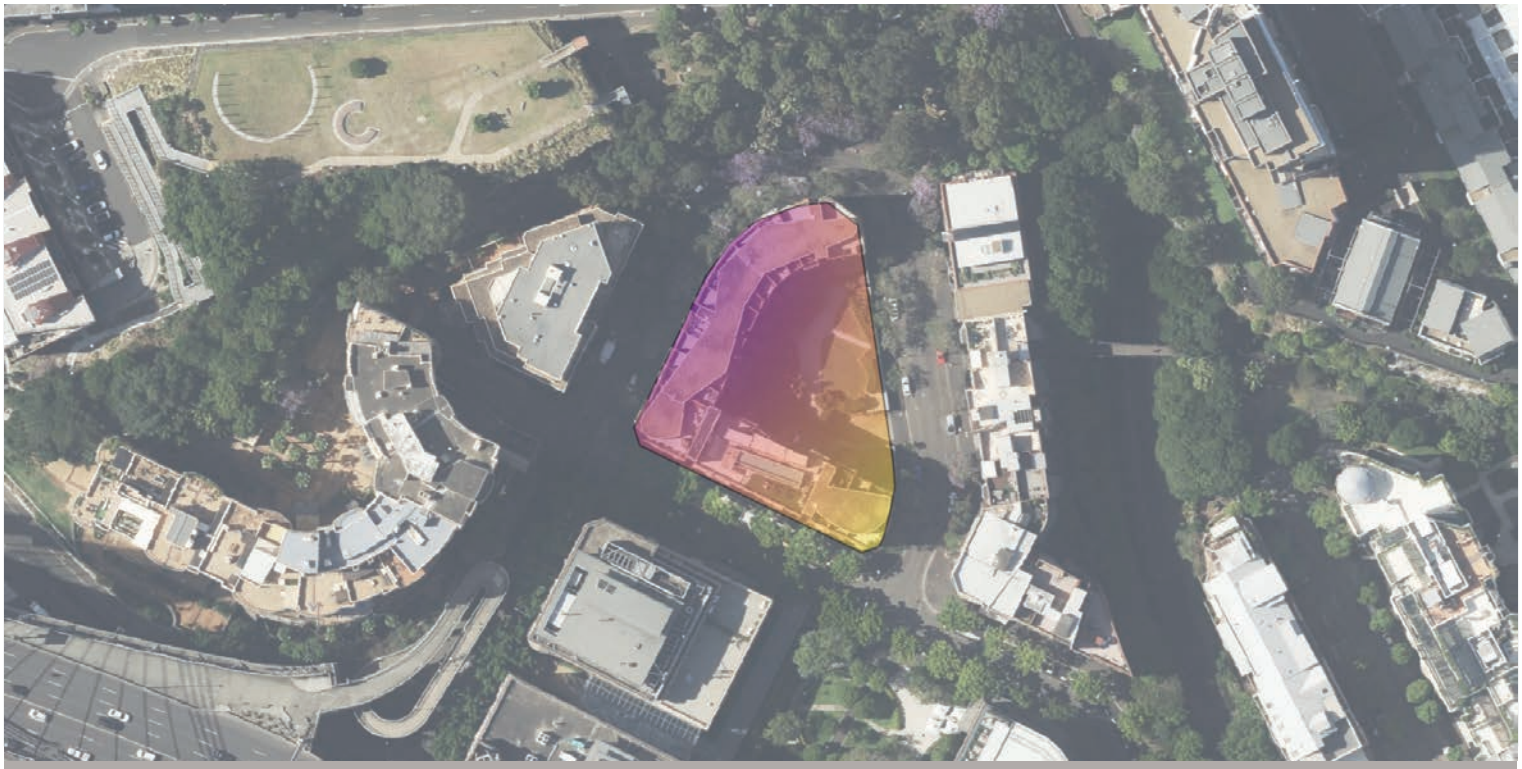
Attachment F

Visual Impact Assessment – Part 1

Urbaine Design Group Pty Ltd | Level 2, Unit 19.04, 74 The Corso, Manly NSW 2095

urbaine
DESIGN GROUP

VISUAL IMPACT ASSESSMENT



26-38 SAUNDERS STREET PYRMONT 2009

STAGE 2 DEVELOPMENT APPLICATION

LOT: CP/-/SP61725

SEPTEMBER 21 2026

Project Type: Stage 2 Development Application
Lot: CP/-/SP61725
Address: Nos.26-38 Saunders Street Pyrmont 2009

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1. INTRODUCTION

1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared for Toohey Miller, in relation to a Stage 2 Development Application at nos.26-38 Saunders Street Pyrmont 2009 and is submitted to the Council of The City of Sydney to accompany a request for additional information (RFI) from the City of Sydney Council (Council) and public submissions received in relation to DA/2026/513 for a shop-top housing development at 26-38 Saunders Street, Pyrmont. DA/2026/513 has been submitted to Council pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

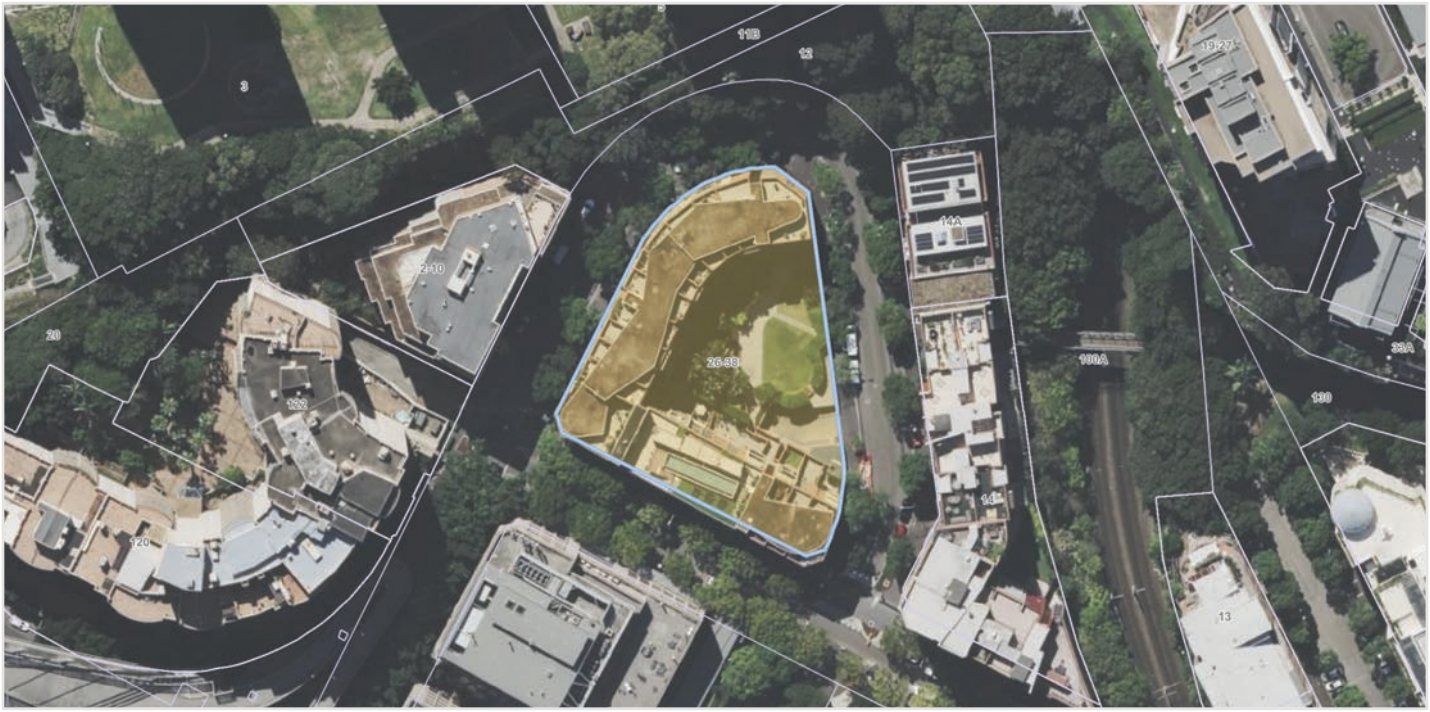


Figure 1 – Site location shown in yellow overlay.

1.2. The Proposed Development

The proposed development at 26–38 Saunders Street, Pyrmont comprises the demolition of the existing residential flat building and construction of a new mixed-use, shop-top housing development.

The proposal includes a 37-storey sculpted residential tower with an architectural roof feature above a 5 storey podium, together with six basement levels. The development will provide 156 residential apartments, ground-floor retail and food and beverage premises, communal indoor and outdoor spaces, landscaped areas and associated parking, servicing and infrastructure.

The development has a total gross floor area of approximately 23,984.68 m², comprising 23,577.50 m² of residential GFA and 407.17 m² of retail GFA, resulting in an FSR of 7.7:1. The maximum building height is approximately RL 140.8 to the top of the architectural roof feature.The proposal also includes an internal landscaped courtyard, east–west through-site connections, a northern plaza, podium rooftop communal open space, deep soil landscaping and a wind gallery separating the podium and tower elements. Six basement levels will accommodate residential, visitor and retail parking, bicycle and motorcycle parking, plant and servicing facilities.The detailed Stage 2 DA seeks development consent for:

- Strata plan consolidation of 64 strata lots;
- Site preparation works including demolition of the existing residential flat building, excavation and earthworks and tree removal;
- Construction and use of a shop-top housing development comprising:
  - *Six (6) basement levels, including bicycle parking, residential parking and other plant/servicing rooms;*

- *Ground Level comprising of a range of retail and food and beverage premises, residential lobby spaces, and apartments oriented to the eastern side of Quarry Master Drive;*
- *Podium of 5 storeys, and*
- *Tower above comprising residential apartments as well as an architectural roof feature.*

- Internal landscaped courtyard at the Ground Level with East-West through-site link connecting Quarry Master Drive;
- Wind gallery separating the podium from the tower above;
- Landscaping works including Ground Level landscaping as well as on the podium rooftop communal open space; and
- Extension and augmentation of infrastructure and services as required to support the development.

The report provides an analysis of the proposed development's visual impact in relation to its visual and statutory contexts and is to be read in conjunction with the drawings and other material submitted with the development application.

1.2.1. The Site and existing property

The site is located at 26-38 Saunders Street, Pyrmont, situated on the western side of the Pyrmont Peninsula within the City of Sydney Local Government Area (LGA), and is approximately 2.7km west of the Sydney CBD, which provides a wide range of commercial, retail and food and beverage outlets as well as residential development.

The site has an area of 3,115m2 and is legally described as Lot SP61725. The site is irregular in shape and contains three (3) street frontages including one (1) to Saunders Street and two (2) frontages to Quarry Master Drive. Vehicular access is currently provided from the eastern frontage to Quarry Master Drive. Additionally, the site is predominantly devoid of significantly dense vegetation.

The Site is well serviced by public transport with the proposed Pyrmont Metro Station located approximately 500m west of the site and the Fish Market Light Rail Station located approximately 300m north-west, providing access to the Sydney CBD. The new Pyrmont Metro Station will provide access to assist in the revitalisation of the Pyrmont Peninsula Precinct and support the extension of the Sydney CBD. As well, bus services located approximately 400m south east of the site that provide access to Central Station (501).

It is noted that the site is surrounded by a mixture of medium and high-density development with a range of uses, including commercial and residential development. The broader context beyond the site is subject to significant renewal, as a result of the Planning Proposal (PP-2024-376) to amend the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012, which will enable the significant redevelopment of key sites within Ultimo-Pyrmont, to support the finalised Pyrmont Peninsula Place Strategy.

Additionally, the construction of the new Sydney Fish Market, as well as the delivery of a new mixed-use precinct on the western side of Blackwattle Bay will further contribute to the on-going renewal of the surrounding area.

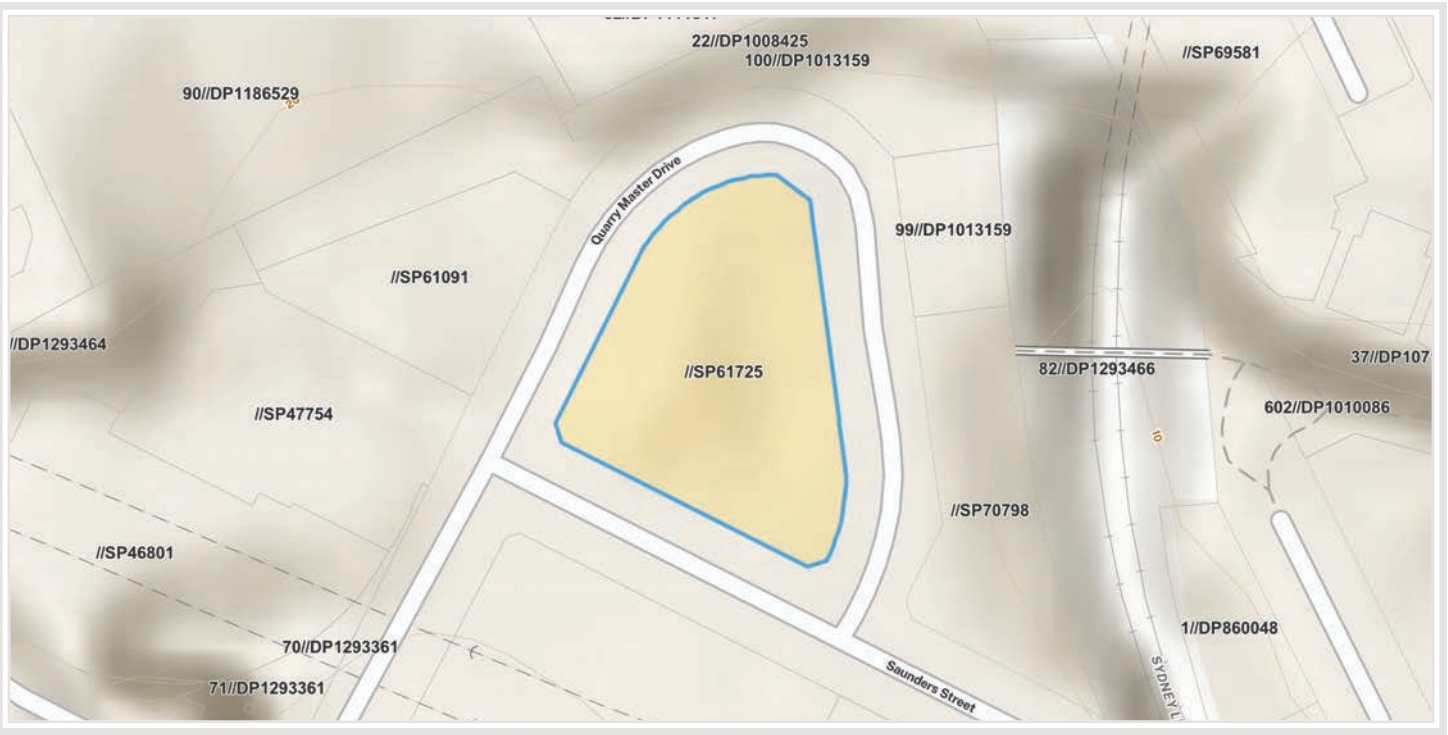


Figure 2 – Subject site shown in yellow overlay.

1.3. Proposed Land Use and Built Form

The proposed development will principally accommodate residential apartments with complementary retail and food and beverage uses at ground level, consistent with a shop-top housing development.

A total of 156 apartments are proposed, comprising 4 one-bedroom apartments, 60 two-bedroom apartments, 105 three-bedroom apartments and eight four-bedroom apartments. The predominance of larger two-, three- and four-bedroom dwellings provides a range of residential accommodation within the development.

The built form consists of three principal components: a six-level basement, a 5 storey podium, and a 37-storey sculpted tower incorporating an architectural roof feature. The varying podium heights respond to the surrounding urban context, while the tower is designed as a more slender and sculpted element above the podium. The architectural concept draws upon the sandstone-cut character of Pyrmont, expressed through varied podium levels, a shaded internal courtyard with escarpment-style landscaping and a sculpted tower incorporating a distinctive architectural "cut" at its lower levels. A wind gallery between the podium and tower further articulates the building into separate built-form elements and reduces the perceived scale of the tower.

The ground level contains retail and food and beverage premises, residential lobby areas and apartments along the eastern portion of Quarry Master Drive. Landscaped communal areas are provided at ground and podium levels, including approximately 2070.5 m² of communal space. The development also provides approximately 494 m² of deep planting and a projected tree canopy of approximately 749 m². The proposal has been designed to establish an active and pedestrian-oriented interface with Saunders Street and Quarry Master Drive.

Along Saunders Street, the development incorporates retail and food and beverage premises, helping to activate the street frontage and increase pedestrian activity. Residential access is also provided from this frontage through a southern residential lobby. Quarry Master Drive provides access to the northern residential lobby and northern plaza, with additional residential uses addressing the eastern frontage. Ground-level setbacks of approximately 4–8 metres to the north and 3–4.6 metres to the east provide opportunities for landscaping, pedestrian circulation and improved interfaces between the building and public domain.

An internal landscaped courtyard and east–west through-site links improve permeability across the site and provide pedestrian connections between Quarry Master Drive, Saunders Street and the development's internal communal areas. The northern plaza provides an additional landscaped public-facing space adjoining Quarry Master Drive. The combination of varied podium heights, landscaped setbacks, active ground-floor uses, pedestrian links and public-facing open spaces is intended to provide a finer-grained streetscape at pedestrian level and reduce the perceived bulk and scale of the development. The podium establishes the principal relationship with adjoining streets and nearby buildings, while the taller tower element is set above and visually separated from the podium by the wind gallery.



Figure 3 – Elevations of the proposed design by BVN Architects.

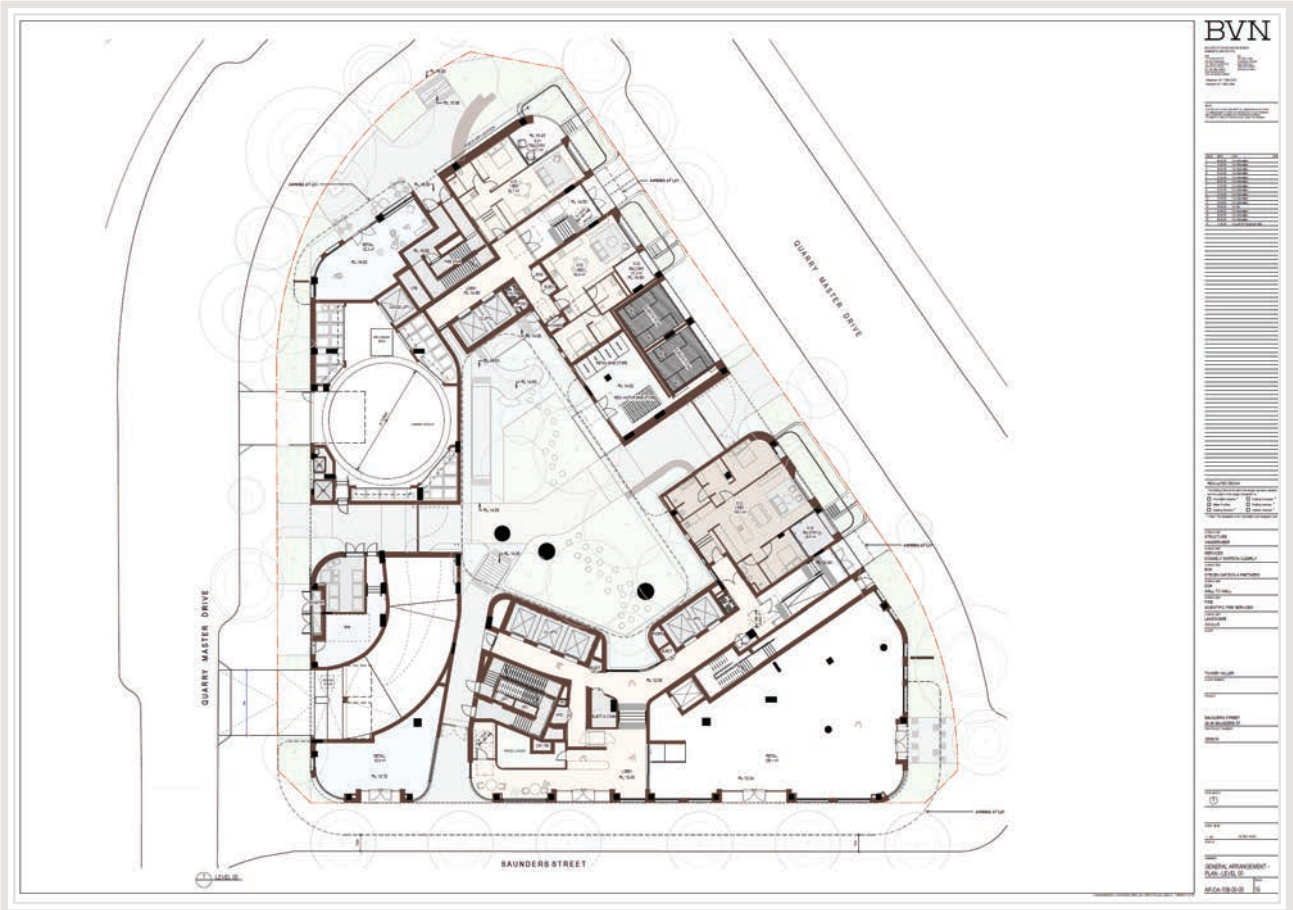


Figure 4 – Typical floor plan of the proposed design by BVN Architects.

1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix A. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report.

1.4.1. Process

Survey, plans, elevations and model of the proposal were sourced from the architect , BVN Architects and aligned to the scene using the survey information from LTS Surveyors, which accompanies the DA submission.

A drone assessment was undertaken and triangulated into a 3D point cloud which was aligned to ground control points using a RTK GNSS rover with NTRIP corrections. This was placed into the scene and further verified against the survey DWG. Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site using a survey provided. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment at standing height 1600mm. The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. For the purposes of statutory requirements, the images within the report are of a standard lens format.

1.4.2. Assessment Methodology

The VIA is based on LEC Case Law Assessment Methodology for visual impact assessment, together with a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based. Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principles. For view sharing from private locations Tenacity Consulting v Warringah Council [2004] NSWLEC 140 'planning principle' can be used or Rose Bay Marina Pty Limited v Woollahra Municipal Council & Anr [2013] NSWLEC 1046 'planning principle' for public domain views. The Tenacity Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact*

As a result, Urbaine Design Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A. The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation. Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Residents within the 2 most relevant neighbouring buildings, at no.122, Saunders Street and nos.2-10 Quarry Master Drive were contacted via letter-drop and through the strata managers. There were limited responses and those that did respond granted access to their apartments, photos of which are included within this report.

A summary is as follows:

17th July 2026 - Urbaine emailed:- Vy Duon, Strata Manager from 2–10 Quarry Master Drive, Pyrmont who requested specific letters to the following affected apartment numbers:40, 41, 46, 47, 48, 49, 54, 55, 56, 57, 61,

No responses received.

17th July 2026 - Urbaine emailed: Strata Manager (contact@strataassociates.com.au and BM@120saunders.com.au)122 Saunders Str, Pyrmont. Requested 53 specific letters for units:

12, 13, 14, 15, 20, 21, 22, 23, 28, 29, 30, 31, 36, 37, 38, 39, 44, 45, 46, 47, 52, 53, 54, 55, 60, 61, 62, 63, 68, 69, 70, 71, 76, 77, 78, 79, 84, 85, 86, 87, 92, 93, 94, 95, 100, 101, 102, 103, 106, 107, 108, 109 and 110.

No responses received.

27 July - Urbaine posted letters to 15 affected units at nos.26-38, Saunders Street.

Responses received from: 7/122 Saunders St, 92/122 Saunders St , 63/122 Saunders St , 62/122 Saunders St , 37/122 Saunders St , 38/122 Saunders St 62, 64, 65 and 66.

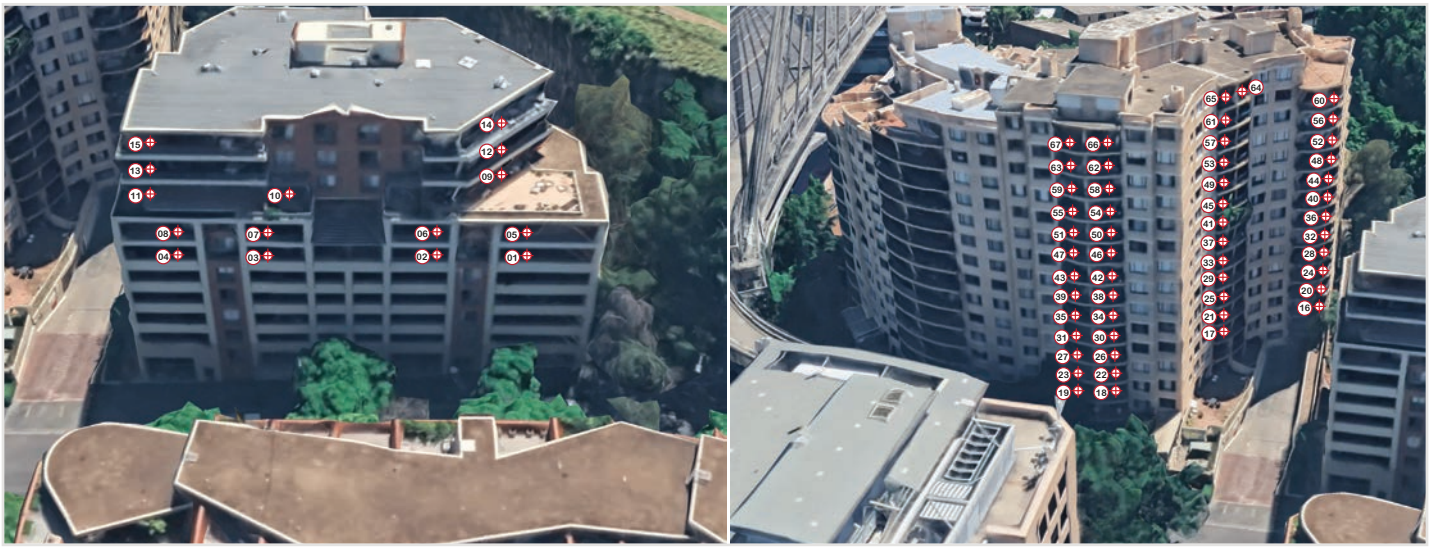


Figure 5: Selected private or public viewpoint locations for visual impact assessments with site outlined in red.



Figure 6: Neighbourhood with gradient ramp - Proposed site ridge height and above in yellow to red, below in green - blue.

Where photography was not possible or impracticable in regards to time, resources and likely hood of high value view loss, drone images were taken from the boundary or virtual views were used. The map, see figure 5, indicates chosen locations for site photography. Virtual analysis was also undertaken to asses the potential for high value view loss base on relative height of the proposal and current site, see figure 6.

1.4.3. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

1.4.4. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

1.4.5. Statutory Planning Assessment:

The results of the local view impact assessment are included in Section 3 of this report.

1.5. References

The following documentation and references informed the preparation of this report:

- *Design Documentation*
- *The design drawings and information relied upon for the preparations of this report were prepared by BVN Architects*
- *Council of The City of Sydney*
- *LTS Surveyors*
- *Photography by Urbaine Design Group*
- *Photomontages and 3D by Urbaine Design Group*

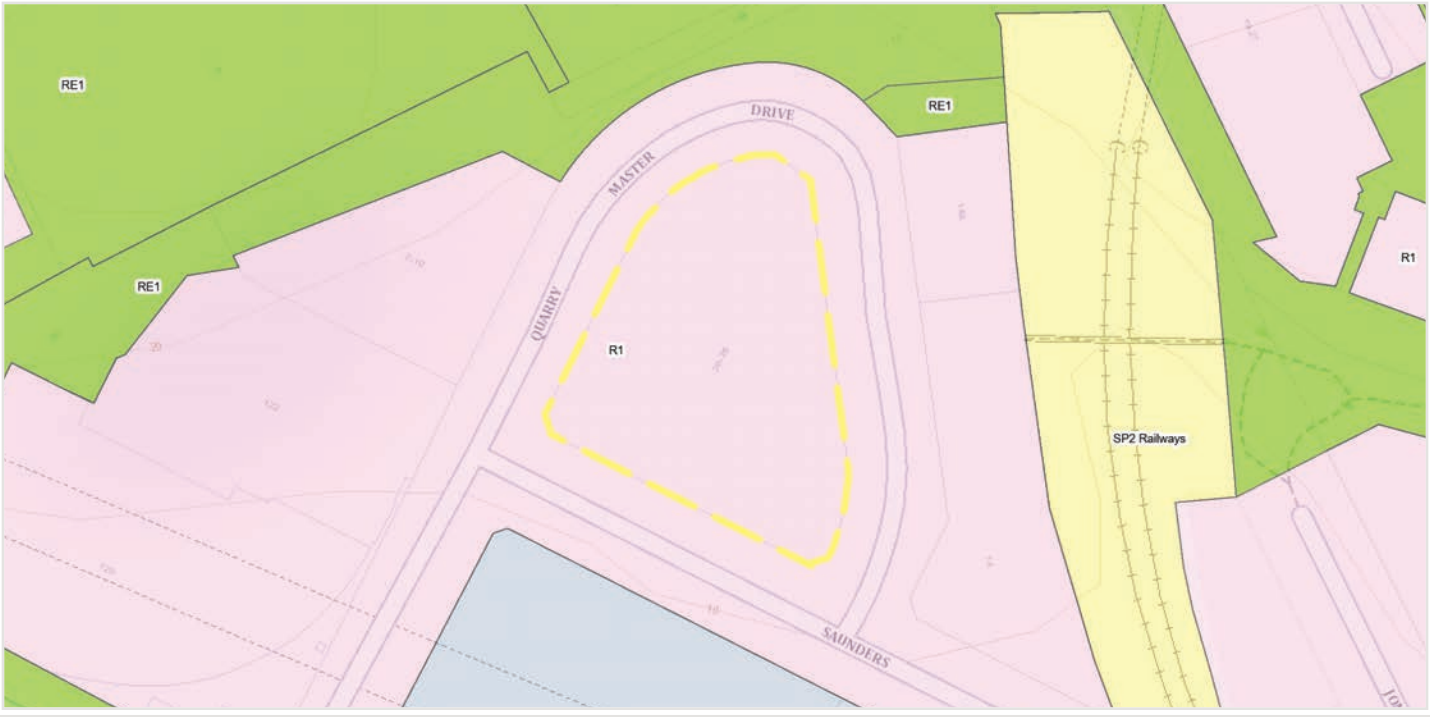


Figure 7: Land zoning map, indicating site with yellow outline.

2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 8.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

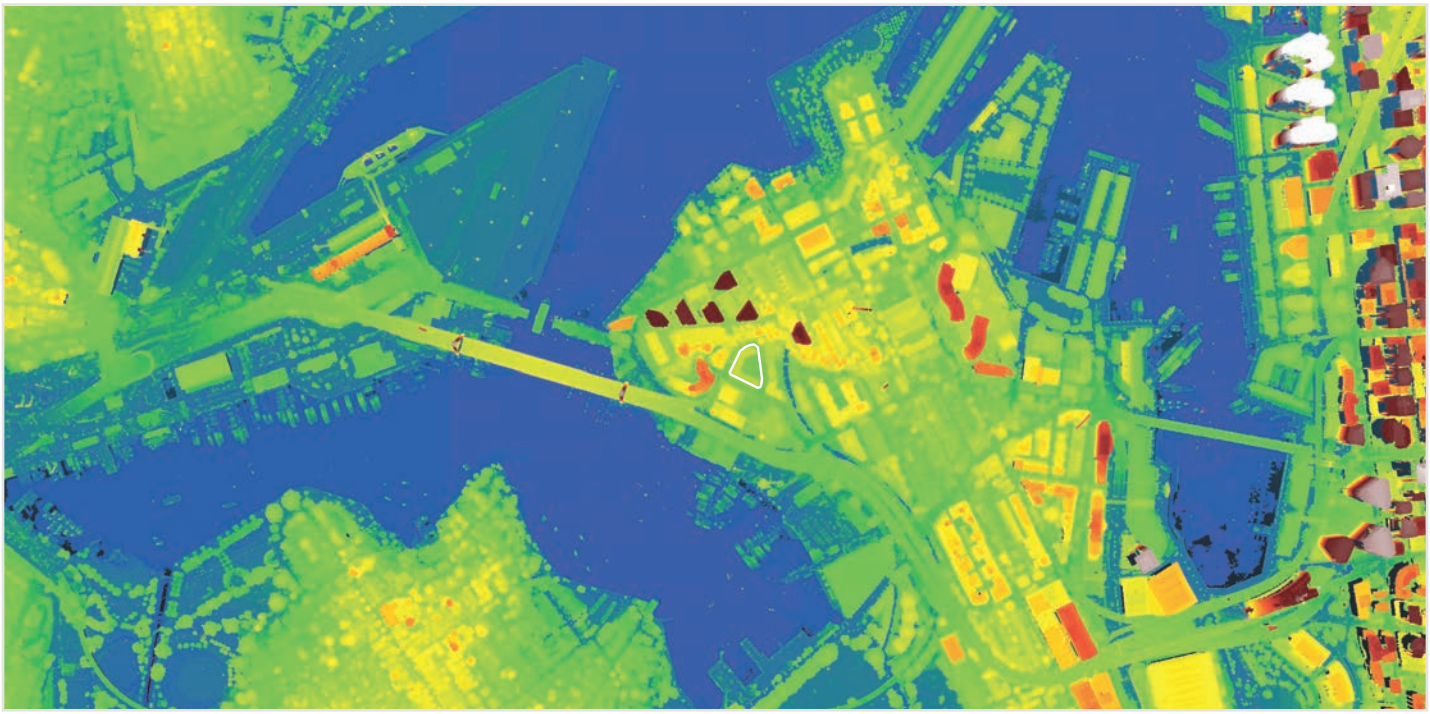


Figure 8: Lidar Point cloud including trees and buildings with gradient ramp to show topography, proposed site in white outline.

The ’Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ’legibility’ of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The ‘Town / City Context’ provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood’s character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1. The Visual Context

The subject site at 26–38 Saunders Street is located on the western side of the Pyrmont Peninsula, approximately 2.7 kilometres west of the Sydney CBD. It occupies an irregular site of approximately 3,115m² with frontage to Saunders Street and two sections of Quarry Master Drive. The surrounding locality contains a mixture of medium- and high-density residential and commercial development and is already characterised by a strongly urban built form.

The visual context is influenced by Pyrmont's varied topography and by its relationship with the Sydney CBD to the east. Elevated residential buildings surrounding the subject site obtain views across a layered urban foreground comprising existing apartment buildings, lower-scale residential development, mature tree canopy, rooftops and major transport infrastructure. Beyond this foreground and middle distance, parts of the Sydney CBD skyline are visible from a number of elevated locations.

The quality of these distant views varies materially according to elevation and orientation. From lower levels, the CBD skyline is frequently fragmented by intervening development and vegetation and forms only one component of a complex urban outlook. At higher levels, the skyline becomes broader and more continuous and consequently has greater visual value. Sydney Tower, commonly referred to as Centrepoint Tower, provides a distinctive and readily identifiable landmark within many of these views, while at the highest levels the Sydney Harbour Bridge also becomes visible and materially increases the value of the outlook.

The broader locality is also undergoing substantial change. The report identifies the planning framework for the Pyrmont Peninsula, the new Sydney Fish Market and future redevelopment around Blackwattle Bay as contributing to continuing intensification and renewal of the surrounding urban environment. The subject site should therefore not be viewed as an isolated development within a stable low-scale setting, but as part of an established and evolving high-density inner-city precinct.

2.2. Visual Features and Local Landmarks

The principal distant visual feature available from the assessed properties is the Sydney CBD skyline. Its value arises principally from the breadth, continuity and depth of the metropolitan outlook rather than from the individual architectural significance of every building within it. A fragmented glimpse of several CBD towers has substantially less visual value than a broad, continuous skyline extending across a significant proportion of the horizon.

Within that skyline, Sydney Tower/Centrepoint Tower is a particularly recognisable visual marker. It is readily identifiable by its height and distinctive form and accordingly warrants greater weight than the more generic commercial towers surrounding it. For the purposes of this assessment, I would distinguish Sydney Tower as a significant metropolitan landmark rather than place it in the same category as an iconic harbour element such as the Sydney Harbour Bridge.

At the higher assessed levels of 122 Saunders Street, the Sydney Harbour Bridge becomes visible to the north-east. Where present, this constitutes a particularly high-value component of the view and warrants substantial weight in the view-sharing assessment. Importantly, a number of the higher-level assessments demonstrate that the Harbour Bridge remains visible notwithstanding the proposed development. At Viewpoints 58, 59, 62, 66 and 67 the report specifically records its continued visibility.

Other important components include the Barangaroo towers, the Western Distributor and the layered Pyrmont roofscape, although these are principally urban rather than scenic features. Mature tree canopy provides an important landscape component in many views and frequently forms a visual transition between the immediately adjoining development and the more distant CBD.

The visual assessment therefore needs to distinguish carefully between loss of general urban skyline and sky, loss of the continuity of the wider CBD panorama, and loss of specific higher-value landmarks. The current design's retention of Sydney Tower from a number of locations where the comparative massing would have obscured it is particularly relevant to this distinction.

2.3. Streetscapes

Saunders Street and Quarry Master Drive form the immediate street context of the site. The surrounding streetscape is urban and residential in character, with apartment buildings of varying height and scale, mature vegetation, landscaped setbacks and the substantial transport infrastructure associated with the western edge of Pyrmont.

The proposed development comprises a 5–9 storey podium with a 38-storey sculpted residential tower above. At street level, the design introduces retail and food-and-beverage uses along Saunders Street, landscaped

setbacks, a northern plaza, an internal landscaped courtyard and east-west pedestrian links. Ground-level setbacks of approximately 4–8 metres to the north and 3–4.6 metres to the east are intended to provide additional landscaping and pedestrian space.

The podium establishes the principal relationship with the surrounding streets and adjoining development, while the tower is visually separated from it by the wind gallery. This distinction is important because the effects upon neighbouring views are principally associated with the elevated tower form rather than the immediate pedestrian streetscape.

The surrounding streets are also experienced within the context of substantial existing and anticipated urban renewal. Accordingly, while the proposal would materially increase the scale of built form on the subject site, a multi-storey residential development is not visually unexpected in this location. The relevant issue is whether the permitted development envelope has been employed with sufficient skill to retain reasonable portions of the more valuable neighbouring outlooks.

2.4. The selected view locations for the local view analysis

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

2.5. Context of View

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6. Extent of View

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessments from 67 viewpoint locations – from 2-10 Quarry Master Drive and 122 Saunders Street.

3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact locations where view impact and view loss,

a Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view

is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 9 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 09.

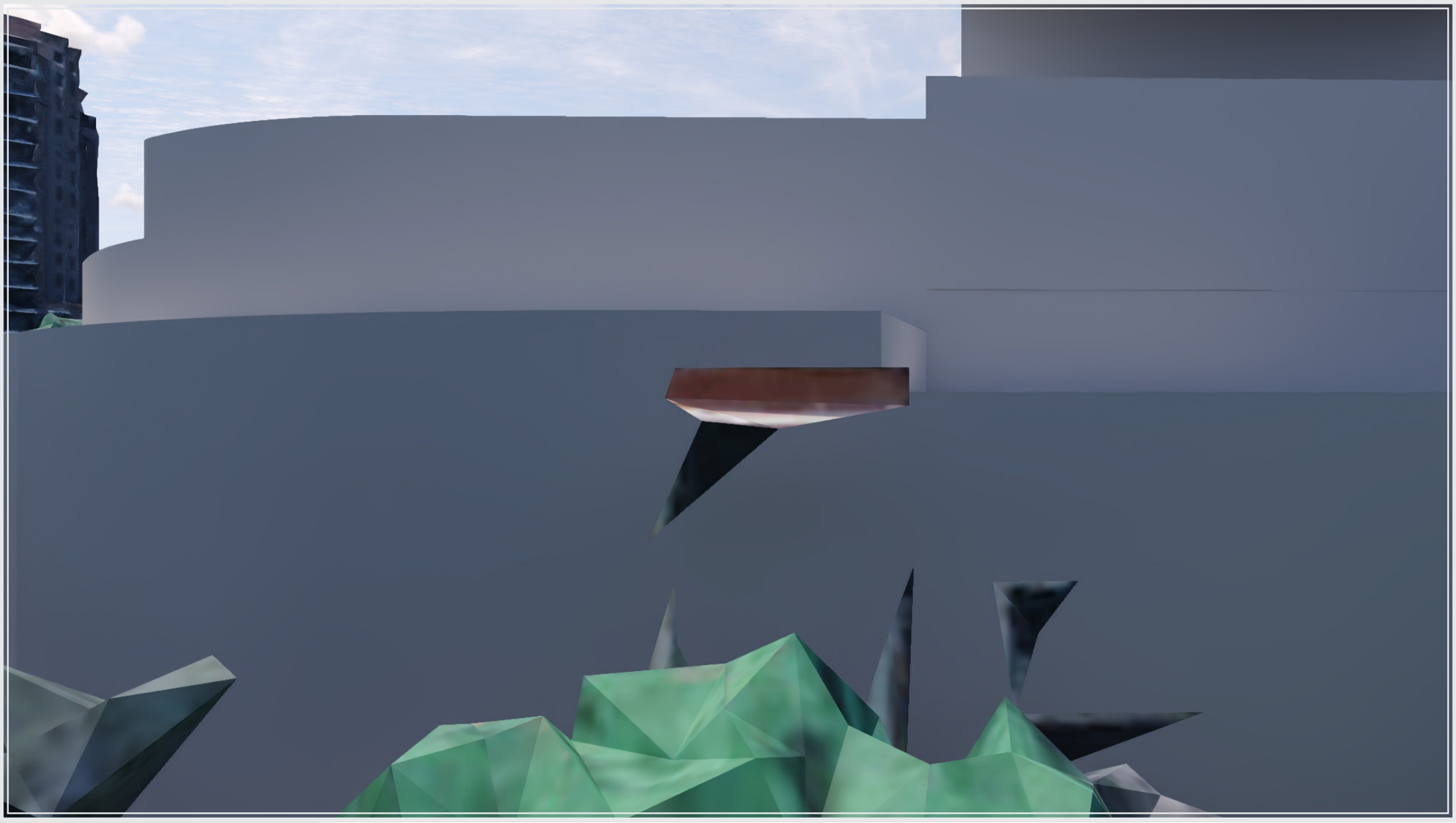
The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

TENACITY / SCALE / VALUE		VISUAL IMPACT	VISUAL QUALITY
NIL	0	**NEGLIGIBLE**	No negative impact on the pre-existing visual quality of the view	N/A
NEGILIBLE	1	**LOW**	A minor negative impact on the pre-existing visual quality of the view Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver	Predominant presence of low quality man made features Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Uniformity of land forms
	2			
	3			
MINOR	4			
	5			
	6	**MEDIUM**	A medium negative impact on the pre-existing visual quality of the view Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver	Presence of some natural features mixed with manmade features Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)
MODERATE	7			
	8			
	9			
	10			
SEVERE	11	**HIGH**	A high negative impact on the pre-existing visual quality of a view Examples: loss of iconic view impact on significant number of receivers owershadowing effect directly adjacent the receiver	Predominantly natural features Minimal manmade features, however if present of a high architectural standard Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Presence of iconic regional views of landmark features
	12			
DEVASTATING	13			
	14			
	15			

Figure 09: Urbaine Group Assessment Table

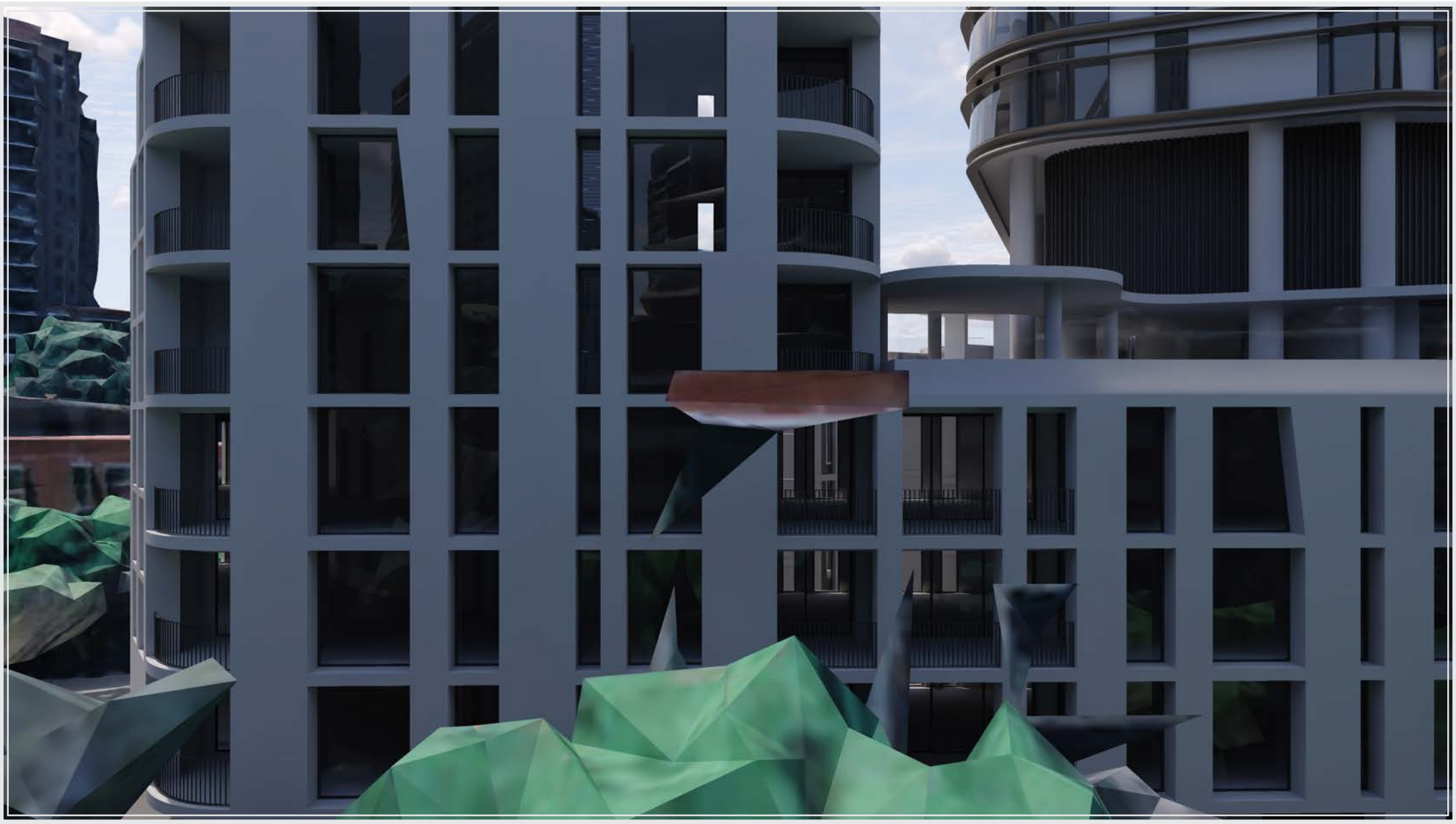
3.1.2. Assessment at selected viewpoints

VIEWPOINT 01



01. DCP approved envelope

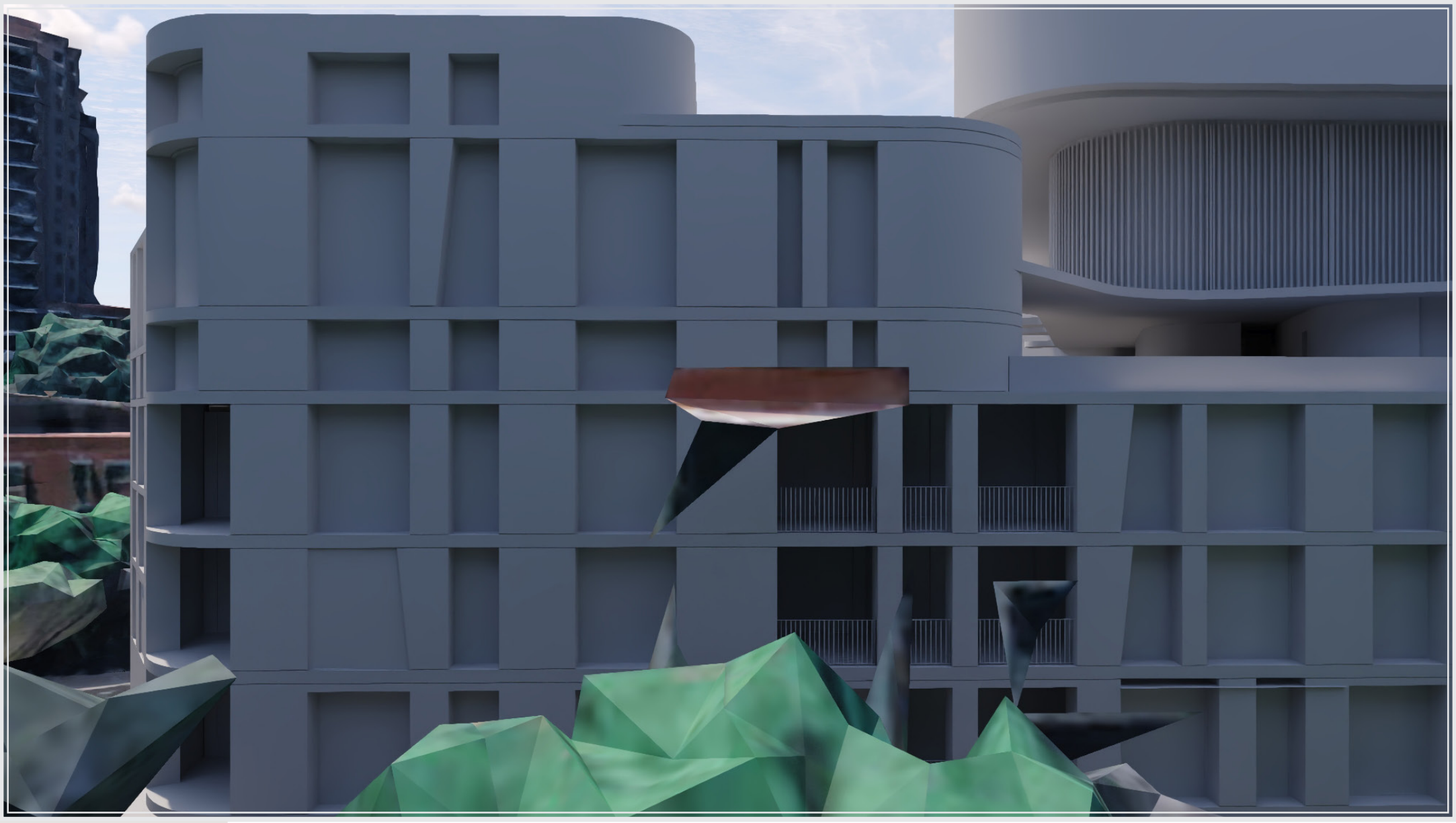
VC_311_2-10 Quarry Master Drive_C_LVL 05_U_046 DCP Envelope.jpg



02. Stage 2 DA lodged

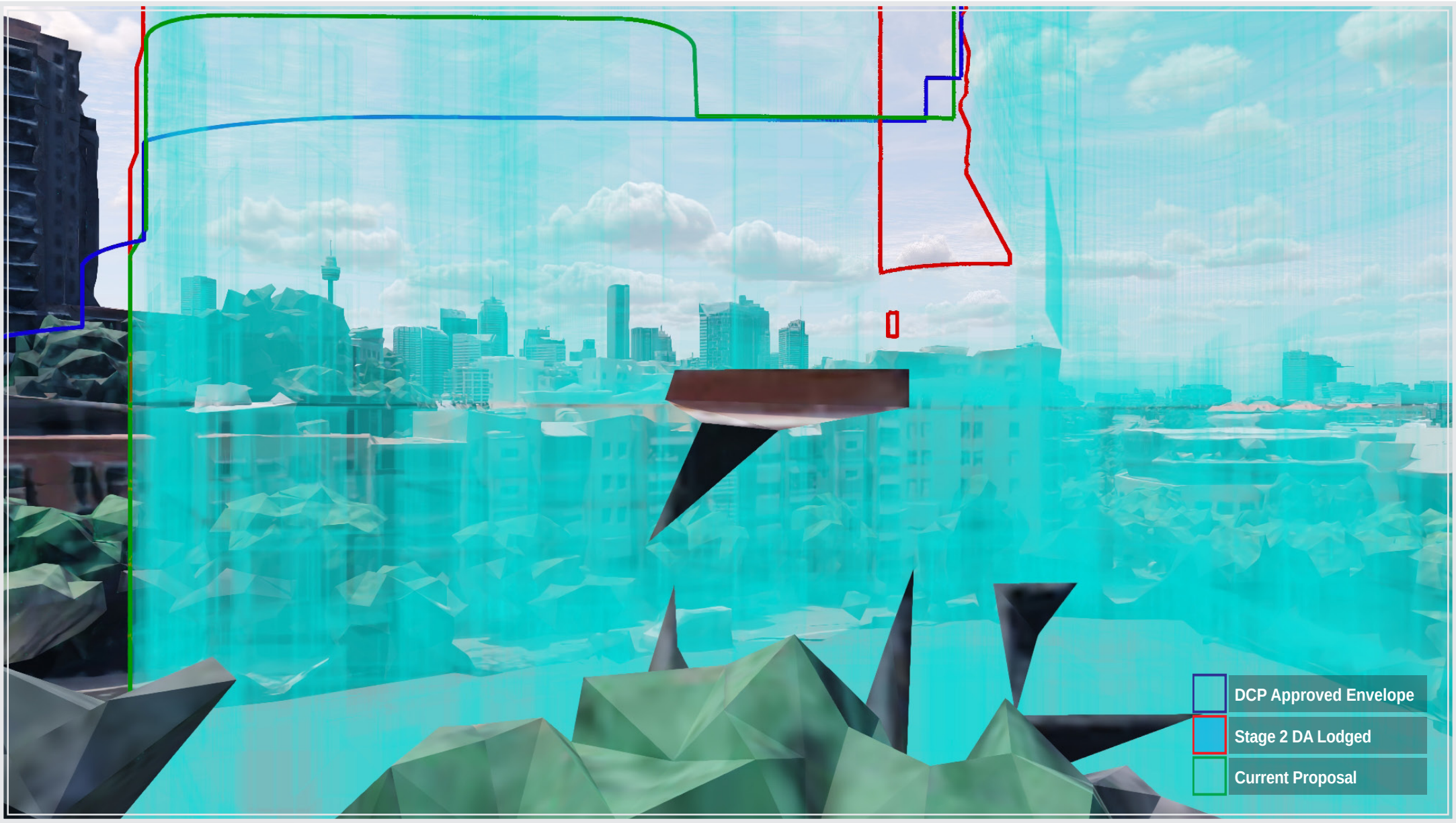
VC_311_2-10 Quarry Master Drive_C_LVL 05_U_046 c.jpg

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Proposed massing

VC_311_2-10 Quarry Master Drive_C_LVL 05_U_046 Proposed Massing.jpg



Visual impact comparison

VC_311_2-10 Quarry Master Drive_C_LVL 05_U_046 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 56% : 44%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 29.94m - Distance to boundary 19.83 m -
Bearing direction 154.75 °

This is a static, private viewpoint from 2-10 Quarry Master Drive Level 5, unit 46, facing east. In the foreground there is dense mature vegetation and rooftops of low rise residential development. In the midground above the vegetation are multi-storey residential and commertial buildings. The Sydney CBD skyline with some high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark seen above the intervening built form and vegetation. The open sky is huge, and the elevated view adds to the urban feel.

The visual impact of the new massing proposal, from this location, is assessed as Severe. The new massing proposal would significantly obstruct the background outlook towards the Sydney CBD and obscure a large portion of the existing sky view. A small portion of the outlook to the northeast would remain visible.

The visual impact of the proposed development from this private viewpoint is assessed as Moderate when considered against the existing view, due to the introduction of substantial built form within the foreground and the resulting reduction in views towards the Sydney CBD and visible sky. However, the extent of this change is generally consistent with the view impacts anticipated under both the DCP-approved envelope and the lodged DA massing. The current proposal does not result in any significant or material additional loss of outlook beyond these development scenarios, with portions of the distant outlook and sky remaining visible around the proposed built form. Accordingly, while the existing view would be substantially modified, the proposal is not considered to materially exacerbate the anticipated view impact.

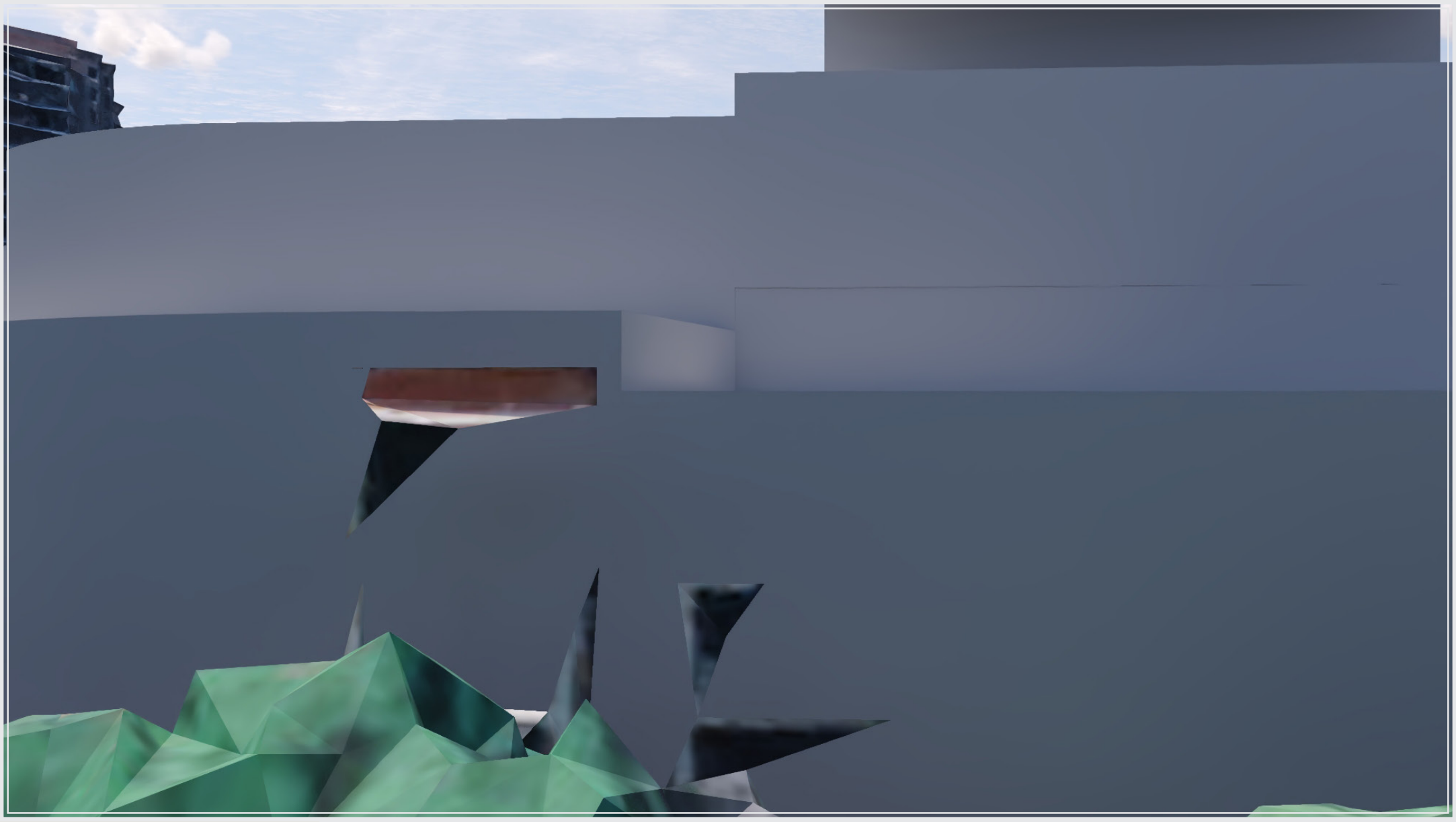
Tenacity Assessment Summary:

- *Value of view: Low..*
- *View location: 2-10 Quarry Master Drive.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

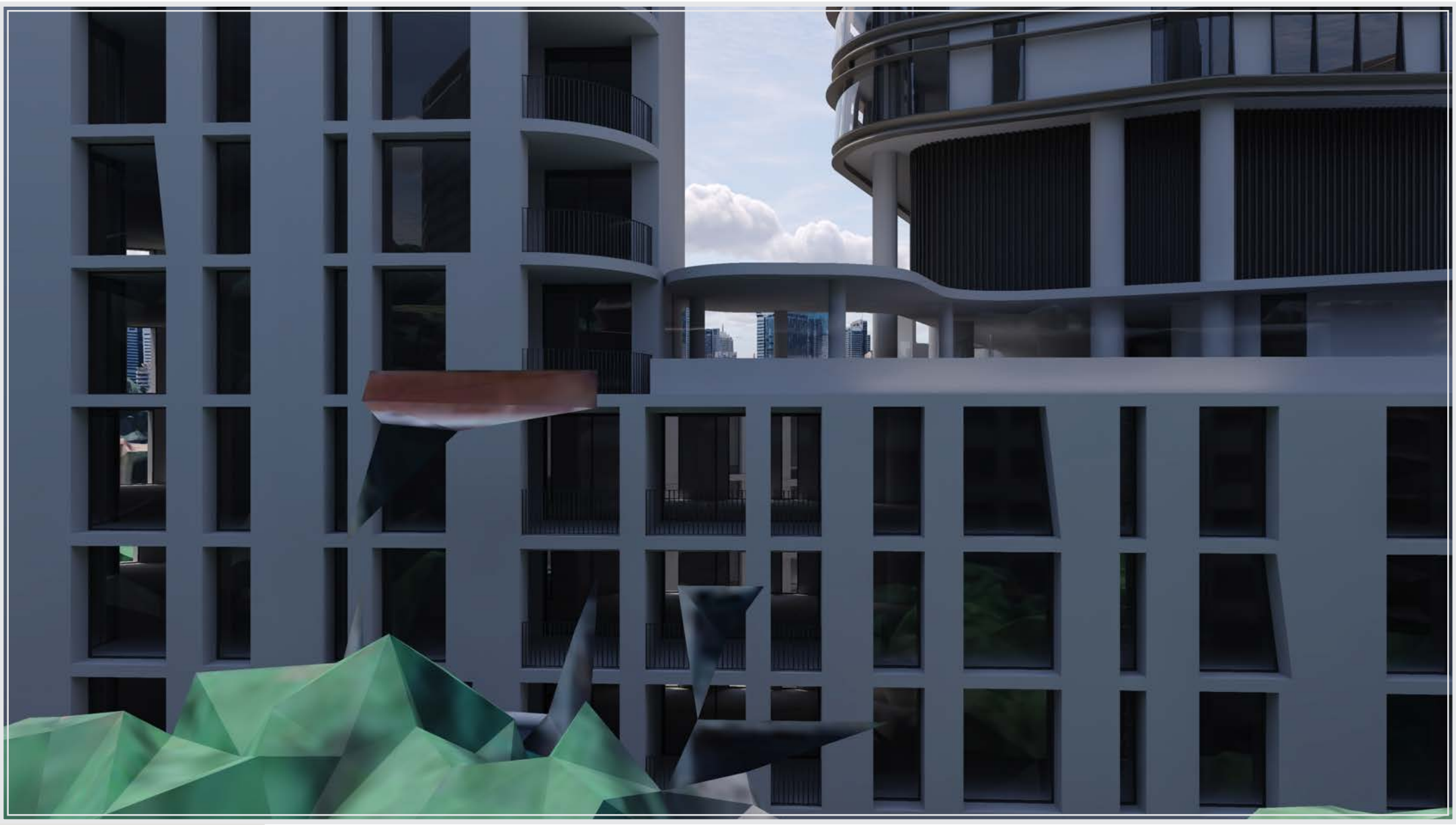
The proposal is considered reasonable notwithstanding the Moderate visual impact. The existing outlook toward the CBD is a distant and relatively low-value urban view obtained across the subject development site, and substantial redevelopment within the DCP-approved envelope would inevitably alter it. The assessment demonstrates that the current proposal produces an effect generally consistent with both the DCP envelope and the comparative massing, without materially exacerbating the anticipated view loss. Retention of the existing open skyline in full would therefore require an unreasonable sterilisation of development capacity expressly contemplated for the site.

VIEWPOINT 02



01. DCP approved envelope

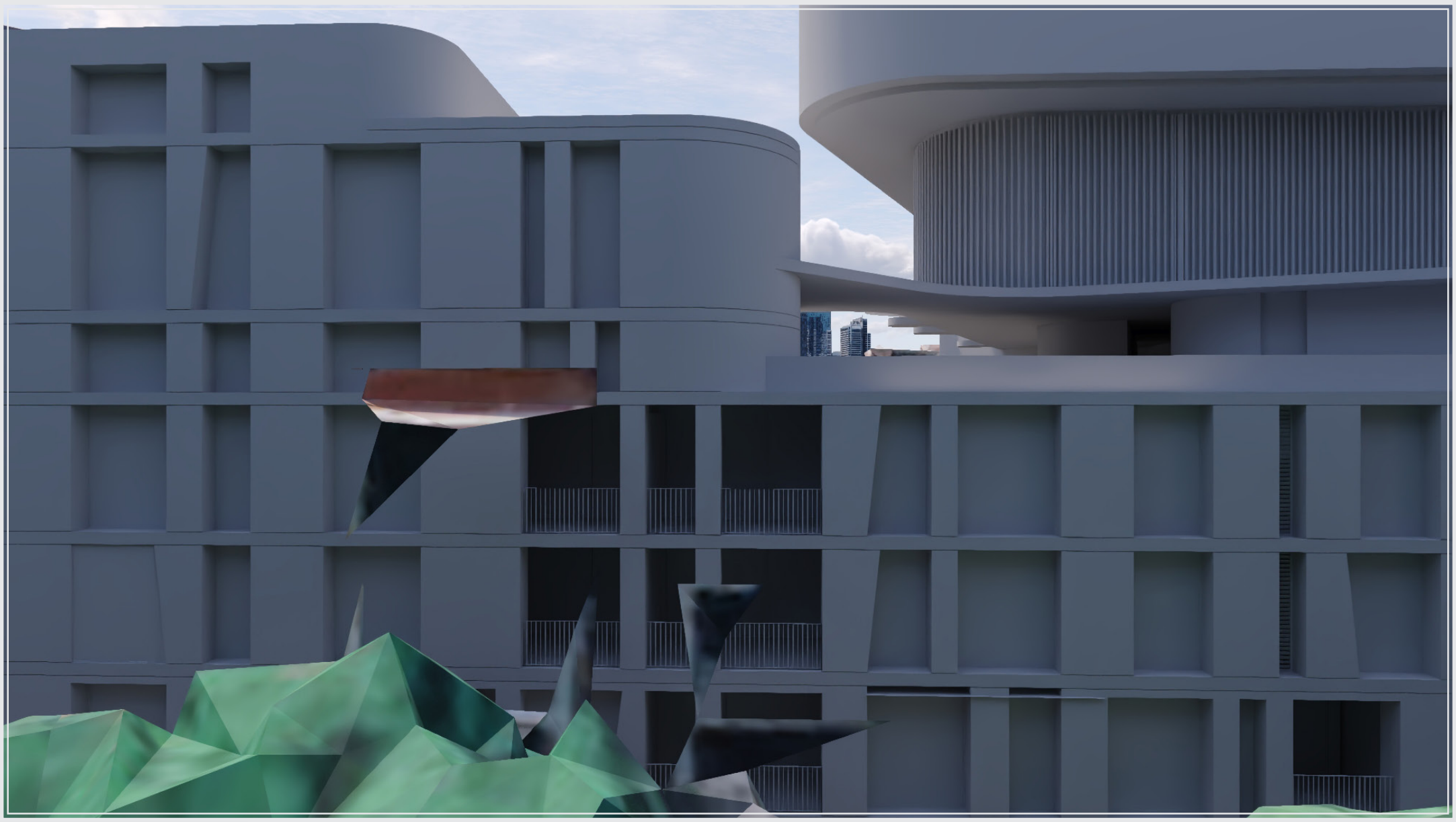
VC_312_2-10 Quarry Master Drive_C_LVL 05_U_047 DCP Envelope.jpg



02. Stage 2 DA lodged

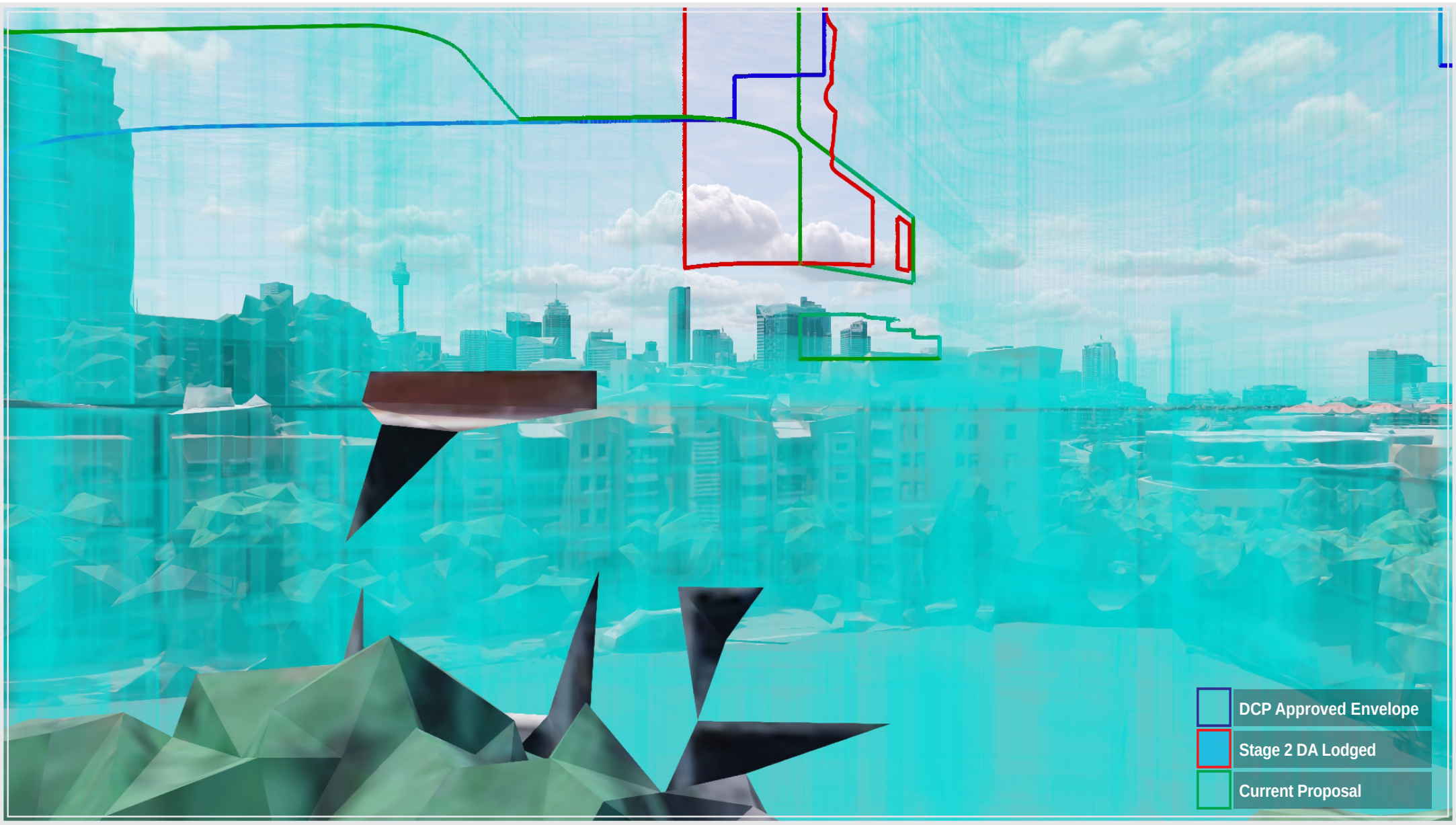
VC_312_2-10 Quarry Master Drive_C_LVL 05_U_047 c.jpg

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03. Current Proposal

VC_312_2-10 Quarry Master Drive_C_LVL 05_U_047 Proposed Massing.jpg



Visual impact comparison

VC_312_2-10 Quarry Master Drive_C_LVL 05_U_047 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 11%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 52% : 48%*
- *Existing Visual Assessment Scale no: 4 /15 & Visual Impact Assessment Scale no: 7 /15*

RL + 29.94 m - Distance to boundary 19.75 m -
Bearing direction 150.87 °

This is a static, private viewpoint from 2-10 Quarry Master Drive Level 5, unit 46, facing east. In the foreground there is dense mature vegetation and rooftops of low rise residential development. In the midground above the vegetation are multi-storey residential and commertial buildings. The Sydney CBD skyline with some high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark seen above the intervening built form and vegetation. The open sky is huge, and the elevated view adds to the urban feel.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The new massing proposal would significantly obstruct the background outlook towards the Sydney CBD and obscure a large portion of the existing sky view. A small portion of the outlook to the northeast would remain visible, including the upper portion of the Sydney Eye Tower. However, the extent of this change is generally consistent with the view impacts anticipated under both the DCP-approved envelope and the lodged DA massing. The current proposal does not result in any significant or material additional loss of outlook beyond these development scenarios, with portions of the distant outlook and sky remaining visible around the proposed built form. Accordingly, while the existing view would be substantially modified, the proposal is not considered to materially exacerbate the anticipated view impact.

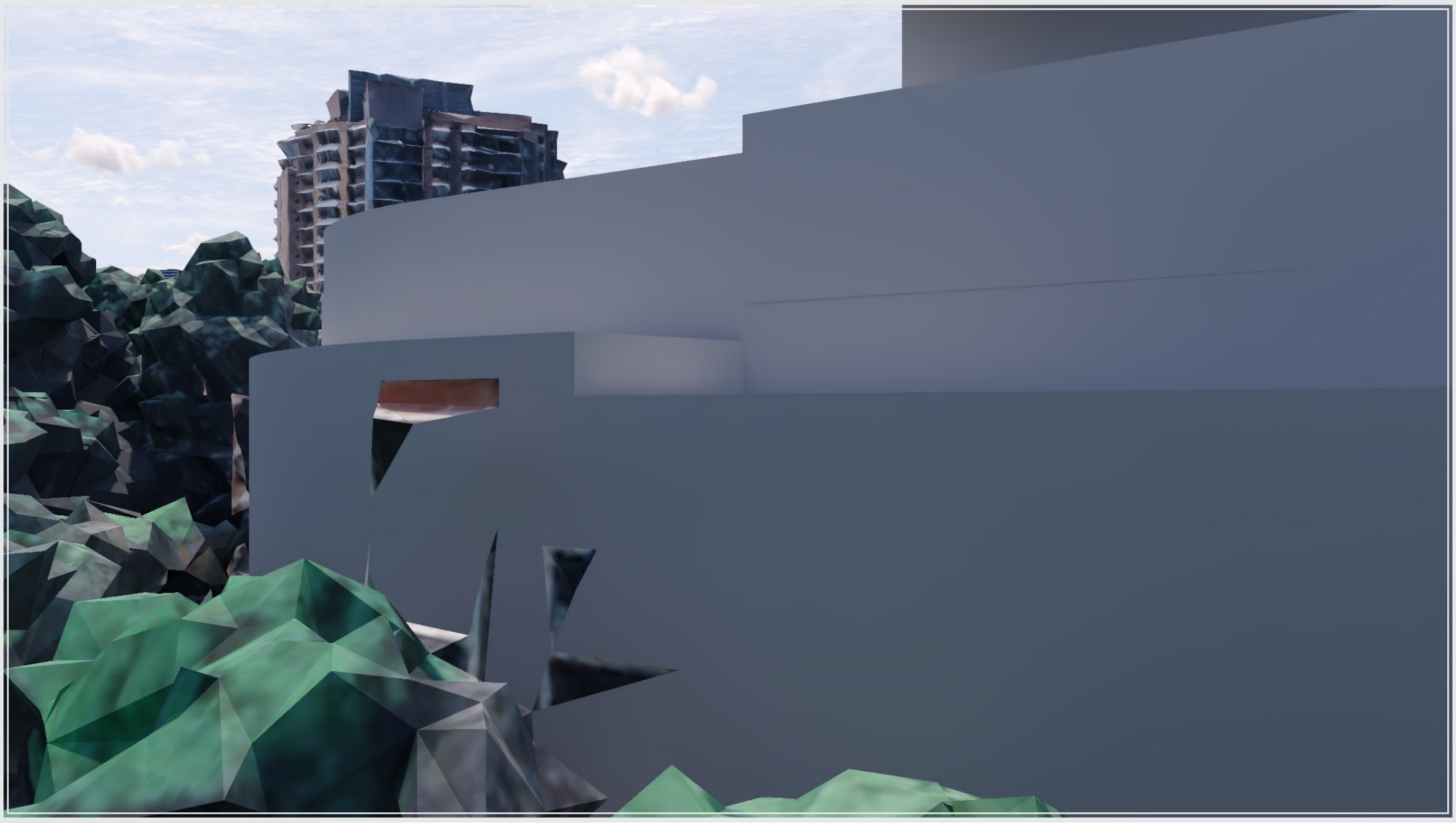
Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 2-10 Quarry Master Drive.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

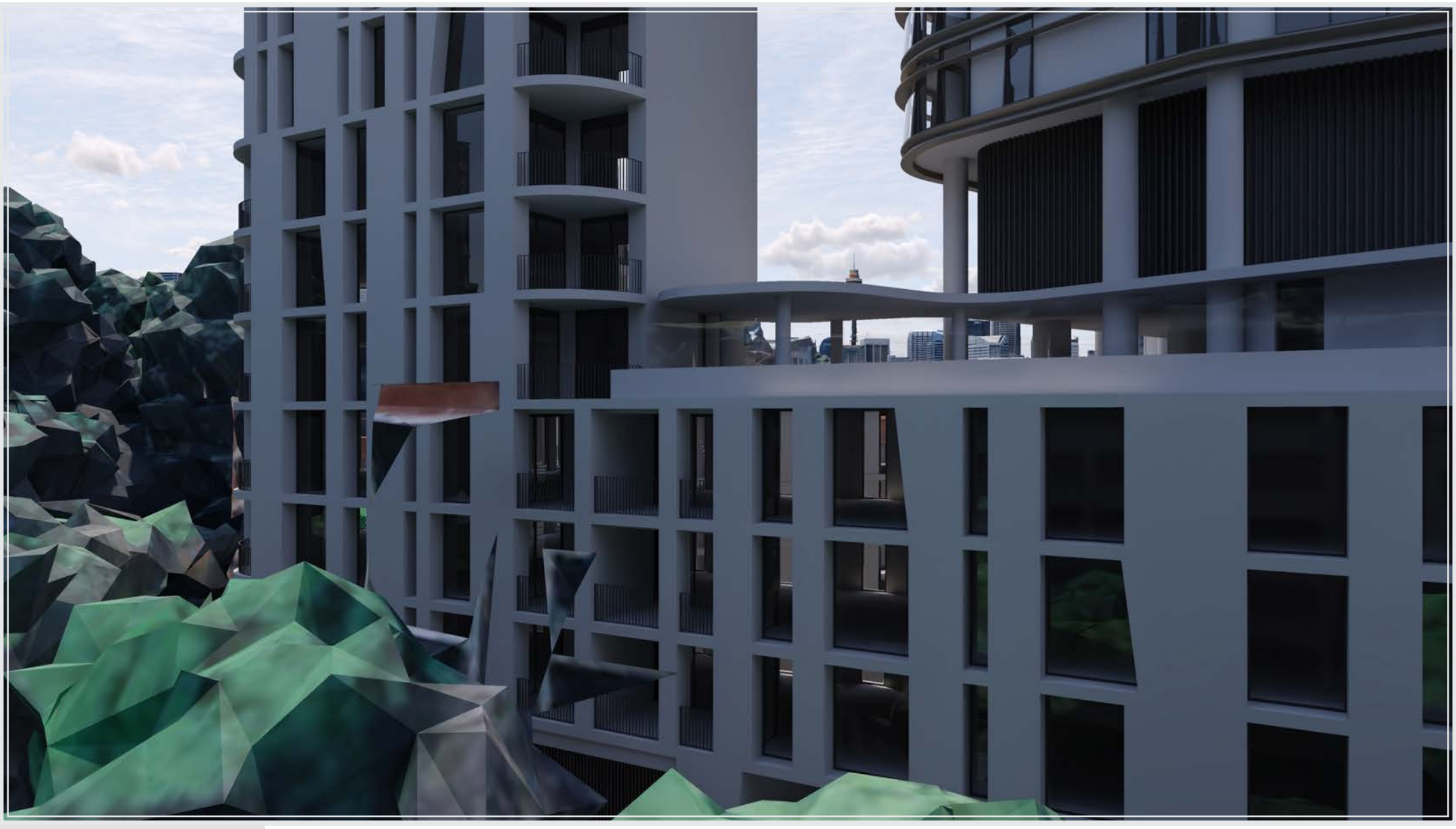
The proposal is reasonable from this viewpoint. Although a substantial part of the distant CBD outlook and open sky would be obstructed, the upper portion of Sydney Tower remains visible and identifiable and part of the distant outlook is retained to the north-east. The principal effect is consistent with that anticipated from development within the DCP envelope, and the retention of the landmark component demonstrates that the proposal does not simply occupy the whole potentially available mass.

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01. DCP approved envelope

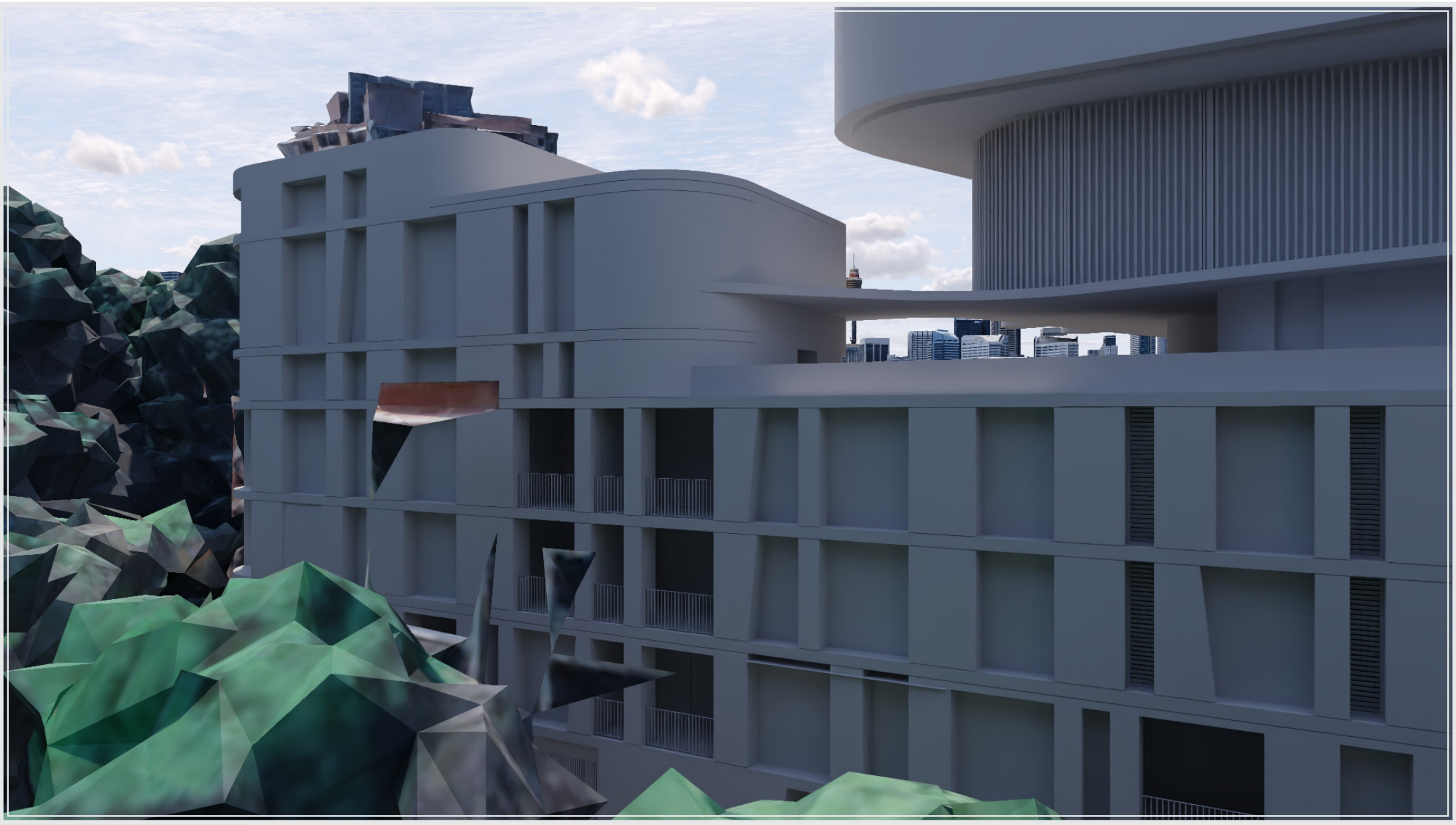
VC_313_2-10 Quarry Master Drive_C_LVL 05_U_040 DCP Envelope.jpg



02. Stage 2 DA lodged

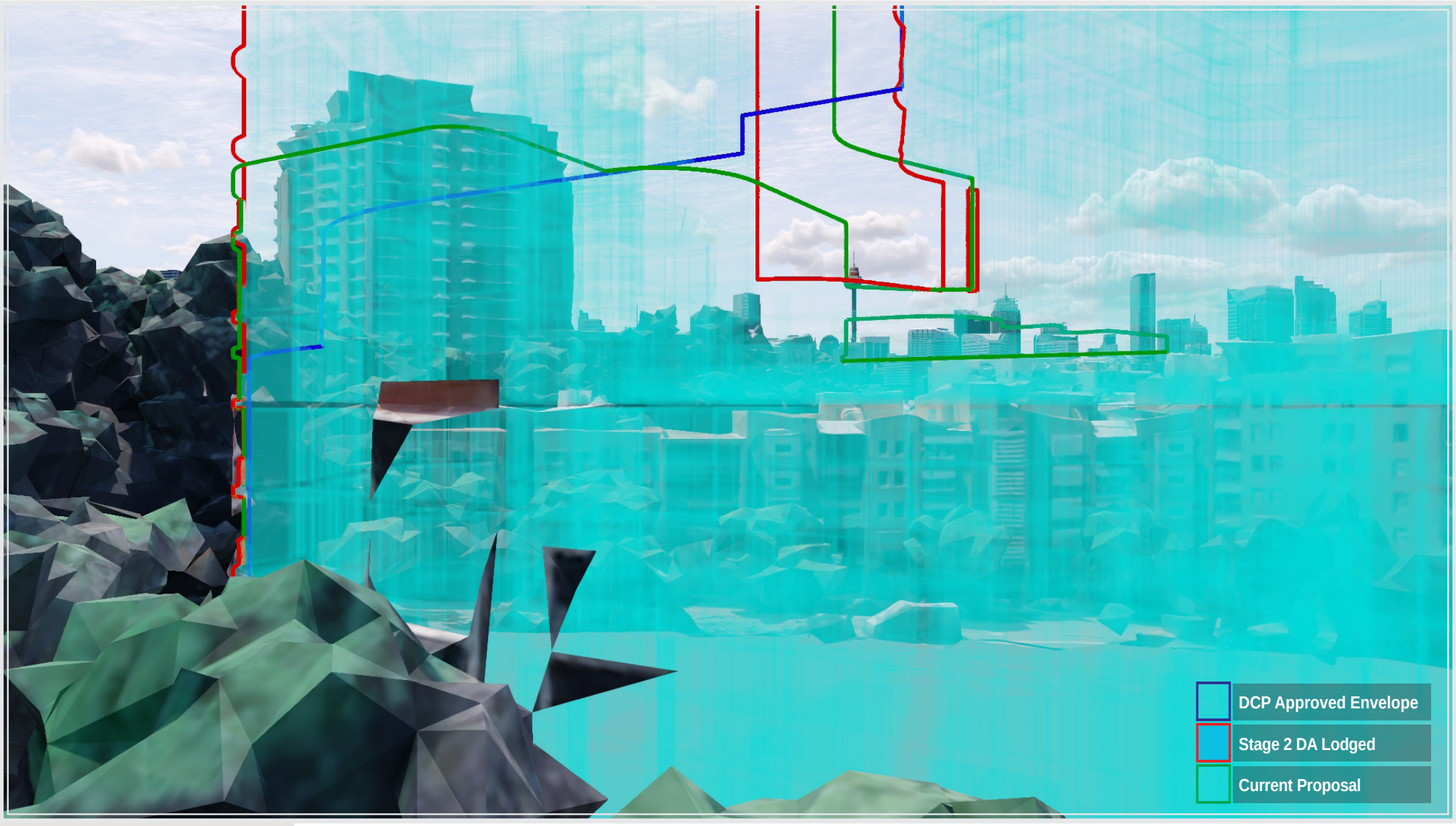
VC_313_2-10 Quarry Master Drive_C_LVL 05_U_040 c.jpg

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03. Current Proposal

VC_313_2-10 Quarry Master Drive_C_LVL 05_U_040 Proposed Massing.jpg



Visual impact comparison

VC_313_2-10 Quarry Master Drive_C_LVL 05_U_040 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 13%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 68% : 32%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 7 /15*

RL + 29.94 m - Distance to boundary 19.84 m -
Bearing direction 124.31 °

This is a static, private viewpoint from 2-10 Quarry Master Drive Level 5, unit 40 facing east-northeast. In the foreground there is dense mature vegetation and rooftops of low rise residential development. In the midground above the vegetation are multi-storey residential and commertial buildings. The Sydney CBD skyline with some high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark seen above the intervening built form and vegetation. The open sky is huge, and the elevated view adds to the urban feel.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The new massing proposal would significantly obstruct the background out-look towards the Sydney CBD and obscure a large portion of the existing sky view. A small portion of the outlook to the northeast would remain visible,including the upper portion of the Sydney Eye Tower. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

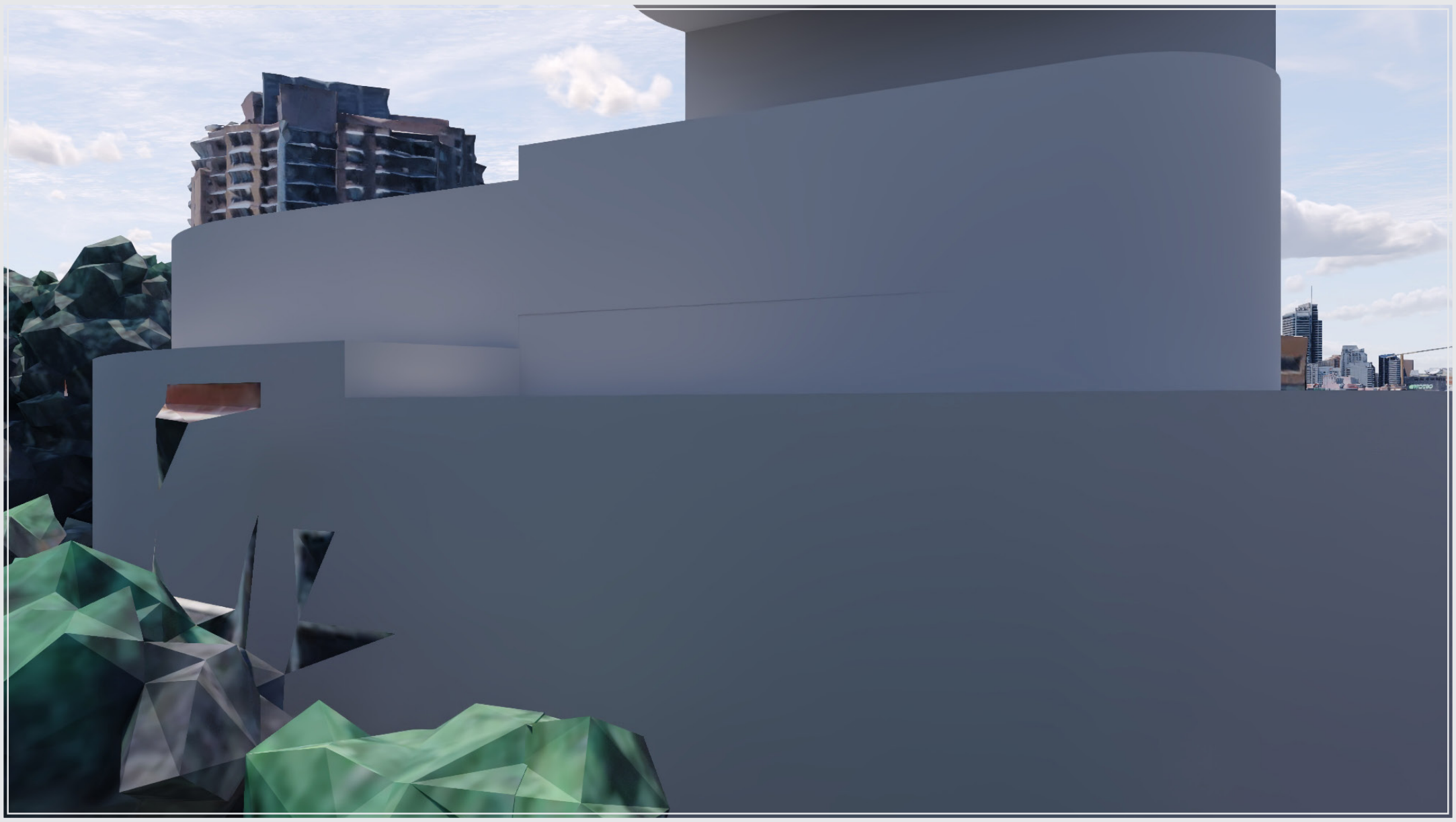
Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 2-10 Quarry Master Drive.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

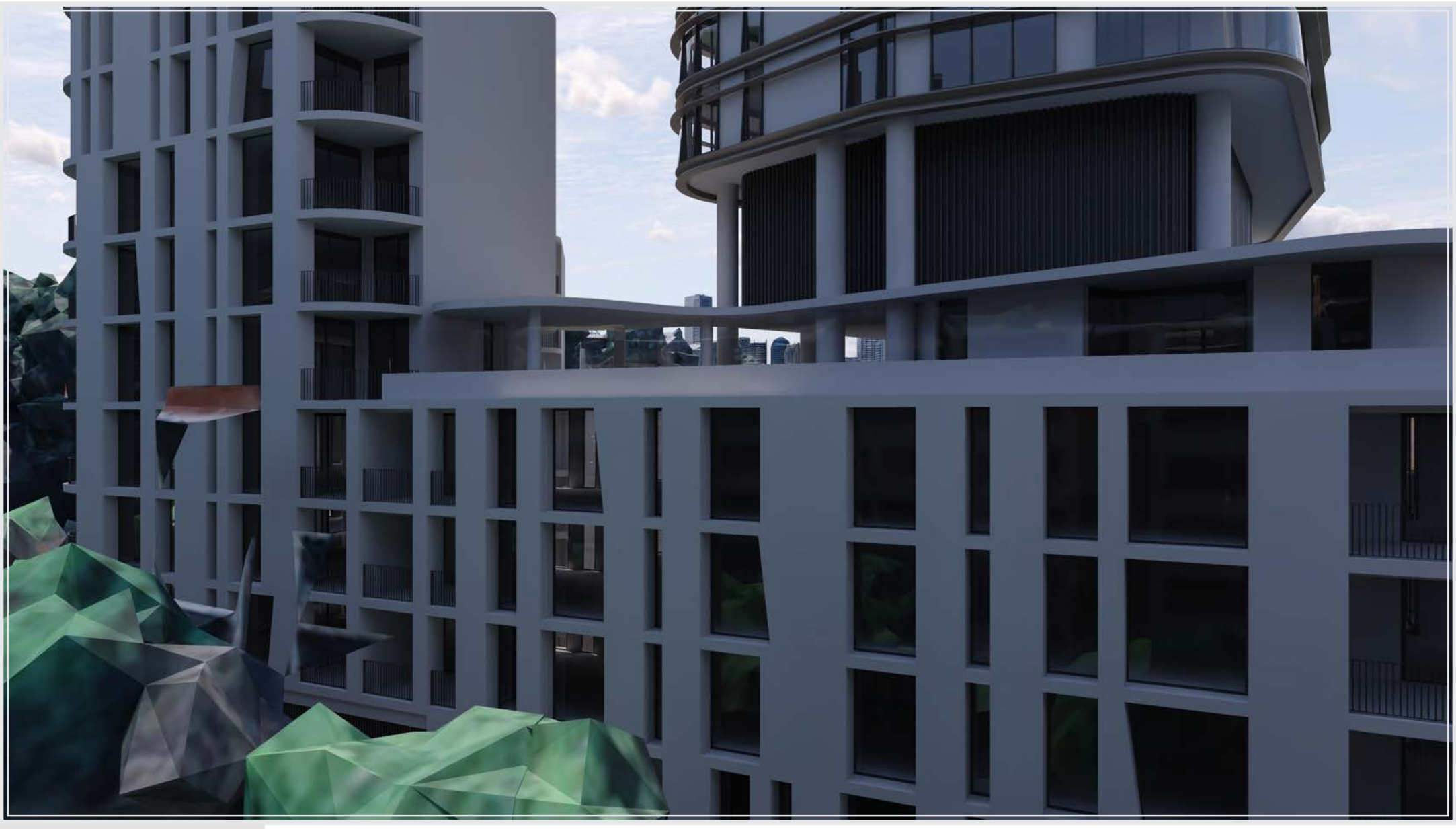
The proposal is reasonable given the Low value and fragmented nature of the existing CBD view and the extent of redevelopment already contemplated for the adjoining site. Although much of the urban background and sky would be replaced by new built form, the upper portion of Sydney Tower remains visible and the effect is generally consistent with the DCP-approved envelope and comparative massing. Full retention of this across-site outlook could not reasonably be expected where substantial development is expressly permitted between the viewer and the CBD.

VIEWPOINT 04



01. DCP approved envelope

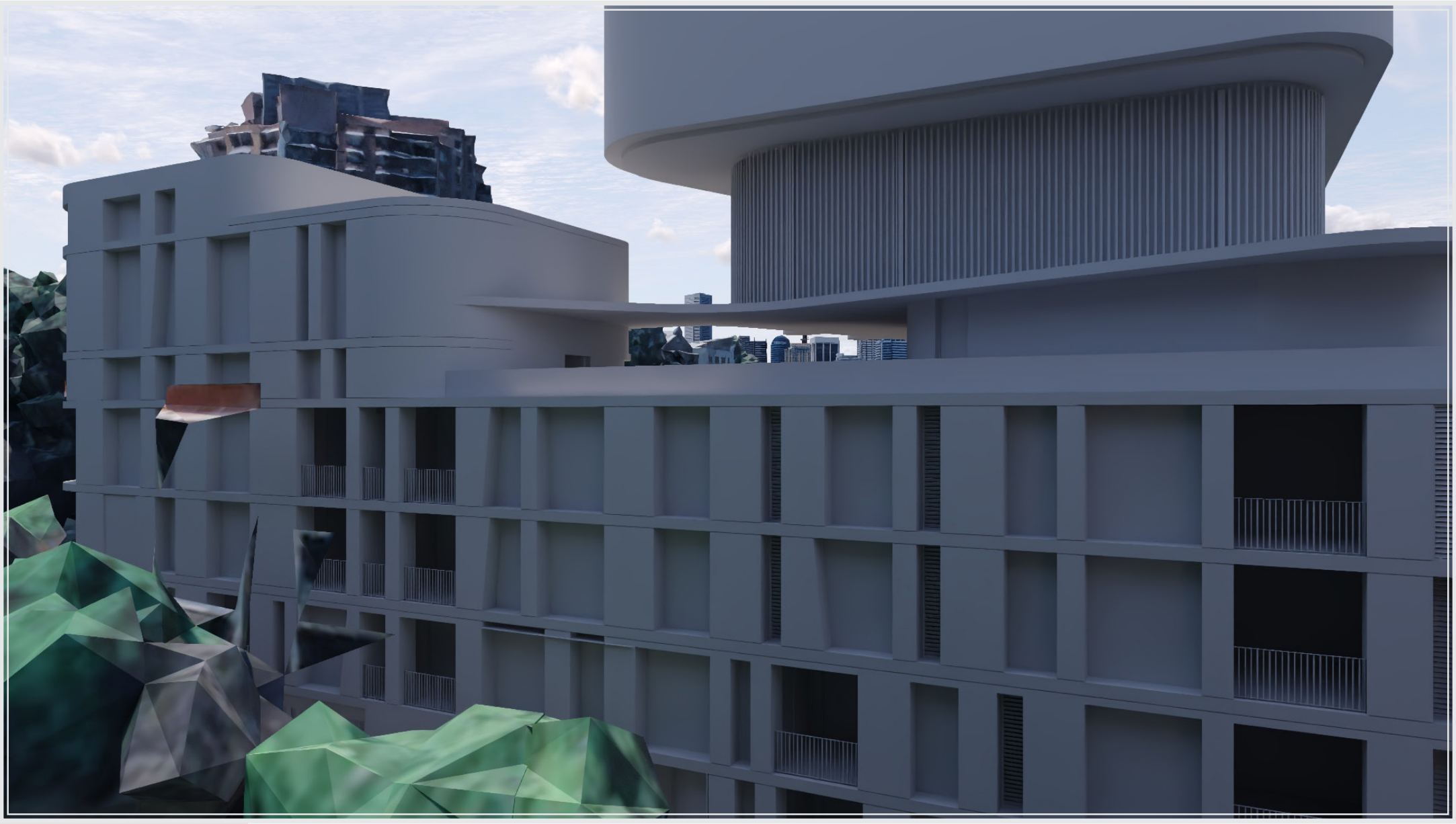
VC_314_2-10 Quarry Master Drive_C_LVL 05_U_041 DCP Envelope.jpg



02. Stage 2 DA lodged

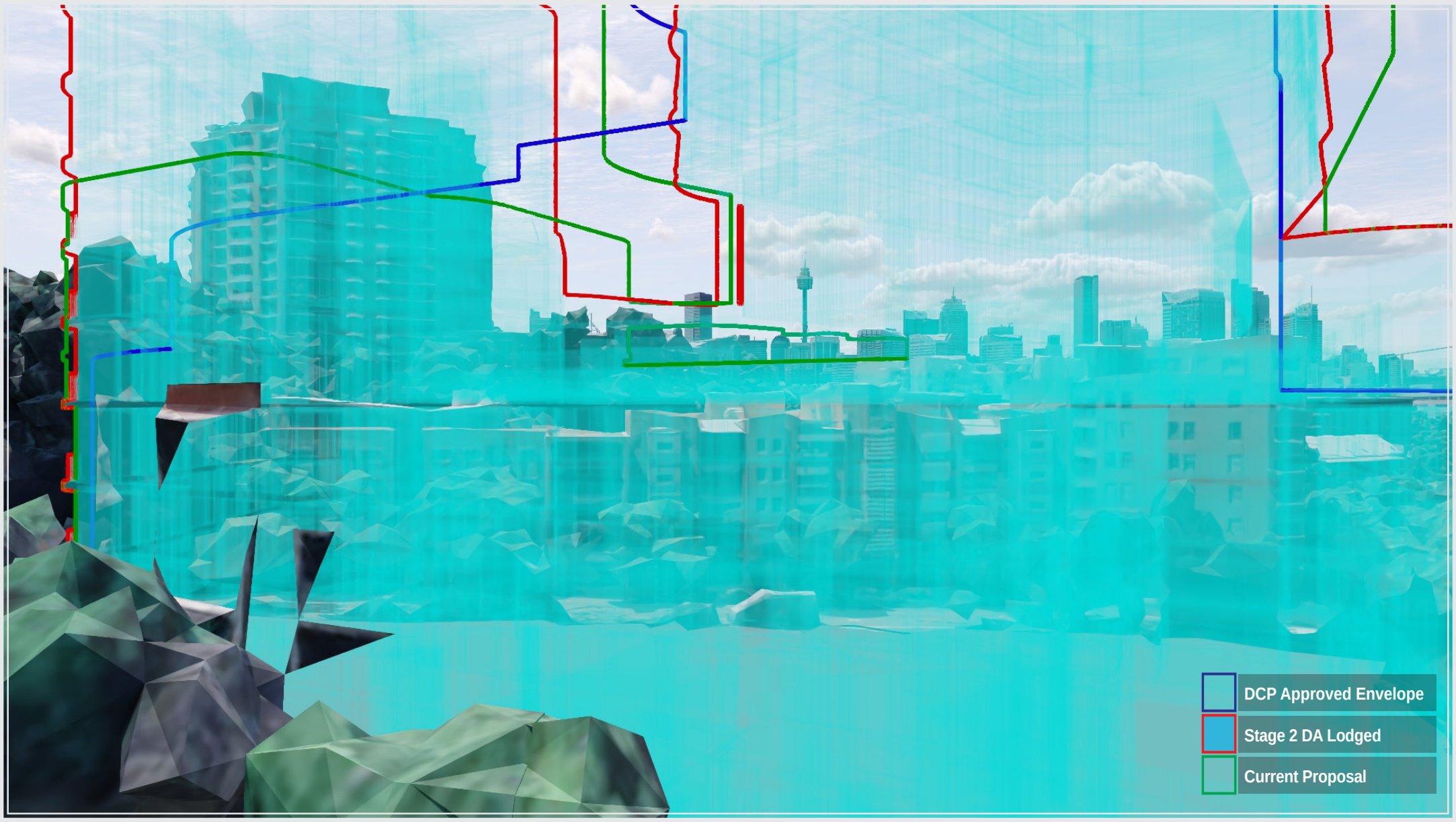
VC_314_2-10 Quarry Master Drive_C_LVL 05_U_041 c.jpg

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03. Current Proposal

VC_314_2-10 Quarry Master Drive_C_LVL 05_U_041 Proposed Massing.jpg



Visual impact comparison

VC_314_2-10 Quarry Master Drive_C_LVL 05_U_041 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 17%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 59% : 41%*
- *Existing Visual Assessment Scale no: 4 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + 29.94 m - Distance to boundary 20.19 m -
Bearing direction 126.96 °

This is a static, private viewpoint from 2-10 Quarry Master Drive Level 5, unit 41 facing east-northeast. In the foreground there is dense mature vegetation and rooftops of low rise residential development. In the midground above the vegetation is the existing multi-storey residential and commertial building at the subject site. The Sydney CBD skyline with some high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark seen above the intervening built form and vegetation.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The new massing proposal would significantly obstruct the background outlook towards the Sydney CBD and obscure a large portion of the existing sky view. A small portion of the outlook to the northeast would remain visible.However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

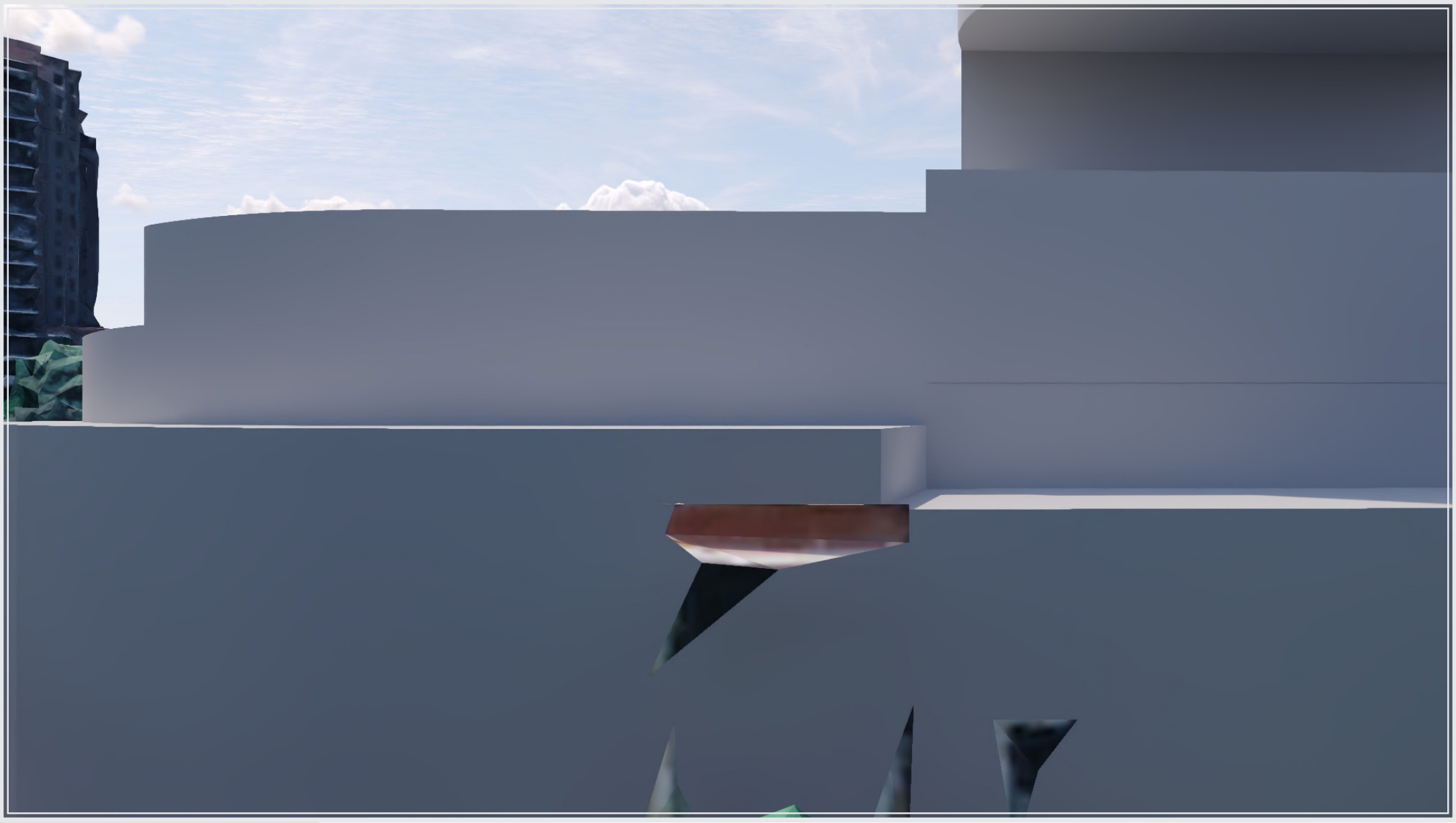
Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 2-10 Quarry Master Drive.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposed development would materially alter the outlook but remains reasonable because the affected view is principally a distant urban skyline seen over an adjoining redevelopment site and is assessed as Low in value. The DCP envelope itself would significantly interrupt the same outlook, and the current design does not introduce a materially greater effect than that contemplated planning condition. Some peripheral urban outlook remains and the proposal therefore represents an appropriate sharing of view within a dense inner-city context.

VIEWPOINT 05



01. DCP approved envelope

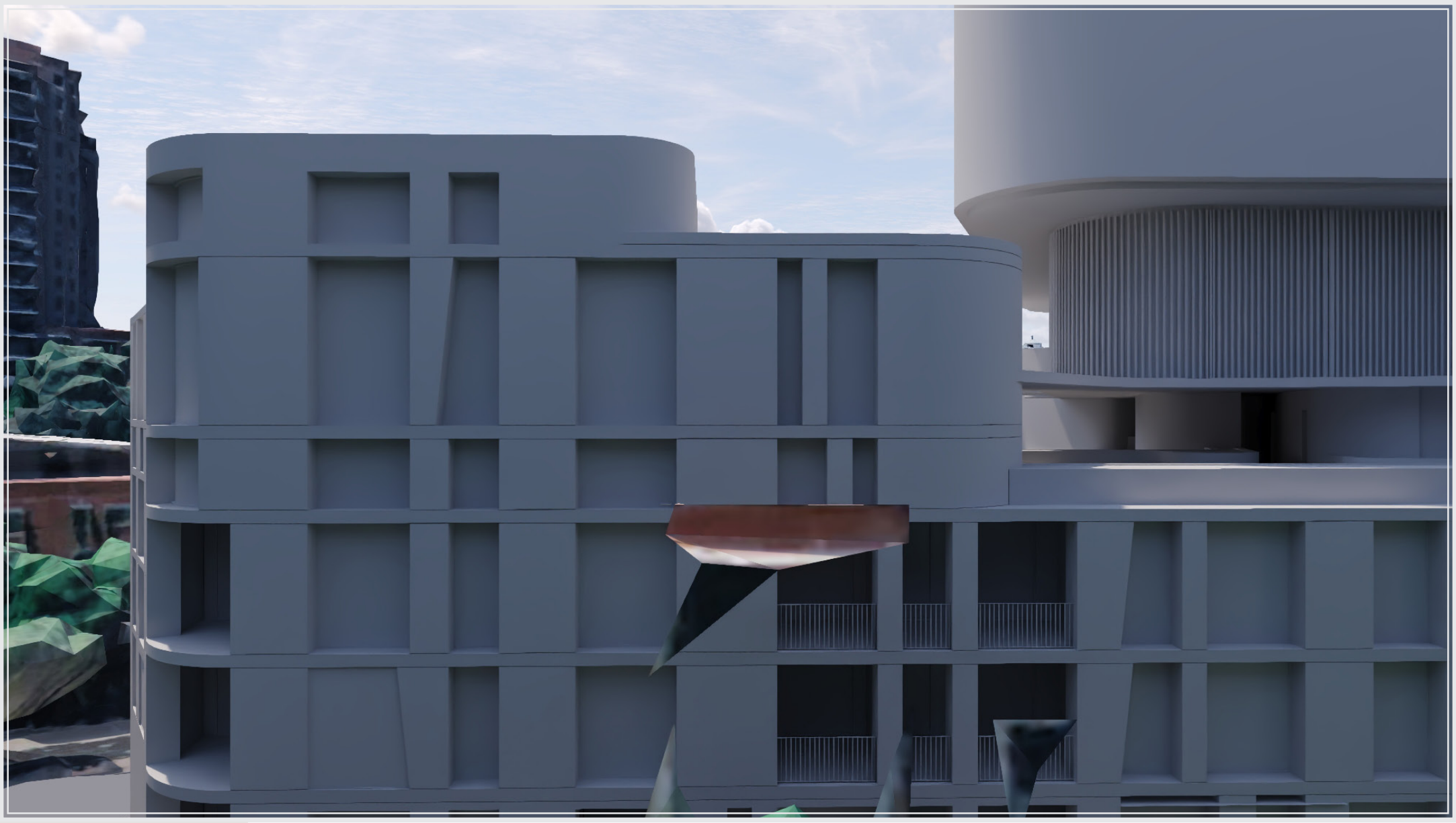
VC_307_2-10 Quarry Master Drive_C_LVL 06_U_054 DCP Envelope.jpg



02. Stage 2 DA lodged

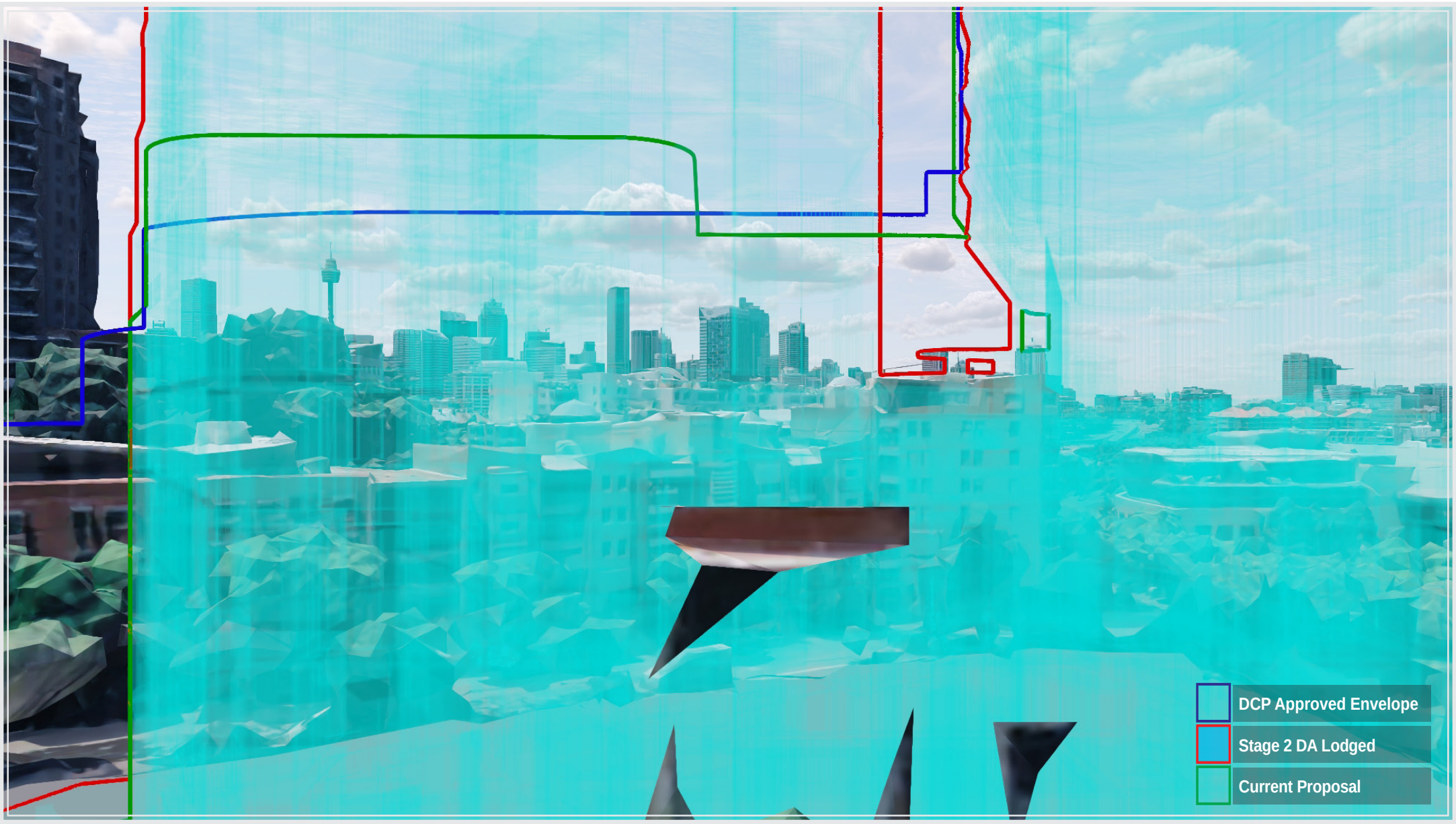
VC_307_2-10 Quarry Master Drive_C_LVL 06_U_054 c.jpg

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03. Current Proposal

VC_307_2-10 Quarry Master Drive_C_LVL 06_U_054 Proposed Massing.jpg



Visual impact comparison

VC_307_2-10 Quarry Master Drive_C_LVL 06_U_054 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 57% : 43%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 32.75 m - Distance to boundary 19.92 m -
Bearing direction 154.75 °

This is a static, private viewpoint from Level 6, unit 54 at 2-10 Quarry Master Drive, facing east. The foreground is dominated by dense mature vegetation and the roof-tops of low-rise residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form.
However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

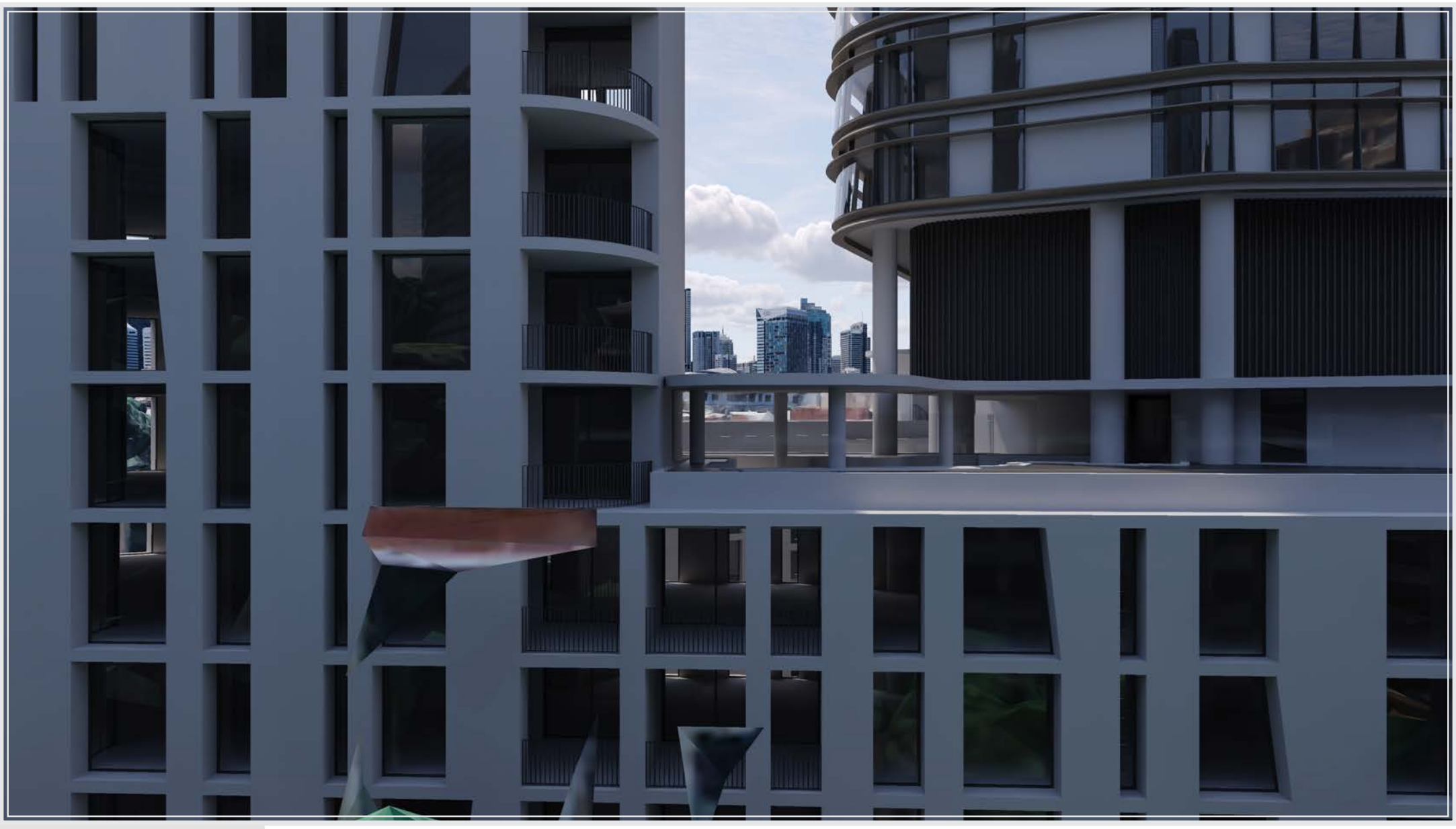
The existing outlook has greater value at this level because a broader component of the Sydney CBD and Sydney Tower is visible; however, the Moderate impact remains reasonable in the context of the permitted envelope. The principal loss is of distant cityscape and sky rather than an iconic natural or harbour view, and the report records that the extent of change is generally consistent with both the DCP envelope and the comparative massing. A substantial reduction in otherwise permissible building volume would be necessary to preserve the existing view in its present form.

VIEWPOINT 06



01. DCP approved envelope

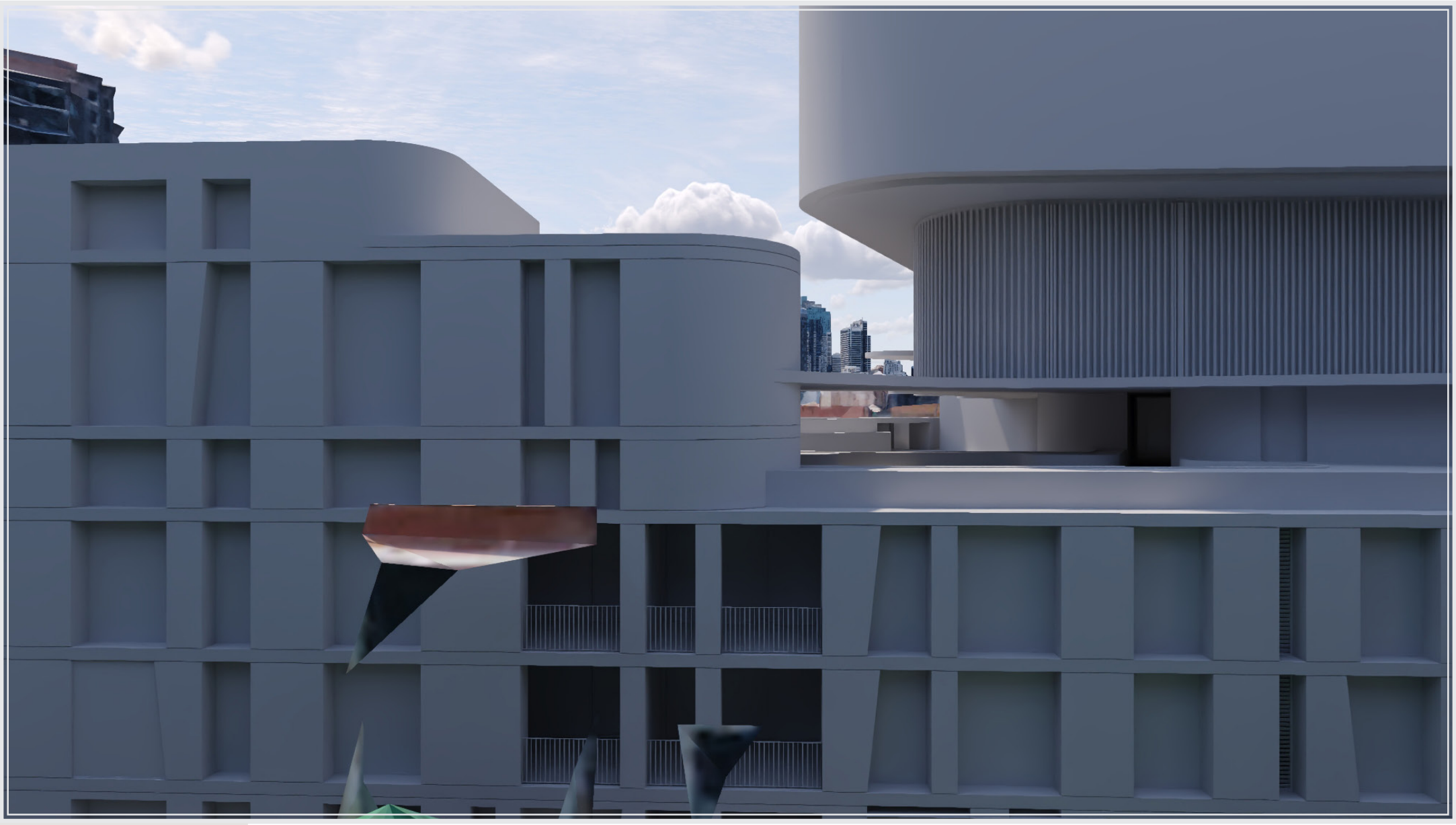
VC_308_2-10 Quarry Master Drive_C_LVL 06_U_055 DCP Envelope.jpg



02. Stage 2 DA lodged

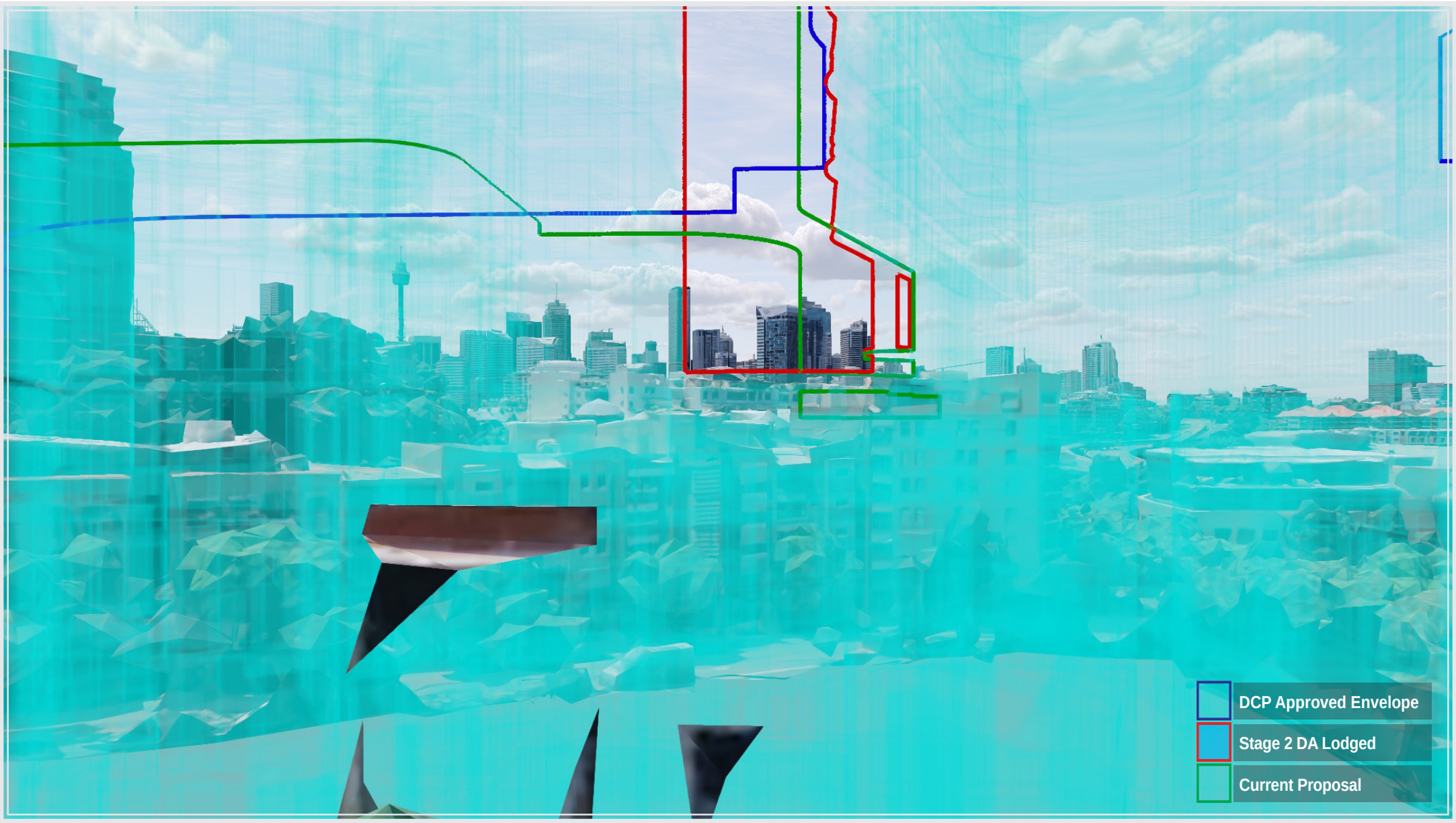
VC_308_2-10 Quarry Master Drive_C_LVL 06_U_055 c.jpg

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03. Current Proposal

VC_308_2-10 Quarry Master Drive_C_LVL 06_U_055 Proposed Massing.jpg



Visual impact comparison

VC_308_2-10 Quarry Master Drive_C_LVL 06_U_055 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 11%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 51% : 49%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

m - Distance to boundary 19.67 m -
Bearing direction 150.87 °

This is a static, private viewpoint from Level 6, unit 55 at 2-10 Quarry Master Drive, facing east. The foreground is dominated by dense mature vegetation and the roof-tops of low-rise residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

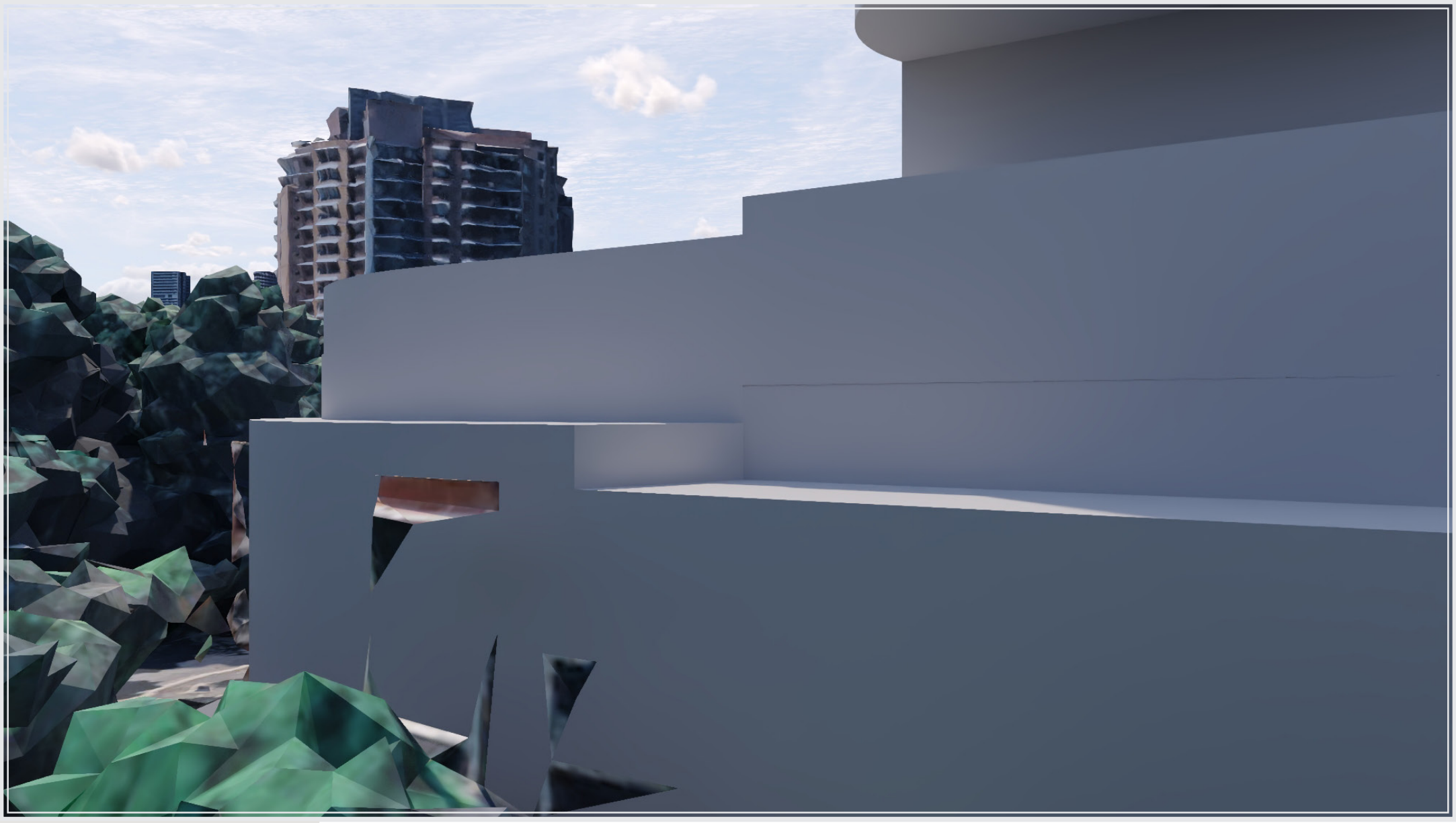
The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the pro-posal is slightly higher on the northeast side, this does not result in any significant or material additional visual impact.

Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

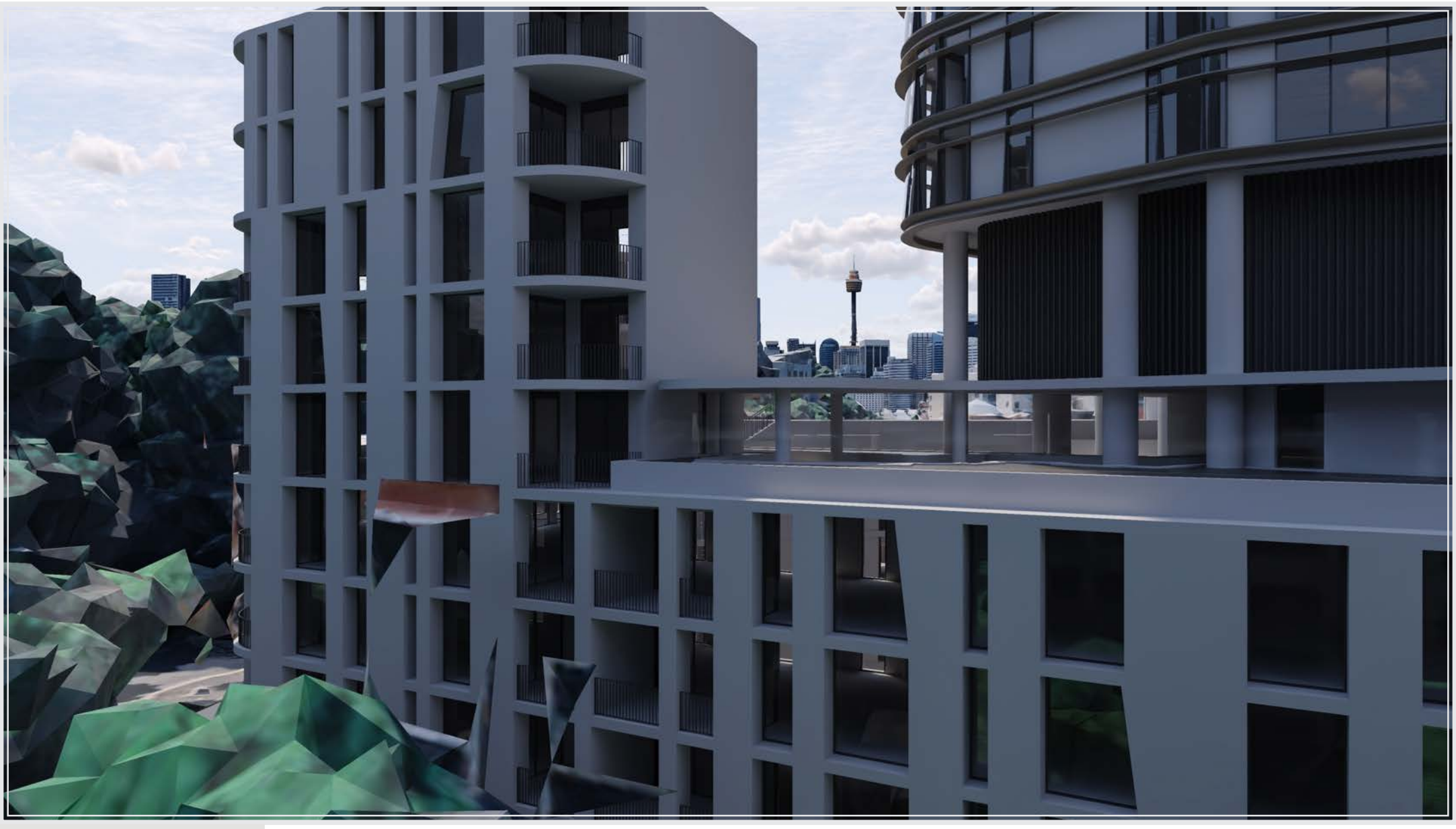
Reasonableness of proposal:

The proposal is reasonable notwithstanding the Moderate impact, as the proposed development is in line with the applicable planning Controls. The CBD skyline is an im-portant part of the view but is already seen above a layered foreground of development and vegetation, and substantial obstruction would arise under the DCP envelope itself. The current proposal does not materially increase that anticipated loss and retains limited skyline visibility through and around the new development, representing a reasonable balance between neighbouring outlook and legitimate redevelopment of the subject site.



01. DCP approved envelope

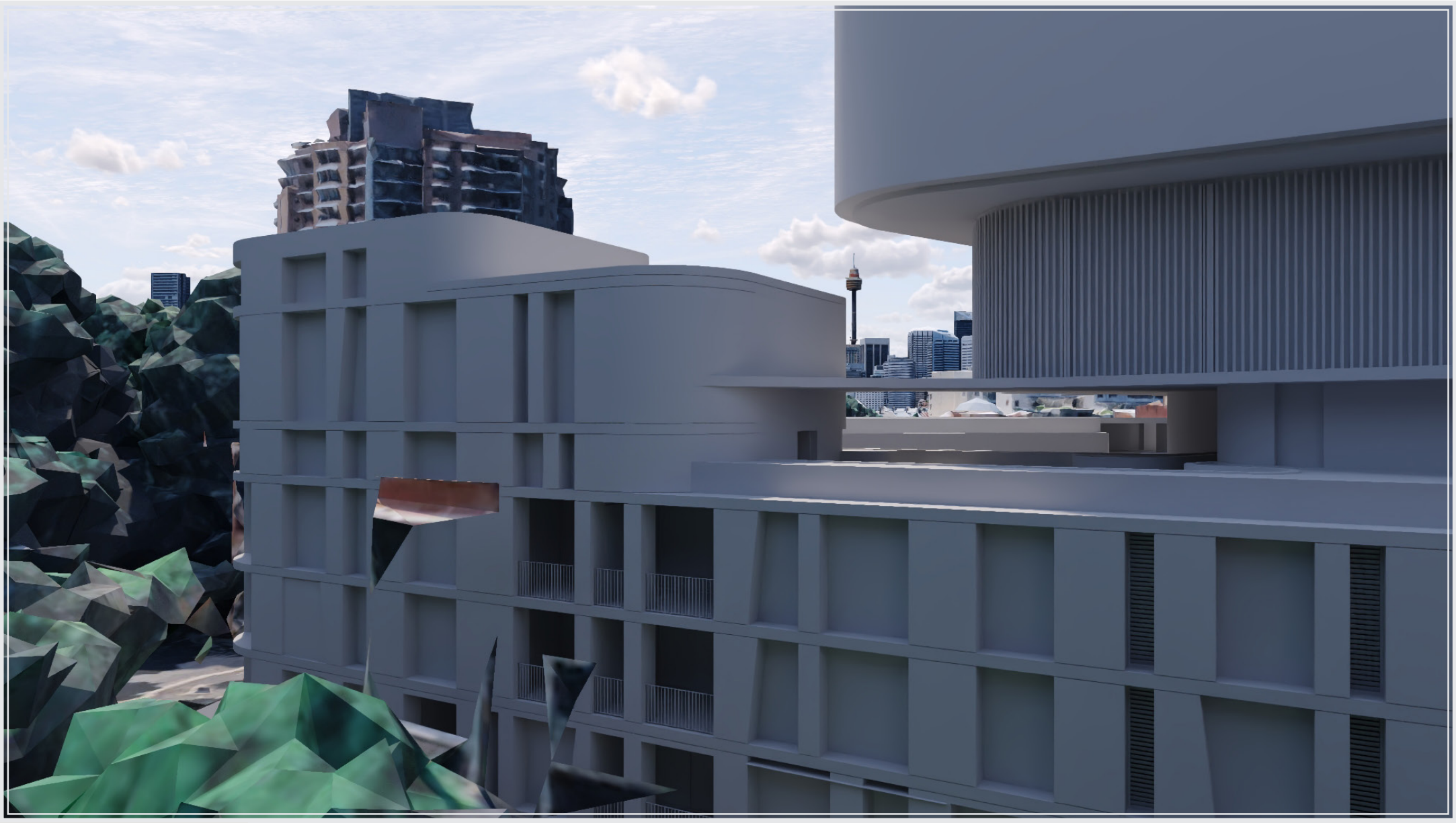
VC_309_2-10 Quarry Master Drive_C_LVL 06_U_048 DCP Envelope.jpg



02. Stage 2 DA lodged

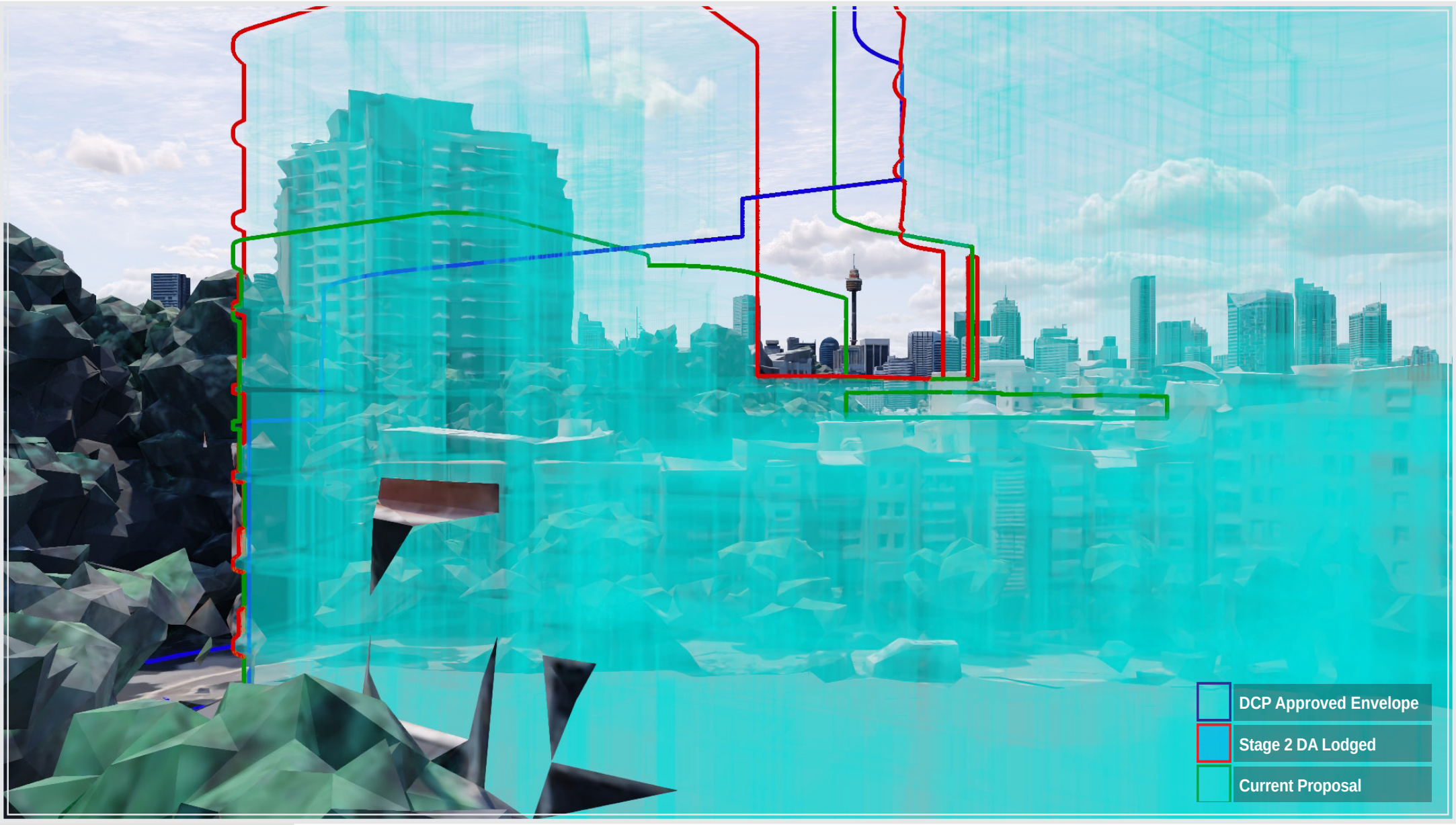
VC_309_2-10 Quarry Master Drive_C_LVL 06_U_048 c.jpg

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03. Current Proposal

VC_309_2-10 Quarry Master Drive_C_LVL 06_U_048 Proposed Massing.jpg



Visual impact comparison

VC_309_2-10 Quarry Master Drive_C_LVL 06_U_048 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 13%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 68% : 32%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + 32.75m - Distance to boundary 19.96 m -
Bearing direction 124.31 °

This is a static, private viewpoint from Level 6, unit 48 at 2-10 Quarry Master Drive, facing northeast. The foreground is dominated by dense mature vegetation and the existing residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form, the view toward Sydney Tower will remain visible through the gaps between the segments of the proposal. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

Tenacity Assessment Summary:

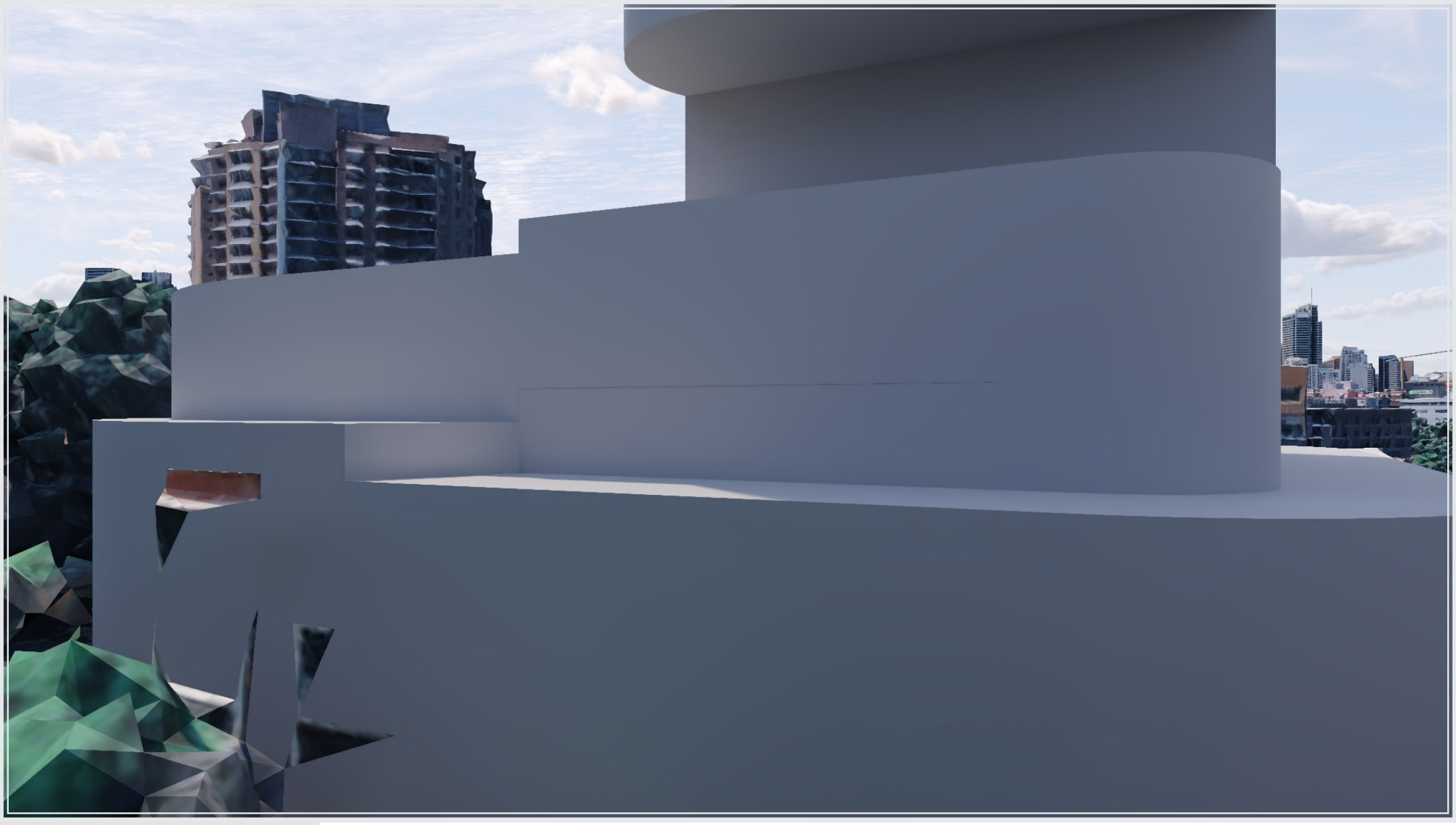
- *Value of view: Low.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal demonstrates a particularly useful view-sharing response at this location. Although much of the CBD skyline would be obscured and the impact is Moderate, the building has been configured so that Tower remains visible through a gap between the built-form elements. The DCP envelope could accommodate substantially greater obstruction and the retained sightline to the principal identifiable landmark indicates that the current form has been deliberately shaped rather than simply maximising the available volume.

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VIEWPOINT 08



01. DCP approved envelope

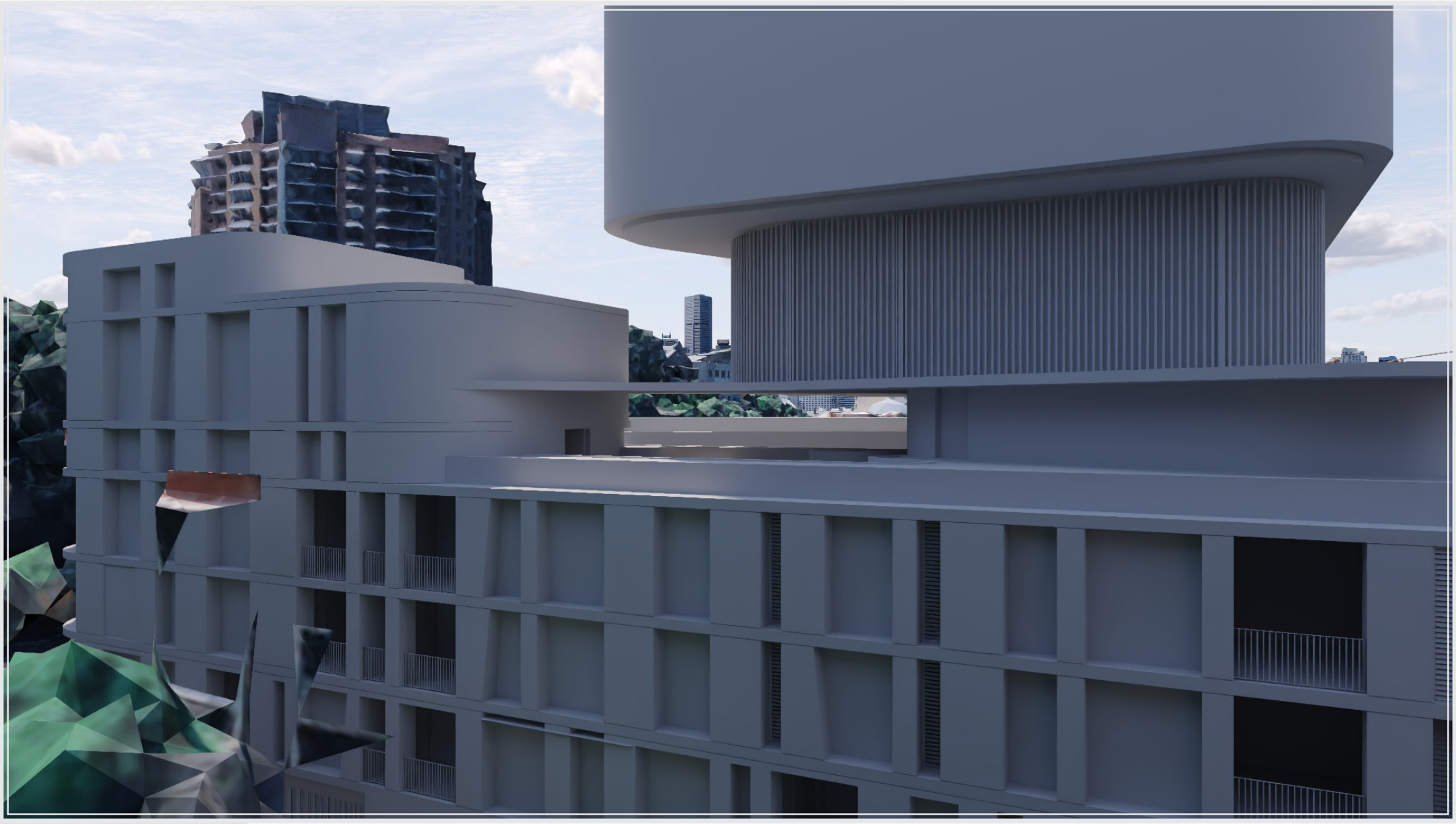
VC_310_2-10 Quarry Master Drive_C_LVL 06_U_049 DCP Envelope.jpg



02. Stage 2 DA lodged

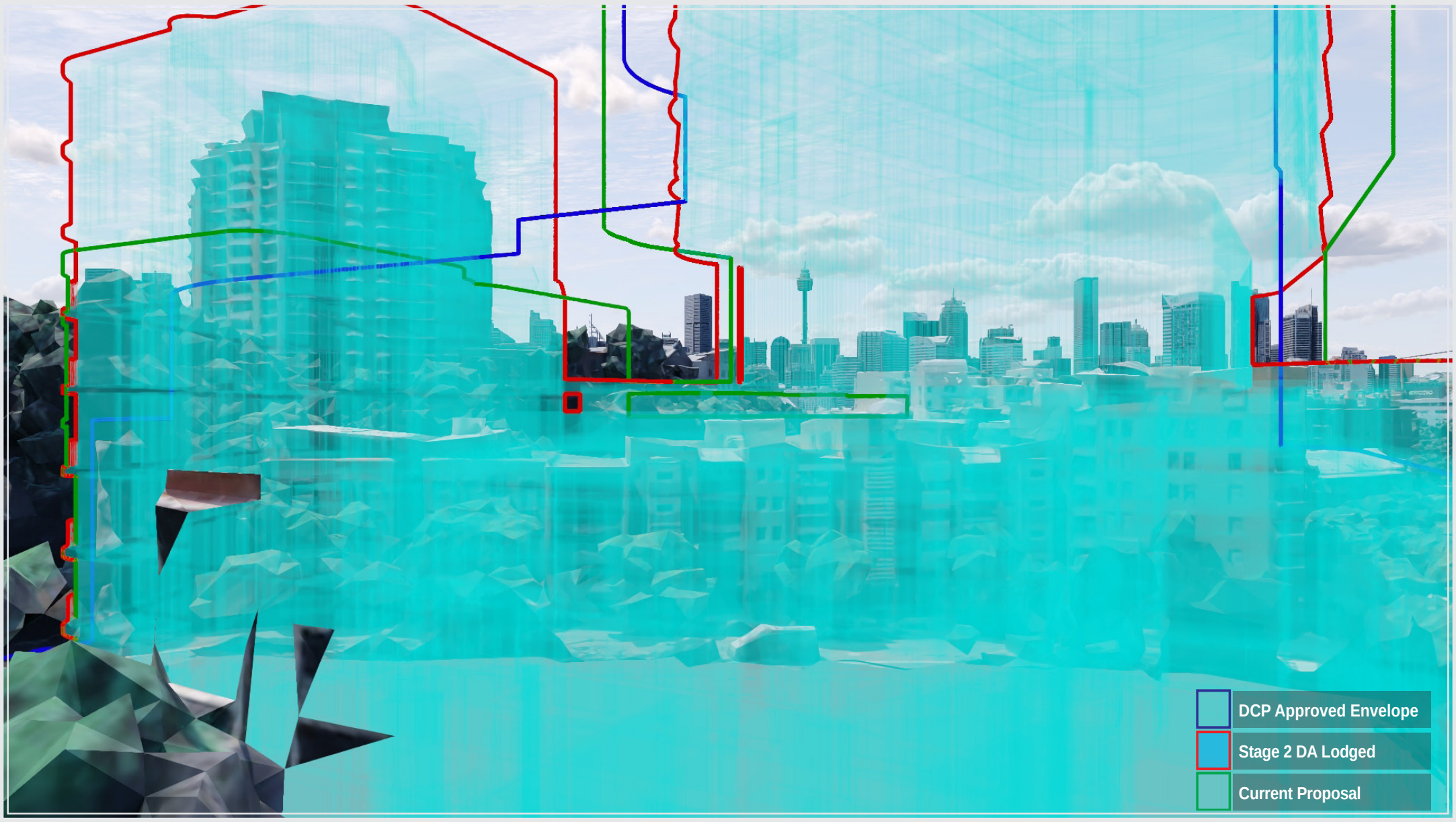
VC_310_2-10 Quarry Master Drive_C_LVL 06_U_049 c.jpg

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03. Current Proposal

VC_310_2-10 Quarry Master Drive_C_LVL 06_U_049 Proposed Massing.jpg



Visual impact comparison

VC_310_2-10 Quarry Master Drive_C_LVL 06_U_049 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 17%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 64% : 36%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 32.75m - Distance to boundary 20.21 m -
Bearing direction 126.96 °

This is a static, private viewpoint from Level 6, unit 49 at 2-10 Quarry Master Drive, facing southeast. The foreground is dominated by dense mature vegetation and the rooftop of the existing residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

The visual impact of the new massing proposal, from this location, is assessed as Moderate The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on the northeast side, this does not result in any significant or material additional visual impact.

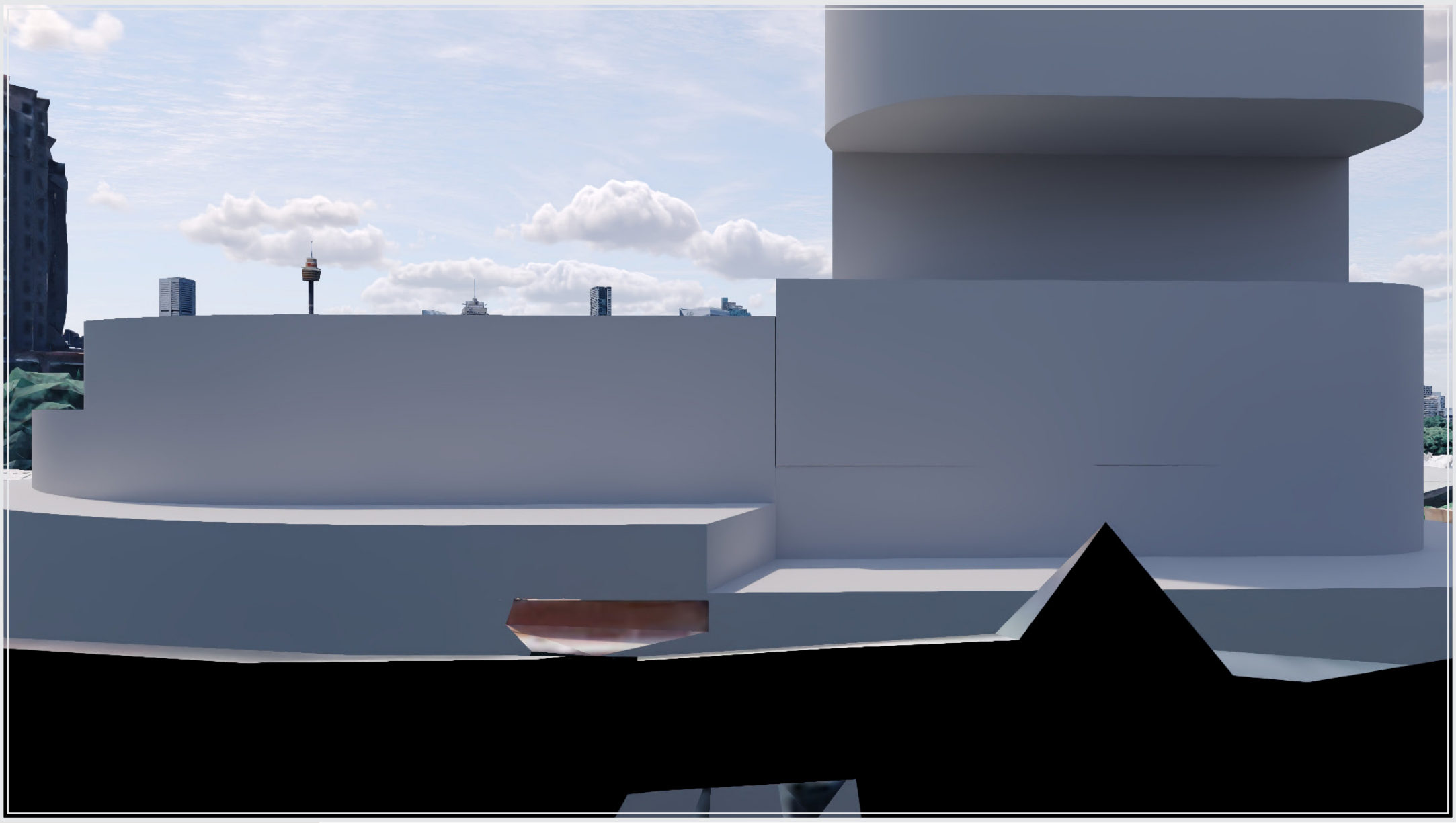
Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

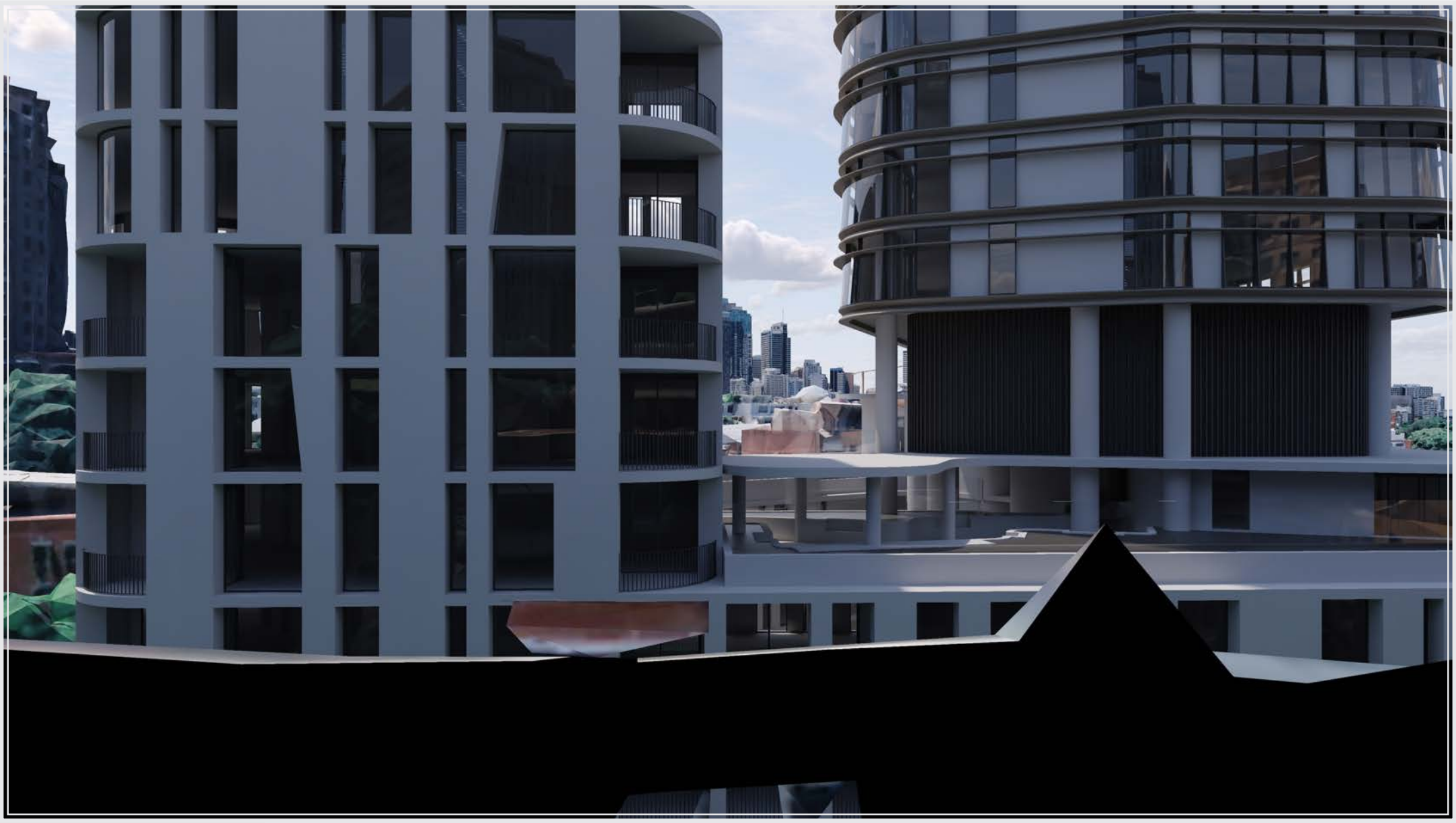
The Moderate effect is considered reasonable. While the proposal reduces the continuity of the CBD skyline and a substantial area of sky, the view is an urban outlook obtained across a site expressly intended for significant redevelopment and the assessed impact is generally consistent with that arising from the DCP envelope. The proposal therefore does not create an unexpected or gratuitous obstruction beyond the planning outcome reasonably anticipated for the site.

VIEWPOINT 09



01. DCP approved envelope

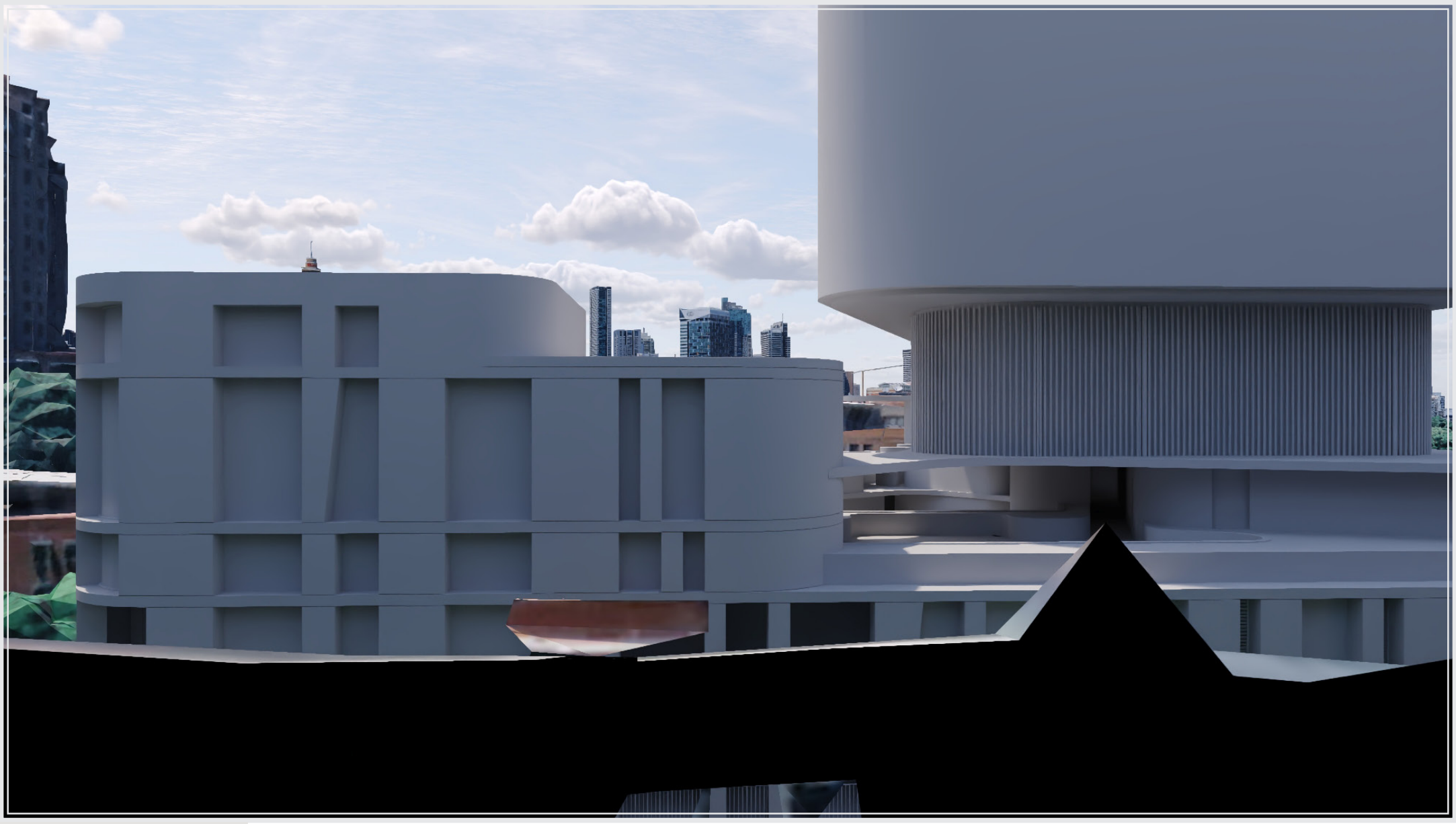
VC_304_2-10 Quarry Master Drive_C_LVL 07_U_061 DCP Envelope.jpg



02. Stage 2 DA lodged

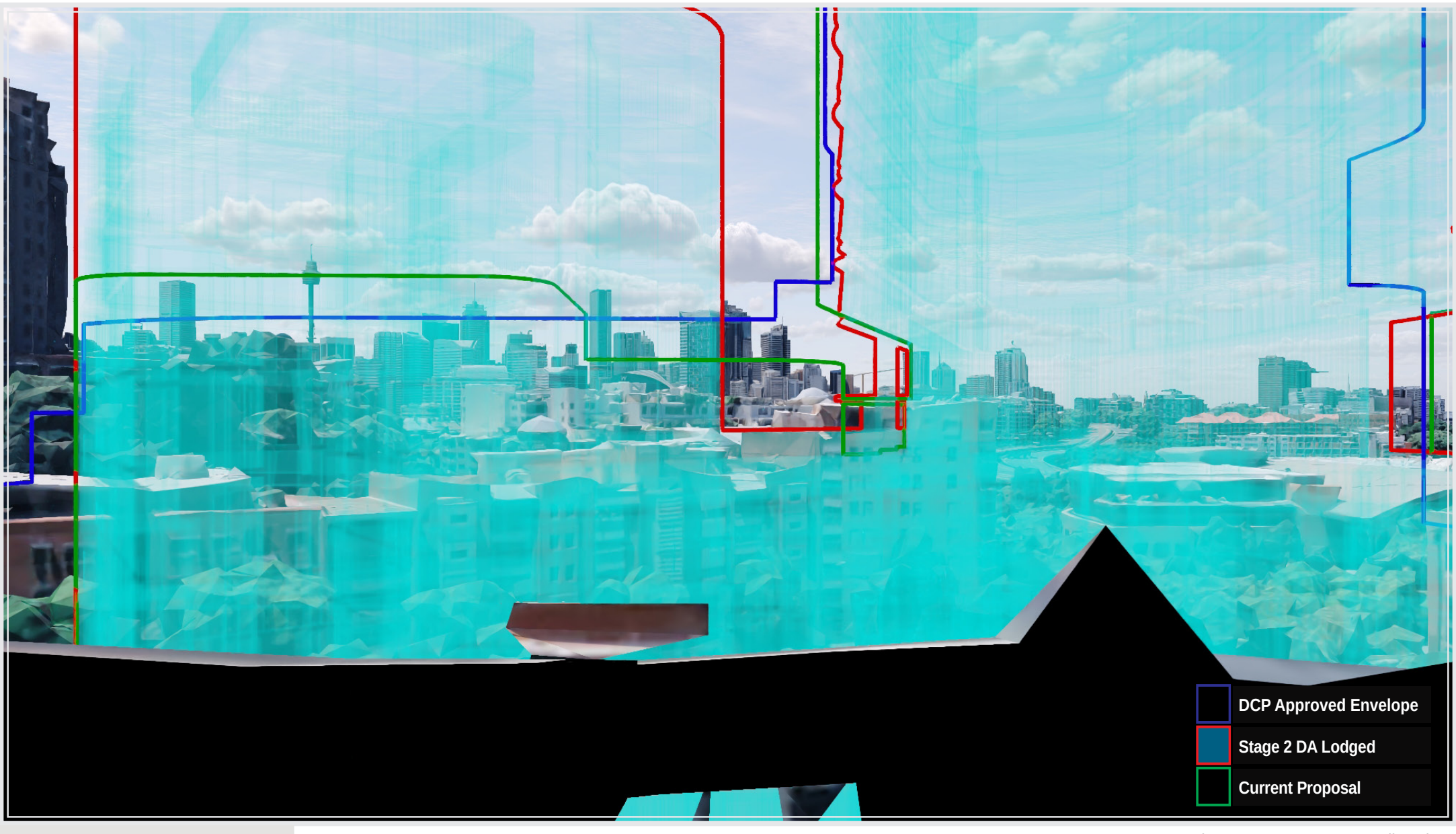
VC_304_2-10 Quarry Master Drive_C_LVL 07_U_061 c.jpg

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03. Current Proposal

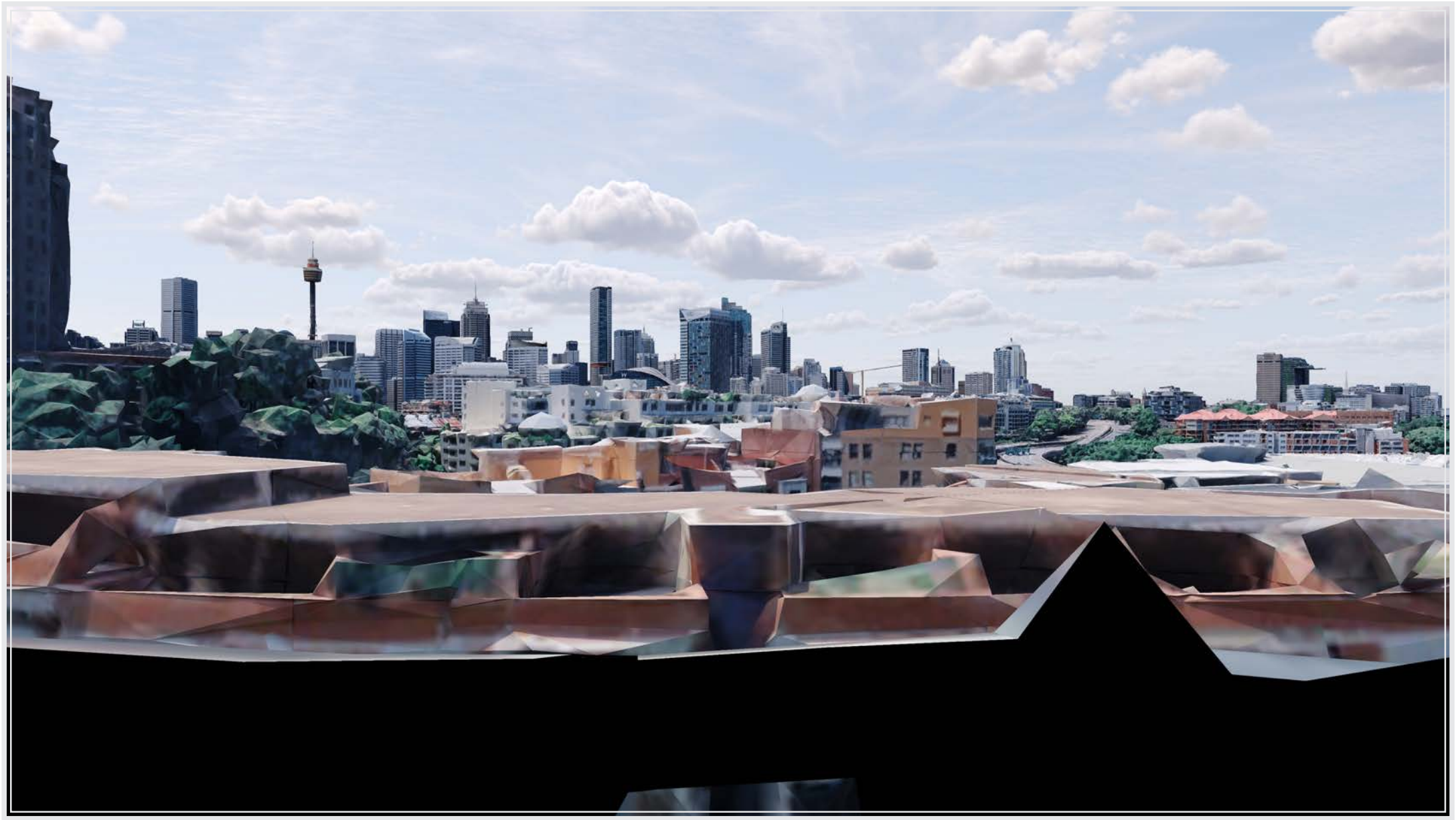
VC_304_2-10 Quarry Master Drive_C_LVL 07_U_061 Proposed Massing.jpg



Visual impact comparison

VC_304_2-10 Quarry Master Drive_C_LVL 07_U_061 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 47% : 53%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + 35.47m - Distance to boundary 23.92 m -
Bearing direction 155.67 °

This is a static, private viewpoint from Level 7, unit 61 at 2-10 Quarry Master Drive, facing southeast. . The lower part of the view is dominated by established vegetation and the adjacent existing mid-rise residential building at the subject site. The midground is a dense mix of established apartment buildings and smaller-scale urban development. Beyond these buildings, the view extends to the Sydney CBD skyline, which serves as the primary visual focus in the background. The Western Distributor, a major elevated expressway corridor, can be seen extending through the centre of the view. The Sydney Tower, along with several other high-rise towers, can be seen near the centre of the skyline. Because this viewpoint is at a lower elevation, nearby buildings provide more foreground screening; however, a large portion of the CBD skyline and open sky remains visible.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. The Western Distributor, a major elevated expressway corridor, would also be obscured. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the current proposal is slightly higher on the northeast side, this does not result in any significant or material additional visual impact.

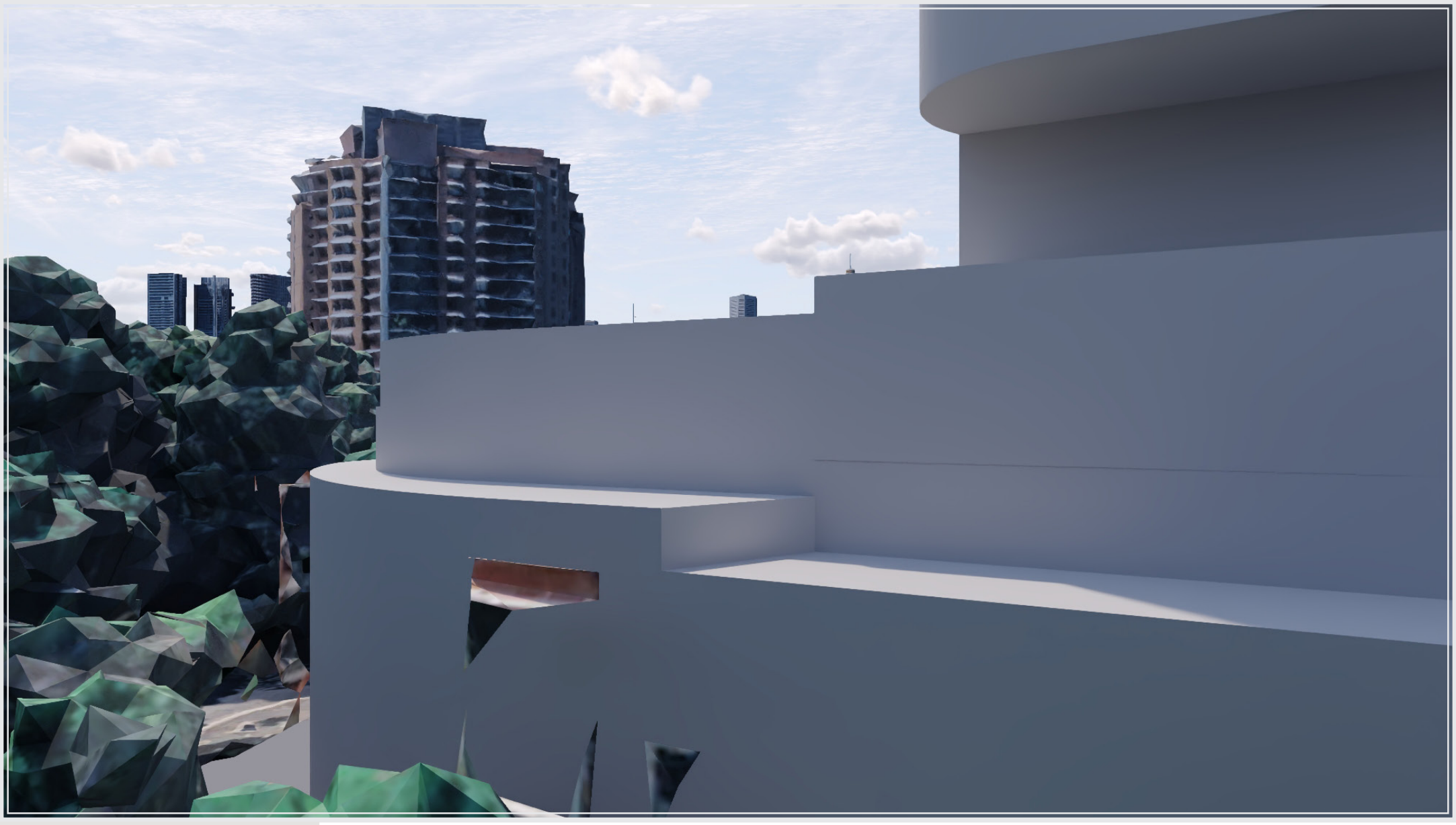
Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal would obscure a significant component of the CBD skyline and the Western Distributor, but remains reasonable because these are urban view elements and the same general interruption would arise under the planned development envelope. Sydney Tower and portions of the skyline remain available around the proposal, while the principal additional effect is reduced sky and visual depth. In the context of the site's permitted redevelopment, the Moderate outcome does not warrant a material reduction of the development solely to retain the existing across-site city view.

VIEWPOINT 10



01. DCP approved envelope

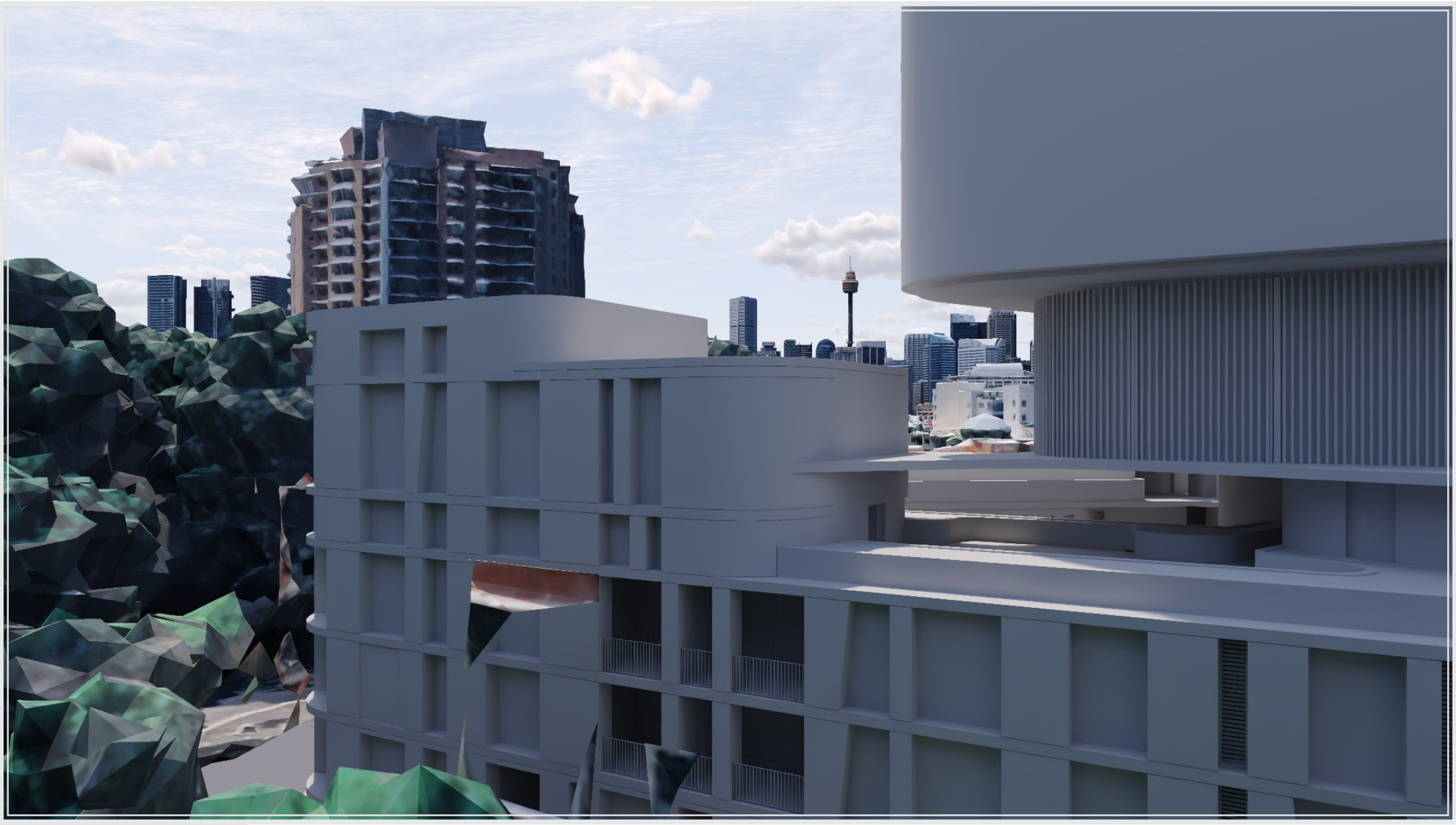
VC_306_2-10 Quarry Master Drive_C_LVL 07_U_056 DCP Envelope.jpg



02. Stage 2 DA lodged

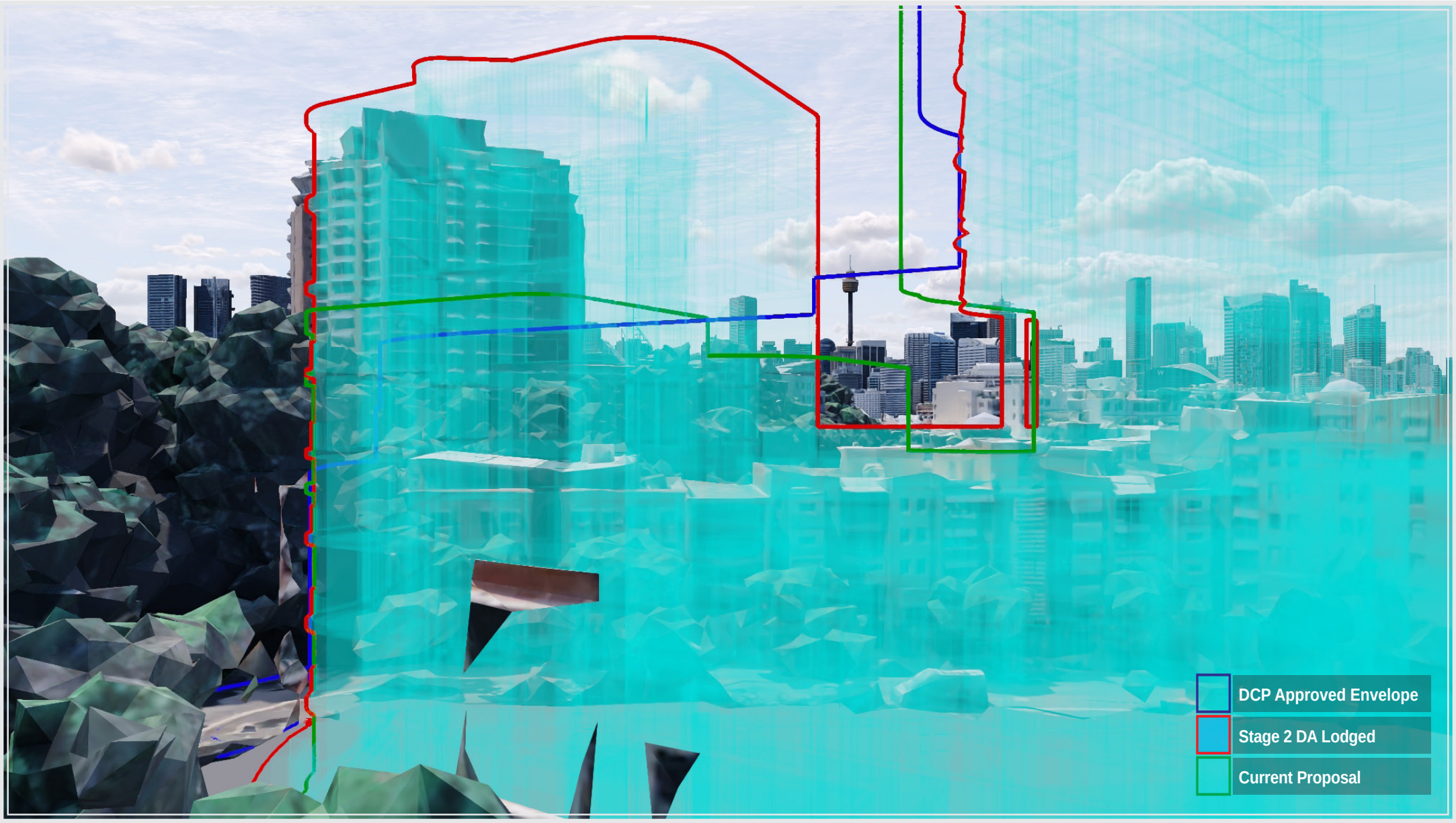
VC_306_2-10 Quarry Master Drive_C_LVL 07_U_056 c.jpg

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03. Current Proposal

VC_306_2-10 Quarry Master Drive_C_LVL 07_U_056 Proposed Massing.jpg



Visual impact comparison

VC_306_2-10 Quarry Master Drive_C_LVL 07_U_056 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 16%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 69% : 31%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no:7 /15*

RL + 35.31m - Distance to boundary 21.97 m -
Bearing direction 124.60 °

This is a static, private viewpoint from Level 7, unit 56 att 2-10 Quarry Master Drive, facing northeast. The foreground is dominated by dense mature vegetation and the rooftops of the existing low-rise residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building no.306/26 Cadigal Avenue. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposed development would obstruct the existing outlook towards the Sydney CBD, only a small segment of the CBD skyline remains visible, with the Sydney Tower still in view. It would also reduce a substantial portion of the visible sky. However, views across the mature tree canopy landscape and towards the adjacent building to the east would remain largely unobstructed, retaining these elements of the existing outlook. The current proposal would substantially obstruct views towards the CBD, whereas the proposed massing is significantly lower in height, thereby preserving views of the CBD skyline and maintaining its visual prominence.

However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

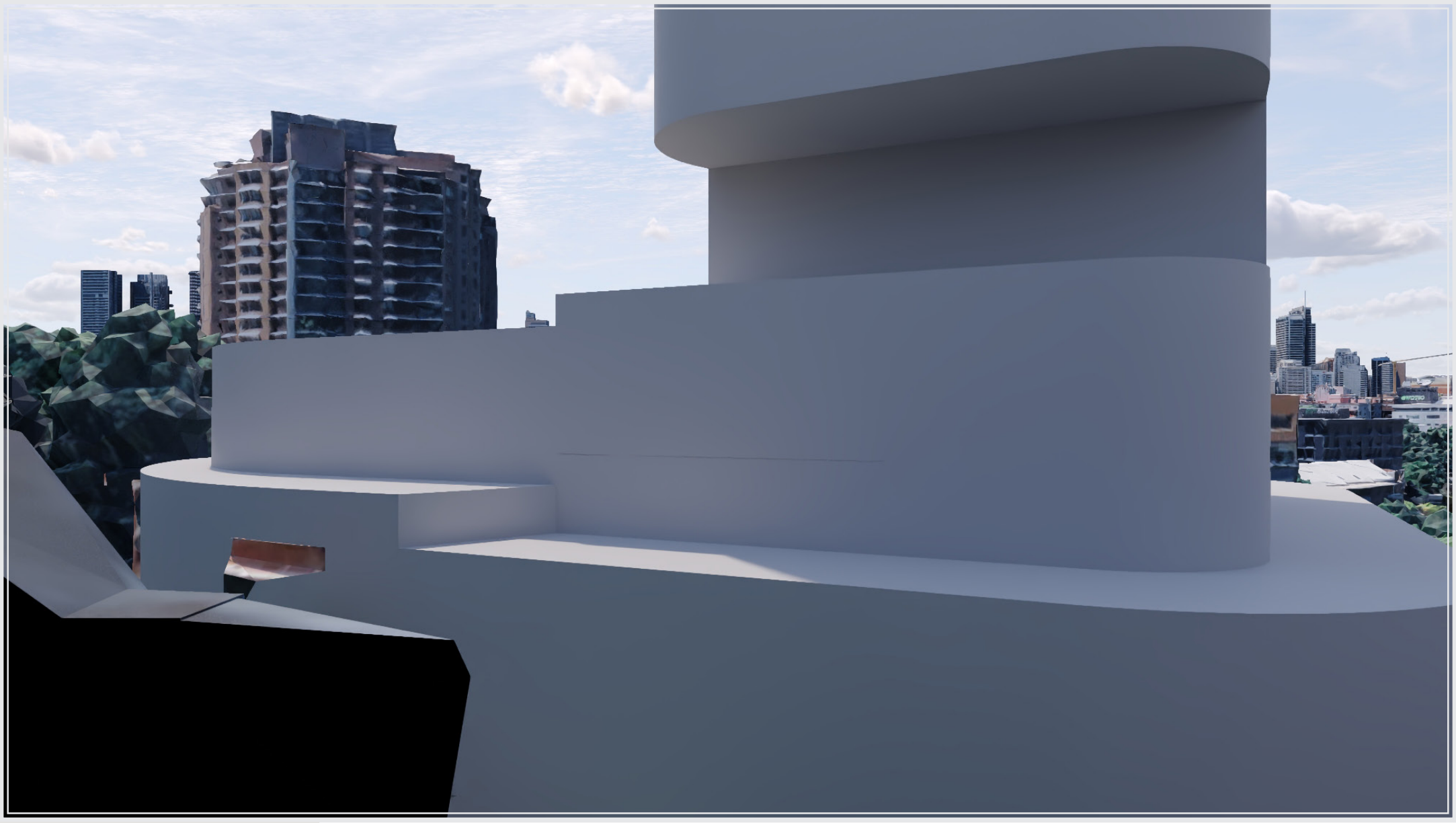
Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: 2-10 Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

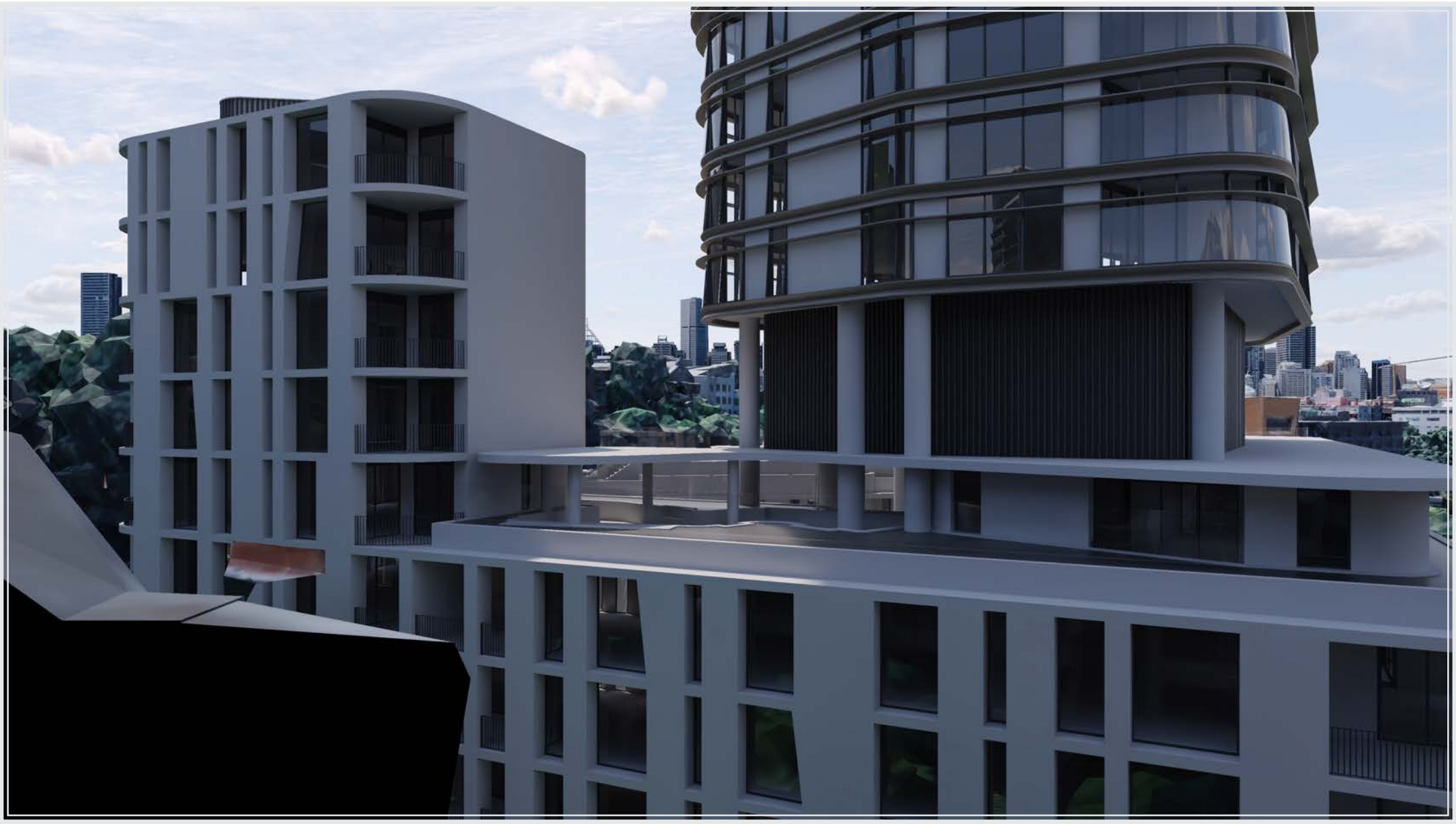
The proposal is reasonable and demonstrates a positive view-sharing outcome. Although the broader CBD skyline and sky are reduced, Sydney Tower remains visible, together with portions of the surrounding cityscape and tree canopy. This preservation of the principal recognisable landmark, while accommodating substantial development within the permitted planning envelope, indicates a more considered massing response than simply occupying the maximum available view corridor.

VIEWPOINT 11



01. DCP approved envelope

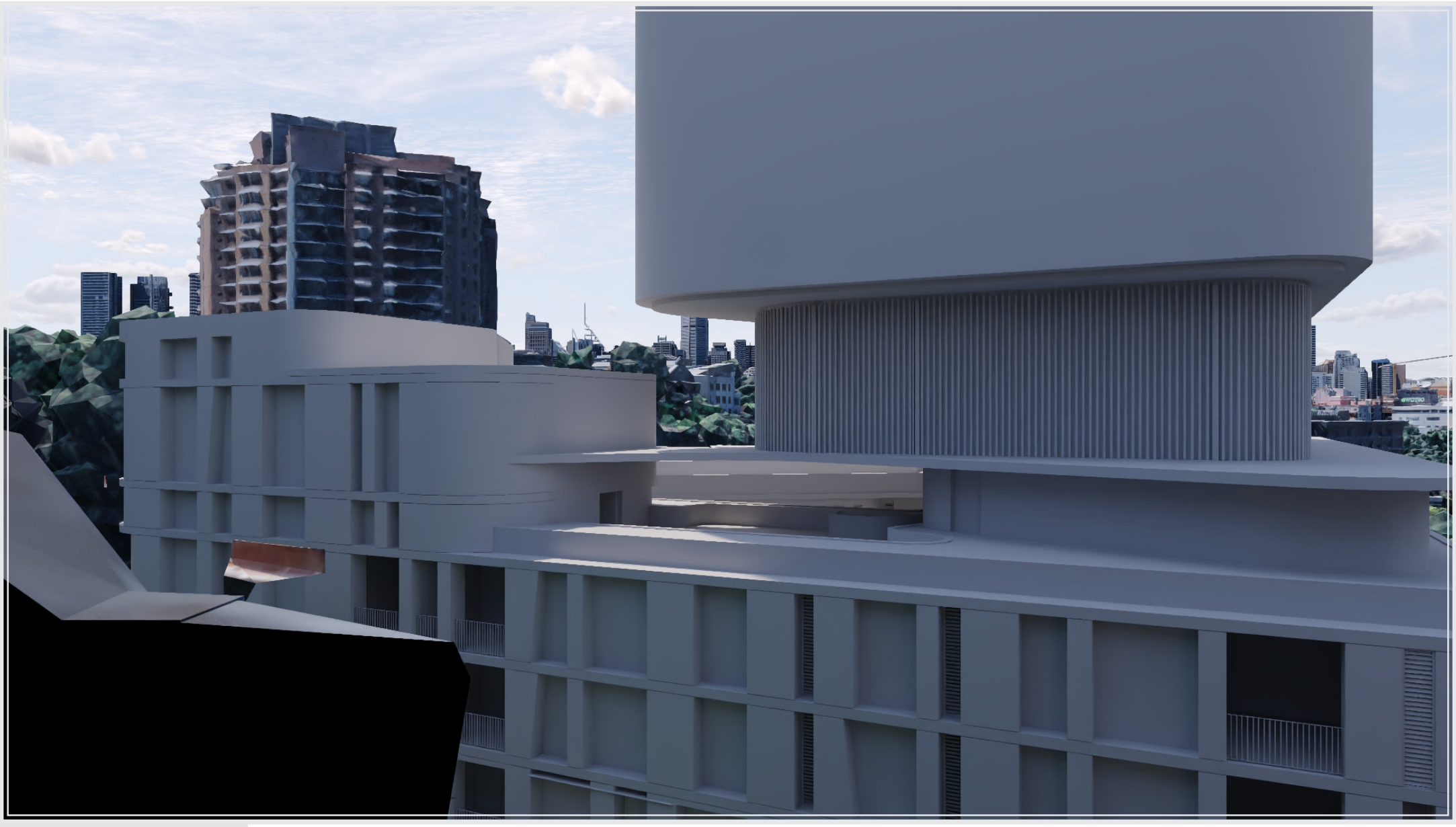
VC_305_2-10 Quarry Master Drive_C_LVL 07_U_057 DCP Envelope.jpg



02. Stage 2 DA lodged

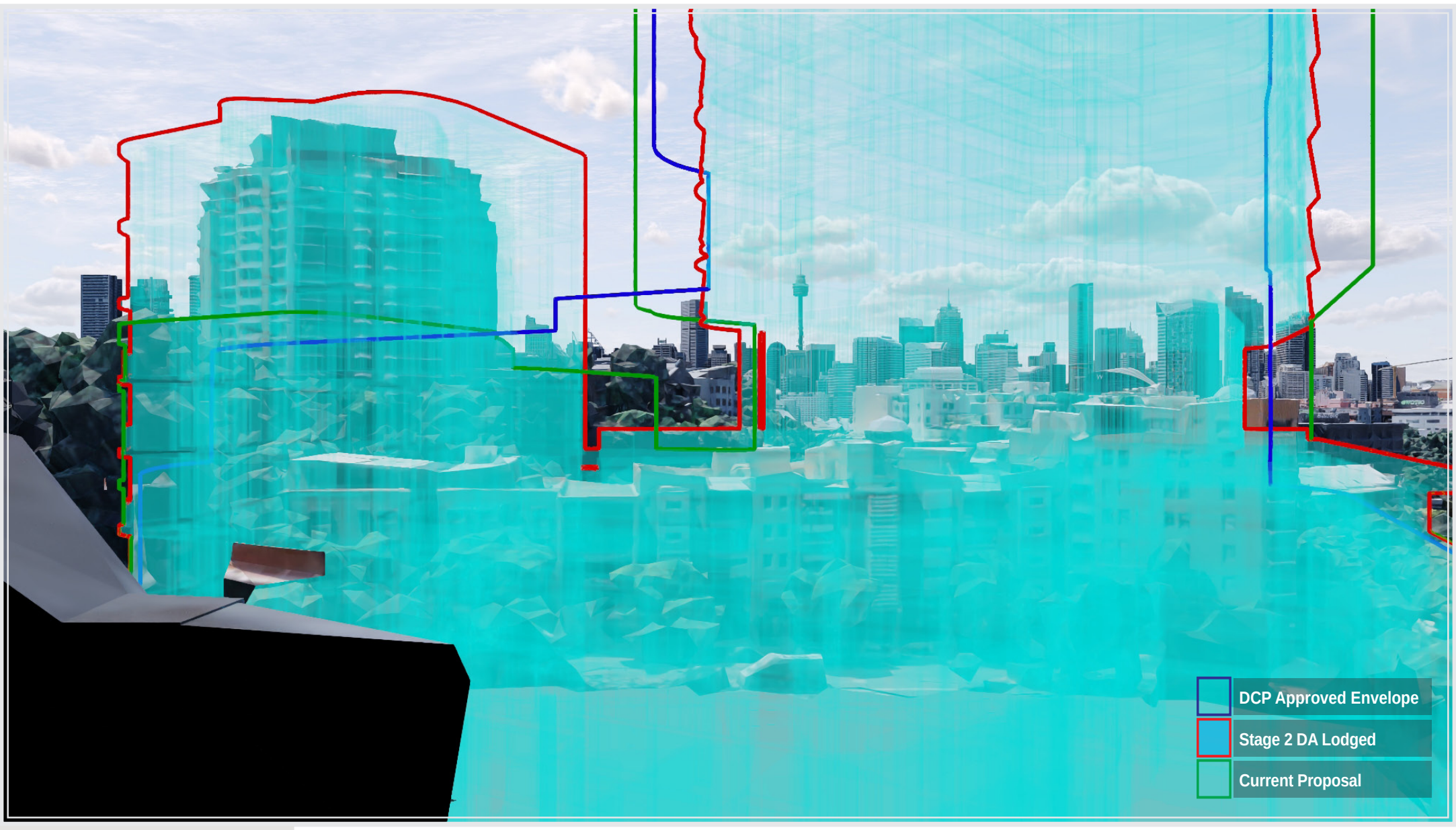
VC_305_2-10 Quarry Master Drive_C_LVL 07_U_057 c.jpg

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03. Current Proposal

VC_305_2-10 Quarry Master Drive_C_LVL 07_U_057 Proposed Massing.jpg



Visual impact comparison

VC_305_2-10 Quarry Master Drive_C_LVL 07_U_057 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 15%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 65% : 35%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 35.31m - Distance to boundary 22.88 m -
Bearing direction 127.23 °

This is a static, private viewpoint from unit 57 at Level 7, 2-10 Quarry Master Drive, facing northeast. The foreground is dominated by dense mature vegetation and the rooftop of the existing residential development at the subject site. In the midground, above the vegetation, is a large multi-storey residential building no.306/26 Cadigal Avenue. To the south, the Sydney CBD skyline with a number of high rise towers visible in the distance including the distinctive Sydney Tower. The CBD is the main distant landmark visible above the intervening built form and vegetation. The elevated urban outlook is enhanced by a wide expanse of open sky.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposed development would obstruct the existing outlook towards the Sydney CBD and reduce a substantial portion of the visible sky. However, views across the mature tree canopy landscape and towards the adjacent building to the east would remain largely unobstructed, retaining these elements of the existing outlook.However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

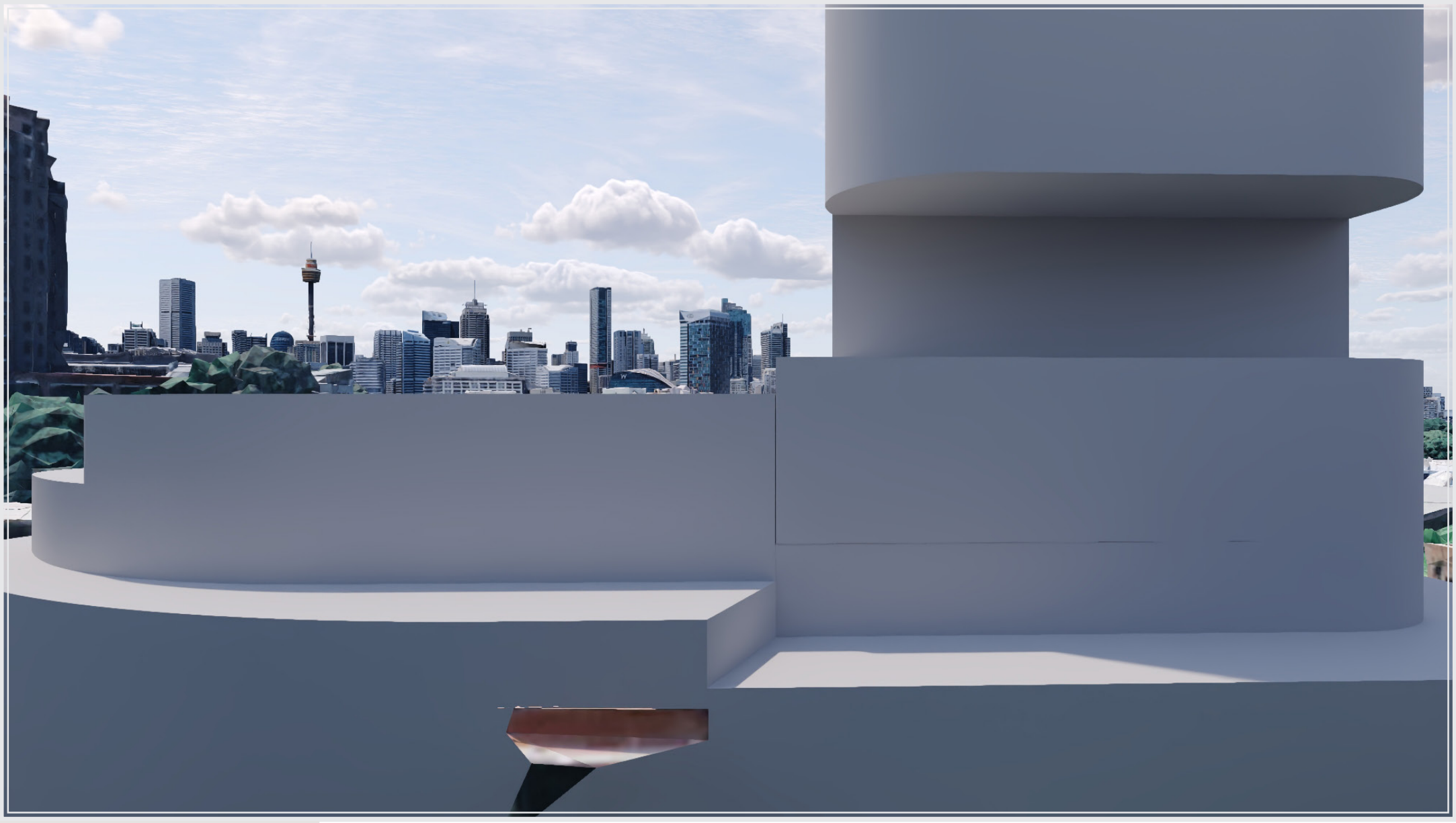
Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal is reasonable notwithstanding the Moderate impact because the primary view affected is a metropolitan skyline over an adjoining development site rather than a protected or iconic vista. The proposal materially reduces the open sky and continuity of the CBD but retains other foreground landscape and urban elements, and the report identifies the effect as generally consistent with the DCP-approved and comparative envelopes. A substantial reduction in permitted building form would otherwise be required to preserve the existing outlook.

VIEWPOINT 12



01. DCP approved envelope

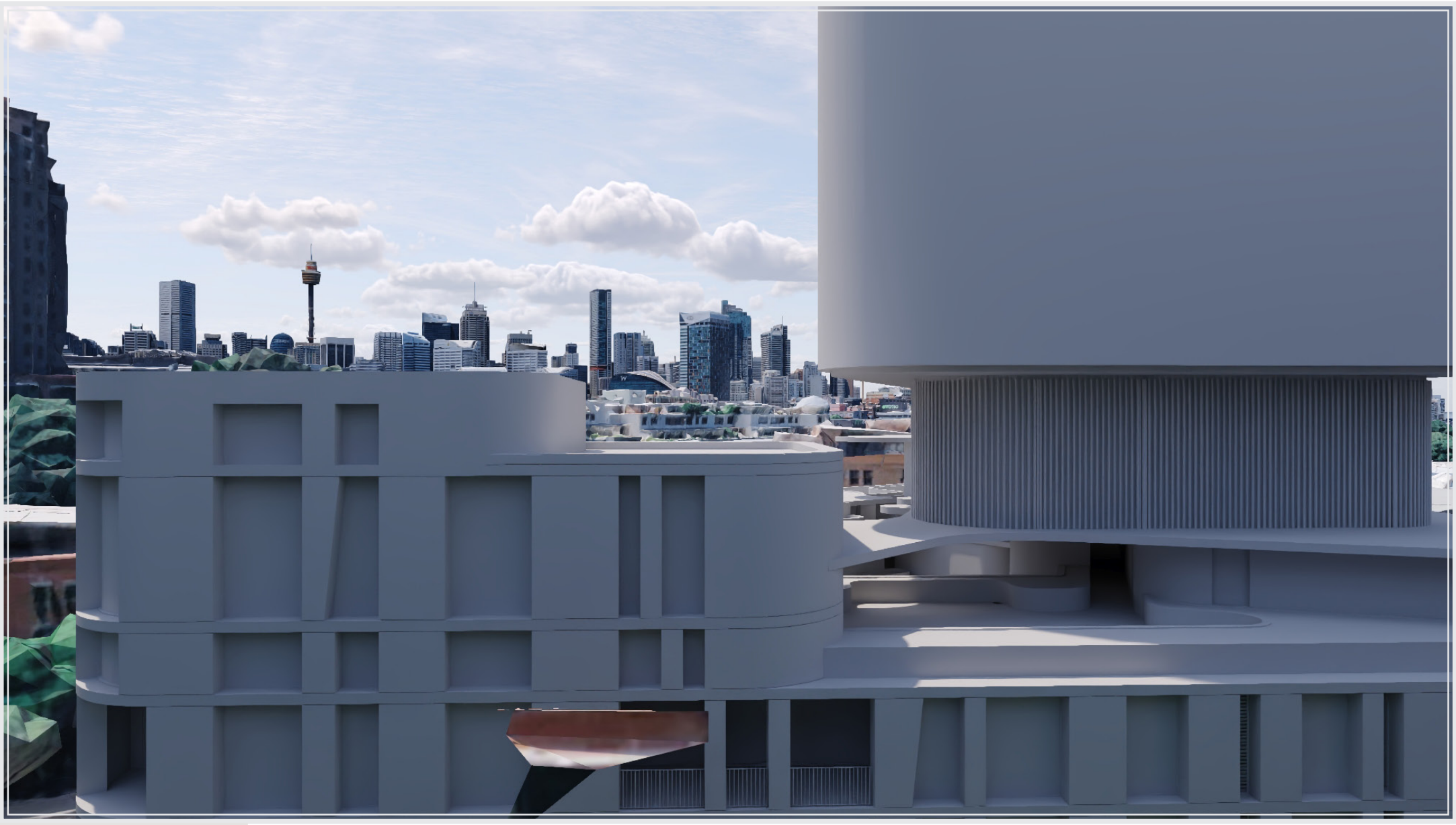
VC_302_2-10 Quarry Master Drive_C_LVL 08_U_064 DCP Envelope.jpg



02. Stage 2 DA lodged

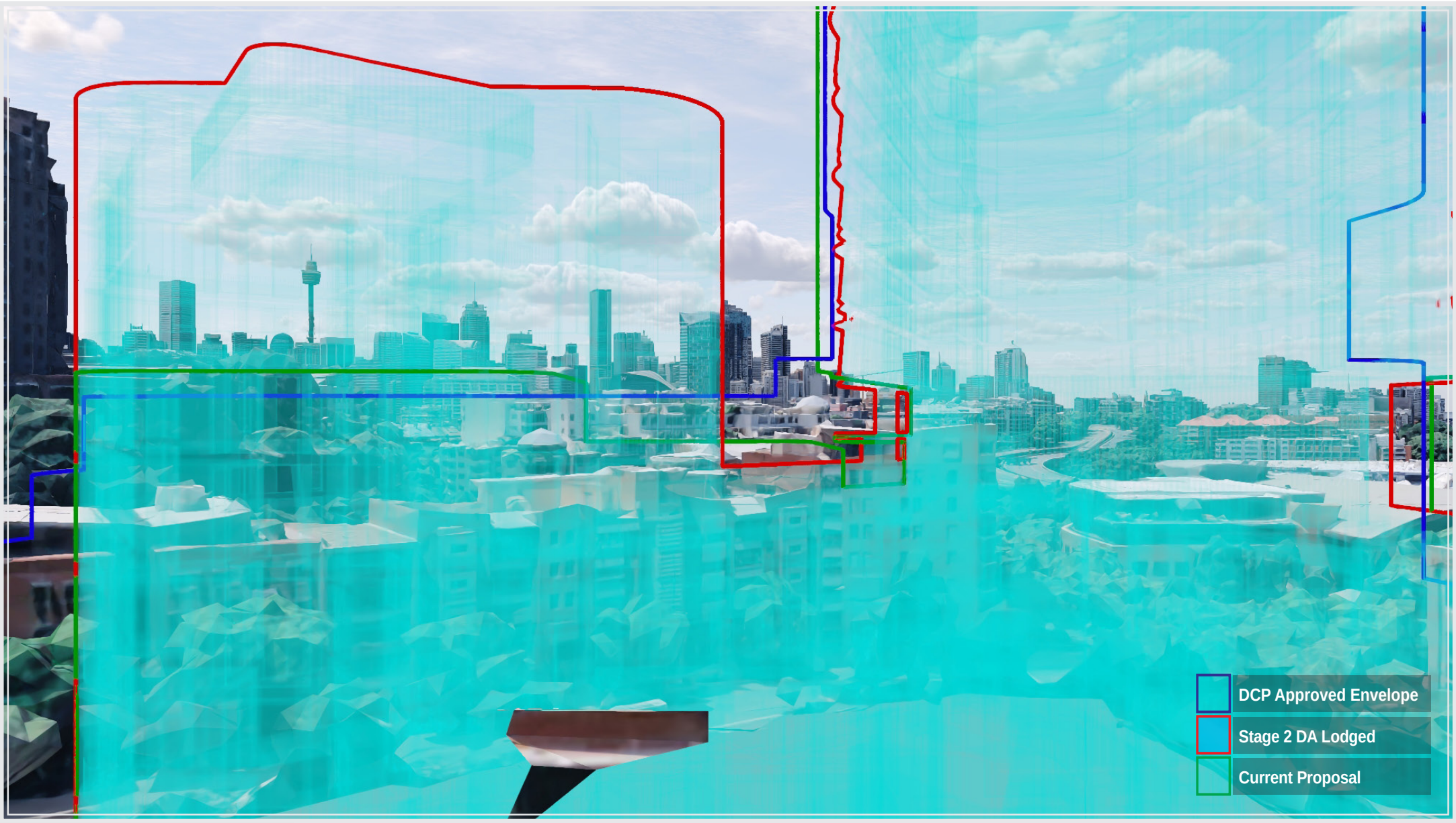
VC_302_2-10 Quarry Master Drive_C_LVL 08_U_064 c.jpg

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03. Current Proposal

VC_302_2-10 Quarry Master Drive_C_LVL 08_U_064 Proposed Massing.jpg



Visual impact comparison

VC_302_2-10 Quarry Master Drive_C_LVL 08_U_064 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 61% : 39%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 7 /15*

RL + 38.16m - Distance to boundary 23.87 m -
Bearing direction 155.67 °

This is a static, private viewpoint from unit 64 at level 8, 2-10 Quarry Master Drive, facing east. The lower part of the view is dominated by established vegetation and the existing structure at the subject site. The middground is a dense mix of established apartment buildings and smaller-scale urban development. Beyond these buildings, the view includes the Western Distributor, a large multi-lane road corridor that forms a prominent piece of transport infrastructure within the existing urban settin to the Sydney CBD skyline. The Sydney Tower, along with several other high-rise towers, can be seen near the centre of the skyline. Because this viewpoint is at a lower elevation, nearby buildings provide more foreground screening; however, a large portion of the CBD skyline and open sky remains visible.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form. The current proposal would substantially obstruct views towards the CBD, whereas the proposed massing is significantly lower in height, thereby preserving views of the CBD skyline and maintaining its visual prominence. The DCP-approved envelope is lower and retains a greater portion of the Sydney CBD skyline. In comparison, the current proposal is higher and would result in increased obstruction of the CBD skyline. The additional view loss is considered noticeable but not substantial and is assessed as a Moderate visual impact.

Tenacity Assessment Summary:

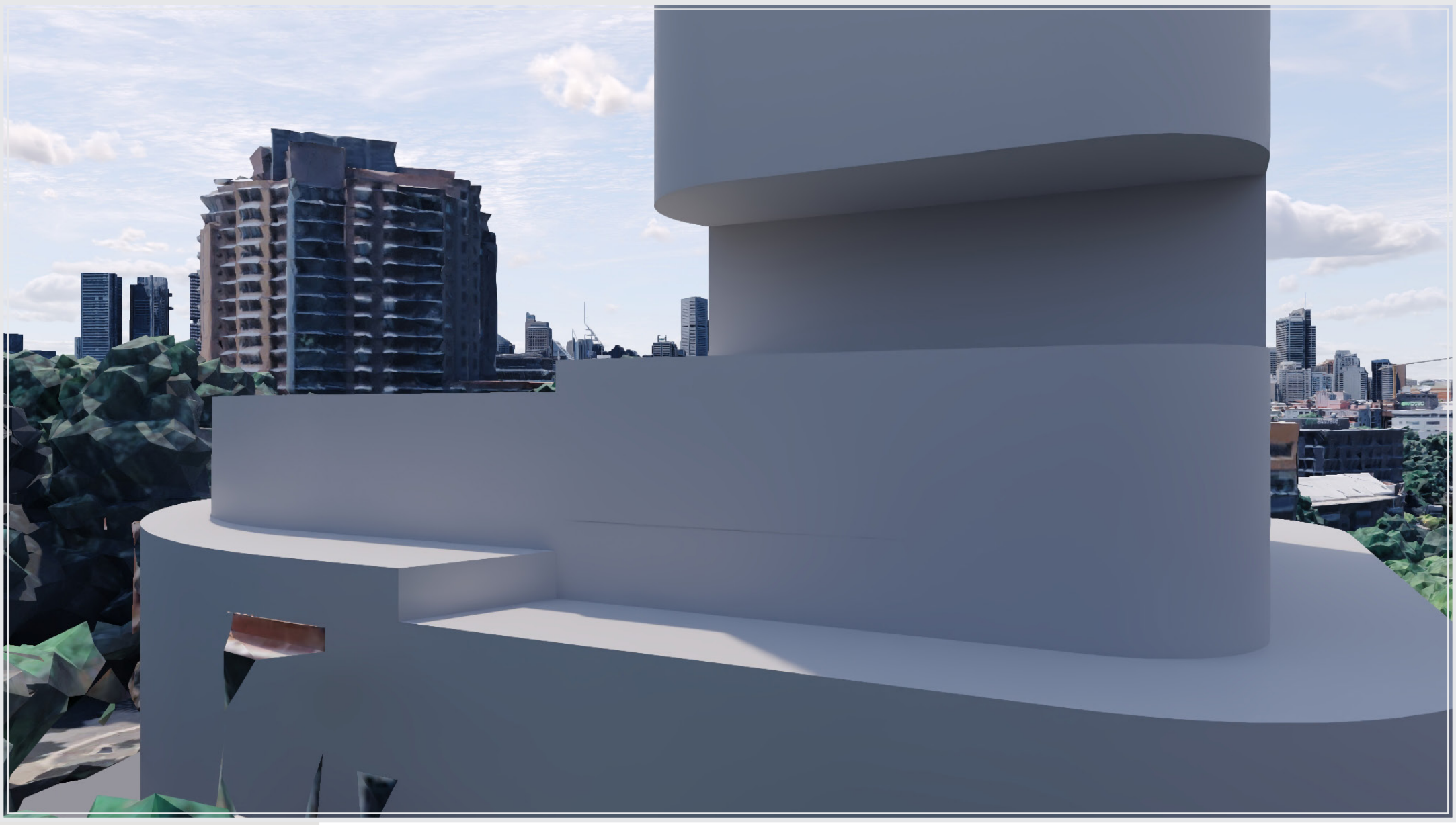
- *Value of view: Medium-to-High.*
- *View location: Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The existing outlook is of Medium-to-High value because a relatively broad CBD skyline and Sydney Tower are visible. The proposal produces a noticeable reduction in this view, but the additional effect beyond the approved DCP envelope is assessed as not substantial and the principal loss remains metropolitan skyline and sky. Given the legitimate development capacity of the subject site, the Moderate impact represents a reasonable sharing of views rather than a basis for retaining the presently underdeveloped condition.

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VIEWPOINT 13



01. DCP approved envelope

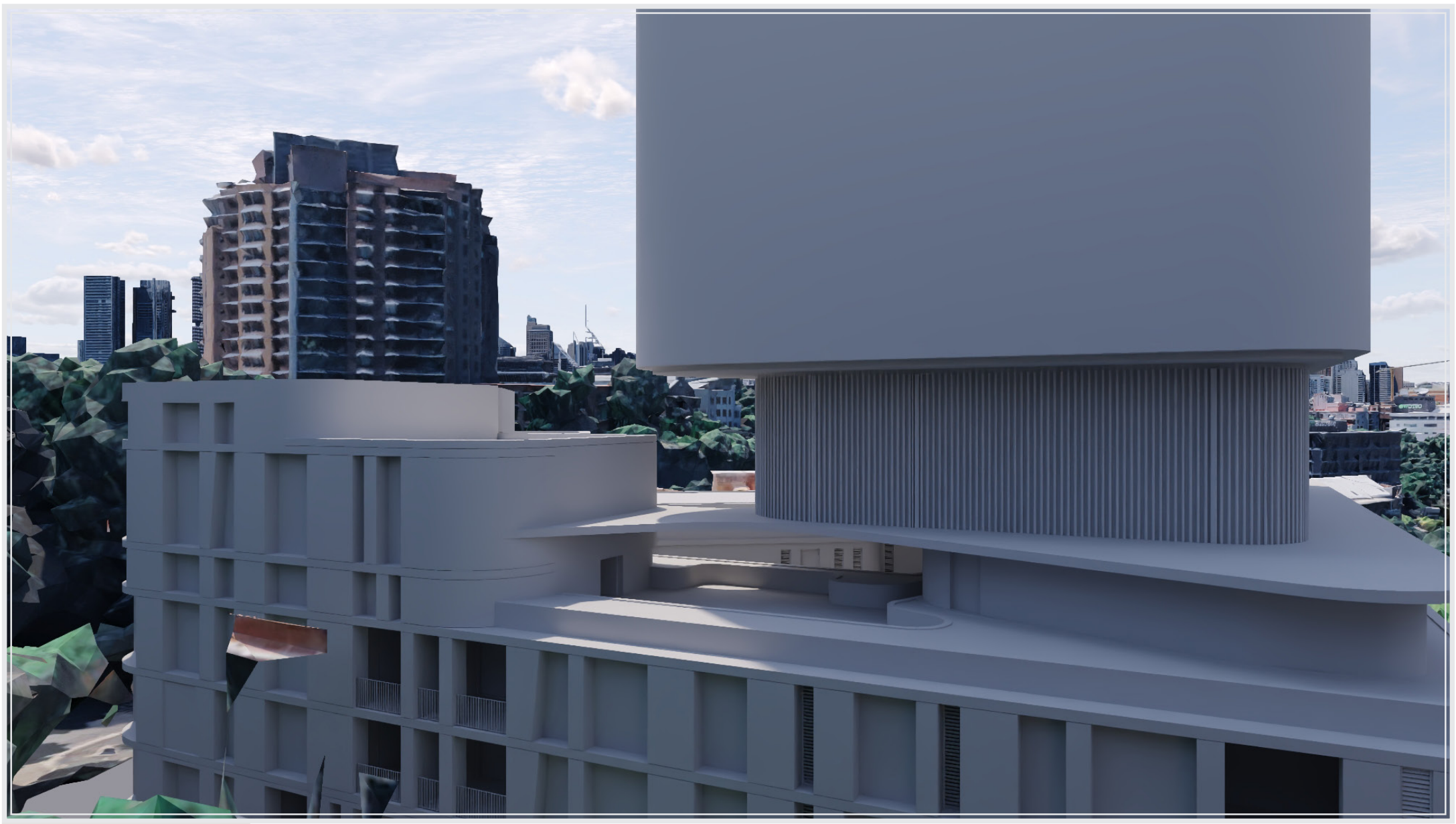
VC_303_2-10 Quarry Master Drive_C_LVL 08_U_062 DCP Envelope.jpg



02. Stage 2 DA lodged

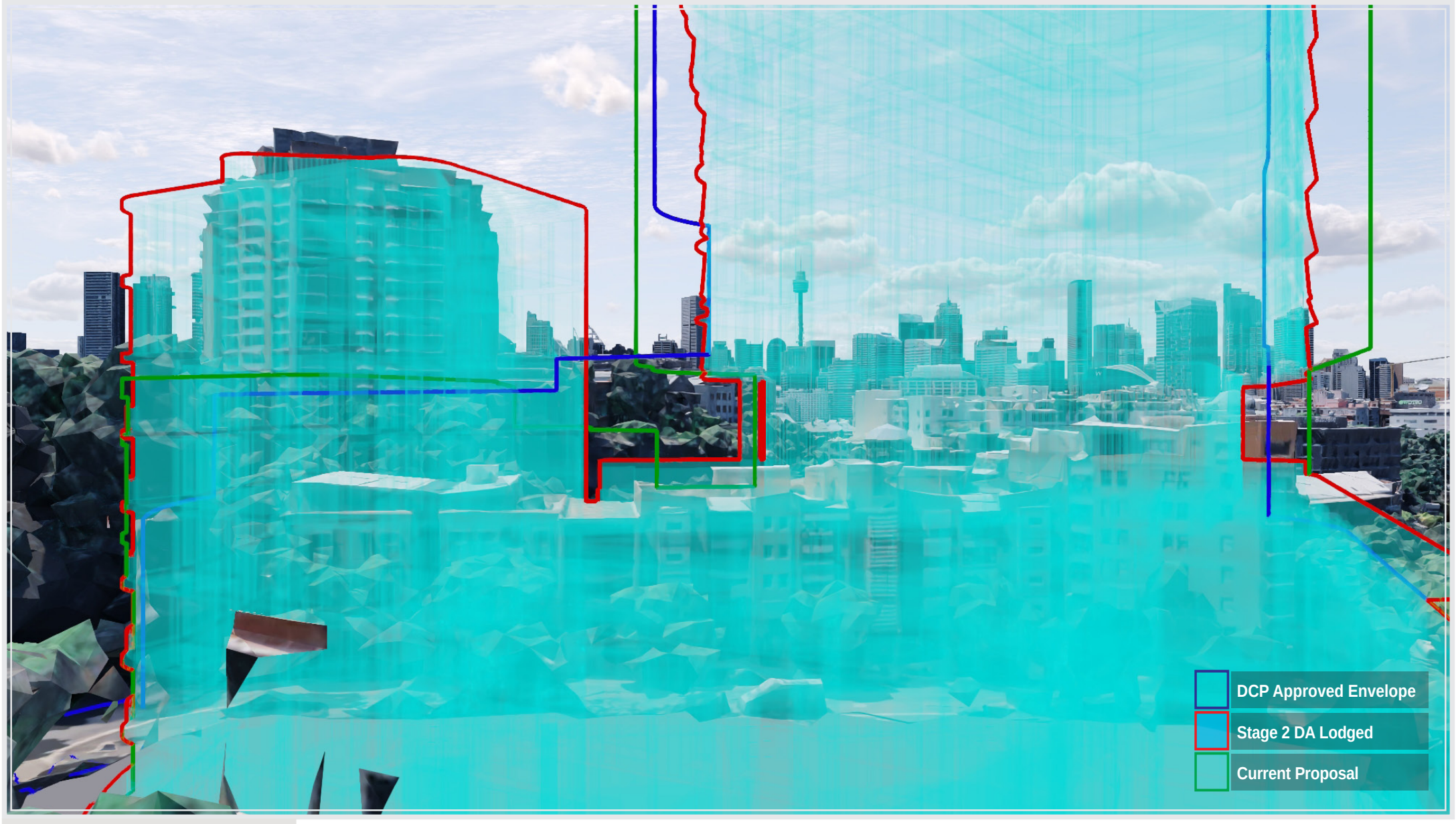
VC_303_2-10 Quarry Master Drive_C_LVL 08_U_062 c.jpg

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03. Current Proposal

VC_303_2-10 Quarry Master Drive_C_LVL 08_U_062 Proposed Massing.jpg



Visual impact comparison

VC_303_2-10 Quarry Master Drive_C_LVL 08_U_062 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 17%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 63% : 37%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 37.95m - Distance to boundary 22.88 m -
Bearing direction 127.23 °

This is a static, private viewpoint from unit 62 at level 8, 2-10 Quarry Master Drive, facing east-northeast. The lower part of the view is dominated by established vegetation and existing building at the subject site. The middle ground is a dense mix of established apartment buildings and smaller-scale urban development. Beyond these buildings, the view extends to the Sydney CBD skyline, which serves as the primary visual focus in the background. The Sydney Tower, along with several other high-rise towers, can be seen near the centre of the skyline. Because this viewpoint is at a lower elevation, nearby buildings provide more foreground screening; however, a large portion of the CBD skyline and open sky remains visible.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form.. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on the northeastern side, this does not result in any significant or material additional visual impact.

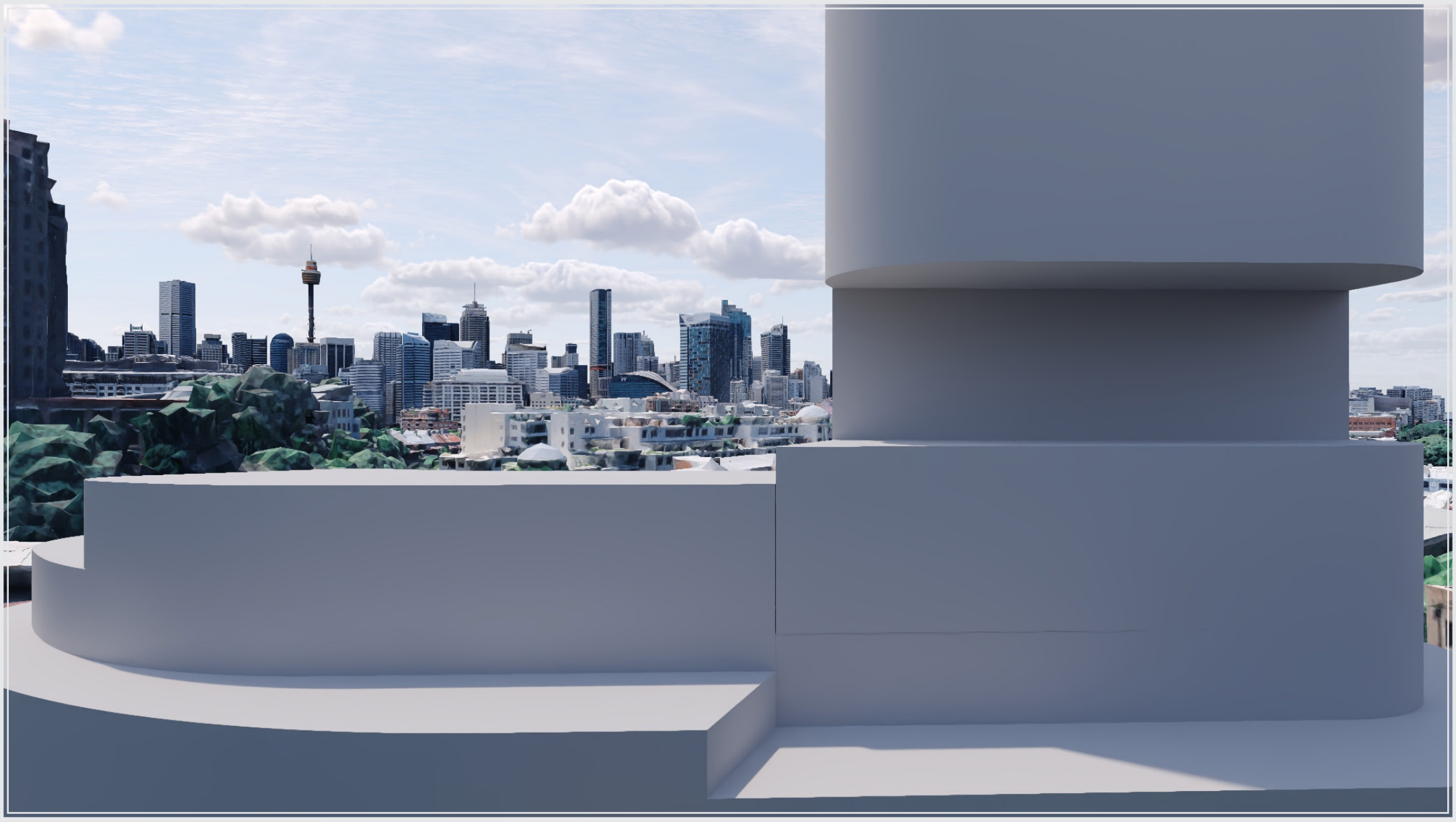
Tenacity Assessment Summary:

- *Value of view: Medium.*
- *View location: Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal is reasonable. The CBD skyline is a valued part of the view, but its interruption is largely an inevitable consequence of redevelopment within the DCP envelope and is not materially aggravated by the current scheme. The retained peripheral city outlook and continuing visibility of substantial sky around the development provide an appropriate degree of view sharing in this high-density urban setting.

VIEWPOINT 14



01. DCP approved envelope

VC_300_2-10 Quarry Master Drive_C_LVL 09_U_66 DCP Envelope.jpg



02. Stage 2 DA lodged

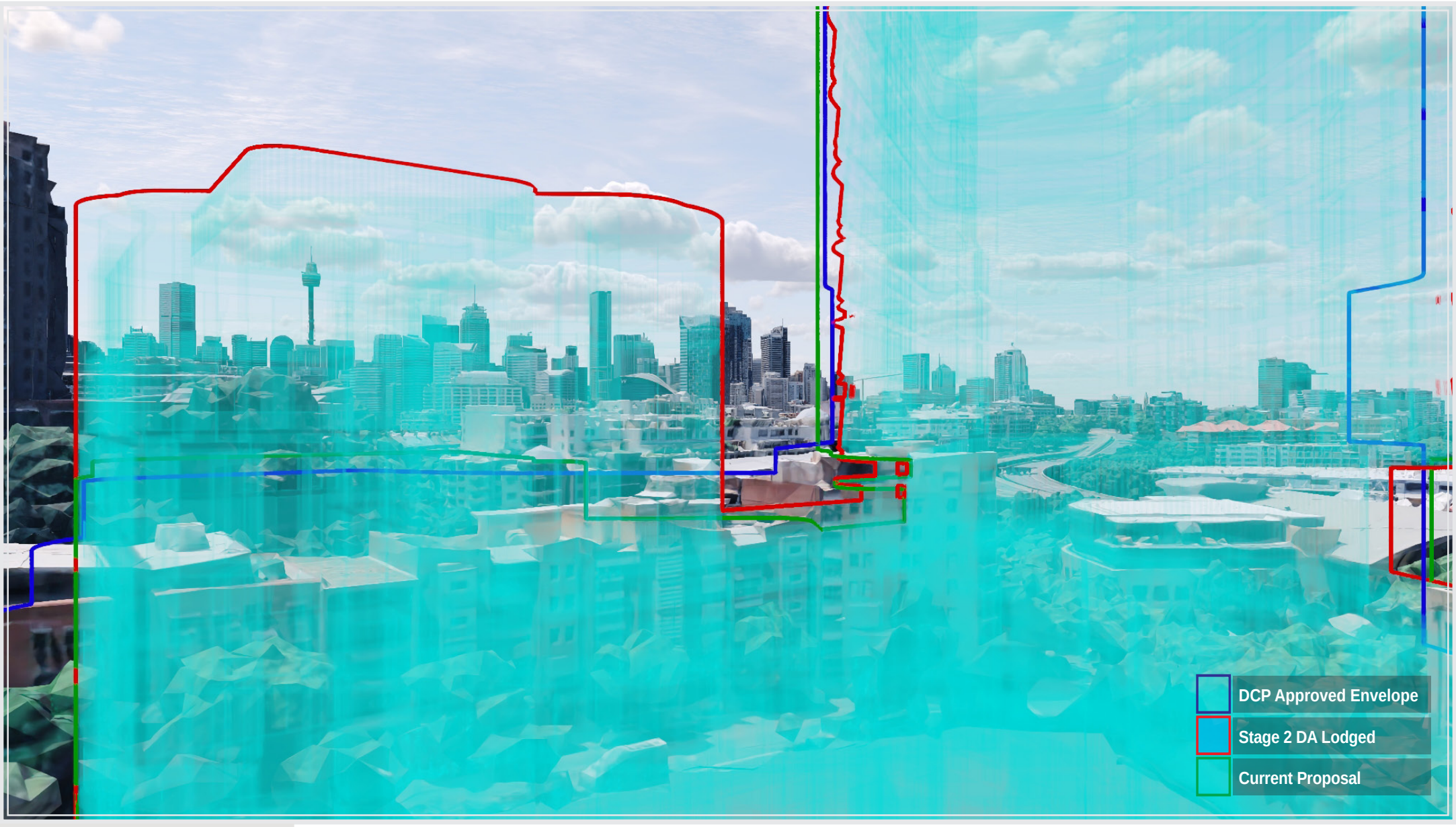
VC_300_2-10 Quarry Master Drive_C_LVL 09_U_66 c.jpg

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03. Current Proposal

VC_300_2-10 Quarry Master Drive_C_LVL 09_U_66 Proposed Massing.jpg



Visual impact comparison

VC_300_2-10 Quarry Master Drive_C_LVL 09_U_66 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view -10%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 63% : 37%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + 41.23m - Distance to boundary 23.95 m -
Bearing direction 155.67 °

This is a static, private viewpoint from Level 9, unit 66 at 2-10 Quarry Master Drive, facing east. The lower part of the view is dominated by established vegetation and adjacent mid-rise residential and commercial buildings. The middle ground is a dense mix of established apartment buildings and smaller-scale urban development. Beyond these buildings, the view extends to the Sydney CBD skyline, which serves as the primary visual focus in the background. The Western Distributor, a major elevated expressway corridor, can be seen extending through the centre of the view, The Sydney Tower, along with several other high-rise towers, can be seen near the centre of the skyline. Because this viewpoint is at a lower elevation, nearby buildings provide more foreground screening; however, a large portion of the CBD skyline and open sky remains visible.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. The Western Distributor, a major elevated expressway corridor, would also be obstructed. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form.The DCP-approved envelope is lower and retains a greater portion of the Sydney CBD skyline. In comparison, the current proposal is higher and would result in increased obstruction of the CBD skyline. The additional view loss is considered noticeable but not substantial and is assessed as a Moderate visual impact.

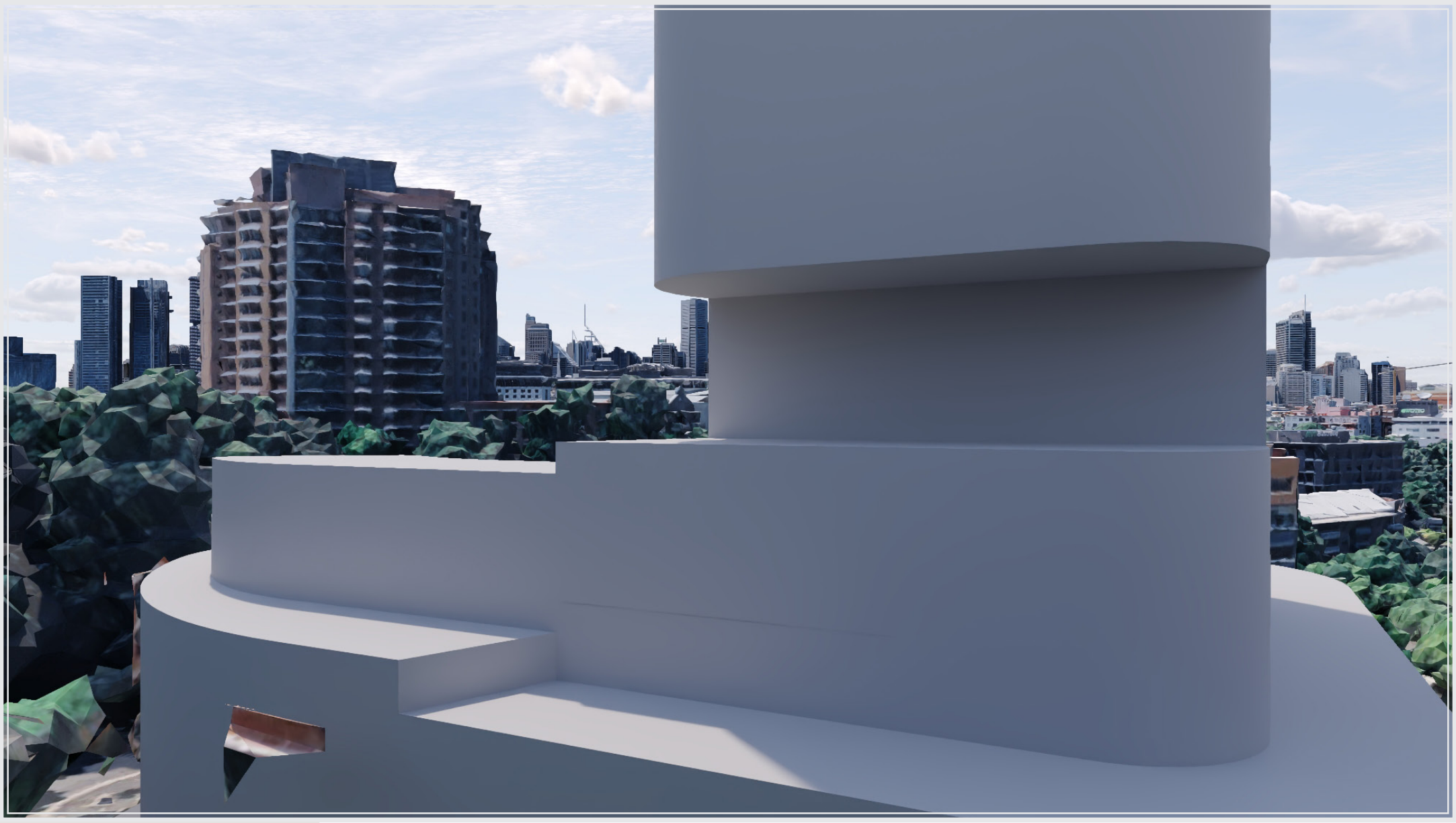
Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Quarry Master Drive - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The Moderate impact is considered reasonable notwithstanding the Medium-to-High value of the existing outlook. The proposal would obscure a greater portion of the CBD than the presently open condition, but the view remains an urban skyline obtained over a site planned for substantial redevelopment, based on the approved DCP envelope for the site. The incremental difference from the permitted envelope is not assessed as substantial. Requiring retention of the full existing city panorama would consequently impose an unreasonable constraint upon the site's legitimate development potential.

VIEWPOINT 15



01. DCP approved envelope

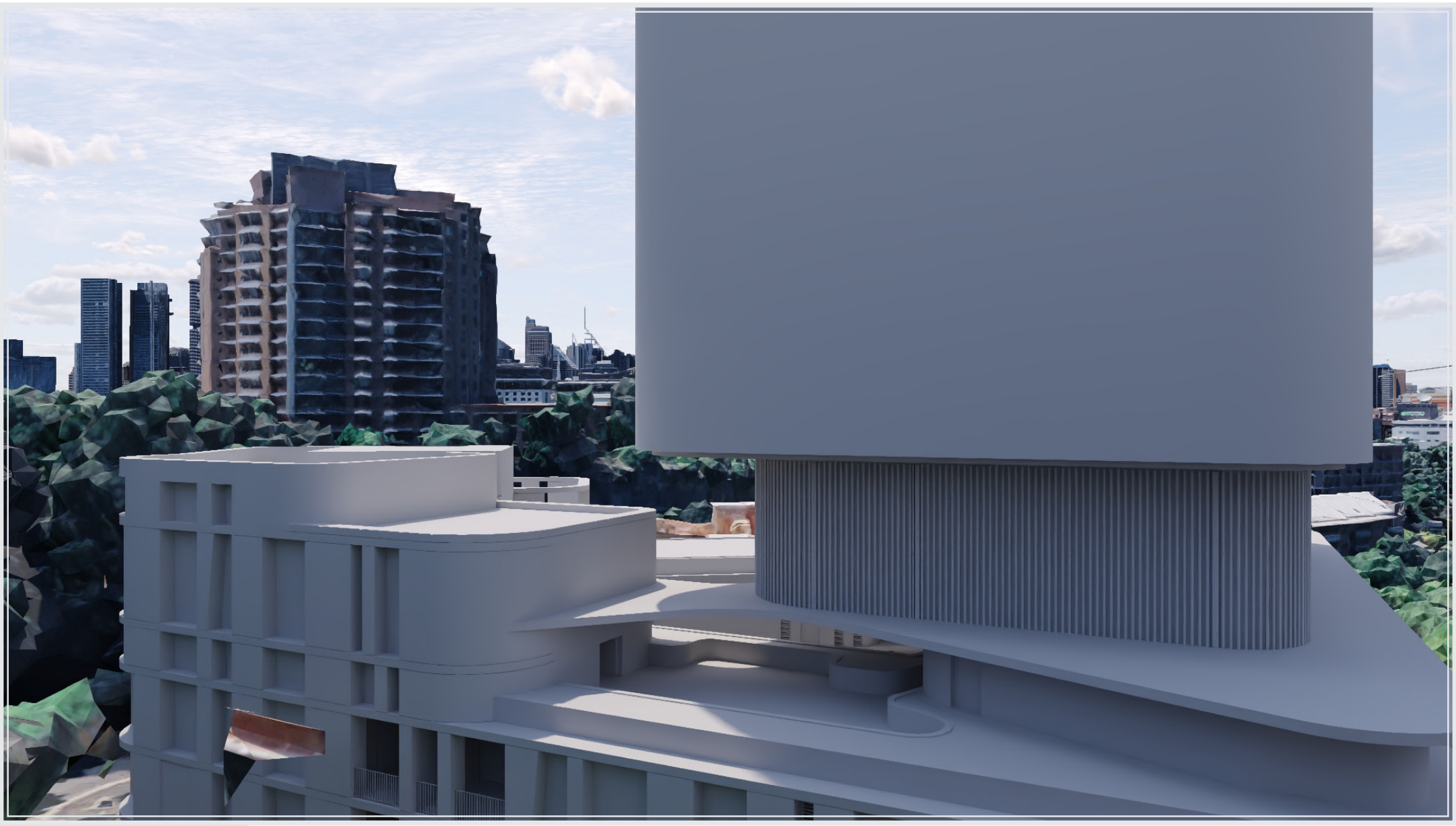
VC_301_2-10 Quarry Master Drive_C_LVL 09_U_065 DCP Envelope.jpg



02. Stage 2 DA lodged

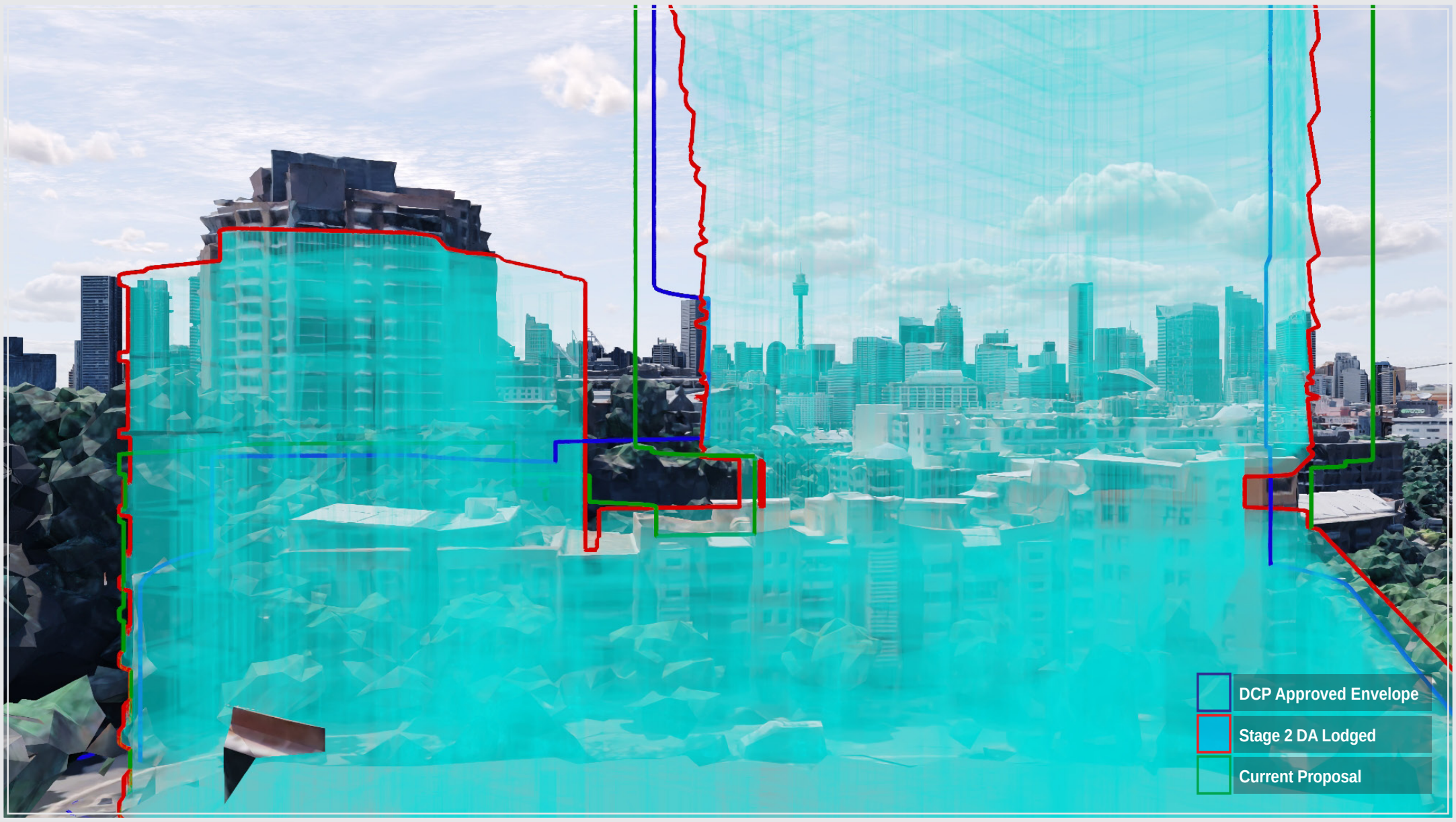
VC_301_2-10 Quarry Master Drive_C_LVL 09_U_065 c.jpg

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03. Current Proposal

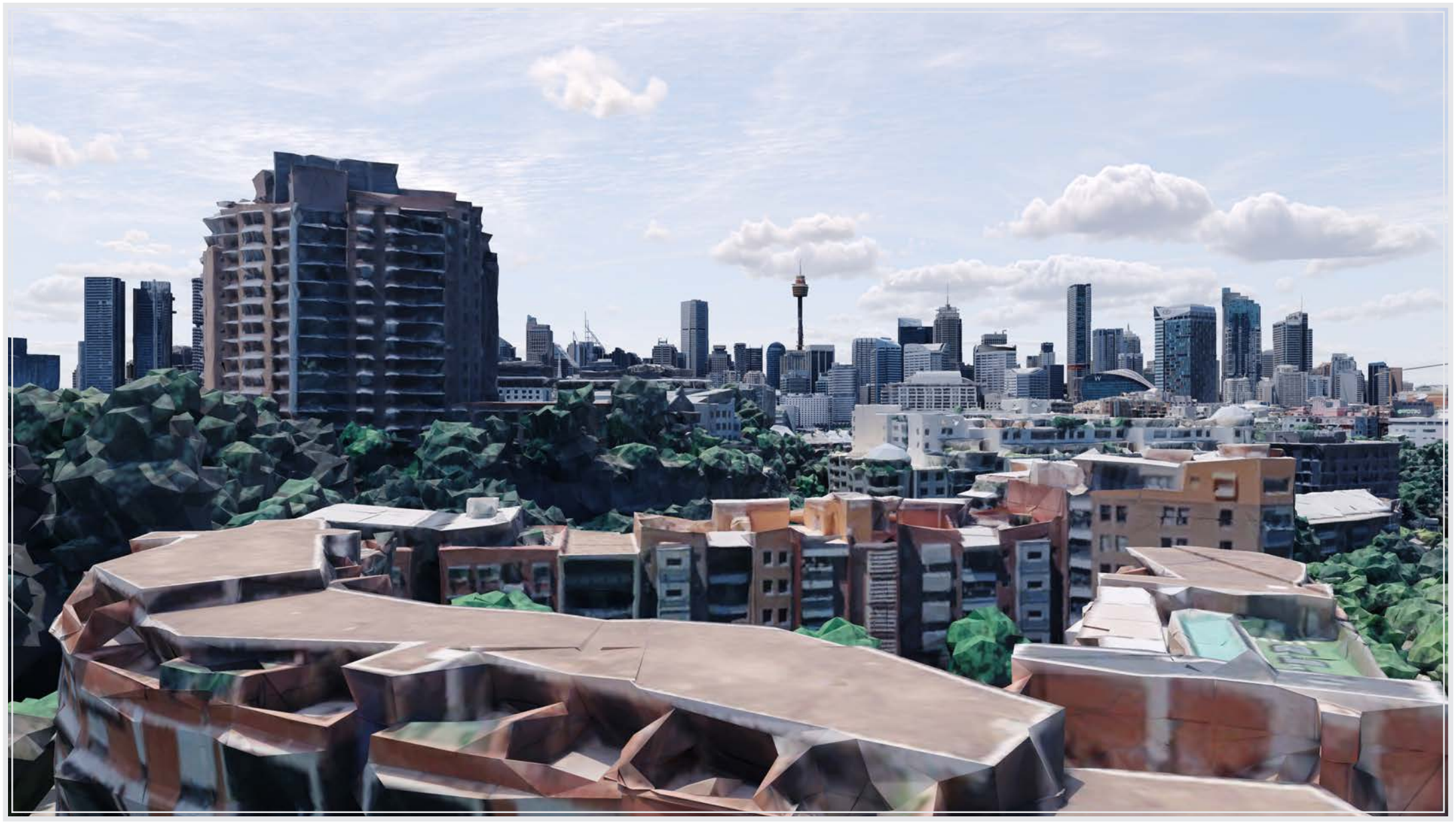
VC_301_2-10 Quarry Master Drive_C_LVL 09_U_065 Proposed Massing.jpg



Visual impact comparison

VC_301_2-10 Quarry Master Drive_C_LVL 09_U_065 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 16%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 59% : 41%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 41.23m - Distance to boundary 22.79 m -
Bearing direction 127.23 °

This is a static, private viewpoint from unit 65 at level 89 at Quarry Master Drive. The lower part of the view is dominated by the rooftop of the existing mid-rise development at the subject site and established vegetation as well as the adjacent high-rise residential and commercial building no. 306/26 Cadigal Avenue. The middle ground is a dense mix of established apartment buildings and smaller-scale urban development. Beyond these buildings, the view extends to the Sydney CBD skyline, which serves as the primary visual focus in the background. The Sydney Tower, along with several other high-rise towers, can be seen near the centre of the skyline.

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe. The proposal would substantially obstruct views toward the Sydney CBD, with only small portions of the skyline remaining visible through gaps between sections of the building. It would also significantly reduce the visible sky, resulting in a more enclosed outlook dominated by the proposed built form. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on one side, this does not result in any significant or material additional visual impact.

Tenacity Assessment Summary:

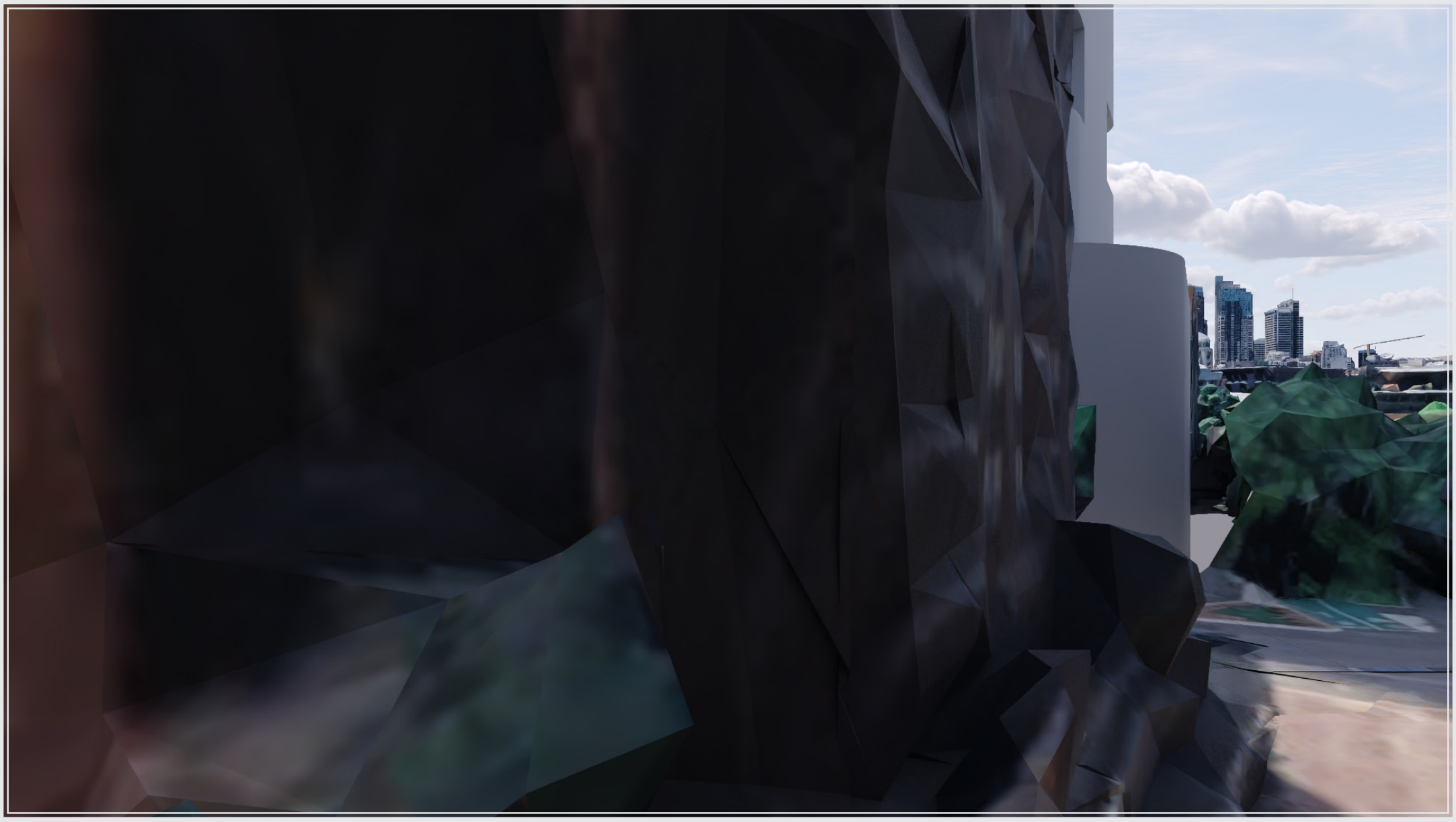
- *Value of view: Medium-to-High.*
- *View location: Quarry Master Drive - Private location.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal:

This is one of the stronger effects from 2–10 Quarry Master Drive and the Moderate-to-Severe rating should be acknowledged. Nevertheless, the proposal remains reasonable because the loss is principally to an urban CBD panorama and open sky, while substantial development in this location is already contemplated by the approved DCP envelope. The current proposal does not generate a materially different category of impact from that planning outcome, and complete retention of the existing skyline would require an unreasonable reduction in the permitted development volume.

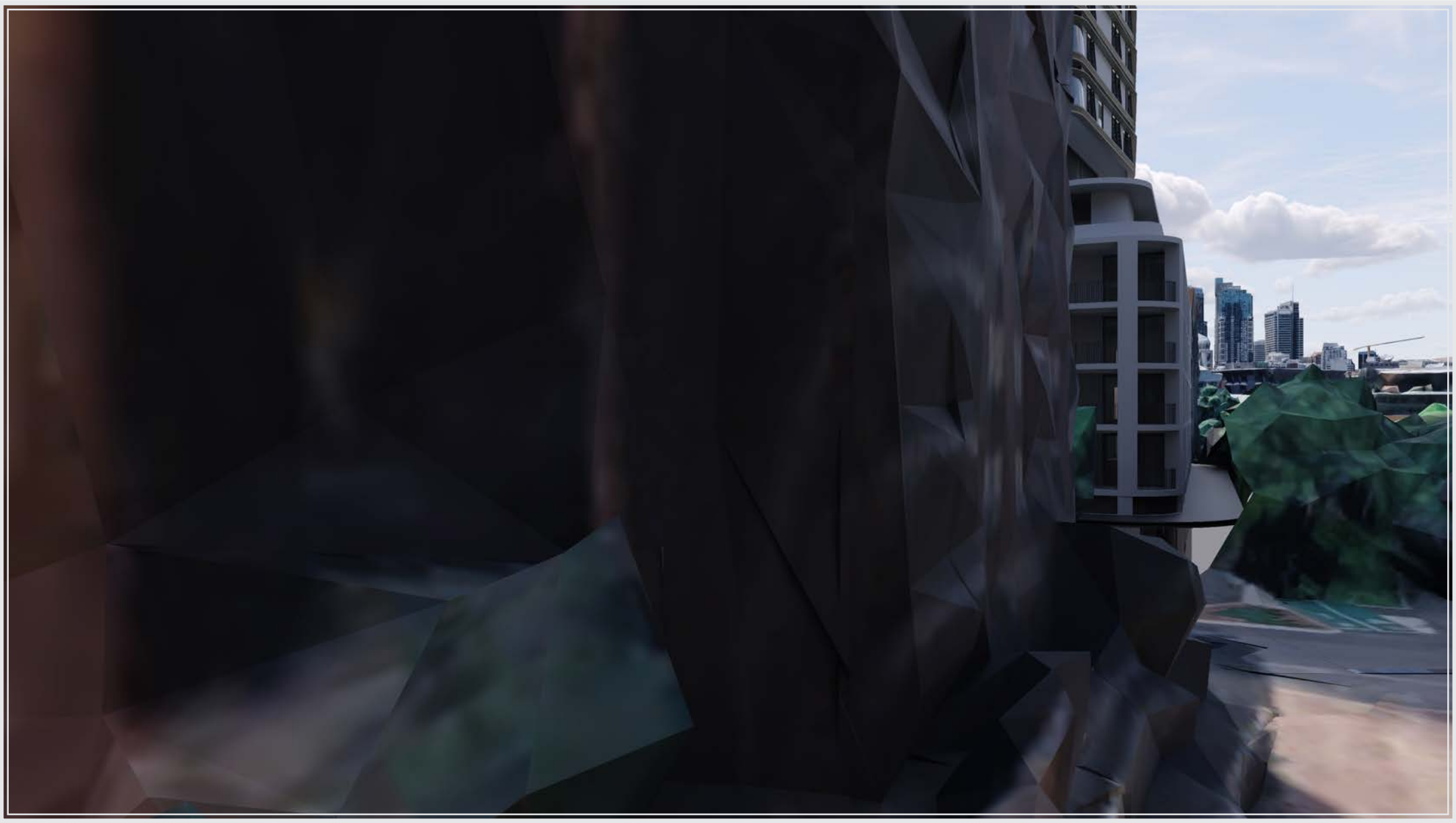
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VIEWPOINT 16



01. DCP approved envelope

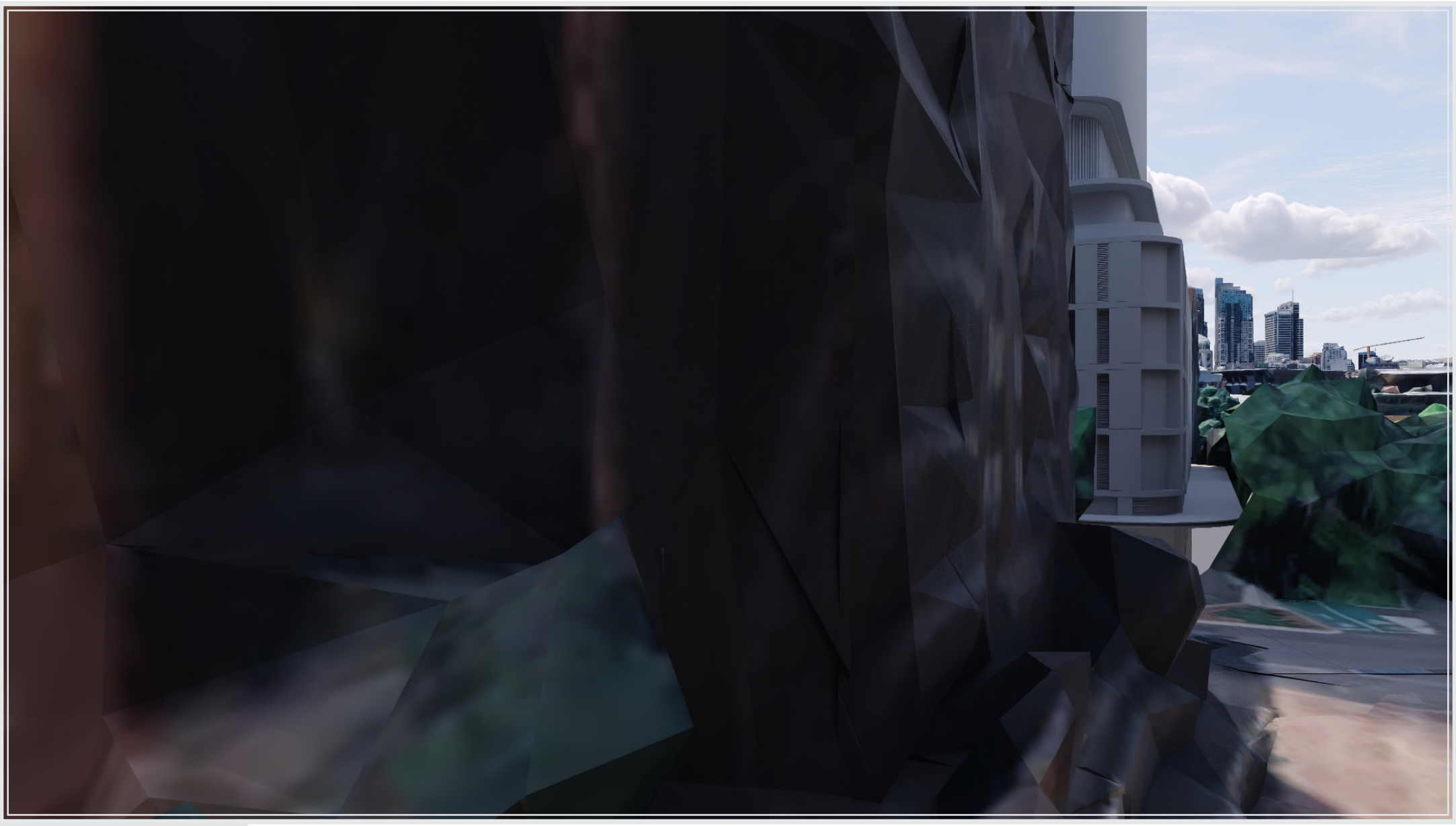
VC_366_C 120 Saunders St_LV_06_U_012 DCP Envelope.jpg



02. Stage 2 DA lodged

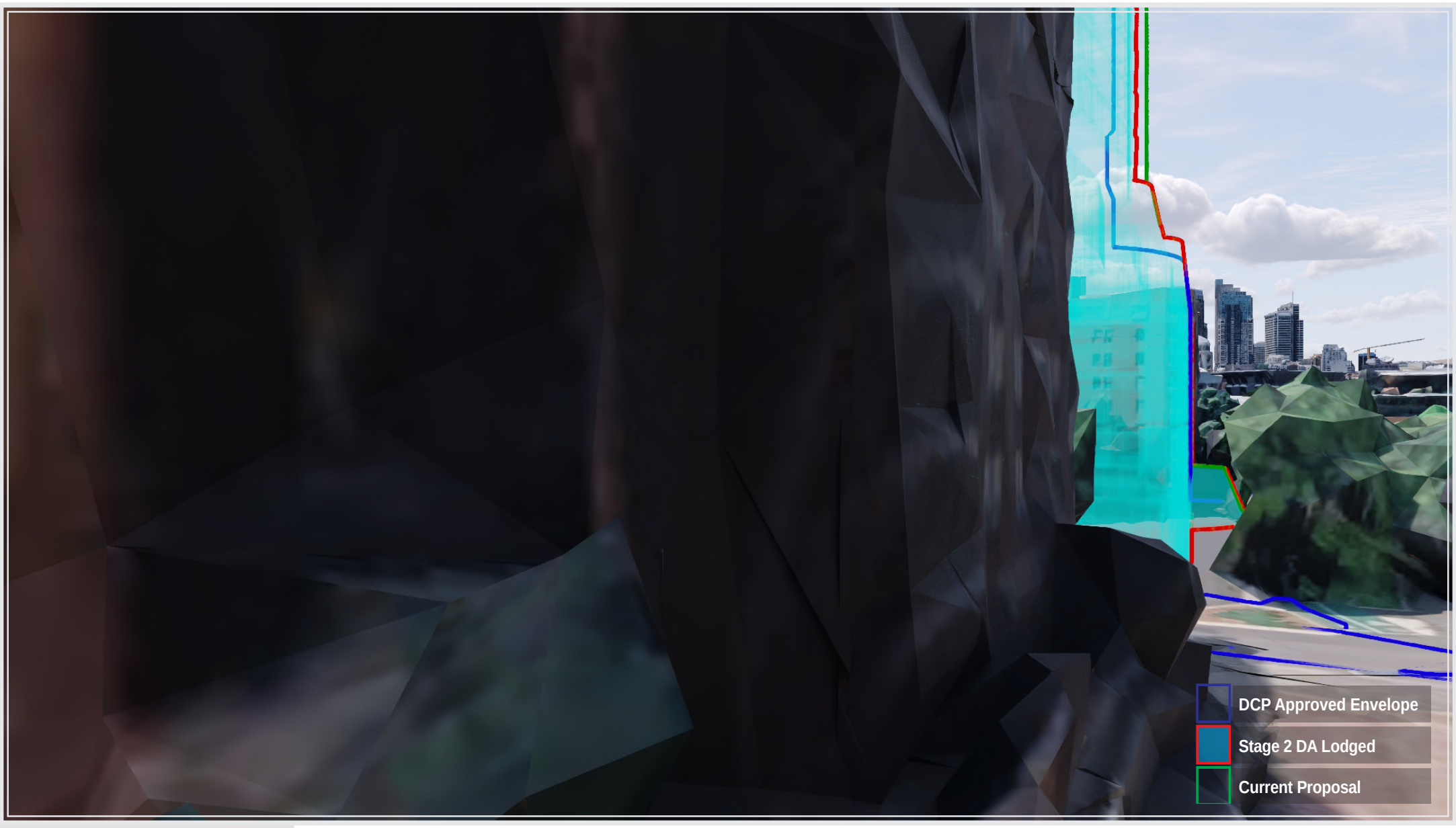
VC_366_C 120 Saunders St_LV_06_U_012 c.jpg

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03. Current Proposal

VC_366_C 120 Saunders St_LV_06_U_012 Proposed Massing.jpg



Visual impact comparison

VC_366_C 120 Saunders St_LV_06_U_012 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 3%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 54% : 46%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 /15*

RL + 21.25m - Distance to boundary 51.13 m -
Bearing direction 127.41 °

This is a static, private viewpoint from level 6, unit 12 of no.122 Saunders Street. The view is severely limited by the adjacent building frontage no. 2-10 Quarry Master Drive, whose dark articulated facade takes up the majority of the foreground and central field of view. The intersection of Saunders Street and Quarry Master Drive is also visible next to the no. 2-10 Quarry Master Drive. To the south-east, a narrow view is visible through mature vegetation and the upper levels and rooflines of the existing building at the site. Beyond these buildings, a glimpse of the surrounding urban environment and open sky can be seen in the distance. The eastward outlook is primarily enclosed and urban in nature, with only a limited distant view beyond the adjacent development.

Given that the existing view is already severely limited by the adjacent building, the overall visual impact is assessed as Negligible .The proposed development would obstruct much of the limited eastern outlook, significantly blocking the existing view of the surrounding buildings and reducing the visible area of open sky. The proposal would place a prominent built form immediately beyond the already dominant adjoining facade, heightening the sense of enclosure. To the southeast, some vegetation and a small portion of the distant urban landscape would be visible. Given that the existing view is already severely limited by the adjacent building, the overall visual impact is deemed moderate. However, the impact is generally consistent with the DCP-approved and lodged DA massing, this does not result in any significant or material additional visual impact

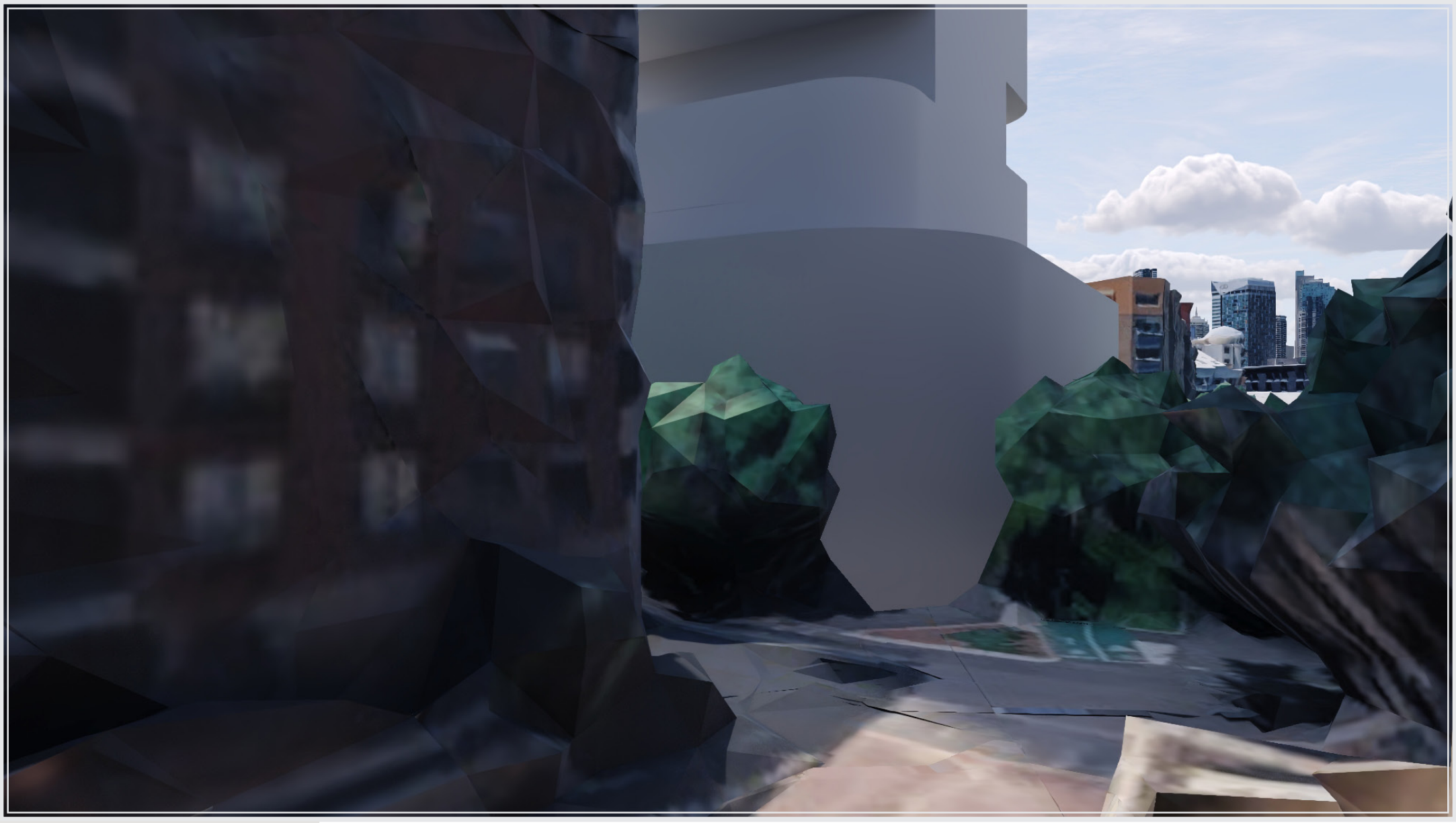
Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Negligible*

Reasonableness of proposal:

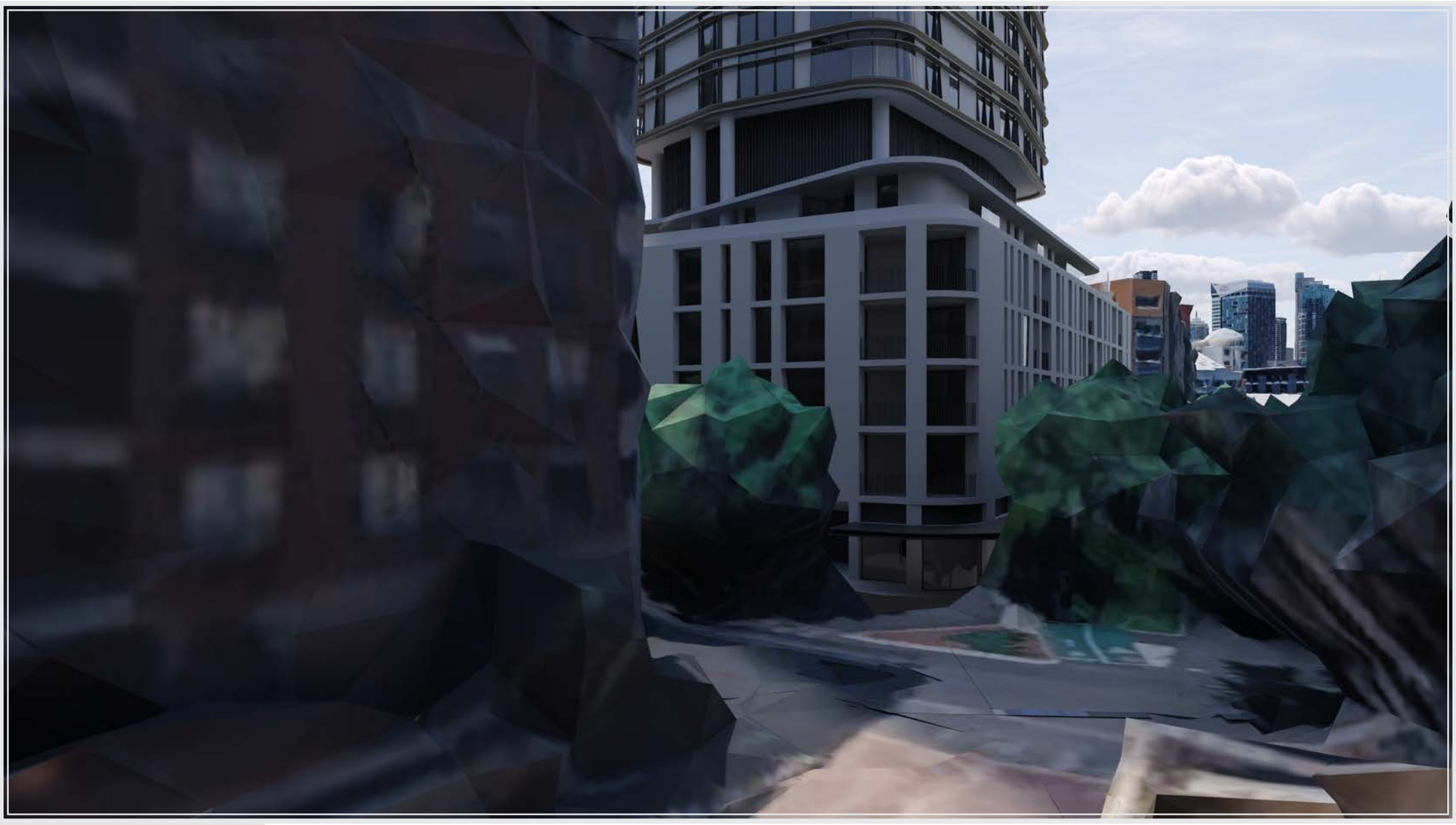
The proposal is reasonable from this Low-value viewpoint. The existing outlook is already severely constrained by the adjoining building and contains only a narrow glimpse of surrounding urban development and sky. Redevelopment of the subject site would inevitably further enclose this view, but the change is generally consistent with the DCP envelope and does not remove a significant scenic or landmark outlook.

VIEWPOINT 17



01. DCP approved envelope

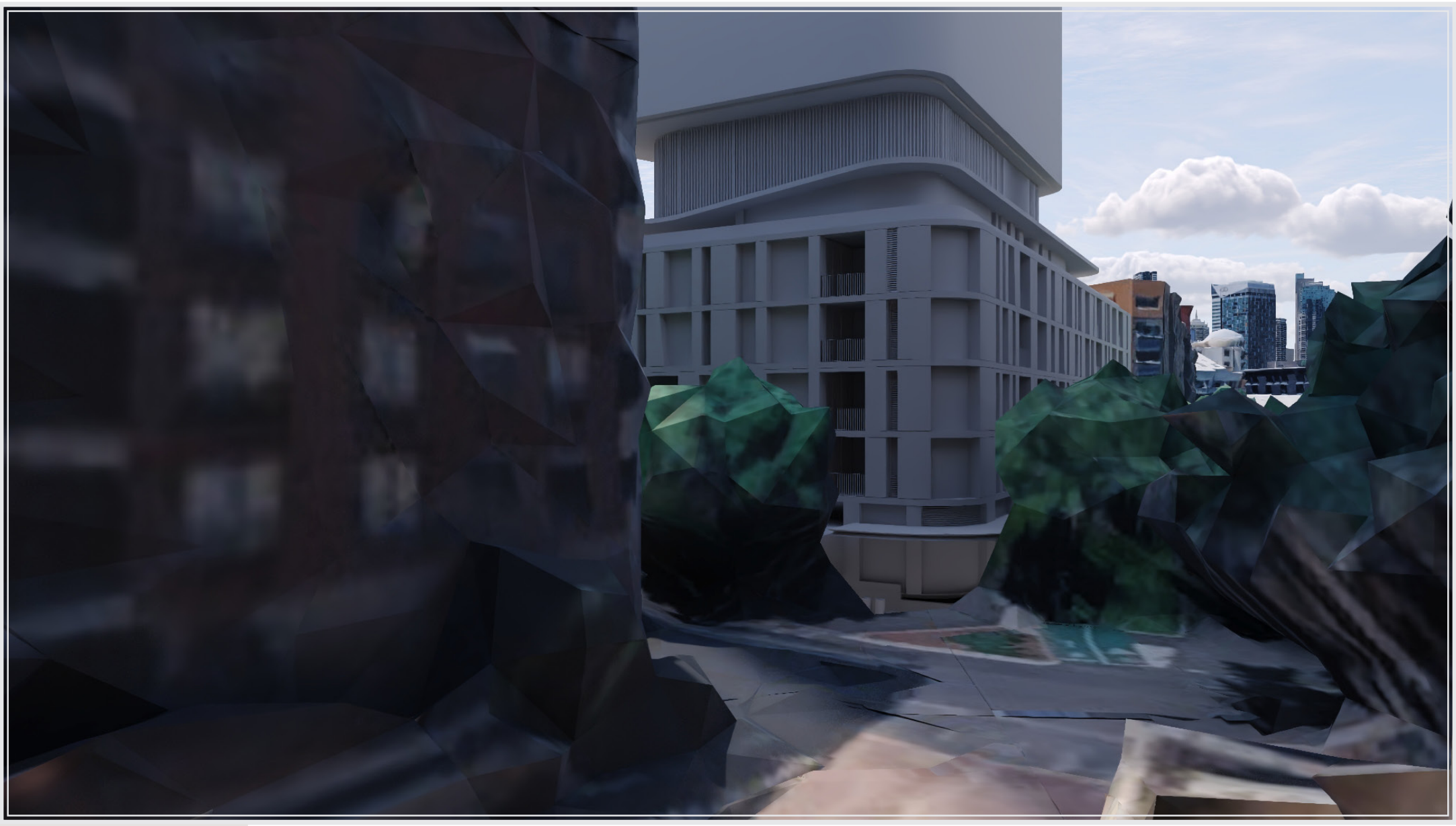
VC_365_C 120 Saunders St_LV_06_U_013 DCP Envelope.jpg



02. Stage 2 DA lodged

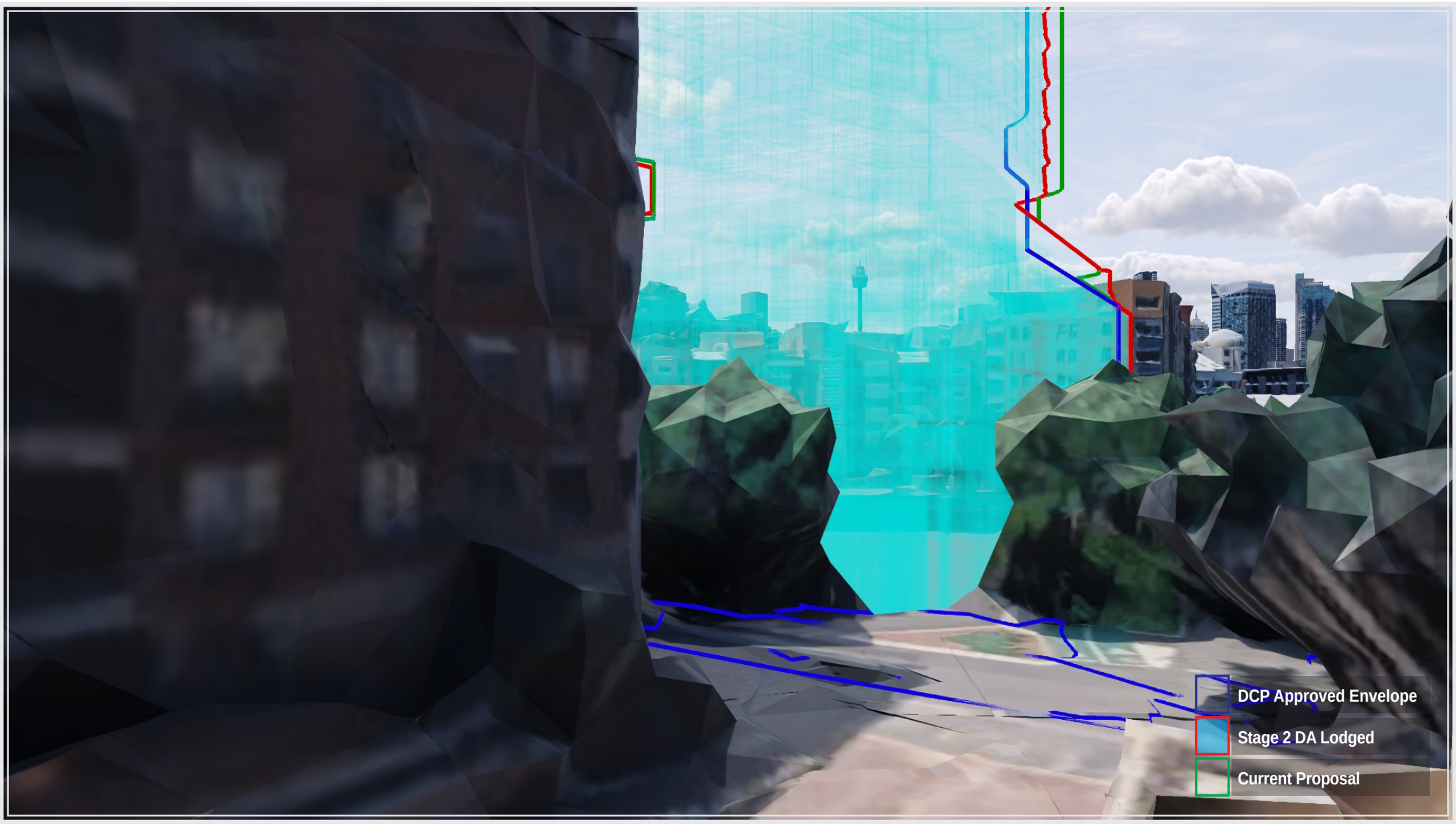
VC_365_C 120 Saunders St_LV_06_U_013 c.jpg

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03. Current Proposal

VC_365_C 120 Saunders St_LV_06_U_013 Proposed Massing.jpg



Visual impact comparison

VC_365_C 120 Saunders St_LV_06_U_013 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 41% :59%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no: 4 /15*

RL + 21.25m - Distance to boundary 43.43 m -
Bearing direction 123.37 °

This is a static, private viewpoint from from Level 6, unit 13 at 122 Saunders Street, looking east. The foreground is partially framed by the adjacent building structure and landscaped vegetation, the intersection of Quarry Master Drive with Saunders Street below, visible. no. 2-10 Quarry Master Drive The dominates the foreground and the existing building on the subject site dominates the midground, with its articulated roof form, facades, and upper-level built elements taking up much of the lower and central field of view. Beyond the subject site, portions of more distant high-rise buildings can be seen. A broad expanse of open sky serves as the primary background element above the urban built form.

The visual impact of the new massing proposal, from this location, is assessed as Negligible The proposed development would significantly alter the existing view, introducing a taller and more prominent built form that would block a large portion of the background view and open sky. In particular, the proposal would block the current view of the Sydney Tower, removing this recognisable landmark from the vista. Some peripheral urban views and foreground vegetation would remain visible, but the increased building mass would have a significant visual impact from this private viewpoint. However, the impact is generally consistent with the DCP-approved and lodged DA massing, this does not result in any significant or material additional visual impact

Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Negligible.*

Reasonableness of proposal:

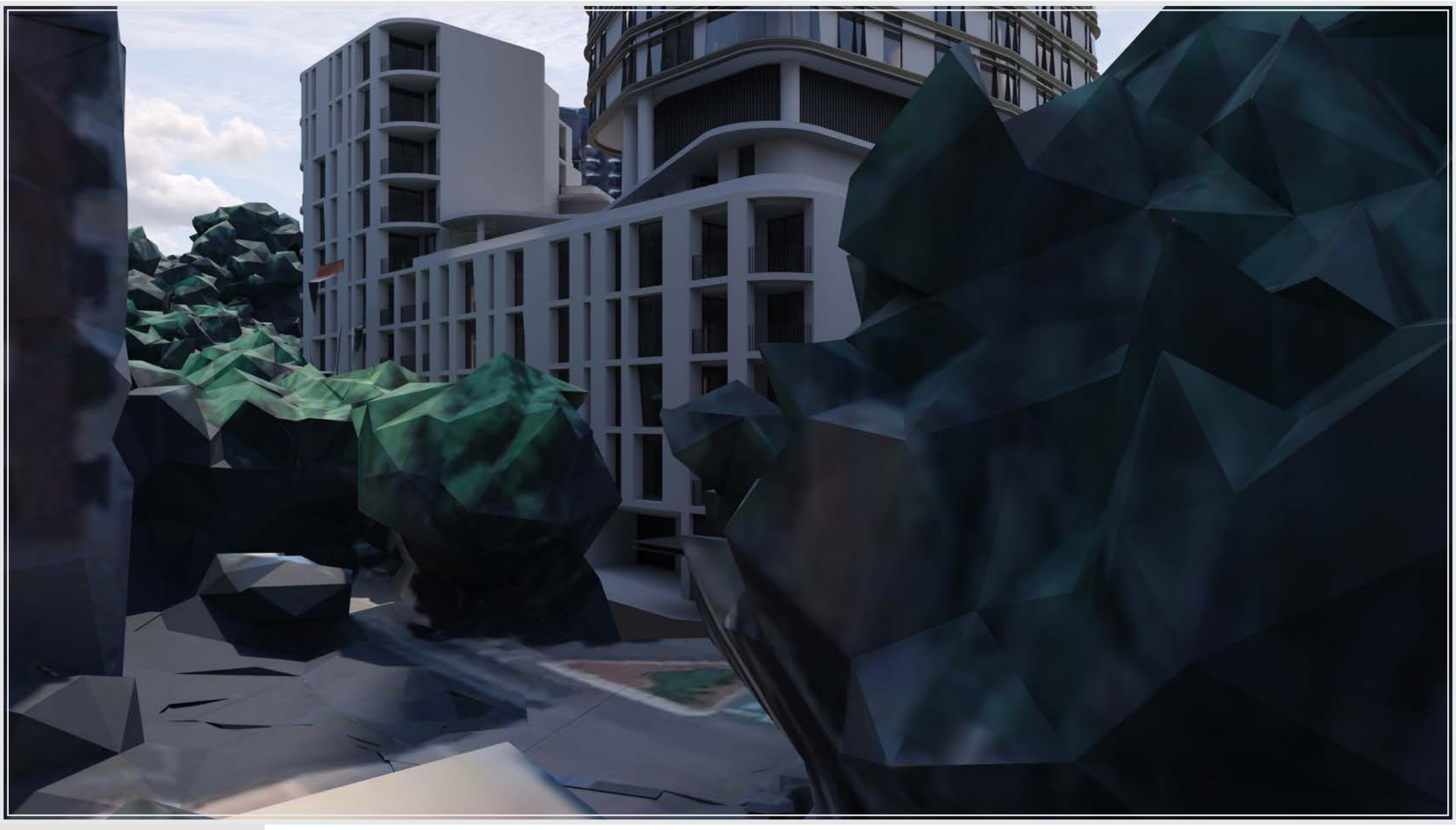
Although Sydney Tower is presently visible as a small component above the existing roofline, the overall view is Low in value and heavily dominated by adjoining buildings and the subject site's existing development. The permitted envelope would substantially obstruct the same narrow corridor, and preservation of the present glimpse would require an unreasonable reduction in otherwise permissible built form. The resulting effect is therefore reasonable notwithstanding loss of the landmark from this particular low-level position.

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01. DCP approved envelope

VC_364_C 120 Saunders St_LV_06_U_014 DCP Envelope.jpg



02. Stage 2 DA lodged

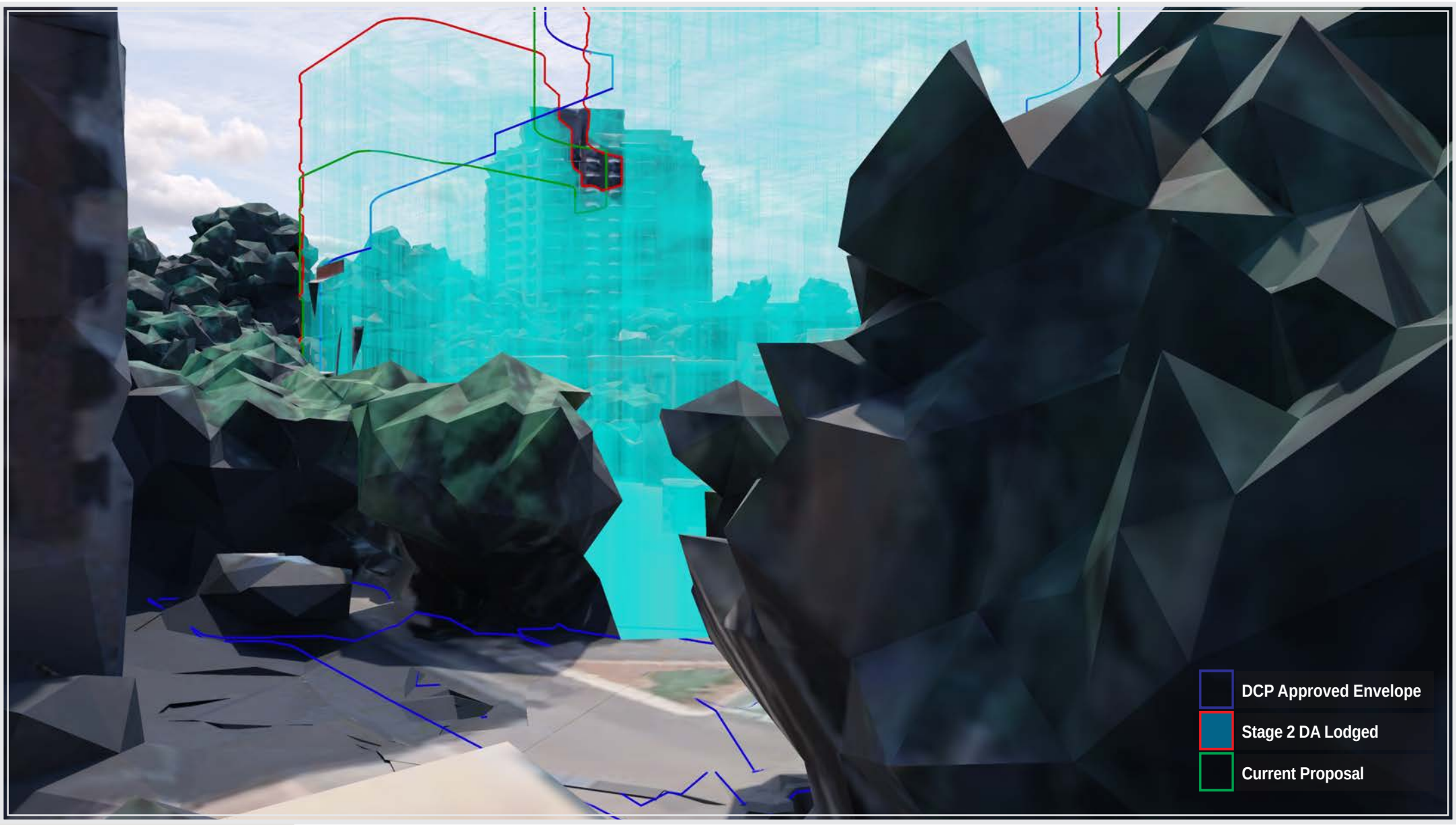
VC_364_C 120 Saunders St_LV_06_U_014 c.jpg

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03. Current Proposal

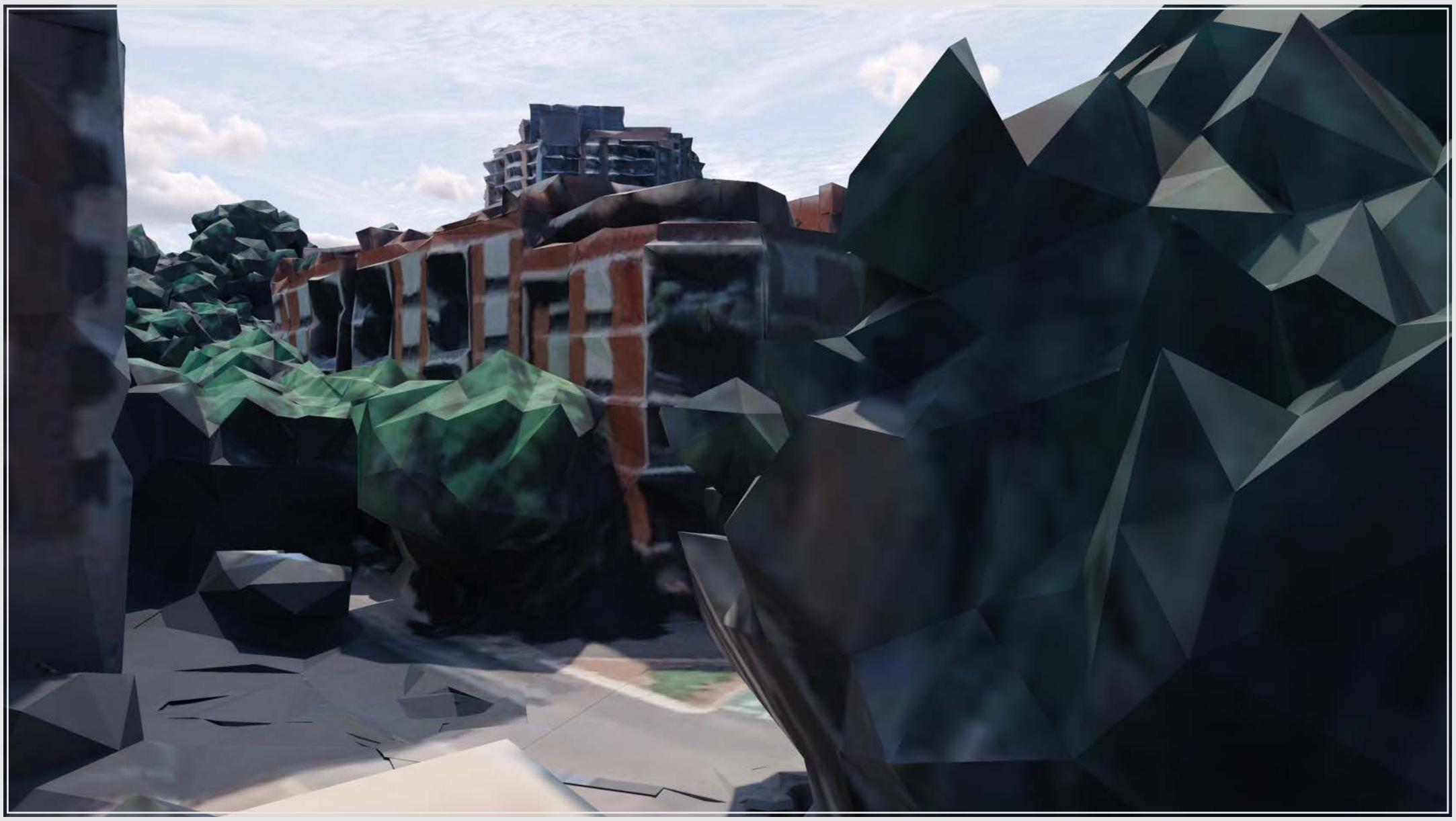
VC_364_C 120 Saunders St_LV_06_U_014 Proposed Massing.jpg



Visual impact comparison

VC_364_C 120 Saunders St_LV_06_U_014 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 15%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 48% : 52%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 / 15*

RL + 21.25m - Distance to boundary 36.22 m -
Bearing direction 109.99 °

This is a static, private viewpoint from Level 6, unit 14 of 122 Saunders Street, looking east-northeast towards the Sydney CBD. The upper levels and rooftops of nearby residential and commercial buildings dominate the immediate foreground, as do the prominent roof structures and building services at the subject site, which partially frame the lower portion of the view. A large residential apartment building and areas of mature vegetation occupy the central and southeastern portions of the view. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the dense vegetation framing the outlook.

The visual impact of the new massing proposal, from this location, is assessed as Negligible. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the background view. It would also significantly reduce the visible sky, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on the northeast side, this does not result in any significant or material additional visual impact.

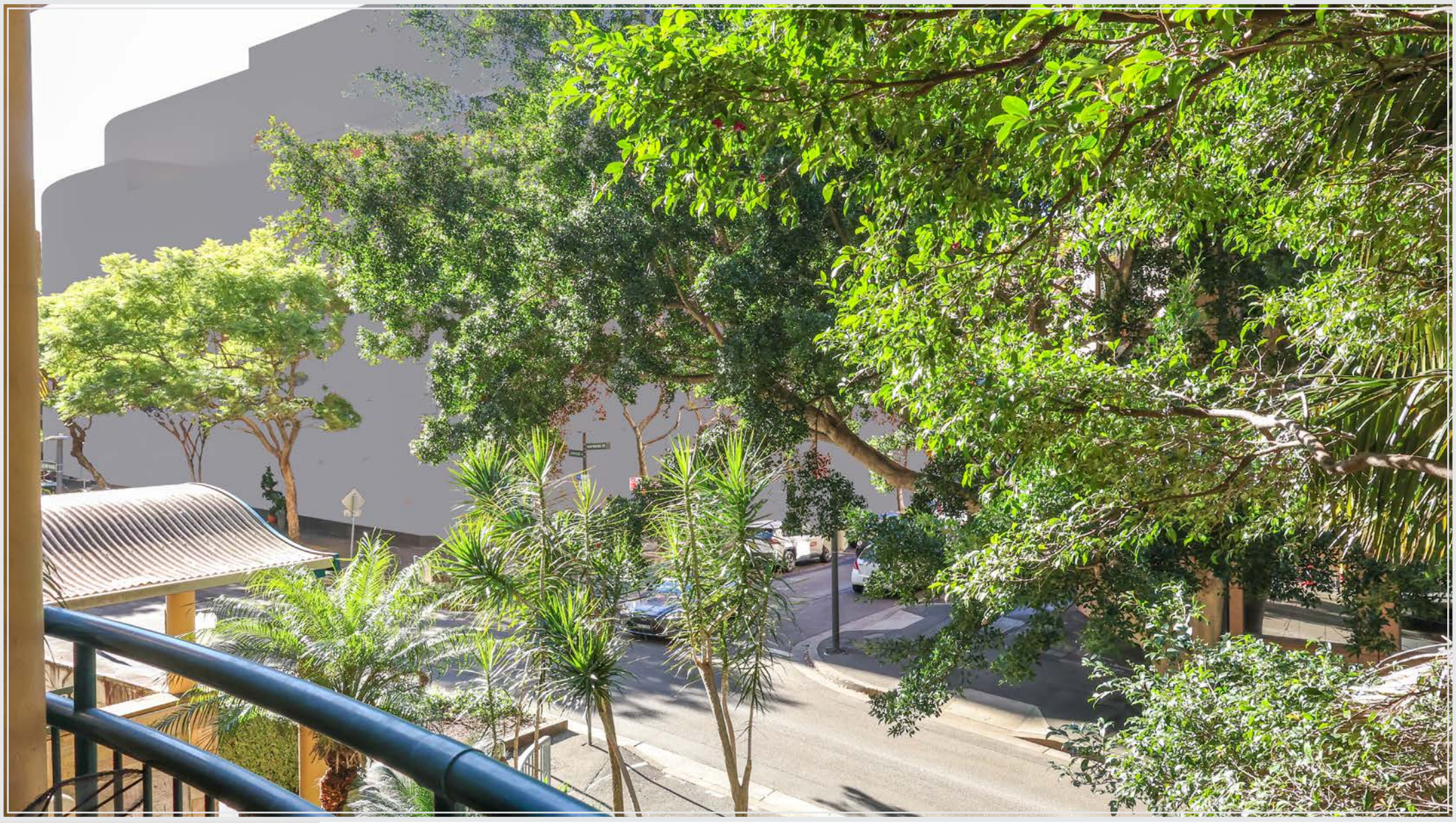
Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Negligible.*

Reasonableness of proposal:

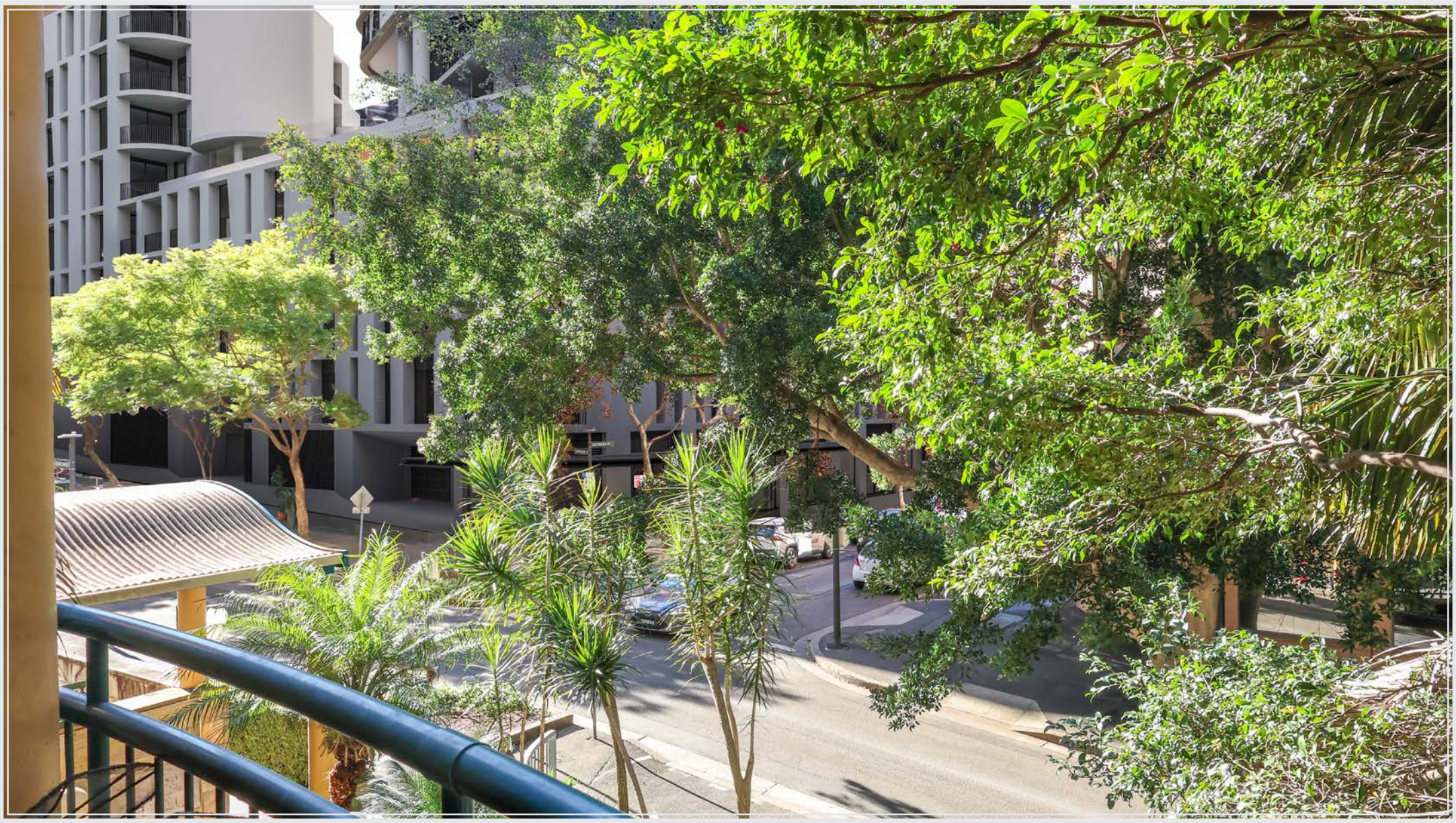
The proposal is reasonable from this location because the existing view is principally an enclosed urban outlook framed by nearby residential and commercial development. No broad or continuous CBD panorama is available and the proposed change is generally consistent with that anticipated from the DCP envelope. The limited remaining peripheral view does not justify materially reducing development that is expressly contemplated on the subject site.

VIEWPOINT 19



01. DCP approved envelope

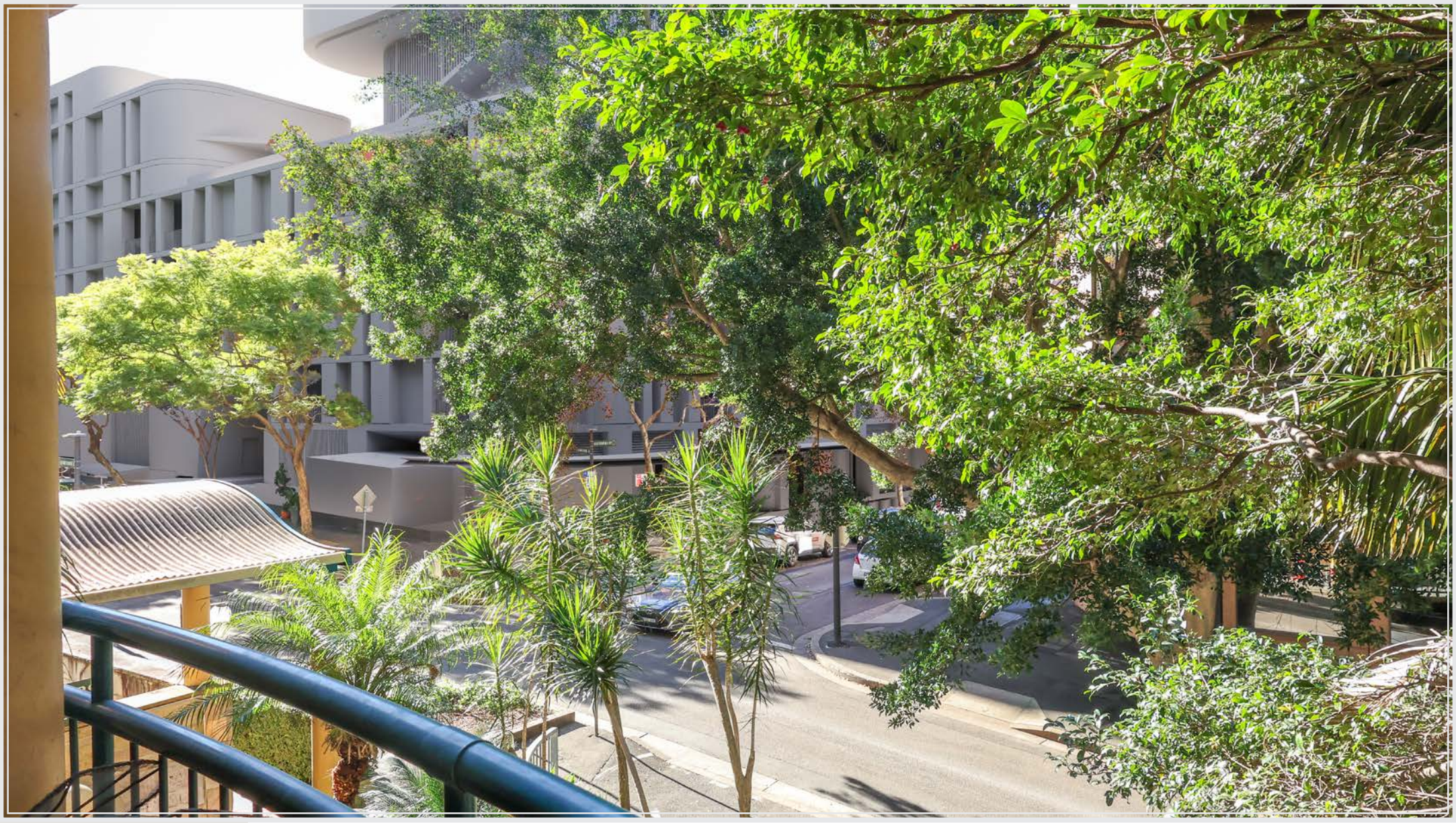
A14 IMG_9875 c1.jpg



02. Stage 2 DA lodged

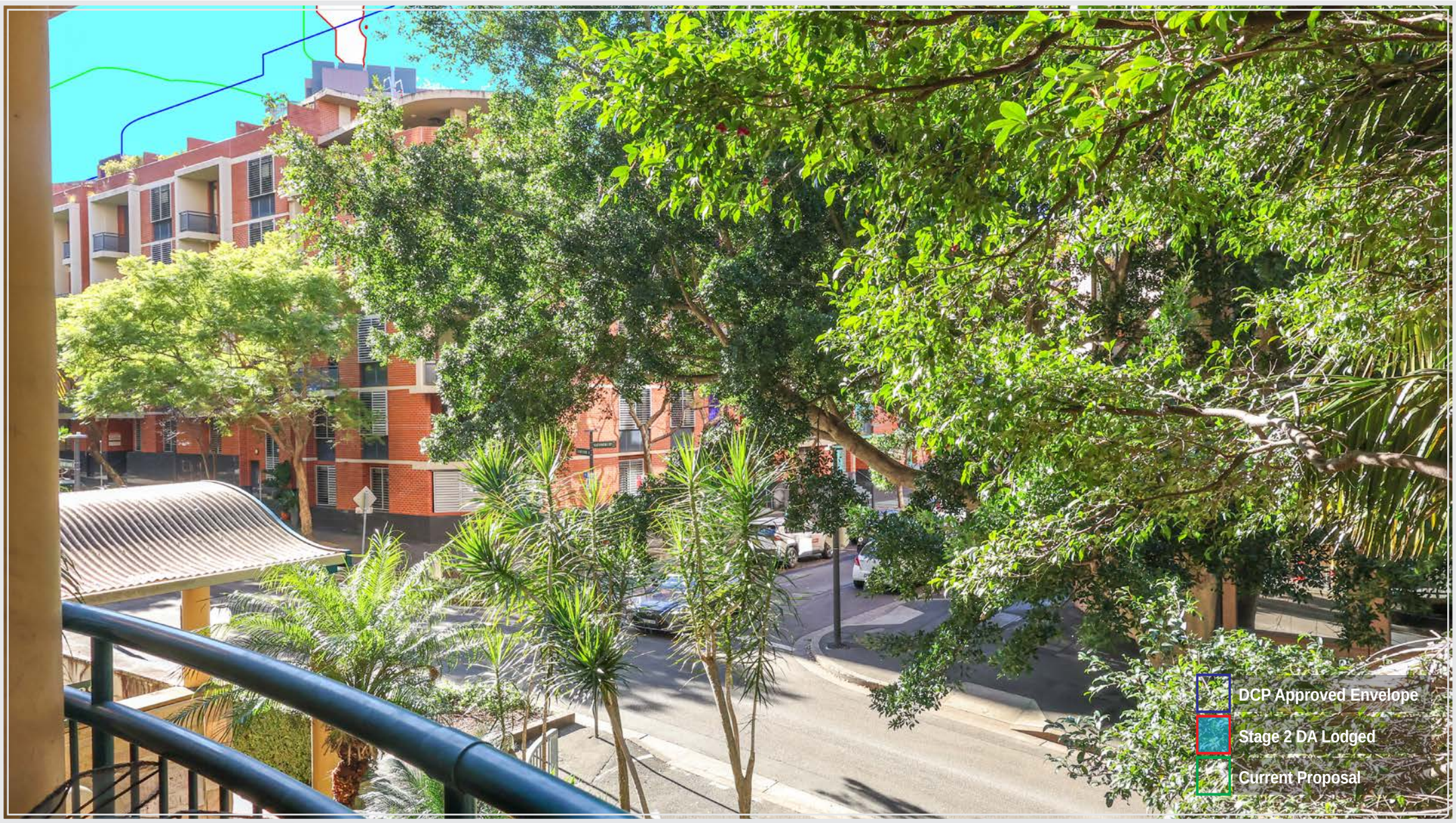
A14 IMG_9875 c.jpg

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A14 IMG_9875 c2.jpg

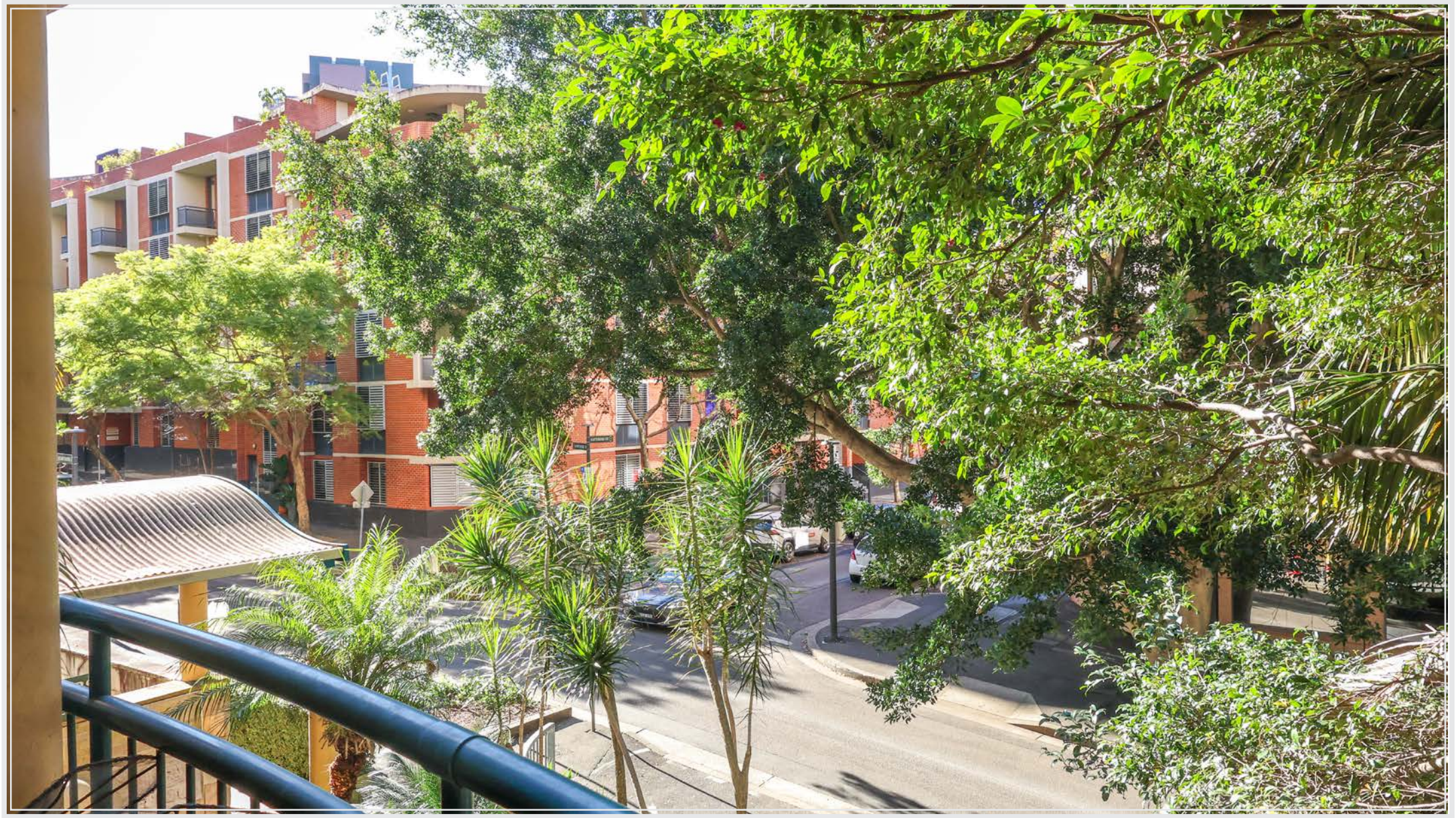
03. Current Proposal



A14 IMG_9875 d.jpg

Visual impact comparison

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 47% : 53%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 / 15*

RL + 21.25m - Distance to boundary 37.85 m -
Bearing direction 110.33 °

This is a static, private viewpoint from Level 6, unit 15 of 122 Saunders Street, looking east-northeast towards the Sydney CBD. The upper levels and rooftops of nearby residential and commercial buildings dominate the immediate foreground, as do the prominent roof structures and building services at the subject site, which partially frame the lower portion of the view. A large residential apartment building and areas of mature vegetation occupy the central and western portions of the view. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the dense vegetation framing the outlook.

The visual impact of the new massing proposal, from this location, is assessed as Negligible. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the background view. It would also significantly reduce the visible sky, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. However, the impact is generally consistent with the DCP-approved and lodged DA massing. Although the proposal is slightly higher on the northeast side, this does not result in any significant or material additional visual impact

Tenacity Assessment Summary:

- *Value of view: Low.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Negligible.*

Reasonableness of proposal:

The existing outlook is Low in value and dominated by nearby development, with only fragmented distant city elements visible. Although the proposal would increase enclosure and reduce sky, these effects are characteristic of redevelopment within the planned envelope and do not involve loss of a broad scenic or iconic view. The proposal is therefore considered reasonable.

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