

08 Appendix



Appendix 1

Analysis of visual effects

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

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

Table 1 Description of visual effects.

Appendix 2

Analysis of visual impacts

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

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

Middlemiss Street, Lavender Bay

Appendix A
Visual Assessment | Photomontages

Photomontages Prepared By:

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

Date Prepared:

16 March 2026

Visualisation Artist:

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

Location Photographer:

Nick Sisam, Urbis – Associate Director, National Design
under direction from Jane Maze-Riley, Urbis – Director, National Design

Camera:

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

Camera Lens and Type:

Canon EF24–105mm f/4L IS II USM

Software Used:

- 3DSMax 2023 with Arnold 5 (3D Modelling and Render Engine)
- AutoCAD 2025 (2D CAD Editing)
- Globalmapper 26.1 (GIS Data Mapping / Processing)
- Photoshop CC 2025 (Photo Editing)

Data Sources:

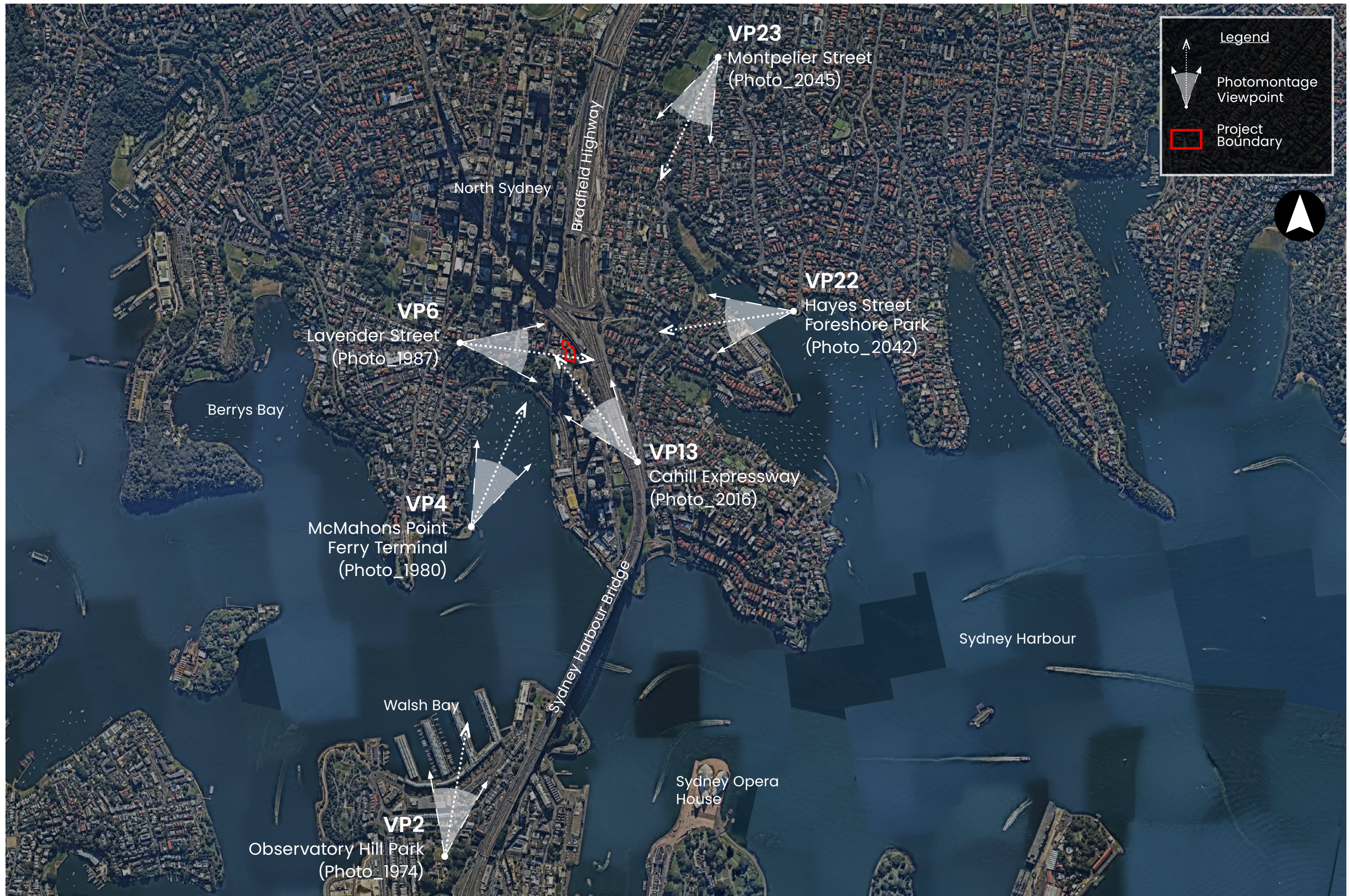
- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) – Sydney 2020–05
- Aerial photography from Nearmap (geo-referenced JPG) – 2025–05–28
- Proposed architectural drawings received from Architect (AutoCAD DWG and PDF) – Dated 2026–01–28
- Proposed 3D model received from Architect (Autodesk DWG) – Received 2026–01–28

Methodology:

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

The process for producing these photomontages are outlined below:

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





Middlemiss Street, Lavender Bay – Visual Assessment

VP2 (Photo 1974): View north from rotunda at Observatory Hill Park
Existing Conditions 2025-08-08 11:08 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_2A
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP2 (Photo 1974): View north from rotunda at Observatory Hill Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_2B
REV: -



Legend

- Proposed Development
- Proposed Development not visible in this view

Proposed Development



Distance to Project - 1.79km

Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay - Visual Assessment

VP2 (Photo 1974): View north from rotunda at Observatory Hill Park
Photomontage - Proposed Development

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_2C
REV: -

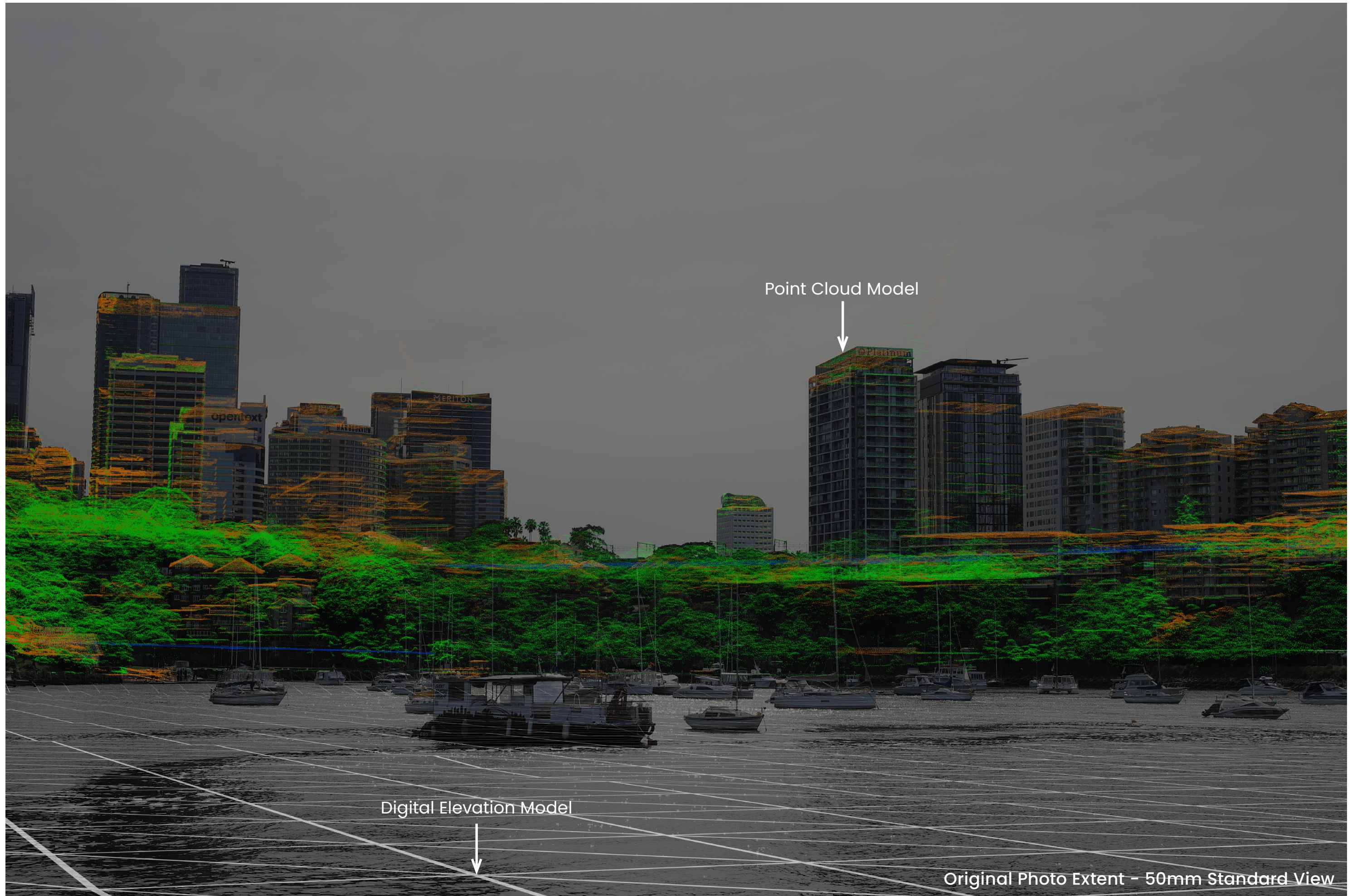


Original Photo Extent – 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment
VP4 (Photo 1980): View NNE from McMahons Point Ferry Terminal
Existing Conditions 2025-08-08 11:37 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_4A
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP4 (Photo 1980): View NNE from McMahons Point Ferry Terminal
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_4B
REV: -

Legend

- Proposed Development
- Proposed Development not visible in this view

Proposed Development



Distance to Project - 665m

Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay - Visual Assessment
VP4 (Photo 1980): View NNE from McMahons Point Ferry Terminal
Photomontage - Proposed Development

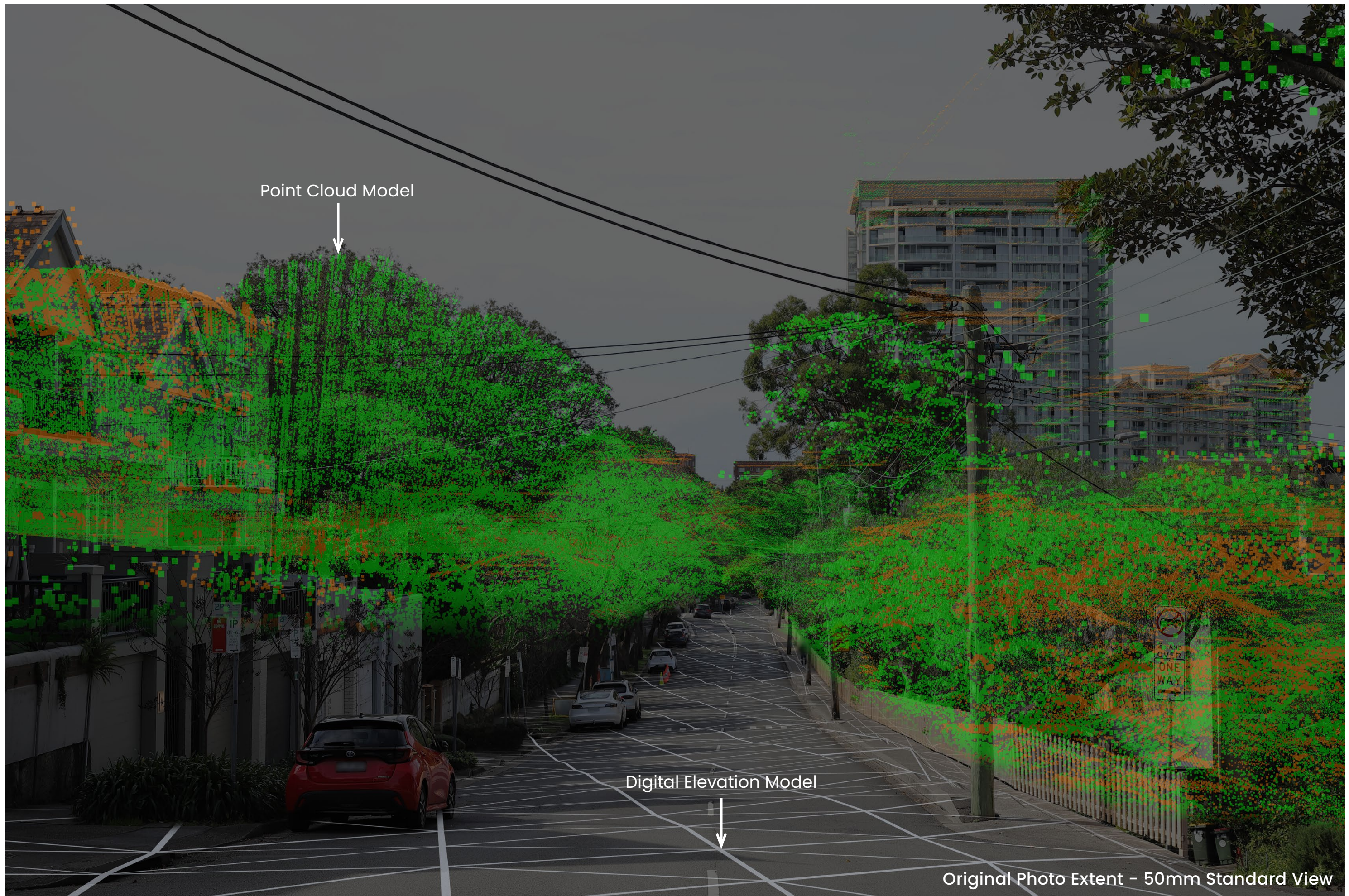
DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_4C
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP6 (Photo 1987): View east along Lavender Street, near corner of Miller Street
Existing Conditions 2025-08-08 12:02 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_6A
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP6 (Photo 1987): View east along Lavender Street, near corner of Miller Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_6B
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP6 (Photo 1987): View east along Lavender Street, near corner of Miller Street
Photomontage – Proposed Development

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_6C
REV: -



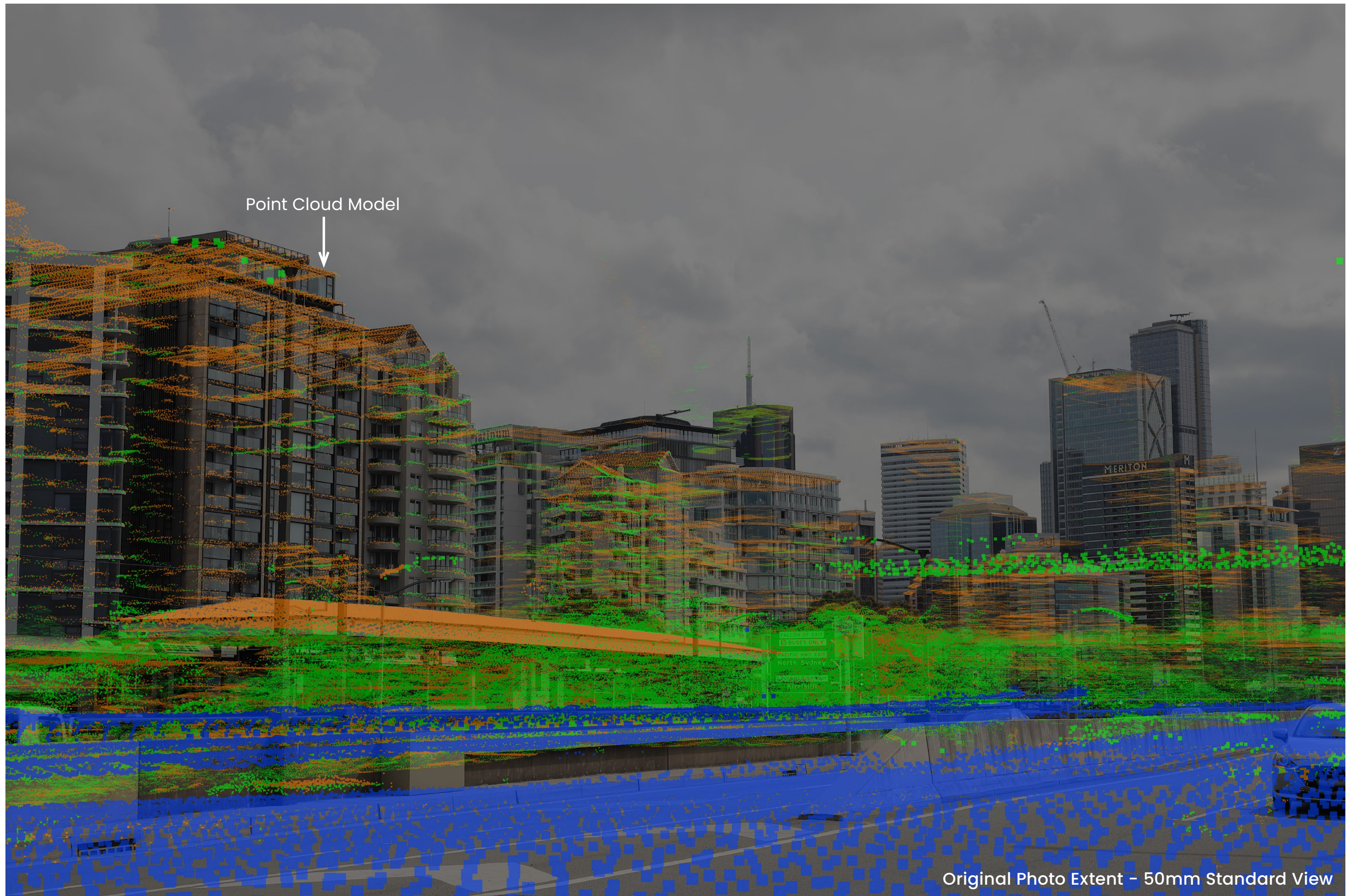
Original Photo Extent – 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment

VP13 (Photo 2016): View north-west from pedestrian bridge over Cahill Expressway and Bradfield Highway
Existing Conditions 2025-08-08 12:49 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_13A
REV: -



Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay - Visual Assessment

VP13 (Photo 2016): View north-west from pedestrian bridge over Cahill Expressway and Bradfield Highway
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_13B
REV: -



Legend

- Proposed Development
- Proposed Development not visible in this view

Proposed Development

Distance to Project – 355m

Original Photo Extent – 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment
VP13 (Photo 2016): View north-west from pedestrian bridge over Cahill Expressway and Bradfield Highway
Photomontage – Proposed Development

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_13C
REV: -



Original Photo Extent ~ 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment

VP22 (Photo 2042): View west from Hayes Street Foreshore Park
Existing Conditions 2025-08-08 13:40 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_22A
REV: -



Point Cloud Model

Digital Elevation Model

Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment

VP22 (Photo 2042): View west from Hayes Street Foreshore Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_22B
REV: -

Legend

Proposed Development

Proposed Development not visible in this view



Distance to Project - 775m
Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment

VP22 (Photo 2042): View west from Hayes Street Foreshore Park

Photomontage – Proposed Development

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_22C
REV: -



Original Photo Extent – 50mm Standard View



Middlemiss Street, Lavender Bay – Visual Assessment
VP23 (Photo 2045): View SSW from Montpelier Street
Existing Conditions 2025-08-08 13:56 AEST

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_25A
REV: -



Middlemiss Street, Lavender Bay – Visual Assessment

VP23 (Photo 2045): View SSW from Montpelier Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_25B
REV: -



Legend

- Proposed Development
- Proposed Development not visible in this view

Proposed Development



Distance to Project - 1.13km

Original Photo Extent - 50mm Standard View



Middlemiss Street, Lavender Bay - Visual Assessment
VP23 (Photo 2045): View SSW from Montpelier Street
Photomontage - Proposed Development

DATE: 2026-03-16
JOB NO: P0062138
DWG NO: VP_25C
REV: -