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Development Application - SSD 9194
Student housing 13-23 Gibbons Street

Visual Impact Assessment Report

Report prepared for WH Gibbons Trust

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Executive Summary

Objectives

The objective of this report is to prepare an independent Visual Impact Assessment (VIA) to accompany the DA for Student Accommodation at 13-23 Gibbons Street

This VIA includes certification of the accuracy of the preparation of photomontages required to accompany the VIA by the Secretary's Environmental Assessment Requirements (SEARs). A Certification Report is included in Appendix 4.

Key Issue 6 of the SEARs requires the preparation of a Visual Impact Assessment, specific requirements for which are included in section 6 Plans and Documents in the SEARs.

Methods and Results

The VIA methodology is set out in Appendix 2 and includes a method flow chart and a detailed description of each part of the process that has been followed. It consists of three main components beginning with analysis and documentation of existing views and an analysis of baseline factors, analysis of the extent of visual effects, followed by the third main component which is the assessment of visual impacts.

It was found that no significant change would occur to the effect of the project on the visual catchment, or to the visual character, scenic quality, or public domain sensitivity of the site as a result of the construction of the DA.

There would be low to medium visual exposure to most view locations other than some close views that may be associated with higher levels of visual effects.

When the levels of visual effect were weighted against criteria of visual absorption capacity and compatibility with urban features, including the desired future character of the visual context of this part of Redfern and the wider visual context, the residual visual impacts were considered to decrease in significance and be low overall.

Conclusions

The results were assessed against relevant legislation and the SEARs.

The overall visual impacts of DA were found to be low and acceptable.

The level of visual change caused by DA considered to be an appropriate outcome.

1 Objectives of assessment

1.1 Objectives of this report

Richard Lamb and Associates (RLA) were commissioned by Allan Jack Cottier Architects (AJC) on behalf of WH Gibbons Trust, to prepare an independent visual impact assessment (VIA) of the proposed development. The proposed development includes a multi-storey residential, mixed-use development at 13-23 Gibbons Street, Redfern. RLA are specialist consultants in visual impacts, views, view loss and landscape heritage. A CV for the principal and author of this report, Dr Richard Lamb is included at Appendix 5.

1.2 Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARs) dated 5th April 2018 were modified and re issued in August 2018. Key issue 6 which relates to visual impacts, remained unchanged as follows;

> *Key Issue 6,*
>
> *A visual impact assessment to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project.*
>
> *The visual impact assessment must consider the impact of the development on any existing and proposed developments including any view loss.*

1.3 Plans and documents

The SEARs, under Plans and Document that shall be submitted, require, at item 4;

> *6. Visual Impact Assessment*
>
> *The visual impact assessment, including focal lengths, must be done in accordance with the Land and Environment Court principles as follows;*
>
> *Visual Assessment Methodology*
>
> *The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.*
>
> *As part of the methodology, the consultant should provide and explain criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.*
>
> *The visual catchment should be defined and explained (see below)*
>
> *An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact ie. High, medium or low.*
>
> *Visual Catchment*

Potential visual catchment and view locations including contours (areas from which the development is visible) should be identified.

Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage item) should be defined.

Photos are required for representative views categories, plotted on a map.

Visual Material

Reference to be made to site analysis

Provide key plan indicating where view points are located and narrative explaining why these have been selected,

The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact

The locations of cross sections should be clearly shown on the key plan and choice of position explained. The cross-sections should be shown in the context of the visual catchment

Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.

A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.

Assessment must benchmark against the existing situation with the proposed plans.

Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.

As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.

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 46$_{o}$ 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.

Table 1 below summarises the provision of information by RLA and its compliance with the SEARS.

Table 1 Compliance with SEARs

Item	Requirement	Addressed in RLA VIA
Key Issue 6	A visual impact assessment to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project. The visual impact assessment must consider the impact of the development on any existing and proposed developments including any view loss.	16 Photomonatges are provided from key vantage points including in the public domain from intersections of roads. Visual impacts are considered in relation to existing neighbouring approved and proposed mixed-use developments in Glbbons Street and Regent Street. Refer to section 3.1.5.1
Plans and documents, Item 6 Visual Impact Assessment and Methodology	The visual impact assessment, including focal lengths, must be done in accordance with the Land and Environment Court principles as follows;	An explanation of the focal lengths used and the process followed in relation to the preparation of visual material including photomontages is included in Appendix 2 certification report. The report includes a description of the method followed by Virtual Ideas who prepared the photomontages, whihc RLA confirm, follow the guidelines established in the Land and Environment Court of New South Wales.
Visual Impact Methodology	The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities. As part of the methodology, the consultant should provide and explain criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.	A description of the methodology and methodological Flow Chart is included in Appendix 4 within an explicit description of the each component of the method. The criteria used for the assessment are discussed in sections 3.1 and 3.2.
	The visual catchment should be defined and explained.	The visual catchment is defined and explained in section 2.1 and 3.1
	An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact ie. High, medium or low.	The assessment matrix applied to each view location has been tabulated and presented in a series of data sheets. Data sheets are included in Appendix 5. A summary of the visual effects is propvided in section 3.2.6.
Visual Catchment	The potential visual catchment and view locations including contours (areas from which the development is visible) should be identified.	The extent of visual catchment is described in section 3.1.1. The extent is visual catchment has not been explicitly defined (mapped) or contours shown due to the height of proposed development and potential to see it from various locations and distances. The catchment was determined using an existing neighbouring development similar in height to that proposed, as a visual marker, on which to base the extent of the potential visual catchment. Photomontages are included at Appendix 2, that show views from 16 key view points (VPs) recommended for analysis by RLA. The locations for all VPs documented by RLA are shown on Map 1 and photomontages for all VPs are included in Appendix 2.
	Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined.	Views from view points are described in Table 2. The 16 views analysed are from a variety of locations from close, medium and distant range, streets, public places and near to heritage items. Data sheets for each view locations are included in Appendix 5 and summarised in Table 3.
	Photos are required for representative view categories plotted on a map.	Map 1 identifies the location of additional views that were documented by RLA but not selected for modelling.
Visual Material	Reference to site analysis	A site analysis is included at 1.3 and 2.1 and in section 3.0.
	A key plan is required to locate view points and a narrative provided to explain their selection.	A view location map (Map 1) is included in section 2.1. Justification of view places is included in section 3.1. Map 2 in Appendix 2 shows 16 photomontage view locations
	The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact	Photomontages include the proposed development in an semi-translcuent grey/blue colour. Other proposed developments adjacent to the site are shown in a translucent orange colour. Further information in relation to the visual catchment is included in section 3.1.1.
	The locations of cross sections should be clearly shown on the key plan and choice of position explained. The cross-sections should be shown in the context of the visual Vertical exaggeration should provide an accurate impression of buildings in the context of the visual catchment.	Cross sections showing the proposed development within the visual catchment have not been provided. In our opinion given the potential horizontal scale and extent of the visual catchment, cross sections would be large and ineffective. There would be no meaningful utility in preparing such sections. Accurate photomontage representations of the buildings have been prepared for 16 views and are included in Appendix 2. Appendix 3 includes a certification report, a survey report and images prepared by Virtual Ideas which show markers used for the alignmnet of the model in views.
	A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.	Refer to Map 2. The choice of locations is discussed in Sections 2 and 3. Photomontages are provided for close, medium and distant views. The view class for each is stated on each data sheet.
	The assessment must benchmark against the existing situation and currently approved plans	Appendix 2 includes photographs of existing site and context and the proposed photomontage view on each page. The photomontages include block models of other proposed developments within the immediate context of the subject site.
	Before, approved and proposed views should be prepared using focal lengths equivalent to the human eye (50mmx 35mm FX format , 46o angle of view.	A description of the process and focal lengths used in included in the certification report in Appendix 3.

In relation to the analysis of visual effects and impacts RLA have also had regard to the following relevant planning instruments, policies and guidelines;

City of Sydney LEP 2012 including Heritage and Zoning Maps

City of Sydney DCP 2012

1.3 The Site and surrounds

The subject is located at the north-west corner of Gibbons and Margaret Street, south-east of Redfern Railway Station, Redfern. The site is characterised by an existing five storey residential development which appears to be circa 1980's that fills the majority of the site and includes low ornamental planting in gardens along the both street frontages.

The site is located opposite an unnamed wedged shaped pocket park which has a cross fall of approximately 2-3 metres from west to east, sloping from Rosehill Street to Gibbons Street. The park is characterised by a variety of mature and semi-mature evergreen native trees including *Eucalyptus* species. The west side of the Gibbons Street park includes residential development 'Ariane' at 32-42 at the corner of Rosehill Street and Margaret Street. This adjoins the Water Tower building at 1 Marian Street which appears to be a former warehouse which now includes four storeys of residential development. The east elevation of this building is orientated towards the site.

In the vicinity of the site, Gibbons Street is characterised by juvenile street trees along its east side (*Platanus acerifolia*).

Topography west and south of Rosehill Street falls in elevation to the south. Development along the east side of the railway lines in this vicinity includes lower built forms between the equivalent of two to three storeys and the locomotive sheds along Locomotive Street which now form part of the adaptive reuse of the former railway precinct as the Australian Technology Park (ATP). The Carriageworks precinct sits between the ATP and the railway tracks and is also characterised by low height development and the former railway storage sheds and buildings. The low forms of both areas combined with the width of the tracks, create an apparent open space. Residential terrace development that adjoins the Carriageworks to the west for example in Darlington, Newtown and parts of Redfern including terrace house also contributes to the low-density visual character of the area.

We note that examples of some taller commercial development to approximately 9 storeys to the south-west along Central Avenue for example the offices of Channel 7.

Gibbons Street in the vicinity of the site includes mixed-use developments at a variety of heights which to the south are predominantly four to five storeys and to the north include taller forms. A residential development at 7-9 Gibbons Street in this block, that can be identified by vertical stacks of distinctive green external cladding, includes a podium that is the equivalent of three to four residential storeys in height with a 15-storey tower above. Adjacent to this site, at the corner of Redfern Street and Gibbons Road, a mixed used development at 157 to 161 Redfern Street rises to a similar height. In this regard the majority of development located in the block north of the site that is bounded by Marion Street and Lawson Square includes either existing, proposed or approved podium and towers that are similar in height, approximately reaching the equivalent of 18 residential storeys.

The subject site marks the south-west corner of a block bounded by Marian Street to the north and Margaret Street to the south, where existing development is predominantly characterised by medium density residential buildings and approved or proposed taller tower forms. A proposed social housing development adjacent to the subject site at 11 Gibbons Street, includes a podium and tower form, which will rise to RL 85m comprising approximately 17 storeys of accommodation, the height of which is similar to the proposed development.

A BP service station is located immediately east of the subject site at the corner of Margaret Lane and Regent Street and includes one to two-storey built forms that are typical in character for this kind of development. Margaret Lane is a narrow local through road whilst Regent Street provides an extension to Botany Road and is therefore a main thoroughfare running north-south. Both sides of Regent Street in the vicinity of the site are predominantly characterised by two to four- storey built forms many of which include ground level retail with shop-top housing above. The west side of Regent Street includes individual buildings of similar architectural era and style circa 1950's, whilst the east side includes more contemporary four-storey shop-top development.

Locally listed environmental heritage items are shown on Sydney LEP 2012 Maps 9 and 10, the closest of which is item I1352 the former St Lukes Presbyterian Church, now used as the Uniting Church Samoan Branch located south-east of the site at the north-east corner of Regent Street and Margaret Street. Other items located to the north-east of the site for example an electrical sub-station at Renwick Street (I1354) and a sample of wood block paving at Wells Street (I1361) are not located within the immediate visual catchment of the site. We note the extent of general heritage conservation areas (HCA) to the west, south and east of the site.

Further east of the subject site, the north end of Cope Street intersects with Regent Street forming a 'V', where the wedged shaped space is characterised by four storey development.

1.4 Limitations

This report concerns visual impacts only. Visual issues also arise for other technical disciplines such as town planning, urban design, landscape design, architecture and heritage conservation. Technical reports from these disciplined may include consideration of visual issues and are addressed by others with appropriate expertise.

2 Project Background and Description

The proposed mixed-use development includes a podium and tower form with retail space and student accommodation. The building incorporates retail and common areas at the ground floor and ancillary facilities such as a gymnasium and cinema, at basement level. The podium is the equivalent of 4 residential storeys in height and includes an outdoor terrace at its roof level, with a wide setback to the tower form. The tower includes 15 residential storeys and will rise to a height equivalent to approximately 18 residential storeys.

2.1 External Visibility

The tower has a moderate potential visual catchment. The tower would be visible in all directions in close and medium views and some more distant views particularly from the west due to the nature of the open space formed by railways track and associated facilities and the predominantly low level of surrounding development across this part of the catchment. However, the extent of visibility depends on the location of the viewer and intervening built form and vegetation, and in close and medium distant range views, the alignment of streets. For example, in close views such as within 100m to the north and south along Gibbons Street, the tower form will be visible above the street wall façade.

The extent of visibility of the built form is documented in individual data sheets for 16 views which have been analysed with the assistance of block-model photomontages. The data sheets provide a matrix of visual effects and impacts criteria as required by the SEARs. A summary of levels of visual effects and impacts identified in the data sheets is in Table 3.

3 Visual effects analysis

The fully detailed methodology for this report is in Appendix 2. It is accompanied by a flow chart that shows the logic, sequence and components for the documentation, analysis and assessment of visual impacts.

This section of the report is based on Section B2.2 of the methodology. Section B2.2 details the components of the visual effects analysis matrix. The analysis of the cause and extent of visual effects provides the baseline to the assessment of visual impacts.

3.1 Baseline visual effects analysis factors

(See B2.2.1, Methodology, in Appendix 4)

3.1.1 The effective visual catchment of the project site

The site is located on the southern fringes of the Sydney CBD close to Redfern Railway Station, south of Ultimo and Central Station and is surrounded by a relatively flat landscape in all directions. In this regard a tower of the height proposed would in theory have a moderate to large potential visual catchment. This would not be confined to the application considered in this report but would also apply to approved development at 11 Gibbons Street to the other existing towers in the block to the north.

Small local variations in topography exist to the west and north where, in both directions, topography rises slightly for example near the Cleveland Street and Regent Street intersection and both road bridges associated with Central Station and Redfern Station. However, the increased elevation has no significant effect on the visibility of the subject site or to the proposed development.

Views from the north along Regent Street and in the vicinity of its intersection with Cleveland Street include existing tower forms to the north of the site including 7-9 Gibbons Street and 157 Redfern Street. These existing towers and the tower approved at 11 Gibbons Street will block the majority of views to the proposed development from the north.

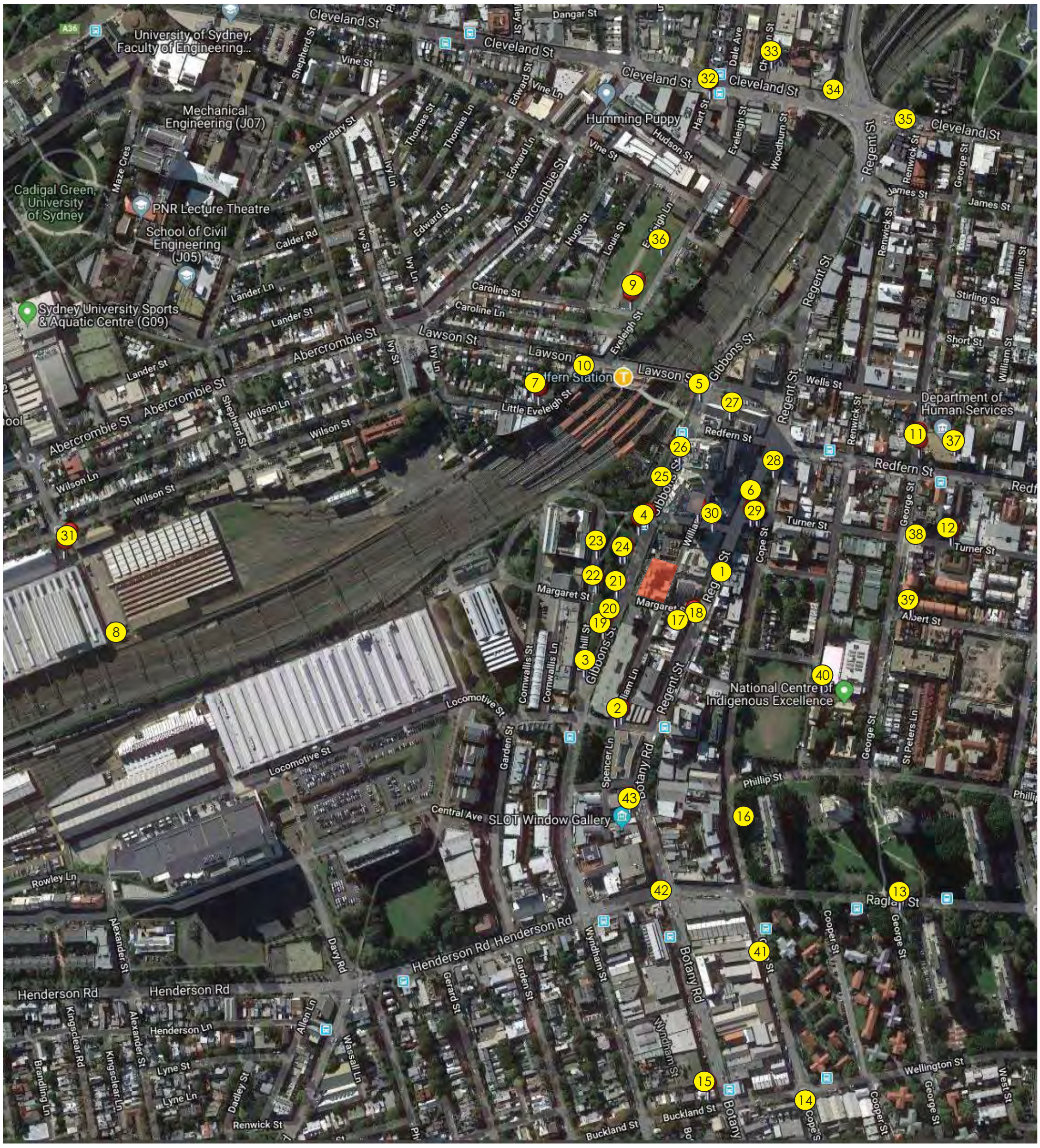
During field work the potential visibility of the DA was determined by RLA using a combination of techniques. These included field observation of the site in close views, using surrounding marker buildings to identify the location of the subject site in more distant views for example the development at 7-9 Gibbons Street which includes distinctive lime green external cladding.

The tower form would be visible to the north-west in the vicinity of Redfern Station and including locations to the north-west and north-east for example from elevated locations in the vicinity of Cleveland Street road bridge.

We distinguish between the total visual catchment (the area in which there is any visibility of an item) and the effective catchment. The effective catchment is the area within which there is sufficient detail to perceive the nature and quality of a development, as well as the potential for it to have negative effects, for example on specific views, settings, streetscapes or items of scenic or cultural significance. The effective visual catchment is smaller than the total visual catchment.

It is impractical to map the total visual catchment, notwithstanding the reference to this in the SEARs, as the tower proposed may be visible from some locations beyond the wider visual catchment all of which could not necessarily be identified and or confirmed. In the closer locality, the visibility would be more restricted by existing development that varies in height and bulk. For example, the majority of the proposed tower would not be visible from locations to the north along either Gibbons Street or Regent Street due to the blocking effects of the existing similar height towers and others under construction.

A map of the effective visual catchment would be of no utility, as it would be inaccurate and misleading, with potential visibility not being able to be verified or the map which would also be be largely blank, showing areas from which the building would not be visible.



Map 1: Photographic plate locations

Approximate location of subject site

Not to Scale

Views to the DA would be available from the west from parts of Redfern, Darlington and Newtown. Views from the north are limited by existing built form that blocks views. South of Regent Street Botany Road becomes a one-way for south-bound traffic. In this regard road users are unlikely to have direct views to the site or proposed development except when they are immediately north of and adjacent to it.

Views from the public domain from the east would be constrained by the road alignment and development along roads, for example Regent Street, by residential areas shop-top housing development in the vicinity that is predominantly characterised by closely spaced, long built forms of three storeys.

There are no notable high points west, north-west, south-west or south of the subject site within the visual context from which to see the site. Parts of the tower would be visible from a medium distance eg 100-500m from some locations to the west and south-west catchment in the vicinity of the Carriageworks and potentially from street in Darlington, depending on the road alignment and intervening terrace development.

3.1.2 Visual character of the site

The site is characterised by existing built form of four to five-storey residential development, which is broadly arranged in a 'U' shaped floor plate, which surrounds an internal open space. The longest elevations presenting to Gibbons and Margaret Streets which at ground level include small garden areas and the shortest and east elevation presents to the rear of a retail development located on Regent Street.

The visual character surrounding the subject site development is predominantly characterised by mixed-use developments of low to medium height and density. This includes the BP service station to the east and the vacant bus depot site immediately north of the site. These sites include open hard-stand areas and one to two-storey built forms. The character of Gibbons Street in the vicinity of the site, is influenced by the location of semi-mature street trees and by the park including mature vegetation and open turfed areas. The open-space of the park creates a wide visual and physical setback from the site to the west and provides positive amenity impacts for local residents.

Gibbons Street is a main one-way thoroughfare characterised by four lanes which carries traffic north towards the CBD, but includes carparking at off-peak times. Margaret Street is a narrow local laneway which appears to carry low volumes of traffic east and west, whilst Regent Street is a main one-way south-bound thoroughfare.

Visual character in the vicinity of the site predominantly to the north includes mixed-use developments, many of which include existing tower and podium elements which are relatively uniform in height. Some of these developments have been described in section 1.3 above. We are aware that there are a number of proposed developments north of and adjacent to the site including 90-102 and 80-88 Regent Street and at 11 Gibbons Street. A review of documentation for these projects shows that they all seek to reach the maximum height that is permissible and include podium and tower forms. In effect they seek to broadly match the height, scale and form of buildings that exist to the north in Gibbons Street and along Redfern Street.

In this regard, the urban landscape of Redfern is undergoing change as a result of strategic planning decisions with regard to desired future character. Existing and future approved tall buildings are intended to become a characteristic feature of the skyline of Redfern.

3.1.3 Scenic quality

The site would rank as of moderate-low scenic quality with regard to the opportunity for views presented to users of the precinct. The existing building typical in form and similar in height to others within its immediate surroundings particularly to south and east in the Redfern area that were constructed predominantly in the mid and late 20th century.

3.1.4 View place sensitivity

The development site ranks as of low view place sensitivity in the present context. (Table B 2.1 in Appendix 2 Methodology).

View place sensitivity would be likely to remain as low or increase to medium following construction of the proposed development. In other words, the visual changes caused by the proposed development would have a neutral or positive effect on view place sensitivity. In our opinion there would be no increase in potential public interest in the views or higher number of viewers to experience the views as a result of the approval.

3.1.5 Viewer sensitivity

Viewer sensitivity is identified and rated on the relevant View Place Data Sheets included in Appendix 5. Similarly, ratings given in relation to viewer sensitivity are also likely to remain the same in relation to the proposed development. Viewer sensitivity is determined by private interests in the effect of the proposal on views and is reflected in the extent to which viewers in the private domain would be affected by the views, particularly in a negative way, such as by view loss.

Viewer sensitivity in the public and private domain decreases with distance. It is considered that the highest impacts occur in the closest sensitivity range (within 500m), with moderate sensitivity at the medium distance range (500m-1000m) and low sensitivity beyond 1000m.

3.1.5.1 Private Domain Views

There is one existing residential tower to the north at 7-9 Gibbons Street with windows orientated south towards the subject site. Potential views are likely to include a foreground and mid-ground composition characterised by mixed-use development, including the existing bus depot and retail and commercial development in Regent Street. Whilst this kind of outlook may be considered to provide desirable amenity in our opinion it would not be considered as being of high scenic quality and as such would not warrant special consideration with regard to potential view loss. In addition, tower developments that are proposed at 11 Gibbons Street and in Regent Street to the east, south-east and south are likely to block the majority of potential mid-ground or distant views in those directions.

Low-height development in Rosehill Street west of the Gibbons Street Park are unlikely to gain potential views to the east above vegetation in the park or across and beyond the existing built form on the site. In this regard, notwithstanding the proposed development would introduce new built form into the composition of easterly views for some viewers, the effects are likely to be a substitution of built form. The tower form would not create significant view loss but may block upward views to an area of sky.

Potential private domain views may be available from the upper level of 1 Marian Street (the former Water tower building). However, we note that the spatial separation created by the park and intervening vegetation canopy within it, is likely to filter or block some potential views to the east.

In summary in our opinion the height of built form proposed is unlikely to create significant view loss in respect of existing neighbouring residential development.

We have not undertaken any specific assessment of potential visual impacts on views from the proposed mixed-use development at 11 Gibbons Street, which we understand will include residential dwellings. A review of DA plans via the DPE website for this development reveals that for typical floors, south-facing windows relate to bedrooms and bathrooms and further that living areas and external balconies are orientated to the west and east, views from which would not include the subject site or proposed development.

In this regard viewer sensitivity is considered to be a baseline factor that would not be significantly increase visual impacts.

3.2 Variable visual effects factors

(See B2.2.2, Methodology, in Appendix 2)

Variable factors which influence the visual effects of the DA are recorded on the data sheets for each view location. (See Appendix 4).

3.2.1 View composition type

The composition type from each view location is recorded on the data sheets (See Appendix 5). The composition of the views comparing the Concept Approval and DA are shown for 17 view places in the photomontages (Appendix 1).

The view composition type for analysed views, including a small number of close-range view locations, is restricted, as the tower is only partly visible.

Close views are possible from locations immediately surrounding the site such as Gibbons Street, Regent Street, William Lane and Margaret Street. In such views the tower would be visible in upward views above the immediate streetscape setting including vegetation and the height of foreground buildings. The tower component proposed would make no significant change to the view composition given that foreground components would remain the same in most cases, notwithstanding the tower would be a feature of the view, isolated in space and seen against the sky.

Medium range views are typically also of restricted composition, as intervening development and vegetation blocks views to the podium and the lower part of the tower form (see for example photomontages of views Redfern Station or Eveleigh Street. (Photomontages 7, 9 and 10)).

Views that contain a significant proportion of the tower in DA are typically from distant range classes and from the west across the expanse of low height development associated with the Railway and former railway yards etc. for example views from in the vicinity of the Carriageworks or Redfern Station. These views are more expansive, where the tower form is, in some cases isolated or would be visible in the same composition as proposed but not yet approved tower forms and from distances where future detail cannot be easily discerned.

3.2.2 Relative viewing level

The effects of the relative viewing level for each view location are recorded on the data sheets (See Appendix 4). Most relevant public viewing places are level with or slightly above the site in relative relief. Intervening development frequently blocks views toward the podium levels of the proposed development. As the proposed tower would be viewed predominantly against the sky, the effect of viewing level is not considered to significantly affect visual impacts.

3.2.3 Viewing period

The effects of viewing period are recorded in the data sheets (See Appendix 4). Longer viewing periods provide the circumstances for more analytical and reflective viewing and therefore higher engagement with the visual environment. Two classes of viewing locations could provide the circumstances for longer viewing period and therefore higher engagement with the visual environment (public spaces or recreational or tourism use, such as Redfern Station and the Gibbons Street park. However the visual effects of the proposed DA are not anticipated to be significant in relation to the viewing period, because users of the Redfern Railway Station are typically in transit and would be exposed to views from short periods and in most cases from moving viewing locations. In respect of the Gibbons Street park, we observed that vegetation is likely to filter or block some views and further the park does not include any facilities such as seats or play equipment which would encourage users to stay for longer periods of time. The number of locations from which longer viewing times are possible is therefore restricted.

3.2.4 Viewing distance

The relative effects of viewing distance are described in Appendix 2, Methodology. Typical viewing distances that could be affected have been ascertained for each analysed viewing place and are recorded in the data sheets.

Viewers in the close-range category would perceive a tower visible against the sky. The details of a future tower building would be clearly evident. In some of the views, the podium would also be partly visible (Gibbons Street)

We comment that the visibility of the tower from the north, north-east, east and south would decrease significantly or be zero if future proposed development in accordance with the height controls that apply to adjacent land, is constructed.

Viewers in the medium distance are likely to perceive an isolated tower element without the context of adjacent lower development and the podium.

The principle above applies equally to other tall built form existing, under construction or proposed for development in the Redfern area.

In the distant range views, the tower would in most cases be visible as an isolated element in the short term. The visual context within which the proposed development would be seen is likely to change to include tower that are similar in height to that proposed, given the number of proposed developments located adjacent to the site that have already been submitted to the DPE and the controls that apply to the site.

3.2.5 View sharing or blocking

There are two planning principles from the Land and Environment Court of New South Wales that are relevant, ie. *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity)* and *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046 (Rose Bay)*.

Tenacity concerns view sharing in the private domain and is the most widely referenced planning principle according to Land and Environment Court of New South Wales records. In analysing the viewer sensitivity above, it was concluded that it is unlikely that private domain views would be significantly affected by the proposed development.

A full assessment of view loss in the private domain adopting the *Tenacity* principles would require a detailed assessment of individual views from existing and proposed dwellings that would be more appropriate at the development application stage. Nevertheless, it appears unlikely that a view sharing assessment would conclude that the DA would be unreasonable on comparison to the Concept Approval, in the terms of *Tenacity*.

Rose Bay is relevant to view loss in the public domain. The principle in *Rose Bay* contains a recommended approach based first of a quantitative and secondly a qualitative assessment. It also emphasises the need to consider views that have been identified as of specific importance, for documented heritage views or views identified in planning instruments and policies.

The analysis of views and the photomontages in Appendix 2 includes views as required in the SEARs which were identified by RLA following analysis of aerial imagery and fieldwork. The analysis of potential view loss that could be caused by the proposed development in each of the quantitative and qualitative assessment issues mentioned in *Rose Bay*, shows that the proposal does not have the potential to block views from the public domain. The tower is seen against the sky but otherwise causes no view loss. It is therefore concluded that the planning principle in *Rose Bay* has no work to do in relation to this application.

In summary, in relation to view sharing or blocking, it is concluded that the DA would not cause significant view loss.

Table 2 Summary of Visual Effects

Original image prefix	Photomontage Location/number	Location Description	Visual Effects of the proposed development
454	1	Regent Street view south-west	The proposed development will create a new feature in the mid-ground view, which will initially appear as an isolated tower at the south end of this urban block. The height, scale and form of the proposed development is not dissimilar to that of existing development located north of the subject site and to proposed forms adjacent to it. If adjacent proposed development is appoved and constructed, built form on the subject site will provide a visual continuation of the predominant character and height of development present in the immediate visual catchment. The proposed tower will not cause significant negative visual effects in the public domain and is unlikley to cause view loss in respect of adjacent proposed residential towers. Notwithstanding, some private domain view loss would be anticipated by the controls, and would be unavoidable in this context where development approximately equivalent to 18 residential storeys, is permissible. Views lost from the public domain would include upward views to areas of sky only. In time, the proposed tower would be visible in the context of other proposed forms that are not dissimilar in height and scale and which reflect the desired future character of this part of Redfern.
460	2	William Lane view north	The proposed development will create a new feature in the mid-ground view, which will initially appear as an isolated tower at the south end of this urban block. The height, scale and form of the proposed development is not dissimilar to that of existing development located north of the subject site and to proposed forms adjacent to it. If adjacent proposed development is appoved and constructed, built form on the subject site will provide a visual continuation of the predominant character and height of development present in the immediate visual catchment. The proposed tower will not cause significant negative visual effects in the public domain. Notwithstanding, some private domain view loss would be anticipated by the controls, and would be unavoidable in this context where development approximately equivalent to 18 residential storeys, is permissible. Views lost from the public domain would include upward views to areas of sky only. In time, the proposed tower would be visible in the context of other proposed forms that are not dissimilar in height and scale and which reflect the desired future character of this part of Redfern.

Original image prefix	Photomontage Location/number	Location Description	Visual Effects of the proposed development
465	3	View north from the south end of the Gibbons Street park	The proposed development will create a new built form in the mid-ground view. The proposed development will be partly screened by street vegetation and would not create any significantly negative visual effects in public domain views other than the loss of a a minor amount of sky in upward views. The proposed development would be visible in the context of towers that exist north of the site and others that are currently proposed and likely to be constructed. In time, the proposed development would appear as part of the continuation of the predominant character and form of development which reflects the desired future character of this part of Redfern.
477	4	View south-east from Gibbons Street near the site.	The proposed development will create a new built form in the mid-ground view, that is partly screened by street tree vegetation. It would not create any significantly negative visual effects in public domain views other than the loss of a minor amount of sky in upward views. The proposed development would be visible in the context of tower that exist north of the site and others that are currently proposed and likely to be constructed. In time, the proposed development would appear as part of the continuation of the predominant character and form of development which reflects the desired future character of this part of Redfern.
480	5	View south-east from Gibbons Street, north of Redfern Street	A narrow vertical section of the proposed development would be visible in this view, but is likely to be obscured in time by the construction of adjacent developments eg. 11 Gibbons Street. The proposed development would not generate any significant negative visual effects in the public domain except to block a minor amount of open sky in upward views, and parts of other development to the south.
487	6	View south-east from Regent Street near Marian Street	The proposed development would create a new feature in the mid-ground composition and would appear as a slim, isolated tower. It would be visible in the context of other development that is not dissimialr in character, height or form within Redfern, which reflects the desired future character of the area. The proposed development would not generate any significant negative visual effects or view loss in the public domain except in close upward views, where the tower would block views of sky only.

Original image prefix	Photomontage Location/number	Location Description	Visual Effects of the proposed development
521	7	View-east from the south end of Eveleigh Street	The proposed development would introduce a new feature into the mid-ground composition of the view and provides a continuation of the predominant character and height of built form that is visible in this vicinity. The proposed development would not not block views to scenic items and will not cause any significant negative visual effects in views from the surrounding public domain. Views lost from the public domain, would include areas of sky only. In time, the proposed tower would be visible in the context of other proposed towers which are likely to be constructed and which are similar in character, height and scale, given the controls that apply to the site and the desired future character for this part of Redfern.
526	8	View north from the western edge of the Carriageworks precinct	The proposed development creates a new feature in the back-ground composition of the view and provides a continuation of the predominant character and height of built form that is visible in this vicinity. The proposed development would not not block views to scenic items and will not cause any significant negative visual effects in views from the surrounding public domain. Views lost from the public domain, would include areas of sky only. In time, the proposed tower would be visible in the context of other proposed tower which are likely to be constructed and which are similar in character, height and scale, given the controls that apply to the site and the desired future character for this part of Redfern.
536	9	View south from near the corner of Eveleigh Street and Caroline Street	The proposed development creates a new feature in the back-ground composition of the view and provides a continuation of the predominant character and height of built form that is visible in this vicinity. The proposed development would not not block views to scenic items and will not cause any significant negative visual effects in views from the surrounding public domain. Views lost from the public domain, would include areas of sky only. In time, the proposed tower would be visible in the context of other proposed towers which are likely to be constructed and which are similar in character, height and scale, given the controls that apply to the site and the desired future character for this part of Redfern.

Original image prefix	Photomontage Location/number	Location Description	Visual Effects of the proposed development
540	10	View south-east from adjacent to Redfern Railway Station	The upper part of the tower would be present in the view above a foreground of low built form inside the Redfern Railway Station and vegetation. The proposed development would initially appear as an isolated tower against a background of sky but provides a continuation of the predominant character and height of development that exists to the north of the site. In time, similar height built forms are likely to be constructed on adjacent sites, where development equivalent to approximately 18 residential storeys is permitted, which reflects the desired future character for this part of Redfern. Proposed development on adjacent sites if approved and constructed, will block views to parts of the proposed development. The proposed development does not block views to scenic items and will not cause any significant visual effects in public domain views. Views lost from the public domain, will include areas of sky only.
544	11	View south-west from the corner of Redfern Street and George Street	The proposed development is not visible in this view.
547	12	View west along Turner Street	The upper part of the tower would be present in the view above a foreground of low-height residential development. The proposed development would appear as an isolated tower against a background of sky but also provides a continuation of the predominant character and height of development that exists to the north of the site. In time, similar height built forms are likely to be constructed on adjacent sites, where development equivalent to approximately 18 residential storeys is permitted and reflects the desired future character for this part of Redfern. Some proposed development on adjacent sites if approved and constructed, would block views to parts of the proposed development. The proposed development does not block views to scenic items and will not cause any significant visual effects in public domain views Views lost from the public domain, will include areas of sky only.
557	13	View north-west from the corner of George and Raglan Streets	This is a distant view where the proposed tower provides a new but subordinate feature to closer and larger built forms in the composition and is partially screened by juvenile vegetation in a public park. The proposed development would appear as an isolated tower against a background of sky however in time is likely to blocked by intervening development and by the growth of foreground vegetation. The proposed development does not block views to scenic items and will not cause any significant visual effects in public domain views Views lost from the public domain, will include areas of sky only.

Original image prefix	Photomontage Location/number	Location Description	Visual Effects of the proposed development
561	14	View north from the intersection of Cope and Wellington Streets	This is a distant view where the proposed tower is partially screened by streetscape vegetation. The proposed development would initially appear as an isolated tower against a background of sky and in the context of larger and taller built forms. The proposed development does not block views to scenic items and will not cause any significant negative visual effects in public domain views.
563	15	View north from Botany Road	This is a distant view where the proposed tower is partially screened by streetscape vegetation. The proposed development appears in the context of other built form that is not dissimilar in terms of height, scale and character and which reflects the desired future character for this part of Redfern. The proposed development does not block views to scenic items and will not cause any significant visual effects in public domain views. Views lost from the public domain, will include areas of sky only.
575	16	View south from the corner of William Lane and Marian Street	In this close view the proposed development will be seen in isolation against a backdrop of sky. It will not block views to scenic items and will not cause any significant negative visual effects in public domain views. Potential views lost from the public domain, would include areas of sky only. In time, proposed built forms of similar height, if approved and constructed, would block views to parts of the subject tower. The potential visual effects of adjacent proposed development on views to the subject tower are shown in thsi photomontages view.

3.2.6 Overall extent of visual effects

The indicative ratings table for ranking visual effects factors (Table B 2.1 in Appendix 2) was used as a guide to assessment of the overall level of visual effects considered against each of the factors above. The level of visual effects for 16 different view locations are recorded in the data sheets (See Appendix 5). The visual effects of DA have been assessed in relation to views as required in the SEARs and identified by RLA. The effects of the DA were modelled in 3D by the Virtual Ideas using an architectural model prepared by the project architects, AJC, following the Land and Environment Court of New South Wales practice direction for the preparation of photomontages. The details of the methods used and steps taken to satisfy the requirements of the Land and Environment Court of New South Wales practice note can be found in the Photomontage Certification Report at Appendix 2 with the montages. In accordance with our methodology (Appendix 3), we determine visual effects to be the baseline against which the assessment of visual impacts is made.

Inspection of the data sheets (data summarised in Table 3) shows that a low level of visual effects would be caused by approval and construction of the DA in views from each location analysed. Individual ratings of some variable factors were rated as being medium in the closest views such as Location 16, William Lane. From this location the effect on the composition of view was rated as medium, given the tower form would be evident initially in isolation in the foreground. However, the level of effects would decrease as other proposed development are approved and constructed. The level of effect would be downgraded as the VAC for the site increases given the desired future character for this part of Redfern.

4 Methods and results

This section of the report is based on Section B2.3 of the methodology detailed in Appendix 3. Section B2.3 details the components of the visual impacts analysis. The result of the analysis of visual effects (Section 3, above), is the baseline data for the visual impact analysis.

4.1 Visual impact analysis

The significance of visual impacts is differentiated from the extent of visual effects by giving weight to relevant impact criteria. In this way, the relative importance of impacts is distinguished from the size of the visual effects. The weighting factors determined to be appropriate are sensitivity, visual absorption capacity and compatibility with urban features.

4.1.1 Sensitivity

The data sheets prepared by RLA acknowledge that the majority of view places inspected are busy public domain locations with high numbers of potential viewers but typically have medium or low levels of amenity and sensitivity.

In this regard all view places were rated as low sensitivity, except for Location 13, adjacent to a public open space associated with public housing, which gives the appearance of being a public park.

4.1.2 Visual absorption capacity

For most viewers within the immediate and wider visual catchment, the environment has a high visual absorption capacity (VAC) for the DA. While the visual catchment identified above in Section 3 is moderate to large, views from most of it are either distant and partial, or blocked in the foreground by intervening built form or vegetation.

In the more distant views, detail is not easily perceived. The proposed DA would be visible in the context of other existing tall forms, those under construction or those proposed. In our opinion the visual absorption capacity of the wider visual context of the site remains high in the majority of views. In our opinion in the majority of views inspected, the VAC for the DA was rated as high. 4 close locations were rated as having medium VAC, which is a conservative initial rating that would increase to high in all cases if the proposed developments adjoining site were approved and constructed, in line with the desired future character for this part of Redfern.

4.1.3 Compatibility

4.1.3.1 Compatibility with urban features

In all cases the visual compatibility of DA in relation to other urban features was rated as high. This is because in the majority of views the proposed tower would be visible within an immediate visual context that includes or will include other tall tower forms. Our assessment takes into account towers that are under construction nearby and proposed developments in Gibbons Street and Regent Street and the desired future character for this part of Redfern. In this regard the change in built form on the site, would not be dissimilar to the scale, character and form of other urban features close by within the immediate visual context of the subject site, and therefore the DA has a high compatibility with the existing, emerging and desired future character of this part of Redfern.

As noted in relation to the emerging visual character above, the urban landscape of Redfern is undergoing continual change including the construction of buildings which reach the permissible height limit. In this context, the compatibility of the DA with urban features is rated as high.

4.2 Applying the weighting factors

The weighting factors are applied to the overall level of visual effects to determine the significance of visual impacts.

The overall level of visual effects on all medium and long-range views in the public and the private domain was rated as low.

Potential visual effects and impacts on private domain views have not been specifically analysed, however based on our experience, observation and review of modelling prepared by Woods Bagot, in our opinion there are would a limited number of high sensitivity private domain viewing places that could be affected. Further discussion in relation to private domain views can be found above in section 3.1.5.1

As each of the weighting criteria above is generally high overall, this decreases the significance of visual impacts and therefore there is no utility in applying the weighting factors to the medium or distant view places.

Given that the overall extent of visual effects were rated as low for all locations there is no utility in applying the variable weighting factors to visual effects base-line factors.

4.3 Overall visual impacts

The overall level of visual impacts was rated as low for all views. The low overall impacts rating is based on the assessment of the combination of baseline factors described in section 3 above which are explained in Appendix 4 Assessment Methodology, for example; visual character, quality, distance and viewing period etc and weighting factors such as compatibility. Inspection of the data sheets shows that the most important weighting factor in determining the visual impacts of the DA is compatibility. The compatibility with urban features was high for all VPs whilst the level of visual effects was low overall, for all locations.

5 Assessment

This chapter outlines the compliance of our report with the SEARS and the location of relevant information that is required to be addressed.

An indicative ratings table was developed as a guide to assessment of compatibility of the proposed development with the surrounding visual context (see Table 3).

Table 3 Summary of visual effects and impacts

			Impact Weighting factors			
View Location Number	Distance class	Overall level of visual effects	Visual Absorption Capacity	Compatibility urban features	Sensitivity	Overall Visual Impact
VP1	Close	Low	Medium	High	Low	Low
VP2	Medium	Low	High	High	Low	Low
VP3	Close	Low	Medium	High	Low	Low
VP4	Close	Low	Medium	High	Low	Low
VP5	Medium	Low	High	HIgh	Low	Low
VP6	Medium	Low	High	High	Low	Low
VP7	Medium	Low	High	High	Low	Low
VP8	Distant	Low	High	High	Low	Low
VP9	Medium	Low	High	High	Low	Low
VP10	Medium	Low	High	High	Low	Low
VP11*	Medium	Low	High	High	Low	Low
VP12	Medium	Low	High	High	Low	Low
VP13	Distant	Low	High	High	Medium	Low
VP14	Distant	Low	High	High	Low	Low
VP15	Distant	Low	High	High	Low	Low
VP16	Close	Low	Medium	High	Low	Low

** The proposed development is not visible from this location*

notes

6 Conclusions and Recommendations

This section summarises the conclusions derived from Section 3 (Site Analysis), 4 (Methods and results) and 5 (Assessment) of this report.

6.1 Effect of the project on its visual catchment

The project will have a moderate but constrained visual catchment to the north, east and south and wider visual catchment to the west.

Notwithstanding the proposed built form is taller relative to the existing massing on the subject site, its form and character are similar to the neighbouring existing development and others that are proposed.

The CBD of Redfern is undergoing desired change supported by strategic planning decisions to which allow towers in this block equivalent to the approximately 18 residential storeys in height.

The existing and emerging high-density skyline of Redfern will feature a number of tall buildings among which the proposed tower will be no more visible or notable in terms of height, than others.

6.2 Effect on visual character and scenic quality

There would be a low level of visual effect on existing visual character and scenic quality. The proposed DA would retain the existing visual character and scenic quality of the site. The urban landscape of Redfern is also undergoing change with existing and future approved tall buildings becoming a characteristic feature of the skyline of Redfern.

The proposed development would not create any significant impacts on the visual character and scenic quality of the site and surroundings but will complement the emerging quality of the setting.

6.3 Effect on private views

In our opinion there would be limited and potentially minor effects of DA on private views from the adjacent residential developments to the west. Those to the north are likely to be affected by potential view loss to the south, created by intervening development. Some view loss would be anticipated by the controls which allow for tower forms on the site and adjacent sites.

6.4 Effect of variable visual factors

Analysis of the effect of variable factors on the extent of visual effects in Section 3.2 showed that there would not be significant view loss or blocking or change to existing view compositions.

6.5 Overall extent of visual effects

The visual effects of the proposal will be low in all views. In common with other buildings approved and proposed in the same visual catchment, the proposed tower will be visible against the sky.

6.6 Overall visual impacts

Consideration of baseline factors and variable weighting factors including visual absorption capacity and visual compatibility with urban features of Redfern, resulted in the overall extent of visual impacts being reduced in significance to low for all views.

Plate 1; Location 1: View south-west from Regent Street

Plate 2; Location 2: VIew north along William Lane

Plate 3; Location 3: View north along Gibbons Street from close to the south end of Gibbons Street park

Plate 4; Location 4: View south-east from opposite 11 Gibbons Street

Plate 5; Location 5: View south along Gibbons Street

Plate 6; Location 6: view from Regent Street south of Marian Street

Plate 7; Location 7: View west from Eveleigh Street near Redfern Railway Station

Plate 8; Location 8: View north-east from the Carriageworks

Plate 9; Location 9: view north-east from Eveleigh Street

Plate 10; Location 10: View south-east from near the railway overpass by Redfern Railway Station

Plate 11; Location 11: View south-west from the corner of George Street and Redfern Street

Plate 12; Location 12, view east from Turner Street

Plate 13; Location 13: View north-west from the north-east corner of Raglan Street and George Street

Plate 14; Location 14: View north along Cope Street

Plate 15; Location 15: View north along Botany Road

Plate 16; Location 16: View south to the site from the intersection of William Lane and Marian Street

Plate 17; Location 17: view west along Margaret Street

Plate 18; Location 18: view north-east from Regent Street

Plate 19; Location 19: View north along Gibbons Street

Plate 20; Location 20: View of the park-like open space opposite the subject site and adjacent residential develeopment

Plate 21; Location 20, View north-east to the south corner of the subject site

Plate 22; Location 21, View to south-west corner of the site and along Maragaret Lane

Plate 23; Location 22; Detail of Ariane Apartments located 32-42 Rosehill Street west of location 3

Plate 24; Location 23, Detail 1 Marian Street

Plate 24; Location 24

Plate 25; Location 24, detail view of the east elevation of 1 Marian Street from Gibbons Street

Plate 26; Location 25, View south along Gibbons Street

Plate 27; Location 26, View south along Gibbons Street

Plate 28; Location 27, view south along William Lane from Redfern Street pedestrian area

Plate 29; Location 28, view south-west from Regent Street Park

Plate 30; Location 29, View south-west from the Regent Street Park area

Plate 31; Location 29 View south-west from the Regent Street Park area

Plate 32; Location 30, view south-east from Marion Street

Plate 33; Location 31 view north from the Carriageworks precinct

Plate 34; Location 31 view north from the Carriageworks precinct

Plate 35; Location 32, View south from Cleveland Street along Hart Lane

Plate 36; Location 33, View south from Cleveland Street along Woodburn Street

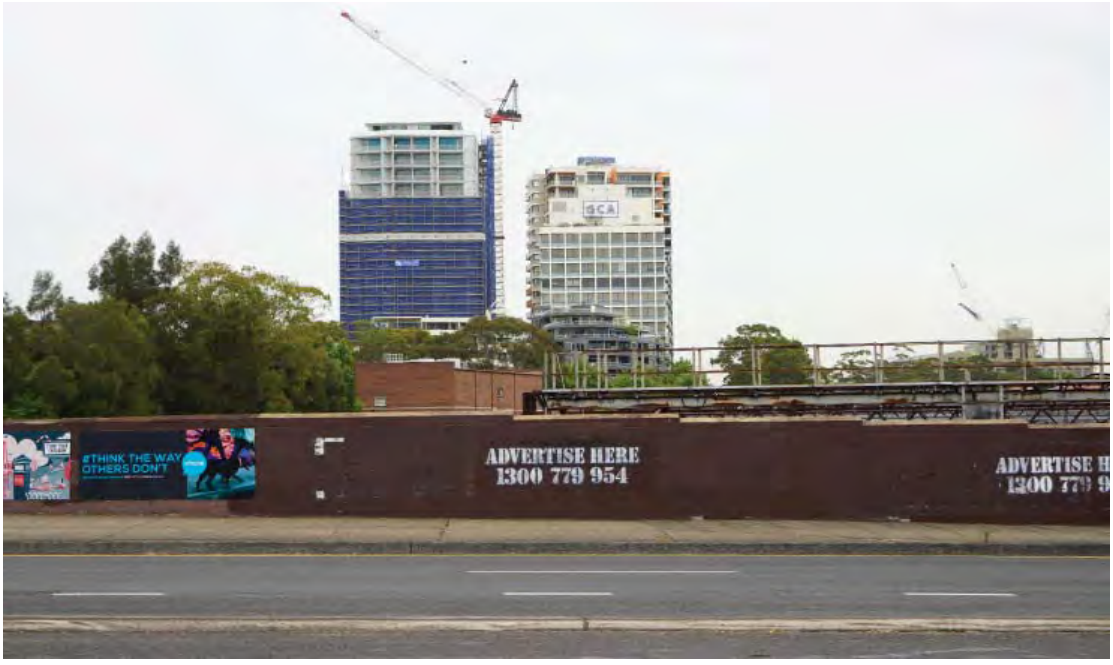


Plate 37; Location 34, View south from the railway bridge at Cleveland Street

Plate 38; Location 35, view south from the north-east corner of Regent Street and Cleveland Street

Plate 39; Location 36, View south-east from mid-way along Eveleigh Lane

Plate 40; Location 37, View south-west from George Street

Plate 41; Location 38, View east from the corner of Turner Street and George Street

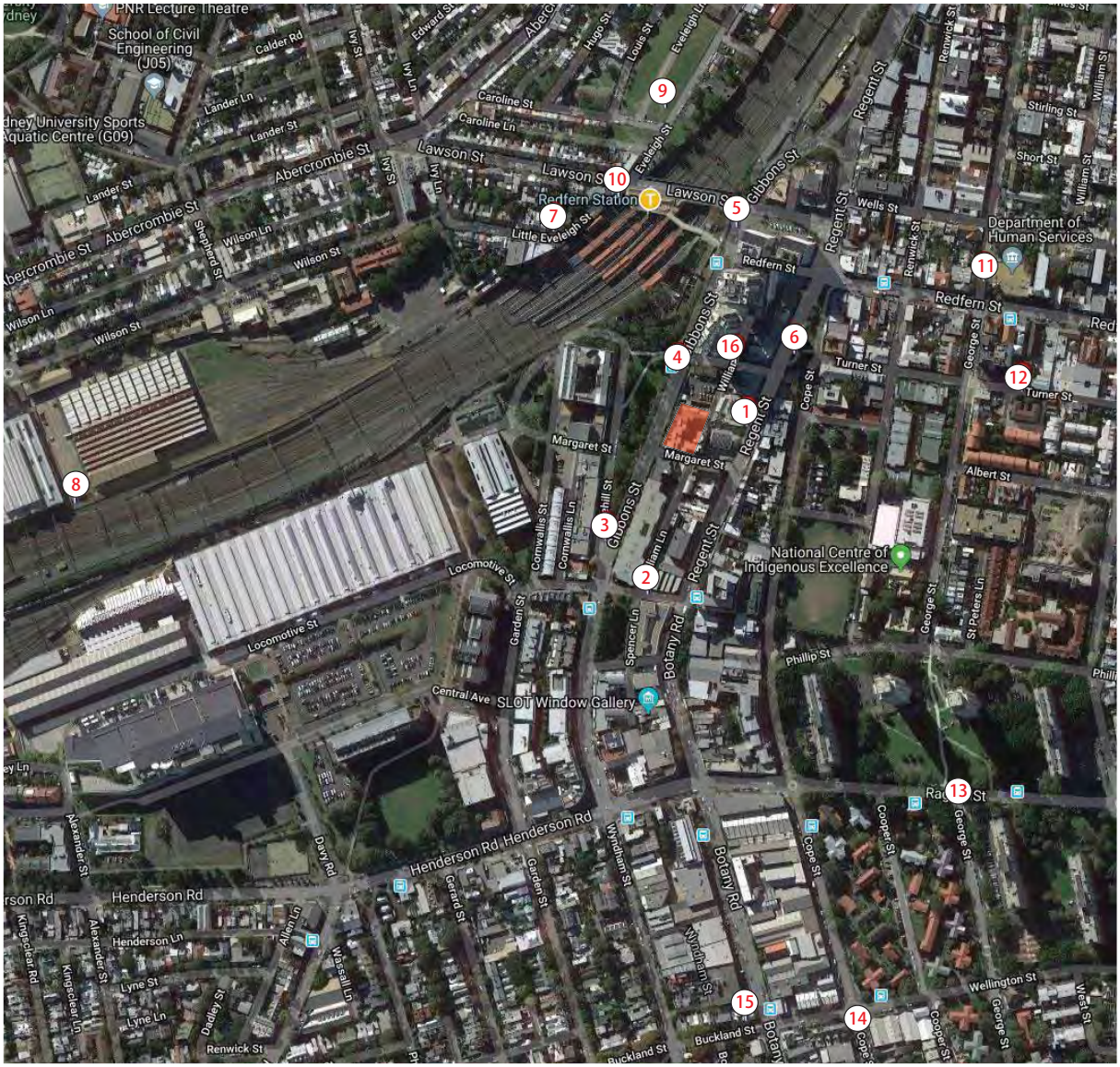
Plate 42; Location 39, View west from the corner of George Street and Albert Street

Plate 43; Location 40, View south-east from inside the National Centre of Indigenous Excellence

Plate 44; Location 41, View north from the intersection of Cope and Wellington Streets

Plate 45; Location 42, View north from the south-west corner of Botany and Henderson Roads

Plate 46; Location 43, view north from Botany Road, near Chapel Lane



Map 2: Photomontage locations 1

Approximate location of subject site

NORTH

Not to Scale

Original photo from photomontage location 1

Photomontage 1

Original photo from photomontage location 2

Photomontage 2

Original photo from photomontage location 3

Photomontage 3

Original photo from photomontage location 4

Photomontage 4

Original photo from photomontage location 5

Photomontage 5

Original photo from photomontage location 6

Photomontage 6

Original photo from photomontage location 7

Photomontage 7

Original photo from photomontage location 8

Photomontage 8

Original photo from photomontage location 9

Photomontage 9

Original photo from photomontgae location 10

Photomontage 10

Original photo from photomontage location 11

Photomontage 11

Original Photo from photomontage location 12

Photomontage 12

Original photo from photomontage location 13

Photomontage 13

Original photo from photomontage 14

Photomontage 14

Original Photo from photomontage location 15

Photomontage 15

Original photo from photomontage location 16

Photomontage 16

Appendix 3. Methodology for photomontages and certification of accuracy

Principles of verification of photomontages

For the certification of photomontages, the fundamental requirement is that there is a 3D computer model of the proposed development that can be accurately located and merged with representative photographs taken from key viewing places to produce a photomontage.

The key to being able to certify the accuracy of the photomontage resulting from merging the 3D model and photographs is being able to demonstrate that the 3D model of the proposed building has a good fit to known surveyed markers on the existing building and on fixed features of the site or locality which are shown on the survey plan. The second level of fit is the fit of the model to a realistic photographic representation of the site in its context.

Allen Jack Cottier Architects (AJC) prepared the 3D model of the proposed development and adjoining proposed developments, using the software programme Revit 2019, survey information for the site and adjoining sites, DA drawings for adjacent proposed developments (accessed via the DPE website) and cadastral information including strata contours for levels beyond the site. The models were supplied to Virtual Ideas, expert architectural illustrators, where the location and height of the 3D model of the proposal was verified with respect to surveyed features of the existing development site and features in the surrounding environment. Refer to survey information and 'markers diagram' included in Appendix 3.

Photographs were taken by Virtual Ideas using a professional quality 35mm format full-frame camera. The locations and RLs of the lens of the camera for photographs used to prepare photomontages were established by survey by CMS registered surveyors, consistent with the requirements of the practice note for use of photomontages in evidence by the Land and Environment Court of New South Wales. A report prepared by CMS which includes recorded survey data, is included in Appendix 3

The 3D models were then merged with digital photographic images of the existing environment by Virtual Ideas. As per the SEARs requirements the photomontages show the proposed built form. The photomontages also include neighbouring proposed buildings as translucent orange blocks, representing the intended future context. Photographic plates of the existing view and a photomontage from each view location (view point VP) inspected are included in Appendix 2.

Focal length of lens for photographs

The camera images for the photomontages need to be of sufficient resolution taken with a lens of low distortion. The focal length of the lens used needs to be appropriate for the purpose and the focal length of the lens used to take the single frame photographs has to be known and standardised so that every photograph used in that regard has the same horizontal field of view.

The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph.

It is a common problem in architectural photography that in close views a building cannot be encompassed in a single image, for the reasons above. That is, the subject of the view is too large or too close to be captured in a single image. It is critical however, in preparing 3D images, for example for

use in photomontages, that the subject can be captured in a single image. This is because a composite image, such as one 'stitched together" electronically out of separate images which can encompass the whole field of view (for example a panorama), has un-reconcilable distortions in it.

As a practical matter, it is not possible to represent the composition of the views from close range without using a wider angle lens. The horizontal and vertical scale relationships are such that a 'normal' lens could not capture the appropriate context.

It is conventional to use a 'normal' lens to take landscape photographs, for example a 50mm lens on a full-frame 35mm format film camera, as when reproduced in large format (eg. A3 size prints), the objects in the image appear of 'normal' scale. However, in photographing streetscapes and individual buildings, that convention cannot always be adopted other than for relatively distant views, as the horizontal and vertical scale of the buildings particularly from close locations when seen from parts of Regent Street or William Lane, is such that they cannot be accommodated in a single frame of 50mm focal length. The Land and Environment Court of New South Wales practice note does not require a specific focal length to be used, but requires that the characteristics of the camera, focal length of the lens and field of view of the lens are specified. A fixed focal length lens should be used in preference to a variable ("zoom") lens as there is no need to manually 'register' the focal length on the lens when taking photographs. For this project the majority of the photographs in the close and medium distant ranges were taken using a prime 24mm focal length lens. Other more distant views were taken with a 50mm focal length lens. The angle of view of the 50mm photographs is 39.60^0 and for 24mm photograph is 73.7^0. Neither of these angles of view equate to the SEARS requirement of 46^0, which does not correspond to either focal length, or to 50mm at FX format and may be an error.

Preparation of Photomontages

Virtual Ideas have provided the following statement in relation to the method of preparation of photomontages;

> *Site Photography*
>
> *Site photography was taken from predetermined positions as instructed by Richard Lamb Associates.*
>
> *Photographs were taken using a Nikon D8000 digital camera, using 14.0-24.0 mm f/2.8 lens and 50.0 mm f/1.4 lens. The positions of the photographs were surveyed and then plotted onto survey drawing in DWG format.*
>
> *3D Model*
>
> *Using the imported surveyed data into our 3D software (3DS Max), we then imported the supplied 3D model (provided by AJC architects) of the proposed building and relevant building envelopes.*
>
> *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.

Grant Kolln

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images taken by Virtual Ideas.

2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs were reviewed by RLA.

3. Reference points from the survey were used for cross-checking accuracy in a sample of images.

4. No significant discrepancies were found between the known camera locations and those predicted by the computer software of the Camera Match utility. Minor inconsistencies occur due to the natural distortion created by the camera lens, were reviewed by Dr Richard Lamb and were approved by him for use after modifications as required.

Checking the montage accuracy

The purpose of the detailed surveying/modelling, and precisely recorded photography is to enable a 3d version of the actual physical site to be created in CAD software. If this has been done accurately, it is then possible to insert the selected photo into the background of the 3d view, position the 3d camera in the surveyed position and then rotate the camera around until the surveyed 3d points match up with the correlating real world objects visible in the photo. This is a self-checking mechanism – if the camera position or the survey data is out by even a small distance then good fit becomes impossible.

It is however important to note that it is not possible for a 100% perfect fit to occur for the following reasons:

Variance between measured focal length compared to stated focal length,

Minor lens distortion which varies from lens to lens and manufacturer to manufacturer,

Absence of a suitable range of reference points on site/visible through lens

Allowing for these limitations, Virtual Ideas reported that the alignment was achieved to a high degree of accuracy, within an acceptable tolerance.

Certification

The above requirements were met and RLA can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the SEARs to the extent that it reasonably possible in the circumstances. Virtual Ideas have used survey information to locate the 3D model in each view. Surveyed markers and visual features used for alignment are shown on camera alignment images included in Appendix 3. In our opinion the use of surveyed markers as shown by VI, is equivalent to showing a wire-frame diagram and demonstrates that the 3D model has been accurately aligned and fits into the existing context. In this regard the photomontages are as accurate as is reasonably possible in the circumstances and they comply with the Land and Environment Court of New South Wales practice note concerning the use of photomontages in the Court, as required in the SEARs.

richard lamb & associates

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS SURVEYORS

Date: 3-12-2018
Our Ref: 18221 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Laura Ellis.

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Redfern.

Co-ordinate's are MGA 56 and elevation to Australian Height datum (AHD).

Measurements were taken by GNSS.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	333553.106	6248183.876	25.322	PHOTO 1-1
2	333547.236	6248179.323	24.897	PHOTO 1-2
3	333434.888	6248017.157	22.138	PHOTO 2
4	333407.242	6248078.094	25.663	PHOTO 3
5	333463.797	6248237.915	25.576	PHOTO 4
6	333518.150	6248373.583	31.095	PHOTO 5
7	333578.273	6248247.859	28.257	PHOTO 6
10	333348.086	6248361.914	31.171	PHOTO 7
8	332913.347	6248106.853	25.088	PHOTO 8-1
9	332888.263	6248097.177	25.090	PHOTO 8-2
11	333458.927	6248484.537	26.130	PHOTO 9
12	333408.866	6248400.287	30.852	PHOTO 10
13	333765.437	6248311.070	35.825	PHOTO 11
14	333796.033	6248221.995	37.139	PHOTO 12
15	333751.031	6247826.787	18.958	PHOTO 13
27	333646.422	6247625.092	15.079	PHOTO 14
18	333542.482	6247660.258	15.043	PHOTO 15
17	333518.713	6248237.441	25.614	PHOTO 16
110	333514.663	6248139.681	31.496	WINDOW
111	333513.060	6248140.252	45.884	TOP OF ROOF
112	333511.763	6248142.422	31.649	TOP OF GUTTER
113	333519.181	6248159.861	29.551	TOP OF ROOF
114	333521.422	6248173.889	28.975	UNDERSIDE OF EAVE

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ISO 9001:2008 REGISTERED FIRM

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
115	333532.196	6248182.896	24.986	BUILDING
210	333434.540	6248029.280	25.958	BALCONY
211	333440.841	6248028.942	27.930	PARAPET
212	333442.878	6248025.659	27.904	PARAPET
213	333452.704	6248024.289	27.920	PARAPET
214	333444.182	6248025.524	24.345	WINDOW
310	333440.523	6248125.009	37.477	WINDOW
311	333440.346	6248125.386	38.285	PARAPET
312	333437.356	6248117.120	38.301	PARAPET
313	333432.923	6248105.136	38.303	PARAPET
314	333429.911	6248096.868	38.279	PARAPET
410	333473.387	6248215.064	27.649	TOP OF WALL
411	333470.820	6248208.099	29.027	TOP OF WALL
412	333469.301	6248203.901	27.643	TOP OF WALL
413	333468.183	6248200.937	30.599	TOP OF ROOF
414	333469.515	6248192.231	35.858	PARAPET
510	333520.187	6248337.922	35.060	AWNING
511	333521.889	6248336.700	41.426	TOP OF WALL
512	333520.664	6248325.330	48.584	TOP OF WALL
513	333523.133	6248333.460	48.585	TOP OF WALL
514	333528.192	6248337.649	41.723	SCREEN
610	333550.456	6248229.348	35.656	PARAPET
611	333549.109	6248231.640	35.662	PARAPET
612	333549.459	6248230.796	33.038	WINDOW
613	333536.649	6248233.392	35.373	PARAPET
614	333555.962	6248242.619	37.595	PARAPET
710	332939.491	6248105.592	34.432	POST
810	333531.152	6248352.503	74.751	PARAPET
811	333532.696	6248350.941	82.854	PARAPET
812	333510.165	6248294.518	91.204	PARAPET
813	333496.640	6248258.761	93.366	PARAPET
814	333496.155	6248255.599	93.360	PARAPET
815	333514.854	6248306.177	94.630	PARAPET
910	333575.079	6248365.777	96.168	PARAPET
911	333569.384	6248347.151	96.174	PARAPET
912	333536.881	6248371.153	74.736	PARAPET
913	333523.422	6248333.072	94.618	PARAPET
1010	333744.322	6248293.132	45.629	PARAPET
1011	333742.953	6248295.281	45.637	PARAPET
1012	333522.781	6248265.094	92.115	PARAPET
1013	333566.618	6248281.590	85.398	WINDOW
1014	333570.451	6248286.419	85.367	WINDOW

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1110	333782.079	6248219.102	38.110	TOP OF WALL
1111	333770.024	6248220.878	41.637	PARAPET
1112	333756.842	6248222.762	41.686	PARAPET
1113	333524.278	6248268.517	92.140	PARAPET
1210	333624.848	6247898.767	63.869	WINDOW
1211	333623.054	6247906.885	62.990	WINDOW
1212	333686.684	6247918.850	100.789	WINDOW
1213	333693.565	6247920.390	100.786	WINDOW
1214	333695.800	6247926.505	102.494	PARAPET
1310	333634.601	6247635.946	19.149	TOP OF WALL
1311	333621.515	6247680.798	19.179	TOP OF WALL
1312	333563.548	6247861.729	28.499	WINDOW
1313	333560.596	6247860.872	27.859	WINDOW
1314	333634.336	6247649.672	23.690	POWER POLE
1410	333562.685	6247681.808	31.051	TOP OF ROOF
1411	333563.690	6247678.917	29.926	TOP OF ROOF
1412	333563.569	6247678.757	25.263	WINDOW
1413	333551.774	6247683.358	23.914	POWER POLE
1414	333544.625	6247707.792	15.132	POWER POLE
1415	333564.709	6247851.226	23.140	WINDOW
1610	333515.626	6248209.425	34.804	ROOF RIDGE
1611	333511.092	6248210.131	32.069	TOP OF GUTTER
1612	333495.238	6248175.357	37.440	PARAPET
1613	333490.179	6248176.538	37.437	PARAPET
1614	333501.607	6248203.459	28.932	TOP OF WALL

The height of camera is 1.6m.

Note: This should be added to the supplied RL of each corresponding location.

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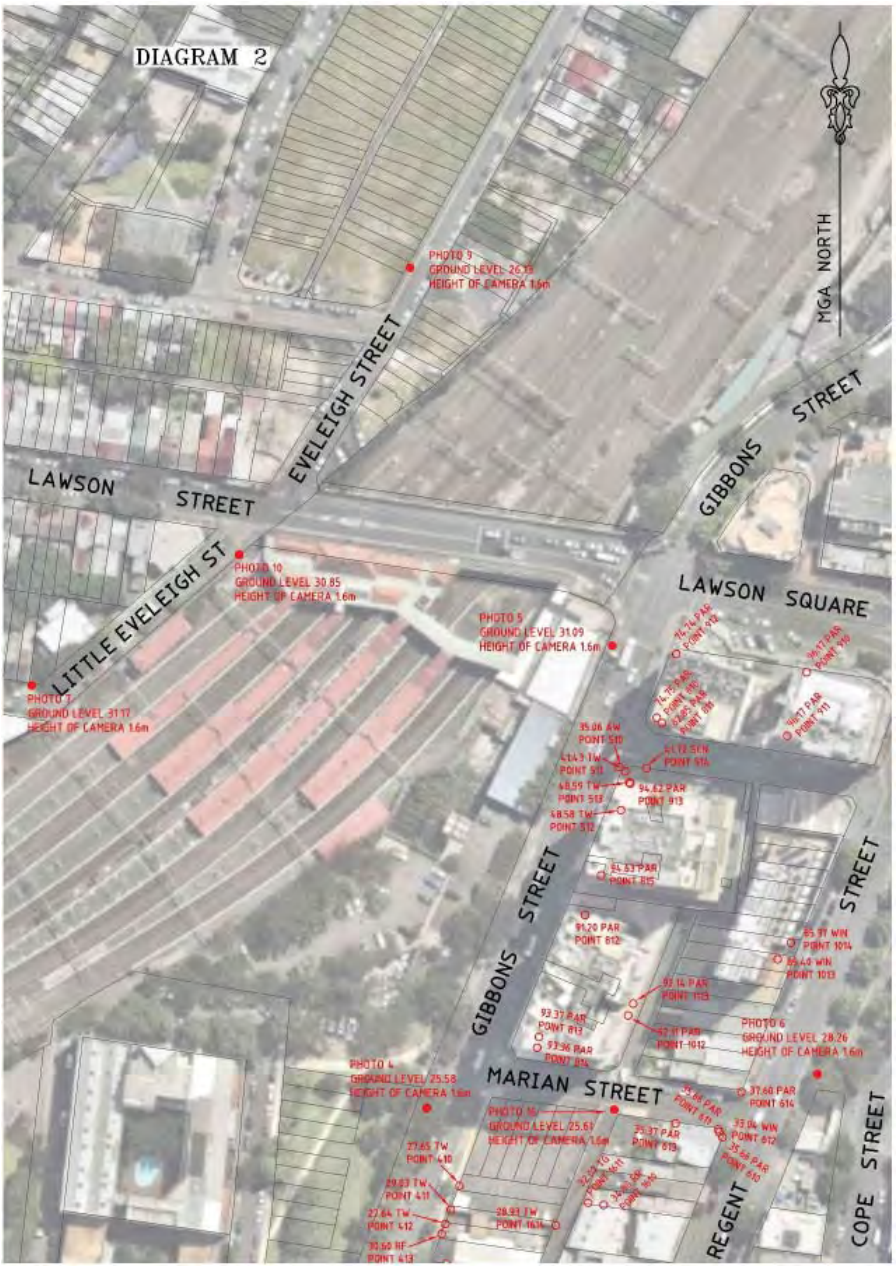

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Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach

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POS-454
24mm lens
111
1612
1613
110
112
114
115


POS-460
24mm lens
212
211
210
BOUNDARY ST
214


POS-465
24mm lens
314
313
312
311
310


POS-477
24mm lens
414
413
411
410
412


POS-480
24mm lens
513
512
514
511
510
WRONG
WAY
GO BACK


POS-487
24mm lens
614
610
611
111
613
STAGE 3
COMING
SOON...


POS-521
50mm lens
813
814
AAM Survey Model
WATCH FOR


POS-526
50mm lens
710
910
815
814
912
811
813
810


POS-536
24mm lens
910
911
913
912


POS-540
24mm lens
815
812
813
814


POS-544
50mm lens
1010
1011
1012
1013
1014
misfits
Domino's


POS-547
50mm lens
1110
1111
1112
1113
NO ENTRY
BICYCLES EXCEPTED

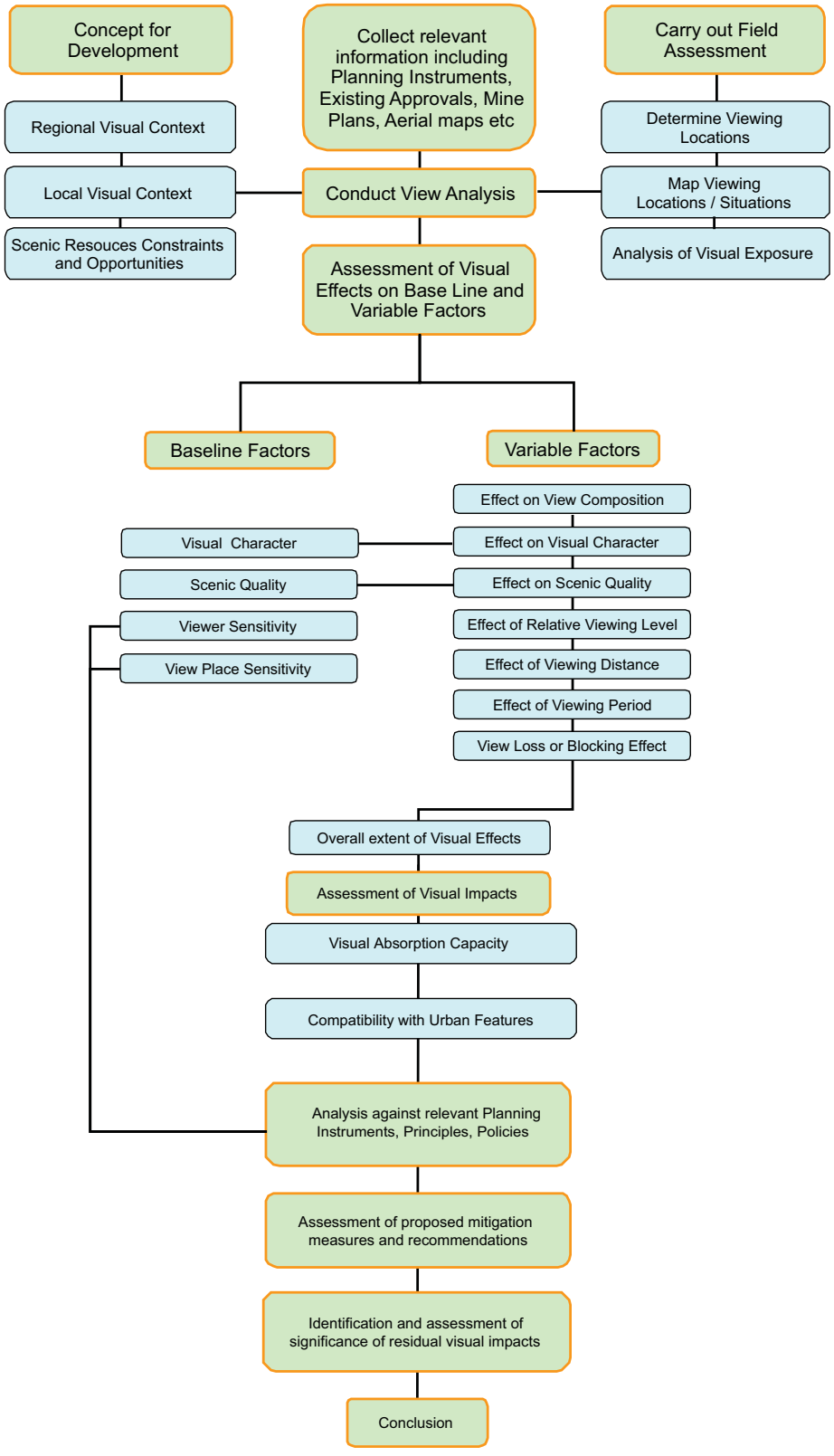

POS-557
24mm lens
1212
1210
1211


POS-561
24mm lens
1314
1310
1312
1311
1313
NSW
TOMORROW'S
SYDNEY


POS-563
24mm lens
1410
1411
1412
1413
1414


POS-575
24mm lens
1610
1611
1612
1613
1614
NO STOPPING

Figure B1: *RLA Development Assessment Method Flow Chart*



Appendix 4. Assessment Methodology

B.1 Introduction

The assessment of visual impacts is a field that requires a degree of subjective judgement and cannot be made fully objective. It is therefore necessary to limit the subjectivity of the work by adopting a systematic, explicit and comprehensive approach. This has the aim of separating aspects that can be more objective, for example the physical setting, visual character, visibility and visual qualities of a proposal, from more subjective elements, such as visual absorption capacity and the compatibility of the proposal with the setting.

The methodology used in the present assessment has been developed over several years and uses relevant aspects of methods accepted in landscape assessment, extended and modified to adapt to urban and maritime environments. The modifications introduced are informed by visual perception research that has been carried out by ourselves and others in both natural and urban contexts.

The flow chart at Figure B1 indicates the relationships among the parts of the visual impact assessment methodology.

B.2 Components of the Methodology

Overall, the major components of the visual impact assessment are determining the concept for the development, and general strategic planning principles, view analysis, visual effects analysis, visual impact evaluation and assessment of significance of residual visual impacts. This assessment is also supplemented with an assessment of the merits and compliance of the proposed redevelopment with the relevant policies in relation to visual and related amenity impacts and the mitigation measures that have been undertaken or could be proposed to reduce or eliminate residual impacts.

B.2.1 The Components of the View Analysis

The development proposed and detailed field assessment

This includes a thorough understanding of the proposed development including its location, scale and extent to understand the scale and spatial arrangement of the development. The next step is to carry out a detailed field assessment by identifying the potential viewing locations, visiting the representative locations, documenting the proposal's approximate location on a base map, photographing representative locations and rating overall assessment of the visual effects and relative visual impacts factors. The assessment factors are explained in Section B2.2 and B2.3. The factors were in three ranges; Low, Medium and High. An indicative rating table that describes what is considered a low, medium and high effect and impact on each factor is shown in Tables B2.1 and B2.2, respectively.

Identifying and mapping viewing locations and situations

The representative viewing locations sample visited during the field assessment are mapped including the ones for which analytical and block model photomontages have been prepared to represent the general arrangement of tower form. (see photomontages, Appendix 1). The locations include sensitive locations identified by RLA

Identification and mapping of visual catchment

The potential total visual catchment is moderate given the scale of the proposed tower, within a relatively flat visual context. RLA have mapped a selection of representative locations from which an adjacent building of comparable height at 7-9 Gibbons Street is visible.

RLA have inspected and documented views from between 100m and 1000m of the subject site. The potential total visual catchment means the physical area within which the proposal would be visible and identifiable if there were no other constraints on that visibility, such as intervening vegetation and buildings. Within the potential total visual catchment, the visibility of the proposal would therefore vary. We identify the area within which the proposal would be identifiable and where it could cause visual impacts by assessing visibility.

Visibility means the extent to which the proposal would be physically visible to the extent that it could be identified, for example as a new, novel, contrasting or alternatively a recognisable but compatible feature. Features such as infrastructure, buildings and intervening topography can affect the degree of visibility.

B2.2 The components of the Visual Effect Analysis Matrix

B2.2.1 Baseline Factors

These are the criteria that remain predominantly constant and independent of the nature of viewing locations and factors which condition the viewing situation.

Visual character

The visual character of the locality in which the development would be seen is identified. It consists of identification of the physical and built components of the area and the setting of the proposal that contribute to its visual character. The character elements include topography, vegetation, land uses, settlement pattern, urban and built form, interface of land-water elements, maritime features and waterways.

Visual character is a baseline factor against which the level of change caused by the proposal can be assessed. The desired future character of the locality is also relevant to assessing the extent of acceptable change to character.

Scenic Quality

Scenic quality is a measure of the ranking, which the setting of the proposal either is accepted to, or would be predicted to have, on the basis of empirical research carried out on scenic beauty, attractiveness, preference or other criteria of scenic quality.

Scenic quality is a baseline factor against which the visual impacts caused by the proposal are assessed.

View place sensitivity

View place sensitivity means a measure of the public interest in the view. The public interest is considered to be reflected in the relative number of viewers likely to experience the view from a publicly available location. Places from which there would be close or middle distance views available to large numbers of viewers from public places such as roads, or to either large or smaller numbers of viewers over a sustained period of viewing time in places such as reserves, beaches and walking tracks, are considered to be sensitive viewing places.

Viewer sensitivity

Viewer sensitivity means a measure of the private interests in the effects of the proposal on views. The private interest is considered to be reflected in the extent to which viewers, predominantly viewing from private residences, would perceive the effects of the proposal. Residences from which there would be close or medium distance range views affected, particularly those which are available over extended periods from places such as the living rooms and outdoor recreational spaces, are considered to be places of medium and high viewer sensitivity respectively.

B2.2.2 Variable Factors

These are the assessment factors that vary between viewing places with respect to the extent of visual effects.

View composition type

View composition type means the spatial situation of the proposal with regard to the organisation of the view when it is considered in formal pictorial terms. The types of view composition identified are:

Expansive (an angle of view unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.)

Restricted (a view which is restricted, either at close range or some other distance, by features between or to the sides of the viewer and the view such as vegetation and buildings.)

Panoramic (a 360 degree angle of view unrestricted by any features close to the viewer who is surrounded by space elements.)

Focal (a view that is focused and directed toward the proposal by lateral features close to the viewer, such as road corridors, roadside vegetation, buildings, boats etc.)

Feature (a view where the proposal is the form element that dominates the view, for example in close range views.)

It is considered that the extent of the visual effects of the proposal is related to its situation in the composition of the view. The visual effect of the proposal on the composition of the view is considered to be greater on a focal or a feature view, cognisant of the distance effect, compared to a restricted, panoramic or expansive view.

Relative viewing level

Relative viewing level means the location of the viewer in relative relief, compared to the location of the proposal. It is conventional in landscape assessment to assess views from locations above, level with and below the relative location of the proposal. However when maritime developments are concerned, the latter viewing level (i.e. relatively below the level of the proposal) has no practical application.

It is considered that the visual effects of a development are related to the relative viewing level and distance. Viewing levels above the development where views are possible over and beyond it decrease the visual effects, whereas views from level with and close to the development, dependent on viewing distance, may experience higher effects, particularly if built form intrudes into horizons.

Viewing period

Viewing period in this assessment means the influence on the visual effects of the proposal which is caused by the time available for a viewer to experience the view. It is assumed that the longer the potential viewing period, experienced either from fixed or moving viewing places such as dwellings, roads or the waterway, the higher the potential for a viewer to perceive the visual effects of the proposal. Repeated viewing period events, for example views repeatedly experienced from roads as a result of regular travelling, are considered to increase perception of the visual effects of the proposal.

Viewing distance

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

Three classes of viewing distance have been adopted which are close range (<100m), medium range (100-500m) and distant (>500m).

View loss or blocking effects

View loss or blocking effects in this assessment means a measure of the extent to which the proposal is responsible for view loss or blocking the visibility of items in the view. View loss is considered in relation to the principles enunciated in the Land and Environment Court of NSW by Roseth SC in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours* Although Tenacity concerned view losses from residential properties, the matter of what could be construed to be a valuable feature of the view which could be lost, e.g. specific features of views such as whole views and iconic elements viewed across water, alluded to in *Tenacity*, are of some relevance to the public domain also. View loss in the public domain specifically has been considered in relation to the planning principles in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046*.

It is assumed that view loss and blocking effects increase the perception of the visual effects of the proposal. View loss and view blocking are important matters for consideration regarding short range views from the public domain as identified in the SEARs.

An indicative rating table that describes what is considered a low, medium and high visual effect on each factor is shown in Table B2.1, below.

Table B 2.1: *Indicative ratings of visual effects factors*

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

B2.2. 3 Overall Extent of Visual Effect

Based on the inspection of the pattern of the assessment ratings for the above factors on each viewing location an overall rating is arrived at which represents an overall extent of visual effects for a viewing location.

B2.3 The Components of the Visual Impact Analysis

The criteria in 2.2 concern assessment of the extent of the visual effects of the proposal when seen from specific viewing places. The extent of the visual effects is the baseline assessment against which to judge the visual impacts.

Whether a visual effect is an impact of potential significance cannot be equated directly to the extent of the visual effect. For example, a high visual effect can be quite acceptable, whereas a small one can be unacceptable. Thus, it is necessary to give a weighting to the assessed levels of effects to arrive at an assessment of the impact.

This method therefore does not equate visual effects directly to visual impacts. The approach is to assess visual effects as in B2.2. above to arrive at an overall level of visual effect of the proposal for each kind of viewing place and then to assess the level of impact, if any, by giving differential weighting to impact criteria. By this means, the relative importance of impacts are distinguished from the size of the effect. We consider that two weighting criteria are appropriate to the overall assessment of visual impacts, Physical Absorption Capacity and Visual Compatibility. Each of these addressed the primary question of the acceptability of the visual effects and changes caused by the proposal.

B2.3.1 Visual Absorption Capacity

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

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

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

Low to moderate prominence means:

Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.

Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Design and mitigation factors are also important to determining the VAC. Appropriate colours, materials, building forms, line, geometry, textures, scale, character and appearance of buildings and other structures are relevant to increasing VAC and decreasing prominence.

VAC is related to but distinct from Visual Compatibility (see below).

B2.3.2 Visual Compatibility

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

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

Because the development proposed is on the interface between water and land, with components on each, the question of its visual impacts also depends on its perception both as an entity and in regard to its compatibility with the major scenic character attributes. In this regard, both the urban/ natural environment and the maritime/industrial environment are attributes of relevance. Hence, it is considered that there are two relevant measures of Visual Compatibility, i.e. Compatibility with Urban and Natural Features, and Compatibility with Maritime/Industrial Features.

Visual compatibility with urban features

This assessment is a measure of the extent to which the visual effects of the proposal are compatible with urban and natural features. It is assumed that in some views the proposal can be seen and clearly distinguished from its surroundings. Compatibility does not require that identical or closely similar features to those which are proposed exist in the immediate surroundings.

Compatibility with Urban and Natural Features means that the proposal responds positively to or borrows from within the range of features of character, scale, form, colours, materials and geometrical arrangements of urban and natural features of the surrounding area or of areas of the locality which have the same or similar existing visual character.

An indicative rating table that describes what is considered a low, medium and high impact on each factor is shown in Table B2.2, below.

Table B2.2: *Indicative ratings table of visual impacts factors*

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

B2.4 Overall Extent of Visual Impact

Based on the inspection of the pattern of the assessment ratings for the above factors for each viewing location, an overall rating is arrived at which represents an overall extent of visual impacts for a sensitivity zone.

Three visual sensitivity zones are identified which are based on the view place sensitivity or viewer sensitivity as explained above in Section B2.2.1. These are related to the distance zones from the development site and whether views are from significant public domain or private viewing locations. Viewing places within the high or medium visual sensitivity zones are further assessed as explained below.

B2.4.1 Applying the weighting factors

An overall impact rating for each of the two relevant visual sensitivity zones is arrived at by applying the weighting factors of VAC and Compatibility to the overall extent of visual impacts. An upweight increases the significance of the impact, while a down-weight decreases it.

B2.5 Analysis against relevant information/planning instruments/policies & master plans

The proposed redevelopment and its overall impacts on each of the visual sensitivity zones is analysed against the relevant criteria provided in the SEARs.

B2.7 Significance of residual visual impacts

Finally, after the visual effects of the mitigation factors are assessed, a relevant question is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are also a result of people's resistance to or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.

The significance of these residual impacts is assessed based on the relative sensitivity of viewing places that may experience these impacts. Whether overcoming these impacts would result in undermining of the potential capacity of the development site to economically support the intended use is not the focus of a visual impacts assessment

View Place Data Sheet

Location 1	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
Regent Street	IMG_454			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition			X	
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts			X	
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 2	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
William Lane	IMG_460			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers		X	

View Place Data Sheet

Location 3	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
Gibbons Street south end of Park	IMG_477			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts			X	
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 4	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
Gibbons Street north of site	IMG_477			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts			X	
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

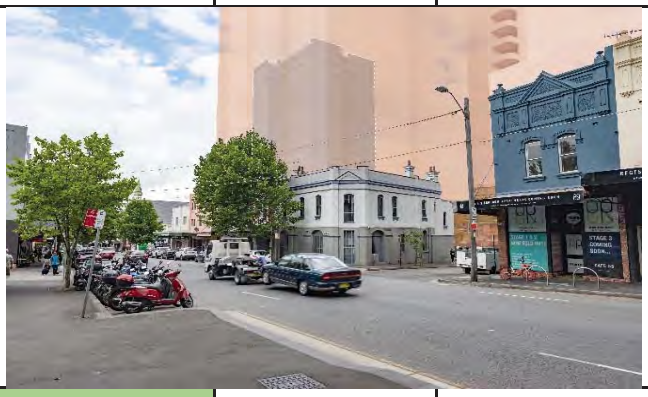
View Place Data Sheet

Location 5	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
Gibbons and Redfern Streets	IMG_480			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 6	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	500-100m	<100m
Regent Street, north of Marian Street	IMG_487			X
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 7	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Little Eveleigh Street	IMG_521		X	
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers		X	

View Place Data Sheet

Location 8	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Carriageworks	IMG_526	X		
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers	X		

View Place Data Sheet

Location 9	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Eveleigh Street	IMG_536		X	
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers		X	

View Place Data Sheet

Location 10	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Little Eveleigh Street by Station	IMG_540		X	
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 11	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Corner George and Redfern Streets	IMG_544		X	
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers	X		

*The subject site is not visible from tshi main street location

View Place Data Sheet

Location 12	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Turner Street	IMG_547		X	
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers	X		

View Place Data Sheet

Location 13	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
George and Raglan Street	IMG_557	X		
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity		X	
	Potential viewer numbers		X	

View Place Data Sheet

Location 14	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Cope and Wellington Street	IMG_561	X		
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers		X	

View Place Data Sheet

Location 15	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
Adjacent to 128 Botany Road	IMG_563	X		
				
Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition		X		
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts		X		
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View Place amenity	X		
	Potential viewer numbers			X

View Place Data Sheet

Location 16	Public Domain	Viewing Distance		
Address/Location	Image No.	>500m	100m-500m	<100m
William Lane	IMG_575			X

Expansive	Restricted	Panoramic	Focal	Axial

Assessment and weighting factors		Ratings		
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)
Base-line factors				
Effect On Visual Character of View		X		
Effect on Scenic Quality of View		X		
Variable factors				
Effect On View Composition			X	
Effect of Relative Viewing Level		X		
Effect of Viewing Period		X		
Effect of Viewing Distance		X		
View Loss or Blocking Effect		X		
Overall Extent of Visual Effect		Low		
Weighting factors				
Weighting Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)
Visual Absorption Capacity/Cumulative Impacts			X	
Compatibility with Urban Features		X		
Overall Extent of Visual Impact		Low		

View Place or Viewer Sensitivity				
		L	M	H
Public Domain	View place amenity	X		
	Potential viewer numbers	X		

Summary Curriculum Vitae: Dr Richard Lamb

Summary

- Professional consultant specialising in visual and heritage impacts assessment and the principal of Richard Lamb and Associates (RLA).
- Senior lecturer in Architecture, Landscape Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009.
- Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006.
- 30 years' experinence in teaching and research in environmental impact, heritage and visual impact assessment.
- Teaching and research expertise in assessment and interpretation of heritage items and places, cultural transformations of environments, conservation methods and practices, visual perception and cognition, landscape studies, aesthetic assessment and landscape assessment.
- Supervision of Master and PhD students postgraduate students in heritage conservation and environment/behaviour studies.

- Richard Lamb provides:
  - professional services, expert advice and landscape and visual assessments
  - Strategic planning studies to protect and enhance scenic quality and landscape heritage values
  - Scenic and aesthetic assessments in all development scenario contexts, from rural to urban
  - Advice and assessment of view loss, view sharing and landscape heritage impacts
  - Expert advice, evidence and testimony to the Land and Environment Court of NSW and Planning and Environment Court of Queensland in various classes of litigation
  - Specialisation in matters of visual impacts, view loss and landscape heritage in projects including:
    - Urban developments, rezoning and planning proposals, urban renewal and urban release areas
    - Project and proposal visualisation and certification of photomontage preparation
    - Extractive industry, infrastructure, signage and maritime developments
    - Development assessment, strategic planning, landscape conservation
  - Appearances in over 250 Land and Environment Court of New South Wales cases, submissions to several Commissions of Inquiry and the principal consultant for over 1000 consultancies.

- Qualifications
  - Bachelor of Science - First Class Honours double major, University of New England
  - Doctor of Philosophy, University of New England in 1975
- International Journals for which publications have been refereed
  - Journal of Architectural & Planning Research
  - Architectural Science Review
  - People and Physical Environment Research
  - Journal of the Australian and New Zealand Association for Person Environment Studies
  - Journal of Environmental Psychology
  - Australasian Journal of Environmental Management
  - Ecological Management & Restoration
  - Urban Design Review International
- Full CV available on Home page tab of RLA website at www.richardlamb.com.au