

# Appendix 03

## Visual Impact Statement

Produced by Make

# The Sandstone Buildings

## Visual Impact Statement

### Introduction

Make have been engaged by Pontiac Land Group on the proposed re-use of the former Lands Department and Education Department Buildings, at 23-33 and 35-39 Bridge Street, Sydney.

This Visual Impact Assessment has been prepared in support of the Stage 2 State Significant Development Application for the Sandstone Precinct.

This Report should be read in conjunction with the full submission documentation, including the Architectural Plans, Environmental Assessment and Heritage Impact Assessment.

### Assessment Process

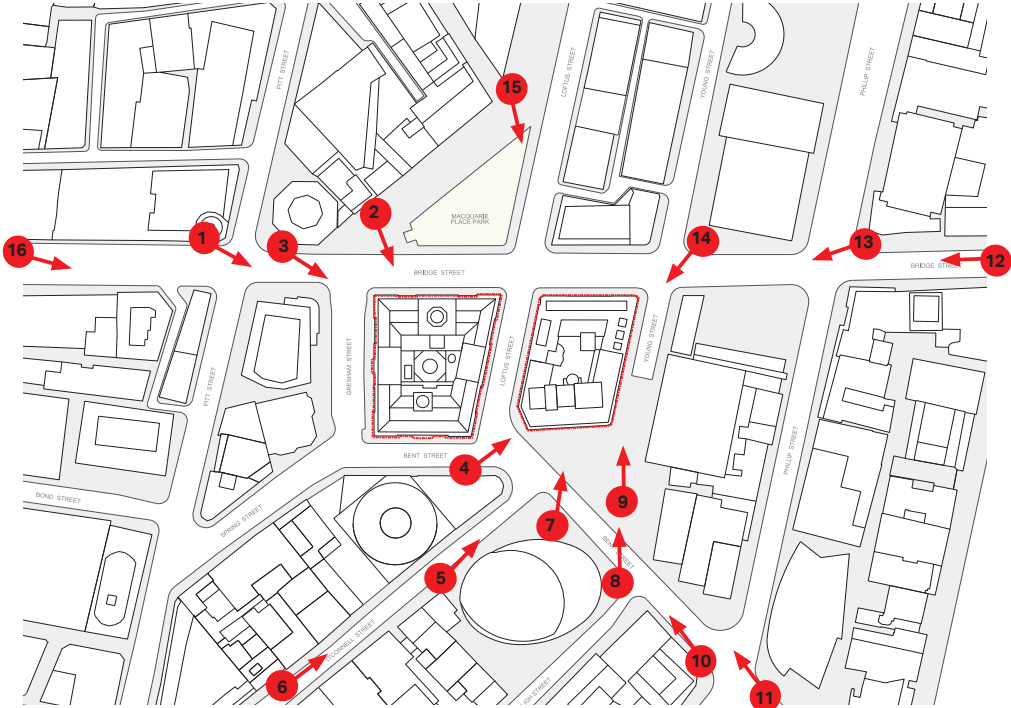
- Architectural drawings and survey data have been used to prepare a 3D CAD model of the site and proposed volume.
- Photomontages have been prepared to match the various key views, and align with the Stage 1 submission.
- Each of the views shows three conditions
  1. The existing buildings;
  2. The Stage 1 Section 96 massing envelope; and,
  3. The proposed Stage 2 design.
- To ensure consistency, the original Stage 1 Development Application photography has been retained and reused for this assessment.
- The base photographs were taken in October 2014 with a Canon EOS 5D Mark III, with a lens focal length of 17mm.
- This data has been used to match the 3D camera settings and view points.
- The work has been undertaken by Doug and Wolf of Sydney.

### EIS requirements

#### 3. Built form, Urban design and Public domain

The EIS shall

- Demonstrate the design excellence process for the additional built form above the Education Building and how this exhibits a high architectural and design quality, including:
  - Being setback and articulated to maintain the visual prominence of the existing building and presenting as a contemporary projection to it;
  - Reflecting the legibility of the building's composition, architectural style, form and features, such as the light well;
  - Using materials and detailing that respects and is subservient to the heritage sandstone facades; and,
  - Reflecting the heritage significance of the site, endorsed Conservation Management Plan and Stage 1 Concept Approval.
- Provide a Visual Impact Assessment of the proposed addition to the Education Building, including before and after photomontages and perspectives for each elevation, showing:
  - Elements and views of the proposal from key locations, vistas and view corridors from the public domain and residential buildings that may be impacted; and,
  - An assessment of the view impacts and design considerations to mitigate any impacts.



### Key views

This statement uses the same views and photography from the approved Stage 1 Development Application. These are set out below :

1. Corner of Pitt and Bridge Streets (A)
2. Corner of Gresham and Bridge Streets
1. Corner of Pitt and Bridge Streets (B)
2. Bent Street
3. O'Connell Street
4. O'Connell Street
5. Corner of O'Connell and Bent Streets
6. Corner of Bligh and Bent Streets
7. Farrer Place

8. Corner of Phillip and Bent Streets
9. Corner of Macquarie and Bent Streets (State Library corner)
10. Macquarie Street near Conservatorium of Music
11. Corner of Phillip and Bridge Streets
12. Corner of Young and Bridge Streets
13. Corner of Loftus Street and Reiby Place
14. Bridge Street

## View 01

### Corner of Pitt and Bridge Streets (A)



Existing



Stage 1 (Amended Section 96)



Stage 2 Proposals



## View 02

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### Corner of Gresham and Bridge Streets



Existing



Stage 1 (Amended Section 96)



Stage 2 Proposals



## View 03

### Corner of Pitt and Bridge Streets (B)



Existing



Stage 1 (Amended Section 96)



Stage 2 Proposals