Final Visual Impact Assessment

SSD-97528708 - Mixed Use Development

13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington

Submitted to the Department of Planning, Housing and Infrastructure on behalf of Toohey Miller

Prepared by Colliers Urban Planning

6 February 2026 | 3250210



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive summary

Toohey Miller (the applicant) has submitted a State significant development application (SSDA) (SSD-97528708) to the NSW Department of Planning, Housing and Infrastructure (the Department) seeking development consent for renewal of 142-148, 160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington (the site) for the purposes of mixed-use development comprising ground floor retail premises with an infill affordable housing component (the proposal).

Colliers Urban Planning in collaboration with Virtual Ideas and CMS Surveyors has prepared this visual impact assessment (VIA) on behalf of the applicant to support the application by addressing the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by the Department.

Key VIA issues

Based on the planning framework, the key issues to be considered by the VIA are:

- **Context and urban form**: responsiveness to context, and compatibility with urban form
- **Character**: responsiveness to existing valued visual characteristics and consistency with desired future visual character
- **View corridors**: impact on important public view corridors
- **Scale**: height and bulk of buildings
- **Amenity**: impact on visual amenity, in particular public domain visual amenity

Method

The VIA has been undertaken generally in accordance with the principles of the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition' (GLVIA3) (Landscape Institute; I.E.M.A., 2013), as adjusted to better align with the NSW planning system under the Environmental Planning and Assessment Act 1979 (EP&A Act). To inform the VIA, photos showing the existing visual environment and survey aligned photomontages showing the likely future visual environment prepared in accordance with the Land and Environment Court of NSW 'Use of Photomontages and Visualisation Tools' (17 May 2024) were prepared for 5 key viewpoints representing key aspects of the pattern of viewing in the surrounding primary visual catchment.

Visual Analysis

The primary visual catchment includes Oxford Street, abutting local roads, and adjoining residential areas.

The general pattern of viewing in the primary visual catchment can be considered to be travellers and pedestrians on Oxford Street in the close to medium range to the east and west of the site, local residents in the surrounding area in the close and medium range to the north of the site, and visitors to the Victoria Barracks in the close and medium range to the south of the site .

Visual Impact Assessment

Under the GLVIA3, a key step is to determine whether the proposal has the potential for significant visual impact informed by judgements about the sensitivity of the primary visual catchment to the nature of change proposed, and the magnitude of the nature of change proposed.

The significance of visual impact has been qualitatively assessed as:

- **Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection):** high significance of visual impact
- **Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate):** high significance of visual impact
- **Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street):** moderate significance of visual impact
- **Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane):** moderate significance of visual impact
- **Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane):** high significance of visual impact

- **Viewpoint 6: Mary Place (western footpath):** moderate significance of visual impact
- **Viewpoint 7: Liverpool Street (corner of Walker Lane):** moderate significance of visual impact

Consideration of key issues

Context and urban form

The proposal is consistent with development expectations of the Low and Mid-Rise Housing Policy, given the proximity of the site to goods and services.

The building height of up to 8 storeys allows the site to accommodate housing density close to a Town Centre and reinforces the objectives of the LMR Housing Policy of encouraging a diversity of housing options available to the community.

The interface with Victoria Barracks to the south of Oxford Street is carefully managed through podium design, upper-level front setback along Oxford Street, architectural articulation and a considered materials and colour palette.

When considered in context of the broader Paddington Heritage Conversation Area the proposal reinforces the legibility of urban form at the street level and strengthens urban structure along the Oxford Street interface.

Visual character

Given the location within close proximity to the Darlinghurst Paddington Town Centre and the identification of the site as being appropriate to accommodate a Low and Mid-Rise housing outcome, the visual character of the site and its immediate interfaces are evolving.

Noting this changing future character, the proposed development is also consistent with more fine grain visual character aspects of the area.

View corridors

The WDCP 2014 identifies a range of significant views and view corridors within proximity of the subject site, specially along Shadforth Street and Glenmore Road, looking south toward the Victoria Barracks.

The proposed development does not obstruct views along north-south local streets to the Victoria Barracks.

Scale

It is acknowledged that the building height (in part) is greater than the 28.6m height allowance under the LMR Housing SEPP and Infill Affordable Housing height bonus.

An upper-level front setback above the fifth storey along the southern interface, responds to the canopy line of the existing street trees on the northern side of Oxford Street.

The scale of the proposed development contributes to the physical definition of Oxford Street as a key road corridor.

Visual amenity

The proposed development has been designed to mitigate visual impacts through architectural articulation, colours and materials palette, boundary setbacks (western and northern boundary) and upper-level front setback and inclusion of planting at upper levels.

Mitigation Measures

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposed masterplan development. As such, additional fundamental or large-scale mitigation measures are not considered necessary. Secondary mitigation measures such as specifying materiality or colours may be appropriate where they form part of relevant and reasonable conditions of development consent.

Conclusion

While acknowledging that the proposal will have a visual impact, overall on the balance of relevant considerations this impact is considered acceptable. As such, it is the conclusion of the VIA that the proposed development can be supported on visual impact grounds.

Glossary

Table 1 Key terms

Term	Meaning
Amenity	The pleasantness, attractiveness, desirability or utility of a place, facility, building or feature
Character	What makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
Visual impact	Effects on specific views and on the general visual amenity experienced by people
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a project

1.0 Introduction

Toohey Miller (the applicant) has submitted a State significant development application (SSDA) (SSD-97528708) to the NSW Department of Planning, Housing and Infrastructure (the Department) seeking development consent for renewal of 142-148, 160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington (the site) for the purposes of mixed-use development comprising ground floor retail premises with an infill affordable housing component (the proposal).

1.1 Purpose of this VIA

Colliers Urban Planning in collaboration with Virtual Ideas and CMS Surveyors has prepared this visual impact assessment (VIA) on behalf of the applicant to support the application by addressing the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by the Department on 28 November (refer table below).

Table 2 SEARs relevant to VIA

Issue	Description of Issue	Assessment Requirement	Section Reference (this report)
8. Visual Impact	• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	• Visual Analysis If required: • Visual Impact Assessment	• Part 7 • Part 8

Source: The Department

1.2 Structure of this VIA

This VIA has the following structure:

- **Part 1 – Introduction**: identifies the purpose and structure of this VIA
- **Part 2 – The site and its context**: identifies and describes the site and its context
- **Part 3 – The proposal**: outlines the proposal
- **Part 4 – Panning framework**: identifies relevant parts of the planning framework to VIA
- **Part 5 – Key issues**: identifies the key issues to be considered by this VIA
- **Part 6 – Methodology**: outlines the methodology used in the VIA
- **Part 7 – Visual analysis**: identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- **Part 8 – Visual impact assessment**: identifies and assesses the proposal's potential visual impact
- **Part 9 – Findings**: overall findings of the visual impact assessment
- **Part 10 – Consideration of key issues**: discusses key issues
- **Part 11 – Mitigation measures**: recommends mitigations measures
- **Part 12 – Conclusion**: identifies whether the proposal can be supported on visual impact grounds
- **Appendices**: provides a copy of the visual impact evidence upon which this VIA relies.

This VIA forms part of a larger suite of documents prepared to support the proposal. It does not repeat matters that are more appropriately covered in these documents. As such, it should be read together with these other documents, in particular planning and urban design documentation.

2.0 The site and its context

The site is located 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington and is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018 (refer figure below). It is wholly contained in the Woollahra Local Government Area (LGA).

It has an irregular shape has a site area of 2,172.4m^2. The site's main frontage is with Oxford Street. It also has boundaries with Gipps Street, Bethel Lane, and Shadforth Street.



Figure 1 Site Aerial Map

Source: Nearmap and Colliers Urban Planning

2.1 Site visual character

The visual character of sites is established by the interplay of a number of natural and human factors which also impact views from the public domain. Natural factors comprise topography, waterways and waterbodies, and trees and vegetation. In this regard:

- **topography**: the site is generally level, with a slight fall from east to west
- **waterways and waterbodies**: the site does not support formed, surface level waterways or waterbodies
- **trees and vegetation**: a small communal garden exists at the rear of 160 Oxford Street, including 3 medium trees. The remainder of the site is mostly vacant of any vegetation. There are four mature street trees located within the southern public realm interface along Oxford Street.

Human factors comprise public domain, and buildings and structures. In this regard:

- **public domain**: the site does not support any internal public or publicly accessible areas such as streets or parks. Pedestrian footpaths adjoin the site along each of the street frontages
- **buildings and structures**: existing development comprises a detached two (2) storey residential dwelling at 13 Gipps Street, a three (3) storey residential flat building at 160 Oxford Street comprising 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey cottage at 6 Shadforth Street.



Figure 2 160 Oxford Street

Source: Smart Design Studio



Figure 3 142-148 Oxford Street

Source: Smart Design Studio

2.2 The site context

The site is located within the Woollahra local government area (LGA) in Sydney's eastern suburbs, 330m (approx.) north of Moore Park, 1.2km (approx.) south of Sydney Harbour, 1.5km (approx.) to the southeast of the Sydney CBD, and 2.3km (approx.) to the north-east of the Bondi Junction town centre

It is located on Oxford Street, which is one of the eastern suburb's main transport routes, and 'traditional main street' (Woollahra Development Control Plan 2015). Consistent with this, land fronting the northern side of Oxford Street is typically mixed use in character, with active ground floors and residential uses above (refer below figure). Conversely, in this location, the southern side of Oxford Street is occupied by the local heritage listed Victoria Barracks (refer below figure).

Land to the north is predominantly residential in use, and is included in the Paddington Heritage Conservation Area (HCA) (refer below figure).

The landmark Paddington Town Hall is located 210m (approx.) to the east of the site.



Figure 4 Northern side of Oxford Street

Source: Smart Design Studio



Figure 5 Victoria Barracks

Source: Smart Design Studio



Figure 6 Paddington Heritage Conservation Area

Source: Smart Design Studio



Figure 7 Paddington Town Hall

Source: City of Sydney

3.0 The proposal

The proposal the subject of the SSDA is for the purposes of mixed-use development comprising ground floor retail premises with an infill affordable housing component.

Specifically, this SSDA seeks development consent for:

- Demolition of all structures and buildings on the site, except for the dwelling on 13 Gipps Street, and removal of vegetation on the site excluding vegetation on 13 Gipps Street.
- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
  - Car parking spaces;
  - Motorcycle spaces;
  - Bicycle spaces;
  - Garbage storage;
  - Loading space;
  - Plant rooms; and
  - Apartment storage.
- Ground floor shops;
- A total of approximately 40 dwellings, comprised of:
  - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
  - Market build-to-sell dwellings

- Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.
- Provision of pedestrian access to the development will be provided from Bethel Lane.

The proposed development is discussed further in the EIS and is detailed in the Architectural Drawings prepared by Smart Design Studio and the Landscape Drawings prepared by Wyer and Co.



Figure 8 Artist impression of the proposal seen from Oxford Street looking north-west in the direction of the Sydney CBD

Source: Smart Design Studio



Figure 9 Artist impression of the proposal seen from Oxford Street looking south-east in the direction of Bondi Junction town centre

Source: Smart Design Studio

4.0 Planning framework

The planning framework comprises a series of acts, planning instruments and other NSW government planning documents that together help determine the acceptability of a proposal.

Not all parts of the planning framework are relevant to VIA. In addition to the SEARs, the most relevant parts are as follows:

- Environmental Planning and Assessment Act 1979 (the EP&A Act)
- State Environmental Planning Policy (Housing) 2021 (the Housing SEPP)
- Woollahra 2014 (WLEP).

Under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to SSDAs. Nonetheless, consideration has been given to the Woollahra Development Control Plan 2014 (WDCP) where relevant to assist in interpretation of the WLEP.

4.1 Environmental Planning and Assessment Act 1979

The most relevant object of the EP&A Act to VIA is related to good design and amenity:

- '(g) To promote good design and amenity of the built environment'.

4.2 State Environmental Planning Policy (Housing) 2021

The application of the Housing SEPP and its relationship with the WLEP 2014 is complex. This includes land zoning, height, and FSR. As such, this section is provided for high level information purposes only. Should there be an inconsistency between information provided in this part and the EIS, the EIS prevails to the extent of the inconsistency.

4.2.1 Chapter 6 Low and mid rise housing

The aim of chapter 6 'Low and mid rise housing' is 'to encourage the development of low and mid rise housing in areas that are well located with regard to goods, services and public transport'.

As the site is located within 400m (280m approx.) walking distance of land identified as 'Town Centre' on the 'Town Centres Map' (the Darlinghurst Paddington Town Centre (Oxford Street)), the site is located in the 'low and mid rise housing inner area'.

As is outlined in the SEE, the site is therefore subject to the more generous height of building and FSR controls applying under this chapter.

4.2.2 Chapter 2 Affordable housing

The objective of part 2 'Development for affordable housing', division 1 'In-fill affordable housing'

Is 'to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households'.

As is further outlined om the SEE, the proposal is subject to bonus height and FSR provisions.

4.2.3 Height and FSR

The combined application of chapter 6 Low and mid rise housing and chapter 2 Affordable housing provides for:

- **building height (max.)**: 28.6m
- **FSR (max.)**: 2.86:1

4.3 Woollahra Local Environmental Plan 2014

The most relevant sections of the WLEP 2014 to the VIA are as follows:

- section 1.2 'Aims of Plan'
- section 2.3 'Zone objectives and Land Use Table'
- section 4.3 'Height of buildings'
- of section 4.4 'Floor space ratio'.

The site is included within the Paddington HCA. However, as is noted in methodology, the scope of the VIA does not include consideration of heritage matters. This is due to the specialist expertise required to address herniate, and in particular to address impacts of development on heritage values and significance.

4.3.1 Aims of the plan

The objectives of section 1.2 'Aims of Plan' are as follows:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts
- (a) to ensure that growth occurs in a planned and co-ordinated way
- (b) to promote the management, development, conservation and economic use of property
- (c) to provide for an appropriate balance and distribution of land for commercial, retail, residential and tourist development and for recreation, open space, entertainment and community facilities
- (d) to provide greater population densities in and around centres that are well serviced by public transport

- (e) to facilitate opportunities, in suitable locations, for diversity in dwelling density and type
- (f) to conserve and enhance built and natural environmental heritage
- (g) to protect and enhance amenity and the natural environment
- (h) to minimise and manage stormwater and flooding impacts
- (i) to protect and promote public access to and along the foreshores
- (j) to promote a high standard of design in the private and public domain
- (k) to minimise and manage traffic and parking impacts
- (l) to ensure development achieves the desired future character of the area
- (m) to minimise excavation and manage impacts, including the potential impact of construction dewatering
- (n) to encourage the retention and planting of trees and other vegetation as part of development and minimise the urban heat island effect
- (o) to mitigate the effects of climate change.

4.3.2 Land use zoning

The site is partly included in the R2 'Low Density Residential' zone (13 Gipps Street) and partly included in the R3 'Medium Density Residential' zone.

The objectives of section 2.3 'Zone objectives and Land Use Table' for land included in the R3 'Medium Density Residential' zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood
- To ensure development conserves and enhances tree canopy cover.

4.3.3 Height of buildings

The objectives of section 4.3 'Height of buildings' are as follows:

- to establish building heights that are consistent with the desired future character of the neighbourhood
- to establish a transition in scale between zones to protect local amenity
- to minimise the loss of solar access to existing buildings and open space
- to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion, to protect the amenity of the public domain by providing public views of the harbour and surrounding areas.

4.3.4 Floor space ratio

The objectives of section 4.4 'Floor space ratio' are as follows:

- to ensure the bulk and scale of new development is compatible with the desired future character of the area
- to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain
- to ensure that development allows adequate provision on the land for deep soil planting, tree canopy cover and areas of private open space.

4.4 Woollahra Development Control Plan 2014

As has been noted, development control plans do not apply to SSDAs. Nonetheless, as can be seen above, the WLEP requires consideration of matters that are expressed in qualitative terms that allow for more than one interpretation, and as such benefit from sources of greater detail. This in particular includes 'desired future character' under all relevant sections, and views under section 4.3 'Height of buildings'.

In this regard, the following clauses of chapter C1 'Paddington Heritage Conservation Area' provide useful guidance:

- clause 1.2.4 'Desired Future Character'
- clause 1.4.9 'Views'
- clause 1.6.2 'Views and vistas'.

4.4.1 Chapter C1 Paddington Heritage Conservation Area, clause 1.2.4 Desired Future Character

This chapter seeks to achieve a desired future character for the Paddington HCA which:

- a) retains the unique national heritage significance of Paddington and recognises it as a rare and distinctive urban area
- b) reinforces the area as a special residential precinct
- c) retains and promotes evidence of the historical development of the area and enables interpretation of that historical development
- d) retains the cohesive character evident in the low scale, high density built form
- f) continues to cater for varied uses and building types within the residential area
- g) retains the diversity of building types including multi-storey and single-storey terrace house rows, modest scale timber and masonry cottages, semi-detached dwellings, dwelling houses, commercial buildings, pubs, former industrial buildings, places of public worship, Inter-War flat buildings and public buildings
- h) enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment
- i) provides attractive and vibrant shopping areas for locals and tourists
- j) provides for sharing of views and vistas
- k) exhibits contemporary design excellence.

The chapter also confirms that the WDCP 2014 contemplates change:

- 'As Paddington is a living place and will be subject to change over time, Council seeks to encourage new development of a high design standard which respects the significance of the area.

4.4.2 C1.4.9 Views

This section contains a preamble, objectives and controls.

The preamble is as follows:

- 'Paddington's sloping topography and the orientation of streets and subdivisions combine to offer panoramic and lesser views of the harbour, distant foreshores and city skyline from private properties and public areas. Views from private and public lands also take in the built landscape, including the stepped development pattern of terraces, roofscapes and winding streets. Public views from streets, footpaths, parks and other public areas are among Paddington's prized assets and are significant features of the area's character. Protection of public views allows people to see and interpret the landscape and landmark features. The height, bulk, form and scale of new developments have the potential to adversely impact on views gained from private and public lands. For private lands, the concept of view sharing is promoted. View sharing controls seek to strike a reasonable balance between new development and access to views from existing development'.

The objectives are as follows:

- O1 To minimise the impact of new development on views from existing development
- O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views
- O3 To protect and enhance views from streets and other public spaces
- O4 To provide additional views from streets and other public spaces where opportunities arise.

The controls are as follows:

- C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development
- C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved
- C3 Location of new trees should enable views to be framed and protected when the trees reach maturity.

4.4.3 C1.6.2 Views and vistas

This section contains a preamble, objectives and controls.

The preamble is as follows:"

- 'Paddington is characterised by panoramic views and closed vistas. Panoramic views result from the suburb's dramatic topography and position in relation to the harbour and City skyline. The closed vistas are created by the street configuration which is strongly defined by the terraces with their zero setbacks from street and lane junctions. The skylines along the southern and eastern edge of the heritage conservation area are formed by the profile of buildings on the Oxford Street and Jersey Road ridges. Landmarks do not feature on the horizon with notable exceptions such as the Royal Hospital for Women chimney and occasional contemporary multi-storey buildings. Downhill panoramic views from points west of Cascade Street can extend as far as the Harbour especially from elevated viewpoints. Views of the harbour do not occur from points below the level of the Scottish Hospital or from east of Cascade Street. Views of the City skyline and especially known landmarks such as Centrepoint Tower can be seen from many of the streets with east-west and north-west orientation. Views towards Paddington from New South Head Road and from the ridge along Jersey Road are panoramic and reveal the close-textured fabric of Paddington. Closed vistas are characterised by the stepped alignments of terrace houses following a change in street direction or up a slope and punctuated by gable walls and corner shops on corners. The closed vista skyline is notable for the fine serrated profile of gabled parapet walls and chimney stacks'.

The objectives are as follows"

- O1 To retain existing vistas and create opportunities for new views where possible
- O2 To ensure street tree planting enhances views both to and from Paddington.

The controls are as follows:

- C1 New development and street tree planting should respect existing view corridors
- C2 New development in the public and private domain should be designed and located to minimise the impact on existing vistas or improve existing vistas where possible
- C3 Removal of trees and demolition of contributory buildings, in whole or part, for the sole reason of creating or improving views and vistas will not be supported.

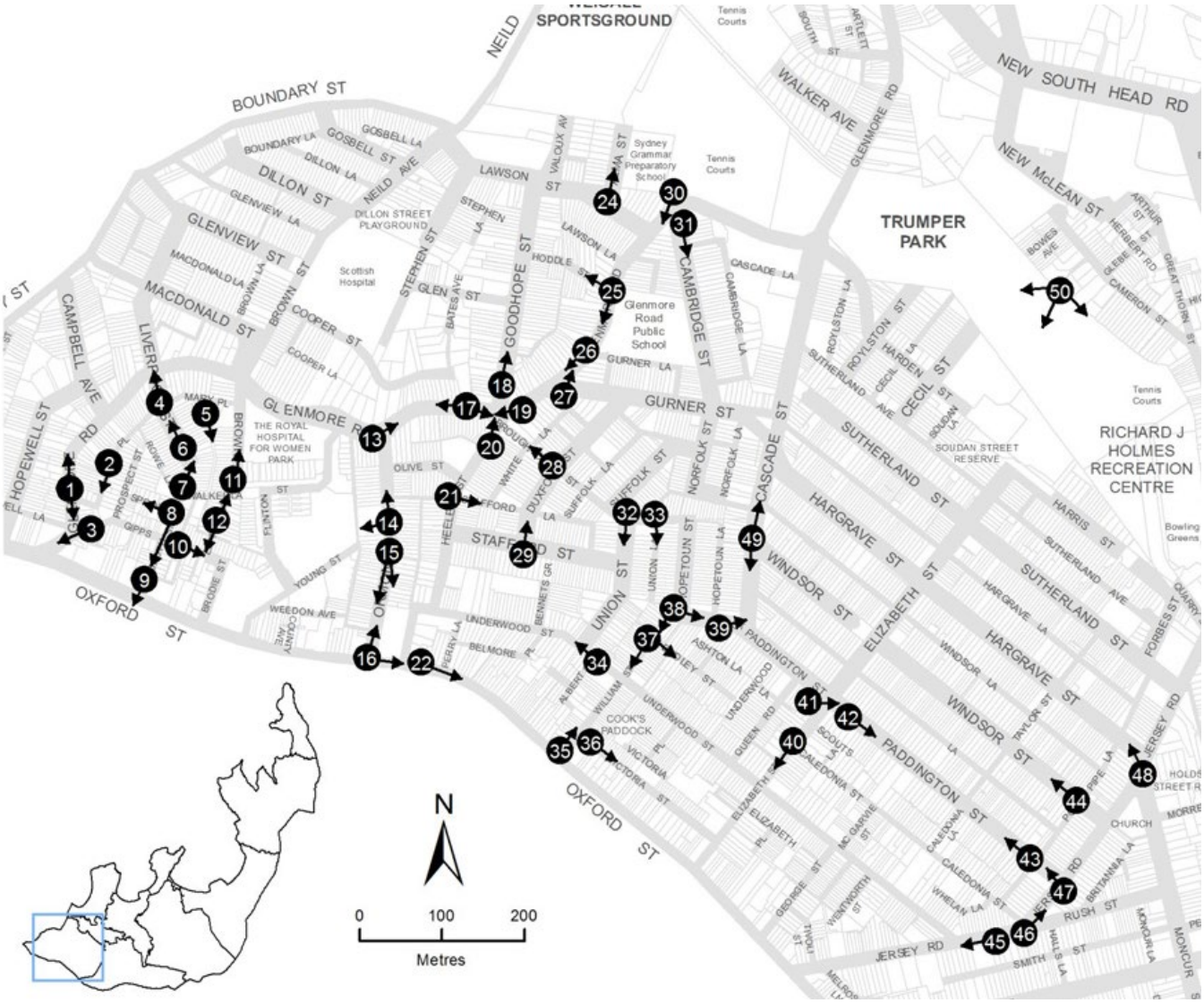

Figure 10 Significant views and vistas in the Woollahra Development Control Plan 2014

5.0 Key issues

Based on review of the site and its context, the project and the planning framework, in addition to the procedural matters identified in the SEARs the following are the key issues that need to be considered by the VIA:

- **Context and urban form**: responsiveness to context, and compatibility with urban form
- **Character**: responsiveness to existing valued visual characteristics and consistency with desired future visual character
- **View corridors**: impact on important public view corridors
- **Scale**: height and bulk of buildings
- **Amenity**: impact on visual amenity, in particular public domain visual amenity

It is noted that there is a level of overlap between these issues. It is also noted that many are also highly relevant to planning and design considerations. As such, reference is to be made to the separate, supporting planning and design documentation.

6.0 Method

VIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

With reference to its purpose, the method used by this VIA has the following key steps:

Identifying the projects likely visual impacts

- **Visual analysis**: undertaking visual analysis
- **Survey aligned photomontages**: preparing an evidence base of survey aligned photomontages
- **Significance of visual impact**: assessing the significance of the project's likely visual impact

Determining the acceptability of the projects likely visual impacts

- **Consistency with the planning framework**: assessing the consistency of the project's likely visual impact against relevant parts of the planning framework.

6.1 Visual analysis

This stage involves the following key steps:

- understand the visual character of the project, the precinct and the visual catchment, which is the area in which the project may ordinarily be seen in totality or part
- identify the people within the visual catchment who will ordinarily be exposed to views of the project
- identify the pattern of viewing
- identify viewpoints that are representative of the pattern of viewing and through the preparation of an evidence base of survey aligned photomontages may be used to inform identification of likely visual impact.

The methodological basis underpinning this stage is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment – third edition' (GLVIA3) (Landscape Institute and Institute of Environmental Management & Assessment, 2013). The GLVIA3 is widely referenced in VIA in Australia (AILA, 2019) including in Secretary's environmental assessment requirements (SEARs) for state significant development (SSD). It is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service.

Where appropriate, the VIA also has regard to other VIA guidance including the planning principle established by the NSW Land and Environment Court in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay),'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014) and the 'Guideline for landscape character and visual impact assessment' (TfNSW, 2023).

6.2 Survey aligned photomontages

To inform the qualitative and professional value judgements made in this VIA, an evidence base of survey aligned photomontages for 7 viewpoints representative of the area and the visual catchment was prepared in accordance with the NSW Land and Environment Court 'Photomontage Policy'. This represents the highest possible standard of accuracy for visual representation, and is based on on-site survey and photographic and specialist software work. **Appendix A** provides further detail on the methodology used. Where appropriate, reference has also been made to 3D simulated views and other photography taken by others are readily available in the public domain.

6.3 Significance of visual impact

As with visual analysis, the methodological basis for this stage is derived from the GLVIA3. This is focussed on the significance of visual impact based on the factors of sensitivity of the area and visual catchment to the nature of change proposed and the magnitude of the nature of change proposed.

To assist in providing a level of consistency to the assessment of sensitivity, magnitude and significance, the VIA uses a series of matrix tables. The following table identifies the considerations that inform the factors of sensitivity magnitude.

Table 3 Factors of sensitivity and magnitude

Sensitivity	Magnitude
• Cultural and social value of the view • The prevailing type of people ordinarily exposed to the view • The prevailing number of people ordinarily exposed to the view	• Scale of change (eg, compatibility with existing visual character) • Geographical extent of the area influenced • Duration and / or reversibility of the change

No pre-determined weighting is given to each factor. Rather, where one factor strongly influences the assessment, weighting is to be discussed in the context of a particular view.

Significance is expressed in terms of how the project may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- 'There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of project. In making a judgement about the significance of visual effects the following points should be noted:
  - Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
  - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
  - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view'.

6.4 Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework.

The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW Government, and in the case of local planning instruments that of council, on relevant matters.

6.5 Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VIA, the following key assumptions, limitations and exclusions apply to this VIA:

- it is assumed that all inputs from other parties are accurate
- given the proposal includes strata titled residential uses as part of a larger mixed use development, for the purposes of the magnitude assessment the proposal is considered to be ongoing and irreversible
- in addition to an assessment of scale and form, architectural and landscaping detail has been included in the photomontages for consideration
- as with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA touches on matters such as character, size and scale, due regard should be given to other relevant documents for full address of these matters
- while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply (refer to **Attachment A** for further detail)
- detailed consideration of heritage, including impact on values and significance, is excluded
- consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a qualified representative of the Aboriginal community
- consideration of night-time impact, including lighting, is excluded.

7.0 Visual analysis

7.1 The visual catchment

The visual catchment is the area of the public domain from which the proposal may ordinarily be seen by people, either in totality or in part, and as such has a visual connection with the site.

The extent of the visual catchment is influenced by an interplay of a number of factors including topography, public domain, buildings and structures, and vegetation.

The primary visual catchment is the part of the visual catchment from which the project is likely to be most visible, and by association likely have the greatest visual impact.

The primary visual catchment generally consists of:

- Oxford Street
- Glenmore Road
- Gipps Street
- Surrounding residential areas
- East-west and north-south local streets within the surrounding area

7.2 Pattern of viewing

The way in which people (visual receptors) typically experience the visual catchment is called the ‘pattern of viewing’.

Views can typically be seen at closer or longer range. There are not universal standards as to what constitutes the numerical boundaries between these ranges. Rather, they are relative to each other.

It is considered that the pattern of viewing for the proposal is generally as follows:

- residents located in the surrounding residential areas
- travellers on the major transport routes in particular Oxford Street
- travellers on the local road network
- pedestrians on the local footpath network
- people visiting the Victoria Barracks, specifically people entering and exiting the Barracks via the main entrance gate on Oxford Street.

7.3 Viewpoints

The nature and extent of visual impact changes with a person's location in the landscape (viewpoint) based on factors such as direction, distance, angle, and duration of visibility (eg, static or moving).

As there is a near infinite number of viewpoints, a selection of viewpoints to form the basis of the VIA is required. In this regard, the GLVIA3 provides the following guidance:

- 'The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. It is not possible to give specific guidance on the appropriate number of viewpoints since this depends on the context, the nature of the project and the range and location of visual receptors. The emphasis must always be on proportionality in relation to the scale and nature of the project and its likely significant effects.'

As can be seen, the focus is on achieving a balance between adequacy of coverage and reasonableness.

Informed by this the following table identifies the viewpoints that have been selected for assessment as part of this VIA, including the reason for this selection.

Table 4 Viewpoints

Ref	Location	Target	Reason
1	Oxford Street (southern footpath at Glenmore Road intersection)	Southern and western elevation of the proposal	Assess impact on the visual character of the streetscape along Oxford Street
2	Oxford Street (southern footpath near Victoria Barracks main entrance gate)	Southern and eastern elevation of the proposal	Assess impact on the visual character of the streetscape along Oxford Street Assess impact on the visual amenity as viewed from (within close proximity to) the Victoria Barracks main entrance gate
3	Shadforth Street (eastern footpath near corner of Gipps Street)	Northern elevation of the proposal	Assess impact on the visual character of Shadforth Street, toward Oxford Street DCP identified significant view location (note key view line is looking south along Shadforth Street)
4	Glenmore Road (north-west footpath near corner of Hopewell Lane)	Western elevation of the proposal	Assess impact on the visual character of Glenmore Road. DCP identified significant view location (note key view line is looking south-west along Glenmore Road)
5	Shadforth Street (eastern footpath near Bourke Lane)	Eastern elevation of the proposal	Assess impact on the visual character of Shadforth Street, toward Oxford Street DCP identified significant view location (note key view line is looking south along Shadforth Street)
6	Mary Place (western footpath)	Northern and western elevation of the proposal	Assess impact on the visual character of Mary Place, toward Oxford Street DCP identified significant view location (note key view line is looking south along Mary Place)
7	Liverpool Street (corner of Walker Lane)	Northern elevation of the proposal	Assess impact on the visual character of Liverpool Street, toward Oxford Street DCP identified significant view location (note key view line/s are looking north and south along Liverpool Street)



Figure 11 Key Public Viewpoints

Source: Virtual Ideas

8.0 Visual impact assessment

This visual impact assessment has been undertaken on the proposed development located at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

It should be noted that given the existing dwelling located at 13 Gipps Street is proposed to be retained, the focus of this VIA will be on the proposed development fronting Oxford Street.

8.1 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection)

Table 5 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection)

Parameter	Description
View target	Southern and western elevation of the proposal
Direction of view	North-east
Range	Close-medium
Distance (approx.) relative to site	90m
Elevation relative to site	Level

8.1.1 Existing View



Figure 12 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Oxford Street road reserve, including the southern streetscape footpath.
- The midground consists of a consistent built form of predominantly 2-3 storey boundary to boundary development fronting the northern footpath of Oxford Street, visually interrupted by substantial canopy street trees within the public realm. The perimeter sandstone walls of the Victoria Barracks are intermittently visible through the visually prominent substantial Jacaranda trees within the southern landscaped boundary.
- The background consists of canopy street tree vegetation along the urban streetscape and sky.

8.1.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **high** sensitivity of the viewpoint to the nature of change proposed.

Table 6 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Medium-High
Social and cultural value of the view	Medium-High
Visual Characteristics	Medium-High
Sensitivity:	High

8.1.3 Proposed View



Figure 13 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) – Proposed view

Source: Virtual Ideas

- Visible behind the existing Oxford Street street trees the proposed built form is visually comparable with the existing canopy line in this view. Mostly visually screened by the existing street trees, the visible upper levels visual prominence is further reduced by the proposed upper-level setback.
- The architectural detailing and muted sandstone material palette is visually consistent with the surrounding built environment including the Victoria Barracks.

8.1.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 7 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	**Considerable**	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.1.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **high** significance of visual impact.

Table 8 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	**High**	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.2 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate)

Table 9 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate)

Parameter	Description
View target	Southern and eastern elevation of the proposal
Direction of view	North-west
Range	Close
Distance (approx.) relative to site	30m
Elevation relative to site	Level

8.2.1 Existing View



Figure 14 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Oxford Street road reserve, including the streetscape footpath to the north, signage, street lighting poles and the bluestone surface pavers at the entrance to the Victoria Barracks main entrance gate.
- The midground consists of the Shadforth Street entrance and a consistent built form of predominantly 2-3 storey development fronting the northern footpath of Oxford Street, visually interrupted by substantial canopy street trees within the public realm.
- The background consists of canopy street tree vegetation along the urban streetscape and sky.

8.2.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **high** sensitivity of the viewpoint to the nature of change proposed.

Table 10 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium-High
Number of People	Medium-High
Social and cultural value of the view	Medium-High
Visual Characteristics	Medium
Sensitivity:	High

8.2.3 Proposed View



Figure 15 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) – Proposed view

Source: Virtual Ideas

- The proposed built form is generally visually consistent with the existing urban setting of this view.
- The lower levels of the proposed development are visually screened by the existing street trees within the Oxford Street public realm. In addition, the proposed upper-level setback of the southern façade responds to the existing canopy line of the street trees, further minimising the visual prominence of the built form.
- The architectural detailing and muted sandstone material palette is visually consistent with the surrounding built environment including the Victoria Barracks to the south (not visible in this view).

8.2.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 11 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	**Considerable**	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.2.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **high** significance of visual impact.

Table 12 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	**High**	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.3 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street)

Table 13 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street)

Parameter	Description
View target	Northern elevation of the propsal
Direction of view	South-west
Range	Close-medium
Distance (approx.) relative to site	65m
Elevation relative to site	Level

8.3.1 Existing View



Figure 16 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Shadforth Street local road reserve, featuring footpaths, streetscape signage, a utility pole and overhead electrical wires.
- The midground consists of 2 storey built form constructed of brick and render with muted tones. Mature street trees within the public realm, visually interrupt the built environment.
- The background consists of sky, interrupted by overhead electrical wires.

8.3.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 14 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Medium
Social and cultural value of the view	Medium
Visual Characteristics	Medium
Sensitivity:	Medium

8.3.3 Proposed View



Figure 17 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) – Proposed view

Source: Virtual Ideas

- The lower levels of the proposed development are screened by existing development along Shadforth Street.
- The upper portion of the proposed northern façade is visible in the background above existing built form and is partially visually screened by streetscape vegetation.
- The modulated approach to the proposed development including strong horizontal elements, in addition to the proposed architectural detailing and muted sandstone material palette is visually consistent with the surrounding built environment.

8.3.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 15 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	**Considerable**	Considerable	Noticeable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.3.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **moderate** significance of visual impact.

Table 16 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	**Moderate**	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.4 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane)

Table 17 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane)

Parameter	Description
View target	Western elevation of the proposal
Direction of view	East
Range	Close -medium
Distance (approx.) relative to site	55m
Elevation relative to site	Level

8.4.1 Existing View



Figure 18 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Glenmore Road road reserve, featuring a footpath, streetscape signage, a utility pole and overhead electrical wires. Minimal vegetation is present within the urban streetscape setting.
- The midground consists of 2 storey built form constructed of brick and render with muted tones, featuring varying architectural features.
- The background consists of sky.

8.4.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 18 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Low-Medium
Social and cultural value of the view	Low-Medium
Visual Characteristics	Low-medium
Sensitivity:	Medium

8.4.3 Proposed View



Figure 19 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – Proposed view

Source: Virtual Ideas

- The lower levels of the proposed development are screened by existing development along Glenmore Road.
- The upper portion of the narrow western façade is visible in the background above existing built form and is generally visually consistent with the existing urban context of this view.
- The use of architectural detailing and a muted sandstone materials palette is consistent with the surrounding built context minimising visual prominence.

8.4.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 19 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over restricted area; or Minor change over a wide area	**Considerable**	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.4.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **moderate** significance of visual impact.

Table 20 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	**Moderate**	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.5 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane)

Table 21 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane)

Parameter	Description
View target	Eastern elevation of the proposal
Direction of view	South-west
Range	Close
Distance (approx.) relative to site	10m
Elevation relative to site	Level

8.5.1 Existing View



Figure 20 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Shadforth Street local road reserve including footpath and poles, a 3 storey built form on the subject site featuring boundary permeable fencing and low lying shrubs and a mature street tree on the eastern side of the street, that visually interrupts the upper portion of the built form from this view.
- The midground consists of a portion of the Oxford Street road reserve, with the Victoria Barracks sandstone perimeter wall and internal buildings partly visible through the Jacaranda trees within the Oxford Street streetscape.
- The backdrop consists of sky.

8.5.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 22 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Low-Medium
Social and cultural value of the view	Medium
Visual Characteristics	Medium
Sensitivity:	Medium

8.5.3 Proposed View



Figure 21 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – Proposed view

Source: Virtual Ideas

- The lower levels of the proposed development are visible in the immediate streetscape and are built to boundary, forming an urban edge to the key corner site.
- Partially screened by existing streetscape vegetation, the proposals eastern interfaces' architectural detailing and muted sandstone material palette is visually consistent with the Victoria Barracks heritage site visible in the background of this view. The proposed planter boxes along the street edge soften the public realm interface.
- The Victoria Barracks sandstone perimeter wall and internal buildings remain visible in the background along Oxford Street.

8.5.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **dominant** magnitude of change.

Table 23 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale	Major change over wide area	**Dominant**	Considerable	Considerable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.5.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **high** significance of visual impact.

Table 24 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	**High**	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.6 Viewpoint 6: Mary Place (western footpath)

Table 25 Viewpoint 6: Mary Place (western footpath)

Parameter	Description
View target	Northern and western elevation of the proposal
Direction of view	South-east
Range	Close-medium
Distance (approx.) relative to site	100m
Elevation relative to site	Level

8.6.1 Existing View



Figure 22 Viewpoint 6: Mary Place (western footpath)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Mary Place local road reserve, featuring abutting brick garages in muted tones with roller doors, a utility pole and overhead electrical wires.
- The midground consists of 1-2 storey built form constructed of brick and render using muted tones. Varying roofing forms are visible above the garages in the foreground and create an uneven urban silhouette.
- The background consists of sky, interrupted by overhead electrical wires and trees.

8.6.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 26 Viewpoint 6: Mary Place (western footpath) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Medium
Social and cultural value of the view	Medium
Visual Characteristics	Medium
Sensitivity:	Medium

8.6.3 Proposed View



Figure 23 Viewpoint 6: Mary Place (western footpath) – Proposed view

Source: Virtual Ideas

- The lower and middle levels and the eastern portion of the proposed development are visually screened by existing development along the eastern side of Mary Place.
- A portion of the upper levels of the western and northern facades are visible in the background above existing roof forms and is generally visually consistent with the existing urban setting of this view.
- The architectural detailing including horizontal forms and use of a muted sandstone materials palette is consistent with the existing built context along Mary Place, minimising visual prominence.

8.6.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 27 Viewpoint 6: Mary Place (western footpath) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over restricted area; or Minor change over a wide area	**Considerable**	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.6.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **moderate** significance of visual impact.

Table 28 Viewpoint 6: Mary Place (western footpath) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	**Moderate**	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.7 Viewpoint 7: Liverpool Street (corner of Walker Lane)

Table 29 Viewpoint 7: Liverpool Street (corner of Walker Lane)

Parameter	Description
View target	Northern elevation of the proposal
Direction of view	South
Range	Close-medium
Distance (approx.) relative to site	95m
Elevation relative to site	Level

8.7.1 Existing View



Figure 24 Viewpoint 7: Liverpool Street (corner of Walker Lane)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Liverpool Street local road reserve, featuring a footpath, a utility pole and overhead electrical wires.
- The midground consists of 1-2 storey built form constructed of brick and render using muted tones that feature strong horizontal building elements including, balconies and porch areas.
- Mature street trees within the public realm, visually interrupt the built environment along Liverpool Street, in the background of this view. The background also consists of sky, interrupted by overhead electrical wires.

8.7.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 30 Viewpoint 7: Liverpool Street (corner of Walker Lane) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	Medium
Social and cultural value of the view	Medium
Visual Characteristics	Medium
Sensitivity:	Medium

8.7.3 Proposed View



Figure 25 Viewpoint 7: Liverpool Street (corner of Walker Lane) – Proposed view

Source: Virtual Ideas

- The lower levels of the proposed development are screened by existing development along Liverpool Street.
- A portion of the upper levels of the proposed northern façade is visible in the background above existing built form and is partially visually screened by streetscape vegetation.
- The modulated approach to the proposed development including strong horizontal elements, in addition to the proposed architectural detailing and muted sandstone material palette is visually consistent with the surrounding built environment, minimising visual prominence from this view.

8.7.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 31 Viewpoint 7: Liverpool Street (corner of Walker Lane) – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scal	Major change over wide area	Dominant	Considerable	Considerable	Noticeable

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over restricted area, or Moderate change over wide area	**Considerable**	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.7.5 Significance

The following table assesses the significance of the nature of change proposed. Overall, the project is considered to have a **moderate** significance of visual impact.

Table 32 Viewpoint 7: Liverpool Street (corner of Walker Lane) – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	**Moderate**	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.0 Findings

The following tables illustrate the findings of the VIA.

Table 33 Consolidated photos and photomontages

Photo of existing view	Photomontage of proposed view
 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) – existing view	 Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection) – proposed view
 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) – existing view	 Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate) – proposed view
 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) – existing view	 Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street) – proposed view

Photo of existing view	Photomontage of proposed view
 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – existing view	 Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane) – proposed view
 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – existing view	 Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane) – proposed view
 Viewpoint 6: Mary Place (western footpath) – existing view	 Viewpoint 6: Mary Place (western footpath) – proposed view

Photo of existing view	Photomontage of proposed view
	
Viewpoint 7: Liverpool Street (corner of Walker Lane) – existing view	Viewpoint 7: Liverpool Street (corner of Walker Lane) – proposed view

Table 34 Findings of the VIA

Viewpoint	Sensitivity	Magnitude	Significance
Viewpoint 1: Oxford Street (southern footpath at Glenmore Road intersection)	High	Considerable	High
Viewpoint 2: Oxford Street (southern footpath near Victoria Barracks main entrance gate)	High	Considerable	High
Viewpoint 3: Shadforth Street (eastern footpath near corner of Gipps Street)	Medium	Considerable	Moderate
Viewpoint 4: Glenmore Road (north-west footpath near corner of Hopewell Lane)	Medium	Considerable	Moderate
Viewpoint 5: Shadforth Street (eastern footpath near Bourke Lane)	Medium	Dominant	High
Viewpoint 6: Mary Place (western footpath)	Medium	Considerable	Moderate
Viewpoint 7: Liverpool Street (corner of Walker Lane)	Medium	Considerable	Moderate

10.0 Consideration of key issues

10.1 Context and urban form

Located within 281m walking distance to the Darlinghurst Paddington Town Centre, the proposal is consistent with development expectations of the Low and Mid-Rise Housing Policy.

The building height of up to 8 storeys allows the site to accommodate housing density close to a Town Centre and reinforces the objectives of the LMR Housing Policy of encouraging a diversity of housing options available to the community.

While the immediate built environment consists of boundary to boundary low scale built form, development on larger lots in the broader area features mixed use mid-rise development of up to 8 storeys. Given the proposal is located on a large strategic corner site abutting the Oxford Street road corridor, the site has the capacity to accommodate an urban renewal outcome of increased scale.

The proposal also reflects the current urban context of uninterrupted streetscape building forms, by wrapping the Shadforth Street, street corner to the east while providing appropriate side and upper-level setbacks to respond to abutting land uses and existing streetscape amenity.

The relationship with Victoria Barracks to the south of Oxford Street, is carefully managed through podium design, upper-level front setback along Oxford Street, architectural articulation and a considered materials and colour palette.

When considered in context of the broader Paddington Heritage Conversation Area the proposal reinforces the legibility of urban form at the street level and strengthens urban structure along the Oxford Street interface.

10.2 Visual character

Given the location within close proximity to the Darlinghurst Paddington Town Centre and the identification of the site as being appropriate to accommodate a Low and Mid-Rise housing outcome, the visual character of the site and its immediate interfaces are evolving.

Noting this changing future character, the proposed development is also consistent with more fine grain visual character aspects of the area through measures such as:

- Reflecting the predominant muted sandstone material palette
- Articulated building facades that incorporate modulated elements, creating visual interest in keeping with the surrounding urban context
- Built to boundary response to the Oxford Street and Shadforth Street edges, reflecting the predominant urban form in the surrounding area
- Incorporation of an upper level front setback to more appropriately respond to the predominant street wall hight fronting Oxford Street and the canopy line of the substantial street trees.

10.3 View corridors

The WDCP 2014 identifies a number of significant views and view corridors within proximity of the subject site, specially along Shadforth Street and Glenmore Road, looking south toward the Victoria Barracks.

As demonstrated in the photomontages, the proposed development does not obstruct views along north-south local streets to the Victoria Barracks.

Additionally, the incorporation of a muted sandstone material palette for the proposed development, reflects and contributes to the predominant character of the heritage conversation area, specifically the Barracks sandstone perimeter walls to the south.

10.4 Scale

It is acknowledged that the building height (in part) is greater than the 28.6m height allowance under the LMR Housing SEPP and Infill Affordable Housing height bonus.

An upper-level front setback above the fifth storey along the southern interface, responds to the canopy line of the existing street trees on the northern side of Oxford Street. In addition to the natural visual screening obtained by the canopy street trees, this upper-level setback reduces the visual prominence of the built form as viewed obliquely from the Oxford Street streetscape, while reinforcing the street edge.

The scale of the proposed development contributes to the physical definition of Oxford Street as a key road corridor. As viewed from the surrounding street network, the lower levels of the proposal are typically screened by the existing urban setting, with the upper levels viewed in the background.

- When viewed from the east and west, visual prominence of the proposal is reduced given the narrow building form.
- When viewed from the north, visual prominence is softened due to the modulated approach to the proposed northern façade, including strong horizontal building elements and muted sandstone material palette, which is visually consistent with the character of the surrounding built environment.

10.5 Visual amenity

The proposed development has been designed to mitigate visual impacts through architectural articulation, colours and materials palette, boundary setbacks (western and northern boundary) and upper-level front setback and inclusion of planting at upper levels.

At a broader scale, the proposal contributes positively to the evolving visual legibility of the Oxford Street road corridor interface while reflecting the key desired character attributes of the Paddington Heritage Conversation Area.

11.0 Mitigation measures

Under the principles for the management of environmental impacts in the GLVIA3 there are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

There are a number of stages in the development process when mitigation measures should be considered. Of relevance to this project are the following:

- **primary measures**: considered as part of design development
- **secondary measures**: considered as part of conditioning a development consent.

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposed masterplan development. As such, additional fundamental or large-scale mitigation measures are not considered necessary. Secondary mitigation measures such as specifying materiality or colours may be appropriate where they form part of relevant and reasonable conditions of development consent.

12.0 Conclusion

It is acknowledged that the proposal will have a visual impact, in particular through introducing a greater scale of built form. However, overall and on the balance of relevant considerations the proposal has been assessed as having an acceptable visual impact on the following grounds:

- is consistent with the National Housing Accord and current government planning priorities, it delivers a greater amount and choice of new homes, including more affordable homes
- is consistent with the development expectations of the Low and Mid-Rise Housing Policy, encouraging a diversity of housing options available to the community
- the proposal does not directly affect the integrity of the Victoria Barracks
- the proposal contributes to the evolving future character of Oxford Street
- the proposal does not obstruct identified significant views and view corridors along north-south local streets towards the Victoria Barracks
- has a height and bulk compatible with existing development on larger sites in the broader area
- reinforces the existing visual legibility of urban form at the street level and strengthens urban structure along the Oxford Street interface
- the proposal has been informed by comprehensive and detailed site and context analysis, that has included consideration of visual impact
- the proposal is responsive to its local context and has been designed to mitigate public realm impacts through incorporating setbacks, a materials and colour palette and architectural elements that reflect the desired future character of the area

Appendix

Appendix A | Visual Impact Photomontage and Methodology Report

At Colliers, we are enterprising.

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Colliers Urban Planning

160 Oxford Street, Paddington, NSW

Visual impact photomontages and methodology report

4th February 2026

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for 160 Oxford Street, Paddington, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. RENDERINGS METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, and C.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across datasets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas, with the respective viewpoint locations delineated on the viewpoint map in Section 4 of this document.

The selection of camera lens and composition of photography from each viewpoint was instructed by Colliers after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, a 24mm lens was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative. All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph's attributes.

3.3 ALIGNMENT OF 3D SCENE

To accurately position the 3D scene within its geographical context, we employed the following data:

1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.

2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.

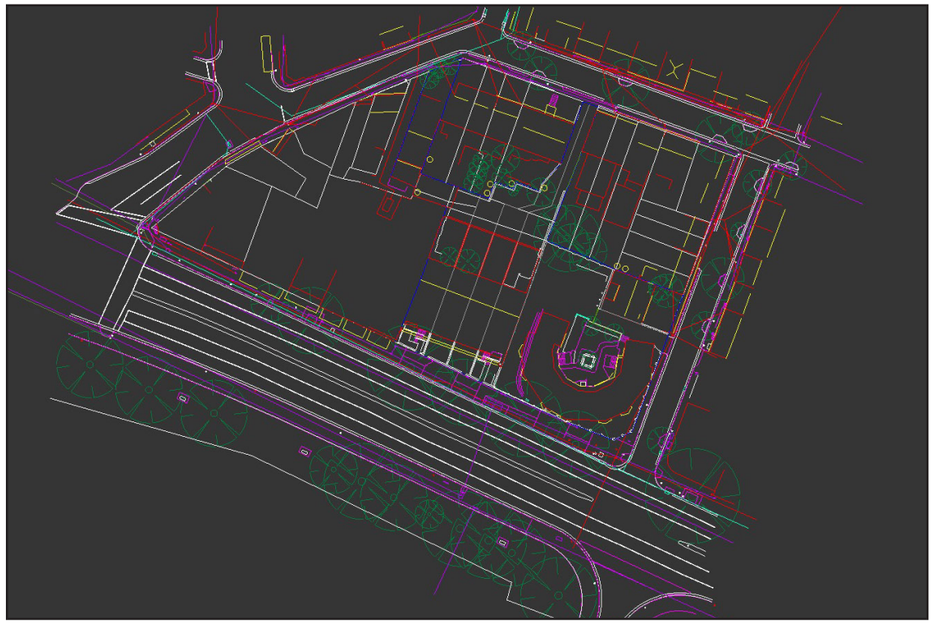


Image showing the site survey drawing
(supplied by LTS) at MGA 56 GDA2020

3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun's angle, enhancing realism within the scene.

For rendering, we applied detailed materials and textures to the model to present the proposed building design in a photo-realistic condition for the most accurate assessment of the development's visual impact.

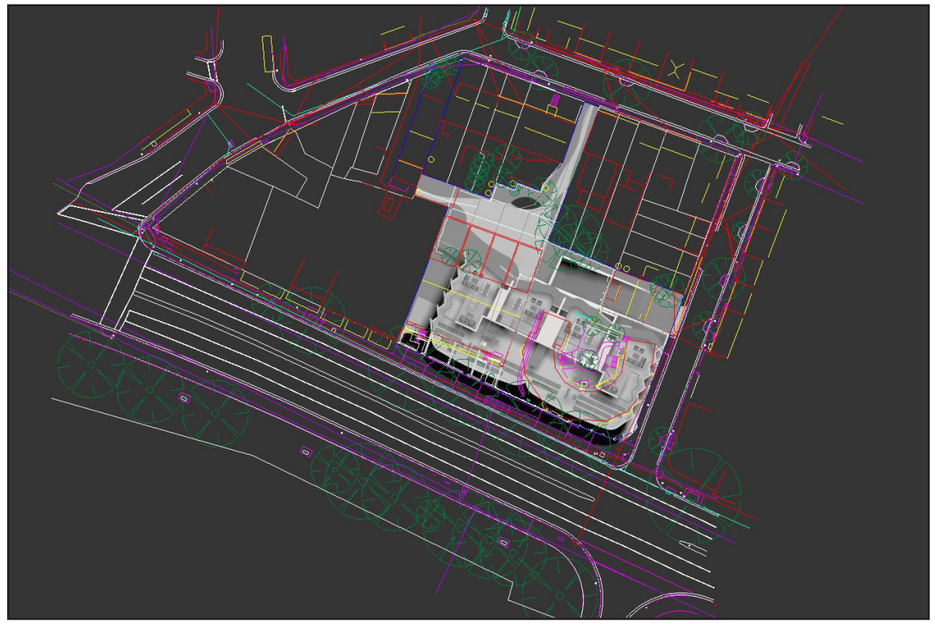


Image showing the site survey drawing
(supplied by LTS) at MGA 56 GDA2020 and
3D model of the proposed building (supplied
by Toohey Miller) aligned to the site boundary

4.1 VIEWPOINTS EXISTING

MAP ILLUSTRATING VIEWPOINT LOCATIONS



Viewpoint 01.
Oxford Street (southern footpath at Glenmore Road intersection)

Viewpoint 02.
Oxford Street (southern footpath near Victoria Barracks main entrance gate)

Viewpoint 03.
Shadforth Street (eastern footpath near corner of Gipps Street)

Viewpoint 04.
Glenmore Road (north-west footpath near corner of Hopewell Lane)

Viewpoint 05.
Shadforth Street (eastern footpath near Bourke Lane)

Viewpoint 06.
Mary Place

Viewpoint 07.
Liverpool Street (corner of Walker Lane)

4.2 VIEWPOINTS PROPOSED

MAP ILLUSTRATING VIEWPOINT LOCATIONS



Viewpoint 01.
Oxford Street (southern footpath at Glenmore Road intersection)

Viewpoint 02.
Oxford Street (southern footpath near Victoria Barracks main entrance gate)

Viewpoint 03.
Shadforth Street (eastern footpath near corner of Gipps Street)

Viewpoint 04.
Glenmore Road (north-west footpath near corner of Hopewell Lane)

Viewpoint 05.
Shadforth Street (eastern footpath near Bourke Lane)

Viewpoint 06.
Mary Place

Viewpoint 07.
Liverpool Street (corner of Walker Lane)

5.1 VIEWPOINT POSITION 01 - Oxford Street (southern footpath at Glenmore Road intersection)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 01_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:07 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



5.2 VIEWPOINT POSITION 01 - Oxford Street (southern footpath at Glenmore Road intersection)

VIEWPOINT LOCATION



5.3 VIEWPOINT POSITION 01 - Oxford Street (southern footpath at Glenmore Road intersection)

ALIGNMENT OF SURVEYED POINTS



5.4 VIEWPOINT POSITION 01 - Oxford Street (southern footpath at Glenmore Road intersection)

ORIGINAL PHOTOGRAPH



5.5 VIEWPOINT POSITION 01 - Oxford Street (southern footpath at Glenmore Road intersection)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.1 VIEWPOINT POSITION 02 - Oxford Street (southern footpath near Victoria Barracks main entrance gate)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 02_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:02 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.2 VIEWPOINT POSITION 02 - Oxford Street (southern footpath near Victoria Barracks main entrance gate)

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 02 - Oxford Street (southern footpath near Victoria Barracks main entrance gate)

ALIGNMENT OF SURVEYED POINTS



6.4 VIEWPOINT POSITION 02 - Oxford Street (southern footpath near Victoria Barracks main entrance gate)

ORIGINAL PHOTOGRAPH



6.5 VIEWPOINT POSITION 02 - Oxford Street (southern footpath near Victoria Barracks main entrance gate)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.1 VIEWPOINT POSITION 03 - Shadforth Street (eastern footpath near corner of Gipps Street)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 06A_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:4`2 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.2 VIEWPOINT POSITION 03 - Shadforth Street (eastern footpath near corner of Gipps Street)

VIEWPOINT LOCATION



7.3 VIEWPOINT POSITION 03 - Shadforth Street (eastern footpath near corner of Gipps Street)

ALIGNMENT OF SURVEYED POINTS



7.4 VIEWPOINT POSITION 03 - Shadforth Street (eastern footpath near corner of Gipps Street)

ORIGINAL PHOTOGRAPH



7.5 VIEWPOINT POSITION 03 - Shadforth Street (eastern footpath near corner of Gipps Street)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.1 VIEWPOINT POSITION 04 - Glenmore Road (north-west footpath near corner of Hopewell Lane)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 07_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:11 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.2 VIEWPOINT POSITION 04 - Glenmore Road (north-west footpath near corner of Hopewell Lane)

VIEWPOINT LOCATION



8.3 VIEWPOINT POSITION 04 - Glenmore Road (north-west footpath near corner of Hopewell Lane)

ALIGNMENT OF SURVEYED POINTS



8.4 VIEWPOINT POSITION 04 - Glenmore Road (north-west footpath near corner of Hopewell Lane)

ORIGINAL PHOTOGRAPH



8.5 VIEWPOINT POSITION 04 - Glenmore Road (north-west footpath near corner of Hopewell Lane)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.1 VIEWPOINT POSITION 05 - Shadforth Street (eastern footpath near Bourke Lane)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 08B_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:47 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.2 VIEWPOINT POSITION 05 - Shadforth Street (eastern footpath near Bourke Lane)

VIEWPOINT LOCATION



9.3 VIEWPOINT POSITION 05 - Shadforth Street (eastern footpath near Bourke Lane)

ALIGNMENT OF SURVEYED POINTS



9.4 VIEWPOINT POSITION 05 - Shadforth Street (eastern footpath near Bourke Lane)

ORIGINAL PHOTOGRAPH



9.5 VIEWPOINT POSITION 05 - Shadforth Street (eastern footpath near Bourke Lane)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



10.1 VIEWPOINT POSITION 06 - Mary Place

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 04_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:24 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



10.2 VIEWPOINT POSITION 06 - Mary Place

VIEWPOINT LOCATION



10.3 VIEWPOINT POSITION 06 - Mary Place

ALIGNMENT OF SURVEYED POINTS



10.4 VIEWPOINT POSITION 06 - Mary Place

ORIGINAL PHOTOGRAPH



10.5 VIEWPOINT POSITION 06 - Mary Place

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



11.1 VIEWPOINT POSITION 07 - Liverpool Street (corner of Walker Lane)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name:	View 05B_24mm_02
Author:	Virtual Ideas
Format:	ARW
Date:	13 November 2025
Time:	15:41 AEDS
Lens:	FE 24-70mm F2.8 GM
Model:	Sony ILCE-7C
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



11.2 VIEWPOINT POSITION 07 - Liverpool Street (corner of Walker Lane)

VIEWPOINT LOCATION



11.3 VIEWPOINT POSITION 07 - Liverpool Street (corner of Walker Lane)

ALIGNMENT OF SURVEYED POINTS



11.4 VIEWPOINT POSITION 07 - Liverpool Street (corner of Walker Lane)

ORIGINAL PHOTOGRAPH



11.5 VIEWPOINT POSITION 07 - Liverpool Street (corner of Walker Lane)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



12.1 3D SCENE DATA SOURCES

1 - 3D Model of the proposed building - refer to Appendix A

File Name: 251128_2510OXFORD160_MODEL_fbx
Author: Toohey Miller
Format: fbx
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

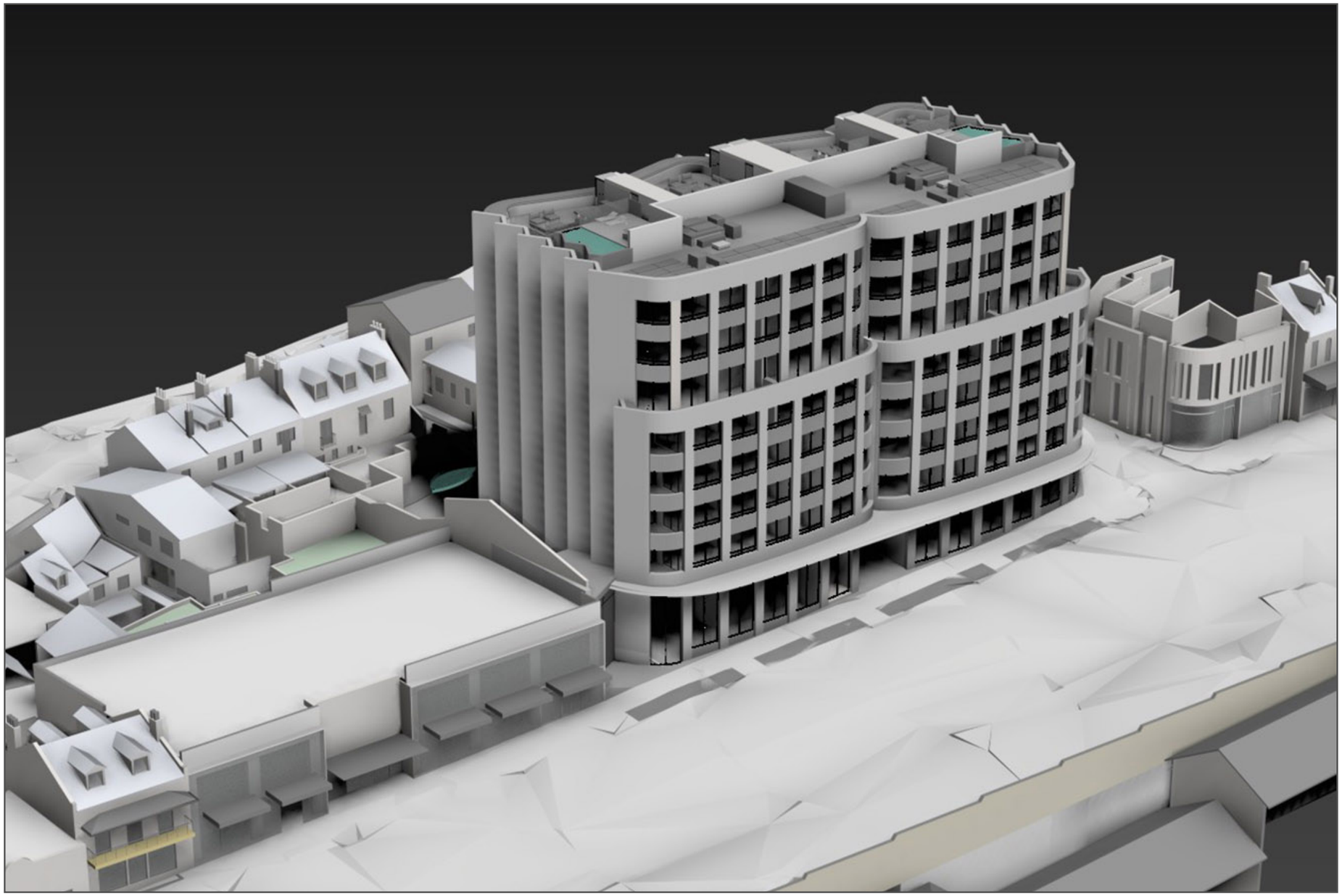
2 - Site Photo Survey - refer to Appendix B for details

File Name: 2139Aphotolocations 1/ 2139Aphotolocations 2
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C for details

File Name: 52557 002DT [2025-08-22]
Author: LTS
Format: Autocad DWG
Alignment: MGA 56 GDA2020

12.2 APPENDIX A: 3D MODEL SUPPLIED BY TOOHEY MILLER



PROPOSED BUILDING

12.3 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

A1


RL 59.643 AHD
RL 59.643 AHD
RL 59.643 AHD

12.4 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

A1


6
4.8.1 PHOTO 6
RL 15.04
RL 14.28
RL 15.07
RL 14.97
RL 15.11
RL 14.97
RL 14.82

12.5 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

CMS SURVEYORS

LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 25-11-2025
Our Ref: 2139A Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 160 Oxford Street, Paddington, NSW

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations at Paddington, NSW.

Co-ordinates are MGA 56 **(GDA 2020)** and elevation to Australian Height datum (AHD).

Measurements were taken using Leica TS15 total station. MGA coordinates and AHD are derived from PM 28944 & PM 3164.

DWG of locations have also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
100	335603.9664	6249291.216	48.5081	VIEWPOINT 01
101	335627.4739	6249308.303	59.2949	Roof ridge
102	335634.4414	6249301.588	53.4409	Corner of awning
103	335660.8236	6249289.24	54.3414	Corner of awning
104	335622.7779	6249284.568	49.3999	Bottom of street sign
105	335651.0475	6249271.25	54.4525	Top right of street sign
200	335724.7509	6249235.438	54.8683	VIEWPOINT 02
201	335586.7723	6249318.63	51.8093	Top of traffic light
202	335702.9503	6249268.285	53.3957	Corner of electrical box
203	335707.0577	6249273.5	63.4668	Corner of gutter
204	335718.8374	6249260.929	57.3102	Top of street sign
205	335724.6133	6249247.734	54.7653	Bottom of street sign
300	335749.9157	6249338.902	55.892	VIEWPOINT 03
301	335746.8628	6249326.349	58.713	Top of street sign
302	335743.1347	6249327.878	55.8997	Bottom of street sign
303	335731.849	6249323.175	61.2794	Corner of roof
304	335740.2983	6249337.177	62.1679	Corner of telegraph pole
305	335740.7189	6249337.677	55.6022	Bottom corner of building
400	335623.2709	6249340.607	47.4074	VIEWPOINT 04
401	335656.9185	6249339.263	58.2977	Corner of chimney
402	335640.0632	6249336.639	47.8191	Bottom of street sign
403	335633.9657	6249333.186	50.6295	Corner of awning
404	335636.5172	6249324.147	58.2825	Corner of wall
405	335628.4384	6249328.638	47.5921	Bottom of wall

CMS SURVEYORS PTY LIMITED

(02) 9971 4802
info@cmssurveyors.com.au
ABN 79 096 240 201

Sydney Office
2/99A South Creek Rd
Dee Why NSW 2099

Riverina Office
90 Wallendoon St
Cootamundra NSW 2590

CMS SURVEYORS

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
500	335728.3833	6249291.195	54.8988	VIEWPOINT 05
502	335712.5359	6249269.67	57.4724	Top left of street sign
503	335716.8566	6249283.645	58.8398	Corner of window ledge
504	335717.3988	6249290.328	63.4948	Corner of gutter
505	335710.4476	6249292.306	54.5353	Corner of bottom stair tread
506	335694.1440	6249229.4563	58.1770	Corner of gutter

Note: R.L. shown on the report for photo locations are ground levels. Camera Locations for Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
CMS Surveyors Pty Limited
Michael Brisby,
Bachelor of Surveying (University of Southern Queensland).

12.6 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

CMS SURVEYORS

LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 28-01-2026
Our Ref: 2139A Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 160 Oxford Street, Paddington

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for 160 Oxford Street, Paddington, 2021.

Co-ordinates are MGA 56 **(GDA 2020)** and elevation to Australian Height datum (AHD).

Measurements were taken using Leica total station and SCIMS. MGA coordinates and AHD are derived from PM 3146 & PM 28944.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
6	335676.502	6249423.700	48.81	PHOTO 6
7	335761.548	6249380.451	54.98	PHOTO 7
100	335755.811	6249375.339	55.22	Post
101	335752.067	6249367.886	61.75	Parapet
102	335744.388	6249347.790	60.40	Roof ridge
103	335755.975	6249347.500	64.02	Roof ridge
104	335760.291	6249345.583	62.64	Top of gutter
105	335762.524	6249366.971	61.80	Top of gutter
106	335668.348	6249404.015	54.23	Roof ridge
107	335677.097	6249407.561	53.71	Roof ridge
108	335685.894	6249414.220	57.48	Top of roof
109	335678.269	6249415.960	51.21	Garage
110	335679.073	6249418.374	49.10	Garage
111	335674.799	6249405.164	53.49	Roof ridge

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

CMS Surveyors Pty Limited

Hyeokseong Son,
Bachelor of Spatial Science (Honours) with major in Surveying

CMS SURVEYORS PTY LIMITED

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info@cmssurveyors.com.au
ABN 79 096 240 201
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PO Box 463 Dee Why NSW 2099

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90 Wallendoon St
Cootamundra NSW 2590

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12.7 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

VIEWPOINT POSITION 01 - Oxford Street and Glenmore Road

POINTS TO BE SURVEYED



1. Roof ridge
2. Corner of awning
3. Corner of awning
4. Bottom of street sign
5. Top right of street sign

VIEWPOINT POSITION 02 - Oxford Street and Shadworth Street

POINTS TO BE SURVEYED



1. Top of traffic light
2. Corner of electrical box
3. Corner of gutter
4. Top of street sign
5. Bottom of street sign

VIEWPOINT POSITION 03 - Gipps Street and Shadworth Street

POINTS TO BE SURVEYED



1. Top of street sign
2. Bottm of street sign
3. Corner of roof
4. Corner of telegraph pole
5. Bottom corner of wall

VIEWPOINT POSITION 04 - Glenmore Road and Hopewell Lane

POINTS TO BE SURVEYED



1. Corner of chimney
2. Bottom of street sign
3. Corner of awning
4. Corner of wall
5. Bottom of wall

12.8 APPENDIX B: SITE PHOTO SURVEY SUPPLIED BY CMS

VIEWPOINT POSITION 05 - Shadworth Street and Bourke Lane

POINTS TO BE SURVEYED

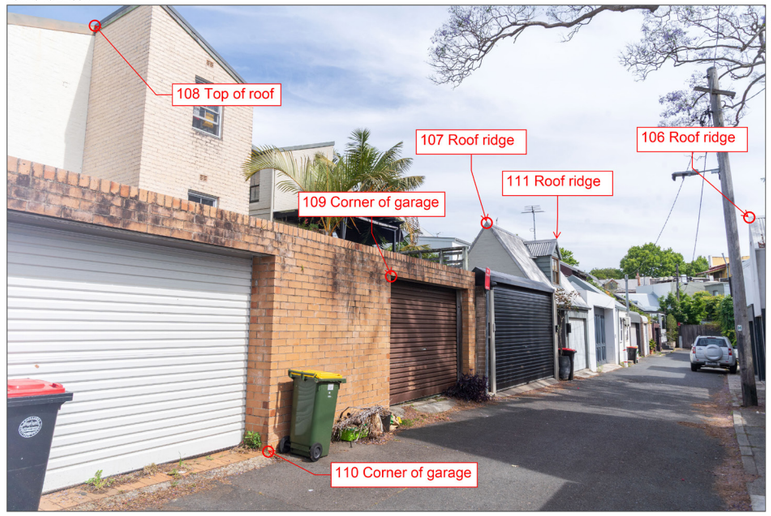


1. Corner of sandstone wall
2. Top left of street sign
3. Corner of window ledge
4. Corner of gutter
5. Corner of bottom stair tread

160 Oxford St Paddington VIA, NSW - Survey Brief - 19th November 2025 Page: 16

VIEWPOINT POSITION 06 - Mary Place

POINTS TO BE SURVEYED



1. Corner of roof
2. Bottom corner of garage
3. Top corner of garage
4. Roof ridge
5. Roof ridge

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VIEWPOINT POSITION 07 - Liverpool Street

POINTS TO BE SURVEYED



1. Corner of gutter
2. Roof ridge
3. Roof ridge
4. Corner of wall
5. Bottom of street sign

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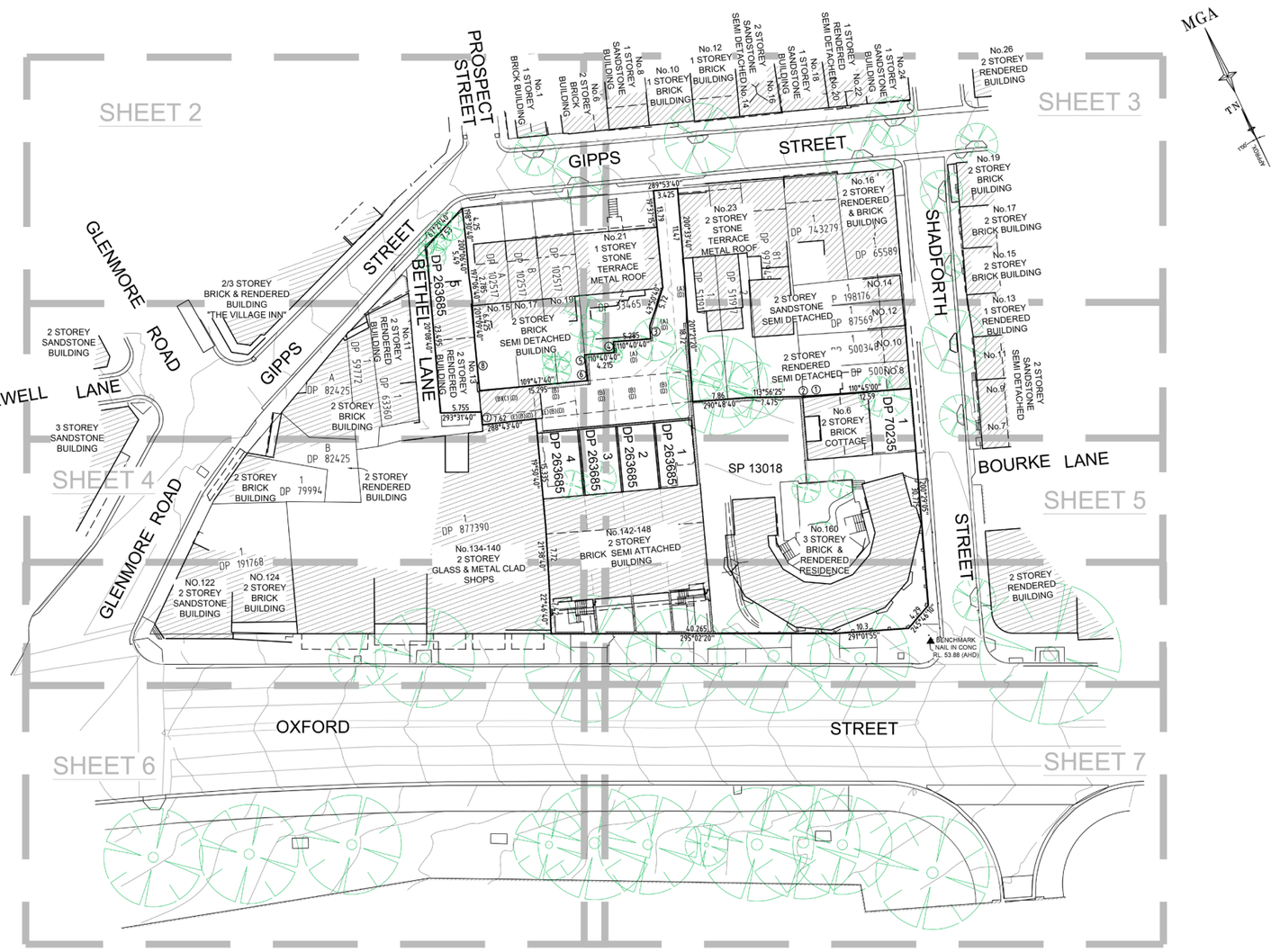
12.9 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY LTS

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
COMMS PIT	COM
ELECTRIC LIGHT POLE	ELP
ELECTRIC LIGHT BOLLARD	LB
ELECTRICITY PIT	EPIT
ELECTRICITY BOX	EL
POWER POLE	PP
DRAINAGE	DRN
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
GRATED DRAIN	
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER VALVE	WV
GAS VALVE	GAS
GAS PLUG	PLG
PIT WITH METAL LID	MLID
STREET SIGN	SS
BOLLARD	BOL
GATE	
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
COMMUNICATIONS (OBYD)	C
ELECTRICITY (U/GROUND OBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (OBYD)	S
WATER (OBYD)	W
GAS (OBYD)	G

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	111°51'00"	1.95
2	110°20'00"	1.005
3	20°40'40"	1.81
4	20°31'40"	1.525
5	19°14'40"	1.385
6	19°05'40"	2.3
7	20°47'40"	1.83
8	199°31'40"	6.99



NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF **MGA2020/MGA94** COORDINATES IS TAKEN FROM **PM 3146** - **E:335609.130, N:6249313.792** IN OXFORD STREET **(27/05/2025)**
4. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **PM 28899** R.L. **59.643** (A.H.D.) IN OXFORD STREET
5. CONTOUR INTERVAL **0.5 m**
6. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. B/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS

(A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP263685)
(B) RIGHT OF CARRIAGEWAY 6.5 WIDTH (DP263685)
(C) EASEMENT FOR PARKING (DP263685)
(D) EASEMENT FOR SERVICES VARIABLE WITH (DP263685)
(E) RIGHT OF CARRIAGEWAY (T500947)
EASEMENT FOR STORAGE (T500947)
EASEMENT FOR DRAINAGE (T500947)
EASEMENT FOR ELECTRICITY PURPOSES (T500947)

SEE SHEET 8 FOR ELEVATIONS

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 6 12 18 24 30
SCALE 1:300 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	22/08/25	ADDITIONAL DETAIL ADDED – TREES	002
D	20/08/25	ADDITIONAL ELEVATION AND KEY PLAN ADDED	002
C	12/08/25	ADDITIONAL DETAIL AND ELEVATION ADDED	002
B	11/08/25	ADDITIONAL DETAIL, 142–148 OXFORD STREET	002
A	28/07/25	ADDITIONAL DETAIL	002

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

Registered Surveyor NSW

Client TOOHEY MILLER

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 70235, LOTS 1-5 IN DP 263685 & SP 13018 KNOWN AS No.142-160 OXFORD STREET, No. 13 GIPPS STREET & No. 6 SHADFORTH STREET

datum AHD
site Area 2170.9m²
LGA WOOLLAHRA

reference number 52557 002DT
scale 1:300 @A1
date of survey 06/08/2025
SHEET 1 OF 11