



**Infrastructure NSW
The new Sydney Fish Market
Concept and Stage 1 and Stage 2 Main Works
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT**

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ISSUE H
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THE NEW SYDNEY FISH MARKET LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

DISCLAIMER: UrbanGrowth NSW Development Corporation (UrbanGrowth NSW) was abolished on 1 July 2019 with all functions transferred to Infrastructure NSW. Any reference to UrbanGrowth NSW throughout the report is interchangeable with Infrastructure NSW."

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Cover page: View towards Wentworth Park from ANZAC Bridge
This page: The former Jones Coal Loader.

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Blackwattle Bay

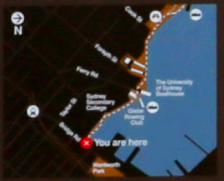


CITY OF SYDNEY

**Welcome
Enjoy Glebe
Foreshore**

Please respect the safety and enjoyment of others sharing this place.
Pets and their responsible owners are welcome. Dogs must be on a leash. Please dispose of waste responsibly.
Bicycles, skateboards and in-line skates may be used on pathways. Please take care, pedestrians and dogs about.
To help protect this park and its users, you must not:
• drive or park unauthorised vehicles
• camp or light fires

Events and commercial activities in this park require approval. Please contact the City of Sydney to make an application.



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• recommended recreational bike route
• dogs permitted off-leash
• dogs permitted on-leash only

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Blackwattle Bay Park southern entrance

EXECUTIVE SUMMARY

CLOUSTON Associates have been engaged with preparing a landscape character and visual impact assessment (LCVIA) for the redevelopment of the Sydney Fish Market currently being prepared by Infrastructure NSW.

APPROACH AND METHODOLOGY

The LCVIA covers both the Stage 1 (Concept) and Stage 2 (Main Works) and the Secretary's Environmental Assessment Requirements (SEARS) that apply to each stage and aims to address all possible effects of change and development in the landscape, views and visual amenity through examining the principal legislative policy and planning context and applying the relevant methodologies. The two methodologies of most relevance to this assessment which address both land and water based developments are:

- EIA-N04 Environmental Impact Assessment Practice Note: Guideline for Landscape Character and Visual Impact Assessment. Roads and Maritime Services, Sydney, NSW
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (SHFWA DCP 2005) – this methodology principally relates to marina developments.

Importantly the Commissioners of the NSW Land and Environment Court have developed Planning Principles that relate to visual impact assessment derived from two key cases, namely *Tenacity Consulting v Warringah Council* and *Rose Bay Marina Pty Limited v Woollahra Municipal Council* (2013).

DESIGN EXCELLENCE PROCESS

For this project a rigorous design excellence strategy has been adopted to ensure an outcome that balances the operational needs of the new Fish Market with the creation of an iconic building and public space for Sydney. Working with Infrastructure NSW, the Government Architect NSW developed and endorsed the excellence strategy which comprises continuity of independent leadership and oversight across a chain of key processes that support design quality from project inception to occupation.

The prepared strategy draws on many principles as well as the intent of the Director General's Design Excellence Guidelines (Department of Planning and Environment, 2011) and the Competitive Design Policy (City of Sydney 2013). In this context, the strategy incorporated the key elements of: design review, design integrity, diversity of design teams and, the use of design within a competitive process.

A key element of the strategy was the selection of the lead design team by using design within a competitive process. The first stage required an open registration of interest with selection criteria focused on: design capability, methodology and project experience. The second stage tested the design expertise of six prospective design teams through design-focused submissions and interactive sessions. This process provided diversity of design thinking and methodologies in a competitive environment and allowed for the most appropriate design team to be selected.

VISUAL IMPACT ASSESSMENT OUTCOMES

After undertaking a visual catchment assessment in compliance with the Stage 1 and Stage 2 SEARS surrounding the site a number of suitable viewpoints were selected to analyse. These covered a number of varied viewpoints such as roads, public parks and recreation spaces, water views, close and distant views, as well as a number of location required views specified within the SEARS.

This range of viewpoints allows for a greater analysis of potential impacts of the development due to the varied range of locations and the people that may be using them. Of the 26 viewpoints selected and analysed the findings are as follows:

- 2 'low' impact ratings
- 8 'moderate/low' impact ratings
- 7 'moderate' impact ratings
- 8 'moderate/high' impact ratings
- 1 'high' impact rating

In weighing up the overall implications of the visual impacts described in this assessment, the following conclusions can be drawn on the proposals impact to the visual amenity of the surrounding area:

- the visual catchment of the proposal is large as a result of its position on Blackwattle Bay. This location allows for views of the proposal from the surrounding foreshore of Blackwattle Bay, Bridge Road, Anzac Bridge and Wentworth Park
- the proposal will allow for greater views of Blackwattle Bay from within it as well as from the proposed public domain areas surrounding it. Currently these areas are not accessible as a result of the concrete batching plant and the former Jones Coal Loader. These elements currently exclude or highly filter views of the bay from Bridge Road and Wentworth Park
- the proposal will largely obstruct views of some of the fig trees on the northern side of the Wentworth Park from Blackwattle Bay apart from filtered views through the eastern and western public domain areas, however these public domain areas will provide greater visual access to Wentworth Park than is currently available
- the proposal will enhance views from the bay to the extent that the existing poorly maintained assembly of buildings will be replaced with a development of design excellence
- the amount of built form along Bridge Road will be increased by the proposal, however this will be somewhat mitigated through the inclusion of street planting along the northern edge of Bridge Road, raising the level of vegetation from the limited amount that currently exists along Bridge Road.

MITIGATION OPTIONS

Of the various forms of available visual impact mitigation, appropriate mitigation would be alleviation through the use of planting design. Although the current extent of the site comprises a cement works, a number of smaller structures, fences and mechanical remnants and can be said to already be highly altered from a natural or open space, the proposed development will alter the existing view to one of a larger and more unified built form along Bridge Road.

The use of appropriate planting along Bridge Road will break up the continuous view of the built form from Bridge Road and adjacent Wentworth Park, and help to mirror the existing row of fig trees in Wentworth Park.

CONCLUSIONS

The scale of the new Fish Market will change the visual scene. However, the design excellence process has sought to create a building that contributes to its context and function. As a result of the proposed eastern and western plazas, as well as the northern facade of the market, currently inaccessible areas will now provide opportunities for enhanced visual connection between the foreshore and Blackwattle Bay.

Based on the visual impact analysis of the selected 25 viewpoints outlined in this report combined with the scale and character of the proposal it is the opinion of the authors of this report that the impacts would not constitute reasons to refuse planning approval on visual impact grounds.



Blackwattle Bay Park Foreshore

METHODOLOGY

Below are the Secretary's Environmental Assessment Requirements (SEARS) relevant to the visual impact assessment.

Appliation SSD 8924 : Sydney Fish Markets – Concept development application and Stage 1 works comprising demolition and early works		
SEARS Requirement		Addressed
General requirements	5. Scenic quality and visual impacts <ul style="list-style-type: none"> Provide a detailed Visual Impact Assessment in accordance with the Plans & Documents section. The Visual Impact Assessment must provide a detailed analysis of the proposal's impacts on the scenic quality of the foreshore and justification for these impacts having regard to the unique qualities and natural assets of Sydney Harbour. The Visual Impact Assessment must also identify the following: <ul style="list-style-type: none"> important sight lines and visual connectivity to and through the site visual changes and view impacts of the proposal to/from key vantage points including, but not limited to, Wentworth Park, Anzac Bridge, Bank Street, Blackwattle Bay Park and various locations along the existing and future Sydney Harbour foreshore. 	Section 7.0
	11. Heritage and archaeology <ul style="list-style-type: none"> include a visual impact assessment that identifies significant views to and from various vantage points including any SHR item, assess the impact of the proposal on these views and provide recommendations to mitigate these impacts. The assessment should also include photomontages of the site. 	Section 6.0, Section 7.0
Plans and documents	5. Visual Impact Assessment <ul style="list-style-type: none"> The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court principles and is to provide the following information: Visual assessment methodology <ul style="list-style-type: none"> A flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities. An explanation and justification for the criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. Criteria must include reference to the planning framework. A definition and explanation of the visual catchment should be defined (see below). An assessment matrix including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low. 	Methodology, Appendices
		Section 6.0
		Section 5.0
		Methodology, Appendices
	Visual catchment	Section 5.0
		Section 7.0
		Section 4.0
	Visual material	Section 2.0
		Section 7.0
	A comparison of 'before' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46o angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.	

Appliation SSD 8925 : Sydney Fish Markets – Stage 2 main works		
SEARS Requirement		Addressed
General requirements	5. Scenic quality and visual impacts <ul style="list-style-type: none"> Provide a detailed Visual Impact Assessment in accordance with the Plans & Documents section. The Visual Impact Assessment must also identify the following: <ul style="list-style-type: none"> important sight lines and visual connectivity to and through the site visual changes and view impacts of the proposal to/from key vantage points including, but not limited to, Wentworth Park, Anzac Bridge, Bank Street, Blackwattle Bay Park and various locations along the existing and future Sydney Harbour foreshore. 	Section 7.0
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APPROACH TO VISUAL IMPACT ASSESSMENT

Landscape Character and Visual Impact Assessment aims to ensure that all possible effects of change and development in the landscape, views and visual amenity are taken into account. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape, both quantitatively and qualitatively.

Judgement as to the significance of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of receptors and assessment of their sensitivity, as well as the magnitude and nature of the changes that may result from any development.

This assessment is an independent report and is based on a professional analysis of the landscape and the proposal at the time of writing. The current and potential future viewers (visual receptors) themselves have not been consulted about their perceptions. The analysis and conclusions are therefore based solely on a professional assessment of the anticipated impacts, based on a best practice methodology.

RELEVANT METHODOLOGIES

In the planning context of NSW there are several methodologies documented by the NSW State Government that relate to the assessment of visual impact from varying types of development.

While none of these methodologies focus specifically on built form per se, the two methodologies of most relevance to this assessment which address both land and water based developments are:

- EIA-N04 Environmental Impact Assessment Practice Note: Guideline for Landscape Character and Visual Impact Assessment. Roads and Maritime Services, Sydney, NSW – this methodology principally relates to the impact of road development, but includes a comprehensive methodology that is also applicable to built form
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (SHFWA DCP 2005) – this methodology principally relates to marina developments.

Importantly also the Commissioners of the NSW Land and Environment Court have developed Planning Principles that relate to visual impact assessment derived from two key cases, namely *Tenacity Consulting v Warringah Council* and *Rose Bay Marina Pty Limited v Woollahra Municipal Council* (2013).

The latter case prompted the Commissioners to establish a suite of Planning Principles relating to public domain views, in which the assessment required five steps to be followed:

Step 1: identify the nature and scope of the existing views from the public domain. This identification should encompass (but is not limited to):

- the nature and extent of any existing obstruction of the view

- relevant compositional elements of the view (such as is it static or dynamic and, if dynamic, the nature and frequency of changes to the view)
- what might not be in the view - such as the absence of human structures in the outlook across a natural area
- is the change permanent or temporary
- what might be the curtilages of important elements within the view.

Step 2: identify the locations in the public domain from which the potentially interrupted view is enjoyed. (Note that the Planning Principles give primacy of views from the public domain over views from private land).

Step 3: identify the extent of the obstruction at each relevant location.

Step 4: identify the intensity of public use of those locations where that enjoyment will be obscured, in whole or in part, by the proposed development.

Step 5: identify whether or not there is any document that identifies the importance of the view to be assessed. The absence of such provisions does not exclude a broad public interest consideration of impacts on public domain views.

The Court's findings on *Rose Bay Marina Pty Limited v Woollahra Municipal Council* (2013) note that the SHFWA DCP 2005 methodology is 'designed to be a tool to assist proponents rather than guidelines prescribed by the DCP to assist a consent authority in assessing a proposal for a marina development'.

ADOPTED METHODOLOGY

Of the two methodologies the RMS guidelines are the most comprehensive with respect to land based built form (including a methodology for documenting landscape character) while the SHFWA DCP 2005 relates best to water-based development such as marinas and jetties.

Accordingly, this LCVIA integrates the relevant aspects of both methodologies as the base for the assessment, but modifies the process in line with the Principles established by the commissioners of the NSW Land and Environment Court.

Study Methodology

The SHFWA DCP recommended methodology involves four key stages of assessment. The initial step involves the collection of relevant information regarding the proposed development site, the proposed development and its compatibility with the performance criteria of the DCP as documented in Section 3 of the Plan.

The next step is to carry out a view analysis that identifies the potential visual catchment and areas from which the proposed development may be viewed. View points are analysed and defined into different categories in terms of their land use context and spatial relationship to the proposed development and the landscape in which they are located.

A photographic inventory from identified key viewpoints is suggested, plotting the viewpoints on a map.

The next recommended step of the procedure is to prepare an evaluation matrix

that summarises the full range of viewer situations identified, assessing the indicative contribution to potential visual impact of key factors for each selected viewpoint. The scores for these key factors are then averaged to determine a High, Moderate or Low impact rating.

Land and Environment Court Planning Principles

Several recent NSW Land and Environment Court findings on visual assessment cases are also relevant to this study. They provide important guidance on defining rationale for both the quantitative and qualitative aspects of visual impact assessment and in particular in the areas of viewer category and sensitivity.

The SHFWA DCP Appendix D methodology broadly covers the recommended steps for identifying and analysing visual impacts discussed within the Land and Environment Courts Planning Principles. The Court's findings on *Rose Bay Marina Pty Limited v Woollahra Municipal Council* (2013) note that the DCP methodology is '*designed to be a tool to assist proponents rather than guidelines prescribed by the DCP to assist a consent authority in assessing a proposal for a marina development*'. The court notes that, whilst helpful in assessing impacts, the DCP methodology is to be used as a guide only.

Whilst closely following the DCP recommended methodology, this study has made certain changes to ensure the methodology aligns with the Court's findings and allows for a more holistic assessment of visual impacts. It should be noted that if this report followed the DCP Appendix D methodology without any adjustments/modifications, the study would not have led to different visual impact ratings for the receptors studied. The adjustments have simply widened the scope of the assessment, allowing a more rigorous assessment process.

Methodology Adjustments

The changes relate to the assessment factors that make up the DCP matrix, with some factors modified and others eliminated that the authors of this assessment believe are not well defined, are subject to change with circumstances or not easily assessed. These changes are described below and shown in Figures 1.1 and 1.2.

Additional Assessment Factor

An additional assessment factor entitled 'Viewer Sensitivity'. Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the context in which the view is being experienced. This will have a direct bearing on the perception of visual impact experienced by the receptor. It is generally accepted that public open space and residential properties have the highest sensitivity to change (*Rose Bay Marina Pty Limited v Woollahra Municipal Council* 2013) and are valued more highly. Minor roads and commercial premises have a lower visual sensitivity.

Modified Assessment Factors

The 'Location of Viewer' assessment factor has been modified to 'Quantum of View'. The quantum of view relates not just to view elevation as described in the SHFWA DCP methodology, but also to the openness of the view and the angle of the view to the visual receptor. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the development is filtered by vegetation also affects the impact, as does the

METHODOLOGY

nature of the view (panoramic, restricted etc.) A small element within a panoramic view has less impact than the same element within a restricted or narrow view.

This study has combined ‘Spatial Relationships’ and ‘Scale or Relative Size’ into a new category entitled ‘Magnitude of Change’. This will provide a broader assessment of the changes within the view. Magnitude of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the magnitude of change is low. If the development radically changes the nature or composition of the elements in the view, the magnitude of change is high. Distance from the development will accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.

Removed Assessment Factor

This assessment excludes the ‘Motion of Objects’ factor as this will be highly variable according to site wind conditions and not easily evaluated.

The scores for each assessment factor within the matrix table are totalled and an average taken. This score determines the overall visual impact rating for any given viewpoint. The ratings have been split into five categories, as seen in Figure 1.2.

FIELD OF VIEW

It is important to note that the process of assigning visual impact ratings to viewpoints has been undertaken during site visits and is calculated from a human vision perspective, on site. Photographic images should be considered representative only.

The photos within the following viewpoint analysis are taken with a Sony Alpha ILCE-A7 II with the following specification:

- Body type: Compact
- Sensor size: 855.62mm² (35.80mm x 23.90mm)
- Sensor type: CMOS Full Frame
- ISO: Auto
- Focal length 50mm

The use of a 50mm focal length and a full frame sensor is generally considered the closest achievable replication of the human eye view.

QUANTITATIVE AND QUALITATIVE VALUES

The visual experience of the area and its landscape setting varies depending on the viewer’s standpoint within and outside the site and indeed from the viewer’s personal perceptions of what they may appreciate in any given setting.

This requires an assessment to address both the quantitative characteristics of the landscape and views (What elements form the scene? What features dominate? What breadth of view is offered – narrow vista or wide panorama?) and the qualitative assessment of the values ascribed to those scenes.

The quantitative-based strategies are less debatable (Can that view still be seen when the new built form is introduced? How much of that view will we lose?) in

establishing the qualitative strategies (Which view is more important to retain?); the latter could be perceived differently by every viewer that sees that scene. Such variation of perception is particularly acute around the built form.

CHRONOLOGY OF ASSESSMENT

For this LCVIA the sequential assessment steps employed in determining the potential visual impact of the Fish Market are as follows:

Stage 1:

Establishing the baseline – drawing on background documents and site investigation to document the existing landscape character and visual environment of the study area and its visual catchment. This leads to establishing the most significant views and vistas currently enjoyed within the context of the Fish Market site.

Stage 2:

Planning and Design Principles - development of principles that will guide the visual qualities of future development of the Fish Market.

Stage 3:

Visual Impact Assessment - assessment of the visual impacts of proposed development options for the Fish Market, set against the planning and design principles. This leads to determining any mitigation measures that may be required to reduce visual impacts from the preferred development option.

The methodology also includes the use of photomontages to document and assess the quantitative and qualitative visual impacts of development proposals.

BLOCK MODELLING OF SELECTED VIEWPOINTS

A selection of viewpoint analysis is accompanied by block model visualisations of the Project within the landscape context. These block models have been created using 3D modelling and geographical mapping software in order to accurately position the Project within the landscape. The images are designed to give an indicative impression of the size and scale (massing) of the Project within the view frame.

The 3D block models show limited materiality, translucency, reflections and shadows and are therefore likely to appear more solid and ‘blocky’ than in reality as they are primarily for giving an indicative sense of massing and have been selected in combination with photomontage viewpoints to provide views of the proposal from a range of angles and distances.

INDICATIVE SITE EXTENT VIEWPOINTS

Viewpoints that do not have an accompanying block model image or photomontage instead show the extent of the site within the existing photograph. These viewpoints have not been block modelled or photomontaged as the viewpoints that have been block modelled and/or photomontaged adequately give a sense of the proposal and can be referred to. The indicative site extent line is conveying the lateral extent of the site and is not intended to portray the height of the proposed building.

PHOTOMONTAGE METHODOLOGY

Photomontage production explanation provided by Virtual Ideas. See appendices for further information.

Virtual Ideas is an architectural visualisation company that is highly experienced at preparing visual impact assessment media to a level of expertise that is suitable for both Council submission and use in court. Virtual Ideas is familiar with the court requirements to provide 3D visualisation media that will accurately communicate a proposed developments’ design and visual impact. These methodologies and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

Overview

The general process of creating accurate photomontage renderings involves the creation of an accurate, real world scale digital 3D model. We capture site photographs from specified positions on location and then place cameras in the 3D model that match the real world position in which the photographs were taken on site.

The camera positions are surveyed to identify the MGA coordinates at each position. Additional reference points are also surveyed at each camera location to assist in aligning our 3D camera to the real world camera position.

By matching the real world camera lens properties to the camera properties in our software and rotating the camera so that surveyed points in 3D space align with the corresponding points on the photograph, we can create a rendering that is correct in terms of position, scale, rotation, and perspective. The rendering can then be superimposed into the real photo to generate an image that represents accurate form and visual impact.

Methodology

Site Photography

Site Photography was taken from predetermined positions as agreed and instructed by Nick Sisam from CLOUSTON Associates. Photographs were taken using a Nikon D800 digital camera, with Nikon 14.0 – 24.0 mm f/2.8 lens. The positions of the photographs were surveyed and then plotted onto a survey drawing in DWG format.

3D Model

Using the imported surveyed data into our 3D software (3DS Max) as reference, we then imported the supplied 3D model of the indicative building massings and envelope.

Alignment

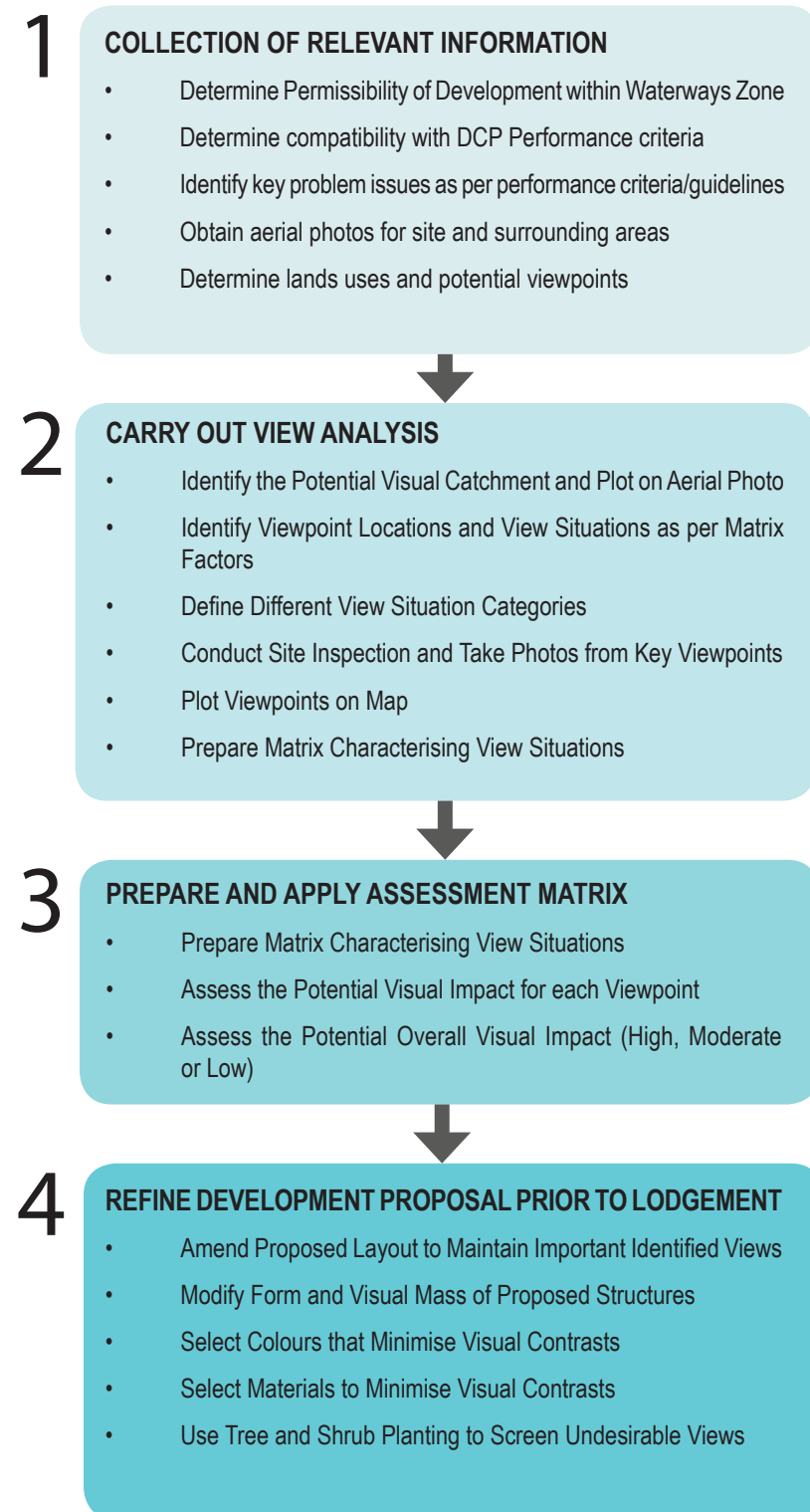
The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the position from which the photographs were taken from. They were then aligned so that the point of the 3D model aligned with their corresponding objects that are visible in the photograph.

Renderings of the building massing were then created from the aligned 3D cameras and montaged into the existing photography at the same location. This produces an accurate representation of the scale and position of the new building envelope with respect to the existing surroundings.



Blackwattle Bay Park foreshore looking towards Anzac Bridge

METHODOLOGY



Summary of SHFWA DCP recommended methodology

Factor	Low Impact 1 point	Moderate Impact 2 points	High Impact 3 points
Location of viewer	Elevated position (ridge top) with clear view over marina.	Slightly elevated (lower slopes) with partial view over marina.	Adjoining shorelines or waterway with view blocked by marina and boats
Distance of View	Land areas or waterways. (> 1000m)	Land areas or water. (100 - 1000m)	Adjoining shoreline or waterway (<100m)
Period of view	Glimpse (e.g. moving car, bus or bike).	Few minutes up to half day (e.g. walking along foreshore, recreation in adjoining open space, boating on adjoining waterway).	Majority of day (e.g. adjoining residence or workplace)
Scale or relative size	Powerboat or yacht. (< 10m long)	Powerboat or yacht. (10 - 30m long)	Powerboat or yacht. (30 - 50m long)
Spatial relationships	Swing moorings adjoining relatively straight shoreline.	Marina adjoining relatively straight shoreline or swing moorings in narrow bay.	Marina in narrow enclosed bay.
Motion of objects	Motionless flags, wind generators and other objects.	Gently fluttering flags and slowly moving wind generators and other objects.	Flags fully extended and regularly changing direction, wind generators at full speed etc.

Figure 1.1 - Summary of SHFWA DCP recommended assessment factors matrix

Factor	Low Impact 1 point	Moderate Impact 2 points	High Impact 3 points
Receptor Sensitivity	Minor roads, service providers	Commercial properties, public roads, transport corridors	Residential properties, Public Open Space, Public Reserves
Quantum of view	oblique or heavily filtered views, development within broad panoramic view cone	oblique view angle, view partially filtered	direct, unfiltered view. Development occupies greater proportion of view.
Distance of View	Land areas or waterways. (> 1000m)	Land areas or water. (100 - 1000m)	Adjoining shoreline or waterway (<100m)
Period of view	Glimpse (e.g. moving car, bus or bike).	Few minutes up to half day (e.g. walking along foreshore, recreation in adjoining open space, boating on adjoining waterway).	Majority of day (e.g. adjoining residence or workplace)
Magnitude of Change	Elements and composition of the view remain largely unaltered.	Elements within the view will be slightly at odds with existing features within the landscape.	Elements within the view will be greatly at odds with existing features in the landscape

Figure 1.2 - Amended Assessment factors matrix

Scoring System

The overall impact rating of the SSD-DA on any given receptor is based on factors of magnitude and sensitivity. The scores for each assessment factor within the matrix table are totalled and an average taken. The following scores are used to determine the overall visual impact rating (refer Methodology section of this report):

1.0-1.4	Low	Minor visual impact
1.5-1.9	Moderate/Low	Slight visual impact
2.0-2.3	Moderate	Moderate visual impact
2.4-2.6	Moderate/High	Moderate to high visual impact
2.7-3.0	High	High visual impact

Viewer Height

The Land and Environment Court (*Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor 2013*) states that 'the impact on appreciation of a public domain view should not be subject to any eye height constraint. A public domain view is one that is for the enjoyment of the whole population, old or young and whether able-bodied or less mobile.'

Although the photos and photomontages within this study have been taken at standing eye level, the assessment of visual impacts on each viewpoint is relevant to both sitting and standing positions. The difference between the two is not considered significant enough from any one viewpoint to justify a separate assessment.

EXAMPLE

LOCATION	Blackwattle Bay	Viewpoint location				
DISTANCE	200 m	Distance to Project site boundary				
RECEPTORS	Boat users	Description of viewers				
NO. OF VIEWERS	Low	Number of viewers				
EXISTING VIEW	As can be seen...	Description of current view				
EXPECTED VISUAL IMPACT						
The Project will be..		Description of expected view				
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE	SUMMARY OF RATINGS			
	DISTANCE	QUANTUM OF VIEW				
		PERIOD OF VIEW				
		SCALE OF CHANGE				
Public	3	2	1	2	1	1.8
Visual Impact Rating	LOW/MODERATE					

Example assessment



PART A

the project and
existing conditions

View from Blackwattle Bay Park looking south

1.0 INTRODUCTION

BACKGROUND

Infrastructure NSW is supporting the New South Wales (NSW) Government's ambition to drive an internationally competitive economy, through the creation of great destinations on Sydney Harbour that will transform Sydney, New South Wales and Australia.

Sydney Fish Market is the largest of its kind in the Southern Hemisphere and among the three largest seafood markets in terms of variety in the world. The market sources product both nationally and internationally and trades approximately 14,500 tonnes of seafood annually with up to one hundred sustainable seafood species traded every day and approximately 500 species traded annually. The site attracts over 3 million visits each year.

In November 2016 the NSW Premier announced a new fish market at the head of Blackwattle Bay, adjacent to the existing fish market. In June 2017 the Premier of NSW announced the appointment of Danish architects 3XN to lead the design team that includes Sydney firms BVN and Aspect Studios.

The design team has been working with key stakeholders to develop the design for the new Sydney Fish Market. As announced by the NSW Premier, works are planned to commence in late 2019.

2.0 THE SITE

THE STUDY AREA

The site is located in a significant harbour foreshore location at the head of Blackwattle Bay between the Pyrmont Peninsula and the foreshore of Glebe. Situated less than 2 kilometres west of Sydney's CBD the site is partially within the City of Sydney Local Government Area.

The land to which the development application relates comprises Lots 3 - 5 in DP 1064339 part of lot 107 in DP 1076596 and Lot 1 in DP835794. Works to connect to the existing waterfront promenade to the west of the site located on Lot 3 in DP1018801. The development footprint is irregular in shape and has an area of approximately 36,800m². The site is partly on land above mean high water mark and partly on water below mean high water mark.

The site has a frontage to Bridge Road to the south and Blackwattle Bay to the north. Pyrmont Bridge Road is an arterial road that links to the ANZAC Bridge to the north west of the site. Sydney Secondary College Blackwattle Bay Campus is immediately south west of the site and the existing Sydney Fish Market immediately north east. Located directly opposite the site to the south is Wentworth Park, separated by Bridge Road.

Located approximately 400 metres walking distance from the site are the Fish Market and Wentworth Park Light Rail stops which are serviced by the Dulwich Hill Line which is a 23 stop, 12.8-kilometre route running from Dulwich Hill to Central station via Pyrmont.

The site contains one heritage item being the heritage stormwater culvert. The site is also near a number of heritage items.

The site's current uses include a concrete batching plant at the Western end and concrete hardstand and wharf area at the Eastern end, which is currently vacant. The site includes wharves and land-based structures. Part of the site is the water of Blackwattle Bay. Works will be undertaken on Bridge Road and its intersections with Wattle Street and Wentworth Park Road.

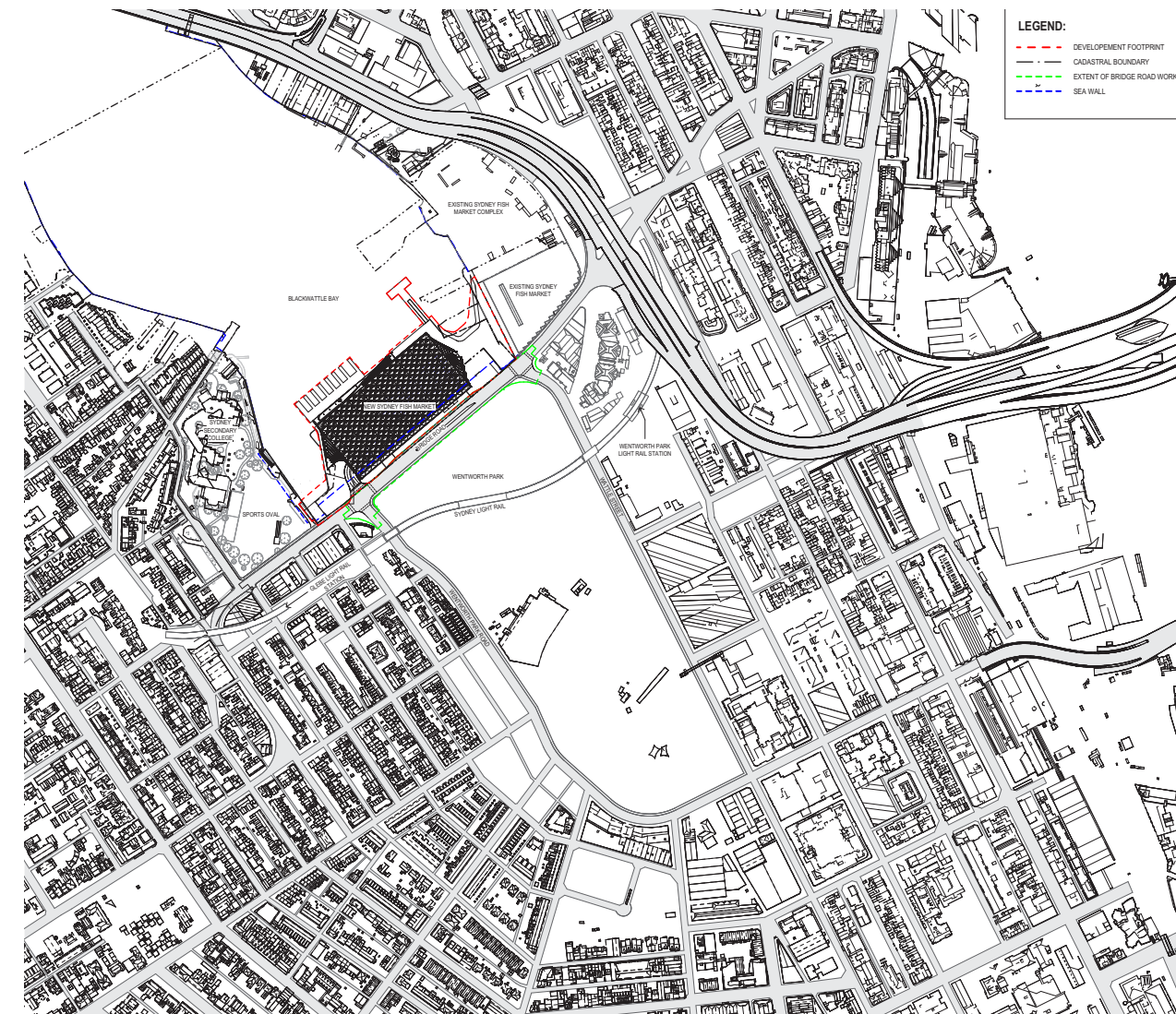


Figure 2.0 - Context map.

2.0 THE SITE



Figure 2.1 - City context of the study area (source nearmaps)



3.0 THE PROJECT

Site and context

The site is located at the head of Blackwattle Bay between the Pyrmont Peninsula and the foreshore of Glebe, situated less than 2km west of Sydney's CBD and is partially within the City of Sydney Local Government Area.

The land to which the development application relates comprises Lots 3 - 5 in DP 1064339 part of lot 107 in DP 1076596 and part Lot 1 in DP835794. Works to connect to the existing waterfront promenade to the west of the site are located on Lot 3 in DP1018801. The development footprint is irregular in shape and has an area of approximately 38,450m². The site is partly on land above mean high water mark and partly on water below mean high water mark.

The site has a frontage to Bridge Road to the south and Blackwattle Bay to the north. Pyrmont Bridge Road is an arterial road that links to the Anzac Bridge to the north west of the site. Sydney Secondary College Blackwattle Bay Campus is immediately south west of the site and the existing fish market immediately north east. Located directly opposite the site to the south is Wentworth Park, separated by Bridge Road.

Located approximately 400m walking distance from the site are the Fish Market, Wentworth Park, and Glebe Light Rail stops which are serviced by the Dulwich Hill Line which is a 23 stop, 12.8-kilometre route running from Dulwich Hill to Central station via Pyrmont.

The site contains one heritage item being the heritage stormwater culvert. The site is also near a number of heritage items.

The site's current uses include a concrete batching plant at the Western end and concrete hardstand and wharf area at the Eastern end, which is currently vacant. The site includes wharves and land-based structures. Part of the site is the water of Blackwattle Bay. Works will be undertaken on Bridge Road and its intersections with Wattle Street and Wentworth Park Road.

Summary of the development

The proposal is to build a new fish market with a contemporary urban design, provide unique experiences for visitors and world-class auction and wholesale facilities. The new facility will be set within an improved public domain including the creation of a waterfront promenade with improved access to Blackwattle Bay and linking to surrounding areas and to public transport.

The development will expand and improve the functions of the existing in a new setting designed to achieve design excellence, functional performance and environmental sustainability.

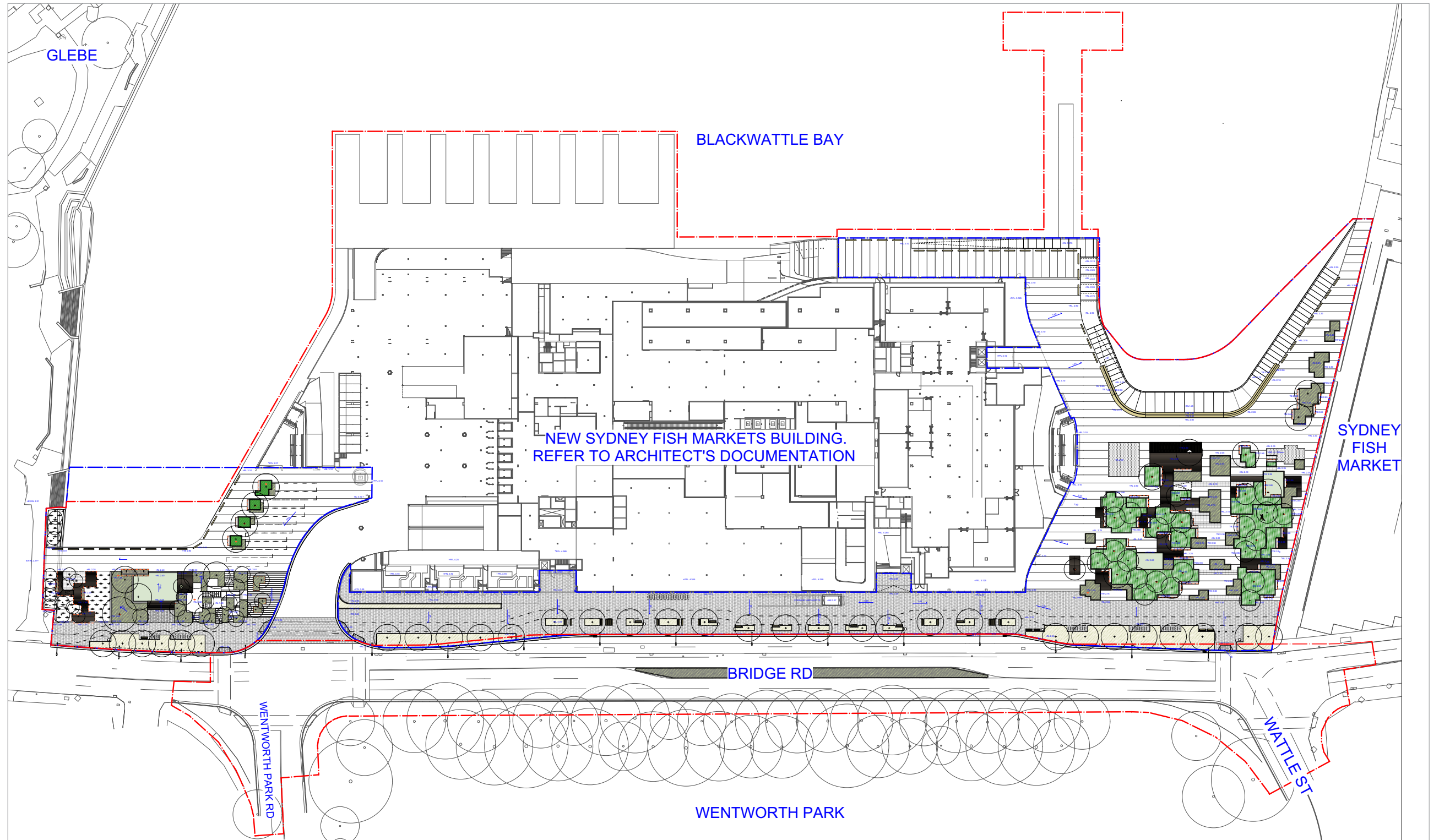
The new fish market will include retail and food and beverage premises, wholesale facilities and auction rooms, offices and commercial space, Sydney Seafood Schools, back-of-house facilities and car, truck and coach parking spaces. The new facility is to include a new foreshore promenade and wharves. The new fish market will be purpose built and will be supported by a state of the art back-of-house plant and recycling/waste management facilities.



Photomontage of New Sydney Fish Market from outside Glebe Rowing Club.

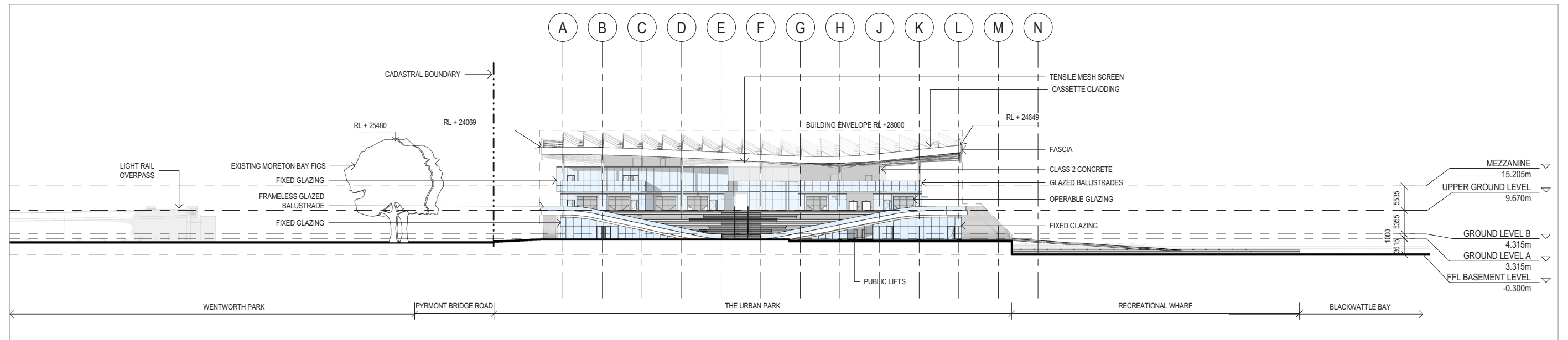
* Note that as the final materiality of the Fish Market is still a work in progress the building shown here is intended to convey the massing and building envelope only and does not show finishes, colours and the like - refer to the architects renders for a detailed representation of materiality. Refer to the appendices for a detailed methodology on the creation of photomontages.

3.0 THE PROJECT

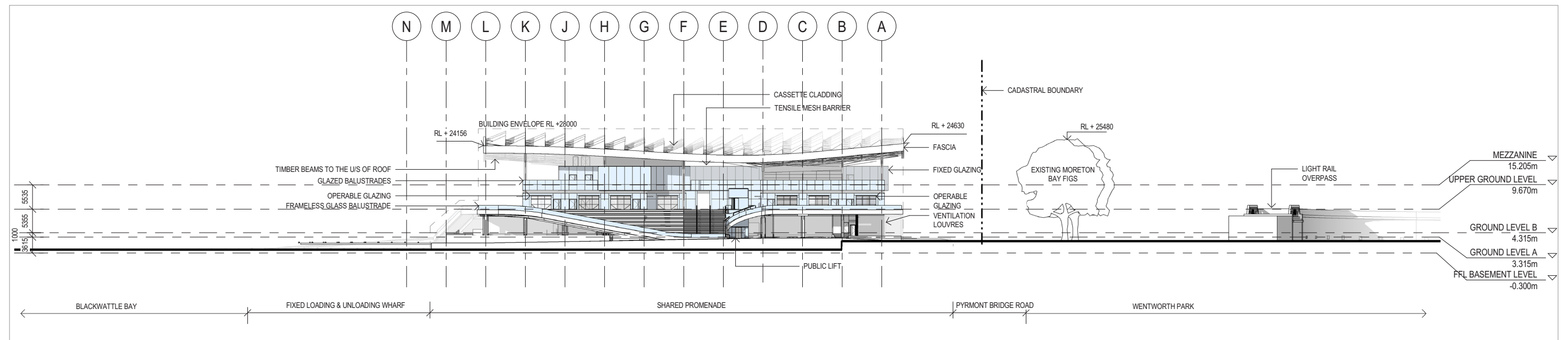


Stage 2 - Main Works Public Domain Concept Plan.

3.0 THE PROJECT

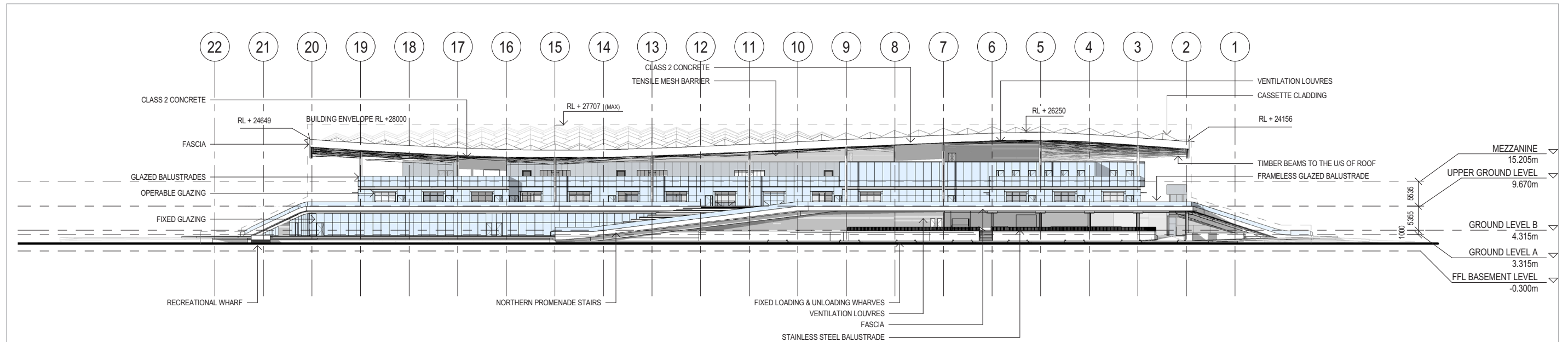


Eastern Facade Elevation.

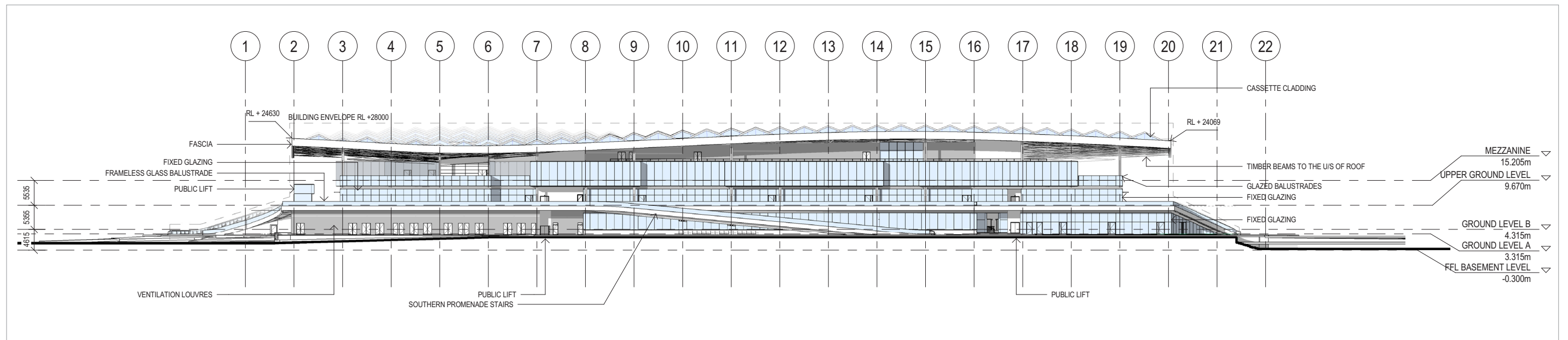


Western Facade Elevation.

3.0 THE PROJECT

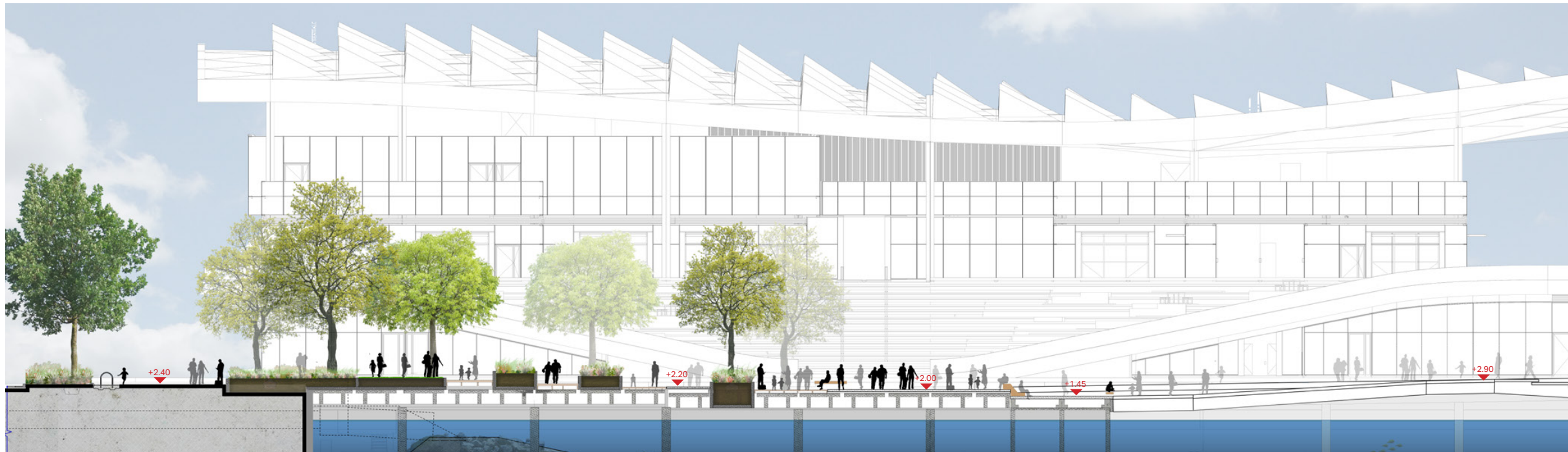


Northern Facade Elevation.



Southern Facade Elevation.

3.0 THE PROJECT



North - South Section. SSD-DA 8925: Stage 2 Main Works Proposal Design Report.



Section Location

3.0 THE PROJECT



East - West Section. SSD-DA 8925: Stage 2 Main Works Proposal Design Report.



Section Location

3.0 THE PROJECT



East - West Section. SSD-DA 8925: Stage 2 Main Works Proposal Design Report



Section Location

3.0 THE PROJECT



Photomontage 1*: Looking south-east from the public walkway of Blackwattle Bay Park, outside the Glebe Rowing Club
Corresponds to Viewpoint 1 within Visual Impact Analysis (Page 40)

* Note that as the final materiality of the Fish Market is still a work in progress the building shown here is intended to convey the massing and building envelope only and does not show finishes, colours and the like - refer to the architects renders for a detailed representation of materiality. Refer to the appendices for a detailed methodology on the creation of photomontages.



3.0 THE PROJECT



Photomontage 2*: Corner of Bridge Road and Bellevue Street looking north-east along Bridge Road
Corresponds to Viewpoint 2 within Visual Impact Analysis (Page 42)

* Note that as the final materiality of the Fish Market is still a work in progress the building shown here is intended to convey the massing and building envelope only and does not show finishes, colours and the like - refer to the architects renders for a detailed representation of materiality. Refer to the appendices for a detailed methodology on the creation of photomontages.



3.0 THE PROJECT



Photomontage 3*: Intersection of Bridge Road and Wattle Street looking south-west along Bridge Road
Corresponds to Viewpoint 3 within Visual Impact Analysis (Page 44)

* Note that as the final materiality of the Fish Market is still a work in progress the building shown here is intended to convey the massing and building envelope only and does not show finishes, colours and the like - refer to the architects renders for a detailed representation of materiality. Refer to the appendices for a detailed methodology on the creation of photomontages.

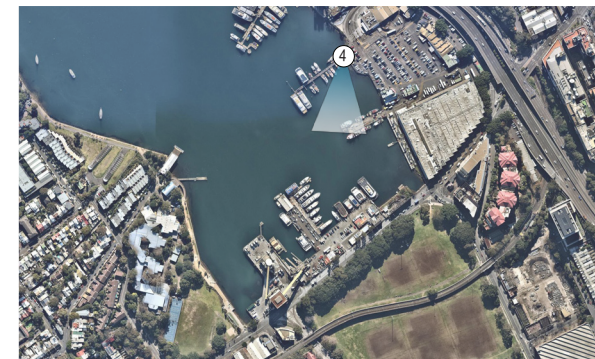


3.0 THE PROJECT



Photomontage 4*: View from existing Fish Market carpark wharf looking south over Blackwattle Bay
Corresponds to Viewpoint 4 within Visual Impact Analysis (Page 46)

* Note that as the final materiality of the Fish Market is still a work in progress the building shown here is intended to convey the massing and building envelope only and does not show finishes, colours and the like - refer to the architects renders for a detailed representation of materiality. Refer to the appendices for a detailed methodology on the creation of photomontages.





Blackwattle Bay Park foreshore

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT

EXISTING LANDSCAPE CHARACTER

The landscape character of the Fish Market Investigation Area and of Blackwattle Bay which it fronts varies greatly in nature offering a spectrum of landscape experiences from open water views with a city backdrop to more intimate enclosed parkland and street spaces on the foreshore. The dominant landscape characteristics may briefly be summarised under the following headings.

Natural Topography

The locality's physical geography of sandstone ridges defining Blackwattle Bay creates an 'amphitheatre' experience for the head of the bay with built form on the ridges forming the skyline.

Built Form

There is a strong distinction in built form character on the northern and southern sides of the Bay. To the north the high rise commercial and residential buildings of Pyrmont, Ultimo and the City form the backdrop to the Bay, while the lower rise buildings and finer grain streets of Glebe (see Figure 4.1) create a less defined and more gradually revealed skyline to the south where street trees on the ridges are often as dominant as built form.

Vegetation

There are a few extensive areas of vegetation outside of the foreshore parks, however small groups or lines of large mature native trees break down the dominant built form character of the landscape. Most notably the line of fig trees along Bridge Road and the trees within Blackwattle Bay Park.

Waterway

The character of the waterway itself is open and mostly regular in form with only minor articulations in the foreshore edge. The large scale of the waterway frequently forms the extensive foreground to the viewer experience. Recreational and commercial marine uses of the waterway frequently characterise the viewer and visitor experience.

EXISTING VISUAL ENVIRONMENT

The visual environment of the site is dominated by water, extensive built form (including bridges and roads) in combination with areas of foreshore parkland. The existing Sydney Fish Market is of a scale and height that makes it visually quite recessive in this context.

Landmarks and Dominant and Visual Features

The most visually prominent individual elements in the landscape of the new Sydney Fish Market's visual catchment include:

- Sydney Tower
- CBD buildings
- ANZAC Bridge
- Remaining Coal Loader Infrastructure
- Hanson Cement structure
- Heritage cottage on the Blackwattle Bay headland
- Wentworth Park
- Wentworth Park (Sporting Facility)

Water Views

Recreational and marine water users experience extensive and open views to the site at water level, often dominated by the Anzac Bridge to the north. From the water the more dominant elements of the view to the east (such as residential and commercial towers) of the CBD contrast with more dominant parkland foreshore views to the southwest.

Distant and Filtered Views

The topography and built form of the site and immediate environs limit an extensive visual catchment beyond the Bay itself, further restricted by large structures such as the Anzac Bridge. While numerous privately owned buildings have views to the site, public views beyond the Bay itself are mostly confined to long distance and filtered views such as from Birrung Park in Balmain.

Visual Barriers

Barriers to views from Wentworth Park include:

- The Rail Viaduct that meanders through Wentworth Park creates small frames of view at eye level under the arches, however the main bulk of the structure forms a significant barrier to views
- The Greyhound racing track grandstands and ancillary buildings create a visual barrier from the southern end of the Park
- The row of mature fig trees along the northern edge of the park at eye level filter the view towards the site, the canopies however form a dense visual obstacle.

Barriers to views from surrounding residential areas include:

- The built form of the residential houses and other buildings to the east, in conjunction with the topography of the site block the majority of views to the project site
- Surrounding areas of elevated topography with potential for views to the site such as Bellevue Street, are screened by existing vegetation.

Barriers to views from Bank Street include:

- The built form located along the Eastern foreshore of Blackwattle Bay creates a visual barrier to views from Bank street towards the site. The bend in Bank Street is however afforded a highly filtered view due to gaps in built form and raised topography.

Barriers to views from Pyrmont area include:

- The high density of built form as well as the physical barrier of the Western Distributor obscures the site from view. Small frames of view between buildings are available from areas of raised topography.



4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT

The map and photos that follow broadly illustrate the typical land use types around the site that generate variations in landscape character



Legend

Commercial Residential Educational Public Open Space View Number and Direction

Figure 4.0 - Existing Landscape Character



View A - Miller Street corner pocket park overshadowed by the Western Distributor.



View B - Existing Sydney Fish Market carpark view highlighting the existing character of the built form.



View C - Existing Sydney Fish Market wharf view looking west over Blackwattle Bay.



View D - Existing Sydney Fish Markets at the corner of Pyrmont Bridge Road and Wattle Street.

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT



View E - Glebe Foreshore in front of Sydney Secondary College Blackwattle Bay looking across Blackwattle Bay to the existing Sydney Fish Markets.



View F - Sydney Rowing Club along Glebe Foreshore walk looking across Blackwattle Bay to the existing Sydney Fish Markets.



View G - Sydney Rowing Club jetty looking across Blackwattle Bay to the existing Sydney Fish Markets with Sydney CBD in background.



View H - Public open space along Glebe Foreshore walk at the end of Forsyth Street.



View I - Blackwattle Bay Park at the end of Leichhardt Street with a heritage building in the foreground and ANZAC Bridge in the distance.



View J - Open parkland between Glebe Point and Blackwattle Bay Park looking across Rozelle Bay towards ANZAC Bridge.



View K - Wentworth Park looking at the proposed site with fig trees bordering Bridge Road.



View L - Corner of City West Link Road and The Crescent with commercial marine activity in the foreground.



The former Jones Coal Loader , Bridge Road.

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT



Figure 4.1 - Surrounding open space. (source nearmap)



Fig trees bordering Wentworth Park

5.0 VISUAL CATCHMENT ANALYSIS

Visual catchment of a site is the extent the site can be seen from the surrounding landscape, and conversely how much of the landscape can be seen from site. Topography, vegetation and land use all contribute to the visual catchment of a site. For example, a site within a heavily urbanised area may have a small visual catchment because of the density of buildings surrounding it. Similarly, a site may have a low visual catchment due to surrounding vegetation providing only highly filtered views.

The visual catchment of the site is influenced significantly by land use and topography. The open nature of Blackwattle Bay Park foreshore allows for extensive public domain views to the site. When analysing the topography surrounding the site it would initially appear that the site is highly visible to the immediate surrounds.

However, once land use and vegetation are included the availability of views to the site decreases (as a result of mature vegetation within both the public and private domain) as well as significant built form in Pyrmont and Glebe. The most significant visual catchment areas for the site are in close proximity to the site such as Bridge Road and Blackwattle Bay itself. Elevated positions such as surrounding tall towers and the Anzac Bridge also contribute to the visual catchment of the site.



Figure 5.0 - Existing Topography.

5.0 VISUAL CATCHMENT ANALYSIS

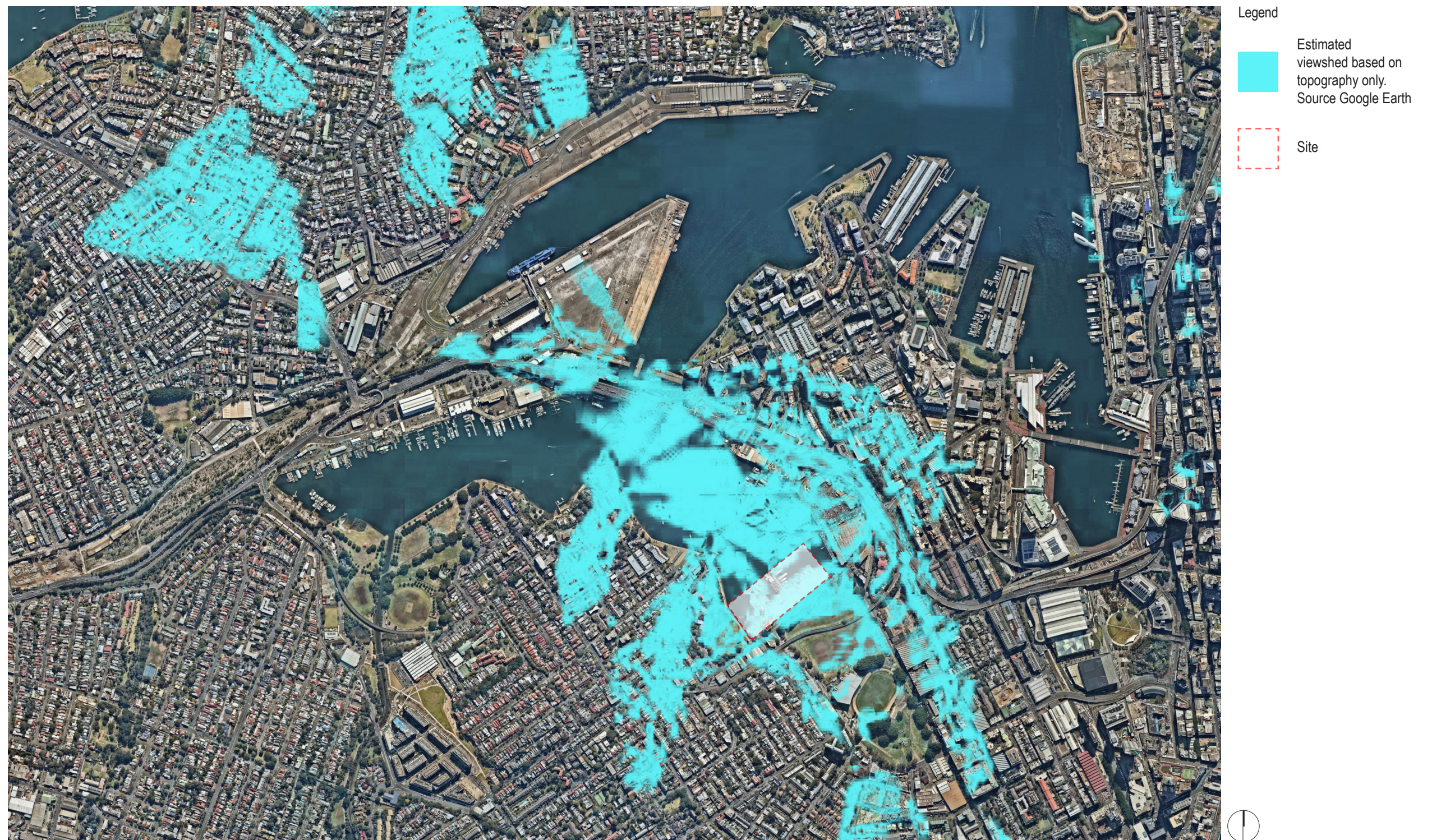


Figure 5.1 - Viewshed of the site based solely on topography, excluding existing buildings and trees.
(source nearmaps and Google Earth)

5.0 VISUAL CATCHMENT ANALYSIS



Figure 5.2 - Visual Catchment of the site. (source nearmaps and Google maps)

5.0 VISUAL CATCHMENT ANALYSIS



Figure 5.3 - Visual Catchment of the site. (source aero3Dpro)

6.0 VIEW SELECTION CRITERIA

BASIS OF SELECTION

The selection of views for detailed evaluation later in this report has been based on the following sources:

- Visual assessment policy guidance in particular the NSW Land and Environment Court Planning Principles
- Desktop mapping
- In field evaluation undertaken for this report.
- SEARS
- State Heritage Register

Based on the above, the selection criteria for the views assessed in detail in section 7.0 include, in order of priority:

- Views from the public domain (principally streets, parks and waterways)
- Views of pedestrians and cyclists
- Close and direct views
- Views from transport (private and public)
- Distant and filtered views.

State Heritage Register Items

The table opposite lists State Heritage Register items that are in proximity to the site, with many of the items not visible to or from the site. Of the items listed, Bellevue and the viaduct in Wentworth Park are visible, and as a result have been included as viewpoint locations in the following section. Views between these items will be obscured by the New Sydney Fish Market, however it is noted that direct views are already obscured primarily through the existing cement works and then through a mixture of smaller structures running parallel to Bridge Road.

ITEM NAME AND RELATIONSHIP TO SITE	ADDRESS	SUBURB	LGA	SHR
Glebe Island Bridge Not publicly accessible or used.	Bank Street, Victoria Road	Pymont	Sydney	01914
Old Pymont Cottages Site not visible from this location.	1, 3, 5 Cross Street	Pymont	Sydney	01986
Pymont and Glebe Railway Tunnels Tunnel itself is not publicly accessible and is used for light rail. The site is not visible from the tunnel.	Metropolitan Goods Railway	Pymont	Sydney	01225
Pymont Post Office Site not visible from this location.	148 Harris Street	Pymont	Sydney	01440
Royal Edward Victualling Yard Site not visible from this location.	38-42 Pirrama Road	Pymont	Sydney	01855
Sewage Pumping Station 1 Site not visible from this location.	William Henry Street	Pymont	Sydney	01336
Bellevue Viewpoint 1 Location.	55-57 Leichhardt Street	Glebe Point	Sydney	00470
Bidura House Group Site is not visible from the heritage protected villa.	357 Glebe Point Road	Glebe	Sydney	01994
Glebe and Wentworth Park Railway Viaducts Viewpoints 7, 15, 16, 17, 19 and 26 are located within Wentworth Park in proximity to the viaduct. The site is not visible from the viaduct in Glebe Park.	Wentworth Park, Jubilee Park, Johnstons Creek	Glebe	Sydney	01034
Hereford House Site not visible from this location.	53 Hereford Street	Glebe	Sydney	00460
Lyndhurst Private residence. Due to existing mature vegetation on site and in the surrounding area it is anticipated that the site would only be visible from a few windows on the upper level at an oblique view, leading to a negligible number of viewers.	61 Darghan Street	Glebe	Sydney	00158
Monteith Site not visible from this location.	266 Glebe Point Road	Glebe	Sydney	00592
Reussdale Site not visible from this location.	160 Bridge Road	Glebe	Sydney	00292
Rothwell Lodge & Factory Site not visible from this location.	24 Ferry Road	Glebe	Sydney	00591
Sze Yup Temple & Joss House Site not visible from this location.	Victoria Road	Glebe	Sydney	00267
Tranby Site not visible from this location.	13 Mansfield Street	Glebe	Sydney	00021
University Hall & Cottages Site not visible from cottages or University Hall.	281-285 Broadway	Glebe	Sydney	00128

Figure 6.0 - State Heritage Register Items in proximity to site.



PART B

visual impact assessment

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

Based on the foregoing selection criteria this section maps and describes 26 views of the site from a variety of close and more distant viewpoints. A photograph of each viewpoint is accompanied by a description of the view and the major visual elements within that view.



Figure 7.0 - Proposed key views. (source nearmap)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 1



Viewpoint location



Viewpoint 1 - Existing View



Viewpoint 1 - Photomontage

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay Park opposite Glebe Rowing Club, looking south-east					
DISTANCE	250 m					
RECEPTORS	Park users					
NO. OF VIEWERS	Moderate					
EXISTING VIEW	The visual composition is dominated by the Hanson Cement works along the southern edge of the bay, adjacent to Bridge Road. A large extension running perpendicular to Bridge Road extends into the bay and houses the large cylindrical tower and associated cement works.					
	The ‘green band’ from Wentworth Park provides visual relief on the left of the scene from the dominance of the cement works, as does the mature vegetation on the elevated Railway Street.					
	Private anchored boats do not appear this close to the shore, and therefore provide uninterrupted views across the bay to the site.					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The building mass will dominate the view from this location given the proximity of the viewpoint. To the left of the scene views to existing vegetation in Wentworth Park will be lost, however to the right of the scene views to existing mature vegetation within Glebe will be enhanced. Although the proposed building envelope will be become the most significant element from this viewpoint, that is not at odds with the current domination by built form as a result of the cement works.</p> <p>Stage 1: During the demolition and construction phase the visibility of both floating and land based plant will be highly visible from this location. Once the concrete batching plant has been removed the visibility of the historic fig trees in Wentworth Park will be more prominent. It is anticipated that the removal of waste from the site by trucks will be visible from this location although this would not be dissimilar to the current visibility of concrete trucks that use the site.</p> <p>Stage 2: From this viewpoint the western plaza and stairs to the Fish Market building will be highly visible, as will the western extent of the building. Within the plaza tree and low height planting will replace the predominately built form that currently occupies the space and will create a green link to Wentworth Park behind it. To the foreground of the western plaza harbour steps leading down to Blackwattle Bay will be visible.</p> <p>The left of the view will be dominated by the built form of the Fish Market, with views to the vegetation in Wentworth Park lost. Visible from this location will be the loading wharf.</p> <p>It is expected that a moderate/high visual impact will occur from this location. Although the left of the view will be dominated by the built form of the market, the view is already dominated by the cement works, and therefore blocks or provides filtered views to mature vegetation in Wentworth Park. The removal of the cement works will allow greater visual access to the western edge of the mature trees in Wentworth Park, and the new planting in the western plaza will help form a connection to established vegetation from residential properties and streets visible to the right of the view. More distant views of the CBD skyline will remain.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	2	2	2.4
Visual Impact Rating						MODERATE/HIGH

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 2



Viewpoint location



Viewpoint 2 - Existing View



Viewpoint 2- Photomontage

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Intersection of Bridge Road and Bellevue Street, looking north-east
DISTANCE	50m
RECEPTORS	Road users and pedestrians
NO. OF VIEWERS	Moderate
EXISTING VIEW	The view composition from this point is dominated by the built form of the Hanson cement works which is situated in the mid-ground and occupies a majority of the view frame. In the fore-ground is the busy Bridge Road, with this portion of the road being sparsely vegetated increasing the visual impact owf the built form. The tops of high-rise buildings in Pymont can be seen in the background with the taller International Tower positioned on the right of the view.

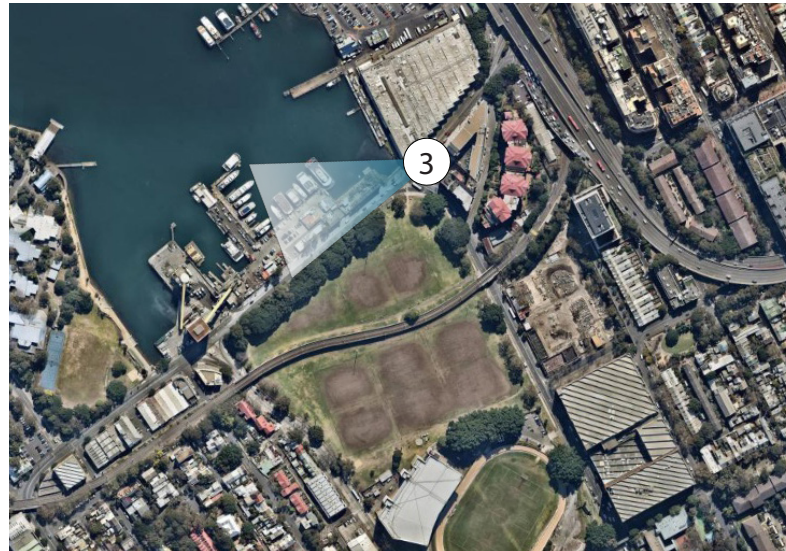
EXPECTED VISUAL IMPACT	
<p>Concept Phase: The building envelope will be highly visible from this location due to the proximity and angle of view. As the existing view is already largely dominated by built form as a result of the cement works, fencing and other structures running parallel to Bridge Road, the proposed building envelope will not be significantly at odds with the existing view. It is anticipated the view will become more active in terms of pedestrian movement as a result of public domain works surrounding the building.</p> <p>Stage 1: During this stage the most obvious change to the visual scene will be the removal of the concrete batching plant which currently dominates the view. Hoarding will be erected along the site boundary which will form a more uniform edge along Bridge Road than is currently visible. It is anticipated that required cranes and demolition equipment will be highly visible from this location due to the viewpoints proximity to site.</p> <p>During this stage the small number of trees currently on site will also be removed, decreasing the level of vegetation temporarily during this stage. The removal of waste from site by trucks will also be visible from this location, although this will not be at odds from the current use of the site by concrete trucks coming and going, and is also a temporary condition.</p> <p>Stage 2: To the left of the view will be the western plaza and steps leading to the retail/catering level. The removal of the visually dominant cement works structure will allow for greater visual access to the sky, given the proposed Fish Market building not being as tall as the current structure.</p> <p>Views of smaller commercial and residential towers in the distance when looking north-east along Bridge Road will be replaced with views of the southern facade of the Fish Market, however the very top of International Tower 1 in Barangaroo should remain visible over the undulating roof of the market.</p> <p>The sporadic street tree planting along the southern edge of the site will be replaced by a formalised line of tree planting, increasing the amount of vegetation visible from this location and filtering the view of the lower levels of the Fish Market.</p> <p>A small number of private apartments are located at this viewpoint on the second and third storey above ground floor retail. Due to the existing cement works, views into Blackwattle Bay are partially obscured, especially within the centre of the building. Views from western terraces into Blackwattle Bay Park and looking east along Bridge Road are possible as the building curves to accommodate Wentworth Park Road. From the western terraces of the apartments views will not be obstructed by built form and the existing carpark will be replaced by the western plaza of the market. Planting in the plaza will merge with the existing canopy of mature vegetation in Blackwattle Bay Park behind the plaza, giving the impression of continuous vegetation from the park to the plaza. When looking east along Bridge Road from the apartments the current view of the cement works and a mixture of smaller structures such as buildings, fences and carparks will be replaced by the proposed market. Although the level of visible built form will increase when looking along Bridge Road, a noticeable reduction in built form height in the immediate proximity to the apartments will occur with the removal of the cement works.</p> <p>It is anticipated that a moderate visual impact will occur from this location. Although the level of built form along Bridge Road will be extensive, the current configuration of the cement works, small structures and fence line creates a consistent built form southern border to the site. The sparse tree planting and views to the residential and commercial towers in the distance re-enforces the built form nature on this side of Bridge Road.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	2	1	2	2
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 3



Viewpoint location



Viewpoint 3 - Existing View



Viewpoint 3 - Photomontage

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Intersection of Bridge Road and Wattle Street, looking south west
DISTANCE	55m
RECEPTORS	Road users and pedestrians
NO. OF VIEWERS	Moderate
EXISTING VIEW	Bridge Road forms the dominant element of the view from this location. To the left of the view are the mature fig trees bordering Wentworth Park. To the right of the view the remains of a coal loader forms a visual barrier along approximately 45 metres of Bridge Road. Sporadic vegetation runs along the northern side of Bridge Road but is dwarfed by the continuous row of fig trees in Wentworth Park. One of the two dominating structures of the cement works is visible in the background. This view is often dominated by periods of heavy traffic from both private vehicles as well as larger commercial vehicles from the cement works and buses.

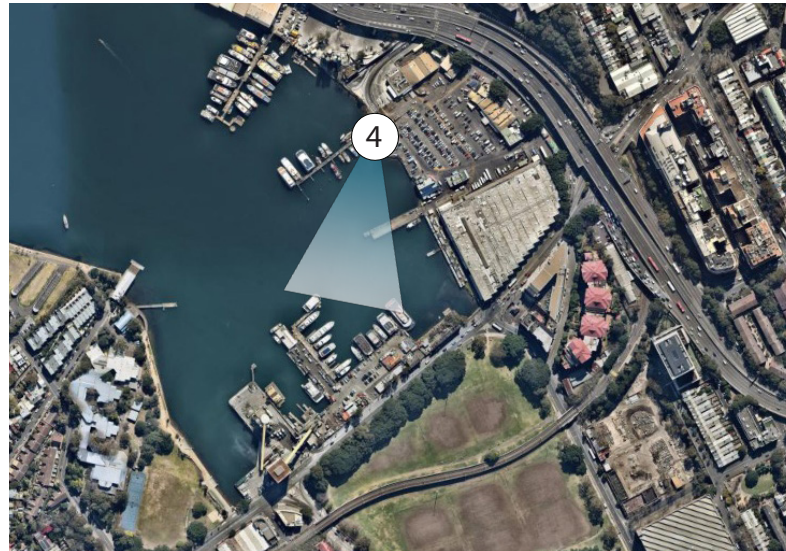
EXPECTED VISUAL IMPACT	
<p>Concept Phase: The proposed building envelope will become the dominant feature when looking south-west along Bridge Road from this location. It is anticipated that the current assortment of elements to the northern edge of Bridge Road will be replaced by a more consistent built form edge.</p> <p>Stage 1: This stage will involve the removal of a number of structures currently visible from Bridge Road including the former Jones Coal Loader in the foreground and the concrete batching plant in the distance, as well as existing vegetation on site. Running parallel to Bridge Road will be hoarding which will create a more uniform edge to Bridge Road than currently exists. Some of the larger demolition and construction equipment (such as cranes) will be visible.</p> <p>Stage 2: Looking west along Bridge Road the Fish Market will be highly visible to the right of the view. The current view order of vegetation, derelict built form, vegetation and the built form in the distance will be replaced with a consistent built form running the extent of the view. This will consist of a street level frontage with a flight of stairs connecting Bridge Road to the upper retail/catering level visible around the centre of the building.</p> <p>A row of street tree planting and low level planting will create a consistent line of vegetation running along the southern facade of the building, softening the built form of the market and providing filtered views to the lower and mid-level of the market.</p> <p>The height of the market will decrease the amount of visible sky from this location, however the substantial green edge to the left of the view will not be impacted.</p> <p>A number of residential apartment blocks are located behind this viewpoint ranging in height from 5 to 10 stories. The taller tower blocks (10 stories) are located behind the smaller blocks, and as a result most of the lower stories of these buildings do not have views of the site. The upper stories of these taller blocks do have views to the site and to Blackwattle Bay, and as a result will lose views to the head of the Bay. The building located on the corner of Bridge Road and Wattle Street is smaller (6 stories) and has an oblique angle of view to the site and Blackwattle Bay. A noticeable change will occur for these residents as a result of the built form of the market as well as the civic plaza replacing the current water view. Residents on the upper levels of this building will still be able to access water views over the plaza.</p> <p>It is anticipated that a moderate/high visual impact will occur from this viewpoint due to the high visibility and unobstructed view of the market from this location.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	3	2	3	2.6
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 4



Viewpoint location



Viewpoint 4 - Existing View



Viewpoint 4 - Photomontage

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Fish Market carpark, looking south-west
DISTANCE	245m
RECEPTORS	Market users
NO. OF VIEWERS	Low
EXISTING VIEW	The view is dominated by the commercial fishing boats moored in the foreground of the scene. Behind this the dominant structures of the cement works are visible, as are the mature fig trees in Wentworth Park forming a 'green band' above the boats.

EXPECTED VISUAL IMPACT

Concept Phase: The proposed building envelope will be highly visible from this location. This will greatly alter the existing scene of small fishing vessels which allow for views over them to trees within Wentworth Park to one of a predominantly built form. It is anticipated that the view will become a lot more activated as a result of greater public access to the area.

Stage 1: From this location the floating silt curtains and water based plant would be highly visible. The most notable change to the scene during this stage will be the removal of existing jetties and boats which currently dominate the view. This will temporarily allow for a less obstructed view of the headland of Blackwattle Bay, as well as views of the mature fig trees in Wentworth Park.

The removal of the concrete batching plant and the former Jones Coal Loader will also be noticeable from this location. Clear views of demolition and construction equipment will be visible.

Stage 2: The northern facade of the Fish Market will be highly visible from this location, as will the associated wharfs running the extent of the market. It is anticipated that the visible 'green band' of mature fig trees in Wentworth Park will be lost due to the angle and proximity to the market.

The view towards the northern facade will become more open, with the proposed wharfs reaching northwards into Blackwattle Bay, as opposed to the current view with wharfs pointing westwards into the bay.

It is expected that a **moderate** visual impact will occur, with openness of the view increasing due to the re-orientation of the current wharfs. The noticeable loss of the 'green band' in the distance is tempered by the limited time spent by viewers in the current carpark and the associated sensitivity to a change of view from this location.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	3	1	3	2.2
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 5



Viewpoint location



Viewpoint 5 - Existing View



Viewpoint 5 - Indicative Block Model View of Project

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay Park near Cook Street, looking south-east
DISTANCE	510m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	<p>The existing view is dominated by a skyline of tall buildings within the CBD, gradually decreasing in height as buildings move towards Blackwattle Bay. The existing Fish Markets are clearly visible, as are moored fishing boats to the east and cruising boats to the south of the bay.</p> <p>The 'green band' of trees within Wentworth Park is visible behind the cruising boats, interrupting the dominance of built form to the left of the image. A large portion of the site is obscured from this location due to the protrusion of 'The Boathouse' restaurant and vegetation within this area, blocking out views of the existing cement works.</p>

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The eastern half of the building envelope will be clearly visible from this location, with the western side obscured by existing buildings and vegetation in the mid-ground. The building mass will likely obscure the view of the existing trees in Wentworth Park and increase the perception of built form at the head of Blackwattle Bay.</p> <p>Stage 1: From this location the floating plant and silt curtain will be visible around the perimeter of the work area and associated water structures to be removed or repaired. Currently the view to the head of Blackwattle Bay is obscured by docked boats at the jetties. It is anticipated that although floating plant will be visible during this stage, the visibility of Wentworth Park will be somewhat increased with the removal of the docked commercial boats and the removal of the former Jones Coal Loader.</p> <p>Stage 2: Due to the protrusion of Blackwattle Bay Park and 'The Boathouse' restaurant, a portion of the site will not be visible from this location. The eastern edge of the Fish Market building will be visible, as will the recreational and ferry wharf and central plaza connection to the existing market site.</p> <p>The visibility of the 'green band' of Wentworth Park will be highly diminished, with only the very tops of some trees visible behind the undulating roof structure of the market. As a result of this, the market will appear to form an extension of the already built form to the left of the view consisting of the current market and apartment buildings. Vegetative elements within Blackwattle Bay Park to the right of the view will provide relief from a largely consistent built form within the view.</p> <p>It is expected that a moderate visual impact will occur from this location due to the oblique nature of view, combined with the already largely built form of the foreground to the left of the view. This, combined with the visibility of the Sydney CBD in the distance, means that the site and new Fish Market building will form a component of the existing built form that is not greatly at odds with the current view.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	2	2	2.2
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 6



Viewpoint location



Viewpoint 6 - Existing View



Viewpoint 6 - Indicative Block Model View of Project

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay Park opposite Sydney Secondary College, looking east					
DISTANCE	100m					
RECEPTORS	Park users					
NO. OF VIEWERS	Moderate					
EXISTING VIEW	The visual composition is dominated by the Hanson Cement works in terms of two large fixed structures, as well as the smaller moving elements such as cement trucks.					
	A portion of the 'green band' from Wentworth Park is visible to the left of the view and between the cement works buildings, providing a stark contrast to the 'functional' nature of the other elements within view.					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The dominant feature of the view will be the building mass that will replace the existing cement works. From this proximity views of vegetation within Wentworth Park will be replaced by built form. It is anticipated that the view will become a lot more active as a result of the now public access to site which is not currently available, allowing for greater access to views of Blackwattle Bay than is currently available.</p> <p>Stage 1: Demolition activities will be highly visible from this location during Stage 1 in the form of both water and land based plant. The removal of the existing jetties and the concrete batching plant will increase both the available water views of Blackwattle Bay as well as views of the historic fig trees in Wentworth Park. Removal of waste materials from site by trucks will also be highly visible from this location during demolition.</p> <p>Stage 2: The view will be dominated from this location by the sweeping western stairs connecting the plaza to the retail/catering level. To the left of the view will be visible the new loading/unloading wharf, resulting in a reduction of water views.</p> <p>With the removal of the cement works, the very north-western corner of Wentworth Park will be visible, however the current visibility of mature vegetation within the park will be replaced by built form.</p> <p>Although the view will be dominated by the built form of the market, it will be of a more open and activated nature than the monolithic structures currently dominating the view. It is anticipated that a moderate visual impact will occur due to the loss of views to Wentworth Park. However as the current view is dominated by the cement works, the addition of the built form of the market will not greatly alter the dominance of built form in the current view.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 7



Viewpoint location



Viewpoint 7 - Existing View



Viewpoint 7 - Indicative Block Model View of Project

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Wentworth Park, northern side of the light rail line, looking north west - Wentworth Park is a local heritage item.
DISTANCE	120m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	From this viewpoint the foreground consists of an open expanse of grassed playing fields situated behind a row of historic fig trees lining the edge of Wentworth Park and Bridge Road. The dense foliage of the tree canopy allows for only filtered views of the Glebe foreshore and beyond in the background. The site is visible in the space between the tree trunks, with the bordering Bridge Road largely hidden from view by the small embankment on the park edge.

EXPECTED VISUAL IMPACT						
<p>Concept Phase: It is anticipated that the ground level of the building mass will be visible through the line of existing fig trees running parallel to Bridge. Highly filtered views of the upper levels will result due to the height and maturity of the fig trees. A small view of distant planting seen to the right of the scene between two fig trees will be replaced by built form in this location, and the existing built form visible to the left of the scene as a result of the cement works will be replaced by the proposed building mass.</p> <p>Stage 1: From this location the most obvious visual change during the initial demolition phase will be the removal of the concrete batching plant and structures currently on the site. The hoarding along the northern side of Bridge Road will create a uniform edge along the road.</p> <p>As a result of the mature fig trees in Wentworth Park, much of the larger demolition and construction equipment will be highly filtered, limiting the visual impact for users of the park. Although vehicles using the site will be visible, it is not dissimilar to the current use by a number of concrete trucks associated with the batching plant on site.</p> <p>Stage 2: The Fish Market building will be visible from this location with the lower level visible through the punctuated trunks of the fig trees lining the northern edge of Wentworth Park. The canopies of the trees will provide heavily filtered views of the upper and roof level.</p> <p>Distant filtered views of the vegetation within Blackwattle Bay Park will be lost, however this forms a minimal component of the view in relation to the dominance of the fig trees in the foreground.</p> <p>The lower level of the Fish Market will create a more uniform appearance along Bridge Road as opposed to the current mixture of small structures and fences, with the steps linking Bridge Road to the upper level of the market also visible.</p> <p>Uniform street tree planting along Bridge Road will contribute to the filtered views of the Fish Market and increase the level of visible vegetation along Bridge Road.</p> <p>It is anticipated that a moderate visual impact will occur. A mixture of heavily filtered views from the fig trees in Wentworth Park combined with the built forms already running along Bridge Road means that the addition of the Fish Market will not dominate this viewpoint. The addition of street tree planting will further filter views of the market and re-enforce the vegetative visual barrier already present from the fig trees.</p>						

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	2	1	2.0
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 8



Viewpoint location



Viewpoint 8 - Existing View



Viewpoint 8 - Indicative Block Model View of Project

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	ANZAC Bridge footbridge, looking south
DISTANCE	570m
RECEPTORS	Pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	The view is located on the ANZAC Bridge pedestrian footbridge, and overlooks the Western Distributor which dominates the immediate foreground. The facade of the existing Sydney Fish Markets is visible to the left of the view, while the remainder of the mid-ground is comprised of the commercial fishing and mooring facilities, alongside the dominating structures of the Hanson Cement Works. The large, mature fig trees of Wentworth Park and the Wentworth Park Centre form a strong element within the view, creating a clear distinction between the foreshore and city skyline beyond.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The proposed building envelope will be highly visible from this location. It is anticipated that the building mass will obstruct a large proportion of trees within Wentworth Park, with the Wentworth Park Sporting Complex visible in the distance over the roof. A noticeable difference to the head of Blackwattle Bay will occur as a result of the need to accommodate the increased size of the site, and will result in reduced visibility of water from this location.</p> <p>Stage 1: Due to the distance and elevated nature of this viewpoint, nearly all elements of this stage will be visible. The removal of existing structures on site, as well as the removal of boats will temporarily create a far more open view of the Blackwattle Bay headland and water views. Water and land based plant will be highly visible during the demolition and construction phase, with larger elements such as cranes being visible.</p> <p>Stage 2: Due to the elevated nature of the viewpoint the Fish Market will be highly visible from this location and combined with the distance of the viewpoint will allow a view of the entire northern side of the market.</p> <p>To the left of the view will be visible the central and water plazas linking the current Fish Market with the site. The water plaza will have planting within it and will not be occupied by the building footprint, allowing for filtered views to the north- eastern side of Wentworth Park to be retained.</p> <p>The Fish Market building will obstruct a large portion of the mature fig trees running along the northern edge of Wentworth Park, however the very tops of some of these trees will be visible due to the undulating nature of the roof.</p> <p>A noticeable extension of the site footprint into Blackwattle Bay will be visible from this location, resulting in a reduction in views of the water from both the site footprint and the associated wharfs attached to this.</p> <p>To the right of the view some mature vegetation and residential buildings will become visible with the removal of the Hanson cement works buildings.</p> <p>It is anticipated that a moderate/low visual impact will occur from this location.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	2	1	2	1.8
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 9



Viewpoint location



Viewpoint 9 - Existing View



Viewpoint 9 - Indicative Block Model View of Project

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Western Distributor heading west, looking south
DISTANCE	430m
RECEPTORS	Motorists
NO. OF VIEWERS	High
EXISTING VIEW	The view overlooks the Bidvest Australia Ltd commercial warehouse immediately below the Western Distributor, as well as the extensive commercial fishing and mooring facilities in Blackwattle Bay. The mature Fig trees of Wentworth Park lining Bridge Road create a strong horizontal line in the mid-ground towards the Hanson Cement Works Structure which dominates the view. The background is primarily comprised of vegetation punctuated by a range of commercial and residential buildings.

EXPECTED VISUAL IMPACT					
<p>Concept Phase: The elevated position and distance of this viewpoint will allow for clear views of the proposed building envelope. The majority of views of existing vegetation within Wentworth Park will be lost, however the removal of the cement works to the right of the scene will allow for greater views of existing vegetation behind it. The level of available views of water will also be decreased as a result of the increase in the site footprint.</p> <p>Stage 1: Due to the elevated and unobstructed nature of the viewpoint, the site will be highly visible during this phase. The most noticeable change during this phase will be the removal of the jetties and boats from the headland of Blackwattle Bay, as well as the removal of the concrete batching plant. Water and land based plant will be visible, as will the floating silt curtain around the edge of the site. Although the site is highly visible from this location the view is a very brief one as a result of it being from a motorway.</p> <p>Stage 2: The site will be clearly visible for a brief period of time for motorists travelling west on the ANZAC Bridge before metal screening running the length of bridge provides a heavily filtered view. As there is no pedestrian footpath on this side of the bridge the receptors are limited to motorists and visibility of the site is lost relatively quickly once moving along the bridge.</p> <p>A noticeable reduction in the visibility of mature trees in Wentworth Park will occur, with only the very tops of some of the fig trees running along Bridge Road remaining visible over the undulating roof. Views of trees to the east of the park will remain visible over the eastern plaza connecting the site and the former Fish Market.</p> <p>A noticeable northern expansion will occur into Blackwattle Bay to accommodate the site footprint, diminishing the visibility of open water in the current view. The northern facade of the market will be clearly visible, as will the wharfs and boats moored to them. The cement works structures removal will allow for views to the top portions of mature residential vegetation to the right of the view due to their position on the rising topography.</p> <p>It is anticipated that a moderate visual impact will occur. Although there will be a noticeable loss of vegetative views that currently occupy the centre of the view, the time that this view is currently available to motorists travelling west is limited. Trees to the left and right of the view will remain visible, as will the tops of some trees set further back in Wentworth Park around the sports facility ensuring that the view does not become totally dominated by built forms in the foreground and distance.</p>					

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	3	1	3	2.2
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 10



Viewpoint location



Viewpoint 10 - Existing View



Viewpoint 10 - Indicative Block Model View of Project

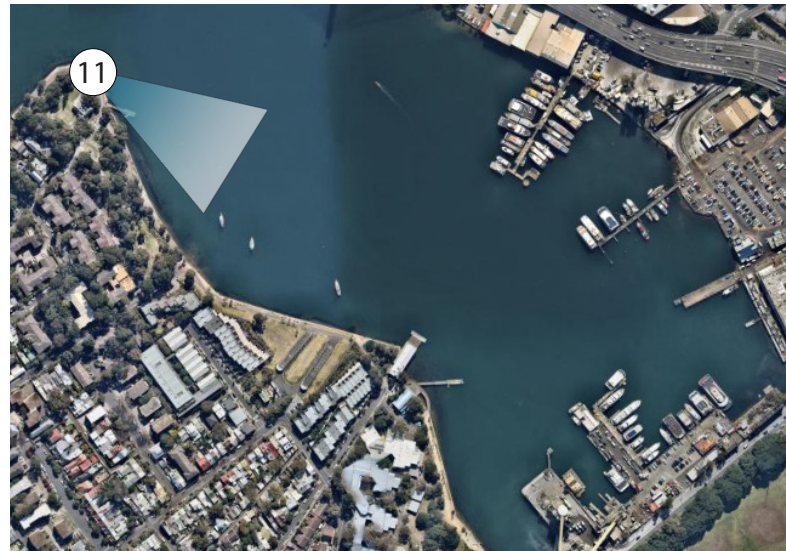
7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay					
DISTANCE	580m					
RECEPTORS	Harbour users					
NO. OF VIEWERS	Low					
EXISTING VIEW	The Hanson cement works is visible to the right of the view, consisting of two dominant structures and a collection of smaller structures situated on a wharf that protrudes northwards into Blackwattle Bay.					
	To the left of this is visible a collection of moored boats comprising of both commercial and recreational craft, with the 'green band' of mature fig trees in Wentworth Park being partially visible behind them.					
	To the left of the view can be seen the current Fish Market and residential apartment buildings, with the Sydney CBD towers visible in the distance. Further wharfs and moored boats are also visible on the eastern side of Blackwattle Bay.					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The extent of the proposed site will be highly visible from this location. The perception of built form will increase as a result of the visibility of existing built form to the left of the scene, as well as tall towers visible in the distance. Due to the viewpoint being on water, the perceptibility of the increased site footprint within the bay will be less noticeable than other elevated surrounding viewpoints. The removal of the cement works will allow for a greater of view of vegetation within Glebe, helping to mitigate the loss of views of trees within Wentworth Park.</p>						
<p>Stage 1: The entire site will be visible from this location. The removal of the jetties and boats from the headland of Blackwattle Bay as well as the removal of the concrete batching plant will be highly noticeable. Land and water based plant will be visible, however as a result of the distance from the viewpoint the detail of these elements will be reduced. The most noticeable elements of demolition and construction equipment will be equipment such as cranes that will have a greater vertical profile than anything in the immediate vicinity.</p>						
<p>Stage 2: The northern facade of the Fish Market will dominate the view from this location with the eastern and western extents of the site visible.</p>						
<p>It is anticipated that the views of the mature trees in Wentworth Park will be diminished, with only views of the trees located to the east of the park still visible over the plaza linking the current Fish Market with the site. The removal of the cement works structures to the right of the view will allow for an increase in the visibility of established residential vegetation behind it.</p>						
<p>The current view of a mixture of boats will be maintained as a result of the three wharfs that will project northwards into the bay, as well as a noticeable expansion into Blackwattle Bay in order to accommodate the site.</p>						
<p>To the left of the view the current Fish Market will still be visible, as will the residential apartment buildings and CBD towers in the distance.</p>						
<p>It is anticipated that a moderate/high visual impact will occur from this viewpoint. Although the number of viewers will be limited to boat users, the composition of the view will change to one of a majority of built form and very little mature vegetation except on the edge of the site. The Fish Market will become the dominate feature as opposed to the current collection of elements within the view.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	2	3	2.6
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 11



Viewpoint location



Viewpoint 11 - Existing View



Viewpoint 11 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay Park (Bellevue: 55-57 Leichhardt Street) looking south-east)					
DISTANCE	680m					
RECEPTORS	Park users					
NO. OF VIEWERS	Moderate					
EXISTING VIEW	<p>Looking south from the most northern point of Blackwattle Bay Park, a large extent of the site is visible, with only the western part of the site partially obscured by the projection of 'The Boathouse on Blackwattle Bay' restaurant. To the right of the image Hanson Concrete Blackwattle Bay is visible above the 'The Boathouse' due to the imposing cylindrical and square structures and associated ramps.</p> <p>Moving left along the view, a 'green band' is partially visible from the mature trees that line the northern edge of Wentworth Park leading to the existing Fish Markets. Below the visible band of trees can be seen moored boats at the head of Blackwattle Bay. Behind the existing Fish Market a series of apartments are visible, with the built form gradually increasing in height further in to the CBD.</p> <p>A changing element of the scene is the anchored boats within Blackwattle Bay. As these elements are not fixed, the composition and visibility of certain parts of the site will be altered depending on the number and positioning of boats at any given time.</p>					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The building envelope will be clearly visible from this location. Built form will largely obstruct views of existing vegetation located within Wentworth Park. It is anticipated that the makeup of the head of Blackwattle Bay will be altered as one of the most visible features (the cement works) will be removed, as will a number of smaller structures on site. The building envelope will create a more consistent edge to Blackwattle Bay as opposed to the current makeup of a number of structures varying in size, scale and age and use.</p> <p>Stage 1: This stage will require the demolition of water based structures such as piles and jetties and will involve the mobilisation of floating plant and waterway occupation around the perimeter of the existing structures. Floating silt curtains will also be installed around the perimeter of the work area. From this location it is expected that the floating silt curtain will be minimally visible due to its low above water profile. It should also be noted that views of Wentworth Park will be more visible with the demolition of the concrete batching plant during this stage.</p> <p>Stage 2: The site will be highly visible from this location with the extension northwards of the site footprint to accommodate the new market. A plaza on the east of the site linking to the location of the current Fish Market will provide direct access that is not currently available. The western edge of the new market will be just visible to the right of the view, however the protrusion of Blackwattle Bay Park and 'The Boathouse on Blackwattle Bay' restaurant will obstruct views of the western plaza and harbour steps down into Blackwattle Bay.</p> <p>To the right of the view the dominant structures of the Hanson cement works will vanish, allowing greater views of the distant UTS and Central One buildings. The entire northern facade of the new Fish Market building itself will be visible from this location, and as a result the visibility of the 'green band' of mature trees in Wentworth Park will be diminished. It is predicted that the undulating nature of the roof structure will still allow for the very top of some of these trees to just be visible.</p> <p>The view from east to west will change from one of predominately small structures in the foreground (with the exception of the cement works) and a mature tree line to one of a highly built form consisting of a range of building materials and reflective surfaces.</p> <p>It is expected that a moderate/high visual impact will occur from this location as a result of the increase in built form and reduction of views to mature vegetation as a result of this.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

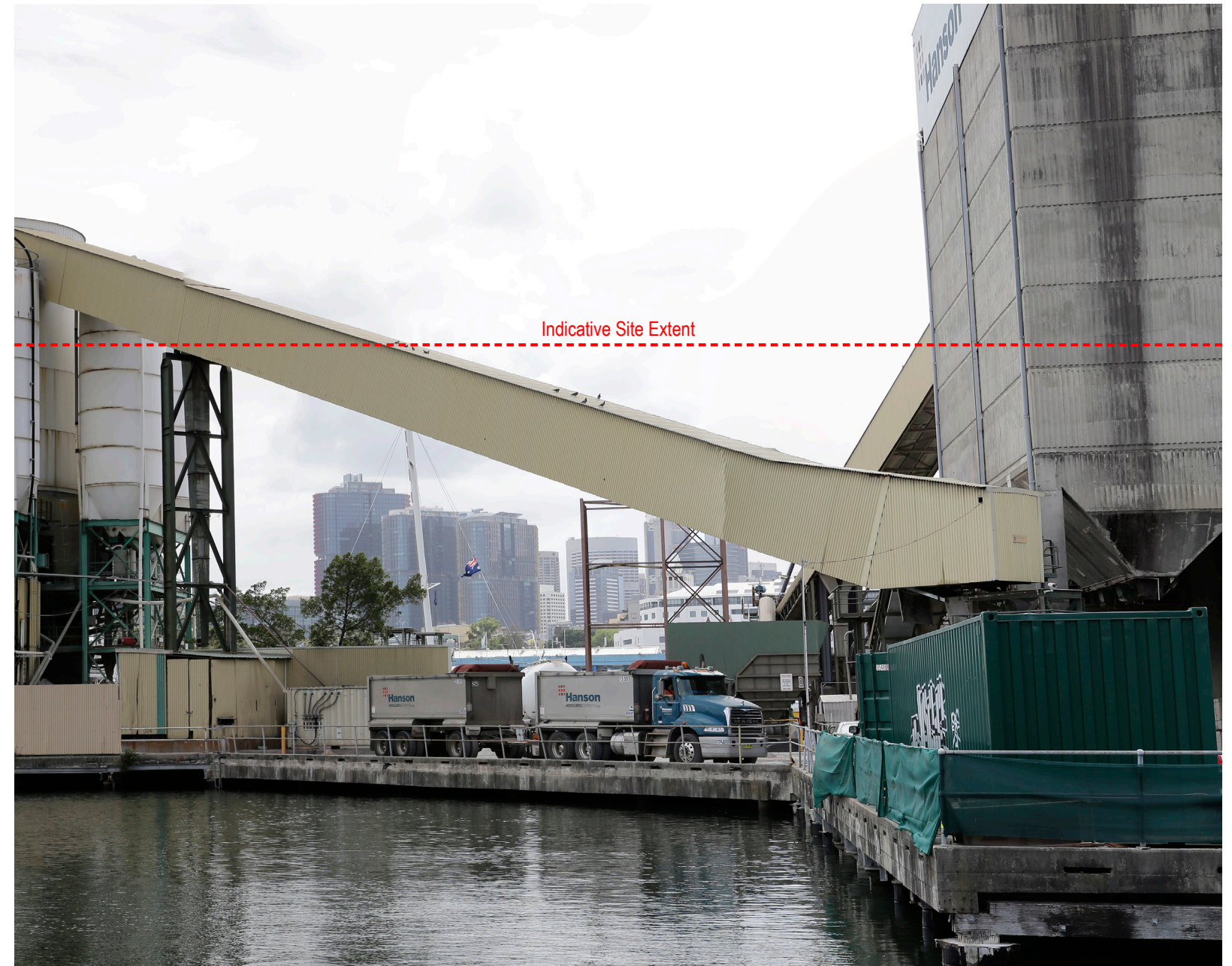
VIEWPOINT 12



Viewpoint location



Viewpoint 12 - Existing View



Viewpoint 12 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Entrance of Blackwattle Bay Park, Bridge Road, looking north-east					
DISTANCE	80m					
RECEPTORS	Park users					
NO. OF VIEWERS	Moderate					
EXISTING VIEW	The view is entirely dominated by the cement works from this location. Between the two structures can be seen the high-rise developments of Barangaroo and the CBD, with only a fraction of vegetation visible in the distance.					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The building envelope will dominate the entire visual scene from this location which will obstruct the small view frame of tall commercial towers in the distance. Although the mass of the building will dominate the view due to its proximity to the viewpoint, it is anticipated the scene will not be largely at odds with the current view which is also dominated by built form in both the foreground and distance.</p> <p>Stage 1: During this stage it is anticipated that the entire view will be dominated by land and water based plant and demolition works due to the proximity of the viewpoint to the site. Although there will be a high level of visibility of plant, temporary waste storage and waste removal from this viewpoint, it is not anticipated that viewers would register a major difference from the current view because of the current visual domination by the concrete batching plant.</p> <p>Stage 2: The western plaza and stairs to the retail/catering level will be visible from this location. The western plaza will result in a reduction of views of the water due to the extension northwards into Blackwattle Bay and will be replaced with views of both tree and low level planting within the plaza.</p> <p>It is anticipated that this view will become a lot more ‘activated’ through the movement of people entering and leaving the market, as opposed to more static current view which is mainly activated through the movement of the trucks associated with the cement works.</p> <p>Although the view will be almost entirely dominated by the built form of the Fish Market, this will not be at odds with the current built form view in both the foreground and distance and a moderate visual impact is expected.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	3	2	1	2.2
Visual Impact Rating						MODERATE

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 13



Viewpoint location



Viewpoint 13 - Existing View



Viewpoint 13 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Bridge Road and Taylor Street intersection, looking north-east
DISTANCE	220m
RECEPTORS	Road users and pedestrians
NO. OF VIEWERS	Moderate
EXISTING VIEW	This view is directed along Bridge Road looking north-east. The existing trees and vegetation lining either side of the street form a dominant feature in the fore and mid-ground, helping to filter the Hanson Cement Works from view. Although almost totally obscured from view, the high-rise buildings of Pyrmont can be seen in the distant background.

EXPECTED VISUAL IMPACT

Concept Phase: The building envelope will be visible from this viewpoint running parallel to Bridge Road. This will result in the removal of the dominant cement works as well as sporadic tree planting which will create a more consistent edge to Bridge Road than currently exists due to a mixture of structures, fences and vegetation. From this viewpoint the majority of distant views to towers in both Pyrmont and Barangaroo are obstructed by the cement works, but it is anticipated that the proposed building envelope will allow for some of the taller towers to become visible over the roof.

Stage 1: From this location the most obvious visual change will be the removal of the concrete batching plant allowing for greater views towards the buildings of Pyrmont and Barangaroo. The use of hoarding along Bridge Road will also be necessary, which will form a visual barrier of Blackwattle Bay for pedestrians and motorists, however it should be noted that a similar visual barrier currently exists as a result of buildings, vehicles and storage currently on site. There will be a reduction of trees on the northern side of Bridge Road due to the removal of the trees currently on site.

Stage 2: The site will be visible at a highly oblique angle when looking east along Bridge Road from the road and footpath. With the removal of the dominant concrete structures of the cement works, tall commercial and residential towers within Pyrmont and the CBD will become visible over the undulating roof of the Fish Market.

The removal of existing vegetation within the site will be replaced by street tree planting, creating a formalised vegetative edge to the southern side of the market. This will help to maintain the current green edging along Bridge Road visible to the left and right of the view.

Due to the dominance of the cement works in the current view it is anticipated that a **moderate/low** visual impact will occur. Although the built form of the Fish Market will be significantly more than the current cement works, the oblique nature of the view will minimise this. Similarly the removal of the existing vegetation within the site along Bridge Road will be balanced by the inclusion of street tree planting, therefore not only maintaining the current green edge along Bridge Road, but increasing the level of trees along the site boundary.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	2	1	2	1.8
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 14



Viewpoint location



Viewpoint 14 - Existing View



Viewpoint 14 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Bellevue Street near Cardigan Street, looking north west
DISTANCE	150m
RECEPTORS	Local residents, road users and pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	This view is taken from an elevated position on Bellevue Street looking north towards the site. Dense vegetation and tree canopies positioned behind and below the wall obscure much of the background from view. The top of the Hanson Cement works can just be seen above the vegetation as well as the pylon of the ANZAC Bridge and high-rise buildings in the distant background.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The proposed building envelope will not be visible from this location as a result of existing elements in the view, mainly the mature vegetation present. One of the most noticeable changes to the scene from this position will be increased views of Anzac Bridge as a result of the removal of the cement works (the top of which is just visible over the mature vegetation to the left of the view).</p> <p>Stage 1: It is anticipated that during this stage the visual impact will be minimal. The removal of the concrete batching plant will provide a clearer view of the Anzac Bridge in the distance. Some cranes on site may potentially be visible from this location, but will be largely screened by the existing vegetation in the foreground.</p> <p>Stage 2: Mature vegetation within residential properties, combined with the topography, means that the site is obscured from this position. It is anticipated that the only visible impact from this location will be the removal of the Hanson Cement Works which will result in the removal of the large structures visible to the left of the view, allowing for clearer views of the ANZAC Bridge.</p> <p>Due to the highly obstructed view of the site as a result of mature vegetation from surrounding residential properties, it is anticipated that a low visual impact will occur. It is anticipated that the current view will be opened up allowing for a better view of a Sydney landmark to enhance the view from this location.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	1	1	1	1.2
Visual Impact Rating	LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 15



Viewpoint location



Viewpoint 15 - Existing View



Viewpoint 15 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	North-western corner of Wentworth Park, looking north-west - Wentworth Park is a local heritage item.
DISTANCE	50m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The prevailing feature of this viewpoint is the iconic fig tree situated in the centre of the frame. The mid-ground is occupied by the busy Bridge Road, which runs along the southern border of the site. The Hanson Cement Works and ancillary buildings as well as the canopy of the fig tree obscure much of the distant background from view, with only minor elements of the ANZAC Bridge and distant residential tower visible.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The lower level of the building envelope will be highly visible from this location, with the upper levels obscured by the dominant existing fig trees bordering the northern edge of Wentworth Park. The proposed building will mean the current mixture of elements within the scene such as small structures, vehicles and some distant views will be replaced by a consistent built edge running parallel to Bridge Road.</p> <p>Stage 1: The most visible element during this stage will be the hoarding running along Bridge Road providing a more uniform edge to the northern side of the road. The removal of structures on site will also temporarily lower the profile of the site, allowing for views to buildings in Pyrmont in the distance. It is anticipated that some of the larger demolition equipment such as cranes will be visible from this location.</p> <p>Stage 2: The proximity of the viewpoint to the site means that the foreground will be dominated by the lower levels of the Fish Market, with the canopies of the fig trees providing heavily filtered views of the upper level and roof of the building.</p> <p>The minimal view shaft to the distant ANZAC Bridge will be lost, however due to the existing low canopies of the fig trees and built form along Bridge Road, the loss will be minimal.</p> <p>The level of visible vegetation will be increased with the inclusion of a row of formalised tree planting along the southern edge of the site. This will provide filtered views of the lower level and help to soften the built form. Combined with the already low canopies of the fig trees, the view from this location will be heavily filtered through vegetation.</p> <p>It is anticipated that a moderate/high visual impact will occur as a result of a uniform built form replacing the current assemblage of small individual structures, fences and moving vehicles.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	2	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 16



Viewpoint location



Viewpoint 16 - Existing View



Viewpoint 16 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Wentworth Park Centre, looking north - Wentworth Park is a local heritage item.
DISTANCE	200m
RECEPTORS	Sporting facility users
NO. OF VIEWERS	Low
EXISTING VIEW	This view composition consists of an open expanse of grassed playing fields in the foreground, leading to the built form of the Glebe Viaduct in the mid-ground. The arching form of the viaduct allows for minimal views through to the site. Beyond, the canopies of the row of fig trees filters much of the site, with only the upper portion of the Hanson Cement Works visible. The distinct pylons of the ANZAC Bridge are visible in the background.

EXPECTED VISUAL IMPACT

Concept Phase: It is anticipated that the proposed building mass will form a minor element to the existing scene as a result of existing elements either completely blocking or providing highly filtered views. The viaduct running through Wentworth Park will largely obscure the lower level of the building, allowing for only small views of it between the arches. The mature canopy of the fig trees will allow for highly filtered views of the upper level of the proposed building mass, with the most noticeable change to the scene being the removal of the cement works to the left of the view.

Stage 1: As a result of the Glebe Viaduct running through Wentworth Park and the mature fig trees beyond this, much of this stage will be obscured or highly filtered. The removal of the concrete batching plant to the left of the view will be the most obvious change to the visual scene from this location. Some of the larger demolition and construction equipment (such as cranes) may be visible, however much of their mass will be obscured by the fig trees.

Stage 2: Views of the Fish Market will be heavily filtered as a result of the existing fig trees and Glebe Viaduct, with large areas of the building not visible. The clearest views will occur directly across the sports fields and through the arches of the viaduct. It is anticipated that some clear views will be visible through these arches and between the fig tree trunks in the distance, but that these views will be extremely limited.

The solid structure of the viaduct will obstruct views of the mid-level of the market, with the canopies of the fig trees almost forming a solid screen from this distance as well, although they will still provide some highly filtered views of the upper level and roof of the market.

To the left of the view the dominant concrete structure of the Hanson cement works will be removed. It is anticipated that this area will provide the clearest view of the roof structure at the south-western area of the market due to a reduction in the tree height of the Wentworth Park trees in this area.

Due to the heavily filtered/obstructed view of the site, it is anticipated that a **moderate/low** visual impact will occur.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 17



Viewpoint location



Viewpoint 17 - Existing View



Viewpoint 17 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Wentworth Park near Fig Street, looking north-west - Wentworth Park is a local heritage item.
DISTANCE	300m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The view is comprised of a large open area of grassed playing fields leading towards the built form of the Glebe Viaduct. From this angle the viaduct obscures the majority of the northern end of Wentworth Park. The dense canopy of the fig trees block the distant background from view, with only the very top of the Hanson Cement Works discernible.

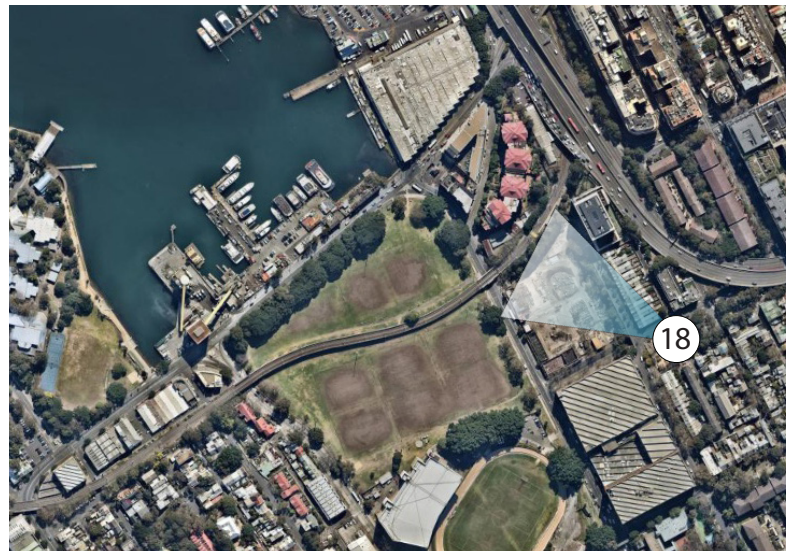
EXPECTED VISUAL IMPACT	
<p>Concept Phase: It is anticipated that as a result of the viaduct and fig trees within Wentworth Park the proposed building envelope will cause an insignificant part of the visual scene. The clearest views of the building will be possible through the arches of the viaduct, and this will change depending on what angle the viewer is looking through the arches as to what they will see. The view of the very top of the cement works to the left of the scene will be replaced by a view of a consistent canopy top of fig trees.</p> <p>Stage 1: It is anticipated that much of the view of this stage will be obscured or highly filtered as result of the Glebe Viaduct and the existing mature Fig trees beyond this. To the left of the scene can be seen the peak of the concrete batching plant which will be removed. Some of the larger demolition and construction equipment (such as cranes) may be visible from this location, however the fig trees will obscure the majority of them from view.</p> <p>Stage 2: Looking north-east from this location the site is visible at an oblique angle. As a result of this the arches of the Glebe Viaduct provide a decreasing level of visibility when moving to the left of the view, until all visibility is lost, allowing for only a tiny fraction of the lower level of the market to be visible.</p> <p>The solid structure of the viaduct similarly will obscure the mid-level of market, with the tree canopies of the fig trees in Wentworth Park all but obscuring the upper and roof level of the market.</p> <p>The most noticeable impact will be the removal of the Hanson cement works structure to the left of the view, allowing for a largely uninterrupted canopy and skyline view from this location.</p> <p>It is anticipated that a moderate/low visual impact will occur, with only brief filtered views of the site visible and the existing elements of the view remaining the dominant feature.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 18



Viewpoint location



Viewpoint 18 - Existing View



Viewpoint 18 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Fig Lane Reserve, looking north-west
DISTANCE	400m
RECEPTORS	Park users, pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	From Fig Lane Reserve the view is dominated by vegetation, with the top of a variety of mature trees running parallel to Jones Street dominating the view. The break between this vegetation allows for views of the mature fig trees in Wentworth Park as well as the light rail viaduct running through the park. The Hanson Cement Works are partially visible behind this, with distant views of residential apartment blocks and vegetation.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: As a result of existing vegetation in both the foreground and distance, it is unlikely that the proposed building mass will visible from this location. It is anticipated that the most noticeable change to the scene will be the removal of the cement works that is visible over the top of the fig trees in Wentworth Park. This will allow for greater views to existing vegetation in Glebe and a decrease in the perception of built form.</p> <p>Stage 1: As a result of existing mature vegetation in the foreground and mature fig trees in Wentworth Park in the distance, much of this stage will be obscured. The removal of the concrete batching plant will allow for a slightly increased view to residences in Glebe.</p> <p>Although much of the lower level works of this stage will be obscured by existing vegetation, it is anticipated that some of the larger demolition and construction equipment (such as cranes) will be visible.</p> <p>Stage 2: The site will be largely obscured through both foreground vegetation and distant vegetation in the form of the fig trees in Wentworth Park.</p> <p>Due to the viewpoints elevated position, the large cement works structures are visible over the canopy cover, and their removal will provide clearer views to distant vegetation and residential apartment buildings in the distance.</p> <p>It is anticipated that only a small fraction of the lower level will be visible between the trunks of the fig trees, and this limited view combined with the distance will limit the viewers ability to distinguish the details of the lower level. It is anticipated that the roof structure will be very minimally visible, with only certain parts of the undulating structure clearing the canopy from this location, with the rest of it largely obscured through highly filtered views through the tree canopy.</p> <p>As a result of the highly filtered view of the site from this location it is anticipated that moderate/low visual impact will occur.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 19



Viewpoint location



Viewpoint 19 - Existing View



Viewpoint 19 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Wentworth Park opposite Wattle Crescent, looking north-west - Wentworth Park is a local heritage item.
DISTANCE	125m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The majority of the view is dominated by the grassed sports area and fig trees bordering the northern edge of Wentworth Park. Filtered views between the trunks of the trees provide limited visual access to the site. The slightly elevated nature of the park means that Bridge Road itself is not visible, however the tops of vehicles travelling along it are. The very top of the cement works dominating structure is visible, but forms a small part of the view.

EXPECTED VISUAL IMPACT						
<p>Concept Phase: The dominant element of the view is the existing mature canopy of the fig trees bordering the edge of Wentworth Park, and this will result in highly filtered views to the upper levels of the proposed building mass. The lower level will be more visible between the trunks of the fig trees, and this will replace the current mixture of existing elements with a more unified built form.</p> <p>Stage 1: Due to the existing mature fig trees in Wentworth Park much of this stage will be obscured. One of the most visible changes from this location will be the hoarding along Bridge Road which will create a uniform edge to the northern side of the road. The removal of the concrete batching pant will be visible from this location, as will some of the larger demolition and construction equipment (such as cranes) although much of their mass will be obscured by the fig trees.</p> <p>Stage 2: The lower level of the Fish Market will be visible through the trunks of the existing fig trees in Wentworth Park. The lower level will become slightly less visible when moving to the left of the view due to the oblique nature of the view limiting the available view through the tree trunks. The available view through the tree trunks will be of a more consistent nature as opposed to the current mixture of built forms and fences.</p> <p>The consistently dense tree canopies of the fig trees will obscure much of the Fish Market, with only heavily filtered views available. To the left of the view, above the tree canopy, the cement works structure will be removed, allowing for an uninterrupted view along the top of the tree canopies.</p> <p>Due to the heavily filtered view of the site, it is expected that a moderate/low visual impact will occur.</p>						

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	2	1	1.8
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 20



Viewpoint location



Viewpoint 20 - Existing View



Viewpoint 20 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	External eating area of existing Fish Market, looking south-west
DISTANCE	60m
RECEPTORS	Market users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The view from the external eating area of the current Fish Market provides unobstructed views of the cement works and mooring facilities. Bridge Road is obstructed from this location, due to the remains of a coal loader to the left of the view and a brick building in the distance. A small amount of vegetation has taken hold within the vicinity of the coal loaders remains, including some small tree/large bushes and grasses. A small element of the 'green band' of Wentworth Park is visible in the background.

EXPECTED VISUAL IMPACT

Concept Phase: The proposed building will be the dominant feature from this location. As a result of the increased building footprint, current views of the water from this location will be replaced by built form. A reduction in views of existing trees in Wentworth Park will occur, although it is anticipated that some views will remain to the left of the scene. It is anticipated that the view will become more activated through pedestrian movement, as the current area in view is largely closed off to the public or inaccessible.

Stage 1: From this location a number of water and land based plant will be visible in order to remove or repair existing conditions on site. The former Jones Coal Loader will be removed, as will the concrete batching plant and other structures currently on site. The visibility of temporary waste storage and demolition and construction elements will be highly visible. The limited amount of vegetation on site will be removed before the addition of new landscaping in Stage 2.

Stage 2: The project will completely dominate the view from this location, with views across the plaza connecting the current Fish Market site with the proposed building. The water plaza to the south of the central plaza will also be visible to the left of the view.

Views of the mature fig trees in Wentworth Park will be visible to the left of the view through the central and water plazas, with this visibility being lost to the right of the view by the proposed market. The market will also block the distant view of vegetation within Blackwattle Bay Park visible behind the current cement works. Due to the height of the proposed building, a large portion of sky views will be lost due to the proximity of the viewpoint to the building, with only views to the left still available.

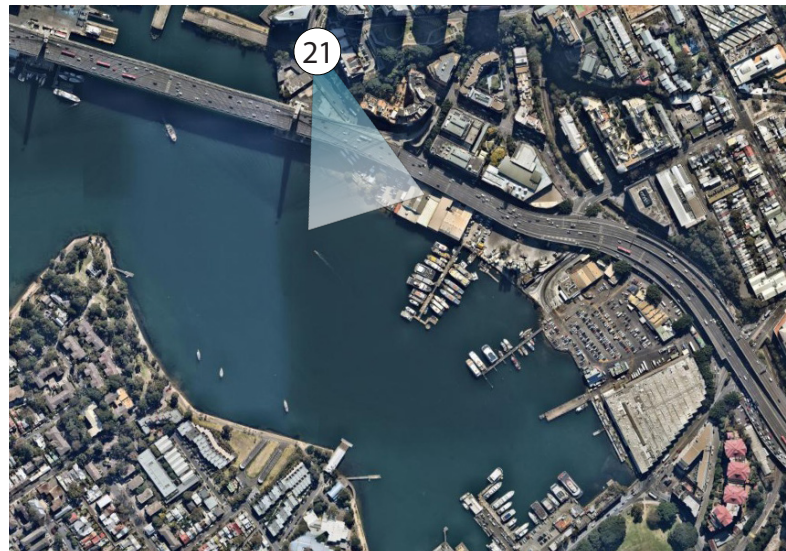
It is anticipated that a **high** level of visual impact will occur from this viewpoint due to the proximity to the site and the scale of change. The loss of current distant and water views from this viewpoint will be particularly noticeable.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	3	3	3	2.8
Visual Impact Rating						HIGH

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 21



Viewpoint location



Viewpoint 21 - Existing View



Viewpoint 21 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Bank Street near Blackwattle Bay Dragon Boat Club, looking south
DISTANCE	690m
RECEPTORS	Road users and pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	The view is primarily obscured by the escarpment and vegetation to the east, Blackwattle Bay Dragon Boat Club to the west, and ANZAC Bridge above. These elements frame a view of the Hanson Cement Works Structure and a residential building located in Glebe. A small amount of vegetation including trees and small shrubs obscure the commercial fishing facilities in the mid-ground.

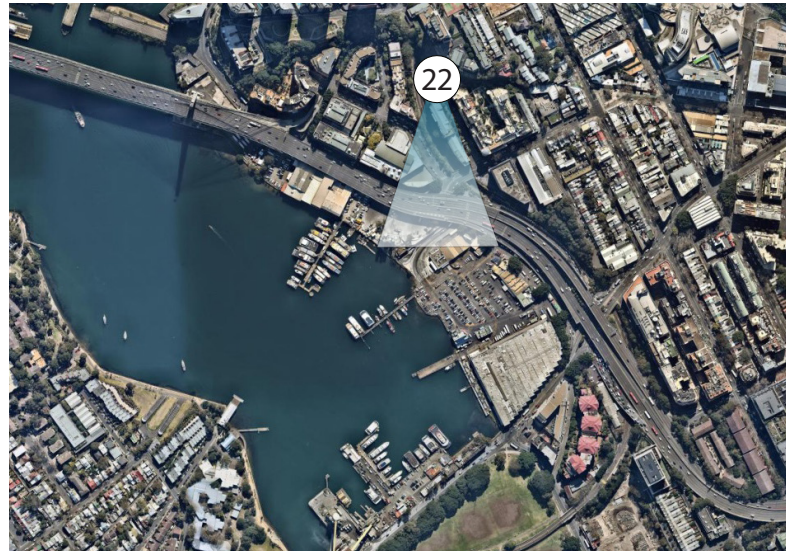
EXPECTED VISUAL IMPACT	
<p>Concept Phase: It is anticipated as result of existing elements in the scene that the western side of the building envelope will be visible, however the eastern side will be obscured. One of the most noticeable distant built elements (the cement works) will be replaced by the western edge of the proposed building. Although the proposed building will be visible from this location it will not be at odds with it surroundings due to existing level of built form in the scene.</p> <p>Stage 1: Due to existing structures in the mid-ground of this scene, much of this stage will not be visible from this location. The most noticeable difference during this stage will be the removal of the concrete batching plant, as well as some of the larger demolition and construction equipment such as cranes. It is anticipated that only a small portion of the water and land based plant and operations will be visible over the relatively small water view available from this location.</p> <p>Stage 2: Existing vegetation will obscure a large portion of the eastern side of the Fish Market building from this location, however an unobstructed view to the western edge of the building and western plaza will be visible.</p> <p>Partial views of mature fig trees in Wentworth Park and residential trees will be obstructed by the Fish Market, however the upper portion of mature vegetation to the right of the cement works structure will remain visible above the roof due to its raised location.</p> <p>Current views of the northern end of the cement works which is used by cement trucks will be replaced with views of the loading/unloading wharf as well as the multi-purpose wharf, allowing for views of the working wharfs that are currently obstructed from view in their current location.</p> <p>It is anticipated that a low visual impact will occur from this location. The available view of the site is already heavily dominated by the built form of the cement works, meaning that the addition of the Fish Market will not dramatically alter the composition of the view. Given that this location is elevated and on a corner, the period of view is also extremely limited, and becomes very restricted and then non-existent once moving south along the street.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	2	1	1	1.4
Visual Impact Rating						LOW

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 22



Viewpoint location



Viewpoint 22 - Existing View



Viewpoint 22 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Cliff top walkway linking John and Mount Street, looking south
DISTANCE	640m
RECEPTORS	Pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	The view overlooks a series of high-rise commercial and residential buildings that dominate the immediate foreground. A small portion of Blackwattle Bay can be seen in the mid-ground, alongside the commercial mooring facilities on the southern shore of the Bay. The Hanson cement works structure is clearly visible above the moorings, while residential buildings punctuate through dense, mature vegetation in the surrounding area.

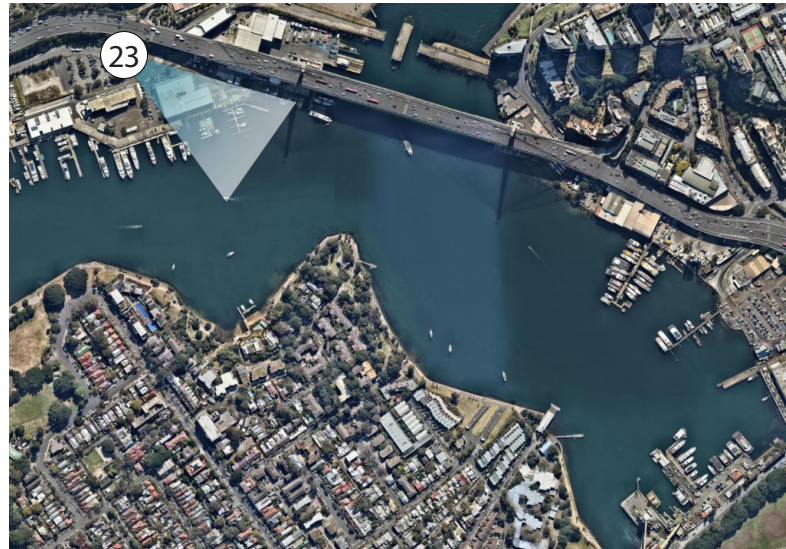
EXPECTED VISUAL IMPACT	
<p>Concept Phase: The proposed building mass will be highly visible from this location. A noticeable change to the head of Blackwattle Bay will occur with the removal of the cement works and an increase in size of the site footprint protruding into the bay. It is anticipated that majority of views of existing vegetation within Wentworth Park will be replaced by built form, but the very tops of some may remain visible as a result of the elevated position of the viewpoint. Given the level of visibility of existing built form it is anticipated that building envelope will not be greatly at odds with its surroundings.</p> <p>Stage 1: Due to the elevated nature of the viewpoint a clear view of operations for a certain part of the site will be visible. The most noticeable change will be the removal of the concrete batching plant as jetties which currently house a number of commercial and private boats. This will temporarily allow for greater views of the Blackwattle Bay headland. Both land and water based plant will be visible during this stage, however they will not dominate the view due to the dominance of the built form in the foreground of this scene.</p> <p>Stage 2: The western edge of the market will be clearly visible from this location, as will the northern facade. Due to the expansion of the site footprint, it is anticipated that the current limited view of Blackwattle Bay water will be lost, however some minor views of moored boats on the new wharfs may occur.</p> <p>A reduction in the visibility of the mature fig trees in Wentworth Park will occur due to the Fish Market, however because of the raised location of the viewpoint it is anticipated that some of the tops of these trees will remain visible over the top of the undulating roof. With the removal of the cement works structure greater views of existing mature vegetation surrounding residential properties will become available to the right of the view.</p> <p>It is anticipated that a moderate/low visual impact will occur. Due to built forms dominating the foreground of the current view, as well as the prominence of the cement works structure from this location, the addition of the Fish Market will not be at odds with the current elements of the view.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	2	1	2	1.6
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 23



Viewpoint location



Viewpoint 23 - Existing View



Viewpoint 23 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay lookout point, looking south
DISTANCE	1100m
RECEPTORS	Pedestrians
NO. OF VIEWERS	Low
EXISTING VIEW	The view is dominated by the Roads and Maritime Services building in the immediate foreground, however the view opens up to a vista across Blackwattle Bay, highlighting the commercial fishing and mooring facilities on its perimeter. The large, mature fig trees of Wentworth Park create a strong horizontal band in the mid-ground, with the Hanson cement works structure and the existing Sydney Fish Markets visible on either sides of the view. The notable high-rise buildings of the University of Technology Sydney, Central One and Paddy's Markets define the city skyline.

EXPECTED VISUAL IMPACT

Concept Phase: The proposed building mass will be clearly visible from this location as a result of the elevation and distance. The majority of views to existing vegetation in Wentworth Park will be obstructed, however it is anticipated that some trees will remain visible to the left of the scene, The proposed building envelope will become the dominant feature from this viewpoint, but it will form one element of a largely built distant vista.

Stage 1: Due to the elevated and unobstructed location of the viewpoint, nearly all of the site is visible. The most noticeable changes to the view during this stage will be the removal of the jetties and boats from the Blackwattle Bay headland, as well as the removal of the concrete batching facility. Land and water based plant, as well as the floating silt curtain surrounding the edge of the site will be visible, however due to the distance the detail of these elements will be reduced.

Stage 2: The site will be clearly visible from this location, with only the lower parts of the western edge of the site obscured by the 'Boathouse' restaurant protruding into Blackwattle Bay.

A noticeable loss of views to the mature fig trees in Wentworth Park will occur, with only the very top of some trees remaining visible over the undulating roof structure. The top of trees set further back in the park around the sports facility will remain visible, as will a distinct line of mature trees running along Jones Street to the left of the brick Ultimo Trade Centre building. It is expected that the very edge of some mature trees to the east of Wentworth Park will remain visible from this angle over the plaza connecting the old Fish Market and the site.

A noticeable extension northwards into Blackwattle Bay to accommodate the site will be visible, as will the entire length of the northern facade of the Fish Market, which will increase the quantity of built form within the view. The removal of the cement works structures to the right of the view will allow for greater views of buildings in the distance.

It is anticipated that a **moderate/low** visual impact will occur. Although a noticeable loss of views to vegetation within Wentworth Park will occur, the dominance of built forms both in the right foreground, left mid-ground and distant skyline means that the Fish Market building will form one element within the view, while not drastically altering the dominance of Blackwattle Bay to the view.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	1	3	2	2	1.8
Visual Impact Rating	MODERATE/LOW					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 24



Viewpoint location



Viewpoint 24 - Existing View



Viewpoint 24 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Sydney Superyacht Marina, looking south-east
DISTANCE	1000m
RECEPTORS	Boat and wharf users
NO. OF VIEWERS	Low
EXISTING VIEW	The view primarily composes of water views across Rozelle Bay and Blackwattle Bay towards the Bay's Market District. The historic sandstone edge and dense vegetation of Glebe Foreshore Walk and the Blackwattle Bay Park form a dominant feature of the view, creating a strong horizontal element towards the existing Sydney Fish Markets and the commercial fishing facilities of the bay. A small portion of the 'green band' of Wentworth Park is visible, with the Sydney skyline beyond.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The northern facade of the proposed building will be visible from this location, however the western portion will be obscured by the existing landform and vegetation of Blackwattle Bay Park. A loss of views to some vegetation in Wentworth Park will occur, however it is anticipated that some will remain to the east of the proposed building. The impression of built form will increase as a result of the visibility of tall towers in the distance and the level of existing built form to the left of the scene.</p> <p>Stage 1: The most noticeable change from this viewpoint will be the removal of the existing jetties and boats from the Blackwattle Bay headland. Both land and water based plant will be visible from this location. The removal of the former Jones Coal Loader will also allow for a slightly increased view of Wentworth Park temporarily.</p> <p>Stage 2: The eastern portion of the site will be clearly visible from this location. Views to the mature fig trees in Wentworth Park will mostly be lost, with only the very tops of some of the trees remaining visible over the undulating roof. Views to the elevated trees on Jones Street will remain visible, as will the trees within Blackwattle Bay Park, ensuring that built forms will not entirely dominate the view from this location.</p> <p>The northern facade of the Fish Market will be visible, before being partially obscured by a group of three trees on the point of Blackwattle Bay Park, and then fully obscured by vegetation within the park.</p> <p>An expansion northwards into Blackwattle Bay to accommodate the site will be somewhat discernible from this location, however with this location being nearly level with the bay this will limit the ability to perceive this as much. The new wharfs will be visible ensuring that the views of boats moored at the southern end of the bay will not be lost.</p> <p>It is anticipated that a moderate visual impact will occur. The Fish Market will increase the visibility of built form within the view, however this will not be at odds with the current view due to the dominance of the current market and apartments to the left of the view and the CBD skyline in the distance. The mature vegetation to the right of the view will help to provide relief from the built form elements of the view.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	1	2	3	2	2
Visual Impact Rating	MODERATE					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 25



Viewpoint location



Viewpoint 25 - Existing View



Viewpoint 25 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Blackwattle Bay					
DISTANCE	220m					
RECEPTORS	Harbour users					
NO. OF VIEWERS	Low					
EXISTING VIEW	The Hanson cement works is visible to the right of the view, consisting of two dominant structures and a collection of smaller structures situated on a wharf that protrudes northwards into Blackwattle Bay.					
	To the left of this is visible a collection of moored boats comprising of both commercial and recreational craft, with the 'green band' of mature fig trees in Wentworth Park being partially visible behind them.					
	To the left of the view can be seen the current Fish Market and residential apartment buildings, with the Sydney CBD towers visible in the distance.					
EXPECTED VISUAL IMPACT						
<p>Concept Phase: The proposed building will become the most dominant feature of this viewpoint. Views to existing vegetation within Wentworth Park will be obscured, however the removal of the cement works will allow for views of some existing vegetation behind it. Due to the viewpoint being on the water the perceptibility of the increased site footprint protruding into the bay will be less noticeable than from a more elevated position. It is anticipated that the view will become more animated as a result of greater public access to the head of Blackwattle Bay.</p>						
<p>Stage 1: This viewpoint will allow for an unobstructed view of operations during this stage. The most noticeable visual change will be the removal of the jetties and boats from the headland of Blackwattle Bay and the removal of the concrete batching plant which will temporarily allow for greater visual access to Wentworth Park in the distance. Both land and water based plant will be highly visible from this location.</p>						
<p>Stage 2: The northern facade of the Fish Market will dominate the view from this location with the eastern and western extents of the site visible.</p>						
<p>It is anticipated that the views of the mature trees in Wentworth Park will be entirely obstructed, however the removal of the cement works structures to the right of the view will allow for an increase in the visibility of established residential vegetation behind it.</p>						
<p>The current view of a mixture of boats will be maintained as a result of the three wharfs that will project northwards into the bay, as well as a noticeable expansion into Blackwattle Bay in order to accommodate the site.</p>						
<p>To the left of the view the current Fish Market will still be visible, as will the residential apartment buildings and CBD towers in the distance.</p>						
<p>It is anticipated that a moderate/high visual impact will occur from this viewpoint. Although the number of viewers will be limited to boat users the composition of the view will change to one of a majority of built form and very little mature vegetation except on the edge of the site. The Fish Market will become the dominant feature as opposed to the current collection of elements within the view.</p>						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	2	3	2.6
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

VIEWPOINT 26



Viewpoint location



Viewpoint 26 - Existing View



Viewpoint 26 - Indicative Site Extent (conveys the lateral site extent and does not portray the proposed building height)

7.0 IDENTIFICATION OF KEY VIEWS AND VISTAS

LOCATION	Northern corner of Wentworth Park, on the corner of Bridge Road and Wattle Street
DISTANCE	30m
RECEPTORS	Park users, pedestrians and motorists using Bridge Road and Wattle Street.
NO. OF VIEWERS	High
EXISTING VIEW	From this location can be seen the existing Sydney Fish Market to the right, as well as the more southern pylon of the ANZAC Bridge to the left emerging above some existing vegetation. Tall residential towers within Pyrmont can be seen in the distance, with a slightly shorter cluster of residential apartments in front of these. The Hymix cement plant can be seen in front of these towers bordering the edge of Blackwattle Bay. Significant views of the water are currently either blocked by existing vegetation or heavily filtered as a result of the fence running parallel to Bridge Road, and the wharves behind the fence with structures and vehicles on them further reducing visual accessibility to the water.

EXPECTED VISUAL IMPACT	
<p>Concept Phase: The Project will form the most immediate element of the view, with the eastern plaza being visible in the foreground over Bridge Road. The tops of the tall residential towers in the distance in Pyrmont will remain visible. The already limited view of the water will be lost due to the addition of the plaza and planting. The view will however become more open as a result of the removal of the existing fence, and will increase the line of sight across Bridge Road and into the public plaza.</p> <p>Stage 1: This stage will involve the removal of existing vegetation on site. Running parallel to Bridge Road will be hoarding which will create a more uniform edge to Bridge Road than currently exists. Some of the larger demolition and construction equipment (such as cranes) will be visible.</p> <p>Stage 2: The existing view will be replaced by a public plaza which will consist of a number of trees and planting. Once the trees have reached maturity views through the plaza to Blackwattle Bay and the future public promenade on th eastern side of the Bay will be possible.</p> <p>It is anticipated that heavily filtered views to the ANZAC Bridge pylon will remain, as will views to the taller residential towers in Pyrmont. The inclusion of a civic plaza here will create a more open and accessible view to Blackwattle Bay which is currently visually (and physically) closed off from the number of fences and existing structures along Bridge Road restricting the view.</p> <p>It is anticipated that a moderate/high visual impact will occur from this viewpoint due to the high visibility and unobstructed view of the new civic plaza from this viewpoint.</p>	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	3	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

Impact rating for Stage 2 - Main Works



Remains of the Jones Coal Loader viewed from the existing Sydney Fish Market

8.0 MITIGATION RECOMMENDATIONS

APPROACHES TO MITIGATION

There are typically six broad approaches to mitigating the visual impacts of any change to a scene that entails built form development. These are through:

- *The Design Brief* - typically best practice for visual management of a proposed development entails identification of significant views in planning documents and the integration of these into the Design Brief, also including any specific guidance as to how the design should respond to minimising such impacts
- *Avoidance* – where the visual impact of the proposal is deemed of a scale that cannot be mitigated by any of the approaches outlined below, this approach implies relocating the proposal elsewhere on the site with lesser visual impacts or not proceeding with the proposal on the site at all
- *Reduction* – typically this approach seeks to mitigate impacts through the reduction of some part of the proposed structure or development (ie. reduced height or omission of parts of the built structure/s)
- *Alleviation* – this approach entails design refinements to the proposal to mitigate visual impacts. These refinements might typically include built form articulation, choice of material and colours and/or planting design
- *Offsite Compensation* – where none of the above approaches will provide adequate visual impact mitigation for offsite visual receptors, this approach entails offsite works on the land from which the viewpoint is experienced (eg screening close to the viewpoint).
- *Management* – in this approach the mitigation response typically entails an operational or management action such as construction management.

Set out below are the relevant responses to these approaches with respect to the Fish Market Project.

The Design Brief

In consultation with the NSW Government Architect and the City of Sydney a design excellence strategy was prepared. The Design Governance Framework was created to ensure design excellence in the outcome for the new Fish Market at the head of Blackwattle Bay.

This framework included criteria-based selection processes utilised by RMIT and the methodology outlined by the City of Sydney's Competitive Design Policy with the intention to find architects who could produce an outcome that was in line with The Bays Precinct, UGDC and the City of Sydney.

The evaluation committee went through a process of selecting 6 design groups to proceed to the second stage which involved an Invitation to Tender. This included a mid-tender design review workshop which allowed the groups to present to the committee 'their process of creation' and how this responded to the design brief.

3XN was successful and appointed as the lead designer. Since then 3XN has

worked closely with UGDC and other key stakeholders as well as providing regular presentations to the Design Review Panel to allow for incorporation of the panels feedback.

Avoidance

Visitors to the existing Sydney Fish Market regularly cite its authenticity as one of the key ingredients that separate it from other retail food venues in Australia and overseas, and the reason people want to visit and experience fresh Australian seafood.

There are several features creating this feeling of authenticity however the waterfront location, with wharfs where the local fishing fleet unload their catch and mend their nets is paramount in creating this environment. Also key is the proximity to significant resident and worker communities in Glebe, Ultimo, and Pyrmont and within walking distance to the Sydney CBD.

A significant number of visitors to the existing Sydney Fish Market are from interstate or abroad and therefore the proximity of the existing Sydney Fish Market to other Sydney tourist landmarks is important.

Vehicular access to the arterial road network provides access for delivery vehicles and trucks, private vehicles and tourist coaches. The location similarly provides good public transport connections such as bus connections, light rail and rail.

The existing Sydney Fish Market has a historic connection to the Blackwattle Bay foreshore. This location is accessible to public and commercial users by land and sea. It is also important to the functioning of the new Sydney Fish Market that it has a central and maritime location because of its need to accommodate the Sydney fishing fleet and its tourist function.

The proposed location at the head of Blackwattle Bay allows for the current fish market use to generally retain its existing operations until the new facility is completed and provides for continuity of the use.

A number of strategic design options were considered, one of which was the permanent relocation of wholesale operations to Western Sydney close to major transport corridors. It was found that this was unacceptable to the Sydney Fish Market due to impacts on their business and brand, would be costly due to the acquisition of suitable land and likely business interruption, would have a negative impact on tourism to NSW and created a lack of provision of an authentic fish market as a key attractor for the area.

As a result of these factors 'avoidance' is not considered an appropriate mitigation option.

Reduction

Due to the functional and operational requirements of the Fish Market a reduction

in scale of the project would be unlikely to fulfil the objectives of the market. As a result 'reduction' would not be an appropriate mitigation measure.

Alleviation

Some of the visual impacts looking south towards the northern façade of the project could be assisted by way of a more detailed assessment of planting opportunities within the public amenity space including more tree planting to break up the built form of the market.

Offsite Compensation

A minor amount of existing vegetation will be lost as a result of the project. The resulting addition of new trees and planting will increase the current vegetation on the site. 'Offsite compensation' is therefore not deemed a relevant or necessary mitigation technique.

Management

The site will be dramatically different in terms of scale and visibility. Given the large amount of glass within the facade a lighting design that minimises light spill at night will assist in mitigating night time lighting impacts.

Temporary Works

During the Stage 1 Demolition Works it is anticipated that hoarding will run parallel to Bridge Road. As this will form a consistent and highly visible border to the south of the site it is recommended that the hoarding incorporate an artistic design facing Bridge Road and Wentworth Park to help minimise the impact of the temporary works.



The existing Sydney Fish Market from Blackwattle Bay

9.0 CONCLUSION

CONCLUSION

A comprehensive landscape character and visual impact assessment of the proposed development and the surrounding area has been conducted.

The study has identified and evaluated the existing visual environment, key views and view types before progressing to an assessment of the quantitative and qualitative criteria using best practice methodology.

Whilst it is acknowledged that the perceived visual impact of the proposal will vary from person to person, the methodology used to evaluate visual impact in this instance is informed by internationally accredited approaches and the author's 20 years of experience in the field of visual impact.

This methodology takes into consideration the local context and references both international standards and local legislation, policy and NSW Land and Environment Court principles.

In weighing up the overall implications of the visual impacts described in this assessment, the following conclusions can be drawn on the proposals impact to the visual amenity of the surrounding area:

- the visual catchment of the proposal is large as a result of its position on Blackwattle Bay. This location allows for views of the proposal from the surrounding foreshore of Blackwattle Bay, Bridge Road, Anzac Bridge and Wentworth Park
- the proposal will allow for greater views of Blackwattle Bay from within it as well as from the proposed public domain areas surrounding it. Currently these areas are not accessible as a result of the concrete batching plant and the former Jones Coal Loader. These elements currently exclude or highly filter views of the bay from Bridge Road and Wentworth Park
- the proposal will largely obstruct views of Wentworth Park from Blackwattle Bay apart from filtered views through the eastern and western public domain areas, however these public domain areas will provide greater visual access to Wentworth Park than is currently available
- the amount of built form along Bridge Road will be increased by the proposal, however this will be somewhat mitigated through the inclusion of street planting along the northern edge of Bridge Road, raising the level of vegetation from the limited amount that currently exists along Bridge Road

Summary of visual impact ratings:

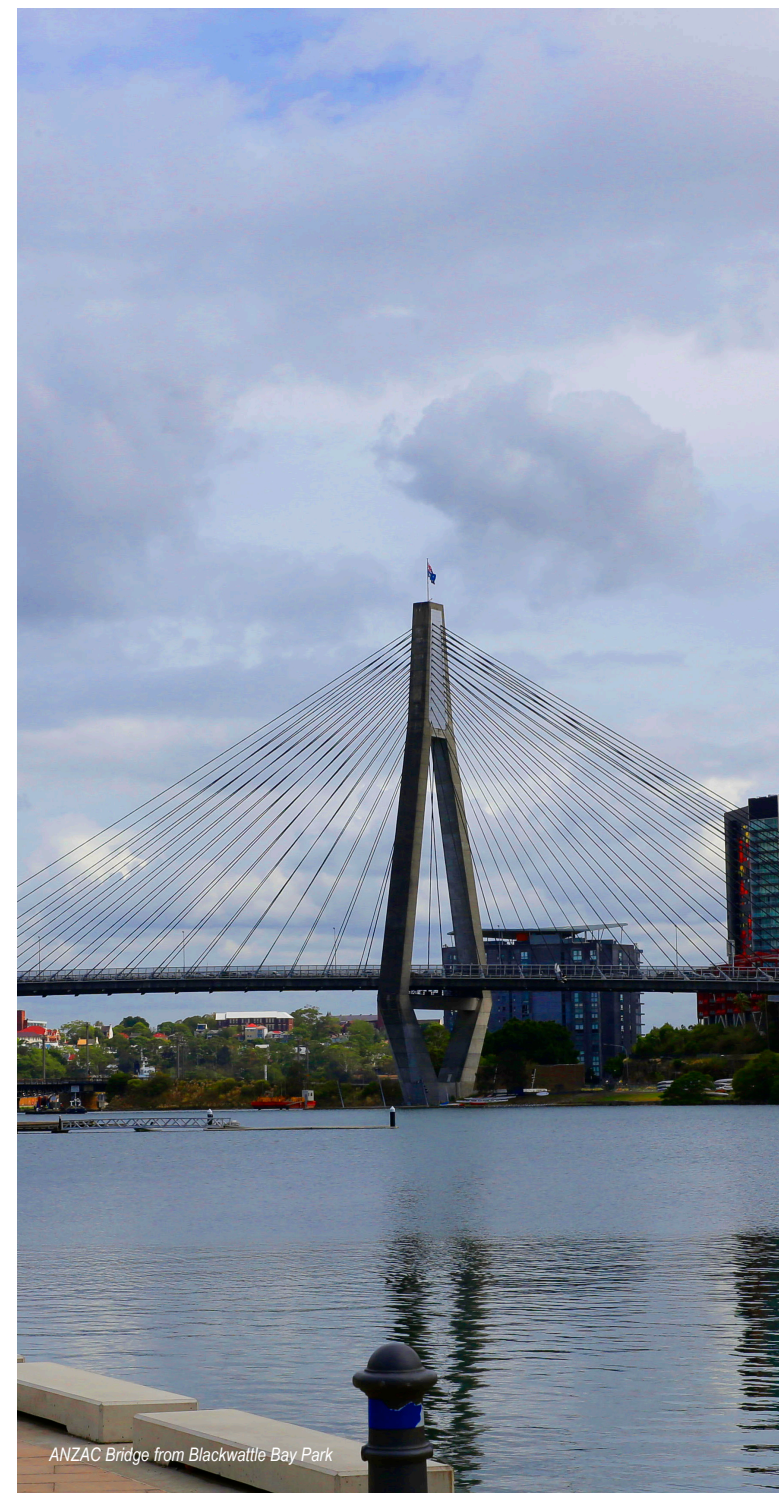
- low ratings 2 views
- moderate/low ratings 8 views
- moderate ratings 7 views
- moderate/high ratings 8 views
- high rating 1 view

The new Sydney Fish Market is intended to be a landmark building and public space for both the residents of Sydney as well as domestic and international visitors and tourists. The combination of functionality of design to enable the markets to operate effectively as well as significant public space and access to the foreshore is a result of the rigorous design process and design excellence strategy intended to create a world class facility for Sydney.

The removal of existing visual barriers at the head of Blackwattle Bay (such as the cement works) will not only allow for greater public access to currently inaccessible areas but will also allow for a stronger visual connection to Blackwattle Bay from both the eastern and western plazas, as well as from the northern facade of the new Fish Market.

Finally, while recognising the significant level of change to the scene generated by this new building, the process pursued to achieve design excellence in architecture and landscape design could reasonably be argued to have produced a design outcome that is in many respects as much contributory to the visual scene as it is impactful.

On balance therefore it is the professional opinion of the authors of this assessment that the scale and character of the proposal in combination with the anticipated visual impacts offset against the quality of architectural, landscape and urban design are such that the impacts would not constitute reasons to hinder planning approval on visual impact grounds.



appendices

Looking towards the existing Sydney Fish Market from Blackwattle Bay Park

PLANNING CONTEXT

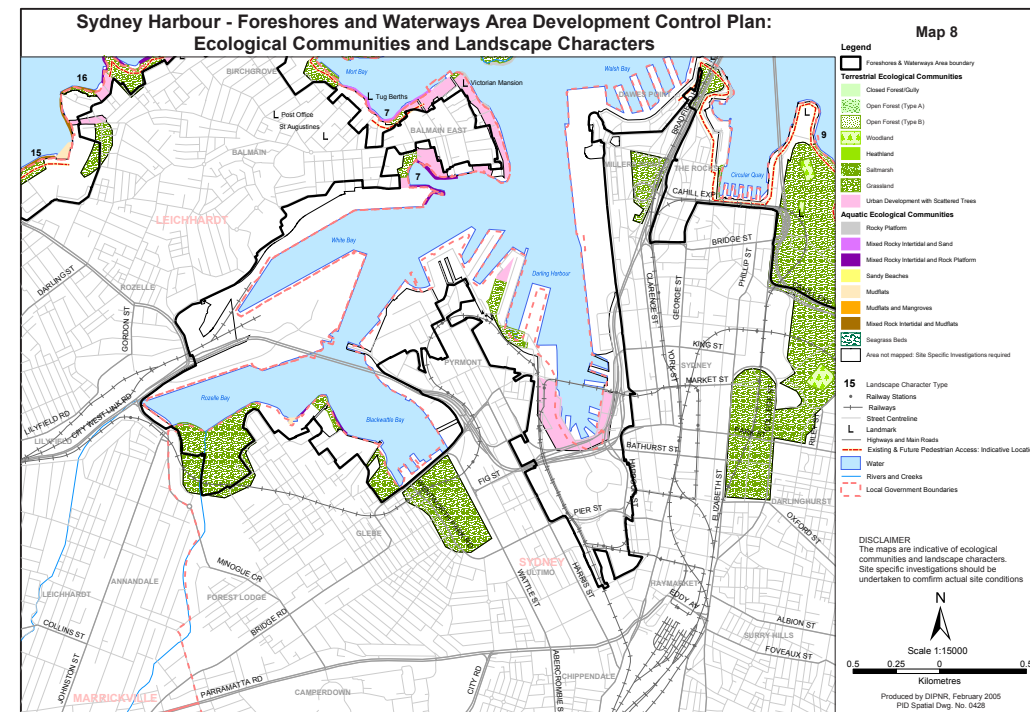
This section briefly outlines the principal legislative, policy and planning context for the study area.

LEGISLATIVE POLICY AND CONTEXT

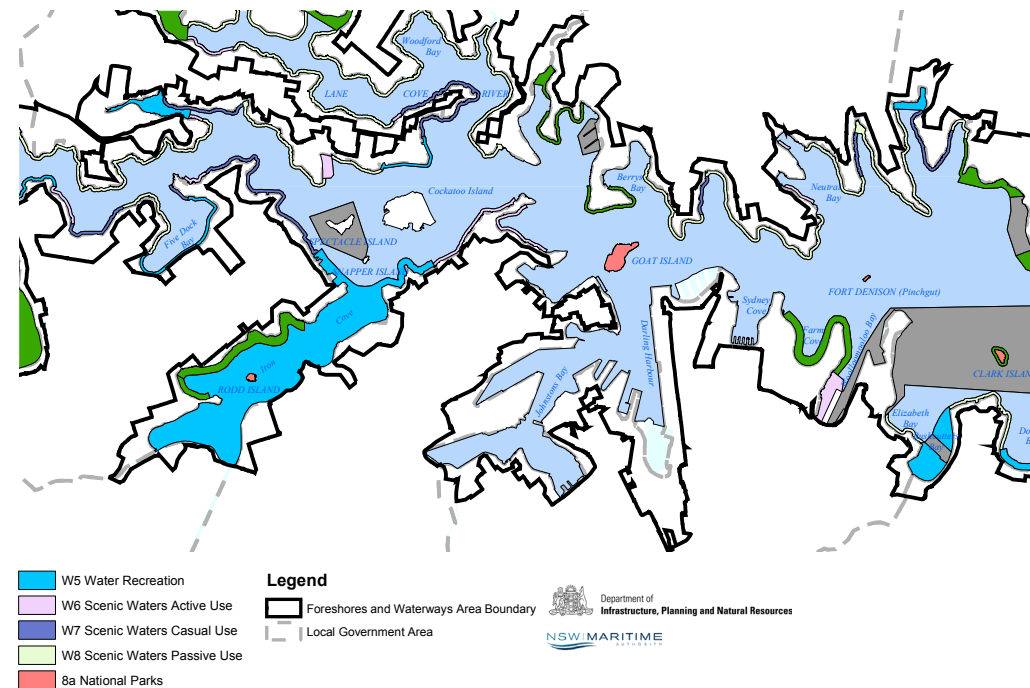
Pursuant to the provisions of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (State and Regional Development) 2011 ("SEPP SRD") the new Fish Market development is State Significant Development and the Minister for Planning is the consent authority.

The key legislative and planning instruments that have a bearing on the visual and amenity assessment and implications of the proposed development include;

- A. Environmental Planning and Assessment Act, 1979 (NSW)
- B. Sydney Regional Environmental Plan SREP (Sydney Harbour Catchment) 2005
- C. Sydney Harbour Foreshore and Waterways Area Development Control Plan (SHFWA DCP) 2005
- D. State Environmental Planning Policy (Coastal Management) 2018
- E. The Land and Environment Court's Planning Principles (for assessing views)
- F. Sydney Regional Environmental Plan No 26 - City West.



Sydney Harbour - Foreshores and Waterways Area Development Control Plan. (source NSW legislation)



Sydney Regional Environmental Plan Zoning Map. (source NSW legislation)

PLANNING CONTEXT

A. Environmental Planning and Assessment Act, 1979 (NSW)

The act requires that considerations about the environmental impacts of developments are suitably addressed and to assess development according to relevant environment policies and development control plans.

B. Sydney Regional Environmental Plan SREP (Sydney Harbour Catchment) 2005

Part 2 of the SREP presents planning principles to be considered and achieved where possible. Key principles relating to visual or scenic issues include:

13 Sydney Harbour Catchment

- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour
- (g) the number of publicly accessible vantage points for viewing Sydney harbour should be increased

14 Foreshores and Waterways Area

- (e) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores

15 Heritage Conservation

- (d) the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected
- (e) significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved

25 Foreshore and waterways scenic quality

- (a) the scale, form, design and siting of any building should be based on an analysis of:
 - (i) the land on which it is to be erected, and
 - (ii) the adjoining land, and
 - (iii) the likely future character of the locality,
- (b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,
- (c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.

26 Maintenance, protection and enhancement of views

- (a) development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,
- (b) development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,

- (c) the cumulative impact of development on views should be minimised.

27 Boat storage facilities

- (e) boat storage facilities should be as visually unobtrusive as possible.

C. Sydney Harbour Foreshore and Waterways Area Development Control Plan 2005

The SHFWA DCP uses performance-based criteria and guidelines relating to visual and natural environments. The visual impact of proposed developments on the landscape is required to be considered by the consent authority. The SHFWA DCP states that the visual impact of a development will vary depending on:

- the nature of the proposal - its height, siting, scale, colour, reflectivity and function
- the landscape setting in which it is proposed
- the degree of change created - whether it will be minimal or not
- the ability of the proposal to integrate with the landscape character

D. State Environmental Planning Policy (Coastal Management) 2018

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone

Key provisions within the policy relating to visual impact are:

- 14 (1) (a) has considered whether the proposed development is likely to cause an adverse impact on the following:
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands

E. The Land and Environment Court Planning Principles

The Land and Environment Court of New South Wales was established in 1980 by the Land and Environment Court Act 1979. Relevant principles have been developed in visual assessment case judgments to guide future decision-making

in development appeals. These include separate but related principles for private and public domain views.

The principles set out a process for assessing the acceptability of impact. The two most relevant cases to this site are:

- Private views - Tenacity Consulting v Warringah Council (2004)
- Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

Planning Principle for Private views - Tenacity Consulting v Warringah Council (2004)

The key points from this principle include:

Assessment of views to be affected

- Water views are valued more highly than land views.
- Iconic views (eg 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.

What part of the property the views are obtained

- The protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.
- Sitting views are more difficult to protect than standing views.

Extent of the impact

- The impact on views from living areas is more significant than from bedrooms or service areas.
- It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Reasonableness of the proposal

- 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.

Planning Principle for Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

The assessment process from this principle includes:

Identification Stage

Identify the nature and scope of the existing views from the public domain:

PLANNING CONTEXT

- the nature and extent of any existing obstruction of the view
- relevant compositional elements of the view
- what might not be in the view - such as the absence of human structures in the outlook across a natural area
- is the change permanent or temporary.

This is followed by identifying the locations in the public domain from which the potentially interrupted view is enjoyed and the extent of obstruction at each relevant location. The intensity of use of this locations is also to be recorded. Finally, the existence of any documents that identifies the importance of the view - ie. international, national, state or local heritage recognition is ascertained.

Analysis of impacts

- The analysis required of a particular development proposal's public domain view impact is both quantitative as well as qualitative.
- A quantitative evaluation of a view requires an assessment of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed by or have new elements inserted into it by the proposed development.
- In the absence of any planning document objective/aim, the fundamental quantitative question is whether the view that will remain after the development (if permitted) is still sufficient to understand and appreciate the nature of and attractive or significant elements within the presently unobstructed or partially obstructed view. If the view remaining (if the development were to be approved) will be sufficient to understand and appreciate the nature of the existing view, the fundamental quantitative question is likely to be satisfied.
- The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.
- As with Tenacity, a high value is to be placed on what may be regarded as iconic views (major landmarks or physical features such as land/water interfaces).

Other factors to be considered in undertaking a qualitative assessment of a public domain view impact include:

- Is any significance attached to the view likely to be altered?
- If so, who or what organisation has attributed that significance and why have they done so?

- Is the present view regarded as desirable and would the change make it less so (and why)?
- Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why?
- If the present view attracts the public to specific locations, why and how will that attraction be impacted?
- Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?
- However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation (it may retain all or part of an iconic feature, for example)?
- If the change to the view is its alteration by the insertion of some new element(s), how does that alter the nature of the present view?

The principles established by the Court from both cases have been integrated into the approach adopted for this evaluation.

F. Sydney Regional Environmental Plan No 26 - City West

Part 2 of the SREP (No 26 - City West) presents planning principles to be considered and achieved where possible. Key principles relating to visual or scenic issues include:

- Public access to the entire foreshore in City West is to be provided. Opportunities for waterfront and water-based recreation and tourism activities, compatible with adjoining land uses, are to be provided
- Development in City West is to enhance, complement and contribute to the development of the public domain in order to create a high-quality physical environment for access, enjoyment and recreation for residents and workers
- The items and areas of heritage significance in City West are to be conserved and enhanced. New development is to respect the character of heritage items and conservation areas. The re-use of heritage buildings through adaptation and modification is to be encouraged.

PHOTOMONTAGE METHODOLOGY



Visual Impact Assessment

Fish Markets

BACKGROUND

This document was prepared by Virtual Ideas and includes a methodology of the processes used to create the visual impact photomontages and illustrate the accuracy of the results.

Virtual Ideas is an architectural visualisation company that is highly experienced at preparing visual impact assessment media to a level of expertise that is suitable for both council submission and use in court.

Virtual Ideas is familiar with the court requirements to provide 3D visualisation media that will accurately communicate a proposed developments' design and visual impact.

These methodologies and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

OVERVIEW

The general process of creating accurate photomontage renderings involves the creation of an accurate, real world scale digital 3D model.

We capture site photographs from specified positions on location and then place cameras in the 3D model that match the real world position in which the photographs were taken on site.

The camera positions are surveyed to identify the MGA coordinates at each position. Additional reference points are also surveyed at each camera location to assist in aligning our 3D camera to the real world camera position.

By matching the real world camera lens properties to the camera properties in our software and rotating the camera so that surveyed points in 3D space align with the corresponding points on the photograph, we can create a rendering that is correct in terms of position, scale, rotation, and perspective.

The rendering can then be superimposed into the real photo to generate an image that represents accurate form and visual impact.

DESCRIPTION OF COLLECTED DATA

To create the 3D model and establish accurate reference points for alignment to the photography, a variety of information was collected.

This includes the following:

- 1) 3D models of 'Indicative Building Massing'
 - Created by: BVN Architecture
 - Format: AutoCAD FBX File
- 2) Site plan
 - Created by: BVN Architecture
 - Format: AutoCAD DWG
- 3) Camera location and alignment point surveyed data
 - Created by: CMS Surveyors
 - Format: DWG file
- 4) Site photography
 - Created by: Virtual Ideas (VI Photos)
 - Format: JPEG file

PHOTOMONTAGE METHODOLOGY



METHODOLOGY

Site Photography

Site photography was taken from predetermined positions as agreed and instructed by Nick Sisam from Clouston. Photographs were taken using a Nikon D800 digital camera, with a Nikon 14.0-24.0 mm f/2.8 lens.

The positions of the photographs were surveyed and then plotted onto a survey drawing in DWG format.

3D Model

Using the imported surveyed data into our 3D software (3DS Max) as reference, we then imported the supplied 3D model of the indicative building massings and envelope.

Alignment

The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the position from which the photographs were taken from. They were then aligned in rotation so that the points of the 3D model aligned with their corresponding objects that are visible in the photograph.

Renderings of the building massing were then created from the aligned 3D cameras and montaged into the existing photography at the same location. This produces an accurate representation of the scale and position of the new building envelope with respect to the existing surroundings.

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer, that the images provided accurately portray the level of visibility and impact of the built form.

Yours sincerely,

Grant Kolln



CV OF GRANT KOLLN, DIRECTOR OF VIRTUAL IDEAS

Personal Details

Name:	Grant Kolln
DOB:	07/09/1974
Company Address:	Suite 711, 61 Marlborough St, Surry Hills, NSW, 2010
Phone Number:	02 8399 0222

Relevant Experience

2003 - Present	Director of 3D visualisation studio Virtual Ideas. During this time I have worked on many visual impact studies for legal proceedings in various different types of industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has enables us to create highly accurate methodologies for the creation of our visual impact media and report creation.
1999 - 2001	Project Manager for global SAP infrastructure implementation - Ericsson, Sweden
1999 - 1999	IT Consultant - Sci-Fi Channel, London
1994 - 1999	Architectural Technician, Thomson Adsett Architect, Brisbane QLD.

Relevant Education / Qualifications

1997	Advanced Diploma in Architectural Technology, Southbank TAFE, Brisbane, QLD
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PHOTOMONTAGE METHODOLOGY

Key map indicating location of photography positions

virtualideas™



Camera Position 1 - Overview

virtualideas™

Original photograph



Original photo with marked survey points (SP)



Photomontage of indicative building massing



Photograph details

Photo Date 12th March 2018
Photo Time 9:56AM
Camera Used Nikon D800
Camera Lens 14.0-24.0 mm f/2.8
Focal length in 35mm Film 24mm

PHOTOMONTAGE METHODOLOGY

Camera Position 1 - Overview of 50mm crop

virtualideas™

Camera Position 1 - Original photograph

virtualideas™

50mm crop of original photograph



50mm crop of photomontage of indicative building massing



Photograph details

Photo Date 12th March 2018
 Photo Time 9:56AM
 Camera Used Nikon D800
 Camera Lens 14.0-24.0 mm f/2.8
 Focal length in 35mm Film 50mm



PHOTOMONTAGE METHODOLOGY

Camera Position 1 - Photomontage of indicative building massing

virtualideas™



Camera Position 1 - Original photo with marked survey points (SP)

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 1 - 50mm crop of original photograph

virtualideas™

Camera Position 1 - 50mm crop of photomontage of indicative building massing

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 2 - Overview

virtualideas™

Original photograph



Photomontage of indicative building massing



Original photo with marked survey points (SP)



Photograph details

Photo Date 12th March 2018
Photo Time 3:02PM
Camera Used Nikon D800
Camera Lens 14.0-24.0 mm f/2.8
Focal length in 35mm Film 24mm

Camera Position 2 - Overview of 50mm crop

virtualideas™

50mm crop of original photograph



Photograph details

Photo Date 12th March 2018
Photo Time 3:02PM
Camera Used Nikon D800
Camera Lens 14.0-24.0 mm f/2.8
Focal length in 35mm Film 50mm

50mm crop of photomontage of indicative building massing



PHOTOMONTAGE METHODOLOGY

Camera Position 2 - Original photograph

virtualideas™



Camera Position 2 - Photomontage of indicative building massing

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 2 - Original photo with marked survey points (SP)

virtualideas™

Camera Position 2 - 50mm crop of original photograph

virtualideas™

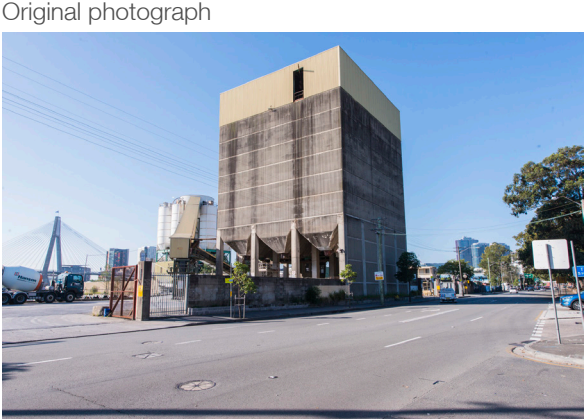


PHOTOMONTAGE METHODOLOGY

Camera Position 2 - 50mm crop of photomontage of indicative building massing 



Camera Position 3 - Overview 



Photomontage of indicative building massing



Photograph details

Photo Date	17th March 2018
Photo Time	5:00PM
Camera Used	Nikon D800
Camera Lens	14.0-24.0 mm f/2.8
Focal length in 35mm Film	24mm

PHOTOMONTAGE METHODOLOGY

Camera Position 3 - Overview of 50mm crop

virtualideas™

50mm crop of original photograph



Photograph details

Photo Date 17th March 2018
 Photo Time 5:00PM
 Camera Used Nikon D800
 Camera Lens 14.0-24.0 mm f/2.8
 Focal length in 35mm Film 50mm

50mm crop of photomontage of indicative building massing



Camera Position 3 - Original photograph

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 3 - Photomontage of indicative building massing

virtualideas™



Camera Position 3 - Original photo with marked survey points (SP)

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 3 - 50mm crop of original photograph

virtualideas™



Camera Position 3 - 50mm crop of photomontage of indicative building massing

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 4 - Overview

virtualideas™

Camera Position 4 - Overview of 50mm crop

virtualideas™

Original photograph



Original photo with marked survey points (SP)



50mm crop of original photograph



50mm crop of photomontage of indicative building massing



Photomontage of indicative building massing



Photograph details

Photo Date 17th March 2018
Photo Time 4:45PM
Camera Used Nikon D800
Camera Lens 14.0-24.0 mm f/2.8
Focal length in 35mm Film 24mm

Photograph details

Photo Date 17th March 2018
Photo Time 4:45PM
Camera Used Nikon D800
Camera Lens 14.0-24.0 mm f/2.8
Focal length in 35mm Film 50mm

PHOTOMONTAGE METHODOLOGY

Camera Position 4 - Original photograph

virtualideas™



Camera Position 4 - Photomontage of indicative building massing

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 4 - Original photo with marked survey points (SP)

virtualideas™

Camera Position 4 - 50mm crop of original photograph

virtualideas™



PHOTOMONTAGE METHODOLOGY

Camera Position 4 - 50mm crop of photomontage of indicative building massing



Appendix A - Camera Position Survey - 14th March 2018

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS
SURVEYORS

Date: 14th March 2018
Our Ref: 17622photo locations
Studio 71/161 Marlborough Street
Sunny Hills
NSW 2010

Dear Mr Richie Cohen,

As requested we have attended site and measured the Co-ordinates and Elevation of the ground level at the below sites. Co-ordinate's are MGA 56 and elevation to Australian Height datum (AHD).
Measurements were taken by GNSS observations Smartnet.
DWG of locations has also been supplied.

RE: SYDNEY PHOTO LOCATIONS

Point No.	Easting	Northing	Ground Elevation	Photo Point
101	332680.705	6250551.387	1.507	Cam 02
103	332763.377	6250462.196	13.829	Top of building
104	332689.447	6250543.977	2.427	Corner of concrete
105	332687.764	6250541.692	1.915	Top of wall
107	332678.231	6250438.005	1.535	Corner of jetty
200	332832.972	6250346.208	2.155	Cam 01
202	332785.964	6250335.709	6.050	Top of wall
203	332810.236	6250353.535	11.463	Top of light pole
204	332812.379	6250364.087	13.901	Top of building
205	332820.895	6250368.356	13.889	Top of building
206	332844.942	6250395.233	13.902	Top of building
302	332565.693	6250127.525	1.857	Cam 03
303	332569.115	6250178.932	30.649	Top of building
304	332568.227	6250230.105	28.074	Top of container
305	332575.955	6250229.301	24.433	Top of container
306	332581.360	6250164.411	30.652	Top of building
307	332553.049	6250142.323	4.976	Top of wall
308	332553.361	6250149.841	4.962	Top of wall
400	332418.312	6250360.760	2.665	Cam 04
402	332424.926	6250345.083	6.744	Corner of building
403	332528.623	6250250.065	2.370	Top of concrete
404	332552.218	6250273.693	2.435	Top of concrete
405	332419.872	6250348.815	10.604	Top of roof

Surveyors
ISNSW
THE INSTITUTION OF
SURVEYORS NEW SOUTH WALES

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A.C. GILBERT & CO.
(ROSEVILLE)
MRS GREEN & ASSOCIATES
(MORRIS VALE)

COOTAMUNDRA
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Surveyors
ISNSW
THE INSTITUTION OF
SURVEYORS NEW SOUTH WALES



Yours faithfully,
CMS Surveyors Pty Limited
Damon Roach

Surveyors
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View from Blackwattle Bay Park towards the existing Fish Market