

An aerial photograph of a city, likely Waterloo, showing a dense urban area. A central portion of the city is enclosed in a white rectangular border, highlighting a specific development area. The surrounding city features a mix of low-rise and mid-rise buildings, with some green spaces and trees interspersed. In the top right corner, the word "URBIS" is written in a bold, black, sans-serif font, enclosed within a green square outline.

URBIS

WATERLOO SOUTH

Visual Impact Assessment

Prepared for

Stockland Development

30 MARCH 2026

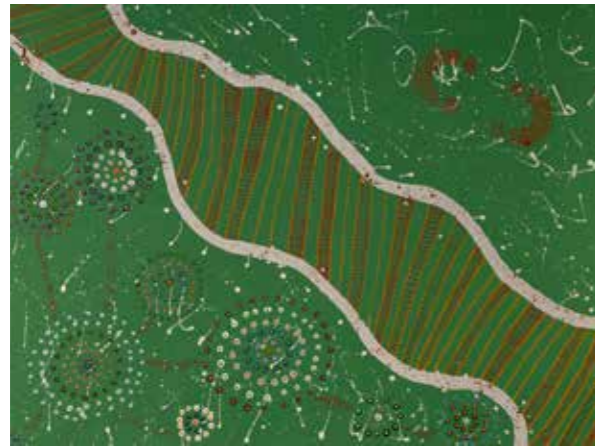
Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Issue authorisation

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Abbreviations

DCP	Development Control Plan
the Department	NSW Department of Planning, Housing and Infrastructure
Design Guide	2022 Design Guide
EIS	Environmental Impact Statement
GFA	Gross Floor Area
HCA	Heritage Conservation Area
km	Kilometre
LAHC	NSW Land and Housing Corporation
LEP	Local Environment Plan
m	Metre
OSD	Over station development
PAC	Physical Absorption Capacity
RFB	Residential Flat Building
SARP	State assessed rezoning proposal
SEARs	Secretary's Environmental Assessment Requirements
SOHI	Statement of Heritage Impact
SSD	State Significant Development Application
VIA	Visual Impact Assessment
VP	View point
Waterloo South	Waterloo Estate (South) Precinct Area



Executive summary

This Visual Impact Assessment (VIA) has been prepared by Urbis on behalf of Stockland in support of a Concept State Significant Development Application (SSDA) for the redevelopment of the Waterloo Estate (South).

This VIA assesses the visual effects and potential visual impacts of future proposed development (concept envelopes) on public domain views, providing a preliminary and indicative analysis of the likely private domain view impacts subsequent to the 2002 design approval.

The extent and significance of the potential visual change has been assessed using a widely accepted VIA methodology which considers both quantitative and qualitative metrics.

The proposed envelopes included in the Concept SSDA comprise mixed-use podium and tower forms of varying heights up to 33 storeys set within 10 development "blocks". The redevelopment, as represented by simple envelopes, will include a variety of future forms, heights and scales within a park-like setting where visually significant street tree vegetation will be retained.

The Waterloo Estate is located in an urban context, that is characterised by existing development which varies in height, scale, form and density including tower forms at Waterloo and Redfern.

The local visual context and character will continue to transition to a high density environment as approved tower forms emerge above and adjoining the Waterloo metro station.

Some parts of some future built forms would be visible from several State and local heritage listed items surrounding the project including, parts of Redfern Park to the north-east, parts of Alexandria Park to the west, and parts of Waterloo Oval Park to the south-east.

The assessment of visual effects has been informed by fieldwork observations and an analysis of block model photomontages prepared by Urbis. The photomontages include a 3D architectural massing model prepared by SJB geo-referenced to the Estate's site boundaries and existing ground levels.

Analysis of 12 public domain photomontages found that:

- The concept envelopes have a high level of compatibility with the surrounding existing and approved future context and desired future character.
- Existing development and vegetation create screening effects in close and medium-distance views limiting the ability to perceive potential visual effects.
- Two (2) assessed view points were rated as nil visual impact, four (4) as low, five (5) medium and one (1) as high.
- A high rating was assessed for PM02, where new, tall tower forms will be visible from a heritage listed item (Waterloo Oval) and a close distance class.
- The spatial separation proposed between tower forms 7, 8, 9 and 10 will offer visual permeability and relief through the Estate from most view points.
- Considering built form, vegetation and topography, only mid and upper-level sections of the concept envelopes would be visible in medium and distant class views.
- From public domain locations, the concept envelopes will predominantly block views of open sky and does not block views to any areas of unique scenic quality from the assessed viewpoints.
- The overall streetscape character would change from the introduction of new taller building forms, increased density, street widening and any potential tree removal south of Wellington Street. Removal of existing RFBs would increase overall visibility north of Wellington Street.
- From distant view places, the concept envelopes will be perceived within an expansive or wider composition amongst existing forms which increases the visual absorption capacity and reduces the visual impact.
- The concept envelopes will have no additional visual impacts on heritage items compared with the approved *Waterloo Estate (South) Design Guide (2022)*.
- The concept envelopes are visually compatible with developments in similar locations in the wider Sydney region that include higher density housing and tower forms located in proximity to transport hubs.
- Visual impacts will occur cumulatively over a period of many years therefore increases compatibility and as such, reduces visual impacts.
- Mid and upper levels of the concept envelopes may be visible in close, medium and distance views predominantly from mid and upper level dwellings of towers and RFBs in the surrounding areas.
- The height, scale and forms proposed within the Concept SSDA are considered acceptable given the existing and desired future character of Waterloo. This VIA considers the height, scale and form of Concept SSDA block model envelopes only and a fine-grained assessment of impacts will occur in relation to individual and detailed SSDAs.

01 Introduction

1.1 Introduction

This Visual Impact Assessment (VIA) is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as “Waterloo South”.

In this report reference to “Homes NSW” or “the Applicant” shall also be taken to mean “New South Wales Land and Housing Corporation (LAHC)” who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to “Waterloo South” in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

The concept development is categorised as State Significant Development (SSD) as per Section 26, Schedule 1 of State Environmental Planning Policy Planning Systems 2021 (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the LAHC, with an estimated development cost (EDC) of more than \$30 million.

The concept, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Approximately 3,300 new dwellings, of which a minimum 30% will be social housing, approximately 20% will be affordable housing, and a maximum 50% will be market housing (measured as a percentage of the total residential gross floor area).
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with non-residential uses, community facilities, essential services, and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. The concept SSDA seeks development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, vehicular access points and road network, and the distribution of floor area across different land uses and residential tenure types.

A state-assessed rezoning application has also been prepared and submitted concurrently to give effect to this concept SSDA. The state-assessed rezoning application seeks amendments to the Sydney Local Environmental Plan 2012 (SLEP 2012) and the *Waterloo Estate (South): Design Guide 2022* (Design Guide) to align with the maximum building envelopes sought in this concept SSDA. Notably no additional gross floor area (GFA) or density is sought under the state-assessed rezoning application than is currently permissible on the site under the SLEP 2012.

1.2 Relevant SEARs

This VIA addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

Table 1 SEARs compliance Table

SEARS Request	Response / Location in Report
7. Environmental Amenity	
<ul style="list-style-type: none"> • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss, view sharing, and wind. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. 	Sections 4.0, 5.0 and 6.0

1.3 Background

A brief summary of the Waterloo South project timeline is provided below:

June 2021 – A planning proposal seeking to amend Sydney Local Environmental Plan 2012 to alter the development potential at Waterloo South involving rezoning from General Residential and Low Density Residential to Local Centre and Mixed Use, amending the floor space ratio and height of building controls, and requiring the provision of open space, community uses, non-residential floorspace and affordable housing.

April 2022 – The proposed plan for Waterloo south was placed on public exhibition.

October 2022 – The Federal Government announced the National Housing Accord which committed to delivering 1.2 million homes in well-located areas in 5 years starting from July 2024.

November 2022 – The planning proposal was finalised with deferred commencement to allow the finalisation of a planning agreement between Land and Housing Corporation as the landowner and the City of Sydney.

February 2023 – New planning controls for Waterloo South come into effect.

October 2025 – Planning SEARs issued for the Waterloo South with Concept and the supporting documentation required to support a state assessed rezoning proposal (SARP) submitted to The Department under the State Significant Rezoning Policy.

1.4 Documents considered

Documents consulted as part of the background review included:

- *Waterloo Estate (South) Design Guide 2022*, NSW Department of Planning, Housing and Infrastructure
- City of Sydney Local Environmental Plan 2012
- City of Sydney Development Control Plan 2012
- *Concept SSD and Rezoning Scoping Report*, Waterloo Estate (South) Beam Planning, 2025
- Rezoning Proposal and Concept SSDA Urban Design Report, SJB, February 2026
- *Waterloo Estate South Statement of Heritage Impact*, artefact, 2025.

1.5 The Site

The Waterloo South Precinct Area comprises approximately 123,149m² across 10 street blocks in the City of Sydney Local Government Area (LGA), generally bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy Streets. The Waterloo South site area, excluding any privately owned properties within the Waterloo South Precinct Area, comprises approximately 114,822m², or just over 93 per cent of the land within the Precinct Area. The legal description of Waterloo South Precinct Area is detailed in Table 2.

Table 2 Legal Description of Waterloo South

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land that does not form a part of the concept SSDA)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1-20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686

1.6 Site and surrounding context

The suburb of Waterloo is located with the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader Waterloo Estate, which comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

The Waterloo South Precinct Area is predominantly owned by LAHC, however, as outlined in Table 2, the site, the subject of this report, excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in Figure 2. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

As shown in Figure 1, surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and Over Station Development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, including Redfern Station, Green Square Station, and Waterloo Metro Station, all of which are within walking distance of Waterloo South.



Figure 1 Aerial view of the Waterloo Estate and the Waterloo Estate (South) Precinct Area (Six maps/Beam Planning)



Figure 2 Waterloo South Project Area (SJB)

1.7 Project vision and intended outcomes

The vision for the site is to create a unique and vibrant mixed-tenure housing precinct that supports the needs of the community and delivers much needed housing in response to National and State Government priorities.

The Vision is:

To create a new and unique urban village on the Project Land (Gadigal Land) which: delivers new homes, community places and green spaces with diverse housing choice and amenity; prioritises the health and wellbeing of residents; and offers an authentic sense of place and mixed and more sustainable local and mixed communities.

The proposed redevelopment seeks to respond to this Vision by creating a unique and vibrant neighbourhood that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community uses with housing and employment will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

1.8 Proposed Concept SSDA

The concept SSDA seeks concept approval in accordance with section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the comprehensive redevelopment of the Waterloo South site.

The concept proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within Waterloo South. It will seek concept development consent for key planning metrics for the precinct as generally described in Table 3.

Table 3 Key development metrics

Descriptor	Project Details
Project Area	<ul style="list-style-type: none"> Waterloo South has a developable site area of 114,822sqm / 11.5ha The broader Waterloo South Precinct Area, which includes all LAHC owned and privately owned properties and roads within the precinct, has a site area of 123,149sqm / 12.3ha
Project Description	<ul style="list-style-type: none"> Maximum building envelopes, including maximum building heights, street-wall heights and setbacks. Distribution of gross floor area (GFA) across the Waterloo South development blocks. Indicative allocation of floor space between social, affordable and market housing, as well as non-residential and community uses across the Waterloo South Precinct Area. Loading, vehicular, pedestrian, and active transport access arrangements. Public domain upgrades and new public domain and publicly accessible areas. Indicative subdivision plan, staging plan and delivery sequencing for development. Approval of the following management plans and strategies to inform future stages of the development: <ul style="list-style-type: none"> - Updated Design Excellence Strategy - Design with Country Strategy - Preliminary Public Art Strategy - Contamination Strategy - Flood Management Strategy - Stormwater Management and Drainage Strategy - ESD Strategy - Strategies for utilities and service provision including service infrastructure lead-in enabling works - Tree Retention Strategy
Land Uses	<p>Residential</p> <ul style="list-style-type: none"> Social housing: no less than 30% of residential GFA Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50% market housing) Market housing: no greater than 50% of residential GFA <p>Non-residential</p> <p>A total of 15,000m² of GFA, of which at least 5,000m² of GFA is to be delivered as 'Community Uses' (which can include child care, health, educational or community facilities).</p>
Gross Floor Area	Up to 282,485m ²
Building Heights	Between 2 and 33 storeys
Car Parking	Approximately 1,500 spaces (across all land uses), excluding on-street car parking spaces
Staging/ Phasing	It is expected that the redevelopment will occur in seven (7) stages (inclusive of the delivery of the large park on Block 1), however this staging remains indicative.

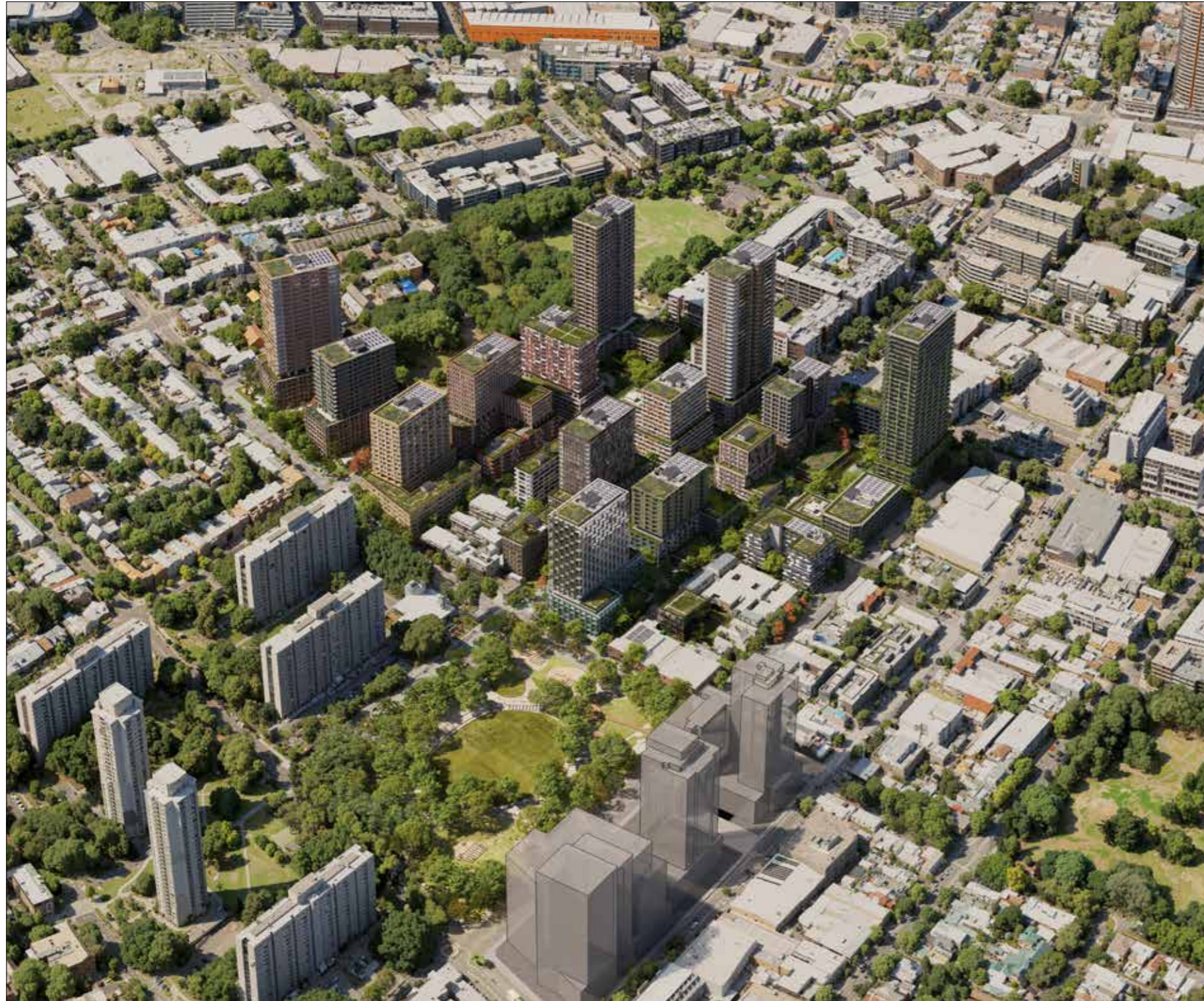


Figure 3 Waterloo South Project Area artist impression (SJB)

02 Methodology

2.1 Urbis methodology

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple VIA methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Character Visual Impacts Assessments (LCVIA).

The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method takes into consideration other relevant factors such as the underlying strategic planning intent of the site and its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart, Figure 4.

Our method also has regard to:

- *Guidelines for Landscape and Visual Impact Assessment* (3rd ed.) Landscape Institute and Institute of Environmental Management & Assessment (2013).
- *Visual representation of development Proposals, Technical Guidance Note 02/17* (Landscape Institute 2017)
- *Guidance note for Landscape and Visual Assessment* (AILA 2018)
- *Guideline for landscape character and visual impact assessment Environmental impact assessment practice note EIA-N04* (TfNSW 2023).

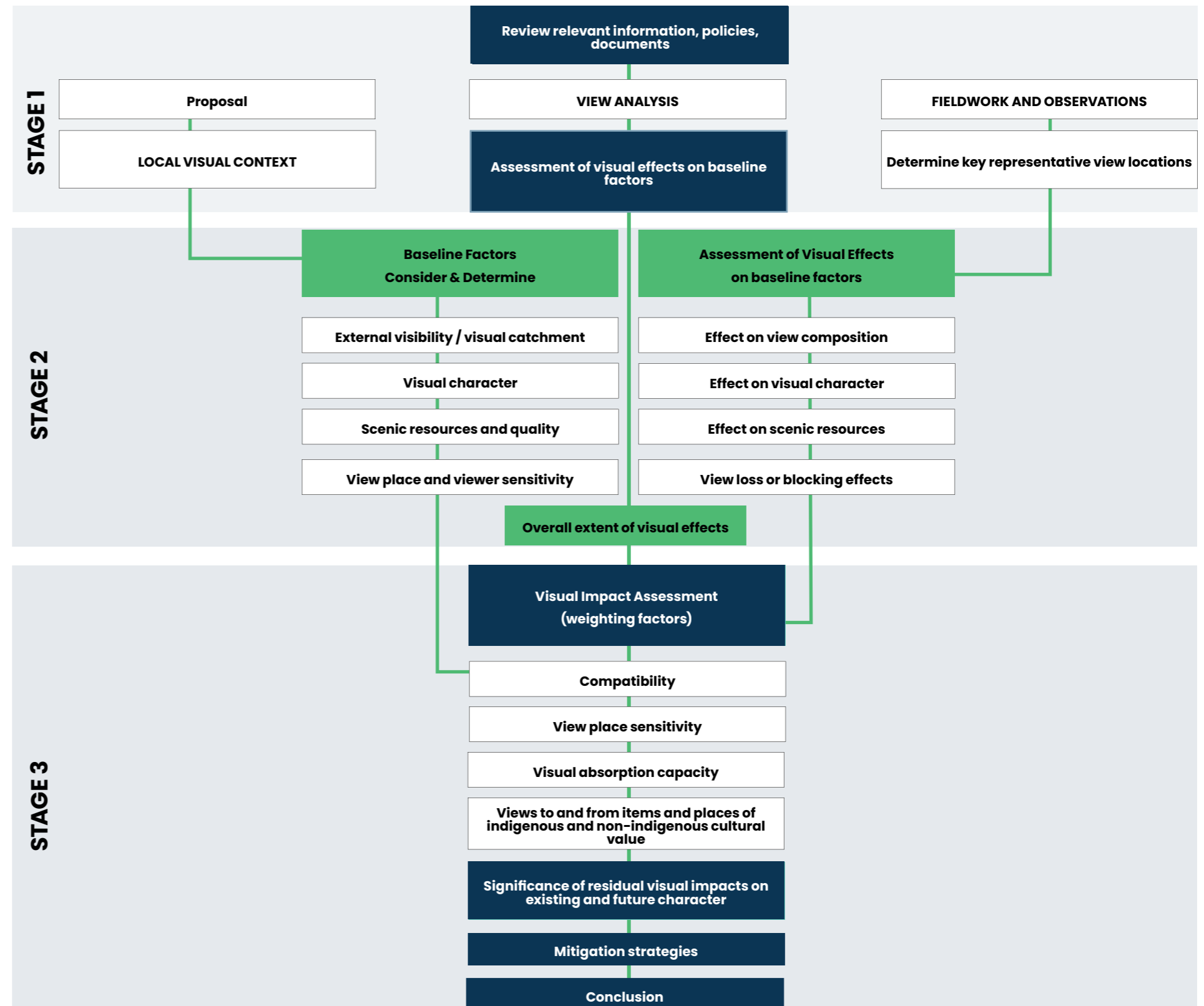


Figure 4 Urbis methodology flowchart

03 Baseline Visual Analysis

3.1 Visual context

Waterloo South is bounded by Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and over station development (OSD), with all contributing to the changing character of the area.

The site's existing visual context is characterised by low, medium and high-rise residential development. There are also commercial premises, light industrial and mixed-use development to the south and south-west. Residential development including Heritage Conservation Areas (HCA) and residential tower development (social housing) is located to the north which includes built form of greater height such as, apartment towers in Redfern (Matavai and Turanga) other social housing towers in Waterloo, and Redfern Public Housing to the north and north-east. The immediate and wider visual context is proposed to transition a higher density environment as part of the ongoing Waterloo Estate redevelopment.

Parks in the area include TJ Hickey Park to the north, Waterloo Park and Oval to the east. Heritage Conservation Areas including the Waterloo Conservation Area, Alexandria Park Conservation Area and Redfern Estate are found in proximity to the site. The HCAs contain examples of Victorian, Federation and Interwar period architecture.

3.2 Visual catchment

Potential visibility of the existing site and Proposal was determined by Urbis during fieldwork observations from a range of distance classes (close, medium and distant views) and an indicative view shed from Google Earth.

Parts of the concept SSDA would potentially be visible from the following significant public (State heritage listed) locations based on the existing visual environment:

- Parts of Eveleigh Railway Workshops, north-west of the site
- Parts of Central Station, north of the site
- Parts of Redfern Park, north-east of the site
- Parts of Moore Park north-east of the site
- Yiu Ming Temple, and
- Sydney Park.

Other public domain views are possible from roads bounding the site including McEvoy Street, Raglan Street, Cope Street, Pitt Street, Wellington Street and others, as well as sections of roads in the medium distance that align with the site such as Henderson and Botany Road for example.

Potential private residential viewing locations are identified in section 3.9.

3.3 Inspected fieldwork locations

Fieldwork was conducted in October 2025 and informed by; desktop review of relevant statutory and non-statutory documents, aerial imagery and topography to establish the potential view shed.

32 locations were reviewed as part of the initial fieldwork to better understand the potential visibility of the concept envelopes from the surrounding area, Figures 5 and 6.

All viewpoints visited were publicly accessible and are representative of a range of view types and distance classes.



Figure 5 Project site plan with view points (VP) 21 to 31

3.3 Inspected fieldwork locations

View number	Description
1	Sydney DCP documented view from Sydney Park
2	View north-west from Waterloo Park Oval
3	View east from Alexandria Park
4	View south-east from Eveleigh Green
5	View south-west from Redfern Park
6	View south-east from Carriageworks
7	View south-east from Redfern Station platform
8	View south from Regent and Cleveland Street
9	View south-west from Prince Alfred Park
10	View south-west from the Albert Cotter Walkway
11	View north-east from Botany and McEvoy Street
12	View south-east from Raglan and George Steet
13	View west from McEvoy and Bourke Steet
14	View south from Turner and Cope Street
15	View south-east from Mitchell and Henderson Road
16	View south-east from Botany and Henderson Road
17	View south-east from Botany and Buckland Street
18	View south from Wellington and Pitt Street
19	View north-east from Green Square Train Station
20	View south-east from South Sydney Rotary Park
21	View north from George and McEvoy Steet
22	View west John and George Street
23	View north from John and Cooper Street
24	View south from John and Cope Street
25	View east from Botany Road and John Street
26	View south-east from Wellington and Cope Street
27	View south-east from Wellington and Cooper Street
28	View south from Wellington and George Street
29	View south-west from Wellington and Gibson Street
30	View north from Kellick and Gibson Street
31	View south-east from Raglan and Cope Street
32	View north-east from Erskineville Oval grandstand



Figure 6 Locations inspected during fieldwork plan



Photo 1. Sydney Park view north-east



Photo 2. Waterloo Park Oval view north-west



Photo 3. Alexandria Park view-east



Photo 4. Eveleigh Green view south-east



Photo 5. Redfern Park/Oval view south-west



Photo 6. Carriageworks view south-east



Photo 7. Redfern Station Platform view south-east



Photo 8. Regent and Cleveland Street east view south



Photo 9. Prince Alfred Park view south-west



Photo 10. Albert Cotter Walkway view south-west



Photo 11. Botany and McEvoy Street view north-east



Photo 12. Raglan and George St view south-east



Photo 13. McEvoy and Bourke Street view west



Photo 14. Turner and Cope Street view south



Photo 15. Mitchell and Henderson Road view south-east



Photo 16. Botany and Henderson Road view south-east



Photo 17. Botany and Buckland view south-east



Photo 18. Wellington and Pitt Street view south



Photo 19. Green Square Train Station entry view north-east



Photo 20. South Sydney Rotary Park view south-east



Photo 21. George and McEvoy Street view north-east



Photo 22. John and George Street view west



Photo 23. John and Cooper Street view north east



Photo 24. John and Cope Street view south



Photo 25. Botany Road and John Street view east



Photo 26. Wellington and Cope Street view south-east



Photo 27. Wellington and Cooper Street view south-east



Photo 28. Wellington and George Street view south



Photo 29. Wellington and Gibson Street view south-west



Photo 30. Kellick and Gibson Street view north



Photo 31. Raglan and Cope Street view south-east



Photo 32. Erskville Oval grandstand view north-east

3.4 Documented views

CITY OF SYDNEY DEVELOPMENT CONTROL PLAN (DCP) 2012

The City of Sydney DCP includes documented views (Section 5.1.8) Views from Public Places, refer Figures 7 & 8 however the subject site is located south of these areas and does not impact the identified views.

Documented DCP views also exist from Sydney Park as identified in DCP Section 5 "Specific Areas", subsection 5.5.8.2 (Figure 5.145). As indicated in Figure 9, the project site is located outside the north-eastern View Corridor A.

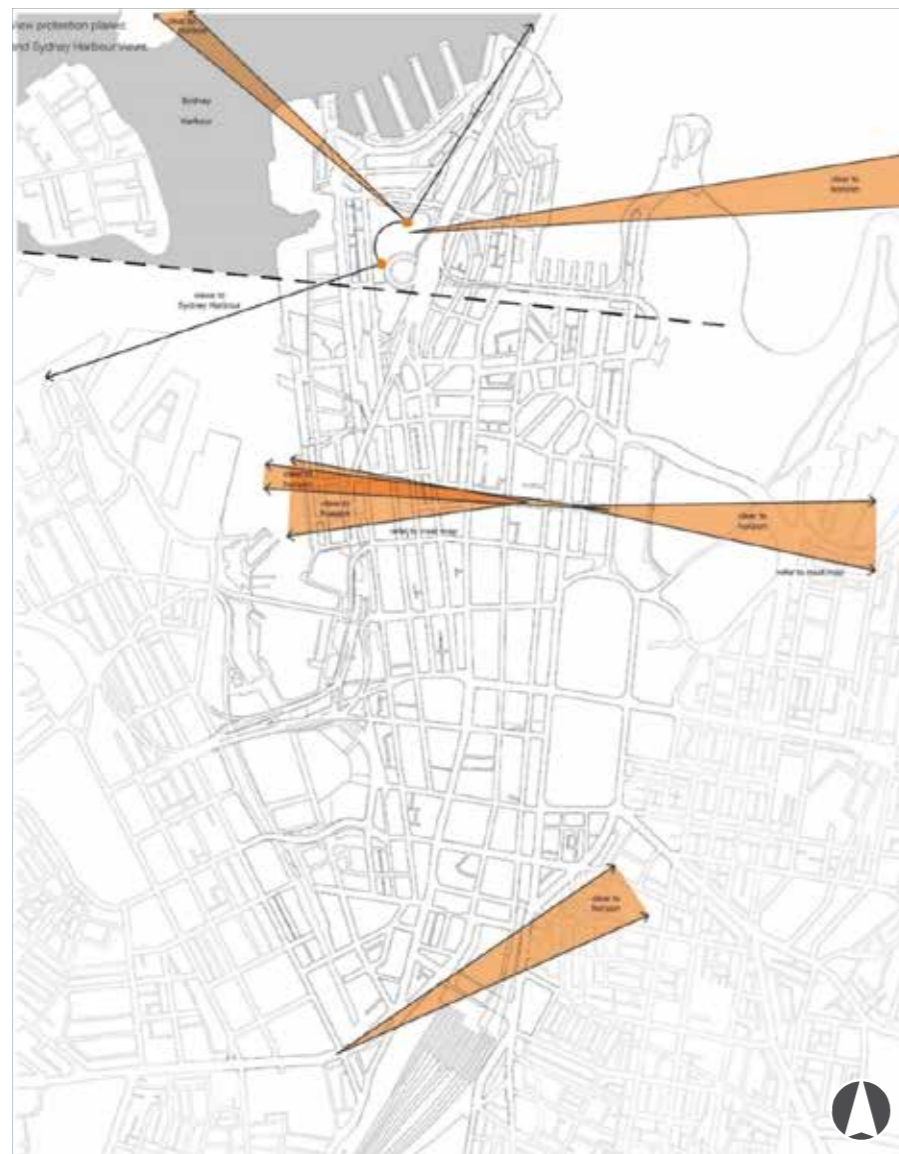


Figure 7 View protection planes and Sydney Harbour views (CoS 2012)

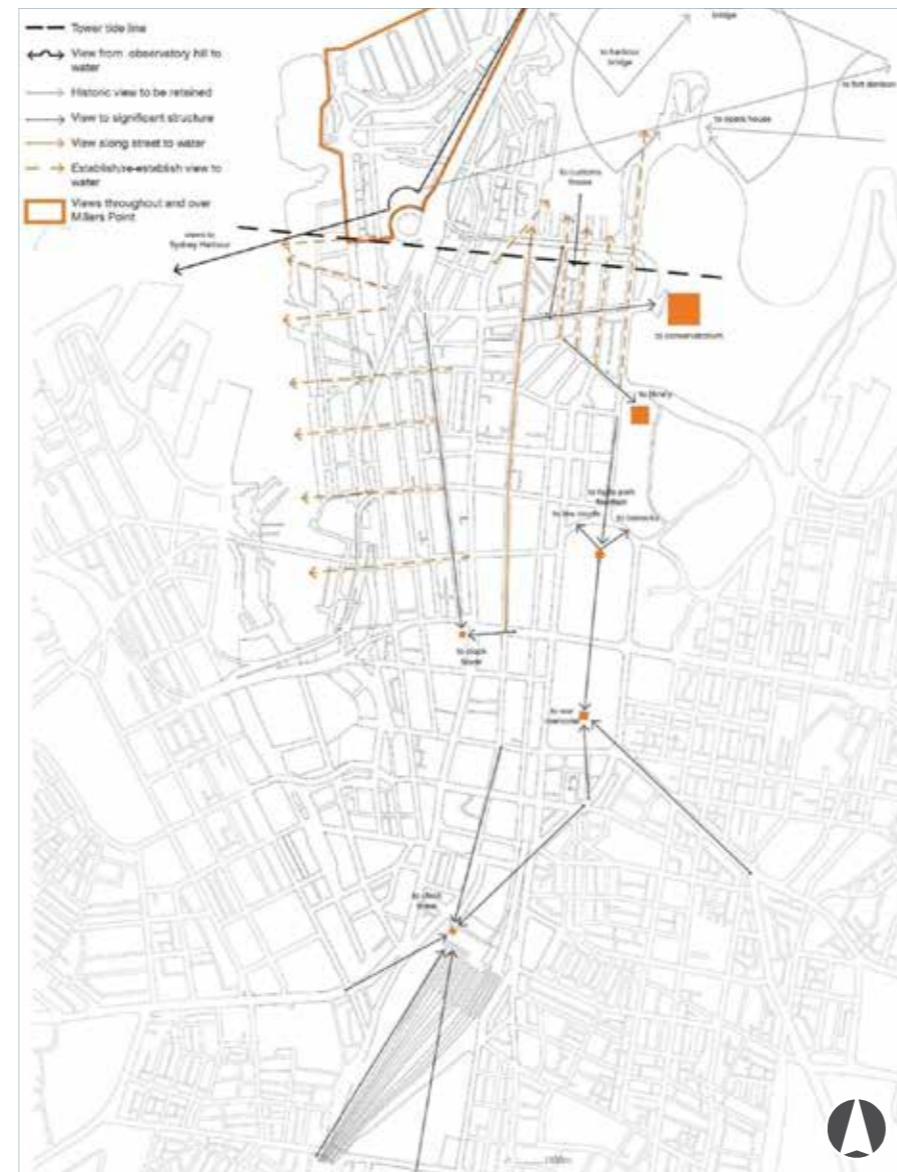


Figure 8 Public views protection map (CoS 2012)

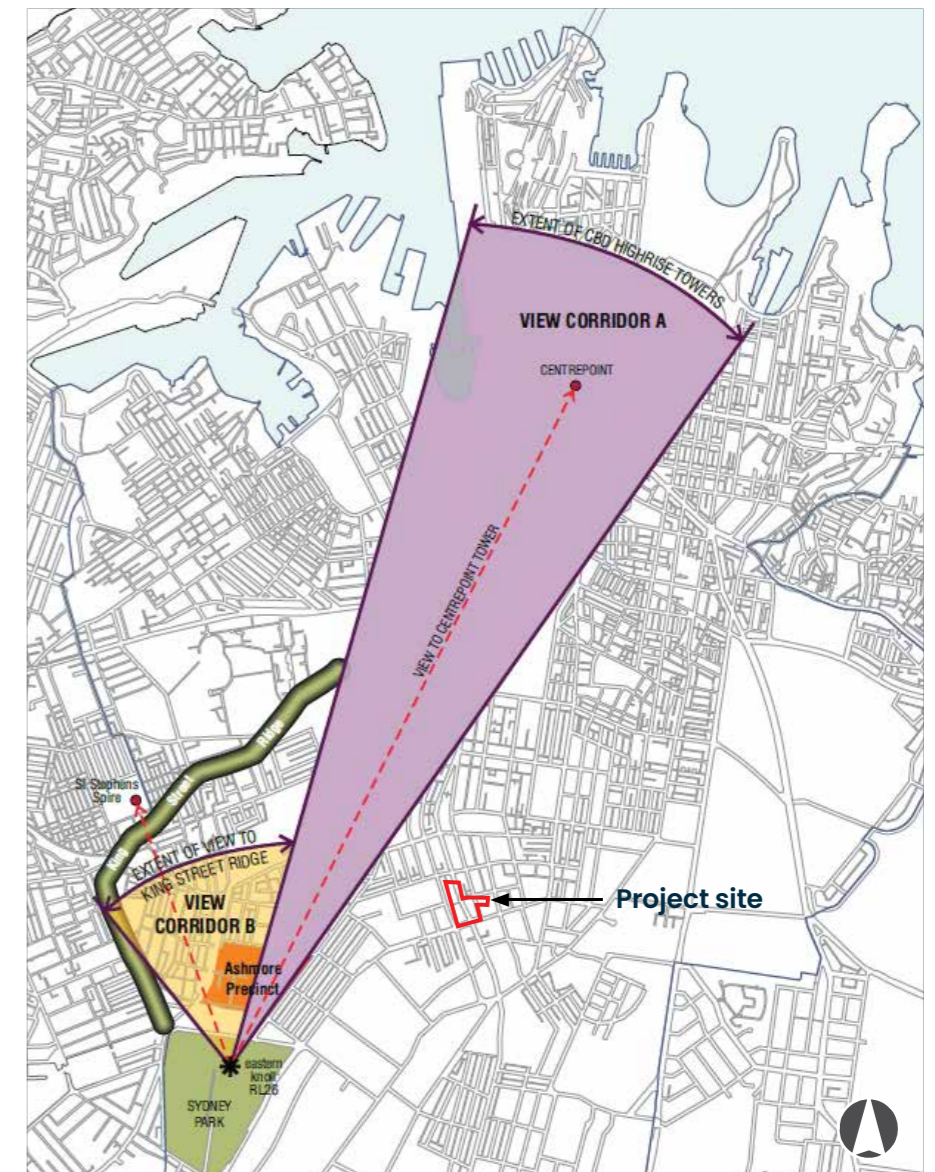


Figure 9 Documented view from Sydney Park (CoS 2012)

3.5 Heritage

A Statement of Heritage Impact (SOHI) prepared by artefact identified several listed heritage items and heritage conservation areas (HCAs) within the project site and in the vicinity of the concept envelopes. Below is a list of local items within or adjacent the subject site:

- Our Lady of Mt Carmel Church and School buildings (SLEP no. I2088):
- Former Electric Light Substation no. 89 (SLEP no. I2240):
- Glenroy Hotel (SLEP no. I6).
- Waterloo Park & Oval (SLEP no. I2079).
- Terrace group (17A–29 Retreat Street) (SLEP no. I29).
- Duke of Wellington Hotel including interior (SLEP no. I2085) – 291 George Street, Waterloo.
- Electricity Substation No. 174 (SLEP no. I2086/s170 no. 3430543), 336 George Street, Waterloo.
- 2 storey Victorian terrace houses (SLEP no. I2078) 229–231 Cope Street, Waterloo.
- Terrace group ‘Gordon Terrace’ (SLEP no. I2087):
- Former Waterloo Pre-School including interior (SLEP no. I2077) 225–227 Cope Street, Waterloo.
- Waterloo Heritage Conservation Area (SLEP no. C70):
- Terrace Group SLEP no. I2296

The below list includes State heritage listed items:

- Pressure Tunnel and Shafts (SHR no. 01630).
- Yiu Ming Temple (SHR no. 01297)

Analysis at this Concept stage is based on assessing the effects of envelopes in heritage settings only. We note that the visual impacts from tall building forms has already been considered and approved as part of the 2022 planning proposal and Design Guide. This has been acknowledged within the the SOHI with all visual impacts stating “it is not considered that the SARP would result in any additional impacts” (artefact 2025).

Future VIAs will consider the visual effects of the proposed development including the form, architectural detailing, colours and materiality on the existing visual context and character of the view which includes visually prominent heritage items.

Mitigation opportunities

Potential visual impact mitigation, where deemed required, can rely on the effects of articulation, voids, materials, colours, light and shade. These factors are relevant because they directly affect the way new built form is perceived within an existing visual context. For example, effects of the concept envelopes on the predominant scenic quality or character of compositions, relates to compatibility or contrast, juxtaposition of materials, colours, forms, and view blocking in relation to an existing visual setting.

In addition, the staged construction of new built forms is likely to increase ‘compatibility’ with the existing and emerging visual context as more taller forms emerge.

For example, proposed taller, and contemporary forms will appear to be highly compatible, or at least in keeping with desired future character, and be acceptable on visual impacts grounds. Where staged development increases compatibility, the extent and permanency of visual impacts of development decrease over time.



Photo 33. Electrical substation 174 (I2086) view from McEvoy Street

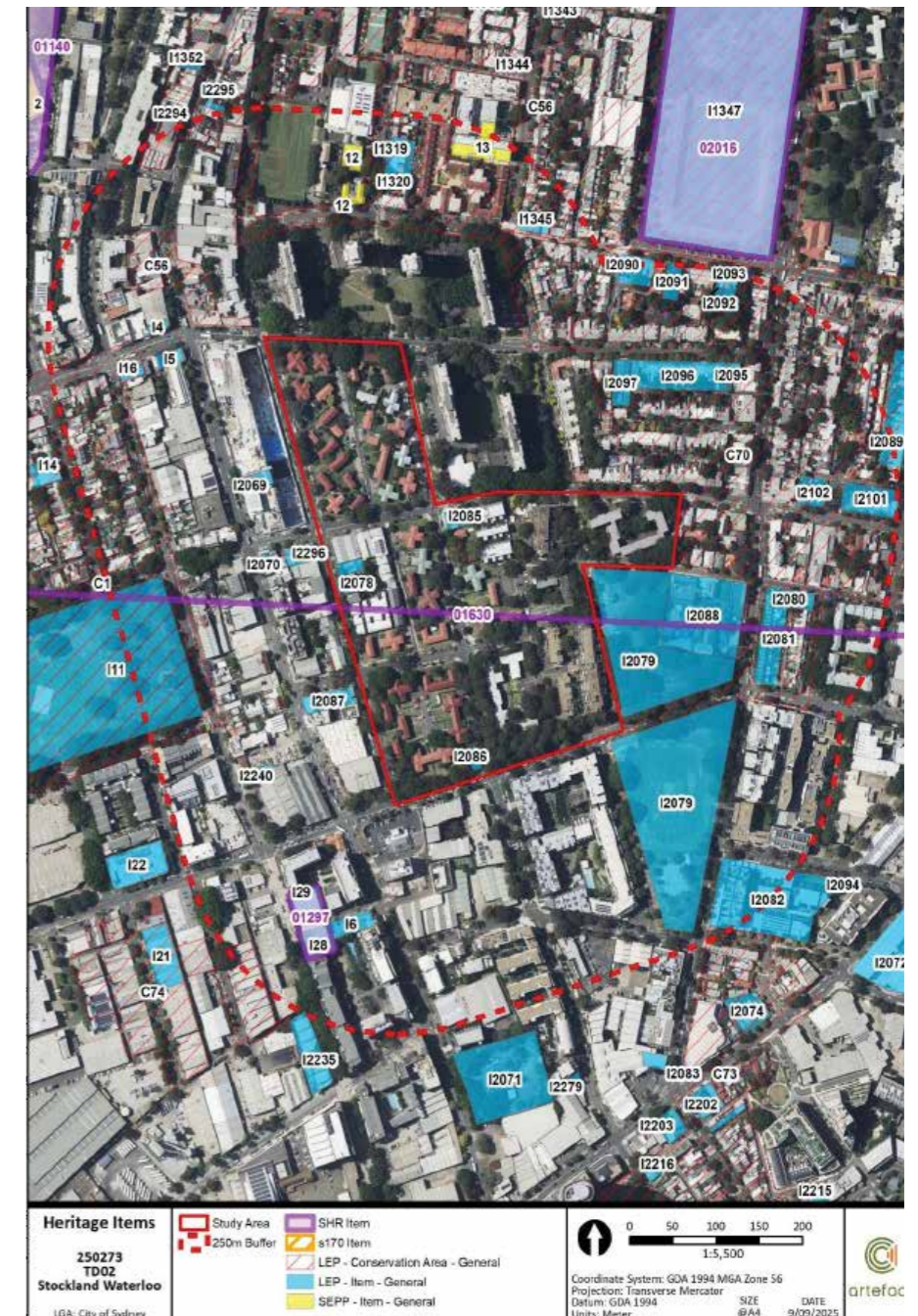


Figure 10 SOHI Heritage items plan (artefact 2025)

3.6 Visual character of the site

Waterloo South is part of the broader “Waterloo Estate”, comprising the northern, central, and southern precincts that accommodates a significant community residing in social housing.

The Waterloo South precinct is predominantly owned by NSW Land and Housing Corporation (LAHC), however, the site excludes several privately owned lots located within the boundary of primarily two and three storey development. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of three storey residential flat buildings (RFB), with ancillary offices and community facilities mainly dating from the 1970s.

The precinct includes a grid pattern street layout and regular, mature street tree and garden plantings throughout the precinct providing “green” avenues and an established, local, suburban visual character.

The heritage-listed Duke of Wellington Hotel (SLEP I2085), 2 storey Victorian terrace houses (SLEP no. I2078) and the Electricity Substation No. 174 (SLEP no. I2086) are all located within the Waterloo South site boundary however no physical works or amendments to the planning framework are proposed in relation to these listings. The Pressure Tunnel and Shafts (SHR no. 01630) cross the project site east-west however are located below ground and do not form part of the site character.



Photo 34. Indicative visual character Raglan Street and George Street

3.7 Scenic quality

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

Several heritage items of local significance are located in the vicinity of Waterloo South contributing to the area’s overall heritage “fabric”. Items include: “Our Lady of Mt Carmel Church and School buildings including interiors and grounds” at 2 Kellick Street, Waterloo, the “Glenroy Hotel including interior” at 246 Botany Road, Alexandria, the Waterloo Park & Oval located along Elizabeth and Pitt Streets, Waterloo, the “Former Waterloo Pre-School including interior” at 225 Cope Street Waterloo are all listed as local heritage items. Similarly, the “Terrace group” at 17A-29 Retreat Street, Alexandria, the “2 storey Victorian terrace houses” at 229-231 Cope Street, Waterloo, the “Terrace group” at Wellington Street, Waterloo, and the “Terrace group ‘Gordon Terrace’” at 3-23 John Street, Waterloo, are recognised on the local heritage register. The state-listed Yiu Ming Temple at 22 Retreat Street, Alexandria is located outside the project site amongst mid-rise RFBs to the south-west.



Photo 35. Our Lady of Mt Carmel Church (SLEP no. I2088), Kellick St. Waterloo

The locally-listed Waterloo Heritage Conservation Area to the east is an area recognized for its historic residential and civic buildings, particularly Victorian-era terrace houses and commercial structures along Elizabeth Street illustrating the early residential subdivisions of the Mount Lachlan Estate, which developed incrementally from the 1850s through to the early twentieth century.



Photo 36. Terrace Group (SLEP no. I2296) Wellington Street, Waterloo

3.8 Public view place sensitivity

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

The project site is bound by McEvoy Road to the south which has a large number of daily users and close views to the Proposal. These users include pedestrians, cyclists and vehicles and would typically be from moving situations for short durations of time. The section of McEvoy Road where close views would be possible from is constrained to a short section immediately south due to the presence of surrounding development and tree canopy to the east and west of the site. Wellington and Raglan Streets border the northern edges of the project site although are more characteristic of local streets with lower volumes of vehicles, pedestrians and cyclists.

Close views are possible from local streets within and the immediately surrounding street network including; John, Cope, Pitt, Reeve, West, George and Cooper Street. Views from these streets would typically be from moving situations and for brief periods of time

Medium distance views are influenced by intervening elements that contribute to the blocking and filtering of any potential development on the site due to the highly urbanised location of the project site surrounding areas. Mid and upper sections of any proposed tower forms would potentially be visible along view lines from surrounding streets and roads due to their typically open to semi-open nature. Similar to close distance locations, these views would typically be from moving situations and for brief periods of time, but would be experienced by a high number of daily users.

Medium distance views would also likely be possible for more sustained periods of time from sections of open recreation space in proximity to the site such as Waterloo Oval, Redfern Park and Alexandria Park, where the open expanse of the playing fields and relatively level ground would allow for views to upper sections of the development.

Long distance views of the Proposal would be possible but would be influenced by the relative viewing height of the location providing opportunities for the viewer to have views over intervening elements. These locations would include places such as elevated parts of Sydney Park and parts of Moore Park where there are panoramic views towards the site.

3.9 Private view place sensitivity

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the Proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Views would be possible from the following residential locations:

- South facing dwellings within two tall RFBs north of the site in Redfern between Raglan, Cope, Phillip and Pitt Street. These buildings are spatially separated from the Proposal by approximately 100m.
- Dwellings on upper levels of several high-rise towers in Redfern along Regent and Gibbons Street near Redfern train station with views to the south.
- Dwellings on upper levels of several RFBs in Chippendale around Central Park Avenue and Chippendale Green with views to the south where any potential views of the Proposal and site would be seen in a wide visual composition.
- Mid and upper level dwellings with south facing views of tall RFBs in the Sydney CBD including south of Hyde Park on Liverpool Street.
- Mid and upper level dwellings in contemporary RFB developments east of the site in Waterloo including along Bourke Street, Dunkerley Place, Gadigal and O’Dea Avenue.
- Mid and upper level dwellings in contemporary RFB developments east of the site in Zetland.
- Dwellings with north facing views on mid and upper levels in RFBs along McEvoy Street and other tall RFBs further south over intervening built form and vegetation including two tall RFBs at Green Square.
- High-rise student accommodation located on Botany Road, Alexandria immediately west as part of the Metro Quarter over-station development



Photo 37. Regent Street, Redfern



Photo 38. Botany Road, Metro



Photo 39. Bourke Street, Zetland

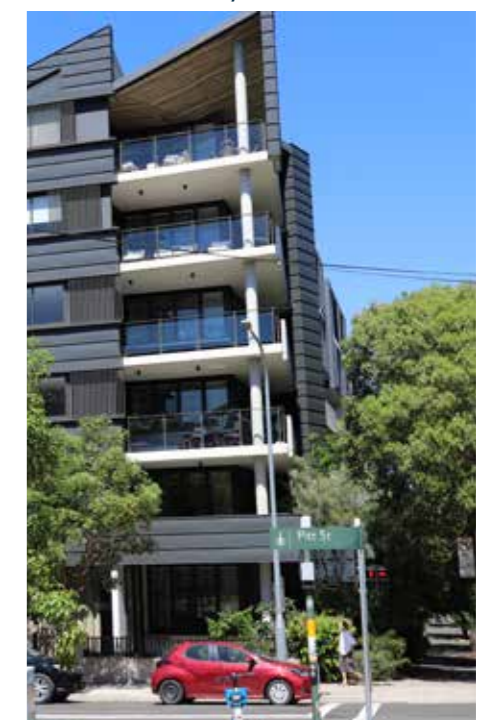


Photo 40. McEvoy Street, Waterloo

04 Visual Effects Analysis

4.1 Selection of views for analysis

Following fieldwork Urbis selected and recommended twelve (12) public view locations for further analysis, refer Table 3 and Figure 11.

Table 3 - Photomontage numbers and locations

No.	Photomontage location
PM 01	Documented view north-east from Sydney Park
PM 02	View north-west from Waterloo Park Oval
PM 03	View east from Alexandria Park
PM 04	View south-west from Redfern Park/Oval
PM 05	View south from Regent and Cleveland Street intersection
PM 06	View south-west from Moore Park Cotter Walkway
PM 07	View north from Botany and McEvoy Street intersection
PM 08	View west from McEvoy and Bourke Steet intersection
PM 09	View south-east from Mitchell and Henderson Road
PM 10	View north-east from Green Square Train Station entry
PM 11	View south from Wellington and Cope Street intersection
PM 12	View south-east from Raglan and Cope Street intersection

4.2 Photomontage preparation

The method of preparation for photomontages is outlined below and further detailed in Appendix 3.

1. The placement and location of the 3D architectural model was checked against surveyed visible fixed features using LiDAR data.
2. The location of the camera in relation to the model was established using the survey model and the survey locations where available, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.
5. The design guide massing model included in photomontages is indicative of a potential permissible scheme and is based on approximate heights, setbacks and design guidelines as prepared by SJB architects. This scheme remains a useful comparative baseline, against which to measure the extent of visual change now proposed in the Concept SSDA.

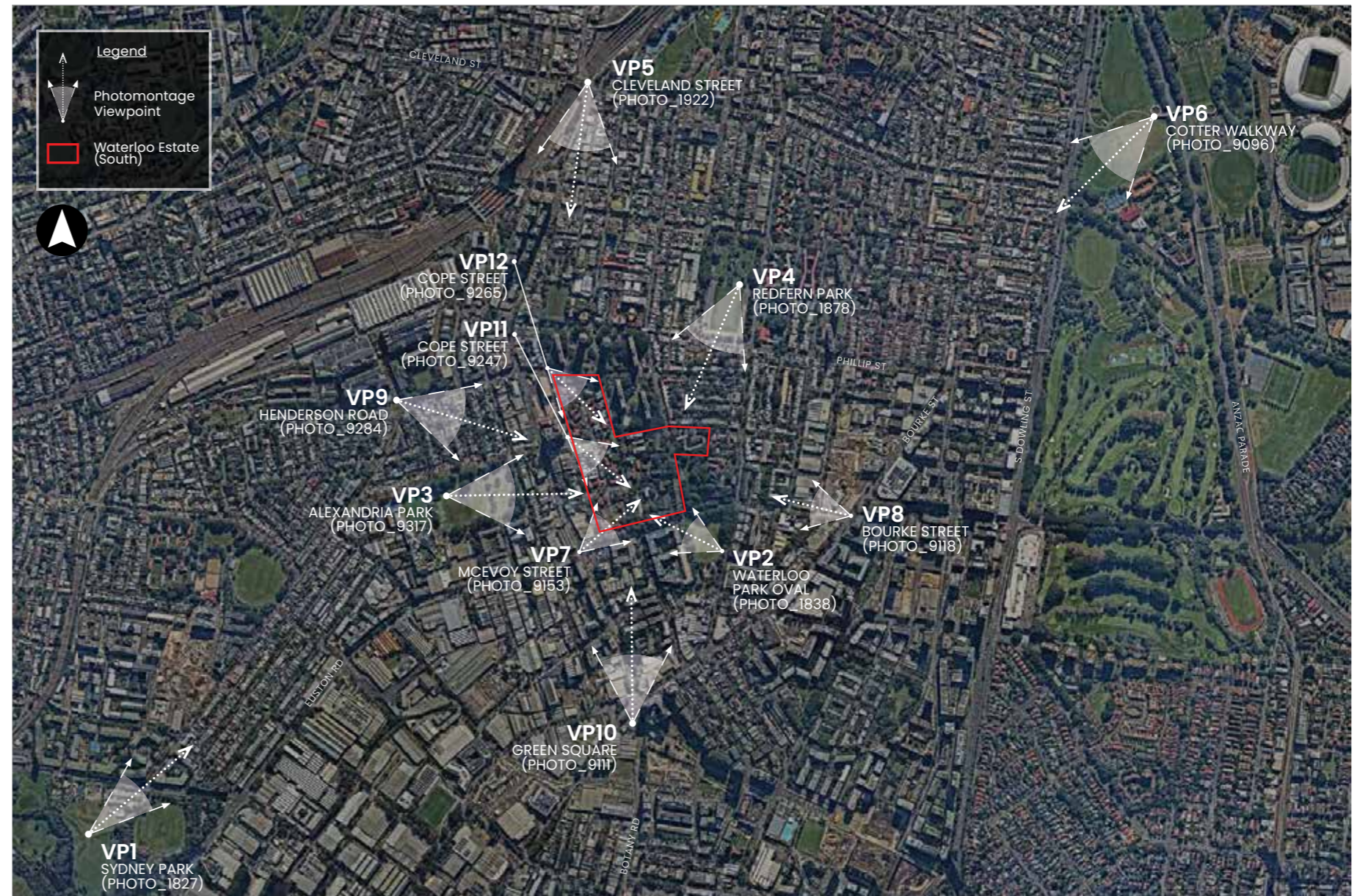


Figure 11 Photomontage location map

Photomontage 01

Documented view from Sydney Park

Distance class

- Distant
- 1.8km

Existing composition of the view

The expansive composition includes the northern edge of Sydney Park in the foreground with areas of open, undulating topography and tree canopy. The mid-ground comprises medium-height RFB developments north of the park that largely block views of further mid-ground elements apart from a central view corridor to roof forms and tree canopy to the centre of the view. The horizon is comprised primarily of tower forms of varied heights and widths including high-rise development in Waterloo and Redfern along with a relatively small area of tree canopy.

Visual effects of the Proposal

The Proposal introduces new tower forms to the skyline, where the built form is viewed against existing tower forms and sections of open sky beyond. The Proposal is consistent with likely viewer expectations for this part of Sydney and is unlikely to be perceived as a contrasting feature in view compositions. The Proposal does not block views to any scenic or highly valued features or heritage items and is located outside of the Sydney DCP view corridor identified from this location hence does not visually impact it.

Visual effects of proposed building envelopes compared to the Design Guide

Changes to the future potential built forms in the Concept SSDA would not be readily distinguishable due to distance and surrounding built form context. The introduction of additional massing and form at the subject site is visually similar to what is contemplated within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(Refer section 5.7 for overall visual impact rating)



Figure 12 Photomontage 01 location plan



Figure 13 Existing view across Sydney Park towards the project site



Figure 14 Viewpoint 01 photomontage

Photomontage 02

View north-west from Waterloo Park Oval

Distance class

- Medium
- 160m

Existing composition of the view

The foreground and mid-ground composition is comprised of the open expanse of the Waterloo Park sports oval and a small grandstand. The park is ringed by medium to large, mature trees around the boundary that heavily filters views to low and mid height RFB development outside of the park including a RFB development just west of the park. The top of a tower form, located in Waterloo Quarter near the project site, is visible above the tree canopy in the centre of the view.

Visual effects of the Proposal

The Proposal introduces new tower forms to the mid-ground composition blocking areas of sky. The mid and upper sections of Blocks 8 and 9 are visible and the majority of Block 10 will be visible from this park and heritage item. The Proposal will become a visually prominent element within the view from a highly sensitive public domain location however, the central and eastern-most towers are spatially separated from one another thereby avoiding the appearance of a continuous wall of development and allowing partial views of open sky. The Proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes in the concept SSDA relative to the Design Guide, do not introduce a significant extent of additional mass and form to the subject site and immediate visual context. The additional scale sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating relative to what has already been considered within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	medium-low
Scenic quality	low
View composition	medium-low
View blocking of scenic elements	low

Overall rating of effects on baseline factors **medium-low**

Weighting factors

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

(Refer section 5.7 for overall visual impact rating)



Figure 15 Photmontage 02 location plan



Figure 16 Existing view across Waterloo Park sports oval towards the project site



Figure 17 Viewpoint 02 photomontage

Photomontage 03

View east from Alexandria Park

Distance class

- Medium
- 410m

Existing composition of the view

The foreground and mid-ground composition is comprised of the open expanse of the Alexandria Park sports fields, ringed by large, dense, mature trees around the boundary of the park that screen views of low and mid height development outside of the park.

Visual effects of the Proposal

The Proposal introduces new mid and high-rise tower forms to the mid-ground composition blocking areas of sky. The tower in Block 8 is the closest and most visible above existing tree canopy in the foreground. The block 8 tower, and existing trees, screen the block 9 and 10 towers while trees and vegetation in the mid ground partially screen views of the other lower built forms located further north (centre and left in the image). The Proposal will become a visually prominent element within the view from a highly sensitive public domain location however, the tower forms are spatially separated from one another thereby avoiding the appearance of a continuous wall of development and allow partial views of open sky. The Proposal does not block views to scenic features, areas of high scenic quality or character.

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes in the concept SSDA relative to the Design Guide, do not introduce a significant extent of additional mass and form to the subject site and immediate visual context. The additional scale sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating relative to what has already been considered within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(Refer section 5.7 for overall visual impact rating)



Figure 18 Photomontage 03 location plan



Figure 19 Existing view across Alexandria Park sports oval towards the project site



Figure 20 Viewpoint 03 photomontage

Photomontage 04

View south-west from Redfern Park

Distance class

- Medium
- 435m

Existing composition of the view

The foreground composition is comprised primarily of the Redfern Oval sportsground and the southern end of the grandstand. Trees and low-level vegetation partially filter views of low rise dwellings across the mid ground of the view. Modern, mid-height RFB development is visible above the grandstand to the right of the view.

Visual effects of the Proposal

Upper levels of mid and high-rise tower forms are visible above the foreground tree canopy and development contributing additional built form in the view and partially blocking views of open sky from a sensitive public domain location. The new built form is of a similar scale to the existing RFBs in the view therefore, visually compatible with the overall view composition. The Proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes add some additional built form above the approved concept envelope which blocks a small section of open sky however the additional scale adds a relatively minor amount relative to that previously approved and does not block scenic or highly valued compositions. The additional development sought creates only low visual effects which are immaterial to the overall impact rating to what has already been considered in the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 21 Photmontage 04 location plan



Figure 22 Existing view from the park's sporting ground gates across the oval towards the Proposal



Figure 23 Viewpoint 04 photomontage.

Photomontage 05

View south from Regent and Cleveland Street

Distance class

- Medium
- 900m

Existing composition of the view

The foreground composition is of the Cleveland Street intersection with low and mid-height commercial and RFB development to the left of the view. A mass of trees and vegetation, located towards the centre mid-ground of the view, provides screening of several tower forms visible towards the background of the view with other low-height RFB development. The mid-ground composition to the right of the view comprises the Regent Street and the Cleveland road corridor with RFB development visible above safety barriers and fencing that contains the view.

Visual effects of the Proposal

Due to the topography, vegetation and existing built form in the foreground, combined with the distance from the view location, the Proposal is not visible.

Visual effects of proposed building envelopes compared to the Design Guide

Both the approved concept envelopes and the proposed envelopes are blocked from view and therefore do not generate any visual effects from this view point.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	nil
Scenic quality	nil
View composition	nil
View blocking of scenic elements	nil

Overall rating of effects on baseline factors

Overall rating of effects on baseline factors	nil
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Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 24 Photomontage 05 location plan



Figure 25 Existing view along Regent Street towards the Cleveland Street intersection



Figure 26 Viewpoint 05 photomontage

Photomontage 06

View south-west from the Cotter Walkway in Moore Park

Distance class

- Distant
- 1580m

Existing composition of the view

The view is from an elevated overpass above Anzac Parade and comprises Moore Park Field 4 in the foreground with areas of open, flat topography and vegetation defining the open space in the mid-ground. The mid-ground primarily comprises mature tree canopy largely blocking views of low built forms. In the distance, RFBs of similar heights and widths are visible to the left and right of the view with the middle to upper sections visible above existing tree canopy.

Visual effects of the Proposal

Mid to upper sections of the taller tower forms, block 7 for example, are visible above the tree canopy. The Proposal appears as a single mass however the height and scale is in keeping with that of the existing adjacent RFBs. Much of the low-mid rise development in the Proposal is screened by foreground vegetation.

The Proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Design Guide

Changes to the proposed envelope are generally within the approved concept envelopes and, as such, do not generate any additional visual effects relative to what is contemplated within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 27 Photomontage 06 location plan



Figure 28 Existing view across Moore Park Field 4 towards the project site



Figure 29 Viewpoint 06 photomontage

Photomontage 07

View north at the Botany Road and McEvoy Street intersection

Distance class

- Close
- 80m

Existing composition of the view

The foreground view comprises the McEvoy Street and Botany Road intersection with large, mature street trees and other vegetation extending into the mid-ground of the view on either side of the street. The existing street trees partially screen views of a low building development in the foreground and then become dense enough to completely screen the mid-ground thereby preventing views beyond. Low-rise, commercial development is also visible to the right of the view.

Visual effects of the Proposal

This is a close view from approximately 100m west of the subject site. The foreground composition is unaffected by the Proposal however the Proposal introduces novel, tall built form where middle and upper sections of the block 8, 9 and 10 tower forms are visible blocking sections of open sky. Lower tower podium levels are generally screened by foreground built form and vegetation

The Proposal does not block views to any scenic or highly valued features or heritage items including t

Visual effects of proposed building envelopes compared to the Design Guide

The extension of built forms in the south-west corner of the Proposal contribute to less areas of visible open sky from this viewpoint however we note that the future potential built forms represented as envelopes in the concept SSDA do not introduce a significant extent of additional mass and form to the subject site and immediate visual context relative to what is contemplated within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	high
View blocking of scenic elements	low

Overall rating of effects on baseline factors medium

Weighting factors

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

(See section 5.7 for overall visual impact rating)

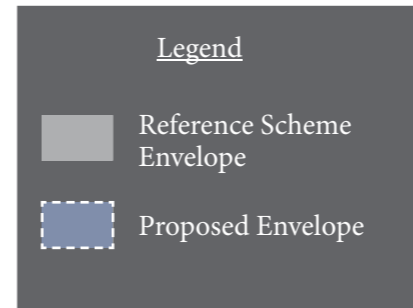


Figure 30 Photomontage 07 location plan



Figure 31 Existing view east along McEvoy Street of the southern edge of the project site



Figure 32 Viewpoint 07 photomontage

Photomontage 08

View west from the intersection of McEvoy and Bourke St

Distance class

- Medium
- 390m

Existing composition of the view

The foreground composition is comprised of the McEvoy Street intersection and road corridor that is framed by large, mature street trees and power infrastructure and fencing creating an axial view towards the project site. The mid and background composition includes the central carriageway and vegetation as the ground rises towards the project site (not visible) beyond.

Visual effects of the Proposal

The Proposal introduces new mid and high-rise tower forms with middle and upper sections visible above the intervening vegetation partially blocking sections of open sky to the south-west. Varying heights between towers avoids the appearance of a continuous wall of development and the height and form of the Proposal is compatible with the desired future character for this part of Waterloo. The Proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes in the concept SSDA do not introduce a significant extent of additional mass and form to the subject site and immediate visual context relative to what is contemplated within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	medium
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 33 Photomontage 08 location plan



Figure 34 Existing view west along McEvoy Street towards the project site



Figure 35 Viewpoint 08 photomontage

Photomontage 09

View south-east from the Mitchell and Henderson Road intersection

Distance class

- Medium
- 470m

Existing composition of the view

The view is highly urbanised, with the Henderson and Mitchell Road intersection visible in the foreground. A low height commercial development is visible to the right of the view as well as a group of large, mature trees presenting as a prominent screening element in the mid-ground of the view. Low-level development is partially visible through trees along the road corridor in the mid and distant ground.

Visual effects of the Proposal

Due to the topography, vegetation and existing built form in the foreground, combined with the distance from the view location, the Proposal is not visible.

Visual effects of proposed building envelopes compared to the Design Guide

Both the approved concept envelopes and the proposed envelopes are blocked from view and therefore do not generate any visual effects from this view point.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	nil
Scenic quality	nil
View composition	nil
View blocking of scenic elements	nil

Overall rating of effects on baseline factors

nil

Weighting factors

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

See section 5.7 for overall visual impact rating.



Figure 36 Photomontage 09 location plan



Figure 37 Existing view along Henderson Road towards the project site



Figure 38 Viewpoint 09 photomontage

Photomontage 10

View north-east from the Green Square train station entry

Distance class

- Medium
- 560m

Existing composition of the view

The view comprises the station forecourt in the foreground to entry of the underground Green Square train station with a large sculpture located in the centre of the view. Mature, dense trees located in the mid-ground screen views to the north-west while filtering views of low, commercial development to the north. The lower levels of an existing tower form restricts views to the north-east partially blocking areas of open sky.

Visual effects of the Proposal

The foreground composition is unaffected by the Proposal. The Proposal introduces tower forms to the background of the view where upper levels of the block 8 and 9 towers, located along the southern boundary, are visible and partially block views to sections of open sky beyond. The view is from a highly sensitive public domain location however the block 8 and 9 envelopes are spatially separated from one another thereby avoiding the appearance of a continuous wall of development and thus allowing partial views of open sky.

The Proposal does not block views to any scenic or highly valued features or heritage items.

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes in the concept SSDA do not introduce a additional mass and form to the subject site and immediate visual context when considered within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 39 Photomontage 10 location plan



Figure 40 Existing view from the Green Square station entry forecourt area towards the project site



Figure 41 Viewpoint 10 photomontage

Photomontage 11

View south from the intersection of Wellington and Cope Street

Distance class

- Close
- 10m

Existing composition of the view

The view is from the south-east corner of the Waterloo Quarter development near the Waterloo metro station and comprises the Wellington and Cope Street intersection which is visible in the foreground. A low, brick commercial building comprises the mid ground with the heritage item, Victorian terrace houses (I2078), partially screened by foreground vegetation and the commercial building. Mid-ground trees and vegetation south of the view and the commercial building, and level topography, largely limit low-level views beyond.

Visual effects of the Proposal

The Proposal introduces large, new, large built forms into the existing skyline partially blocking views of open sky. Views of the foreground development and mid ground views to the heritage listed terrace houses are maintained.

Visual effects of proposed building envelopes compared to the Design Guide

Although there is some additional loss of open sky views from increased scale of the building envelopes, the concept SSDA does not introduce a significant extent of additional height and scale to the view relative to what is contemplated within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	high
View blocking of scenic elements	low

Overall rating of effects on baseline factors medium

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 42 Photomontage 11 location plan



Figure 43 Existing view towards the project site along Cope Street



Figure 44 Viewpoint II photomontage

Photomontage 12

View south-east from the intersection of Raglan and Cope Street

Distance class

- Close
- 40m

Existing composition of the view

The view is south-east from opposite the Waterloo metro station northern entry with the foreground comprising the Raglan Street intersection and the Waterloo metro entry forecourt to the right of the view. Existing mature trees and vegetation line the road corridors partially screening views of RFBs located in the mid-ground of the view. The mature tree canopy and RFBs along with the level topography largely prevent distance views.

Visual effects of the Proposal

Views towards the south of the foreground and mid ground are opened with the removal of RFBs and the introduction of a new recreational open space. Views of mid and upper tower form sections are filtered by existing tree canopies however partially block views of open sky.

The Proposal does not block views to any scenic or highly valued features or heritage items and potentially may provide new views of the Duke of Wellington Hotel (SLEP I2805).

Visual effects of proposed building envelopes compared to the Design Guide

Future potential built forms represented as envelopes in the concept SSDA relative to the Design Guide, do not introduce a significant extent of additional mass and form to the subject site and immediate visual context. The additional scale sought does not block scenic or highly valued compositions, and creates low visual effects which are immaterial to the overall impact rating relative to what has already been considered within the Design Guide.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	medium
View blocking of scenic elements	low

Overall rating of effects on baseline factors

low

Weighting factors

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

(See section 5.7 for overall visual impact rating)



Figure 45 Photomontage 12 location plan



Figure 46 Existing view towards the project along Cope Street across from the Waterloo Metro station entry



Figure 47 Viewpoint I2 photomontage

05 **Visual Impact Assessment**

5.1 Sensitivity

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

The Proposal is located in a highly urbanised location with a diverse visual context that includes elements typically considered to have positive amenity value and contribute to overall sensitivity. These include State and locally listed heritage significant areas and items, areas of significant open recreation space, valued housing stock such as terrace housing and a generally high level of large, mature trees both within the public and private realm.

5.2 Physical absorption capacity

Physical Absorption Capacity (PAC) 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 and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC 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.

The existing visual environment has a medium-high PAC to absorb the visual changes demonstrated in the assessed photomontages.

Built form and vegetation in the close, medium and distant context help to screen the Proposal from views to varying degrees and will limit the ability to perceive changes in the majority of existing visual compositions.

From distant locations where views are possible, such as from Sydney Park and Moore Park, the wide view composition would typically result in the Proposal being viewed with other tower forms and RFBs, decreasing the contrast with existing, similar elements in the view.

Due to the urbanised nature of the site, close and medium viewing locations have a relatively high capacity to absorb the Proposal, with lower sections of any of the tower forms blocked from view apart from short sections of immediately adjoining streets.

5.3 Visual compatibility

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

The Proposal is located within a highly urbanised area that includes examples of other tower forms including to the west as part of the Waterloo Metro over station development and to the north of the site within a 500m radius where a dense cluster of residential tower forms in Waterloo are located that further contributes to compatibility given their proximity to the site. As such, the Proposal has a relatively high level of visual compatibility with the existing visual environment within the immediate and wider visual catchment.

5.4 Viewing period

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

Visual effects of the Proposal with regard to viewing periods from close locations in the public domain are low, typically from moving viewing situations (both pedestrian and vehicle) and experienced for short periods from surrounding transport corridors. More sustained views are possible from sections of surrounding open recreation spaces such as Waterloo Park Oval and Alexandria Park where the Proposal will be visible above tree canopy.

Viewing periods from more distant public domain locations such as from sections of Sydney Park and the Albert Cotter Walkway are typically for short durations of time.

5.5 Viewing distance

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

Views of the Proposal are possible from close, medium and distant locations. Close view locations will typically include only partial views of the Proposal (the lower and mid-sections) or be partially blocked by intervening elements, whereas medium and more distant views locations have the potential to view the mid and upper sections of the Proposal in a wide visual composition.

5.6 Streetscape effects

The introduction of new, taller building forms across most of the project area, including mid and high rise development, will introduce visual effects of varying impacts on the existing streets depending on location. Visual changes south of Wellington Street will include taller building forms and more density particularly along the southern and eastern boundaries where high rise tower forms are proposed.

The overall streetscape will transition to a more urban character from new, taller building forms creating additional shadowing effects, increased density and the subsequent alteration of available light as well as street widening with new pavement areas and potential tree removal.

New taller building forms would also frame views along streets thereby reinforcing the existing traditional grid pattern.

North of Wellington Street, views at ground level will open from the removal of existing RFBs, vegetation and the creation of a new park. This would result in positive visual outcomes by increasing cross visual connections between blocks.

Near the project boundary, visual changes will be more pronounced where new, taller building forms interface with low rise development on local streets creating a recognisable contrast between new and existing development such as along Gibson Street and McEvoy Street where existing low-rise development will be located in proximity of new high-rise tower forms.

We further note that visual effects will occur cumulatively over a period of many years, potentially decades, as they are incrementally incorporated along with other development in the surrounding areas as part of the planning vision for the Waterloo precinct.

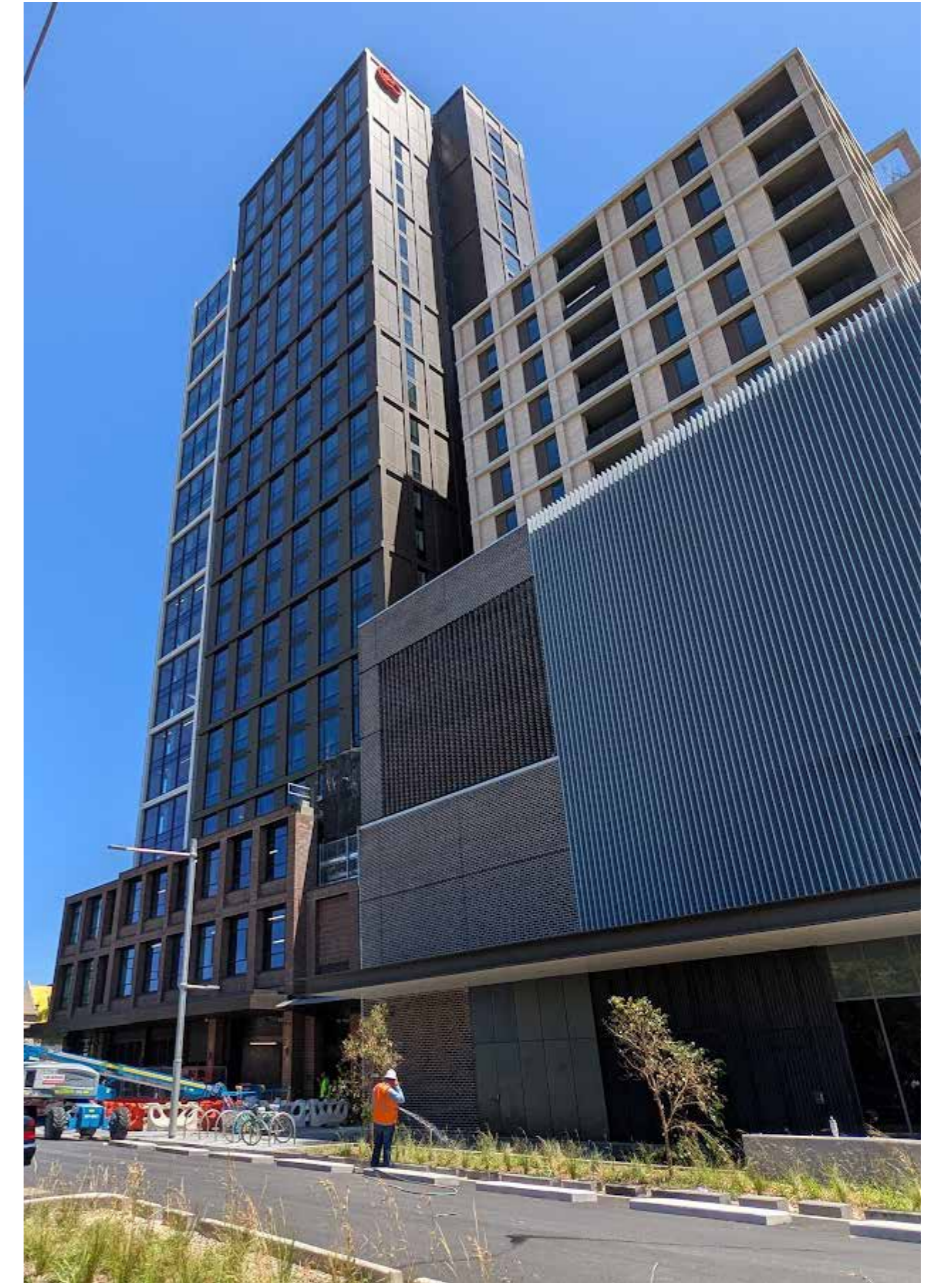


Photo 41. Wellington Street, Waterloo Quarter changing street character

5.7 Applying the ‘weighting’ factors

Having determined the extent of the visual change based on the 12 representative modelled views (photomontages), Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating. The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

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

Table 4 – Summary of visual effects and weighting factors

Visual Effect Rating	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10	VP11	VP12
Visual character	low	medium - low	medium	low	nil	low	low	low	nil	low	low	low
Scenic quality	low	low	low	low	nil	low	low	low	nil	low	low	low
View composition	low	medium - low	low	low	nil	low	high	medium	nil	low	high	medium
View blocking of scenic elements	low	low	low	low	nil	low	low	low	nil	low	low	low
Weighting Factors	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10	VP11	VP12
Public Domain View Place Sensitivity	high	high	high	high	low	high	low	low	low	high	high	high
Visual Absorption Capacity	high	medium	medium	high	high	high	medium	medium	medium	high	medium	medium
Compatibility with Urban & Visual Context	high	medium	low	high	high	medium	low	low	medium	high	medium	medium
Viewing Period	medium	medium	medium	medium	low	medium	low	low	low	low	low	low
Viewing Distance	distant	medium	medium	medium	medium	medium	close	medium	medium	medium	close	close
Visual Impact Rating	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10	VP11	VP12
Overall rating	low	medium	medium	low	nil	low	medium	medium	nil	low	medium	medium

5.8 Conclusion

Analysis of 12 public domain photomontages found that:

- The visual effects ranges from Nil to High for the assessed viewpoints.
- The Proposal is not dissimilar in form and height to existing tower forms in the surrounding visual context.
- The Proposal is visually consistent with planning objectives and desired future character for the Waterloo precinct which will include taller forms.
- The Proposal, in visual terms, is consistent with the intended urban outcomes in relation to the approved 2022 concept design.
- The Proposal does not block views to any areas of unique scenic quality from the assessed viewpoints.
- Considering built form, vegetation and topography, only mid and upper-level sections of the Proposal would be visible in more distant views.
- The majority of public domain views including the Proposal are experienced for short durations from moving viewing situations.
- From distant views, the Proposal is viewed in a wide visual composition amongst existing forms which increases the PAC and reduces the visual impact of the Proposal.
- The Proposal has a high level of compatibility with the surrounding visual context which is highly urbanised.
- The proposed tall tower envelopes in blocks 7, 8, 9 and 10 provide spatial separations that allow visual permeability.
- The proposed envelopes have no additional material impact on heritage items compared to the approved concept design envelopes.
- Visual effects would occur cumulatively over a period of many years, potentially decades, as part of the desired future character for the Waterloo precinct. As development occurs progressively over time, cumulative development increases compatibility and as such, reduces visual impacts.
- Mid and upper levels of the Proposal will be visible in close, medium and distant classes predominantly from mid and upper level dwellings of towers and RFBs in the surrounding areas.
- Mitigation measures should be considered in the detailed design where medium visual amenity impacts are identified. Measures can potentially address items such as; building massing, setbacks and tower separation to reduce bulk and maintain appropriate sky views. Built form articulation, material selection and podium design should respond to the local context and contribute positively to the streetscape.
- In our opinion, the Proposal will not result in any significant adverse visual impacts, and the extent of visual effects generated by the Proposal is acceptable in the immediate and wider visual context. The Concept SSDA therefore can be supported on visual impact grounds.

06 APPENDIX

Appendix 1

Analysis of visual effects

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

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

Table 4 Description of visual effects

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

Table 5 Indicative ratings table of visual impact factors

Appendix 2

Analysis of visual impacts

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors.

Waterloo Estate (South)

Appendix A
Visual Assessment | Photomontages

Photomontages Prepared By:

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

Date Prepared:

6 February 2026

Visualisation Artist:

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Manuel Alvelo, Urbis – Visual Technologies Consultant
Bachelor of Architecture and Masters of Urban Planning and Environment

Location Photographer:

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

Camera:

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

Camera Lens and Type:

Canon EF24-105mm f/4L IS II USM

Software Used:

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

Data Sources:

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) – Sydney 2020-05
- Aerial photography from Nearmap (geo-referenced JPG) – 2025-06-05
- Proposed 3D models received from Architect (Autocad DWG) – Received 2026-02-04
- Independent site survey from RPS Registered Surveyors (AutoCAD DWG) – Dated 2025-02-11

Methodology:

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

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's GPS, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



Waterloo Estate (South) - Visual Assessment

Photomontages - View Location Map

DATE: 2026-02-06
 JOB NO: P0061806
 DWG NO: VP_MAP
 REV: -



Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment
VP1 (Photo 1827): Documented view looking North East from Sydney Park
Existing Conditions 2025-08-05 11:34 AEST

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_1A
REV: -



Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment

VP1 (Photo 1827): Documented view looking North East from Sydney Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_IB
REV: -

Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing



Distance to Project - 1.8km
Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment
 VPI (Photo 1827): Documented view looking North East from Sydney Park
 Photomontage - Proposed Development

DATE: 2026-02-06
 JOB NO: P0061806
 DWG NO: VP_IC
 REV: -

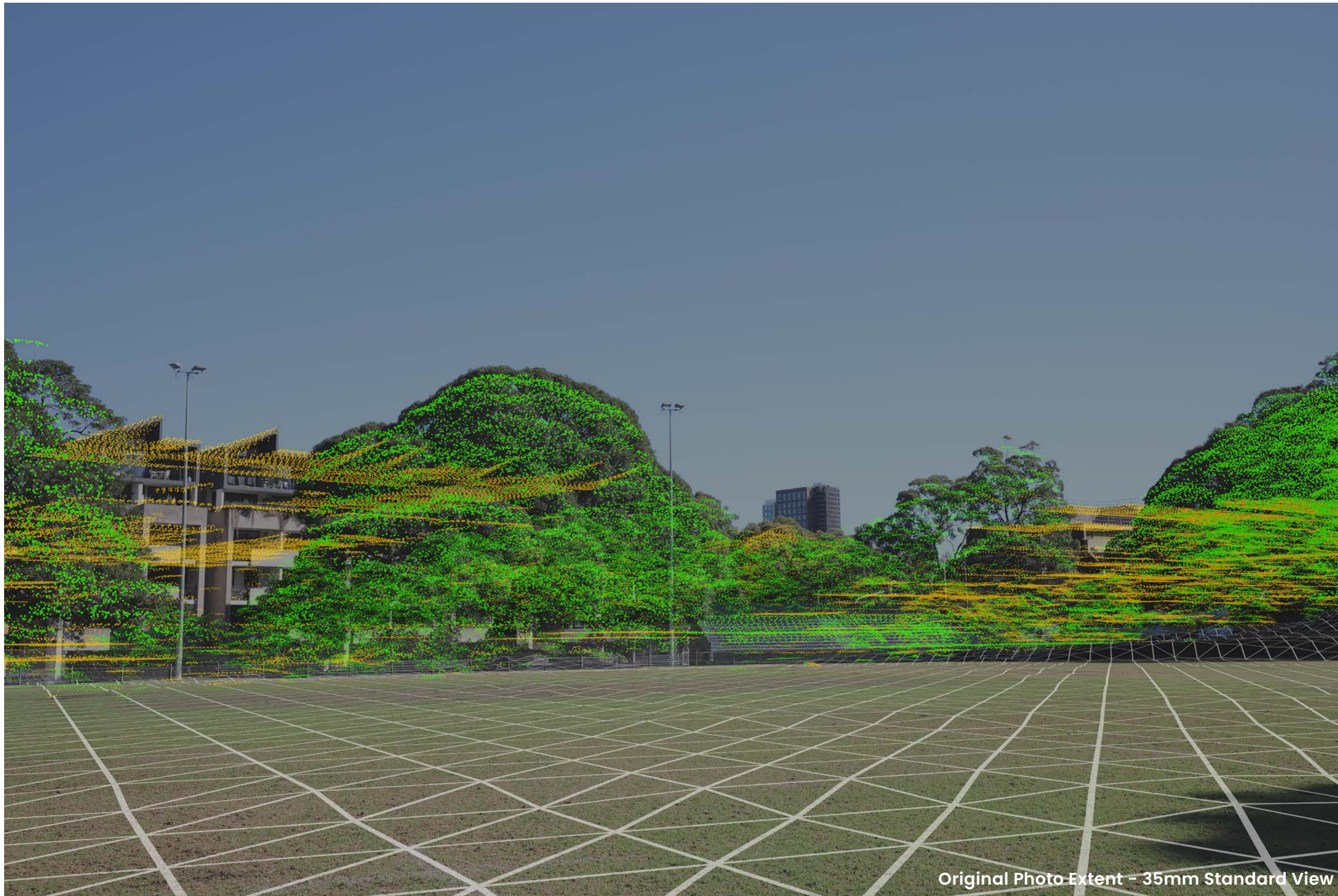


Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP2 (Photo 1838): View looking North West from Waterloo Park Oval
Existing Conditions 2025-08-05 11:53 AEST

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_2A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP2 (Photo 1838): View looking North West from Waterloo Park Oval
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_2B
REV: -



Distance to Project - 160m
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP2 (Photo 1838): View looking North West from Waterloo Park Oval
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_2C
REV: -

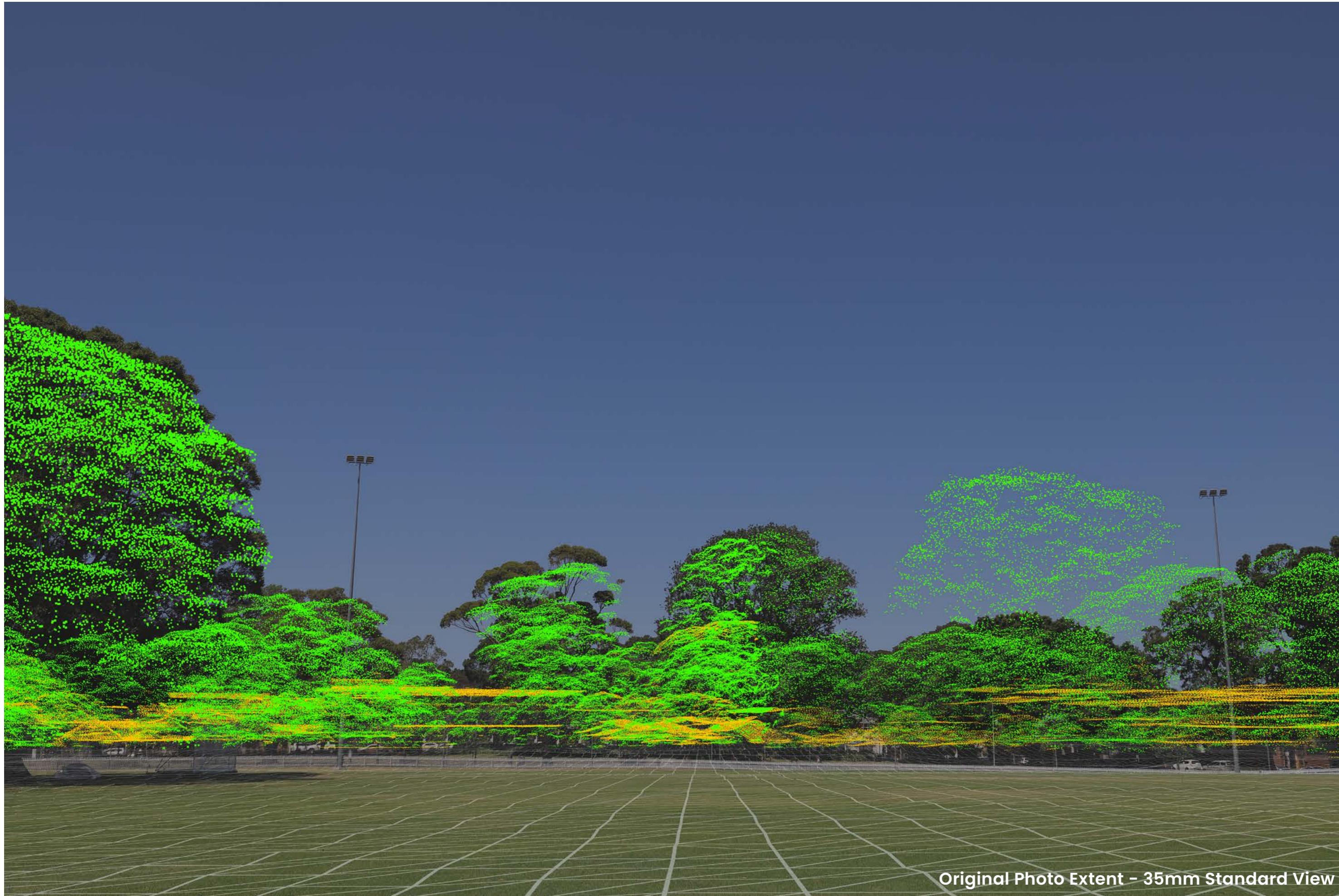


Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP3 (Photo 9317): View looking East from Alexandria Park
Existing Conditions 2025-11-09 13:52 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_3A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP3 (Photo 9317): View looking East from Alexandria Park
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_3B
REV: -

Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing



Distance to Project - 410m
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP3 (Photo 9317): View looking East from Alexandria Park
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_3C
REV: -



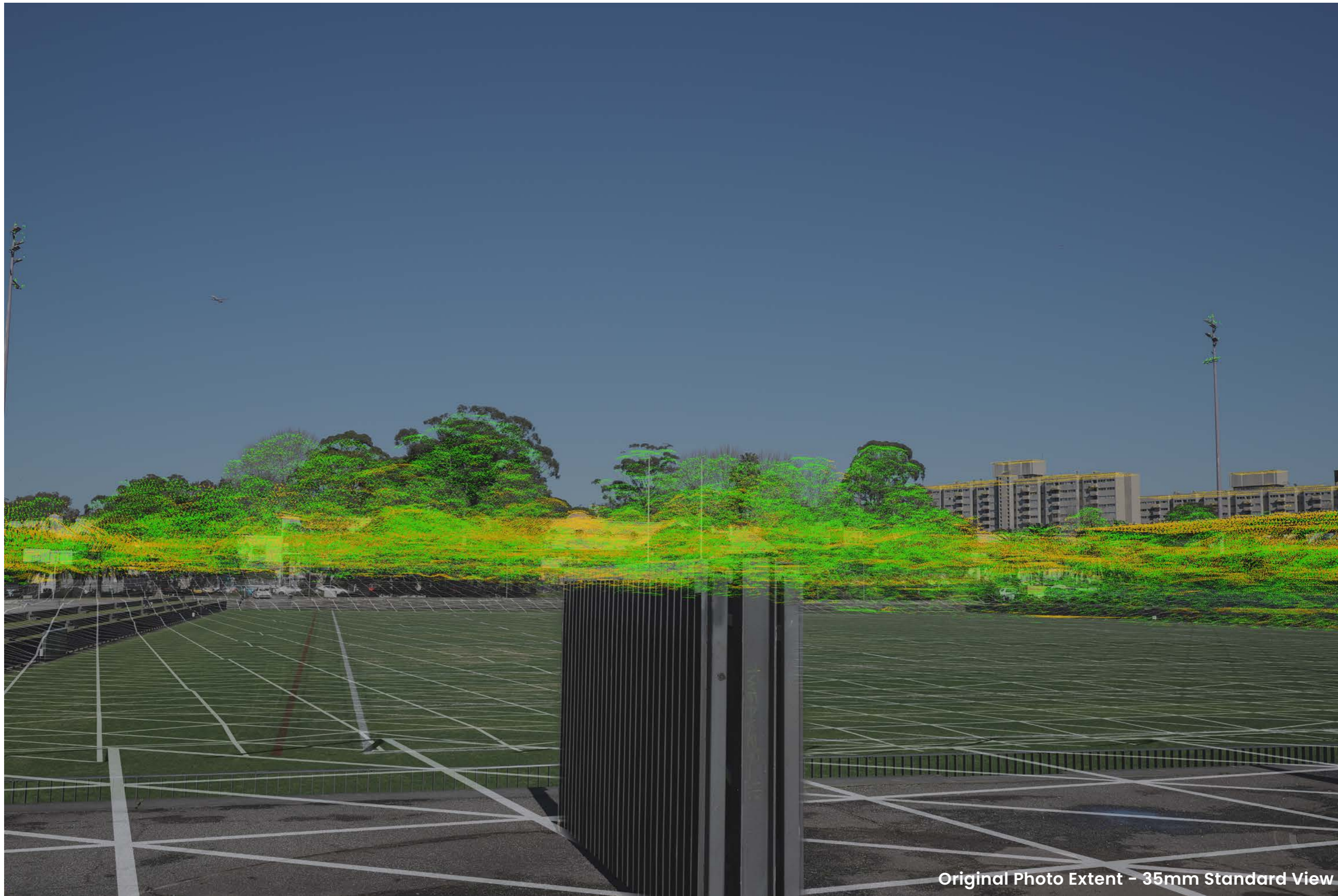
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP4 (Photo 1877): View looking South West from Redfern Oval
Existing Conditions 2025-08-05 12:29 AEST

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_4A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP4 (Photo 1877): View looking South West from Redfern Oval
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_4B
REV: -

Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing



Distance to Project - 435m
 Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
 VP4 (Photo 1877): View looking South West from Redfern Oval
 Photomontage - Proposed Development

DATE: 2026-02-06
 JOB NO: P0061806
 DWG NO: VP_4C
 REV: -



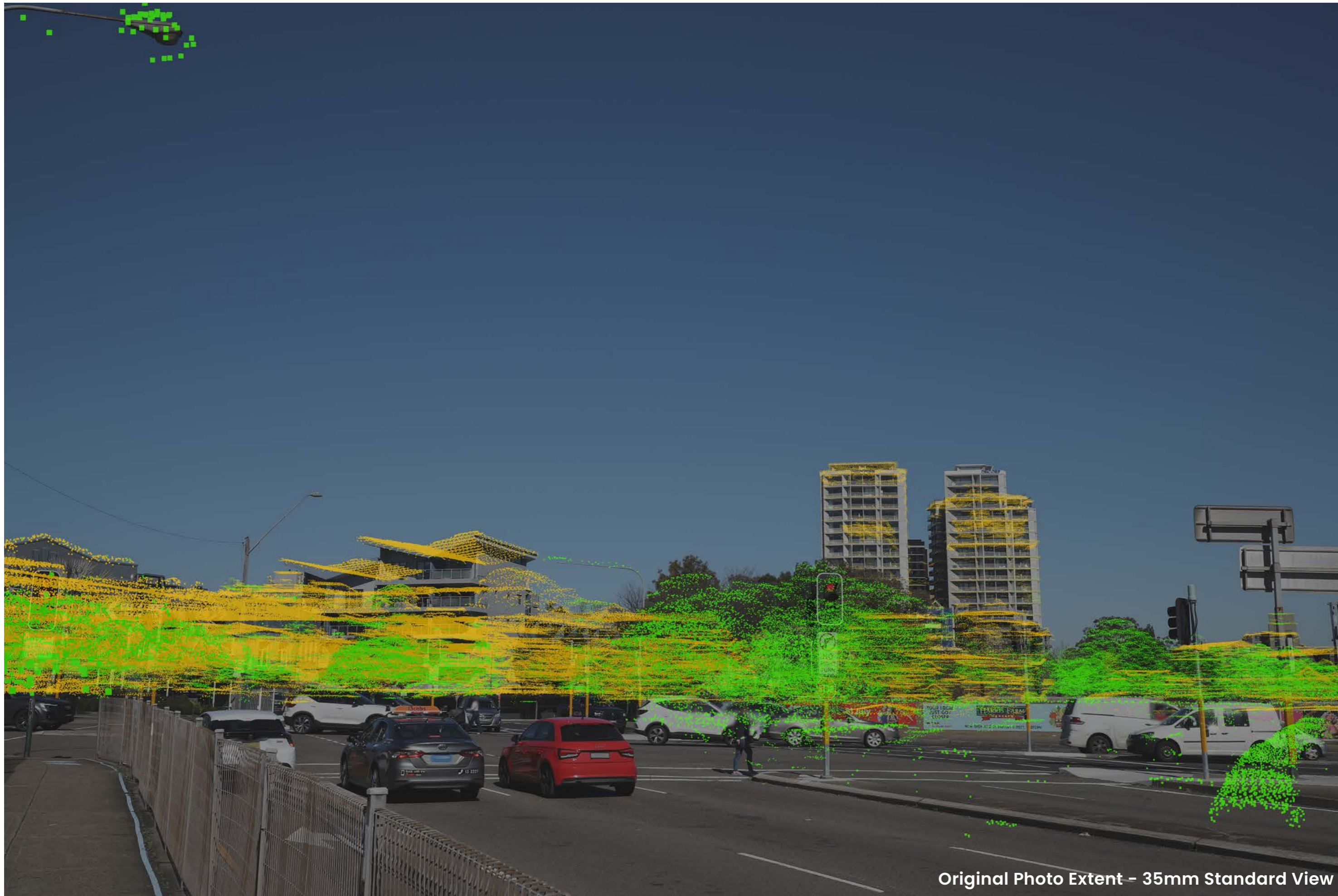
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP5 (Photo 1922): View looking SSW from the intersection of Regent and Cleveland Street
Existing Conditions 2025-08-05 13:36 AEST

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_5A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP5 (Photo 1922): View looking SSW from the intersection of Regent and Cleveland Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_5B
REV: -

Legend
Proposed Building Massing - not visible in this view



Waterloo Estate (South) - Visual Assessment

VP5 (Photo 1922): View looking SSW from the intersection of Regent and Cleveland Street
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_5C
REV: -

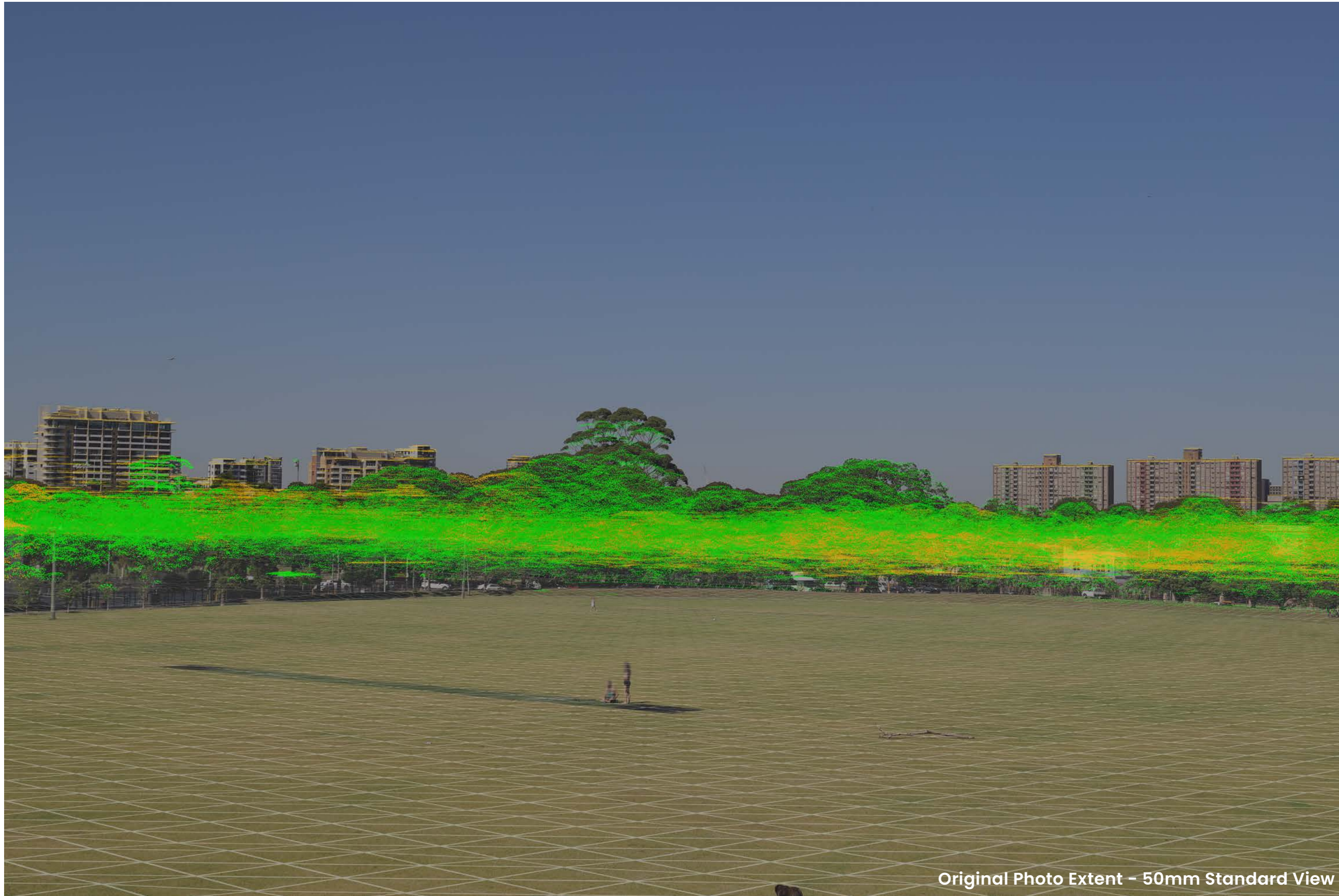


Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment
VP6 (Photo 9096): View looking South West from Moore Park Cotter Walkway
Existing Conditions 2025-11-19 09:31 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_6A
REV: -



Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment

VP6 (Photo 9096): View looking South West from Moore Park Cotter Walkway
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_6B
REV: -

Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing



Distance to Project - 1580m
Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment

VP6 (Photo 9096): View looking South West from Moore Park Cotter Walkway
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_6C
REV: -



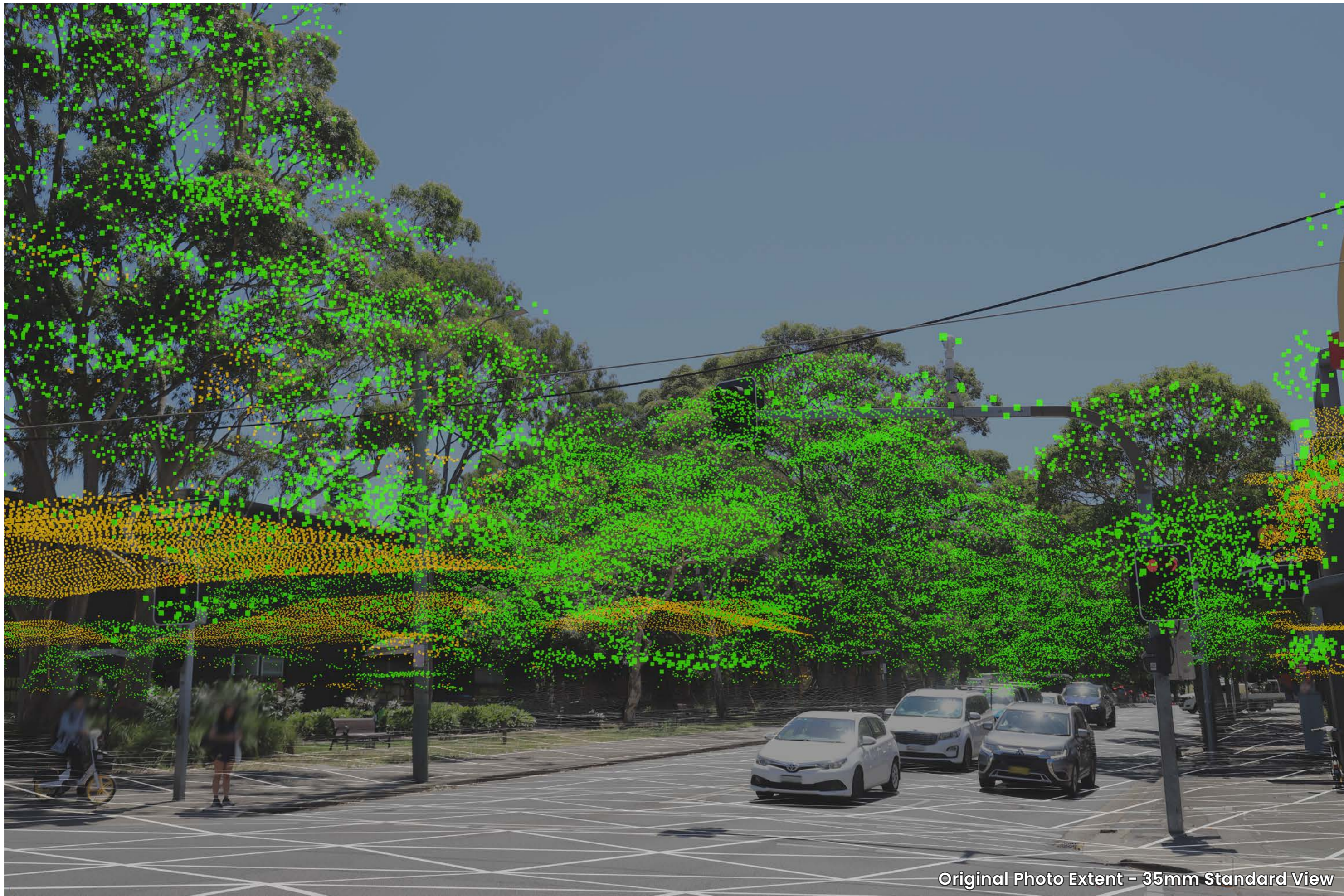
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP7 (Photo 9153): View looking North from intersection of Botany and McEvoy Street
Existing Conditions 2025-11-19 10:54 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_7A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP7 (Photo 9153): View looking North from intersection of Botany and McEvoy Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_7B
REV: -



Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing

Distance to Project - 80m

Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP7 (Photo 9153): View looking North from intersection of Botany and McEvoy Street
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_7C
REV: -

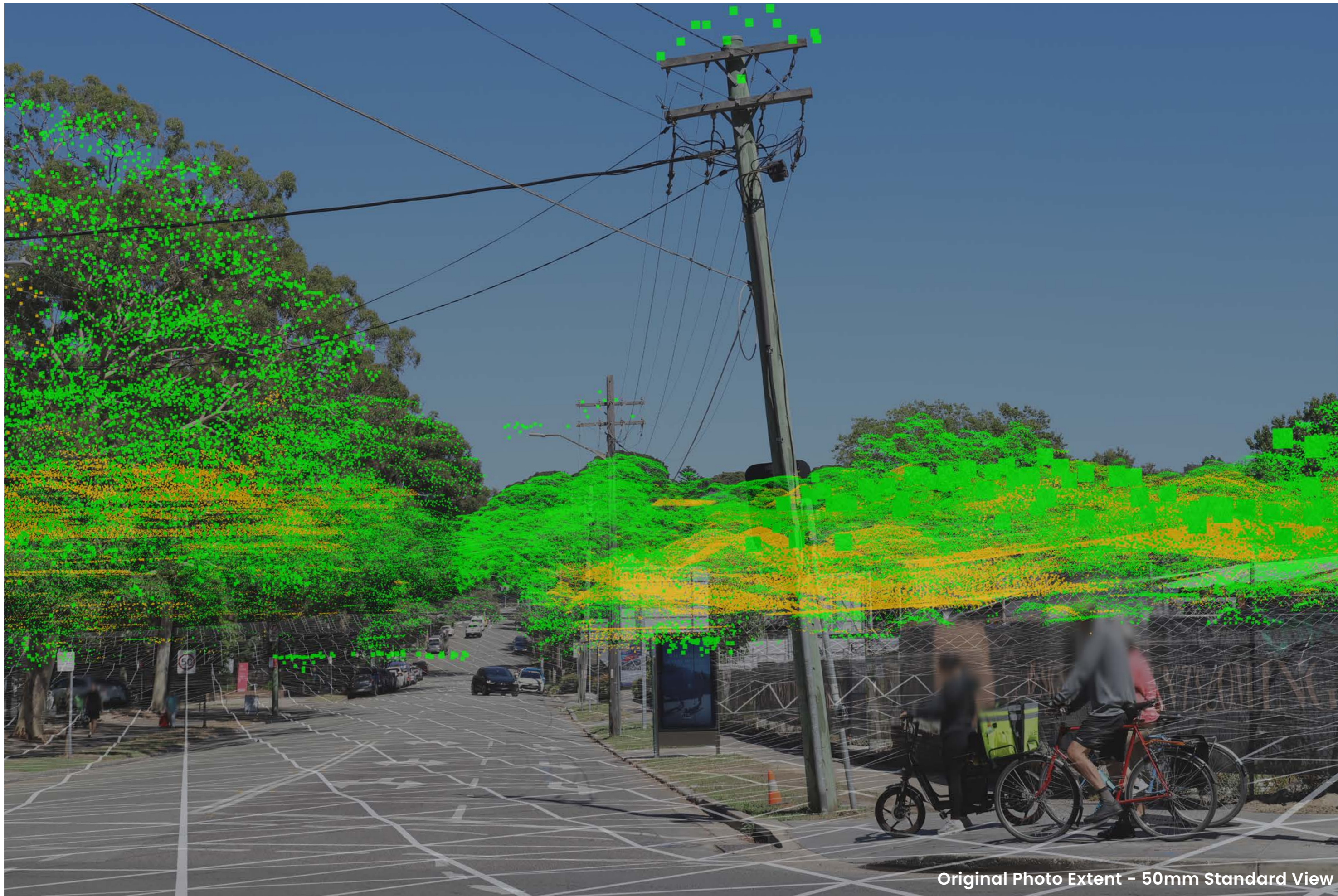


Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment
VP8 (Photo 9118): View looking West from intersection of McEvoy and Bourke Steet
Existing Conditions 2025-11-19 10:32 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_8A
REV: -



Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment

VP8 (Photo 9118): View looking West from intersection of McEvoy and Bourke Steet
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_8B
REV: -



Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing

Distance to Project - 390m
Original Photo Extent - 50mm Standard View



Waterloo Estate (South) - Visual Assessment

VP8 (Photo 9118): View looking West from intersection of McEvoy and Bourke Steet
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_8C
REV: -



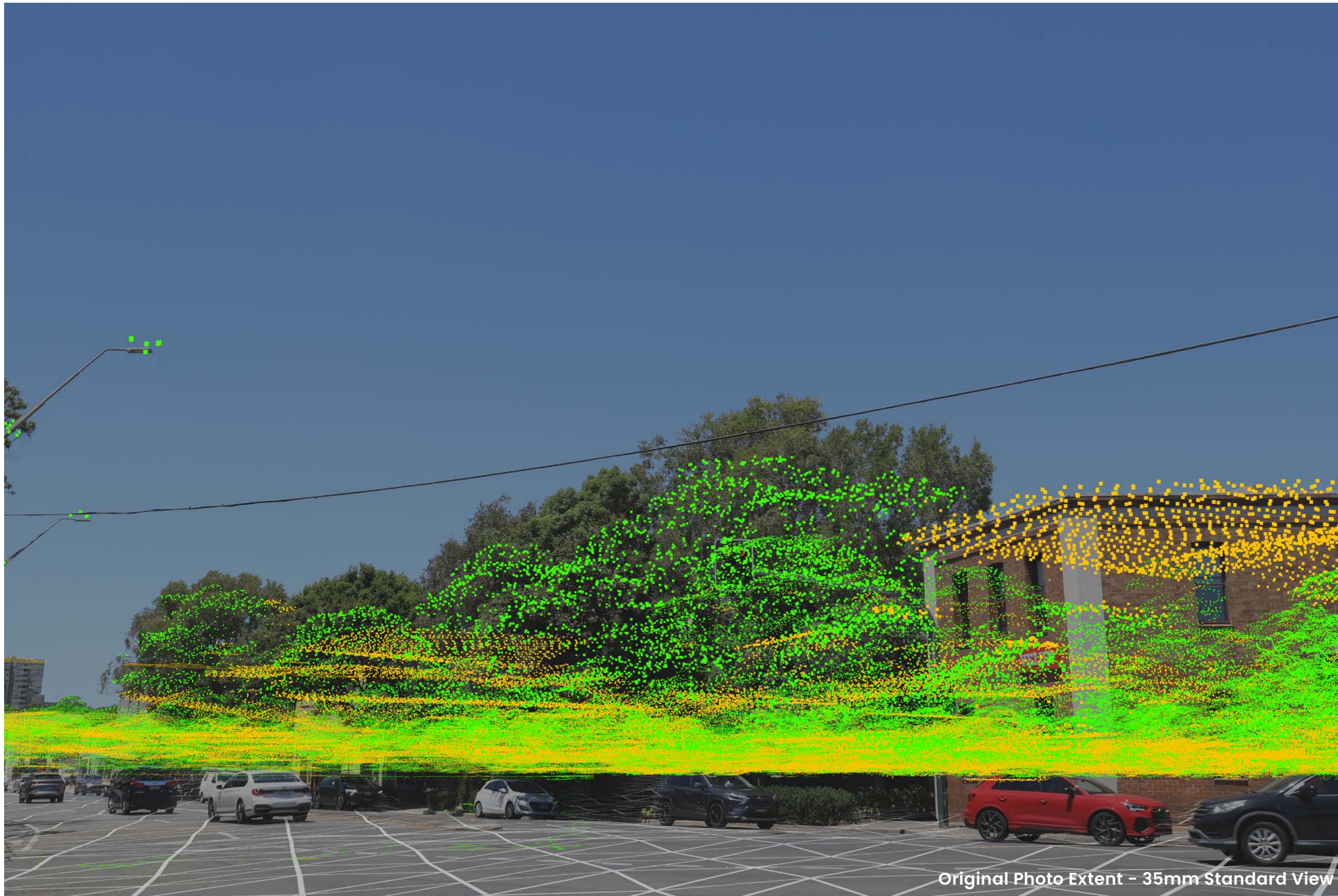
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP9 (Photo 9284): View looking South East from intersection of Mitchell and Henderson Road
Existing Conditions 2025-11-19 13:13 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_9A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP9 (Photo 9284): View looking South East from intersection of Mitchell and Henderson Road
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_9B
REV: -

Legend

Proposed Building Massing - not visible in this view



Waterloo Estate (South) - Visual Assessment
VP9 (Photo 9284): View looking South East from intersection of Mitchell and Henderson Road
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_9C
REV: -



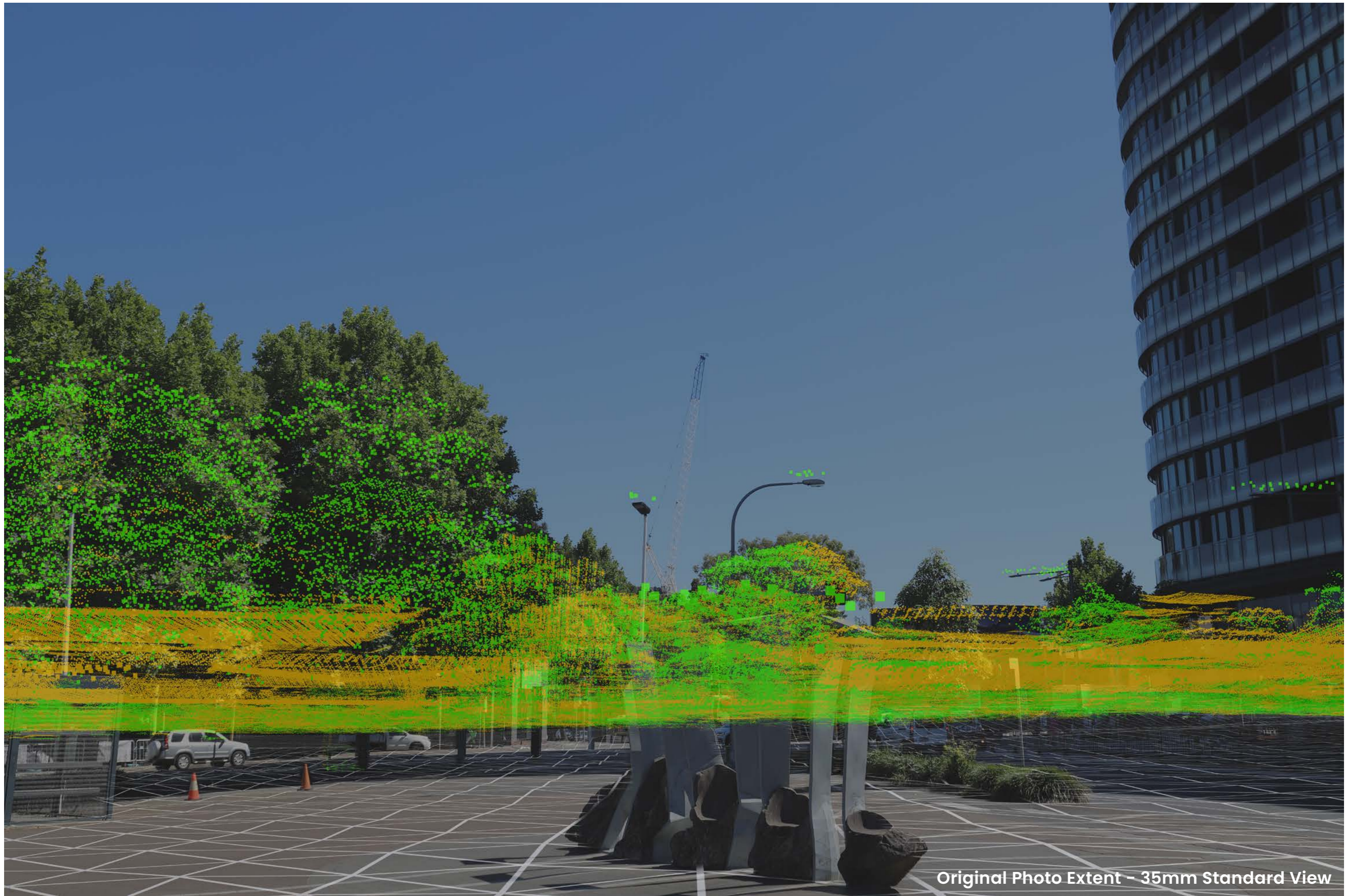
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP10 (Photo 9111): View looking North East from Green Square Train Station entry
Existing Conditions 2025-11-19 10:10 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_10A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP10 (Photo 9111): View looking North East from Green Square Train Station entry
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_10B
REV: -

Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing



Distance to Project - 560m
 Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
 VP10 (Photo 9111): View looking North East from Green Square Train Station entry
 Photomontage - Proposed Development

DATE: 2026-02-06
 JOB NO: P0061806
 DWG NO: VP_10C
 REV: -



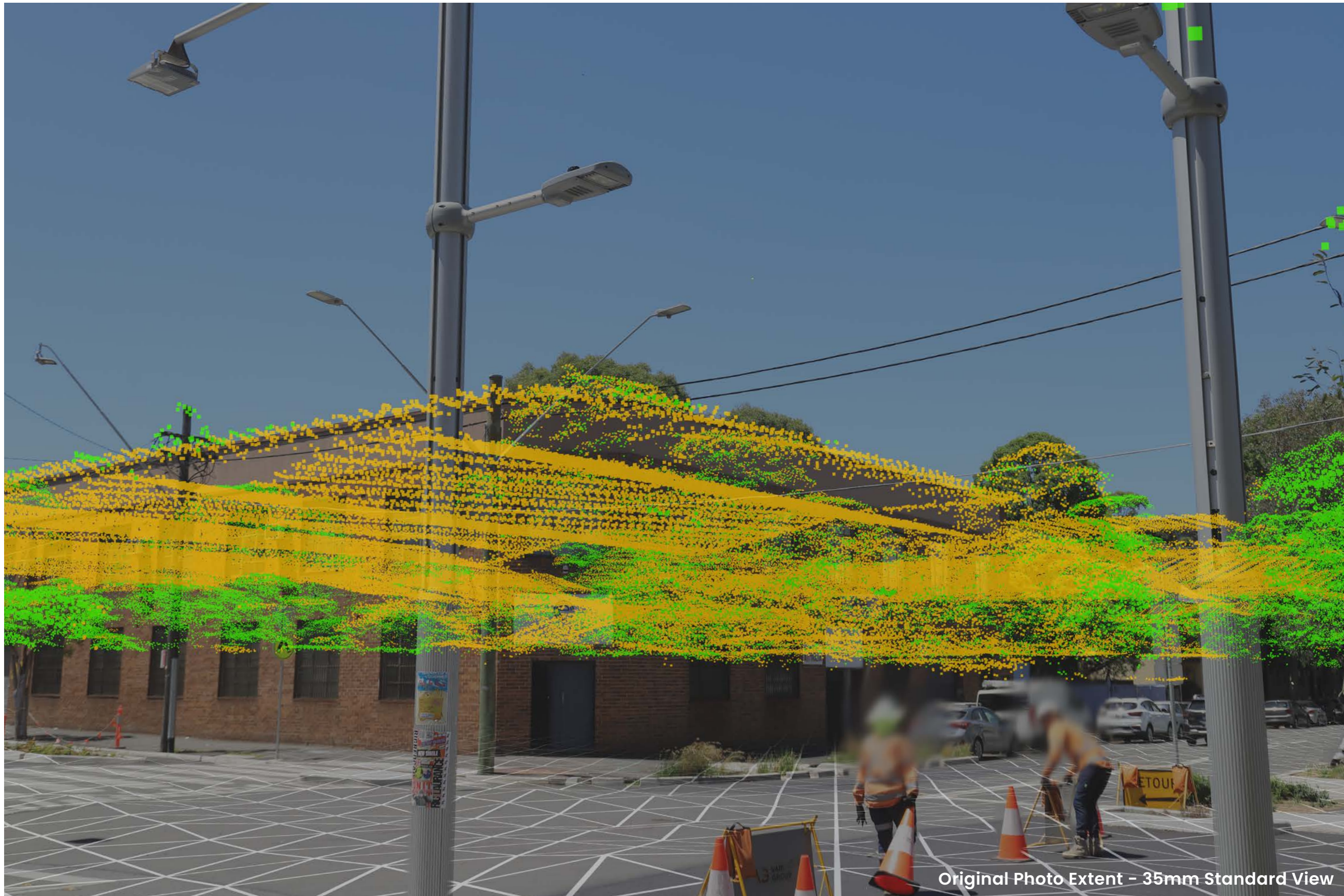
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP11 (Photo 9247): View looking South from intersection of Wellington and Cope Street
Existing Conditions 2025-11-19 11:48 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_11A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP11 (Photo 9247): View looking South from intersection of Wellington and Cope Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_11B
REV: -



Legend

- Reference Scheme Envelope (within Proposed Building Massing)
- Proposed Building Massing

Distance to Project - 10m
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP11 (Photo 9247): View looking South from intersection of Wellington and Cope Street
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_IIC
REV: -



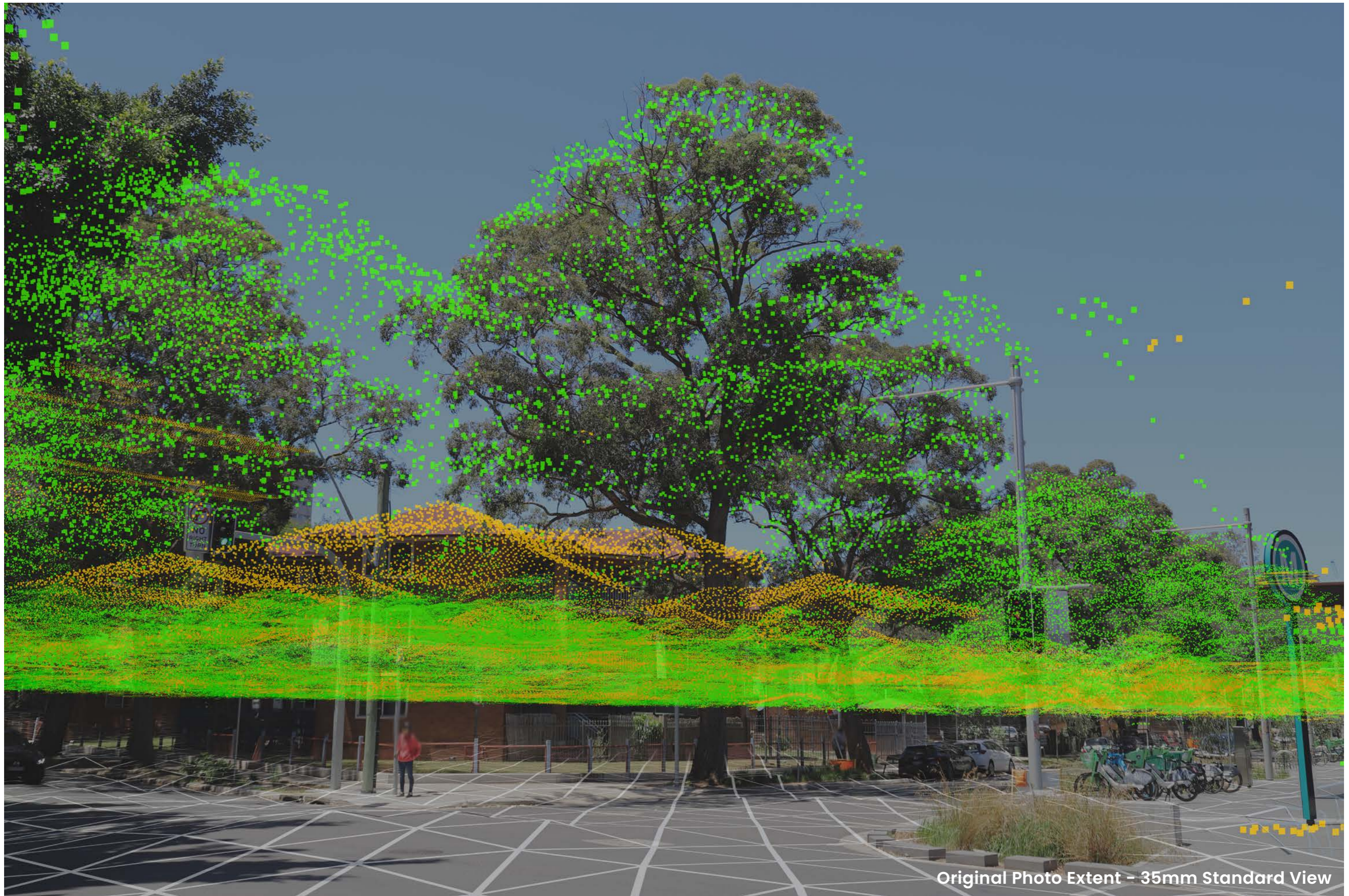
Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment

VP12 (Photo 9265): View looking South East from intersection of Raglan and Cope Street
Existing Conditions 2025-11-19 12:01 AEDT

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_12A
REV: -



Original Photo Extent - 35mm Standard View



Waterloo Estate (South) - Visual Assessment
VP12 (Photo 9265): View looking South East from intersection of Raglan and Cope Street
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_12B
REV: -



Waterloo Estate (South) - Visual Assessment

VP12 (Photo 9265): View looking South East from intersection of Raglan and Cope Street
Photomontage - Proposed Development

DATE: 2026-02-06
JOB NO: P0061806
DWG NO: VP_12C
REV: -