

URBIS

# 90-102 REGENT STREET - STUDENT HOUSING SSD 10382 VISUAL IMPACT ASSESSMENT

PREPARED FOR  
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# 1.0 EXECUTIVE SUMMARY

This report has been prepared by Urbis Pty Ltd to accompany a State Significant Development (SSD-10382) Application for the development of student accommodation at 90-102 Regent Street, Redfern.

The proposal includes the demolition of all existing buildings and structures and construction of an 18-storey mixed use building. The proposed land uses include retail premises on the ground floor facing Regent Street with the remainder of the ground floor and levels above to be used for student accommodation providing a total of 408 beds, indoor and outdoor communal areas, bicycle storage, loading dock and ancillary services and facilities. No on-site car parking (or associated basement) is to be provided.

The upper storeys of the building will be visible along axial views within the visual catchment area where not impeded by existing and intervening built form and vegetation. The proposed development is, however, consistent with the expected development of the site and immediate surroundings as set out in the Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority and the controls within State Environmental Planning Policy (State Significant Precincts) 2005.

This report has been prepared in response to the requirements included within the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Industry & Environment (DPIE) on 27 November 2019 and provides an independent visual impact assessment (VIA) of the proposed development. Compliance with the SEARS is included at "Table 1 Relevant SEARs Requirements" on page 6. This VIA includes certification of the accuracy of the preparation of photomontages in "9.0 Certification of photomontages" on page 42.

## METHOD AND RESULTS

The methodology employed to assess visual impacts is described in "3.0 Methodology" on page 8. This method describes the key components of the visual impact assessment including the analysis and documentation of existing views, analysis of the existing visual context and the visual effects of the proposed development on existing visual characteristics including in the public and private domain.

Parts of the methodology followed and in particular the assessment ratings in "Table 2 Summary Table of Visual Effects" on page 29 and "Table 3 Summary Table of Visual Impacts" on page 35 have been based on the work and methods established in NSW by Dr Richard Lamb.

View sharing impacts on private domain views have been interpolated from observations made from publicly accessible places and are discussed in sections "Private Domain – view sharing analysis" on page 13

The level of visual impacts has been determined by applying various weighting factors to each view type for example sensitivity, compatibility and Physical Absorption Capacity etc.

The final impact assessment and determination of the level of significance of any residual visual impacts is included in "6.0 Analysis of photomontages" on page 16 of this report. A summary of visual effects in relation to the views modelled is included at "Table 2 Summary Table of Visual Effects" on page 29.

Subsequent to the consideration of additional factors the level of visual effects were weighted against the additional factors for example visual absorption capacity and compatibility.

We assess that the proposed development as causing low visual effects on the majority of base line factors such as visual character, scenic quality and view place sensitivity from public domain view locations.

Extended viewing periods are likely to be experienced at from proximity at Jack Floyd Reserve and medium range views are available for the majority of the day at Little Eveleigh Street, where apartments face towards the site. However, this is countered by the fact that a building of a comparable height and mass is already under construction in the site to the immediate west and will almost entirely block views of the proposed development from the west. When viewing the site from the north, the proposed development extends the cluster of the high-rise buildings southwards, and when viewed from the south it is seen against a backdrop of existing buildings and therefore does not introduce a novel feature into the environment.

## CONCLUSIONS

The Redfern area has seen the replacement of older, non-heritage buildings from the mid-20th century with contemporary developments and an increase in the number of developments with a greater height than traditionally seen in the area, particularly within the Redfern-Waterloo Authority Sites SSP, within which the site is located. The proposed development is consistent with this transition and with the desired future character for the area as set out in the applicable planning framework.

The level of visual change caused by the proposed development is consistent with the expectations of the Redfern Centre Urban Design Principles prepared for the Redfern-Waterloo Authority and the controls defined by State Environmental Planning Policy (State Significant Precincts) 2005, which applies to the site. The nature and use of the proposed built forms is comparable to adjacent existing, under construction or planning developments.

The overall visual impacts of proposed development were found to be acceptable and, in our opinion, potential view loss for private domain views is anticipated to be minor.

# 2.0 INTRODUCTION

## OVERVIEW

This Visual Impact Assessment (VIA) supports a State Significant Development Application (SSD-10382) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed development of student accommodation at 90-102 Regent Street, Redfern (the site).

The proposed development is identified as a State Significant Development (SSD) under section 4.36(2) of the Environmental Planning and Assessment Act 1979 (the Act) and Schedule 6 of the SSP SEPP. The site is located within the Redfern-Waterloo Authority Sites and has a capital investment value of more than \$10 million. Accordingly, the proposal will be assessed by the DPIE and determined by the Minister for Planning or the Independent Planning Commission.

This VIA has been prepared having regard to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project by DPIE on 27 November 2019.

## COMPLIANCE WITH SEARS

A request was made to the Planning Minister for the SEARs pursuant to Clause 3, Schedule 2 of the Environmental Planning and Assessment Regulation 2000. SEARs were issued to the project team on 27 November 2019. "Table 1 Relevant SEARs Requirements" provides a summary of the SEARs that are relevant to view loss are identifies the section/s of the report where the relevant requirement has been addressed.

## LIMITATIONS

This report is limited to an assessment of visual impacts. Visual issues that are related to other technical disciplines for example town planning are addressed by others with appropriate expertise.

## BACKGROUND

The site is located in an area which is undergoing significant visual change transformation from a low-rise traditional main street to a higher density mixed-use area with a variety of land use activities. The area is currently undergoing significant redevelopment and

TABLE 1 RELEVANT SEARS REQUIREMENTS

Item/ Description	Document Reference
<b>Key Issues - 5. Amenity</b>	
<ul style="list-style-type: none"><li>Detail the impacts of the development on view loss</li><li>Visual Privacy</li></ul>	Addressed throughout sections 3.0, 4.0 and 5.0
<b>Key Issues - 6. Visual Impacts</b>	
<ul style="list-style-type: none"><li>Provide a visual impact assessment to identify the visual changes and view impacts of the development to/from key vantage points and surrounding land.</li><li>Photomontages or perspectives should be provided showing the project.</li><li>The visual impact assessment must consider the impact of the development on any existing and proposed developments, including any view loss.</li></ul>	Refer to "6.0 Analysis of photomontages" on page 16
<b>Key Issues - 9. Heritage and Archaeology</b>	
<ul style="list-style-type: none"><li>Potential visual impacts of the proposal on the heritage significance of heritage items and heritage conservation areas in the vicinity of the site</li></ul>	Addressed throughout sections 4.0, 5.0 and 6.0
<b>Plans and Documents - 5. Visual Impact Assessment</b>	
<ul style="list-style-type: none"><li>Visual Impact Assessment including focal lengths, done in accordance with Land and Environment Court principles as follows:<ul style="list-style-type: none"><li>Visual assessment methodology;</li><li>Visual catchment;</li><li>Visual material.</li></ul></li></ul> <p>(Refer to letter for detail).</p>	Refer to "7.0 Visual Impacts Assessment" on page 33

gentrification, with a mix of land uses, building typologies and housing stock.

A continuous row of shop-top housing buildings currently occupies the site, which range in height from two to four storeys. Existing development is built to the street frontage with a pedestrian awning and associated business signage.

Surrounding sites to the west and north have all undergone or are undergoing redevelopment to achieve an 18-storey building envelope as envisaged by Redfern-Waterloo sites within State Environmental Planning Policy (State Significant Precincts) 2005.

## THE SITE

The site is located at the northeast corner of Regent Street and Marian Street within the Redfern centre and southeast of Redfern Train Station. Regent Street is a busy four lane road with on street parking on both sides and traffic heading one way to the south.

The total site area is 1,288sqm and is legally identified as Lots 1-3 in Section 2 of DP3954 and Lot 1 in DP184335 and SP57425. There appears to be a minor fall in elevation across the site from the north-eastern corner to the south-western corner of the site

The site is characterised by a row of five distinct retail premises with small shop fronts, four of which are two storey and one of which is three storeys. Existing development is built to the street frontage with a pedestrian awning and associated business signage.

## PROJECT DESCRIPTION

The proposal includes the demolition of all existing buildings and structures and construction of an 18-storey mixed use building. The proposed land uses include retail premises on the ground floor facing Regent Street with the remainder of the ground floor and levels above to be used for student accommodation providing a total of 408 beds, indoor and outdoor communal areas, bicycle storage, loading dock and ancillary services and facilities. No on-site car parking (or associated basement) is to be provided.

The proposed planning outcome the development is seeking proposes a floor space ratio FSR: 7:1 which equates to a GFA: 9,016m<sup>2</sup> (including 75m<sup>2</sup> retail on the ground level).

The project includes the demolition of the existing built form on the site and construction of a tower and three-storey podium which includes ground level retail, common areas and accommodation above.

Plans prepared by AJ+C show that the tower will rise to approximately RL84.8 and includes the equivalent of 18 storeys above ground. There is no LEP height control for the site, the site is

within the State Environmental Planning Policy (State Significant Precincts) 2005) Redfern–Waterloo Authority Sites area which assigns an eighteen-storey height of buildings control to the site.

It is important to note that this part of Redfern is undergoing significant visual change towards a desired future character that includes higher densities and taller built forms. The site is located on the southern fringes of the Sydney CBD close to Redfern Railway Station, south of Ultimo and Central Station and is surrounded by a relatively flat landscape in all directions. In this regard a tower of the height proposed would in theory have a moderate to large potential visual catchment. We note that the height proposed complies with the height control applicable for the site and is in line with other existing and approved built forms in the same urban block.

## PLANNING CONTEXT

The site is located at 90-102 Regent Street, Redfern within the City of Sydney LGA.

The site is part of The Redfern–Waterloo Authority Sites State significant precinct as defined by State Environmental Planning Policy (State Significant Precincts) 2005, within which the site is assigned a Business Zone – Commercial Core land use zone and an eighteen-storey height of buildings control.

Given the above, the site does not have an assigned land use zone or a height of buildings control within the City of Sydney LEP 2012. For context, the height controls for nearest adjacent buildings assigned by the City of Sydney LEP 2012 are between 15 metres to 22 metres.

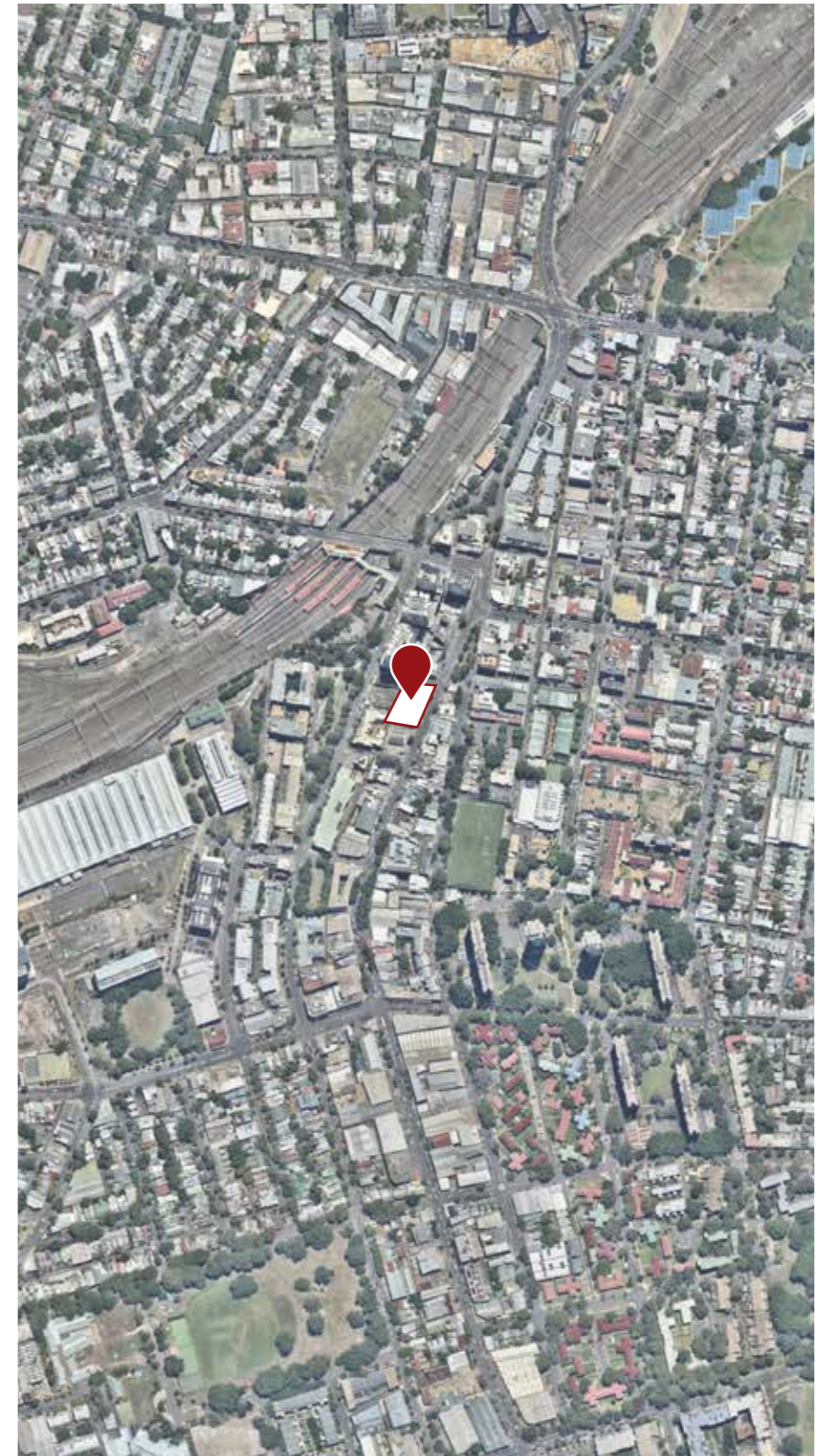


FIGURE 1 SITE PLAN

## 3.0 METHODOLOGY

### OVERVIEW

There is no determinative or required VIA methodology adopted in NSW to assess the visual impacts of new built forms in urban settings. The methodology followed for this VIA is based on our analysis of a number of published methods including the Guidelines for Landscape and Visual Impacts Assessment 3rd edition, published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA) and on the experience gained by the author of this report at Richard Lamb and Associates (RLA). This report also draws on the method outlined in the Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA - NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA).

Although the content and purpose of the RMS LCIA is to assess the impact on the aggregate of an area's built, natural and cultural character or sense of place rather than solely on views, it provides useful guidance as to the logic and process of visual impact assessment (VIA).

Whilst reviewing and combining industry best practice, Urbis is continuing to develop its VIA methodology. Key steps followed by Urbis are outlined below. Some of the headings used in this report follow those established by RLA.

### KEY STEPS OF URBIS VIA METHODOLOGY

#### STAGE 1 PRELIMINARY RESEARCH AND ANALYSIS

- Establish baseline factors; identify and describe the existing visual landscape in terms of visual character, scenic quality, viewer sensitivity and view place sensitivity
- Identify and describe the visual effects of the proposed development on those baseline factors

#### STAGE 2 ANALYSE THE VISUAL EFFECTS

On baseline factors and specifically in relation to all views that have been modelled.

#### STAGE 3 ASSESS THE VISUAL IMPACTS

In the context of relevant subjective 'weighting' factors:

- Consider additional factors that influence the level of visual effects by adding 'weight' to each to arrive at a level of visual impacts for example; consider visual effects in the context of Physical Absorption Capacity (PAC), compatibility with particular features for example with heritage items, desired future character, an existing concept approval or with maritime features.
- Consider the proposed development in the context of the relevant regulatory framework for example SEARs, SEPPs, LEPs and DCPs etc.
- Consider mitigation strategies if appropriate for example ameliorative planting, earthworks or alternate massing of a proposed development.
- Identify residual visual impacts.

In this regard our approach is to limit the level of subjective, emotional interpretation of potential impacts by adopting a systematic, objective and comprehensive approach. This includes separating factors into two key groups; existing baseline or visual context factors such as visual character, scenic quality and viewer sensitivity (public and private domain).

This is followed by an assessment of the extent of the visual effects of the proposed development on each of the baseline factors whilst considering the significance of each view in the context of additional factors such as the nature and composition, distance, viewing period or view blocking effects. The final part of the methodology is to 'weight' or consider significance of the visual effects to be able to determine a final level or rating of visual impact. This is achieved by considering influential factors such as compatibility with the view, visual absorption capacity and sensitivity of the proposed development in its visual context. The final level of visual impact is also influenced by the potential for mitigation for example with implementation of ameliorative planting, architectural massing and detailing.

## VISUAL CATCHMENT

The potential visual catchment is the theoretical area within which the proposal may be visible and, in this regard, theoretically, the visual catchment is larger than the area within which there would be discernible visual effects of the proposal. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation or topography.

Visibility means the extent to which the proposal would be physically visible, is identifiable for example as a new, novel, contrasting or alternatively as a recognisable but compatible feature. Various features affect the extent of visibility for example intervening buildings, the presence of vegetation, infrastructure and topography.

The potential visual catchment of the proposed development was initially determined via a desktop review of the site using 3D aerial imagery, maps and client supplied information.

During field work the potential visibility of the proposal was determined by Urbis by field observations of the site in close views and using the marker building at 7-9 Gibbons Street characterised by distinctive lime green external cladding in more distant views from the west, south-west and north-west. The site's location was also determined by identifying the crane located on the construction site at 11 Gibbons Street.

The proposed 18-storey tower has a moderate to large potential visual catchment. The tower would be visible in all directions in close and medium distant views and some more distant views including isolated views to the east. The potential visual catchment to the west is partly constrained by intervening built form including the approved development at 11 Gibbons Street, now under construction, and development in planning at 13-23 Gibbons Street,

Views to the upper parts of the proposal would be available from the west - from parts of Redfern, Darlington and Newtown. Views from the north for example from Cleveland Street are limited and constrained by the row of existing tower forms north of the site in Regent Street which are similar in height to that proposed. For example views from the north are blocked by towers at 7-9

Gibbons Street and 157 Redfern Street. These existing towers, under construction development at 11 Gibbons Street and planned development at 13-23 Gibbons Street will eventually block most potential views to the site from the north-west. In addition, new tower forms located in Eveleigh Street and Eveleigh Lane will further constrain the visual catchment to the north-west.

The potential visual catchment extends to the east towards Redfern Park and along Redfern Street given that the built form including residential development is low in height in this vicinity. For example the upper parts of the proposed development on the site will be visible in isolated views from Redfern Street, Turner Street are the south end of George Street. The proposed development will have the greatest external exposure to the east along Redfern Street approximately to Pitt Street and the south along Regent Street to its intersection with Botany Road. Parts of the tower will be visible in close views from Margaret Street and William Lane and from the south-west in close views from parts of Gibbons. Views to the upper part of the tower will also be available from the south from isolated locations in Cope Street, Raglan Street and Wyndham Street and further south-west in the vicinity of Locomotive Street.

## HERITAGE

Locally listed environmental heritage items are shown on Sydney LEP 2012 Maps 9 and 10, the closest of which is item I1352 the former 'St Luke's Presbyterian Church', which was constructed between 1872 and 1876 and is locally listed heritage item, now used as the Uniting Church Tonga Parish and located immediately south-east of the site at the north-east corner of Regent Street and Margaret Street.

Other items located to the north-east of the site for example an electrical sub-station at Renwick Street (I1354) and a sample of wood block paving at Wells Street (I1361) are not located within the immediate visual catchment of the site. We note the extent of the 'Redfern Estate' local conservation area located to the east of the site.

## 4.0 BASELINE VISUAL ANALYSIS

This section establishes the visual character of the site and its immediate surrounds so that this can be used as a baseline factor against which to judge the level of change caused by the proposed development.

### VISUAL CHARACTER

#### VISUAL CHARACTER OF THE SITE

Urbis undertook fieldwork in May 2020 to observe the site and its relation to the immediately surrounding visual context.

The site is within the Redfern centre and southeast of Redfern Train Station.

The site is within a block bound by Regent Street, William Lane, Marian Street and Margaret Street. Frontage is to Regent Street, a four-lane road, on its eastern side and to Marian Street, a side street on its northern side.

Existing built form is characterised by a row of five distinct retail premises with small shop fronts, four of which are two storey and one of which is three storeys. Existing development is built to the street frontage with a pedestrian awning and associated business signage.

#### VISUAL CHARACTER - SURROUNDING CONTEXT

Regent Street, to which the site has frontage, is a busy four lane road with on street parking on both sides and traffic heading one way to the south. The immediate surroundings are occupied by buildings of a variety of ages and scale between two and four storeys. Regent Street is predominantly characterised by modern four and five storey mixed use buildings on its eastern side in the vicinity of the site, however further to the south rows of single and two storey residences become more prevalent. The area demonstrates a gentle upward slope towards the north.

The site to the north, across Marian Street, is undergoing redevelopment for the construction of a high rise student accommodation building, which is consistent with the increasing in scale of built form moving north approaching the Sydney CBD and Redfern Train Station (where buildings increase in scale to around 18 storeys).

Opposite the site (to the east) are modern four storey buildings with ground floor retail and apartments above, which adjoined to the north by a vehicle repair station business.

The property at 11 Gibbons Street, to the rear (west of the site), across William Lane, was the former site of a council depot and is currently undergoing redevelopment for 18 storey social housing building. Gibbons Street serves as the opposite one-way street to Regent Street with traffic heading north only and similarly is a busy four lane road with on street parking.

The property adjoining the southern end of the site is used as a kiosk for a fuel service station accessed from Regent Street. This site is also within the Redfern–Waterloo Authority Sites State significant precinct which envisages eighteen storey commercial development.

Further to the south on the southern side of Margaret Street (at 118 Regent Street), is 'St Luke's Presbyterian Church', which was constructed between 1872 and 1876 and is locally listed heritage item. At 181 Regent Street is a 'Terrace house including interior' of local heritage significance. Historic two storey buildings become more prevalent south of the site. The 'Redfern Estate' local conservation area starts 30 metres to the east at Cope Street and stretches 650 metres further east.

Jack Floyd Reserve is the nearest area of open space, 50m north-east of the site, but is small in size with an area of 400m<sup>2</sup> and formed by the space between Regent Street and Cope Street. Approximately 50 metres west of the site is Gibbons Street Reserve (otherwise known as Rosehill Street Park) a small triangular-shaped park of approximately 0.5 hectares in size, bound by Gibbons Street on its east and Rosehill Street on its west, widening to the north where it is crossed by a pathway (Marian Street) which leads to commercial and residential premises in south Eveleigh (and the area of a future southern access to Redfern Train Station). The reserve forms a point in the south where Rosehill Street connects to Gibbons Street. The reserve is grassed, has pockets of mature trees, including a strip along Gibbons Street, and slopes steeply up from Gibbons Street to Rosehill Street.

Other notable areas of public recreation further afield are Daniel Dawson Reserve (200 metres southwest), Raglan Street (350

metres), South Eveleigh Playground (450 metres south west), Redfern Park (500 metres east). We observed that views from the majority of these locations to the site are not available.

Further afield (100 metres to the north-west) is an operational rail corridor, with the access the station (Redfern) being 120 metres to the north. Adjacent to the rail corridor on its southern side and along Locomotive Street (150 metres to the west) are historic buildings which have recently been re-purposed for commercial uses and for use as museums. This character of this area is therefore mixed, comprising historic brick industrial buildings alongside modern concrete and glass commercial buildings. 'New Locomotive Workshop' and 'Works Manager's Office' are listed items of state heritage significance and the 'Eveleigh Railway Workshops' area generally is listed as being of State heritage significance.

Buildings on Rosehill Street comprise two storey commercial buildings, and north Margaret St, four to five storey former industrial warehouse buildings re-purposed for apartments with some recent additions, most notably 'The Watertower' at No1 Marian Street.

View sharing outcomes in relation to the closest and potentially most affected dwellings are discussed in more detail in "Private Domain – view sharing analysis" on page 13 of this VIA.

SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness or preference of the visual setting of the site and is baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia by academics including Terrance Purcell, Richard Lamb, Colleen Morris and Gary Moore.

Moore (2006) summarises the theoretical and methodological constructs in the field of environment, behaviour and society (EBS) and discusses the largest body of research in this area prepared by Associate Professor Terry Purcell and Dr Richard Lamb. The research details results in relation to the experience, perception and aesthetics of natural and cultural landscapes, affective

experience of the environment, and the perception of scenic quality.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts. The site would be considered in isolation and within its visual setting as having low scenic quality, given that it constitutes typical built form for this area, demonstrates no heritage significance or other unique character and furthermore is generally in a poor condition.

VIEW PLACE SENSITIVITY

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

In our opinion there are no highly sensitive public domain view locations in the vicinity of the site. No specific important views or vistas were identified in City of Sydney LEP and DCP for the site and surroundings. The Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority identify Regent Street, Redfern Street and Gibbons Street as examples of a 'local and long-distance view corridor' relevant to the site (Refer to map below). These have been considered in the viewpoints utilised in this VIA.

Most views that are available towards the site are constrained to view corridors so that views would be from moving, viewing situations experienced for short periods of time.

Close range views are limited to Regent Street and Jack Floyd Reserve, which contains benches and grassed areas and therefore may support extended viewing periods. Medium range views are available to residents of apartments which

face towards the site at Little Eveleigh Street. Most other views would likely be glimpses from pedestrians or those within moving vehicles.

Given the lack of long term and close views, view place sensitivity is considered low.

VIEWER SENSITIVITY

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

Private domain views will be limited to those from shop top houses located on Regent street and will be limited to upward views at oblique angles. Adjoining existing, under construction and approved high rise student accommodation buildings to the north and west have frontage to the proposed development, however residents of the student accommodation are transient and therefore views are not considered long term private views.

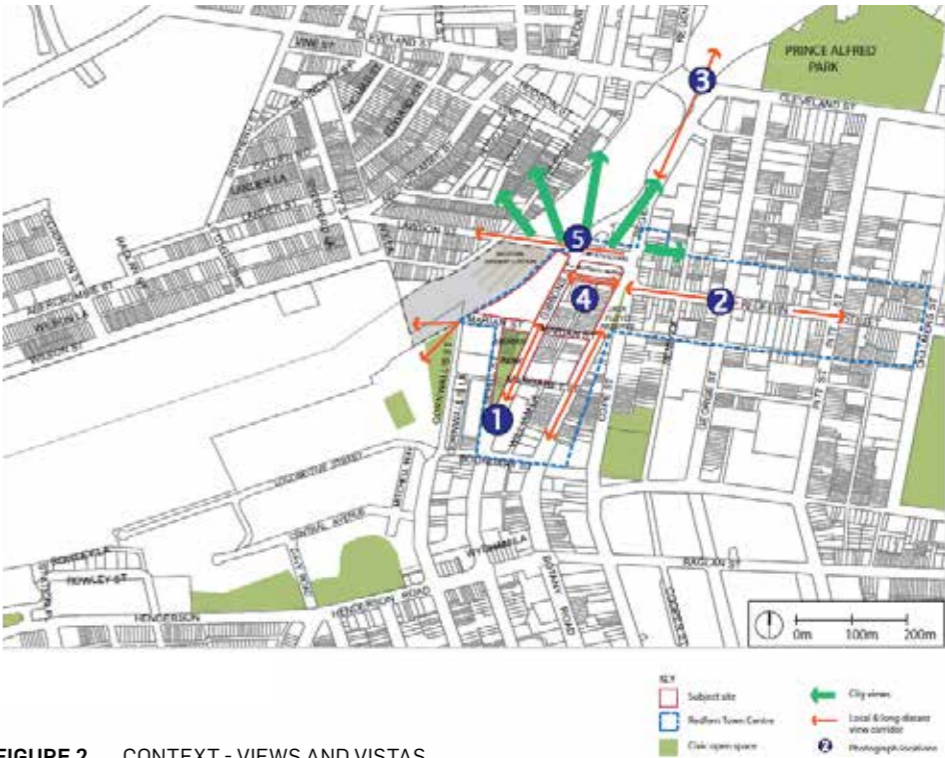


FIGURE 2 CONTEXT - VIEWS AND VISTAS

## 5.0 ADDITIONAL FACTORS FOR CONSIDERATION

### DEFINITION OF VIEW TYPES

View composition type when considered in formal pictorial terms, refers to the placement or arrangement of visual elements in a view which in this case will include the proposed development in the composition of the view.

Considering a view in formal pictorial terms means that we consider various parts of the composition as if it were a painting where the composition can be divided broadly into the sections of foreground, mid-ground and background.

A description of typical view types is provided below:

- Expansive: unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.
- Restricted: a view which is restricted at some distance by features between or to the sides of the viewer and the view for example by vegetation or built forms.
- Panoramic: a 360 degree angle of view unrestricted by any features close to the viewer.
- Focal: a view that is focused and directed toward the proposed development by features close to the viewer for example a view that is constrained to a road corridor by buildings etc
- Feature: a view where the proposed development is the main feature or element and dominates the view. A feature view would be a close range view.

Other additional factors that influence the significance of visual effects include consideration of the viewing period, the distance of the view from the viewing location to the proposed development, the level of view loss or blocking effects and in some situations the viewing level alters the ability to perceive the level of visual effects.

There are number of direct focal or feature views that are available towards the proposed development such as in surrounding un-vegetated streets and across open areas such as across Redfern Train Station from its northern side. Views from surrounding streets are restricted by the screening effects of intervening built form and vegetation.

### RELATIVE VIEWING LEVEL

Relative viewing level refers to the location of the viewer relative to the location of the proposal. The viewing angel towards the proposed development can affect perception of the visual effects. For example, the visual effects of a proposed development in downward views from elevated locations relative may decrease the level of visual effects. However the visual effects of the same development in a close view or from a similar level to the proposed development, may be more significant for example due to the effects of the trailing edge (the edge furthest from the viewer), particularly if built form intrudes into horizons.

All of the public or private views inspected and analysed are from ground levels (the concourse at Redfern Train Station is level with Lawson Street), though owing to the gradual upward slope from south to north, the northernmost viewpoints are approximately 10 metres higher in elevation than the southernmost. The subject site occupies an area in between these elevations.

The elevation of these viewpoints neither decreases or increases the perception of the proposed development.

### VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or the waterways, provide for greater potential for the viewer to perceive the visual effects. Repeated viewing period events, for example views experienced from roads as a result of regular travelling, are considered to increase perception of the visual effects of the proposal.

The majority of views from public domain locations to the proposed development will be from moving viewing locations for short periods of time from Regent Street. From surrounding streets, views towards the site are blocked by existing built form. Views from Jack Floyd Reserve will be partially impeded by vegetation within this reserve.

## VIEWING DISTANCE

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

For the proposed development, as the visual catchment is limited and there is low external visibility of the subject site most of the views modelled fall into the close and medium close ranges. Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m).

There are no easily identifiable long-distance direct views to the site, that in our opinion warrant specific modelling and assessment. The views modelled in photomontages have been selected to be representative of the types of views that would be available from a range of distances surrounding the site.

## VIEW LOSS OR BLOCKING EFFECTS RELEVANT REGULATORY FRAMEWORK

With regard to important views and vistas, no specific guidance for this area or site was identified in City of Sydney LEP or DCPs.

The site is part of the Redfern–Waterloo Authority Sites State significant precinct as defined by State Environmental Planning Policy (State Significant Precincts) 2005.

The Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority identify Regent Street, Redfern Street and Gibbons Street as examples of a 'local and long-distance view corridor' relevant to the site.

The proposed development would not obstruct any views to surrounding heritage items and conservation areas that existing, approved or under construction buildings would not already obstruct. The proposed development is consistent with the existing building line and as such would not cause view blocking of heritage items within Regent Street.

## PLANNING PRINCIPLES RELEVANT TO VIEW LOSS

There are two planning principles from the Land and Environment Court of New South Wales that are relevant. The most relevant in terms of private domain view sharing is Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity) and in relation to public domain views Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046 (Rose Bay).

View loss or blocking effects refers to the extent to which the proposal is responsible for view loss or blocking the visibility of items that are currently visible in the composition of a view. Tenacity concerns private domain view loss and describes what features are considered to be scenic and valuable. The principle also describes the extent of view loss using a qualitative scale and takes into consideration . the value of features in each composition and from where the views are available.

Rose Bay is relevant to view loss in the public domain in relation to important or documented views and therefore should be considered in relation to the views documented within the

Redfern Centre Urban Design Principles (Refer to section 3.3). On inspection of views Urbis determined that due to the orientation and alignment of each view and relationship to existing built form, the level of visual effects and likely impacts of the proposed development on the existing composition would be negligible. In this regard in our opinion there is no utility in assessing the proposed against this planning principle.

## PRIVATE DOMAIN – VIEW SHARING ANALYSIS

This report assesses the likely visual effects and potential impacts of the construction of the Proposed Development on views from neighbouring residences. Our view sharing assessment is based on external observations from publicly accessible locations . A Tenacity Assessment has not been undertaken. Notwithstanding its application may not be required according to the pre-threshold step in Tenacity that requires an assessment only if the quantum and quality of the potential loss is anticipated to be substantial. For completeness we include the following observations;

## EXISTING VIEW ACCESS

Based on observations of the spatial relationship between surrounding residential dwellings and the site Urbis acknowledges that the proposed development will be visible from some immediately surrounding residences.

We note that approved or under construction 18-storey buildings adjoining the site (80-88 Regent Street and 11 Gibbons Street ) and in planning 13-23 Gibbons Street will impact views to a similar extent given the height location if each in relation to the proposed development. The proposed development is unlikely to cause any visual impacts that would not already be caused by the under-development buildings.

Visual change or potential view loss is likely to be experienced from residences located on the opposite side of Regent Street, specifically 133 and 137-141 Regent Street and 6 Cope Street. The shop top housing located at these addresses have balconies and windows which face directly to the site. The upper floors at these buildings may be elevated enough to view over the existing buildings at the site and therefore would be the most impacted by the proposed development, whereas the lower floors which are level with the existing building would not be impacted.

To the north, views from south facing units of the student accommodation building at 66 Regent Street will be impacted. It should be noted that the aforementioned views from 66 Regent Street will be blocked by a further student accommodation building under construction at 88 Regent Street. This building will face the proposed development directly to the north, separated only by Marian Street. Given that these units are student accommodation, impacts to these views are not considered as significant as those to private residences.

None of the units of the residential building at 9A Gibbons Street (located to the north west) are oriented directly to the proposed development, however we would expect the proposed development to be in the field of vision for east and south facing apartments. The construction of 88 Regent Street, however, will have a far greater impact to views from this building, being located immediately east. Likewise, an 18-storey social housing building is currently under development at 11 Gibbons Street and this will impede views to the south.

To the west of the site, a degree of visual change or potential view loss would be expected for units within 1 Marian Street and 32 Rosehill Street which are oriented towards the site, however views for eastern facing units are limited by a lack of elevation above obstructing vegetation (particularly at 32 Rosehill Street and less so for 1 Marian Street which is four to five storeys but comparatively a much taller building.) We note that an application (SSD-9194) is under assessment for an 18-storey student accommodation building at this site.

East facing apartments at 13-23 Gibbons Street currently face towards or overlook the fuel service station will but may be impacted to varying degrees by the proposed development. We note that these apartment have been purchased by a developer and plans for redevelopment are under assessment.

The upper floors of 13-17 Cope Street overlook surrounding buildings and whilst it is not oriented towards the proposed development, partial visual change or potential view loss may be experienced.

For residents of the buildings identified located on Regent Street and Gibbons Street, the proposed development will introduce a taller built form into the close ground composition. The upper storeys may experience view loss to the west, however the lower and middle storeys are already obstructed by the existing buildings within the site. The proposed development would be viewed against a backdrop of existing and under construction built form on Gibbons Street.

Any views lost for residents of the upper floors will be of open space, vegetation, the railway infrastructure and background buildings. Such views are vernacular local urban views and do not contain any notable features that would be considered as scenic, iconic or highly valued in Tenacity. In this regard in our opinion the extent and nature of the likely view loss is considered as minor and does not warrant an assessment against the Tenacity Planning Principle. View sharing impacts on private domain views have been interpolated from observations made from publicly accessible places.

To summarise, in our opinion potential view loss in relation to all private domain views is anticipated to be minor. The extent of visual effects is contemplated by the Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority and the controls within the Redfern-Waterloo Sites within State Environmental Planning Policy (State Significant Precincts) 2005.



## 6.0 ANALYSIS OF PHOTOMONTAGES

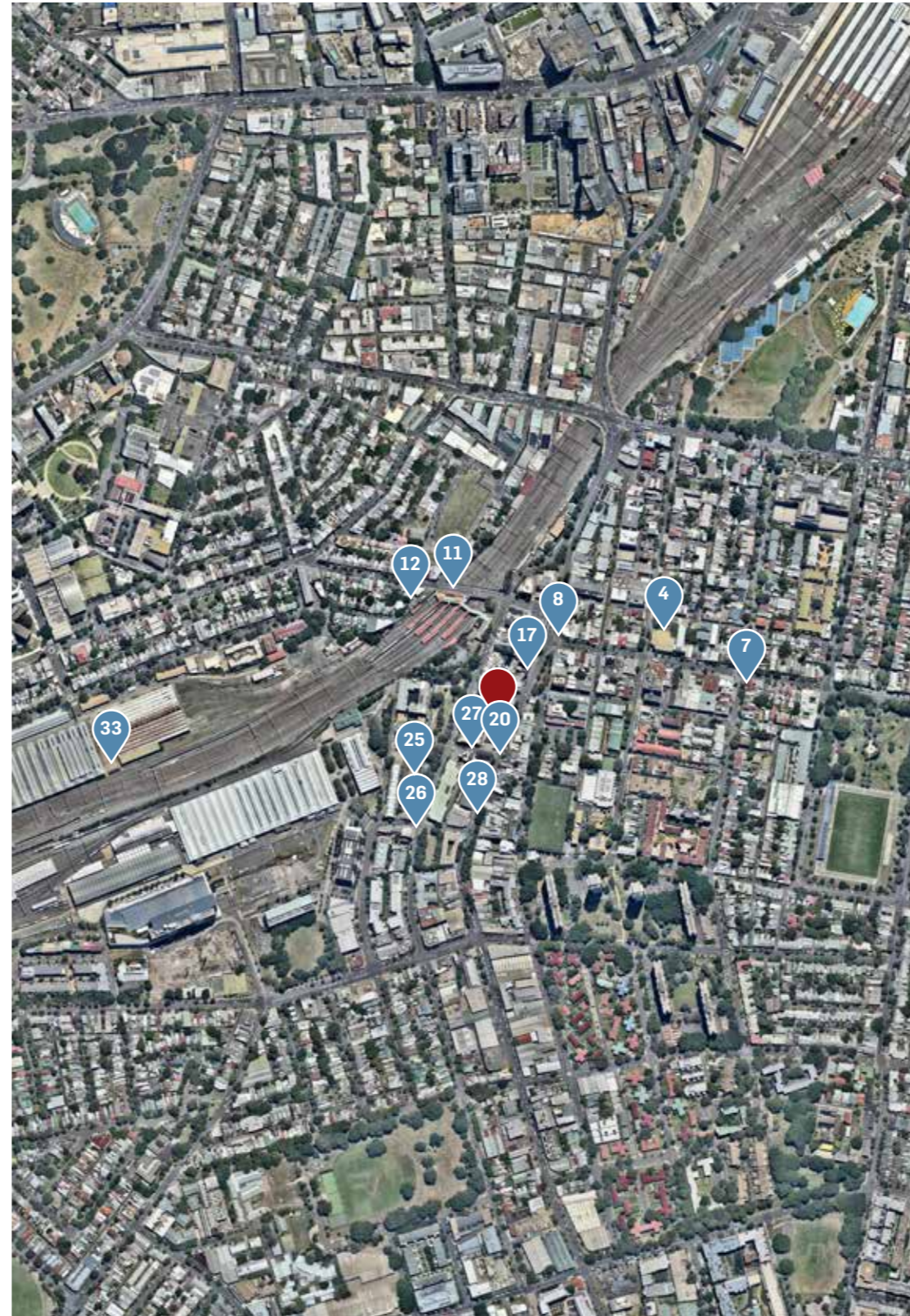


FIGURE 3 PHOTOMONTAGE LOCATION MAP

The view locations have been selected following field work and analysis of the site's potential visual catchment of the site and provide a range of distances. The view points selected for modelling in our opinion provide a representative range of view types and distances ranges for example medium and close distant views and expansive and focal views.

- 90-102 Regent Street (Development Site)
- V4.** View south-west from southeast corner of George Street and Redfern Street
- V7.** View west from shared space at the corner of Turner Street and George Street
- V8.** View south-east from northeast corner of Redfern Street and Regent Street
- V11.** View across train station platforms from the west side of the concourse of Redfern Station
- V12.** View south-east from Little Eveleigh Street
- V17.** View south from the steps at the southern side of Jack Floyd Reserve steps
- V20.** View north-west from the footpath on the eastern side of Regent Street
- V25.** View north-east from the southern end Gibbons Street Reserve
- V26.** View north-north-east along William Lane towards Margaret Street from the junction with Boundary Street
- V27.** View north Margaret Street adjacent to the church
- V28.** View north along Regent Street adjacent to a bus stop on the footpath on the eastern side opposite Boundary Street
- V33.** View north from Carriage works south

# VIEW 04

## VIEW SOUTH-WEST FROM SOUTH-EAST CORNER OF GEORGE STREET AND REDFERN STREET

**Location & distance class**

South-east corner of George Street and Redfern Street

Medium

100- 500m

**View Type**

Restricted view, due to intervening built form and street tree vegetation

**Existing Composition of the View**

The view is characterised by road corridor and two-storey buildings including early and mid-20th Century shop fronts. Both streetscapes include semi-mature evergreen street trees.

**Visual Effects of the Proposed Development on the Composition**

The majority of the proposed built form is blocked in this oblique upward view by intervening buildings and street tree vegetation. A minor amount of proposed built form will be visible in the context of existing and approved buildings now under construction. The proposed development is not dissimilar to adjacent tower forms in relation to its height, form and character. The proposed development is compatible with the desired future character for this part of Redfern. In addition, foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from this vicinity.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high

Overall Rating of Significance of Visual Impact	LOW
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FIGURE 4 EXISTING CONDITIONS



FIGURE 5 SURVEY OVERLAY

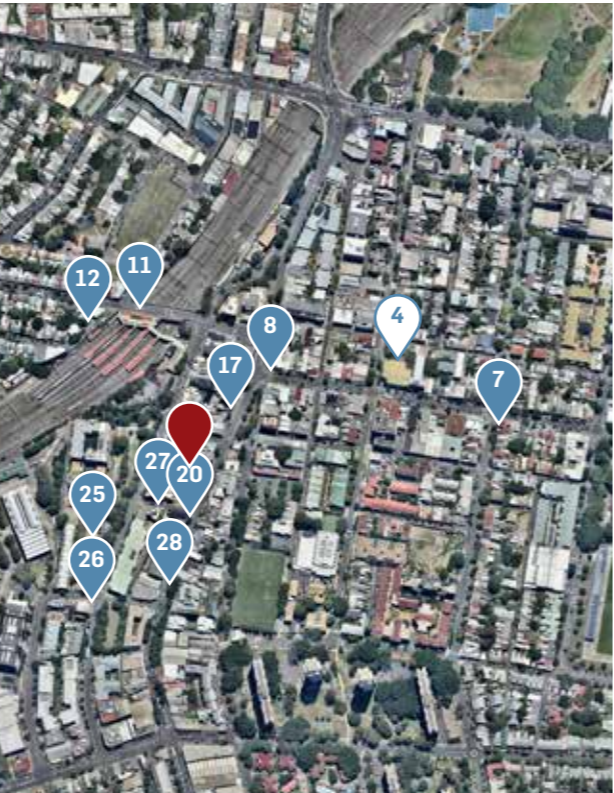


FIGURE 6 VIEW PLACE LOCATION



FIGURE 7 PHOTOMONTAGE

# VIEW 07

## VIEW WEST FROM THE PEDESTRIAN PATH AT THE CORNER OF TURNER STREET AND GEORGE STREET.

### Location & distance class

North-east corner of Turner Street and George Street

Medium

100- 500m

### View Type

Restricted view, due to intervening built form and street tree vegetation

### Existing Composition of the View

The foreground composition includes two-storey residential terraces and contemporary two to three-storey town house development along Turner Street. Both streetscapes include semi-mature evergreen street trees.

### Visual Effects of the Proposed Development on the Composition

The upper part of the proposed tower will be visible above foreground buildings. The minor amount of the proposed built form will be visible in the context of existing buildings and others that are approved and some under construction. The proposed development is not dissimilar to adjacent tower forms in relation to height, form and character. The proposed tower form is compatible with the desired future character for this part of Redfern which is transitioning to include high-density mixed-use tower forms. In addition, foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from street level in this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

### Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	low-medium
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	LOW



FIGURE 8 EXISTING CONDITIONS



FIGURE 9 SURVEY OVERLAY

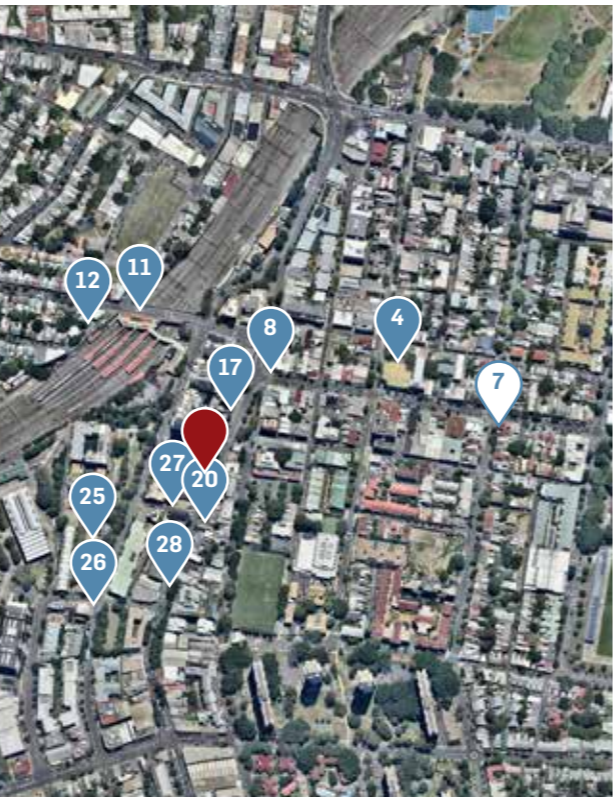


FIGURE 10 VIEW PLACE LOCATION



FIGURE 11 PHOTOMONTAGE

# VIEW 08

## VIEW SOUTH-EAST FROM NORTHEAST CORNER OF REDFERN STREET AND REGENT STREET

**Location & distance class**

North-east corner of Redfern Street and Regent Street

Close

100m

**View Type**

Restricted vie, due to intervening buildings and the oblique angle of the view

**Existing Composition of the View**

The foreground and mid-ground composition is predominantly characterised by tower forms, road carriageway and pedestrian thoroughfares including public art. The west street frontage height of buildings is relatively uniform and relates to the façade of adjoining Victorian era buildings

**Visual Effects of the Proposed Development on the Composition**

In this oblique view the proposed tower will introduce a new form to the streetscape. The east elevation will contribute a narrow vertical feature in this view adjacent to an approved building envelope (shown as a translucent salmon-coloured block) tower. The building will be partially . The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low-medium
Visual Absorption Capacity	medium
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	LOW



FIGURE 12 EXISTING CONDITIONS



FIGURE 13 SURVEY OVERLAY

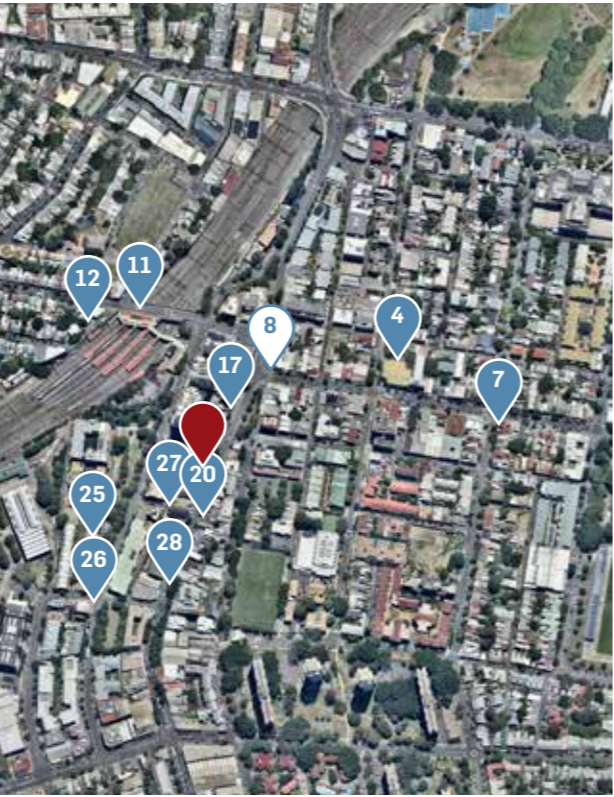


FIGURE 14 VIEW PLACE LOCATION



FIGURE 15 PHOTOMONTAGE

# VIEW 11

## VIEW SOUTH-EAST ACROSS TRAIN STATION PLATFORMS FROM THE WEST SIDE OF THE CONCOURSE OF REDFERN STATION

**Location & distance class**

West side concourse of Redfern Station

Medium

100- 500m

**View Type**

Focal

**Existing Composition of the View**

The foreground composition is relatively undeveloped due to open space above Redfern Train Station platforms and tracks provide access to views towards the subject site from this elevated position. Existing tower forms are present in the southern part of the view including an approved tower in Gibbons Street now under construction . The southern and western side of the view is predominantly characterised by tree canopies associated with the Gibbons Street Park and low, bulky former industrial warehouse buildings now converted to residential apartments

**Visual Effects of the Proposed Development on the Composition**

All potential views to the proposed development will be blocked by the construction of approved development. The proposed tower form is compatible with the desired future character for this part of Redfern which is transitioning to include high-density mixed-use tower forms. In addition, foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from street level in this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	medium
View Loss & View Blocking Effects	low

**Rating of visual effects on variable weighting factors**

Public Domain View Place Sensitivity	low-medium
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	<b>LOW</b>



FIGURE 16 EXISTING CONDITIONS



FIGURE 17 SURVEY OVERLAY

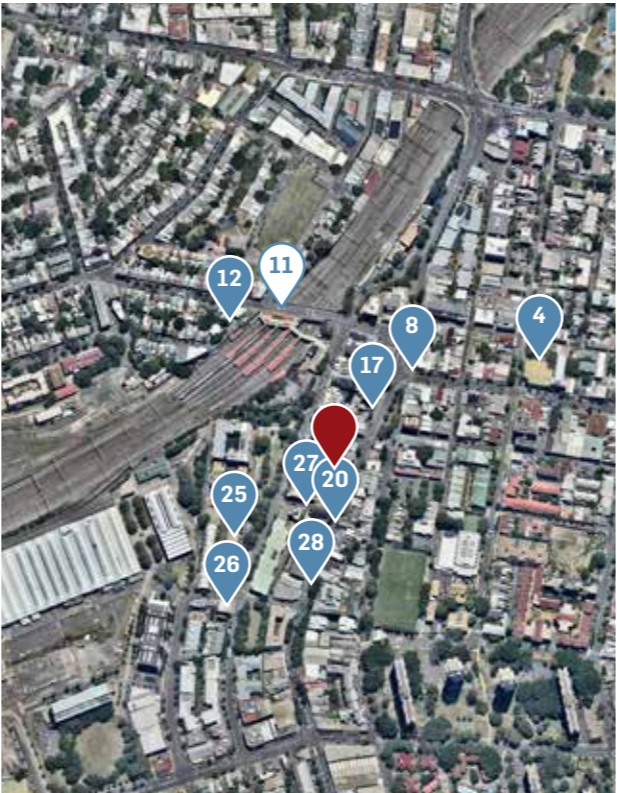


FIGURE 18 VIEW PLACE LOCATION



FIGURE 19 PHOTOMONTAGE

# VIEW 12

## VIEW SOUTH- EAST FROM LITTLE EVELEIGH STREET

**Location & distance class**

Little Eveleigh Street view southeast

Medium

100- 500m

**View Type**

Focal

**Existing Composition of the View**

The foreground composition is relatively undeveloped due to open space above Redfern Train Station platforms and tracks provide access to views towards the subject site from this elevated position. Existing tower forms are present in the southern part of the view including an approved tower in Gibbons Street now under construction . The southern and western side of the view is predominantly characterised by tree canopies associated with the Gibbons Street Park and low a bulky former industrial warehouse buildings now converted to residential apartmentknown as the 'The Watertower' apartment building.

**Visual Effects of the Proposed Development on the Composition**

The majority of the potential views to the proposed development will be blocked by the construction of approved development and existings towers that persent to Gibbons Street. A narrow section of the upper parts of the built form proposed will be visible between buildings in Gibbons Street. The proposed development is not dissimilar in height, form or character to other towers located along Glbbons Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use tower forms. In addition vegetation in the mid-ground comosition will continue to grow generating further view blocking and filtering effects in views this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low-medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	LOW



FIGURE 20 EXISTING CONDITIONS



FIGURE 21 SURVEY OVERLAY



FIGURE 22 VIEW PLACE LOCATION



FIGURE 23 PHOTOMONTAGE

# VIEW 17

## VIEW SOUTH FROM THE STEPS AT THE SOUTHERN SIDE OF JACK FLOYD RESERVE STEPS

### Location & distance class

Jack Floyd Reserve Steps

Close

<100m

### View Type

Focal

### Existing Composition of the View

The existing view composition is predominantly characterised by two-storey terrace development located on the subject site above which the view is open sky. Two tower forms under construction provide taller built forms in the view. The Heritage item (Church) contributes to the south part of the view composition.

### Visual Effects of the Proposed Development on the Composition

The proposed development will introduce a new built form into the foreground composition of the view. The majority of both the east and north elevations will be visible. The proposed development is not dissimilar in height, form or character to other towers located along Regent Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use towers. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the church remain unaffected by the proposed development.

### Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)

Visual Character	medium
Scenic Quality of View	medium
View Composition	medium -high
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low

### Rating of visual effects on variable weighting factors

Public Domain View Place Sensitivity	medium-high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	High
Overall Rating of Significance of Visual Impact	<b>LOW-MEDIUM</b>



FIGURE 24 EXISTING CONDITIONS



FIGURE 25 SURVEY OVERLAY

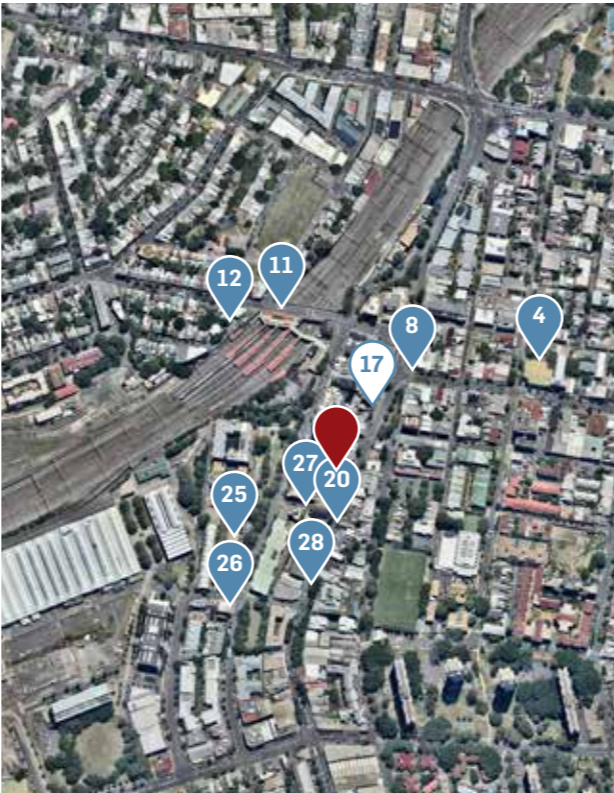


FIGURE 26 VIEW PLACE LOCATION



FIGURE 27 PHOTOMONTAGE

# VIEW 20

## VIEW NORTHWEST FROM THE FOOTPATH ON THE EASTERN SIDE OF REGENT STREET

**Location & distance class**

Regent Street view Northwest  
Close  
<100m

**View Type**

Focal

**Existing Composition of the View**

This is a close view towards the site including a foreground of two-storey built forms which occupy it and the wide carriageway of Regent Street. The composition of the view is characterised by older lower buildings and contemporary tower forms, where the streetscape is devoid of street trees.

**Visual Effects of the Proposed Development on the Composition**

The south and east elevations of the proposed development are visible above the fuel service station building, which adjoins the site to the south. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.

**Rating of Visual Effects of Proposed Development on Baseline Factors**  
(nil, low, medium and high)

Visual Character	medium
Scenic Quality of View	medium
View Composition	medium-high
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	<b>LOW</b>



FIGURE 28 EXISTING CONDITIONS



FIGURE 29 SURVEY OVERLAY



FIGURE 30 VIEW PLACE LOCATION



FIGURE 31 PHOTOMONTAGE

# VIEW 25

## VIEW NORTHEAST FROM THE SOUTHERN END GIBBONS STREET RESERVE

**Location & distance class**

South end Gibbons Street Park

Medium

100- 500m

**View Type**

Restricted view, due to intervening built form and street tree vegetation

**Existing Composition of the View**

This is a near axial view towards the subject site including a foreground characterised by the local park, vegetation and three to four- storey residential development in Gibbons Street. the background composition includes existing and approved tower forms and a construction site.

**Visual Effects of the Proposed Development on the Composition**

The majority of the potential views to the proposed development will be blocked by the construction of approved and existing towers that present to Gibbons Street. A narrow section of the upper parts of the built form proposed will be visible between buildings in Gibbons Street. The proposed development is not dissimilar in height, form or character to other towers located along Gibbons Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

**Visual Character** low

**Scenic Quality of View** low

**View Composition** low

**Viewing Level** nil

**Viewing Period** low

**Viewing Distance** low

**View Loss & View Blocking Effects** low

**Rating of visual effects on variable weighting factors**

**Public Domain View Place Sensitivity** low

**Visual Absorption Capacity** high

**Compatibility with Urban Features in the Composition** high

**Overall Rating of Significance of Visual Impact** **LOW**



FIGURE 32 EXISTING CONDITIONS



FIGURE 33 SURVEY OVERLAY

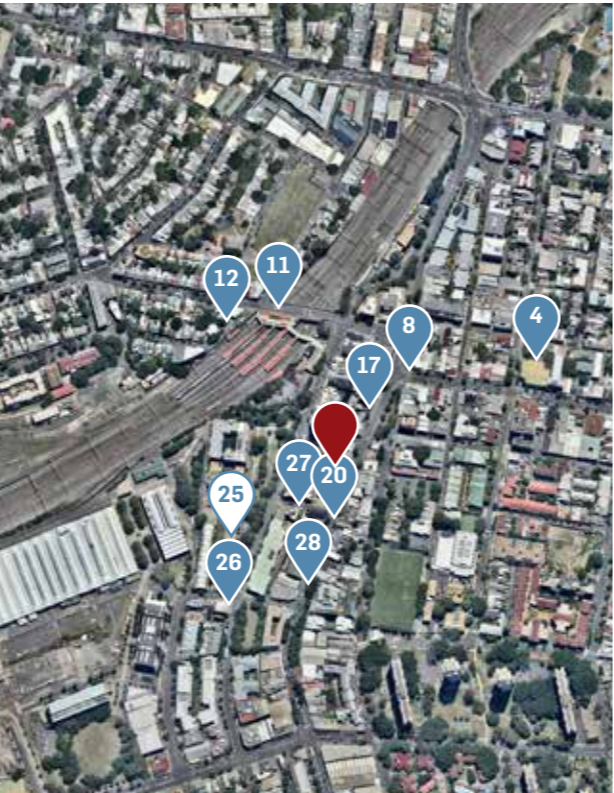


FIGURE 34 VIEW PLACE LOCATION



FIGURE 35 PHOTOMONTAGE

# VIEW 26

## VIEW NORTH-NORTHEAST ALONG WILLIAM LANE TOWARDS MARGARET STREET FROM THE JUNCTION WITH BOUNDARY STREET

**Location & distance class**

Boundary Street view north along William Lane

Medium

100- 500m

**View Type**

Axial

**Existing Composition of the View**

This axial view is framed by the single storey rear of the mixed use buildings on Regent Street and the apartment building at 39-61 Gibbons Street. The focal point of the view is the existing apartment building at 13-23 Gibbons Street.

**Visual Effects of the Proposed Development on the Composition**

Part of the south elevation of the proposed tower will be visible at the end of William Lane, occupying an envelope comparable to that of the building under construction to its north. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	high
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	medium
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	<b>LOW</b>



FIGURE 36 EXISTING CONDITIONS



FIGURE 37 SURVEY OVERLAY

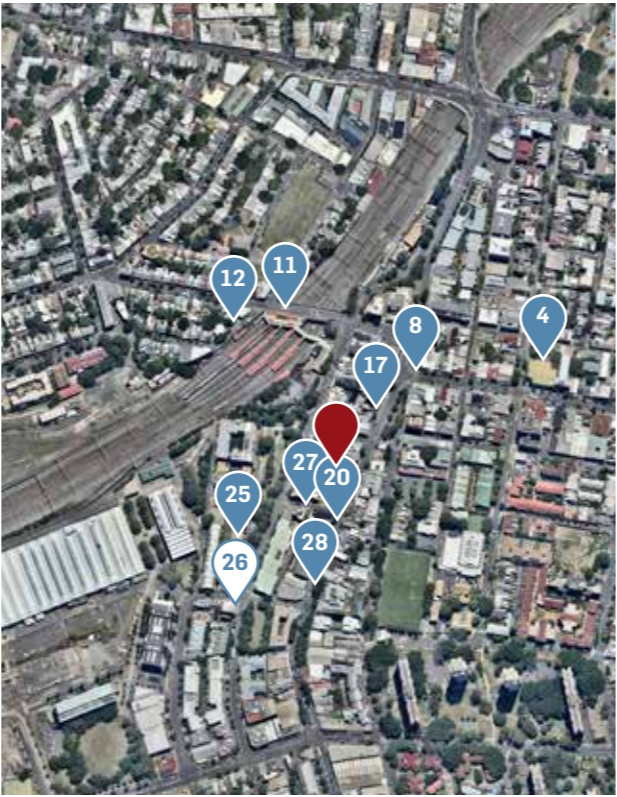


FIGURE 38 VIEW PLACE LOCATION



FIGURE 39 PHOTOMONTAGE

# VIEW 27

## VIEW NORTH MARGARET STREET ADJACENT TO THE CHURCH

**Location & distance class**

Margaret Street adjacent to the church

Close

<100m

**View Type**

Focal

**Existing Composition of the View**

A fuel station and a four storey building form the foreground of the view whilst a collection of high rise buildings are visible in the background.

**Visual Effects of the Proposed Development on the Composition**

Part of the south elevation of the proposed tower will be visible from the east end of Margaret Street, occupying an envelope that is not dissimilar to others that exist and are approved in the composition. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.

**Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)**

Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	<b>MEDIUM</b>



FIGURE 40 EXISTING CONDITIONS



FIGURE 41 SURVEY OVERLAY

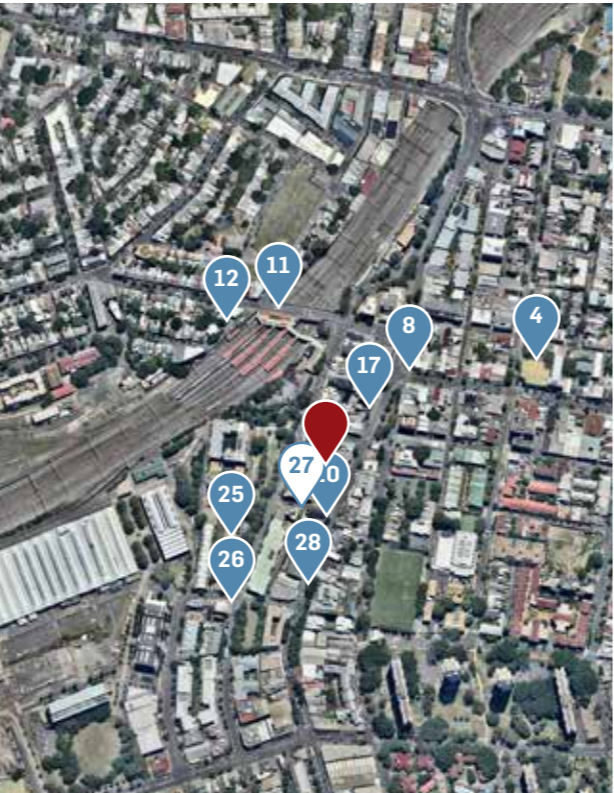


FIGURE 42 VIEW PLACE LOCATION



FIGURE 43 PHOTOMONTAGE

# VIEW 28

## VIEW NORTH ALONG REGENT STREET ADJACENT TO A BUS STOP ON THE FOOTPATH ON THE EASTERN SIDE OPPOSITE BOUNDARY STREET

**Location & distance class**  
Regent Street opposite Boundary Street  
Medium  
100- 500m  
**View Type**  
Axial

**Existing Composition of the View**  
The view is predominantly characterised by urban development, framed by two-storey terrace-style buildings and a contemporary mixed-use development to the south. The Uniting Church Spire is also visible against a backdrop of existing towers above part of the service station adjacent to the subject site.

**Visual Effects of the Proposed Development on the Composition**

The south and east elevations of the proposed development are visible above the fuel service station building, which adjoins the site to the south. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.

Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	medium
Viewing Distance	medium
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	Medium
Compatibility with Urban Features in the Composition	high
Overall Rating of Significance of Visual Impact	<b>LOW</b>



FIGURE 44 EXISTING CONDITIONS



FIGURE 45 SURVEY OVERLAY

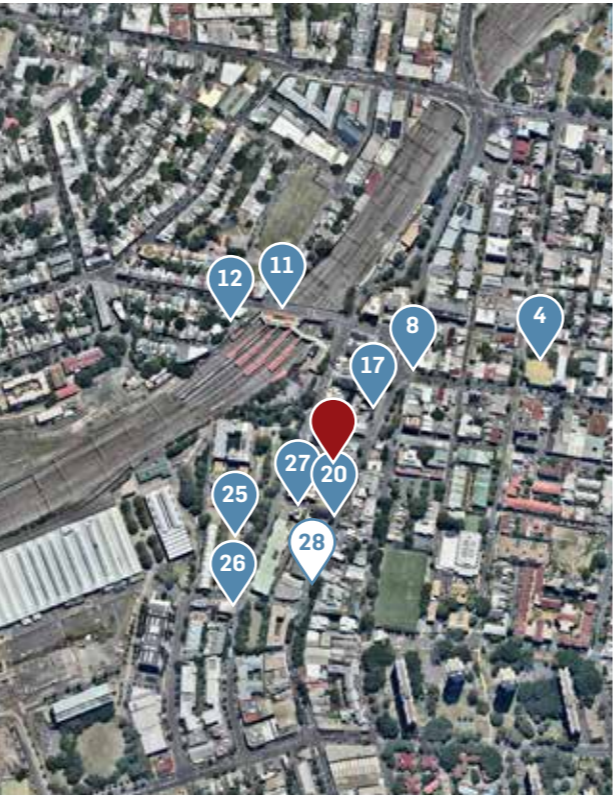


FIGURE 46 VIEW PLACE LOCATION



FIGURE 47 PHOTOMONTAGE

# VIEW 33

## VIEW NORTH FROM CARRIAGEWORKS SOUTH

<b>Location &amp; distance class</b>	
View north from Carriageworks south	
Distant	
>500m	
<b>View Type</b>	
Restricted view, due to rail infrastructure and foreground features	
<b>Existing Composition of the View</b>	
The composition of this view is dominated by operational and historic railway infrastructure. Existing tower buildings are visible in the background.	
<b>Visual Effects of the Proposed Development on the Composition</b>	
All potential views to the proposed development will be blocked by the construction of intervening approved developments located in Gibbons Street.	
<b>Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)</b>	
<b>Visual Character</b>	low
<b>Scenic Quality of View</b>	low
<b>View Composition</b>	low
<b>Viewing Level</b>	nil
<b>Viewing Period</b>	low
<b>Viewing Distance</b>	medium
<b>View Loss &amp; View Blocking Effects</b>	low
<b>Rating of visual effects on variable weighting factors</b>	
<b>Public Domain View Place Sensitivity</b>	low
<b>Visual Absorption Capacity</b>	high
<b>Compatibility with Urban Features in the Composition</b>	high
<b>Overall Rating of Significance of Visual Impact</b>	<b>LOW</b>

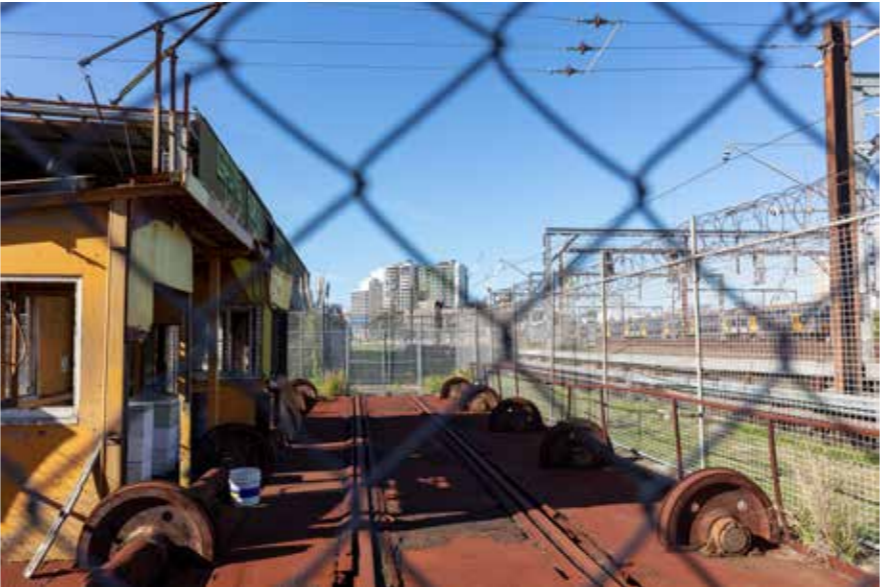


FIGURE 48 EXISTING CONDITIONS

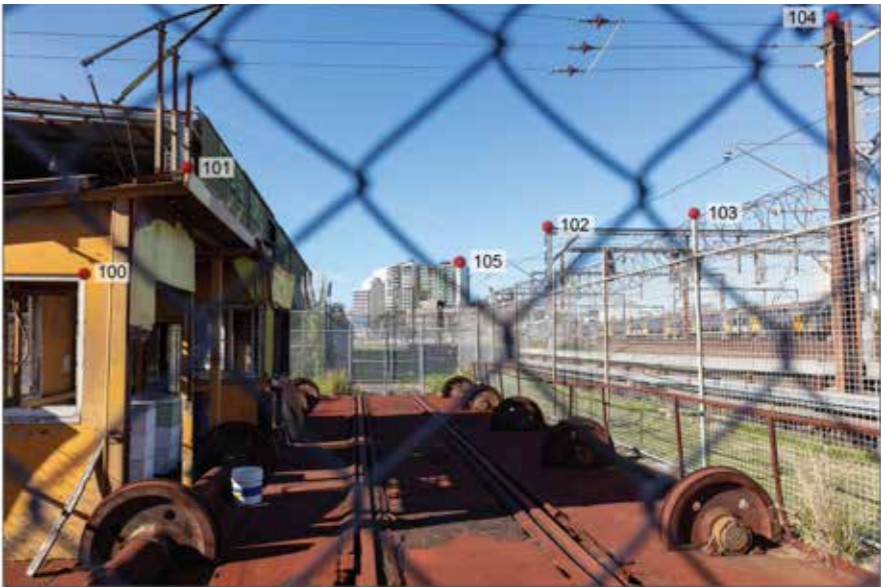


FIGURE 49 SURVEY OVERLAY

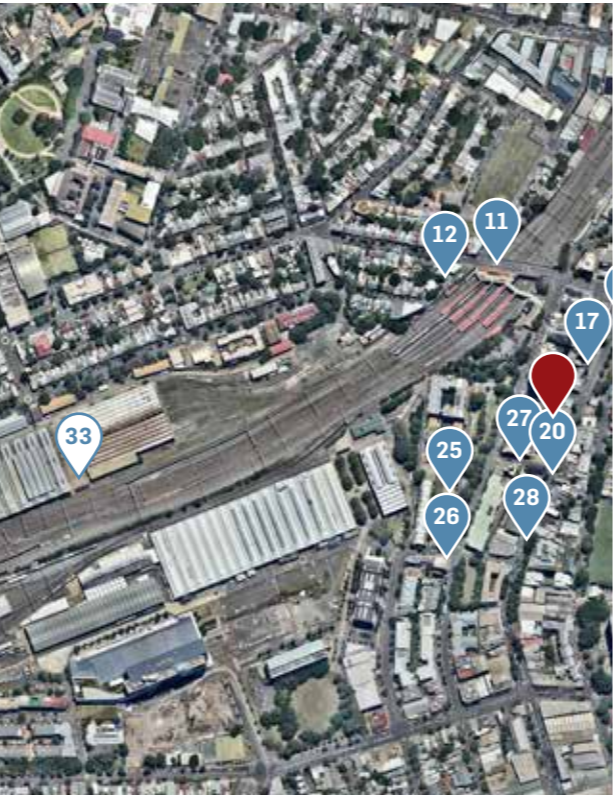


FIGURE 50 VIEW PLACE LOCATION



FIGURE 51 PHOTOMONTAGE

TABLE 2 SUMMARY TABLE OF VISUAL EFFECTS

View Reference	Description	View Direction	Focal Lens	Distance Range	Location	Distance Class	View Type	Existing Composition of the View	Visual Effects of the Proposed Development on the Composition	Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
									(Modelled in light grey)	(Refer to tables 3 in Appendix 1 for descriptions and rating information)	
View 04	View south-west from south-east corner of George Street and Redfern Street	South-west	35mm	100-500m	South-east corner of George Street and Redfern Street	Medium	Restricted view, due to intervening built form and street tree vegetation	The view is characterised by road corridor and two-storey buildings including early and mid-20th Century shop fronts. Both streetscapes include semi-mature evergreen street trees.	The majority of the proposed built form is blocked in this oblique upward view by intervening buildings and street tree vegetation. A minor amount of proposed built form will be visible in the context of existing and approved buildings now under construction. The proposed development is not dissimilar to adjacent tower forms in relation to its height, form and character. The proposed development is compatible with the desired future character for this part of Redfern. In addition foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from this vicinity.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effect	Low
View 07	View west from the pedestrian path at the corner of Turner Street and George Street.	West	35mm	100-500m	North-east corner of Turner Street and George Street	Medium	Restricted view, due to intervening built form and street tree vegetation	The foreground composition includes two-storey residential terraces and contemporary two to three-storey town house development along Turner Street. Both streetscapes include semi-mature evergreen street trees.	The upper part of the proposed tower will be visible above foreground buildings. The minor amount of the proposed built form will be visible in the context of existing buildings and others that are approved and some under construction. The proposed development is not dissimilar to adjacent tower forms in relation to height, form and character. The proposed tower form is compatible with the desired future character for this part of Redfern which is transitioning to include high-density mixed-use tower forms. In addition foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from street level in this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low
										Viewing distance	Medium
										View loss or blocking effect	Low
View 08	View south-east from northeast corner of Redfern Street and Regent Street	South-west	35mm	100m	North-east corner of Redfern Street and Regent Street	Close	Restricted vie, due to intervening buildings and the oblique angle of the view	The foreground and mid-ground composition is predominantly characterised by tower forms, road carriageway and pedestrian thoroughfares including public art. The west street frontage height of buildings is relatively uniform and relates to the façade of adjoining Victorian era buildings	In this oblique view the proposed tower will introduce a new form to the streetscape. The east elevation will contribute a narrow vertical feature in this view adjacent to an approved building envelope (shown as a translucent salmon-coloured block) tower. The building will be partially . The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low
										Viewing distance	Low
										View loss or blocking effects	Low

View Reference	Description	View Direction	Focal Lens	Distance Range	Location	Distance Class	View Type	Existing Composition of the View	Visual Effects of the Proposed Development on the Composition	Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
									(Modelled in light grey)	(Refer to tables 3 in Appendix 1 for descriptions and rating information)	
View 11	View south-east across train station platforms from the west side of the concourse of Redfern Station	South-east	35mm	100-500m	West side concourse of Redfern Station	Medium	Focal	The foreground composition is relatively undeveloped due to open space above Redfern Train Station platforms and tracks provide access to views towards the subject site from this elevated position. Existing tower forms are present in the southern part of the view including an approved tower in Gibbons Street now under construction. The southern and western side of the view is predominantly characterised by tree canopies associated with the Gibbons Street Park and low, bulky former industrial warehouse buildings now converted to residential apartments	All potential views to the proposed development will be blocked by the construction of approved development. The proposed tower form is compatible with the desired future character for this part of Redfern which is transitioning to include high-density mixed-use tower forms. In addition foreground street tree vegetation will continue to grow, generating further view blocking and filtering effects in views from street level in this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low
										Viewing distance	Medium
										View loss or blocking effects	Low
View 12	View south- east from Little Eveleigh Street	South-east	35mm	100-500m	Little Eveleigh Street view southeast	Medium	Focal	The foreground composition is relatively undeveloped due to open space above Redfern Train Station platforms and tracks provide access to views towards the subject site from this elevated position. Existing tower forms are present in the southern part of the view including an approved tower in Gibbons Street now under construction . The southern and western side of the view is predominantly characterised by tree canopies associated with the Gibbons Street Park and low a bulky former industrial warehouse buildings now converted to residential apartment known as the 'The Watertower' apartment building.	The majority of the potential views to the proposed development will be blocked by the construction of approved development and existing towers that present to Gibbons Street. A narrow section of the upper parts of the built form proposed will be visible between buildings in Gibbons Street. The proposed development is not dissimilar in height, form or character to other towers located along Gibbons Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low-medium
										Viewing distance	Medium
										View loss or blocking effects	Low
View 17	View south from the steps at the southern side of Jack Floyd Reserve steps	Southwest	35mm	<100m	Jack Floyd Reserve Steps	Close	Focal	The existing view composition is predominantly characterised by two-storey terrace development located on the subject site above which the view is open sky. Two tower forms under construction provide taller built forms in the view. The Heritage item (Church) contributes to the south part of the view composition.	The proposed development will introduce a new built form into the foreground composition of the view. The majority of both the east and north elevations will be visible. The proposed development is not dissimilar in height, form or character to other towers located along Regent Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use towers. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the church remain unaffected by the proposed development.	Visual character	Medium
										Scenic quality of view	Medium
										View composition	Medium-high
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	High
										View loss or blocking effects	Low

View Reference	Description	View Direction	Focal Lens	Distance Range	Location	Distance Class	View Type	Existing Composition of the View	Visual Effects of the Proposed Development on the Composition	Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
									(Modelled in light grey)	(Refer to tables 3 in Appendix 1 for descriptions and rating information)	
View 20	View north-west from the footpath on the eastern side of Regent Street	North-west	34mm	<100m	Regent Street view North-west	Close	Focal	This is a close view towards the site including a foreground of two-storey built forms which occupy it and the wide carriageway of Regent Street. The composition of the view is characterised by older lower buildings and contemporary tower forms, where the streetscape is devoid of street trees.	The south and east elevations of the proposed development are visible above the fuel service station building, which adjoins the site to the south. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.	Visual character	Medium
										Scenic quality of view	Medium
										View composition	Medium-high
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	High
										View loss or blocking effects	Low
View 25	View northeast from the southern end Gibbons Street Reserve	Northeast	35mm	100-500m	South end Gibbons Street Park	Medium	Restricted view, due to intervening built form and street tree vegetation	This is a near axial view towards the subject site including a foreground characterised by the local park, vegetation and three to four-storey residential development in Gibbons Street. the background composition includes existing and approved tower forms and a construction site.	The majority of the potential views to the proposed development will be blocked by the construction of approved and existing towers that present to Gibbons Street. A narrow section of the upper parts of the built form proposed will be visible between buildings in Gibbons Street. The proposed development is not dissimilar in height, form or character to other towers located along Gibbons Street and is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density mixed-use tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low
										Viewing distance	Low
										View loss or blocking effects	Low
View 26	View north-northeast along William Lane towards Margaret Street from the junction with Boundary Street	North-northeast	34mm	100-500m	Boundary Street view north along William Lane	Medium	Axial	This axial view is framed by the single storey rear of the mixed use buildings on Regent Street and the apartment building at 39-61 Gibbons Street. The focal point of the view is the existing apartment building at 13-23 Gibbons Street.	Part of the south elevation of the proposed tower will be visible at the end of William Lane, occupying an envelope comparable to that of the building under construction to its north. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	High
										Viewing distance	Medium
										View loss or blocking effects	Low

View Reference	Description	View Direction	Focal Lens	Distance Range	Location	Distance Class	View Type	Existing Composition of the View	Visual Effects of the Proposed Development on the Composition	Rating of Visual Effects of Proposed Development on Baseline Factors (nil, low, medium and high)	
									(Modelled in light grey)	(Refer to tables 3 in Appendix 1 for descriptions and rating information)	
View 27	View north Margaret Street adjacent to the church	North	35mm	<100m	Margaret Street adjacent to the church	Close	Focal	A fuel station and a four storey building form the foreground of the view whilst a collection of high rise buildings are visible in the background.	Part of the south elevation of the proposed tower will be visible from the east end of Margaret Street, occupying an envelope that is not dissimilar to others that exist and are approved in the composition. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	High
										View loss or blocking effects	Low
View 28	View north along Regent Street adjacent to a bus stop on the footpath on the eastern side opposite Boundary Street	North	35mm	100-500m	Regent Street opposite Boundary Street	Medium	Axial	The view is predominantly characterised by urban development, framed by two-storey terrace-style buildings and a contemporary mixed-use development to the south. The Uniting Church Spire is also visible against a backdrop of existing towers above part of the service station adjacent to the subject site.	The south and east elevations of the proposed development are visible above the fuel service station building, which adjoins the site to the south. The proposed development is not dissimilar in height, form or character to other neighbouring approved and existing towers. The built form proposed is compatible with the existing and desired future character of this part of Redfern which is transitioning to include a higher proportion of high-density tower forms. In addition vegetation in the mid-ground composition will continue to grow generating further view blocking and filtering effects in views from this vicinity. The proposed tower does not block access to scenic features or resources and predominantly blocks areas of open sky. Views to the Uniting Church remain unaffected by the proposed development.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Medium
										Viewing distance	Medium
										View loss or blocking effects	Low
View 33	View north from Carriage works south	North	35mm	>500m	View north from Carriage works south	Distant	Restricted view, due to rail infrastructure and foreground features	The composition of this view is dominated by operational and historic railway infrastructure. Existing tower buildings are visible in the background.	All potential views to the proposed development will be blocked by the construction of intervening approved developments located in Gibbons Street.	Visual character	Low
										Scenic quality of view	Low
										View composition	Low
										Viewing level	Nil
										Viewing period	Low
										Viewing distance	Medium
										View loss or blocking effects	Low

## 7.0 VISUAL IMPACTS ASSESSMENT

### SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

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

The residual visual impacts of the proposed development are considered acceptable, given the consistency if the proposed development with the long-term planning for the area over the past decade or so, particularly in terms of land use and building height.

A 4-metre setback will be implemented from Level 3 and above to the Regent Street frontage, reducing potential building massing when viewing north and south along Regent Street. Side setbacks are also provided. Awnings and large windows are to implemented on Regent Street frontage which will help to integrate the ground floor into the existing retail environment.

The residual visual impacts identified are to be expected given the long term planning for the area as set out in State Environmental Planning Policy (State Significant Precincts) 2005. The proposed development is consistent with existing and under construction development within this block to the north and west and planned development in the southwest corner of the block.

### SENSITIVITY

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

Views towards the site are available from public spaces within close proximity, including Jack Floyd Reserve and Gibbons Street Reserve. Jack Floyd Reserve is only likely to be visited for short periods and by a small number of people given its small size. Gibbons Street Reserve is likelier to generate a higher number of visitors and for longer periods, however views towards the site are entirely concealed by (under development) buildings on Gibbons Street.

Views towards the site from near heritage items or areas including St Luke's Presbyterian Church, a local heritage item, are considered sensitive as those through the 'Redfern Estate' conservation area.

Close proximity views of the proposed built form are generally confined to Regent Street and the side streets, Margaret Street and Marian Street. Outside of this, close views are impeded by intervening built form and to a lesser extent vegetation.

Redfern Street is likely to be the busiest for pedestrians, given its retail and entertainment function, whilst Gibbons Street, Regent Street and Lawson street are likely to generate commuter foot traffic.

Regent Street and Gibbons Street are likely to be busiest in terms of allowing views from within moving vehicles.

## PHYSICAL ABSORPTION CAPACITY

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

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

- Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.
- Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.
- Low to moderate prominence means:
- Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
- Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Significant PAC is provided by the existing high-rise buildings to the north of the site. The proposed development is of an equal or lesser scale and does not add a new element. When viewing south from the north, the proposed development extends the cluster of the high-rise buildings southwards.

PAC provided by street trees from most locations is low to moderate given the position and spacing between each, especially at the time of taking the photographs when leaves have dropped.

## COMPATIBILITY

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

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

### COMPATIBILITY WITH URBAN FEATURES

The visual compatibility of the proposed development is rated as high for all views, because the height and form are comparable or of a smaller scale than existing, approved or planned surrounding development, particularly those to the north. Views facing south are less compatible as the site is on the edge of a cluster of buildings, however it is still considered highly compatible and provides a transition from the high rise building cluster to those of a smaller scale to the south.

### COMPATIBILITY WITH HERITAGE FEATURES

The precinct plan for the area would have taken into consideration existing heritage items and places whilst being developed. As the proposed development is consistent with the site controls within the precinct plan, its built form is considered compatible with heritage features.

The facade of the proposed development is sympathetic in its design to surrounding historic built form. As such, it is considered that the proposed development would not detract from or impede views of 'St Luke's Presbyterian Church', the nearest heritage item to the site, as other existing and juxtaposing development may, such as the fuel service station and the vehicle repair station.

Other heritage items and places, for example the service station, are found in neighbouring streets and therefore we do not consider that any impacts to these items or places would occur.

## APPLYING THE ADDITIONAL 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects. "Table 2 Summary Table of Visual Effects" on page 29 summarises the ratings of each variable factor in relation to the visual effects.

## ANALYSIS AGAINST RELEVANT INFORMATION/PLANNING INSTRUMENTS/POLICIES & MASTER PLANS

The proposed development has been assessed against the Rose Bay Planning Principle in relation to the Redfern Centre Urban Design Principles prepared for the former Redfern-Waterloo Authority RWA) along Regent Street, Gibbons Street and Redfern Street and the controls within State Environmental Planning Policy (State Significant Precincts) 2005. The potential visual impacts were found to be low and acceptable.

The proposed redevelopment and its overall impacts on each of the visual sensitivity zones is analysed against the relevant criteria provided in the SEARs and Land and Environment Court of New South Wales planning principles.

## OVERALL VISUAL IMPACTS

Taking into consideration the 'baseline' or existing visual context, the level of visual effects of the proposed development on each factor and in the context of additional weighting factors described above in "6.0 Analysis of photomontages" the visual impacts of the proposed development were found to be low and acceptable.

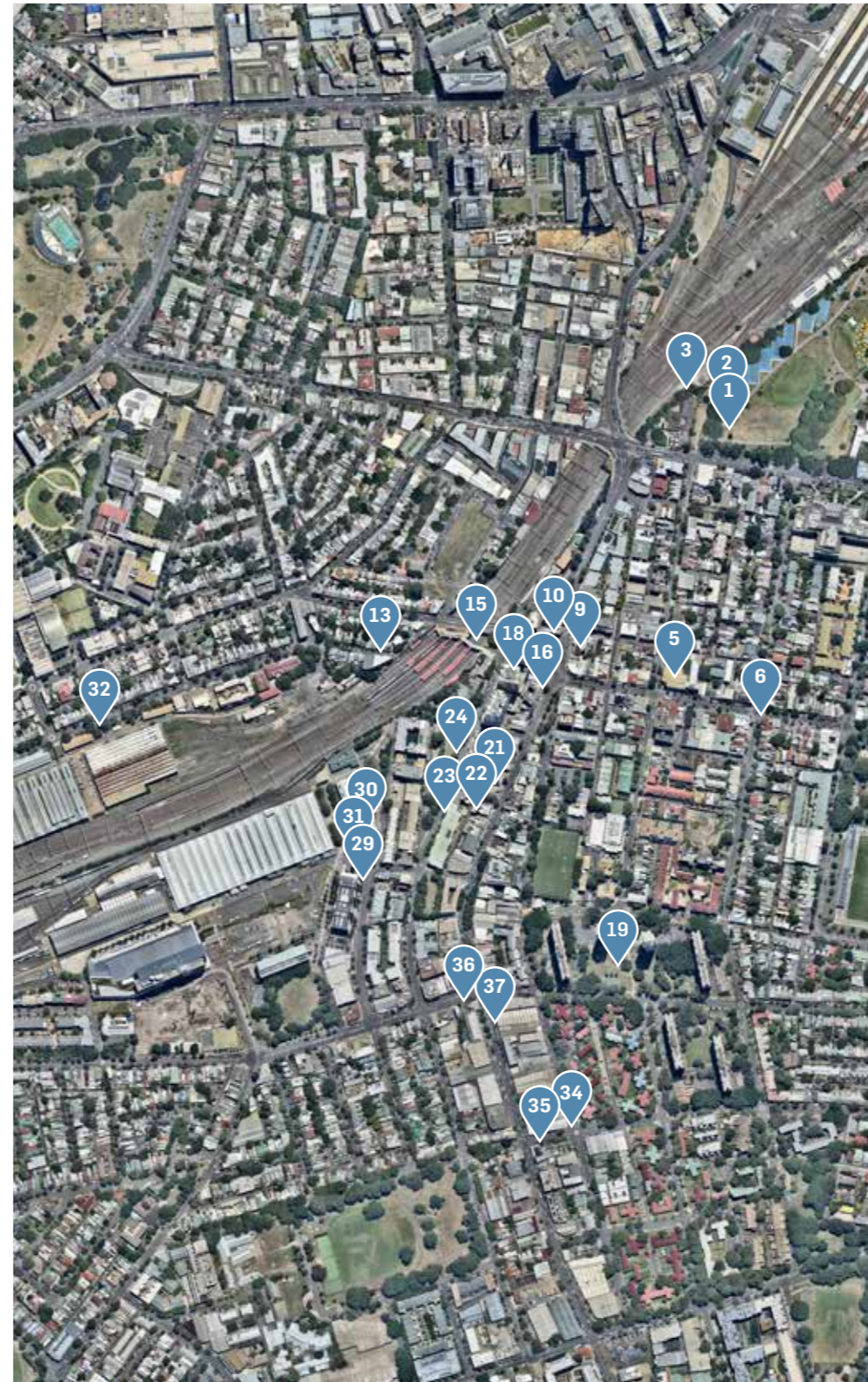
The weighting factors most relevant for consideration and determination of the final level of visual impact are sensitivity, visual absorption capacity and compatibility with urban features.

"Table 3 Summary Table of Visual Impacts" below shows the ratings for each factor and how they contribute to provide a final assessment of the visual impact on each view. The views modelled are representative of the most affected views within the immediate visual catchment.

TABLE 3 SUMMARY TABLE OF VISUAL IMPACTS

View Reference	Description	View Direction	Rating of Visual Effects on Variable Weighting Factors as Low, Medium or High			Overall Rating of Significance of Visual Impact
			"(Refer to Table 4 in Appendix 1 for descriptions of ratings) NB: high ratings mean low impacts eg where there is high compatibility or absorption, this reduces the significance of the weighting factor"			
			Public Domain View Place Sensitivity: High, Medium or Low (refer to sections 3.3 and 3.4 of the report)	Visual Absorption Capacity	"Compatibility (with urban features and other institutional buildings in the composition)"	
View 04	View south-west from south-east corner of George Street and Redfern Street	South-west	Medium	High	High	LOW
View 07	View west from the pedestrian path at the corner of Turner Street and George Street.	West	Low	Low-medium	High	LOW
View 08	View south-east from northeast corner of Redfern Street and Regent Street	South-west	Low-medium	Medium	High	LOW
View 11	View south-east across train station platforms from the west side of the concourse of Redfern Station	South-east	Low-medium	High	High	LOW
View 12	View south- east from Little Eveleigh Street	South-east	Low	High	High	LOW
View 15	View south along Gibbons Street adjacent to Redfern Station	South	Low	Low-medium	Low	LOW
View 16	View south from Jack Floyd Reserve	South	Medium	Low-medium	Medium	LOW
View 17	View south from the steps at the southern side of Jack Floyd Reserve steps	Southwest	Medium-high	Low	High	LOW-MEDIUM
View 20	View north-west from the footpath on the eastern side of Regent Street	North-west	Medium	Low	High	LOW
View 25	View northeast from the southern end Gibbons Street Reserve	Northeast	Low	High	High	LOW
View 26	View north-northeast along William Lane towards Margaret Street from the junction with Boundary Street	North-northeast	Low	Medium	High	LOW
View 27	View north Margaret Street adjacent to the church	North	High	Low	High	MEDIUM
View 28	View north along Regent Street adjacent to a bus stop on the footpath on the eastern side opposite Boundary Street	North	Low	Medium	High	LOW
View 33	View north from Carriage works south	North	Low	High	High	LOW
View 35	View north from western side of Botany Road, adjacent to 128 Botany Road	North	Medium	Low	High	LOW

## 8.0 ADDITIONAL DOCUMENTED VIEWS



**FIGURE 52** LOCATION MAP - ADDITIONAL DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT

- V1.** Entry to Price Alfred Park South, along George Street
- V2.** North-East corner of Cleveland Street, opposite Regent Street
- V3.** Cleveland Street at the North-West corner of Regent Street
- V5.** Adjacent to 180 Redfern St, view West
- V6.** Pitt Street car park view West along Turner Street
- V9.** Regent Street opposite Lawson Square South edge visual catchment
- V10.** Lawson Square view South along Regents Lane
- V13.** Eveleigh Street - No view
- V15.** Regent Street view South adjacent to Redfern Station
- V16.** Detail from Jack Floyd Reserve
- V18.** Cope Street near Jack Floyd Reserve
- V19.** Corner of Raglan and George Street
- V21.** Residential context of Rosehill Street opposite the site
- V22.** Residential context of Rosehill Street top side at Gibbons Reserve
- V23.** Rosehill view North-East 50mm
- V24.** Adjacent residential context on Rosehill Street present to the site
- V29.** Innovation Plaza new Park
- V30.** Concourse of Garden Square
- V31.** Locomotive Street obstructed axial view
- V32.** View North from Carriage works
- V34.** North-West corner of Cope Street and Wellington Road
- V35.** Botany Road approach adjacent to 128
- V36.** South-West corner Henderson and Botany Road
- V37.** South-West corner Cope and Raglan view North



PLATE 1 - VIEW SOUTH ALONG  
GEORGE STREET FROM OPPOSITE  
THE ENTRY TO PRINCE ALFRED  
PARK



PLATE 2 - VIEW SOUTH FROM  
THE NORTH-EAST CORNER OF  
CLEVELAND STREET, OPPOSITE  
REGENT STREET



PLATE 3 - VIEW SOUTH FROM THE  
CLEVELAND STREET RAILWAY  
OVERPASS, OPPOSITE REGENT  
STREET



PLATE 5 - VIEW WEST FROM  
ADJACENT TO 180 REDFERN ST



PLATE 6 - PITT STREET CAR PARK  
VIEW WEST ALONG TURNER  
STREET



PLATE 9 - SOUTH EDGE VISUAL  
CATCHMENT OF REGENT STREET  
OPPOSITE LAWSON SQUARE



PLATE 10 - VIEW SOUTH ALONG REGENTS LANE FROM LAWSON SQUARE



PLATE 13 - NO VIEW TO SITE FROM EVELEIGH STREET



PLATE 15 - VIEW SOUTH ALONG REGENT STREET FROM ADJACENT TO REDFERN STATION



PLATE 16 - VIEW DETAIL FROM JACK FLOYD RESERVE



PLATE 18 - VIEW FROM COPE STREET NEAR JACK FLOYD RESERVE



PLATE 19 - VIEW FROM CORNER OF RAGLAN AND GEORGE STREET



PLATE 21 - THE RESIDENTIAL  
CONTEXT OF ROSEHILL STREET  
OPPOSITE THE SITE



PLATE 22 - RESIDENTIAL CONTEXT  
OF ROSEHILL STREET AT THE TOP  
SIDE OF GIBBONS RESERVE



PLATE 23 - 50MM VIEW NORTH-  
EAST FROM ROSEHILL



PLATE 24 - ADJACENT  
RESIDENTIAL CONTEXT ON  
ROSEHILL STREET PRESENT TO  
THE SITE



PLATE 29 - VIEW FROM THE NEW  
PARK AT INNOVATION PLAZA



PLATE 30 - VIEW FROM THE  
CONCOURSE OF GARDEN SQUARE



**PLATE 31 - OBSTRUCTED AXIAL  
VIEW FROM LOCOMOTIVE STREET**



**PLATE 32 - VIEW NORTH FROM  
CARRIAGE WORKS**



**PLATE 34 - VIEW FROM NORTH-  
WEST CORNER OF COPE STREET  
AND WELLINGTON ROAD**



**PLATE 35 - VIEW FROM THE  
BOTANY ROAD APPROACH  
ADJACENT TO 128 BOTANY ROAD**



**PLATE 36 - VIEW FROM SOUTH-  
WEST CORNER OF HENDERSON  
AND BOTANY ROAD**



**PLATE 37 - VIEW NORTH FROM THE  
SOUTH-WEST CORNER OF COPE  
AND RAGLAN**



## 9.0 CERTIFICATION OF PHOTOMONTAGES

The Landscape Institute (UK) provides the following guidance:

*Visual representations or 'visualisations' must fairly represent what people would perceive in the field. The sophistication of visualisation technique needs to be proportionate to factors such as purpose, use, user, sensitivity of the situation and magnitude of potential effect.*

*The use of the most appropriate type of visualisation requires an understanding of the landscape and visual context within which the development may be seen, knowledge regarding the type of development proposed, its scale and size, and an understanding of the likely effect of introducing the development into the existing environment.*

Photomontages were selected as being an appropriate means to model the potential visual effects of the proposed SSD DA, given that the subject site is located in an area where access to scenic views is likely to be highly contested. This analysis required only block-model photomontages as a means to show the extent of the built form proposed. Other graphic aids which include fine-grained level of architectural detail and a more photo-realistic image of the built forms proposed will be provided by others.

### USE OF PHOTOMONTAGES IN THE LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES

The preparation of photomontages has been undertaken to comply with the practice direction for the use of photomontages in the Land and Environment Court of New South Wales which in NSW is the most conservative standard to follow in the absence of any statutory guidelines. This involves following a number of steps as follows.

Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

#### EXISTING PHOTOGRAPHS

- A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the

photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and

- A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
- Survey data.
- Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used: for depiction of existing buildings or existing elements as shown in the wire frame; and to establish an accurate camera location and RL of the camera.

Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:

- The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
- The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

### CERTIFICATION OF ACCURACY VERIFICATION OF ACCURACY- KEY STEPS

The fundamental requirement to be able to certify photomontages is that there is a 3D architectural model of the proposed development which can accurately located within the composition of a photograph.

In order to be able to certify the accuracy of the photomontage resulting from merging the 3D model and photographs is being able to demonstrate that the 3D model of the proposed building has a good fit to known surveyed markers on the existing building and other fixed features of the site or locality which are shown on the survey plan.

In addition the model must fit realistically into a photographic representation of the site in its context. AJC architects prepared the 3D model of the proposed development using Vector works software.

## BASE PHOTOGRAPHS AND FOCAL LENGTHS

The composition, distance range and location of public domain views used were selected by Urbis based on view shed mapping and fieldwork analysis. Public domain photographs were taken by Virtual Ideas under the direction and supervision of Urbis in May 2020.

The base photographs were captured by a Nikon D810 DSLR camera using a 35mm focal length lens. The images are single frame photographs with one centre of perspective and therefore limited peripheral distortion at the outer edges of the image. The perspective in the 3D model of the proposed development that is generated by the computer is most closely aligned to the perspective that occurs in a single frame photograph.

The camera images for the photomontages are of sufficient resolution taken with a lens of low distortion. The focal length of the lens used is appropriate for the purpose and has been standardised and stated to assist the photomontage artist. The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph.

Given that the most instructive views of the proposed development are from close locations it was not practical to use a 50mm lens due to the horizontal extent of the proposed works could not fit into a single image. In this regard close views have been taken using wider angle lens at 24mm and 35mm as required.

The locations and RLs of the lens of the camera for photographs used to prepare photomontages were established by independent survey by CMS Surveyors, as confirmed by Urbis. On this basis each view location was marked with paint, numbered and the camera GPS coordinates were provided to the surveyor. The surveyor located and captured data in relation to each view and added 1.6m height above ground view to represent the typically adopted standing height.

A wire frame image is required to be presented in relation to photomontages used in the Land and Environment. The

photomontage presentation prepared by Virtual Ideas includes a wire frame outline of the survey of the proposed building

The wire frame outline of the proposed building has been used as a marker to cross-check the accuracy of the location and alignment of the model.

The 3D models were then merged with digital photographic images of the existing environment

As per the SEARs requirements the photomontages show the existing view and the proposed view. The visual aids provided by Virtual Ideas includes four images per view; the existing view, the survey overlay (wire-frame view) location and orientation of the view and a block model image that shows the proposed development envelope (in blue) and the envelope of an existing but not constructed DA envelope (yellow).

The purpose of the detailed surveying/modelling, and independently surveyed camera locations is to enable a 3D virtual version of the site to be created in CAD software. If this has been done accurately, it is then possible to insert the selected photo into the background of the 3d view, position the 3d camera in the surveyed position and then rotate the camera around until the surveyed 3d points match up with the correlating real world objects visible in the photo. This is a self-checking mechanism – if the camera position or the survey data is out by even a small distance then good fit becomes impossible. It is however important to note that it is not possible for a 100% perfect fit to occur for the following reasons:

- Variance between measured focal length compared to stated focal length,
- Minor lens distortion which varies from lens to lens and manufacturer to manufacturer,
- Absence of a suitable range of reference points on site/visible through lens
- Allowing for these limitations, Virtual Ideas demonstrated that the alignment was achieved to a high degree of accuracy.

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

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images taken by Unsigned Studios.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs were reviewed by Urbis.
3. Reference points from the survey were used for cross-checking accuracy in a sample of images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be reasonable in the circumstances.

Urbis have reviewed the photomontages and is satisfied that the above requirements were met. In this regard Urbis can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the SEARs.

Virtual Ideas have used survey information to locate the 3D model in each view. Surveyed markers and visual features used for alignment are shown on camera alignment images and were approved as being sufficient by Urbis to be used to locate the 3D model.

In our opinion the use of surveyed markers as shown by Virtual Ideas is equivalent to showing a wire-frame diagram and demonstrates that the 3D model has been accurately aligned and fits into the existing visual context.

In our opinion the photomontages are as accurate as is reasonably possible and comply with the Land and Environment Court of New South Wales practice note concerning the use of photomontages in the Court, as is required in the SEARs.

## 10.0 REFERENCES

Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA)

Fuller, A., & Lamb, R.J. (2002). The objectification and aesthetication of cultural landscapes: The meeting point of Western heritage traditions and Australian cultural landscapes. People and Physical Environment Research, No 57, 16-26.

Lamb, R.J., & Purcell, A.T. (2002). Landscape perception: A Comparison of perceived naturalness to variations in the ecological

naturalness of vegetation. People and Physical Environment Research, No 57, 1-27.

Moore G.T, 2006 Environment, Behaviour and Society: A Brief Look at the Field and Environment, Behaviour & Society Discipline, Faculty of Architecture, University of Sydney

Department of Planning Infrastructure and Environment

# 11.0 APPENDICES

# APPENDIX 1 - DESCRIPTION OF VISUAL EFFECTS

TABLE 4 DESCRIPTION OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSWDPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to

make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

## VISUAL EFFECTS FACTORS

Indicative ratings of visual effects factors:

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

TABLE 5 VISUAL IMPACTS FACTORS

Indicative ratings table of visual impacts factors:

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

## **APPENDIX 2 - PREPARATION OF PHOTOMONTAGE REPORT PREPARED BY VIRTUAL IDEAS**

# VIRTUAL IDEAS

90 -102 Regent Street, Redfern

Visual Impact Photomontage and Methodology Report

## 90 -102 Regent Street, Redfern

### Visual Impact Photomontage and Methodology Report

#### BACKGROUND

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

Virtual Ideas is an architectural visualisation company that is highly experienced at preparing visual impact assessment media to a level of expertise that is suitable for both council submission and use in court. Virtual Ideas is familiar with the court requirements to provide 3D visualisation media that will accurately communicate a proposed development's design and visual impact.

Virtual Ideas' methodology and results have been inspected by various experts in relation to previous visual impact assessment submissions and have always been found to be accurate and acceptable.

#### OVERVIEW

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

We capture site photographs from specified positions on location. Cameras are then created in the 3D scene to match the locations and height of where the photographs were taken from. The lens data stored in the metadata of the photograph is also referenced for accuracy.

Using the site survey drawing and the surveyed city model for reference, the cameras are then aligned in the scene so that the 3D model aligns with the corresponding objects that are visible in the photograph.

A realistic sun and sky lighting system is then created in the 3D scene and matched to the precise time and date of when each photograph was taken.

3D renderings of the proposed building or envelope are then created from the selected cameras at the exact pixel dimensions and aspect ratio of the original digital photograph.

The 3D renderings are then placed into the digital photography to show the proposed building in context.

## DESCRIPTION OF COLLECTED DATA

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

This includes the following:

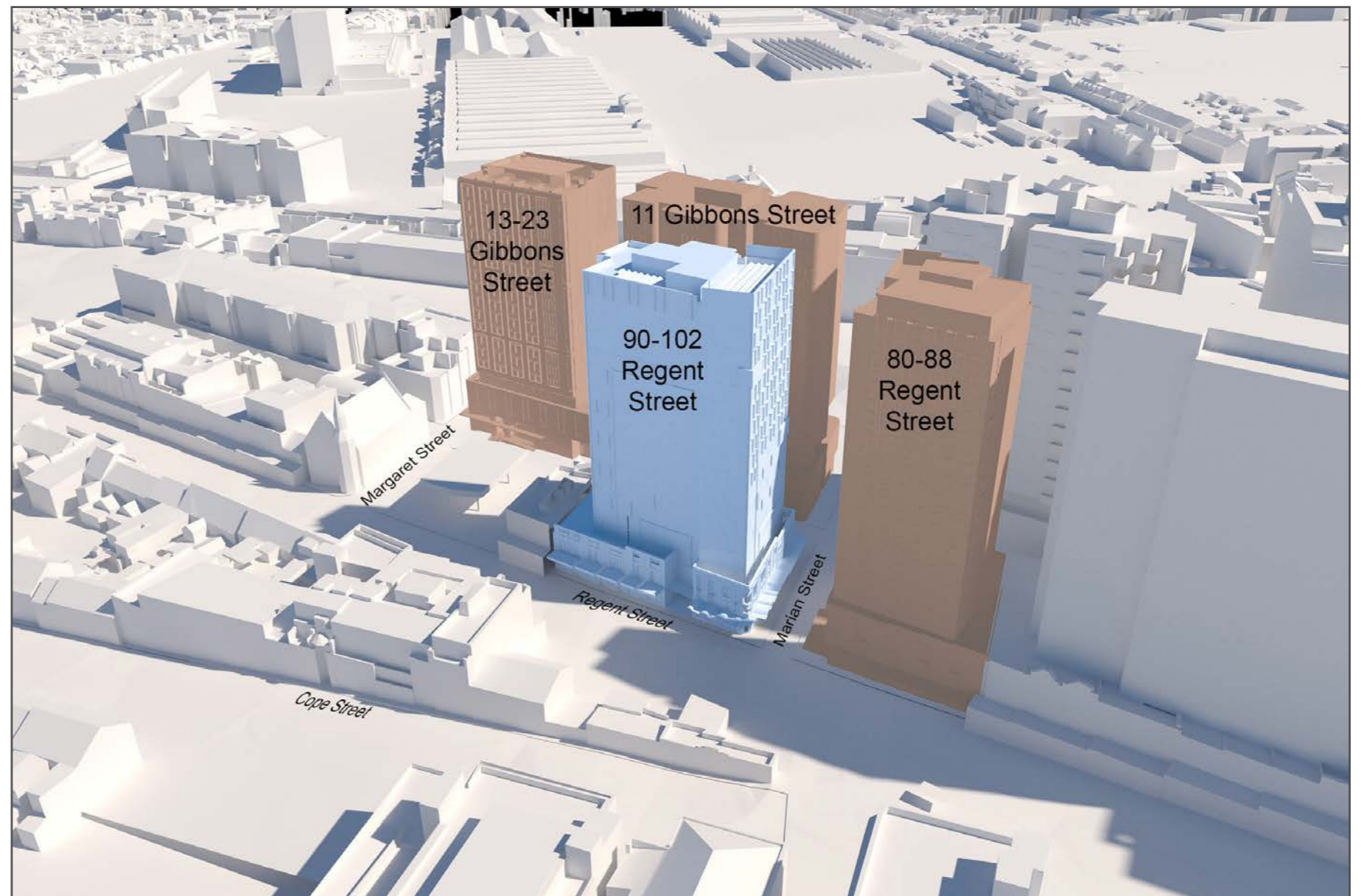
- 1) 3D models of proposed building envelope
  - Created by: AJC
  - Format: Revit
- 2) Camera location and alignment point surveyed data (Appendix A)
  - Created by: CMS Surveyors
  - Format: PDF and DWG files
- 3) Site Survey (Appendix B)
  - Created by: LTS Lockley
  - Format: DWG files
- 4) Surveyed Sydney 3D model (Appendix C for details)
  - Created by: AAM
  - Format: DWG file
- 5) Site photography
  - Created by: Virtual Ideas
  - Format: JPEG and CR2 files

## NOTES ON ADDITIONAL 3D MODELS INCLUDED IN THE PHOTOMONTAGES

As a number of surrounding buildings have been approved for construction, for the purposes of portraying an accurate representation of the current and future context, 3D models for these developments have been included where visible within the images.

This includes the following buildings that are currently under construction or with DA approval shown in terracotta:

- 11 Gibbons Street
- 13-23 Gibbons Street
- 80-88 Regent Street



## METHODOLOGY

### Site Photography

Site photography was taken from predetermined positions as directed by the project planning consultants, Urbis. The photographs were taken using a Canon EOS 5DS R digital camera.

### 3D Model

After importing the site survey drawing and the AAM surveyed city 3D model into our 3D software (3DS Max) as reference, we then imported the supplied 3D model of the proposed buildings.

### Alignment

The positions of the real world photography were located in the 3D scene. Using the lens data stored in the metadata of the photograph, cameras were then created in the 3D model to match the locations and height of the positions from which the photographs were taken from. They were then aligned in rotation so that the surveyed 3D model aligned with the corresponding objects that are visible in the photograph.

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

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

Yours sincerely,

Grant Kolln



## CV of Grant Kolln, Director of Virtual Ideas

### Personal Details

Name: Grant Kolln  
 DOB: 07/09/1974  
 Company Address: Suite 71, 61 Marlborough St, Surry Hills, NSW, 2010  
 Phone Number: 02 8399 0222

### Relevant Experience

2003 - Present Director of 3D visualisation studio Virtual Ideas. During this time, Grant has worked on many visual impact studies for council and planning submission for projects across various different industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has assisted Grant to develop a highly accurate methodology for the creation of visual impact media and report creation.

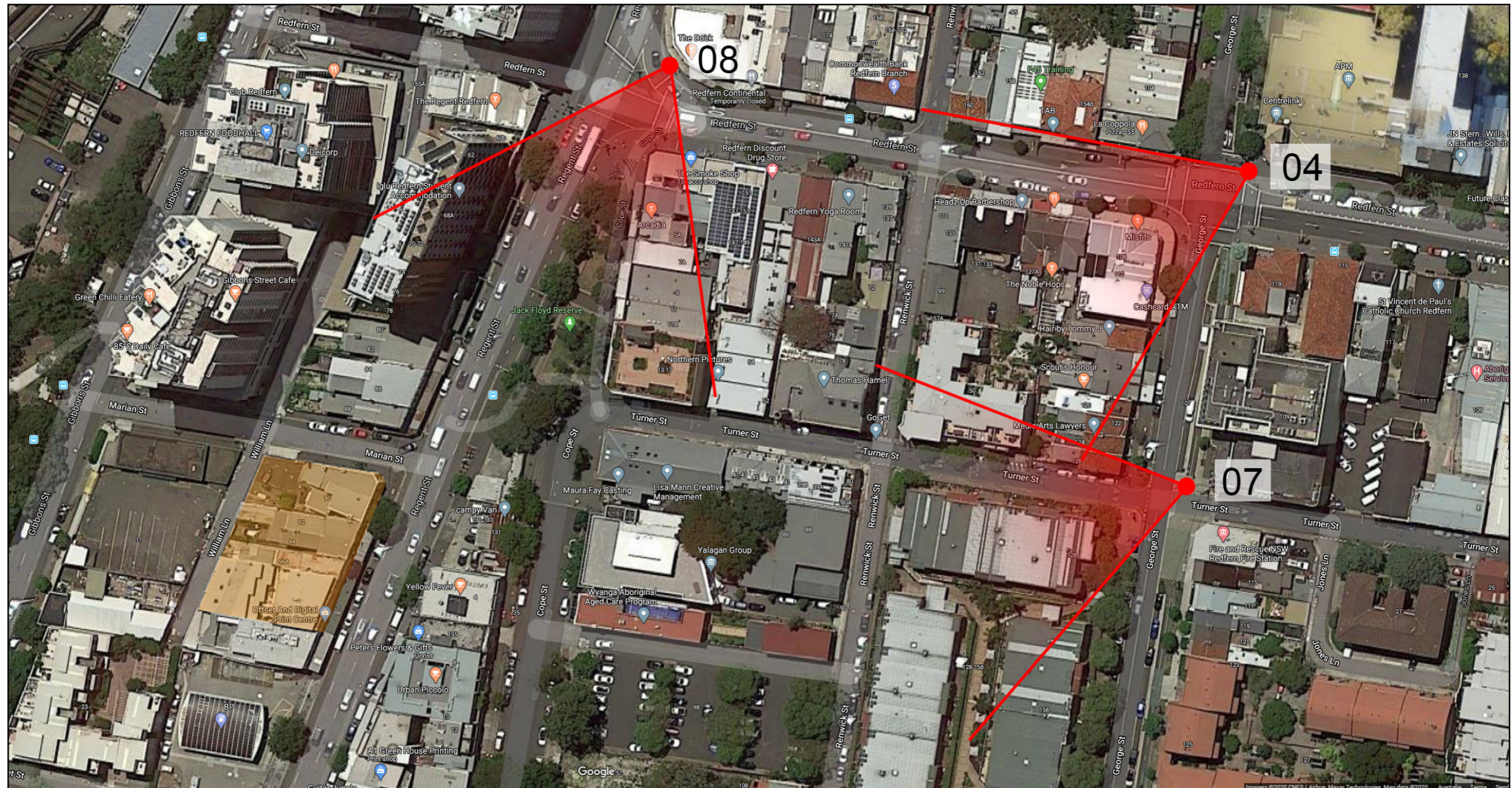
1999 - 2001 Project Manager for global SAP infrastructure implementation - Ericsson, Sweden

1999 - 1999 IT Consultant - Sci-Fi Channel, London

1994 - 1999 Architectural Technician, Thomson Adsett Architect, Brisbane QLD.

### Relevant Education / Qualifications

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



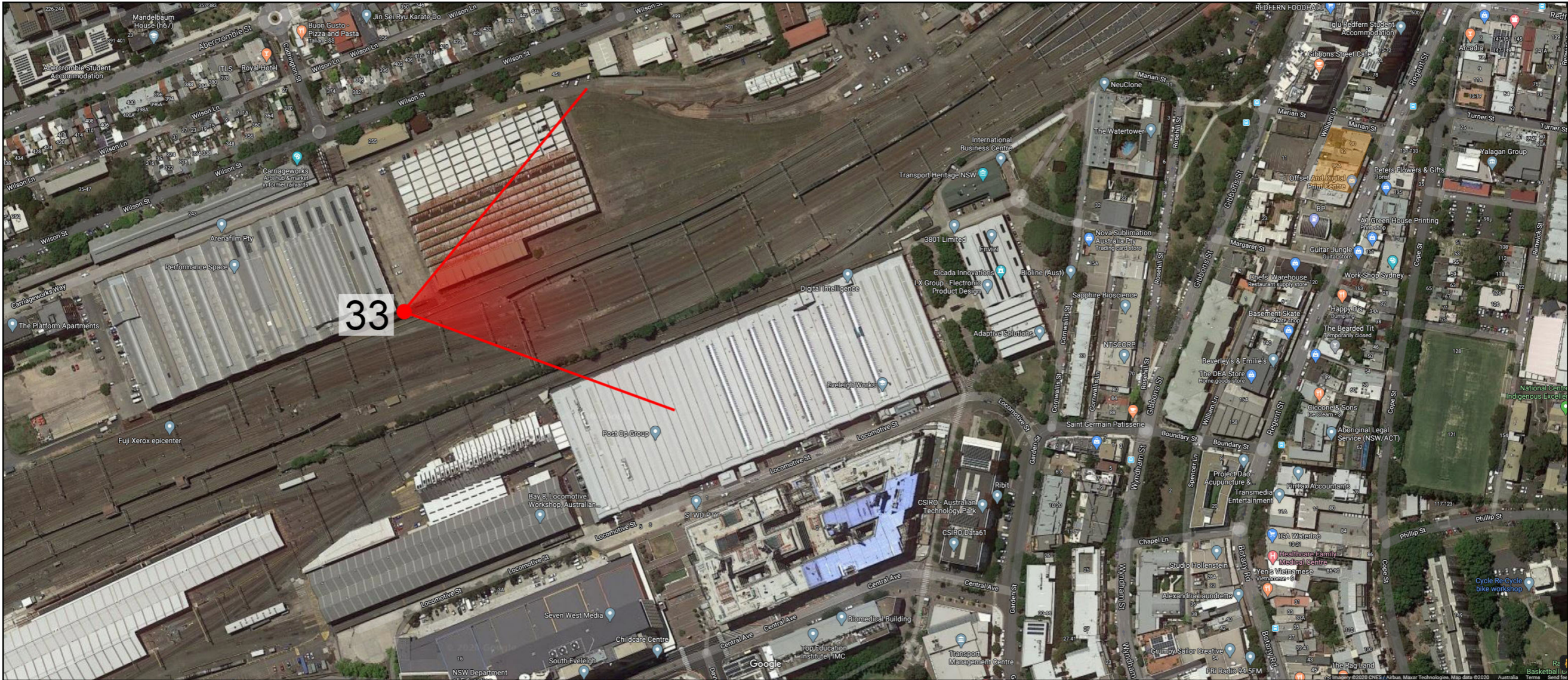
- View 04 - Redfern Street and George Street
- View 07 - Turner Street and George Street
- View 08 - Redfern Street and Regent Street



- View 11 - Little Eveleigh Street and Lawson Street
- View 12 - Little Eveleigh Street
- View 17 - Regent Street near Marian Street
- View 20 - Regent Street near Margaret Street



- View 25 - South end of Gibbons Street Park
- View 26 - Boundary Street and William Lane looking north
- View 27 - Margaret Street by Church looking north
- View 28 - Regent Street near Boundary Street looking north



- View 33 - Carriageworks south looking north

Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
24mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
24mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
6th August 2020

Camera Used  
Canon EOS 5DS R

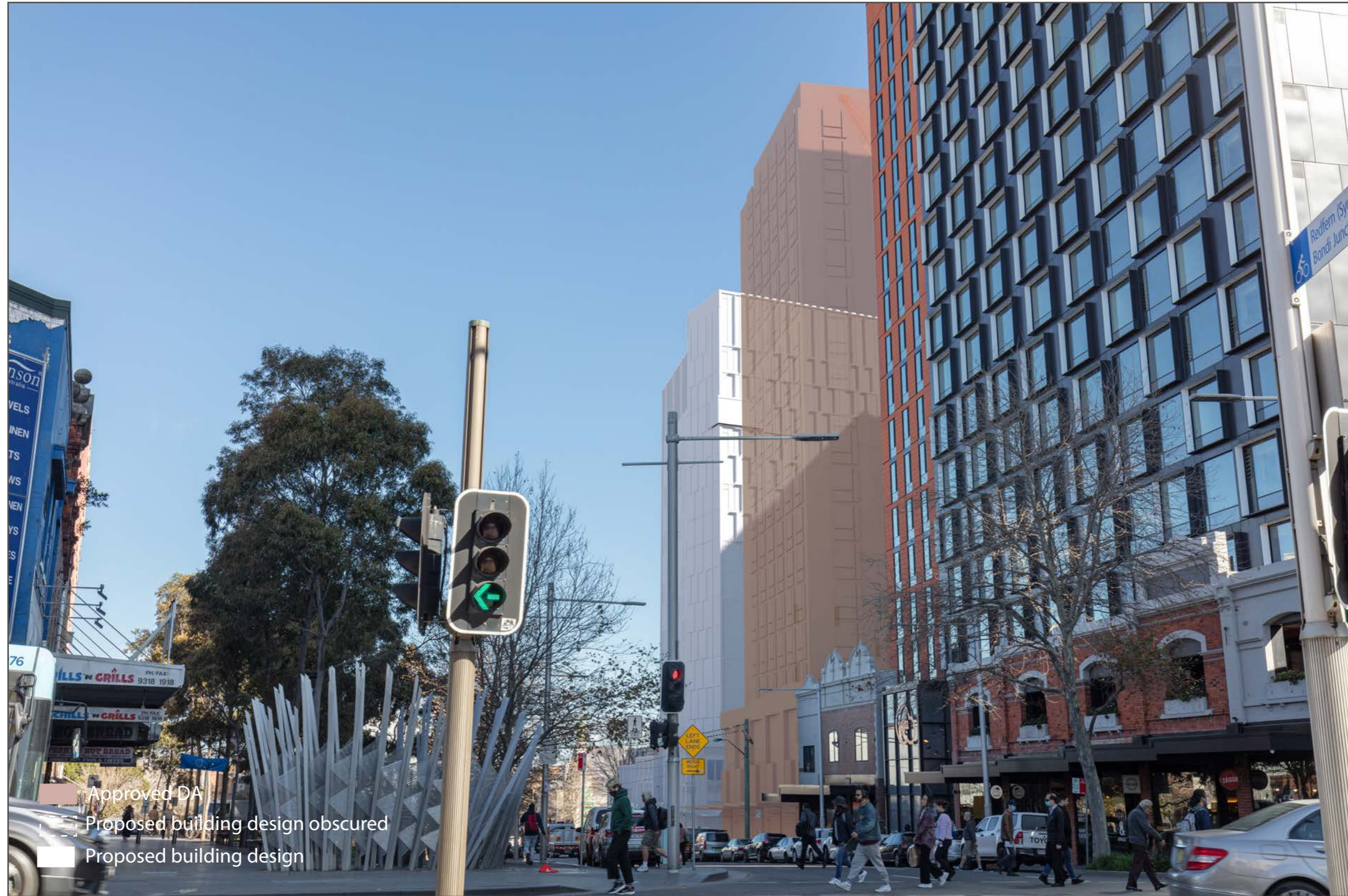
Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points





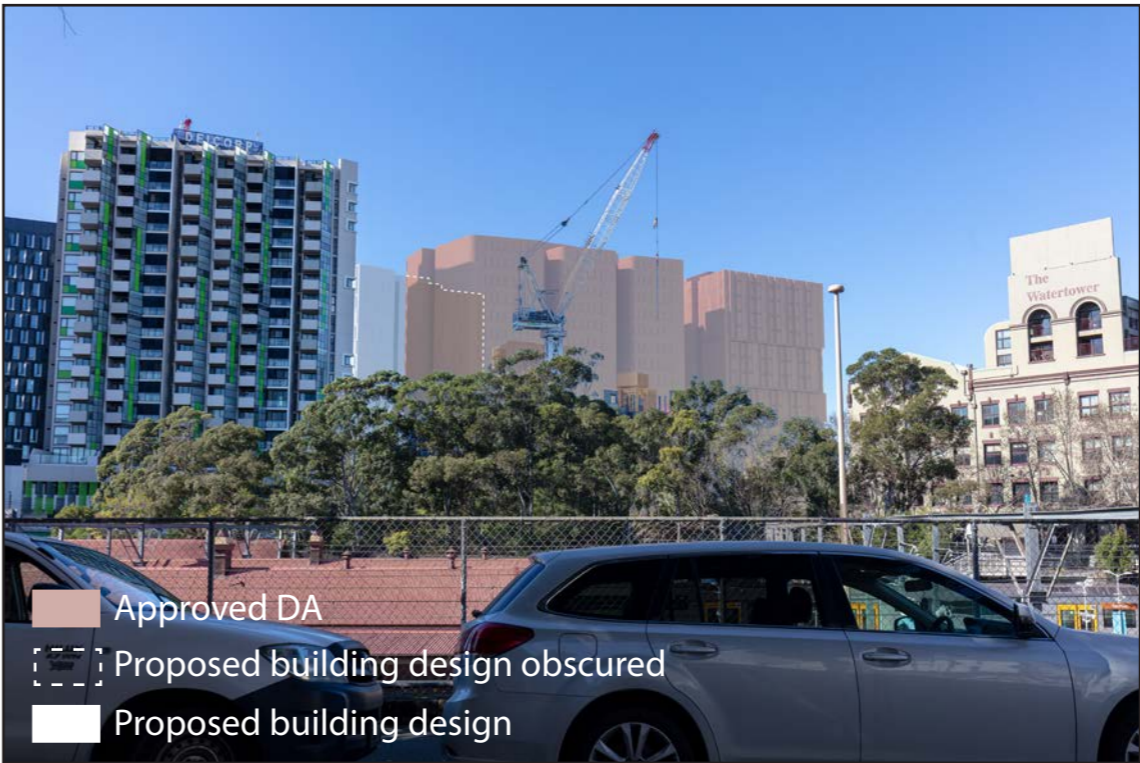




Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
24mm

Original photo with surveyed reference points





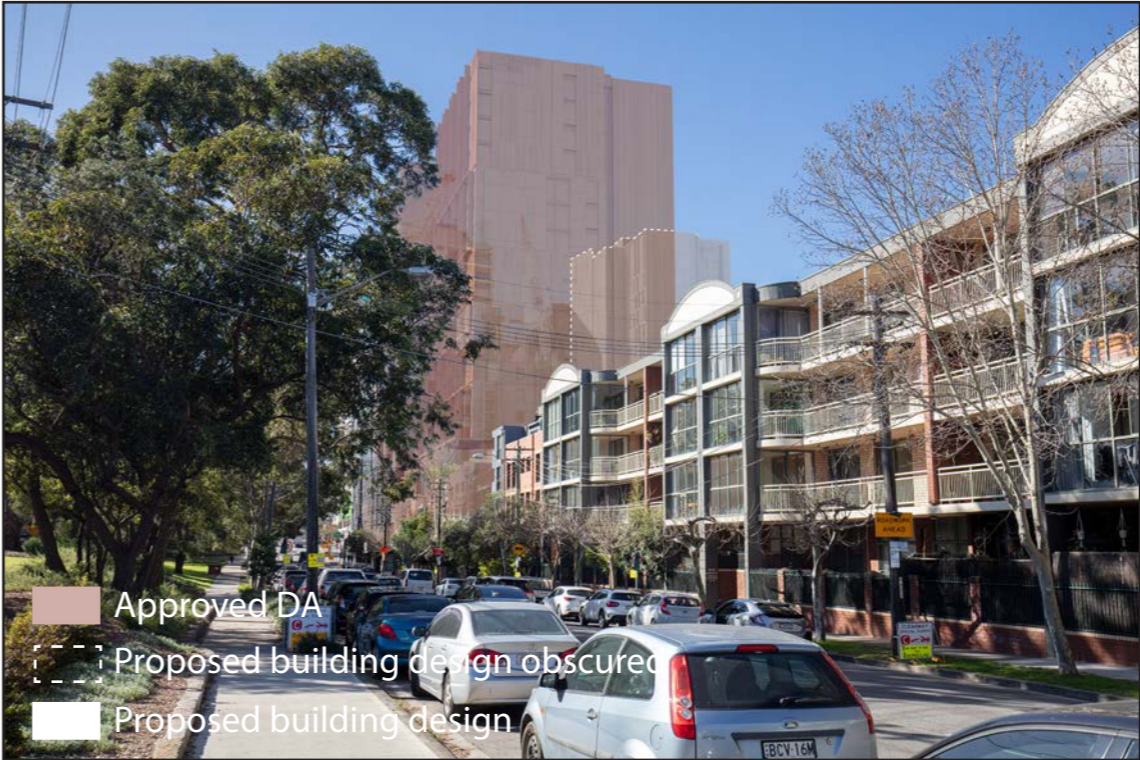




Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
6th August 2020

Camera Used  
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Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points





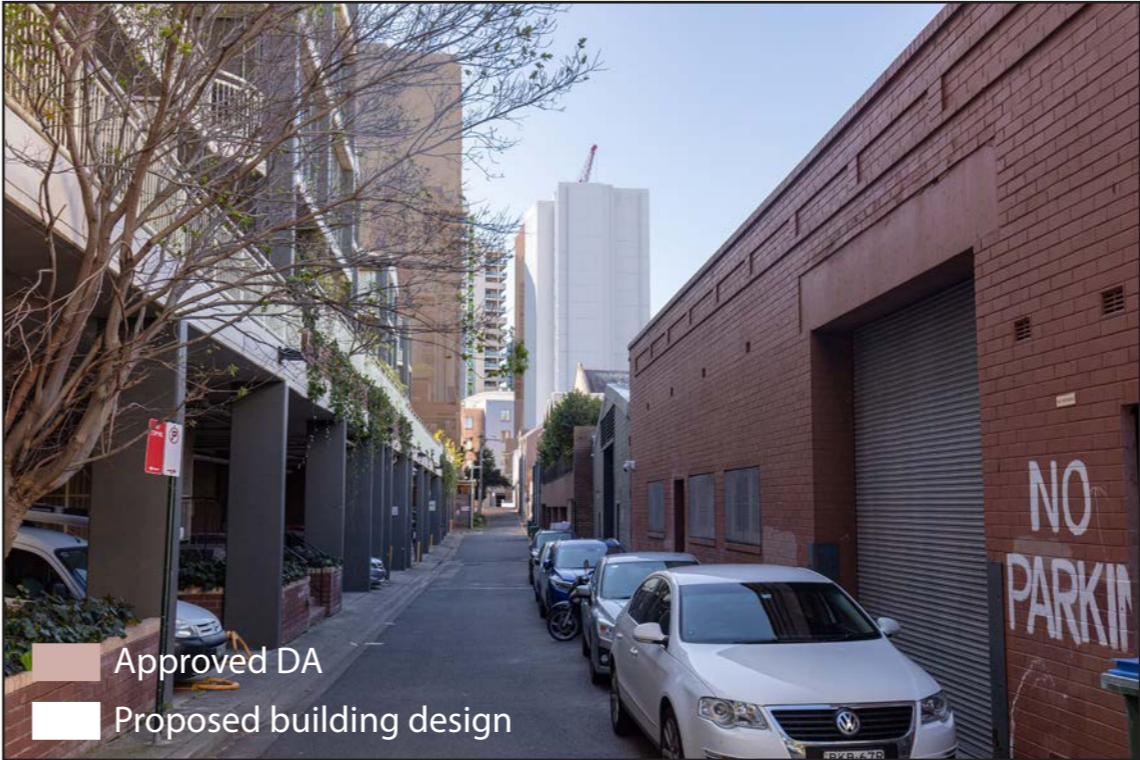




Original photograph



Photomontage with proposed building



Photograph details

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6th August 2020

Camera Used  
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Camera Lens  
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Focal length in 35mm Film  
35mm

Original photo with surveyed reference points





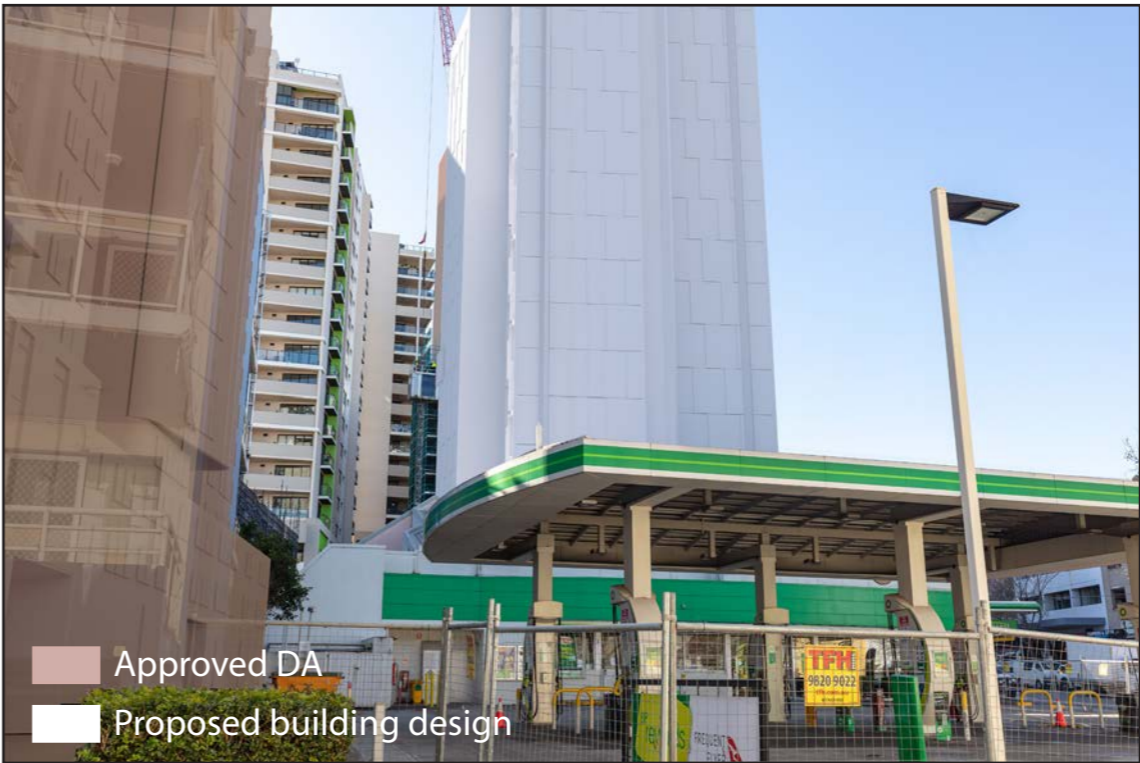




Original photograph



Photomontage with proposed building



Photograph details

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6th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points









Original photograph



Photomontage with proposed building



Photograph details

Photo Date  
5th August 2020

Camera Used  
Canon EOS 5DS R

Camera Lens  
EF16-35mm f/4L IS USM

Focal length in 35mm Film  
35mm

Original photo with surveyed reference points

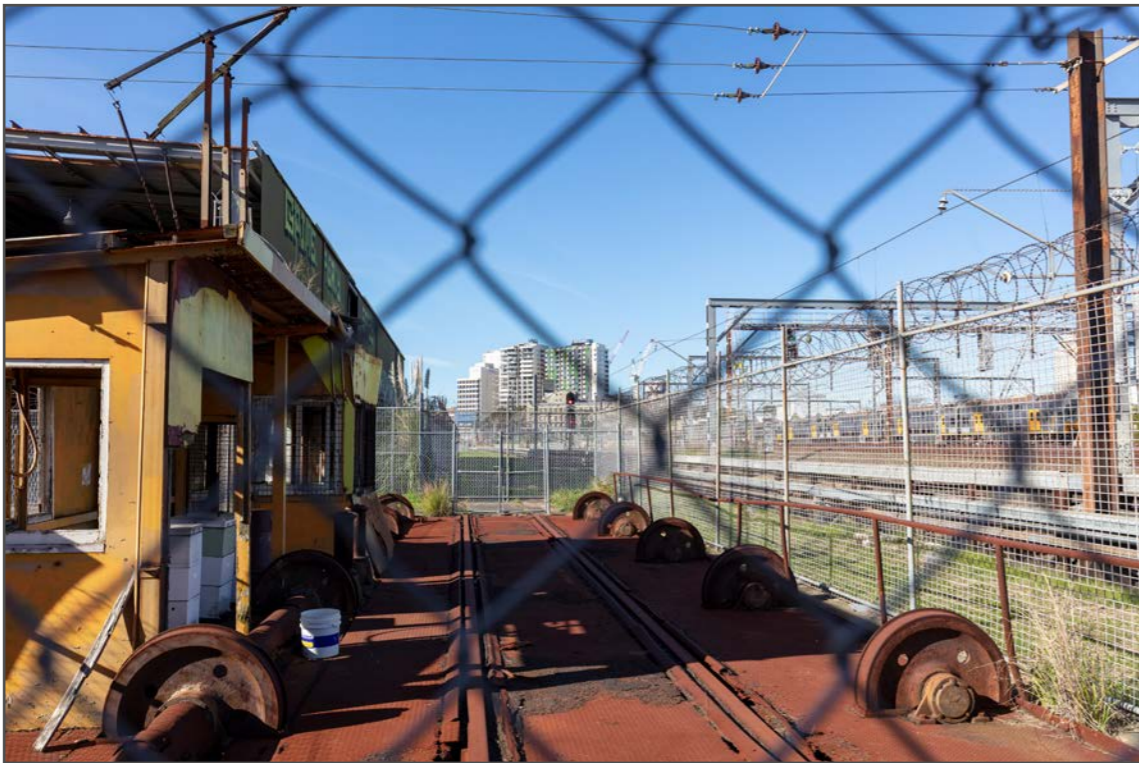




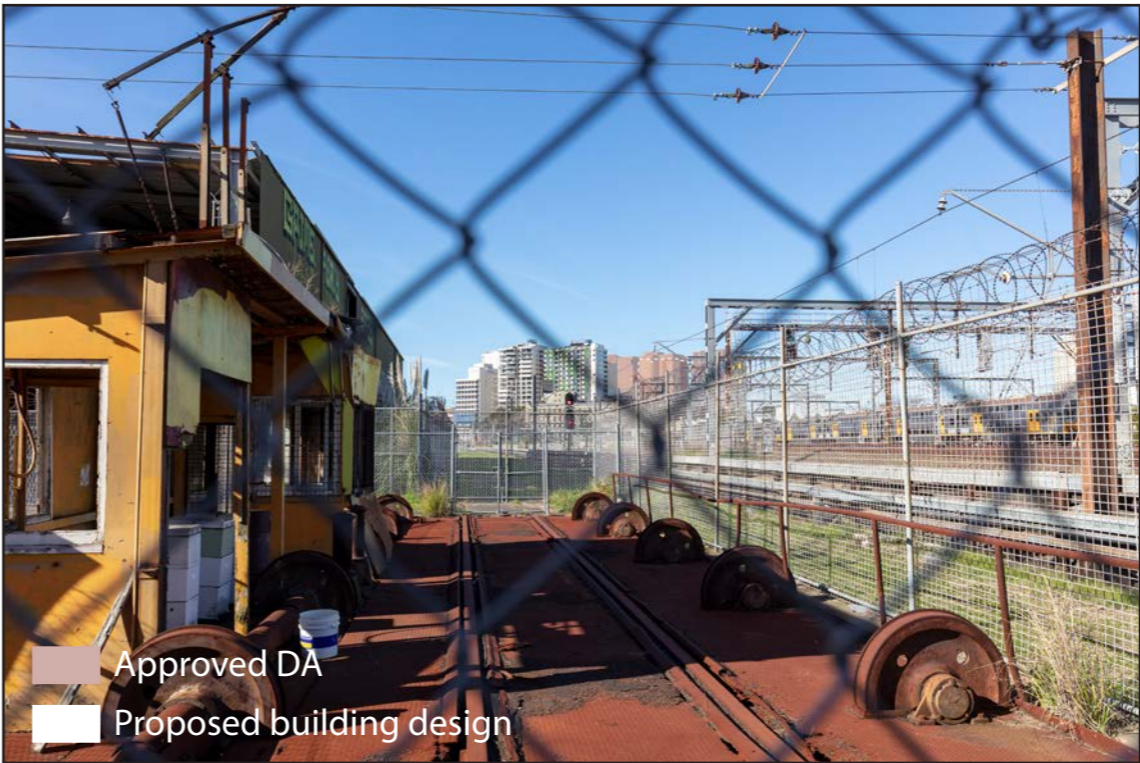




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Photomontage with proposed building



Photograph details

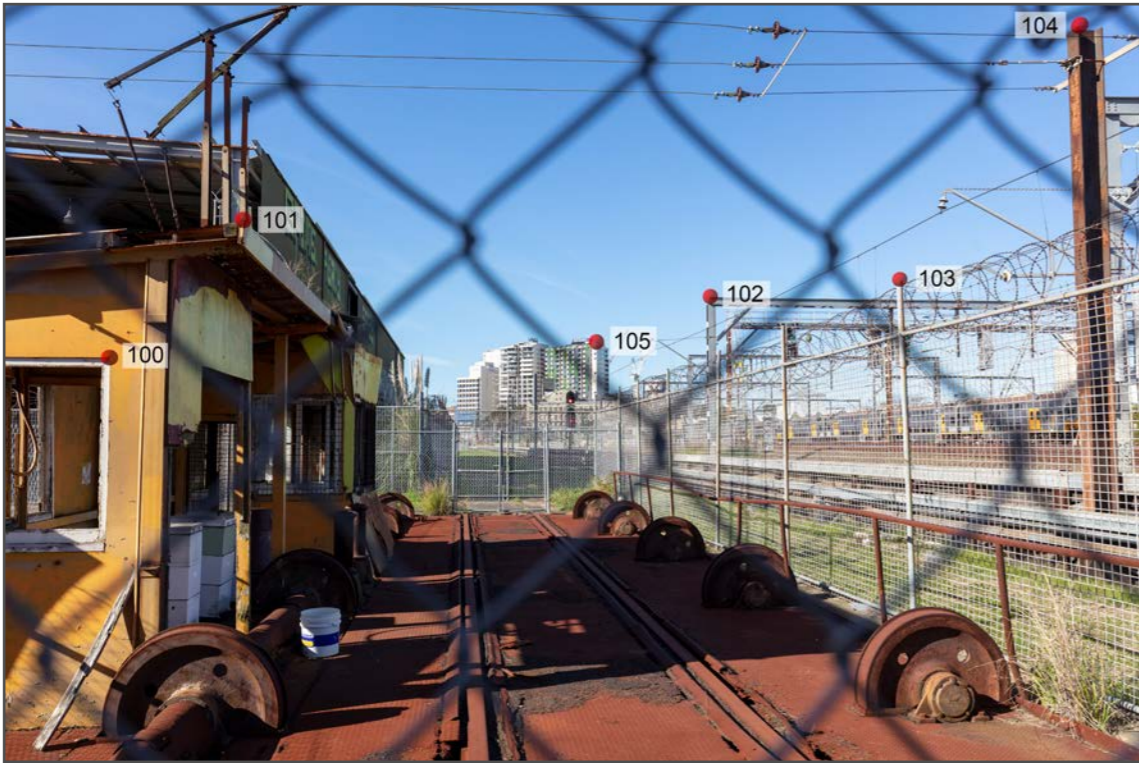
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Camera Used  
Canon EOS 5DS R

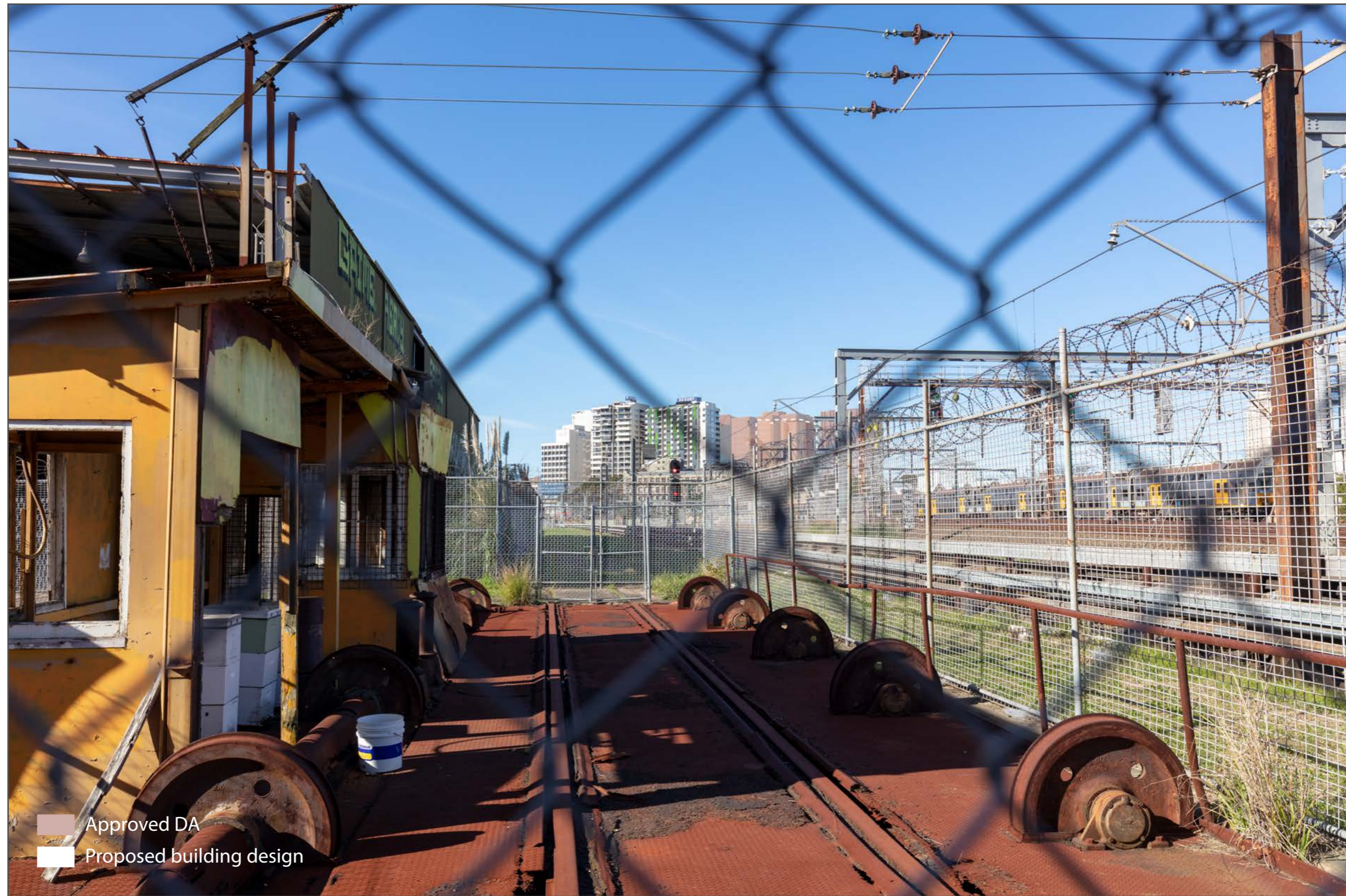
Camera Lens  
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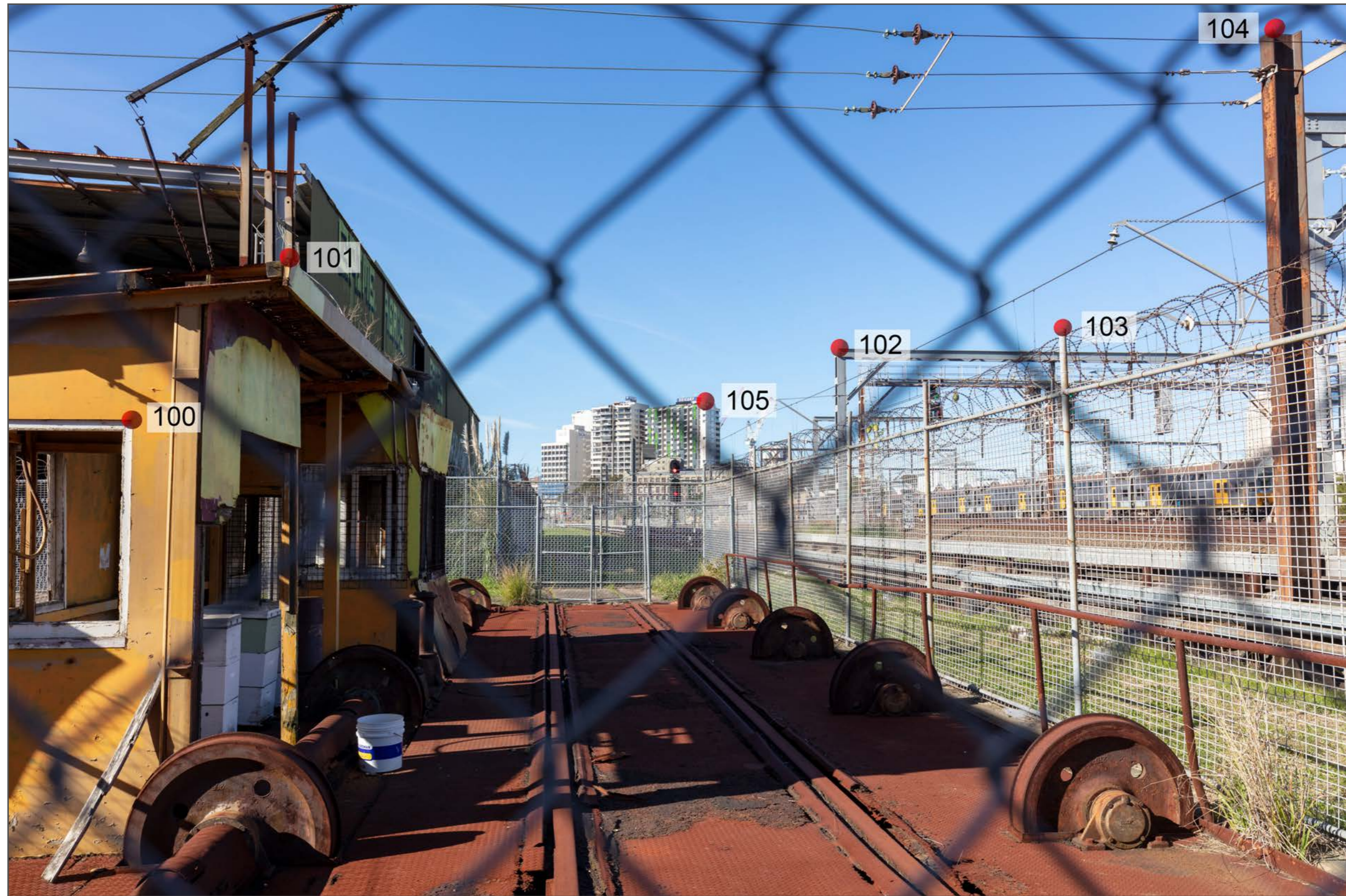
Focal length in 35mm Film  
30mm

Original photo with surveyed reference points









## CMS Surveyors Pty Limited

A.B.N. 79 096 240 201  
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

Page 1 of 4

Date: 13-08-2020  
Our Ref: 19581 Photo LocationsStudio 71/61 Marlborough Street  
Surry Hills  
NSW 2010

Dear Rick Mansfield,

**RE: PHOTO LOCATIONS – 90-102 REGENT ST. REDFERN**

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for 90-102 Regent Street, Redfern.

Co-ordinate's are MGA 56 (GDA 94) and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
4	333764.850	6248312.627	35.72	PHOTO 4
7	333753.665	6248232.260	34.70	PHOTO 7
8	333619.090	6248336.119	31.95	PHOTO 8
1005	333410.435	6248403.879	30.78	PHOTO 11-1
1006	333403.216	6248409.936	30.63	PHOTO 11-2
12	333355.010	6248365.417	31.09	PHOTO 12
17	333579.426	6248247.583	28.26	PHOTO 17
1007	333537.753	6248157.167	23.96	PHOTO 20-1
1008	333541.136	6248165.753	24.32	PHOTO 20-2
25	333399.510	6248067.613	26.09	PHOTO 25
26	333436.323	6248026.262	21.89	PHOTO 26
27	333492.079	6248145.737	23.41	PHOTO 27
28	333487.146	6248016.006	19.59	PHOTO 28
1003	332885.711	6248097.079	25.10	PHOTO 33-1
1004	332888.660	6248098.649	25.04	PHOTO 33-2
100	332893.256	6248102.687	27.15	WINDOW
101	332893.353	6248101.896	27.91	ROOF
102	332939.512	6248105.592	34.45	BEAM
103	332896.963	6248098.230	28.00	POST
104	332900.674	6248096.040	31.44	BEAM

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Web: [www.cmssurveyors.com.au](http://www.cmssurveyors.com.au)INCORPORATING  
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(Roseville)  
MBS GREEN & ASSOCIATES  
(Mona Vale)COOTAMUNDRA  
Incorporating PENGELLY & GRAY  
90 Wallendoon St, COOTAMUNDRA NSW 2590  
Ph: 02 6942 3395 Fax: 02 6942 4046  
Email: [coota@cmssurveyors.com.au](mailto:coota@cmssurveyors.com.au)

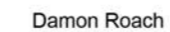
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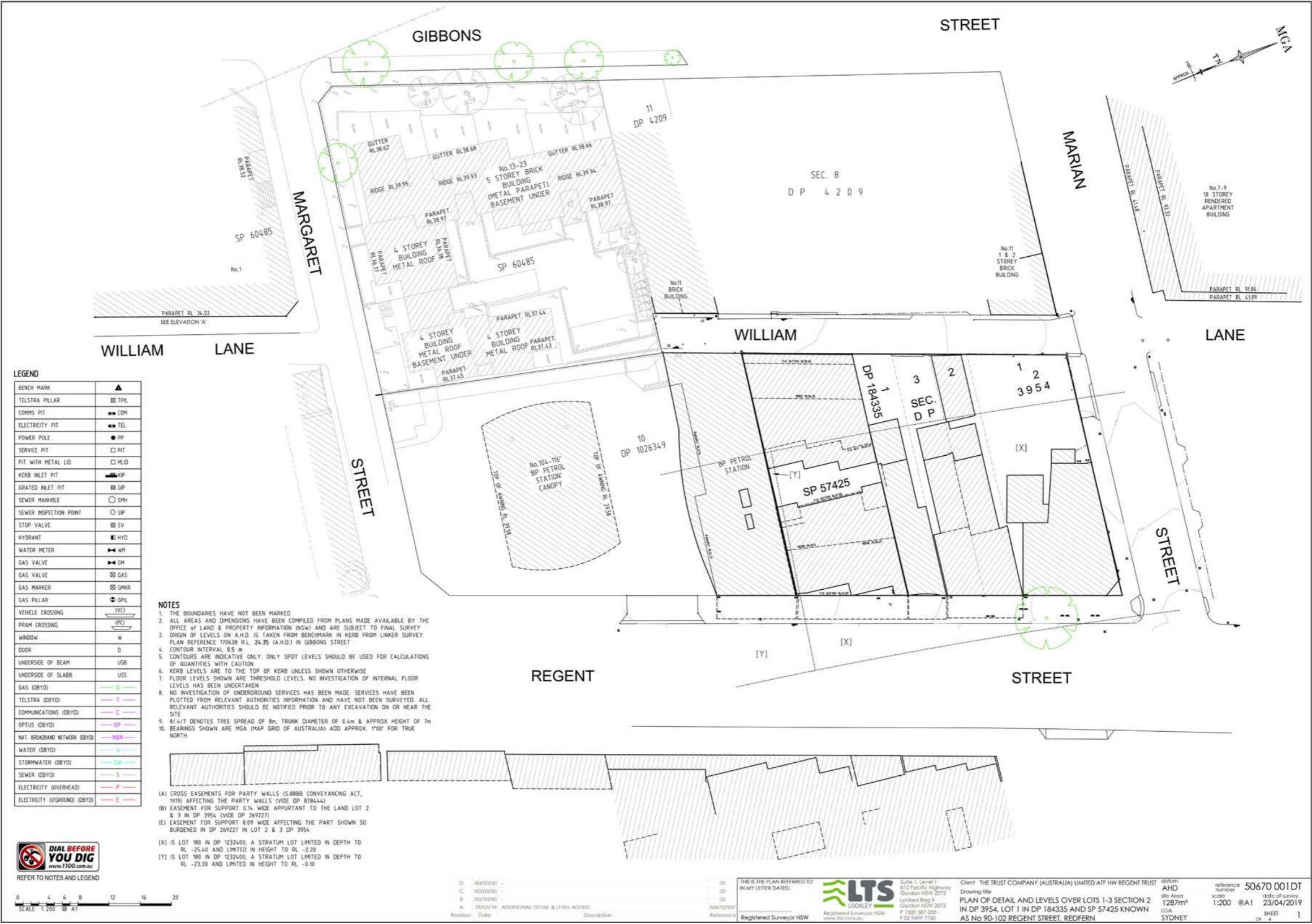
Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
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106	333391.448	6248254.708	62.14	PARAPET
107	333381.517	6248256.134	62.15	PARAPET
108	333362.262	6248351.170	36.12	POST
109	333358.767	6248355.812	32.74	POST
110	333363.721	6248360.102	32.75	POST
111	333409.902	6248400.957	33.48	POST
112	333408.322	6248399.418	32.71	POST
113	333404.985	6248396.464	32.71	POST
114	333402.650	6248390.954	33.56	BEAM
115	333736.750	6248219.155	36.71	POST
116	333737.743	6248224.832	42.74	LIGHT POLE
117	333736.136	6248233.252	43.28	POWER POLE
118	333729.600	6248223.120	43.51	BUILDING CORNER
122	333682.290	6248230.005	42.53	BUILDING CORNER
123	333749.133	6248293.559	43.05	LIGHT POLE
124	333744.432	6248299.892	43.02	LIGHT POLE
125	333746.408	6248311.936	42.76	LIGHT POLE
126	333743.566	6248294.113	47.59	POST
127	333588.269	6248315.975	34.88	AWNING
128	333574.512	6248280.554	39.09	LIGHT POLE
129	333604.750	6248313.369	41.39	LIGHT POLE
131	333615.245	6248326.993	37.13	TRAFFIC LIGHT
132	333616.671	6248312.234	41.80	PARAPET
134	333559.191	6248242.379	36.62	POWER POLE
136	333549.129	6248231.618	35.62	PARAPET
137	333548.035	6248223.302	35.62	PARAPET
138	333573.141	6248237.904	30.25	SIGN
139	333538.491	6248198.991	37.08	PARAPET
141	333545.480	6248216.589	36.17	PARAPET
143	333532.223	6248182.831	34.20	PARAPET
145	333548.766	6248177.603	34.45	POWER POLE
146	333561.168	6248210.086	35.32	POWER POLE
148	333493.277	6248155.966	29.41	TOP OF RAIL
150	333499.397	6248152.384	29.56	POST
151	333501.027	6248162.703	29.55	ROOF
152	333495.421	6248166.553	37.41	BUILDING CORNER
153	333563.754	6248274.411	87.93	BUILDING CORNER
154	333481.426	6248051.236	34.18	PARAPET
155	333481.787	6248044.072	24.28	TRAFFIC LIGHT
156	333502.347	6248111.561	36.79	PARAPET
157	333486.016	6248055.059	28.20	LIGHT POLE

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**Geocirrus 3D Model**

**Accuracy, Reference Frames and Origin of Model Data**

**City of Sydney Ultimo Area**

Untextured Wireframe model (2018),

Level of Detail – LOD3

AAM Project Number: PRJ35737

**Accuracy details:** *please refer to table A: 2018 untextured wireframe model*

**Crows Nest Area 3D Data**

Textured Wireframe model (2017),

Level of Detail - LOD3


AAM Project Number: PRJ33958

**Accuracy details:** *please refer to table B: 2017 textured wireframe model*


**City of Sydney Update 3 square km**

AAM Project Number: PRJ33453

**Accuracy details:** *please refer to table A (2018 untextured wireframe model) for Sydney CBD and Central Sydney area, and please refer to table B (2017 textured wireframe model) for North Sydney and Harbour Bridge area.*



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Table A: 2018 untextured wireframe model	Table B: 2017 textured wireframe model
Level of Detail: LOD3	Level of Detail: LOD3
Capture Date: March 2018	Capture Date: 20/12/2016 and 13/01/2017
Capture resolution: 0.095m	Capture resolution: 0.125m
Accuracy: +/- 0.2m RMS vertically and horizontally	Accuracy: +/- 0.5 m

**REFERENCE SYSTEMS:**

Horizontal:	Vertical:
Datum: GDA94	Datum: Australian Height Datum (AHD)
Projection: MGA zone 56	Projection: N/A
Geoid Model: N/A	Geoid Model: Ausgeoid98
Reference Point: 336305.14 E 6252061.22N	Reference Point: 2.36 RL

**Wireframe Models (untextured):**

The wireframe model was digitized using photogrammetric methods from aerial imagery captured on 25-28 February 2009, updated from aerial imagery captured on 7th March 2013, again in August 2015, with the latest update in March 2018.

Visible features within the aerial imagery were captured as coplanar shapes with no overlap, gaps or slivers between abutting features. Demolished buildings were removed, and new buildings were added. These features were draped to a 0m ground surface around the building footprint and to other features within this footprint. Building within the CBD area are aligned to the land property base to form a single hollow shell. Models outside the CBD area have not been segregated into individual buildings. Ground control used was 72 topographic features surveyed with rapid static GPS

**Wireframe Models (textured):**

Digitised from nadir and oblique imagery captured Dec 2017-Jan 2018

Textured from the same imagery

Geometry at LOD3 level includes awnings and roof furniture

File: 3D Model details.docSydney

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## DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

The intention of a photomontage rendering is to visually communicate how proposed built form sits in respect to its surroundings. To achieve this, a digitally rendered image from a digital 3D model is superimposed into a digital photograph to provide an accurate representation in terms of light, material, scale, and form.

Camera lens selection also plays an important part in creating a photomontage that communicates visual impact. There are several things to consider with respect to lens selection.

### Field of View of the Human Eye

The field of view of the human eye is a topic that varies depending on the source of information. In many cases, the field of view of the eye is stated to be 17mm. Other opinions claim a smaller field of view of around 22-24mm.

Whichever the case, it is accepted that the human eye has a wide field of view. When a person stands close to a subject - for instance a building - their field of vision can potentially read all of the top, sides and bottom of the building simultaneously in a single glance.

In addition to this, the human eye can change focus and target direction extremely rapidly, allowing a person to view a large structure in a very short period of time, effectively making the perceived field of view even larger.

### The Perspective of the human eye

It is difficult to accurately reproduce what the human eye sees by the means of a printed image. The eye's image sensor - the retina - is curved along the back surface of the eyeball, whereas the sensor on a camera is flat. Consequently, the perspective of a photograph can look quite different to how a person views a scene in the real world, especially when comparing to a photo captured with a wide camera lens.

In digital photography circles, it is widely accepted that using a longer lens (approximately 50mm) reduces the amount of perspective in an image and therefore more closely replicates what the human eye would see in reality. This, however, only addresses how the eye perceives perspective and does not consider the field of view of the eye.

If a photo is taken of a scene using a 50mm camera lens, printed out and then held up in front of the viewer against the actual view at the same location as the photo was taken, it is unmistakable that the human eye can see much more of the surrounding context than is captured within the photo.

### DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

#### Changing the field of view on a digital camera

The main difference in using a longer lens vs a wider lens is the amount of information that is displayed at the edges of the subject. Changing the lens to a smaller FOV produces the same result as cropping in on the wide angle image, providing that the position and the angle of the camera remains constant while taking the photographs.

In short, a lens with a wider field of view does not create an image that has incorrect perspective, it simply means that the perspective is extended at the edges of the image showing more of the surrounds in the image.

#### Summary

With regards to visual assessment, there is no definitive solution for camera lens selection.

Longer lenses produce images that are more faithful to the perspective of the human eye, though the field of view is more limited, making it difficult to capture the entirety of a subject or enough of the surrounding context in which the subject resides.

Conversely, the perspective of wider camera lenses can make subjects appear further away than they would appear through the perspective of the human eye. This also limits a persons ability to accurately assess visual impact.

For these reasons, Virtual Ideas has taken the view that it is not possible to exactly replicate the real world view of the human eye in an image created with a camera and for visual impact photomontages, camera lenses are selected that strike a balance between these two considerations and can accurately display the built form in its surroundings.

The most effective way to accurately gauge visual impact and achieve a real world understanding of scale, is to take prints of the photomontages to the exact site photography locations and compare the prints with the scale of the existing built form.

