

Visual Impact Assessment

State Significant Development Application
UTS Central Project - Buildings 1 & 2

For the University of Technology, Sydney
Revision A - May 2016



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Revisions

Revision A	May 2016	Updated Central Park Block 1 Plans (as approved)
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Executive summary

This Visual Impact Assessment has been prepared by Architectus to assess the potential visual impact of the proposed State Significant Development application submitted in accordance with the Approved Part 3A Concept Plan (MP08-0116 as amended by Modification 5) for UTS Central Project.

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

Reasonableness of proposal’s impacts on public domain views and visual impact

An assessment of view/visual impacts for the project finds that the impacts on public domain views are “low” to “moderate” at most and of negligible change from the Concept Plan. This is because the building form and scale approximates other buildings in the vicinity. The proposal is set back from Broadway which helps to improve outcomes for existing sky views (compared to a taller building on the Broadway boundary).

The visual impacts of the proposal on the public domain are found to be acceptable.

Reasonableness of proposal’s impacts on private views and visual impact

The impacts on private domain views are “negligible” or “low beneficial” when compared to the Concept Plan. However when compared to the existing view the impacts on private domain views range from low to high. The requirement for view sharing needs to be based on what is reasonable. Within a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, it would be unreasonable to expect that views from most adjoining apartments should remain unobstructed.

It is on this basis that the visual impacts are deemed to be acceptable. The visual impact will be in part mitigated by alternative views from living rooms for the majority of the highly affected apartments (38 units across Central Park East and the approved Block 1) together with quality building form and future materials and finishes and landscaping will improve the quality of outlook compared with the existing outlook. There is no specific requirement for the retention of existing private views within any relevant planning document.

The proposed materials and facade treatment create an attractive building which will make a positive visual contribution to the site and its context.

Planning case law places greater emphasis / importance on the impact on public domain views than impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector and the NSW skill base more broadly.

The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy. The functional requirements of the proposed facility have dictated key outcomes.

In summary and on balance, the visual impacts of the proposed development are acceptable.

1 Introduction and context

1.1 Introduction

This report supports a State Significant Development Application (SSD) submitted in accordance with approved Part 3A Concept Plan (MP08-0116 as amended by Modification 5).

The proposed works relate specifically to the UTS Central Project, more specifically the extension of Building 1 (podium) and redevelopment of Building 2 at the City Campus, Broadway Precinct.

As the development is for the purpose of educational establishment and has a capital investment value of more than \$30 million, it is identified as State Significant Development under the State Environmental Planning Policy (State and Regional Development) 2011 with the Minister for Planning the consent authority for the project.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project.

Background

UTS recognised the need to upgrade the City Campus back in 2000, and undertook a number of visioning and master planning projects culminating in the City Campus Masterplan 2020 (BVN, 2008) which provides a framework for refurbishments and new building works across the campus (comprising the Broadway Precinct and other sites in the Sydney CBD) in order to provide improved facilities and to accommodate future expected student and staff growth.

The long term strategic vision for UTS is 'to be one of the world's leading Universities of Technology'.

On 23 December 2009 a critical step in realising UTS's vision and identity for the Broadway Precinct was realised, with approval of the UTS City Campus Broadway Precinct Concept Plan (BPCP) – approved under the former Part 3A of the EP&A Act (MP 08_0116). The Concept Plan supports the significant redevelopment of the Broadway Precinct providing for new buildings, alternations and additions to existing buildings, along with associated landscaping and public domain works.

Since approval of the Concept Plan in 2009 UTS has secured the necessary detailed planning approvals and delivered a number of state of the art and iconic learning, research and social facilities across the Broadway Precinct, including:

- Faculty of Engineering and IT Building, designed by Denton Corker Marshall Architects.
- Multi-Purpose Sports Hall, designed by PTW Architects.
- Alumni Green, designed by ASPECT Studios Landscape Architects.
- Faculty of Science and Graduate School of Health Building, designed by Durbach Block Jagers in association with BVN Architecture.
- Library Retrieval System, designed by PTW Architects.
- Great Hall and Balcony Room Upgrade, Designed by DRAW Architects in association with Kann Finch Architects.

As part of the staged delivery of the Concept Plan and as expected in its natural evolution, there have been a number of modifications to the Concept Plan. Of note, Modification No 5 to the Concept Plan provides for the complete redevelopment of Building 2, including additional floors above a new podium building.

Overview of proposed development

This SSD Application seeks approval for the following components of the development:

- Site preparation works, including demolition and clearance of existing Building 2 down to approximately ground level and associated tree removal;
- Retention and re-use of existing basement Level 1 and Level 2;
- Construction and use of a new podium building fronting Broadway (Building 1 extension and new Building 2);
- Construction and use of new floors above new Building 2 podium;
- Public domain improvements surrounding the site;
- Landscaping works to roof levels;
- Retention of existing vehicle access and parking arrangements; and
- Extension and augmentation of physical infrastructure / utilities as required.

The new floor space will accommodate a range of educational and ancillary educational uses, such as:

- Library
- Research
- Teaching Space
- Informal Learning Space
- Student Centre
- Student Union Spaces
- Food and Beverage Outlets
- Academic (including Faculty space)

A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

The site

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District with frontages to Broadway, and Thomas, Wattle and Harris Streets (see Figure 1). Central station is located less than 500m to the east.

More specifically the UTS Central project site relates to Building 1 (excluding the Building 1 tower) and Building 2 of the Broadway Precinct, refer to Figure 2.

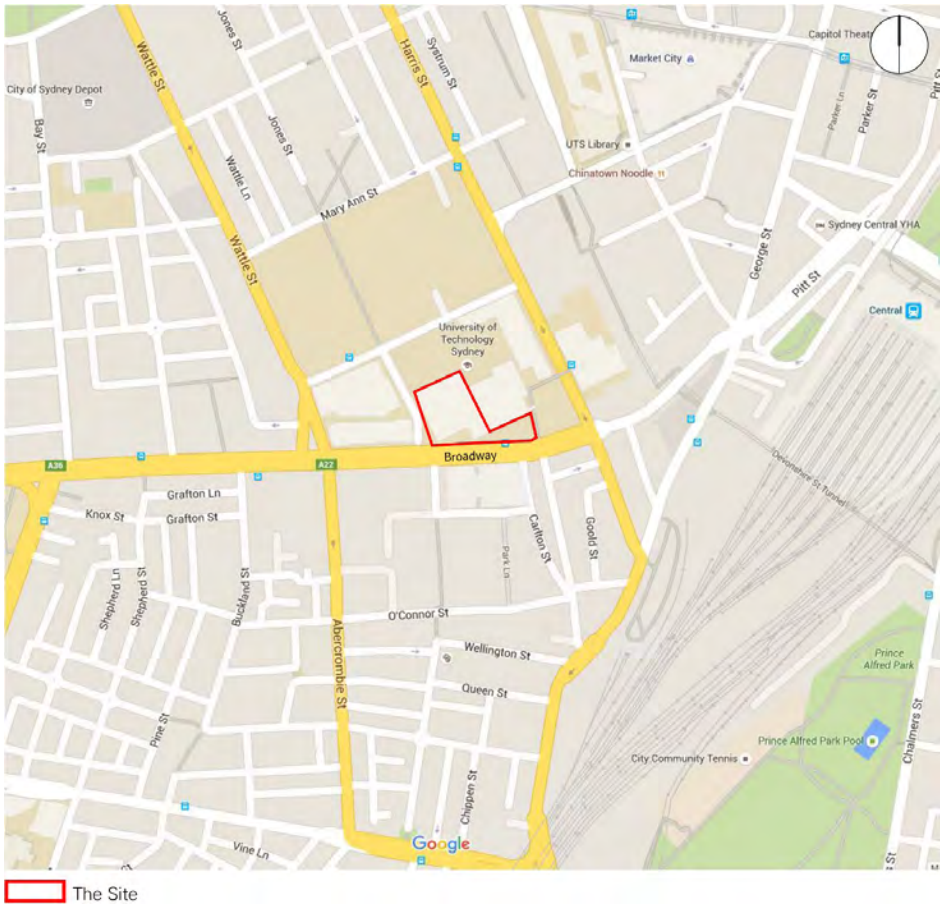


Figure 1

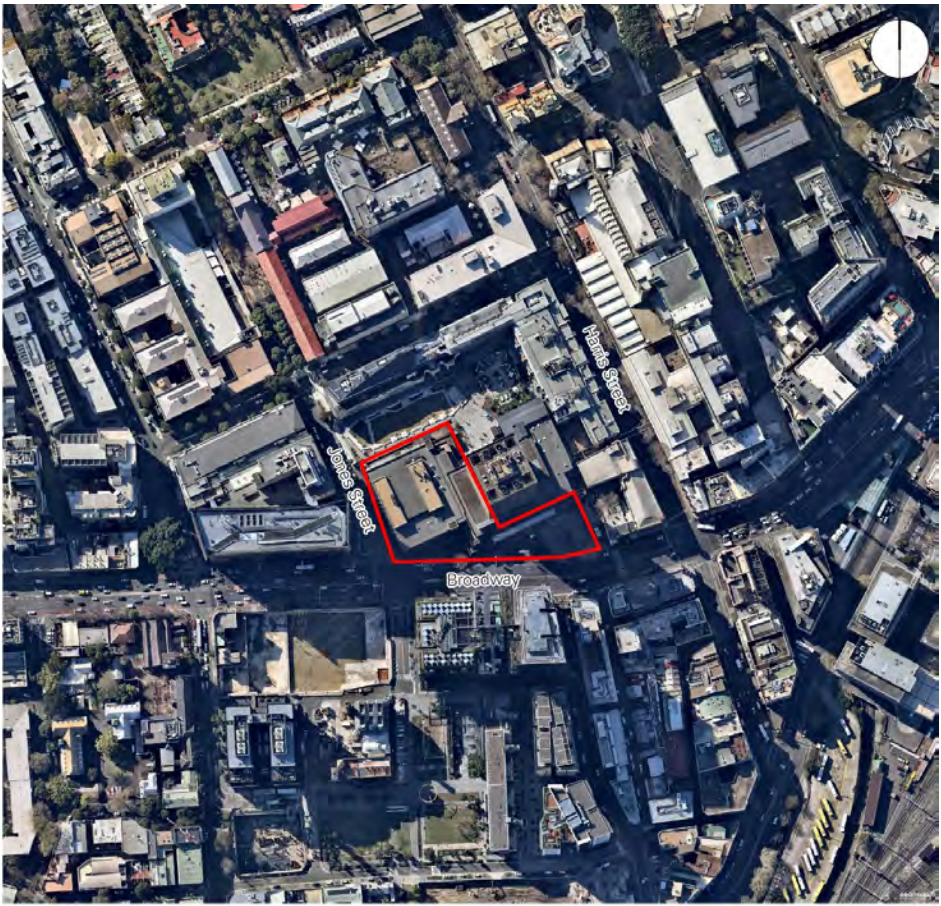


Figure 2

1.2 Approach to assessment

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment made by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

Its methodology has also been developed from the following previous Visual Impact Assessments undertaken for the Broadway Precinct Concept Plan approvals which affect the site:

- Visual Impact Assessment for Modification No. 5 to the UTS Broadway Precinct Concept Plan [Architectus 2015]
- Visual Impact Assessment for UTS BPCP (Broadway Precinct Concept Plan) [Clouston 2009]

This Visual Impact assessment in particular relates to the structure, methodology and views considered within the Visual Impact Assessment for Modification No. 5 to the UTS Concept Plan. The same views are presented within this document as in the assessment of Modification No. 5 to the UTS Concept Plan so as to be able to provide a comparison between this proposal and the Concept Plan envelopes.

Both of the above has inherited part of their approach from the Visual Impact Assessment for the UTS BPCP 2009. An example of the views considered within this document are provided adjacent, showing the approach taken which was to compare an existing photograph to a future model view for public domain views. This Visual Impact Assessment did not include views from private locations (all views analysed individually were from the public realm) however did provide an analysis of the impact to private views for a number of buildings based on inference from the public domain views.



Photo 4a

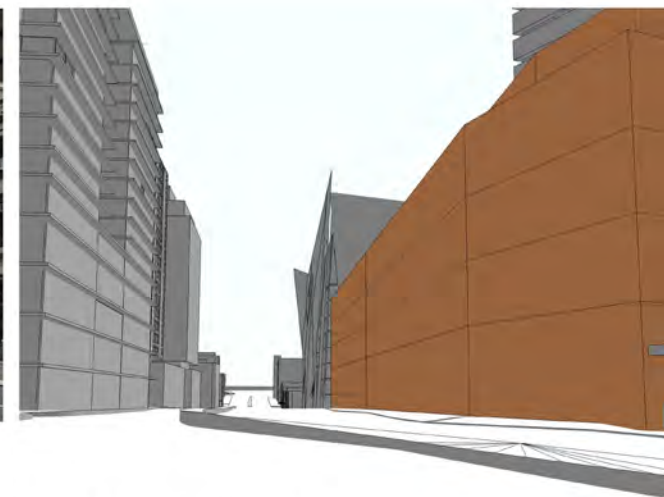
Example of view considered (Clouston Visual Impact Assessment, 2009)



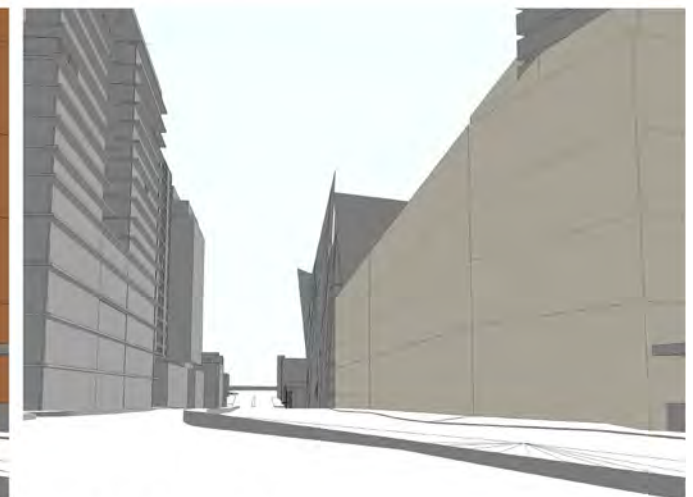
Model View 4b



Photograph of existing view



Computer model of Approved Concept Plan



Computer model of proposed view

Example of view considered (Architectus Concept Plan Visual Impact Assessment 2015)

1.3 Site context

Building heights in the local area

Several other taller buildings exist in the context of the site, these include the following:

- The UTS Tower (Building 1) - approximately 26 storeys above ground (RL 133.050)
- The Broadway Building (11 storeys plus plant room). The Broadway Building Design Report notes that this building's screen extends to a maximum height of 57.281m (RL 71.721) and its plant room extends to RL 69.640m.
- The recently completed Thomas Street Building (8 storeys plus plant room, with the plant room extending to RL 43.1)
- One Central Park East (35 storeys, RL 133.0 FFL TE Roof)
- One Central Park West (18 storeys RL 80.7)
- Sydney TAFE Building G (8 storeys plus plant)
- Sydney TAFE Building D (8 storeys plus plant)

Further taller buildings are proposed for Central Park, including Block 1 (19 storeys RL 79.8m) and Block 4N (19 storeys RL 81.5m) close to the site.



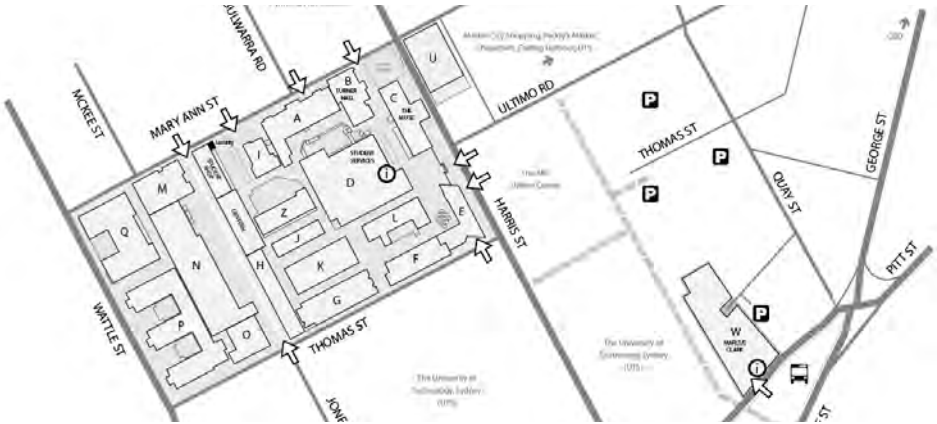
Oblique Aerial Photo showing building heights in context

Building names and locations

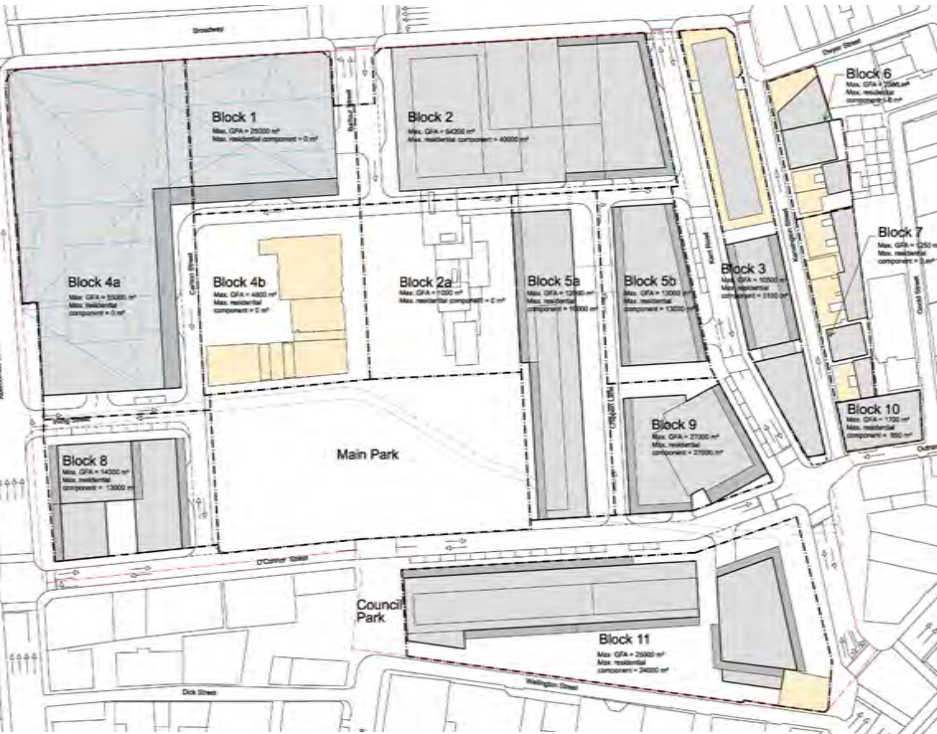
Plans showing building numbers for each of UTS, Central Park (Fraser's Site) and Sydney TAFE are provided adjacent to understand the context of the site.



UTS plan
(source: uts.edu.au)



Sydney TAFE site plan
(source: <http://sydneytafe.edu.au/current-students/ultimo-college/campus-maps>)



Central Park block plan
(source: Concept Plan Approval A-1253 [08] Foster and Partners)

Central Park developments

One Central Park (Block 2)

Block 2 of the Central Park Development (One Central Park) is located opposite the site across Broadway and has been constructed. It includes 623 apartments, four storeys of retail plus mezzanines and a gym on the fifth floor (Level 4), communal podium, with the lowest residential units on Level 4 (the fifth floor including ground), approximately 19 metres above ground level. From Level 5 (the sixth storey), the development splits into two towers - 'One Central Park West' and 'One Central Park East', of which One Central Park West faces the site more directly.

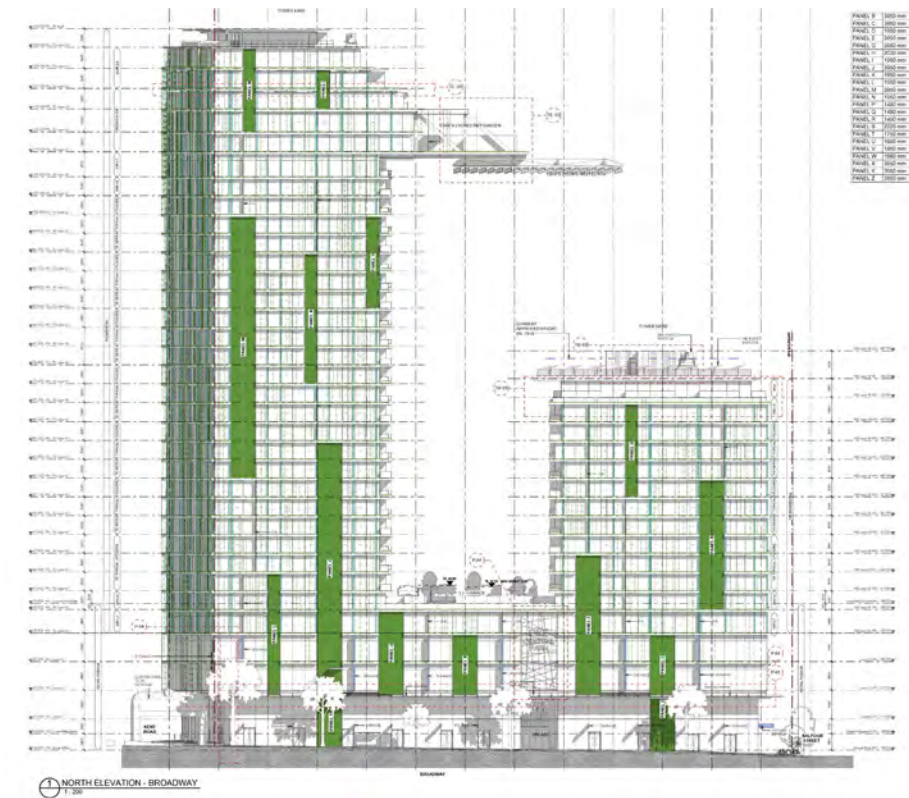
Plans and elevations of this building are shown opposite.

The living spaces of the majority of apartments in this building face towards balconies which face east-west, away from Broadway and the site.

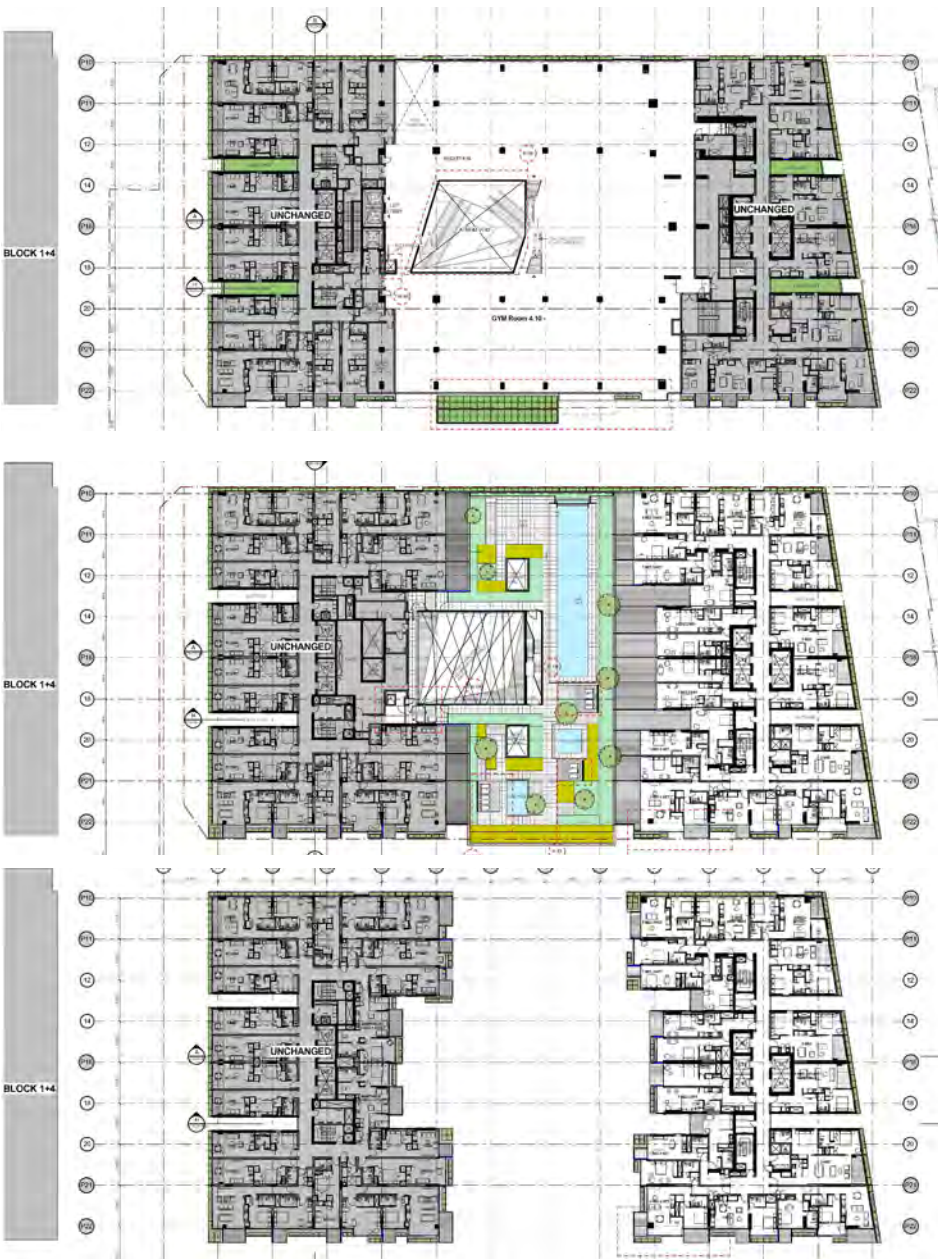
Only one studio apartment per storey has a living space which faces the site as its primary axis, aside from Level 4 which has two.



Stitched Panoramic Photograph of One Central Park
(Taken from front of UTS building 1)



Broadway elevation of One Central Park
(source: Approved Block 2 Modification 3 plan A-PA-OA-700)



Extracts from selected floor plans of One Central Park:
Levels 4, 5, 10 (top to bottom), FFL 35.00, 38.80, 54.05 AHD
(source: Approved Block 2 Modification 3 plan A-PA-OA-700)

Blocks 1 and 4

Blocks 1 and 4 of Central Park are located diagonally across the intersection of Broadway/ Chippendale Way from the proposed UTS Concept Plan modification.

The most current approvals relevant to this site are the following:

- SSD 14_6673 Block 4N - Central Park, Mixed Use Development (Determined 20/08/2015).
- SSD 14_6554 - Block 1 - Central Park - Mixed Use Residential (Determined 10/09/2015).

Although not constructed or occupied, the proposed Block 1 is considered within this document in this Visual Impact Assessment.



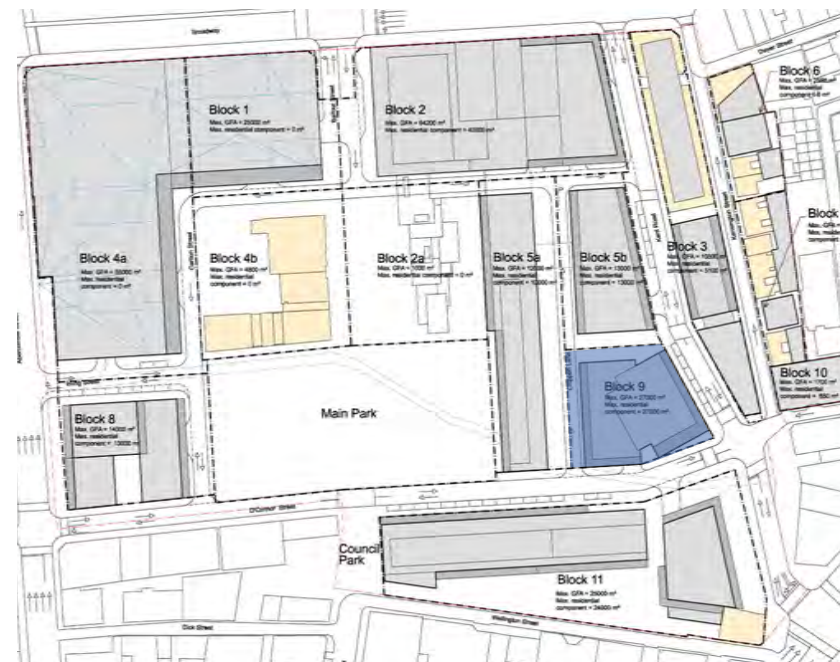
Exhibition Broadway elevation and plans (Level 8) including residential use
(source: SSD 6554 plans as revised April 2015)

'The Mark' (Block 5C)

The Mark development is further south from one Central Park. It has been constructed. Apartments within the Mark typically face east and west with only secondary views from two apartments per floor north across the site.



Typical floor plan (Levels 9-19) of 'The Mark' (Block 5C)
(source: MP10_0218 MOD1 PA-A-5C 1019-04)



Location of ‘The Mark’ (blue) within Central Park block plan
(source: Concept Plan Approval A-1253 [08] Foster and Partners)

1.4 Proposal's response to context

Massing

The massing approach for the proposal is based on that of the Concept Plan.

The proposed overall envelope represents an optimal built form on the site while limiting overshadowing on the residential development of No1 Central Park to the south.

This new tower form is generated from a rigorous site analysis that places the new building form within a tight urban context of the existing and dominant CB01 tower and podium, new UTS campus buildings and a large scale residential and urban development in Central Park.

The envelope for the additional floors and podium have evolved in response to the scale and proximity of Jones Street and Broadway to the west and south respectively, CB01 tower to the east and Alumni Green to the north.

A key control to determine the position and height of the tower is the relationship to the adjacent, lower Central Park residential tower (No. 1 Central Park West) which is located on the southern side of Broadway. The position of the top floor of the CB02 envelope has been setback to preserve sunlight to all the apartments of No. 1 Central Park West in accordance with the planning controls for that site. The lower floor plates then progressively increase towards the south within the shadow plane. The overall height of this tower has also been considered in response to the taller CB01 to the east and lower CB11 to the west and so sits comfortably between these.

Within the proposed envelope there is the opportunity to refine and enhance the design response to reduce the overall massing and form of both the podium and the envelope for the additional floors.

Materials and design quality

The primary facade types for the tower and podium for CB02 and the Broadway facade are defined as facade types 1 and 2 - further illustrated opposite. The facade at ground level along Jones Street and Alumni Green is facade type 3 and the Broadway facade is facade type 4:

- Facade Type 1: CCF - Tower facade (high performance)
- Facade Type 2: Clear, flush glazed - Winter garden (high transparency)
- Facade Type 3: Frameless glass shopfront - Podium level 3 and 4 (high transparency)
- Facade Type 4: Clear, flush glazed - Broadway (high transparency)

The proposed materiality provides an appropriate design response to the area and visual interest from all angles.



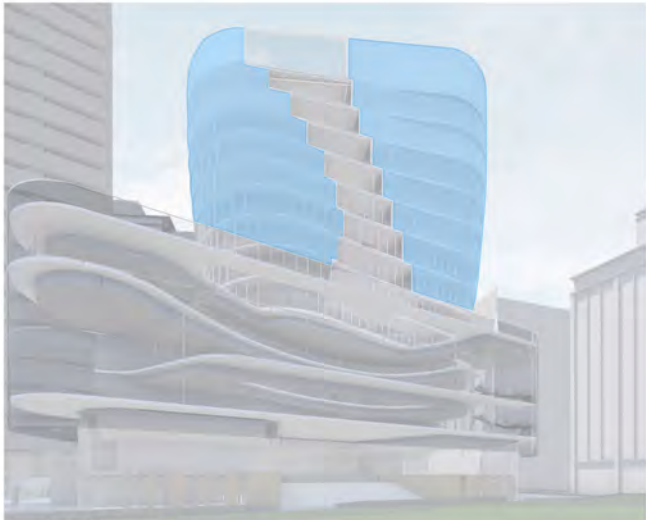
Massing diagram showing the relationship between the proposal, UTS Building 1 and the One Central Park buildings (FJMT)



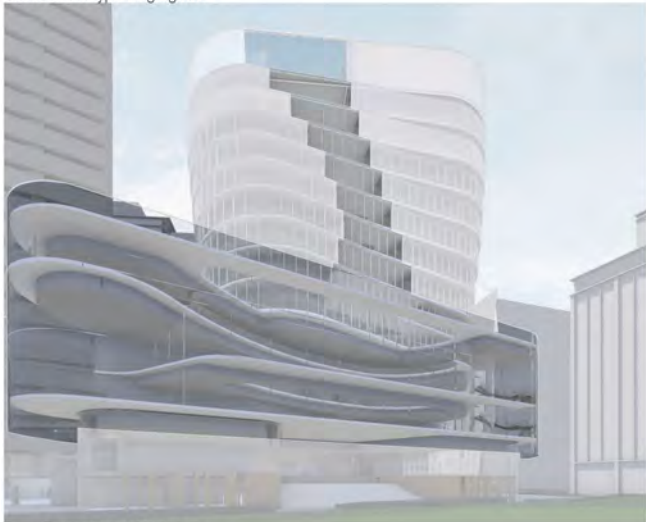
Photomontage view from Alumni Green (FJMT)



Photomontage view from Jones Street (FJMT)



Tower Facade Type 1 highlighted



Tower Facade Type 2 highlighted

Facade types (FJMT)

FACADE FINISHES



FT01



FT02



FT03

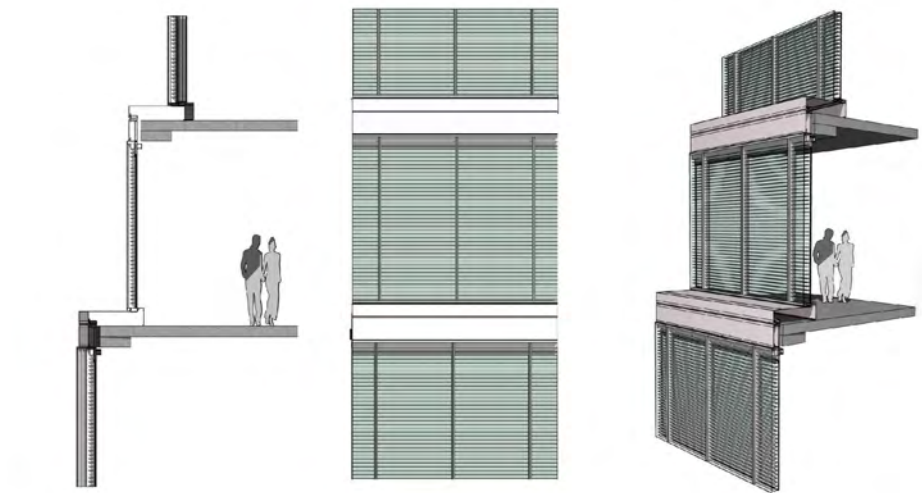


FT04

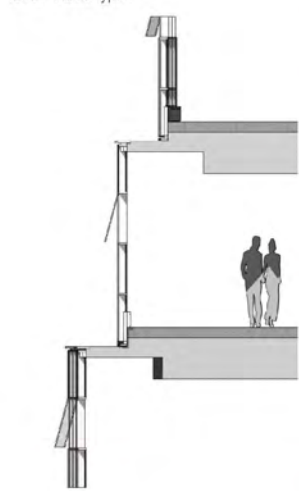


FT05

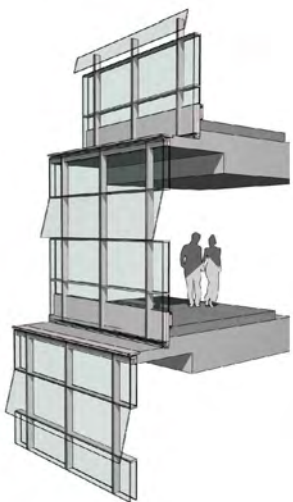
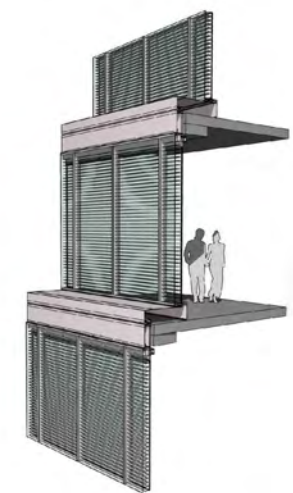
Facade finishes (FJMT)



Tower Facade Type 1



Tower Facade Type 2



FACADE FINISHES

- FT01 ALUMINUM FRAMED CLOSED GRITTY CURTAIN WALL SYSTEM WITH INTEGRATED ALUMINUM VENETIAN BLINDS
- FT02 ALUMINUM FRAMED DOG FACADE SYSTEM
- FT03 FRAMELESS SHOPFRONT GLAZING SYSTEM
- FT04 FLUSH-GLAZED FACADE SYSTEM
- FT05 SOLID CLADDING

1.5 Planning Principles regarding view sharing

The visual assessment method has addressed views in accordance with the planning principles set by the NSW Land and Environment Court in the cases of *Rose Bay Marina Pty Ltd v Woollahra Municipal Council* 2013/1046 (public domain views) and *Tenacity Consulting v Warringah* 2004/140 (private views) as well as consideration of applicable controls which relate to the visual impact of proposals.

Public domain visual impact

This methodology of public domain view assessment has followed the process of the Rose Bay Marina planning principles through the methodology set out below and in the derivation of visual assessment criteria including the following five-step process within the planning principles for identifying the importance of views to be assessed.

1. Identify the scope of the existing views from the public domain.
2. Identify the locations in the public domain from which the potentially interrupted view is enjoyed.
3. Identify the extent of the obstruction at each relevant location.
4. Identify the intensity of public use of those locations.
5. Review any document that identifies the importance of the view to be assessed.

Private visual impact

A consideration of the likely impacts on these private views in relation to the New South Wales Land and Environment Court Planning Principles set out in '*Tenacity Consulting v Warringah* (2004/140)'. In this case, Senior Commissioner Roseth set out a number of principles for the consideration of private view impacts, which are discussed individually below, based on the following steps:

1. Assessment of views to be affected
2. Consideration of from what part of the property views are obtained
3. Assessment of the extent of the impact
4. Assessment of the reasonableness of the proposal

1.6 Key Local Planning Provisions

The current proposal comprises a State Significant Development application submitted in accordance with the approved Part 3A Concept Plan MP08_0116 (as amended by Modification 5).

The transitional Part 3A provisions under Schedule 6A of the Environmental Planning and Assessment Act 1979 (EP&A Act) provide the following for continuation of Part 3A:

- the development standards in a Concept Plan approval have effect;
- that DAs under Part 4 of the EP&A Act in accordance with the Concept Plan must be generally consistent with the Concept Plan;
- the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the Concept Plan;

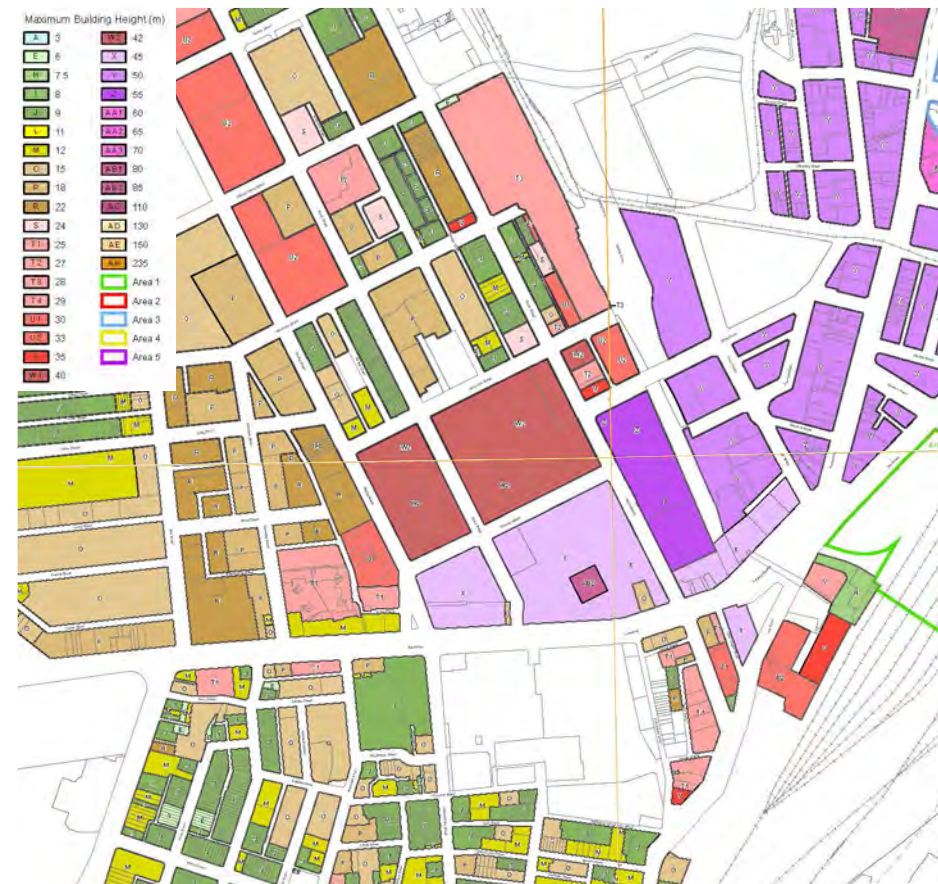
As such, the development standards in the Concept Plan take precedence over the LEP and DCP, and the development standards under the LEP and DCP are not discussed in this report. Furthermore, DCPs do not apply to State Significant Development. Selected LEP maps are provided for context further below.

Future development in the local context

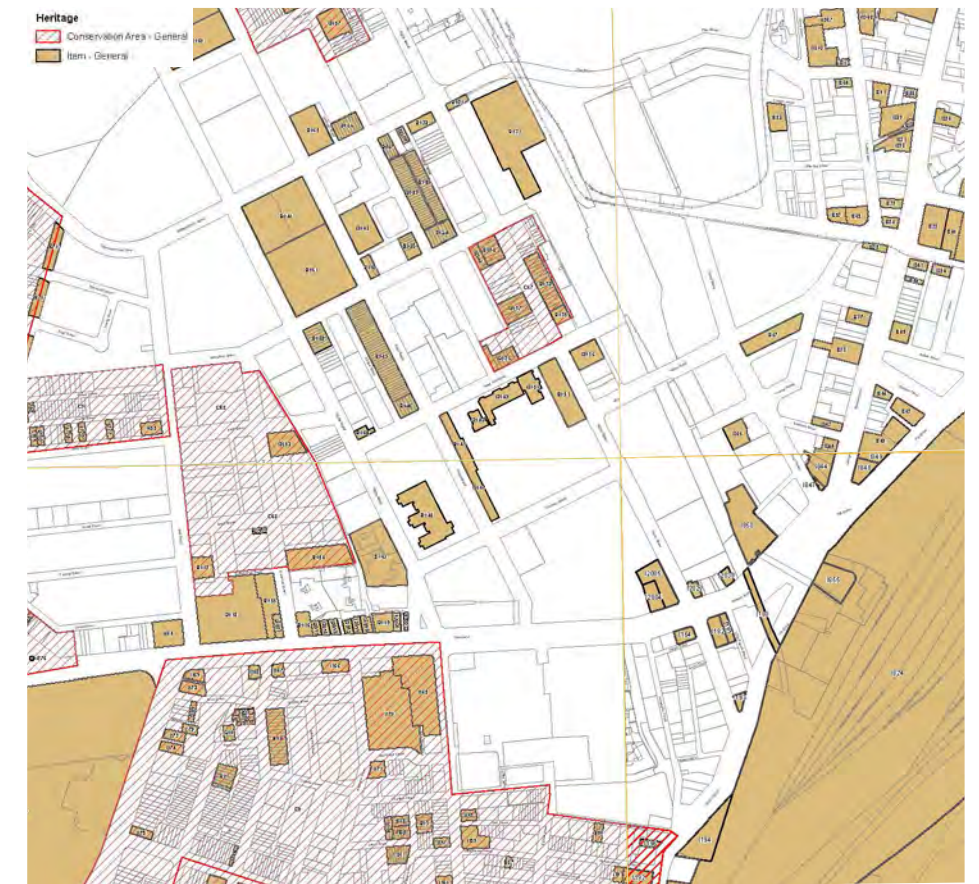
The height of buildings map (shown adjacent) shows that few sites within the context of the site are provided building heights of greater than 30 metres. Those that are provided generally include only UTS buildings, Sydney TAFE and buildings further than 150m east of the proposed modifications, behind the taller UTS tower (Building 1). The heritage map (also shown adjacent) also demonstrates that many of these surrounding areas include a significant number of heritage items and/or heritage conservation areas, can limit redevelopment of these heritage properties.

Clause 6.21 Design excellence of the LEP aims to deliver the highest standard of architectural, urban and landscape design. The clause applies to a new building or external alterations to an existing building. The clause provides that in considering whether the development exhibits design excellence, that the consent authority has regard to the following matters, although not limited to:

- whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain
- whether the proposed development detrimentally impacts on view corridors



Combined extracts of Height of Buildings Map
(Sydney City LEP 2012)



Combined extracts of Heritage Map
(Sydney City LEP 2012)

2 View analysis

2.1 Selection and location of views

Introduction and selection of views

This chapter of the document provides the analysis of a range of key individual views which may be affected by the proposal.

The same public domain and private view locations have been provided in this document as the Visual Impact Assessment for the approved Modification No. 5 to the Broadway Precinct Concept Plan. This in turn was based on the selection of views within the Visual Impact Assessment for the original Broadway Precinct Concept Plan with further consideration of the Central Park precinct (constructed since) and private views (in line with the relevant planning principles).

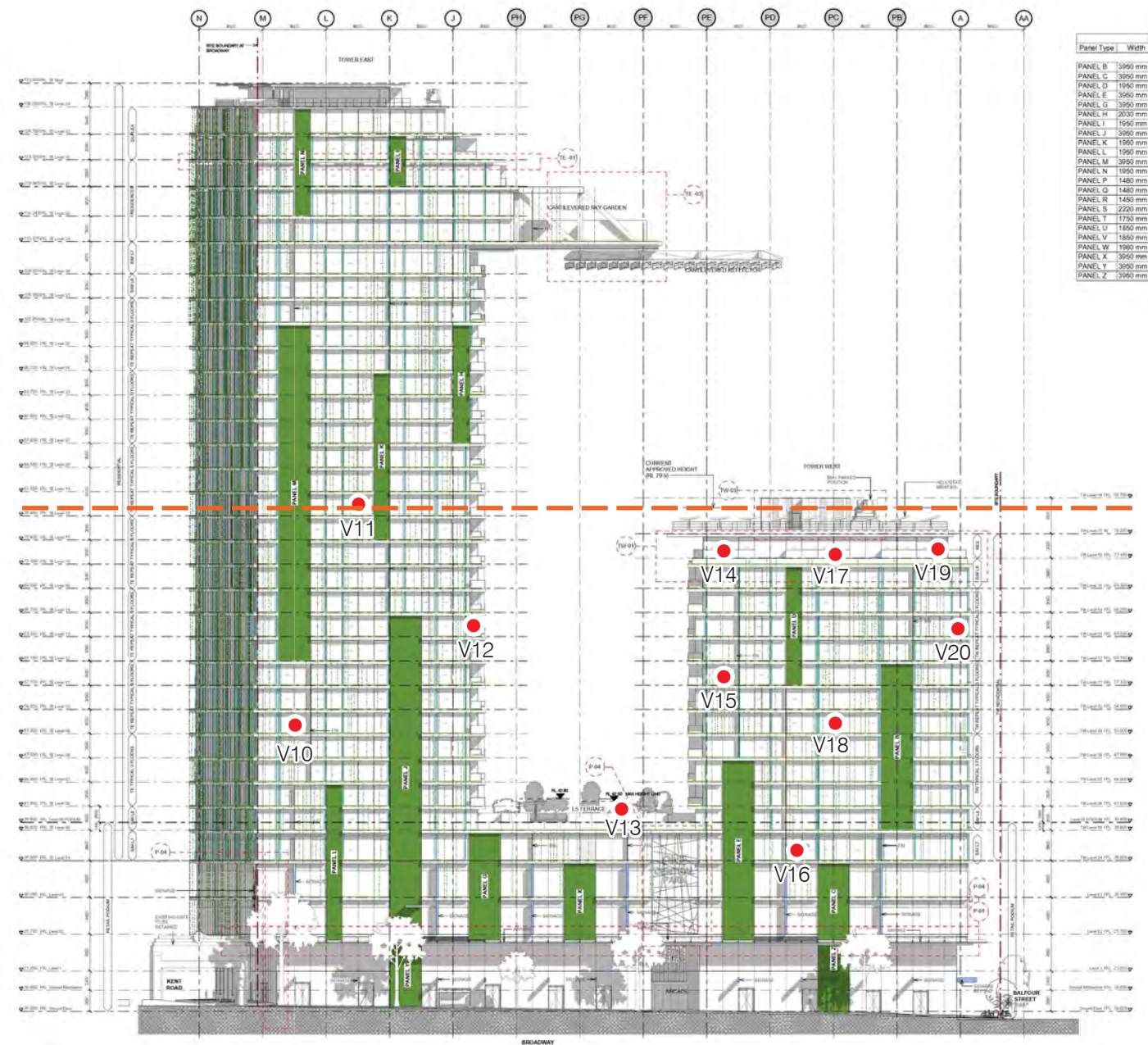
These views have been selected from a wider range of views initially photographed or modelled for consideration (a summary of these is provided in Appendix A for reference).

Location of views

The diagrams adjacent describe the location of views selected for detailed analysis, including both public domain views (described on the plan diagram adjacent) and private views (described on the elevations of the Central Park buildings opposite).



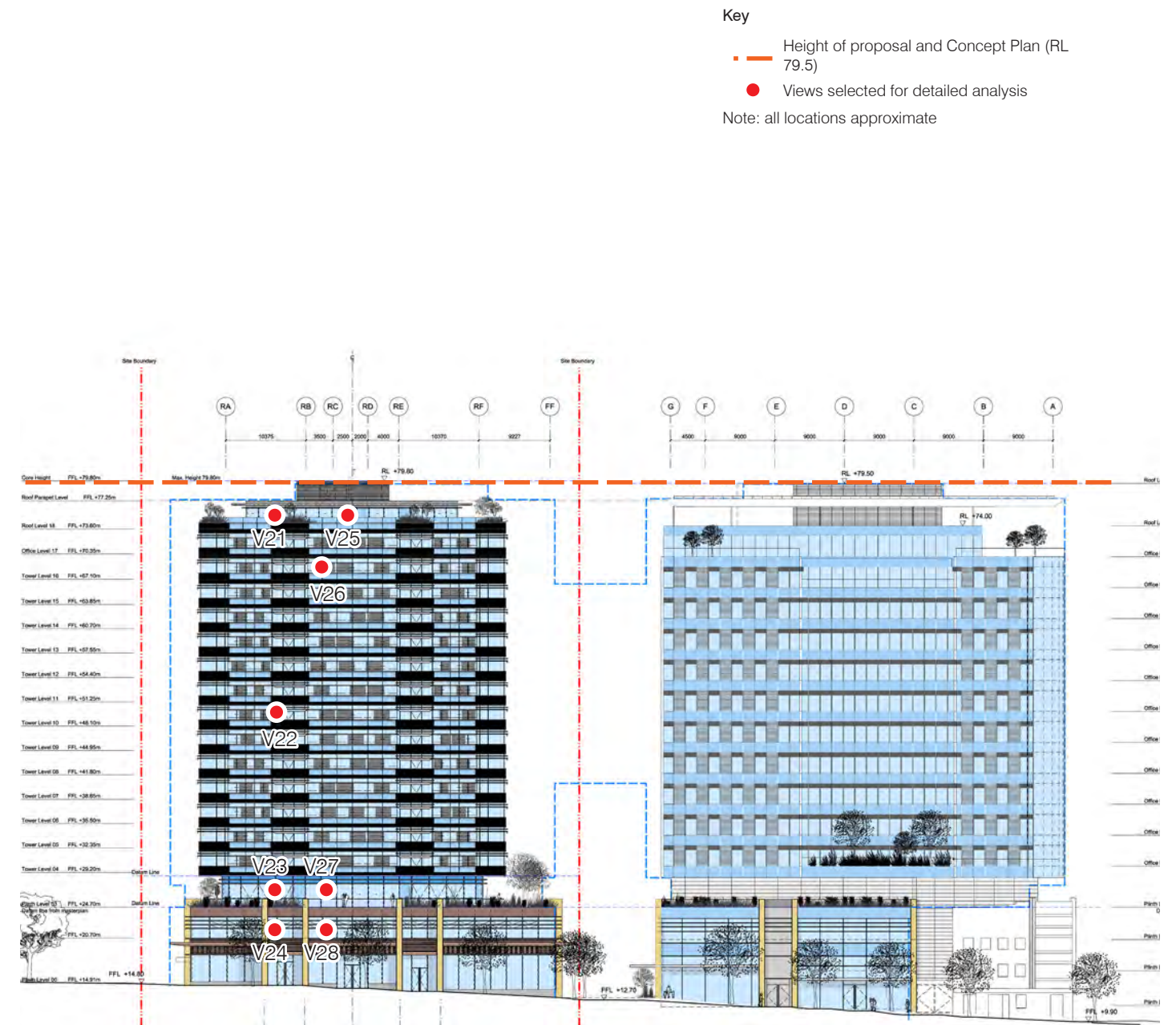
Plan showing location of selected views



Broadway Elevation of 1 Central Park



Extract of Typical Floor Plan - 1 Central Park (Level 14)



Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - Block 1 (current residential proposal)

2.2 Format of analysis

The assessment and categorisation of visual impacts within this chapter is based on the New South Wales Land and Environment Court Planning Principles.

The format of analysis is a side-by-side comparison of existing, approved and proposed future views.

For public domain views, as in the previous Visual Impact Assessments for the Concept Plan, a photograph of the existing view is contrasted with a model view of the proposed future. For private views (where access was not provided to photograph the existing view), the existing view, the Concept Plan view, and the future view are based on the model.

Every view location is provided photographs and rendered views which are based on a full-frame 35mm camera with 50mm focal length lens or equivalent. As in the private views it is generally necessary to illustrate a broader view, an additional 24mm focal length lens views to demonstrate this. These views may be located in slightly different positions within the same room so as to best frame a view. Rendered views are all from a standing height (1.68m).

Each view is provided the following:

- A key plan (and elevation in the case of private views) showing the view location.
- The existing view, Concept Plan view, and proposed view. The existing view is provided as a photograph where available and the approved and proposed views are provided in the form of computer generated imagery.
- A summary of key quantitative factors regarding the importance of view including the number of viewers, distance to proposal and likely period of view.
- A qualitative assessment set out under the following headings:
 - Importance of the view;
 - Visual Impact
- A summary categorisation of the importance of the view and visual impact based on the above, as well as the degree of change from the Concept Plan (also discussed under visual impact).

The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles. The criteria are defined as follows.

Importance of the view - Public Domain Views

The importance of the view includes consideration of the following factors:

- The context of viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);
- Elements within the view (including whether iconic elements or water views are present, the existing composition of the view, and any existing obstructions to the view);
- The number of viewers;
- The distance to the proposal;
- The likely period of view; and
- Any document that identifies the importance of the view to be assessed;

The above features are described for each view and a final categorisation of view importance has been produced as a summary. The following table presents examples of how these categorisations are used:

Importance of the view

	Definition
High	Unobstructed views of highly valuable or iconic elements from highly important locations.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less-well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Some elements which form part of the consideration of view importance can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers

	Definition
High	> 1,000 people per day
Moderate	100-1,000 people per day
Low	< 100 people per day

Period of view

	Definition
High (long-term)	> 5 minutes
Moderate	1-5 minutes
Low (short-term)	< 1 minute

Importance of the view - Private views

The importance of the view includes the same elements as the importance of public domain views. The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony) provides some further guidance as to how the view is perceived and whether an expectation to retain the view is realistic. For instance, as set out in the Planning Principles set out in ‘Tenacity Consulting v Warringah (2004/140)’, a sitting view or a view across side boundaries is considered more difficult to protect than a standing view or view across front boundaries.

The table below provides a definition of the categories used.

Importance of nearby private views

	Definition
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries
Moderate-High	
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low-Moderate	
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

Visual impact rating

The visual impact is a qualitative assessment of the impact of the proposal on the view. It includes consideration of:

- the quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- any significance attached to the existing view by a specific organisation;
- any change to whether the view is static or dynamic;

A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Overall extent of visual impact

	Definition
High	The proposal obstructs iconic elements or elements identified as highly significant within the existing view.
Moderate	The proposal obstructs some elements of importance within the existing view.
Low	The proposal obstructs minor elements within the existing view,
Negligible	The proposal will not be noticeable within the view without scrutiny.

A high extent of visual impact, however, is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character. The overall acceptability of the proposal and its visual impacts is discussed in Chapter 4 - Conclusions and Recommendations.

Change from Concept Plan

The degree of change from the approval is provided as a further assessment of the visual impact in comparison to the approved development, to demonstrate the degree of change within the current proposal.

Change from Concept Plan

	Definition
High beneficial	The difference between approved and proposed plans removes the obstruction of iconic elements or elements identified as highly significant within the existing view.
Moderate beneficial	The difference between approved and proposed plans removes the obstruction of some elements of importance within the existing view.
Low beneficial	The difference between approved and proposed plans removes the obstruction of minor elements within the existing view.
Negligible	The difference between approved and proposed plans will not be noticeably beneficial or adverse.
Low adverse	The difference between approved and proposed plans obstructs minor elements within the existing view.
Moderate adverse	The difference between approved and proposed plans obstructs some elements of importance within the existing view.
High adverse	The difference between approved and proposed plans obstructs iconic elements or elements identified as highly significant within the existing view.

2.3 Public domain views

2.3.1 V1 - Broadway - Railway Square bus stands

Importance of the view:

Distance to proposal	approx. 250m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of waiting for a bus or walking west along Broadway.

The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view contains few important features however because of its well-travelled location, its significance is summarised as moderate.

Visual impact:

This view will be subject to little quantitative change as the proposal is substantially hidden from view behind existing buildings within this view.

The visual impact of the proposal and its change from the Concept Plan can be described as negligible.



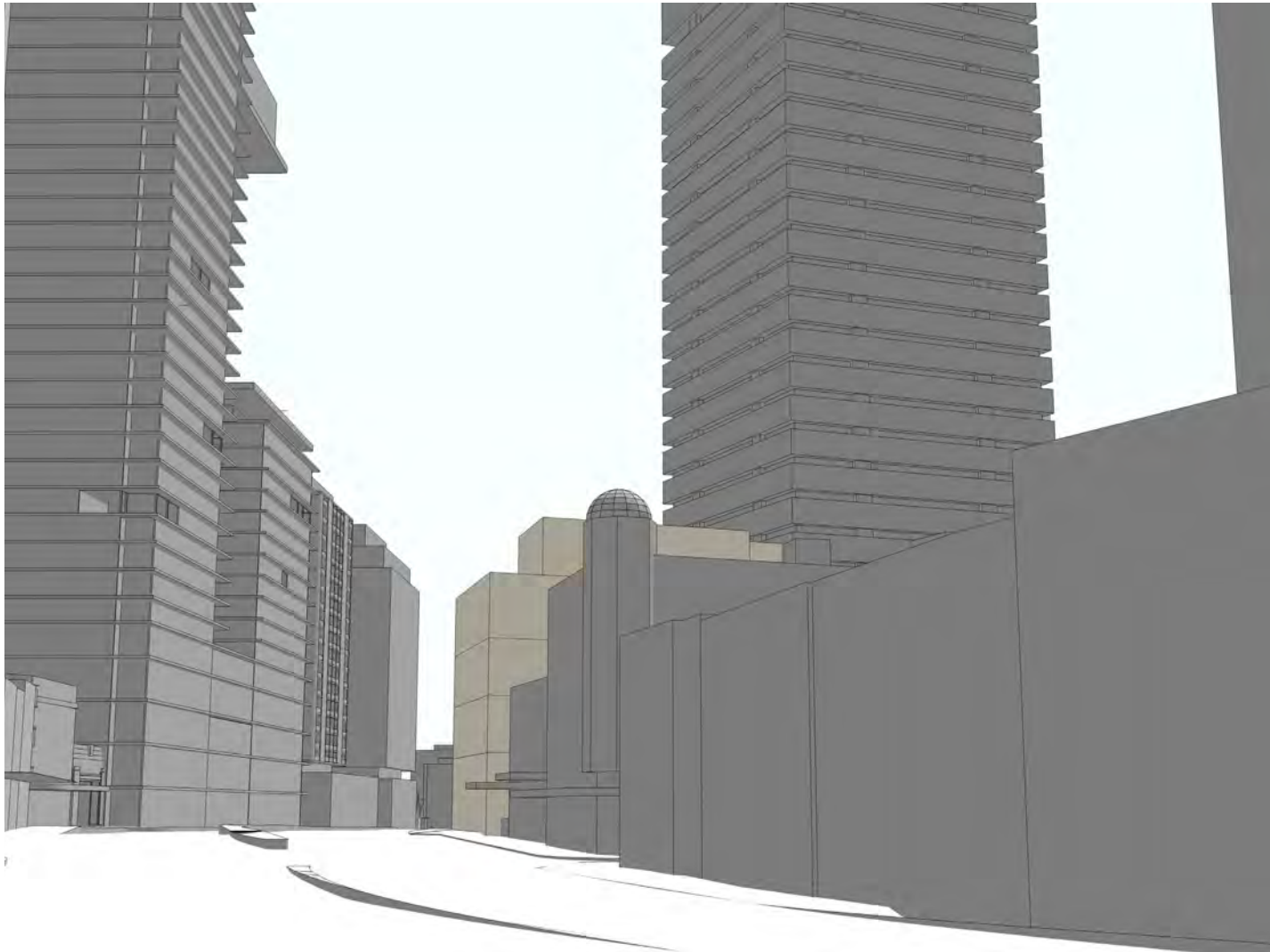
Key plan of view location



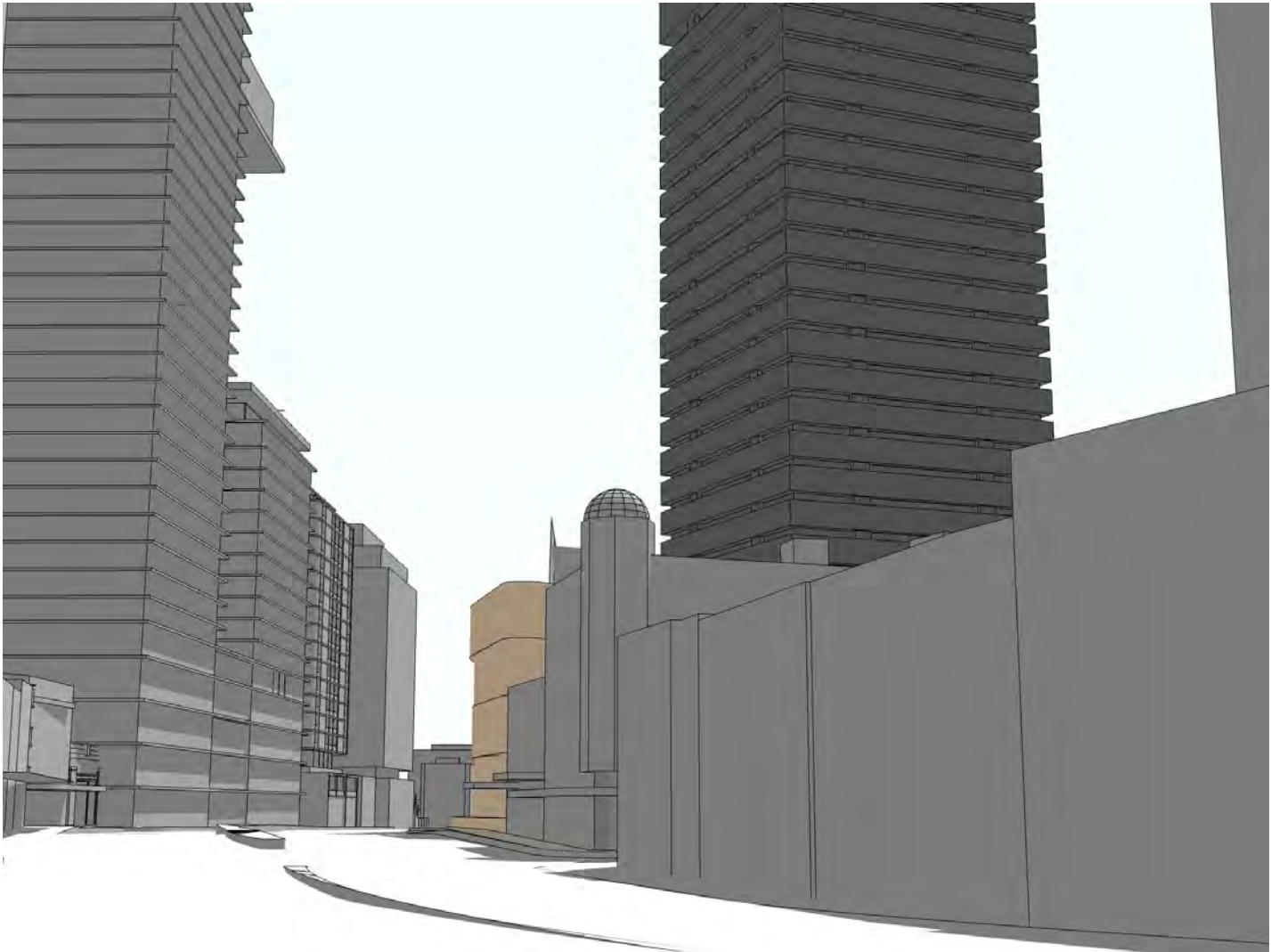
Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Negligible
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Light tan square	Concept Plan
Yellow square	Proposed Design

2.3.2 V2 - Broadway / Regent St

Importance of the view:

Distance to proposal	approx. 150m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

Visual impact:

The proposal is similar in scale to the Concept Plan. In both the Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

The Concept Plan includes a taller podium than the proposed design which means that the upper levels of the proposal are more visible than in the Concept Plan.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



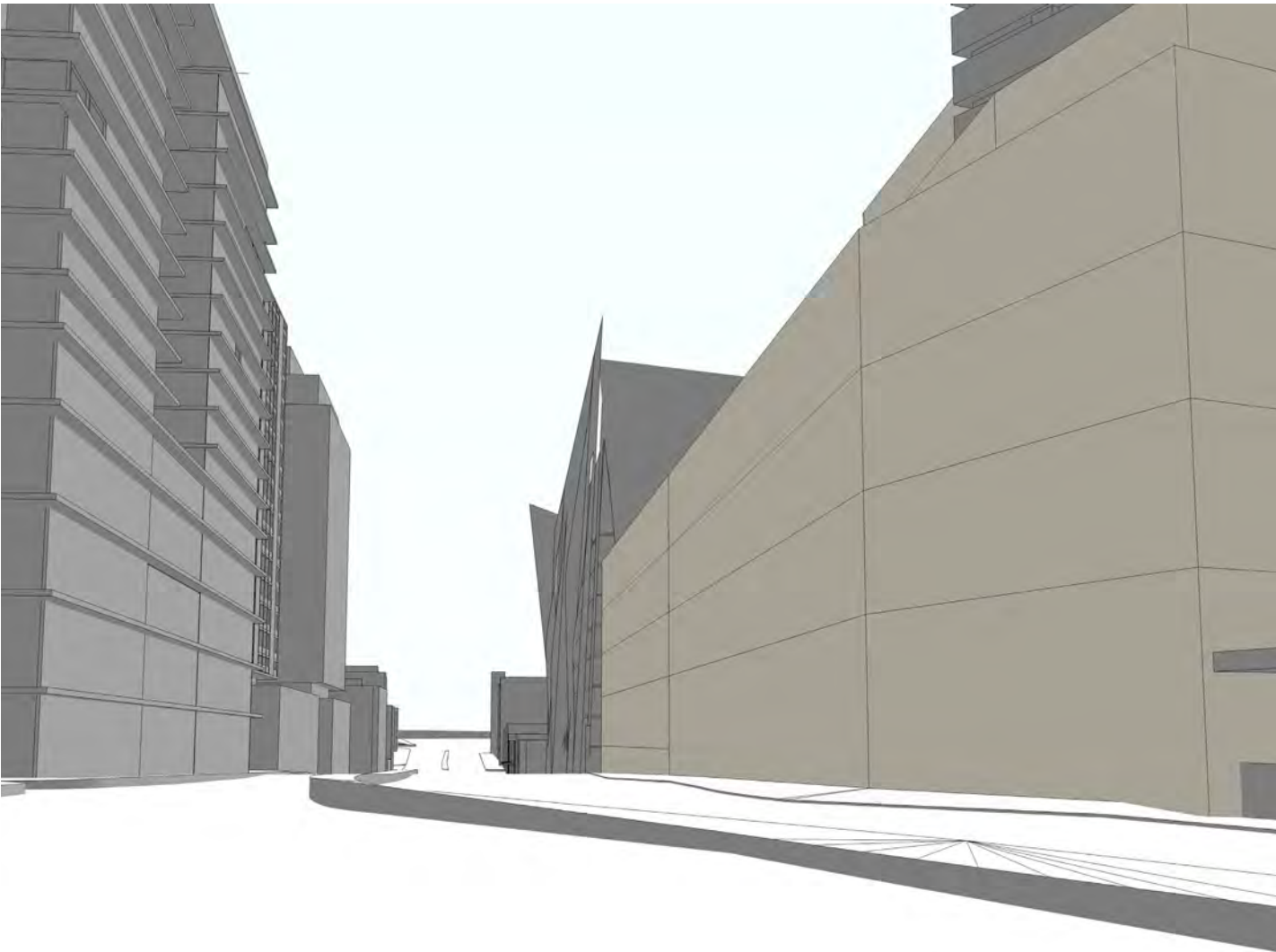
Key plan of view location



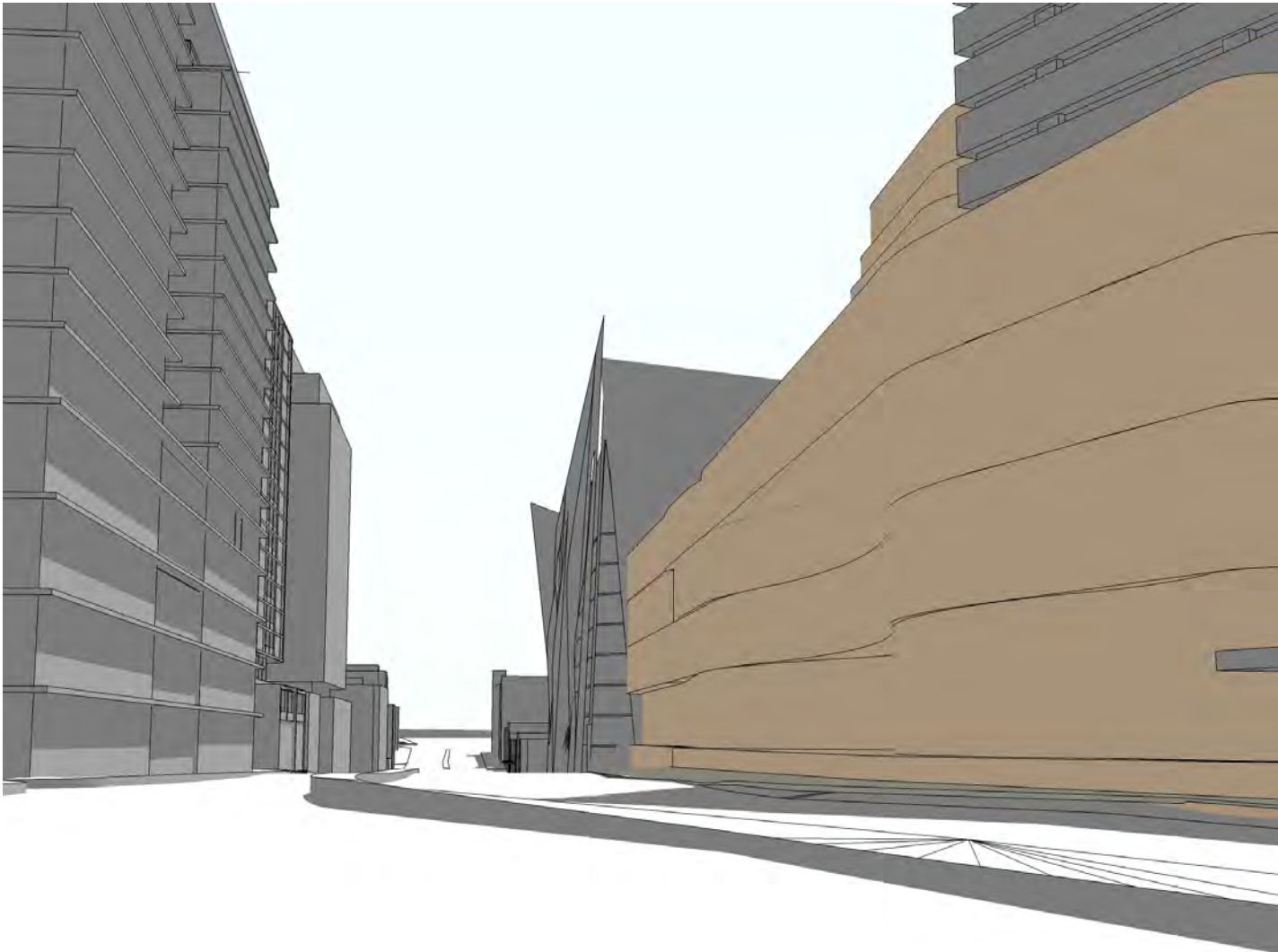
Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Moderate
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Tan square	Concept Plan
Yellow square	Proposed Design

2.3.3 V3 - Broadway / Kensington St

Importance of the view:

Distance to proposal	approx. 90m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view includes a mixture of elements and styles including the existing buildings on site, new UTS Broadway Building and Radio Mast over UTS Building 10.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

Visual impact:

The proposal is similar in scale to the Concept Plan. In both the Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

The proposal is of a similar scale to the Concept Plan. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



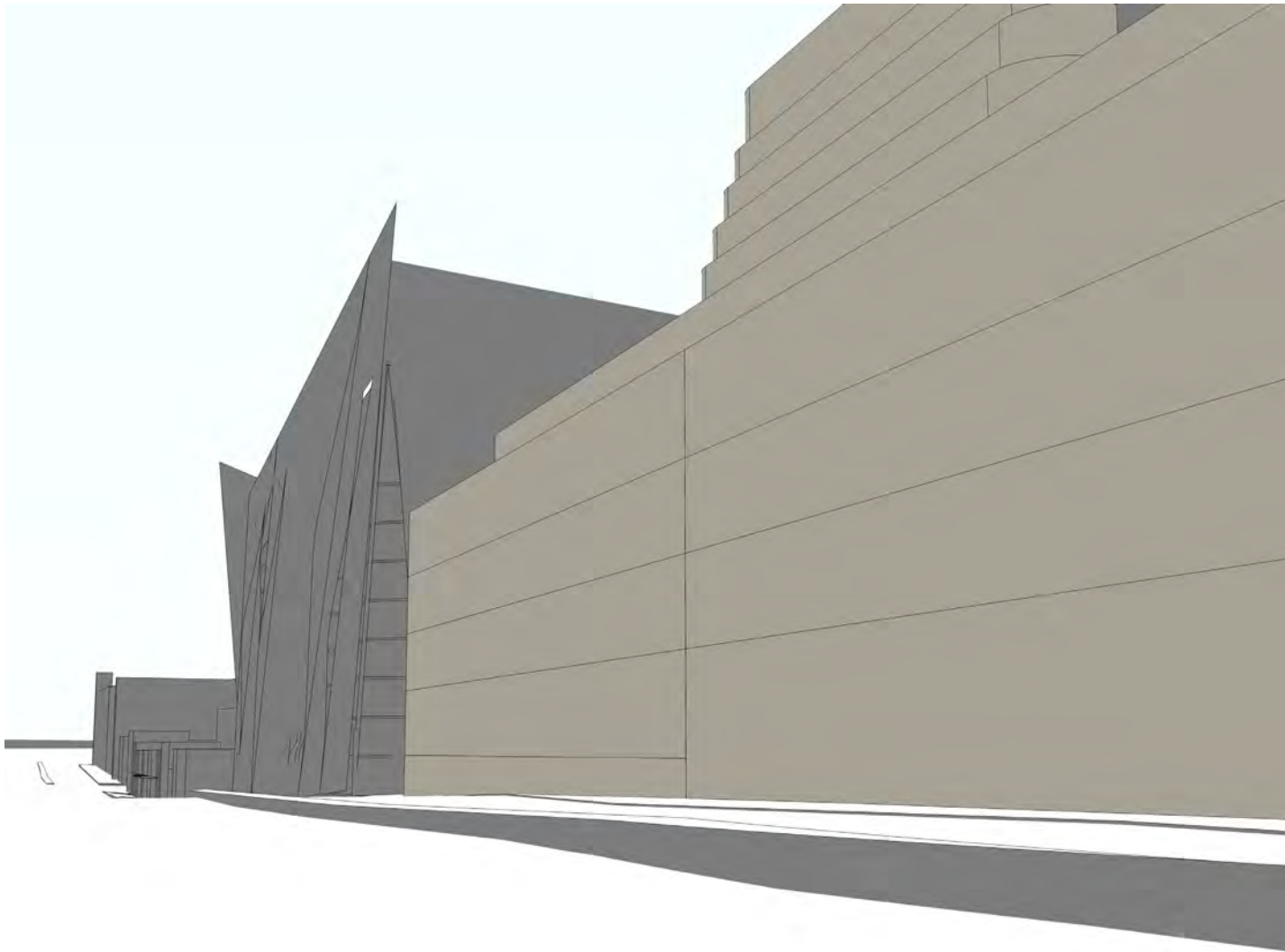
Key plan of view location



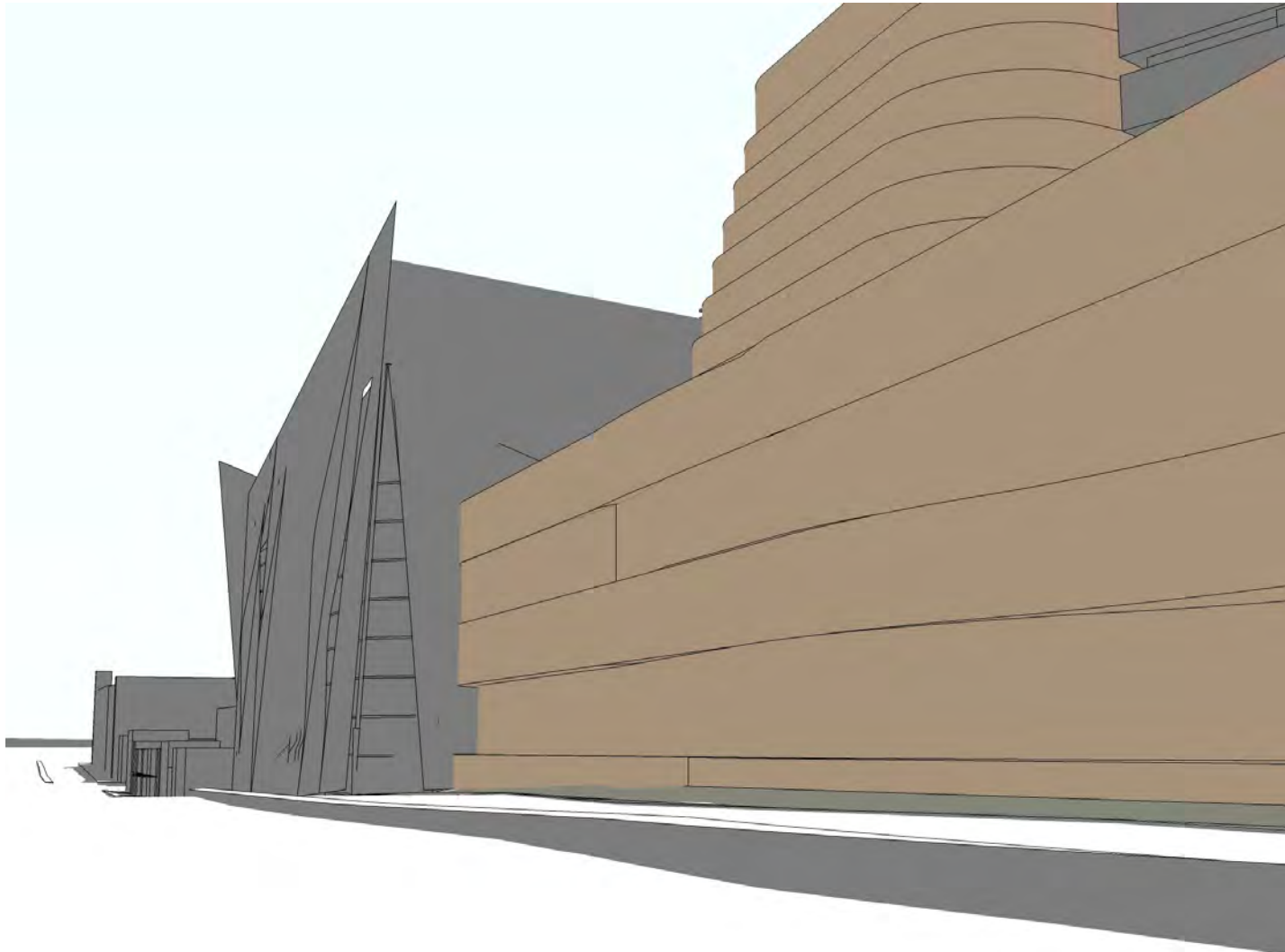
Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Moderate
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Existing buildings
Concept Plan
Proposed Design

2.3.4 V4 - Chippendale Way

Importance of the view:

Distance to proposal	approx. 70m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking north along Chippendale Way.

The existing view is framed by the glazed side of the One Central Park building and focusses the view on the existing buildings on site.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low-moderate.

Visual impact:

The proposal is similar in scale to the Concept Plan. In both the Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

Above this, the proposal is of increased scale from the Concept Plan. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



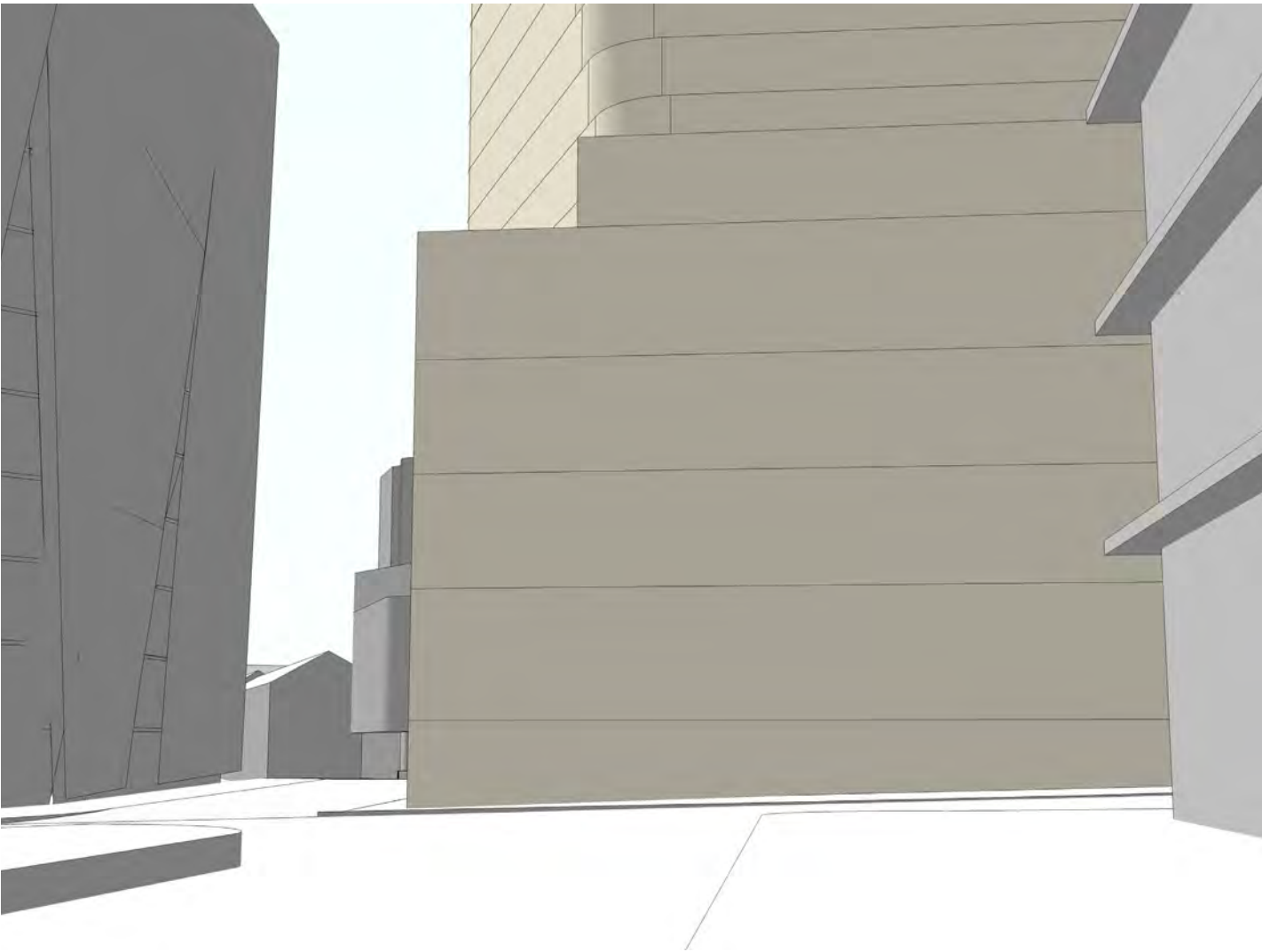
Key plan of view location



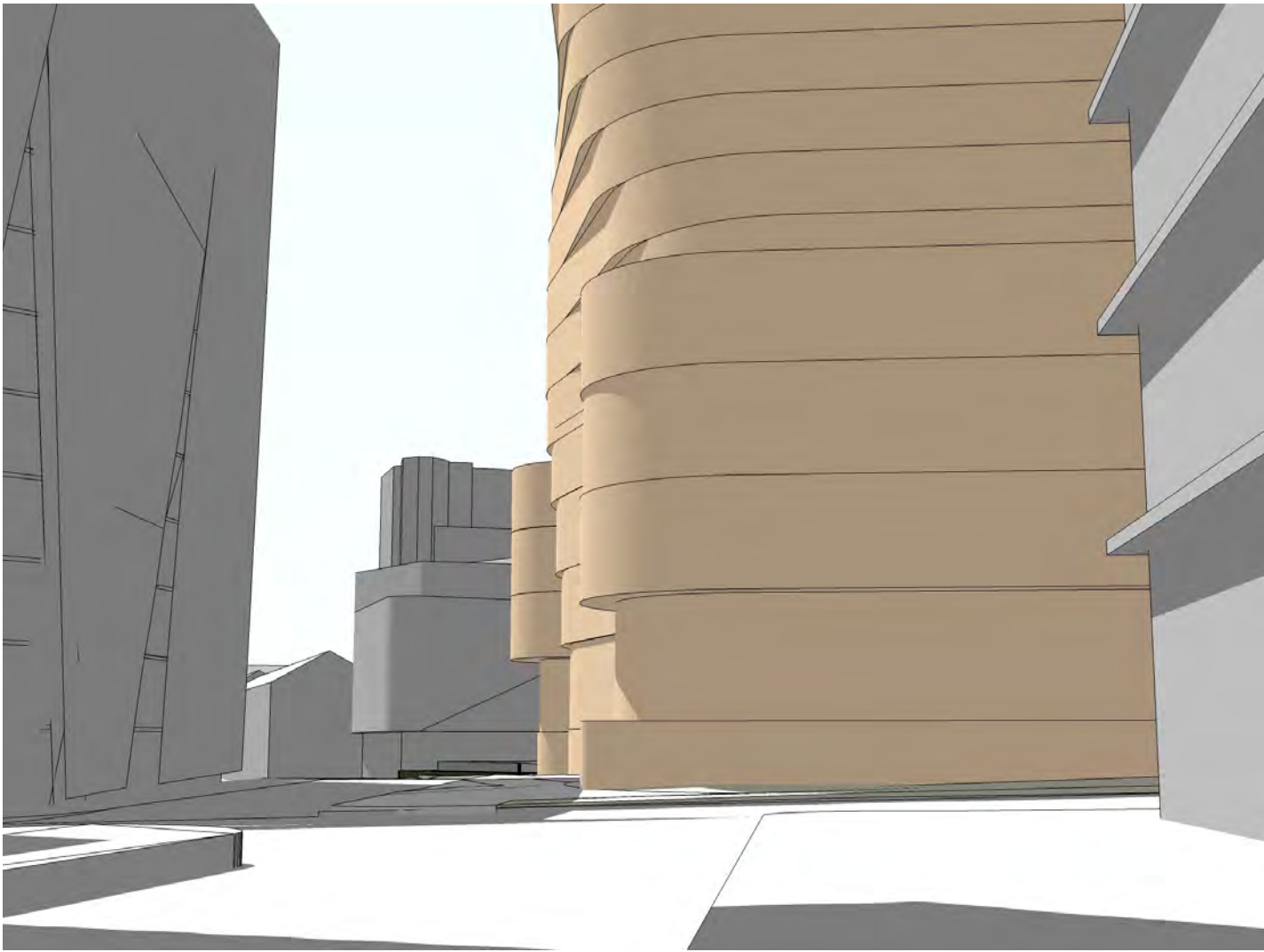
Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Moderate
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Light brown square	Concept Plan
Orange square	Proposed Design

2.3.5 V5 - Chippendale Green

Importance of the view:

Distance to proposal	approx. 180m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is framed by the One Central Park building and the heritage brewery building, which both have some architectural significance. The landscape features of the Green also make for an attractive view.

This view may be seen in passing when walking north towards Chippendale Way and Broadway however may also be seen from a static position from within the Green.

Due to the potential for the view to be seen from a static position, as well as the general attractiveness of the location and quality of elements within the view, its significance is summarised as moderate to high.

Visual impact:

The proposal will change the view through providing a termination to the view corridor between buildings. A similar has already been accepted as part of the Concept Plan however the proposal allows slightly greater view of sky.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



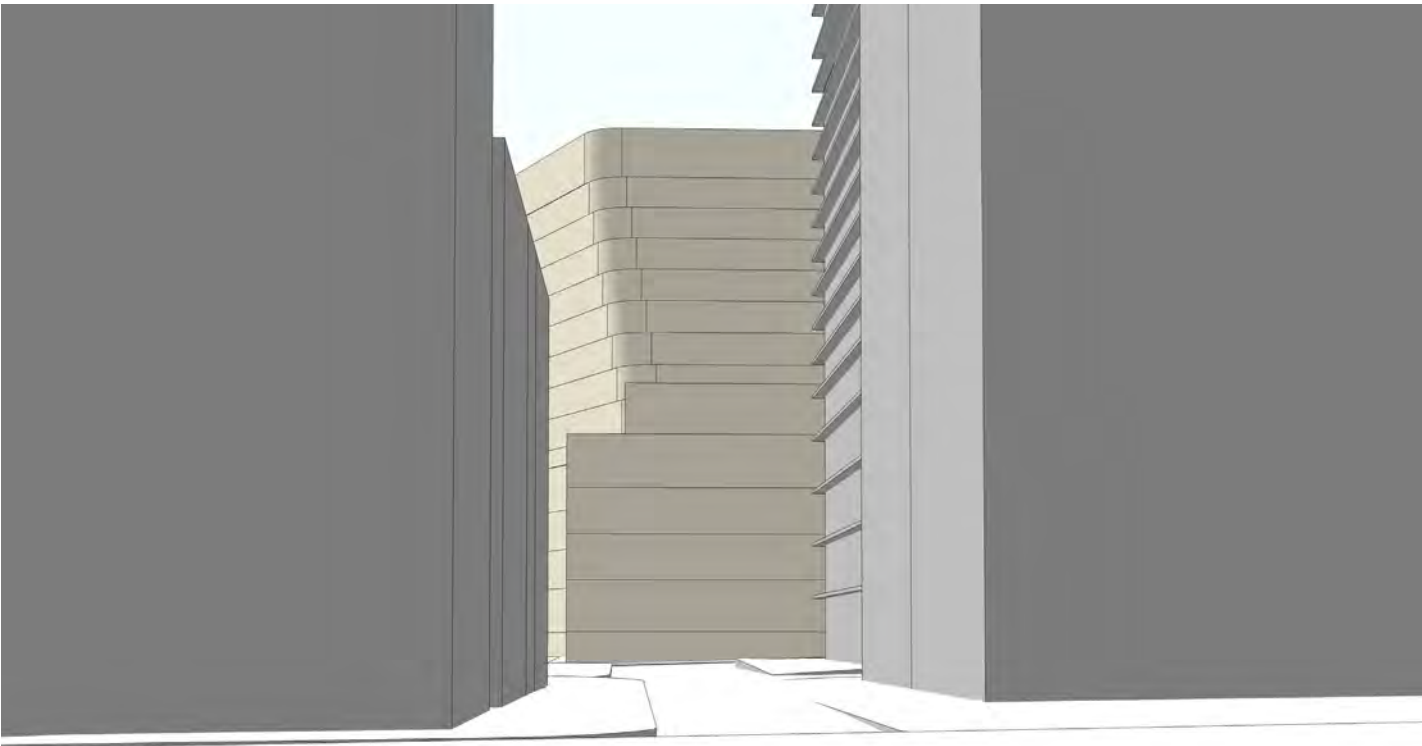
Key plan of view location



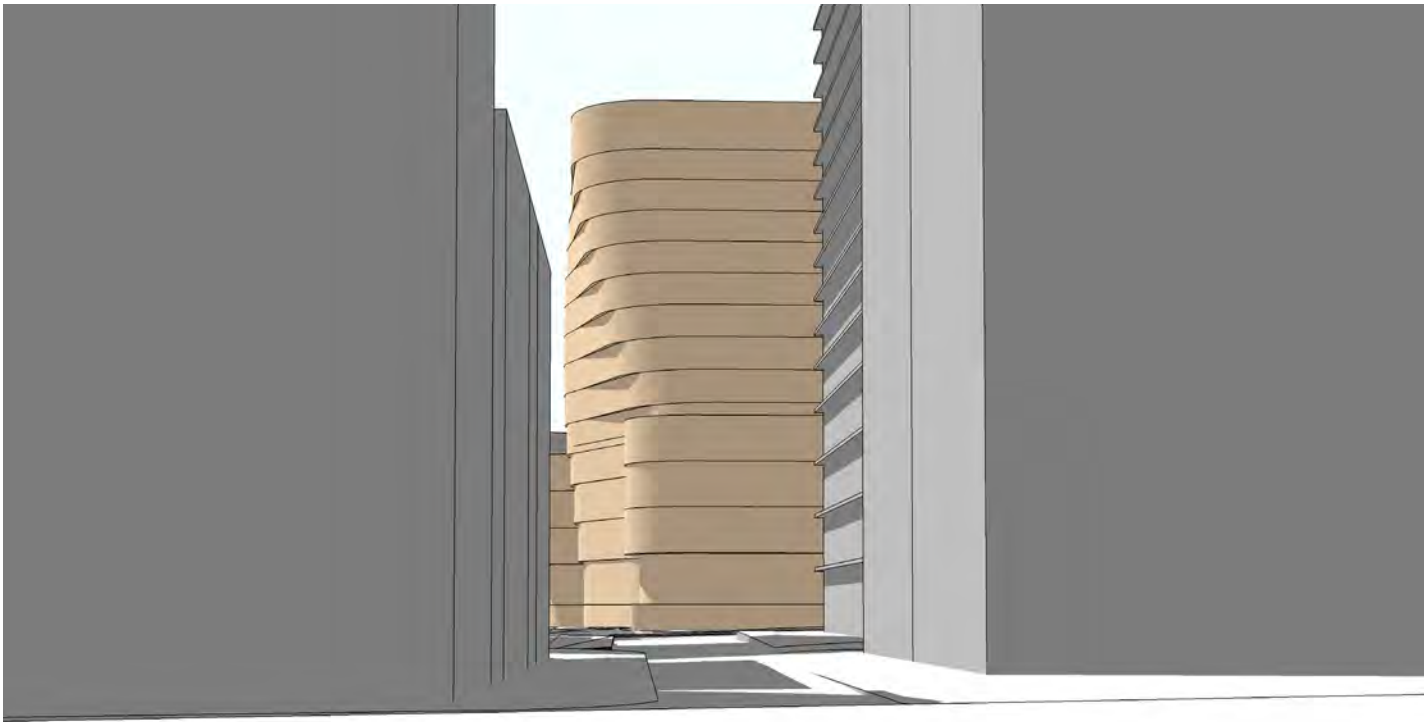
Photograph of existing view

Summary:

Importance of the view:	Moderate-High
Visual impact:	Moderate
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Existing buildings
Concept Plan
Proposed Design

2.3.6 V6 - Broadway near Buckland Street

Importance of the view:

Distance to proposal	approx. 270m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking east along the southern side of Broadway.

The existing view focusses on the side of the UTS Broadway Building and lower elements to its west as well as large trees.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low to moderate.

Visual impact:

As with other views from Broadway west of the site, the proposal will be obscured by significant street trees in the near distance. Even where trees are not present, the proposal will be largely hidden behind the UTS Broadway building.

The visual impact of the proposal and its change from the approval can both be described as negligible.



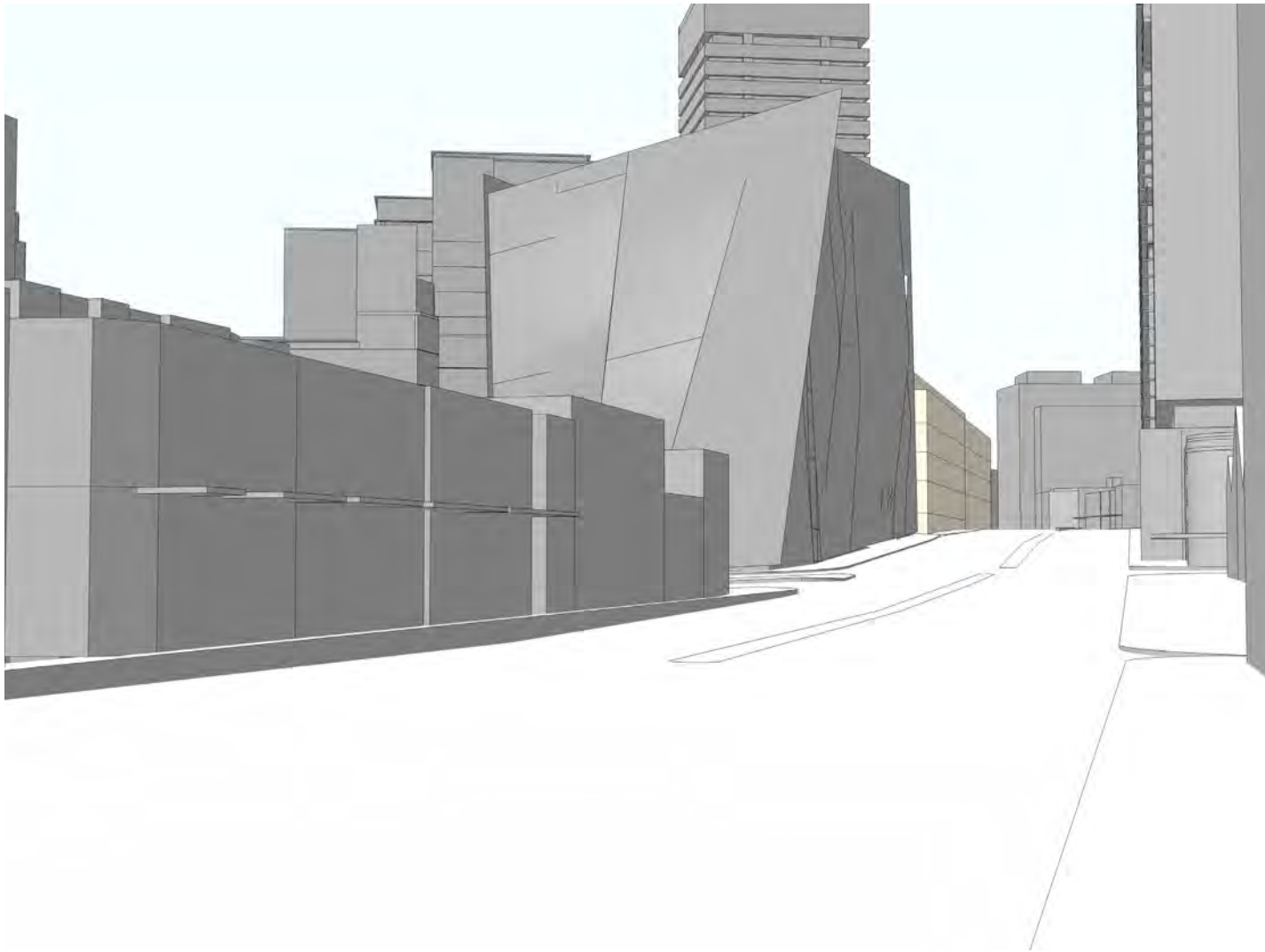
Key plan of view location



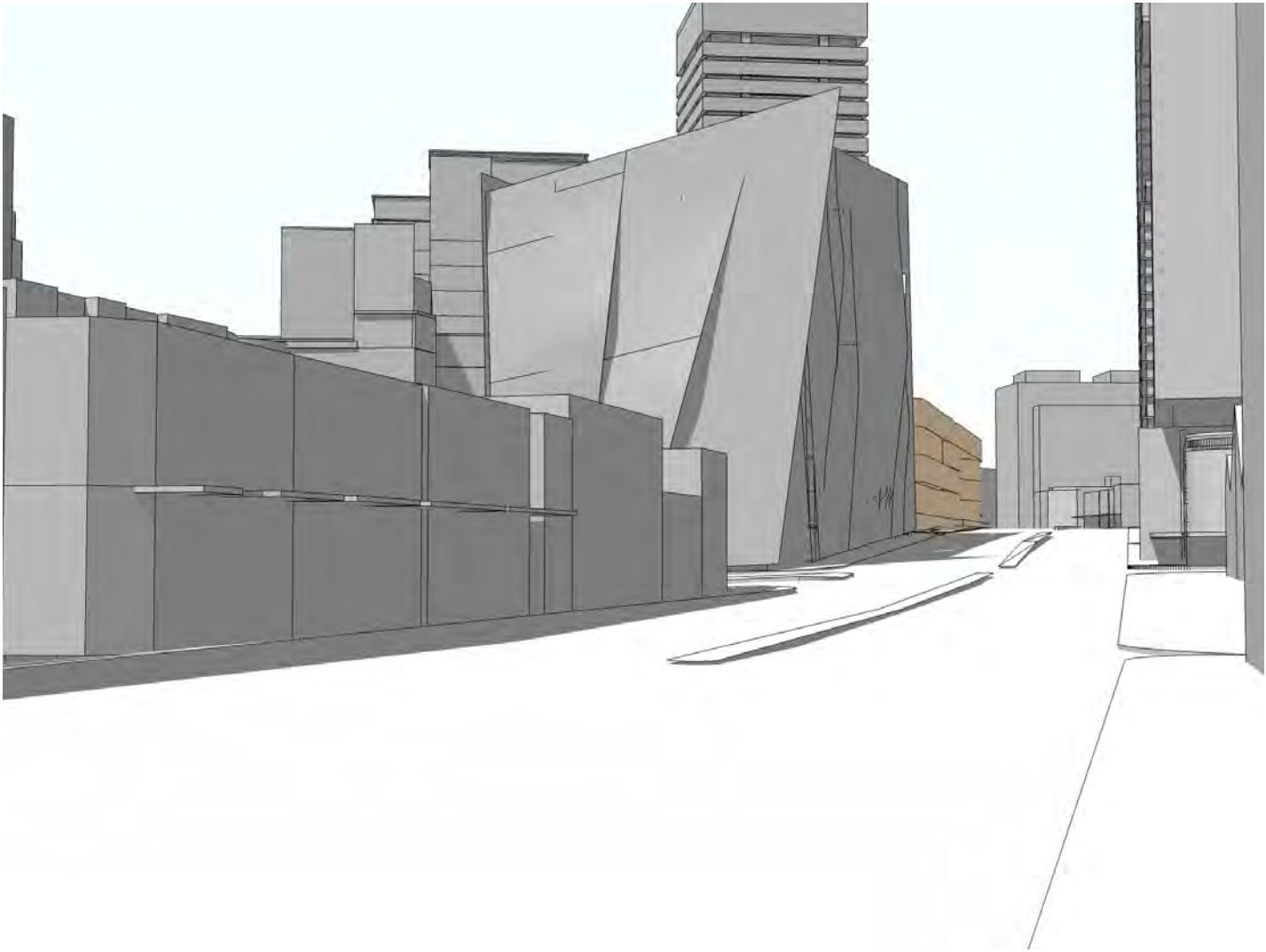
Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Negligible
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Light tan square	Concept Plan
Yellow square	Proposed Design

2.3.7 V7 - Jones Street

Importance of the view:

Distance to proposal	approx. 270m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

The existing view includes a mixture of attractive and unattractive elements including a strong canopy of trees, historic buildings, some areas which are used for parking and servicing. Parts of One Central Park including the heliostat are partially visible in the distance above the canopy.

The view is generally seen as a short-term passing view when walking south along Jones Street. There are some seated viewers who enjoy a similar view, however not all seated views have the potential to see One Central Park beyond the tree canopy.

This view significance is summarised as low to moderate.

Visual impact:

The proposal will block some existing views over the tree canopy to One Central Park however will generally be seen only behind the canopy and buildings in the foreground.

The visual impact of the proposal can be summarised as low and the change from Concept Plan can be described as negligible.



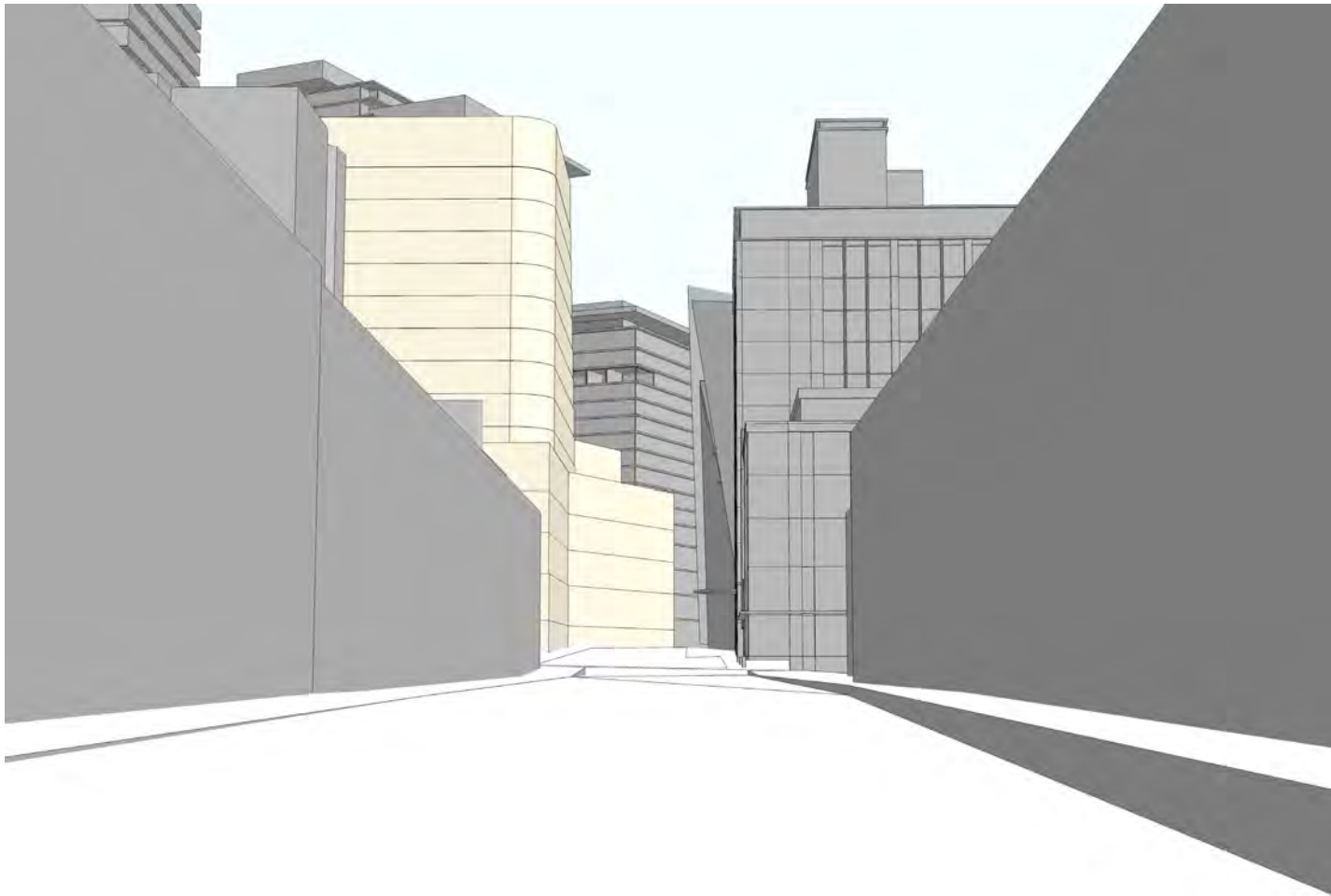
Key plan of view location



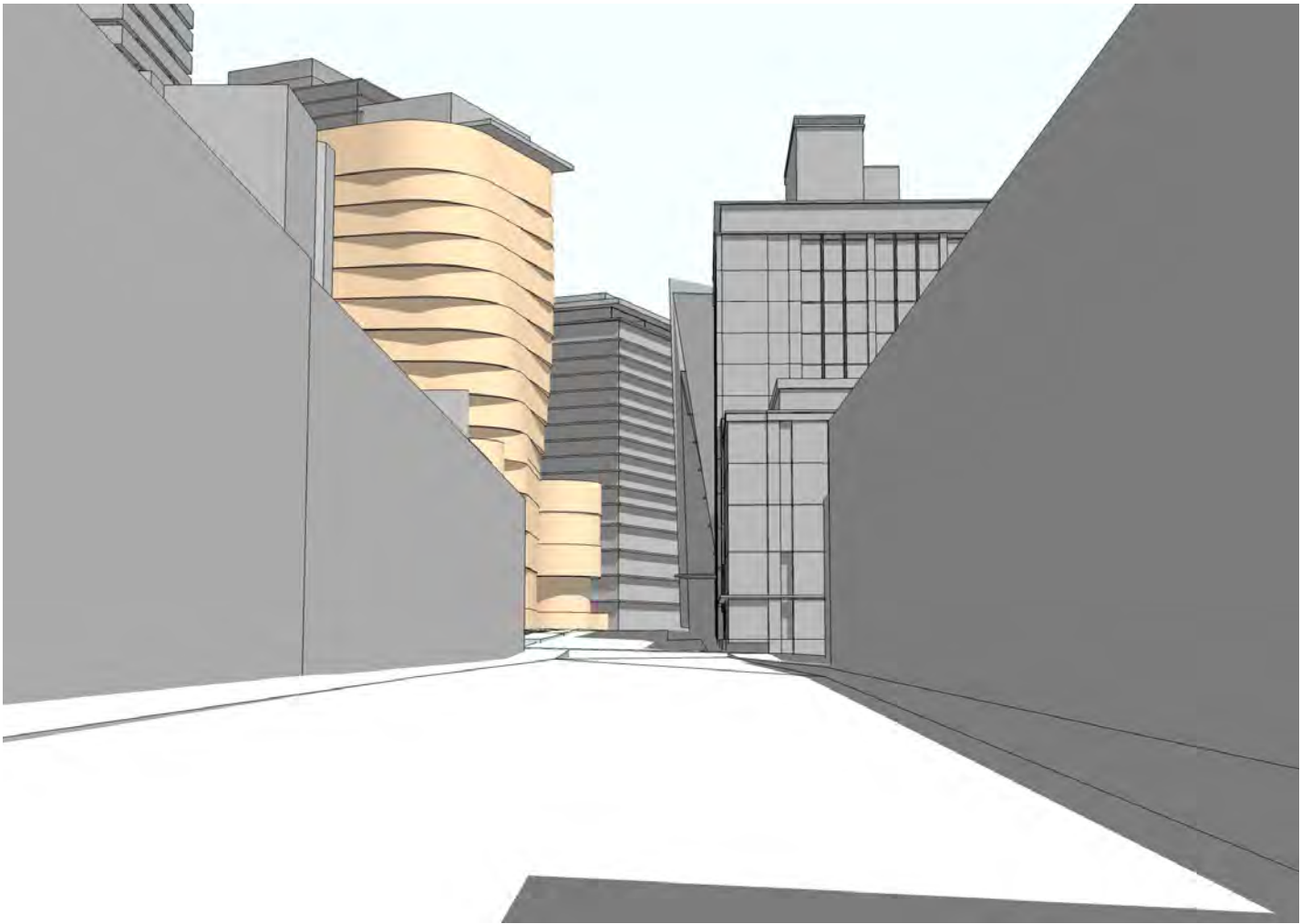
Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Low
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Yellow square	Concept Plan
Orange square	Proposed Design

2.3.8 V8 - Balfour Street near Queen Street

Importance of the view:

Distance to proposal	approx. 290m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

This view has been tested in detail as the SEARs (Secretary’s environmental assessment requirements) issued for this project required “View Analysis / Photomontages, including along Balfour Street”. Two views from Balfour Street are considered in detail (V8, V9), with others photographed however not selected for detailed analysis (see Appendix A).

The existing view is dominated by the One Central Park west building with the UTS tower (Building 1) behind. These view elements are framed in the near distance by trees and lower-scale buildings which are typical of the Chippendale area.

The view is generally seen as a short-term passing view when walking south along Balfour Street.

This view significance is summarised as low to moderate.

Visual impact:

The proposal will be visible to the west of One Central Park west and east of the Brewery Yard building obstructing some existing areas of sky. Its base will be obscured by an existing tree with only the upper portions visible. The scale of the proposal in this view will appear significantly lower than other buildings in its context (including the proposed Building 1, visible to the left of the rendered images).

The proposal is slightly smaller than the Concept Plan on its western edge.

The visual impact of the proposal can be summarised as low and the change from Concept Plan can be described as negligible.



Key plan of view location



Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Low
Change from Concept Plan:	Negligible



Concept Plan



Proposed design

Key

Grey square	Existing buildings
Light tan square	Concept Plan
Yellow square	Proposed Design

2.3.9 V9 - Balfour Street near Henrietta Street

Importance of the view:

Distance to proposal	approx. 290m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

This view has been tested in detail as the SEARs (Secretary’s environmental assessment requirements) issued for this project required “View Analysis / Photomontages, including along Balfour Street”. Two views from Balfour Street are considered in detail (V8, V9), with others photographed however not selected for detailed analysis (see Appendix A). This location has been selected as it is one of the least enclosed by tree canopy along the route (see Appendix A for further examples).

The existing view is primarily of the existing tree canopy along Balfour Street with the taller buildings of One Central Park and the UTS tower (Building 1) above in the distance. These view elements are framed in the near distance by trees and lower-scale buildings which are typical of the Chippendale area.

The view is generally seen as a short-term passing view when walking south along Balfour Street.

This view significance is summarised as low to moderate.

Visual impact:

The proposal will generally be obscured by the existing tree canopy. Where it is visible it will be seen to the west of One Central Park obstructing a small area of sky. The scale of the proposal where it is visible will appear significantly lower than other buildings in its context.

The proposal occupies the same extent of view as the Concept Plan.

The visual impact of the proposal can be summarised as low and the change from Concept Plan can be described as negligible.



Key plan of view location



Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Low
Change from Concept Plan:	Negligible



Computer model of Concept Plan



Computer model of proposed view

Key

Grey square	Existing buildings
Tan square	Concept Plan
Yellow square	Proposed Design

2.4 Private views

2.4.1 V10 - One Central Park East - L9 - NE unit

Importance of the view:

The affected view shown is the secondary view from this one bedroom (plus study) apartment, standing and facing northwest from the edge of the main living space.

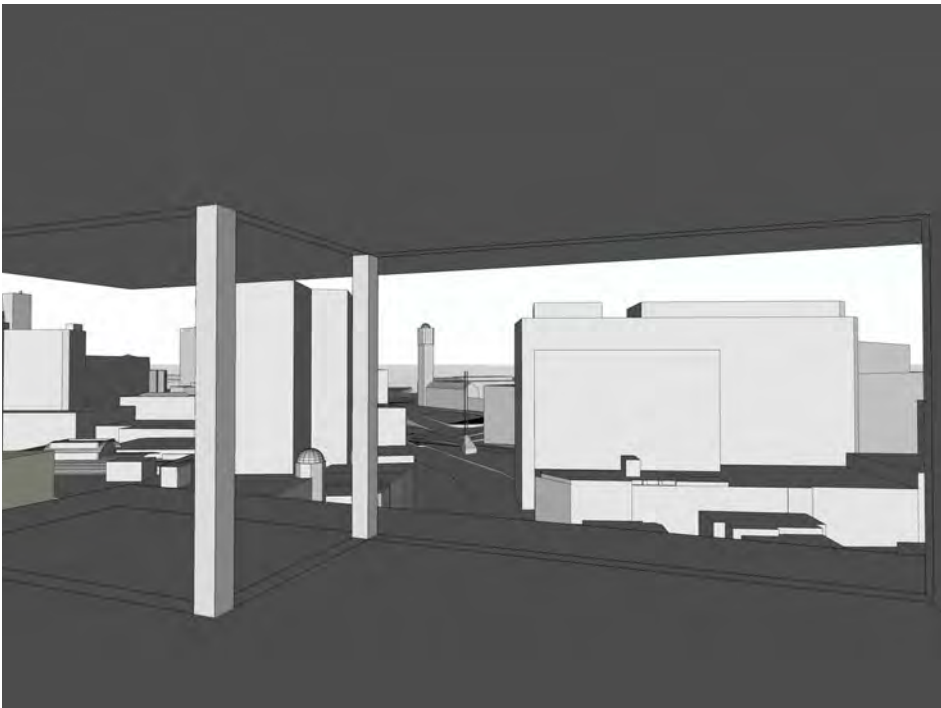
The primary view from this apartment is facing northeast towards the city skyline.

Even from the edge of the room as shown, the focus of the north-eastern view is on the UTS tower rather than across the site, although from nearer to the window it will be possible to see across the site.

This view importance is summarised as low.

Visual impact:

The proposal is seen only in the corner and lower edge of the views shown. The visual impact of the proposal is summarised as low and its change from the Concept Plan is summarised as negligible.



Primary view facing north-east (24mm focal length)



Key plan of view location (approximate)



Elevation showing view location (approximate)

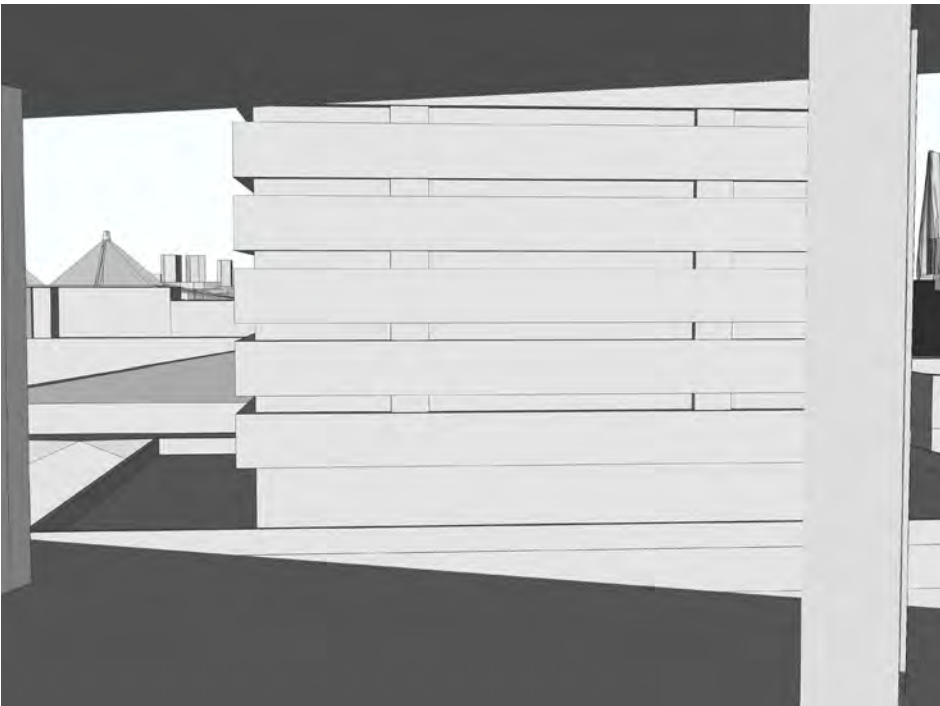


Plan showing view location (approximate)

Summary:

Importance of the view:	Low
Visual impact:	Low
Change from Concept Plan:	Negligible

- Key
- Proposed Design
 - Concept Plan
 - Existing buildings
 - Darling Square



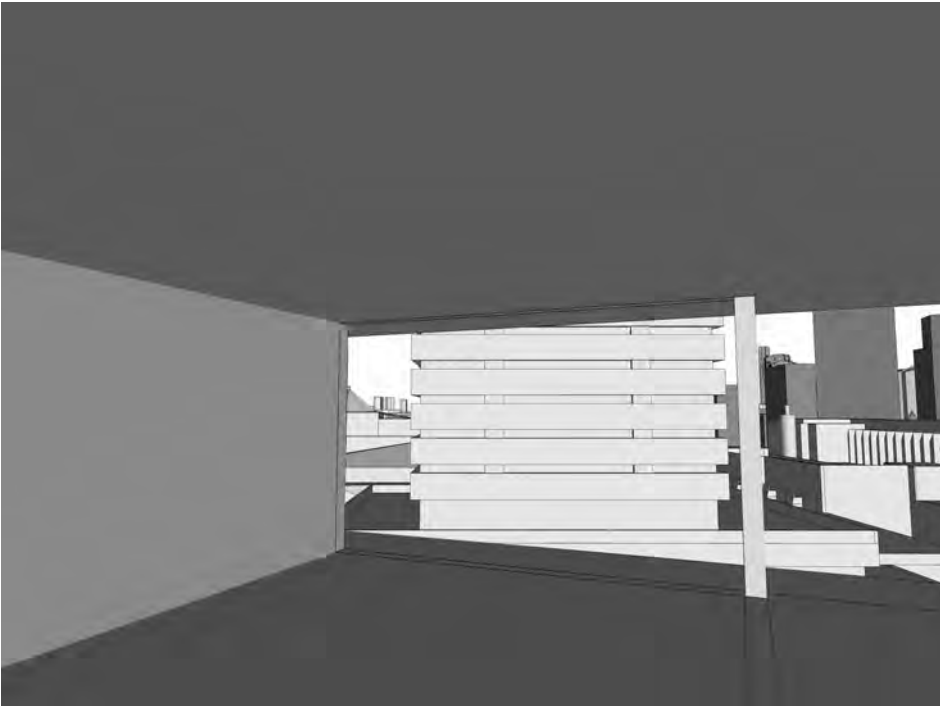
3d render of existing view (50mm focal length)



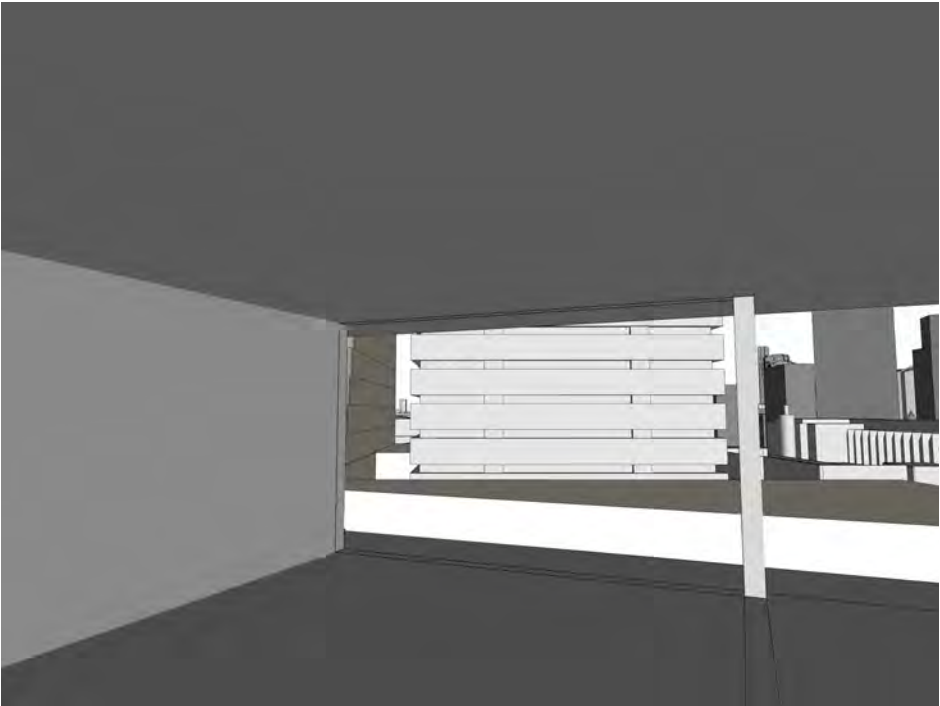
Concept Plan (50mm focal length)



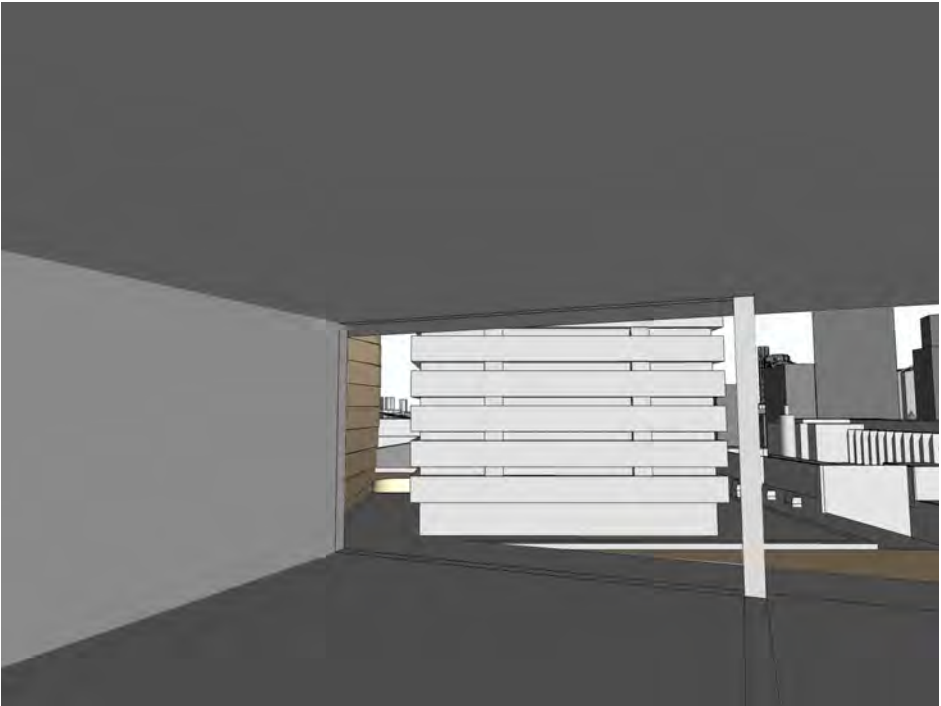
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.2 V11 - One Central Park East - L18 - N unit

Importance of the view:

The view shown is the primary view from this one bedroom apartment, taken from a standing position near the centre of the main living space.

The view is focussed on the existing UTS tower however some distant views are possible to the left of this tower.

From the edge of the apartment it will be possible to obtain oblique views across the site however these are considered secondary to the view from the centre of the living space. The view of the horizon line will not be obscured by the proposed building.

The view importance is summarised as low to moderate.

Visual impact:

The proposal is seen only in the corner of the view shown. The proposal is slightly smaller than the Concept Plan.

The visual impact of the proposal is summarised as low. Its change from the Concept Plan is summarised as negligible.

Summary:

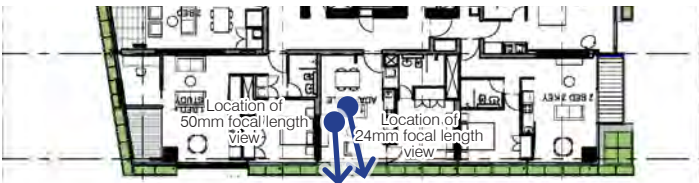
Importance of the view:	Low-Moderate
Visual impact:	Low
Change from Concept Plan:	Negligible



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Key

<div></div>	Proposed Design
<div></div>	Concept Plan
<div></div>	Existing buildings
<div></div>	Darling Square



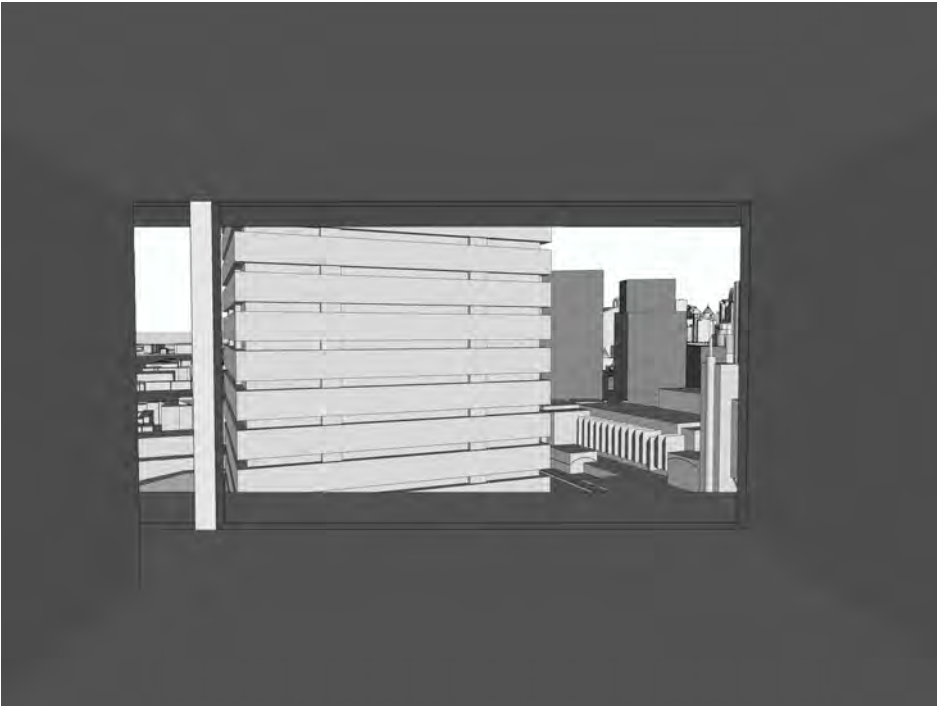
3d render of existing view (50mm focal length)



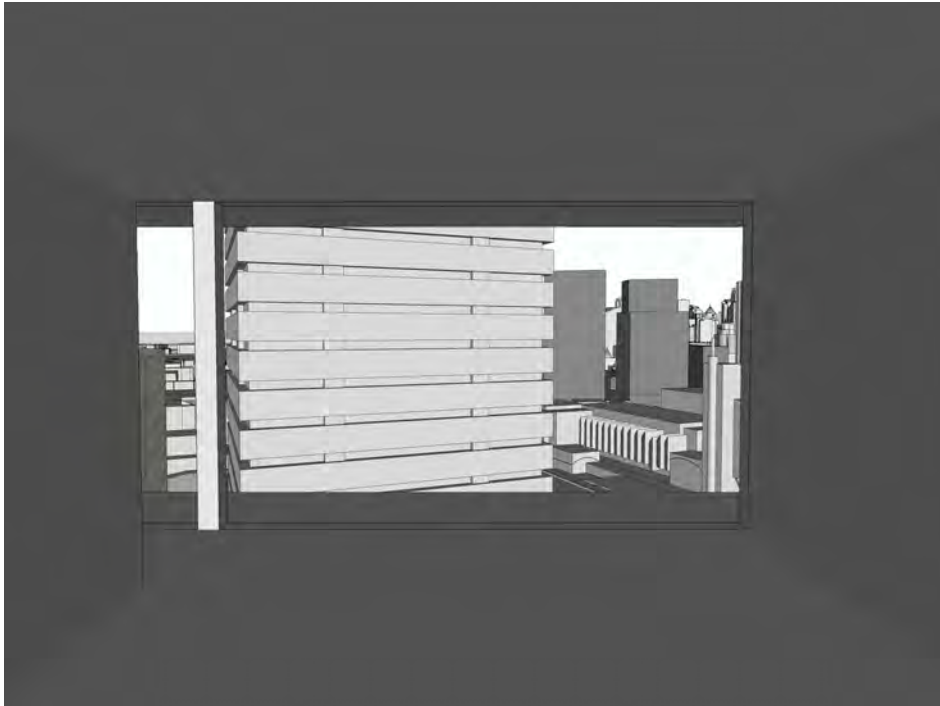
Concept Plan (50mm focal length)



Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.3 V12 - One Central Park East - L13 - NW unit

Importance of the view:

The view shown is the primary view from this two bedroom two-key apartment, taken from a standing position near the centre of the main living space facing obliquely to the northwest across the balcony of the apartment towards the site.

A further panoramic view is also shown adjacent to better describe the breadth of views available from this dual aspect apartment, of which the area shown is the primary view.

The view looks down across Ultimo and Glebe, across Rozelle Bay and to the horizon. It includes the Anzac Bridge. Due to the breadth of the view, the horizon and the Anzac Bridge its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a distant view corridor including the horizon is retained to both the right of the proposed form (across Ultimo) and to the left (along Broadway). The visual impact of the proposal is summarised as high and the change from the Concept Plan negligible.

Summary:

Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Negligible



Key plan of view location (approximate)



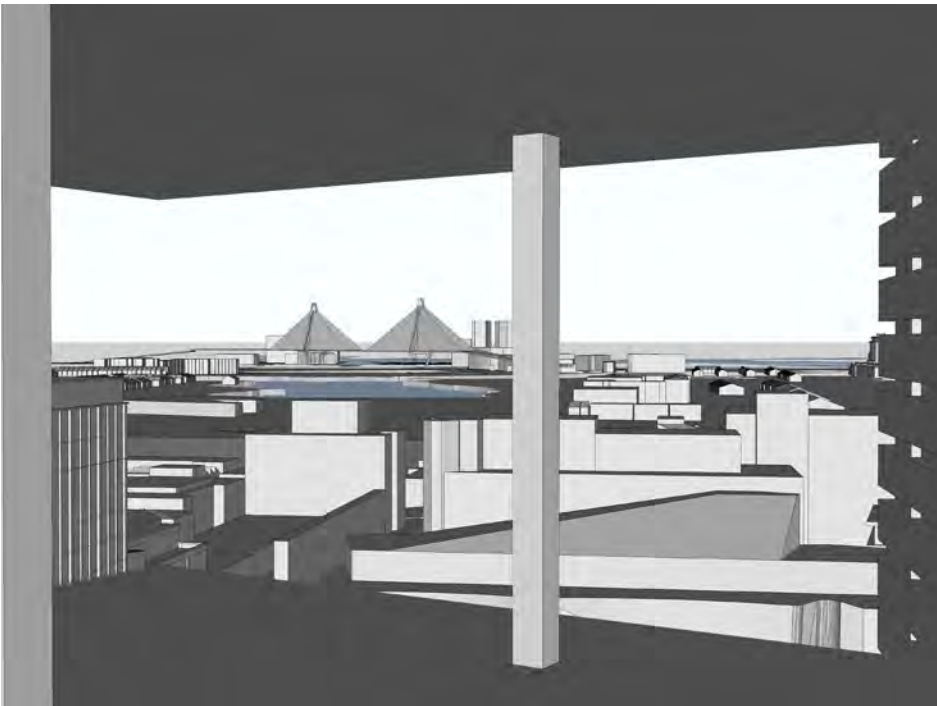
Elevation showing view location (approximate)



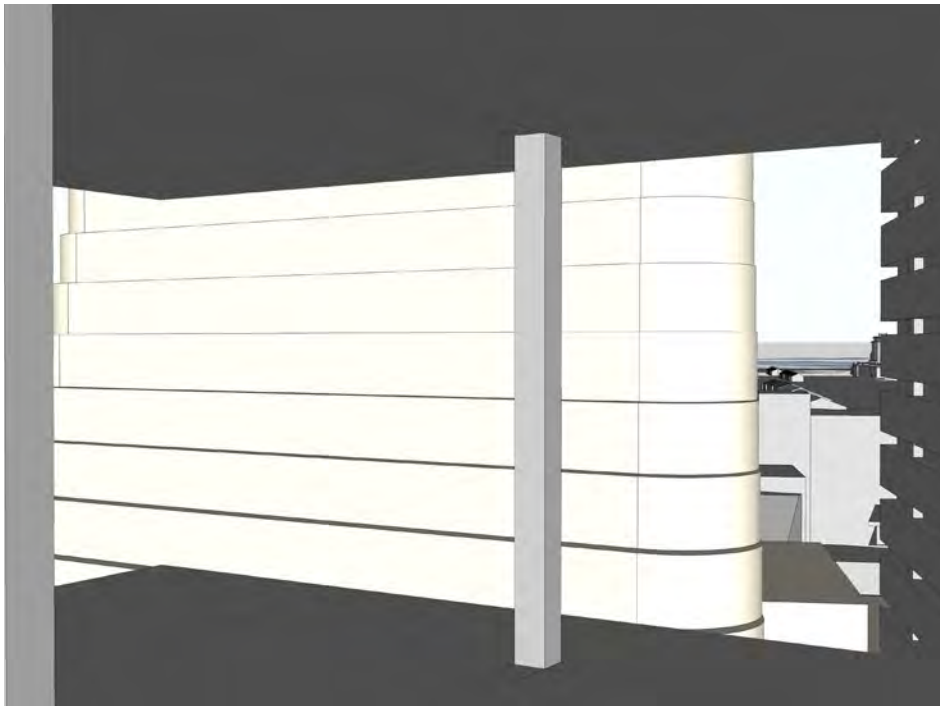
Plan showing view location (approximate)

Key

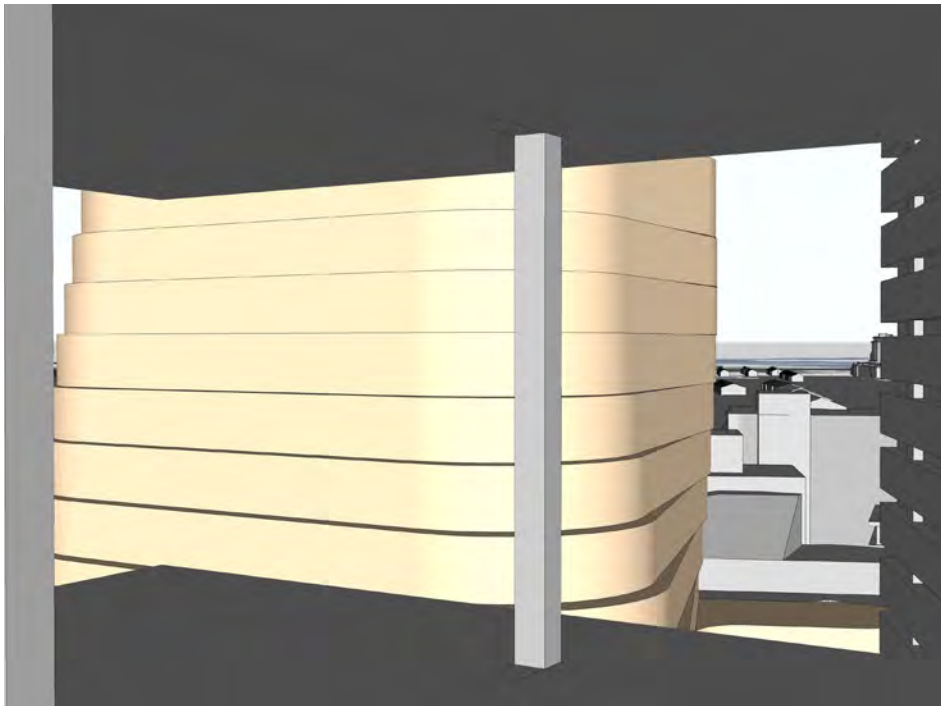
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



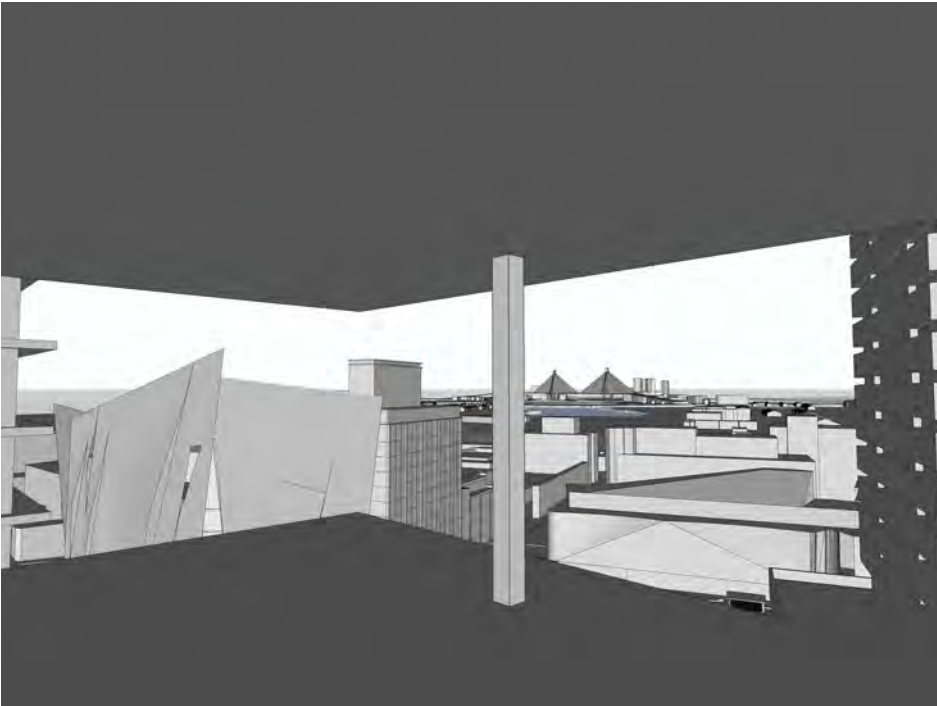
3d render of existing view (50mm focal length)



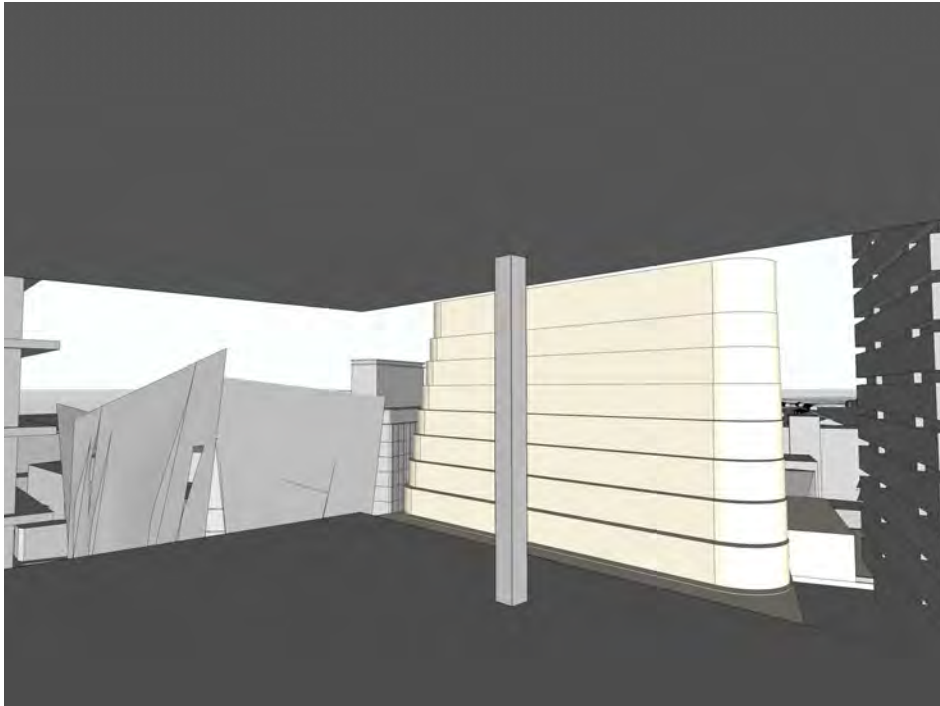
Concept Plan (50mm focal length)



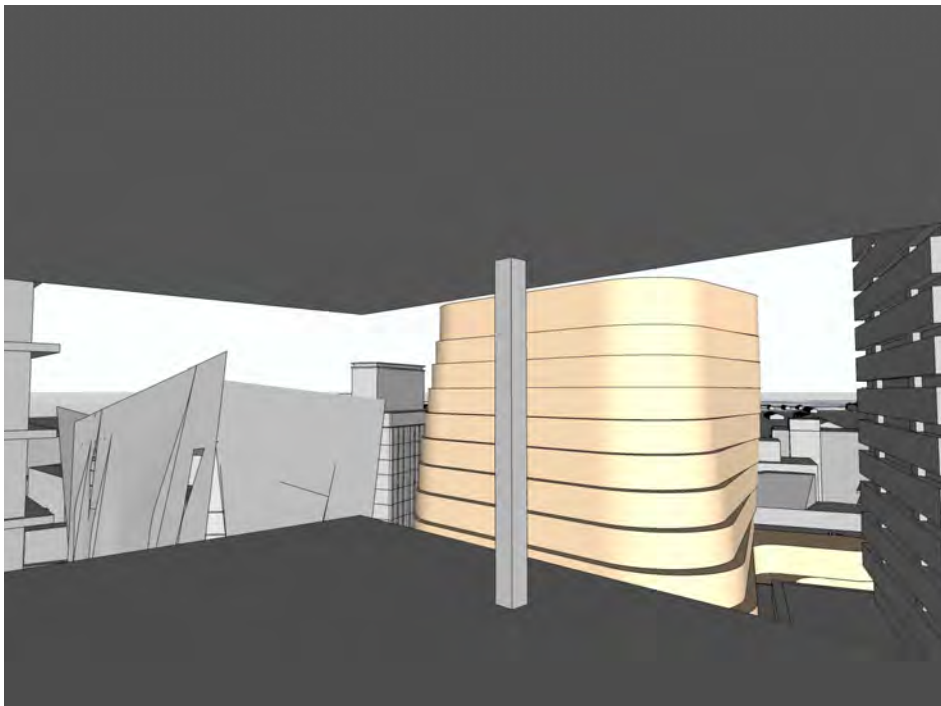
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.4 V13 - One Central Park ‘sun deck’ - L5

Importance of the view:

The view shown is taken from the ‘sun deck’ within the communal open space on level 5 between the One Central Park East and One Central Park West towers. It is a standing view. The view has greater importance due to its location in a communal area as opposed to from a private residence.

The existing view is generally across the site however is obstructed by other UTS buildings in the middle distance. Only a small glimpse of distant horizon view is available on the left hand side of the view, however the view includes a significant area of sky.

The view has some importance due to its location from a communal area however as there are few items of visual significance within the view, its importance is summarised as moderate.

Visual impact:

The proposal completely obstructs the view except for a corridor between it and the UTS tower to the right of the view.

The existing Concept Plan allows for development which obstructs the same view to a slightly greater extent, as the proposal retains a visual break between itself and the main UTS tower.

The visual impact of the proposal is summarised as high and the change from the Concept Plan is summarised as low beneficial.

Summary:

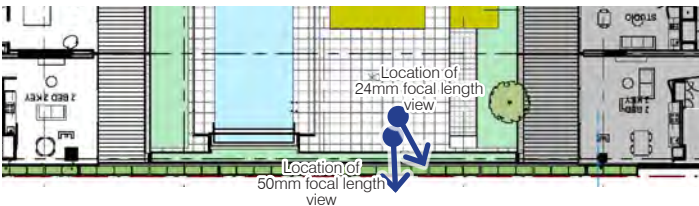
Importance of the view:	Moderate
Visual impact:	High
Change from Concept Plan:	Low beneficial



Key plan of view location (approximate)

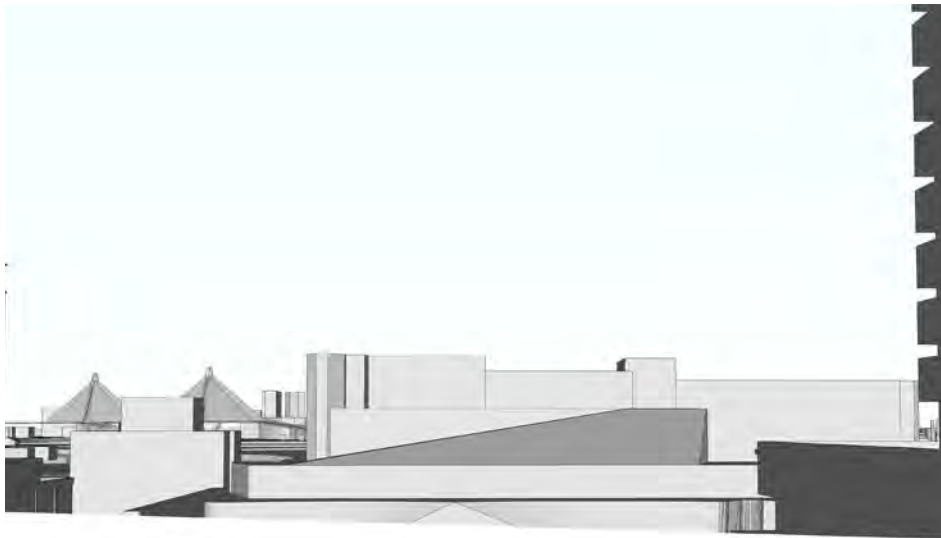


Elevation showing view location (approximate)



Plan showing view location (approximate)

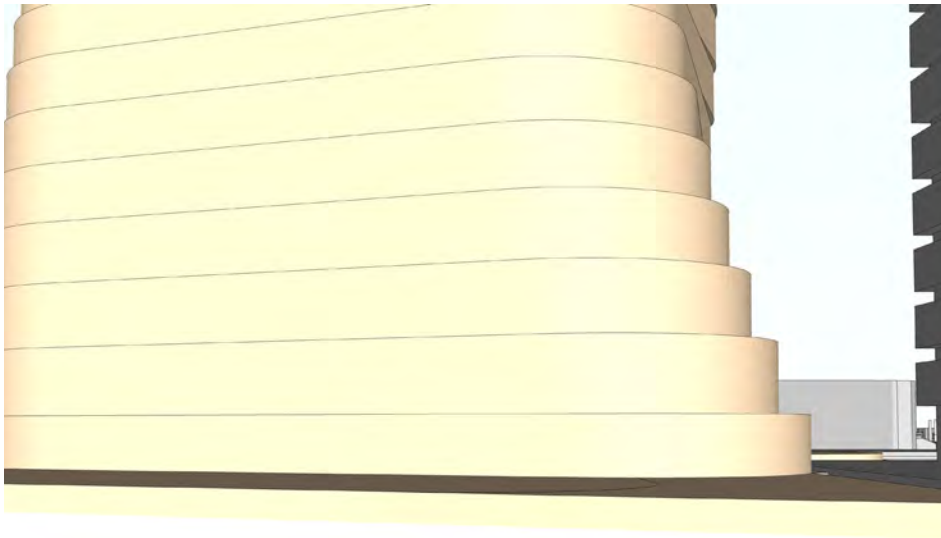
- Key
- Proposed Design
 - Concept Plan
 - Existing buildings
 - Darling Square



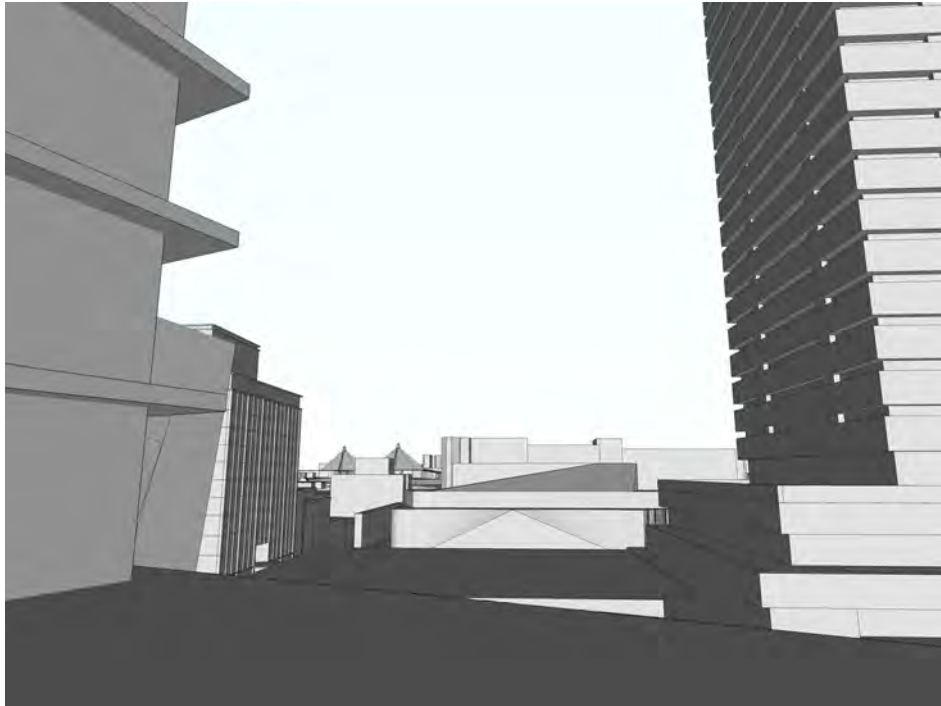
3d render of existing view (50mm focal length)



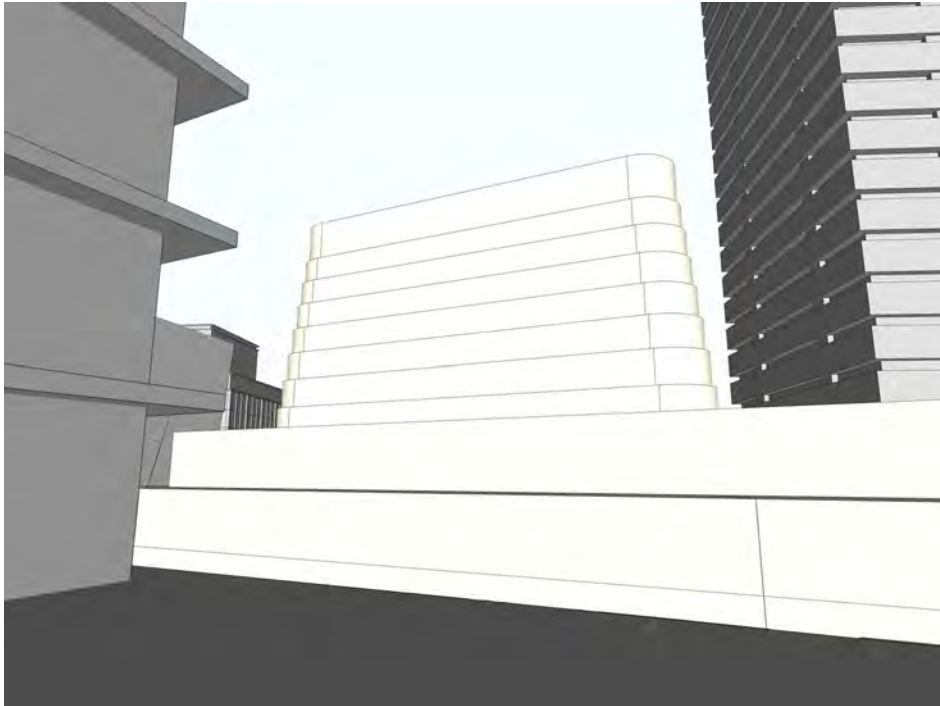
Concept Plan (50mm focal length)



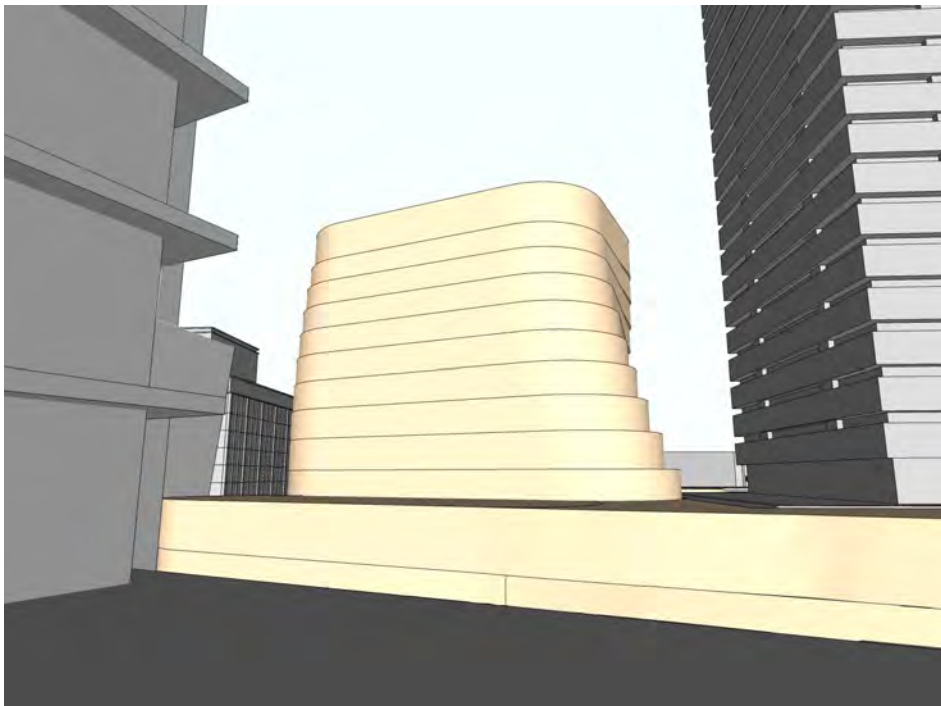
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.5 V14 - One Central Park West - L16 NE unit

Importance of the view:

The view shown is the primary view to the north from the top-level two bedroom apartment, taken from a standing position near the centre of the main living space facing north. This apartment is dual aspect.

The view looks down across Ultimo, Haymarket, across Darling Harbour to the horizon. It includes elements of high visual significance including Darling Harbour and the future Barangaroo. Its importance is summarised as moderate-high.

An alternative view from the living room to the northeast, facing the southern portion of the CBD is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the main portion of the view including the horizon line, although a distant view corridor is retained to the east. While views of Ultimo and Pyrmont are obscured, views of the ANZAC bridge are generally retained and some views of the city skyline may be retained.

The Concept Plan obstructs a slightly greater portion of the view including almost all of the city skyline.

The visual impact of the proposal is summarised as high and the change from the Concept Plan low beneficial.



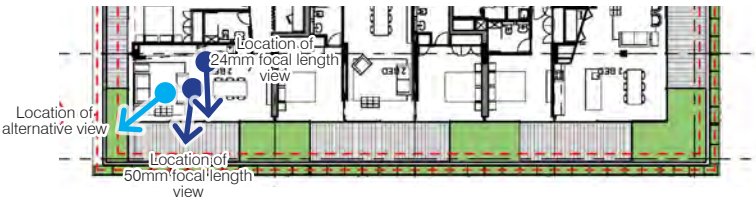
Alternative view to northeast



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Low beneficial

Key



Proposed Design



Concept Plan



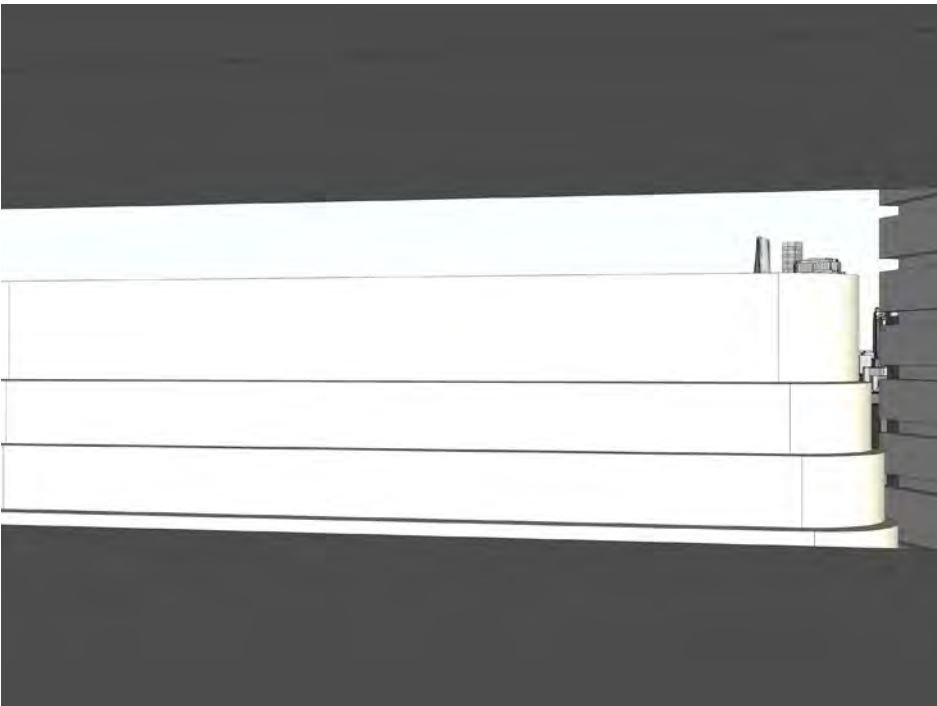
Existing buildings



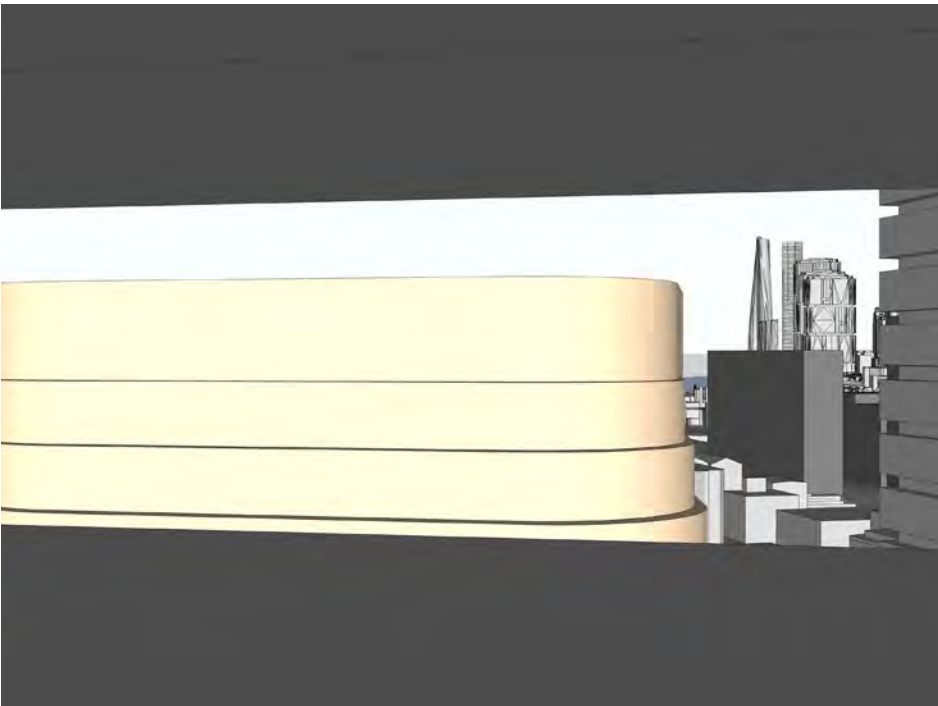
Darling Square



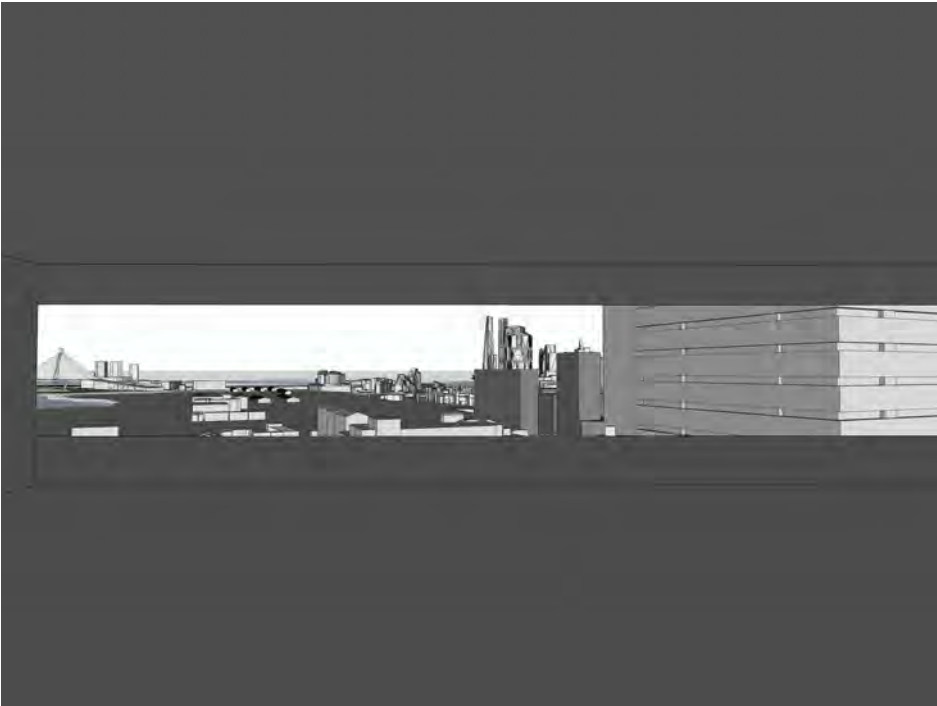
3d render of existing view (50mm focal length)



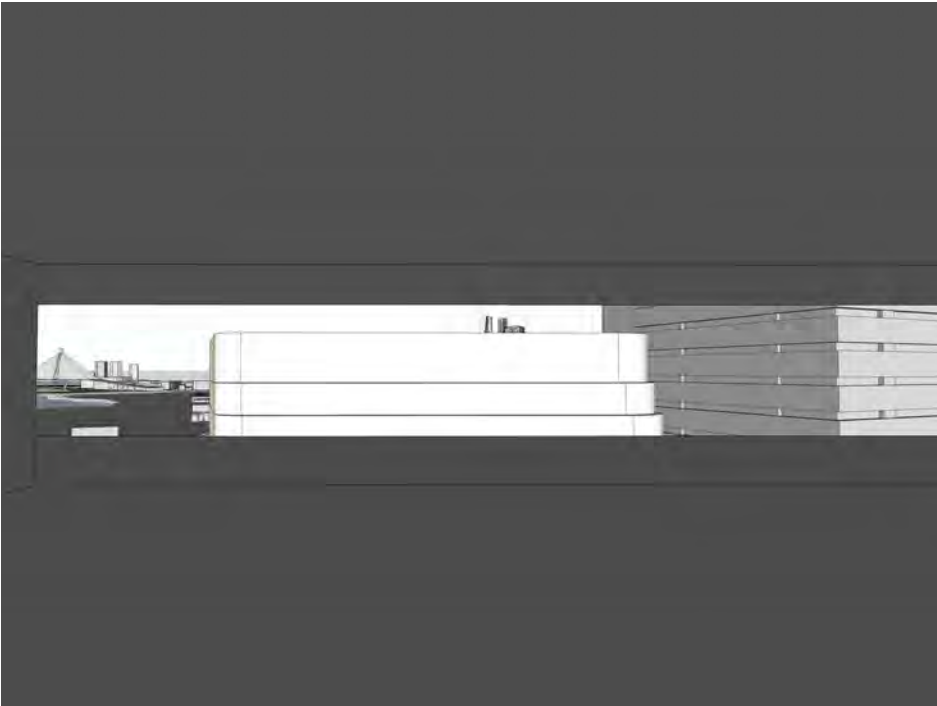
Concept Plan (50mm focal length)



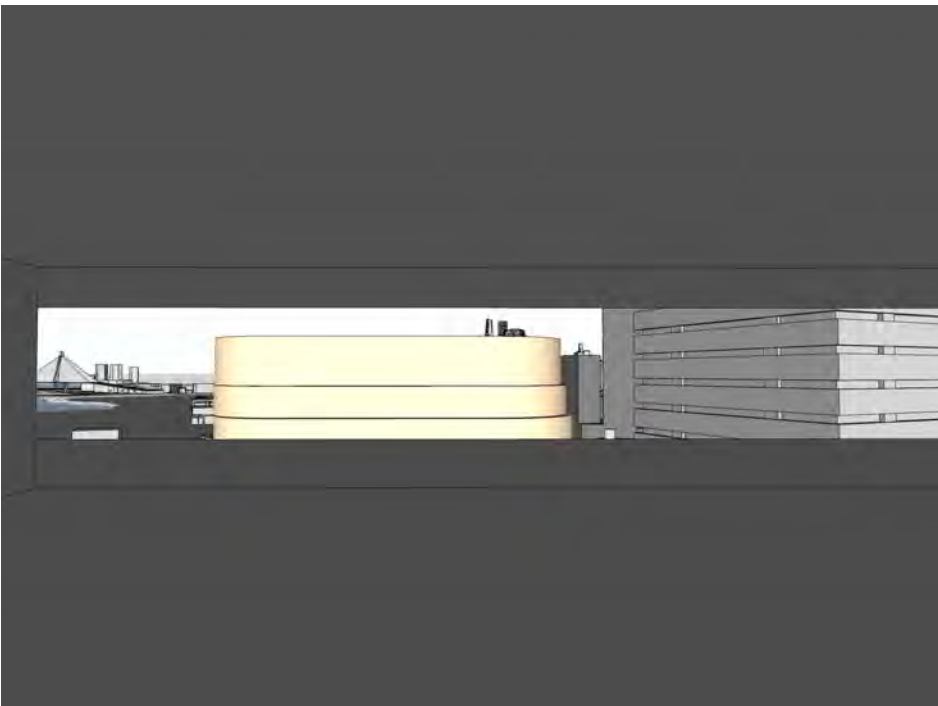
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.6 V15 - One Central Park West - L11 NE unit

Importance of the view:

The view shown is from the two bedroom dual-key apartment, taken from a standing position near the centre of the main living space facing north.

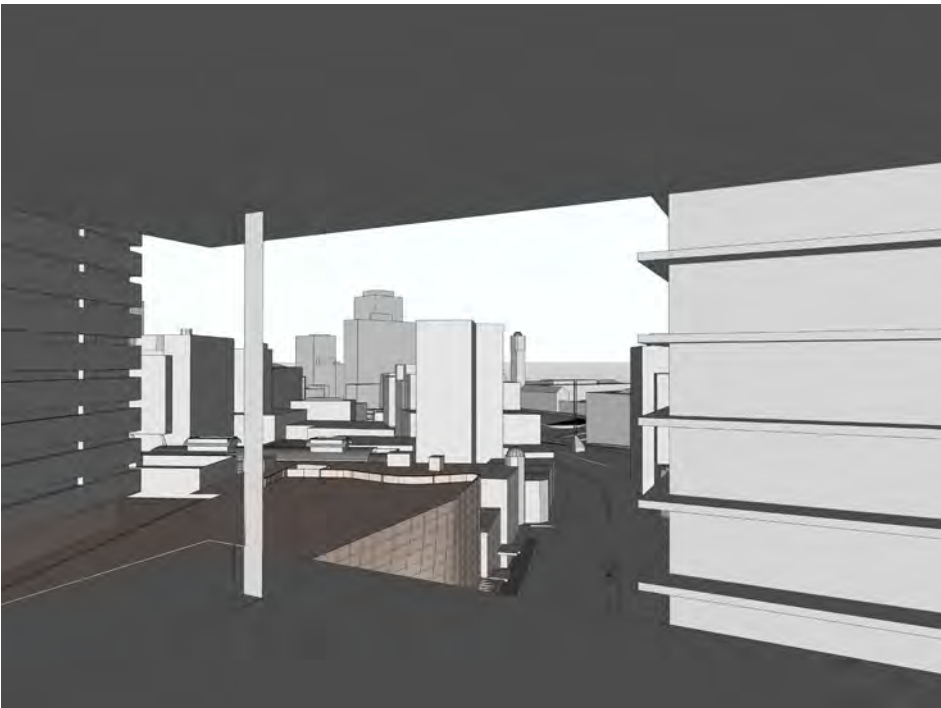
The view looks over the UTS buildings to Ultimo to the horizon. It includes elements of visual significance including part of the ANZAC bridge and Barangaroo towers. Its importance is summarised as moderate-high.

An alternative view from the living room to the northeast across its balcony, facing the southern portion of the CBD is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the majority of the view adjacent to the UTS Tower (Building 1) with only a small area retained for distant views including the horizon. The Concept Plan however obstructs the view entirely, including the visible sky

The visual impact of the proposal is summarised as high and the change from the Concept Plan low beneficial.



Alternative view from apartment (24mm focal length)



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

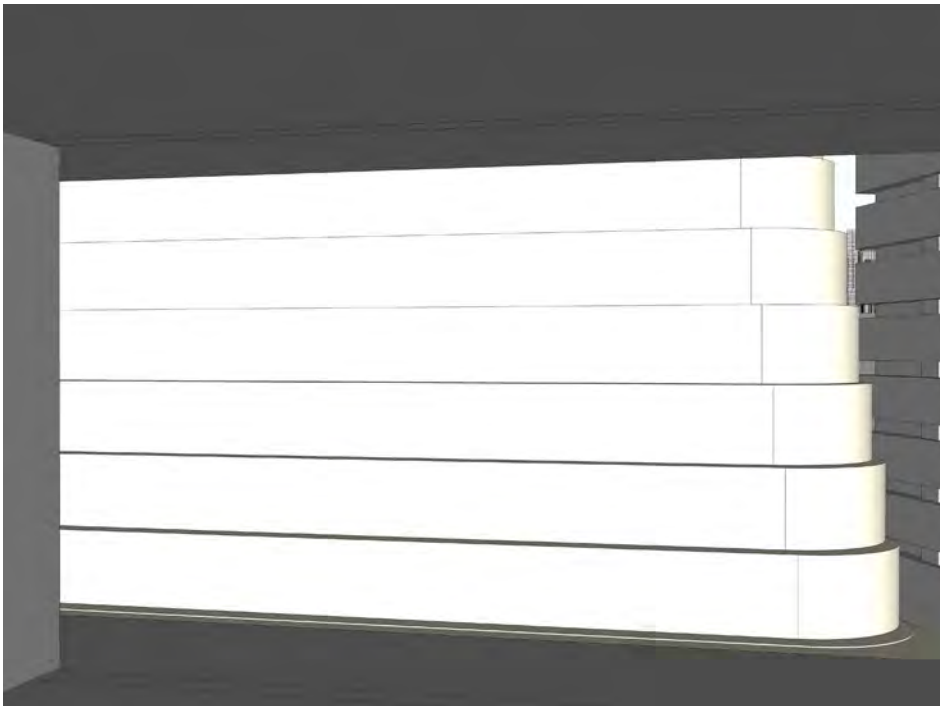
Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Low beneficial

Key

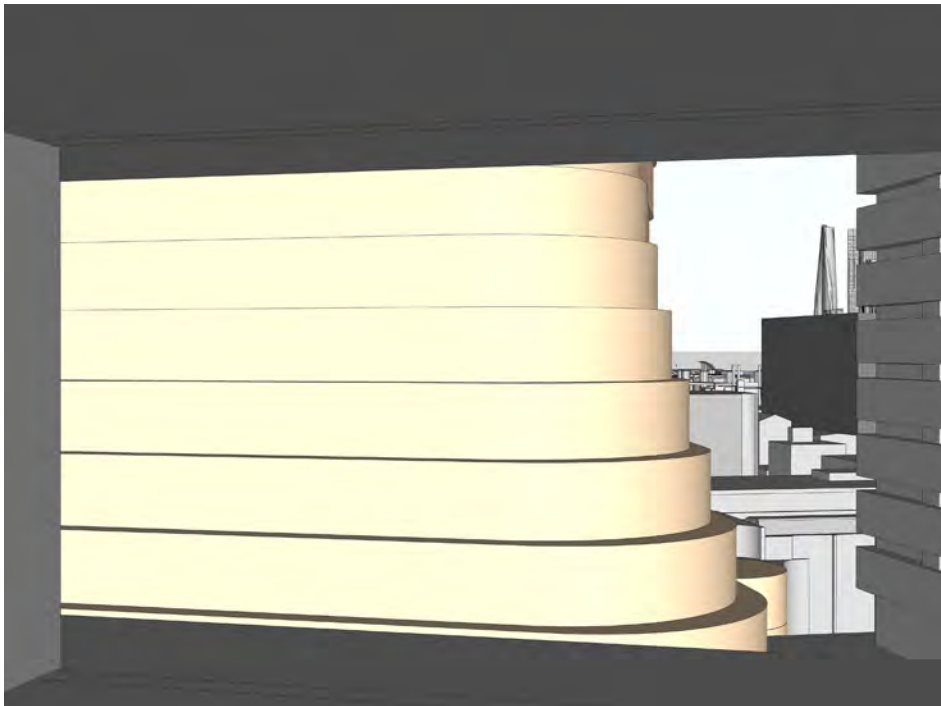
<div></div>	Proposed Design
<div></div>	Concept Plan
<div></div>	Existing buildings
<div></div>	Darling Square



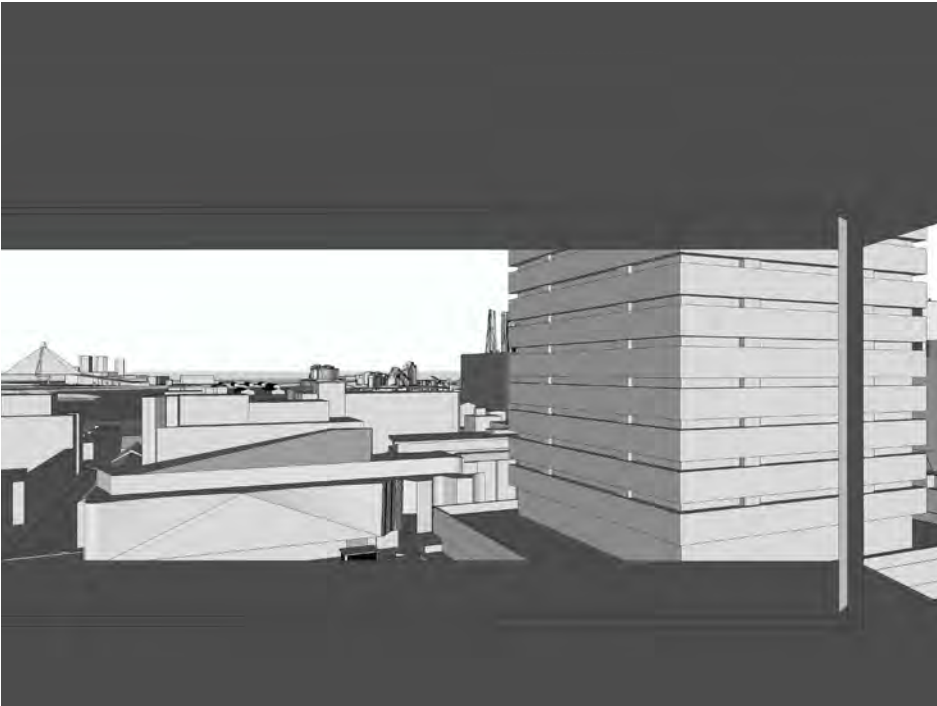
3d render of existing view (50mm focal length)



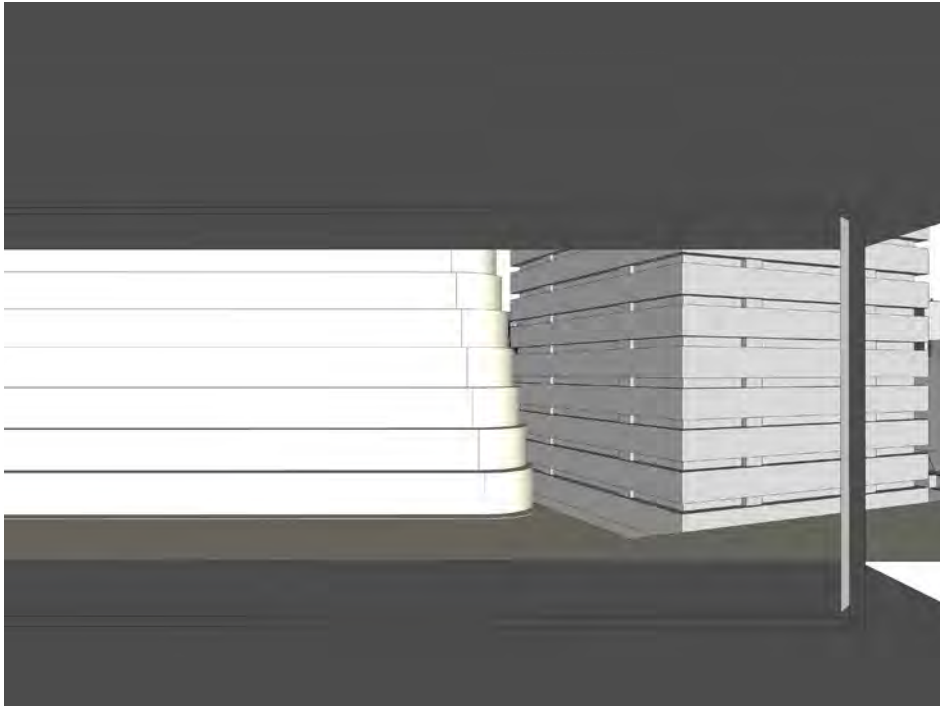
Concept Plan (50mm focal length)



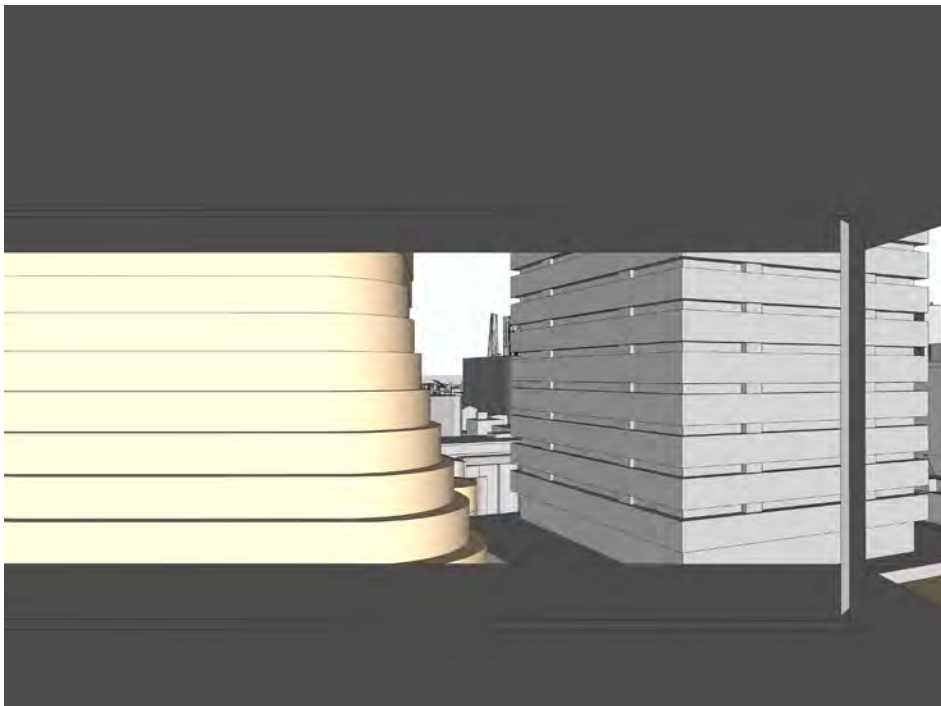
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.7 V16 - One Central Park West - L4 NE unit

Importance of the view:

The view shown is the primary view from the centre of a studio apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across the UTS and TAFE buildings with some distant elements potentially visible including part of Barangaroo above the Darling Square development (shown darker in the model). The horizon is generally obscured by buildings.

Its importance is summarised as moderate.

Visual impact:

The proposal completely obstructs the existing view. The Concept Plan Approval allows for development which similarly obstructs the view.

The visual impact of the proposal is summarised as high and the change from the Concept Plan is summarised as negligible.

Summary:

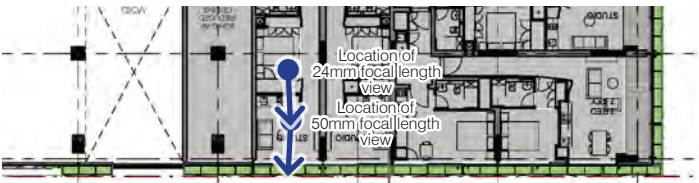
Importance of the view:	Moderate
Visual impact:	High
Change from Concept Plan:	Low beneficial



Key plan of view location (approximate)



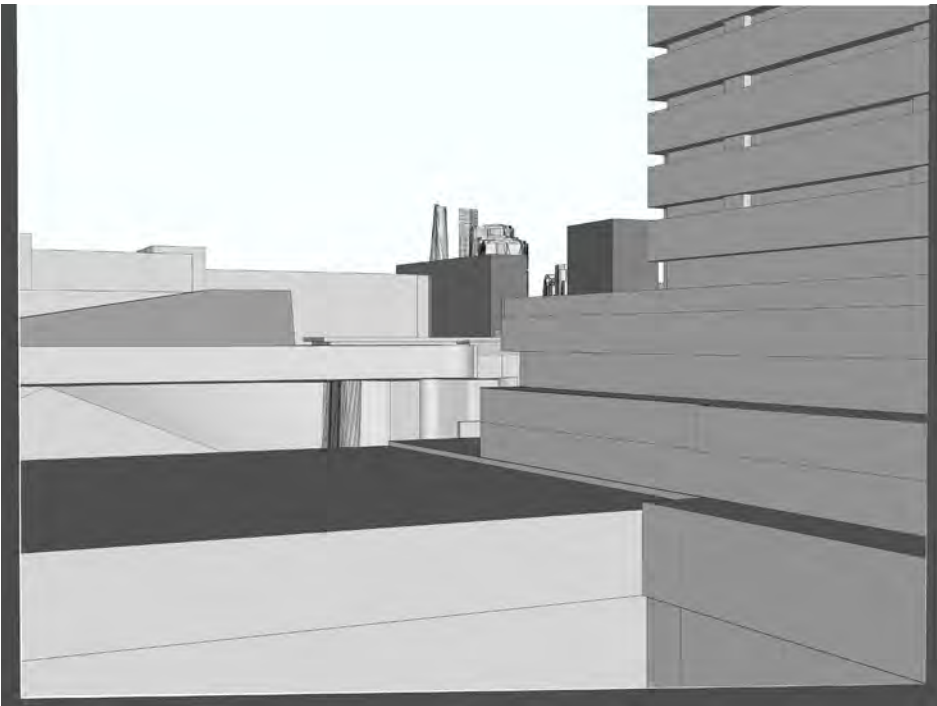
Elevation showing view location (approximate)



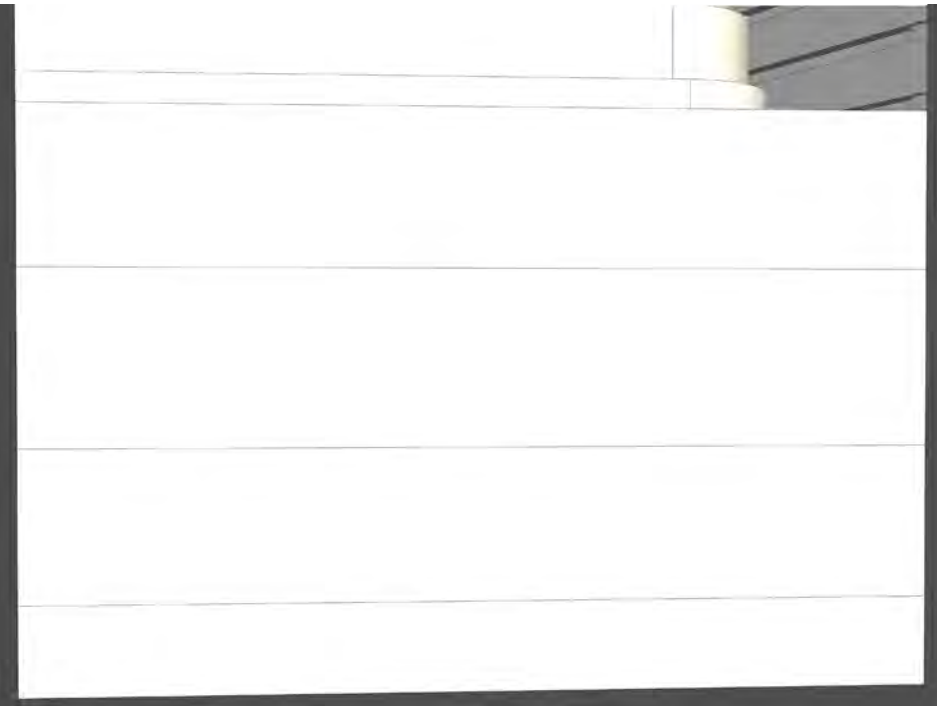
Plan showing view location (approximate)

Key

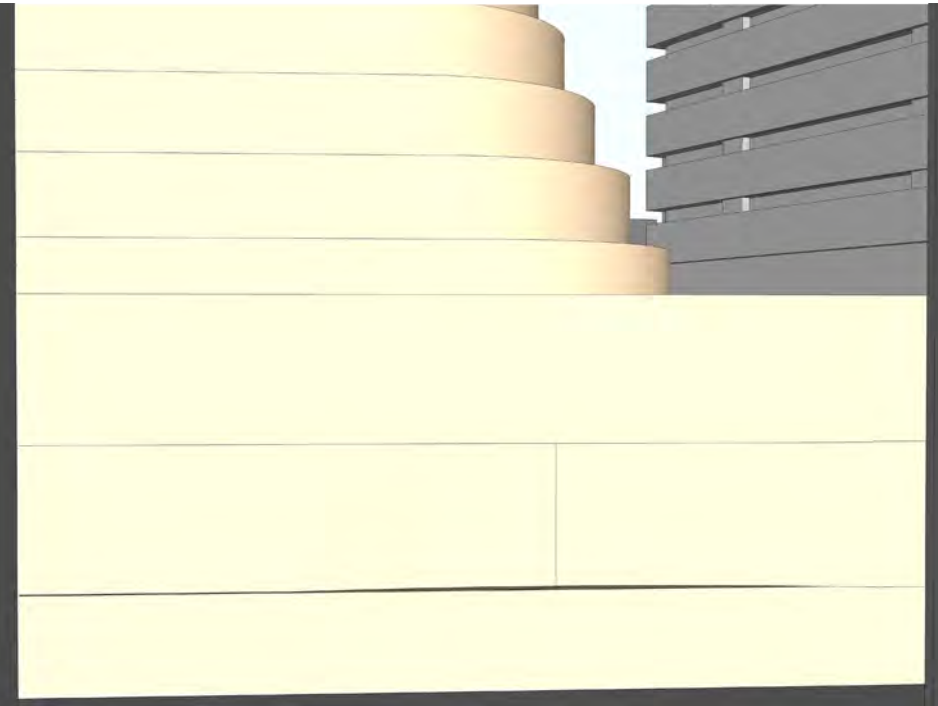
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



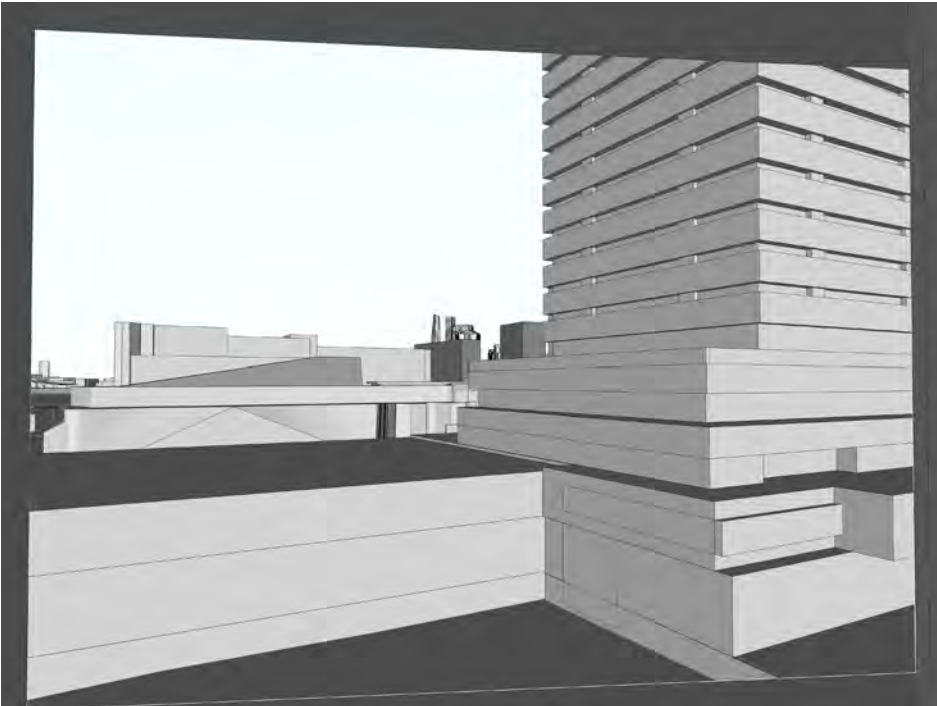
3d render of existing view (50mm focal length)



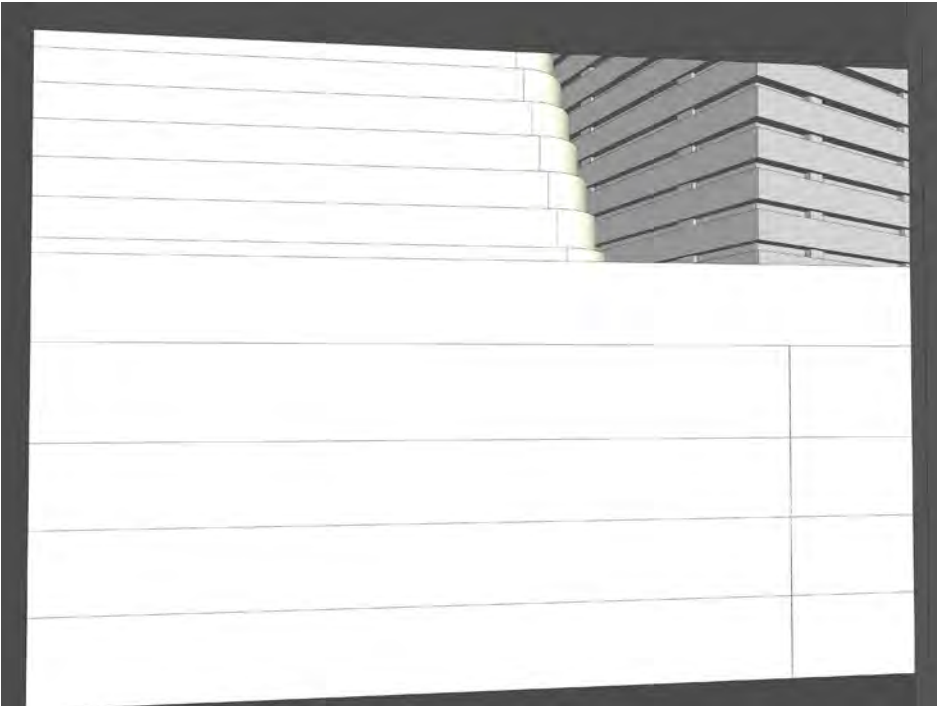
Concept Plan (50mm focal length)



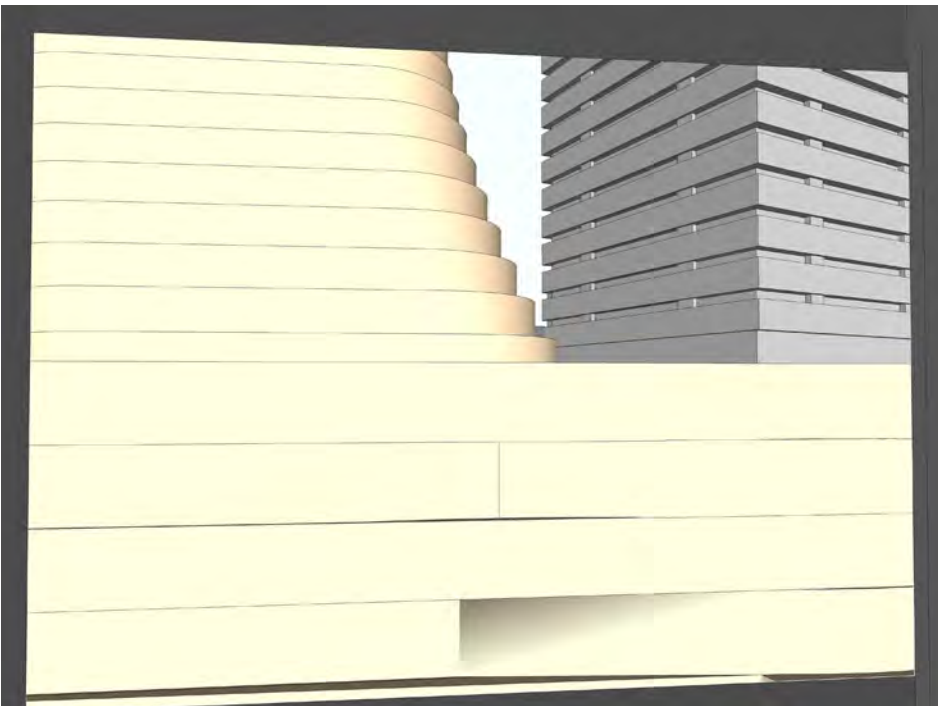
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.8 V17 - One Central Park West - L16 N unit

Importance of the view:

The view shown is the primary view from the centre of a two bedroom apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo towards the CBD and horizon. It includes elements of high visual significance including the ANZAC Bridge and the future Barangaroo. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a small view corridor is retained both the west and east. While views of Ultimo, Pyrmont and Barangaroo are obscured, some views of the city skyline are retained to the east and views of the ANZAC bridge are also generally retained to the west.

The visual impact of the proposal is summarised as high and the change from the Concept Plan low beneficial.

Summary:

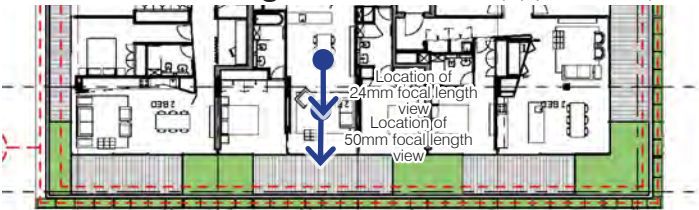
Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Low beneficial



Key plan of view location (approximate)



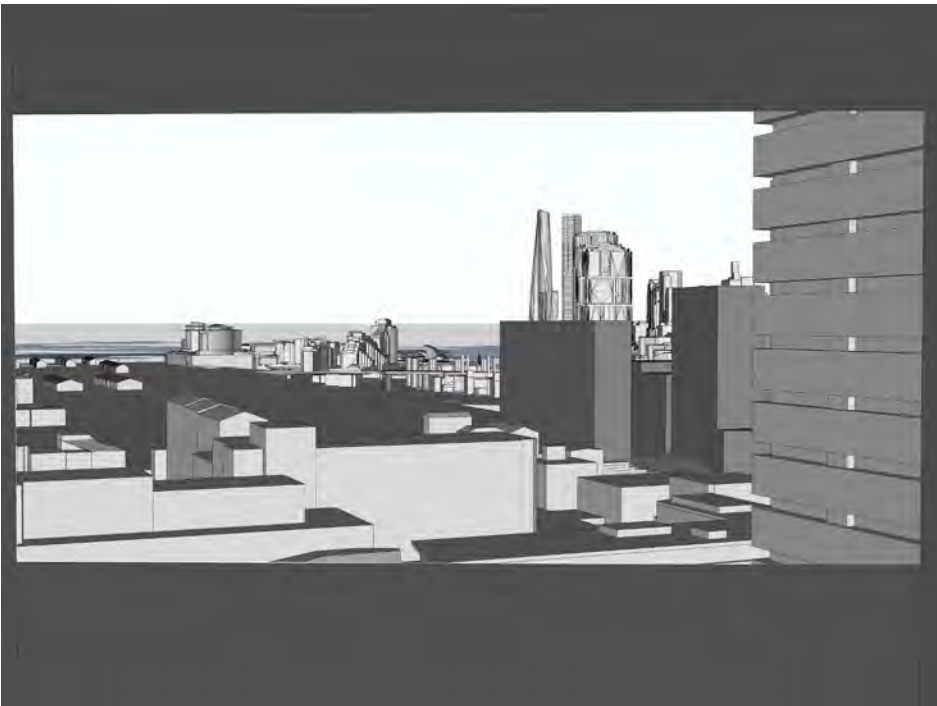
Elevation showing view location (approximate)



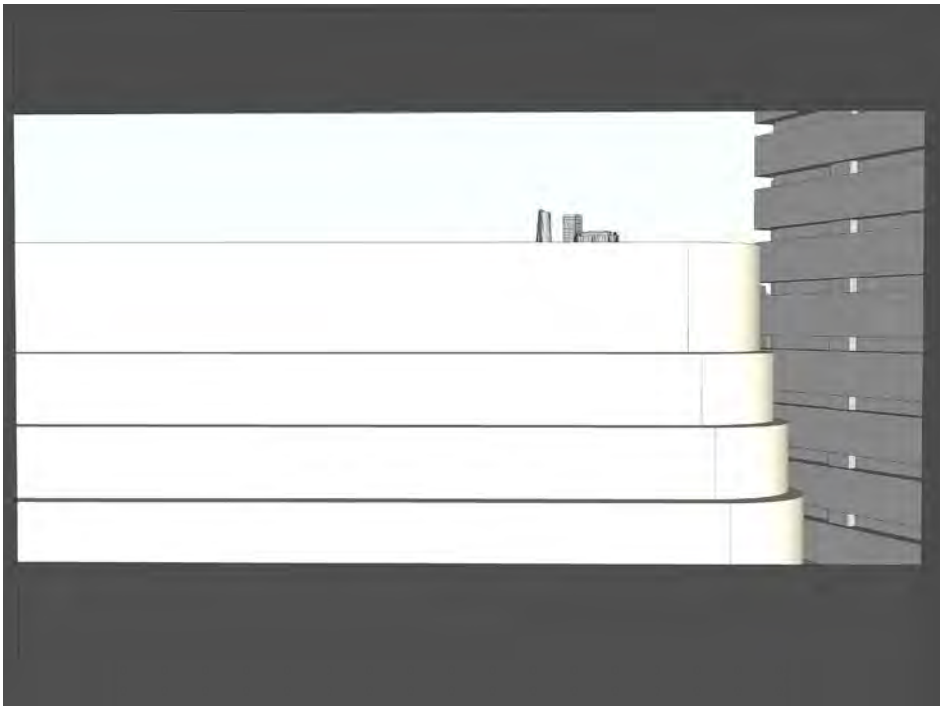
Plan showing view location (approximate)

Key

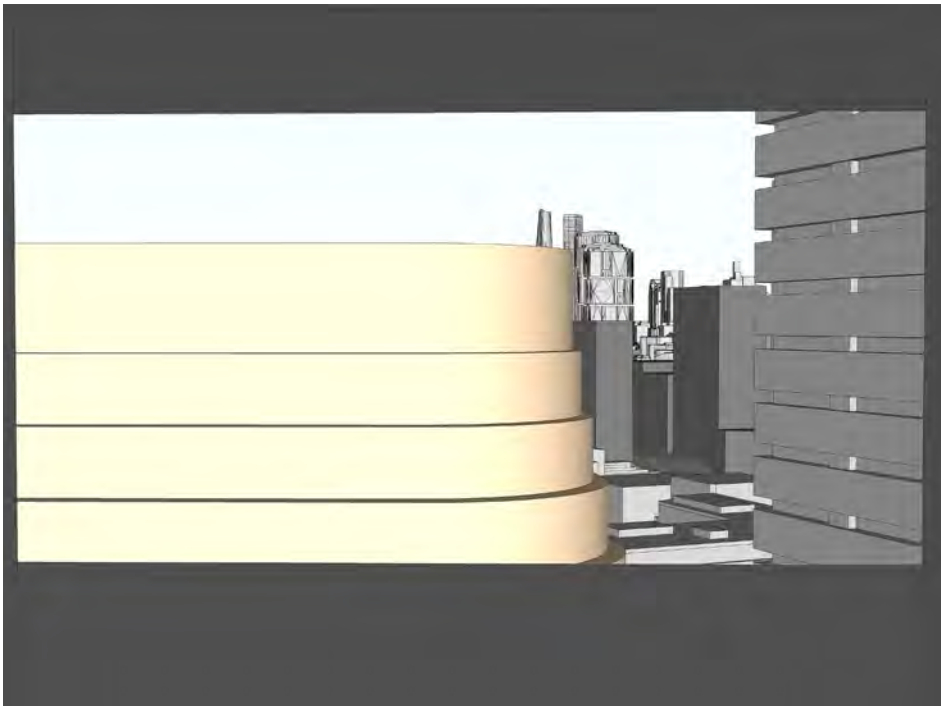
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



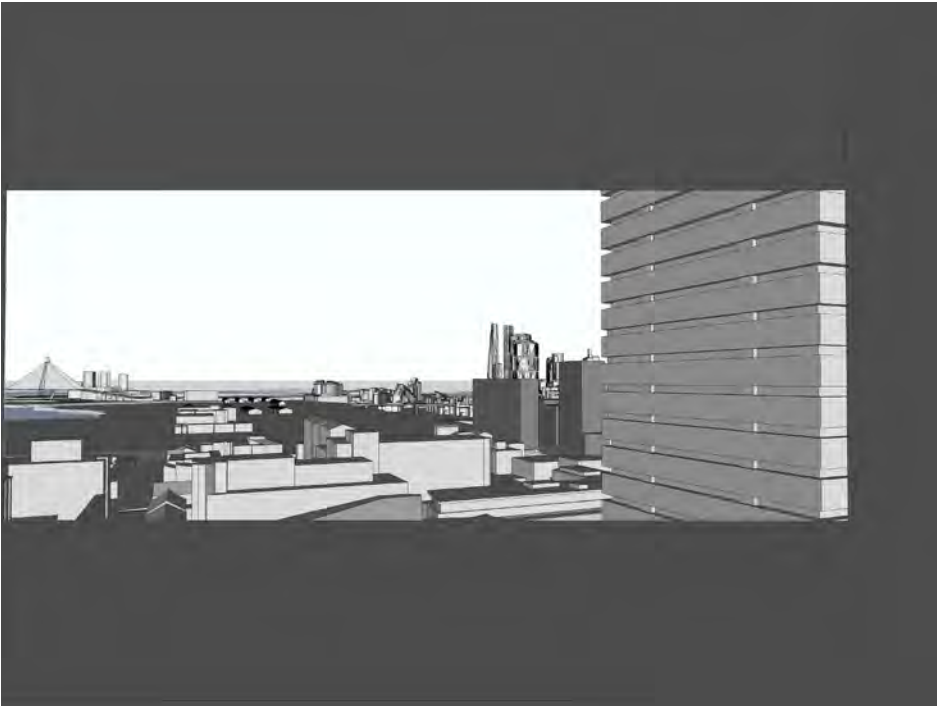
3d render of existing view (50mm focal length)



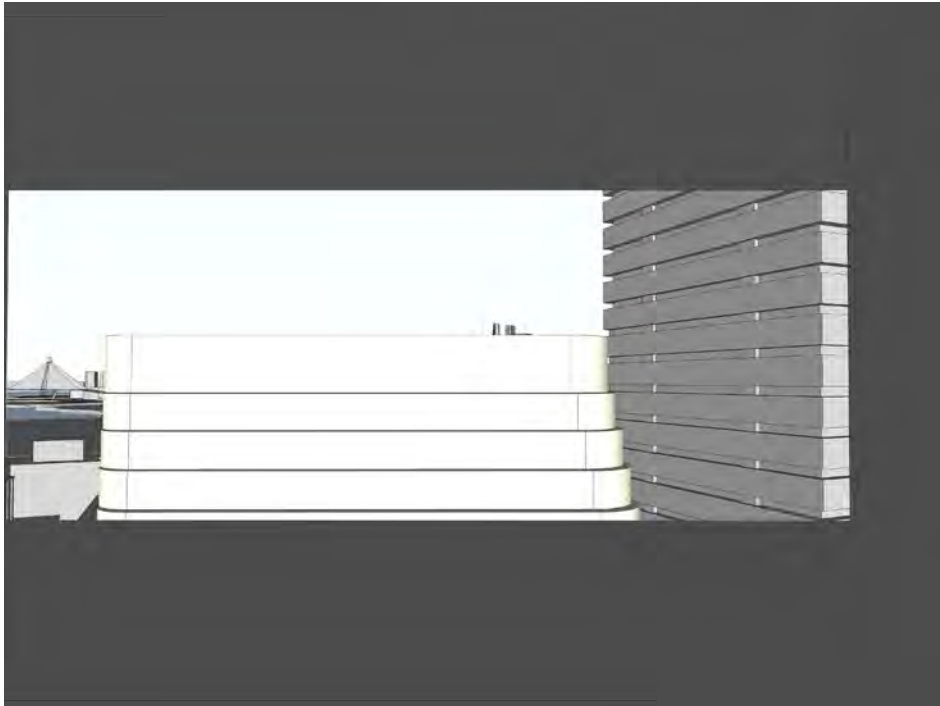
Concept Plan (50mm focal length)



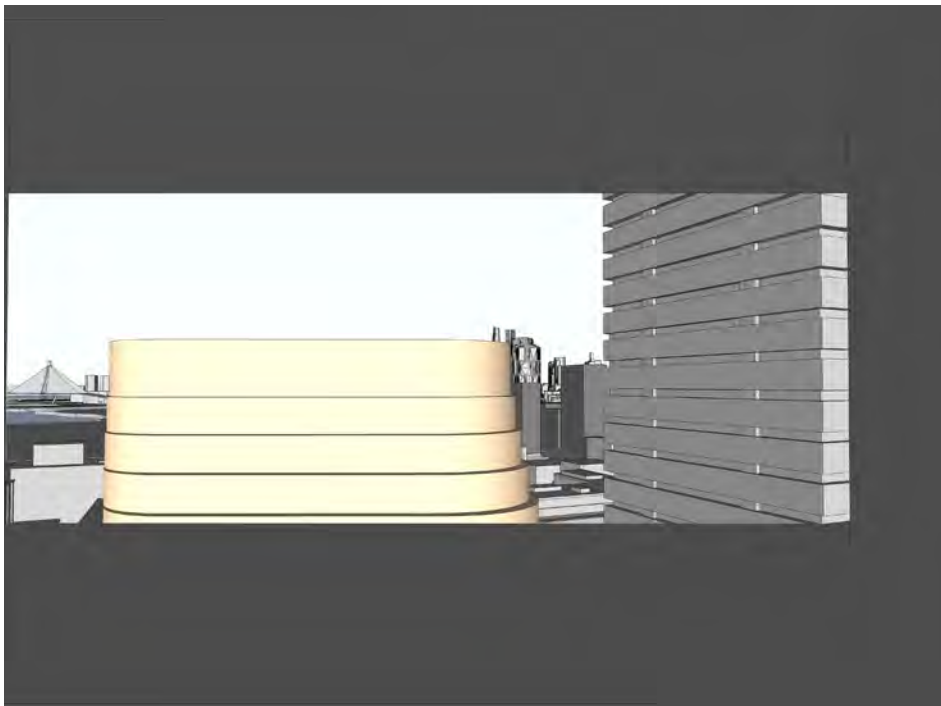
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.9 V18 - One Central Park West - L9 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo towards the CBD and horizon. At this level the horizon is partially obscured by buildings in the middle distance in Ultimo however small elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a small view corridor is retained to the west. The view will be similarly obscured under the Concept Plan.

The visual impact of the proposal is summarised as high and the change from the Concept Plan negligible.

Summary:

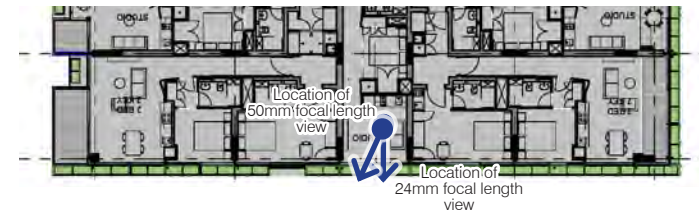
Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Negligible



Key plan of view location (approximate)



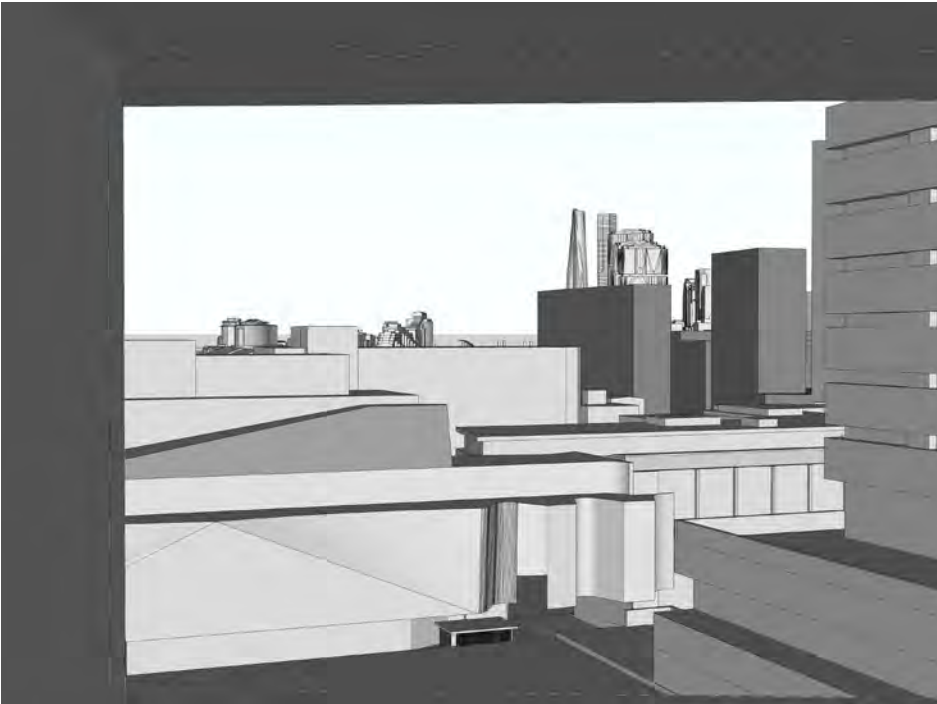
Elevation showing view location (approximate)



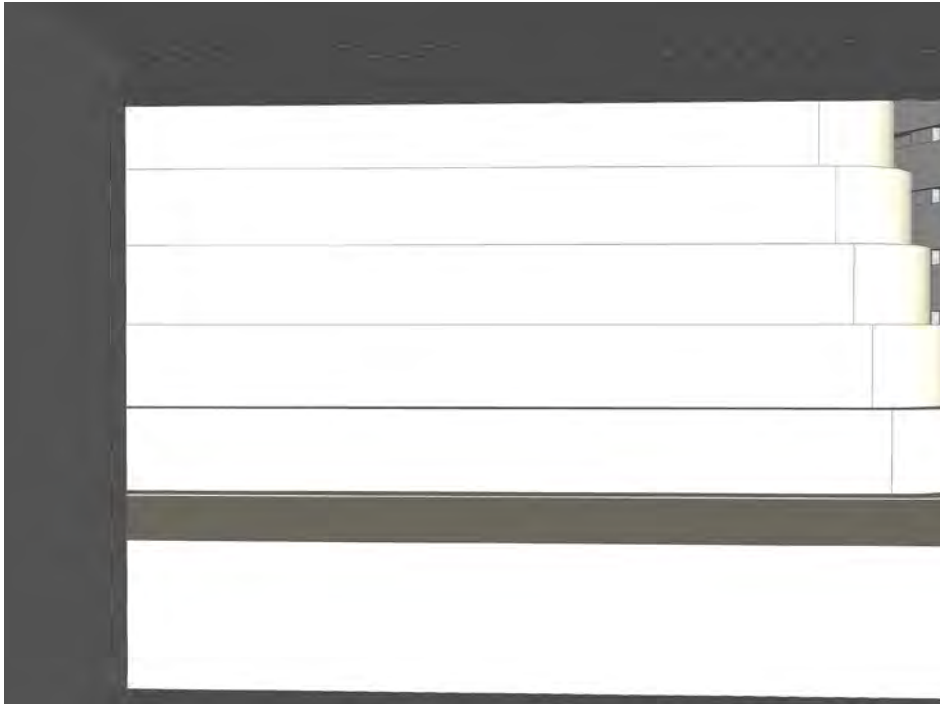
Plan showing view location (approximate)

Key

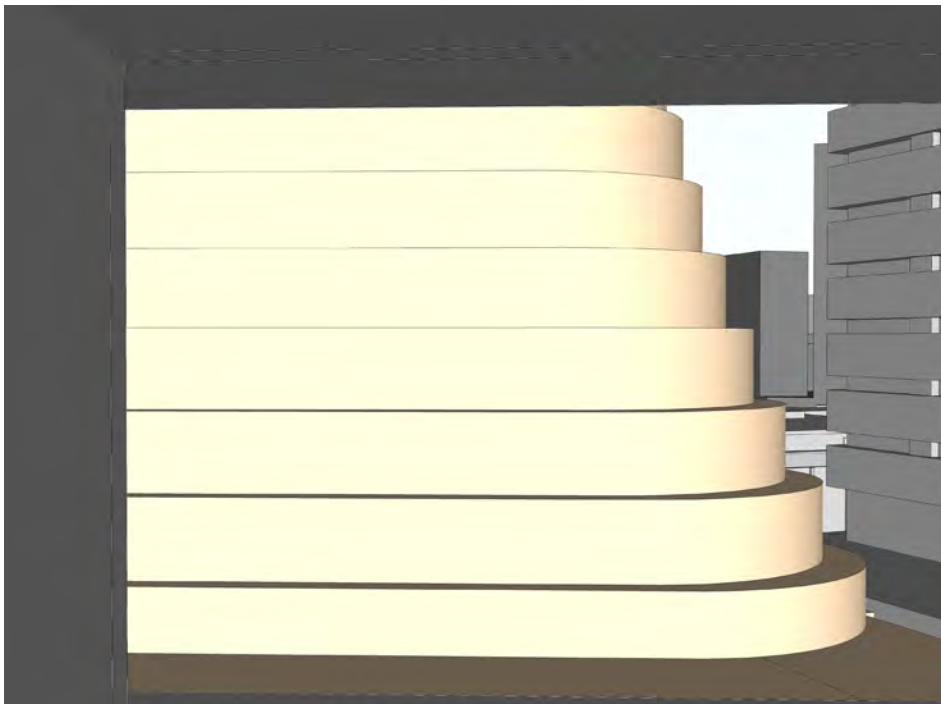
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



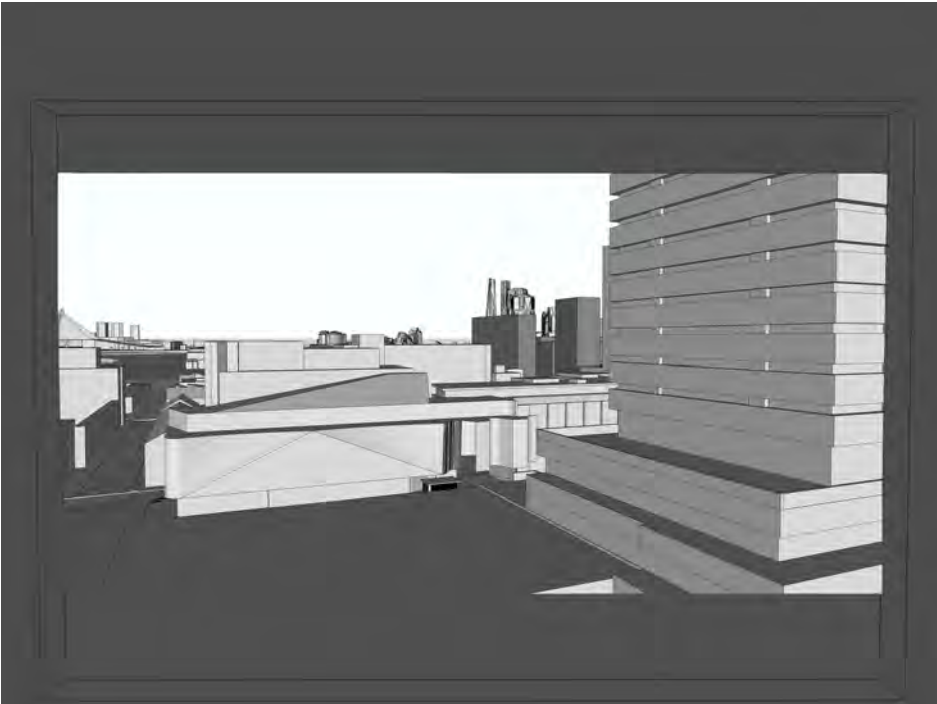
3d render of existing view (50mm focal length)



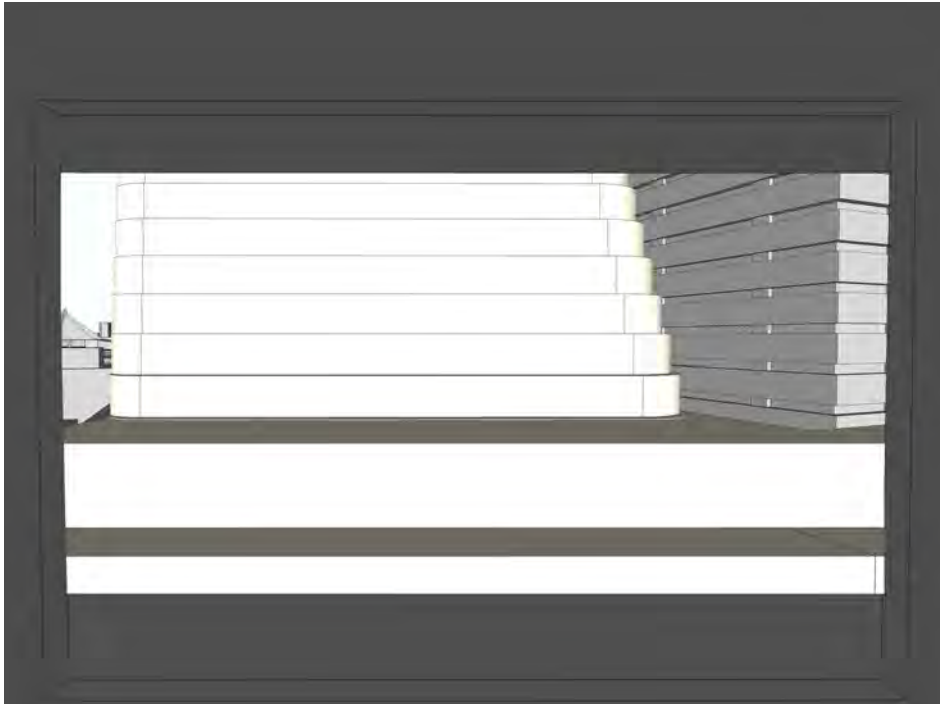
Concept Plan (50mm focal length)



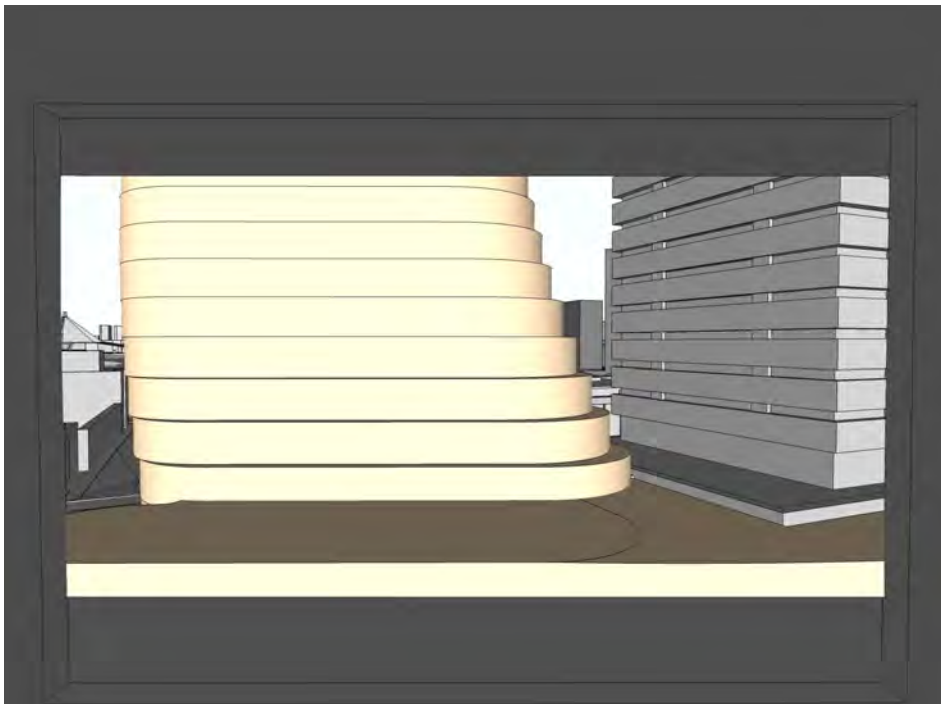
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.10 V19 - One Central Park West - L16 NW unit

Importance of the view:

The view shown is from the top-level two bedroom apartment, taken from a standing position near the centre of the main living space facing north. This apartment is dual aspect.

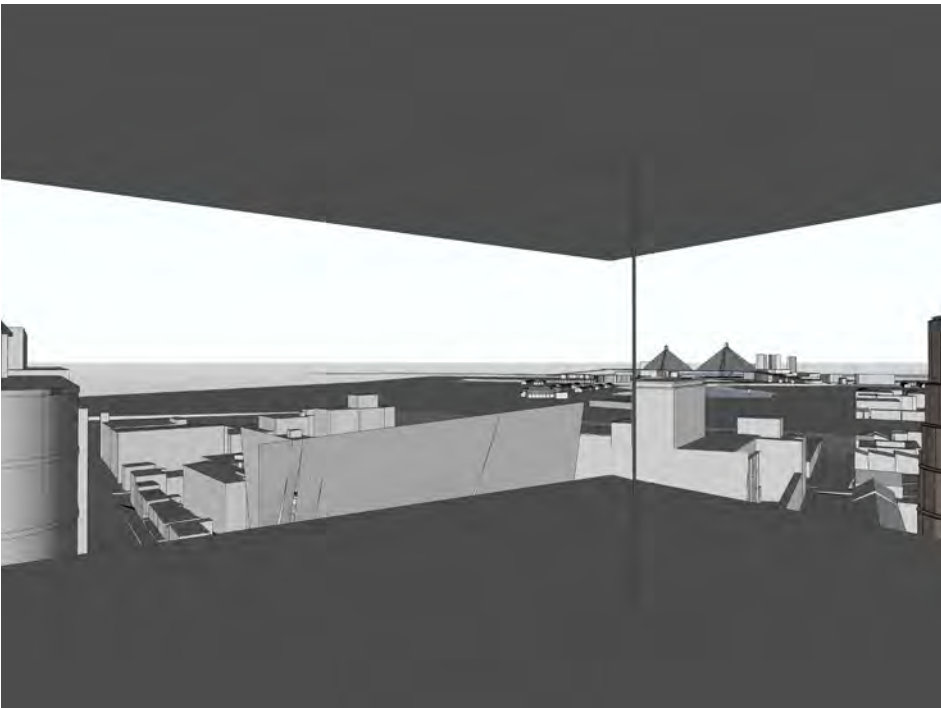
The view looks down across Ultimo, Haymarket, across Darling Harbour to the horizon. It includes elements of high visual significance including Sydney Harbour, the ANZAC bridge and the future Barangaroo. Its importance is summarised as high.

An alternative view from the living room to the northwest is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the main portion of the view including the horizon line, although a distant view corridor is retained to the west (see alternative view). While views of Ultimo, Pyrmont and the city skyline are almost entirely obscured, views of the ANZAC bridge are generally retained. The view will be similarly affected by the Concept Plan forms.

The visual impact of the proposal is summarised as high and the change from the Concept Plan negligible.



Alternative view from apartment (24mm focal length)

(Proposal shown to right)

Summary:

Importance of the view:	High
Visual impact:	High
Change from Concept Plan:	Negligible



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Key



Proposed Design



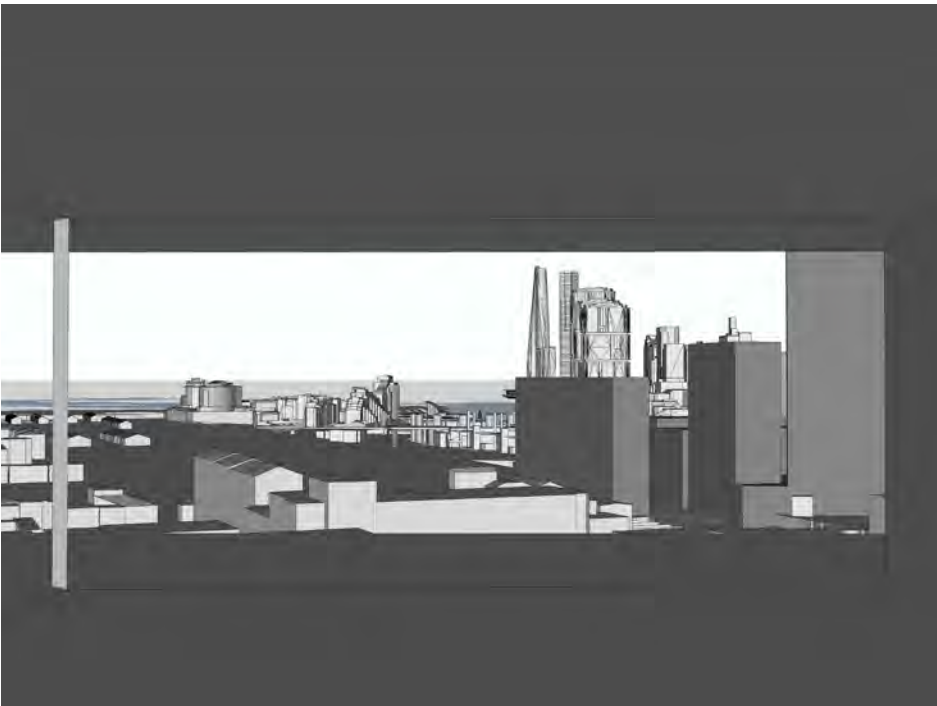
Concept Plan



Existing buildings



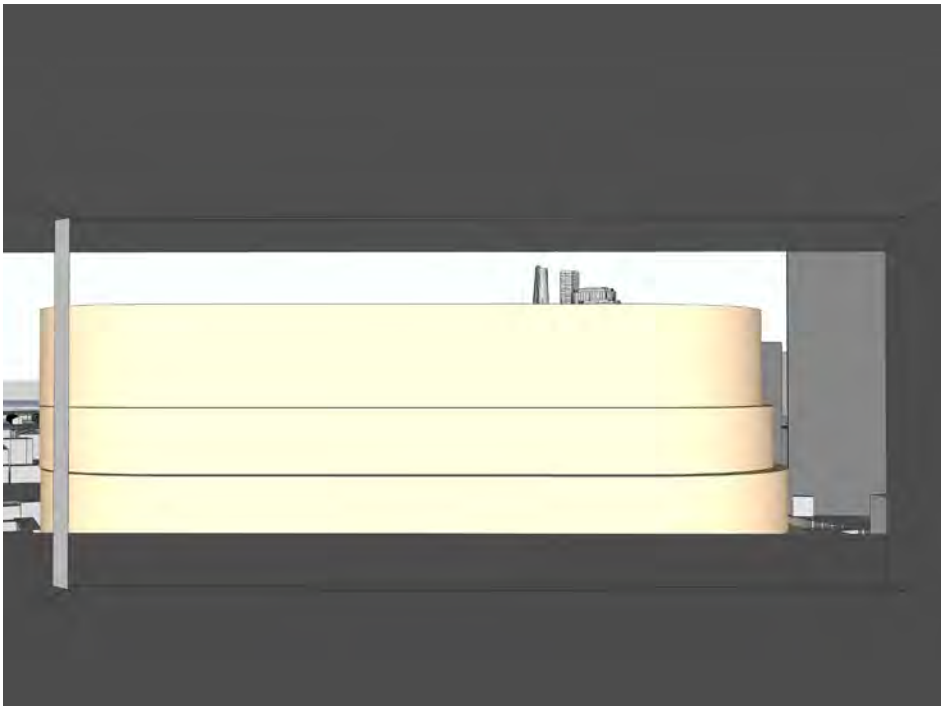
Darling Square



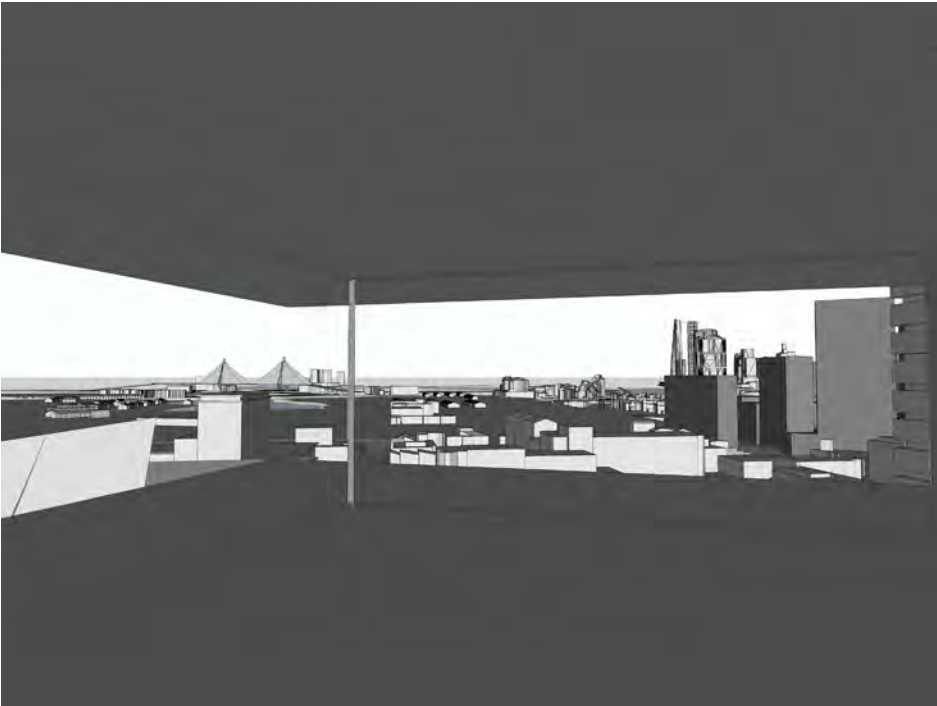
3d render of existing view (50mm focal length)



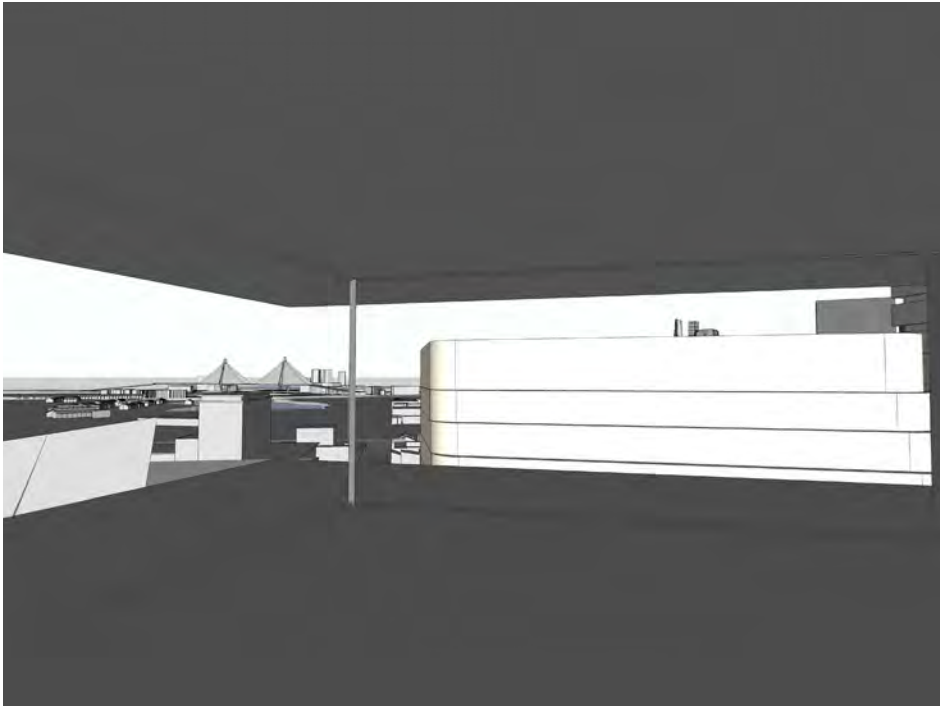
Concept Plan (50mm focal length)



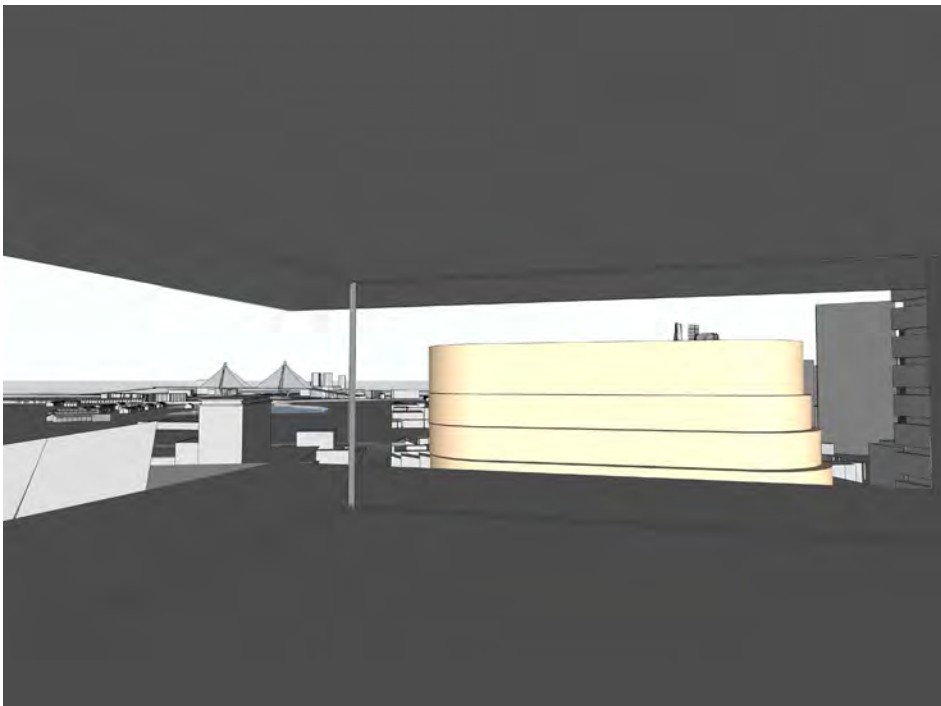
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.11 V20 - One Central Park West - L13 NW unit

Importance of the view:

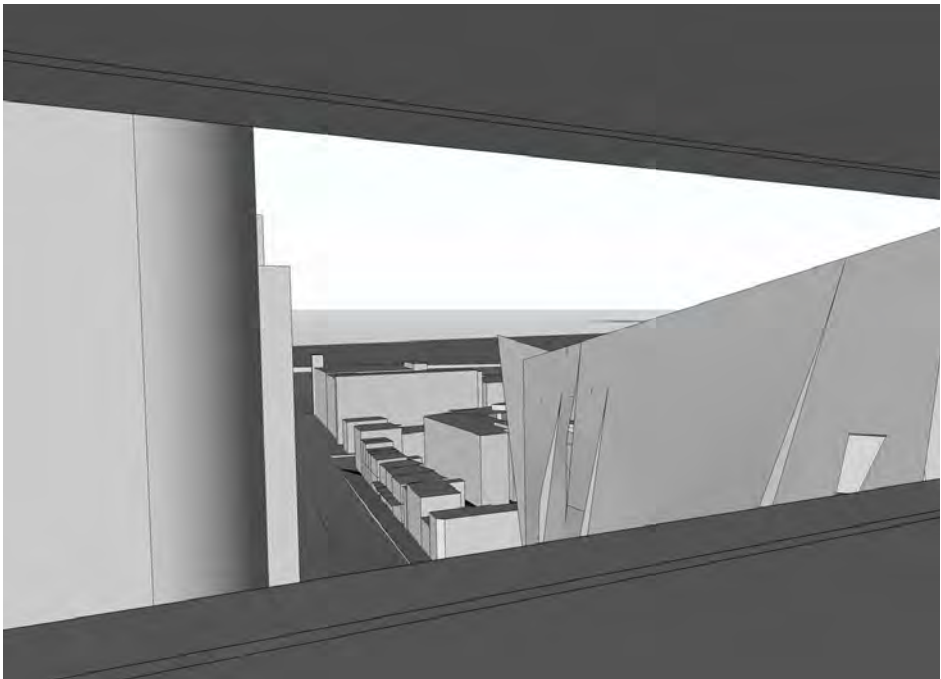
The view shown is the primary view to the north from the centre of a two bed dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. It includes elements of high visual significance such as Sydney Harbour and the horizon. Its importance is summarised as high.

An alternative view from the living room of the same apartment is shown adjacent. This demonstrates a view to the west. The approved Block 1 (to the left) is included in the view, although this is not yet constructed and the apartment currently enjoys broader views in this direction.

Visual impact:

The proposal obscures the majority of the view. The Concept Plan obscures a similar area. The visual impact of the proposal is summarised as high and the change from the Concept Plan negligible.



Alternative view from apartment

Summary:

Importance of the view:	High
Visual impact:	High
Change from Concept Plan:	Negligible



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Key



Proposed Design



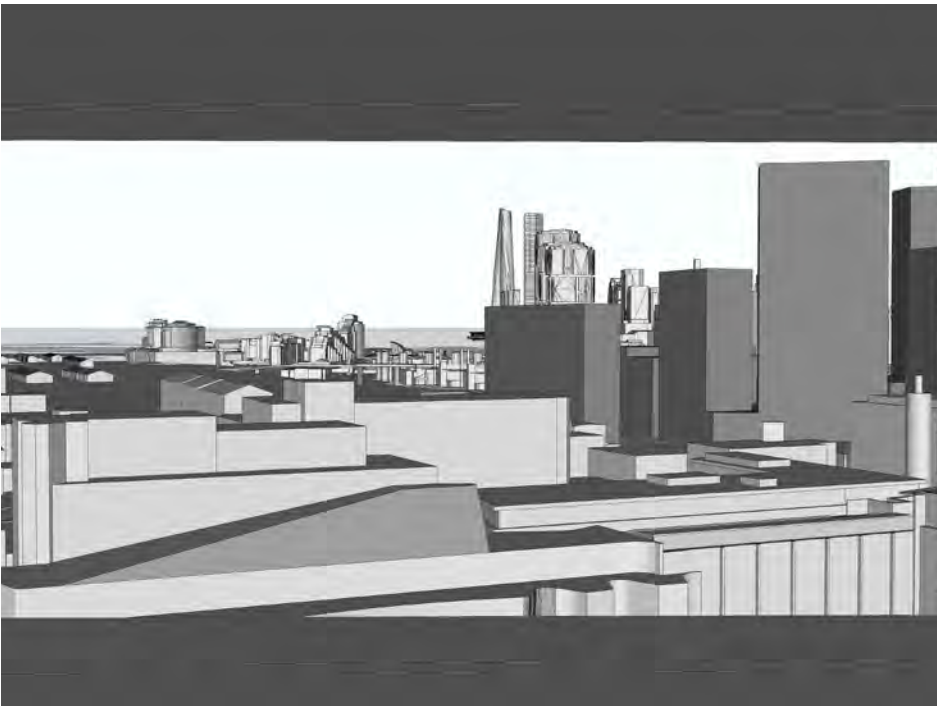
Concept Plan



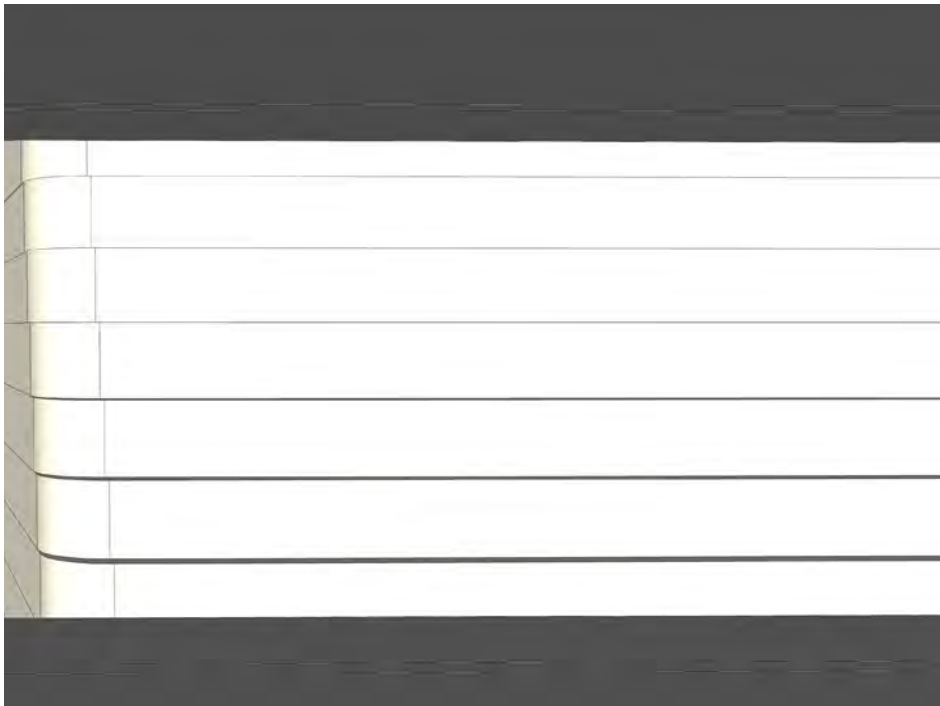
Existing buildings



Darling Square



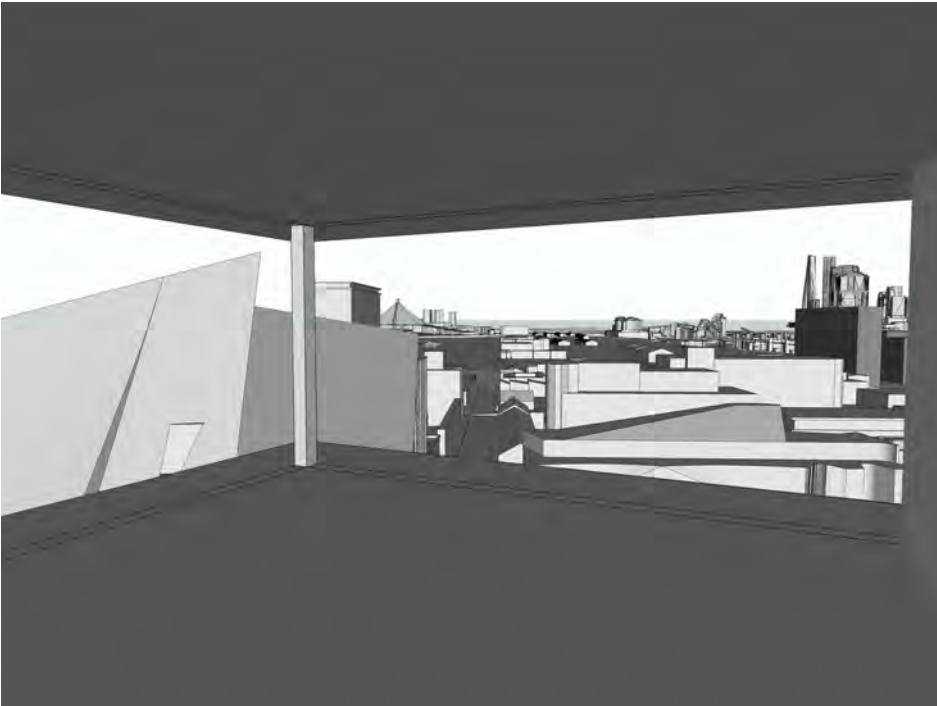
3d render of existing view (50mm focal length)



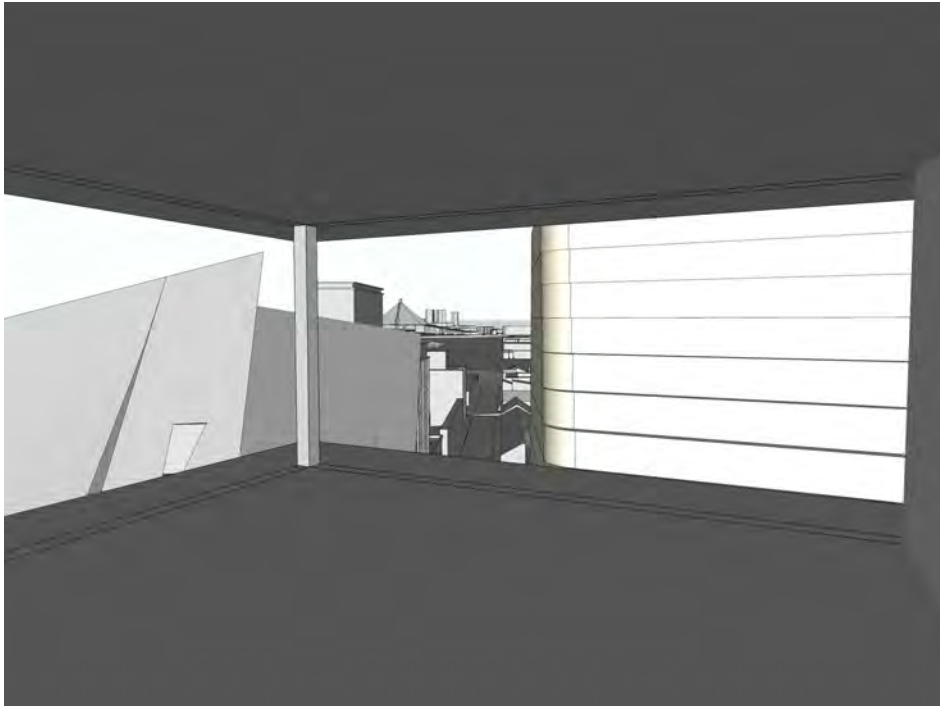
Concept Plan (50mm focal length)



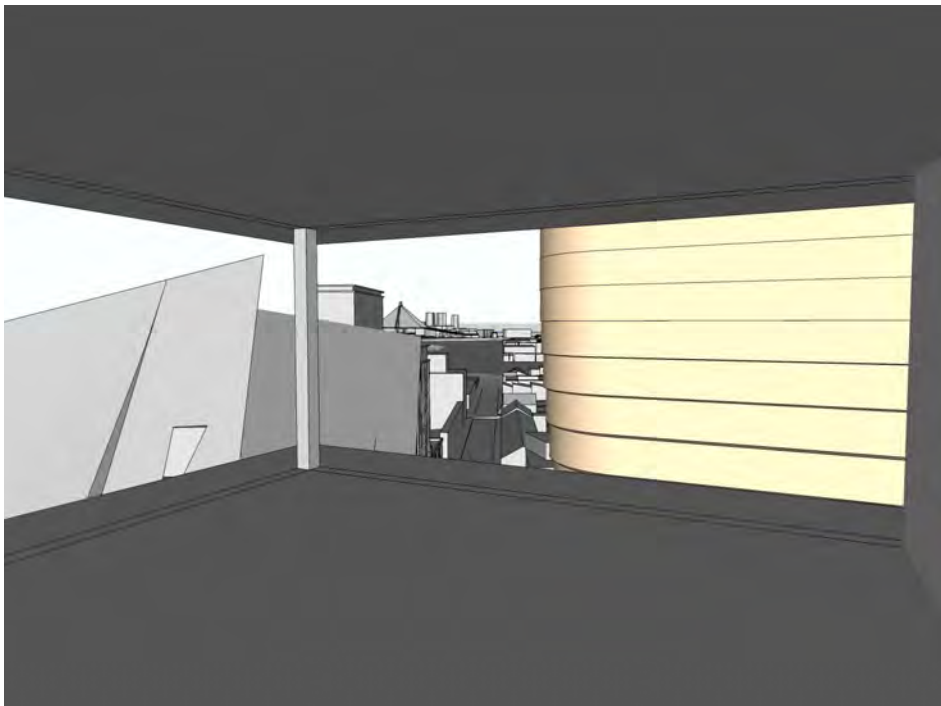
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.12 V21 - Approved Block 1 - L18 NE unit

Importance of the view:

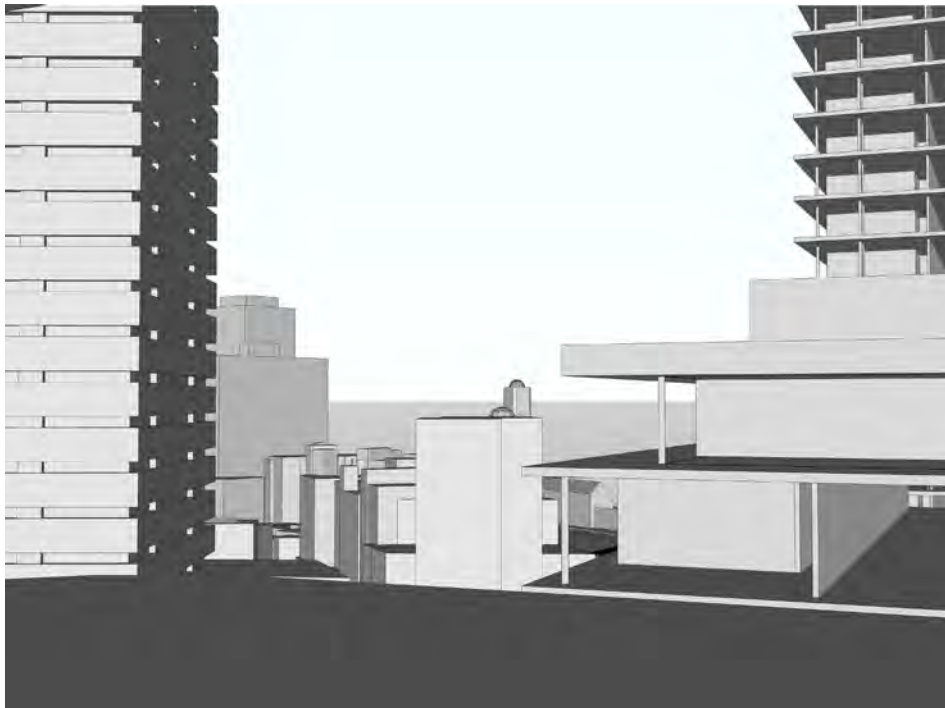
The view shown is the primary view from the centre of the top-floor two bed (plus study) dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures some of the view, although distant horizon view and sky is retained around Barangaroo and the top of existing buildings within the city skyline remain visible. The Concept Plan obscures a slightly larger area of skyline than the proposal.

The visual impact of the proposal is summarised as high and the change from the Concept Plan low beneficial.



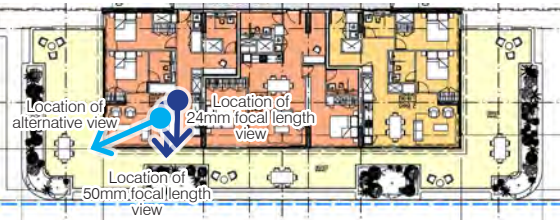
Alternative view from apartment (50mm focal length)



Key plan of view location (approximate)



Elevation showing view location (approximate)



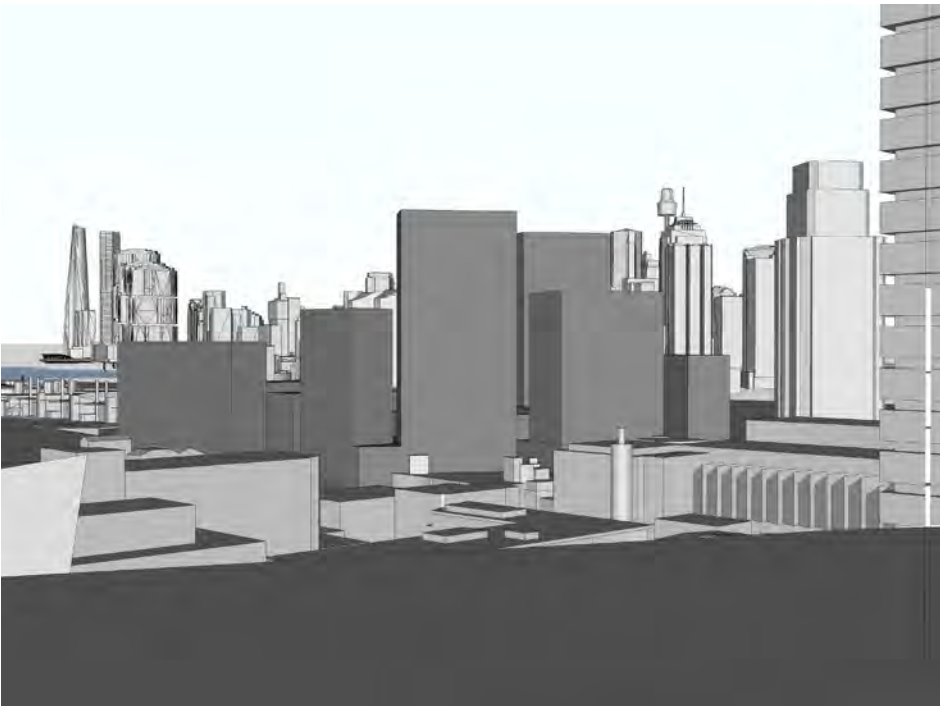
Plan showing view location (approximate)

Summary:

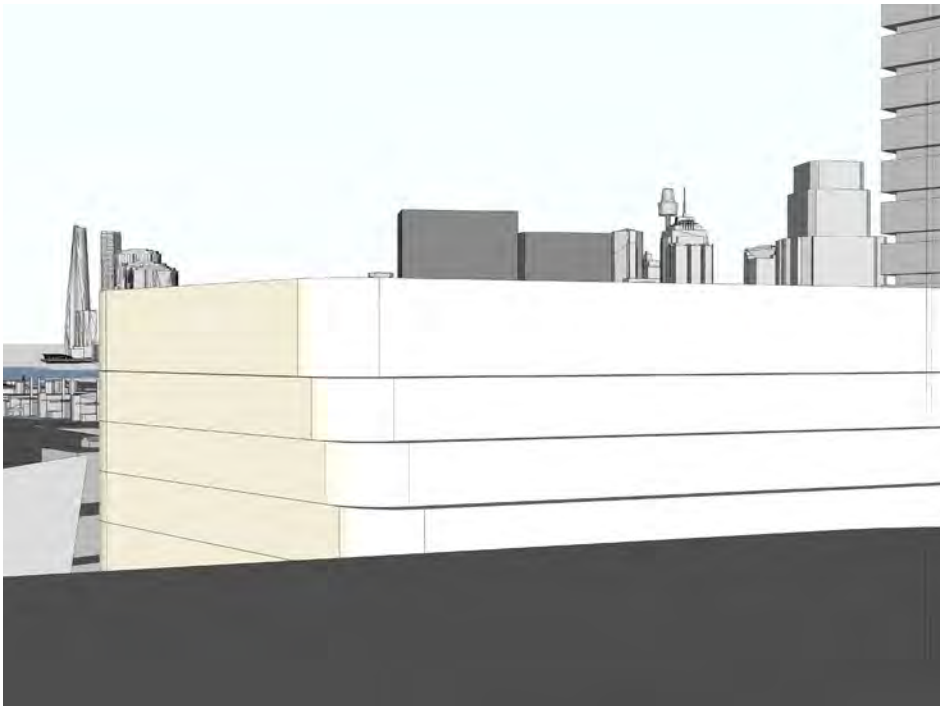
Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Low beneficial

Key

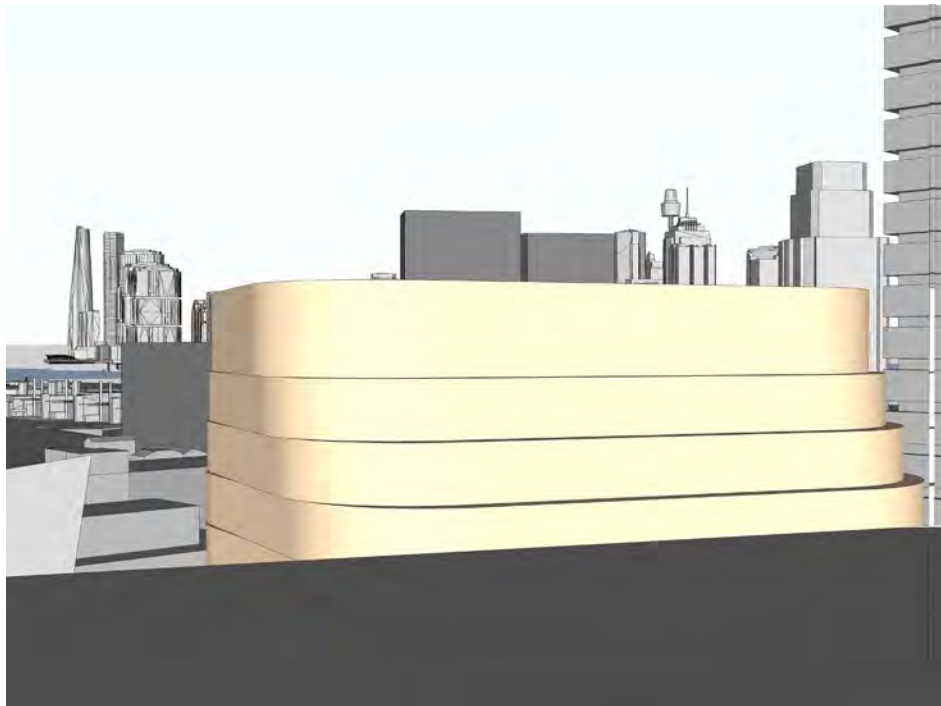
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



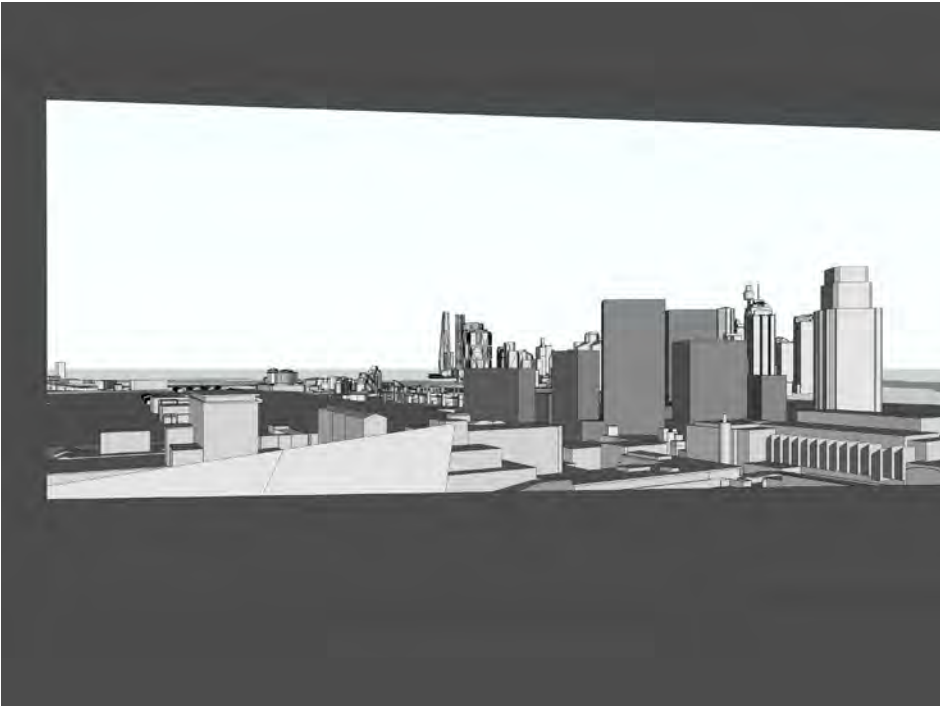
3d render of existing view (50mm focal length)



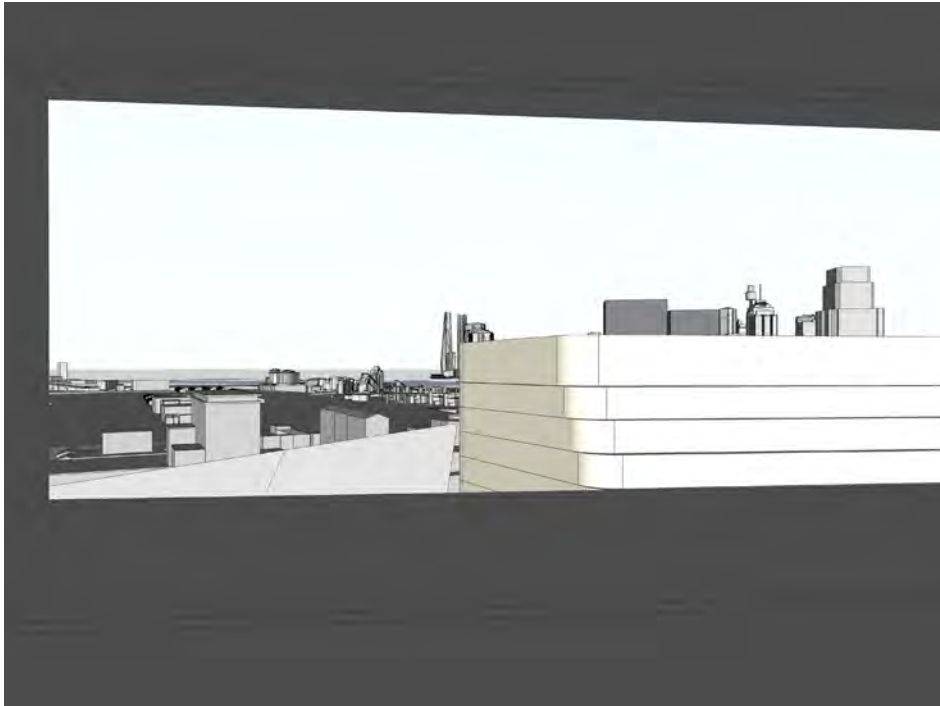
Concept Plan (50mm focal length)



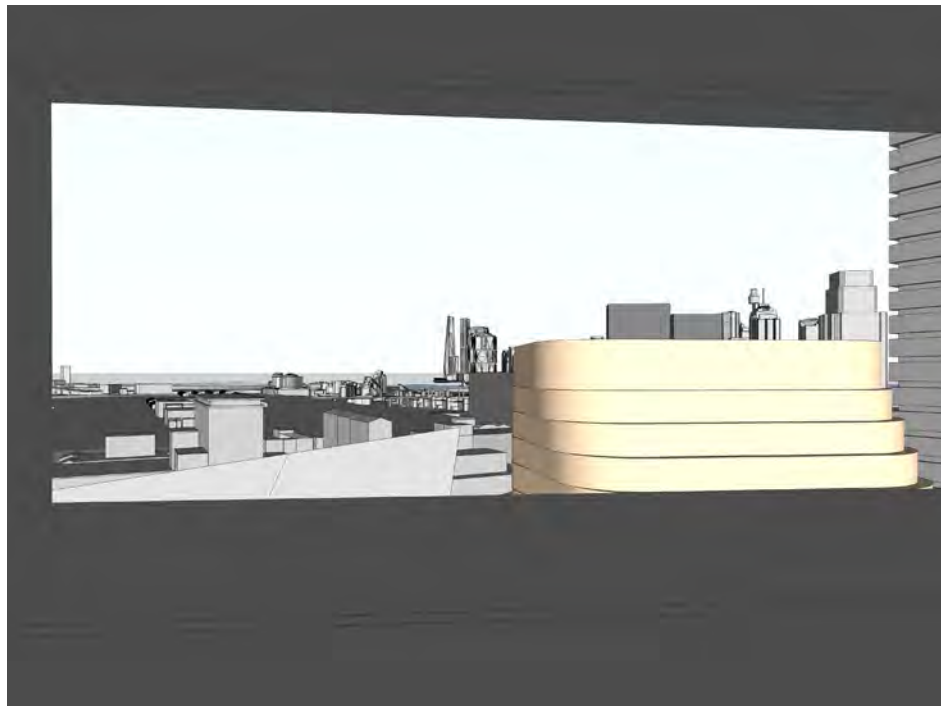
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.13 V22 - Approved Block 1 - L10 NE unit

Importance of the view:

The view shown is the primary view to the north from the centre of a two bed dual-key dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however small elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

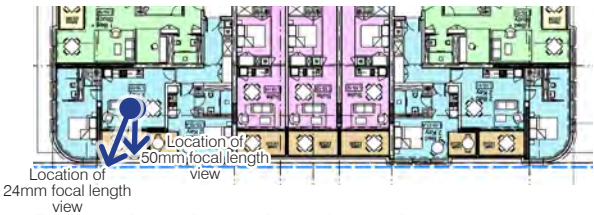
The proposal obscures the majority of the view, although a corridor of distant horizon view and sky is retained. The Concept Plan obscures a slightly larger area of skyline. The visual impact of the proposal is summarised as high and the change from the Concept Plan low beneficial.



Key plan of view location (approximate)



Elevation showing view location (approximate)



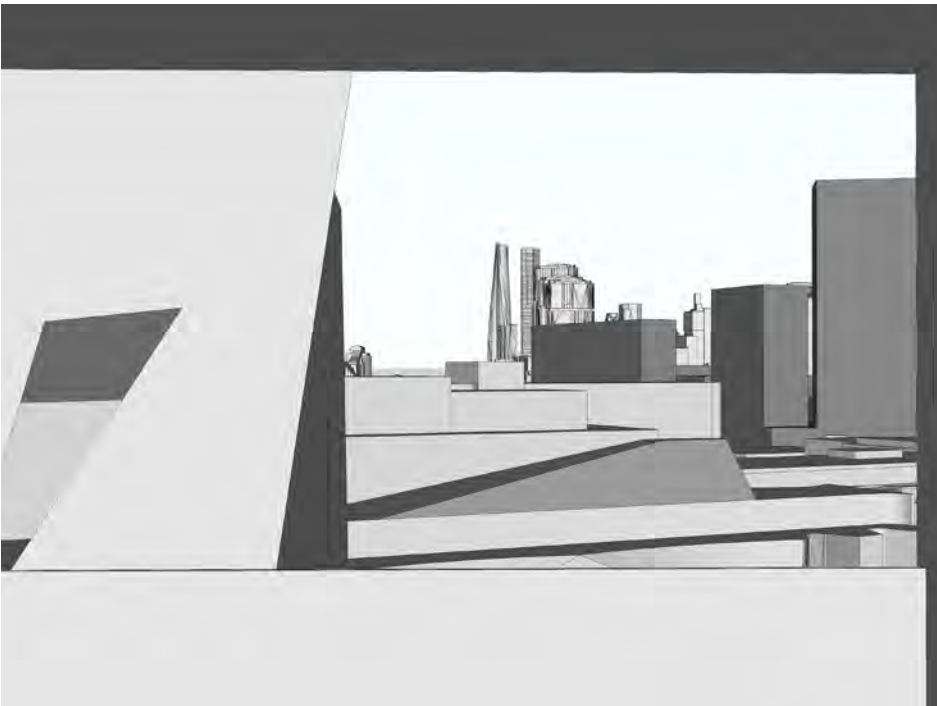
Plan showing view location (approximate)

Summary:

Importance of the view:	Moderate-High
Visual impact:	High
Change from Concept Plan:	Low beneficial

Key

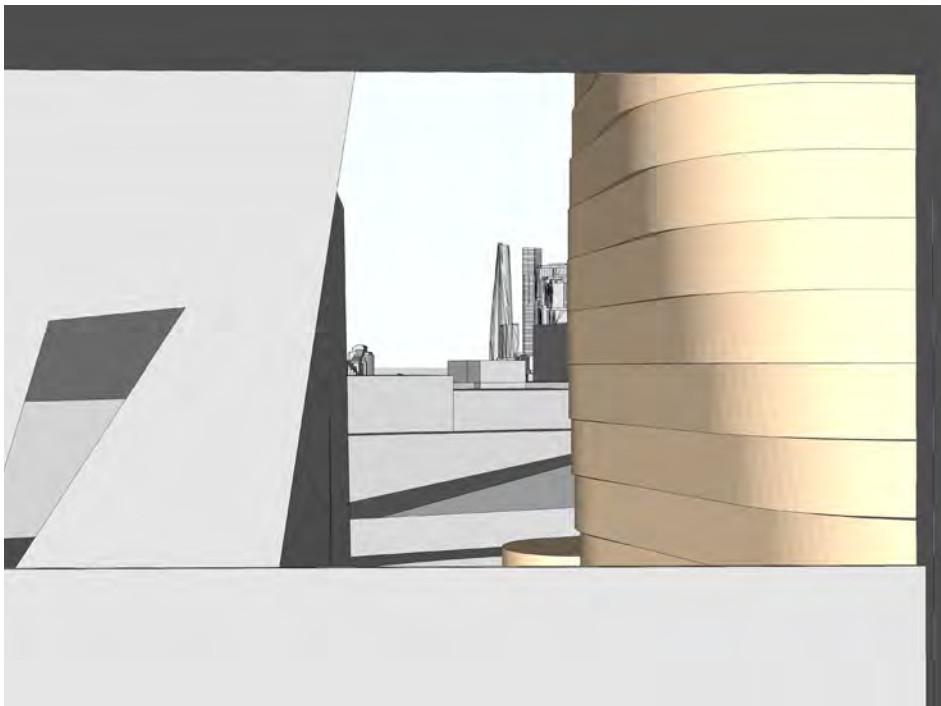
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



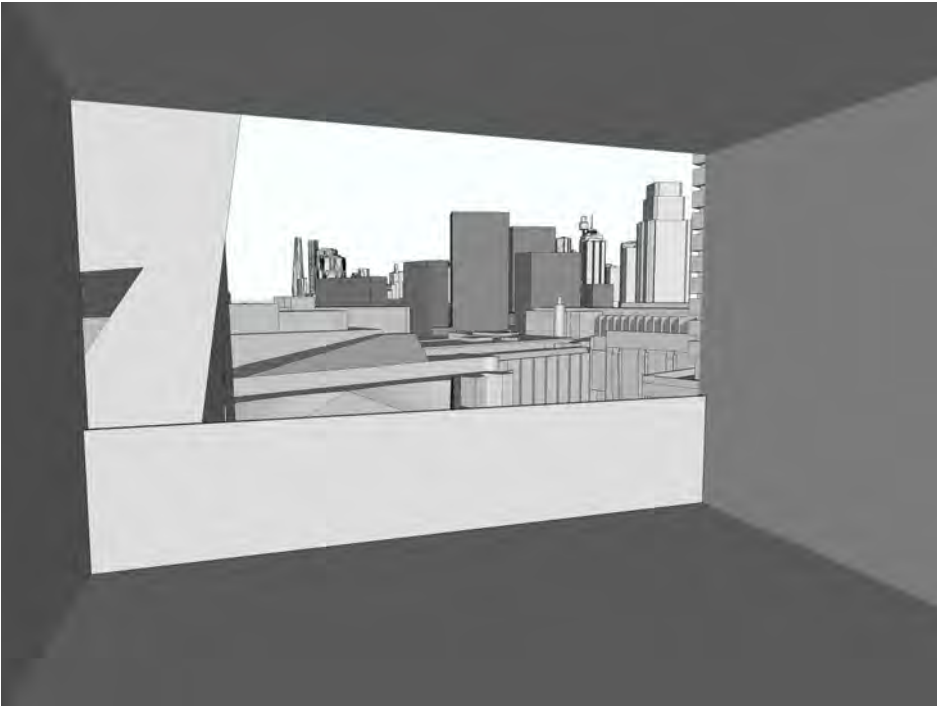
3d render of existing view (50mm focal length)



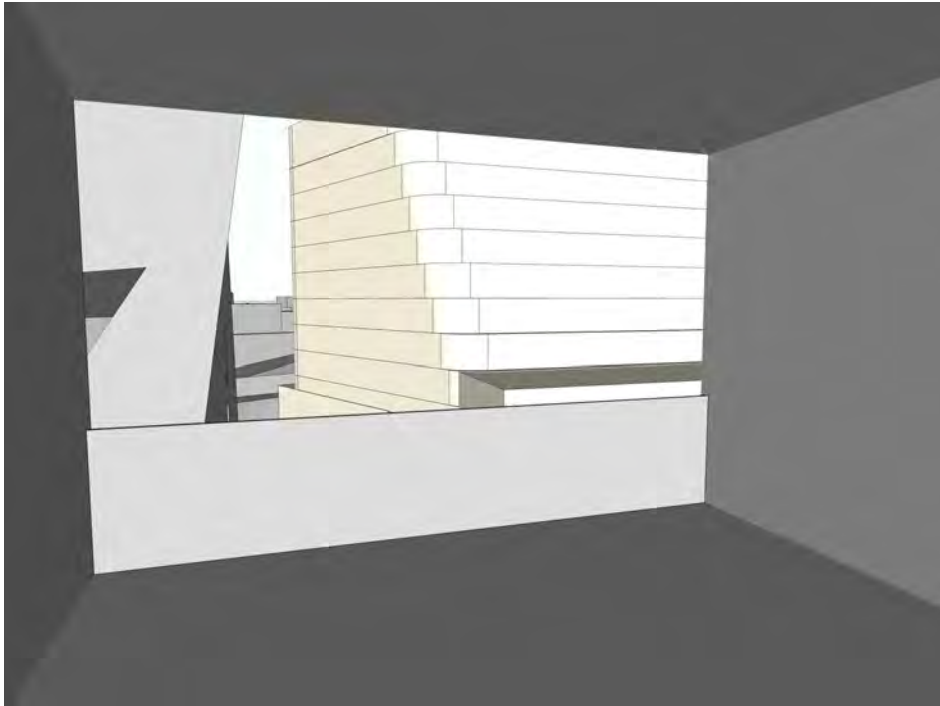
Concept Plan (50mm focal length)



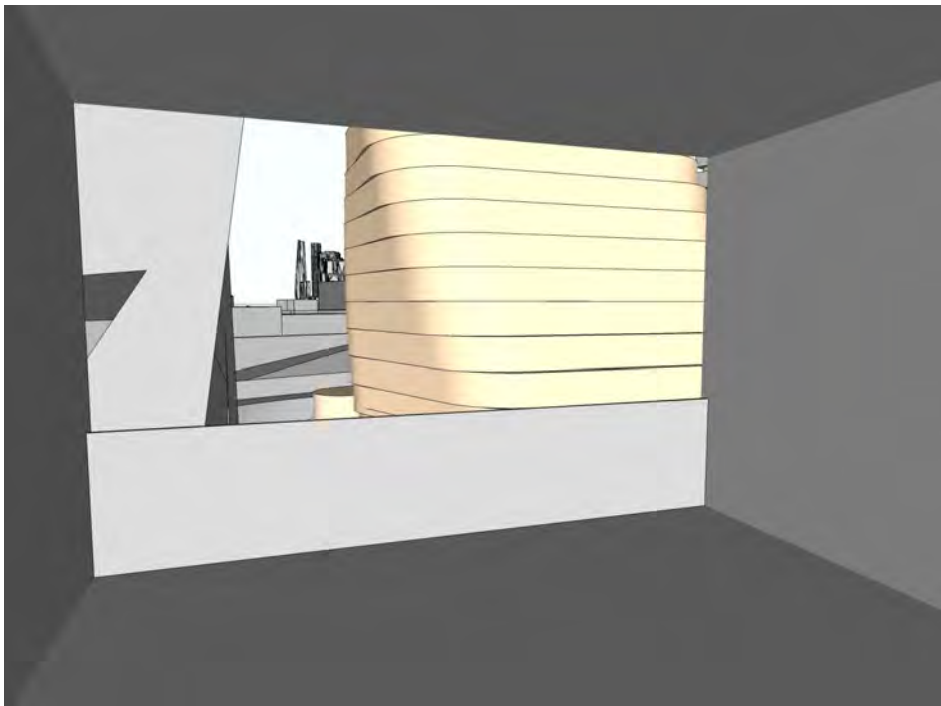
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.14 V23 - Approved Block 1 - L3 NE unit

Importance of the view:

The view shown is the primary view to the north from a two bed dual-key dual aspect apartment, taken from a standing position near the centre of the main living space of the secondary ‘key’. The primary living space for this apartment faces east along Broadway.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepont) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

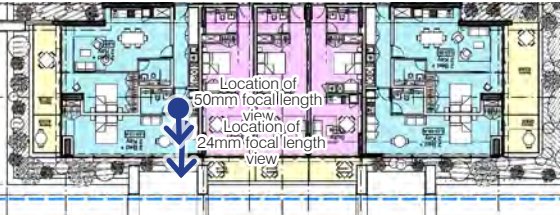
The proposal obscures the visible elements of city skyline and much of the existing sky, although a corridor of sky is retained to the west of the proposal. The Concept Plan obscures a slightly larger area of sky and horizon. The visual impact of the proposal is summarised as moderate and the change from the Concept Plan low beneficial.



Key plan of view location (approximate)



Elevation showing view location (approximate)



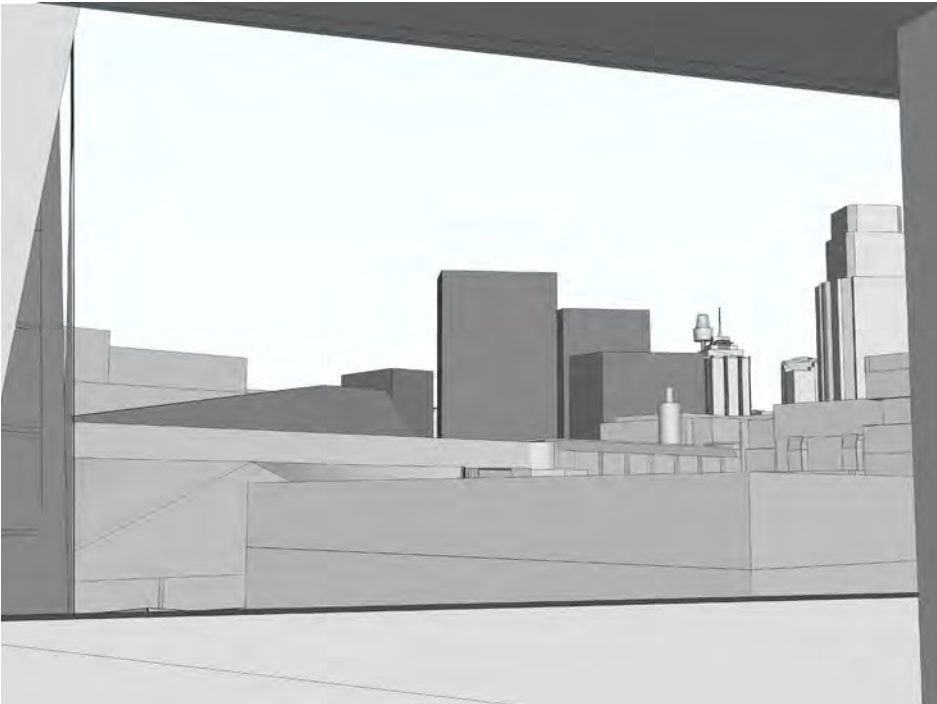
Plan showing view location (approximate)

Summary:

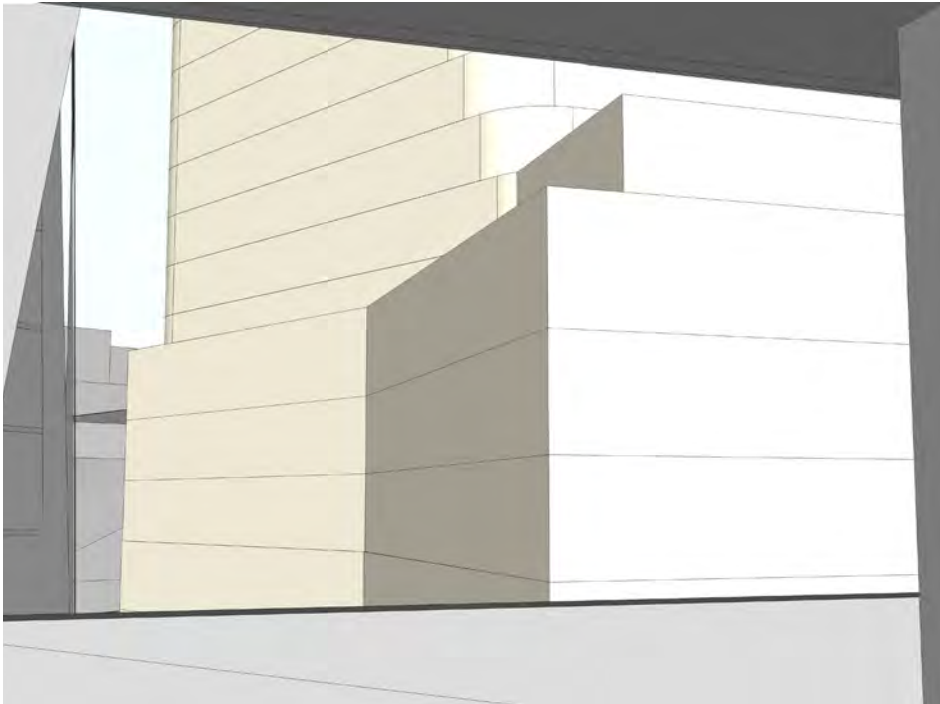
Importance of the view:	Moderate
Visual impact:	Moderate
Change from Concept Plan:	Low beneficial

Key

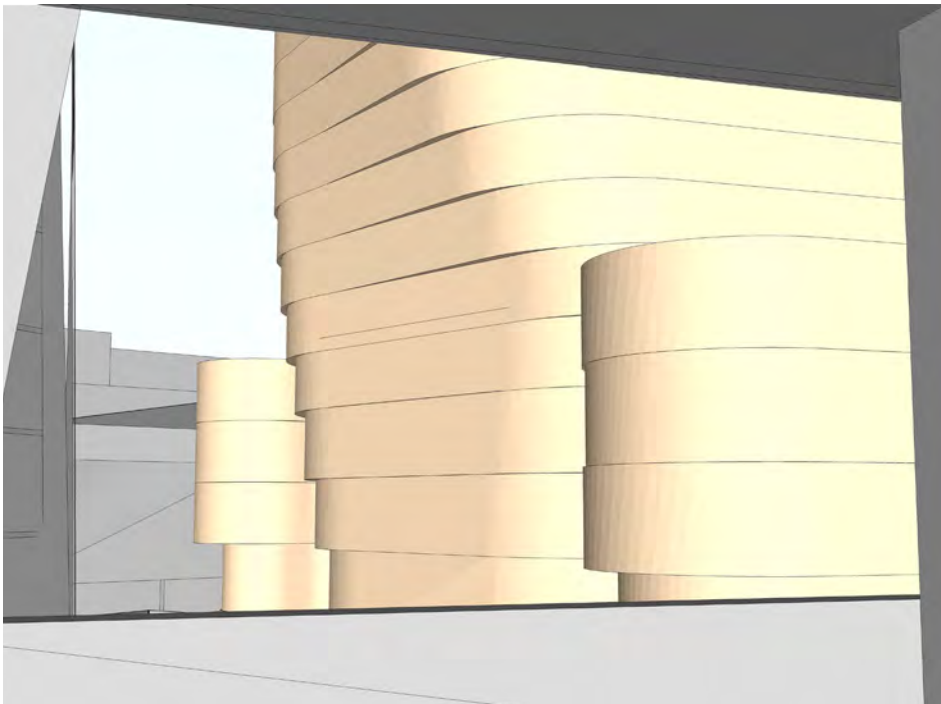
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



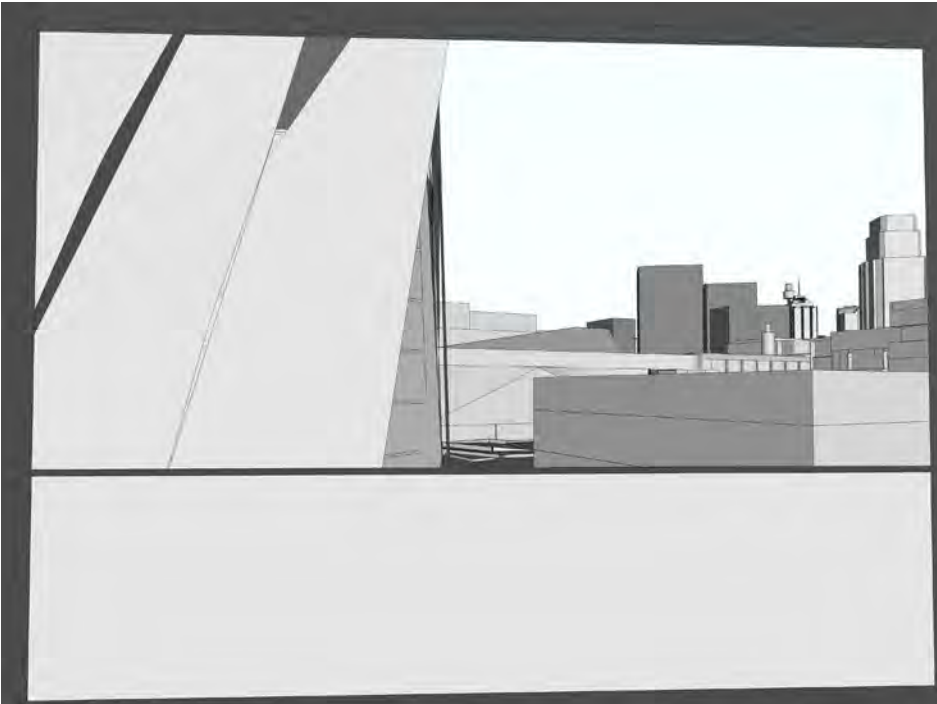
3d render of existing view (50mm focal length)



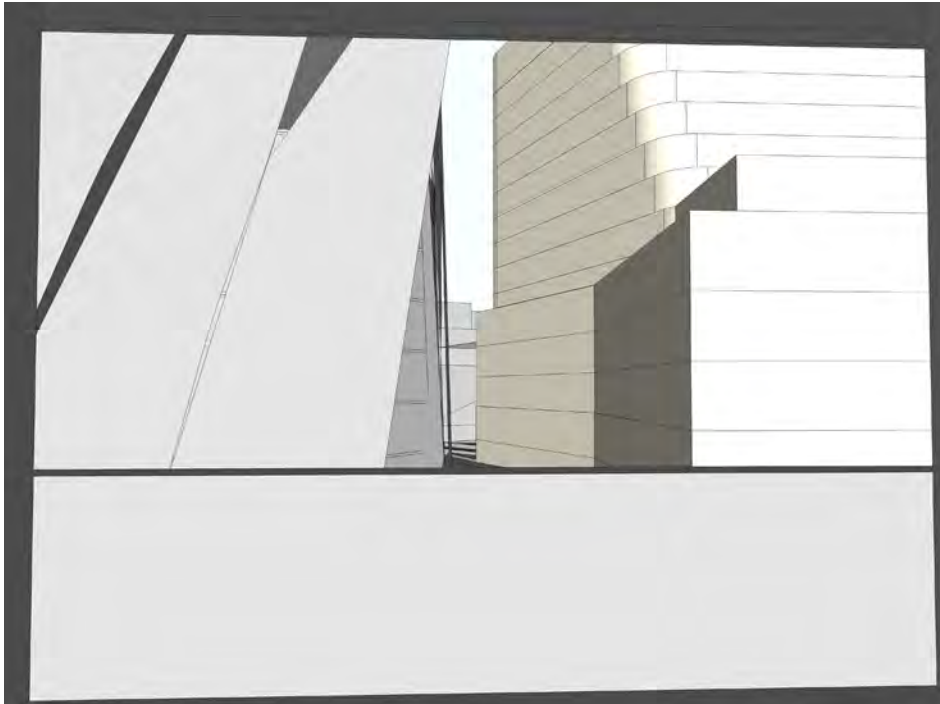
Concept Plan (50mm focal length)



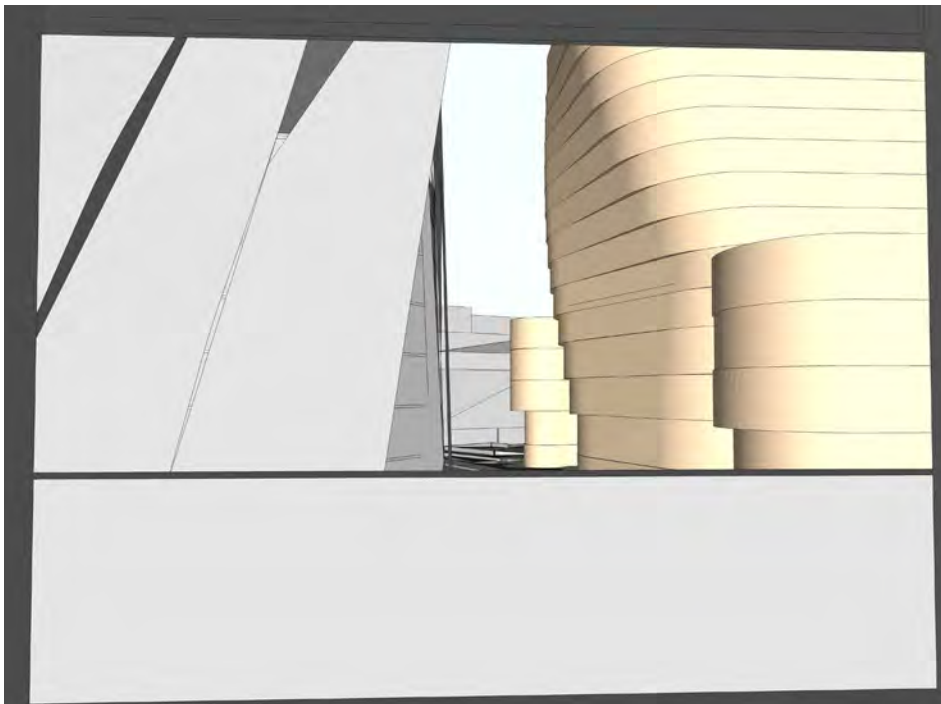
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.15 V24 - Approved Block 1 - L2 NE unit

Importance of the view:

The view shown is the primary view to the north from the centre of a one bedroom apartment, taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepont) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

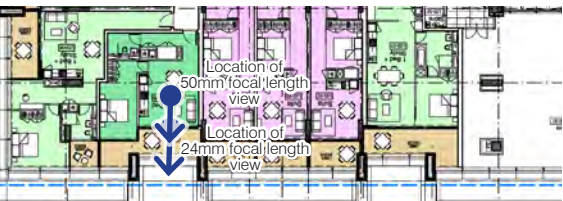
The proposal obscures the majority of the existing visible buildings and sky, although a corridor of sky is retained to the west of the proposal. The Concept Plan also obscures a similar area. The visual impact of the proposal is summarised as moderate and the change from the Concept Plan negligible.



Key plan of view location (approximate)



Elevation showing view location (approximate)



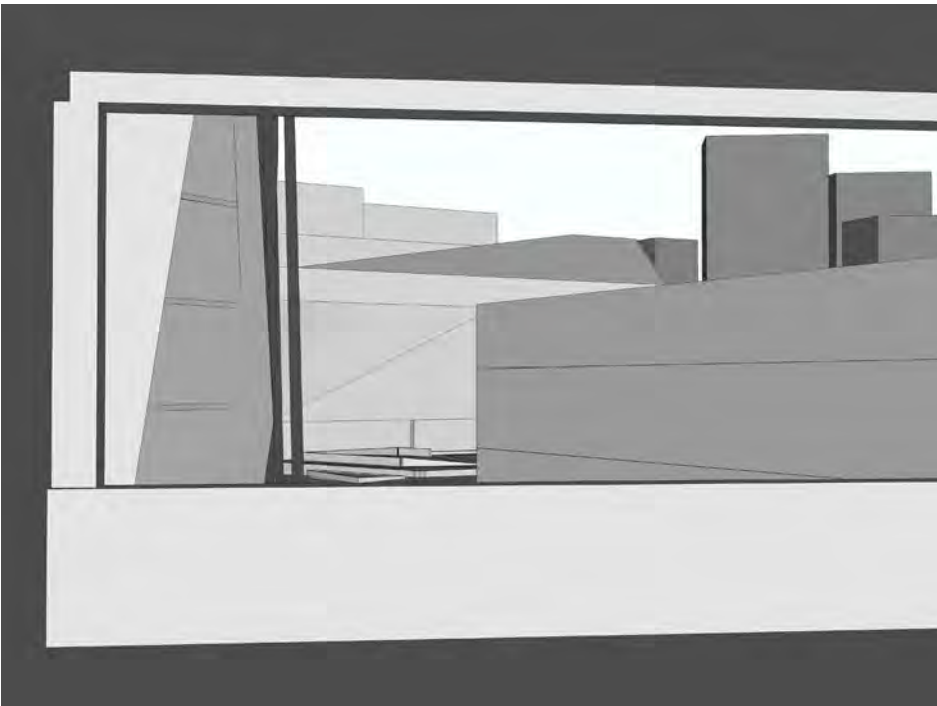
Plan showing view location (approximate)

Summary:

Importance of the view:	Moderate
Visual impact:	Moderate
Change from Concept Plan:	Negligible

Key

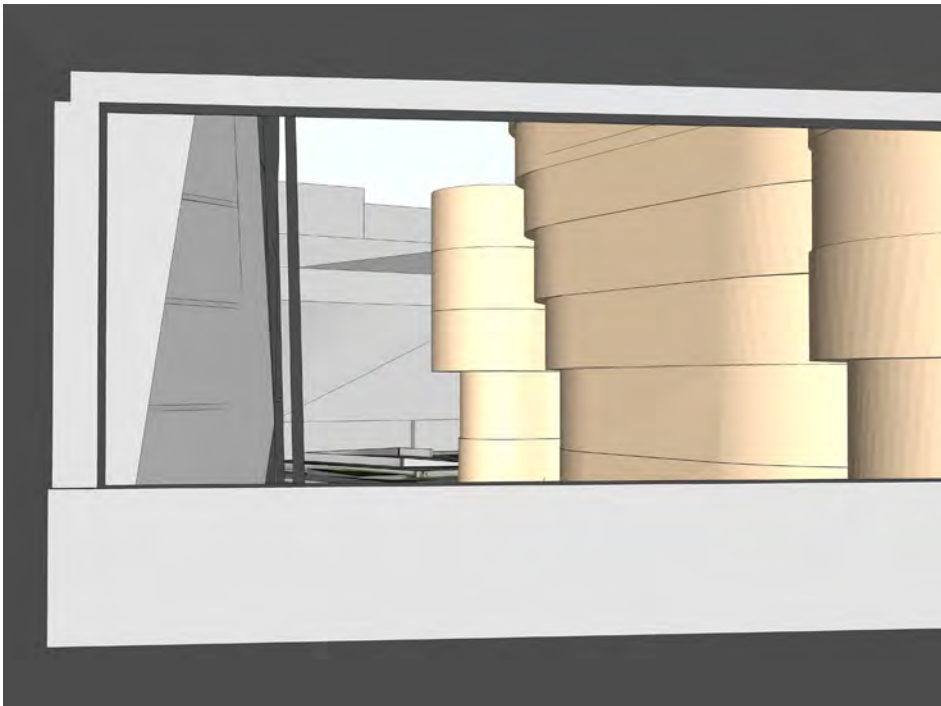
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



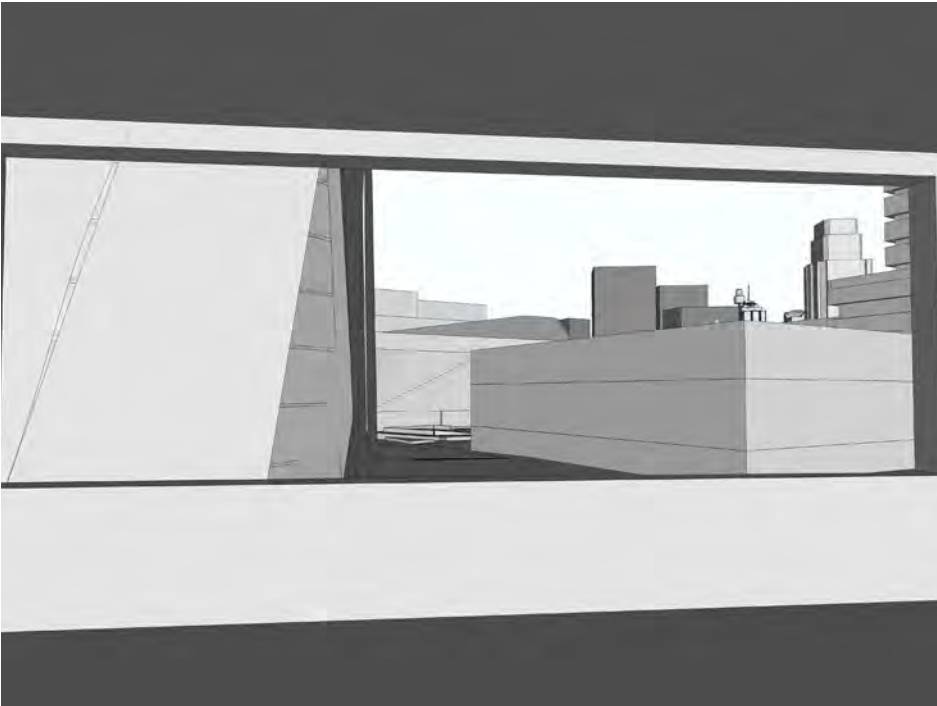
3d render of existing view (50mm focal length)



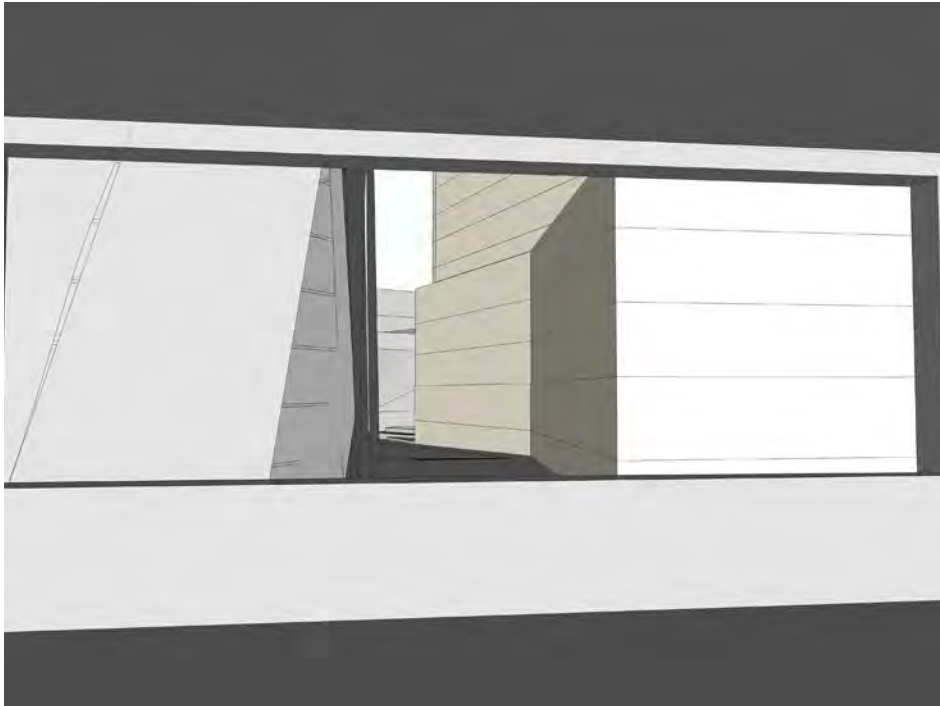
Concept Plan (50mm focal length)



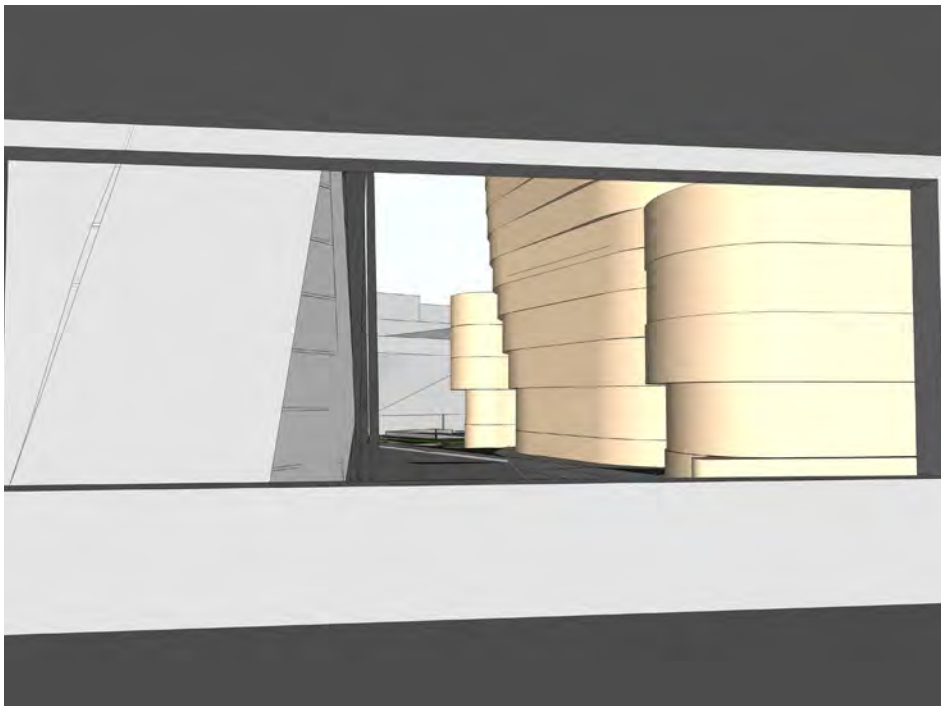
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.16 V25 - Approved Block 1 - L18 N unit

Importance of the view:

The view shown is the primary view to the north from the top-floor two-bed (plus study) apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures a portion of the view, including a large portion of the visible city skyline. Large areas of the city skyline, Sydney Harbour and the horizon remain in the view. The Concept Plan obscures a wider extent of the city skyline.

The visual impact of the proposal is summarised as moderate to high and the change from the Concept Plan low beneficial.



Key plan of view location (approximate)



Elevation showing view location (approximate)

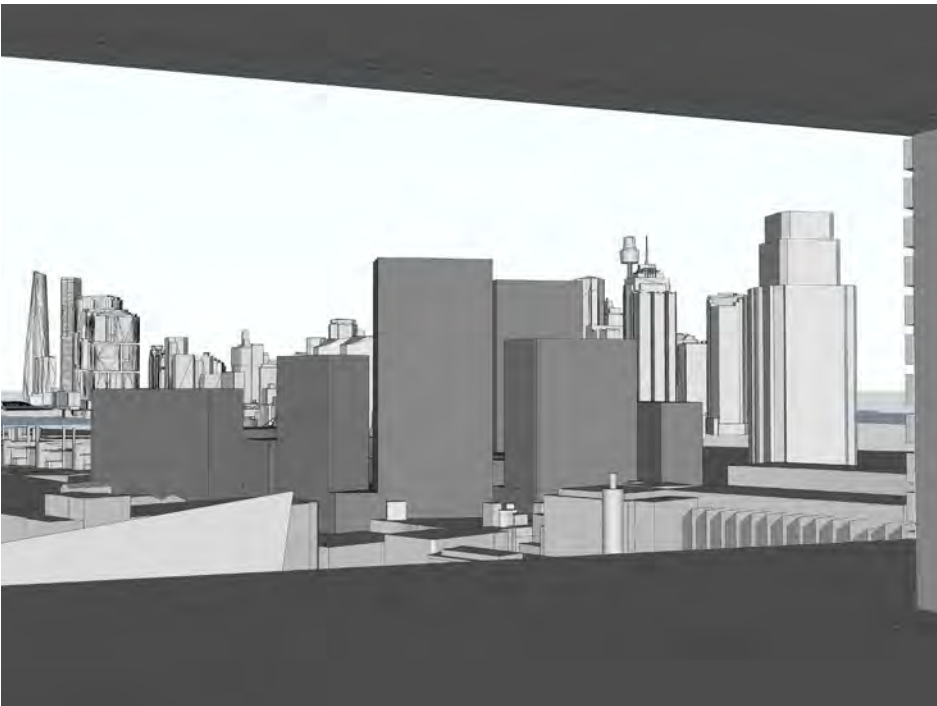


Plan showing view location (approximate)

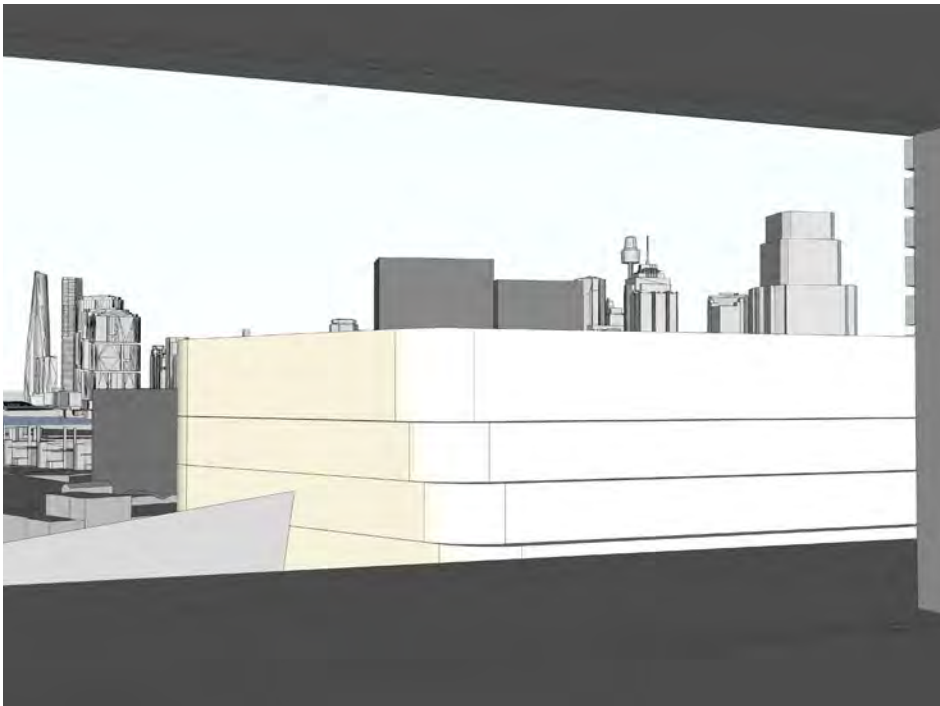
Summary:

Importance of the view:	Moderate-High
Visual impact:	Moderate-High
Change from Concept Plan:	Low beneficial

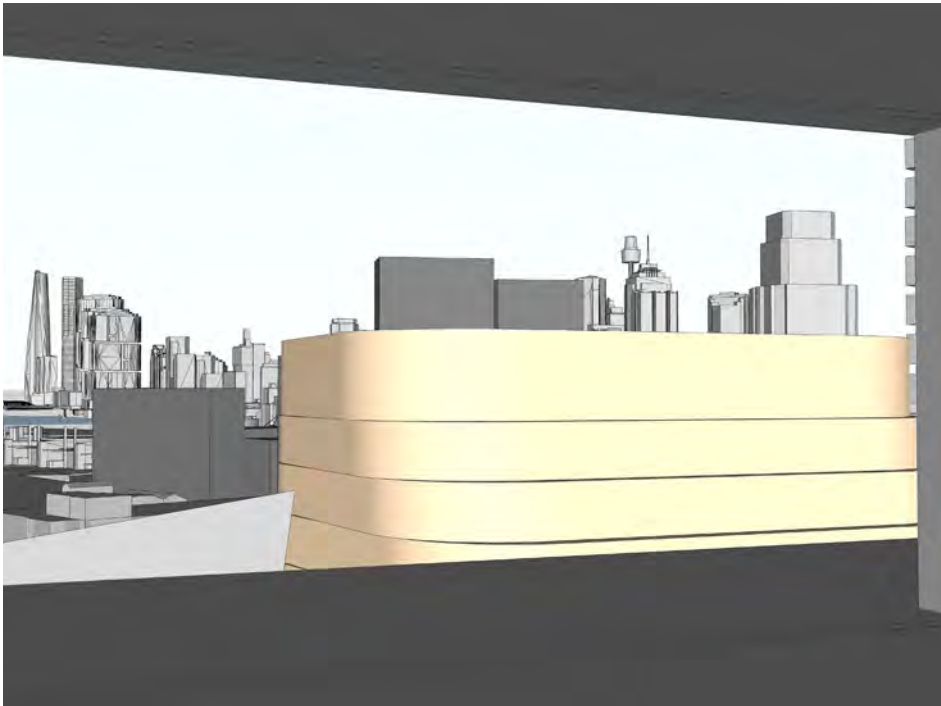
- Key
- Proposed Design
 - Concept Plan
 - Existing buildings
 - Darling Square



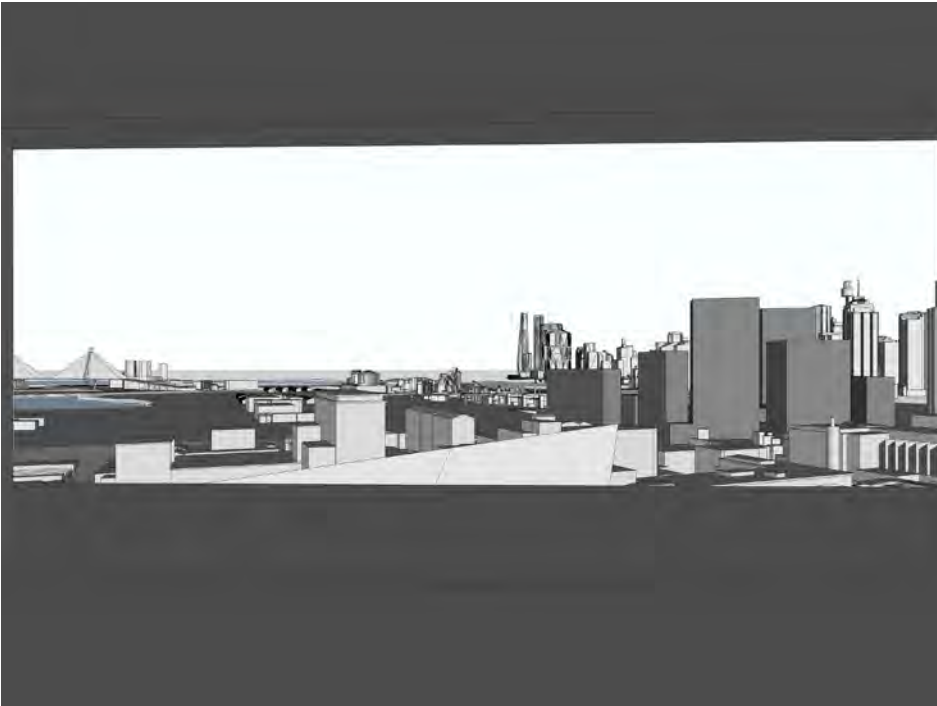
3d render of existing view (50mm focal length)



Concept Plan (50mm focal length)



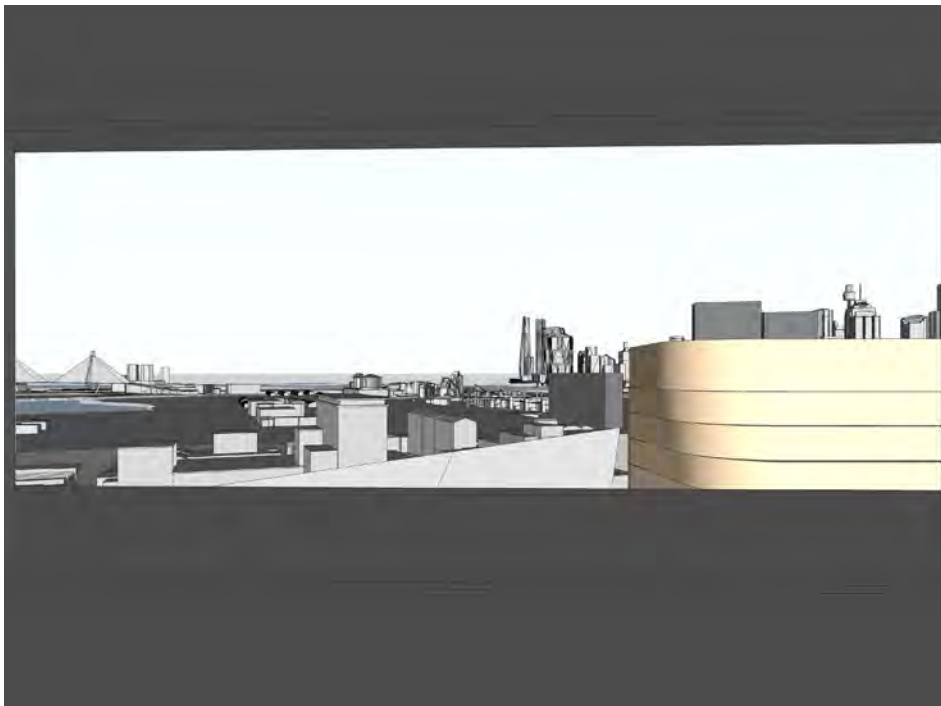
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.17 V26 - Approved Block 1 - L16 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment ('suite'), taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. Views of the existing CBD skyline will be partially obscured by the Darling Square development (shown darker in the model). At this level views are also partially obscured by the UTS Broadway Building which occupies the lower portion of the view, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures a portion of the view, including the larger portion of the visible city skyline. Large areas of the city skyline, Sydney Harbour and the horizon remain in the view. The Concept Plan obscures a wider extent of the city skyline.

The visual impact of the proposal is summarised as moderate to high and the change from the Concept Plan low beneficial.

Summary:

Importance of the view:	Moderate-High
Visual impact:	Moderate-High
Change from Concept Plan:	Low beneficial



Key plan of view location (approximate)



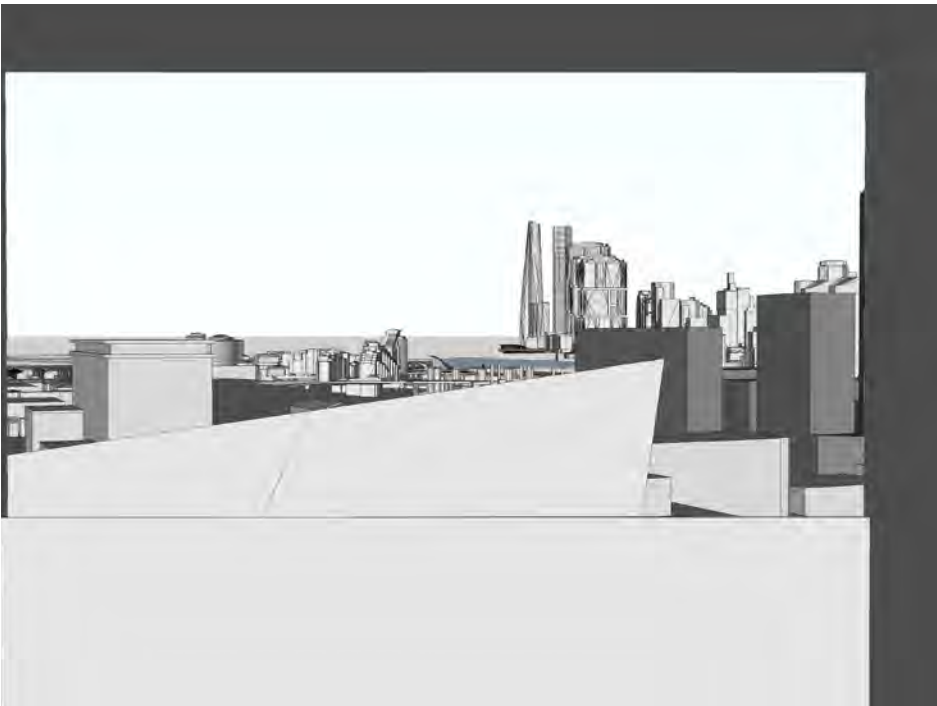
Elevation showing view location (approximate)



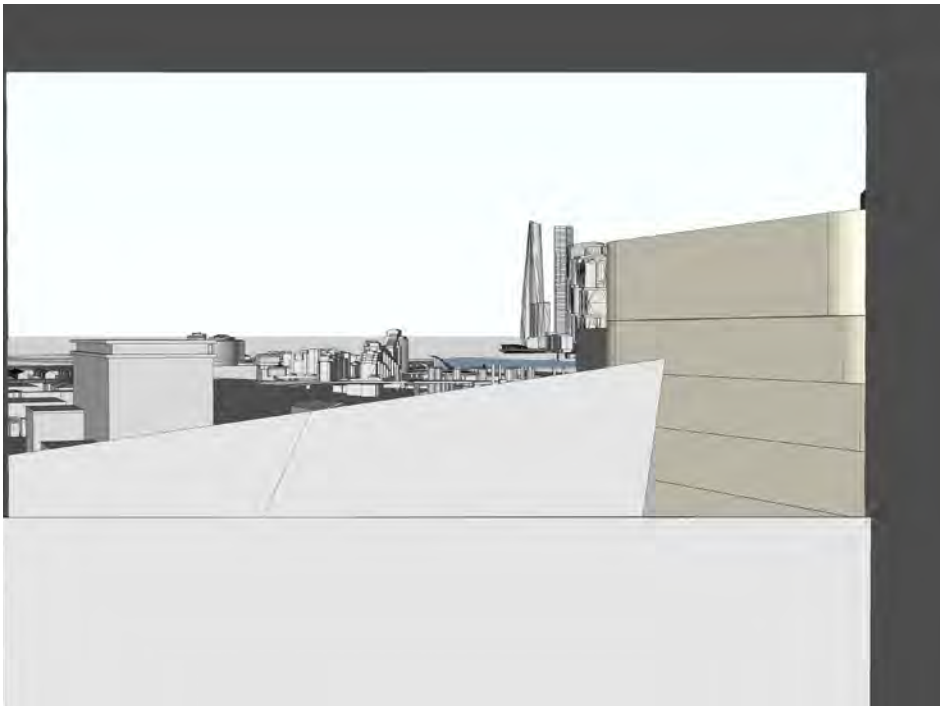
Plan showing view location (approximate)

Key

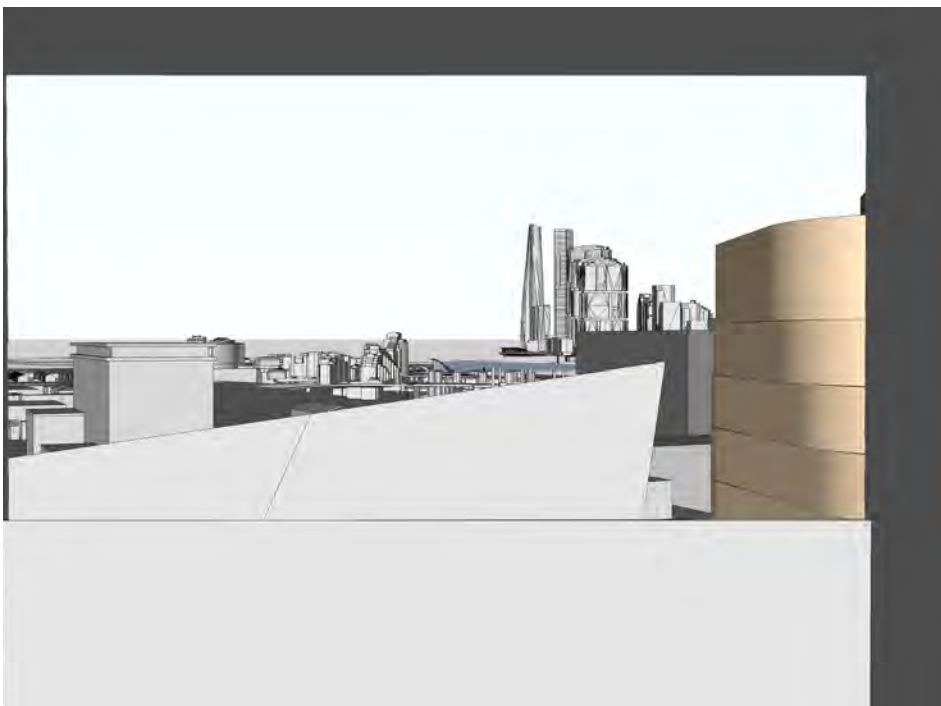
<div></div>	Proposed Design
<div></div>	Concept Plan
<div></div>	Existing buildings
<div></div>	Darling Square



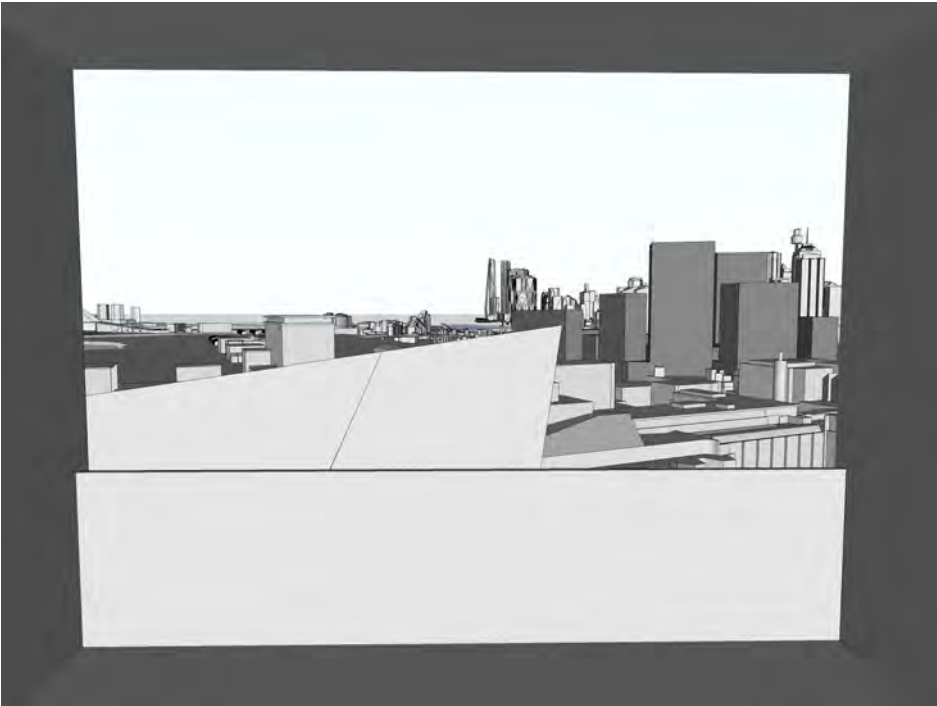
3d render of existing view (50mm focal length)



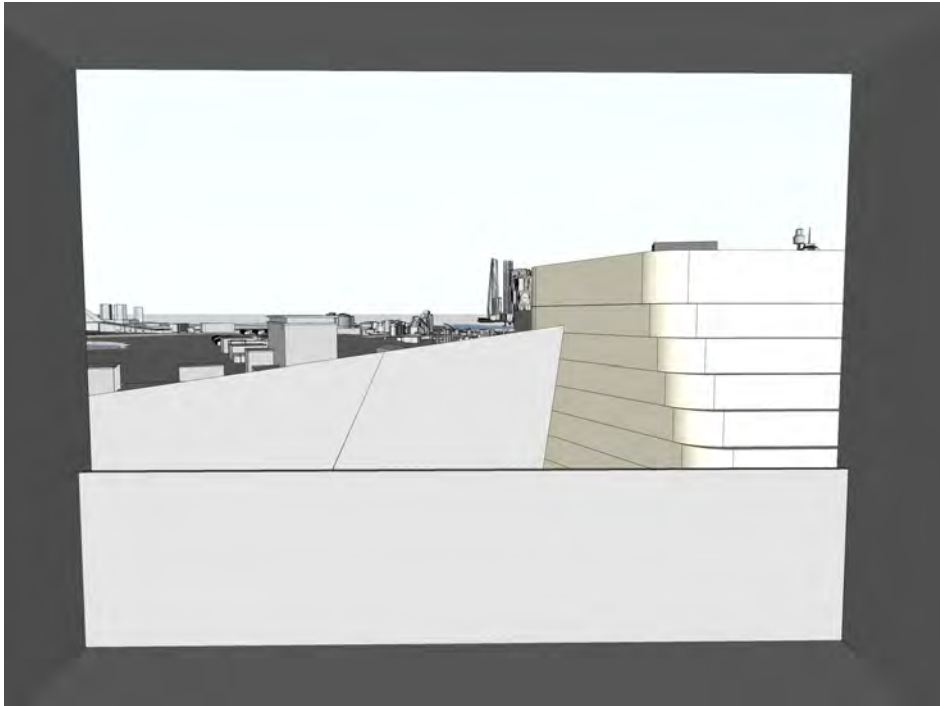
Concept Plan (50mm focal length)



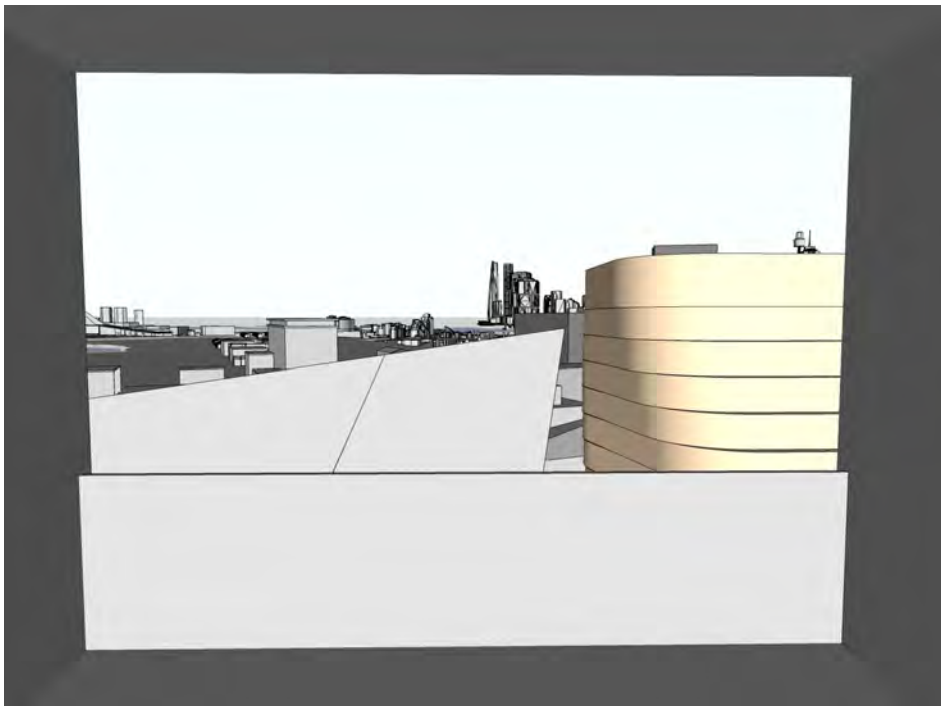
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.18 V27 - Approved Block 1 - L3 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment ('suite'), taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepont) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

The proposal obscures the visible elements of city skyline and much of the existing sky, although a corridor of sky is retained to the west of the proposal. The Concept Plan obscures a larger portion of the visible sky.

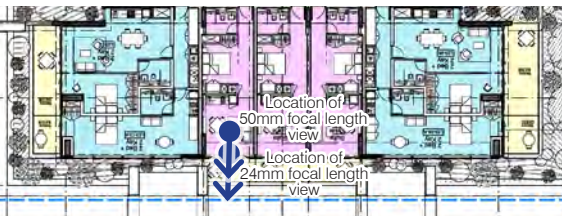
The visual impact of the proposal is summarised as moderate and the change from the Concept Plan low beneficial.



Key plan of view location (approximate)



Elevation showing view location (approximate)



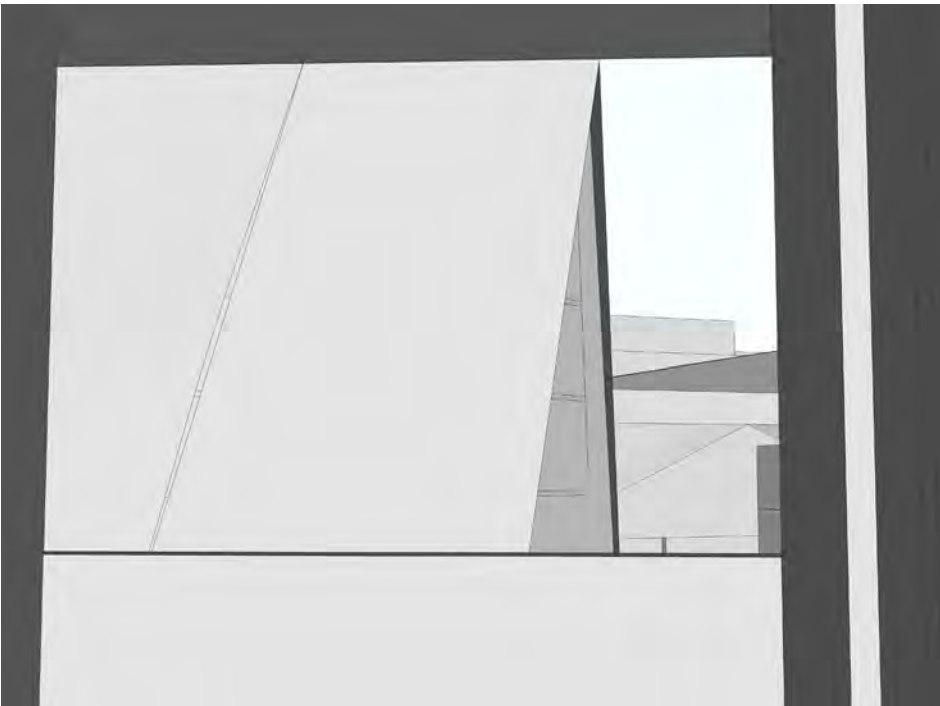
Plan showing view location (approximate)

Summary:

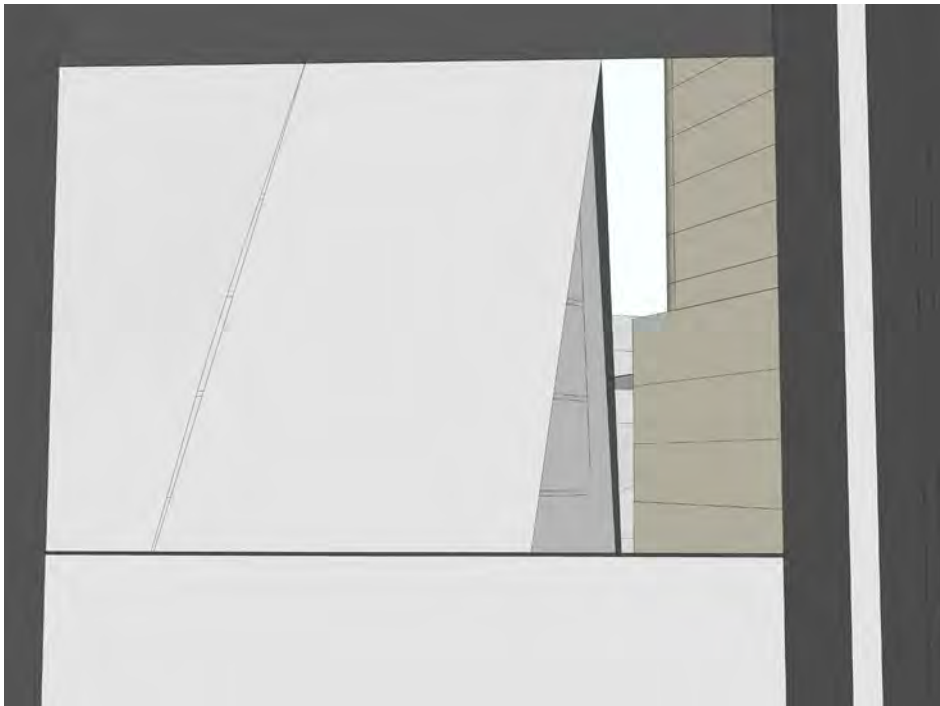
Importance of the view:	Moderate
Visual impact:	Moderate
Change from Concept Plan:	Low beneficial

Key

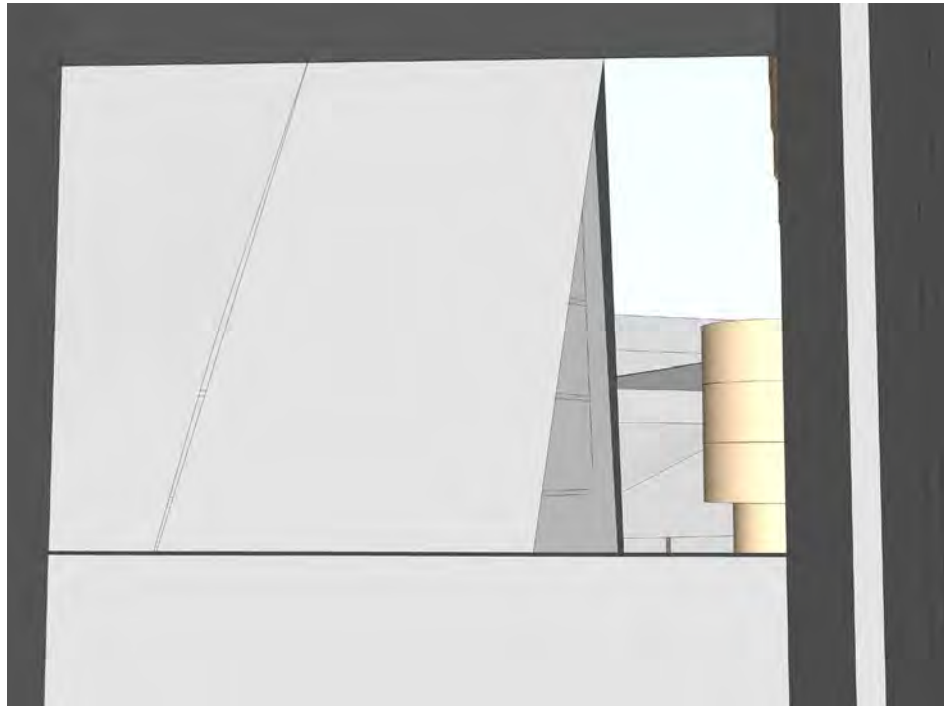
- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



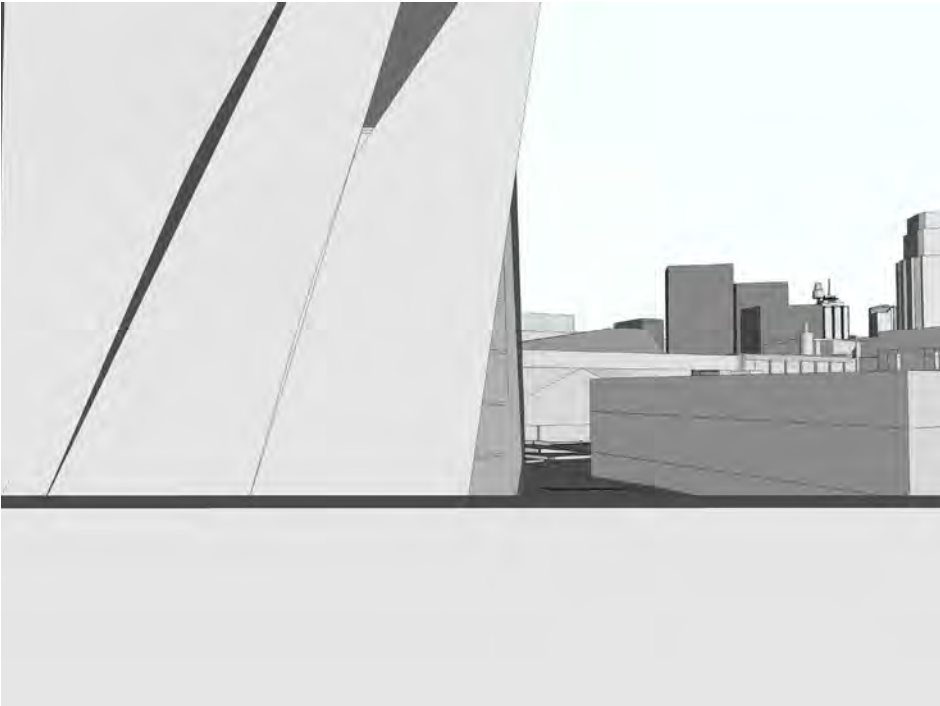
3d render of existing view (50mm focal length)



Concept Plan (50mm focal length)



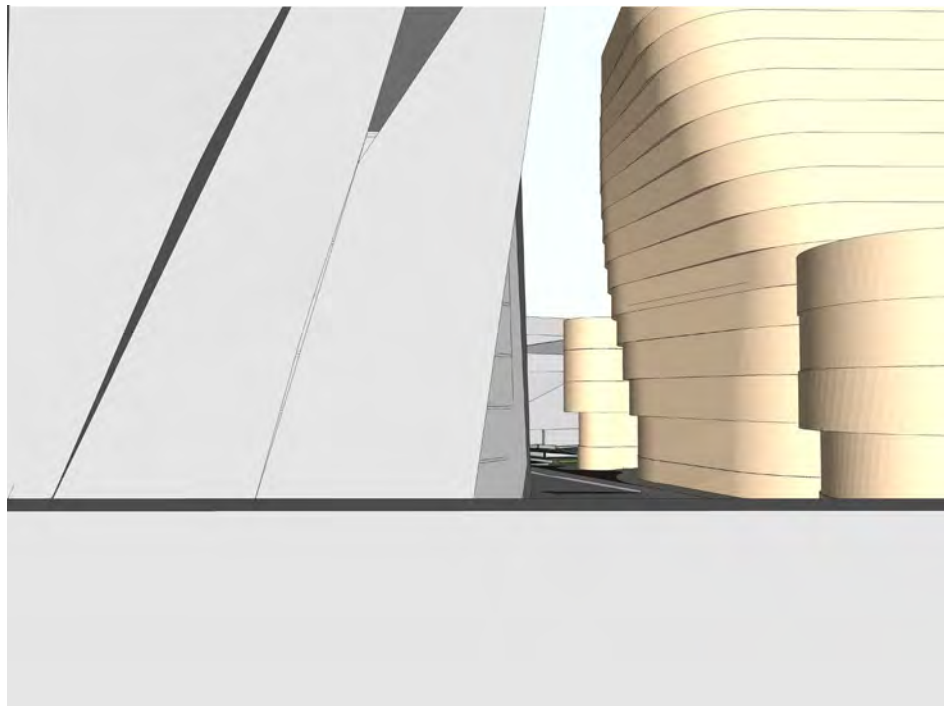
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.4.19 V28 - Approved Block 1 - L2 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment ('suite'), taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The top of the Sydney Tower (Centrepont) is visible from near the window. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as low to moderate.

Visual impact:

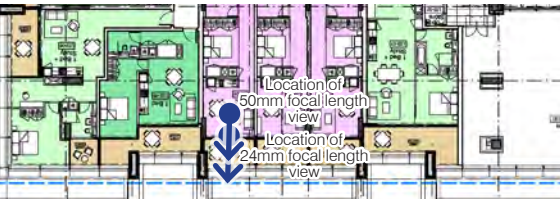
The proposal obscures the buildings behind and some sky. The Concept Plan obscures a similar area. The visual impact of the proposal is summarised as moderate and the change from the Concept Plan negligible.



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Moderate
Change from Concept Plan:	Negligible

Key

- Proposed Design
- Concept Plan
- Existing buildings
- Darling Square



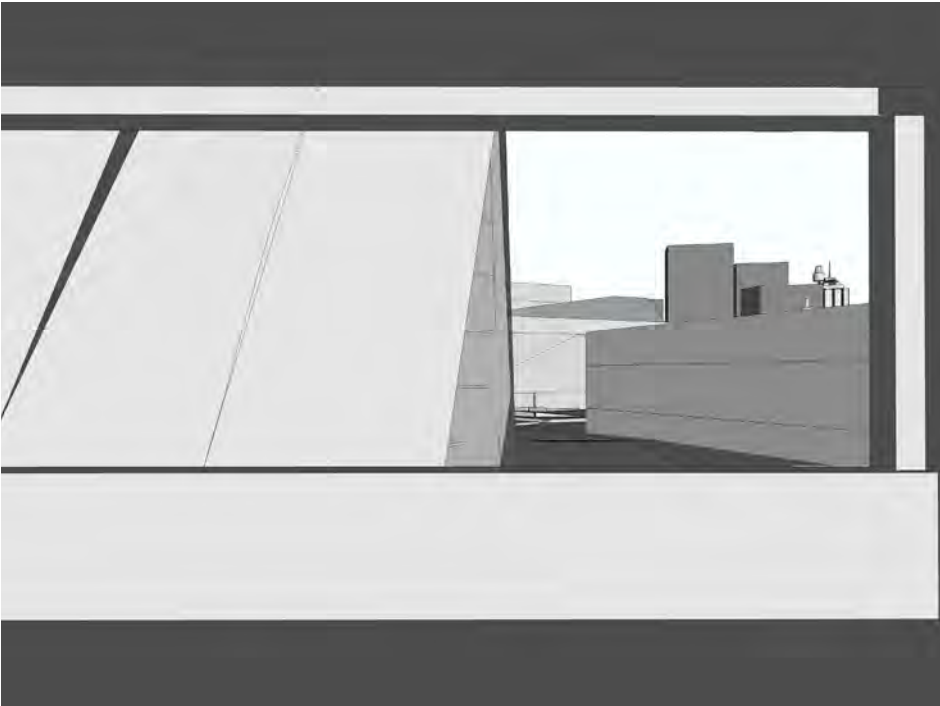
3d render of existing view (50mm focal length)



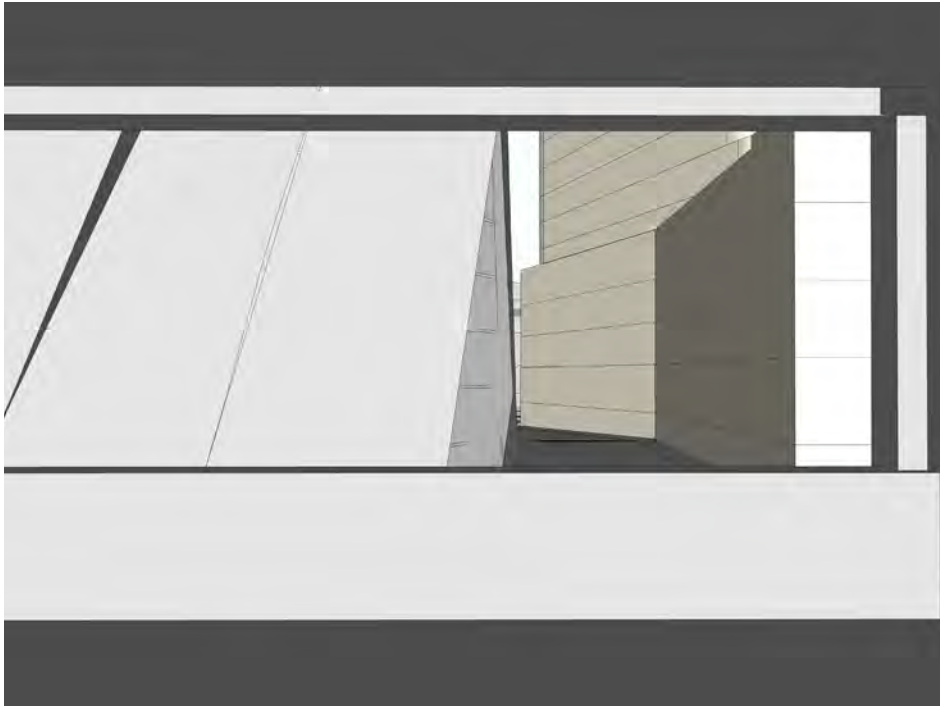
Concept Plan (50mm focal length)



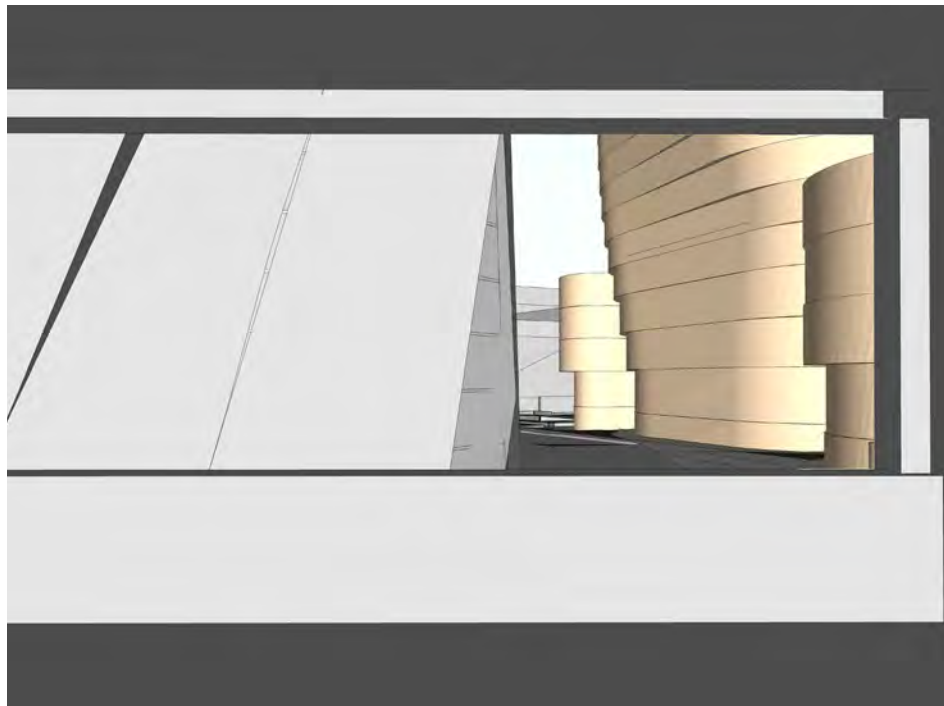
Proposed design (50mm focal length)



3d render of existing view (24mm focal length)



Concept Plan (24mm focal length)



Proposed design (24mm focal length)

2.5 Summary of impacts

Presented on the opposite page is a summary table of the view analysis and associated impact assessment.

The impact of the proposal in comparison to the Concept Plan is either “negligible” or “low beneficial” in all views.

Public domain views

The visual impact of the proposal in comparison to the Concept Plan is “negligible” in all views considered. The impact compared to the existing is also no more than “moderate”.

The proposal is seen from well-used pedestrian locations, particularly Broadway and Chippendale Green, however does not block any views of items which are of high importance. Much of the proposed change does not significantly vary from that of the Concept Plan. It also focuses on the podium which will provide a qualitative visual improvement from the existing space.

The most important impacted view is that from the newly constructed Chippendale Green, a location which is well used and where users may appreciate the view from a static location rather than only through moving. The proposal will be visible in this view, and will block some areas of existing sky however its scale remains significantly below the scale of One Central Park and the UTS tower. The upper level massing is also considerably set back from Broadway, which reduces its relative bulk when seen from Chippendale Green.

Private views

The impact of the proposal in comparison to the Concept Plan is either “negligible” or “low beneficial” in all views. However the impact of the proposal in comparison to the existing is “high” in some views from existing ‘One Central Park’ dwellings and proposed dwellings in the future approved block 1.

This is further described through the diagram “Broadway Elevation of 1 Central Park” overleaf.

Existing ‘One Central Park’ dwellings facing proposal

The expected visual impact on these apartments is as follows:

- 51 apartments will receive a “high” visual impact on views which have “moderate” to high or “high” importance, based on: 4 apartments for 12 floors (Level 7-Level 16) plus one above within Central Park East (Level 17) and two below (Level 3). The common open space including pool and sun deck (Level 5) will be similarly affected. These affected apartments presently enjoy views across the site to the CBD skyline (which will also soon include the ‘Darling Square’ development, obscuring some existing elements behind) and horizon. Notwithstanding, of these, 37 of these apartments are dual aspect with an alternative view from a living room of the city with the horizon line mostly visible. As such, the “high” level of impact on these apartments direct outlook to the site is mitigated in part by the alternative view of the city and skyline.
- A further two apartments (on Levels 18,19) in Central Park East may receive a more “moderate” visual impact where the horizon remains visible over the building however the proposal may be prominent in the view and obscure near to mid-distance objects.
- All other apartments within the eastern section of One Central Park East and those more than a few floors higher than the proposal are expected to have a “negligible” to “low” impact from the proposal.
- In summary therefore, a total of 51 apartments will have a “high” level of visual impact attributed to this proposed modification to the UTS BPCP because of obstruction of the view from their living room from the proposed building. Of these, 14 apartments do not have an alternative view from the living room to the city and horizon line.

For an overall assessment of the acceptability of the proposal on visual impact on surrounding private and public domains, refer to Section 3 below.

Approved Block 1

The approved block 1 has not been constructed, nevertheless consideration of visual impacts on the potential future apartments has been considered.

The expected visual impact of these apartments is as follows:

- 15 apartments will receive a “high” visual impact when considered against the existing view, including one (Level 18) which has an alternative aspect.
- 53 apartments may receive a “moderate” or “moderate-high” impact (based on 5 on level 2 and 3, 3 on levels 4-17 and one on level 18).

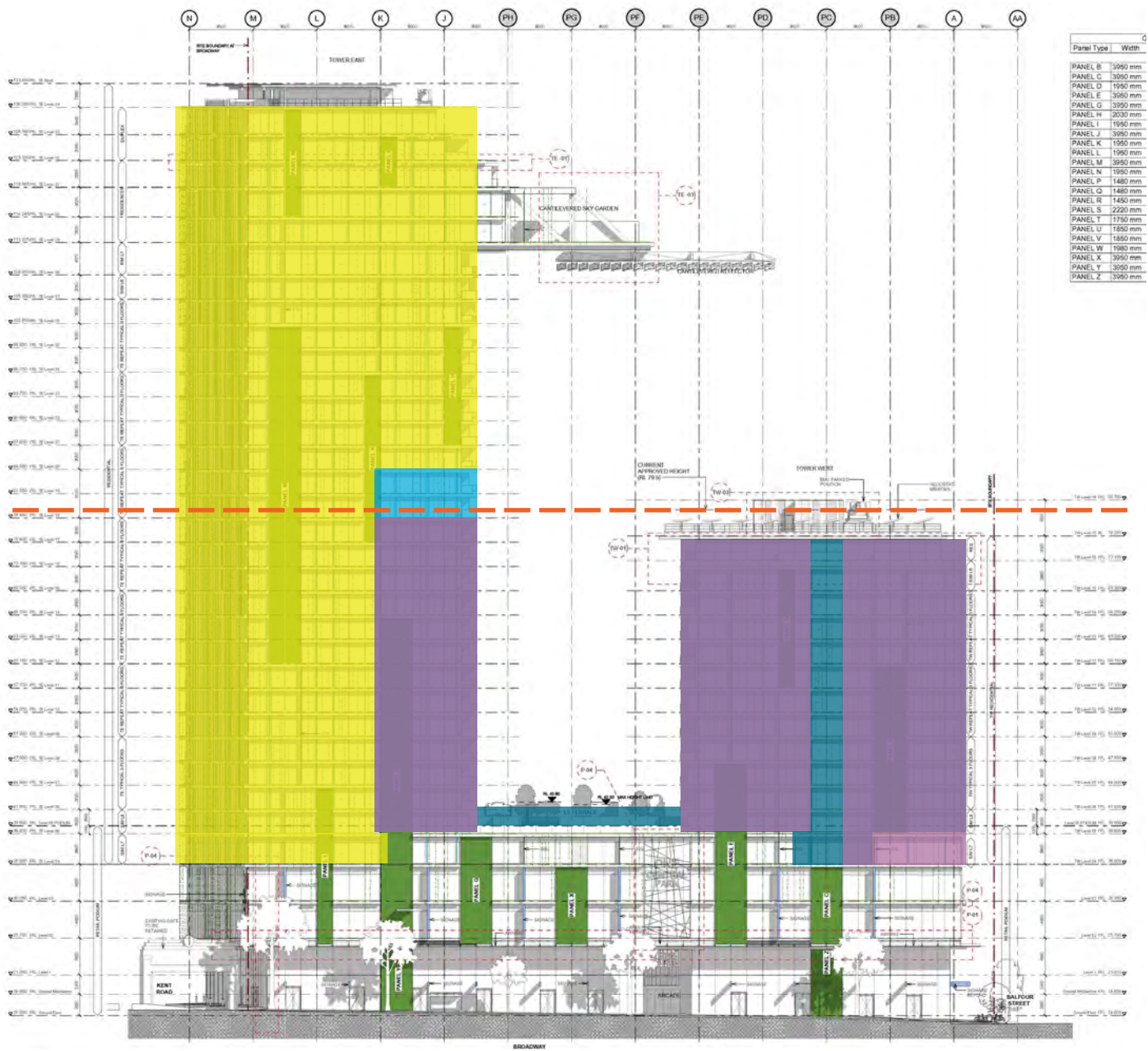
Wider impacts

As noted earlier in this section (see also view selection in Appendix A), in addition to the views selected for detailed analysis there are a number of locations in the wider context where the proposal may be visible, however none of these will be affected to the same extent as those considered in detail. There will be some impact to oblique views (generally from the balcony only) from west-facing apartments within One Central Park East, 8 Park Lane and ‘The Mark’. Given the oblique nature of these views their importance and the proposal’s impact on them is considerably lower than those discussed above.

Summary of View Analysis and Impact Assessment

	View Number	Location	Importance of view	Visual impact	Change from Concept Plan
Public domain views	1	Railway Square bus stands	Moderate	Negligible	Negligible
	2	Broadway / Regent St	Moderate	Moderate	Negligible
	3	Broadway / Kensington St	Moderate	Moderate	Negligible
	4	Chippendale Way	Low-Moderate	Moderate	Negligible
	5	Chippendale Green	Moderate-High	Moderate	Negligible
	6	Broadway near Buckland Street	Low-Moderate	Negligible	Negligible
	7	Jones Street	Low-Moderate	Low	Negligible
	8	Balfour Street near Queen Street	Low-Moderate	Low	Negligible
	9	Balfour Street near Henrietta Street	Low-Moderate	Low	Negligible
Private views	10	One Central Park East - L9 NE unit	Low	Low	Negligible
	11	One Central Park East - L18 N unit	Low-Moderate	Low	Negligible
	12	One Central Park East - L13 NW unit	Moderate-High	High	Negligible
	13	One Central Park 'sun deck' - L5	High	High	Low beneficial
	14	One Central Park West - L16 NE unit	Moderate-High	High	Low beneficial
	15	One Central Park West - L11 NE unit	Moderate-High	High	Low beneficial
	16	One Central Park West - L4 NE unit	Moderate-High	High	Low beneficial
	17	One Central Park West - L16 N unit	Moderate-High	High	Low beneficial
	18	One Central Park West - L9 N unit	Moderate-High	High	Negligible
	19	One Central Park West - L16 NW unit	High	High	Negligible
	20	One Central Park West - L13 NW unit	High	High	Negligible
	21	Approved Block 1 - L18 NE unit	Moderate-High	High	Low beneficial
	22	Approved Block 1 - L10 NE unit	Moderate-High	High	Low beneficial
	23	Approved Block 1 - L3 NE unit	Moderate	Moderate	Low beneficial
	24	Approved Block 1 - L2 NE unit	Moderate	Moderate	Negligible
	25	Approved Block 1 - L18 N unit	Moderate-High	Moderate-High	Low beneficial
	26	Approved Block 1 - L16 N unit	Moderate-High	Moderate-High	Low beneficial
	27	Approved Block 1 - L3 N unit	Moderate	Moderate	Low beneficial
	28	Approved Block 1 - L2 N unit	Low-Moderate	Moderate	Negligible

Note: This diagram describes changes from the existing view.
In comparison to the Concept Plan the proposal has a negligible or low beneficial impact for all views considered.



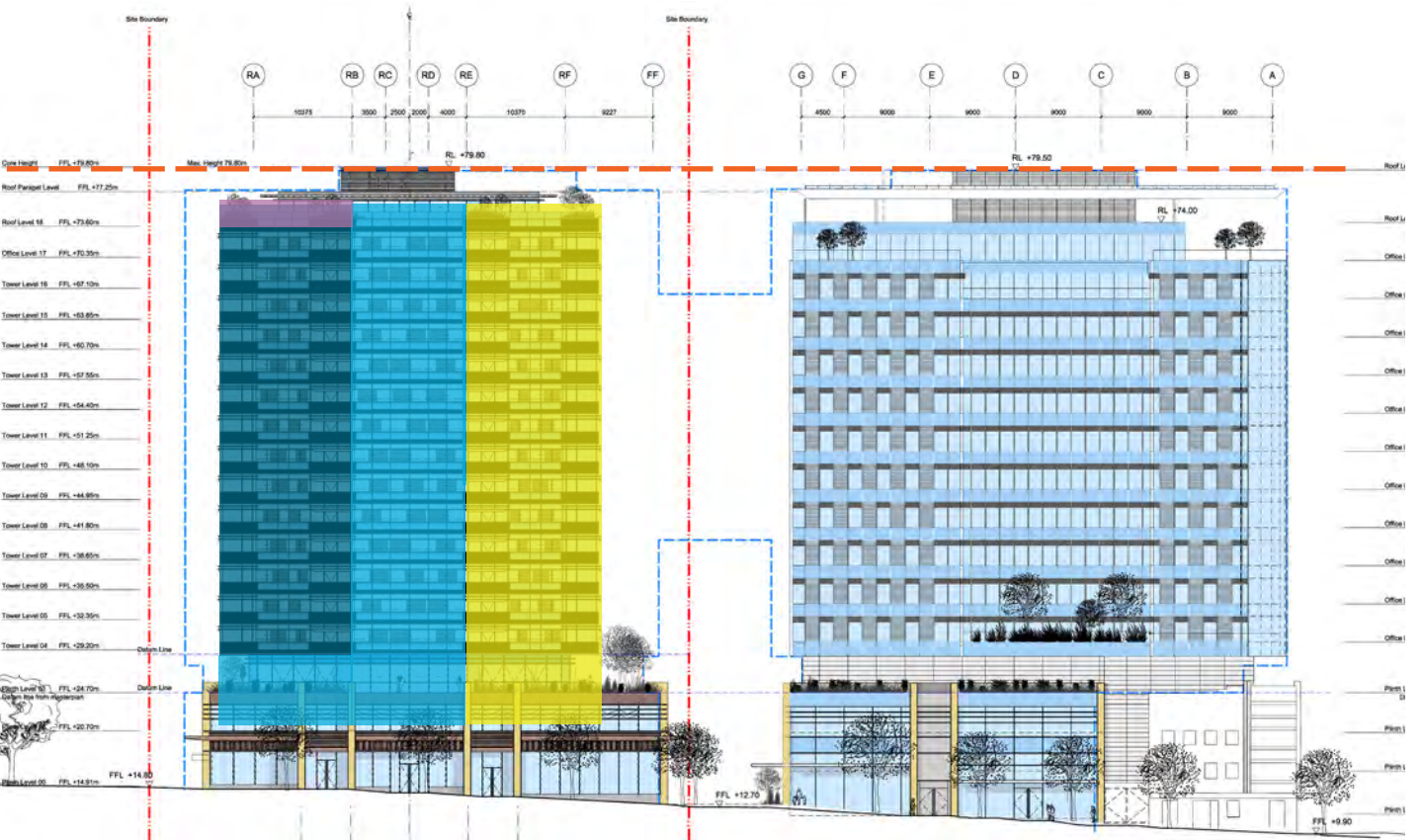
Broadway Elevation of 1 Central Park



Extract of Typical Floor Plan - 1 Central Park (Level 14)

Expected visual impact of proposal on existing views from primary living area

- Negligible-Low
- Moderate or Moderate-High
- High - alternative view/aspect available from primary living area
- High - no alternative view/aspect from primary living area
- Height of proposal and Concept Plan (RL 79.5)



Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - Block 1 (current residential proposal)

3 Assessment and conclusion

Overview of assessment

This Visual Impact Assessment has been prepared by Architectus to assess the potential visual impact of the State Significant Development Application submitted in accordance with the Concept Plan for the UTS Central Project.

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

An assessment of view/visual impacts for the project finds that the impacts on public domain views are low to moderate at most, while the impacts on private domain views range from low to high.

Summary of most significant impacts

A full summary of the visual impacts of the proposal is provided in the previous chapter of this document.

The impact of the proposal on public domain views when compared with the Concept Plan will be negligible from all locations. The most important view location which will be affected is Chippendale Green because it will be possible to view the proposal from a stationary location attributed to it being open space.

The impact of the proposal on private views in Central Park East is negligible or low beneficial when compared to the Concept Plan. However when compared to the existing view the impact on some views is high. This is because the view from these apartments towards the site provides expansive city views, inclusive of the horizon in many instances, and with distant views of parts of Sydney Harbour and the Anzac Bridge in some instances.

The highest impact on views (high when compared to the existing view) is noted for 51 apartments in Central Park East and 15 within the approved Block 1. Of these only 14 in each of Central Park East and Block 1 do not have an alternative aspect. For all of these locations the impact is negligible or low beneficial when compared to the Concept Plan.

Reasonableness of proposal’s visual impact on public domain views

The impacts of the proposal on views from the public domain and private views are acceptable. This is because the building form is similar to the Concept Plan and its form and scale approximates other buildings in the vicinity.

Reasonableness of proposal’s impacts on private views

The impacts of the proposal on private views are acceptable.

The transitional arrangements for repeal of Part 3A (Schedule 6A of EP&A Act) provide that DA submitted in accordance with a Part 3A Concept Plan, must be generally consistent with the terms of approval of the Concept Plan. The proposal provides “negligible” or “low beneficial” impacts when compared with the Concept Plan in all views.

Consideration of the ‘reasonableness of the proposal’ is a key step within the ‘Tenacity’ planning principle for evaluation of impacts on private views. Key issues for consideration are described below.

The following controls under Sydney LEP 2012 reference views and visual impact:

- Clause 4.2 ‘Height of Buildings’ – promote the sharing of views;
- Clause 6.21 ‘Design Excellence’ – determine impacts on view corridors.

The requirement for view sharing needs to be based on what is reasonable. Within a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, it would be unreasonable to expect that views from most adjoining residences should remain unobstructed. Furthermore, there needs to be an acceptable level of impact from the proposal, and the overall public interest of the proposal needs to be ascertained.

There is no specific requirement for the retention of existing private views within any relevant planning document. Planning case law places greater emphasis / importance on the impact on public domain views than impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector. The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy.

Other developments in the context of the site have also been accepted which include a significant impact on existing private views, particularly those which have considerably changed the scale of their local context well above what the proposal does. These include:

- The Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including the Haymarket precinct towers and ICC Hotel.
- The Ribbon’ development to replace the existing IMAX building.
- Barangaroo.
- Redevelopment of the Four Points Hotel, Darling Harbour
- Central Park itself

The following matters are relevant to the proposal:

- The proposal provides a negligible or low beneficial impact in all views when compared against the Concept Plan.
- The height, bulk and scale of the proposal is generally consistent with its context. The proposed tower is below the height of One Central Park East and the UTS tower (CB01) and approximates the height of Central Park West.
- The “reasonableness of the proposal” and whether a “more skilful design” could reduce visual impact outcomes are features of the Land and Environment Court Planning Principles for private view impacts.
- The proposed facility is educational infrastructure to serve the needs of the community. The visual impact caused by the bulk and scale of the proposal is broadly due to the functional requirements of the educational facility and cannot be mitigated without affecting the operation of the facility.
- With regard to whether a “more skilful design” could reduce visual impact outcome, the design has adopted a number of approaches

to minimise its visual impact and has improved the outcomes when compared to the Concept Plan.

Key matters and design features relating to the visual impact of the proposal include:

- The building form has been designed to provide a scale relationship with the lower Central Park residential tower (No. 1 central park west), with the position of floors set back to have no overshadowing to the apartments in No. 1 Central Park West.
- The Proponent developed a number of built form options for the proposed modification before arriving at the final scheme. Earlier options were discounted because of effects on overshadowing. This had the effect of resulting in a form which was considerably set back from Broadway.
- The strategic merit of the proposed building has weight in visual impact analysis. For example, it is not reasonable in a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, to expect that views from most adjoining residences should remain unobstructed.
- The proposed materials provide an appropriate design response for the site and visual interest from all angles.

Conclusion

The reasonableness of the visual impact of the proposal on the surrounding public and private domains is dependent on the quantum and severity of impacts, the strategic merit of the proposal, the importance / benefits of the facility (public benefit), and measures to ameliorate the visual impact.

This Visual Impact Assessment has shown that the proposal has generally no more than a “moderate” impact on all important public domain views assessed, with a “low” change from the Concept Plan (BPCP) Approval. The proposal is seen from well-used pedestrian locations, particularly Broadway and Chippendale Green, however does not block any views of items which are of “high” importance.

The proposed materials and facade treatment create an attractive building which will make a positive visual contribution to the site and its context.

The most significant private view impacts of the proposal are for properties above the approved BPCP building form with views from living rooms towards the site. 51 existing apartments in One Central Park and 15 within the approved Block 1 will have their views highly obstructed by the proposed building, and of these, 24 apartments are single aspect with no alternative views of the city and horizon line from their living rooms.

In considering the appropriateness of the proposal’s visual impacts, consideration has been given to the New South Wales Land and Environment Court Planning Principles.

The functional requirements of the proposed facility have dictated key outcomes with regard to its location within the UTS Broadway Precinct and its form. The form has also been considerably set back from Broadway and kept low in order to minimise its overshadowing impact on neighbouring buildings, which has resulted in the current form.

Planning case law places greater emphasis / importance on the impact on public domain views than impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector.

The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy.

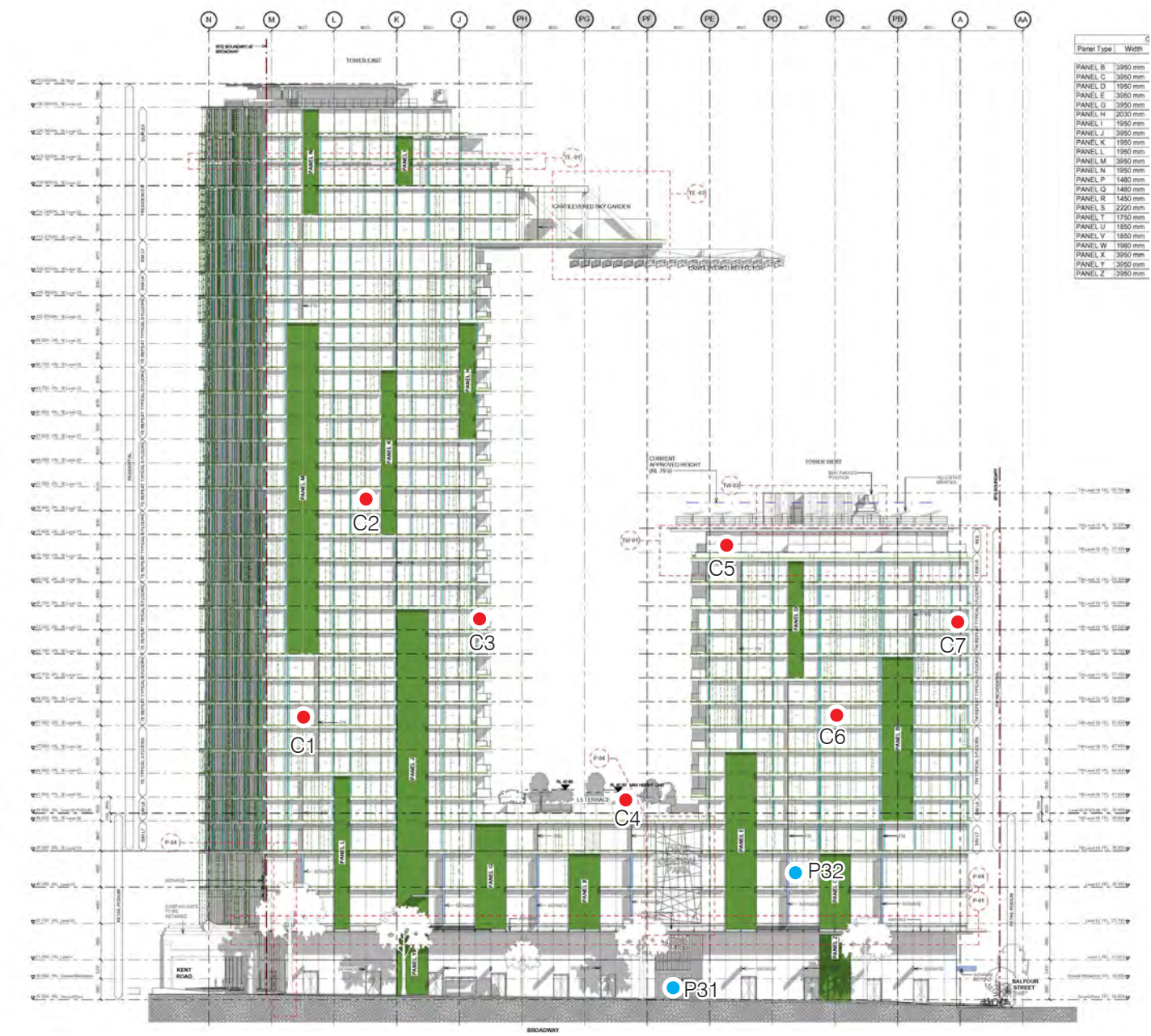
It is therefore considered that the overall visual impact of the proposal on public and private views is acceptable.

Appendix A - Initial selection of views

Location of views - public domain



Location of views - private



Key

- Rendered images selected for detailed analysis
- Other rendered images
- Photographs not selected for detailed analysis

Note: all locations approximate

Broadway Elevation of 1 Central Park

Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - 1 Central Park (Level 14)

Extract of Typical Floor Plan - Block 1 (current residential proposal)



Location of private views not on Broadway elevation (note: locations approximate)

Photographs - public domain



P1



P2



P3



P4



P5



P6



P7



P8



P9



P10



P11



P12



P13



P14



P15



P16



P17



P18



P19



P20



P21



P22



P23



P24



P25



P26



P27



P28



P29



P30



P33



P34



P35



P36



P37



P38

Photographs - private views



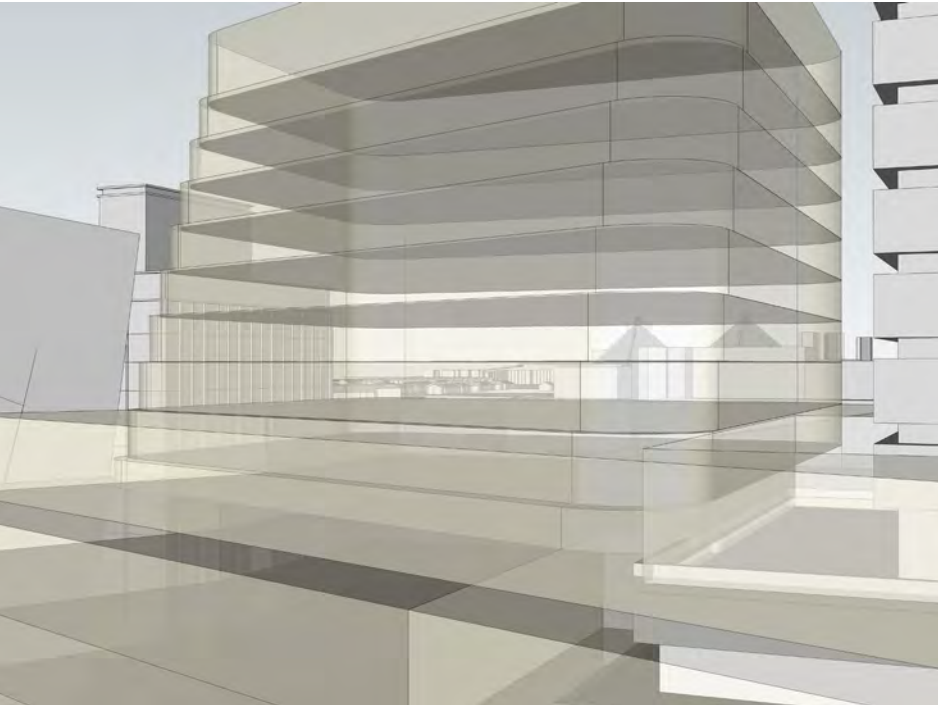
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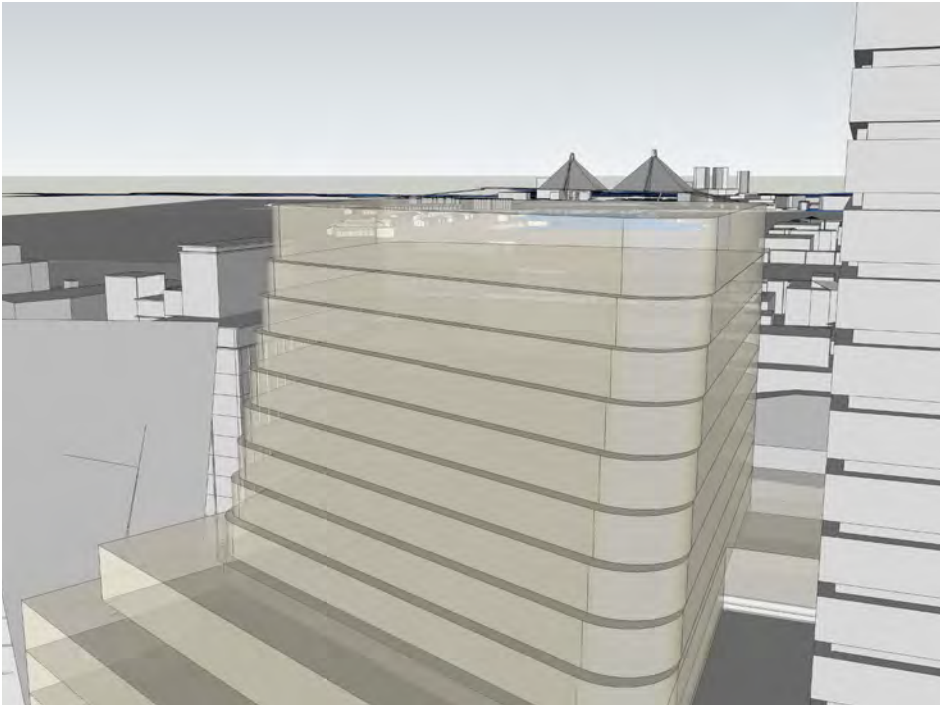
P32

Renderings - private views

Note: A preliminary version of these views was used as a guide to determine appropriate views for detailed analysis. The views shown on this page include the Concept Plan model as partially transparent. The views include oblique views from the edge of properties.



C1



C2



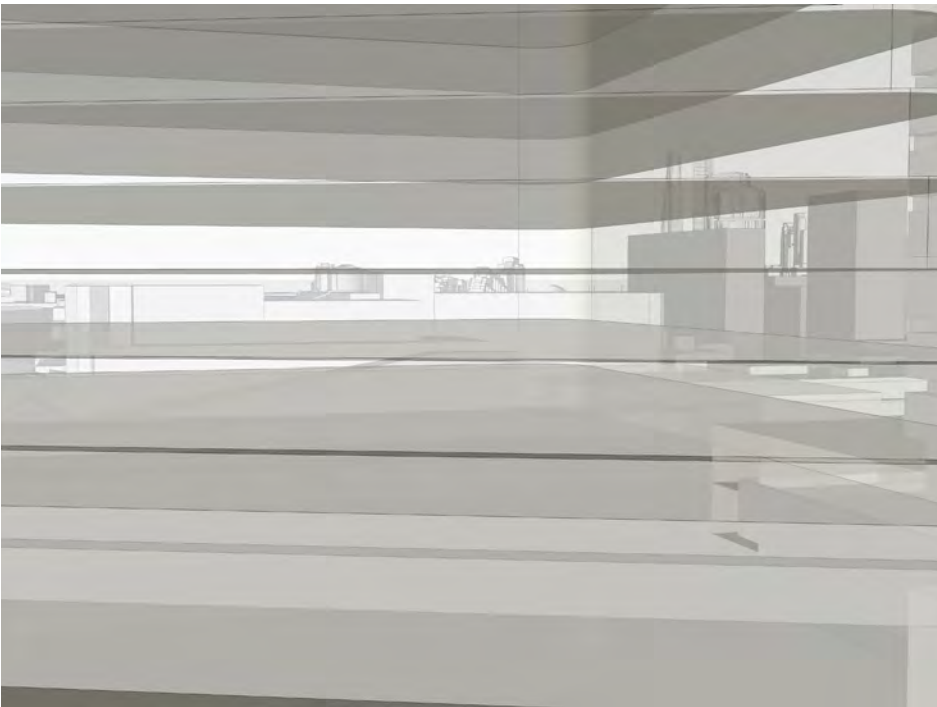
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C4

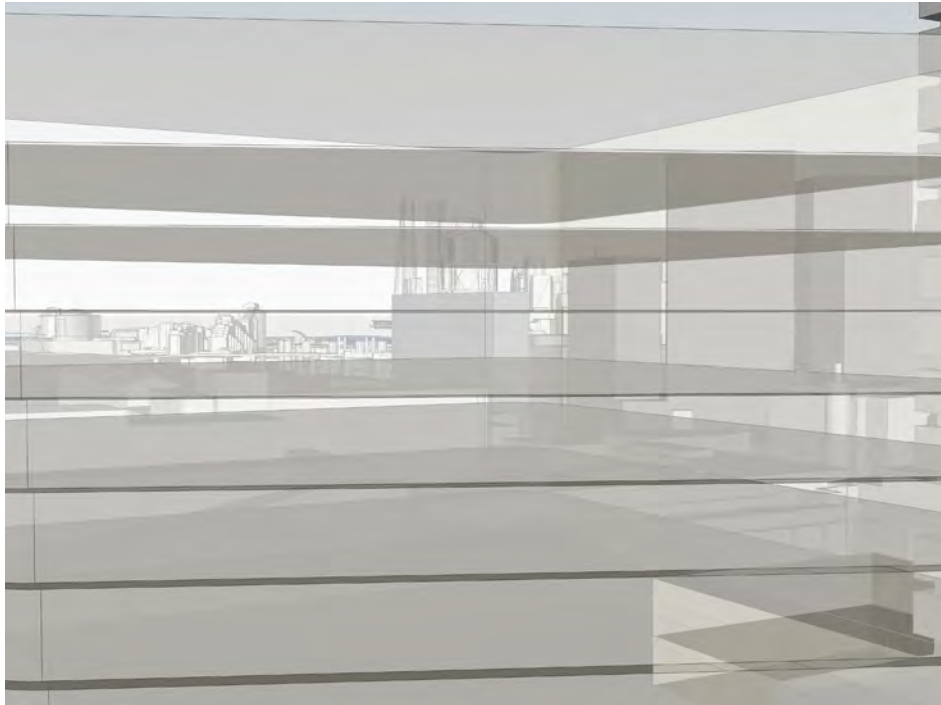


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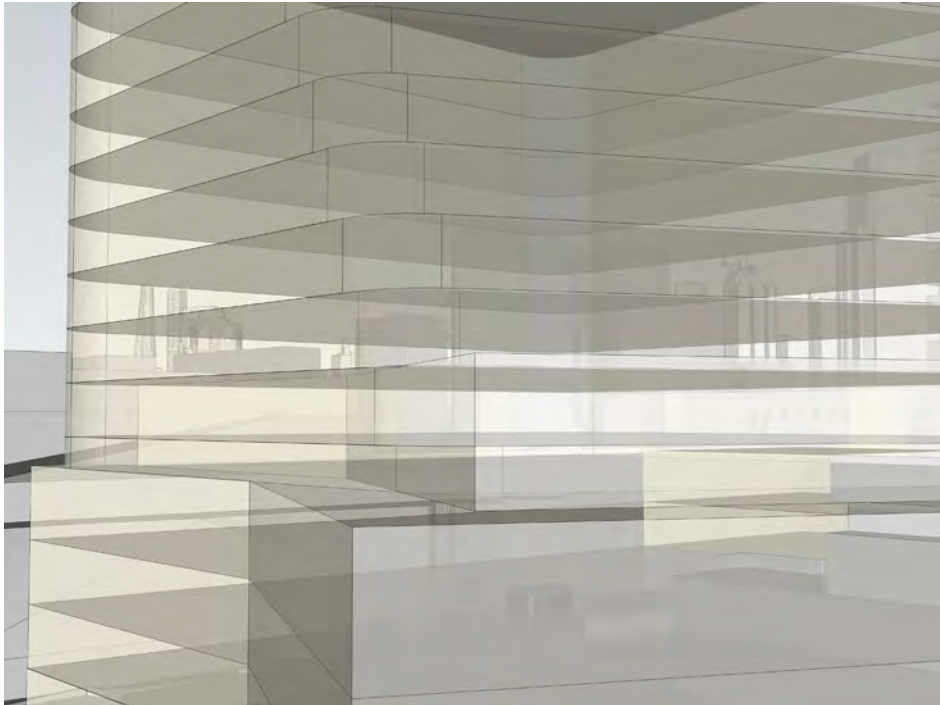


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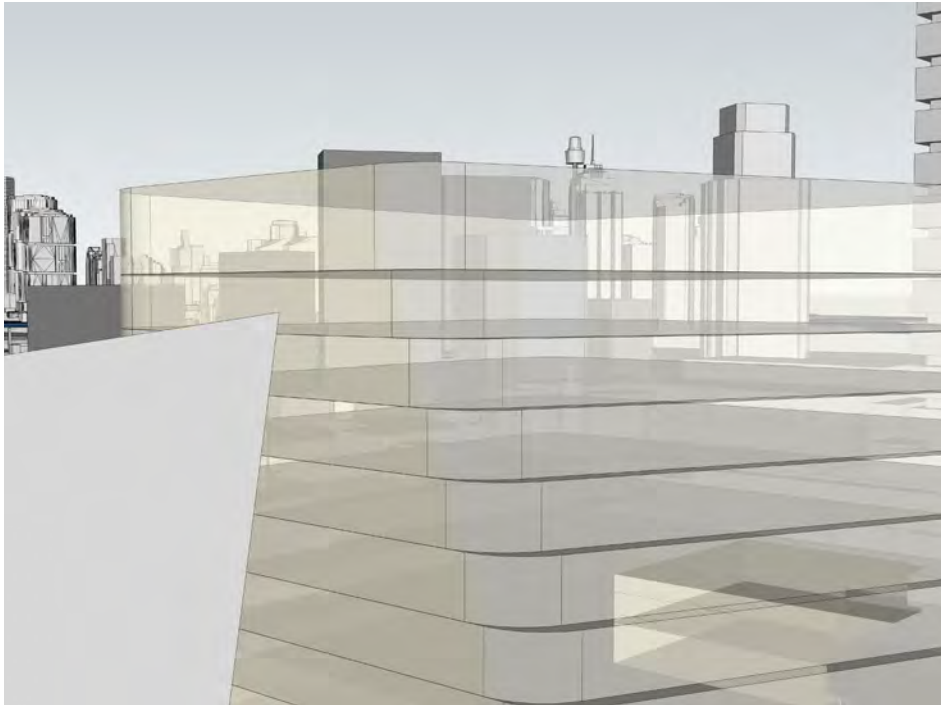
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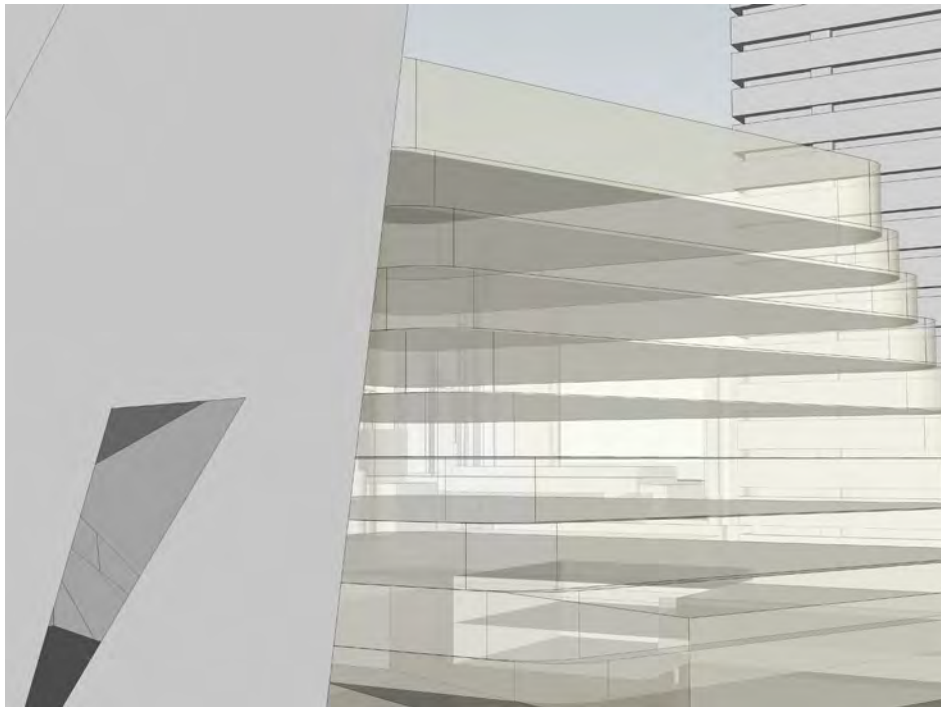
C7
●



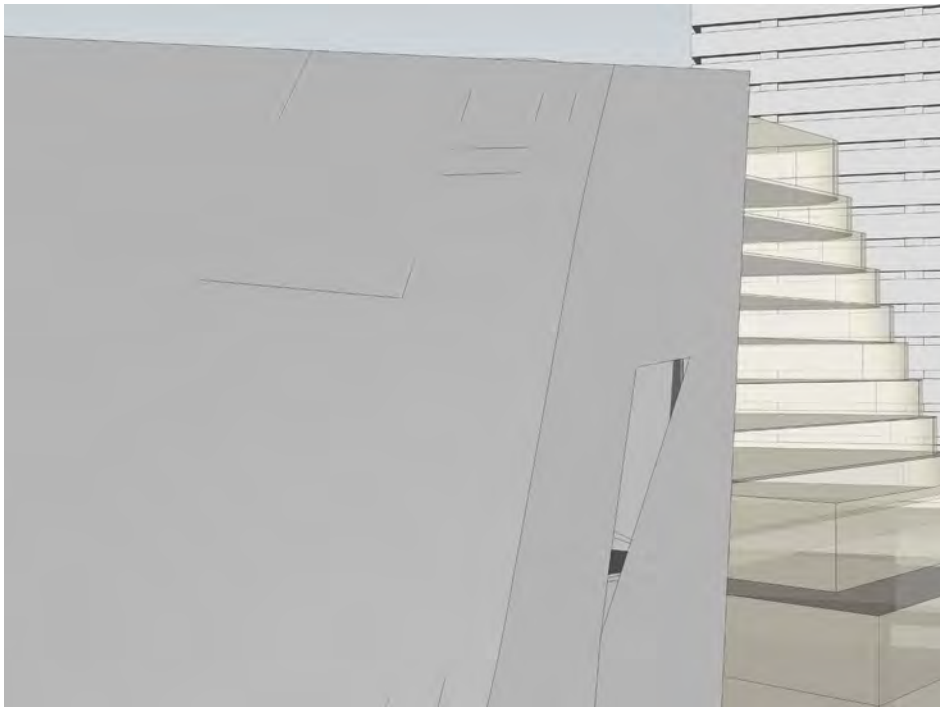
C8
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C9

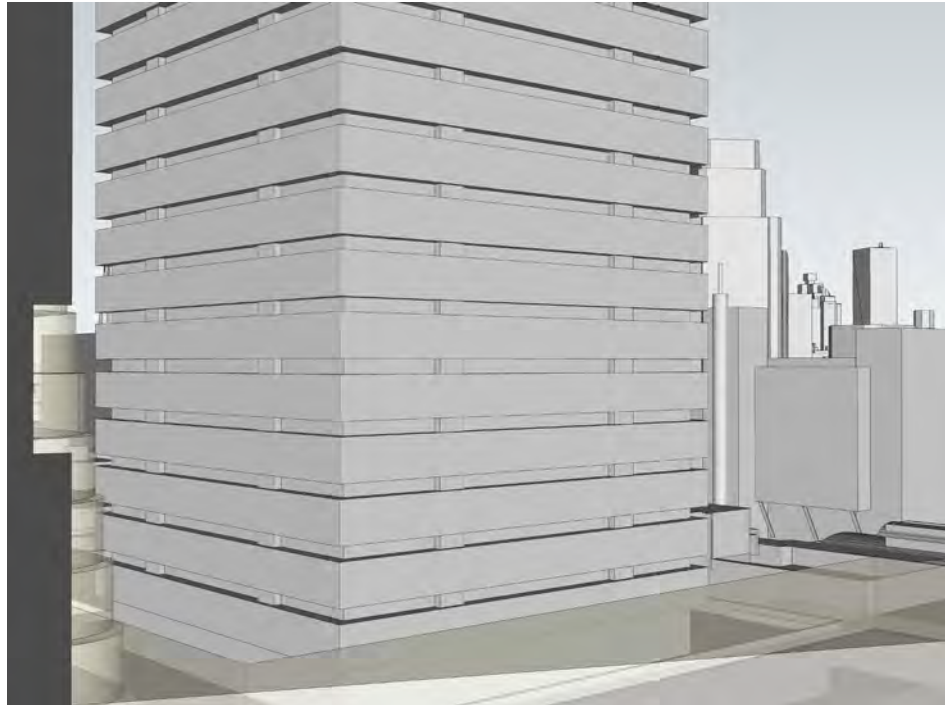


C10

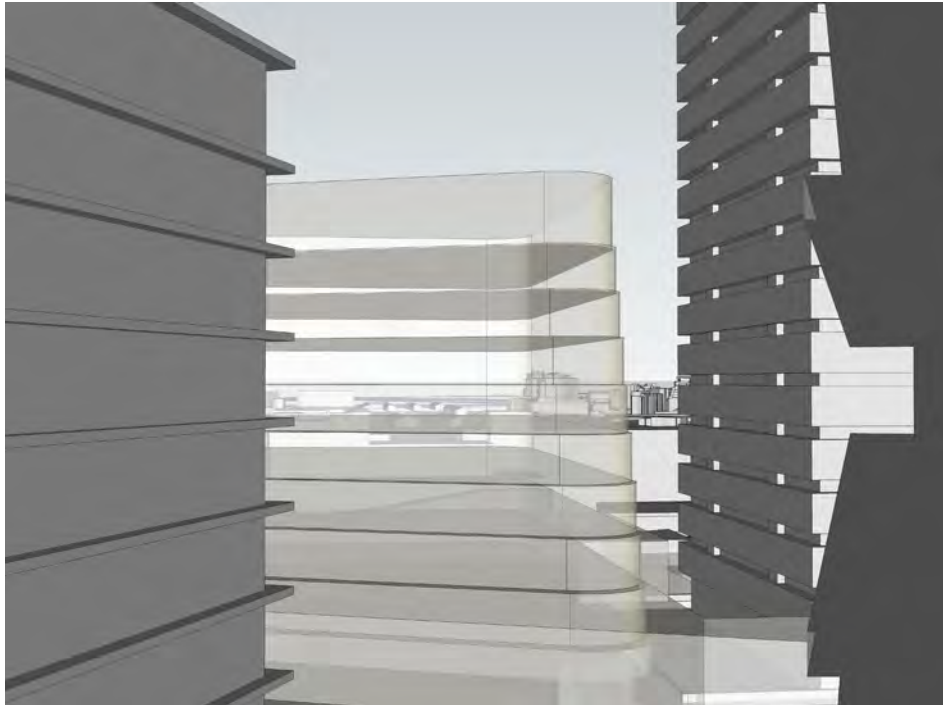


C11

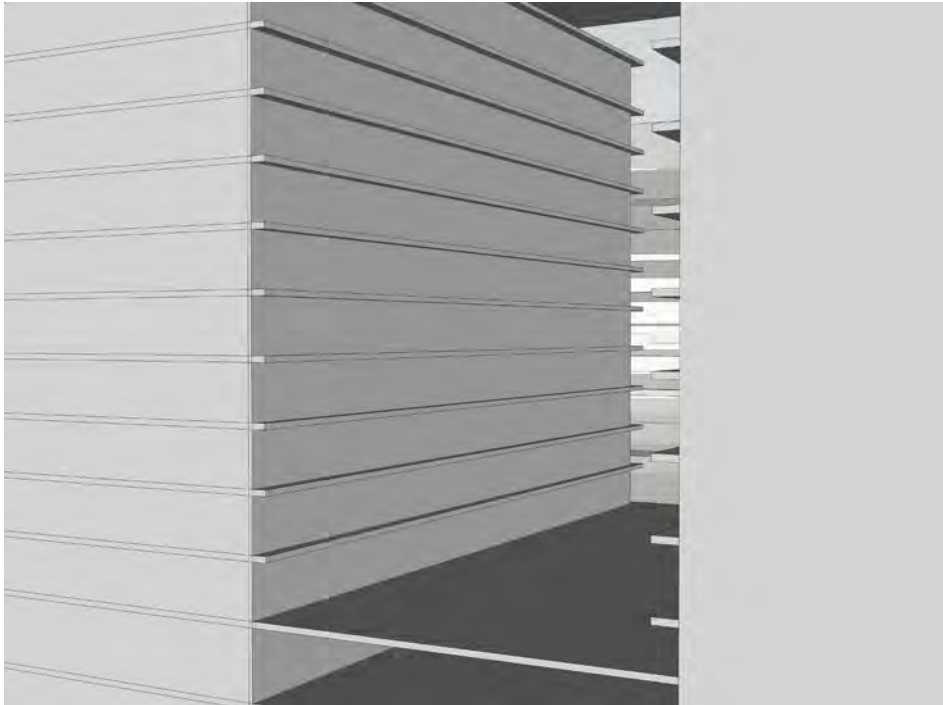
Note: A preliminary version of these views was used as a guide to determine appropriate views for detailed analysis. The views shown on this page include the Concept Plan model as partially transparent. The views include oblique views from the edge of properties.



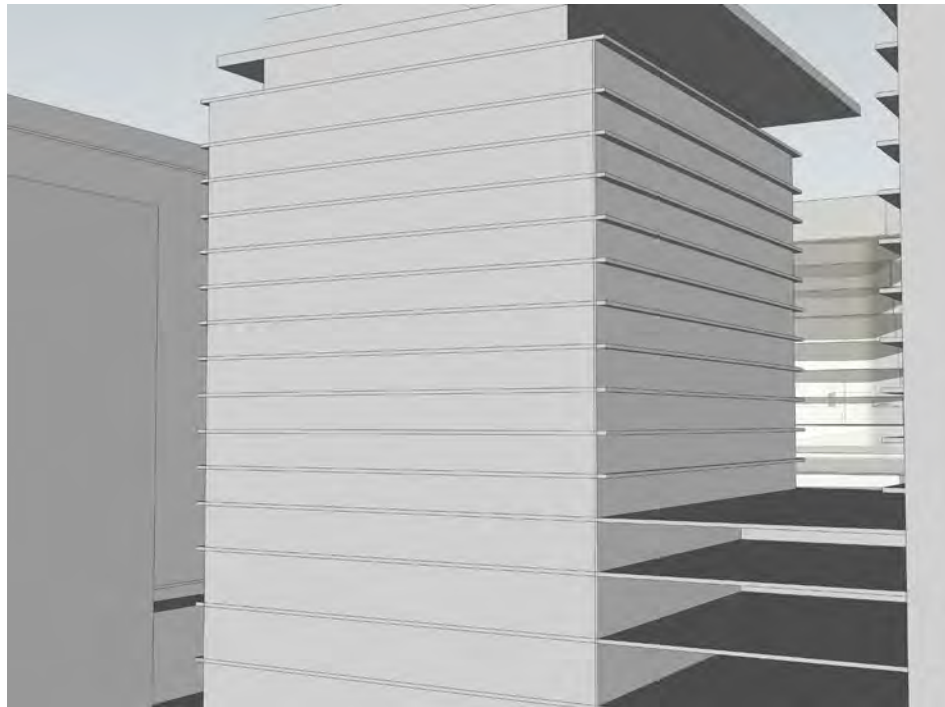
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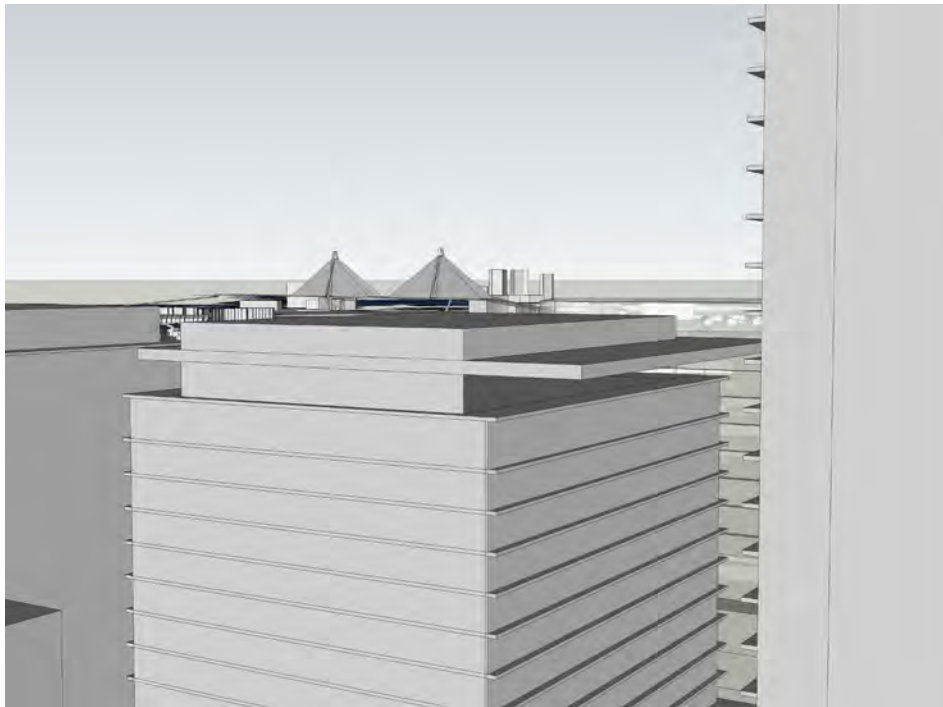
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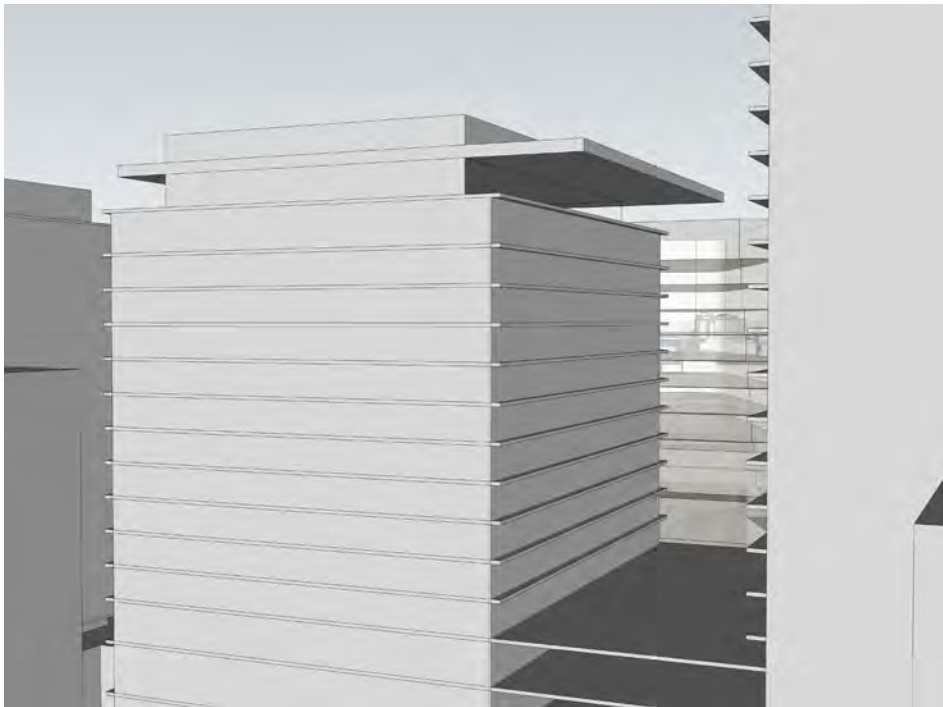
C14



C15



C16



C17