

Block 20a EDMONDSON PARK AFFORDABLE HOUSING

VISUAL IMPACT ANALYSIS

04 — 2026

Acknowledgment of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice, and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres straight culture.

The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

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FUSE ARCHITECTS
ABN 81 612 046 643
STUDIO 212 — 59
GREAT BUCKINGHAM STREET
REDFERN NSW 2016
T +612 8278 7156
MAIL@FUSEARCHITECTS.COM.AU
FUSEARCHITECTS.COM.AU

BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

Project Address	Lot 401, Lot 402, Cnr MacDonald Rd + Buchan Ave, Edmondson Park, NSW 2174
Project Number	2518
Phase	State Significant Development Application
Version	C
Date Issued	16.04.2026
Prepared by	CH
Checked by	AA

Version	Amendment	Date
-	Final Draft for review	22.01.2026
A	Issue for SSDA Submission	06.03.2026
B	Issue for SSDA Submission	31.03.2026
C	Response to TOA RFI	16.04.2026

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1.1 PURPOSE OF THIS REPORT

Application number:	SSD - 9990 9708
Project name:	Block 20a Edmondson Park Affordable Housing Project
Location:	Cnr Buchan Avenue + MacDonald Road, Edmondson Park, NSW, 2160
Applicant:	Landcom

Introduction

This Visual Impact Analysis has been prepared by Fuse Architects and ArchImage to accompany an application for a State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286151(future lots 401 and 402), Edmondson Park, also known as Block 20a. Block 20a is subject to development approval (DA-421/2025) which will subdivide Lot 40 into several smaller allotments. The development will be constructed on Lot 401 and relies on Lot 402 which is dedicated to becoming a future laneway.

Project Overview

As the NSW Government’s land and property development organisation, Landcom has a mandate to take a lead role in improving the supply, diversity, and affordability of new housing in NSW.

Landcom aims to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability, and environmental quality, and uses its sites and close working relationships with the private sector to deliver quality, socially inclusive community places, where people can grow and thrive regardless of income levels and stages of life.

In response to the NSW Government’s commitment to increasing the supply of Affordable Housing under the National Housing Accord, Landcom has committed to delivering 1,800 affordable rental housing dwellings by 2029. As part of this commitment, Block 20a at Edmondson Park has been earmarked as a suitable site for infill affordable housing.

Project Objectives

Landcom’s objectives for the project are:

- Delivery of sustainable high quality affordable accommodation.
- Provide a sense of place within the development to ensure good high-quality accommodation.
- The use of robust materials that allow for long service life of the building.
- Create a building that meets the needs of the community and serves the requirements of the area.
- To establish seamless integration of cultural and sustainable objectives that align to Landcom’s key principles.

Proposed Development

Landcom is seeking development consent to construct an infill affordable housing development. Development consent is sought for:

- Site preparation works;
- Earthworks and associated site works;
- Construction of:
 - One (1) level of basement car parking comprising of 59 car parking spaces, bicycle parking, storage and associated services;
 - Three (3) inter-connected buildings across the site comprising;
 - One, fifteen (15) storey building located along the north-eastern corner of the site;
 - One, nine (9) storey building located along the eastern side of the site;
 - Four, two-storey attached terraces.
 - Ground floor includes five (5) at grade parking spaces including three (3) dedicated car share spaces and two (2) retail car parking spaces;
 - Two main lobby areas which are designed to be adaptable and cater for co-working;
 - A retail unit;
 - A landscaped plaza along the eastern side of the site;
 - Small office space for a Community Housing Provider;
 - Communal room for residents on the second floor;
 - Large area of communal open space located on Level 2
 - Associated amenities for services and waste
- A total of 172 affordable housing units are to be delivered.

The proposed development has an estimated development cost that exceeds \$30million and 100% of the gross floor area of the development will be used for the purposes of affordable housing. Accordingly, the proposal is SSD for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Site Information

The proposed development site is in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The proposed development site is a 3,385m² parcel of land currently known as Block 20a and part of Lot 40 in DP 1286151(future lot 401), Croatia Avenue, Edmondson Park (Figure 1).



Figure 1
Site location in the broader context highlighting the Edmondson Park precinct boundaries
Source: Nearmaps

2



View Selection

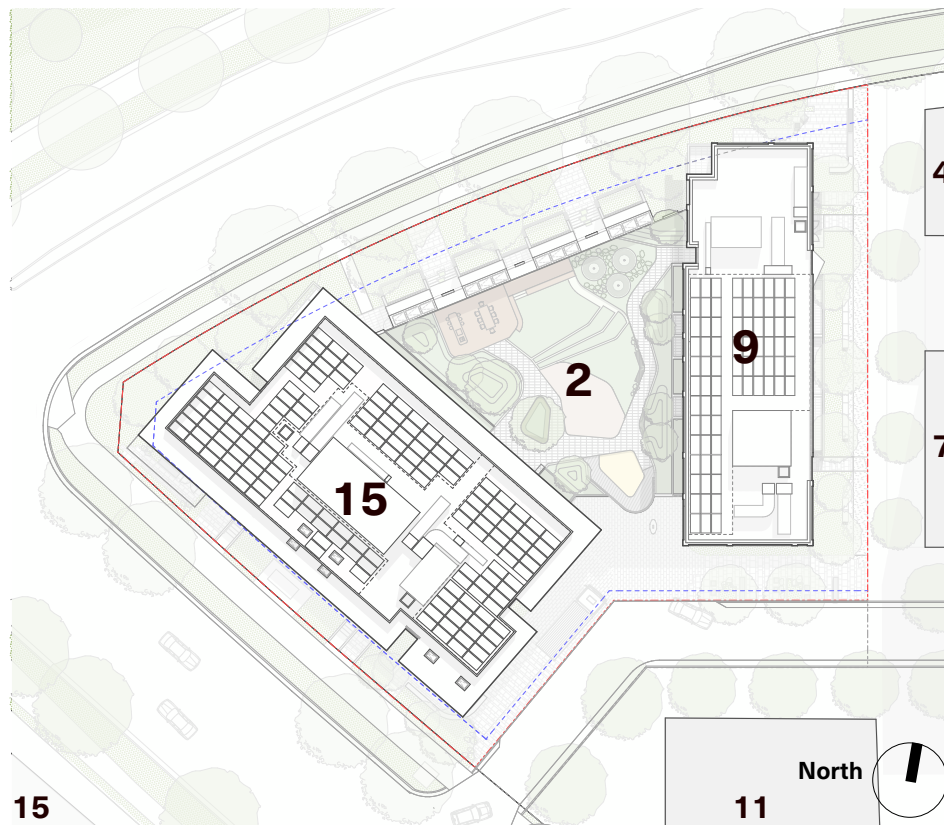
OVERVIEW OF THE PROPOSAL

Edmondson Park is undergoing significant transformation with recent high-density developments and planning initiatives that align with broader metropolitan planning objectives for more housing. It will continue to evolve with the development of Edmondson Park Town Centre North. Block 20A is the second development being delivered by Landcom within the Station Precinct.

The proposal is for a 15 storey and 9 storey building on a common 2 storey podium base with 1 basement level below. The development proposes 172 affordable housing dwellings with a retail tenancy at ground level. This is being delivered as part of Landcom's commitment to deliver 1,800 affordable rental housing dwellings by 2029 under the National Housing Accord.

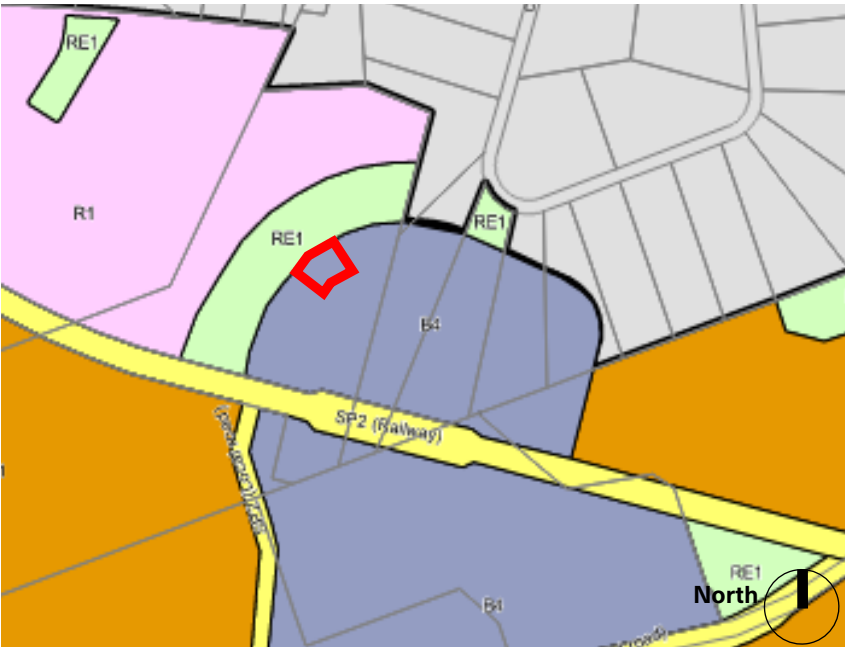
The visual impact of the proposed development was determined by evaluating its visual effect in the context of the visual sensitivity of the surrounding land use areas from which the proposed development is visible.

The report provides an outline of the existing visual character of the Edmondson Park Town Centre North and the anticipated changes following development. The comparison is provided in both a 'proposed' scenario based on the impact of proposal only and a 'proposed with future context' scenario based on the impact of the proposal within the planning controls that envisage greater intensification of the Precinct and proposed developments within the surrounding context that are currently being developed under the HDA planning pathway.



2.4 PLANNING CONTEXT

SEPP (2005) & Edmondson Park Concept Plan (MP10_0118)



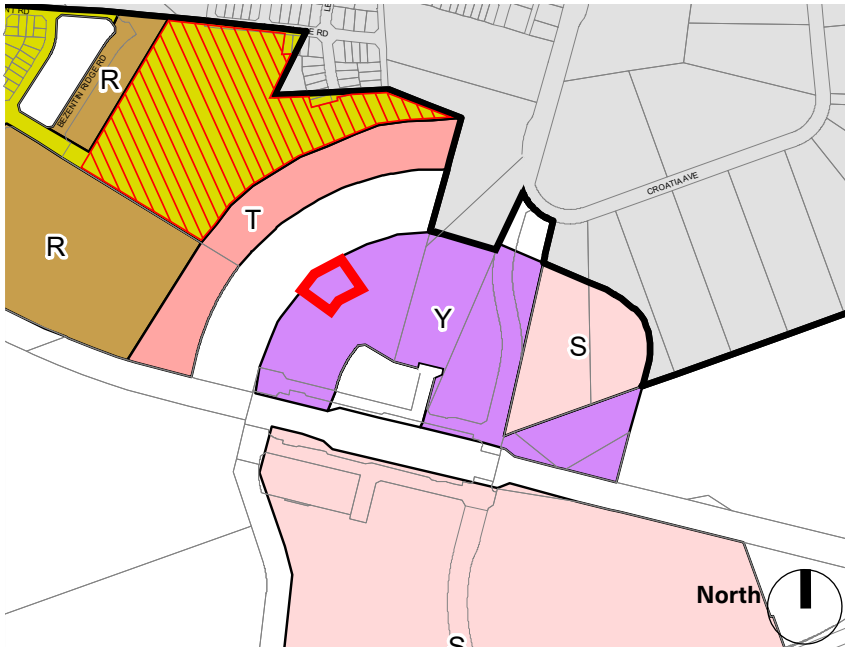
LAND ZONING

The site is zoned B4 Mixed Use

The objectives of this zone are as follows:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

Legend	
	E1 Local Center
	SP2 Infrastructure
	R2 Low Density (R)
	R3 Medium Density (R)
	R4 High Density (R)
	RE1 Public Rec.
	B4 Mixed Use



HOB

The site has a maximum height of 50m
Maximum height was modified by MOD 5 approval to a max RL113.05

The objectives of this zone are as follows:

- To establish a maximum height of buildings to enable appropriate development density,
- To ensure that the height of buildings is compatible with the character of the locality,
- To minimise the visual impact of development,
- To ensure sufficient solar access and privacy for neighbouring properties.

Legend	
	7m
	8m
	11m
	12m
	21m
	23m
	26m
	32m
	41m
	44m
	53m
	50m
	60m
	68m
	90m



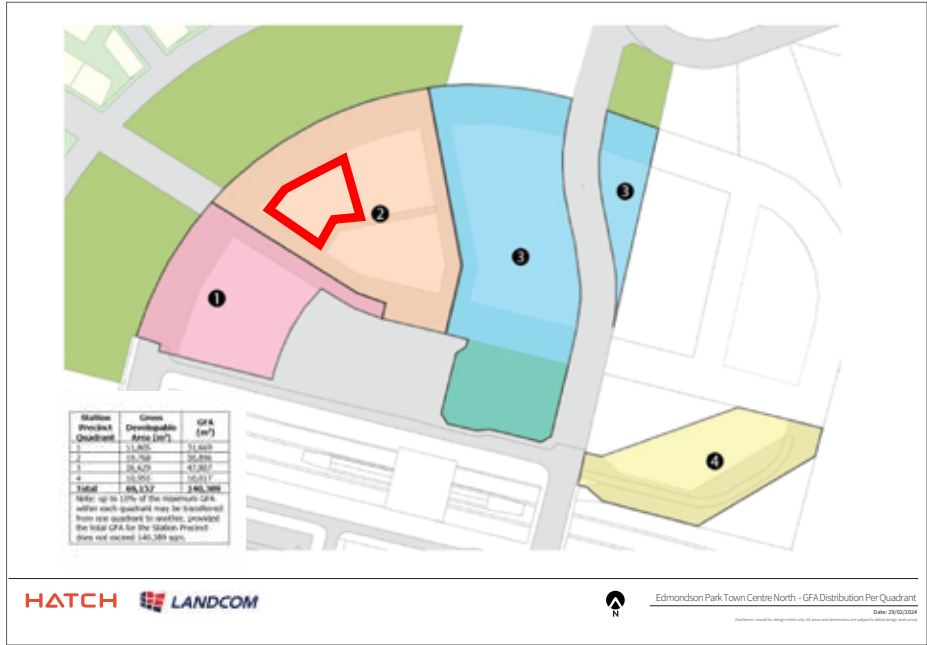
YIELD

The site is within zone 3A with the following targets

- Net area of 75,196
- Net Dwellings / Ha 255.2
- Dwellings 1884

The MOD 5 approval established a maximum GFA for Quadrants within the Station Precinct. The Site (Block 20a) is within Quadrant 2, that contains 3 lots within it (Block 20a, 20b and Block 21)

Quadrant 2 Max GFA 50,896m²



EXISTING VISUAL CHARACTER

The site (Block 20a) is located within the Town Centre North precinct of Edmondson Park South.

The site is located at the corner of Buchan Avenue and the future MacDonald Road, in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. It is surrounded predominantly by greenfield sites. Council's vision for the area and emerging high density, high rise development will significantly change the future built form context through density uplifts.

The site provides primary frontages to the existing Buchan Avenue to the west and the future MacDonal Road to the north. Secondary frontages are provided to a new laneway to the south that will provide service and vehicular access into the development and a new through site link connection to the east that will provide pedestrian access and connect to the future MacDonal Road. The site is currently a greenfield site with some remnant vegetation.

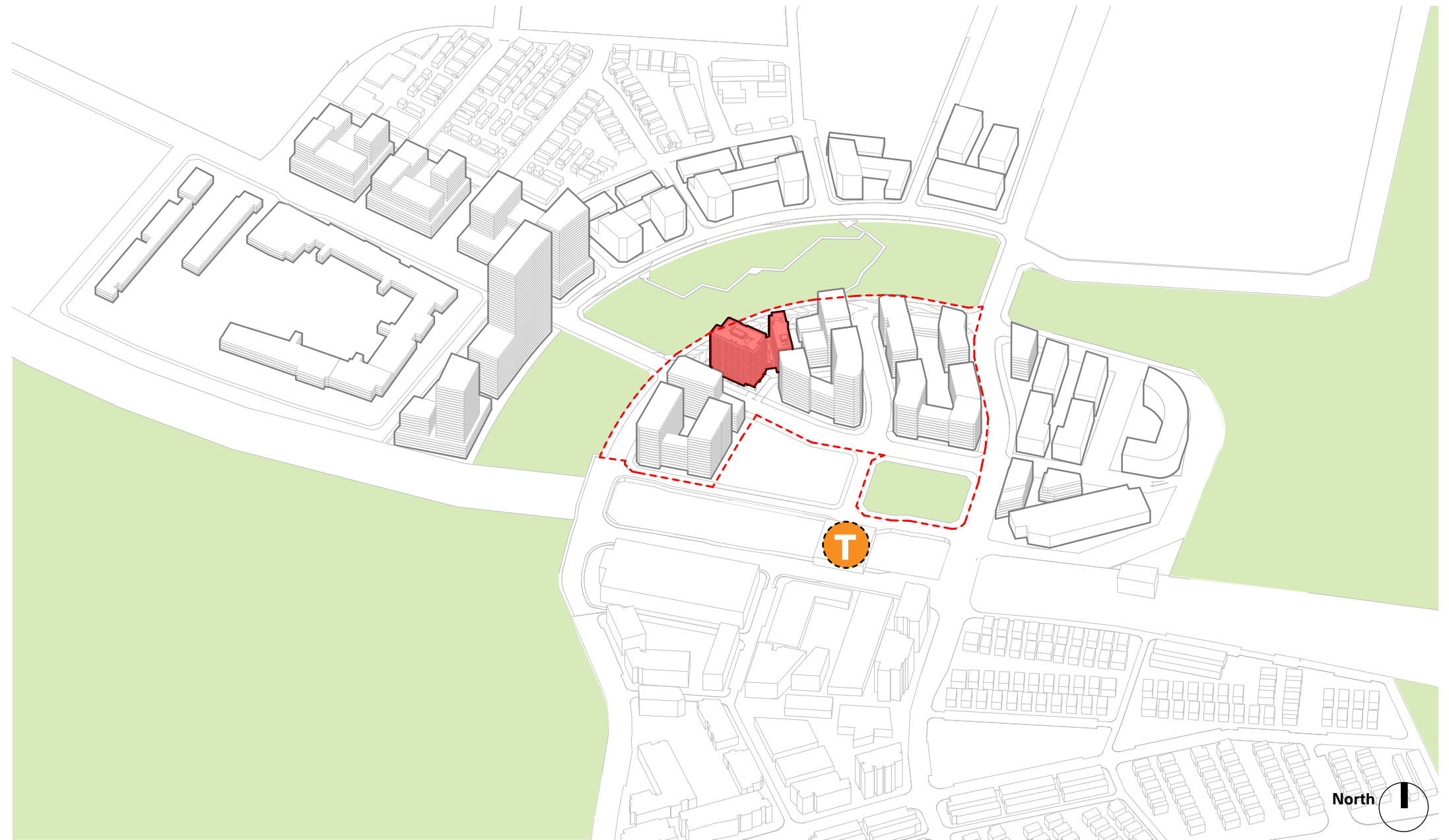


POTENTIAL FUTURE VISUAL CHARACTER

The Edmondson Park Concept Plan (MP 10_0118), initially approved in August 2011 under the former Part 3A of the EP&A Act, provides for a new diverse and sustainable urban community covering an area of 605.4 hectares.

Once complete, the Station Precinct within Edmondson Park Town Centre North is expected to accommodate a mix of land uses, a diversity of housing, a new town centre incorporating retail, business and commercial floor space with employment opportunities, multi-purpose community and education facilities, a new 150-hectare regional park, several other local parks, and environmental conservation areas.

The Concept Plan has been modified several times to date. Since the Concept Plan's approval, staged development applications have also been determined and constructed, with Edmondson Park now comprising a growing local centre with shops and supporting community services, residential dwellings and open space and public domain. The most recent approval (MOD 5) was approved in February 2025. Future development to the west will also see high rise high density concentrated around the High School currently under construction.



- Boundary of the Station Precinct within Edmondson Park Town Centre North
- Site (Block 20A)
- Open Space

KEY VIEW POINTS SELECTION

SITE VISIT AND CONTEXTUAL ANALYSIS

Fuse Architects inspected a number of locations to understand the key street views and visual prominence of the site and cross referenced these locations with aerial photography to identify areas from which the proposed development could potentially be seen.

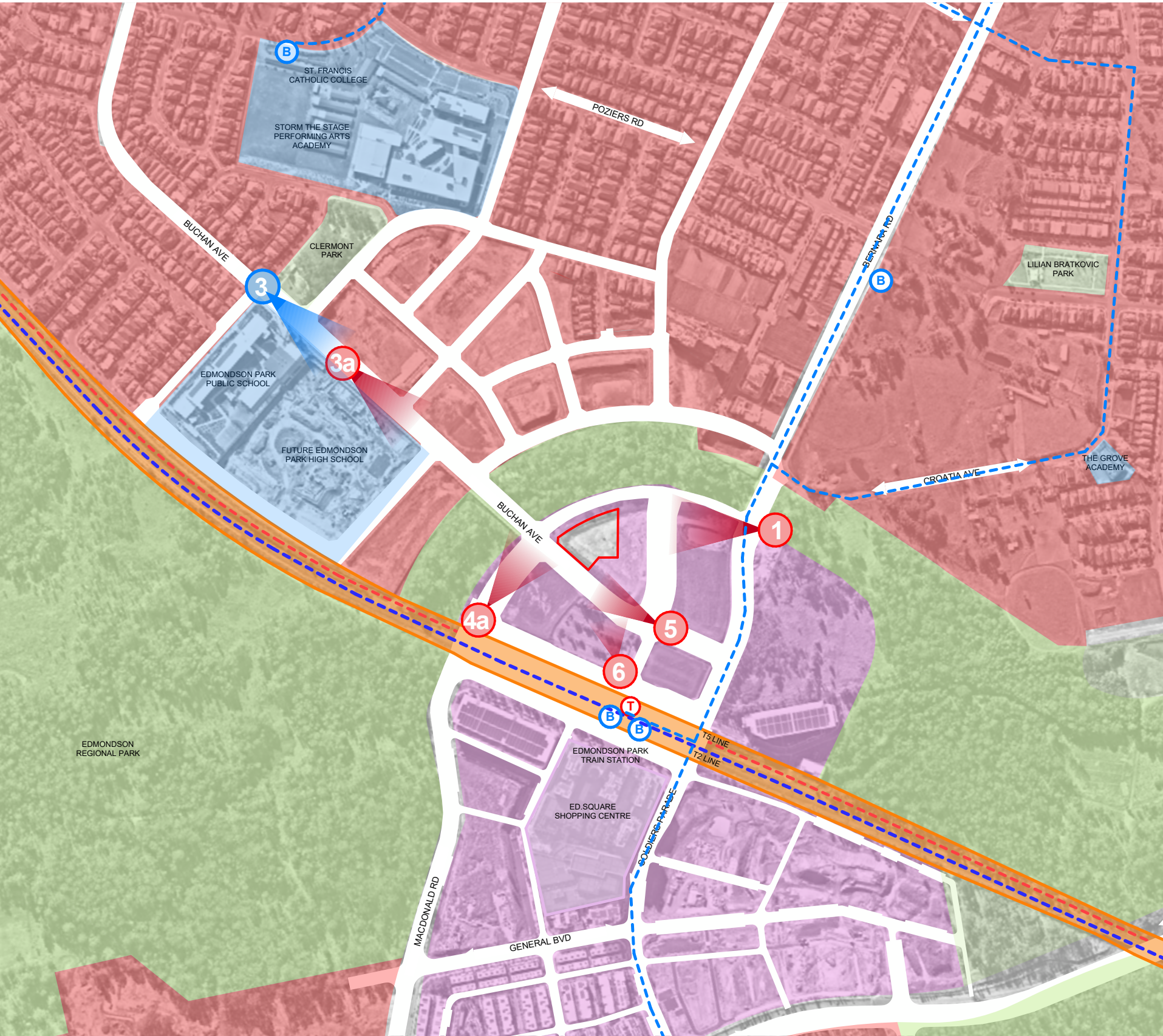
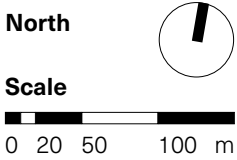
The vantage points were chosen due to the significant use and exposure of the areas, as well as, the need to understand and document any potential changes to the view and/ or experience of these sites, from:

- Publicly accessible areas and public recreation spaces;
- Key public transport nodes with high pedestrian affluence; and
- Key streets and vistas
- The photos labelled 'existing' were captured during site visits by both Fuse Architects and ArchImage, taken in December 2025 and January 2026.

As part of the view verification, only the views marked in red (View 1a, 3a, 4a, 5 and 6) were analysed further as these were identified to be impacted (at least in the short term) to have relatively high visual impact due to the nature of the immediate area being relatively un-developed.

Legend

- Site
- Key view assessed with low impact
- Key view to be assessed further
- R4 High Density Residential
- Mixed Use
- Open Space
- Educational Uses
- Community Uses



VISUAL IMPACT ANALYSIS

A qualitative assessment of the visual impacts and changes to landscape has been undertaken with reference on the RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (EIA-N04, version 2.3, dated 8 June 2023).

The determination of the impacts is based on the following criteria:

Sensitivity

Sensitivity is defined as “The sensitivity of a landscape character zone or view and its capacity to absorb change.” In the case of visual impact this also relates to the type and number of viewers.

Magnitude

Magnitude is defined as “The measurement of the scale, form and character of a development proposal when compared to the existing condition”. In the case of visual assessment this also relates to how far the proposal is from the viewer.

The combined assessment of the sensitivity and magnitude provides the rating for the visual impact and justification is provided for each visual assessment and a summary of the outcomes is provided upon completion of the impact analysis.

CONCLUSIONS

The conclusions of the report are based on the relationship between the visual impact assessment method, as per the EIA-N04, 2023 and how the design outcome reflects upon the future vision for the Precinct.

Although the existing context is largely greenfield sites, there are planning controls in place for Edmondson Park Town Centre North and the surrounding areas that allow the entire Mixed-Use zone to be built with high rise buildings.

Since the proposal is consistent with the built form controls and masterplan for Edmondson Park Town Centre North, the viewpoint selection used the

The report compares the vantage points as ‘proposed’ and ‘proposed with future context’ photomontages. The ‘proposed’ photomontage depicts the proposal within the existing context. The ‘proposed with future context’ photomontage is the proposal in context with the massing from the Reference Masterplan for Edmondson Park Town Centre North and is what could be built in the future under current the planning controls for the Station Precinct. The future proposal for sites to the west that are currently under investigation as part of the HDA pathway have also been included.

The main aim of the Visual Impact Analysis Report is to study the visual impacts of the proposal to the planning controls on key view points. Our findings revealed that the proposal results in visual impacts considered to be in the moderate to low ranges.

SENSITIVITY		MAGNITUDE						
		High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
		High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
		High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
		Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
		Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
		Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
		Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact

The Visual Impacts Assessment table correlates Magnitude and Sensitivity.

Existing View 1

Due to the precinct being greenfield sites with an approved masterplan this view point is assessed to be Moderate to Low sensitivity, High magnitude.



	MAGNITUDE						
	High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	

Existing View 3a

Due to the distance from the site, this view point is assessed to be Low sensitivity, High to Moderate magnitude.



SENSITIVITY	MAGNITUDE						
	High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	

Existing View 4a

Due to the precinct being greenfield sites with an approved masterplan this view point is assessed to be Moderate to Low sensitivity, High magnitude.



	MAGNITUDE						
	High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	

Existing View 5

Due to the precinct being greenfield sites with an approved masterplan this view point is assessed to be Moderate to Low sensitivity, High magnitude.



	MAGNITUDE						
	High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	

Existing View 6

Due to the precinct being greenfield sites with an approved masterplan this view point is assessed to be Moderate to Low sensitivity, High magnitude.



SENSITIVITY	MAGNITUDE						
	High	High to Moderate	Moderate	Moderate to Low	Low	Negligible	
	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	

2



Key View Analysis

VISUAL IMPACT ANALYSIS

Edmondson Park Block 20A State Significant Development Application

Prepared By		Daniel Hou Director Archimages 3D 60/ 49-51 Mitchell Road Brookvale NSW 2100
Project Team	Architect	Fuse Architects Studio 64-61 Marlborough Street Surry Hills NSW 2010
	Planner	Savills Project Management Level 25, 1 Farrer Place Sydney NSW 2000
	Surveyor	Beveridge Williams 65-69 Kent Street Sydney NSW 2000

METHODOLOGY

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1.0 INTRODUCTION

The methodologies described in this document are based on current best practice and follow the Environmental Impact Assessment Practice No. 4 Guidelines, March 2013, RMS and the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013.

Archimages 3D have extensive experience in producing visual impact analysis for development proposals for local councils, government planning authorities, and the Land & Environmental court for the past 18 years.

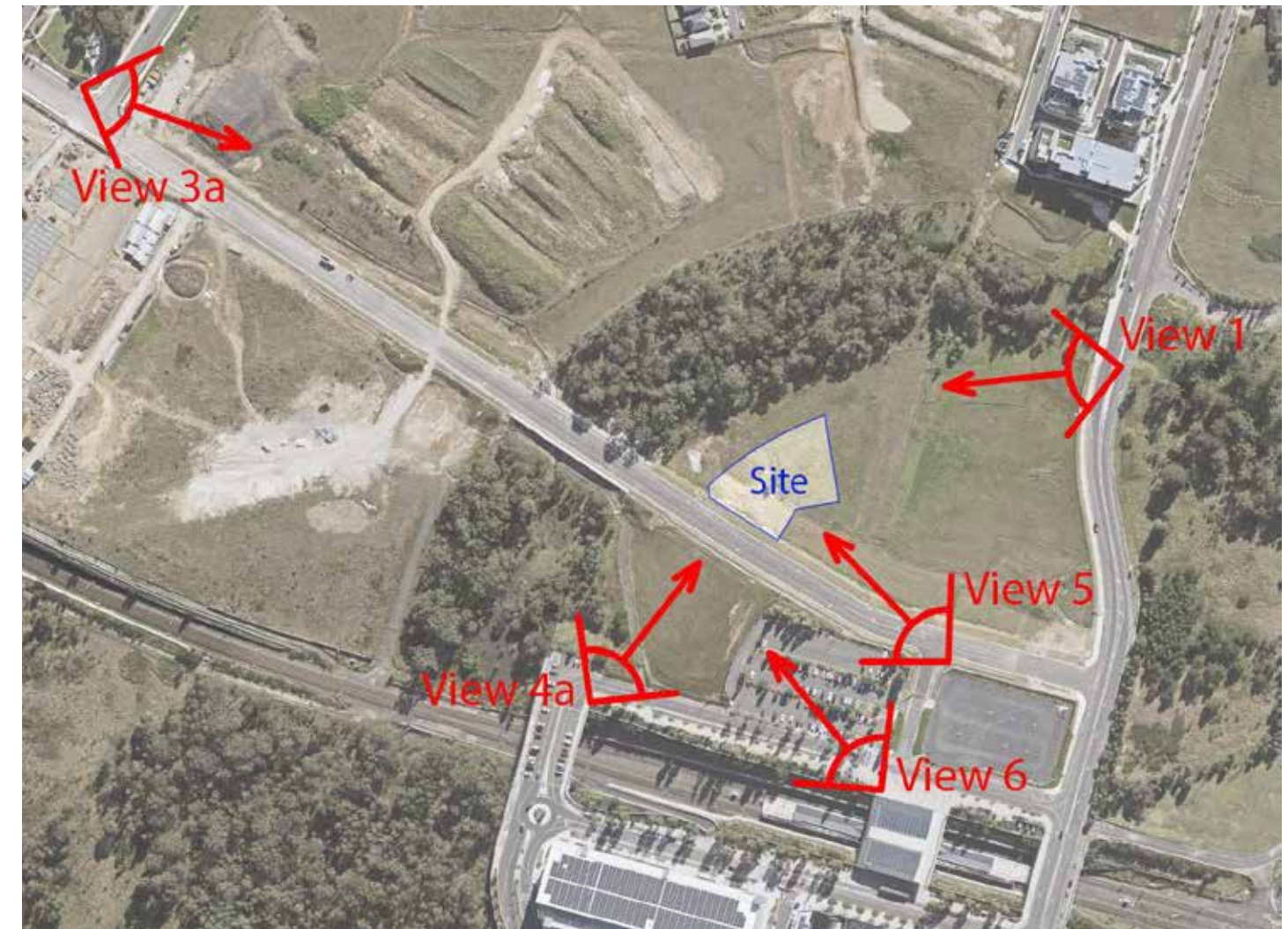
2.0 VISUAL ASSESSMENT METHODOLOGY

The methodology used for the analysis is described below.

2.1 CRITERIA FOR ANALYSIS

The Visual Impact Analysis involves the visual assessment of the proposed from 5 different view points (below). These have been selected by the planner to provide a representative sample of key vantage points to the site, including nearby residential, commercial, and recreational areas.

- View 1: Soldiers Parade looking south west.
- View 3a: Buchan Avenue looking south east.
- View 4a: MacDonald Road looking north east
- View 5: Buchan Avenue looking north west.
- View 6: Macdonald Road looking north west.



METHODOLOGY

3.0 VISUAL MATERIAL

The visual material provided in this report are based on current best practice and follow the requirements of the Land and Environment Court and relied on as or as part of expert evidence in Class 1 appeals that apply for proceedings commenced on or after 1 October, 2013. It was assumed that all the information including the architectural drawings, 3D CAD model, and survey data supplied by the relevant project team were correct and accurate.

3.1 SUPPORTING EVIDENCE

Photography

The background photography used for the photomontage images was derived from a digital Canon EOS 5D Mark II, 21.10 Megapixel resolution camera with a full size sensor / 1:1 lens conversion ratio. A Canon EF, L series 17-40mm lens was used. The methodology used in the production of the photographic images form the pictorial basis for the creation of the photomontage/ view impact analysis.

The photography has not been altered or corrected other than minimal exposure and colour correction for optimal viewing. All photography was taken with the lens height centred at 1500mm to simulate standard eye-height. The final camera positions/ view points (6) were nominated by the planner.

Survey

Site and surrounding area survey data and site plan provided represents the terrestrial, and building structures in a CAD format. All levels are located to relevant AHD. The survey works were undertaken using GPS equipment together with a long range reflector less electronic distance measuring equipment. An accuracy of + or – 45mm to Ordnance Survey grid/datum was achieved.

3D Model

The three-dimensional computer model of the development was supplied by Fuse Architects and then adapted by Archimages 3D for the purposes of generating the Visual Impact Analysis.

Camera Matching

This process is used by setting up a wire frame CAD structure and superimposing into the existing photography using the software 3D Max. Relevant survey data is located in the digitalised photograph for each view is then calculated and imported into 3D Studio Max as a backdrop to the 3D model. The survey data and the specifications of the lens type relating to each existing view are also entered into 3D Studio Max. The survey points of the camera position and those relating to specified objects within each particular image are then highlighted on the digitised image. Once the process of camera matching is complete, the 3D model of the proposed development is accurately positioned within each of the existing photographs.

Camera Information

Camera Information			
Name	Focal Length	Camera Height (RL)	Date
View 1 MG_8348	17 mm	52.5	21/01/2026
View 3a MG_8336	17 mm	66.5	20/01/2026
View 4a MG_8339	17 mm	63.5	20/01/2026
View 5 MG_8274	20 mm	60.7	22/01/2026
View 6 MG_8261	17 mm	60.6	22/01/2026

Software

The following software products were used to produce the photomontage images.

3D Studio Max

Application: to camera match the wire frame CAD model into the existing photography.

VRAY Renderer

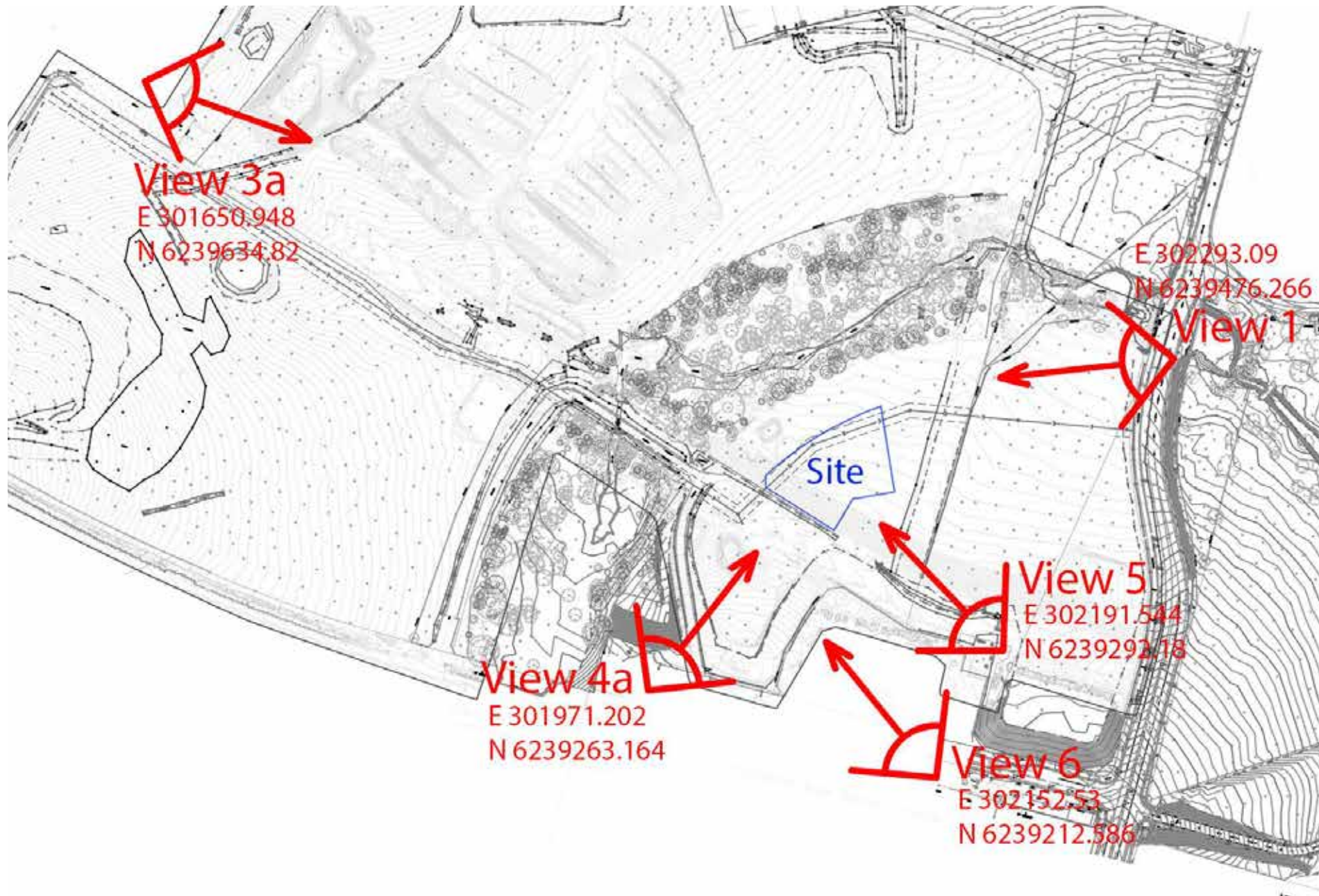
Application: to render out each photomontage image.

Adobe Photoshop

Application: to compose the final montage by placing the rendered image accurately into the background photography.

METHODOLOGY

3.2 SURVEY OF CAMERA LOCATIONS



KEY VIEW 1

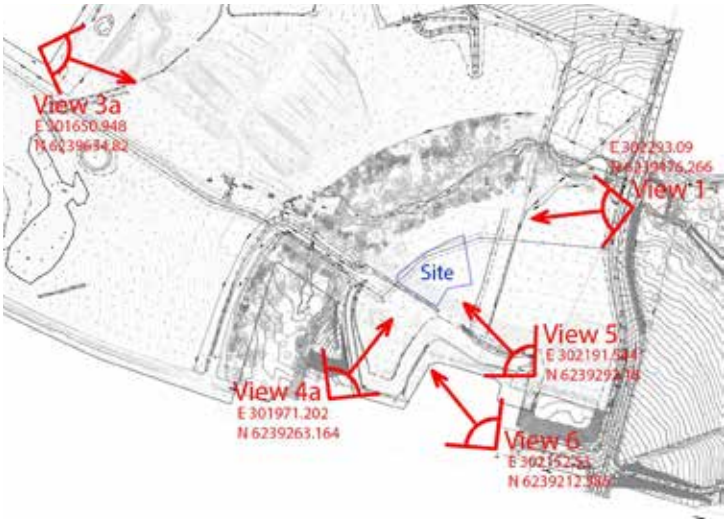
View 1_MG_8348 - Existing



View 1_MG_8348 - Proposed with Wireframe



Key Plan



View 1_MG_8348 - Proposed



View 1_MG_8348 - Proposed with Future Context



KEY VIEW 3a

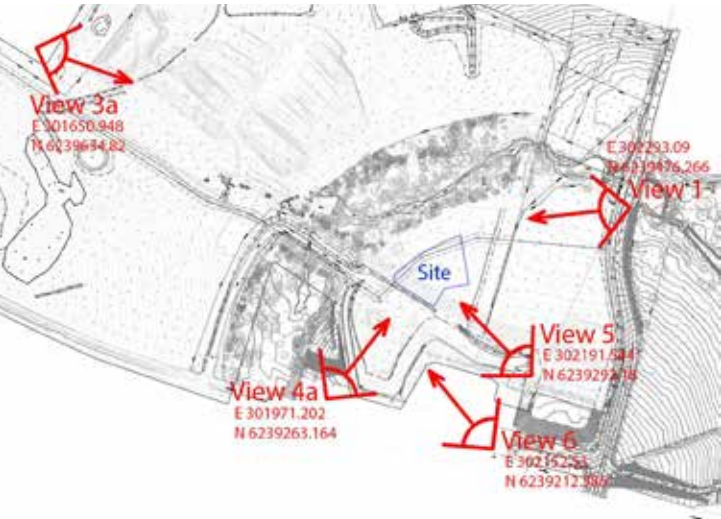
View 3a _MG_8339 - Existing



View 3a _MG_8339 - Proposed with Wireframe



Key Plan



View 3a _MG_8339 - Proposed



View 3a _MG_8339 - Proposed with Future Context



KEY VIEW 4a

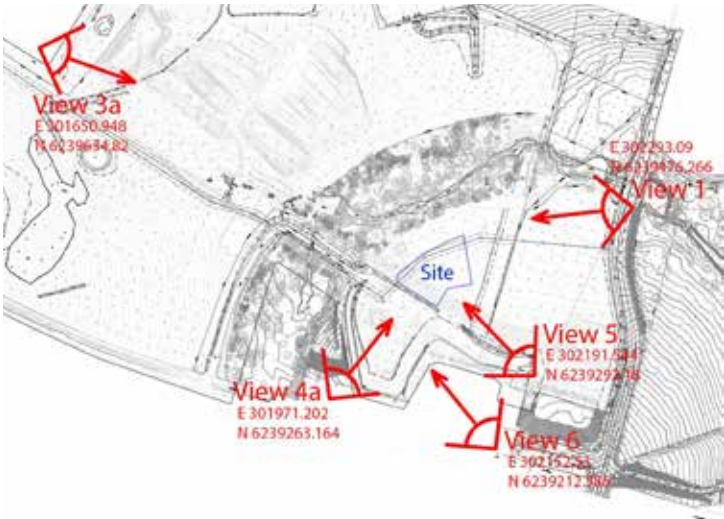
View 4a _MG_8339 - Existing



View 4a _MG_8339 - Proposed with Wireframe



Key Plan



View 4a _MG_8339 - Proposed



View 4a _MG_8339 - Proposed with Future Context



KEY VIEW 5

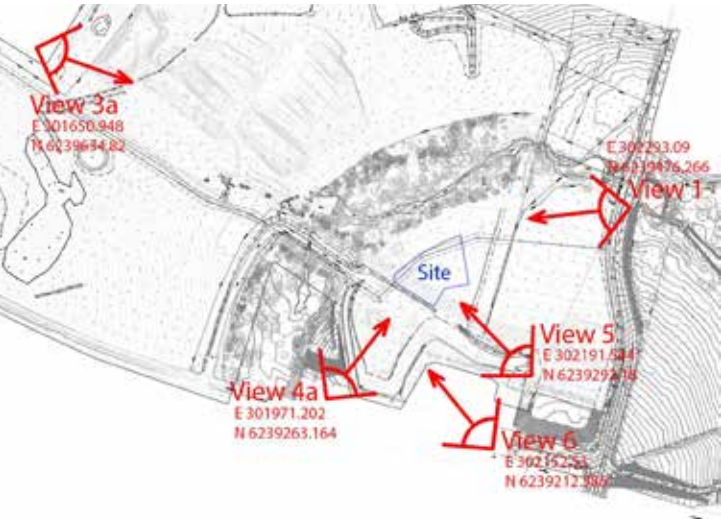
View 5 _MG_8374 - Existing



View 5 _MG_8374 - Proposed with Wireframe



Key Plan



View 5 _MG_8374 - Proposed



View 5 _MG_8374 - Proposed with Future Context



KEY VIEW 6

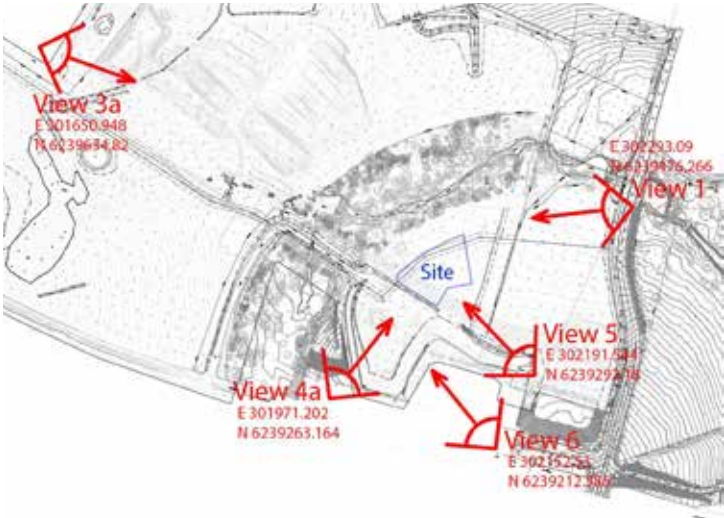
View 6 _MG_8361 - Existing



View 6 _MG_8361 - Proposed with Wireframe



Key Plan



View 6 _MG_8361 - Proposed



View 6 _MG_8361 - Proposed with Future Context



4



Conclusions

CONCLUSIONS

View 1

Extent of the impact: Severe in the short term, Negligible in the long term

Reasonableness of proposal: Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area

Existing



Proposed



Proposed with Future Context



View 3a

Extent of the impact: Moderate in the short term, Negligible in the long term.

Reasonableness of proposal: Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of proposed future developments in the area.

Existing



Proposed



Proposed with Future Context



CONCLUSIONS

View 4a

Extent of the impact: Severe in the short term, Negligible in the long term.

Reasonableness of proposal: Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area.

Existing



Proposed



Proposed with Future Context



View 5

Extent of the impact: Severe in the short term, Negligible in the long term.

Reasonableness of proposal: Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area.

Existing



Proposed



Proposed with Future Context



CONCLUSIONS

View 6

Extent of the impact: Severe in the short term, Negligible in the long term.

Reasonableness of proposal: Acceptable within the context of the location. The proposal is of an appropriate scale, particularly when assessed within the context of the future vision for the area.

Existing



Proposed



Proposed with Future Context



STUDIO 212 — 59
GREAT BUCKINGHAM STREET
REDFERN NSW 2016
T + 612 8278 7156
MAIL@FUSEARCHITECTS.COM.AU
FUSEARCHITECTS.COM.AU

FUSE—ARCHITECTS