

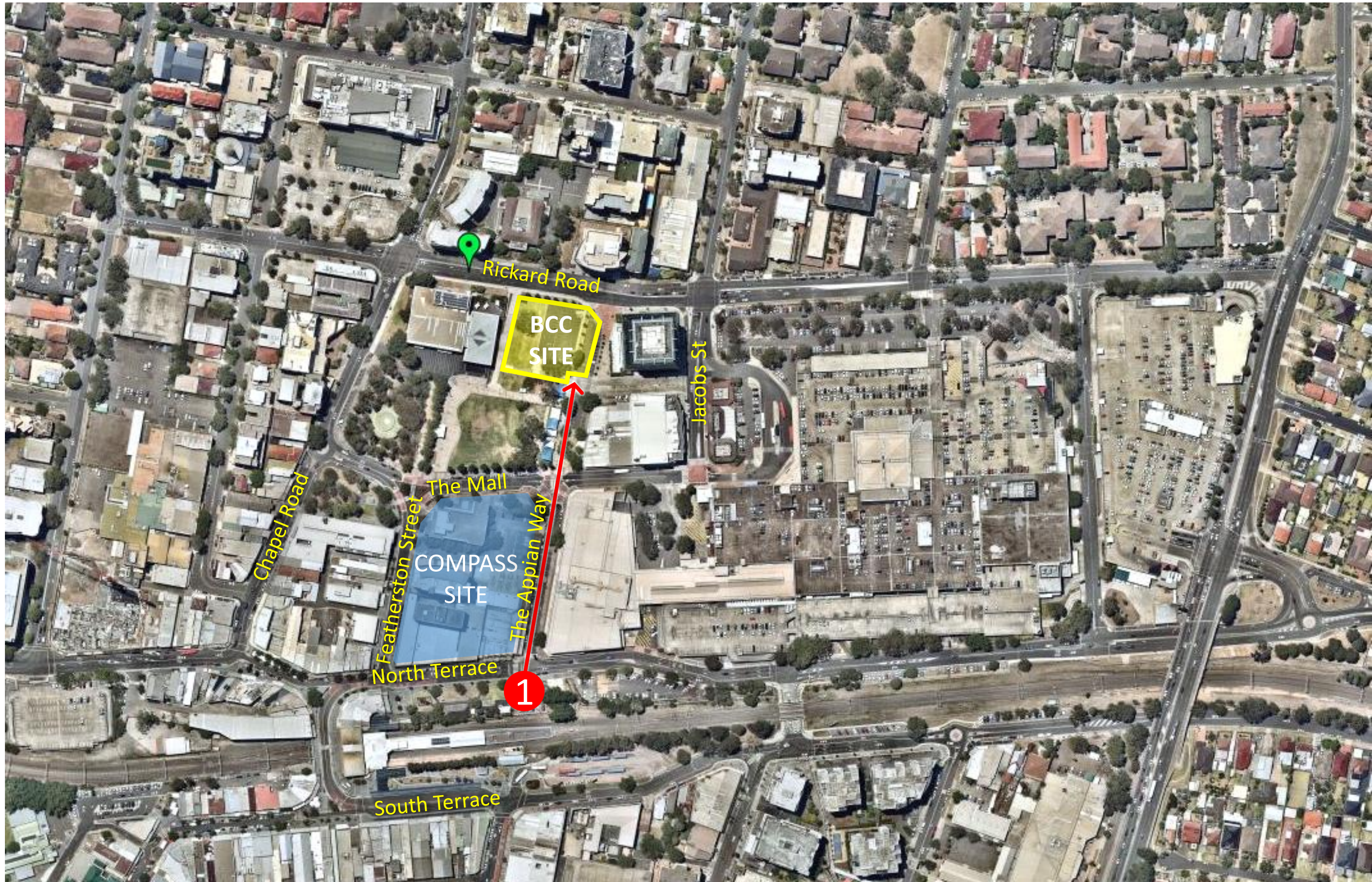




- Photomontages which show the building as viewed at human eye level from:
  - 1 The southern end of The Appian Way, adjacent to the railway corridor looking northward.
  - 2 The southern end of Paul Keating Park looking northward.
  - 3 The Mall, looking between Civic Tower and the Hoyts building, looking north west .
  - 4 Council Chambers looking north east.
  - 5 The corner of Rickard Road and Lady Cutler Avenue, looking west.
  - 6 The view from the corner of Chapel Road and Rickard Road, looking east.
  - 7 Apex Reserve looking south toward Bankstown City Centre .
  - 8 Wattle Street, opposite Mt Lewis Village Centre, looking west.
- Each view should be considered against both the existing and the future contexts of the building.
- Additional montages have been prepared including the approved Compass Site development proposal, where this development will be visible in the future view.
- Further to the requested views, four additional Photomontages have been prepared, showing how the design sits with the existing and future context from additional relevant vantage points:
  - A. Conway Road looking south.
  - B. Rickard Road from Meredith Street looking east.
  - C. South Terrace view looking north from Restwell Street.
  - D. Stacey Street Bridge looking north west.



The southern end of The Appian Way, adjacent to the railway corridor looking northward.









SEARs View 1: With Bankstown City Development  
ORIGINAL SEARS DESIGN





# SEARs View 1: With Bankstown City Development REVISED DESIGN





# SEARs View 1: With Bankstown City Development and Compass Development massing ORIGINAL SEARS DESIGN



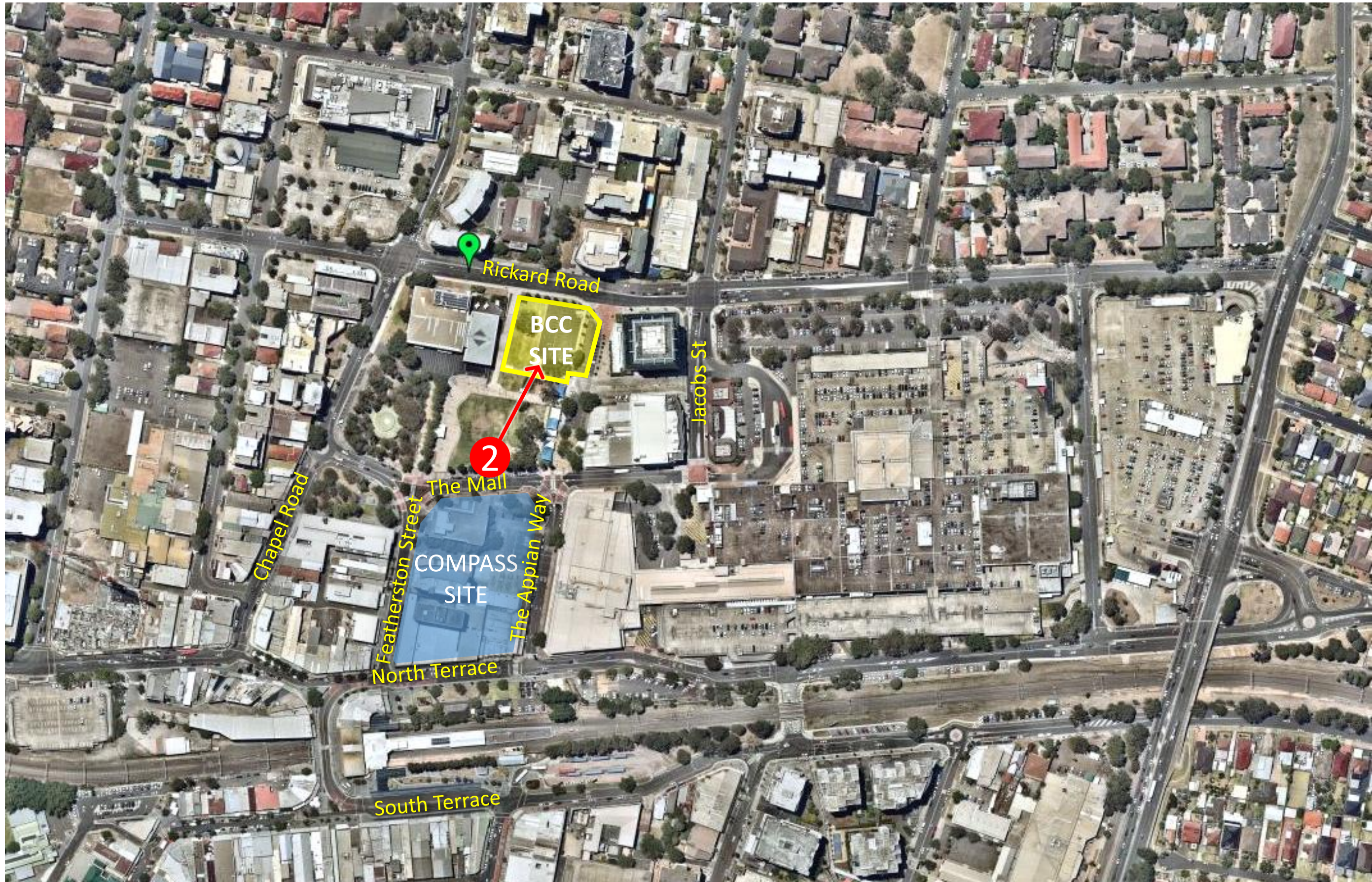


# SEARs View 1: With Bankstown City Development and Compass Development massing REVISED DESIGN





The southern  
end of Paul  
Keating Park  
looking  
northward

















View from The Mall, looking between Civic Tower and the Hoyts building, looking north west







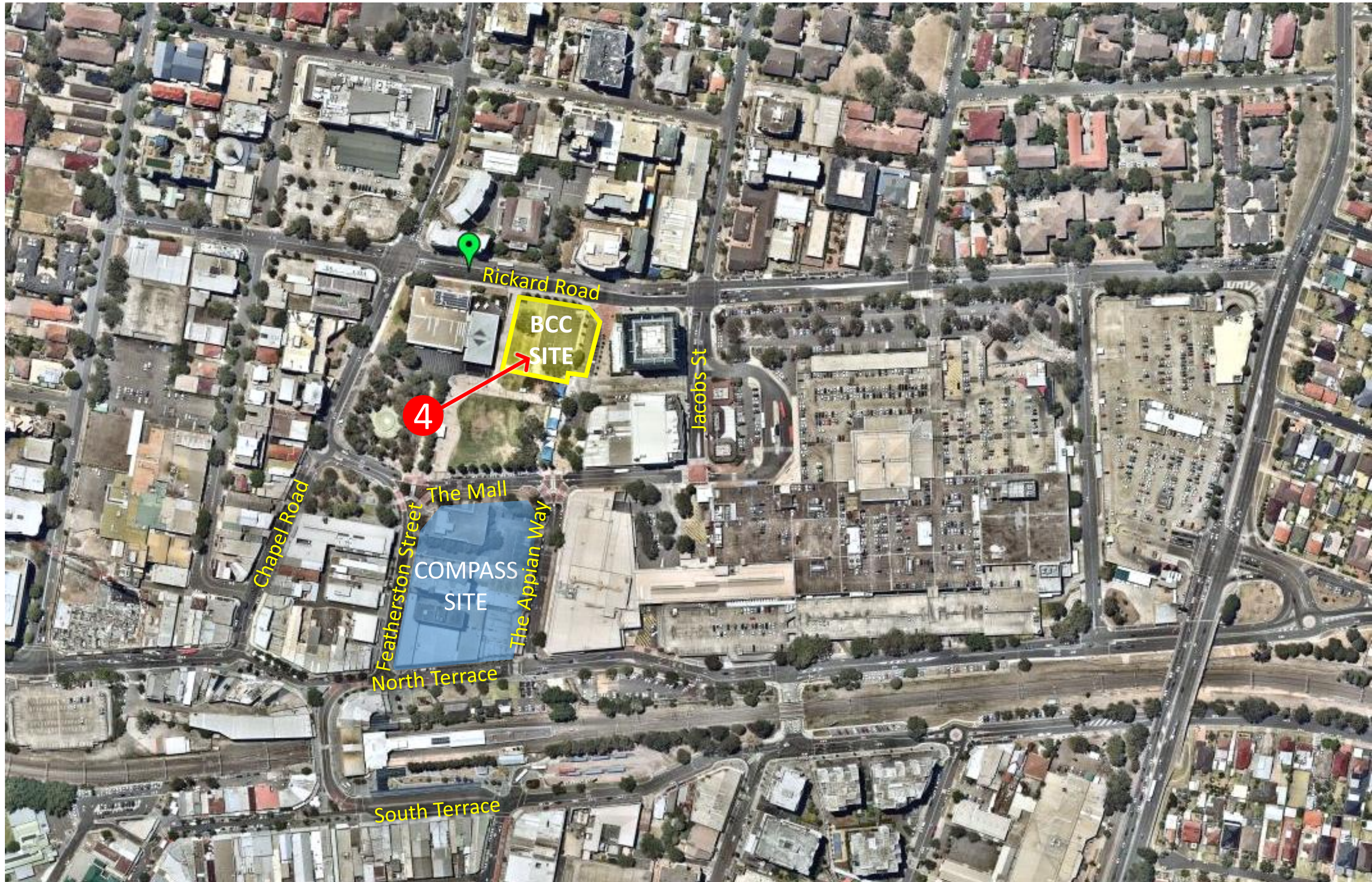


SEARs View 3: With Bankstown City Development  
ORIGINAL SEARS DESIGN





Council  
Chambers  
looking north  
east









SEARs View 4: With Bankstown City Development  
ORIGINAL SEARS DESIGN

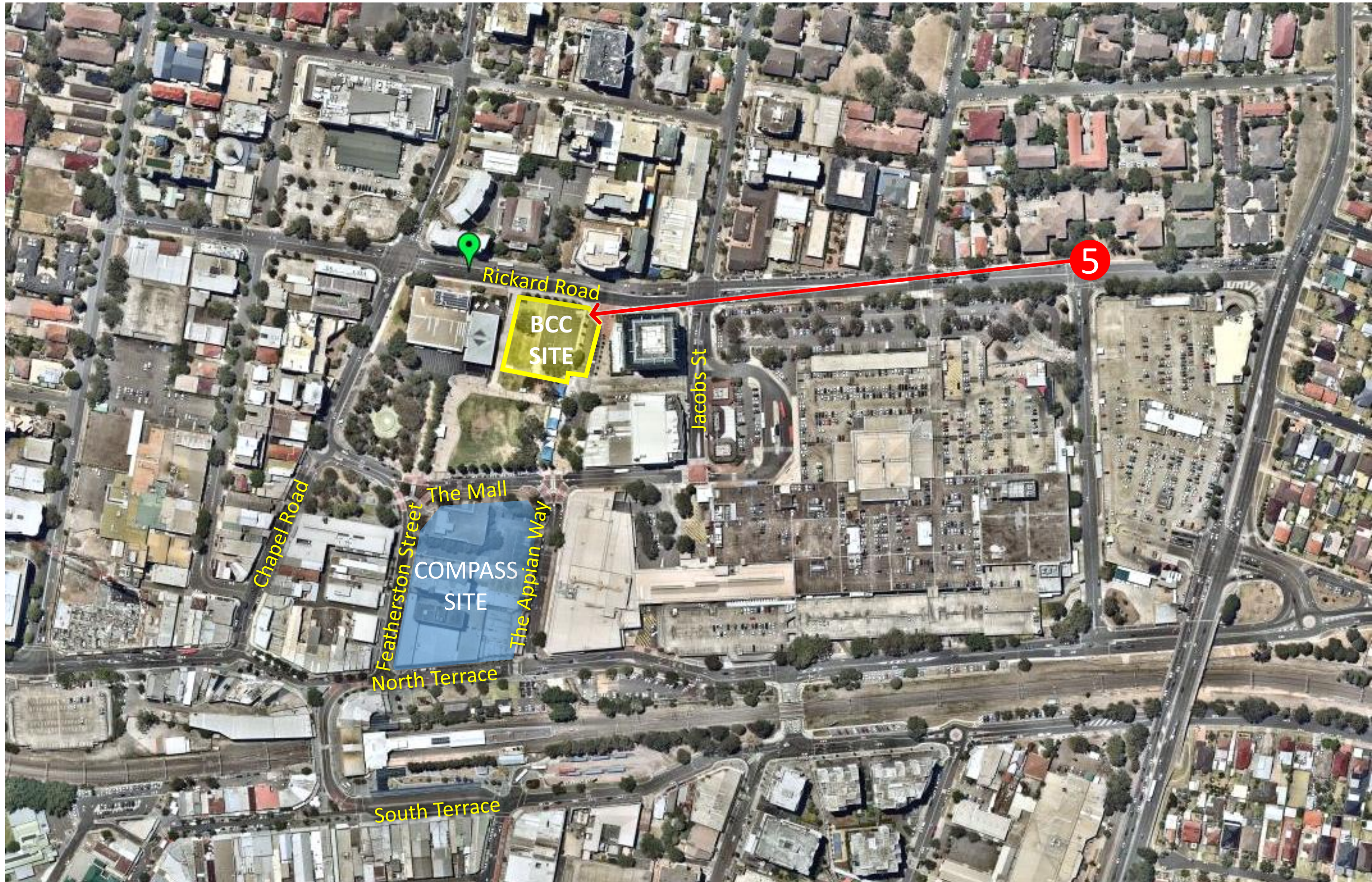








The corner of  
Rickard Road  
and Lady Cutler  
Avenue, looking  
west





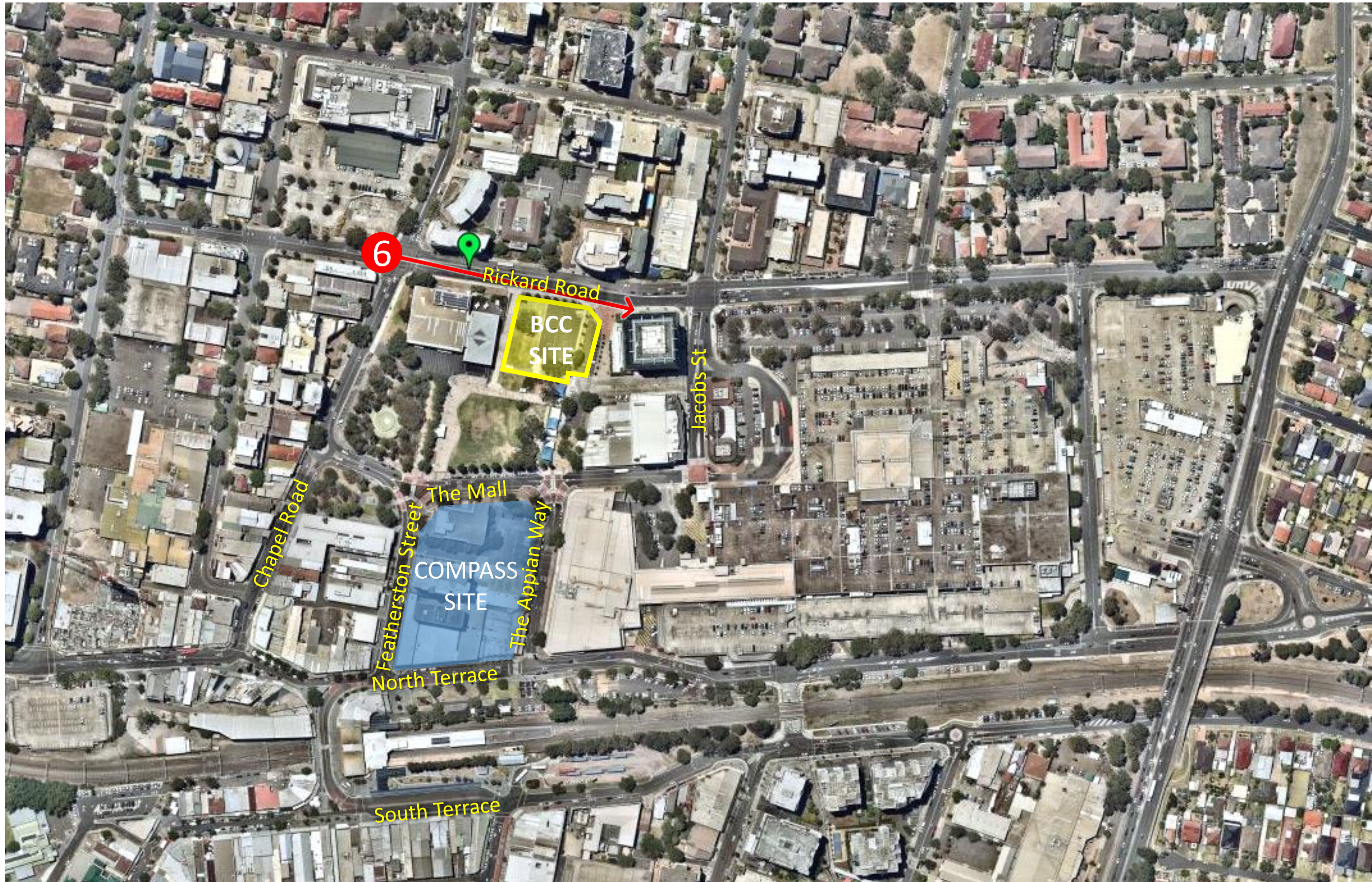








The view from  
the corner of  
Chapel Road  
and Rickard  
Road, looking  
east













SEARs View 6: With Bankstown City Campus and Compass Site development  
ORIGINAL SEARS DESIGN



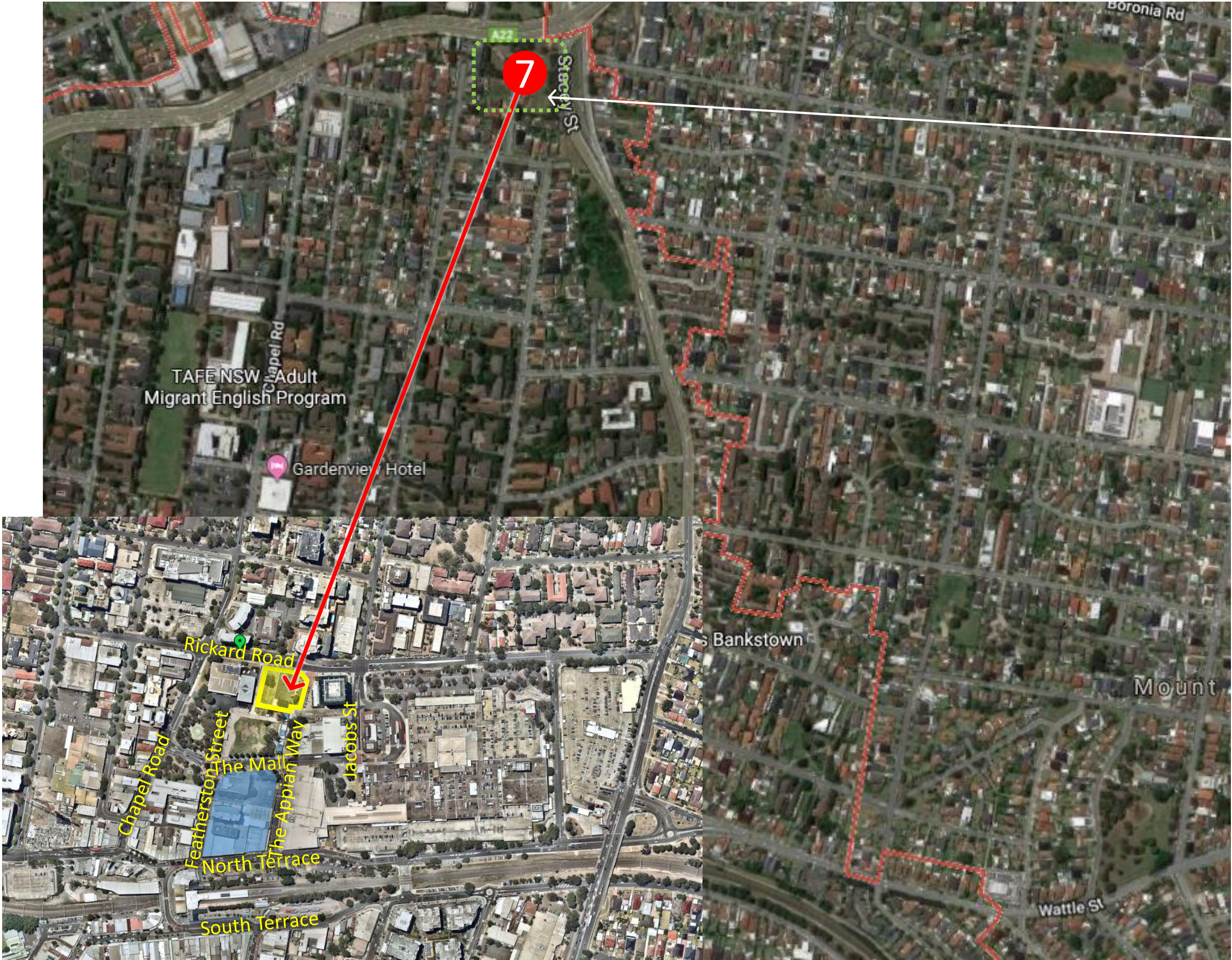


SEARs View 6: With Bankstown City Campus and Compass Site development  
REVISED DESIGN





Apex Reserve  
looking south  
toward  
Bankstown City  
Centre



Apex Reserve (Remi  
Street)









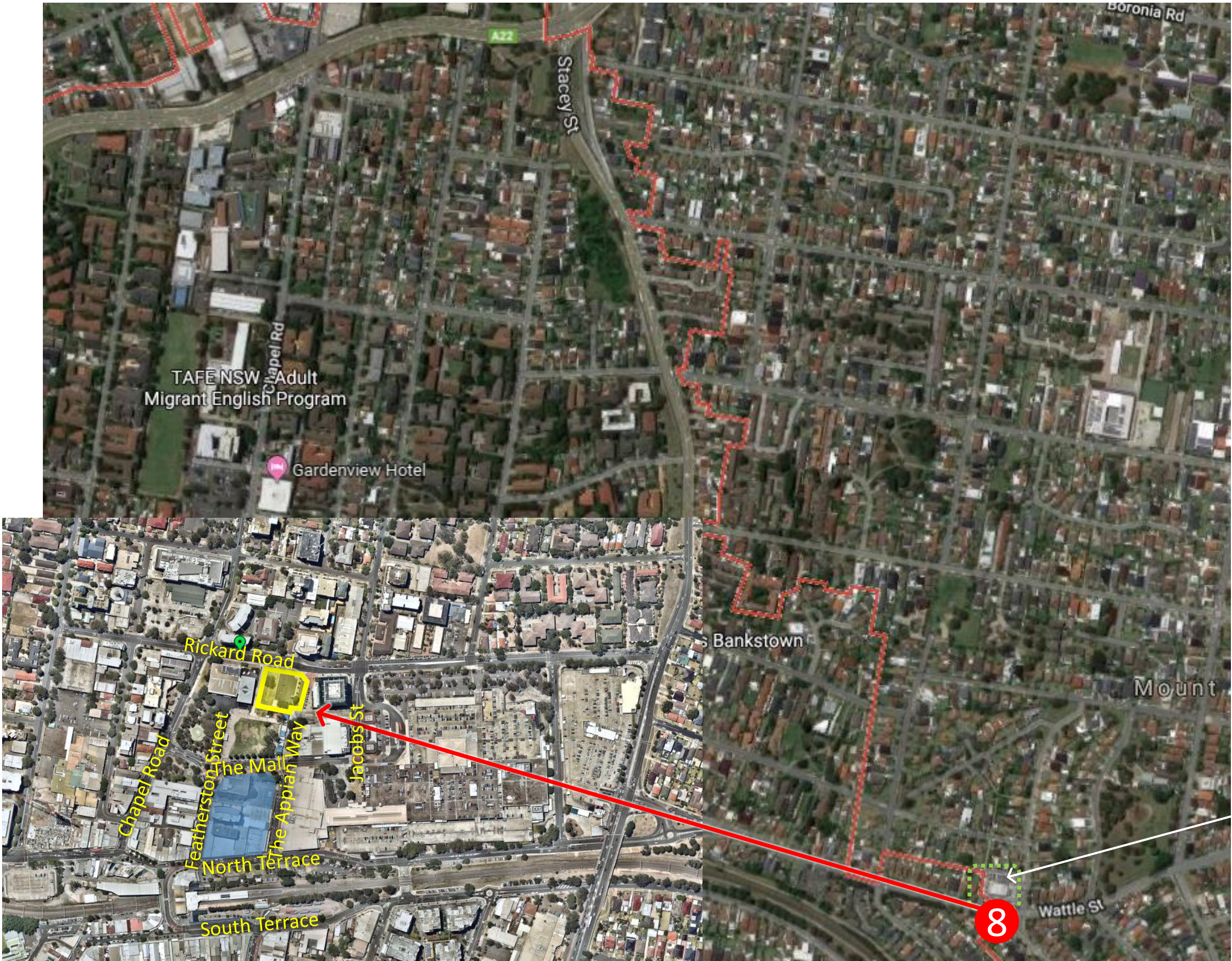


SEARs View 7: With Bankstown City Campus and Compass Site Development





The view from  
Wattle Street,  
opposite Mt  
Lewis village  
centre, looking  
west



Mt Lewis Village  
Centre (Shops)





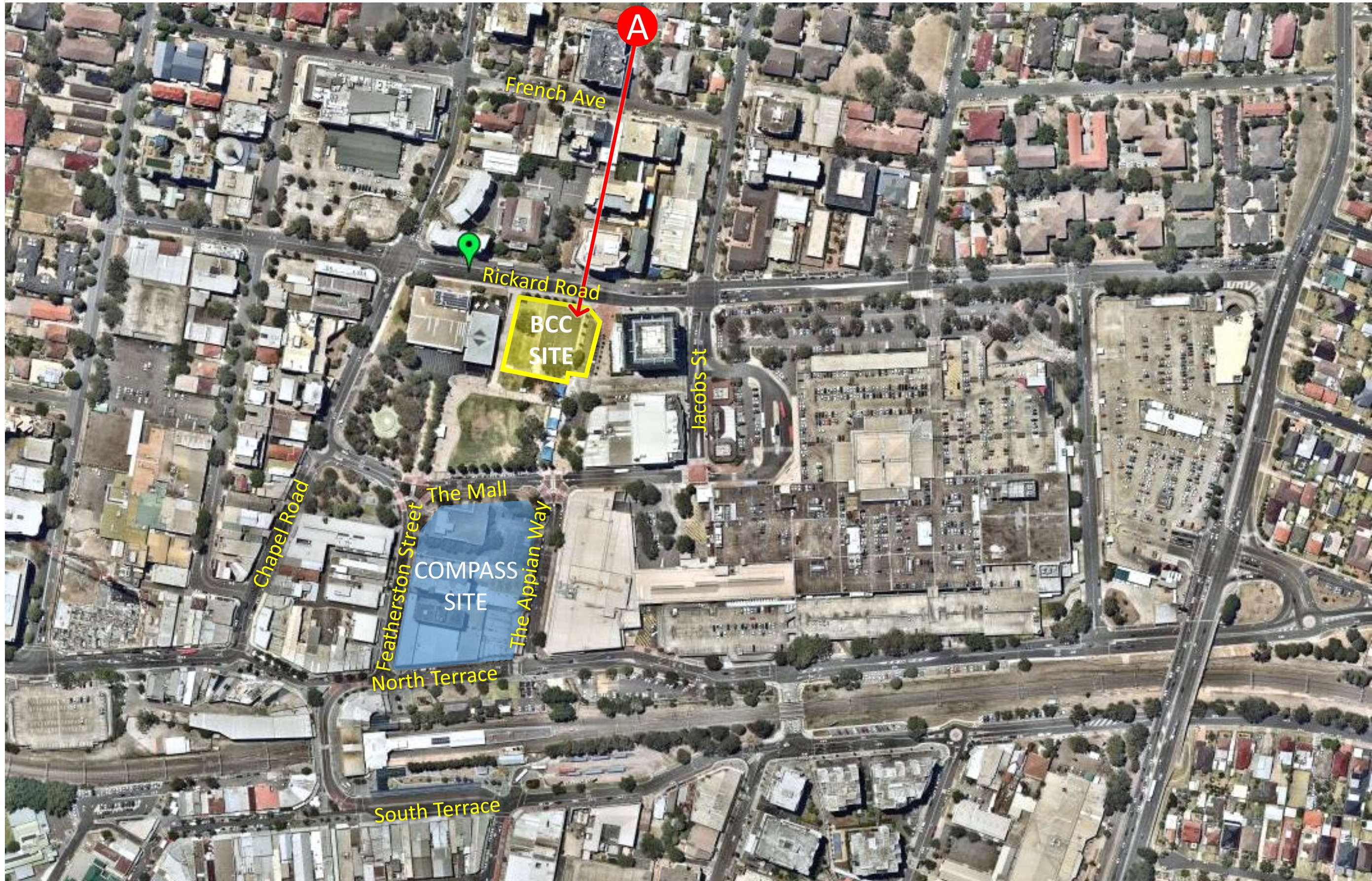


SEARs View 8: With Bankstown City Development  
ORIGINAL SEARS DESIGN





Conway Road  
looking South.







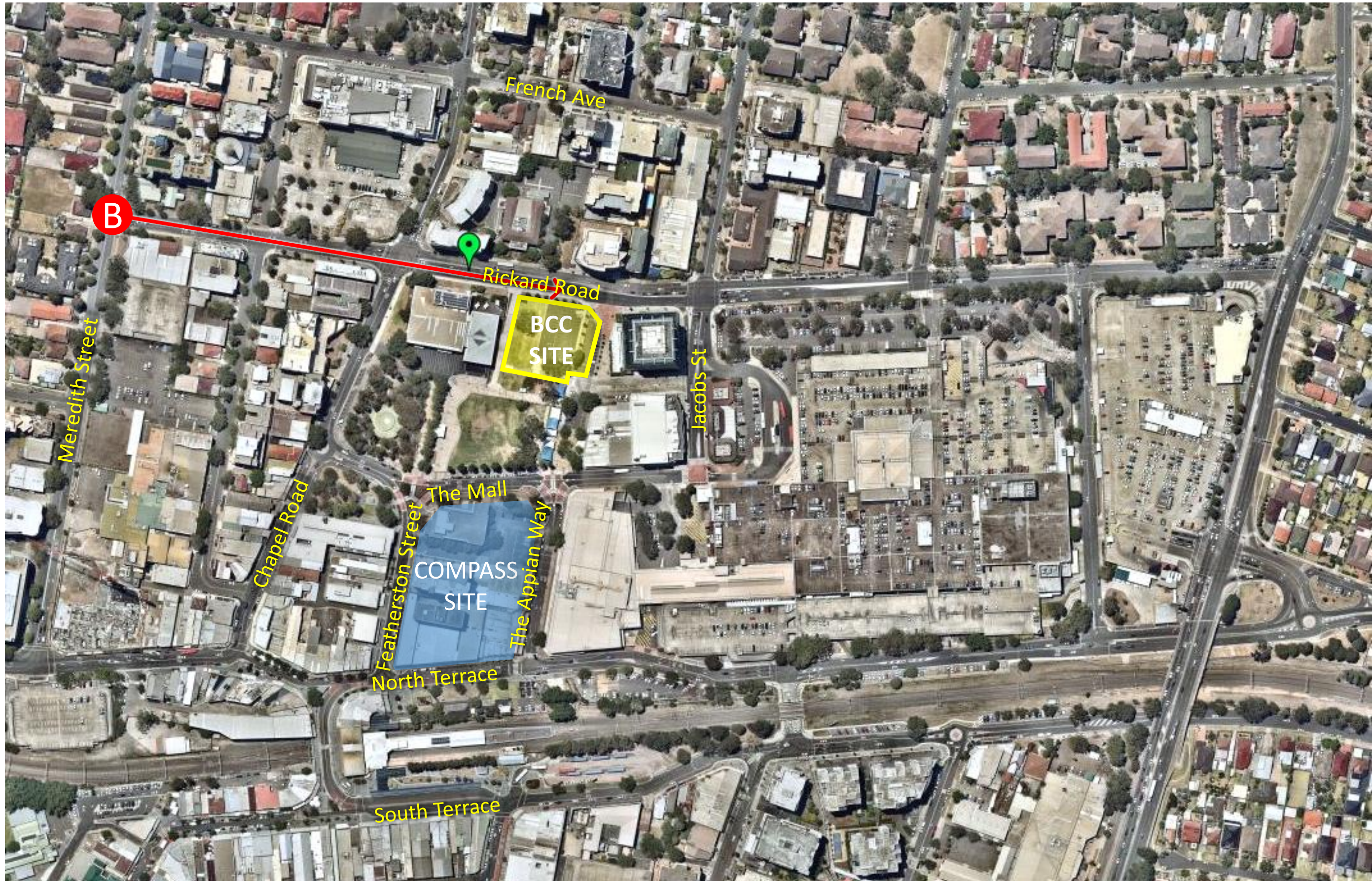


SEARs Additional View A: With Bankstown City Campus Development  
ORIGINAL SEARS DESIGN





Rickard Road  
from Meredith  
Street looking  
East









SEARs Additional View B: With Bankstown City Development  
ORIGINAL SEARS DESIGN

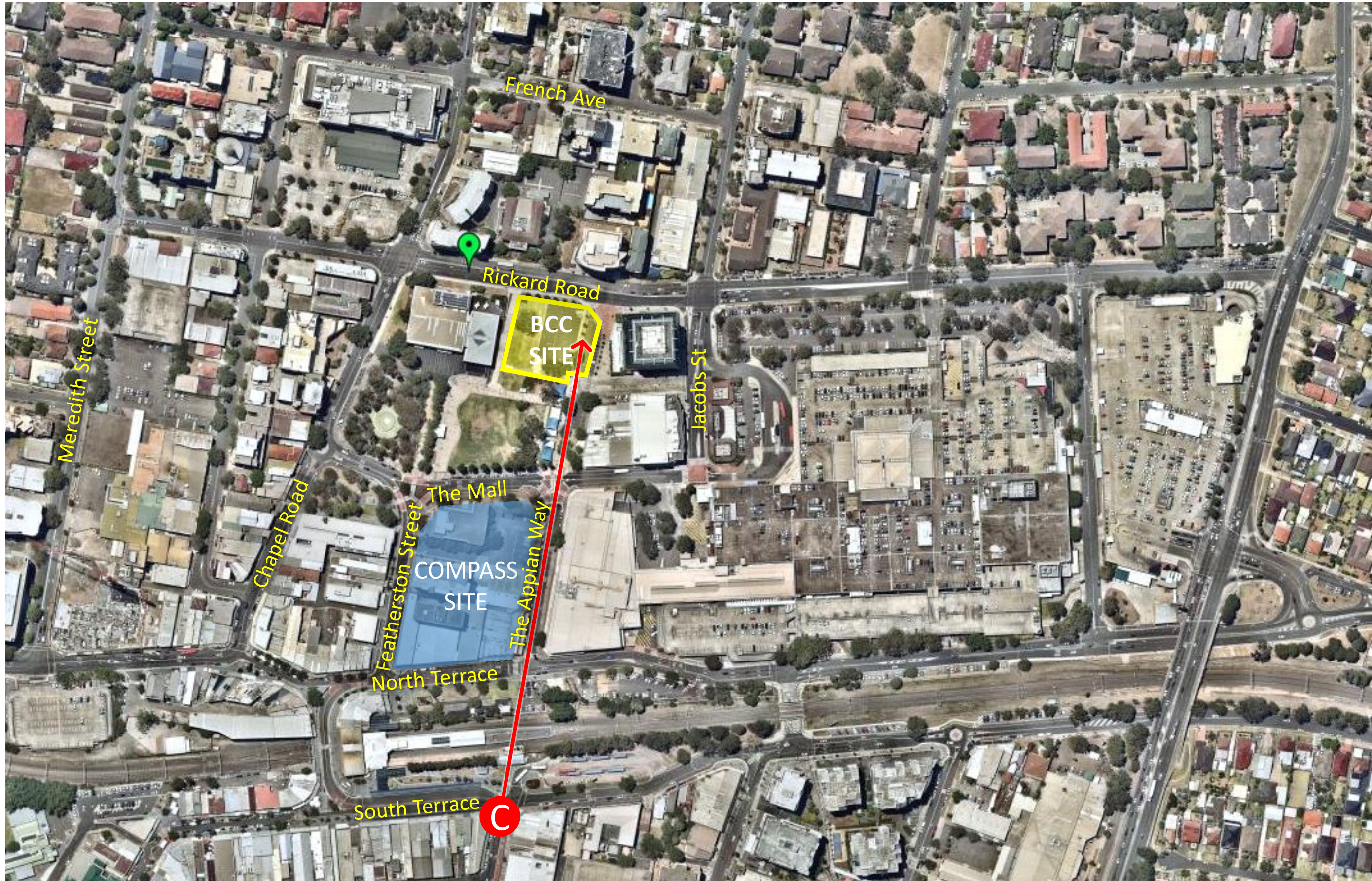








South Terrace  
view looking  
North from  
Restwell Street.









SEARs Additional View C: With Bankstown City Development  
ORIGINAL SEARS DESIGN





SEARs Additional View C: With Bankstown City Development and Compass Site Development  
REVISED DESIGN





# SEARs Additional View C: With Bankstown City Development and Compass Site Development



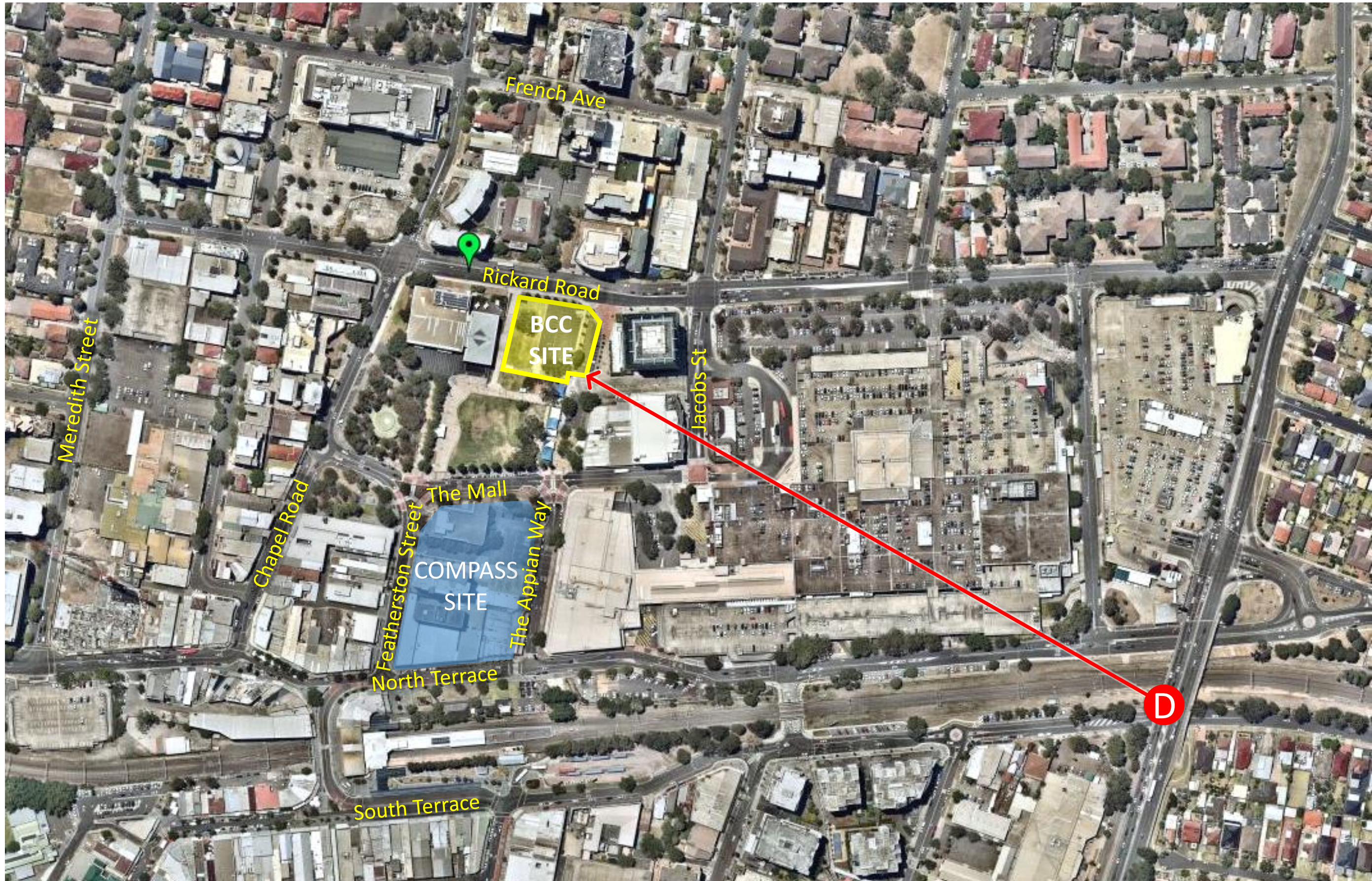


SEARs Additional View C: With Bankstown City Development and Compass Site Development  
REVISED DESIGN





Stacey Street  
Bridge looking  
North West









# SEARs Additional View D: With Bankstown City Development





SEARs Additional View D: With Bankstown City Development and Compass Site Development  
ORIGINAL SEARS DESIGN

