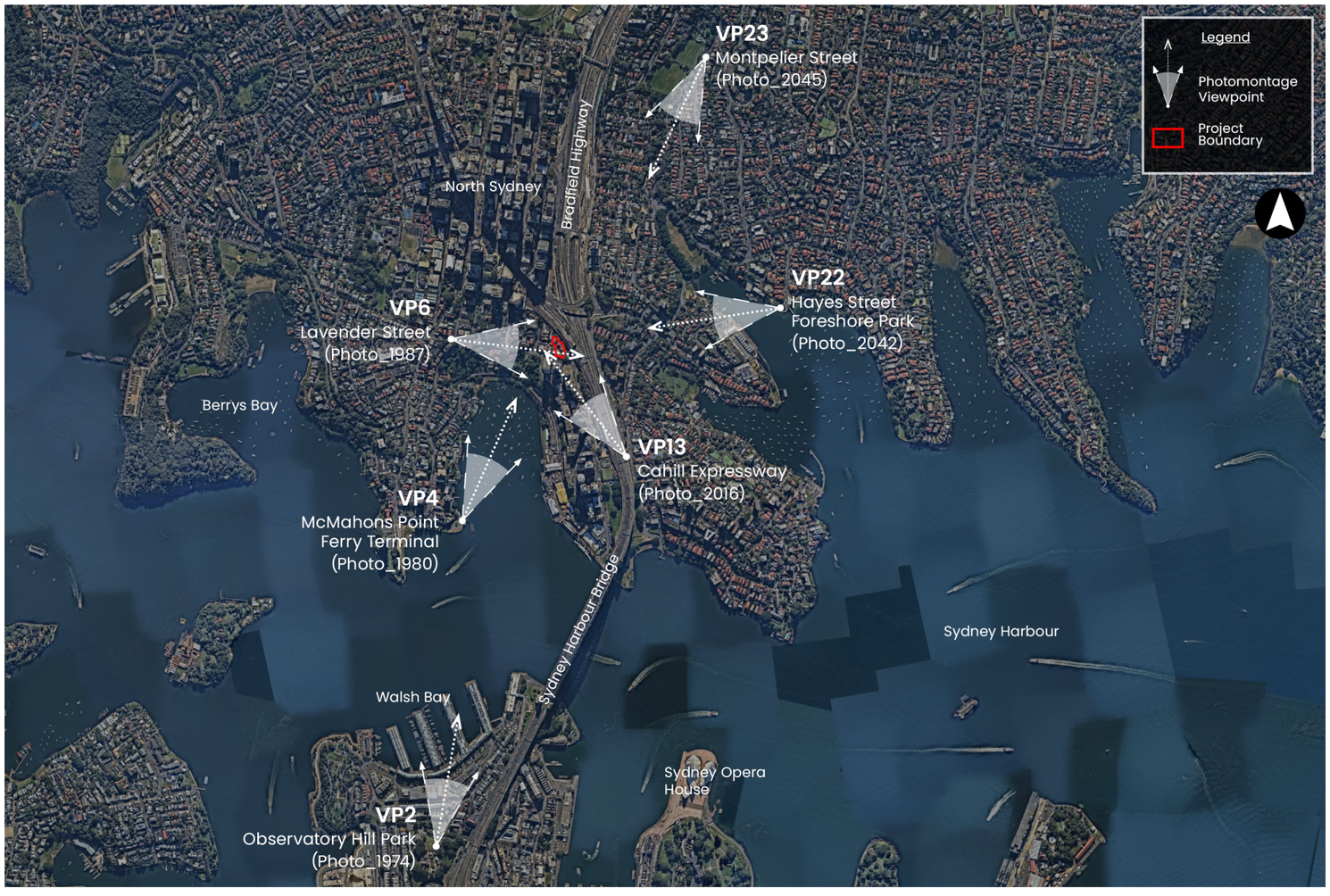


Figure 16 Photomontage location map.

Photomontage 02

View north from rotunda at Observatory Hill

Distance class

- Distant
- >1000m

Existing composition of the view

This is an elevated, expansive view towards Lavender Bay from Observatory Hill, characterised by foreground development within Millers Point and open areas of Sydney Harbour. Background development includes the North Sydney CBD and residential tower forms along the eastern headland of Lavender Bay within Milsons Point.

Visual effects of the proposal on the composition

The lower, northern tower is blocked by intervening development within Milsons Point and is not visible in this view. The majority of the taller, southern tower is also blocked by intervening tower development where only the upper section of the tower appears as a new element within the skyline. The proposal appears as new, minor elements within a wide composition of high density development characterised by towers.

The proposal does not block unique compositions of high scenic quality but rather a limited section of open sky.

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

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

See section 5.7 for overall visual impact rating.

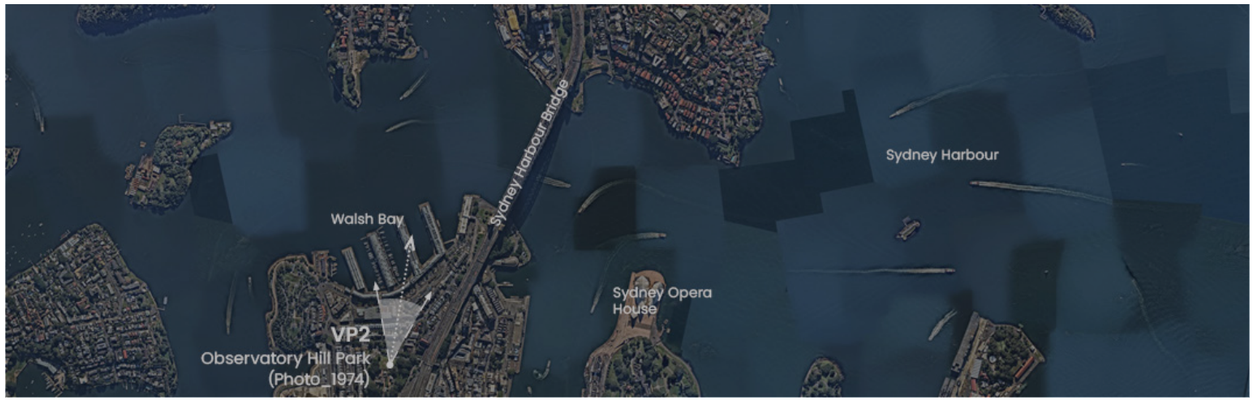


Figure 17 Viewpoint 02 location.

Figure 18 Viewpoint 02 - existing view.

Figure 19 Viewpoint 02 photomontage - proposed view.

Photomontage 04

View north-north-east from McMahons Point Ferry Terminal

Distance class

- Medium
- 100-1000m

Existing composition of the view

This is a north-easterly view towards the head of Lavender Bay characterised by open water and moored vessels. The foreshore includes parkland, dense tree canopy and low height development. Tower forms within North Sydney CBD and Milsons point characterise the skyline beyond.

Visual effects of the proposal on the composition

The majority of the proposal is blocked by existing tower form in front (opposite) the site on the southern side of Lavender Street. Visible sections of the northern tower are limited to the western edge, which appears as a slim vertical element adjacent to the Platinum tower. The majority of the southern tower is also blocked where only the upper storeys are visible above the Platinum and Blue buildings. The proposal appears as new, minor elements within a wide composition predominantly characterised by tower forms.

The proposal does not block unique compositions of high scenic quality but rather a limited section of open sky.

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

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

See section 5.7 for overall visual impact rating.

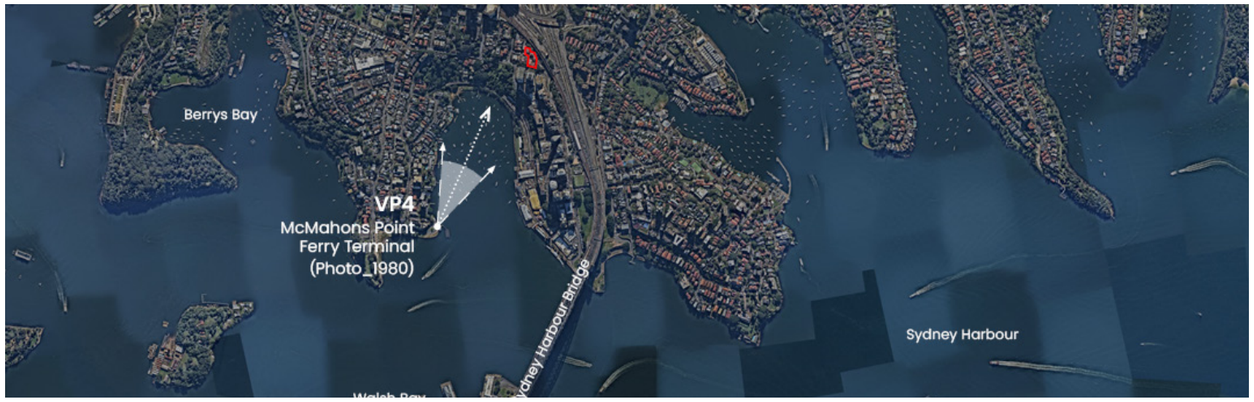


Figure 20 Viewpoint 04 location.

Figure 21 Viewpoint 04 existing view.

Figure 22 Viewpoint 04 photomontage - proposed view.

Photomontage 06

View east along Lavender Street, corner of Miller Street

Distance class

- Medium
- 100-1000m

Existing composition of the view

This is a direct axial view east along Lavender Street where the foreground is characterised by low height residential development and vegetation either side of the road corridor. Background, residential tower development within Milsons Point is visible to the south-east.

Visual effects of the proposal on the composition

The proposal appears as two slender tower forms within the mid-ground composition. The towers are differentiated in height where the taller, narrower, southern tower broadly aligns with Lavender Street and the wider and shorter tower is positioned to the north. Mid and upper sections of the northern tower are blocked by intervening development and vegetation along Lavender Street. The proposal is seen in the context of adjacent high density development including tall forms of similar scale, height and character.

The proposal does not block unique compositions of high scenic quality but rather areas of open sky only.

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

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

See section 5.7 for overall visual impact rating.

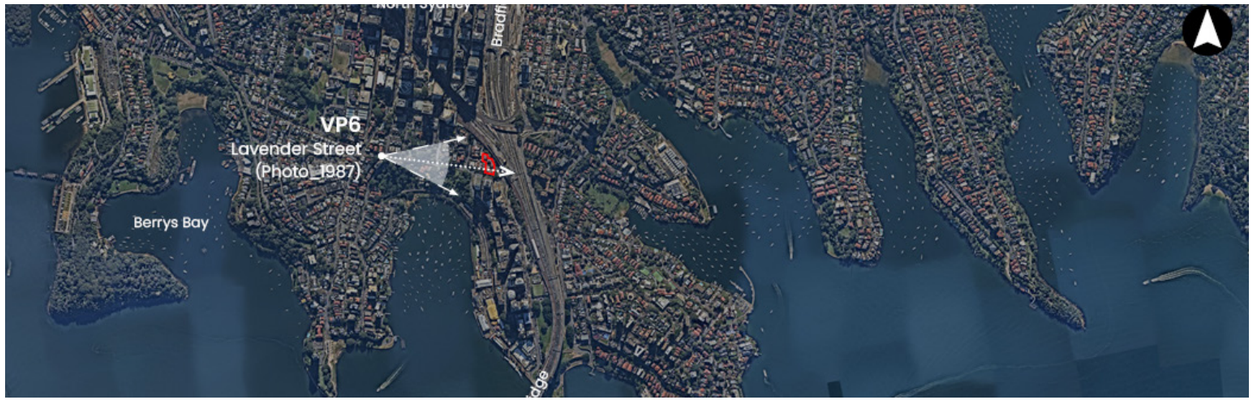


Figure 23 Viewpoint 06 location.

Figure 24 Viewpoint 06 - existing view.

Figure 25 Viewpoint 06 photomontage - proposed view.

Photomontage 13

View north-west from pedestrian bridge over Cahill Expressway and Bradfield Highway

Distance class

- Medium
- 100-1000m

Existing composition of the view

The foreground of this view includes the road corridor and Milsons Point train station. The northern side of the carriageway is characterised by residential tower development within Milsons Point and North Sydney CBD tower forms.

Visual effects of the proposal on the composition

The proposal appears as two slender tower forms within the mid-ground. The towers are differentiated in height where mid and lower sections of the taller, southern tower are blocked by intervening built form. The narrow elevation of the lower, northern tower presents south-east to the viewer from this location where the base of the building is blocked by vegetation and intervening rail infrastructure. The towers appear as two new elements within a wide composition predominantly characterised by similar development.

The proposal does not block unique compositions of high scenic quality but rather a limited section of open sky, and background tower development.

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

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

See section 5.7 for overall visual impact rating.

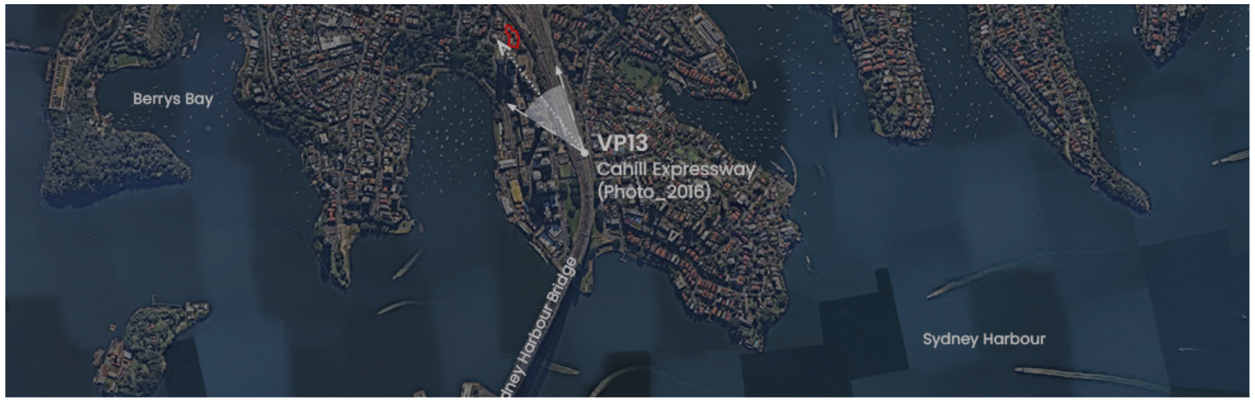


Figure 26 Viewpoint 13 location.

Figure 27 Viewpoint 13 - existing view.

Figure 28 Viewpoint 13 photomontage - proposed view.

Photomontage 22

View west from Hayes Street Foreshore Park

Distance class

- Medium
- 100-1000m

Existing composition of the view

This view is from a low, foreshore location at Neutral Bay. The foreground includes open water and moored vessels within Neutral Bay. The mid ground is predominantly characterised by elevated development along the northern side of the intervening headland, including isolated residential tower forms.

Visual effects of the proposal on the composition

Middle and lower sections of both tower forms are blocked by intervening headland and development. The upper sections of the tower forms appear within the distant mid-ground as two new elements differentiated in height. The upper tower forms are viewed as part of a wide composition available, characterised by mixed development of varying height and scale.

The proposal does not block unique compositions of high scenic quality but rather a limited section of open sky.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	low-medium
Scenic quality	low
View composition	low-medium
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**low-medium**
Weighting factors	
Public domain view place sensitivity	medium (up-weight)
Physical absorption capacity	medium (up-weight)
Compatibility with urban context and visual character	medium (down-weight)
Viewing period	medium (up-weight
Viewing distance	medium (down-weight)

See section 5.7 for overall visual impact rating.

Figure 29 Viewpoint 22 location.

Figure 30 Viewpoint 22 - existing view.

Figure 31 Viewpoint 22 photomontage - proposed view.

Photomontage 23

View south-south-west from Montpelier Street

Distance class

- Distant
- >1000m

Existing composition of the view

This is a direct, axial view from an elevated, mid-slope location along Montpelier Street, north-east of the site. This view is predominantly characterised by vegetation and low height residential development either side of the road corridor. Distant tower forms within north Sydney, Lavender Bay and Sydney CBD characterise the skyline.

Visual effects of the proposal on the composition

The proposal appears as a single form where the spatial separation of the towers is not evident from this location. The forms are, however, differentiated by height, width and articulation. The base and lower levels of the towers are blocked by intervening topography, vegetation and development. Middle and upper sections are seen as part of a wide composition and distant skyline characterised by tower forms within North Sydney, Milsons Point and Sydney CBD.

The proposal does not block unique compositions of high scenic quality but rather a limited section of open sky.

Visual effects of Proposal (quantum of change) on existing view attributes	
Visual character	low
Scenic quality	low
View composition	low-medium
View blocking of scenic elements	low
Overall rating of effects on baseline factors	**low-medium**
Weighting factors	
Public domain view place sensitivity	low (down-weight)
Physical absorption capacity	low-medium (up-weight)
Compatibility with urban context and visual character	high (down-weight)
Viewing period	low (down-weight)
Viewing distance	distant (down-weight)

See section 5.7 for overall visual impact rating.

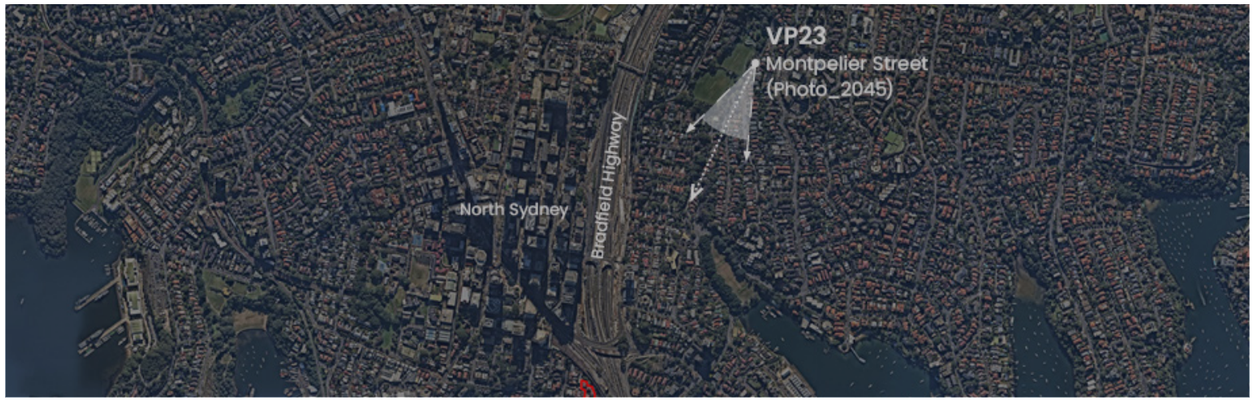


Figure 32 Viewpoint 23 location.

Figure 33 Viewpoint 23 existing view.

Figure 34 Viewpoint 22 photomontage - proposed view.

05 Visual impact assessment

Having determined the extent of the visual change based on the 6 representative modelled views (photomontages), Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

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

5.1 Sensitivity

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

Urbis Comment: The subject site is of moderate sensitivity given its elevated and harbour context location. The proposal will be visible from several close and distant sensitive public domain locations within the visual catchment. From close viewing locations such as Lavender Bay ferry wharf the proposal will be highly visible, though contextualised by adjacent development of similar scale. Visual effects of the proposal are is consistent with existing north-easterly foreshore views which include tower development surrounding Lavender Bay.

From more distant locations such as McMahons Point ferry wharf and Hayes Street foreshore park, near Neutral Bay ferry wharf the proposal is viewed as part of compositions predominantly characterised by similar tower forms. In this regard, notwithstanding visibility of the proposal from such locations, it is consistent with viewer expectations given the existing visual context of this part of Lavender Bay.

The location and form of the towers may block intermittent westerly or south-westerly views available from the rail corridor towards the harbour. The towers may create a short section of blocking effects from moving viewing situations for short duration, if at all.

5.2 Visual absorption capacity

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

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

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

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

Urbis Comment:

The existing visual environment has a high capacity to absorb the visual change proposed. From both close and distant viewing locations, surrounding built form and vegetation limit visibility to middle and lower parts of the development. The majority of views to the development include the North Sydney CBD and Milsons Point skyline where the proposal is of low-moderate prominence.

5.3 Visual compatibility

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

Urbis Comment:

The proposal is highly compatible with the existing surrounding visual context which is predominantly characterised by the North Sydney CBD and high density tower clusters within Milsons Point. In the majority of views from across the visual catchment the proposal does not appear as novel or uncharacteristic within its visual context.

5.4 Viewing period

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

Urbis Comment:

Visual effects of the proposal with respect to viewing periods are low. The majority of views to the proposal are from moving viewing situations where visibility is intermittent and fleeting. Longer viewing periods are possible from public parks, however where the proposal is contextualised by similar built form, and is therefore consistent with viewer expectations.

5.5 Viewing distance

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

Urbis Comment:

The proposal is visible in close, medium and distant views across the visual catchment. The proposal will be highly visible in a limited number of close views from immediate streetscape locations including for example from Lavender Street.

In the majority of medium and distant views across the visual catchment visibility is limited to mid and upper tower forms.

5.6 Significance of residual visual impacts

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

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

Urbis Comment:

The residual impacts are low and acceptable given the limited visual effects in the majority of views across the visual catchment.

5.7 Applying the 'weighting' factors

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

Table 3 - Summary of Visual Effects and Weighting Factors.

Visual Effect Rating	VP02	VP04	VP06	VP13	VP22	VP23
Visual character	low	low	medium-high	low	low-medium	low
Scenic quality	low	low	low-medium	low	low	low
View composition	low	low	medium-high	low-medium	low-medium	low-medium
View blocking of scenic elements	low	low	low	low	low	low
Weighting Factors	**VP02**	**VP04**	**VP06**	**VP13**	**VP22**	**VP23**
Public Domain View Place Sensitivity	high	medium	low	low-medium	medium	low
Visual Absorption Capacity	high	high	low-medium	high	medium	low-medium
Compatibility with Urban & Visual Context	high	high	low-medium	high	medium	high
Viewing Period	medium	medium	low	low	medium	low
Viewing Distance	distant	medium	medium	medium	medium	distant
Visual Impact Rating	**VP02**	**VP04**	**VP06**	**VP13**	**VP22**	**VP23**
	low	**low**	**medium**	**low**	**low-medium**	**low-medium**

06 Private domain views

6.1 Private domain access to views

The immediate visual context includes several tall residential tower blocks along the eastern headland of Lavender Bay within Milsons Point. Access to scenic compositions in Tenacity terms from neighbouring tower development is via the south-east, south and south-west where views are characterised by include icons, expansive areas of Sydney Harbour and the Sydney CBD.

The closest and potentially most affected neighbouring dwellings are the immediate neighbouring tower developments to the south, opposite the site, on the southern side of Lavender Street.

Given the orientation of built form and presence of intervening development, the majority of scenic compositions of the highest scenic quality from Milsons Point neighbouring residential towers are availavle to the south-west, south and south-east, and do not align with the subject site.

Potentially impacted residential flat buildings include Latitude Apartments, Blue at Lavender Bay and 118 Alfred Street, which vary between 20 and 23 storeys in height.

The proposal will be prominent in northerly views from the above locations which are characterised by North Sydney tower development to the north-west and district views of low height development to the north-east.

Fieldwork observations and analysis of real estate imagery and floor plans confirm that upper level units at *Blue at Lavender Bay* (61 Lavender Street) that align with the site include external balconies which extend across the northern and western elevations. Northerly views available from primary indoor and outdoor living areas are predominantly characterised by North Sydney CBD tower forms.

Notwithstanding, we note the curved, west facing balconies have access to expansive and long distance scenic compositions of Lavender Bay, open areas of Sydney Harbour, Barrangaroo and inner western suburbs of Sydney. Views are also available from adjacent living areas including bedrooms and living rooms. In this regard, the proposal will only occupy a section of the whole wider view available.

Similarly, upper level dwellings at *Latitude Apartments* (55 Lavender Street) that align with the site include external balconies which extend across the northern, eastern and southern elevations. Southerly and easterly views from primary living areas which remain unaffected by the proposal are expansive and of high scenic quality including icons, open areas of Sydney Harbour, the Sydney CBD skyline and distant views to the eastern suburbs.

Northerly views from external balconies and bedrooms are predominantly characterised by North Sydney CBD tower forms.

Blue at Lavender Bay (61 Lavender Street)

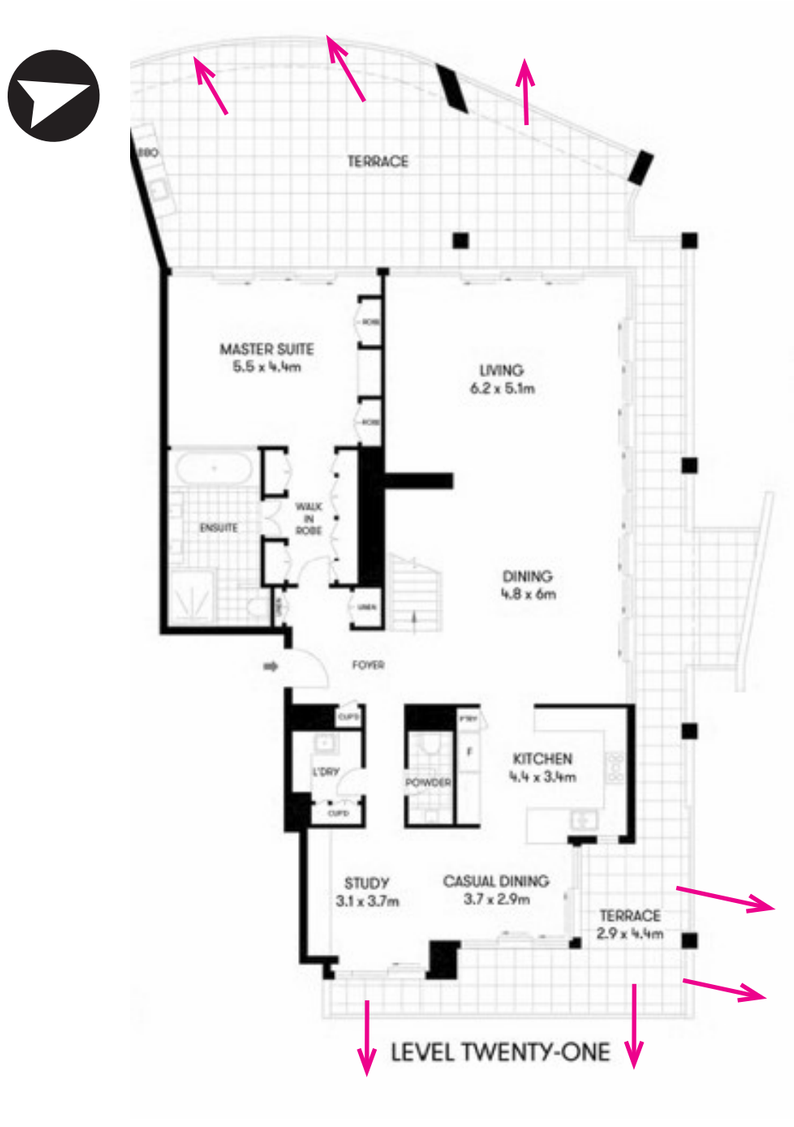


Figure 35 Example floor plan from Blue at Lavender Bay (61 Lavender Street), unaffected views indicated in pink

Blue at Lavender Bay (61 Lavender Street)

Figure 36 North-westerly living room views from upper level units at 6 Blue at Lavender Bay (61 Lavender Street).

Figure 37 Unaffected south-westerly terrace views from upper level units at 6 Blue at Lavender Bay (61 Lavender Street).

Figure 38 Unaffected southerly dining room views from upper level units at 6 Blue at Lavender Bay (61 Lavender Street).

Figure 39 Unaffected south-westerly living room views from upper level units at 6 Blue at Lavender Bay (61 Lavender Street).

Latitude Apartments (55 Lavender Street)

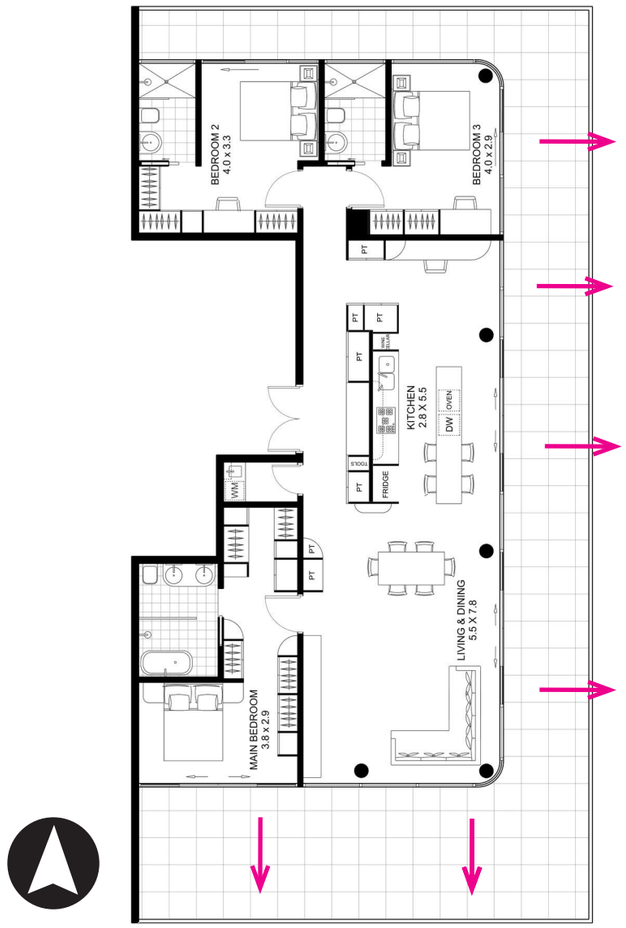


Figure 40 Example floor plan from Latitude Apartments (55 Lavender Street), unaffected views indicated in pink.

Figure 41 Example northerly terrace view from upper level dwelling at Latitude Apartments (55 Lavender Street).

Figure 42 Example unaffected southerly living room view from upper level dwelling at Latitude Apartments (55 Lavender Street).

Figure 43 Example unaffected south-easterly kitchen view from upper level dwelling at Latitude Apartments (55 Lavender Street).

Figure 44 Example unaffected southerly terrace and living room view from upper level dwelling at Latitude Apartments (55 Lavender Street).

Figure 45 Example unaffected southerly bedroom view from upper level dwelling at Latitude Apartments (55 Lavender Street).

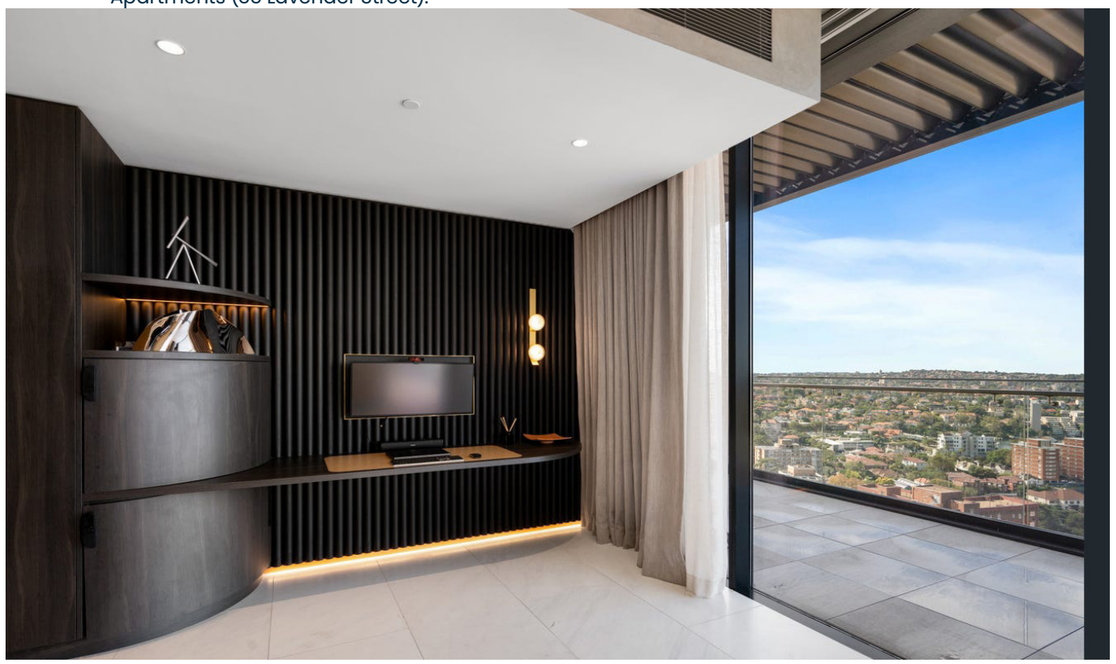


Figure 46 Example unaffected easterly view from upper level dwelling at Latitude Apartments (55 Lavender Street).

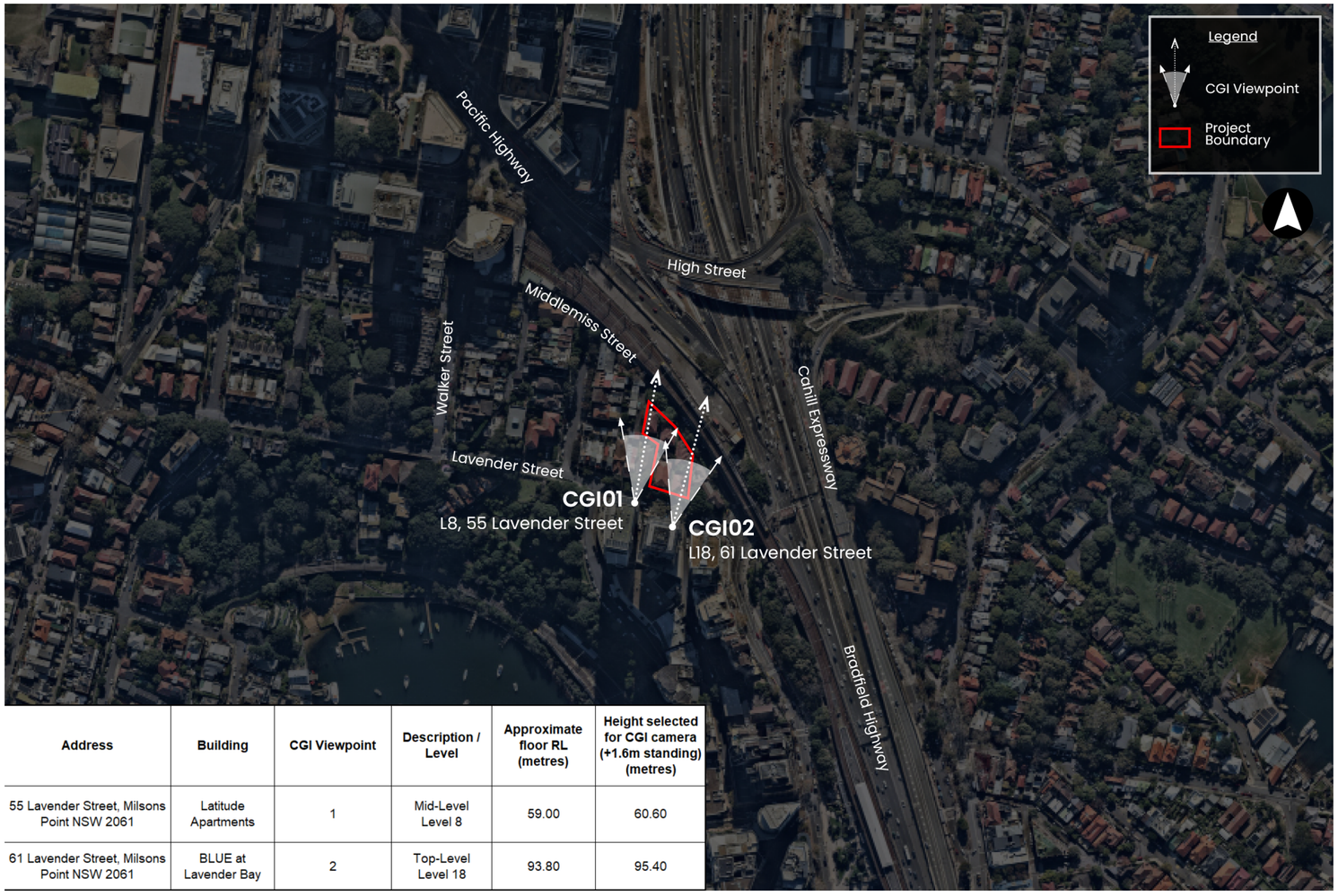
6.2 Use of computer generated images (CGIS)

CGIs are a useful objective visual aid which show likely view compositions. These augment other visual data including real estate imagery and assist in informing our analysis. The virtual camera locations cannot represent actual internal views that would be available from inside the dwelling and therefore over-state the potential view available, and in this regard also overstate the extent of visual effects (potential view loss) which may occur.

The CGIs show the 'likely view composition' available from the approximate location and height of a standing viewer from close to each respective window or balcony. In all cases the indicative views shown are from external locations at the façade, either aligned with windows or balconies and at approximately 1.6m above the surveyed floor level.

In this case, a CGI view from an external room or dwelling location is less constrained and therefore overstates the view available and also the extent of view loss, which affects the view impact rating.

CGIs are 'constructed views' and do not include 'real world' built features or accurate height and density of vegetation. Urbis rely on the general arrangement of views to understand the mid-ground and distant features that would likely be available from the approximate location.



Address	Building	CGI Viewpoint	Description / Level	Approximate floor RL (metres)	Height selected for CGI camera (+1.6m standing) (metres)
55 Lavender Street, Milsons Point NSW 2061	Latitude Apartments	1	Mid-Level Level 8	59.00	60.60
61 Lavender Street, Milsons Point NSW 2061	BLUE at Lavender Bay	2	Top-Level Level 18	93.80	95.40

CGI 01

View north from level 8, Latitude Apartments (55 Lavender Street)

RL: 59.00

Floor level: 8 - mid-level location

Height selected for CGI camera (+1.6m standing eye height): 60.60

Indicative balcony view

Figure 47 CGI view location 01 in plan view

Figure 48 CGI View 01 - Existing View

Figure 49 CGI View 01 - Proposed View

Tenacity Table	
View 01	55 Lavender Street, Latitude Apartments, level 8 - mid-level location
Tenacity Step 1. Existing views to be affected?	**Existing View** • This is a mid-level northerly view which overlooks low height development on the site. • This view is characterised by foreground development including the rail corridor and vegetation, distant views of the Warringah Freeway, North Sydney tower forms to the north-west and areas of low density urban sprawl to the north-east. • The view is expansive, vernacular and does not include unique elements, or combinations of features that would be considered of high scenic quality and value in Tenacity terms. **Proposed View** • The spatial arrangement of built form will change to include new taller and wider built form within the immediate foreground. • New built form will block lower height development, vegetation and development to the west. • Visual access and depth of field is maintained to the north-west where views remain unaffected. • New tower forms will not block scenic compositions, or unique visual features.
Tenacity Step 2. From where are the views available?	• Available from north facing bedrooms and balconies. • Views gained via front (northern) boundary. • Potentially available from seated and standing positions.
Tenacity Step 3. View Impact Rating (for whole dwelling)	**Minor**
Tenacity Step 4. Reasonableness of Impact	• The view to be affected **is not highly valued qualitatively in** Tenacity terms. • Other aspects of the composition to the north-west remain available. • Other compositions to the south and east do not align with the proposal and remain unaffected. • Effects are constrained to a small amount of dwellings across a limited number of residential towers. • In considering Steps 1-4, and relevant additional factors, the view impact is reasonable and acceptable.

CGI 02

View north from level 18 from Blue at Lavender Bay (61 Lavender Street)

RL: 93.80

Floor level: 18 - upper-level location

Height selected for CGI camera (+1.6m standing eye height): 95.40

Indicative balcony view

Figure 50 CGI view location 02 in plan view

Figure 51 CGI View 02 - Existing View

Figure 52 CGI View 02 - Proposed View

Tenacity Table	
View 02	61 Lavender Street, Blue at Lavender Bay, level 18 - upper-level location
Tenacity Step 1. Existing views to be affected?	**Existing View** • This is an upper-level northerly view which aligns with the eastern edge of the site. • This view is predominantly characterised by long distance views of the Warringah Freeway and areas of low density urban sprawl to the north-east which include isolated and distant tower forms. • The view is expansive, vernacular and does not include unique elements, or combinations of features that would be considered of high scenic quality and value in Tenacity terms. **Proposed View** • The spatial arrangement of built form will change to include new taller and wider built form within the immediate foreground. • New built form will block distance views of the Warringah Freeway. • Visual access and depth of field is maintained to the north-east where views remain unaffected. • New tower forms will not block scenic compositions, or unique visual features.
Tenacity Step 2. From where are the views available?	• Available from north facing primary indoor and outdoor living areas. • Views gained via front (northern) boundary. • Potentially available from seated and standing positions.
Tenacity Step 3. View Impact Rating (for whole dwelling)	**Minor**
Tenacity Step 4. Reasonableness of Impact	• The view to be affected **is not highly valued qualitatively in** Tenacity terms. • Other aspects of the composition to the north-east remain available. • Other more scenic compositions to the south-west, west north-east and east do not align with the proposal and remain unaffected. • Effects are constrained to a small amount of dwellings across a limited number of residential towers. • In considering Steps 1-4, and relevant additional factors, the view impact is reasonable and acceptable.

07 Conclusion

7.1 Summary

Public Domain Views

- View impacts of the proposal across the visual catchment as a whole have been determined based on fieldwork observations and analysis of 6 accurate, certifiable photomontages prepared by Urbis.
- The proposal was found to create low, medium and high visual effects in close, medium and distant views within the visual catchment.
- Overall impacts for the majority of views modelled were found to be **low-medium** or **low.**
- Visibility to the proposal from across the visual catchment is limited by topography, vegetation and intervening tower development.
- In the majority of views, including from sensitive locations such as ferry wharfs and public parks the proposal is seen as part of a varied composition characterised by high density development including towers not dissimilar in height, form or character.
- The proposal is highly compatible with its existing visual setting and the desired future character.
- Design choices such as the spatial separation and orientation of slender tower forms at differentiated heights contribute to a playful skyline, adding visual interest to the North Sydney CBD, whilst providing a transition in scale that visually connects North Sydney with the Milsons Point peninsula.

Private Domain Views

- The assessment of potential private domain impacts are based on fieldwork observations and analysis of 2 representative CGI views from immediate neighbouring residential buildings to the south.
- Potentially affected private view compositions are predominantly characterised by vernacular, characterised by district views, vegetation and tower development.
- The immediate foreground and spatial arragement of views will change for immediate neighbours. This extent of change does not directly equate to a view impact.
- Potential impacts are limited to 3 neighbouring residential towers at 55 and 61 Lavender Street and 118 Alfred Street, in one view direction only where all other available views in alternate directions are unaffected.
- Immediate neighbours will experience some level of visual change where no views of scenic merit in Tenacity terms will be impacted.
- Indicative Tenacity ratings for both representative views analysed were **minor**, which is low on the Tenacity impact rating scale.
- Upper level south-easterly views from View Sydney will change to include new tower forms where blocking effects are limited and view loss of scenic merit is unlikely.
- Private domain impacts are likely to be low and acceptable.