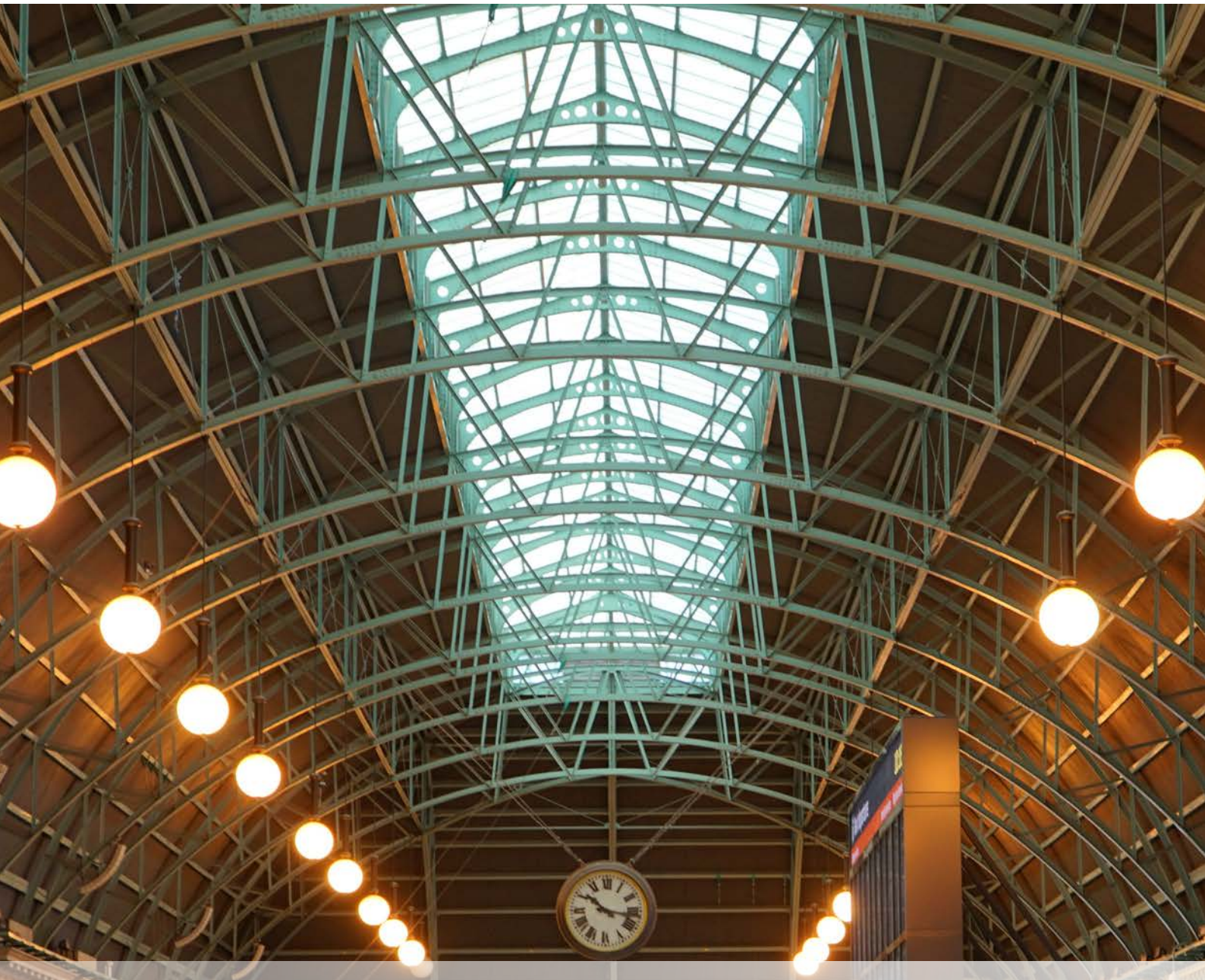
CLOUSTON associates



WESTERN GATEWAY SUB-PRECINCT PROPOSAL: BLOCK B
14-30 LEE ST, HAYMARKET

LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

S19-0041-R01
ISSUE E
9/10/2019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POST

WESTERN GATEWAY SUB-PRECINCT PROPOSAL: BLOCK B
14-30 LEE STREET, HAYMARKET
LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

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Note: This document is Preliminary unless Validated.

Cover page: Central Station Grand Concourse, Sydney.
This page: Adina Apartment Hotel Sydney Central.

Central Station Clocktower, Sydney.

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Executive summary

Eastern Entrance to Central Station, Sydney.

EXECUTIVE SUMMARY

CLOUSTON Associates has been commissioned by Frasers Property Australia (Frasers Property) and Dexus Funds Management Limited (Dexus) hereafter called the Consortium to prepare the Landscape Character & Visual Impact Assessment (LCVIA) for the proposed rezoning of Block B within the Western Gateway Sub-Precinct (hereafter referred to as the Proposal).

An LCVIA takes into account all effects of change and development in a visual scene that may impact visual amenity. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the visual scene, both quantitatively and qualitatively.

After undertaking a broad visual catchment assessment of the wider context of the site a number of suitable viewpoints were selected to analyse for visual impact.

The Consortium's Proposal relates to land located at 14-30 Lee Street, Haymarket as described below. Identified as Block B within the proposed Western Gateway sub-precinct. The site is legally described as Lots 12, 14 and 15 in DP 1062447.

The Proposal elements broadly consist of:

- two commercial towers;
- a podium level;
- basement levels;
- retail floorspace;
- pedestrian connections.

Of the 16 viewpoints selected and analysed, the findings are as follows (based on the current visual composition:

- One viewpoint received a negligible rating;
- One viewpoint received a low rating;
- Three viewpoints received a moderate/low rating;
- Seven viewpoints received a moderate rating
- Two viewpoint received a high/moderate rating;
- Two viewpoints received a high rating.

While assessments and ratings have been made against the current visual scene, it is acknowledged that the area surrounding the Proposal is anticipated to undergo significant development in the future which will correspondingly have an impact on each of the viewpoints visual composition. As a result of significant proposed future development around the Proposal the current visual impacts and ratings are anticipated to be significantly reduced.

A range of potential mitigation measures have been considered in order to reduce any visual impacts. After an analysis of the visual impacts the most appropriate form of mitigation would be 'Alleviation', and is outlined in Section 9.0 - Mitigation Recommendations and include design refinements during the detailed design phase.

On balance it is the professional opinion of the authors of this assessment that (on the basis that the proposed mitigation measures are implemented through the detailed design stage) the visual impacts combined with the overall visual catchment of the Proposal are such that they would not constitute reasons to hinder planning approval of the proposed rezoning on visual impact grounds.

PART A

existing conditions

Grand Concourse Entrance at Central Station, Sydney.


Concourse
G
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5

1.0 Introduction

Grand Concourse Clock, Central Station.

1.0 INTRODUCTION

1.1 PROPOSAL INTRODUCTION

The Consortium is seeking to build "a vibrant new business district and revitalise the face of Sydney's busiest transport interchange" (Project Vision) at 14-30 Lee Street, Haymarket, otherwise known as the Site or Block B within the Western Gateway Sub-Precinct, as illustrated in Figure 1.0.

The Western Gateway sub-precinct is made up of three landholdings as illustrated below:

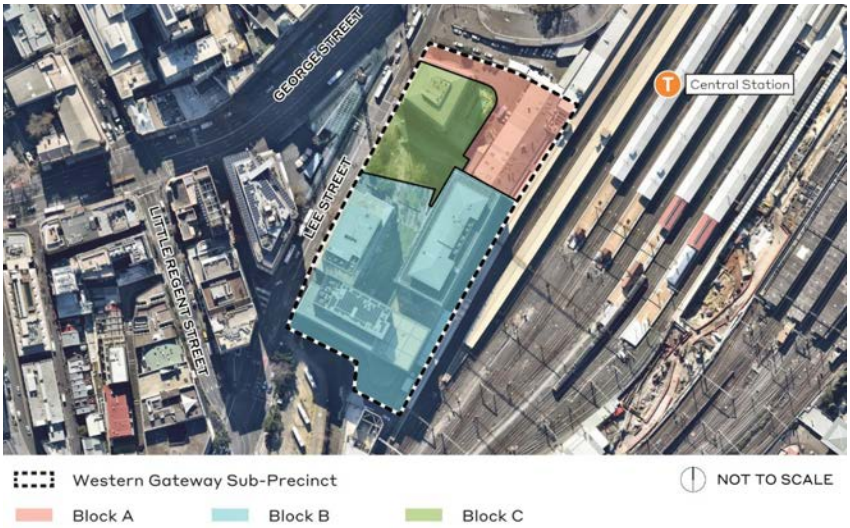


Figure 1.0: Western Gateway Landholdings.

- Block A – land predominately occupied by the YHA Hostel;
- Block B – the Henry Deane Place site subject of this report;
- Block C – land on which the Adina Hotel and Henry Deane Plaza are located.

To facilitate redevelopment of the Western Gateway sub-precinct, the existing planning controls are required to be amended. This report supports a submission to the Secretary of the Department of Planning, Industry and Environment ('the DPIE') which seeks to amend the height and density controls within the Sydney Local Environmental Plan 2012 (Sydney LEP 2012).

The request to amend the planning controls follows the Minister for Planning and Public Spaces' recent declaration identifying the Central Station Precinct as a State Significant Precinct (SSP). The Western Gateway, located within the Central Precinct SSP, is earmarked as a sub-precinct within the proposed SSP boundary for early consideration for rezoning.

Transport for New South Wales (TfNSW) is developing a vision for the growth and development of this precinct and is preparing a Strategic Framework to guide future detailed planning of the Central Precinct. The Strategic Framework will be placed on exhibition for public comment concurrently with the rezoning of the Western Gateway.

1.0 INTRODUCTION

1.2 PROJECT OBJECTIVES

The proposed rezoning forms part of a broader planning process being pursued by the Consortium to realise a shared vision and set of objectives for the Western Gateway and the Central Precinct more broadly. The overall Project objectives for Block B are to:

- Deliver high tech jobs – Deliver creative workspaces that build the Sydney Innovation and Technology Precinct and underpin Sydney's enduring global competitiveness;
- Enhance transport connectivity – Redefine the experience of over 20 million pedestrians who walk through Henry Deane Plaza every year offering world class public realm and connectivity;
- Develop a revitalised precinct – Transform Central into an exciting place with lively retail and dining options, supporting Sydney's day and night time economy;
- Deliver infrastructure for the future – Enable wider renewal of Central by delivering underground smart building services, waste and utility infrastructure necessary for an integrated and sustainable precinct.

1.3 SITE OWNERSHIP

The Consortium's Proposal relates to land located at 14-30 Lee Street, Haymarket. It is legally described as Lots 12, 14 and 15 in DP 1062447. Legal descriptions of each parcel within Block B are detailed below.

TITLE DETAILS	LEGAL DESCRIPTION
Lot 12 in DP 1062447	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651830 expiring on 30 June 2099 is Dexus CP Pty Ltd A.C.N. 160 685 156.
Lot 14 in DP 1062247	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651832 expiring on 30 November 2100 is Henry Deane Building Nominees Pty Ltd A.C.N. 081 941 951
Lot 15 in DP 1062447	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651833 expiring on 31 March 2101 is Gateway Building Nominees Pty Ltd A.C.N. 081 951 822.

1.4 PURPOSE OF THE REPORT

CLOUSTON Associates has been commissioned by the Consortium to prepare the Landscape Character & Visual Impact Assessment (LCVIA) for the proposed redevelopment of Block B within the Western Gateway Sub-Precinct.

1.0 INTRODUCTION

Figure 1.1: Central Precinct Boundary.

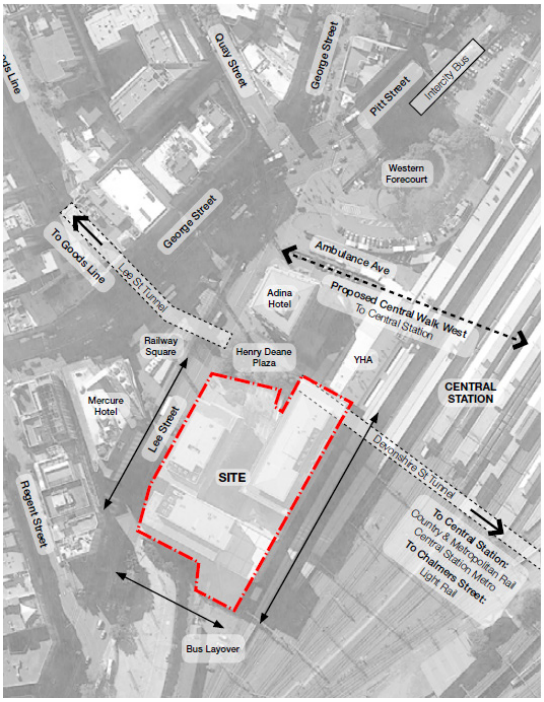


Figure 1.2: Site Location.

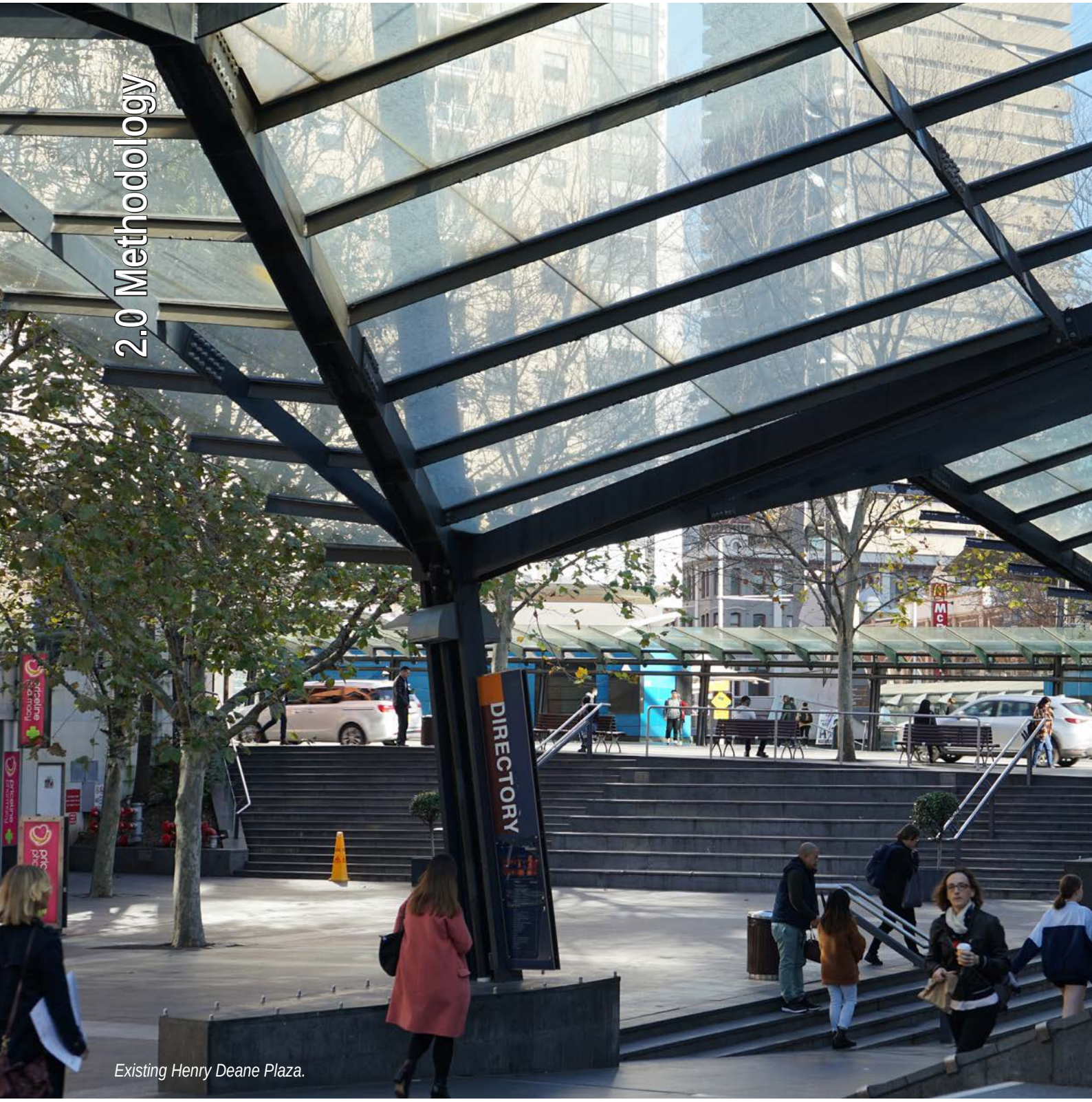
1.5 VISUAL ASSESSMENT RATIONALE

An LCVIA takes into account all effects of change and development in a visual scene that may impact visual amenity. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the visual scene, both quantitatively and qualitatively.

Judgement as to the significance of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of visual receptors (viewers of the scene) and assessment of their sensitivity, as well as the magnitude and nature of the changes that may result from any development.

This assessment is an independent report and is based on a professional analysis of the visual environment and the Proposal at the time of writing. The current and potential future viewers (visual receptors) have not been consulted about their perceptions. The analysis and conclusions are therefore based solely on a professional assessment of the anticipated impacts, based on a best practice methodology.

2.0 Methodology



Existing Henry Deane Plaza.

2.0 METHODOLOGY

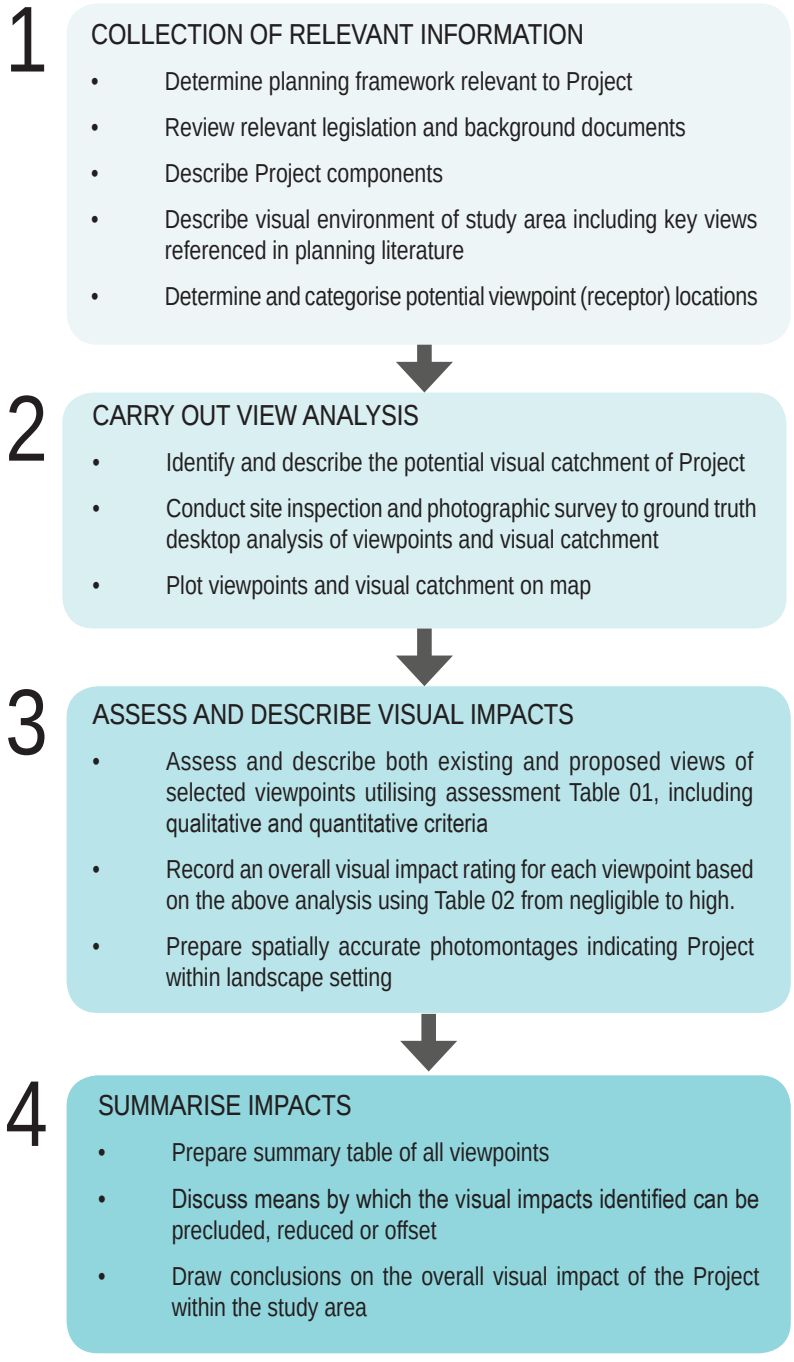


Figure 2.0 - Summary of CLOUSTON methodology

2.0 METHODOLOGY

2.1 METHODOLOGY

Landscape Character and Visual Impact Assessment (LCVIA) aims to ensure that all possible effects of change and development in the landscape, views and visual amenity are taken into account. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape, both quantitatively and qualitatively.

The Commission of the NSW Land and Environment Court has developed Planning Principles that relate to visual impact assessment and has developed assessment steps to be followed:

Step 1: Identify the nature and scope of the existing views from the public domain. This identification should encompass (but is not limited to):

- the nature and extent of any existing obstruction of the view
- relevant compositional elements of the view (such as is it static or dynamic and, if dynamic, the nature and frequency of changes to the view)
- what might not be in the view – such as the absence of human structures in the outlook across a natural area
- is the change permanent or temporary
- what might be the curtilages of important elements within the view

Step 2: Identify the locations in the public domain from which the potentially interrupted view is enjoyed. (Note that the Planning Principles give primacy of views from the public domain over views from private land).

Step 3: Identify the extent of the obstruction at each relevant location.

Step 4: Identify the intensity of public use of those locations where that enjoyment will be obscured, in whole or in part, by the proposed development.

Step 5: Identify whether or not there is any document that identifies the importance of the view to be assessed. The absence of such provisions does not exclude a broad public interest consideration of impacts on public domain views. Heritage items (such as Aboriginal and environmental) should also be considered, as should direct impacts on the local community.

2.2 QUANTITATIVE AND QUALITATIVE VALUES

The visual experience of the area and its landscape setting varies depending on the viewer's standpoint within and outside the site and indeed from the viewer's personal perceptions of what they may appreciate in any given setting.

This requires an assessment to address both the quantitative characteristics of the landscape views (what elements form the scene? What features dominate? What breadth of view is offered – narrow vista or wide panorama?) and the qualitative assessment of the values ascribed to those scenes.

2.0 METHODOLOGY

The quantitative-based strategies are less debatable (can that view still be seen when the new built form is introduced? How much of that view will we lose?) than is establishing the qualitative strategies (which view is more important to retain?); the latter could be perceived differently by every viewer that sees that scene. Such variation of perception is particularly acute around the built form.

2.3 FIELD OF VIEW

The choice of lens, camera format and final presentation has a significant bearing on the understanding of site photos. There is a balance to be struck in matching the human experience if the view with its wider context, so that a project's appearance and its place within its environment can be recognised and understood.

In recognising that no photographic image can exactly replicate the view of the human eye, extensive literature has been published on the nearest equivalent combination of focal length and field of view of a camera that best emulates human vision.

It is important to note that the process of assigning visual impact ratings to viewpoints is undertaken during a site visit and is calculated from a human vision perspective on site. Photographic images should be considered to be representative only.

Viewpoint photos will be taken with a Sony Alpha ILCE-A7 II with the following specification:

- Body type: Compact
- Sensor size: 855.62mm2 (35.80mm x 23.90mm)
- Sensor type: CMOS Full Frame
- ISO: Auto
- Focal length: 50mm

While some of this literature is contradictory (with a further complication to this process being the differing sensor formats of digital cameras which affect the apparent focal length and field of view) the use of a 50mm focal length and a full frame sensor is generally considered the closest achievable replication of the human eye view and is in line with the current guidelines of the Landscape Institute (UK).

2.4 ASSESSMENT METHODOLOGY

CLOUSTON Associates has developed a best practice methodology based on internationally accredited approaches and 20 years of experience in the field of visual assessment. There are several critical dimensions demonstrated through this assessment and evaluation:

- Ensuring all receptors (viewers) have been adequately identified, even at distance, with emphasis on public domain views
- Comprehensive evaluation of context to determine visual catchment of the site from these areas
- Being clear on and separately defining quantitative impacts (distance, magnitude, duration etc) as against qualitative impacts (viewer type and context of view)

2.0 METHODOLOGY

- Providing a clear rationale for how impacts are compared and contrasted
- Ensuring photomontages include views from the highest potential impact locations, identified from analysis above
- Being clear on the differing forms of mitigation options, namely avoidance, amelioration (eg design), mitigation (eg screening) and compensation (on or offsite)

2.5 ASSESSMENT PROCESS

This LCVIA adopts an assessment process as follows:

- The initial step involves the collection of relevant information regarding the proposal site, the Proposal and its compatibility with the surrounding landscape. Desktop analysis in undertaken to determine the visual catchment of the Project and potential visual receivers through the use of mapping and topography analysis. Site visits are then undertaken to confirm the visual catchment and visual receivers.

- The next step is to carry out a view analysis that identifies the potential visual catchment and areas from which the Proposal Site may be viewed. Viewpoints are analysed and defined into different categories and sensitivities in terms of their land use context and spatial relationship to the Proposal Site and the landscape in which they are located. A photographic inventory from identified key viewpoints is suggested, plotting the viewpoints on a map.

- An evaluation matrix is then completed that summarises the full range of viewer situations identified, assessing the indicative contribution to potential visual impact of key factors for each selected viewpoint. The scores for these key factors are then averaged to determine a High, Moderate or Low impact rating.

2.6 View Selection Criteria

The selection of views for detailed evaluation for the Proposal is based on the following sources:

- visual assessment policy guidance in particular the NSW Land and Environment Court Planning Principles;
- desktop mapping;
- in-field evaluation;
- SEARS requirements.

Informed by the above considerations, the selection criteria for views to be assessed in detail includes potentially impacted views from:

- the public domain (principally streets, parks and waterways)
- pedestrians and cyclists
- views and vistas identified within local planning documents
- close and direct views
- transport (private and public)
- distant and filtered views
- any impacted heritage areas or items.

2.0 METHODOLOGY

2.7 CHRONOLOGY OF ASSESSMENT

For this LCVIA the sequential assessment steps employed in determining the potential visual impact of the Proposal Site are as follows:

Stage 1:

Establishing the baseline – drawing on background documents and site investigation to document the existing landscape character and visual environment of the study area and its visual catchment. This leads to establishing the most significant views and vistas within and surrounding the Proposal Site.

Stage 2:

Visual Impact Assessment - assessment of the visual impacts of the Proposal Site for the construction and operation stages, set against the planning and design principles. This leads to determining any mitigation measures that may be required to reduce visual impacts from the preferred development option.

2.8 RATING SYSTEM

The overall visual impact rating of a project on any given viewpoint/visual receptor is based on themes of magnitude and sensitivity, recorded using a four band scoring system from negligible to high.

- *Sensitivity:* each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced (ie. At home, on the street, in a park etc). This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts
- *Magnitude:* a measure of the magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, period of view and scale of change
- *Overall Impact Rating:* The severity of these impacts is calculated using matrix Table 1 – based on a combination of magnitude and sensitivity.

	HIGH MAGNITUDE	MODERATE MAGNITUDE	LOW MAGNITUDE	NEGLIGIBLE MAGNITUDE
HIGH SENSITIVITY	HIGH	HIGH/MODERATE	MODERATE	NEGLIGIBLE
MODERATE SENSITIVITY	HIGH/MODERATE	MODERATE	MODERATE/LOW	NEGLIGIBLE
LOW SENSITIVITY	MODERATE	MODERATE/LOW	LOW	NEGLIGIBLE
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 1: Visual Impact Rating as a combination of Sensitivity and Magnitude. Source: Environmental Impact Assessment Practice Note: Guideline for Landscape Character and Visual Impact Assessment (EIA-N04). Roads and Maritime Services.

2.0 METHODOLOGY

	FACTOR		NEGLIGIBLE	LOW IMPACT	MODERATE IMPACT	HIGH IMPACT
QUALITATIVE	Viewer Sensitivity	Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.	Vacant lot, uninhabited building, car park.	Minor roads, service providers.	Residential properties with limited views, commercial properties, scenic public roads (eg official tourist routes).	Public open space, public reserves, living areas or gardens/ balconies of residential properties with direct views of Project.
QUANTITATIVE	Quantum of View	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only an insignificant part of the Project is discernible.	An oblique, highly filtered or largely obscured view of the Project or a view where the Project occupies a very small section of the view frame.	A direct view of the Project or its presence in a broader view where the Project occupies a moderate proportion of the view frame.	A direct view of the Project or its presence (sometimes in a very narrow or highly framed view), where the Project occupies the greater proportion of the view frame.
	Distance of View	The effect the Project has on the view relating to the distance between the Project and the visual receptor. The distances are from the approximate boundary of the Project site.	Over 3000m	Viewing distance of between 1000-3000m.	Viewing distance between 100m and 1000m.	Viewing distance between 0 and 100m.
	Period of View	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Project on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1 to 10 seconds: often from a road or walking past.	1 to 5 minutes: usually from a road/ driveway entrance, walking past.	Significant part of the day: usually residential property.
	Scale of Change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.	Project barely discernible	Elements and composition of the view would remain largely unaltered.	Elements within the view would be at odds with existing features in the landscape	Elements within the view would greatly dominate existing features in the landscape

Table 2: Sensitivity and Magnitude Rating Criteria.

2.0 METHODOLOGY

LOCATION	
DISTANCE	
RECEPTORS	
NO. OF VIEWERS	
EXISTING VIEW	

Viewpoint location
Distance to Project site boundary
Description of viewers
Number of viewers
Description of current view

EXPECTED VISUAL IMPACT

Description of expected view

Receptor Type	Public
Viewpoint Number	13
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	LOW
Magnitude Scale of change	HIGH
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE/LOW

Assessment matrix table
Overall visual impact rating

Table 3: Example of Assessment Format Before Mitigation Measures.

2.9 PHOTOMONTAGE PRODUCTION

Virtual Ideas has produced photomontages for this report for Viewpoints 1-9 in order to demonstrate how the proposed built form sits in respect to its surroundings. For a methodology of how the photomontages have been produced see Section 11.0 - Appendix.

3.0 Planning Context

Looking South-East into Henry Deane Plaza.

3.0 PLANNING CONTEXT

3.1 SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The aims of the Sydney LEP:

- To reinforce the role of the City of Sydney as the primary centre for Metropolitan Sydney;
- to support the City of Sydney as an important location for business, educational and cultural activities and tourism,
- to promote ecologically sustainable development,
- to encourage the economic growth of the City of Sydney by:
- (i) providing for development at densities that permit employment to increase and
- (ii) retaining and enhancing land used for employment purposes that are significant for the Sydney region,
- to encourage the growth and diversity of the residential population of the City of Sydney by providing for a range of appropriately located housing including affordable housing;
- To enable a range of services and infrastructure that meets the needs of residents, workers and visitors,
- to ensure that the pattern of land use and density in the City of Sydney reflects the existing and future capacity of the transport network and facilitates walking, cycling and the use of public transport;
- to enhance the amenity and quality of life of local communities,
- to provide for a range of existing and future mixed-use centres and to promote the economic strength of those centres;
- to achieve a high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities;
- to conserve the environmental heritage of the City of Sydney;
- to protect, and to enhance the enjoyment of, the natural environment of the City of Sydney, its harbour setting and its recreation areas.

The LEP zones the site as B8 Metropolitan Centre. The objectives of this zoning classification are:

- to recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy;
- to provide opportunities for an intensity of land uses commensurate with Sydney's global status;
- to permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community;
- to encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling;
- to promote uses with active street frontages on main streets and on streets in which buildings are used primarily (as street level) for the purposes of retail premises.

3.0 PLANNING CONTEXT

3.2 SYDNEY DEVELOPMENT CONTROL PLAN 2012

The site is within the area covered by the Sydney Development Control Plan (DCP) 2012. The aims of the DCP include to:

- encourage development to respond to its context and be compatible with the existing built environment and public domain;
- recognise and reinforce the distinctive characteristics of the City of Sydney's neighbourhoods and centres;
- build upon the detailed objectives and controls under Sydney LEP 2012;
- protect and enhance the public domain;
- achieve the objectives of the City's Sustainable Sydney 2030 Strategy;
- Encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas;
- encourage ecologically sustainable development and reduce the impacts of development on the environment.

3.3 THE LAND & ENVIRONMENT COURT PLANNING PRINCIPLES

The Land and Environment Court of New South Wales was established in 1980 by the Land and Environment Court Act 1979. Relevant principles have been developed in visual assessment case judgments to guide future decision-making in development appeals. These include separate but related principles for private and public domain views.

The principles set out a process for assessing the acceptability of impact. The two most relevant cases to this site are:

- Private views - Tenacity Consulting v Warringah Council (2004)
- Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

3.3.1 Planning Principle for Private views - Tenacity Consulting v Warringah Council (2004)

The key points from this principle include:

Assessment of views to be affected

- Water views are valued more highly than land views.
- Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons.
- Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

What part of the property the views are obtained

- The protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.
- Sitting views are more difficult to protect than standing views.

3.0 PLANNING CONTEXT

Extent of the impact

- The impact on views from living areas is more significant than from bedrooms or service areas.
- It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Reasonableness of the proposal

- With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

3.3.2 Planning Principle for Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)

The assessment process from this principle includes:

Identification Stage

Identify the nature and scope of the existing views from the public domain:

- the nature and extent of any existing obstruction of the view
- relevant compositional elements of the view
- what might not be in the view - such as the absence of human structures in the outlook across a natural area
- is the change permanent or temporary.

This is followed by identifying the locations in the public domain from which the potentially interrupted view is enjoyed and the extent of obstruction at each relevant location. The intensity of use of this locations is also to be recorded. Finally, the existence of any documents that identifies the importance of the view - ie. international, national, state or local heritage recognition is ascertained.

Analysis of impacts

- The analysis required of a particular development proposal's public domain view impact is both quantitative as well as qualitative.
- A quantitative evaluation of a view requires an assessment of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed by or have new elements inserted into it by the proposed development.
- In the absence of any planning document objective/aim, the fundamental quantitative question is whether the view that will remain after the development (if permitted) is still sufficient to understand and appreciate the nature of and attractive or significant elements within the presently unobstructed or partially obstructed view. If the view remaining (if the development were to be approved) will be sufficient to understand and appreciate the nature of the existing view, the fundamental quantitative question is likely to be satisfied.

3.0 PLANNING CONTEXT

- The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.
- As with Tenacity, a high value is to be placed on what may be regarded as iconic views (major landmarks or physical features such as land/water interfaces).

Other factors to be considered in undertaking a qualitative assessment of a public domain view impact include:

- Is any significance attached to the view likely to be altered?
- If so, who or what organisation has attributed that significance and why have they done so?
- Is the present view regarded as desirable and would the change make it less so (and why)?
- Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why?
- If the present view attracts the public to specific locations, why and how will that attraction be impacted?
- Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?
- However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation (it may retain all or part of an iconic feature, for example)?
- If the change to the view is its alteration by the insertion of some new element(s), how does that alter the nature of the present view?

The principles established by the Court from both cases have been integrated into the approach adopted for this evaluation.

3.4 DRAFT CENTRAL SYDNEY PLANNING STRATEGY

The draft Central Sydney Planning Strategy (CSPS) is a suite of documents including a proposed Local Environmental Plan (LEP) amendment and a draft development Control Plan (DCP) that are intended to apply to the Sydney CBD, including the Proposal Site. The draft CSPS was endorsed by the City of Sydney Council and Central Sydney Planning Committee in July 2016 and forwarded to the Department of Planning, Industry and Environment (DPIE) for gateway determination.

To date, the draft CSPS has not been endorsed by the DPIE. In March 2019 Council endorsed the draft strategy and relevant documents for a non-statutory public exhibition however this has not yet occurred.

3.0 PLANNING CONTEXT

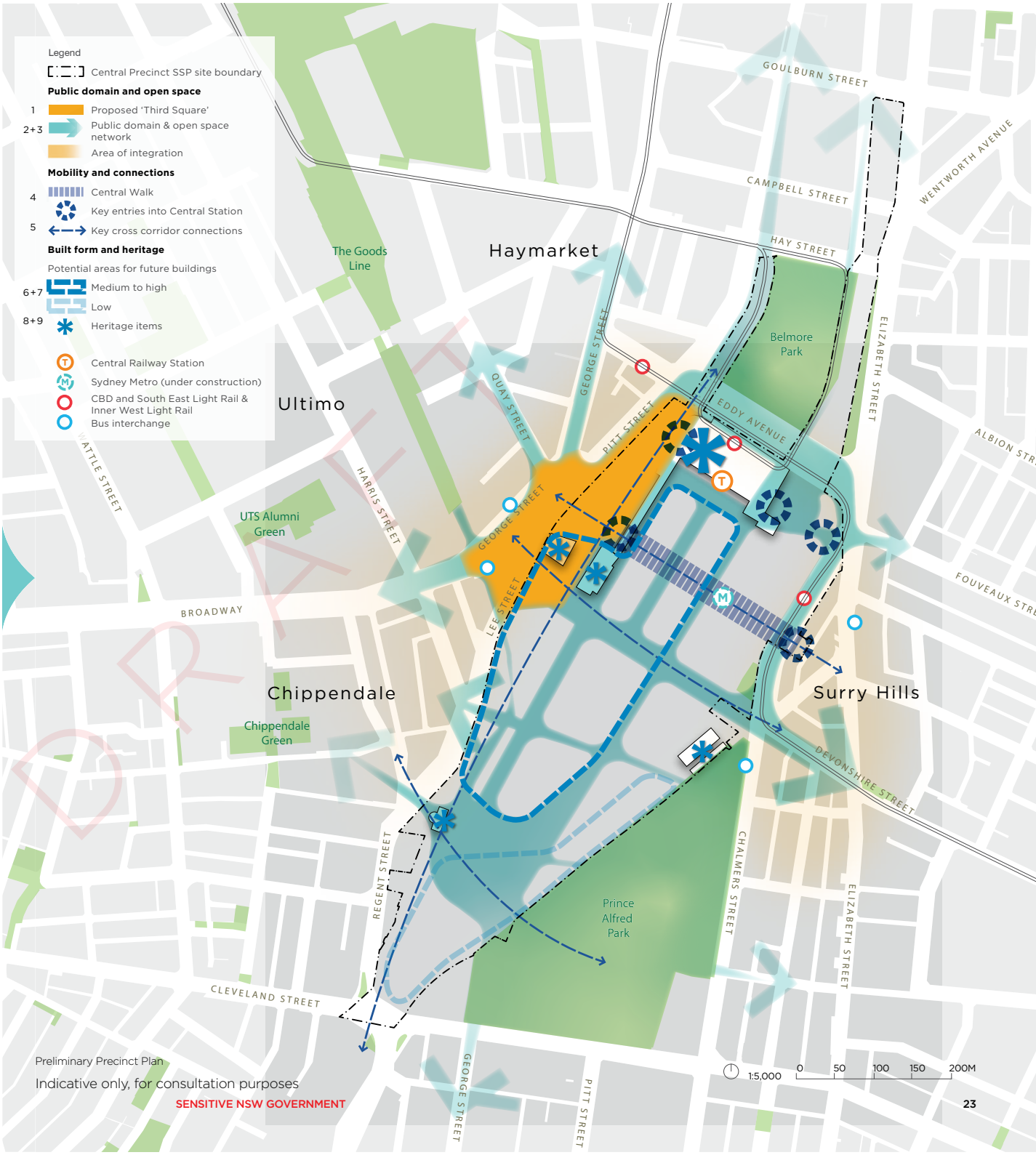
3.5 EASTERN CITY DISTRICT PLAN (GREATER SYDNEY COMMISSION) AND FUTURE DEVELOPMENT

The Eastern City District Plan outlines the Camperdown-Ultimo Collaboration Area and the collaboration process that has been established. The collaboration process seeks to facilitate the efforts of all stakeholders by addressing existing impediments including a lack of affordable space, loss of employment floor space, limited opportunities to create new commercial floor space, the need for suitably zoned employment land, and rising property and accommodation costs for students and key workers.

As a result of these objectives the area surrounding the Proposal site is expected to undergo significant change in the future.

In order to achieve a number of strategic outcomes outlined above, significant development within the area will undoubtedly result, which will have an impact on the current visual impact of the Proposal with its surroundings.

Greater built-form development in the immediate area surrounding the Proposal Site would correspondingly lessen the visual impact when compared to the current visual composition and should be kept in consideration when assessing against the current visual scene.



TfNSW Central Precinct Draft Strategic Framework 2019 - Preliminary Precinct Plan.

3.0 PLANNING CONTEXT

3.6 TRANSPORT FOR NSW CENTRAL PRECINCT DRAFT STRATEGIC FRAMEWORK (OCTOBER 2019)

The NSW Government plans to renew and revitalise the land in and around the Central Station transport interchange. In July 2019, Central Precinct was declared a nominated State Significant Precinct (SSP) in recognition of its importance to the region and NSW due to its potential to boost investment and deliver new jobs.

The Western Gateway sub-precinct identified within the document outlines a number of opportunities for the sub-precinct that will contribute to the wider objectives of the strategic framework including:

- delivering a critical mass of employment floorspace that will anchor the future innovation and technology precinct and contribute to realising the Camperdown-Ultimo Place Strategy;
- establishing a visual marker for Central Precinct through the creation of city scale buildings that positively contribute to Sydney's skyline, character and public identity.

Furthermore, the adjacent Sydney Rail Yards sub-precinct has been identified as a future mixed-use highly urban precinct forming part of the Southern CBD.

The realisation of the strategic framework for the Central Precinct will result in significant changes to the current visual composition in the future.

4.0 Landscape Character and Visual Environment

Looking Towards site from Central Station Platform 8.

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT

4.1 SURROUNDING LANDSCAPE

Landscape character is a combination of distinctive qualities of a certain area including readily identifiable elements such as landform, vegetation cover, built form and architecture, as well as history, seasonal changes, human culture, urban grain, wildlife and land use. Together these elements produce a distinctive character that influences how the landscape is perceived and valued by the community.

4.2 TRANSPORT HUBS

Two major transport nodes are located in the immediate proximity to the site - Central Station (which is Sydney's busiest train station and the hub of railway services in NSW) and Railway Square which is a busy intersection and location of a significant bus terminus. Both Central Station and Railway Square are heritage listed.

Central Station

Central Station is of national significance as a result of its long-standing operation as a rail terminus. Prior to this it had a range of functions including The Devonshire St Cemetery, Benevolent Asylum, Carters Barracks, Sydney Mounted Police and Sydney Female Refuge.

The station occupies a large city block with buildings concentrated on its northern boundaries with large rail yards behind it (to the south). The open space of the rail yards creates an arrival experience to the city by opening up vistas when travelling south towards the CBD. The clocktower is an especially prominent visual element of Central Station.

Railway Square

The square was originally known as Central Square and was the hub of the city's modern retail district during the 19th and early 20th centuries as a result of its proximity to Central Station; Central still acts as a major visual gateway to the city centre from the west for both public transport and road traffic.

It is located at the convergence of the city centre and Ultimo/Pyrmont street grids, and where the southern end of the city centre is focused by the wedges of Darling Harbour to the north-west and parkland to the north-east. Significant examples of Federation era buildings and examples of brick and sandstone eight to ten storey buildings are located in close proximity.

Looking Towards Railway Square from Broadway.

Central Station Clocktower.

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT

4.3 PUBLIC OPEN SPACE

The site is in close proximity to a number of significant public open spaces including Prince Alfred Park and Belmore Park.

Prince Alfred Park

Prince Alfred Park is a 7.5 hectare park bounded by Chalmers Street, Cleveland Street, and Central Station. The original park layout was designed by Benjamin Backhouse and reflected trends in international Exhibition Garden design and was a notable change from previous park designs in Australia.

Elements of the original layout remain today, including Moreton Bay fig trees which are arranged in an informal row around the boundary of the park.

A redesign and upgrade of the park was undertaken in 2013 and included new tennis and basketball courts, kids play areas, sustainable landscaping and fitness stations. The park also houses a year round pool that is fully accessible and includes a cafe. The park comprises of a number of open green spaces which allow for a mixture of active and passive recreation.

The historical nature of the space combined with the upgrade has made the park a significant recreational space within central Sydney which is capable of fulfilling a range of recreational activities for a variety of ages and abilities.

Belmore Park

Belmore Park is a 2.1 hectare open space located to the north of Central Station and is bounded by Hay Street, Eddy Avenue, Elizabeth Street and Pitt Street and is one of the oldest parks in Sydney.

In 1868 the park was dedicated for public recreation, however in 1901 the whole area including Hay St Presbyterian Church and manse and Crown Land including the cemetery, Belmore Park, the Police Barracks, the female refuge and the Benevolent Asylum was resumed for the construction of the Central Railway Station. The majority of earth fill from the railway station excavations was placed on the park, burying the original layout.

As a result of its proximity to Central Station the park is regularly used for public rallies both within the park or as a starting point for marches. The park has two main user groups which include people using the park as a thoroughfare between the station and Haymarket and people who use the park for relaxing.

4.4 HAYMARKET/CHINATOWN SPECIAL CHARACTER AREA

The Haymarket/Chinatown area has a historic role as a market place resulting from its proximity to Darling Harbour and is evidenced by the number of remaining warehouses and service laneways still remaining. From the early 20th century until the 1980s Sydney's produce markets were housed within the area until being moved to a new site at Flemington.

4.0 LANDSCAPE CHARACTER AND VISUAL ENVIRONMENT

During the gold rush years of the 1850s both Sydney and New South Wales experienced large waves of Chinese immigration, with concentrations of immigrants choosing to remain after the rush declined. The current location of Chinatown is the third such area to be given this name after previously being located in various locations around Sydney including the Rocks, with one of the main reasons for its current location being the previous presence of the produce markets.

With the produce markets being removed to Flemington in 1968 the Chinese community reduced in scale and the area in general became neglected and rundown. From 1971-1979 the Council undertook measures to revive the area, including the establishment of the Dixon Street Chinese Committee and the closure of Dixon Street to traffic in order to form a pedestrian mall.

With local Chinese business support including donations to build a set of *damen* (arches), an upgraded Chinatown was opened in 1980 and by the 1990s had expanded into surrounding streets creating a distinctive cultural precinct within Haymarket.

4.5 ULTIMO PRECINCT AND SURROUNDING EDUCATION INSTITUTIONS

A concentration of tertiary education institutions are located within close proximity of the Proposal, including the University of Technology (UTS), The University of Sydney, Sydney Institute of TAFE and University of Notre Dame. The precinct as a result has a clear character of institutional and commercial buildings with a diverse mix of both architectural and historic building stock.

The commercial area of Ultimo is predominantly focused around Broadway, Harris Street and Wattle Street, with a high level of general redevelopment in the area focused on old industrial buildings for a mix of commercial and residential needs.

Although many buildings within the area are being redeveloped, a number of heritage-listed sites are present including the Ultimo Post Office, Ultimo Substation and Ultimo Sewage Pumping Station.

Prince Alfred Park.

5.0 Visual Catchment Analysis and Viewpoint Selection

Looking North-West from Prince Alfred Park.

5.0 VISUAL CATCHMENT ANALYSIS AND VIEWPOINT SELECTION

EXISTING VISUAL CATCHMENT

This desktop topography study (sourced from Google Earth) is limited to an estimated viewshed based on topography only, without taking into account vegetation or building heights. This analysis has been used as a guide only, while significant ground studies have been conducted in and around the site to ascertain the key locations from which the proposal would potentially be visible.

BASIS OF SELECTION

The selection of views for detailed evaluation later in this report has been based on the following sources:

- Visual assessment policy guidance in particular the NSW Land and Environment Court Planning Principles;
- Background documents;
- Desktop mapping;
- In field evaluation undertaken for this report.

Figure 5.0: Potential Surrounding Viewshed. *Potential viewshed based on topography only.*

Eastern Entrance to Central Station.

5.0 VISUAL CATCHMENT ANALYSIS AND VIEWPOINT SELECTION

Based on the foregoing selection criteria this section maps 16 views of the site from a variety of close and more distant viewpoints. The key views included in the assessment (Viewpoints 1-9) have been photomontaged to show the massing of the Proposal. Viewpoints 10-16 provide an existing view photo only but are assessed with both a rating and written explanation based on review of the Proposal drawings, modelling and on-site analysis.

Figure 5.1: Viewpoint Locations.

PART B

visual impact assessment

Departures Board, Central Station.


Intercity services
T8 Revesby
via Airport stations
Platform
23
8 carriages
Padstow
Revesby
Green Square
Mascot
Domestic
International
Wolli Creek
Turrella
Departs
9 min
All Stops
Next Services
Platform
Departs
Macarthur
23
15 min
via Airport stations
Limited Stops
T2 Leppington
via Granville
Platform
19
8 carriages
Granville
Merrylands
Guildford
Yennora
Fairfield
Canley Vale
Cabramatta
Warwick Farm
Liverpool
Casula
Glenfield
Edmondson Park
Departs
4 min
Limited Stops
Next Services
Platform
Departs
Homebush
19
10 min
via Strathfield
All Stops
10:18
Lithgow
via Parramatta
Platform
6
4 carriages
Strathfield
Parramatta
Blacktown
Penrith
Emu Plains
Lapstone
Glenbrook
Blaxland
Departs
1 min
Limited Stops
Next Services
Platform
Departs
Mt Victoria
12
1 hr 1m
via Parramatta
Limited Stops
10:45
Newcastle Intg
via Strathfield
Platform
9
4 carriages
Niagara Park
Lisarow
Ourimbah
Tuggerah
Wyong
Warnervale
Wyee
Morisset
Dora Creek
Awaba
Departs
28 min
Limited Stops
Next Services
Platform
Departs
Newcastle Intg
9
58 min
via Strathfield
Express
9:3
Armidal
Booked sea
Scone
Murruru
Willow
Quirino
Werris
Tamwo
Kooti
Walch
Uralla
Armi
Next Se
City via Town Hall
Platform
17
8 carriages
Town Hall
Wynyard
Circular Quay
St James
Museum
Departs
4 min
Next Services
Platform
Departs
via Town Hall
17
7 min
via Town Hall
17
10 min
13 min
City via Museum
Platform
21
8 carriages
Museum
St James
Circular Quay
Wynyard
Town Hall
Departs
7 min
Next Services
Platform
Departs
via Museum
21
14 min
via Museum
20
19 min
via Museum
21
22 min
21
29 min
10:23
Kiama
via Wolli Creek
Platform
11
4 carriages
Redfern
Wolli Creek
Hurstville
Sutherland
Helensburgh
Thirroul
N Wollongong
Departs
6 min
Limited Stops
Next Services
Platform
Departs
11
1 hr 6m
Southern Highlands Line
Please take
T8 South Line train
to Campbelltown.
Change at
Campbelltown for
Southern Highlands
Line trains.
Ce
C

6.0 The Site

Central Station platforms.

6.0 THE SITE

6.1 THE SITE

Located close to Central Station, Block B comprises land fronting Lee Street, Haymarket and is bounded by Henry Deane Plaza to the north, the railway corridor to the east, the Sydney Buses layover to the south and Lee Street and Railway Square to the west.

Together it constitutes an area of approximately 9,632m2 at ground level, with a dimension from north to south of approximately 103-143 metres and approximately 74-81 metres from east to west.

Henry Deane Plaza (located on the lower datum) is centrally located within the Western Gateway and primarily funnels pedestrians between Devonshire Street tunnel, accessed from the Site's eastern boundary, and Lee Street tunnel, Railway Square, and tertiary institutions to the west.

The upper level of Block B flanks Henry Deane Plaza to the north and south (part of Block C). The State heritage listed Adina Hotel (part of Block C) and Sydney Railway Square Youth Hostel (YHA) (Block A) are located north of Henry Deane Plaza.

The built environment south of Henry Deane Plaza is dominated by more contemporary office buildings of approximately 20 years age which are occupied by State and Commonwealth agencies including Transport for NSW, Department of Immigration and Border Protection, Department of Foreign Affairs and Trade and Corrective Services NSW.

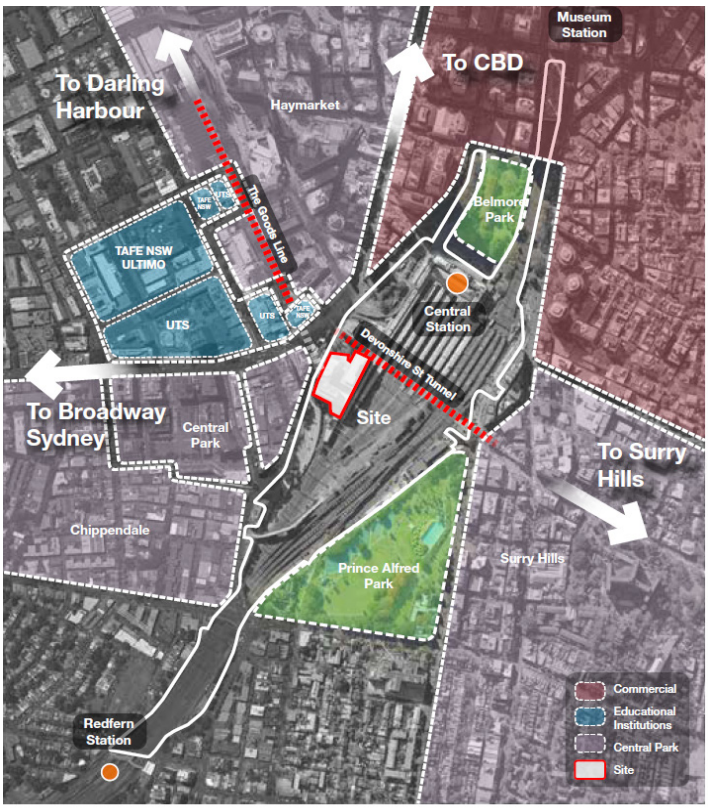


Figure 6.1: Site Context

7.0 The Proposal

Central Station Platform 3..

7.0 THE PROPOSAL

7.1 PROPOSAL SUMMARY

The Consortium intends to develop up to 155,000m2 of commercial and retail GFA within a podium, two towers, lower and upper ground plane over a three level basement. The Project comprises:

- Two commercial towers comprising 46,000m2 and 42,000m2 located above the podium with floorplates of approx. 1,850m2 and 2,000m2 GFA;
- 61,500m2 of commercial office space located within the podium which provide flexibility and campus style / large floorplates approx. 6,200m2 GFA,
- A retail offering of approx. 5,500m2 accessible from lower and upper ground levels, including food and beverage catering to station, visitors and Western Gateway commercial occupants providing an activated frontage and interface to Henry Deane Plaza. This includes an activated Lee Street frontage and lobby located at upper ground level, providing access to the commercial office podium levels and towers above.
- Three levels of basement car parking to accommodate:
    - 48 service vehicle and loading dock parking and distribution area within an Integrated Distribution Facility (IDF)
    - Service vehicle, loading dock and distribution area for all stakeholders within the Western Gateway;
    - Provision for emergency, maintenance and service vehicle parking and distribution area for future Central Over Station Development (OSD within the IDF);
    - 121 parking spaces for Block B occupants;
    - Provision for Block A and C vehicle access via the Block B;
    - Bicycle parking and end of trip facilities for staff;
    - Bicycle parking spaces for customers/visitors;
- Podium and tower rooftops designed for passive activation and gatherings for occupants of the Proposal to utilise and appreciate the views of the city and harbour;
- Redeveloped public space and stairs from Block B to future Central Precinct Over Station Development (OSD) providing an east-west pedestrian connection to and from the Western Gateway Sub-Precinct;
- Integration with a redeveloped Henry Deane Plaza to accommodate the increased pedestrian movement from existing and future pedestrian connections to various modes of transport;

To prepare Block B for future development, an increase in building height and floor space controls is sought. These proposed amendments to the Sydney LEP 2012 align with State, regional and local strategic planning objectives and initiatives.

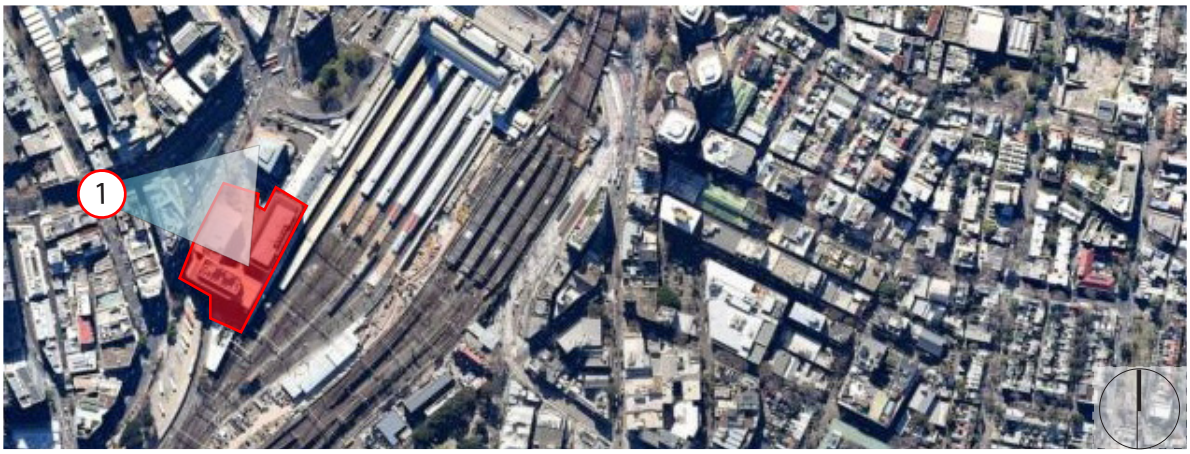
This report should be read in conjunction with the Planning Statement prepared by MG Planning, and the other appended technical reports.

visual impact analysis

Looking towards site from Chalmers Street.


UTS
UTS
Fines apply for vehicles that are not parked in designated areas

VIEWPOINT 1



Viewpoint Location & Proposal Site.

LOCATION	Corner of George & Harris Streets
DISTANCE	130m
RECEPTORS	Pedestrians and Road Users
NO. OF VIEWERS	High
EXISTING VIEW	The visual scene is comprised of a mixture of built form elements of varying architectural styles and heights. The history of Broadway is evident with the visibility of a range of architecturally significant buildings including the Adina Hotel.

EXPECTED VISUAL IMPACT

The Proposal will form a noticeable addition to the visual scene when looking east along George Street as a result of the contrast in height and mass between the Adina Hotel in the middle of the scene as well as the Mercure Hotel to a lesser extent on the right of the scene. Views of the clocktower will not be obscured as a result of the Proposal from this location. A large portion of Block B is obscured by existing buildings, particularly the lower levels.

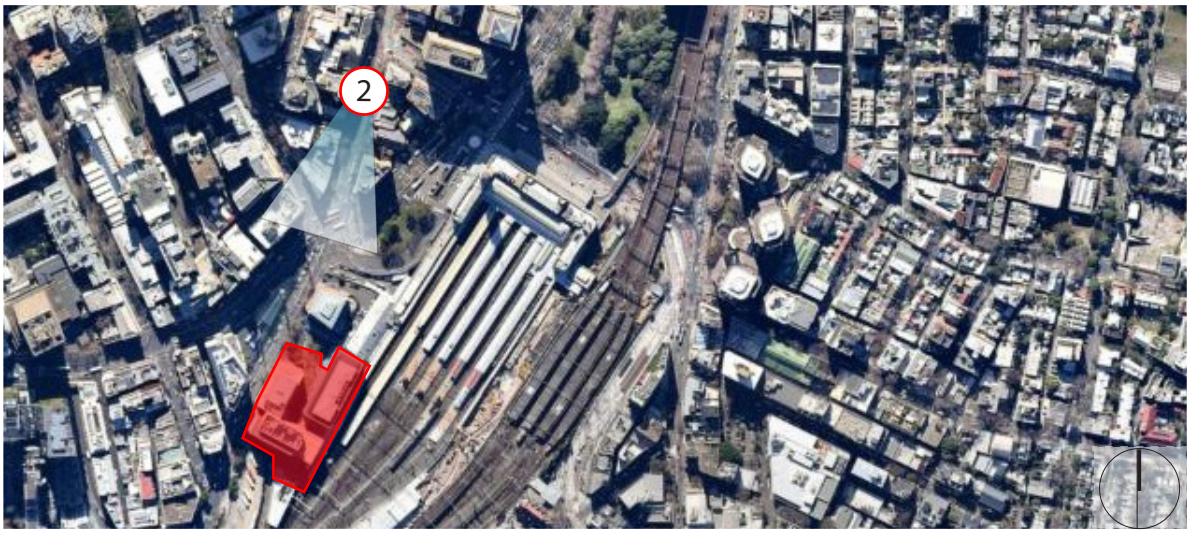
Although the Proposal will be a noticeable addition in height and mass, given the varying architectural styles combined with the urban nature of the location, the Proposal will result in a moderate change to the visual scene. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with future developments becoming part of the visual scene behind and to the right of the Proposal and therefore altering the current view.

Receptor Type	Public
Viewpoint Number	1
Sensitivity rating of receptor	MODERATE
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	LOW
Magnitude - Period of View	LOW
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 2



Viewpoint Location & Proposal Site.

LOCATION	George Street
DISTANCE	310m
RECEPTORS	Pedestrians and Road Users
NO. OF VIEWERS	High
EXISTING VIEW	A mixture of architectural styles and building materials flank either side of George Street. Small commercial stores are the predominate feature of the ground level, as well as intermittent street tree planting. In the distance can be seen the Adina Hotel as well as a small portion of an existing building on site in highly framed view along George Street.

EXPECTED VISUAL IMPACT

A large portion of the Proposal will be visible in a highly framed view which will increase the perceptible level of built form this viewpoint. Although the Proposal will be a significant built form addition to the current view, it will not be at odds with its surroundings as a result of the view being comprised of highly urbanised and built-form elements. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals to the right of the Proposal, altering the current visual scene.

Receptor Type	Public
Viewpoint Number	2
Sensitivity rating of receptor	MODERATE
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	MODERATE
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	HIGH/MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 3

Viewpoint Location & Proposal Site.

LOCATION	Pitt Street and Liverpool Street
DISTANCE	890m
RECEPTORS	Pedestrians
NO. OF VIEWERS	High
EXISTING VIEW	The view towards the direction of the site is highly framed by commercial buildings comprised of a mixture of architectural styles and heights. The view allows for only a very limited view of open sky and almost completely dominated by built form elements.

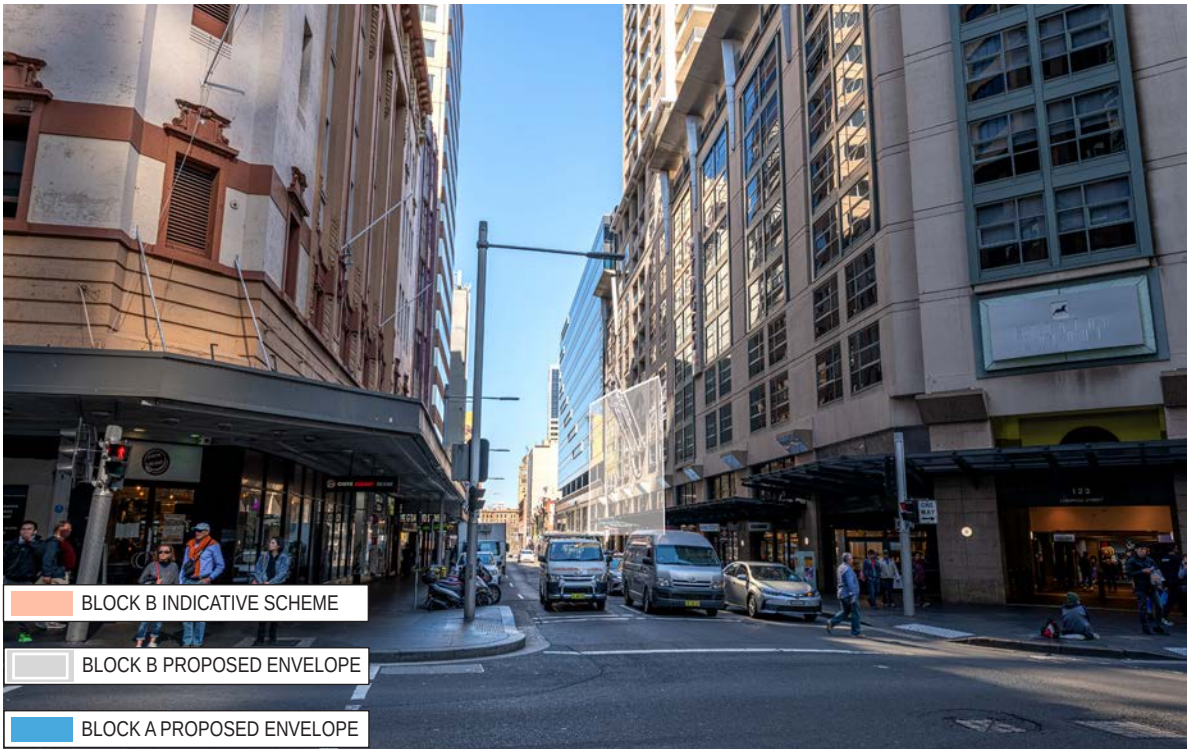
EXPECTED VISUAL IMPACT

As a result of the existing built-form the Proposal will not be visible from this location and will not alter the visual scene.

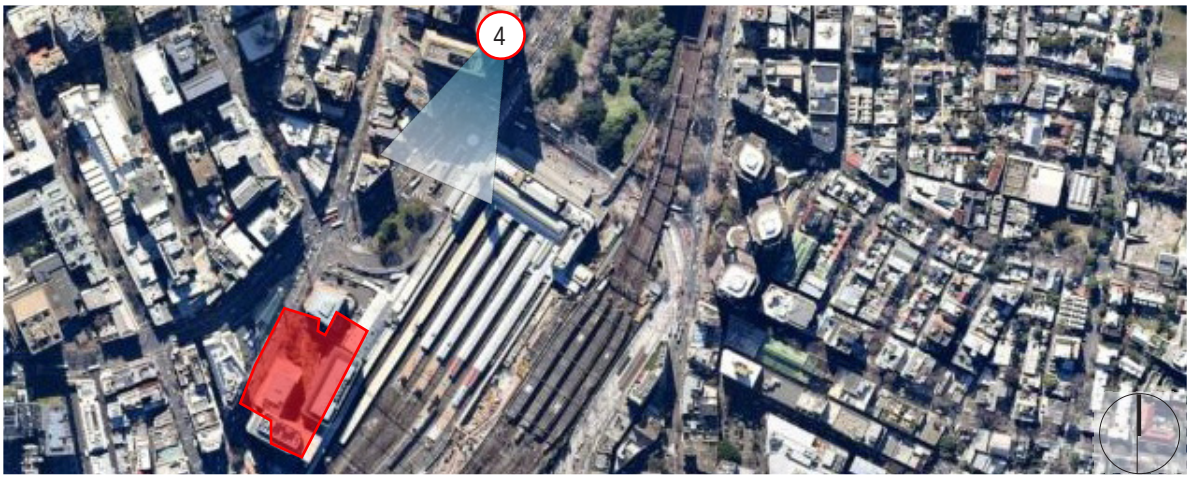
Receptor Type	Public
Viewpoint Number	3
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	NEGLIGIBLE
Magnitude - Period of View	NEGLIGIBLE
Magnitude Scale of change	NEGLIGIBLE
Overall Magnitude rating	NEGLIGIBLE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	NEGLIGIBLE

8.0 VISUAL IMPACT ANALYSIS

Existing View.



VIEWPOINT 4



Viewpoint Location & Proposal Site.

LOCATION	Corner of Pitt Street & Barlow Street
DISTANCE	370m
RECEPTORS	Pedestrians and Road Users
NO. OF VIEWERS	High
EXISTING VIEW	The Central Station Clocktower is the defining landmark from this location with other elements of the station comprising the majority of the rest of the view. To the right of the scene can be seen an existing commercial high rise building with the brick edge of the Sydney Central YHA building just visible beyond this.

EXPECTED VISUAL IMPACT

The upper levels of the Proposal will be clearly visible rising above Central Station, adding a strong vertical element to the scene. As a result the level of built form will be noticeably increased and will provide a contrast to the historic sandstone material of Central Station. The Proposal will add a distinctive contrast to the more traditional building materials and architecture which currently dominates the view. However, the surrounding area is defined by a mixture of building materials and architectural styles as a result of the high level of development and mixed-use in the area. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal to the left of Block A (behind the clocktower) and to the right of Block B significantly increasing the built-form in the view.

Receptor Type	Public
Viewpoint Number	4
Sensitivity rating of receptor	MODERATE
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	LOW
Magnitude Scale of change	HIGH
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 5

Viewpoint Location & Proposal Site.

LOCATION	Wentworth Avenue & Goulburn Ave
DISTANCE	875m
RECEPTORS	Road users, pedestrians
NO. OF VIEWERS	High
EXISTING VIEW	Looking south-west along Wentworth Avenue is a framed view towards Central Station as a result of tall buildings on either side of the avenue. At the end of Wentworth Avenue can be seen the railway viaduct with the Central Station clocktower beyond this.

EXPECTED VISUAL IMPACT

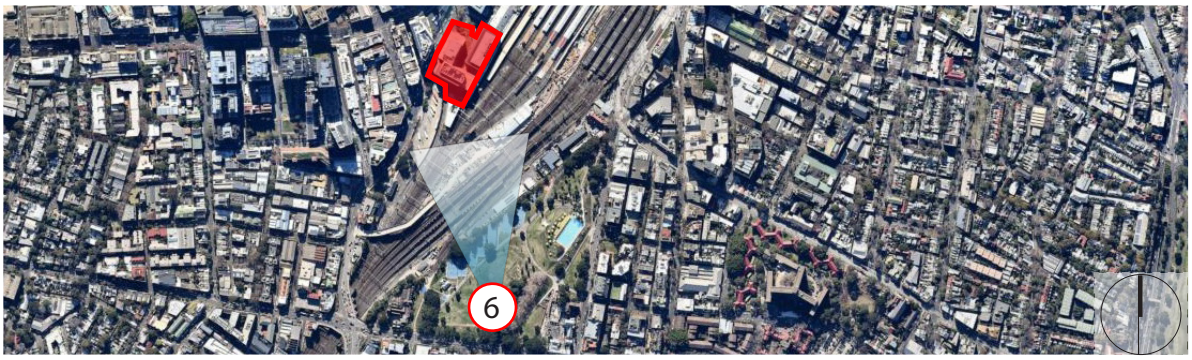
The upper levels of the Proposal will be visible to the left of the Central Station clocktower in the distance looking along Wentworth Avenue. The visibility of the Proposal will vary throughout the year to a certain degree as a result of leaf cover on the trees, with winter (as pictured) allowing for a greater view of the Proposal. Although the upper levels of the Proposal will be clearly visible from this location it will form a relatively minor built form element to the visual scene as a result of the high level of existing built-form framing the view along Wentworth Avenue and the general surrounding urbanisation of the location. The Proposal would not be at odds with it's surrounding. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal (mainly to the right of the Proposal and behind the clocktower) which will significantly increasing the built-form in the view.

Receptor Type	Public
Viewpoint Number	5
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	LOW
Magnitude - Period of View	LOW
Magnitude Scale of change	LOW
Overall Magnitude rating	LOW
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	LOW

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 6



Viewpoint Location & Proposal Site.

LOCATION	Prince Alfred Park
DISTANCE	405m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The fore and mid ground is comprised of Prince Alfred Park, with an expanse of open grass land being the most dominant feature. A mixture of mature vegetation lining the edge of the park moving from left to right can be seen. As a result of the mature vegetation on the edge of the park, a number of buildings in the CBD are either fully or partially obscured on there lower levels. Taller buildings are visible rising above the treeline in the centre of the visual scene, with distant buildings becoming more visible when moving to the right of the scene.

EXPECTED VISUAL IMPACT

The Proposal will be a significant new built-form to the visual scene, in height, mass and proximity to the park. A small number of existing buildings in the distance will be obscured as a result of the Proposal. The perception of open sky from this location will be diminished as a result of the increase in height to the site. Although a high level of built-form is visible from this location presently, the majority of this is at a distance, which diminishes the impact. The proximity of the Proposal to the park will heighten its visual impact making it the most prominent of built forms, however it will remain one element of a wider view of existing built forms currently comprising the scene. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals in front of and to the left of the Proposal and significantly increasing the built-form in the view, as well as obstructing the majority of the Proposal. The current visual scene would be significantly altered under current future proposals outside of the Block A & B proposals.

Receptor Type	Public
Viewpoint Number	6
Sensitivity rating of receptor	HIGH
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	MODERATE
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	HIGH

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 7

Viewpoint Location & Proposal Site.

LOCATION	Corner of Cleveland Street and Regent Street
DISTANCE	495m
RECEPTORS	Pedestrians and Road Users
NO. OF VIEWERS	High
EXISTING VIEW	To the left of the scene is a low level older style building which stands in contrast to a number of larger and more architecturally modern styles of buildings in the distance that make up the CBD skyline. A small level of vegetation can be seen on Regent Street receding into the distance towards the Proposal site.

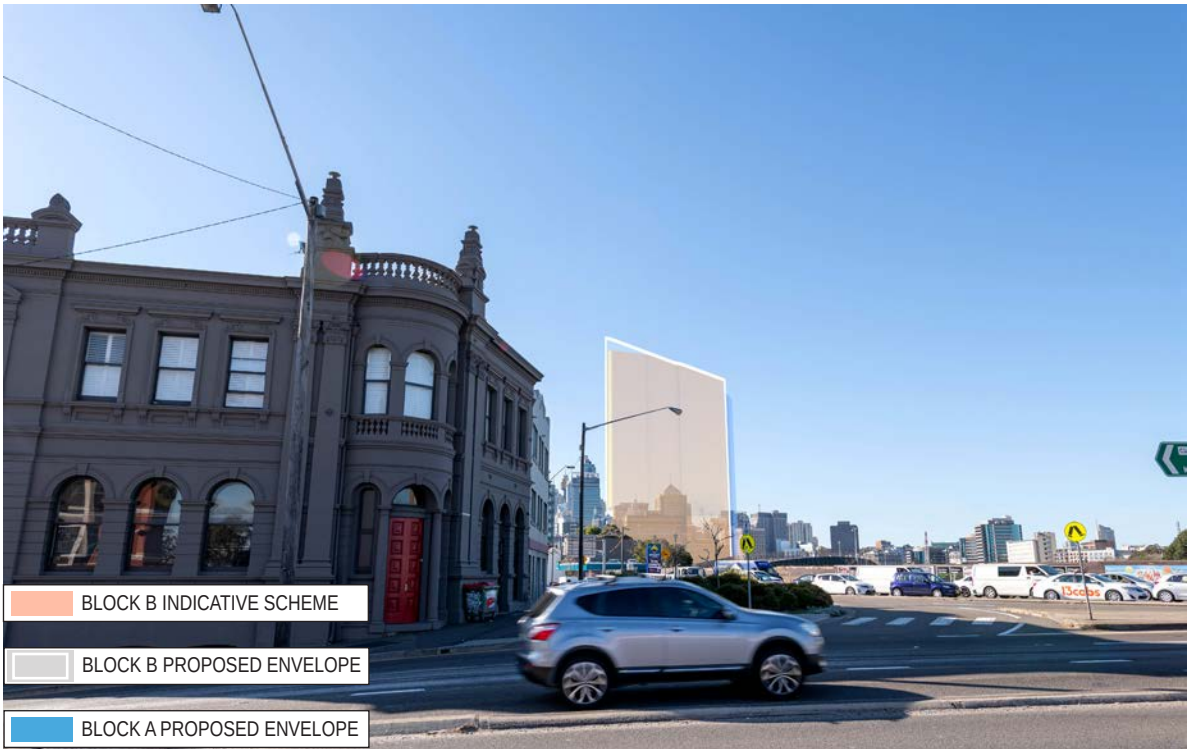
EXPECTED VISUAL IMPACT

The Proposal will be clearly visible in the distance and will result in views to a small number of buildings beyond it becoming obscured. Due to the height and mass of the Proposal combined with its proximity to the viewpoint location, it will be a noticeable new addition to the skyline. Although the Proposal will be an easily discernible new visual addition, it will not be at odds with the elements of the wider skyline from this location which is comprised almost completely of built-form elements and is a highly urban visual scene. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals in front of and to the right of the Proposal which will significantly increasing the built-form in the view as well as obscuring a significant amount of the Proposal, greatly altering the current visual scene.

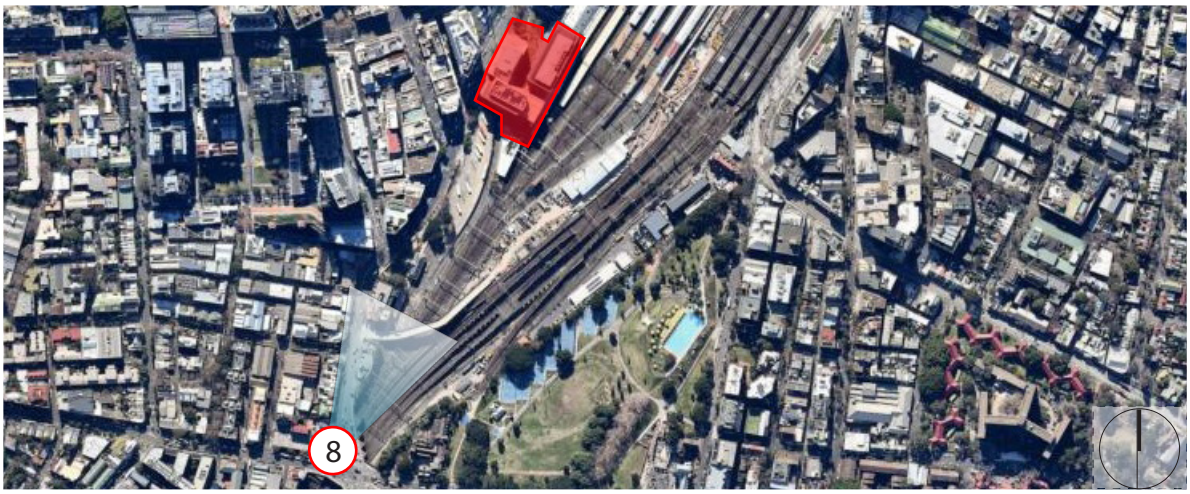
Receptor Type	Public
Viewpoint Number	7
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	LOW
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE/LOW

8.0 VISUAL IMPACT ANALYSIS

Existing View.



VIEWPOINT 8



Viewpoint Location & Proposal Site.

LOCATION	Cnr. of Regent and Cleveland Street
DISTANCE	464m
RECEPTORS	Pedestrians and Road Users
NO. OF VIEWERS	High
EXISTING VIEW	The upper levels of the existing building is visible above the wall running parallel over the existing train tracks. Behind the existing building can be seen the undulating skyline of the Sydney CBD, comprising of a number of buildings of varying height, size and architectural style. The foreground is comprised of a busy intersection which is used widely by both vehicles and pedestrians.

EXPECTED VISUAL IMPACT

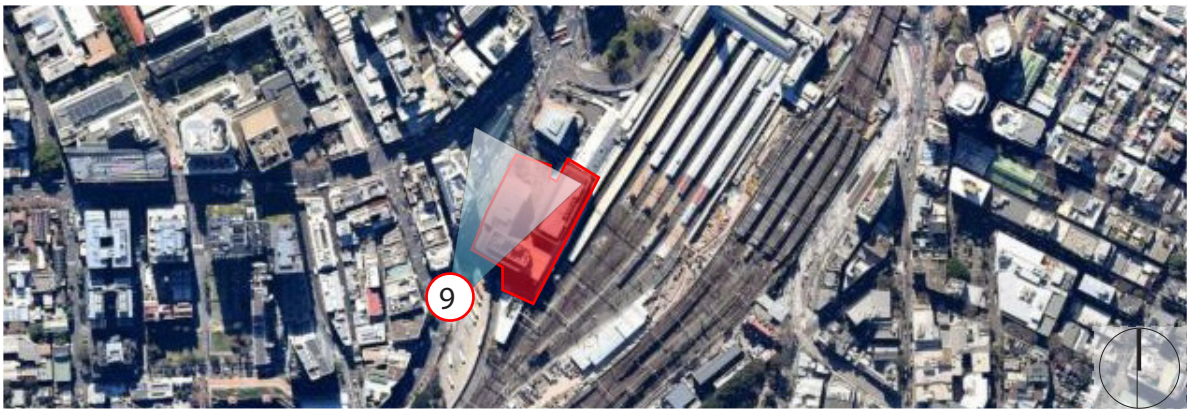
The lower levels of the Proposal will be obscured as a result of the wall in the mid-ground of the view. Above this the podium level and towers of the Proposal will be clearly visible. As a result of a significant increase in height and massing compared to the existing building, a small number of buildings behind the Proposal will be either fully or partially obscured. As a result of the height and massing of the Proposal, it will become a noticeable new feature of the skyline. However given the already high level of built-form in the visual scene the Proposal would not be at odds with unchanged elements of the view. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal and significantly increasing the built-form in the view as well as obscuring a significant amount of the Proposal, greatly altering the current visual scene and skyline.

Receptor Type	Public
Viewpoint Number	8
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	LOW
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE/LOW

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 9



Viewpoint Location & Proposal Site.

LOCATION	Lee Street (looking north)
DISTANCE	75m
RECEPTORS	Pedestrian and Road Users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The current visual scene is composed of the existing building on site that houses the Department of Foreign Affairs and Trade and Department of Immigration and Border Protection to the left of the scene. To the left of the scene can be seen the historically significant Inter War Gothic one storey former John Storey Memorial Dispensary and mezzanine with the more modern 28 Hotel Sydney rising behind this. Looking along Lee Street can be seen the Mercure Sydney to the left and the further high rise developments in the distance.

EXPECTED VISUAL IMPACT

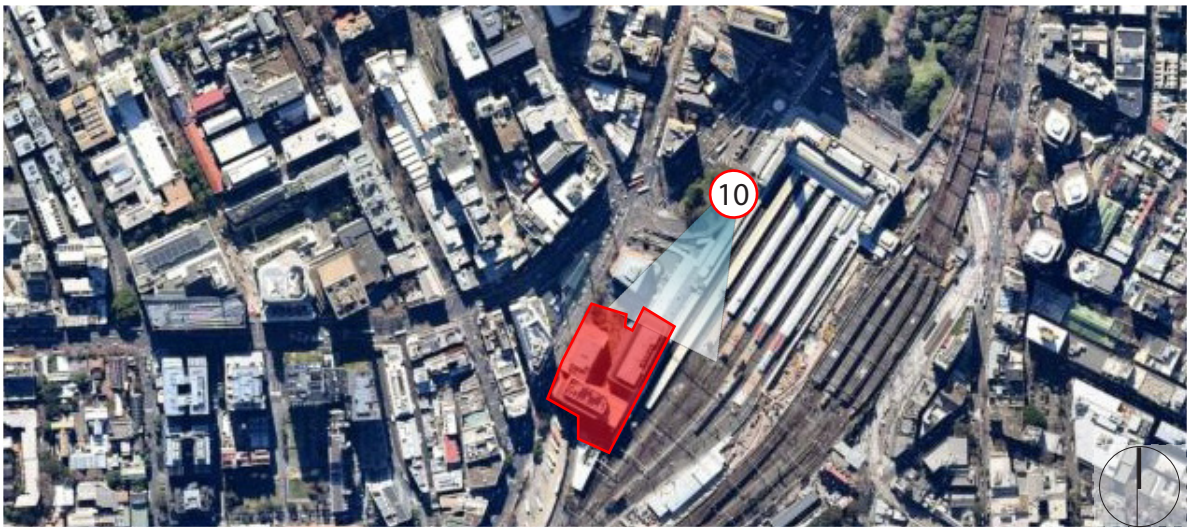
The Proposal will form a significant new built form element to the scene. The most visible element at eye level will be the podium level replacing the current building on site, with the proposed towers above this. As a result of the height of the Proposal compared to the height of the current buildings on site a significant level of view loss of open sky will result and the perception of built form this location will be significantly increased due to the proximity of visual receptor to the site. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal (particularly in front of Block B) and significantly increasing the built-form in the view. Given the position of the viewpoint in relation to proposed future developments, the visual scene is expected to be significantly altered in the future.

Receptor Type	Public
Viewpoint Number	9
Sensitivity rating of receptor	LOW
Magnitude - Distance	HIGH
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	LOW
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 10



Viewpoint Location & Proposal Site.

LOCATION	Central Grand Concourse Entrance
DISTANCE	166m
RECEPTORS	Pedestrians Entering the Grand Concourse
NO. OF VIEWERS	High
EXISTING VIEW	Upon entering or exiting the Grand Concourse, a clear view of the site can be seen when looking south-west. Views of the Adina Hotel are filtered as a result of vegetation in the small park outside the entrance to Central Station, however the presence of the hotel is still easily discernible. The Sydney Railway Square YHA can be seen to the left of the Adina, obscuring a small portion of the existing building.

EXPECTED VISUAL IMPACT

Existing buildings in the centre and left of the view, as well as open sky views above the existing buildings will be replaced by the Proposal, which will significantly increase the level of built-form in the visual scene. The view of the Proposal from this location will be framed on either side by the historical and more traditional style architecture of Central Station and the Adina Hotel. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal and significantly increasing the built-form in the view.

Receptor Type	Public
Viewpoint Number	10
Sensitivity rating of receptor	MODERATE
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	LOW
Magnitude Scale of change	HIGH
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 11

Viewpoint Location & Proposal Site.

LOCATION	George Street (outside the Marcus Clark Building)
DISTANCE	90m
RECEPTORS	Pedestrians and Road Users, People at Bus Terminal
NO. OF VIEWERS	High
EXISTING VIEW	The bus terminal located in Railway Square is clearly visible in the foreground. The terminal obstructs views of the majority of the lower half of the existing structures on site, with a clear view of the majority of the existing building visible above this, with only a small portion obscured by a group of mature trees located on Lee Street.

EXPECTED VISUAL IMPACT

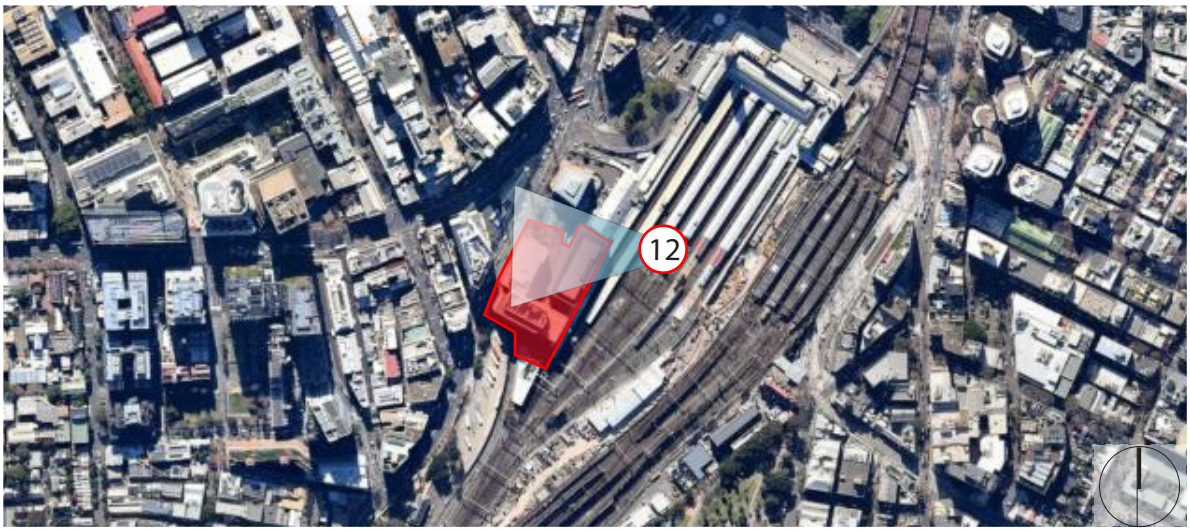
The podium will be clearly visible with both Tower 1 and Tower 2 occupying the entire view above the existing bus terminal shelter on George Street. Retail stores will be visible at ground level looking through the bus shelter but views will be highly filtered as a result of the large volume of both pedestrians and vehicles using George Street and Lee Street. The open sky view above the existing building will be replaced with views of Tower 1 and Tower 2, which will significantly increase the level of built form in the visual scene. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal. Given the proximity of the viewpoint to the Proposal it is anticipated that the Proposal will still comprise the majority of the view.

Receptor Type	Public
Viewpoint Number	11
Sensitivity rating of receptor	MODERATE
Magnitude - Distance	HIGH
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	MODERATE
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 12



Viewpoint Location & Proposal Site.

LOCATION	Platform 8 (Central Station)
DISTANCE	95m
RECEPTORS	Commuters on Platform
NO. OF VIEWERS	Moderate - Dependant on Time (peak / off-peak)
EXISTING VIEW	The fore and mid-ground of the view consist of rail related structures including rail line, trains, small brick buildings, lighting and overhead steel beams and cables. Beyond this in the distance can be seen the existing building on site which forms the most dominant feature of the existing view, largely obscuring views of any other buildings behind it.

EXPECTED VISUAL IMPACT

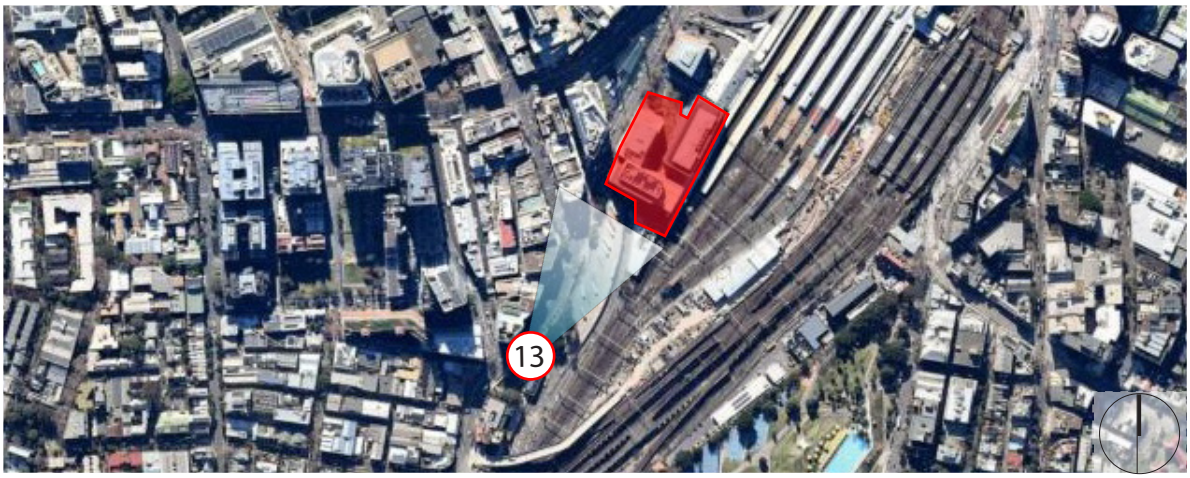
A clear view of the Proposal will be possible from this location (as well as from the other platforms above ground at Central Station) and will occupy the entire visual scene, replacing the current visible building on the boundary of Central Station. From this location a significant level of built form is already visible both on the site and in the surrounding area. From this location the most visible aspect of the Proposal will be the podium level at eye level, although there will be a significant increase in the level of built-form as a result of the increase in both height and mass of the proposed buildings. It is anticipated that the presence of the Proposal will become less discernible in the wider view in the future as a result of development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development. Given the proximity of the viewpoint to the Proposal however it will still occupy the majority of this viewpoint.

Receptor Type	Public
Viewpoint Number	12
Sensitivity rating of receptor	LOW
Magnitude - Distance	HIGH
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	MODERATE
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 13



Viewpoint Location & Proposal Site.

LOCATION	Mortuary Station (Regent Street)
DISTANCE	198m
RECEPTORS	Pedestrians, Road Users
NO. OF VIEWERS	Moderate
EXISTING VIEW	To the left of the view can be seen residential apartments and a group of mature trees on the footpath running along Regent Street. In the distance can be seen the existing building on site. A number of varied tree species can be seen running along the footpath of Regent street to the right of the view which provides highly filtered views of the right hand side of the existing building.

EXPECTED VISUAL IMPACT

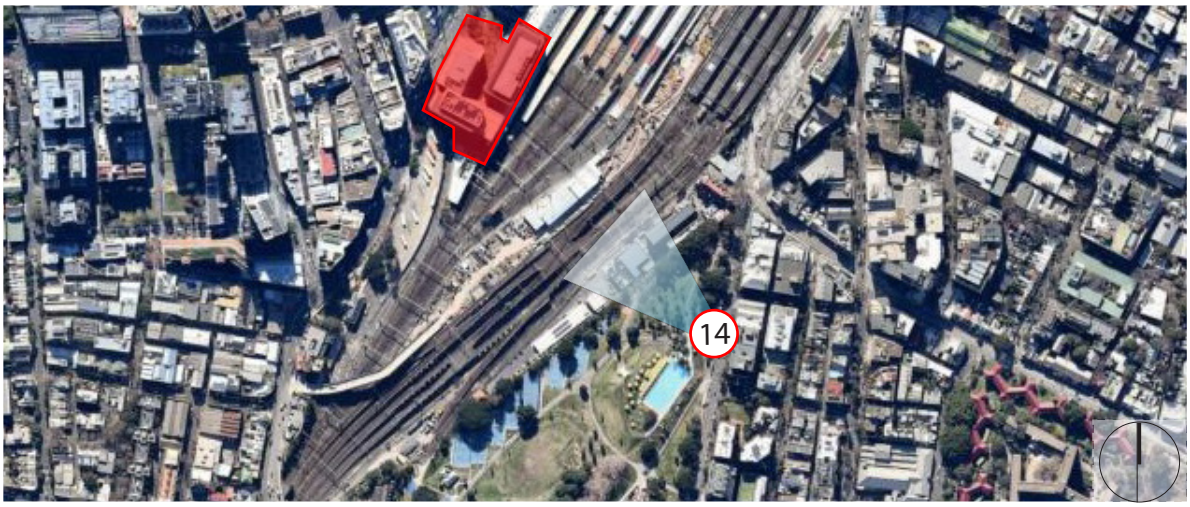
A clear view of the Proposal will be visible from this location replacing the building currently visible to the right of the scene. The open views of the sky above the existing building will be replaced as a result of the significant increase in height of the Proposal. The perception of built-form from this location will also be significantly increased as a result of the increase in scale of the Proposal compared to the existing building. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals in front of the Proposal and significantly increasing the built-form in the view.

Receptor Type	Public
Viewpoint Number	13
Sensitivity rating of receptor	LOW
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	LOW
Magnitude Scale of change	HIGH
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE/LOW

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 14



Viewpoint Location & Proposal Site.

LOCATION	Chalmers Street Entrance to Prince Alfred Park
DISTANCE	315m
RECEPTORS	Park Users, Pedestrians walking along Chalmers Street
NO. OF VIEWERS	High
EXISTING VIEW	The majority of the view is dominated by features of the park including a range of mature vegetation species in both the foreground through to the edge of the park in the distance. Seating, lighting and signage can also be seen throughout the park. Highly filtered views of the city beyond this can be seen, including the UTS building and One Central Park. A highly obstructed view of the existing building on site can be seen to the right of the view, however this forms an insignificant amount of the view.

EXPECTED VISUAL IMPACT

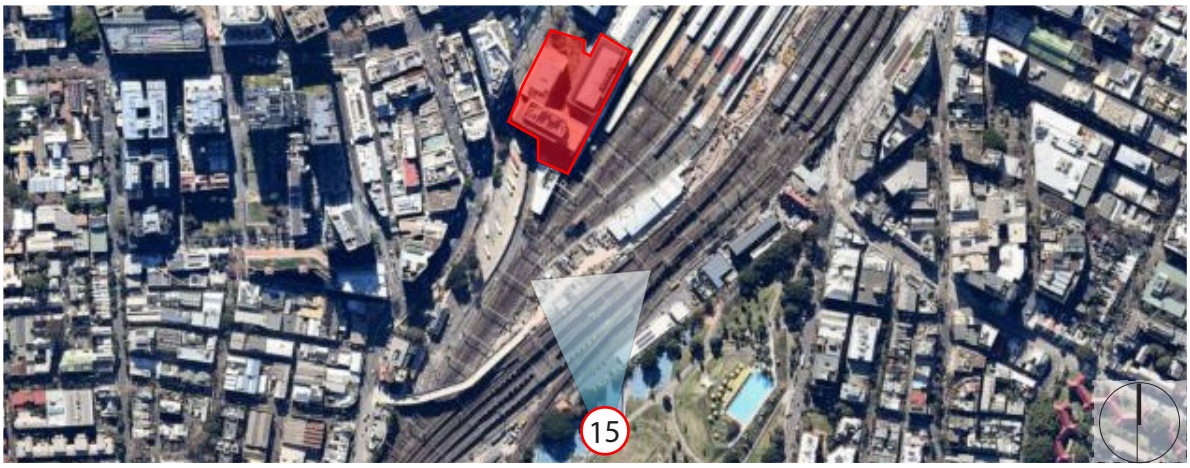
The majority of the site will remain highly obstructed from this location as a result of mature existing vegetation. However, given the increased height of the proposal the perception of built form through the vegetation will be noticeable, with the filtered views of open sky being replaced by built-form. It will not be possible to get a clear view of the Proposal until moving further into the park. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal (particularly to the east and south) and significantly increasing the built-form in the view.

Receptor Type	Public
Viewpoint Number	14
Sensitivity rating of receptor	HIGH
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	LOW
Magnitude - Period of View	LOW
Magnitude Scale of change	LOW
Overall Magnitude rating	LOW
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 15



Viewpoint Location & Proposal Site.

LOCATION	Prince Alfred Park Main Walkway (looking north)
DISTANCE	290m
RECEPTORS	Park Users
NO. OF VIEWERS	Moderate
EXISTING VIEW	The foreground of the view is dominated by vegetation within the park, consisting of a mature tree and low ground cover. A community tennis court occupies the mid-ground. In the distance a portion of the existing building on site is clearly visible, with a small number of taller buildings within the city visible behind it.

EXPECTED VISUAL IMPACT

The Proposal will add a significant level of built-form to the highly framed viewpoint, with the most visible element of the Proposal being the podium level replacing the current view of the existing building in the centre of the view. The Proposal will result in view loss to existing buildings beyond the site and open sky views. The full height of the Proposal will not be fully perceptible from this location as a result of mature vegetation adjacent to the path obstructing views of the upper level. When traversing the path mature vegetation along the edge of the park will alternately obstruct and then allow views of the lower section of the Proposal when there is a gap in the vegetation. As a result of the height of the Proposal the upper levels will be perceptible over the vegetation. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal (particularly to the east and south) and significantly increasing the built-form in the view, as well as obstructing a large proportion of the Proposal.

Receptor Type	Public
Viewpoint Number	15
Sensitivity rating of receptor	HIGH
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	LOW
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	HIGH/MODERATE

8.0 VISUAL IMPACT ANALYSIS

Existing View.

VIEWPOINT 16

Viewpoint Location & Proposal Site.

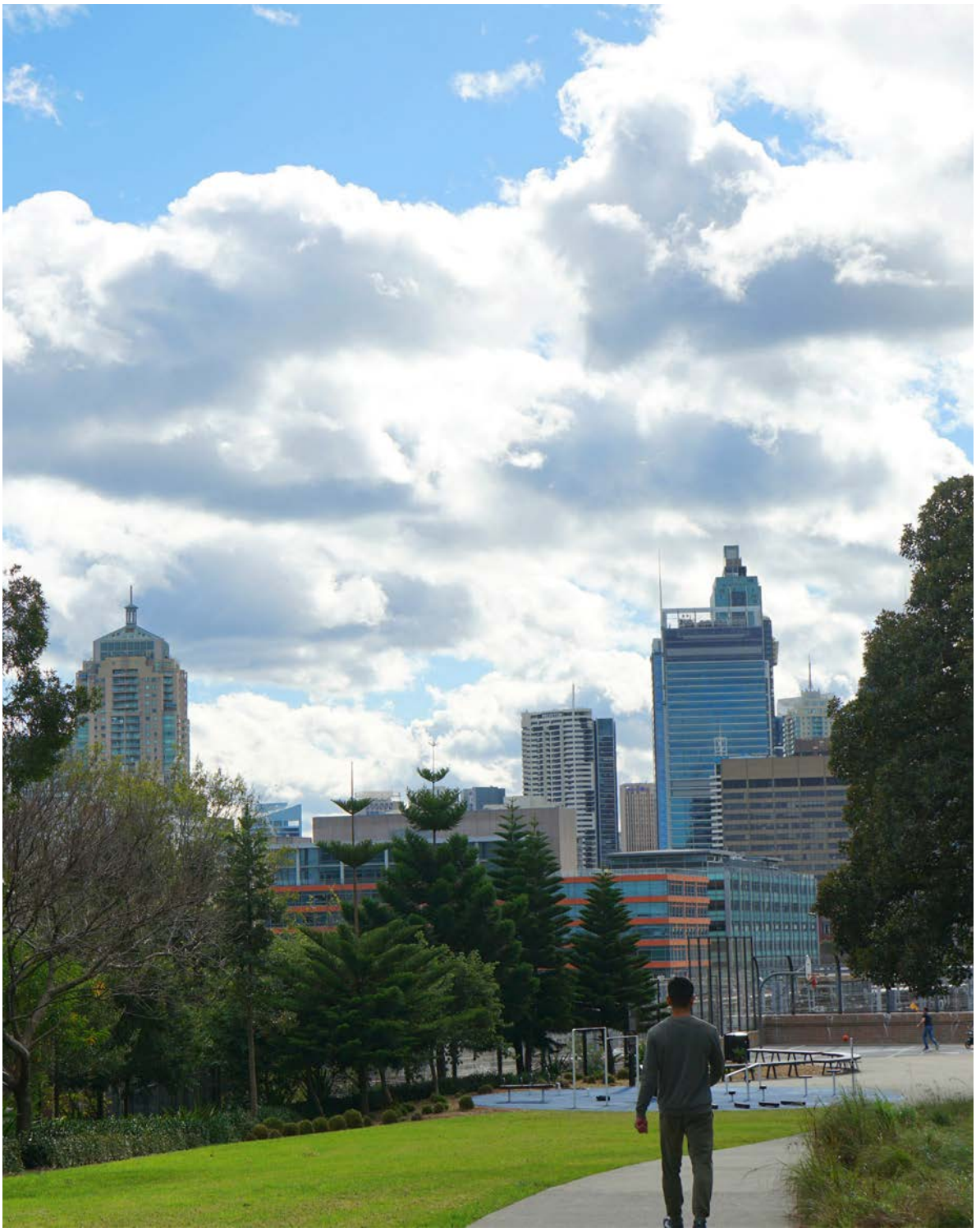
LOCATION	Cleveland Street Entrance to Prince Alfred Park
DISTANCE	435m
RECEPTORS	Park Users
NO. OF VIEWERS	Moderate
EXISTING VIEW	To both the left and the right of the view can be seen a range of mature tree species located within the park moving from the foreground to the edge of the park. An exercise area can be seen in the distance with a basketball training area beyond this. A small portion of the existing building on site can be seen in the centre of the view, however this forms an insignificant part of the view as a result of the large quantum of taller buildings beyond this .

EXPECTED VISUAL IMPACT

The Proposal will add a significant new built-form to the visual scene in terms of both massing and height. Distant views to a number of buildings in the CBD will be obstructed, as well as a perceptible reduction in open sky views. As a result of trees to either side of the path framing the view and drawing the visual receptors view along the path, the Proposal will form a central and significant new element when entering Prince Alfred Park from this location. It is anticipated that the presence of the Proposal will become less discernible in the future as a result of future development as outlined in Section 3.5 - Eastern City District Plan (Greater Sydney Commission) and Future Development, with views of potentially similar scaled proposals surrounding the Proposal and significantly increasing the built-form in the view. Future separate proposals would significantly reduce available views of the Proposal from this location and significantly alter the current visual scene.

Receptor Type	Public
Viewpoint Number	16
Sensitivity rating of receptor	HIGH
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	MODERATE
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings	HIGH

8.0 VISUAL IMPACT ANALYSIS



Existing View.

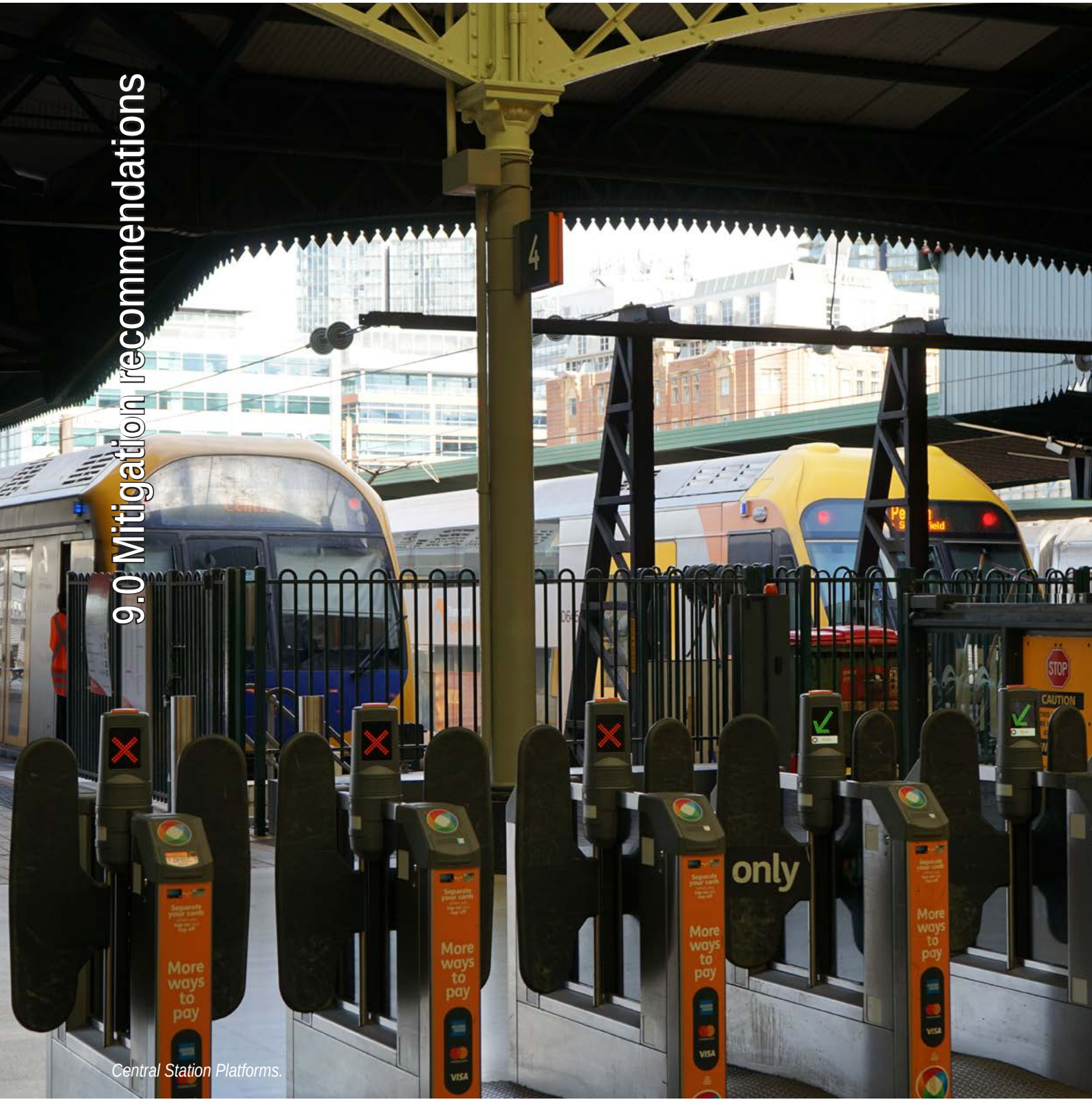
Looking towards site from Railway Square.

8.0 VISUAL IMPACT ANALYSIS

VIEWPOINT LOCATIONS	RECEPTOR SENSITIVITY	MAGNITUDE					IMPACT RATING
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	OVERALL MAGNITUDE RATING	
1. Corner of George & Harris Streets	M	M	L	L	M	M	MODERATE
2. George Street	M	M	H	M	H	M	HIGH/MODERATE
3. Pitt Street and Liverpool Street	L	M	N	N	N	N	NEGLIGIBLE
4. Corner of Pitt Street & Barlow Street	M	M	M	L	H	M	MODERATE
5. Wentworth Avenue & Goulburn Ave	L	M	L	L	L	L	LOW
6. Prince Alfred Park	H	M	H	M	H	H	HIGH
7. Corner of Cleveland Street and Regent Street	L	M	M	L	M	M	MODERATE/LOW
8. Corner of Cleveland Street and Regent Street	L	M	M	L	M	M	MODERATE/LOW
9. Lee Street (looking north)	L	H	H	L	H	H	MODERATE
10. Central Grand Concourse Entrance	M	M	H	L	H	M	MODERATE
11. George Street (outside the Marcus Clark Building)	M	H	H	M	M	M	MODERATE
12. Platform 8 (Central Station)	L	H	H	M	H	H	MODERATE
13. Mortuary Station (Regent Street)	L	M	H	L	H	M	MODERATE/LOW
14. Chalmers Street Entrance to Prince Alfred Park	H	M	L	L	L	L	MODERATE
15. Prince Alfred Park Main Walkway (looking north)	H	M	M	L	M	M	HIGH/MODERATE
16. Cleveland Street Entrance to Prince Alfred Park	H	M	H	M	H	H	HIGH

Summary of visual impacts of the Proposal across the study area.

9.0 Mitigation recommendations



Central Station Platforms.

9.0 MITIGATION RECOMMENDATIONS

9.1 APPROACHES TO MITIGATION

There are typically four broad approaches to mitigating the visual impacts of any change to a scene that entails built-form development. These are through:

- Avoidance – where the visual impact of the proposal is deemed of a scale that cannot be mitigated by any of the approaches outlined below, this approach implies relocating the proposal elsewhere on the site with lesser visual impacts or not proceeding with the proposal on the site at all
- Reduction – typically this approach seeks to mitigate impacts through the reduction of some part of the proposed structure or development (ie. reduced height or omission of parts of the built structure/s)
- Alleviation – this approach entails design refinements to the proposal to mitigate visual impacts. These refinements might typically include built form articulation, choice of material and colours and/or planting design
- Off-site Compensation – where none of the above approaches will provide adequate visual impact mitigation for off site visual receptors, this approach entails off site works on the land from which the viewpoint is experienced (eg screening close to the viewpoint).

Set out below are the relevant responses to these approaches with respect to the Proposal.

9.2 MITIGATION RESPONSES

Avoidance

The Central Precinct has been identified as a transformational project. One of the objectives of the Proposal is to be a catalyst for positive urban renewal of the Western Gateway to the Central Precinct, consistent with the NSW Government's strategic objectives.

The positioning of the Proposal adjacent to Central Station will play an important role in encouraging future potential development of neighbouring sites and will help facilitate above and below ground integration with future TfNSW initiatives as well as providing a modern working environment in support of the future Technology and Innovation Precinct.

As a result of these factors, 'Avoidance' in the form of locating the Proposal elsewhere is not considered an appropriate form of mitigation.

Reduction

Over the next ten years, forecasts by Colliers International indicate that the Sydney CBD would need to deliver up to 1.5 million m^2 (gross) of new office space to accommodate the latent demand driven by the growth of future white-collar employment. About half of this growth is expected to derive from high tech jobs in the knowledge-based industries. Nevertheless, the current supply pipeline, especially in the Southern Precinct of the Sydney CBD as it stands, would be inadequate to meet the projected future demand.

The current nature of the Southern Precinct of the Sydney CBD presents several key challenges. It is characterised by an acute lack of significant development sites and

Railway Square

9.0 MITIGATION RECOMMENDATIONS

fragmented ownership, hence preventing large scale development projects. As at July 2019, there was a total of 364,904 m^2 of office space, accounting for just 7.3% of the total CBD stock. The area also generates 55% less employment per m^2 of land compared to the rest of the Sydney CBD. Having regard to the significant existing and proposed transport investment and the Government's long term vision for the Central Precinct, this represents a significant underutilisation of the area.

Given the objective of the Proposal to be an anchoring project in order to support future development of the precinct, providing diversified floorspace options (such as the podium and tower configurations) will likely encourage a range of tenants to occupy the Proposal.

This, combined with a need for commercial space in the future would indicate that 'Reduction' is not the most appropriate form of mitigation, however it may form an element of future mitigation once detailed design is undertaken.

Alleviation

The most appropriate form of Alleviation would be in built-form articulation and materials selection during the detailed design phase. This would contribute towards the Proposal integrating as sympathetically as possible with the surrounding landscape, and potentially contribute to the surrounding built environment through well considered design.

A building reflectivity assessment as well as a specialist lighting assessment should also be undertaken during detailed design to ensure that these elements are minimised as much as possible for the surrounding sensitive receptors.

Off-site compensation

Given the size of the Proposal the ability to provide off-site compensation through the use of strategic planting is limited and would generally only be effective at a significant distance, at which stage the Proposal as a whole would most likely be seen as a single component of the larger built-form skyline of the CBD.

Potential options exist for the use of strategic planting along the western boundary of Prince Alfred Park to help minimise views of the Proposal where gaps in mature vegetation currently allow greater views of the site.

10.0 Conclusion

Former John Storey Memorial Dispensary.

10.0 CONCLUSION

10.1 FINDINGS

A comprehensive visual impact assessment of the Proposal on the surrounding area has been conducted.

The study has identified and evaluated the existing visual environment (while acknowledging that the current visual scenes are anticipated to change significantly in the future) and key views before progressing to an assessment of quantitative and qualitative criteria using best practice methodology. A number of mitigation measures have also been proposed to reduce visual impacts of the Proposal to the surrounding area.

10.1.1 SUMMARY OF FINDINGS

Overall, the following conclusions can be drawn on the Proposal's impacts to visual amenity within the study area:

- the most significant public space that will be impacted is Prince Alfred Park which will afford clear views of the Proposal as a result of its elevation and wide areas of open grassland providing many unobstructed views of the Proposal;
- the majority of the visual impacts fall within the negligible to moderate scale, with three viewpoints registering a moderate/high to high rating, primarily as a result of viewer sensitivity due to location (the significant public space of Prince Alfred Park);
- given the height and mass of the Proposal it is visible from a range of varied locations and is not restricted to close proximity views alone;
- although proximity will logically increase the visual accessibility of the Proposal, given its location in a highly urbanised area the viewer sensitivity is generally on the low to moderate end of the scale as a result;
- long distance views of the Proposal are often obscured or highly obstructed as a result of surrounding high-rise developments in the CBD or smaller scale buildings moving further outwards, with exceptions to areas such as Cleveland Street which allows relatively unobstructed views as a result of rail lines leading to Central Station and therefore providing a clear sight line;
- where long distance views of the Proposal are possible, the Proposal generally forms a component of a wider urban skyline comprised of varying architectural styles and scales and does not appear at odds with the wider skyline.

10.2 CONCLUSIONS

This LCVIA employs a rigorous, best practice methodology to identify levels of visual impacts and potential mitigation measures, based on a professional evaluation.

Whilst it is acknowledged that the perceived visual impact of the Proposal will vary from viewer to viewer, the methodology used to evaluate visual impact in this instance is informed by internationally accredited approaches and the author's 20 years of experience in the field of visual impact.

This methodology takes into consideration the local context and references both international standards and local legislations, policy and Land and Environment Court principles.

Looking towards site from Central Station forecourt.

10.0 CONCLUSION

Of the 16 viewpoints selected and analysed the findings are as follows:

- One viewpoint with a negligible rating
- One viewpoint with a low rating
- Three viewpoints with a moderate/low viewpoint rating
- Seven viewpoints with a moderate rating
- Two viewpoints with a high/moderate rating
- Two viewpoints with a high rating.

Although the Proposal will introduce a significant new level of built-form and development to the site, much of this will be obscured as a result of existing buildings, with the upper levels of the Proposal forming the most noticeable element to the surrounding area.

While assessments and ratings have been made against the current visual scene, it is acknowledged that the area surrounding the Proposal is anticipated to undergo significant development in the future which will correspondingly have an impact on each of the viewpoints visual composition. As a result of significant proposed future development around the Proposal the current visual impacts and ratings are anticipated to be significantly reduced.

On balance it is the professional opinion of the authors of this assessment that (on the basis that the proposed mitigation measures are implemented through the detailed design stage) the visual impacts combined with the overall visual catchment of the Proposal are such that they would not constitute reasons to hinder approval on visual impact grounds.

11.0 Appendix

Looking towards site from George Street.

Visual Impact Study

Western Gateway Sub-pricinct Proposal: Block B, Haymarket NSW

BACKGROUND

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

Virtual Ideas is a highly experienced 3D visualisation company which commonly prepares material for court use, and is familiar with the court requirements to provide 3D visualisation media that will communicate the design and visual impact. Our methodologies and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

OVERVIEW

The general process in creating accurate photomontage renderings involves the creation of an accurate, real world scale digital 3D model. We then take site photographs and place cameras in the 3D model that match the real world position that the photographs were taken on site.

By matching the real world camera lens properties to the camera properties in our software, and rotating the camera so that surveyed points in 3D space align with the corresponding points on the photograph, we can create a rendering that is correct in terms of position, scale, rotation, and perspective. The rendering can then be superimposed into the real photo to generate an image that represents accurate form and visual impact.

DESCRIPTION OF COLLECTED DATA

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

1) Architectural design of proposed building envelope & reference design
   - Supplied by: Frasers Property
   - Format: FBX model

2) Architectural design of proposed Block A building on the YHA site
   - Supplied by: Frasers Property
   - Format: FBX model

3) City of Sydney surveyed model
   - Created by: AAM
   - Format: 3ds model

4) Surveyed data
   - Created by: CMS
   - Format: DWG file

5) Site photography
   - Created by: Virtual Ideas
   - Format: NEF

METHODOLOGY

Site Photography

Site photography was taken with a Nikon D850 digital camera. The position of the photographs were surveyed and then added into the existing site survey.

The lens size selected for each shot was 24mm and in additon crop markes have been added to the photographs to illustrate the extents of a longer 50mm lens sizes.

In most cases, we consider that a 17-24mm lens is a fair representation of the focal length of the human eye. For a more detailed explaination please see appendix A.

3D model

Using the imported surveyed data into our 3D software (3DS Max), we then imported the supplied 3D model of the proposed building.

Alignment

The position of the real world photograph was located in the 3D scene. A camera was then created in the 3D model to match the location and height of where the photograph was taken from, and aligned in rotation so that the points of the 3D model aligned with their corresponding objects that are visible in the photograph.

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

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

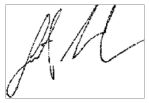
View protection plane of Central Station Clock Tower

For position 1, we included the view protection plane of Central Station Clock Tower. This triangular view protection plane was set out in a document titled CENTRAL RAILWAY CLOCK TOWER - CENTRAL SYDNEY PLANNING STRATEGY. Following the three nominated co-ordinates (as per the table below) we created a 3D model which represents the protected plane.

The co-ordinates follows MGA 56 reference system with the unit in metres.

Point	X	Y	Z(RL)
View Point	333731.1	6249246.8	17.5
Left edge of view	334066.7	6243477.8	38.1
Right edge of view	334105.7	6249407.2	38.1

Yours sincerely
Grant Kolln



CV OF GRANT KOLLN, DIRECTOR OF VIRTUAL IDEAS

Personal Details

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

Relevant Experience

2003 - Current	Director of 3D visualisation studio Virtual Ideas. During this time I have worked on many visual impact studies for legal proceedings in various different types of industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has enables us to create highly accurate methodologies for the creation of our visual impact media and report creation.
1999 - 2001	Project manager for global SAP infrastructure implementation - Ericsson, Sweden
1999 - 1999	IT consultant - Sci-Fi Channel, London
1994 - 1999	Architectural Technician, Thomson Adsett Architect, Brisbane QLD.

Relevant Education / Qualifications

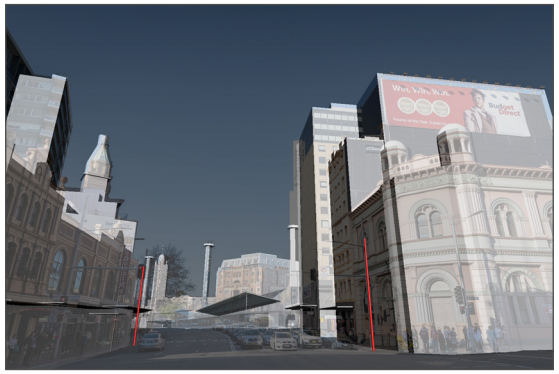
1997	Advanced Diploma in Architectural Technology. Southbank TAFE, Brisbane, QLD

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope + View protection plane of Central Station clock tower

Orignial photograph with surveyed lines and City of Sydney model



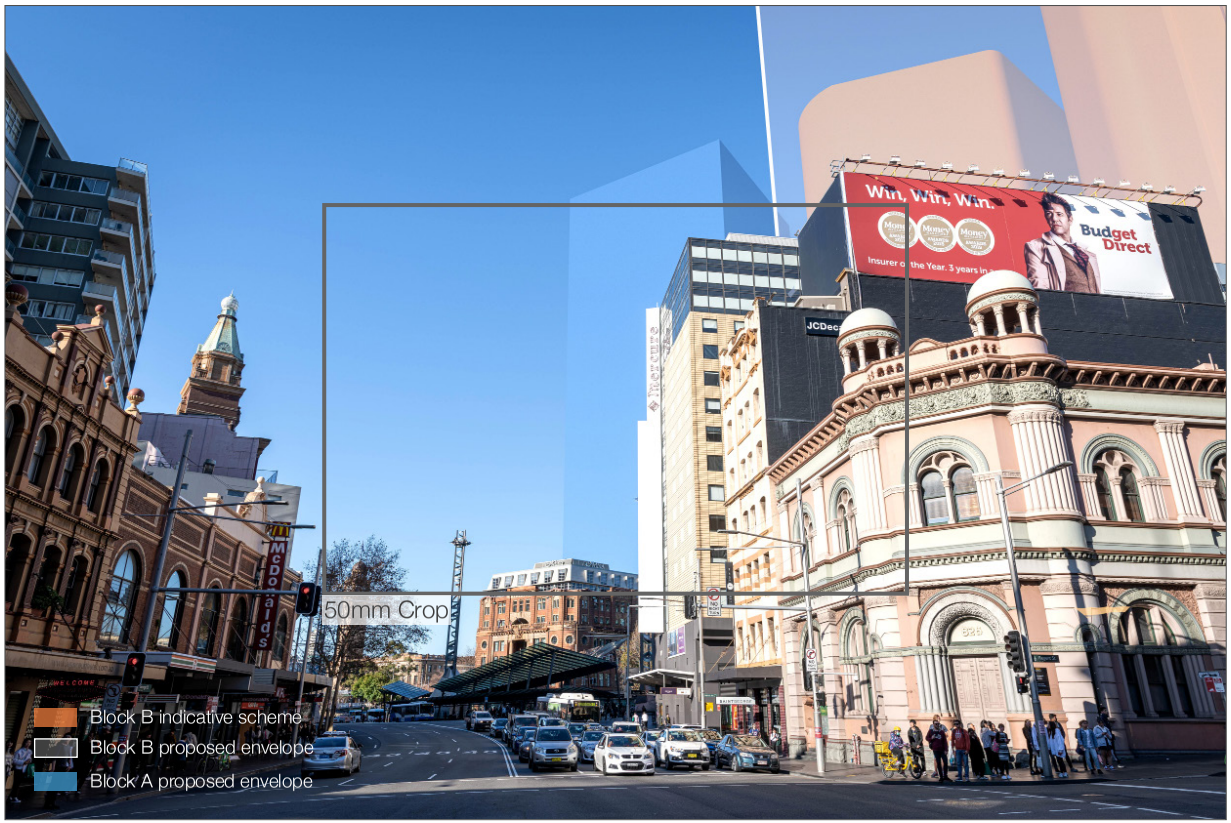
Position 01 Landscape, Broadway & Harris Street
Original Photograph

VIRTUAL IDEAS

Position 01 Landscape, Broadway & Harris Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

VIRTUAL IDEAS



Position 01 Landscape, Broadway & Harris Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope + View protection plane of Central Station clock tower

VIRTUAL IDEAS

Position 01 Landscape, Broadway & Harris Street
Orignial photograph with surveyed lines and City of Sydney model

Position 01 Portrait, Broadway & Harris Street
Overview

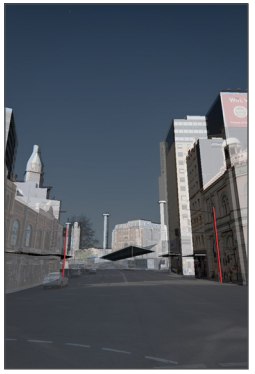
VIRTUAL IDEAS

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope + View protection plane of Central Station clock tower

Orignial photograph with surveyed lines and City of Sydney model




50mm Crop

Position 01 Portrait, Broadway & Harris Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

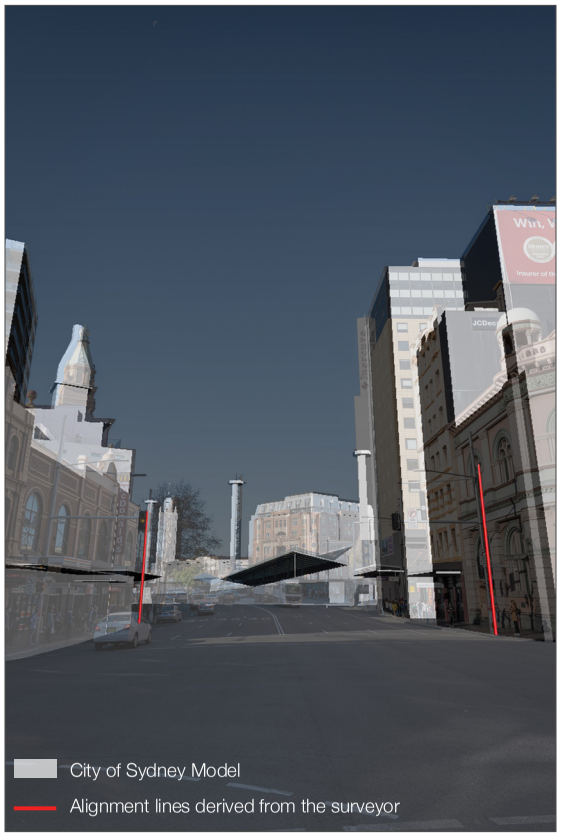
VIRTUAL IDEAS

Position 01 Portrait, Broadway & Harris Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope + View protection plane of Central Station clock tower

Position 01 Portrait, Broadway & Harris Street
Orignial photograph with surveyed lines and City of Sydney model

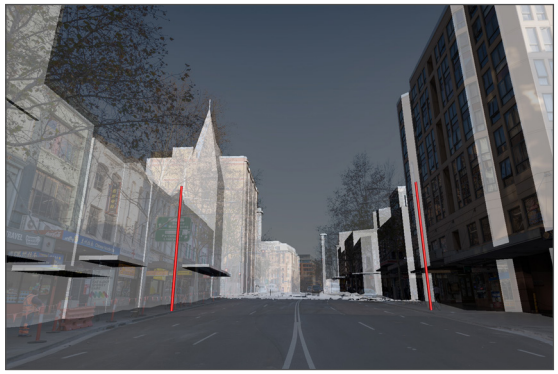
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model

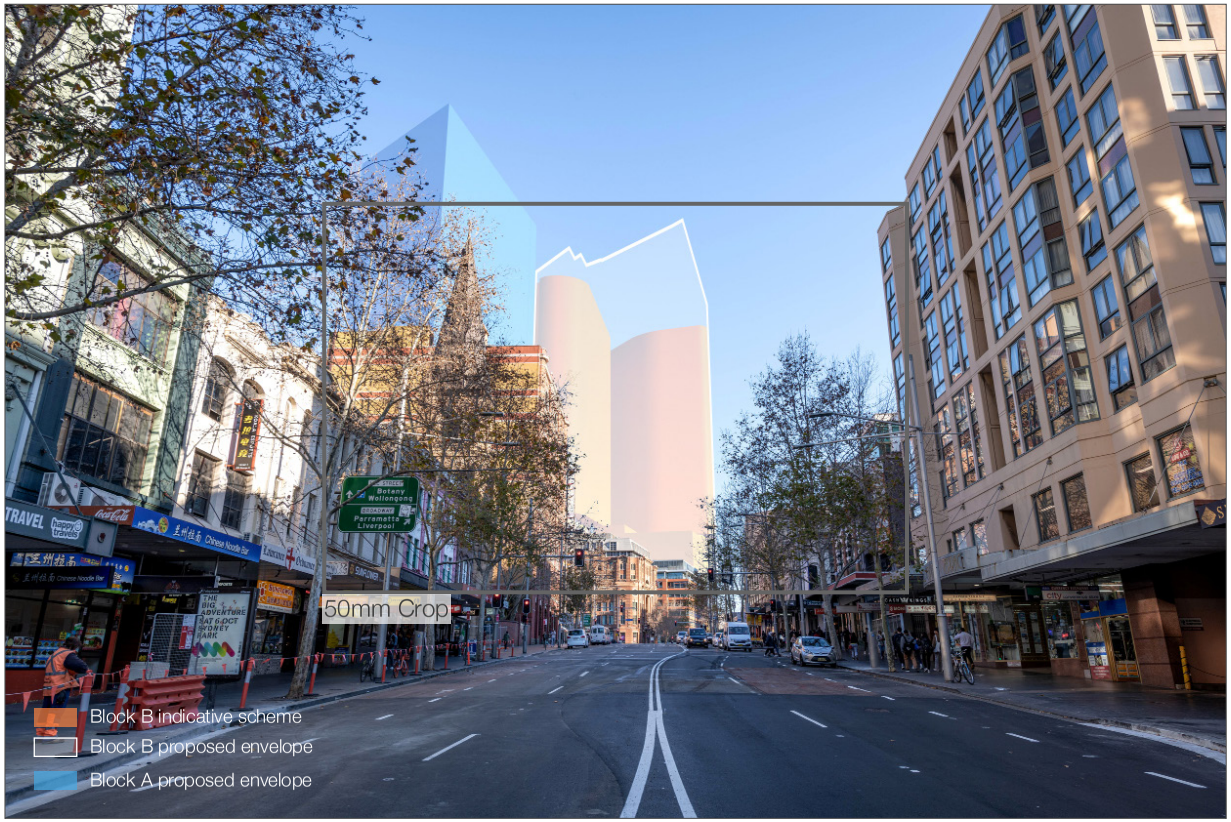


Position 02 Landscape, George Street South
Original Photograph

VIRTUAL IDEAS

Position 02 Landscape, George Street South

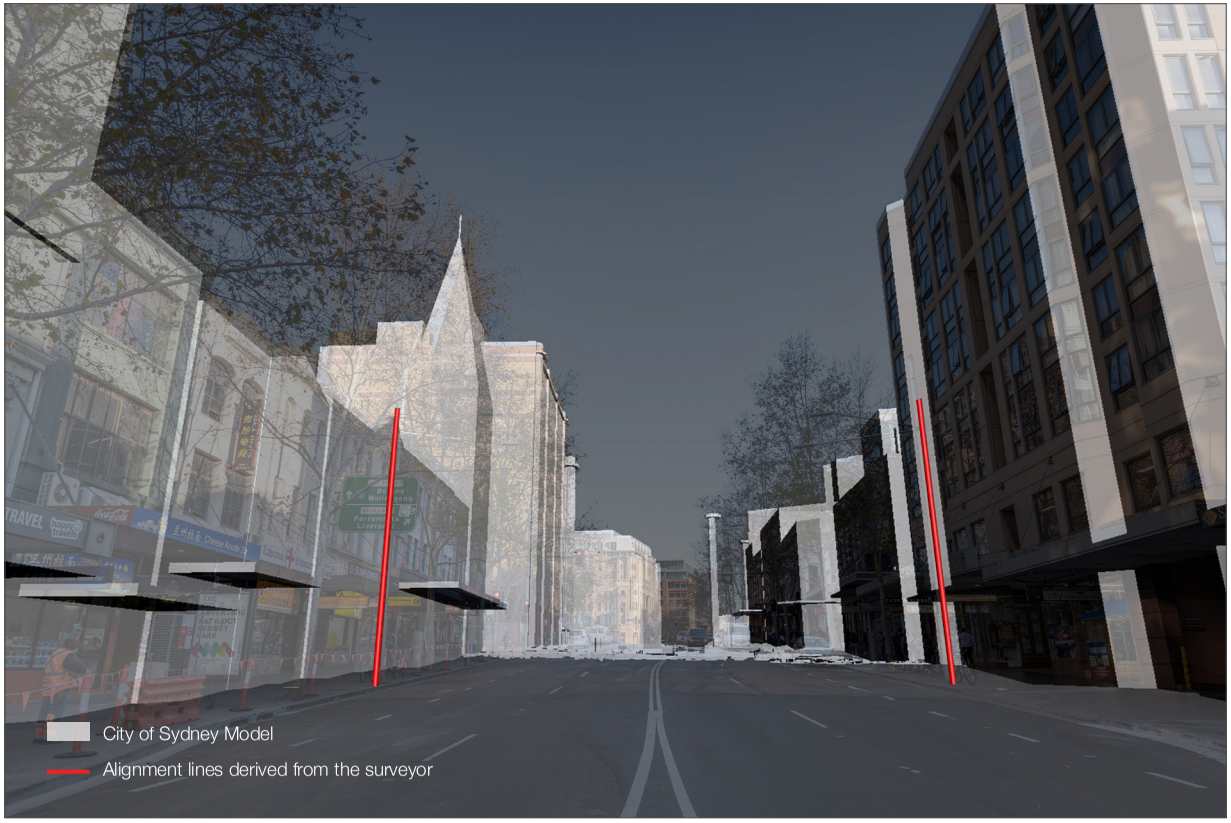
Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope



Position 02 Landscape, George Street South

Orignial photograph with surveyed lines and City of Sydney model

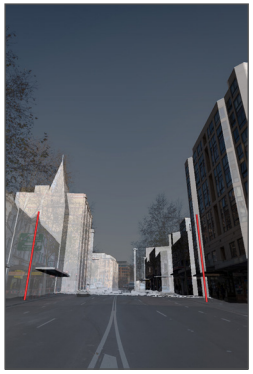
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope &
indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 02 Portrait, George Street South
Original Photograph

VIRTUAL IDEAS

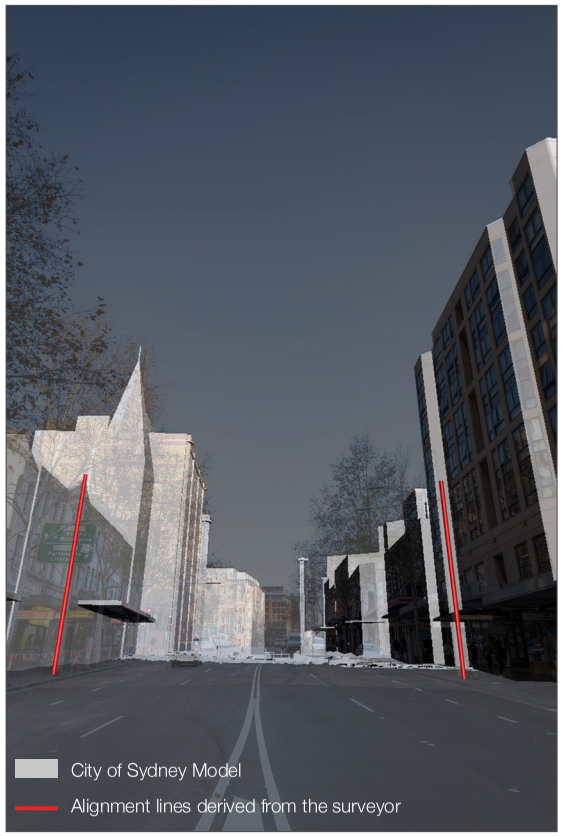
Position 02 Portrait, George Street South

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Position 02 Portrait, George Street South

Orignial photograph with surveyed lines and City of Sydney model

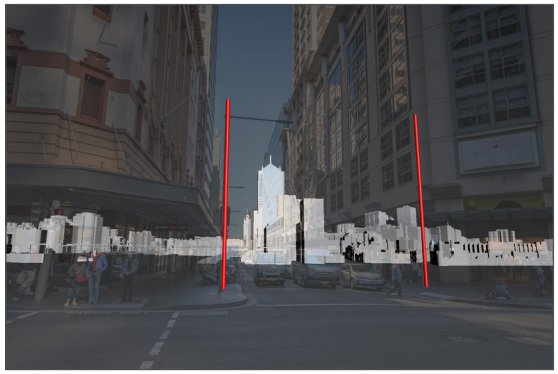
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 03 Landscape, Pitt Street & Liverpool Street
Original Photograph

VIRTUAL IDEAS

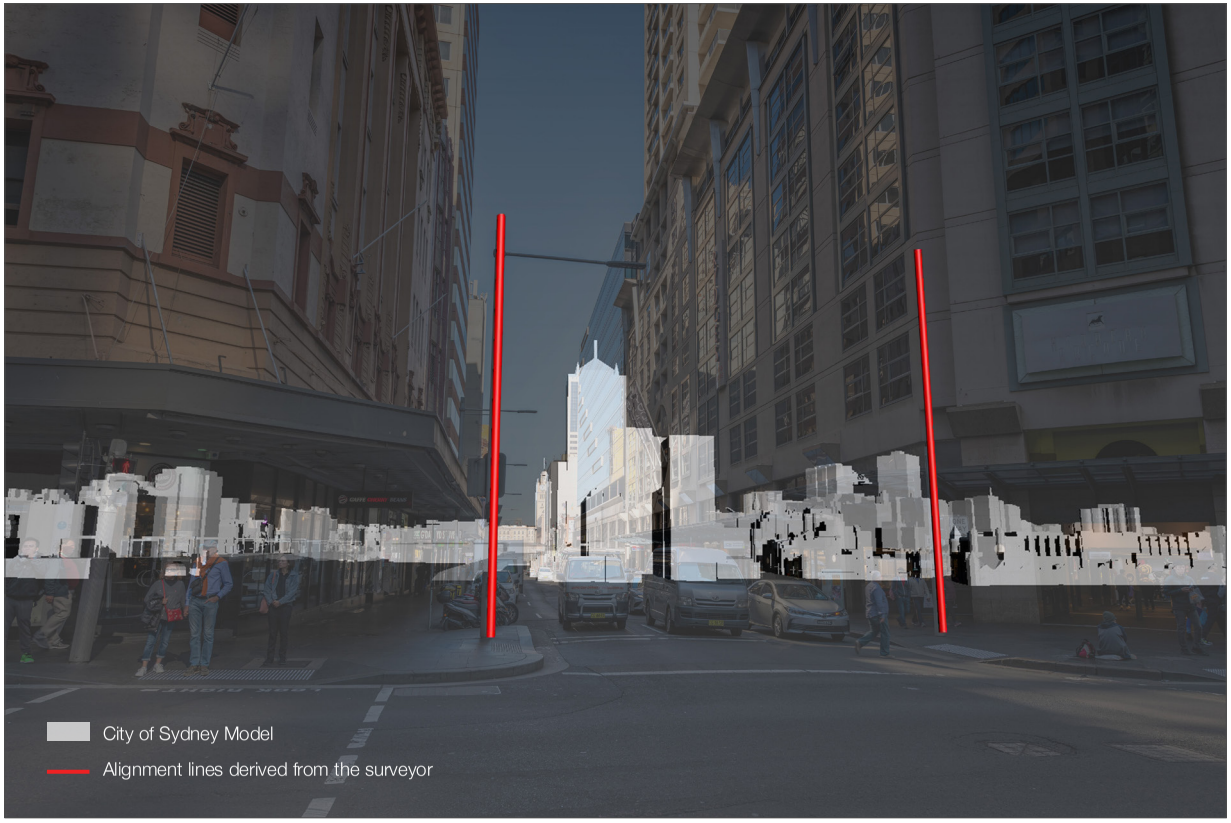
Position 03 Landscape, Pitt Street & Liverpool Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

VIRTUAL IDEAS

Position 03 Landscape, Pitt Street & Liverpool Street
Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope &
indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model

Position 03 Portrait, Pitt Street & Liverpool Street
Original Photograph

VIRTUAL IDEAS

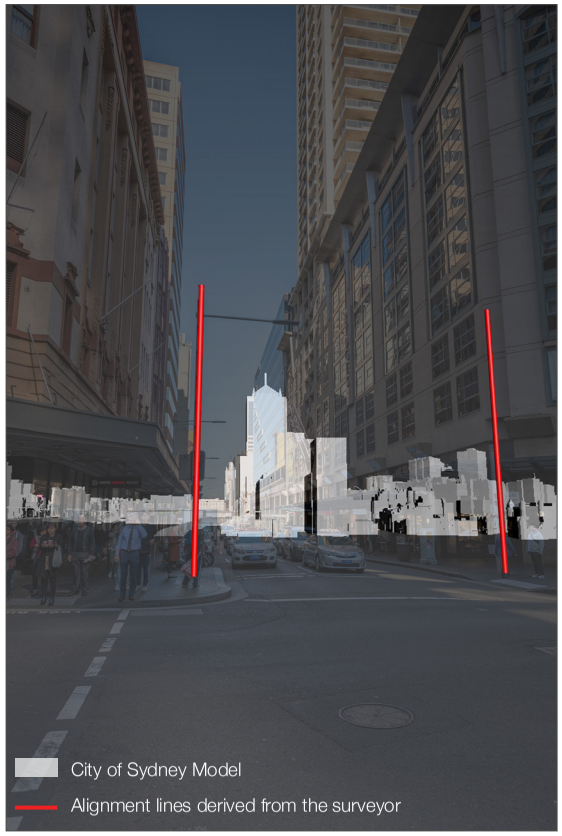
Position 03 Portrait, Pitt Street & Liverpool Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

VIRTUAL IDEAS

Position 03 Portrait, Pitt Street & Liverpool Street
Orignial photograph with surveyed lines and City of Sydney model

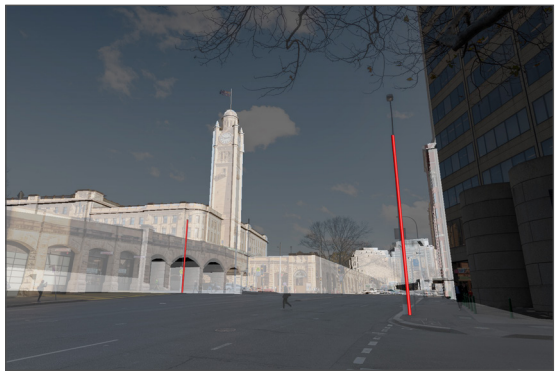
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 04 Landscape, Pitt Street & Barlow Street
Original Photograph

VIRTUAL IDEAS

Position 04 Landscape, Pitt Street & Barlow Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

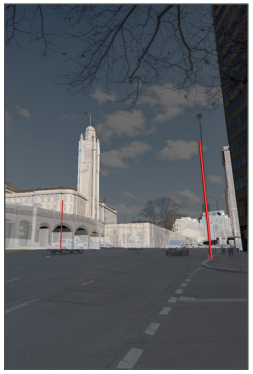
Position 04 Landscape, Pitt Street & Barlow Street
Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 04 Portrait, Pitt Street & Barlow Street
Original Photograph

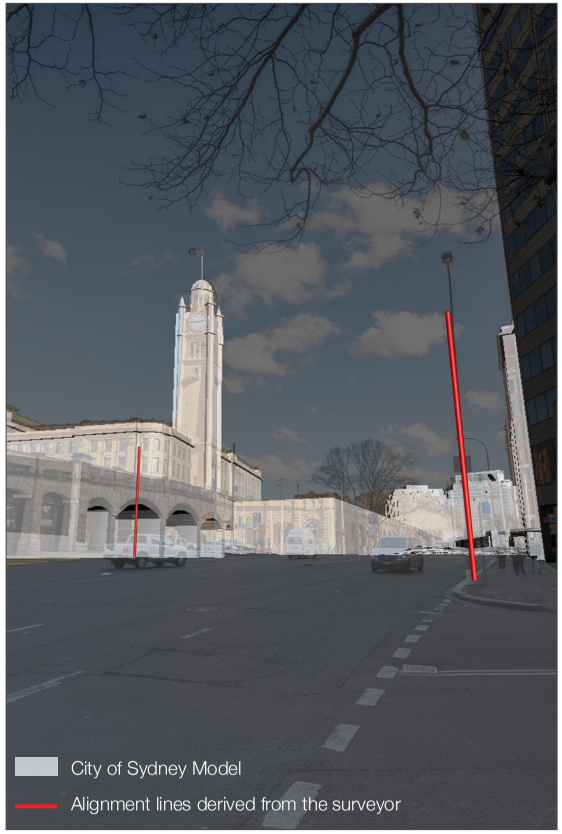
VIRTUAL IDEAS


50mm Crop
Block B indicative scheme
Block B proposed envelope
Block A proposed envelope

Position 04 Portrait, Pitt Street & Barlow Street

Orignial photograph with surveyed lines and City of Sydney model

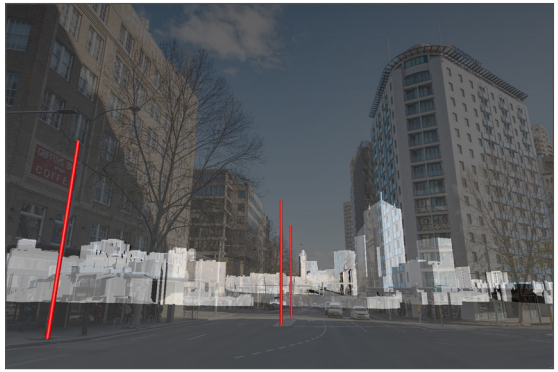
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 05, Wentworth Avenue & Goulburn Street
Original Photograph

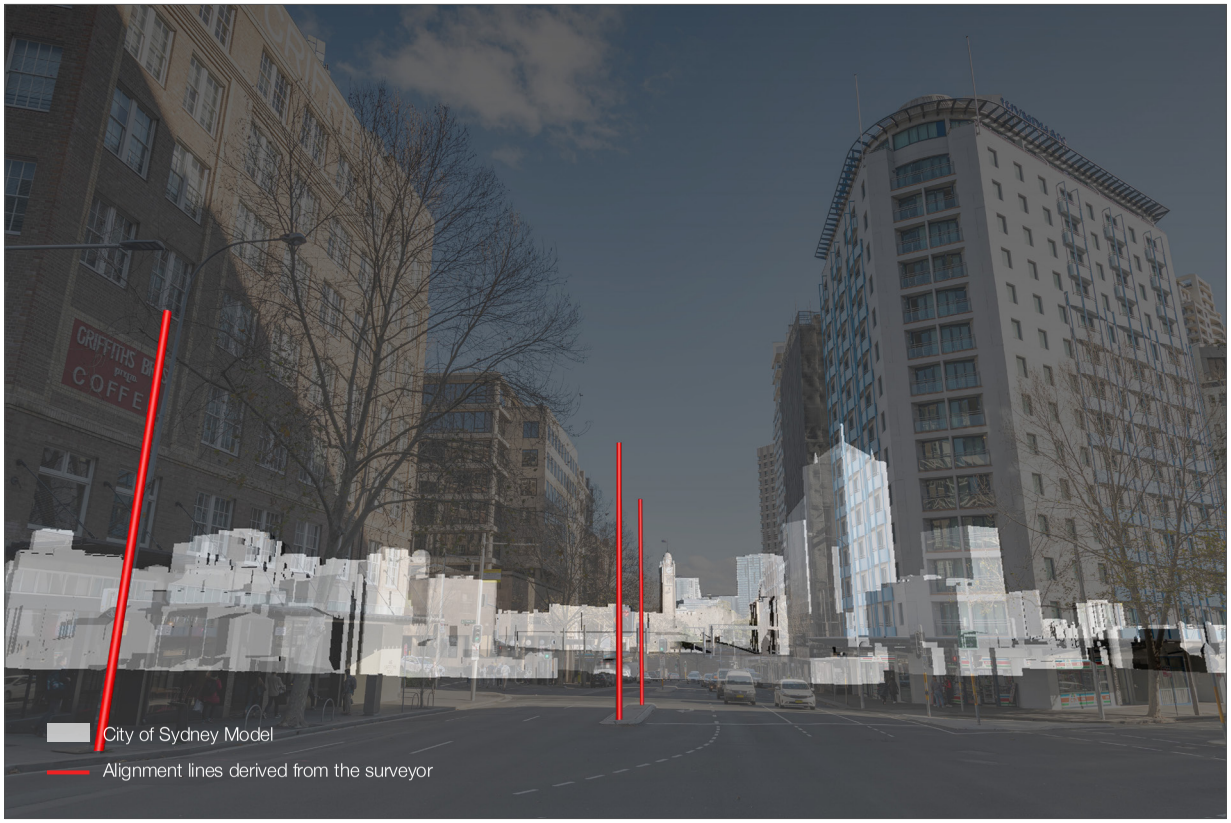
VIRTUAL IDEAS

Position 05, Wentworth Avenue & Goulburn Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Position 05, Wentworth Avenue & Goulburn Street
Orignial photograph with surveyed lines and City of Sydney model

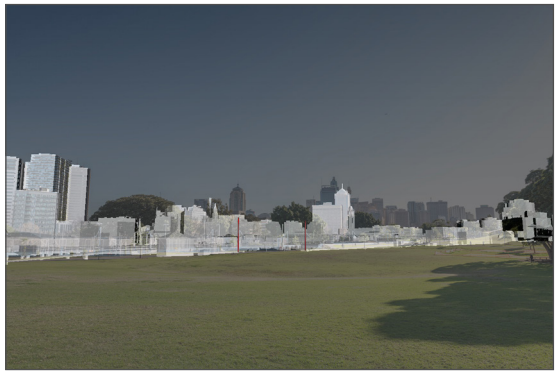
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 06, Prince Alfred Park
Original Photograph

VIRTUAL IDEAS

Position 06, Prince Alfred Park

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Position 06, Prince Alfred Park

Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model

Position 07A, Cleveland Street & Regent Street
Original Photograph

VIRTUAL IDEAS

Position 07A, Cleveland Street & Regent Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Position 07A, Cleveland Street & Regent Street
Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

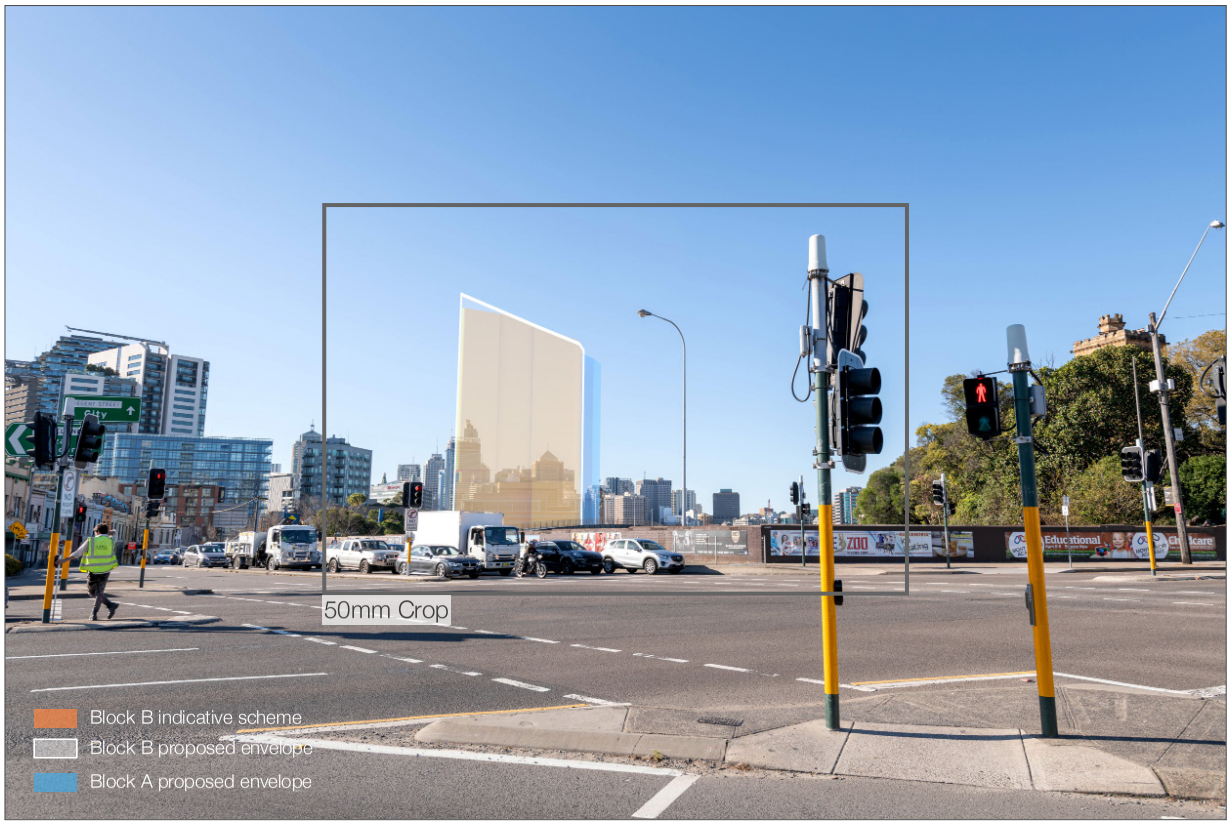
Orignial photograph with surveyed lines and City of Sydney model

Position 07B Landscape, Cleveland Street & Regent Street
Original Photograph

VIRTUAL IDEAS

Position 07B Landscape, Cleveland Street & Regent Street

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope



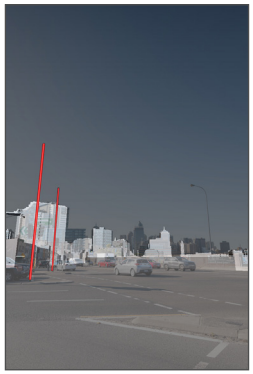
Position 07B Landscape, Cleveland Street & Regent Street
Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS

Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope &
indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



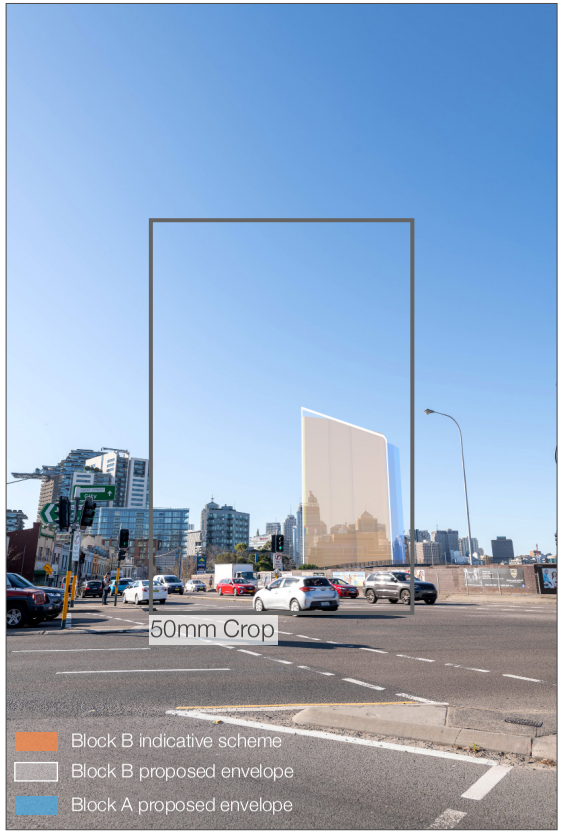
Position 07B Portrait, Cleveland Street & Regent Street
Original Photograph

VIRTUAL IDEAS

Position 07B Portrait, Cleveland Street & Regent Street

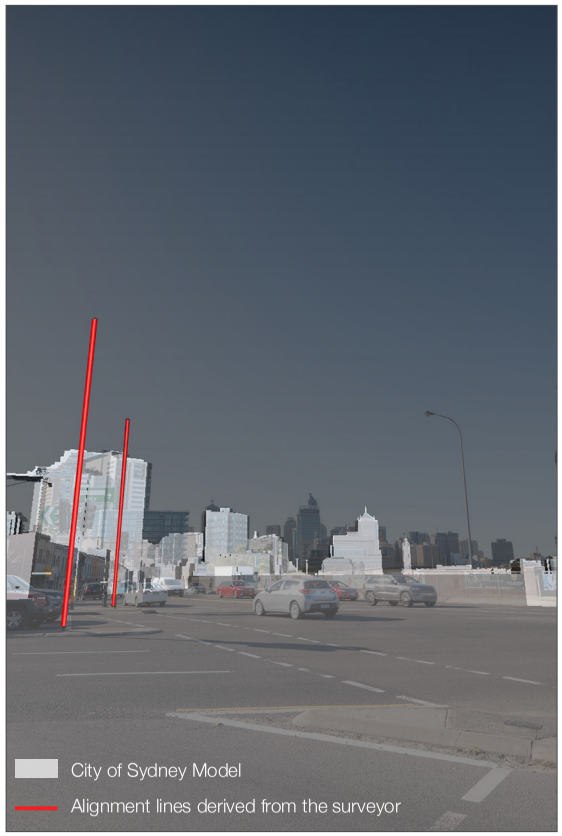
Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

VIRTUAL IDEAS



Position 07B Portrait, Cleveland Street & Regent Street
Orignial photograph with surveyed lines and City of Sydney model

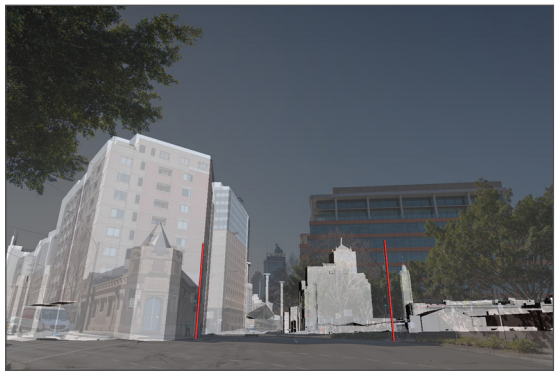
VIRTUAL IDEAS



Original photograph showing the existing buildings

Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

Orignial photograph with surveyed lines and City of Sydney model



Position 08, Lee Street & Regent Street
Original Photograph

VIRTUAL IDEAS

Position 08, Lee Street & Regent Street

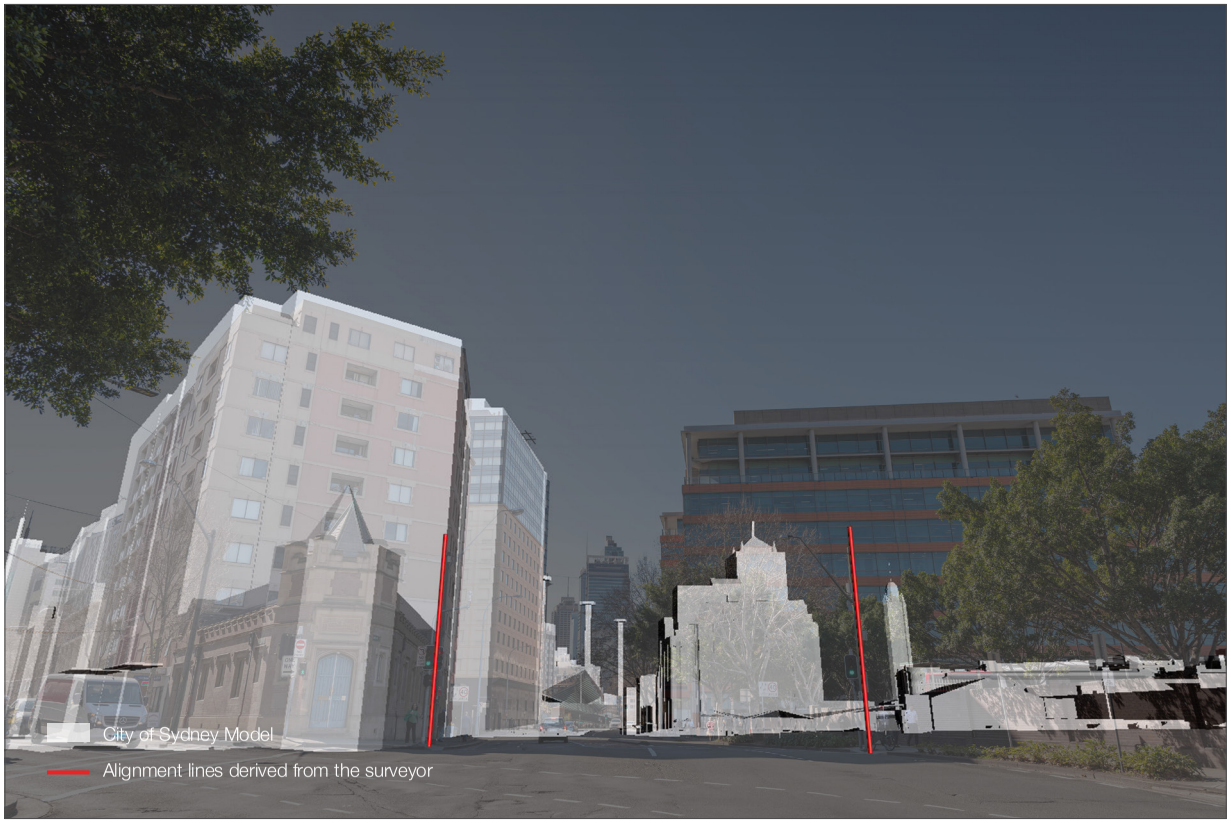
Photomontage of Block B proposed building envelope & indicative scheme + Block A proposed building envelope

VIRTUAL IDEAS

Position 08, Lee Street & Regent Street

Orignial photograph with surveyed lines and City of Sydney model

VIRTUAL IDEAS



APPENDIX - A DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

The intention of a photomontage rendering is to visually communicate how proposed built form sits in respect to its surroundings. To achieve this, a digitally rendered image from a digital 3D model is accurately superimposed into a digital photograph to provide an accurate representation in terms of light, material, scale, and form. Camera lens selection also plays an important part in creating a photomontage that communicates visual impact. There are several things to consider with respect to lens selection.

Field of View of the Human Eye

This is a topic that varies depending on the source of information. In many cases the field of view of the eye is stated to be 17mm. Other sources of information on the web say that it is more like 22-24mm. Whichever the case it is clear that the human eye has quite a wide field of view and when we stand close to a subject (say a building) we have quite allot of vision towards the top, sides and bottom. In addition to this the human eye can change focus and target direction extremely quickly allowing us to view a large structure in a very short period of time, effectively making our perceived field of view even larger.

The Perspective of the human eye

It is difficult to accurately reproduce what the human eye sees by the means of a printed image. As the back of the human eye is curved and the sensors on cameras are flat the perspective of a photograph can look quite different to how we see things in the real world, especially with a larger field of view, or wider lens. In digital photography circles it is commonly stated that using a longer lens (approx 50mm) reduces the amount of perspective in an image and therefore looks more like the human eye would see reality, but this is talking about perspective only, and does not consider the field of view of the eye. If you take a photo using a 50mm lens, print the photo, and hold the print out against the actual view in the same location the photo was taken from, it becomes very clear that the human eye can see much more of the surrounding information than what is shown on the print out.

Changing the FOV on a digital camera

The main difference in using a longer lens vs. a wider lens is the amount of information that is displayed at the edges of the subject. Changing the lens to a smaller FOV produces the same result as cropping in on the wide angle image, providing that the position and the angle of the camera remains constant while taking the photographs. In short, a lens with a wider FOV does not create an image that has incorrect perspective it simply means that the perspective is extended at the edges of the image showing more of the surrounds in the images.

What all of this means for visual assessment is that there is no one fits all solution for lens selection. If we follow the opinion that a longer lens produces images that are closer to the perspective of the human eye, we will inevitably be in the situation where we cannot show the entirety of our subject and enough of the surrounds that it resides in. Also if we strictly stick to a 17mm lens we will have situations where the subject is far away and looks very small in the image, again making it difficult to assess visual impact. For these reasons we have taken the view that we can never totally represent what the human eye will see on a piece of paper, and for visual impact photomontages we should select lenses that strike a balance between the two and can accurately display the built for in its surroundings.

The most effective way to accurately gauge visual impact and get a real world feeling for scale would be to take prints of the photomontages to the exact site photography locations and compare the prints with the scale of the existing built form.

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