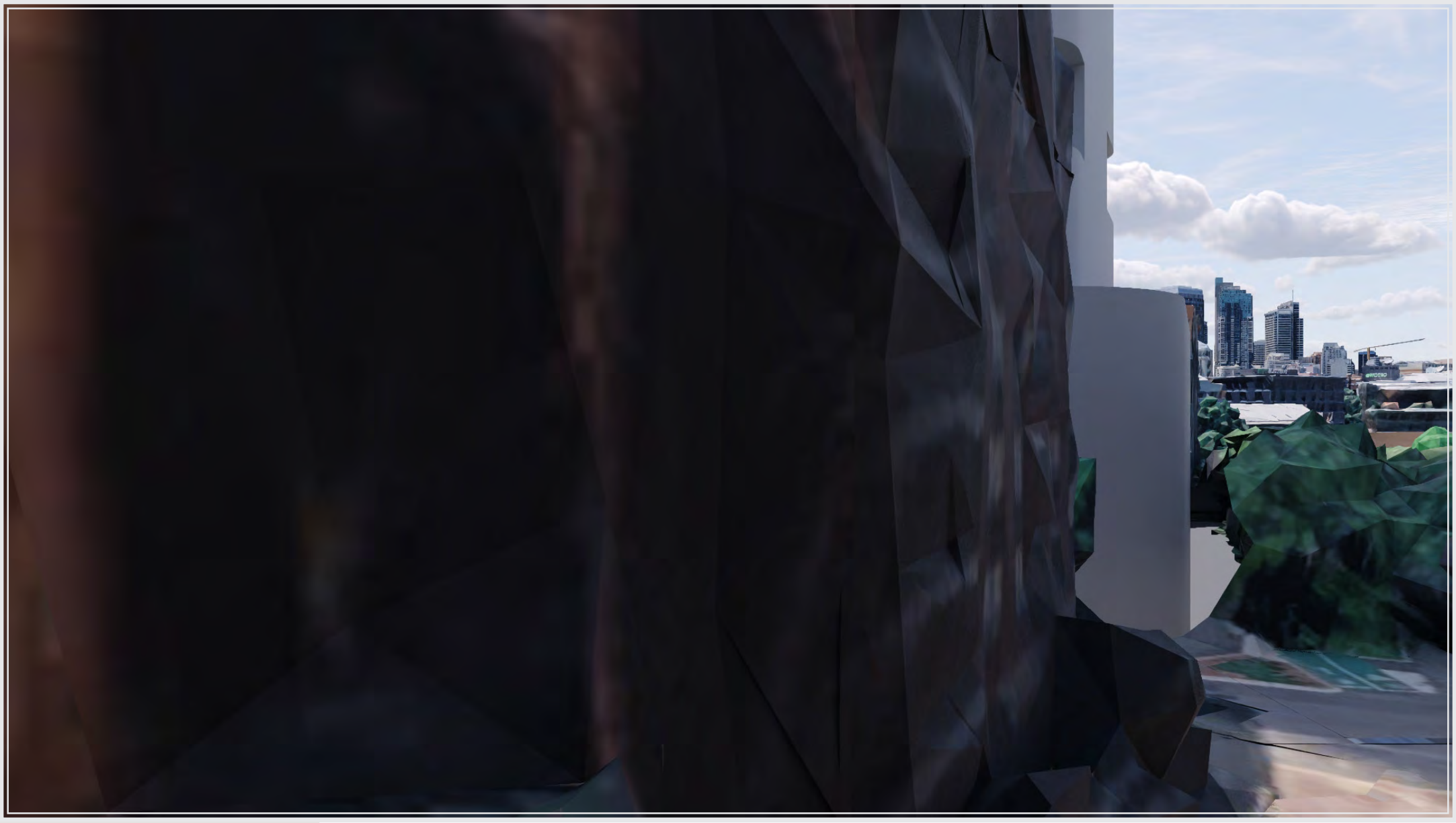
# Attachment F

## Visual Impact Assessment – Part 2

## VIEWPOINT 20



01. DCP approved envelope

VC_362_C 120 Saunders St_LV_07_U_020 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_362_C 120 Saunders St_LV_07_U_020 c.jpg



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03. Current Proposal

VC_362_C 120 Saunders St_LV_07_U_020 Proposed Massing.jpg




Visual impact comparison

VC_362_C 120 Saunders St_LV_07_U_020 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:  57% : 43%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 /15*

RL + 23.61m - Distance to boundary 51.13 m -
Bearing direction 127.41 °

This is a static, private viewpoint from level 7 of unit 20 at no.122 Saunders Street. The view is severely limited by the adjacent building frontage, whose dark articulated facade takes up the majority of the foreground and central field of view. To the south-east, a narrow view is visible through mature vegetation and the upper levels and rooflines of nearby red-brick buildings. 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, and does not result in any significant or material additional visual impact

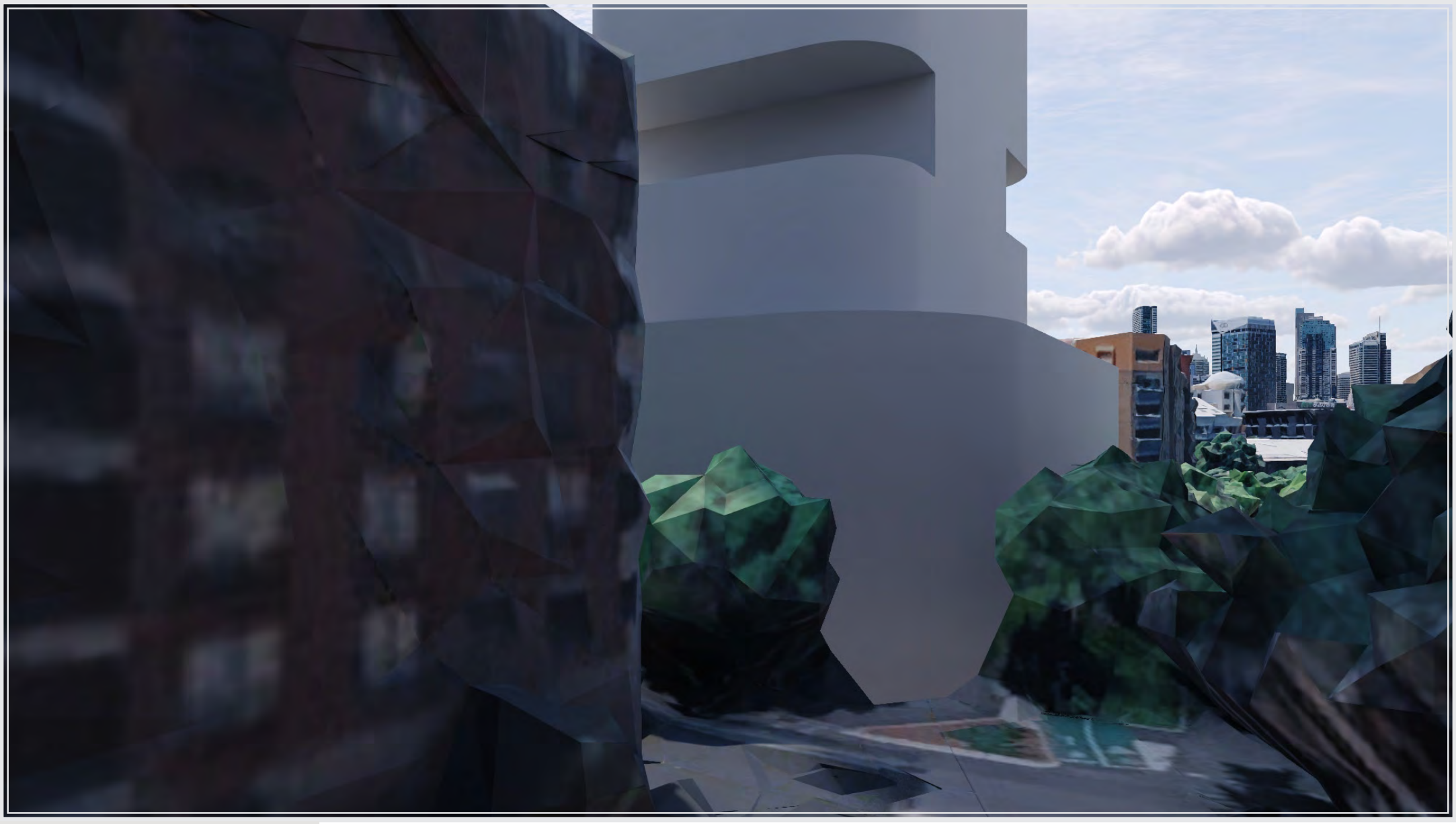
**Tenacity Assessment Summary:**

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

**Reasonableness of proposal:**

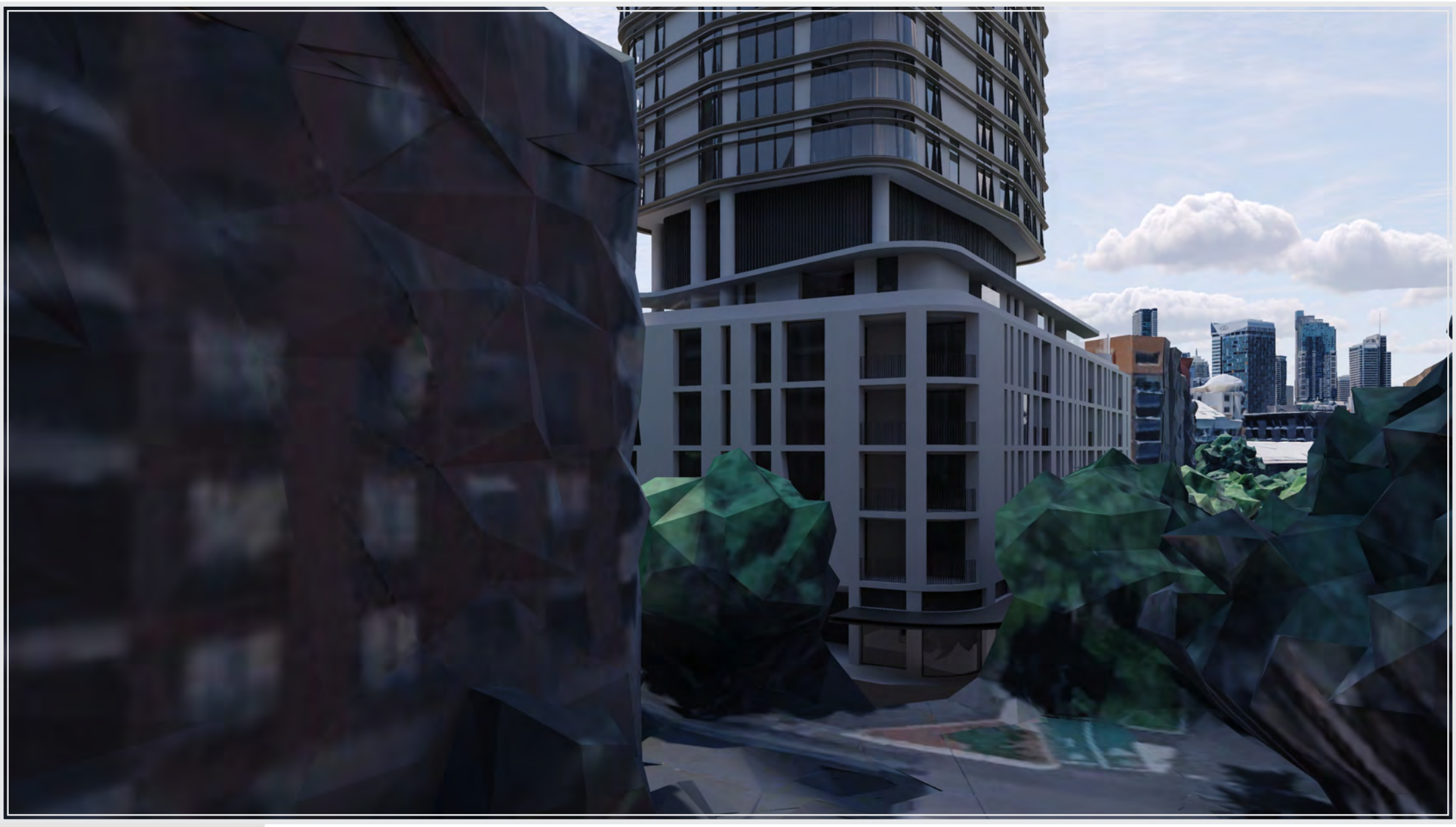
The proposal is reasonable because the existing outlook is already substantially enclosed by the immediately adjoining building and provides only a narrow distant urban view. Any development approaching the DCP envelope would materially alter that opening, and the current proposal does not create a significant additional effect beyond that anticipated condition.

## VIEWPOINT 21



01. DCP approved envelope

VC_361_C 120 Saunders St_LV_07_U_021 DCP Envelope.jpg

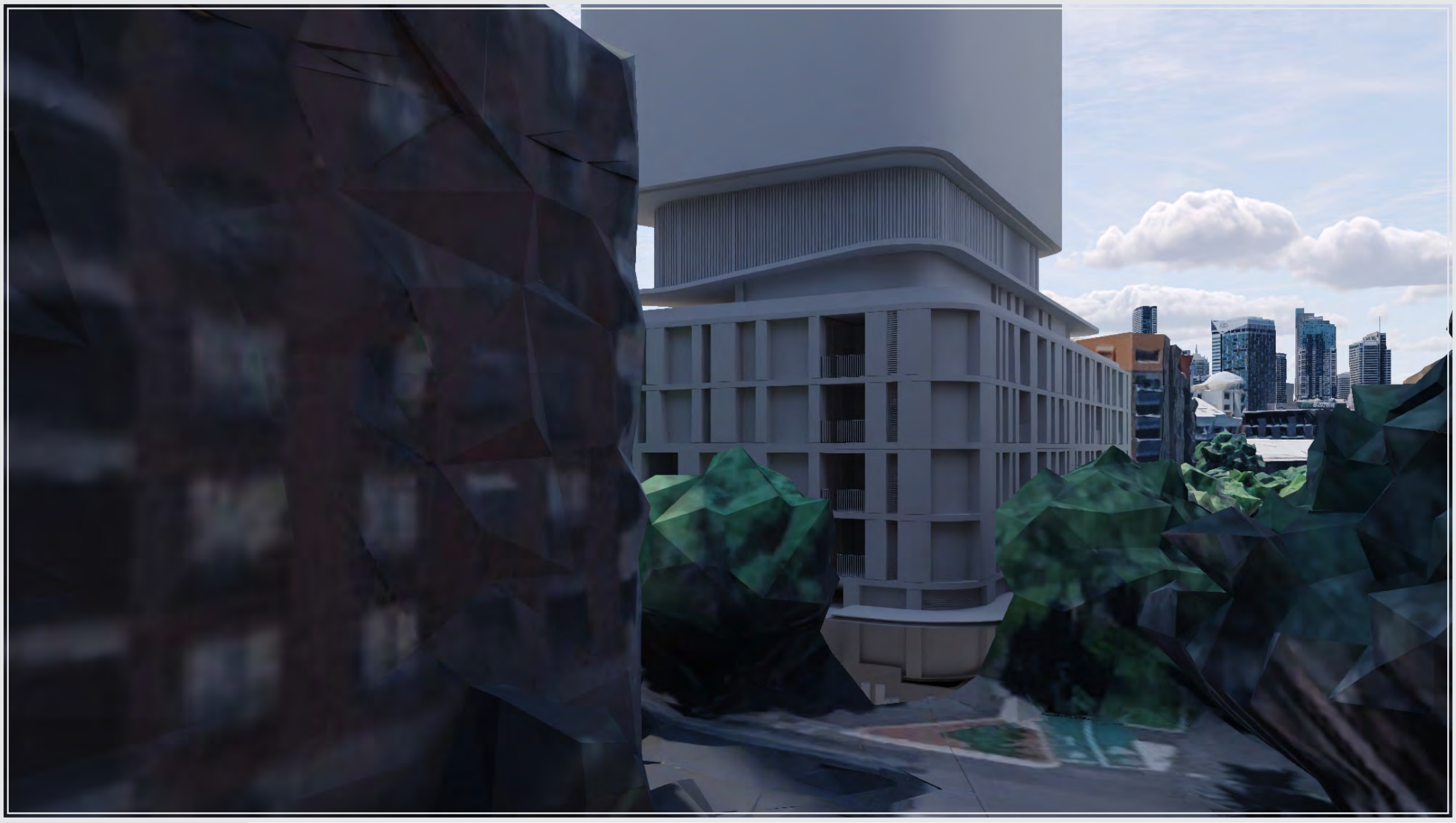


02. Stage 2 DA lodged

VC_361_C 120 Saunders St_LV_07_U_021 c.jpg

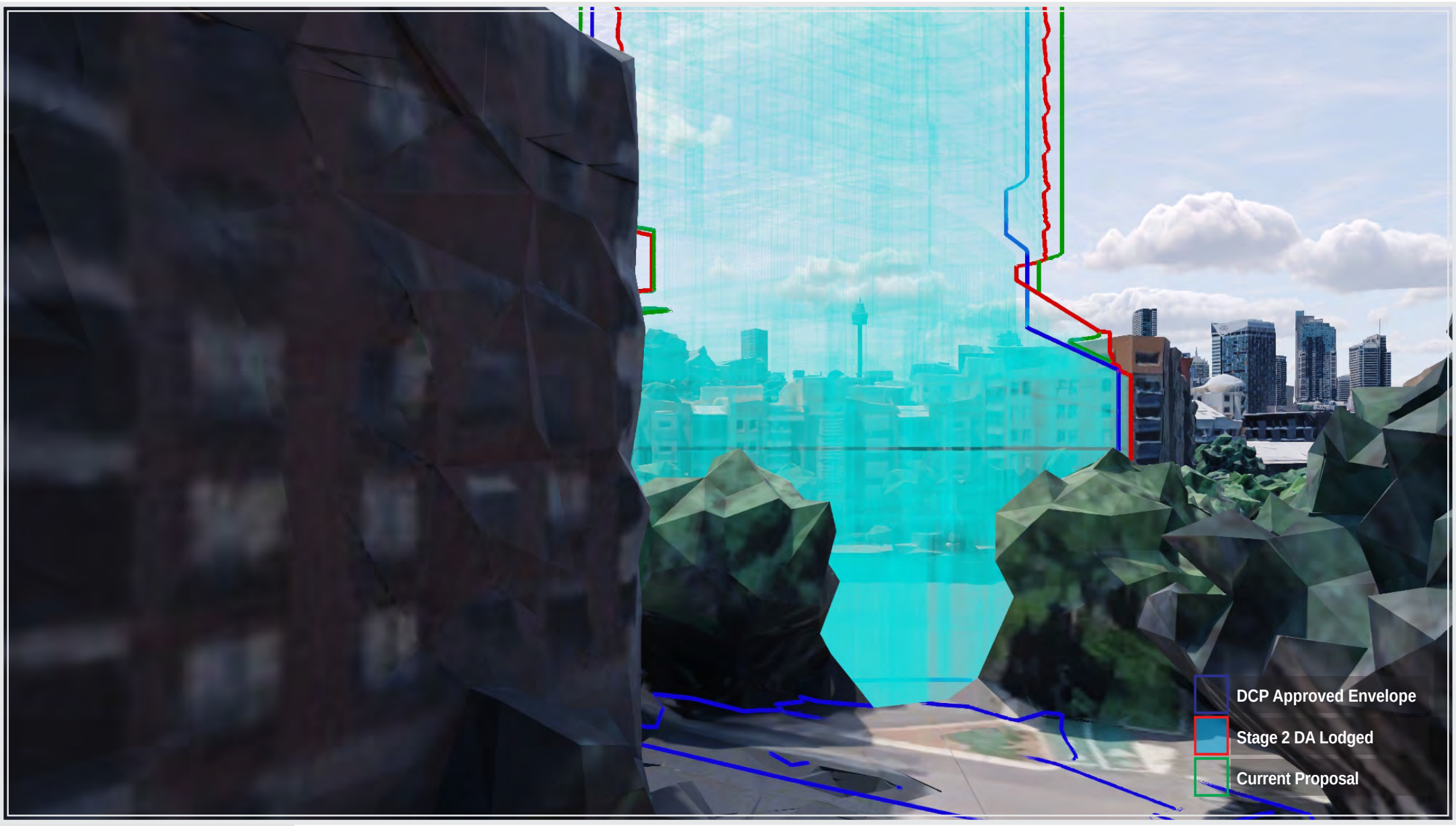


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03. Current Proposal

VC_361_C 120 Saunders St_LV_07_U_021 Proposed Massing.jpg




Visual impact comparison

VC_361_C 120 Saunders St_LV_07_U_021 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:  39% :61%*
- *Existing Visual Assessment Scale no:  3 /15 & Visual Impact Assessment Scale no: 5 /15*

RL + 23.61m - Distance to boundary 43.43 m -
Bearing direction 123.37 °

This is a static, private viewpoint from from Level 7, unit 21 at 122 Saunders Street, looking east. The foreground is partially framed by the adjacent building structure and landscaped vegetation. The existing building on the subject site dominates the midground, with its articulated roof form, façades, and upper-level built elements taking up much of the lower and central field of view. Beyond the subject site, portions of the Sydney Tower, can be seen above the roofline, along with a limited view of more distant high-rise buildings. 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-to-Minor. 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, and 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-to-Minor*

**Reasonableness of proposal:**

The proposal would remove the presently available glimpse of Sydney Tower, which should be acknowledged, but the landmark occurs within an otherwise very restricted Low-value view dominated by nearby built form. The same general loss would result from development within the DCP envelope and the overall impact remains Negligible-to-Minor. Preservation of this narrow across-site sightline would therefore place disproportionate constraint upon the reasonable development of the subject property.

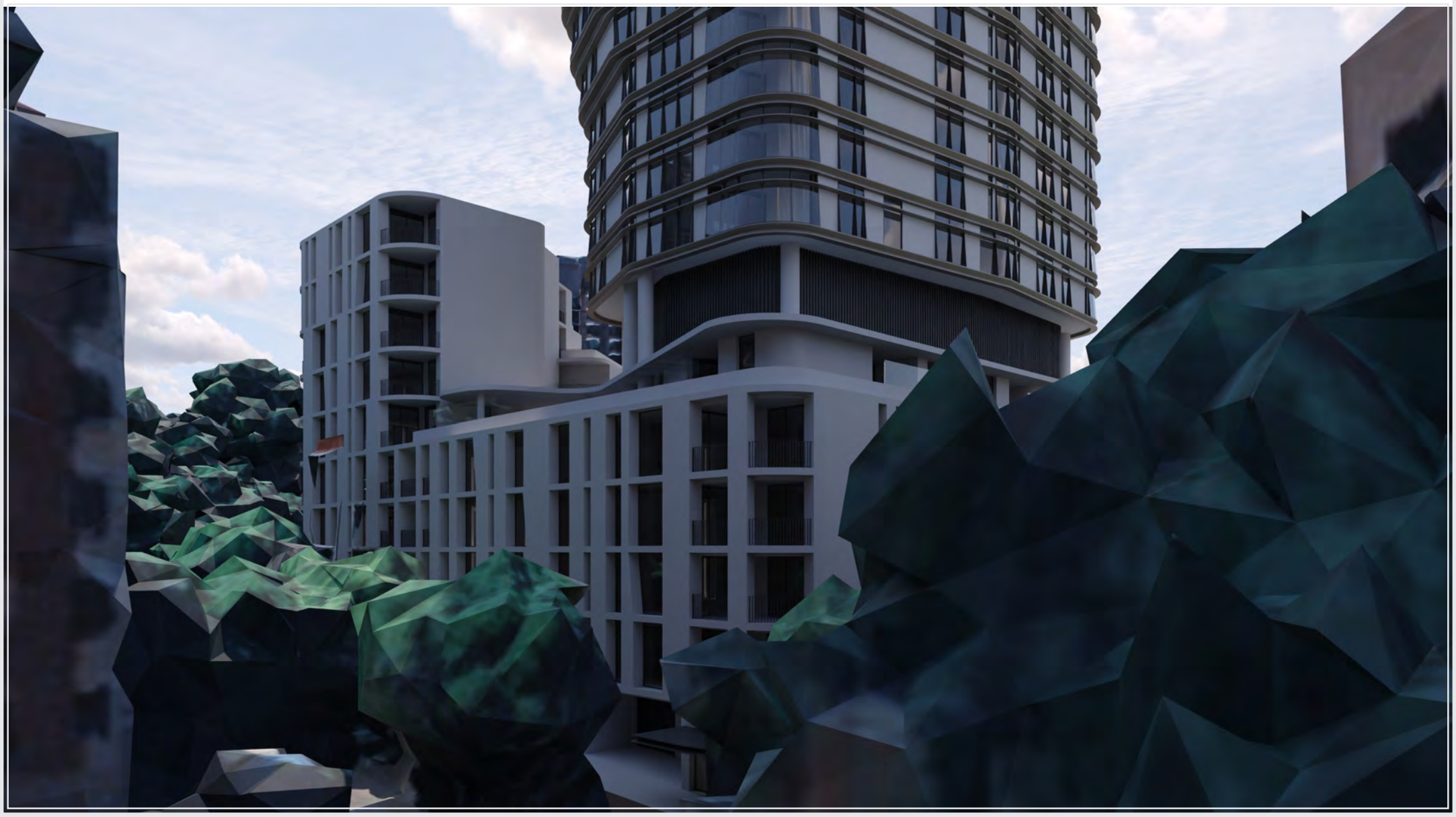


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01. DCP approved envelope

VC_360_C 120 Saunders St_LV_07_U_022 DCP Envelope.jpg

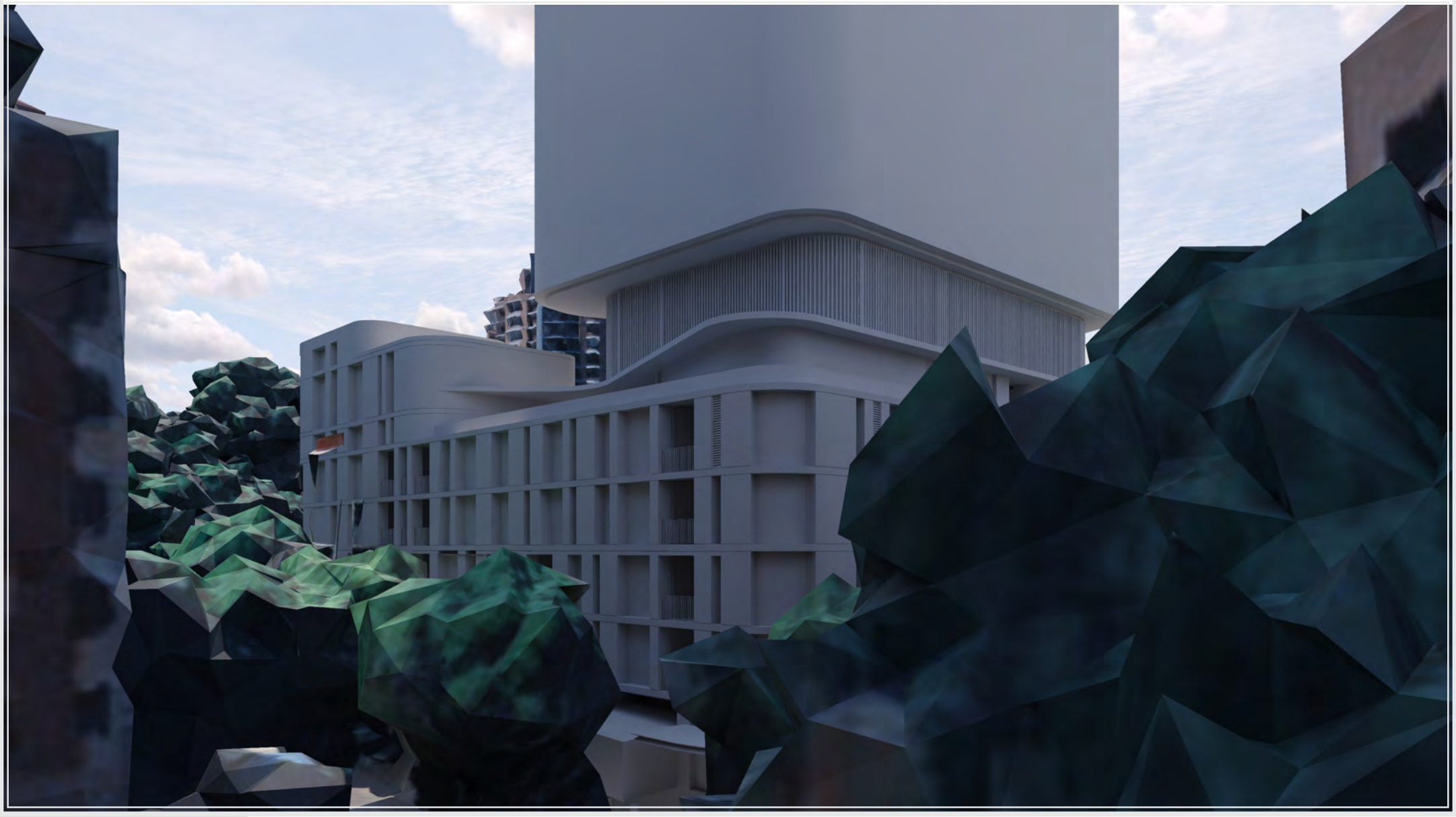


02. Stage 2 DA lodged

VC_360_C 120 Saunders St_LV_07_U_022 c.jpg

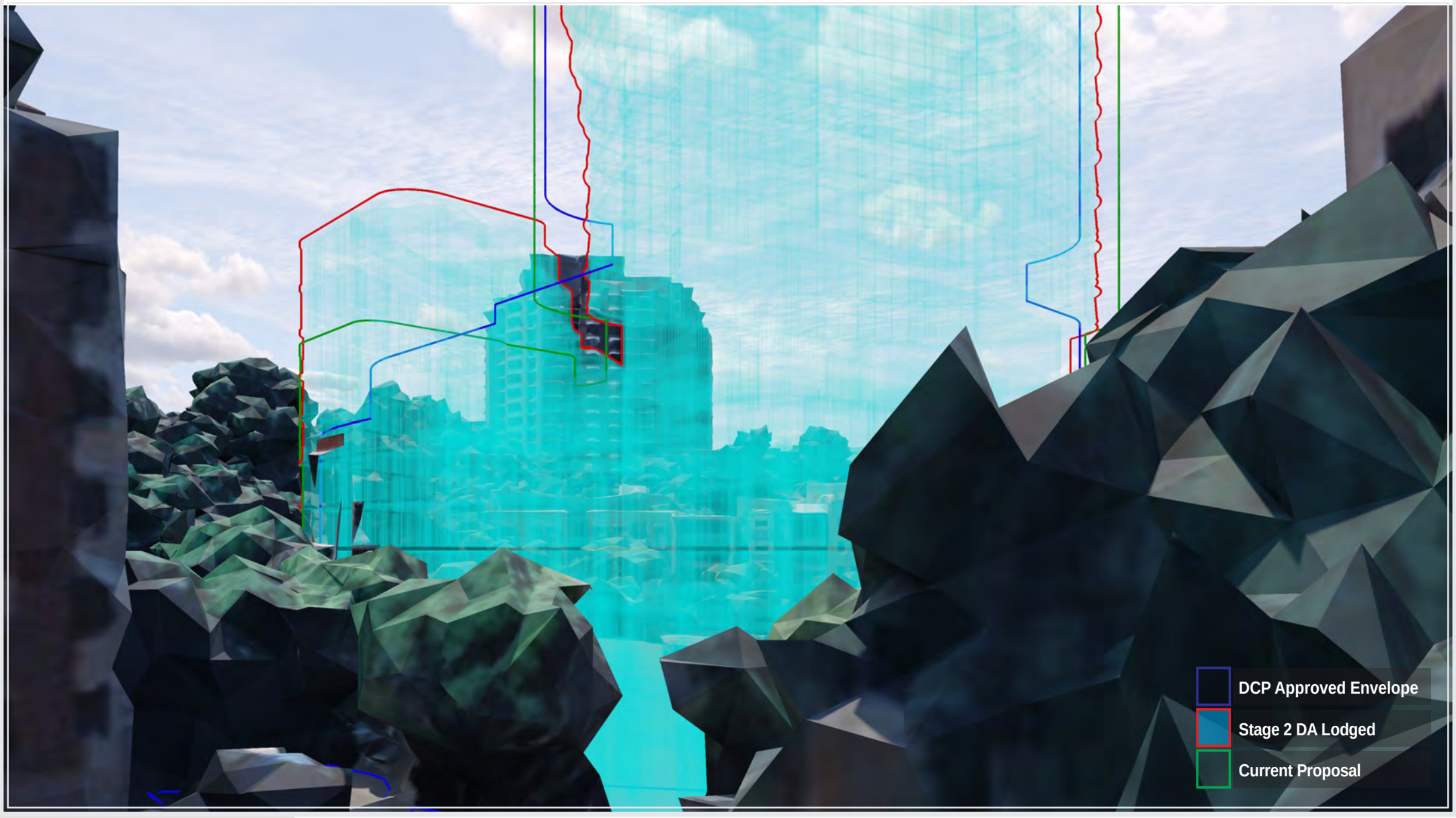


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03. Current Proposal

VC_360_C 120 Saunders St_LV_07_U_022 Proposed Massing.jpg




Visual impact comparison

VC_360_C 120 Saunders St_LV_07_U_022 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:  46% : 54%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no: 4 / 15*

RL + 23.61m - Distance to boundary 36.22 m -
Bearing direction 109.99 °

This is a static, private viewpoint from  Level 7, unit 22 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 Minor. 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.

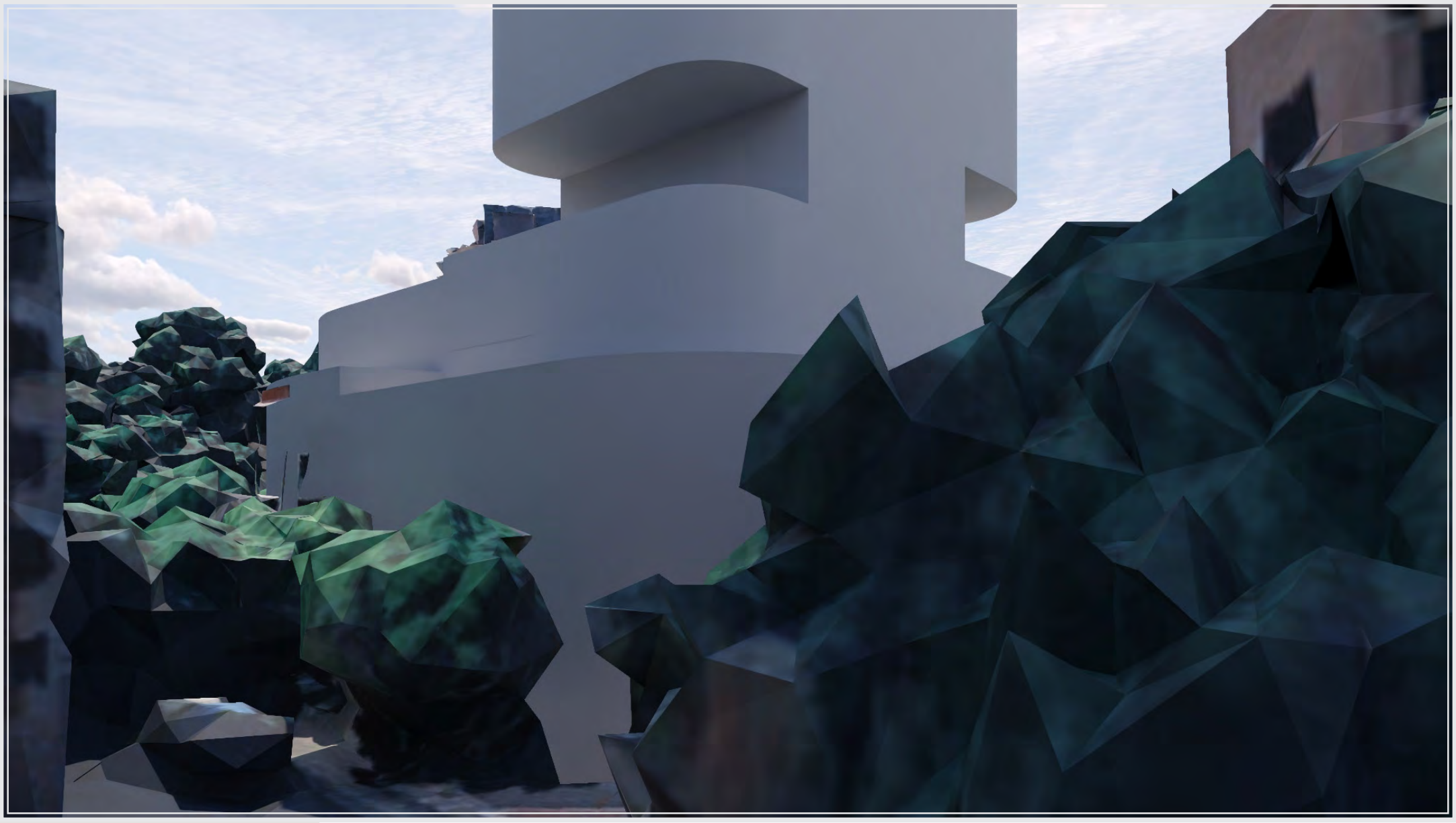
The visual impact of the proposed development from this private viewpoint is assessed as Negligible. While the proposal would introduce additional built form into the foreground and result in some reduction of visible sky and background city views, the extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing. The proposed design would therefore not result in any significant or material additional view impact when compared with these development scenarios. Overall, the broader urban outlook would remain legible and the additional visual effects of the proposal are considered limited. .

**Tenacity Assessment Summary:**

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

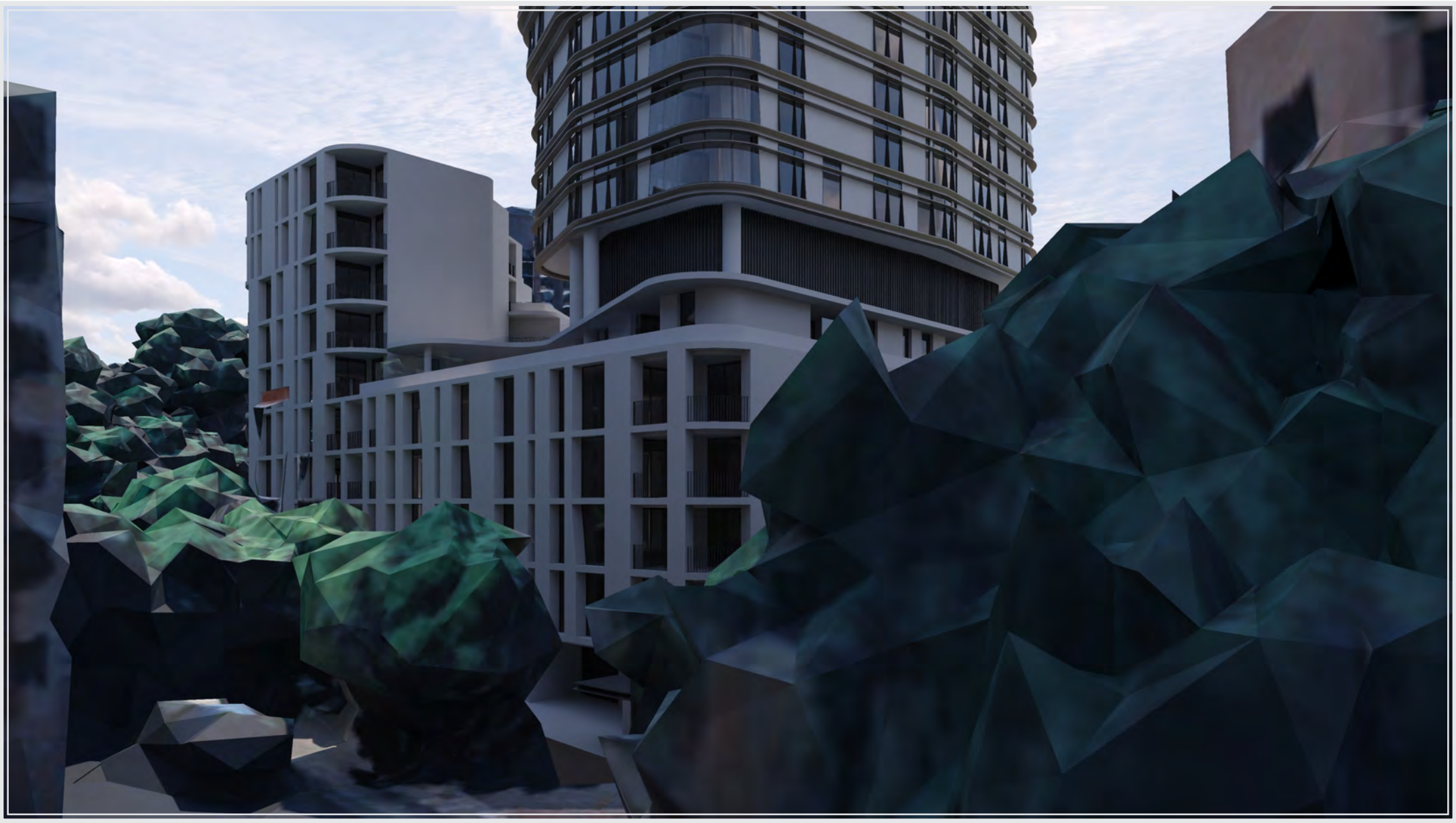
**Reasonableness of proposal:**

The proposal is reasonable from this location. The existing view comprises principally surrounding buildings, vegetation and sky rather than a continuous metropolitan panorama, and the assessed additional effect of the current design beyond the DCP envelope is negligible. The broader urban outlook remains legible and no significant high-value view is unreasonably affected.



01. DCP approved envelope

VC_359_C 120 Saunders St_LV_07_U_023 DCP Envelope.jpg

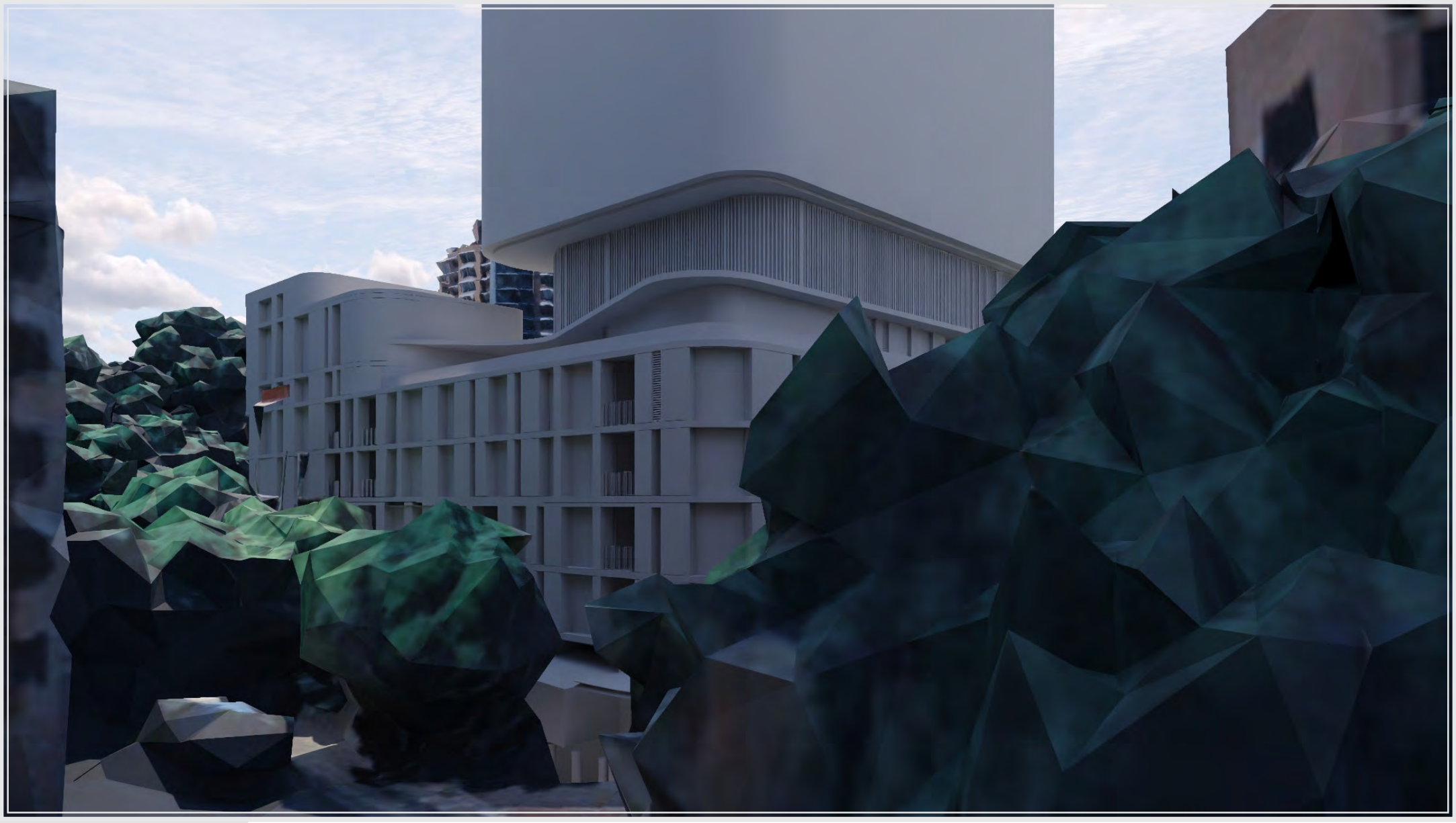


02. Stage 2 DA lodged

VC_359_C 120 Saunders St_LV_07_U_023 c.jpg

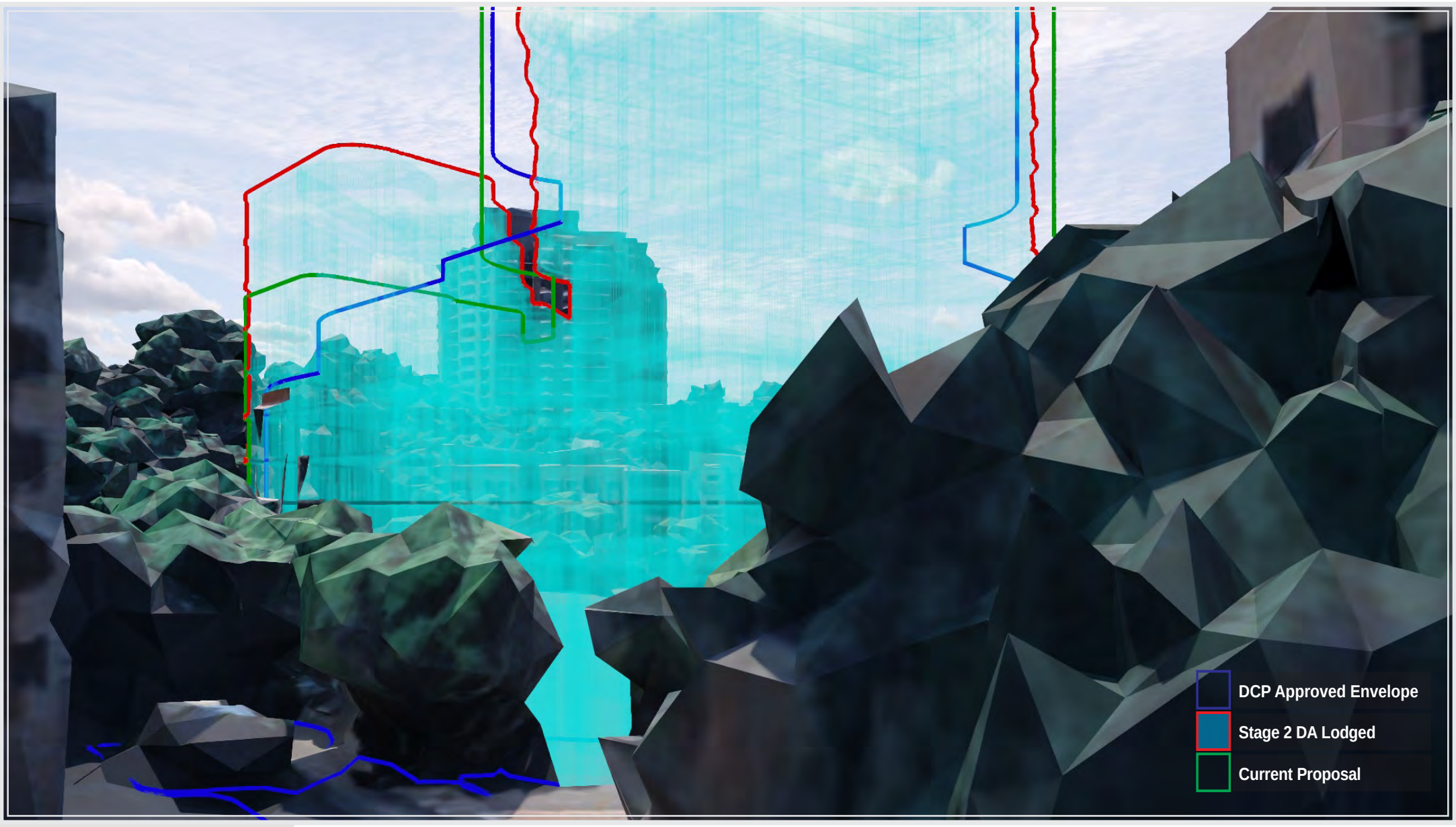


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03. Current Proposal

VC_359_C 120 Saunders St_LV_07_U_023 Proposed Massing.jpg




Visual impact comparison

VC_359_C 120 Saunders St_LV_07_U_023 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:  45% : 55%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no: 4 / 15*
-

RL + 23.61m - Distance to boundary 36.85m -
Bearing direction 110.33°

This is a static, private viewpoint from  Level 7, unit 23 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing. The proposed design would therefore not result in any significant or material additional view impact when compared with these development scenarios. Overall, the broader urban outlook would remain legible and the additional visual effects of the proposal are considered limited

**Tenacity Assessment Summary:**

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

**Reasonableness of proposal:** I:

The proposal is reasonable because the affected outlook is Low in value, fragmented and already defined by surrounding urban development. The current scheme would increase built form and reduce sky, but the effect is substantially that already anticipated through the DCP envelope and does not represent an unreasonable additional view impact.

## VIEWPOINT 24



01. DCP approved envelope

VC_358_C 120 Saunders St_LV_08_U_028 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_358_C 120 Saunders St_LV_08_U_028 c.jpg



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03. Current Proposal

VC_358_C 120 Saunders St_LV_08_U_028 Proposed Massing.jpg

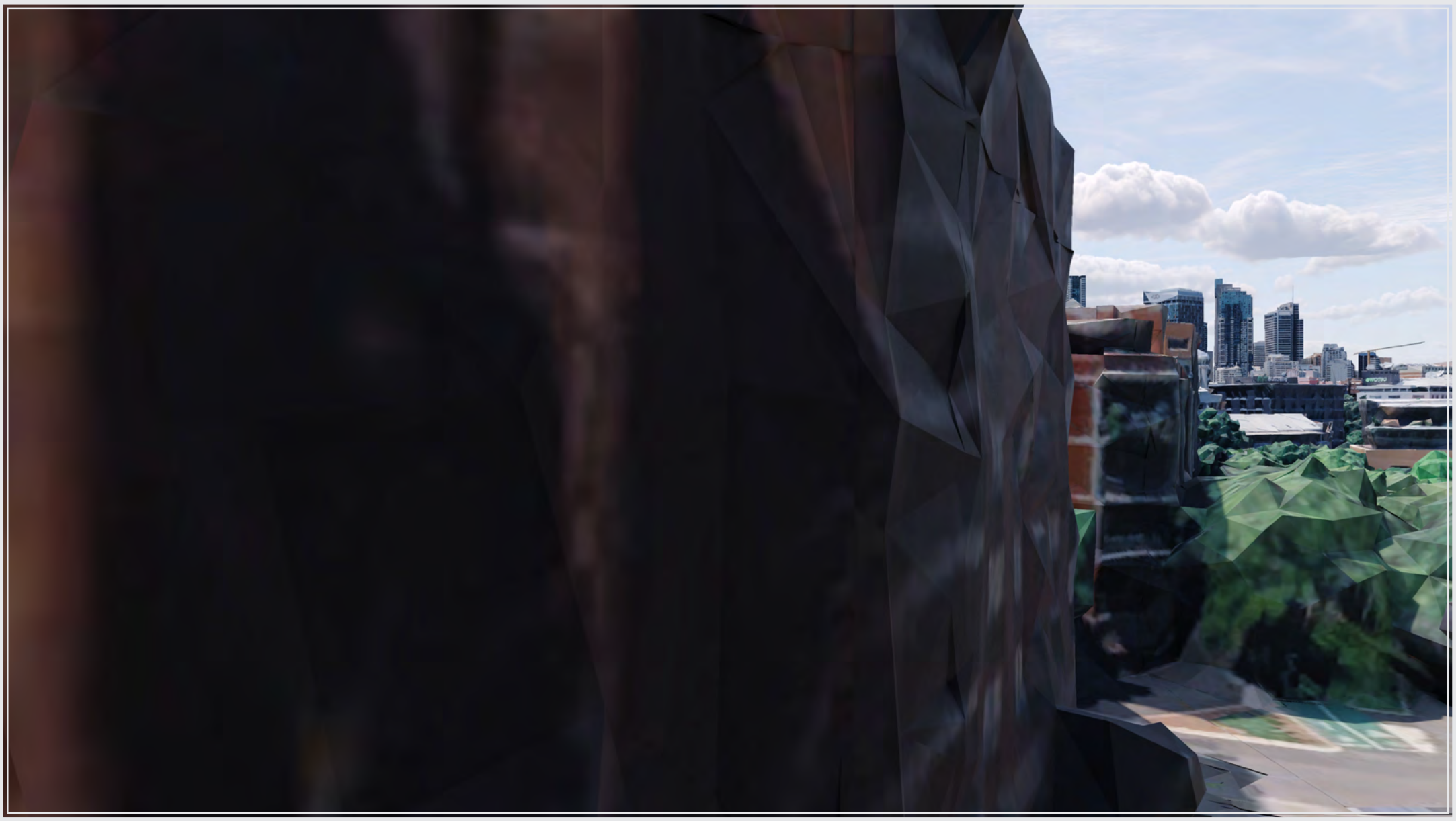



Visual impact comparison

VC_358_C 120 Saunders St_LV_08_U_028 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*

This is a static, private viewpoint from level 8, unit 28 of no.122 Saunders Street. The view is severely limited by the adjacent building frontage, whose dark articulated facade takes up the majority of the foreground and central field of view. To the south-east, a narrow view is visible through mature vegetation and the upper levels and rooflines of nearby red-brick buildings. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing and this does not result in any significant or material additional visual impact

- RL + 25.94m - Distance to boundary 51.13m - Bearing direction 127.41°

**Tenacity Assessment Summary:**

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

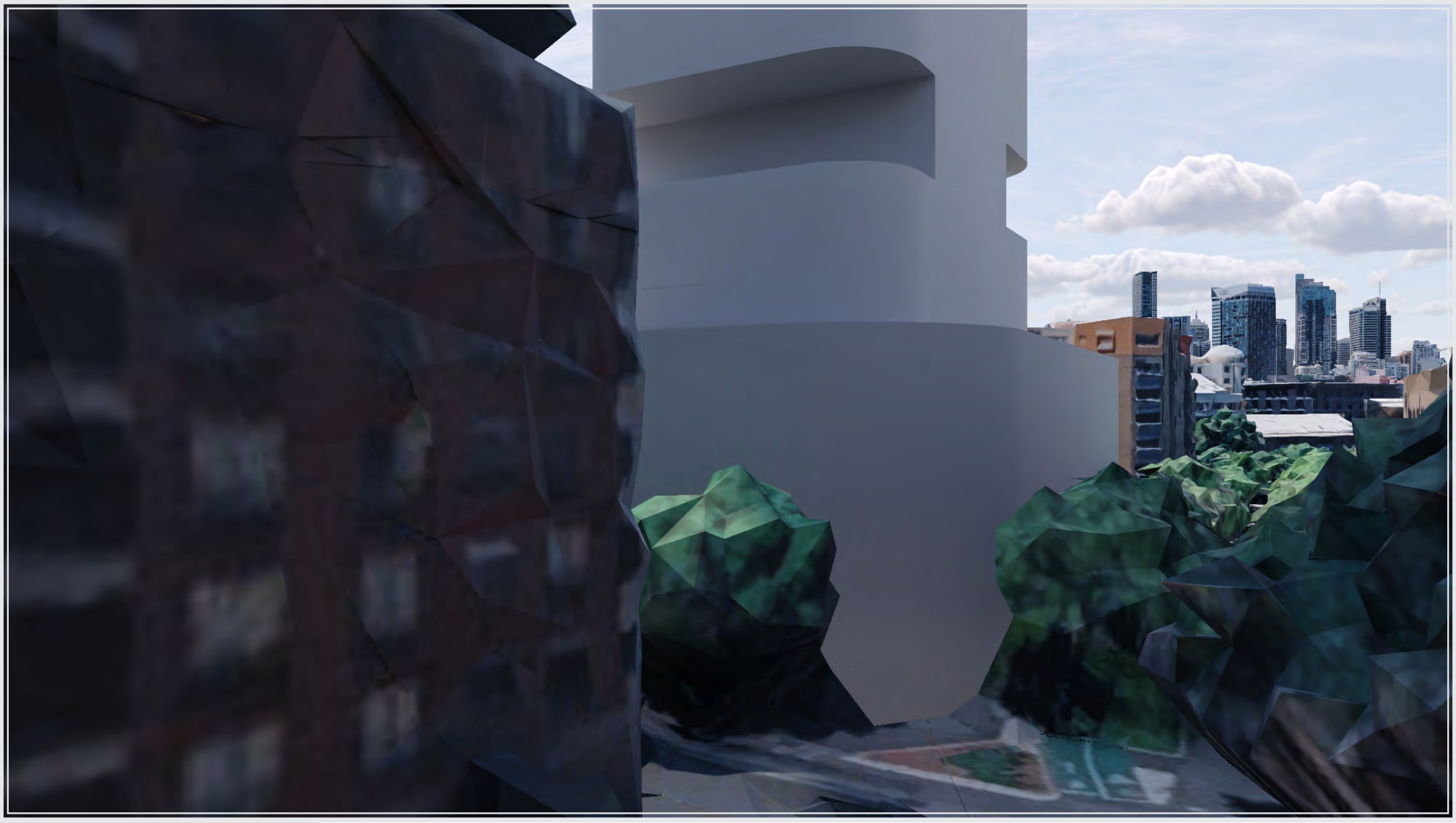
**Reasonableness of proposal:**

The existing view is severely constrained by the adjoining façade and contains only a narrow eastern opening. The proposal would further enclose that opening, but no broad skyline or important landmark view is removed and the effect is generally consistent with the permitted envelope. The Negligible outcome is therefore reasonable.



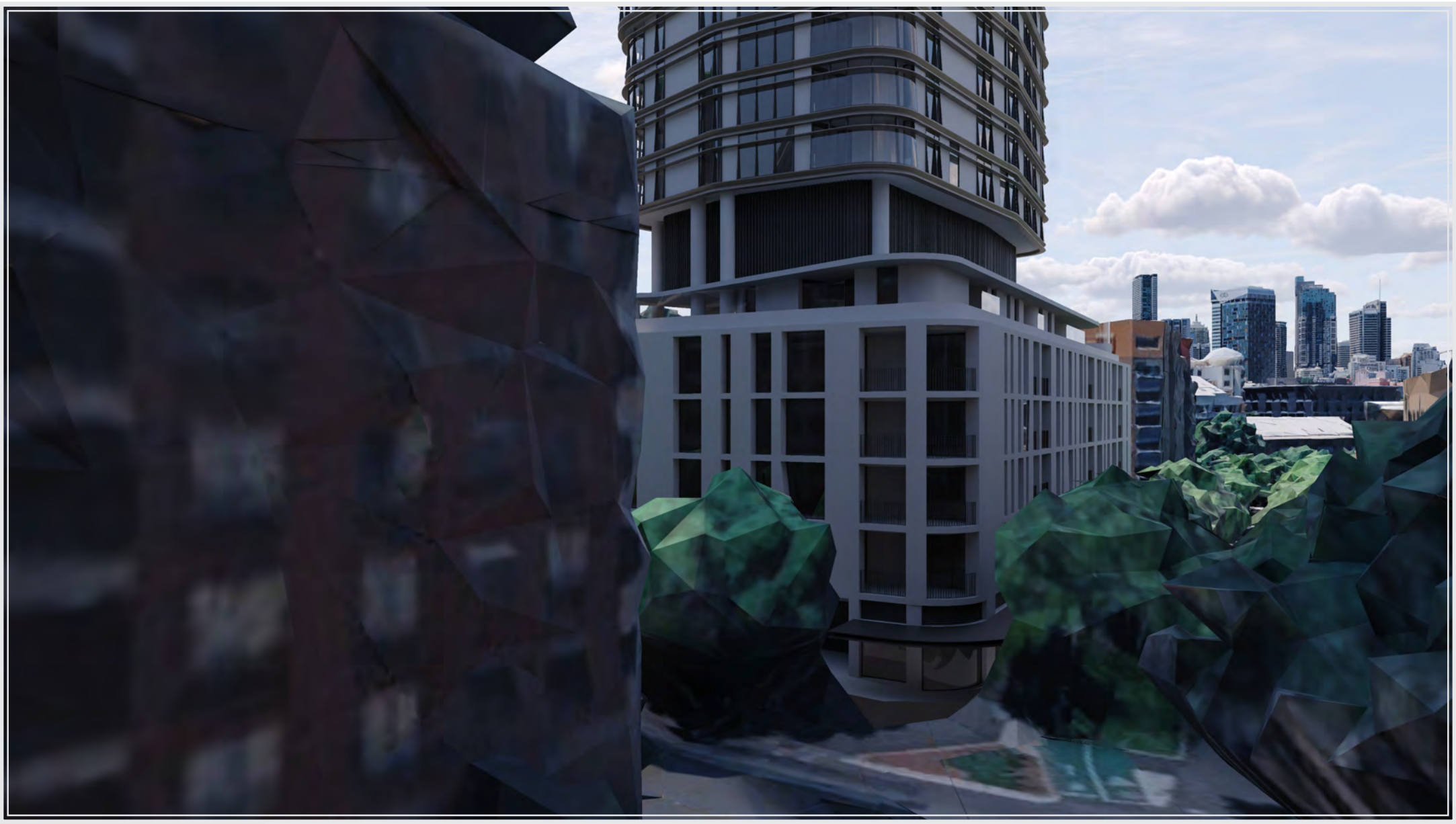
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## VIEWPOINT 25



01. DCP approved envelope

VC_357_C 120 Saunders St_LV_08_U_029 DCP Envelope.jpg

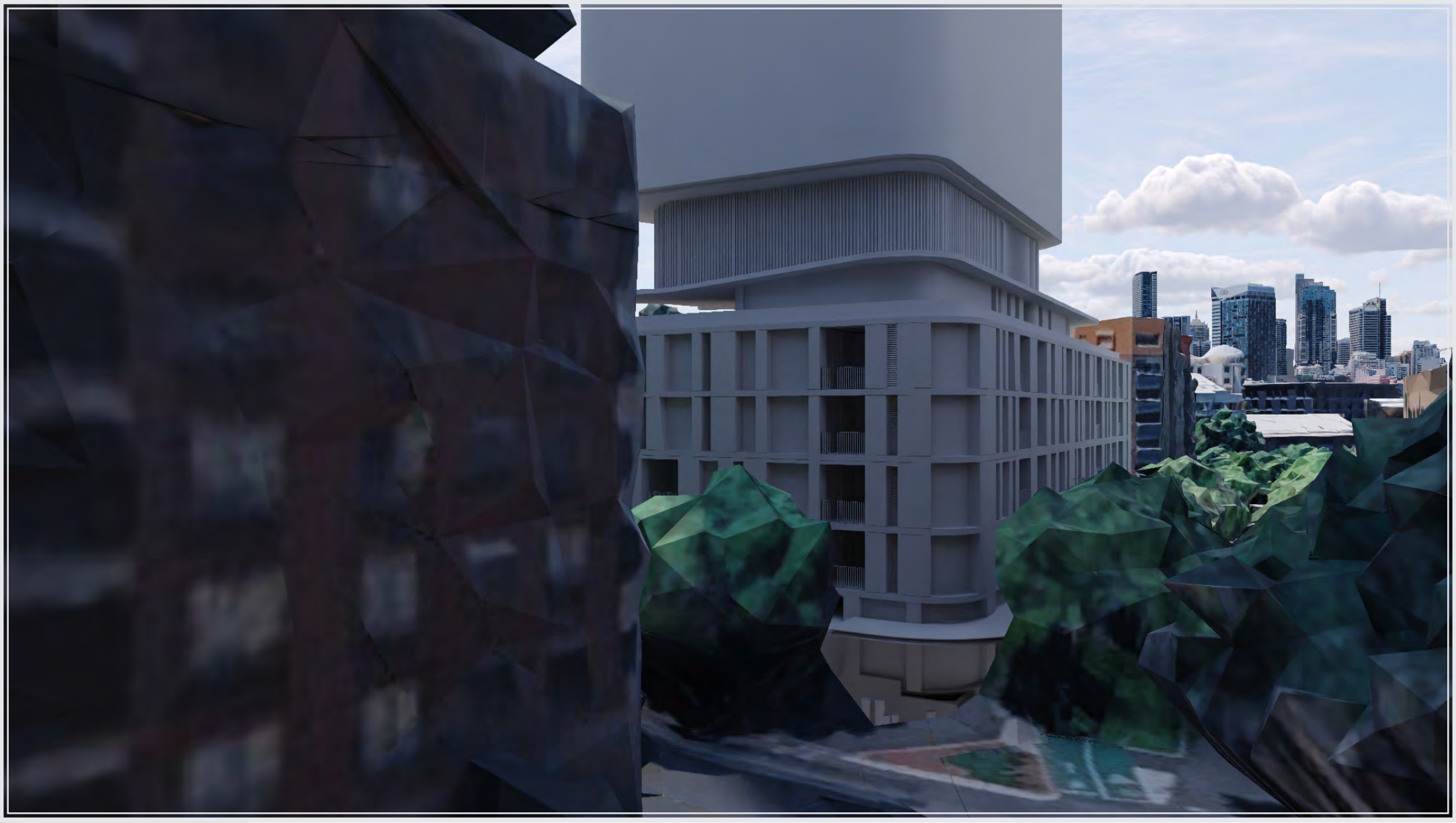


02. Stage 2 DA lodged

VC_357_C 120 Saunders St_LV_08_U_029 c.jpg

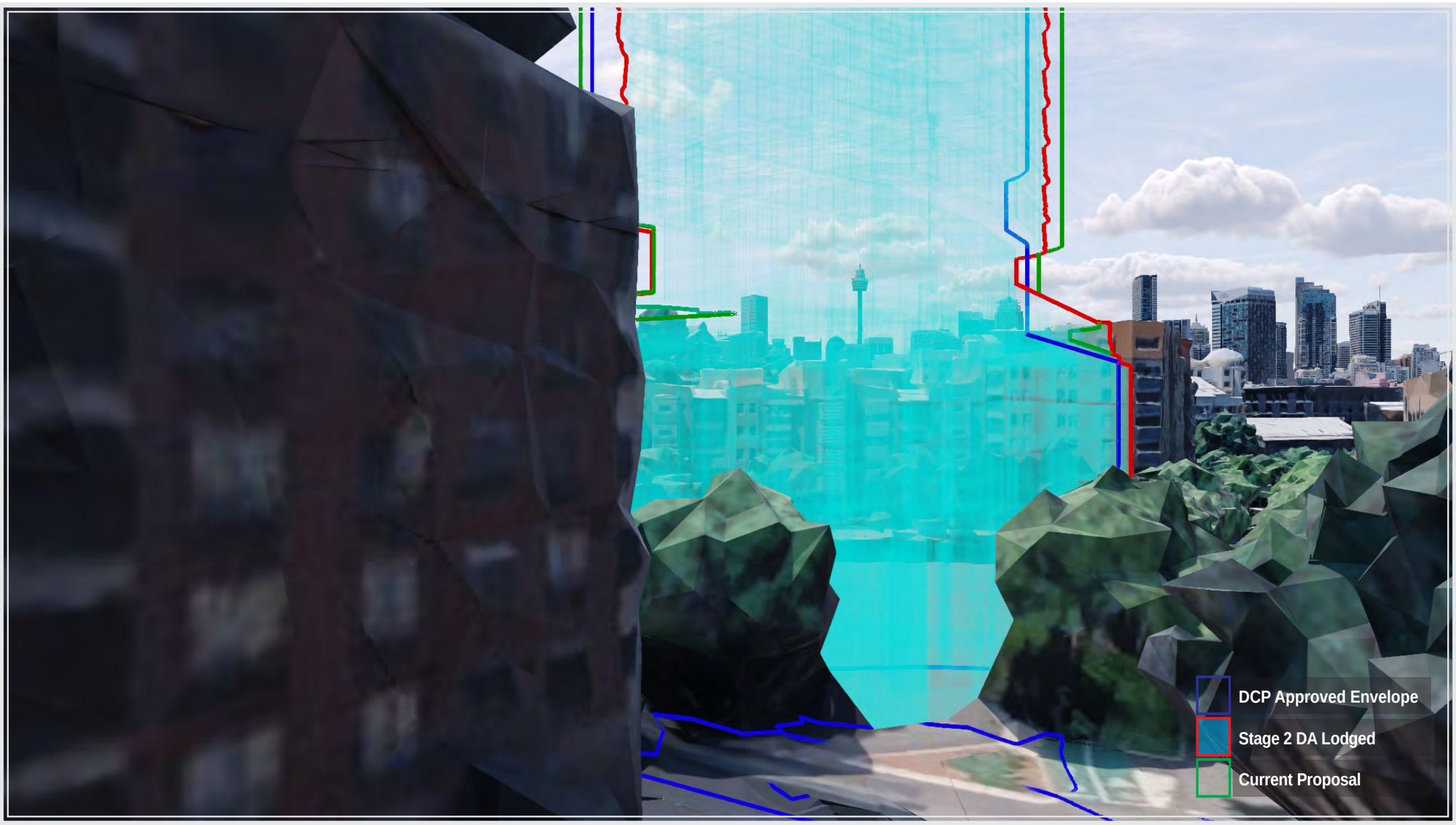


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03. Current Proposal

VC_357_C 120 Saunders St_LV_08_U_029 Proposed Massing.jpg

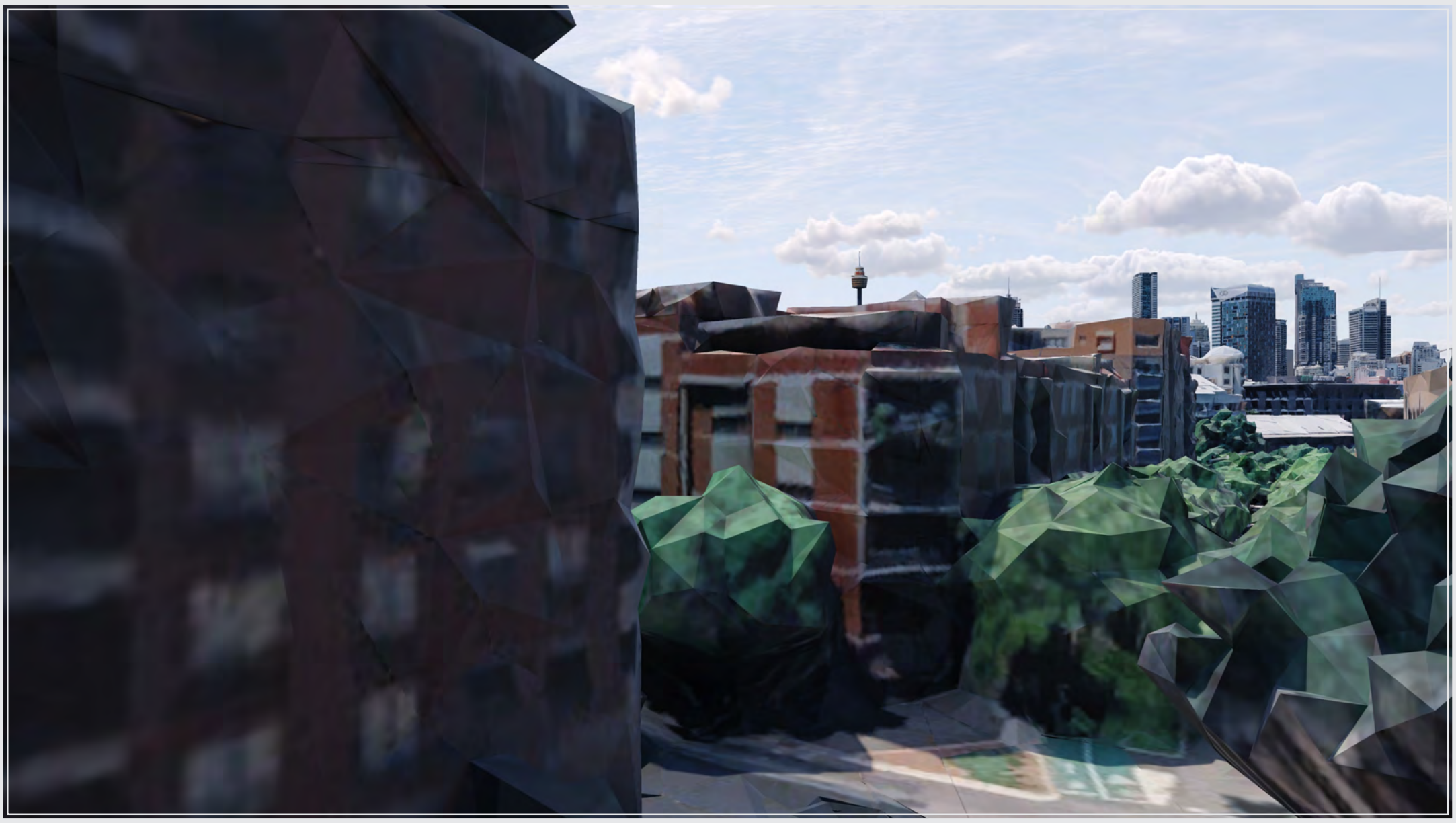



Visual impact comparison

VC_357_C 120 Saunders St_LV_08_U_029 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:  4 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + 25.94m - Distance to boundary 36.22m -
Bearing direction 123.37°

This is a static, private viewpoint from from Level 8 unit 29 at 122 Saunders Street, looking east. The foreground is partially framed by the adjacent building structure and landscaped vegetation. The existing building on the subject site dominates the midground, with its articulated roof form, façades, and upper-level built elements taking up much of the lower and central field of view. Beyond the subject site, portions of the Sydney Tower, can be seen above the roofline, along with a limited view of more distant high-rise buildings. 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 Moderate. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing and 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: Moderate*

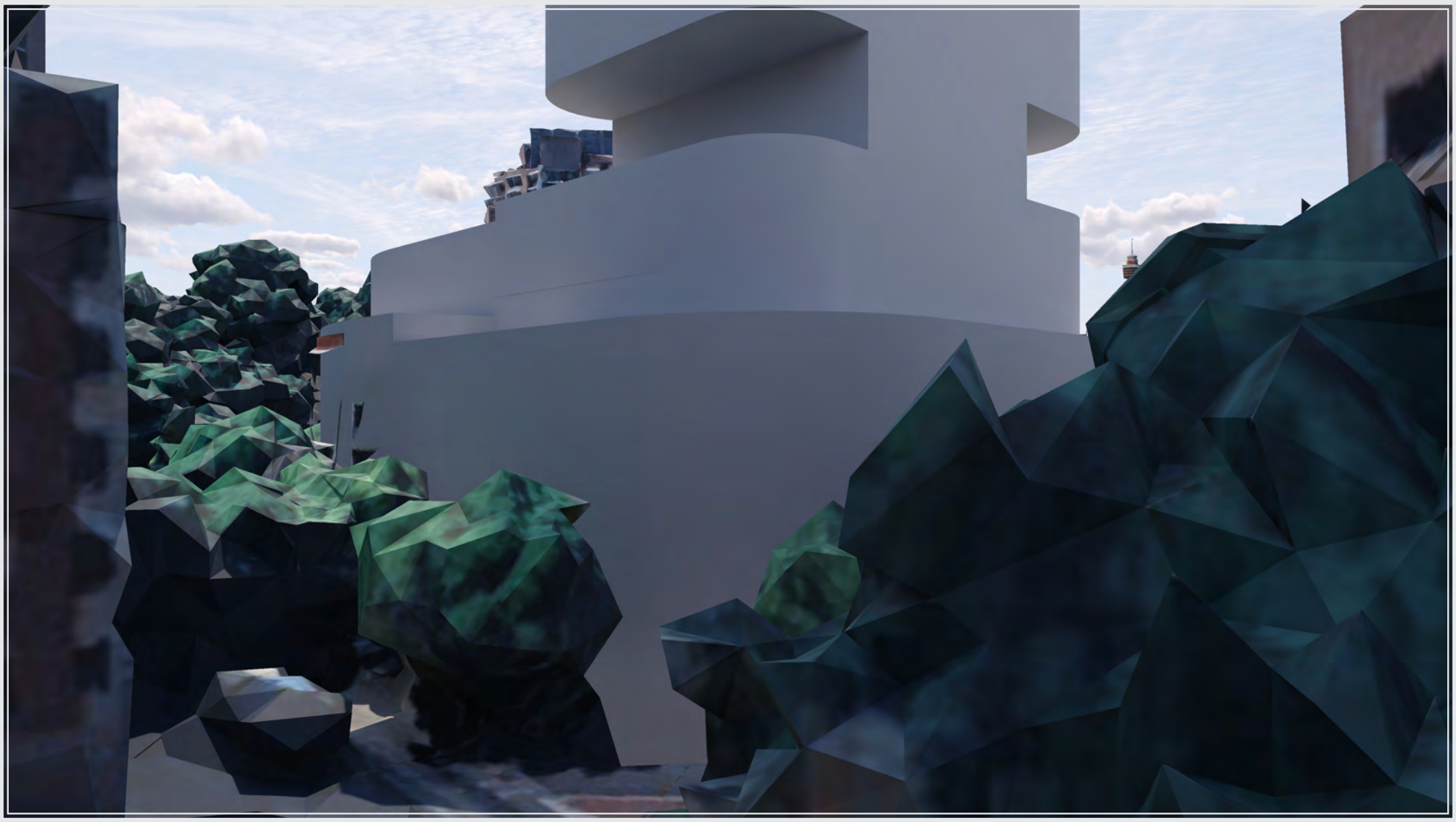
**Reasonableness of proposal:**

Sydney Tower is presently identifiable within this view and its loss represents a genuine change; however, it occurs within a Low-value, relatively narrow urban outlook in which the existing subject development already occupies much of the midground. Comparable obstruction would arise from the DCP envelope itself, and the current proposal does not materially worsen that anticipated planning outcome. The Moderate effect is therefore considered reasonable.



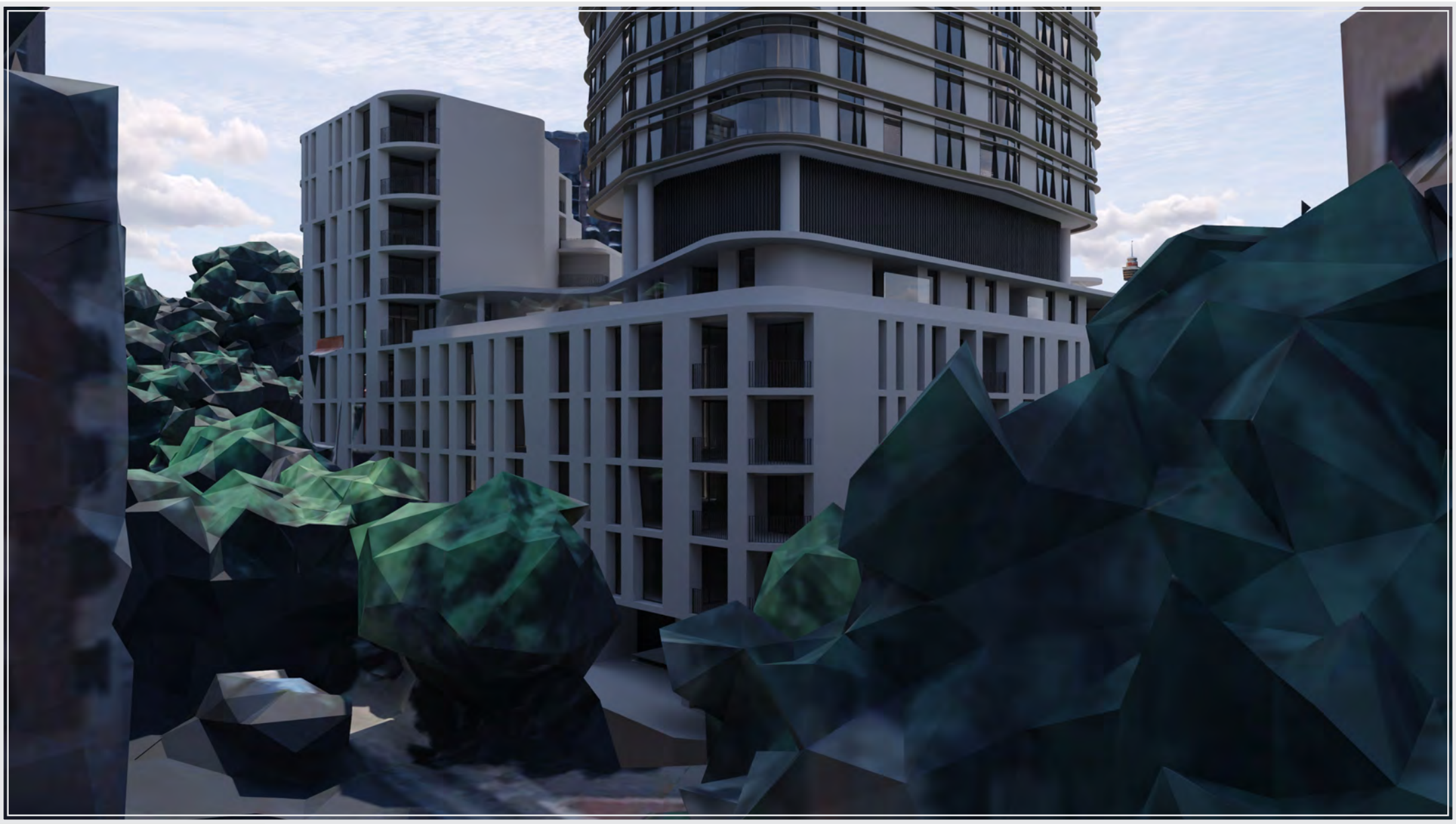
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## VIEWPOINT 26



01. DCP approved envelope

VC_356_C 120 Saunders St_LV_08_U_030 DCP Envelope.jpg

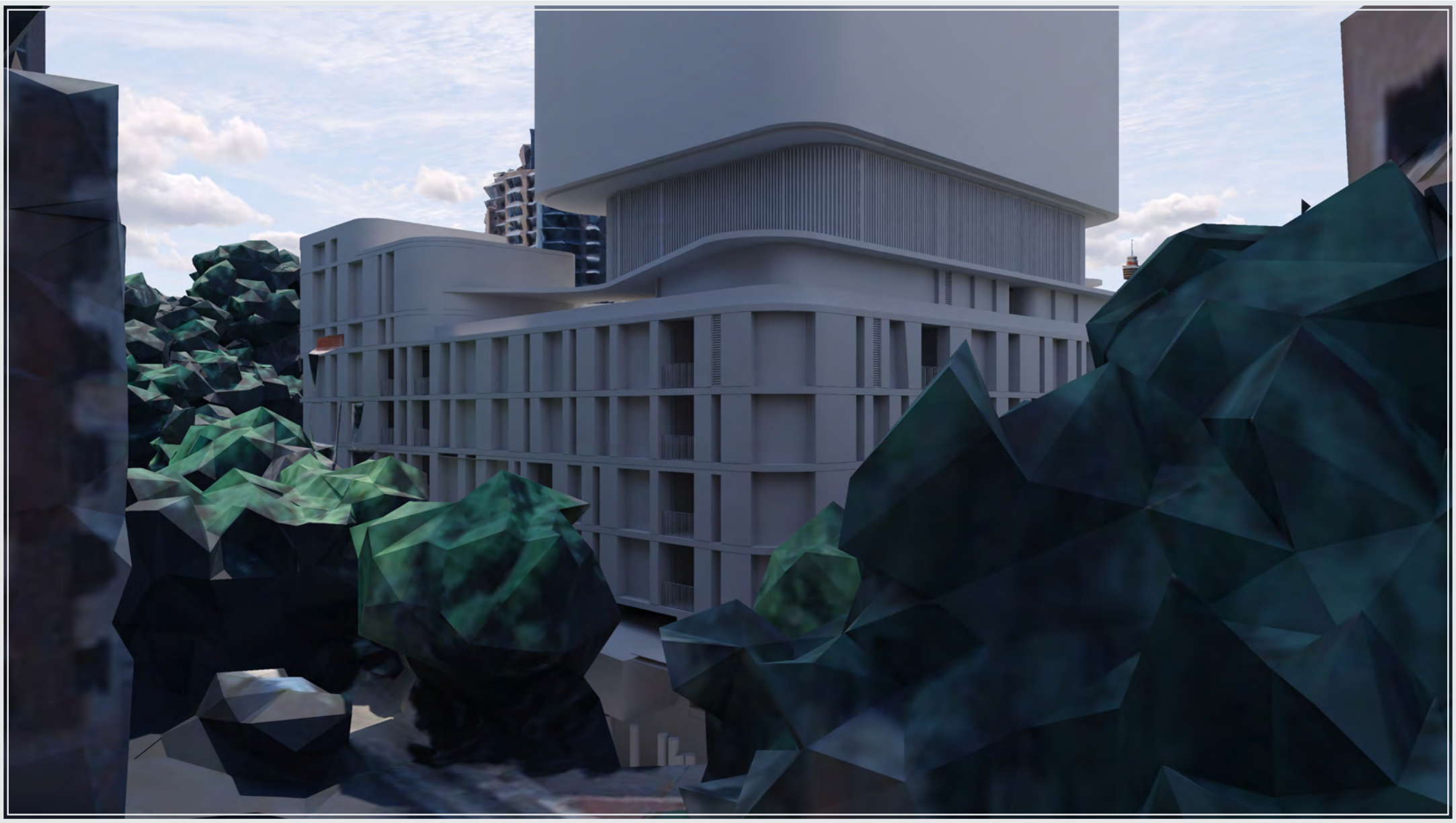


02. Stage 2 DA lodged

VC_356_C 120 Saunders St_LV_08_U_030 c.jpg

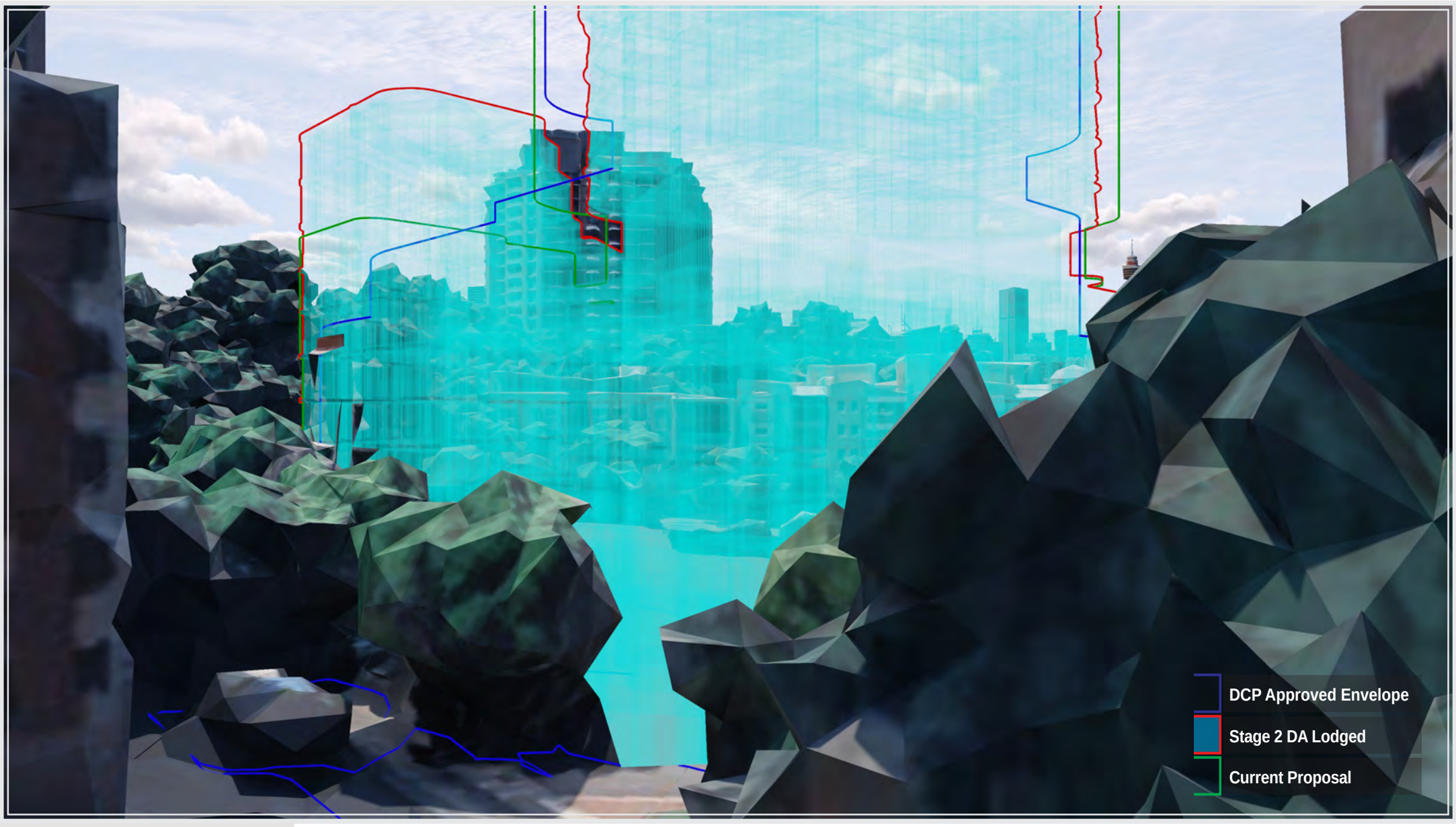


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03. Current Proposal

VC_356_C 120 Saunders St_LV_08_U_030 Proposed Massing.jpg

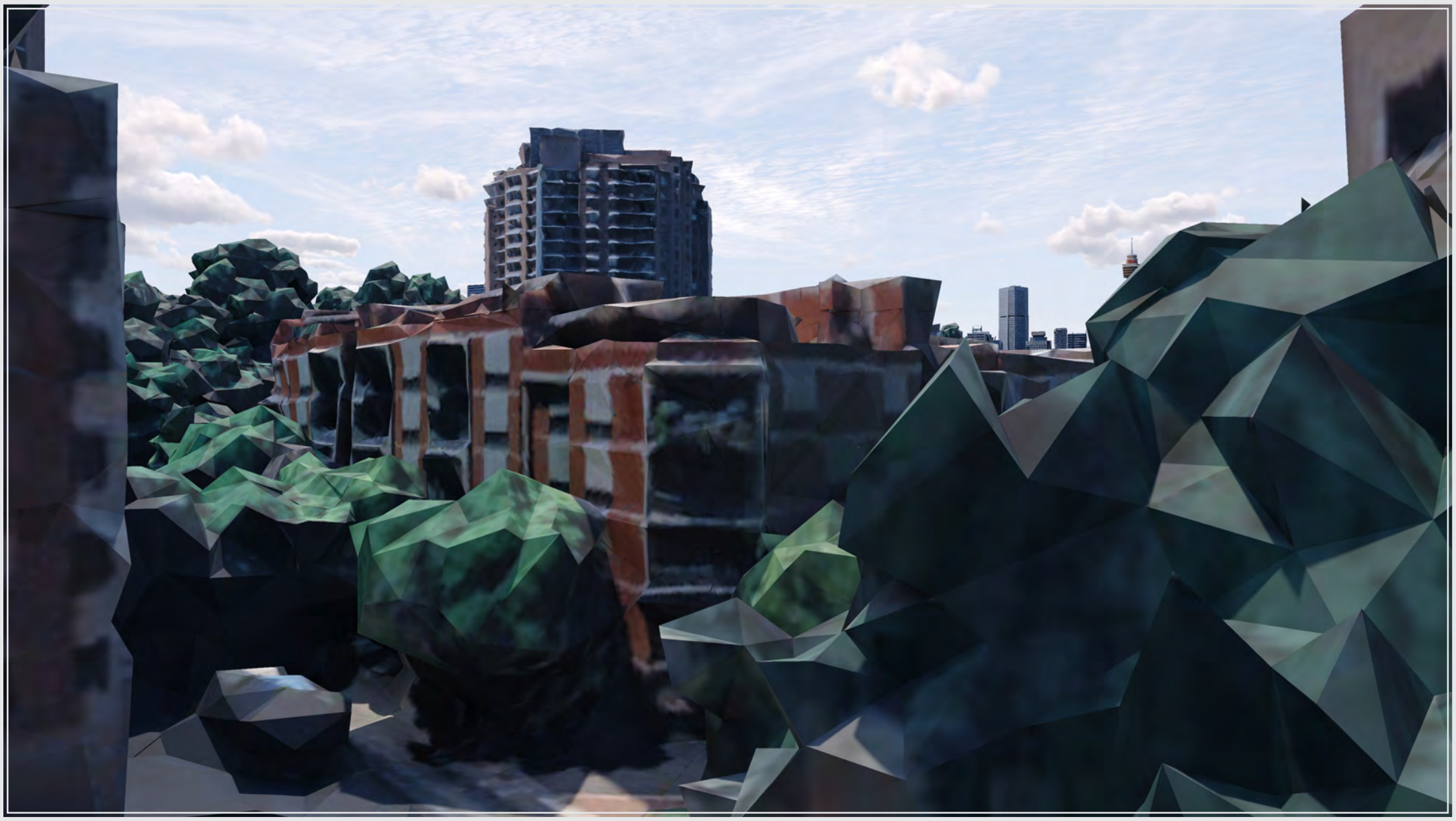



Visual impact comparison

VC_356_C 120 Saunders St_LV_08_U_030 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:  59% : 41%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no:6 / 15*

RL + 25.94m - Distance to boundary 36.22m -
Bearing direction 109.99°

This is a static, private viewpoint from  Level 8, unit 30 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 no. 306/26 Cadigal Avenue, 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, The top segment of the Sydney Tower visible through the dense vegetation framing the outlook.

The visual impact of the new massing proposal, from this location, is assessed as Minor-to-Moderate. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the background view. The top of the Sydney Tower will remain visible and recognisable, while the rest of the CBD skyline will bw obscured. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing and 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: Minor-to-Moderate*

**Reasonableness of proposal:**

The proposal is reasonable because, although a substantial amount of the background cityscape would be screened, the top of Sydney Tower remains visible and recognisable. This retains the principal identifiable landmark within an otherwise Low-value urban view, while allowing the subject site to achieve the substantial built form contemplated by the DCP envelope.



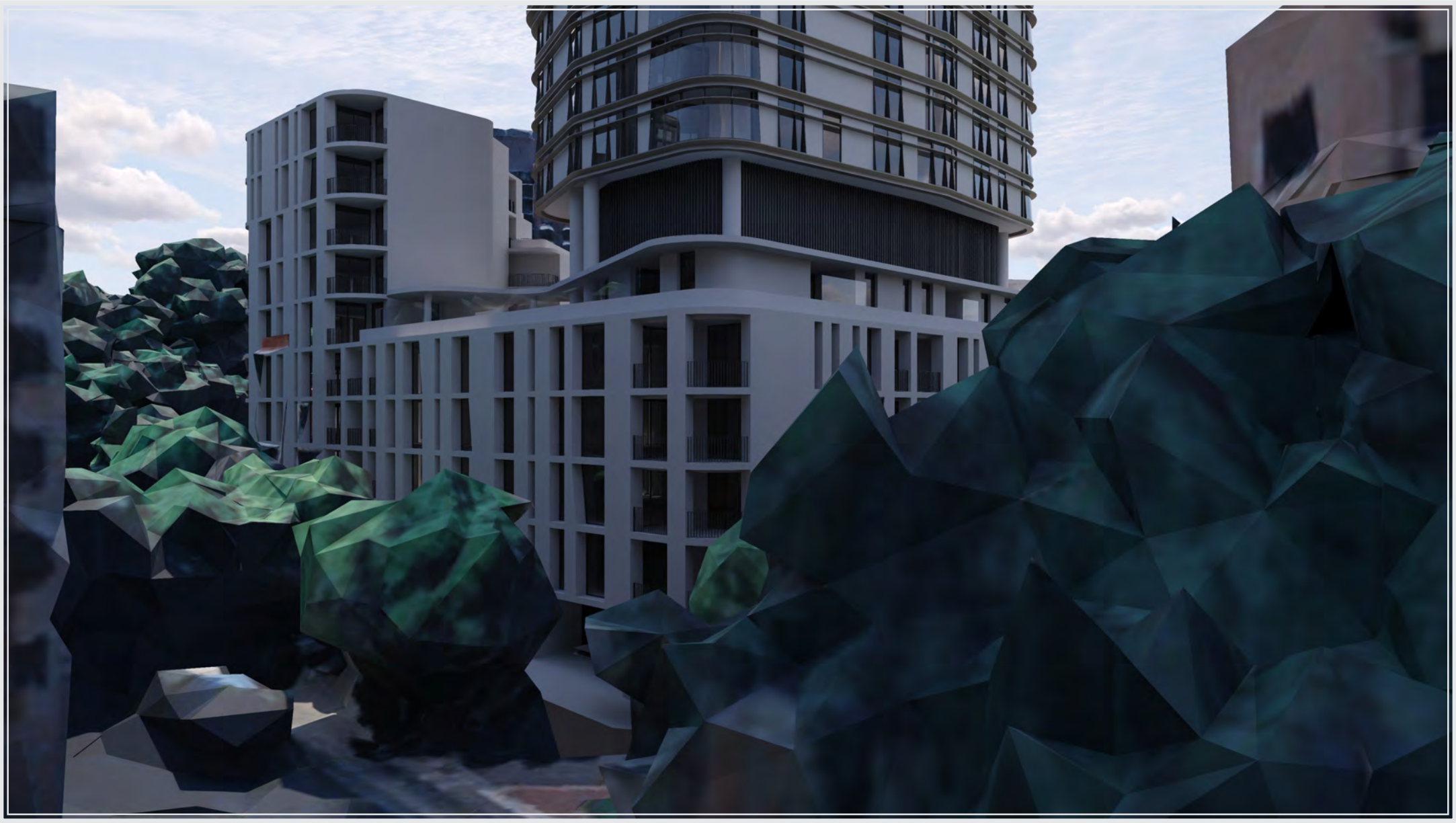
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## VIEWPOINT 27



01. DCP approved envelope

VC_355_C 120 Saunders St_LV_08_U_031 DCP Envelope.jpg

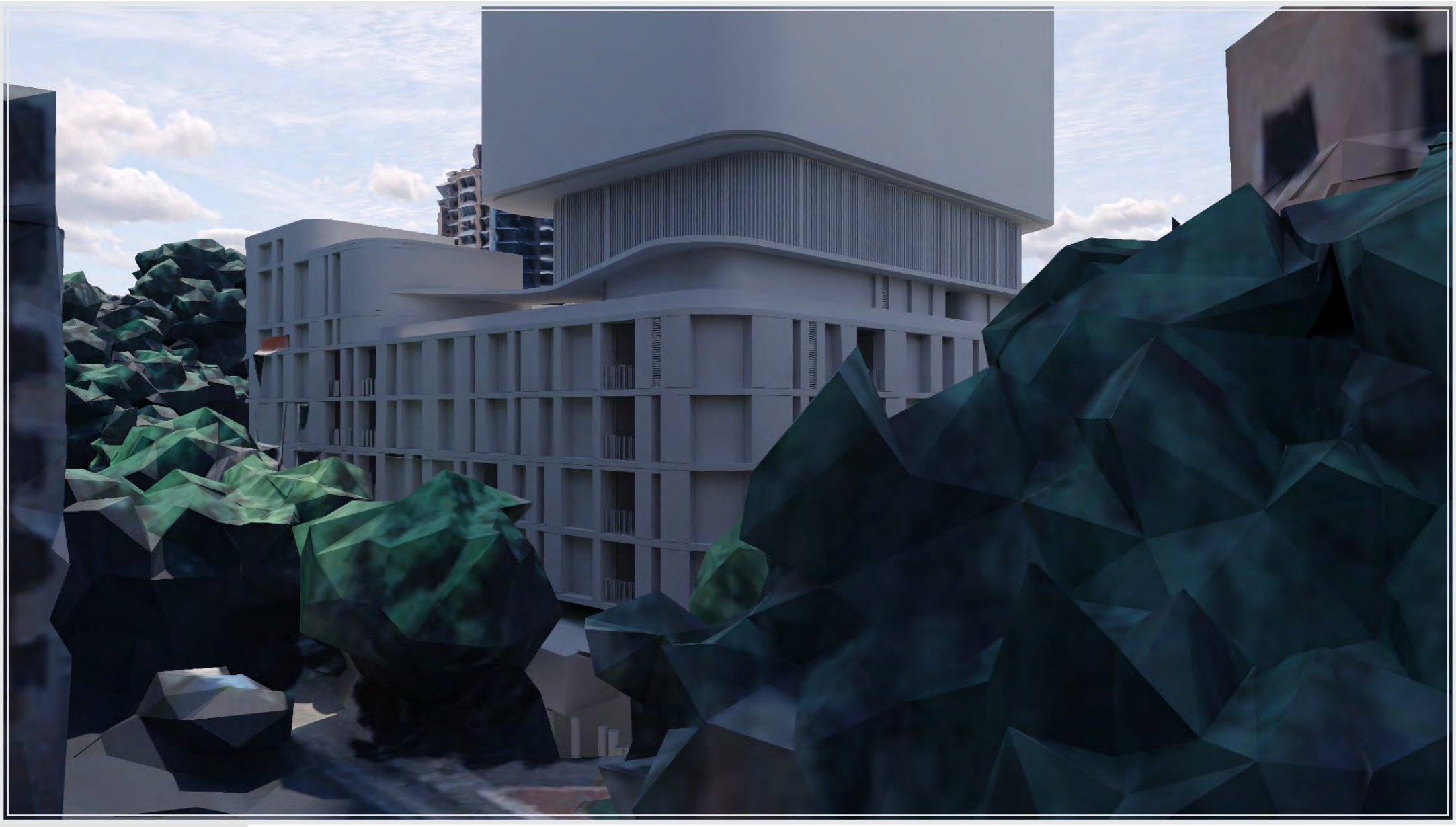


02. Stage 2 DA lodged

VC_355_C 120 Saunders St_LV_08_U_031 c.jpg

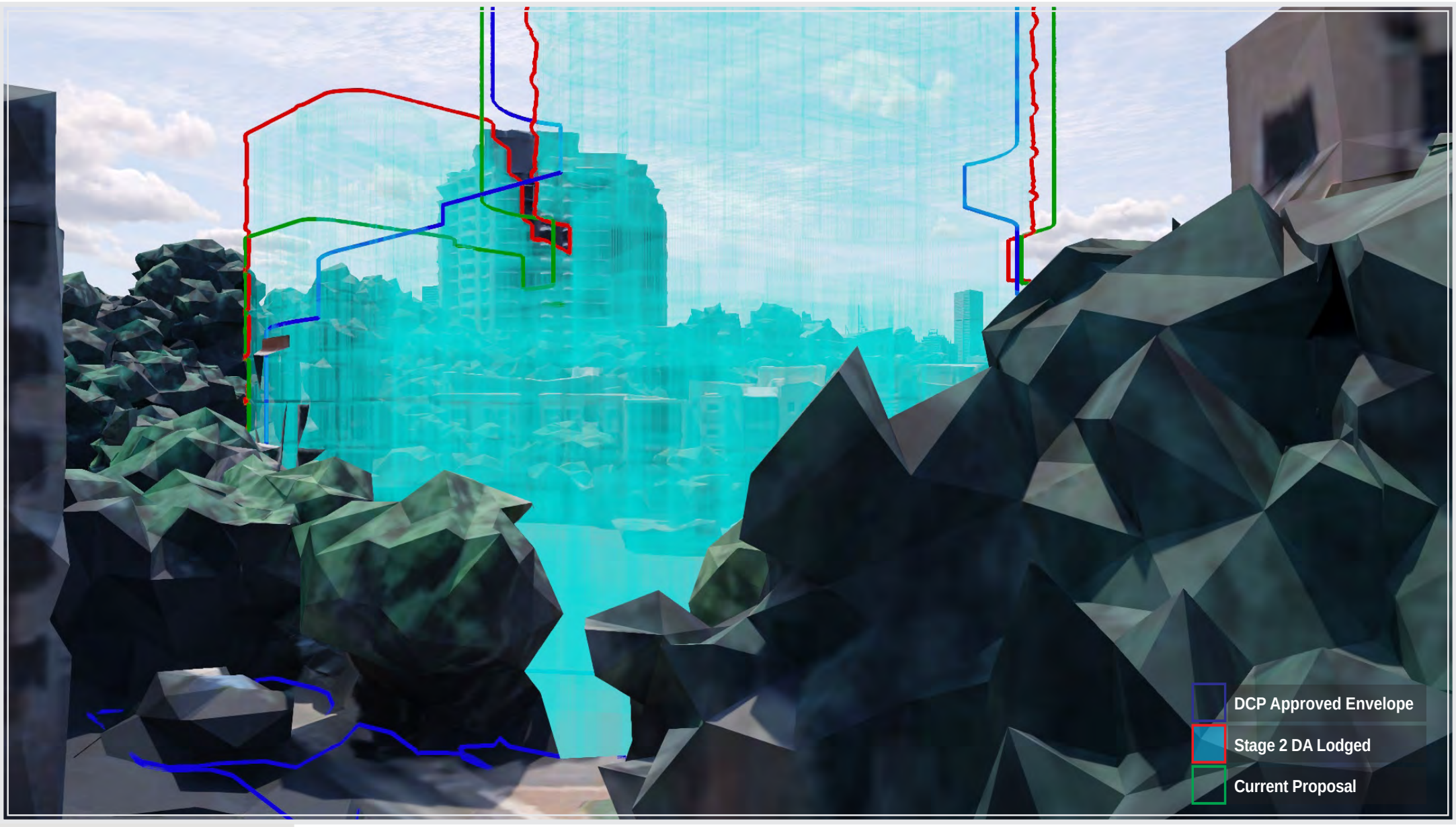


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03. Current Proposal

VC_355_C 120 Saunders St_LV_08_U_031 Proposed Massing.jpg

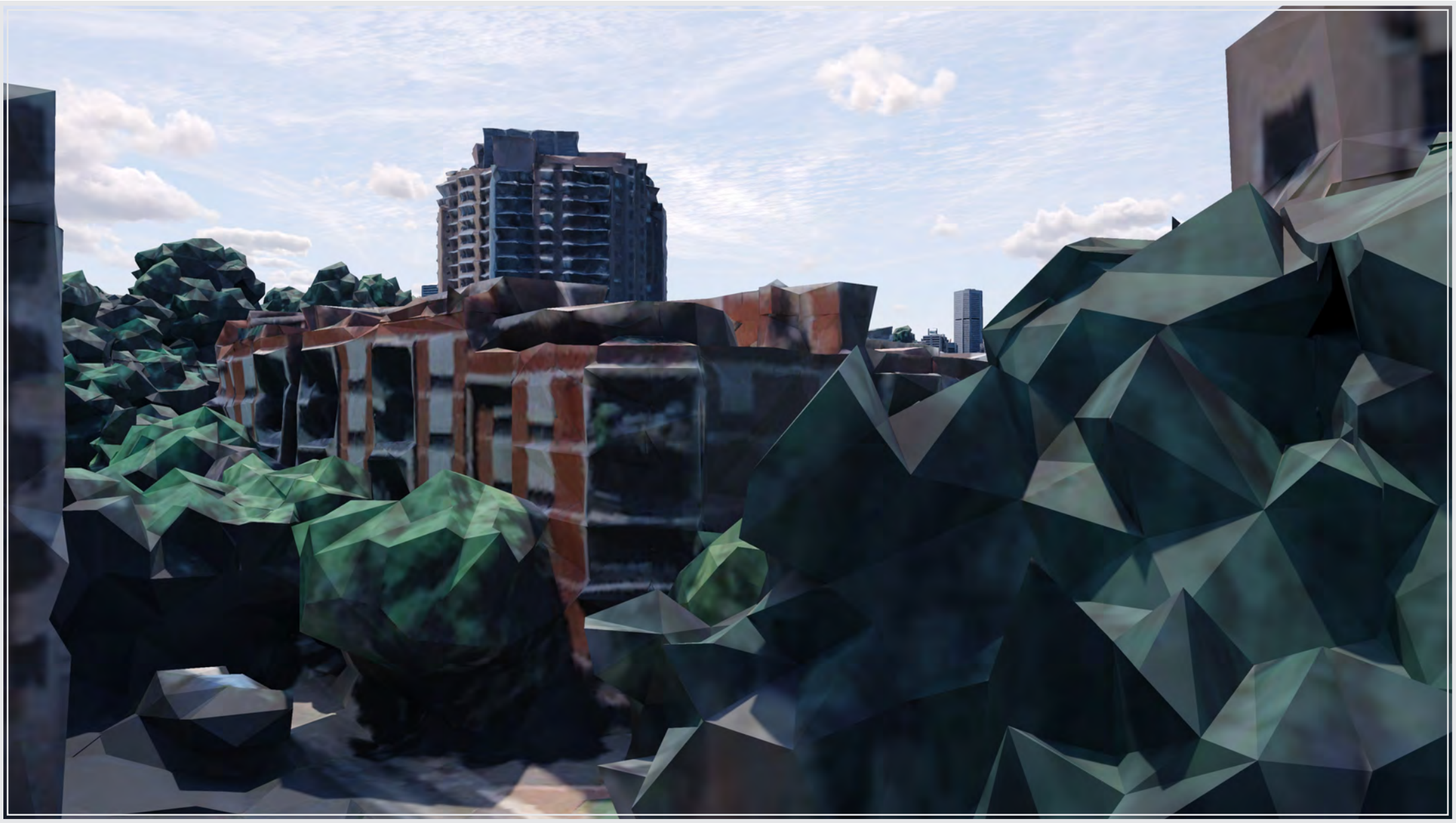



Visual impact comparison

VC_355_C 120 Saunders St_LV_08_U_031 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:  58% : 42%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no: 6 / 15*

RL + RL + 25.94m - Distance to boundary 37.85m -
Bearing direction 110.33°

This is a static, private viewpoint from  Level 8, unit 31 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 Minor-to-Moderate. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing and 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: Minor-to-Moderate*

**Reasonableness of proposal:**

The affected view is Low in value and is already strongly urban, with nearby development and vegetation framing the distant skyline. The proposal reduces sky and city visibility but does not create a materially greater impact than the DCP envelope and comparative massing. The Minor-to-Moderate outcome is therefore reasonable

## VIEWPOINT 28



01. DCP approved envelope

A12 IMG_9859 c1.jpg



02. Stage 2 DA lodged

A12 IMG_9859 c.jpg



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03. Current Proposal

A12 IMG_9859 copy.jpg




Visual impact comparison

A12 IMG_9859 d.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 5%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  52% : 48%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 /15*

RL + 29.10m - Distance to boundary 51.13m -
Bearing direction 127.41°

This is a static, private viewpoint from level 9, unit 36 of no.122 Saunders Street. The view is severely limited by the adjacent building frontage, whose dark articulated facade takes up the majority of the foreground and central field of view. To the south-east, a narrow view is visible through mature vegetation and the upper levels and rooflines of nearby red-brick buildings. 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 deemed Minor-to-Moderate. 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.

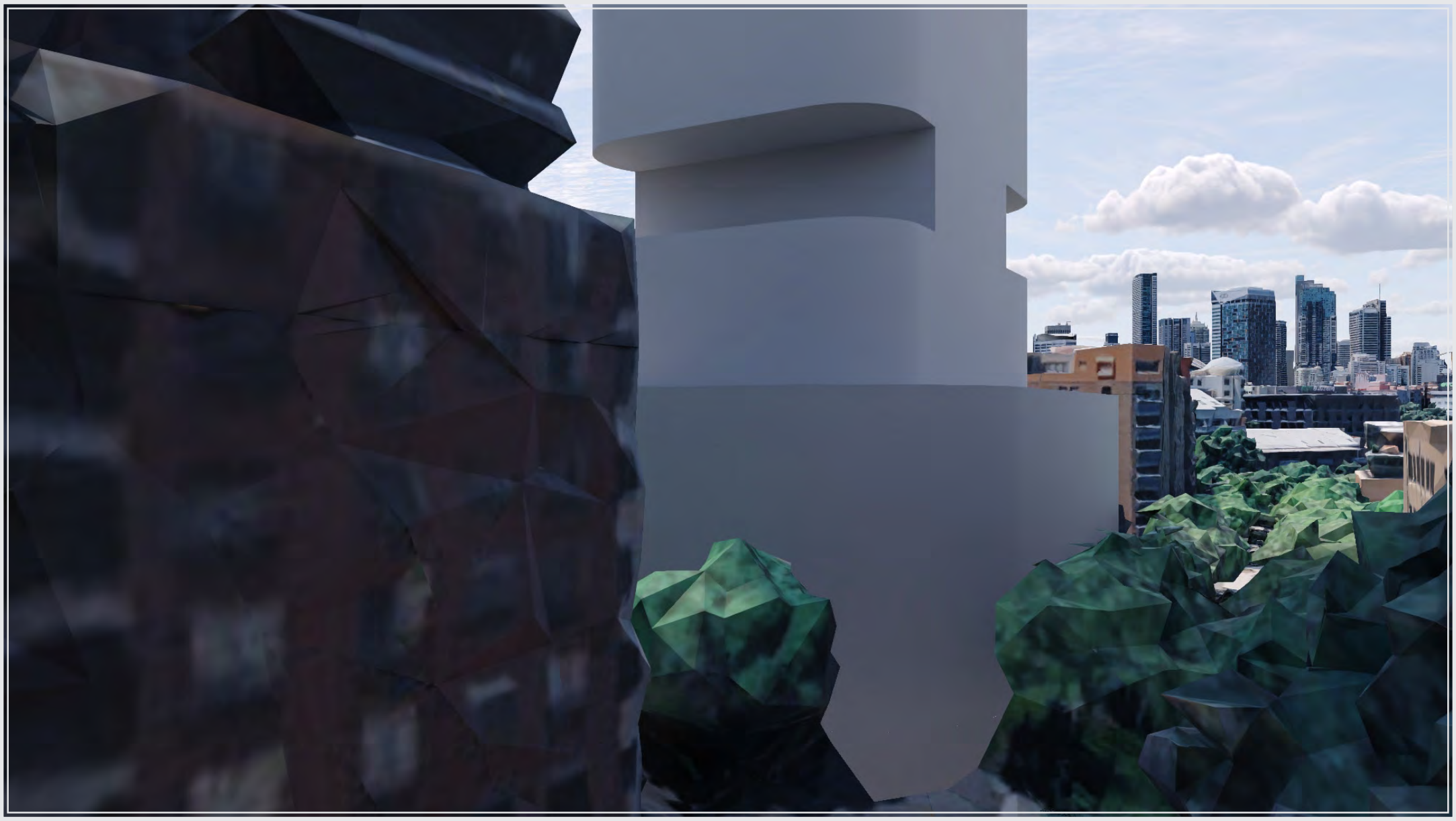
**Tenacity Assessment Summary:**

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

**Reasonableness of proposal:**

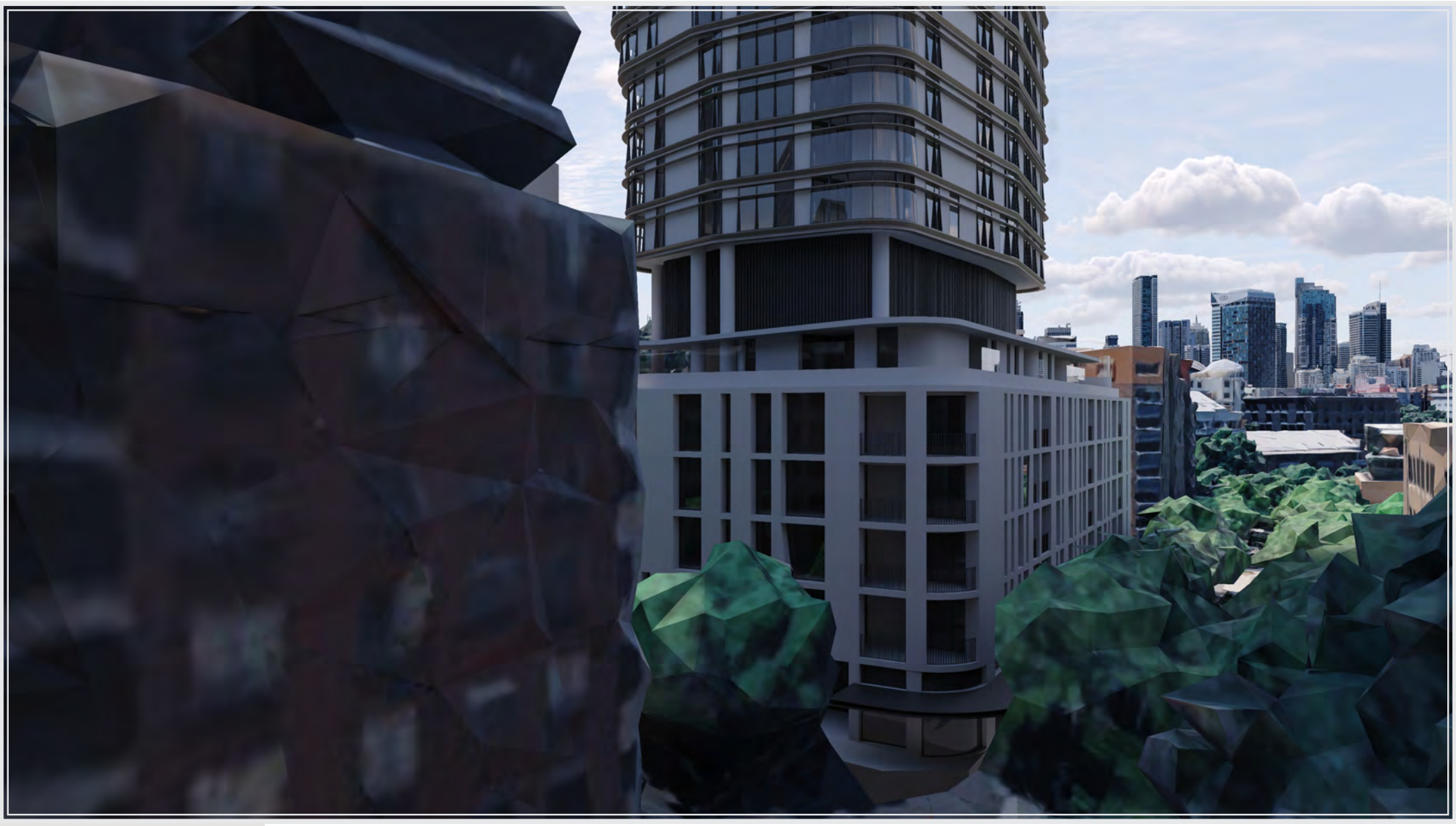
The existing outlook remains heavily constrained by adjoining built form, with only a narrow view toward the distant city. The permitted redevelopment envelope would substantially affect this corridor irrespective of the precise architectural form ultimately constructed. In this context, the limited additional effect attributable to the current proposal is reasonable.

## VIEWPOINT 29



01. DCP approved envelope

VC_353_C 120 Saunders St_LV_09_U_037 DCP Envelope.jpg

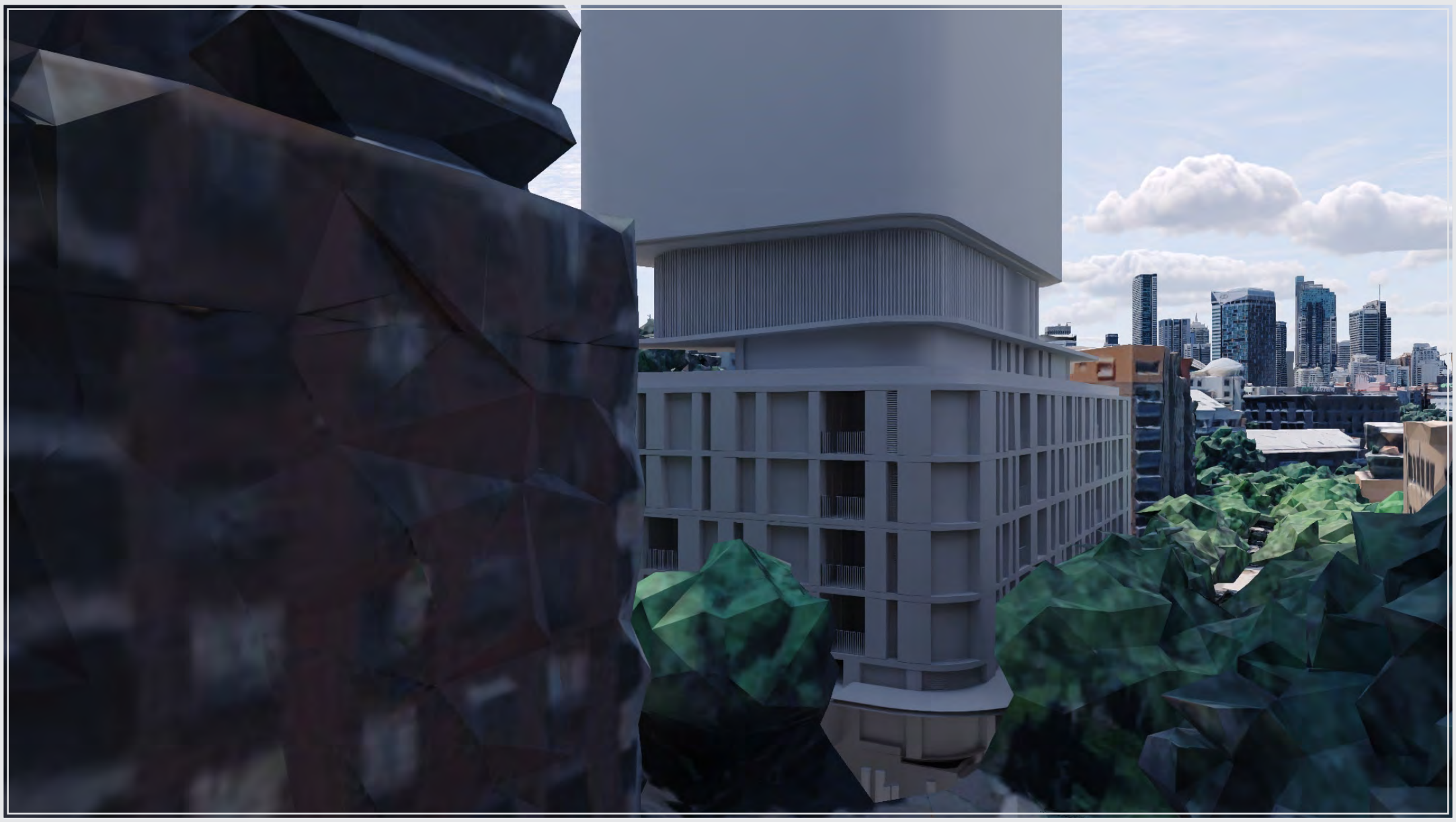


02. Stage 2 DA lodged

VC_353_C 120 Saunders St_LV_09_U_037 c.jpg

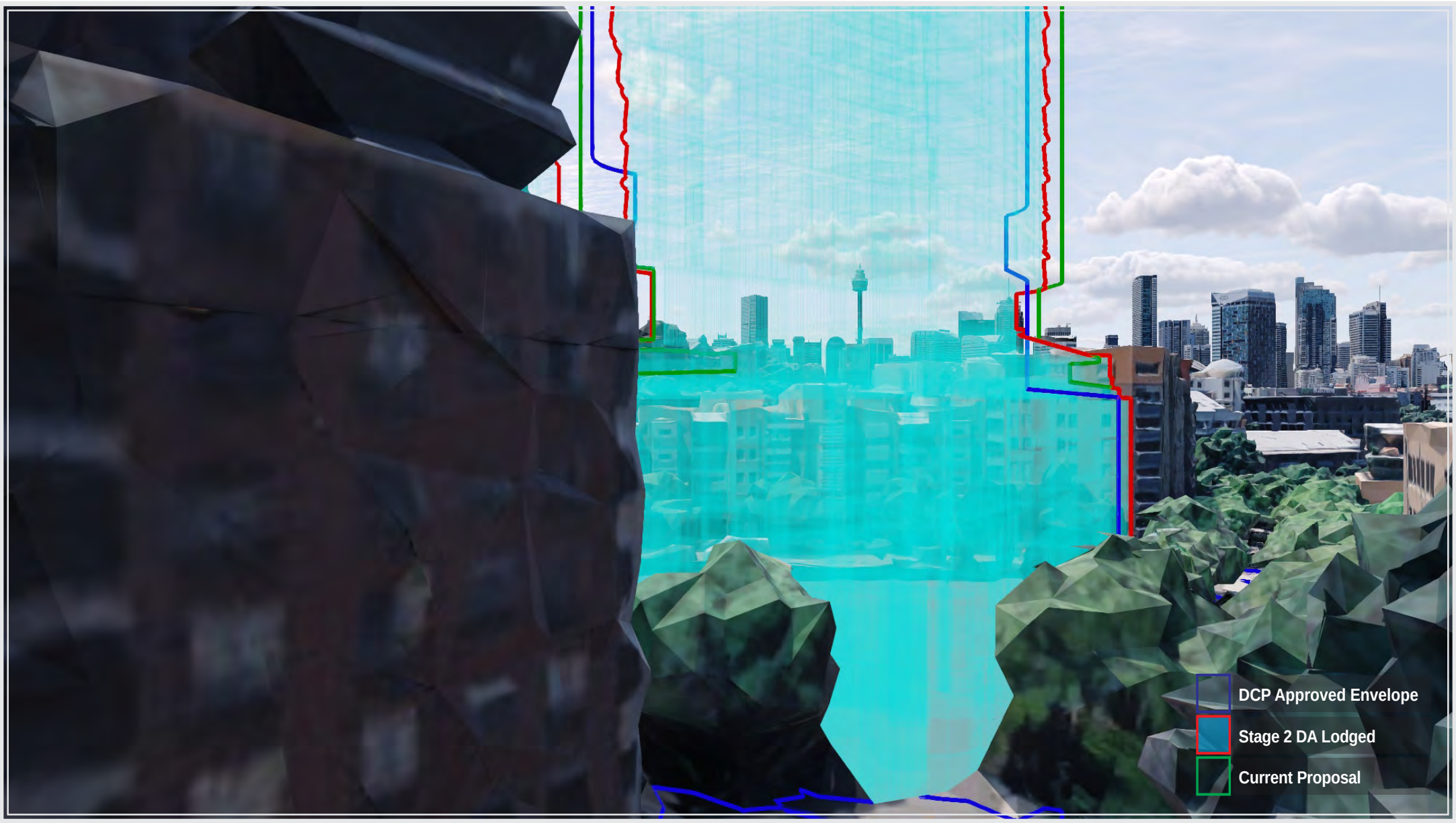


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03. Current Proposal

VC_353_C 120 Saunders St_LV_09_U_037 Proposed Massing.jpg




Visual impact comparison

VC_353_C 120 Saunders St_LV_09_U_037 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:  51%: 49%*
- *Existing Visual Assessment Scale no:  6 /15 & Visual Impact Assessment Scale no: 8 /15*

RL + RL + 29.10m - Distance to boundary 43.43m -
Bearing direction 123.37°

This is a static, private viewpoint from Level 9, unit 37 at 122 Saunders Street, looking east. The foreground is partially framed by the adjacent building structure and landscaped vegetation. The existing building on the subject site dominates the midground, with its articulated roof form, façades, and upper-level built elements taking up much of the lower and central field of view. Beyond the subject site, portions of the Sydney CBD skyline, including the Sydney Tower, can be seen above the roofline, along with a limited view of more distant high-rise buildings. 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 Moderate. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing and this does not result in any significant or material additional visual impact

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate*

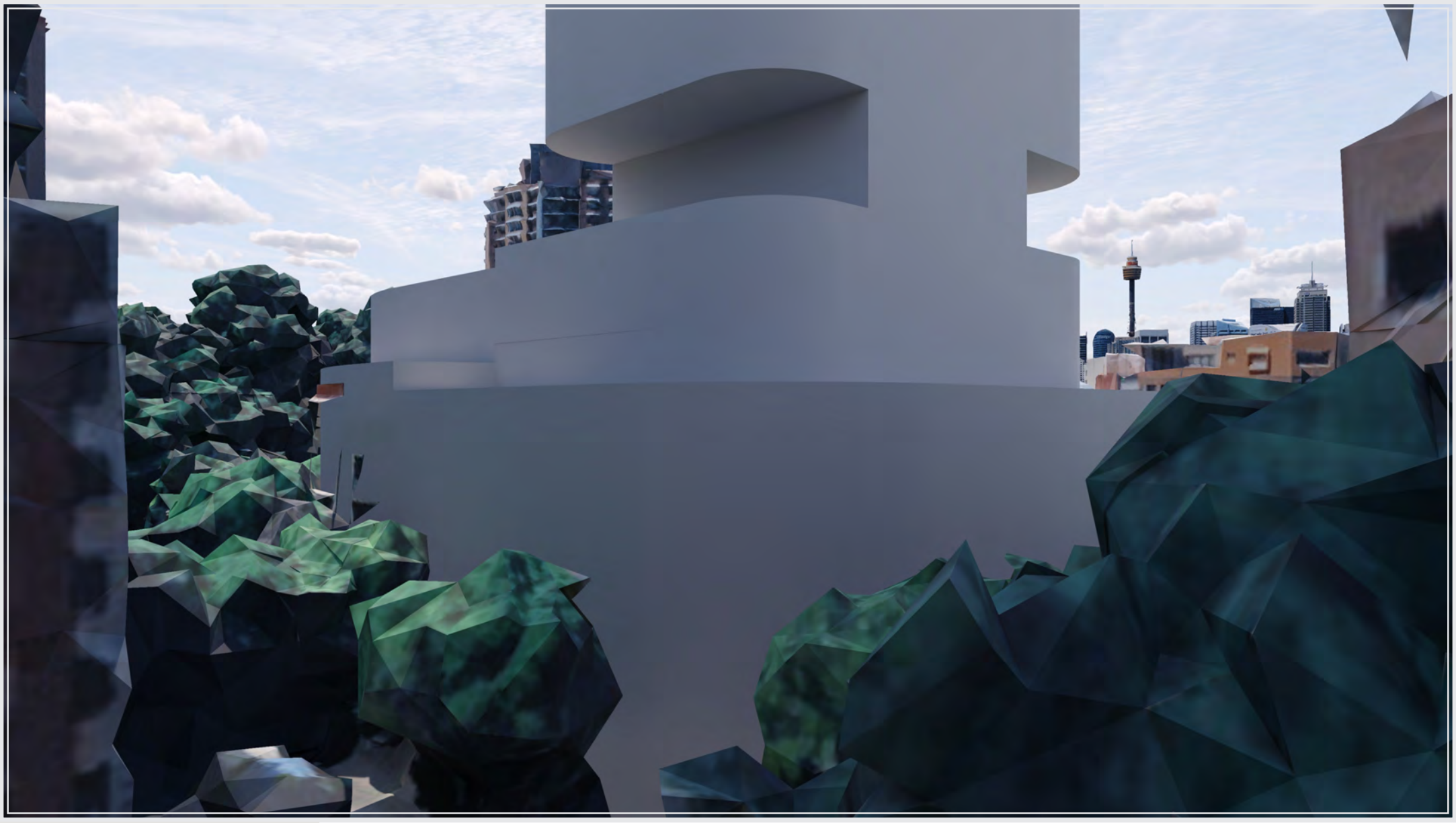
**Reasonableness of proposal:**

The existing view has Medium value and includes Sydney Tower, so its loss warrants greater weight than at the lower levels. Nevertheless, the CBD component remains a fragmented metropolitan outlook obtained across an adjoining site planned for substantial redevelopment, and the DCP envelope would itself cause significant obstruction. The proposal therefore results in genuine but reasonable view loss rather than an unreasonable appropriation of a protected outlook.



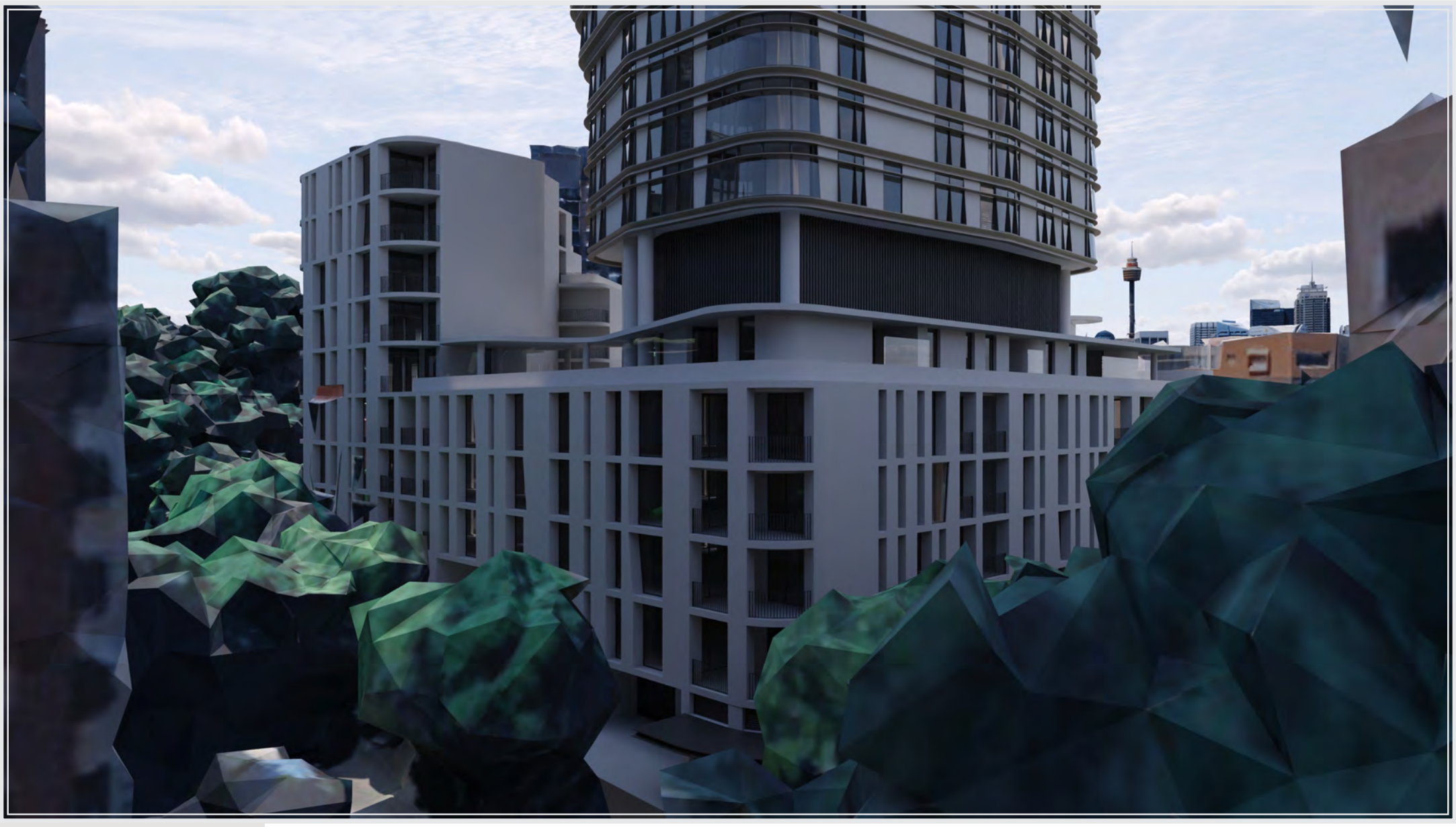
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## VIEWPOINT 30



01. DCP approved envelope

VC_352_C 120 Saunders St_LV_09_U_038 DCP Envelope.jpg

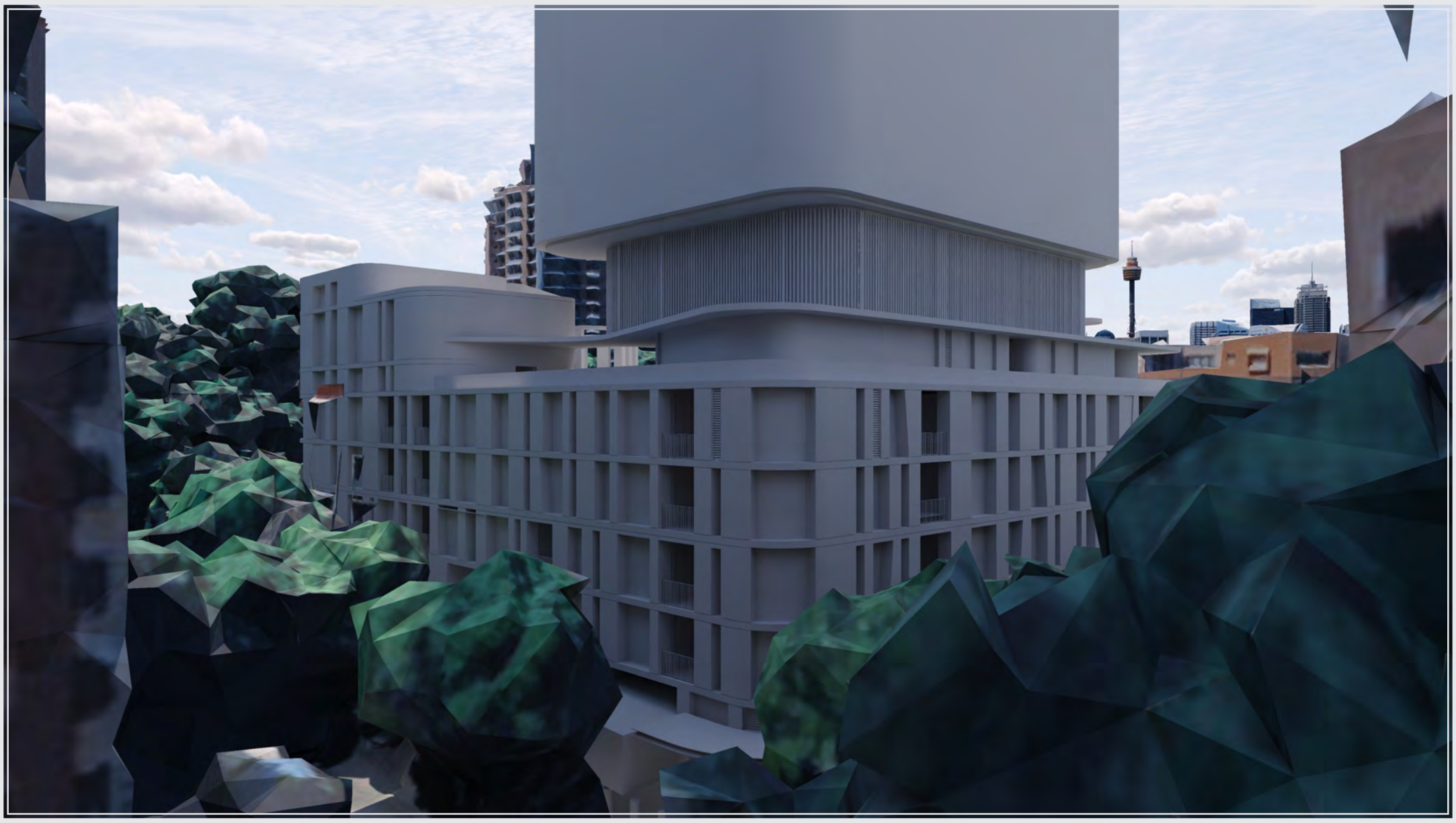


02. Stage 2 DA lodged

VC_352_C 120 Saunders St_LV_09_U_038 c.jpg

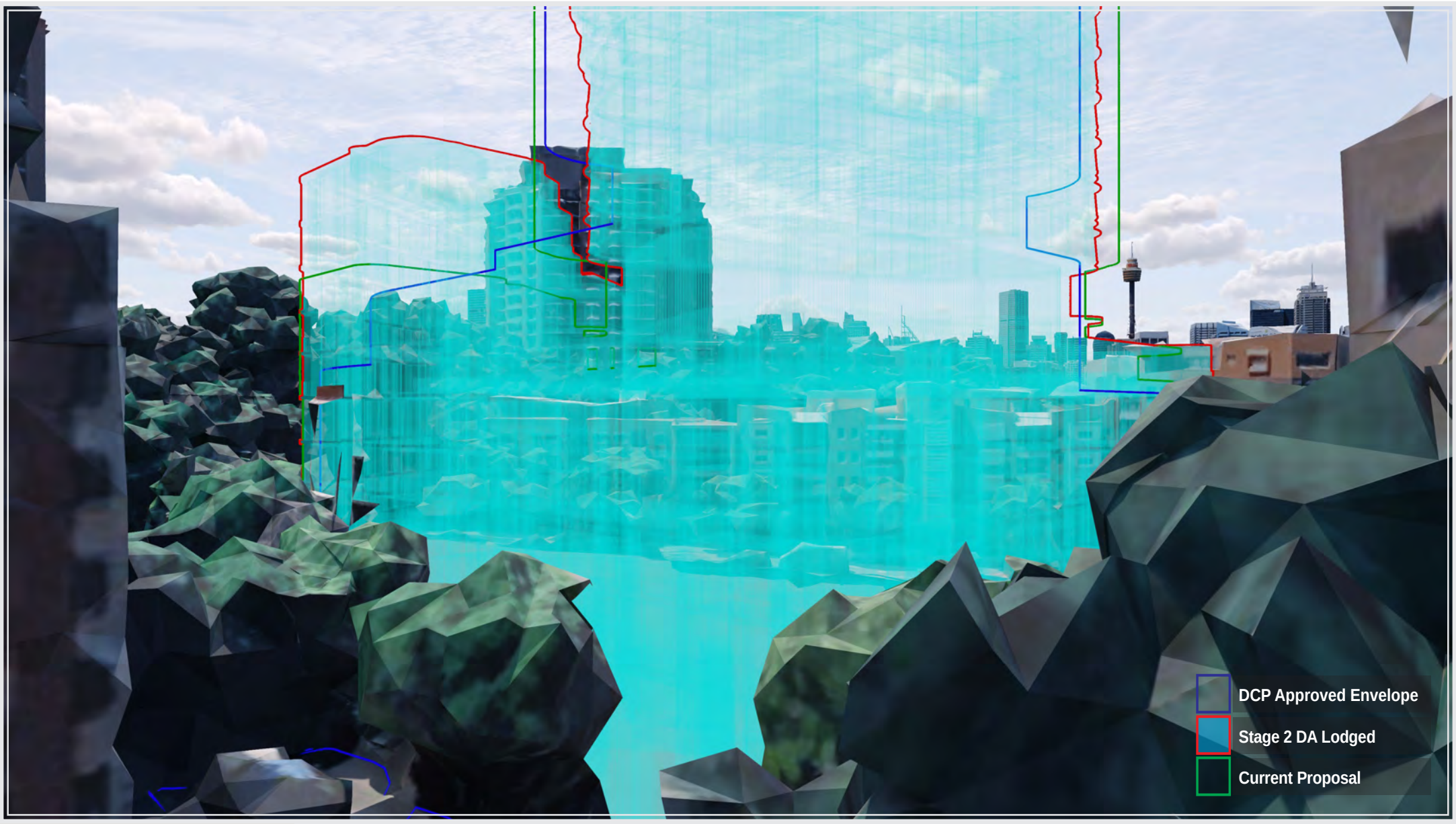


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03. Current Proposal

VC_352_C 120 Saunders St_LV_09_U_038 Proposed Massing.jpg




Visual impact comparison

VC_352_C 120 Saunders St_LV_09_U_038 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 18%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  56% : 44%*
- *Existing Visual Assessment Scale no:6 /15 & Visual Impact Assessment Scale no:7 / 15*

RL  + 29.10m - Distance to boundary 36.22m -
Bearing direction 109.99°

This is a static, private viewpoint from Level 9, unit 38, 122 Saunders Street, facing east-northeast. Mature tree canopy dominates the foreground and rooftops and upper levels of neighbouring residential buildings providing significant screening over the lower portion of the outlook. To the left, a taller residential building rises above the local built form. Parts of the central Sydney CBD skyline are visible in the background above and between the intervening buildings. The most recognisable landmark is the Sydney Tower, located in the centre-right of the view, and the upper portions of high-rise buildings in the Market Street/central CBD precinct. The CBD outlook is therefore partial and fragmented rather than panoramic with much of the lower skyline masked by the established built form. Above the skyline there's still a good spread of sky to be seen.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. A significant new built form would be exhibited by the proposal which dominates the central field of view, replacing much of the existing midground outlook and significantly screening more distant Sydney CBD elements. It would also greatly reduce the visible sky, and increase the sense of scale and enclosure of the outlook. Existing mature vegetation would be retained around the edges and would provide some visual softening; however, the height, proximity and prominence of the proposal would lead to a Severe overall visual impact.The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is higher and would result in increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view, The Sydney Tower is a recognisable skyline landmark that is preserved in the outlook thanks to the current proposal's configuration, which keeps a view of it between the proposed building elements.

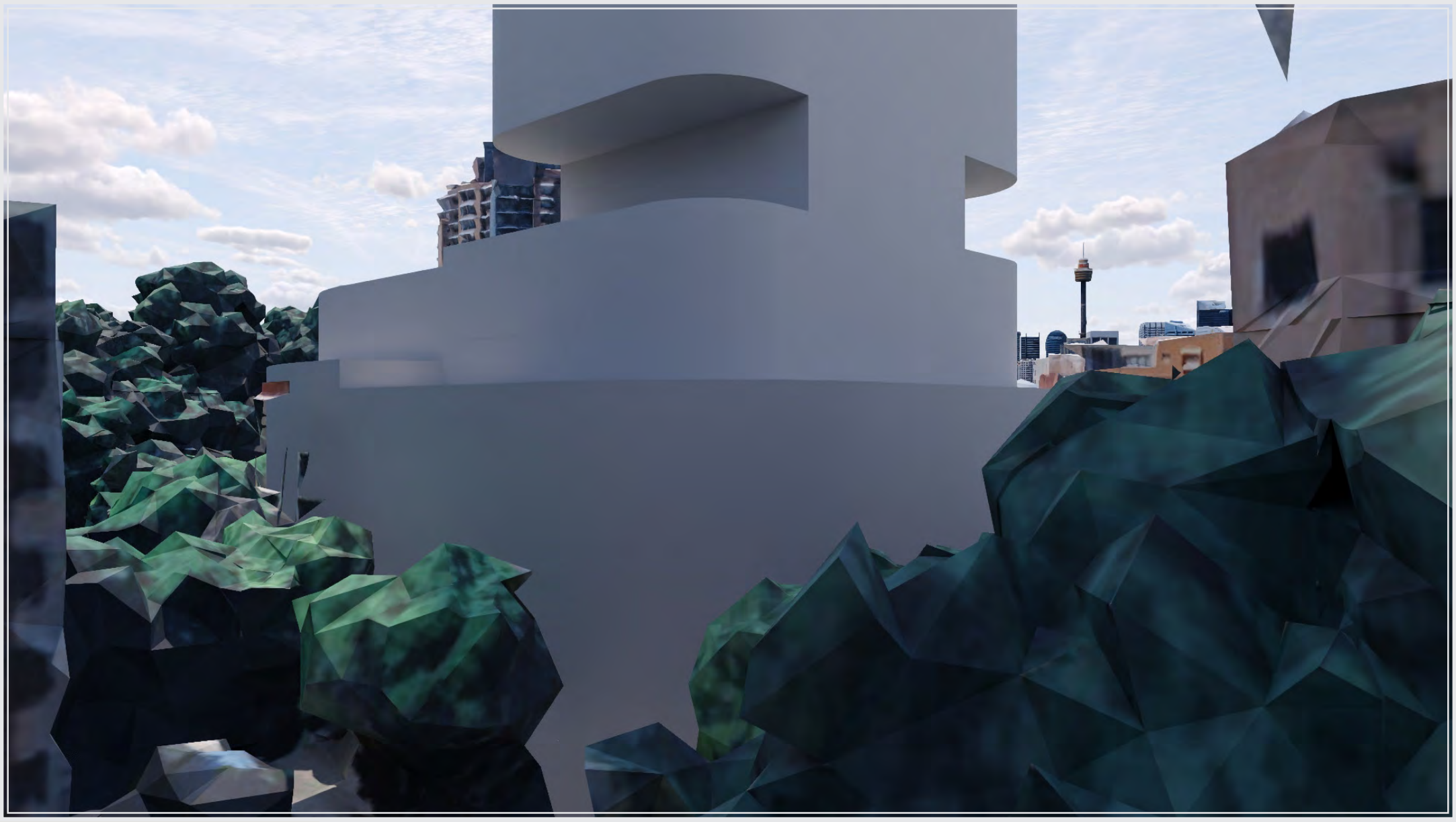
**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

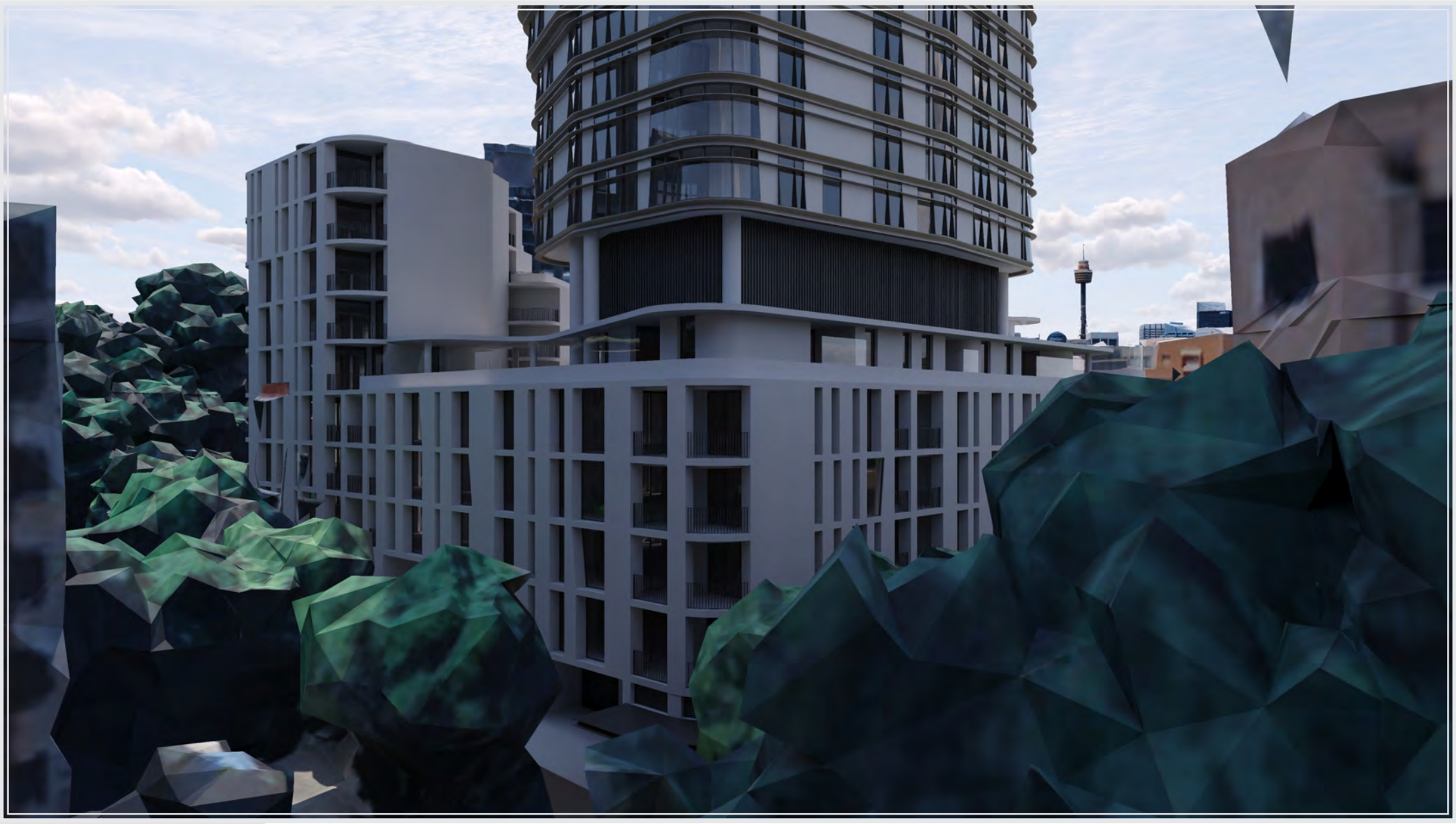
The proposal is reasonable notwithstanding the Moderate impact. The existing CBD outlook is expressly described as partial and fragmented rather than panoramic, and much of its lower portion is already screened by intervening buildings and vegetation. While the proposal increases enclosure and reduces both skyline and sky, the same basic effect arises from the DCP envelope and the current scheme does not materially aggravate that outcome. Importantly, the current proposal has been configured to retain a view towards the Sydney Tower between the proposed building elements, preserving this recogisable skyline landmark within the outlook.

## VIEWPOINT 31



01. DCP approved envelope

VC_351_C 120 Saunders St_LV_09_U_039 DCP Envelope.jpg

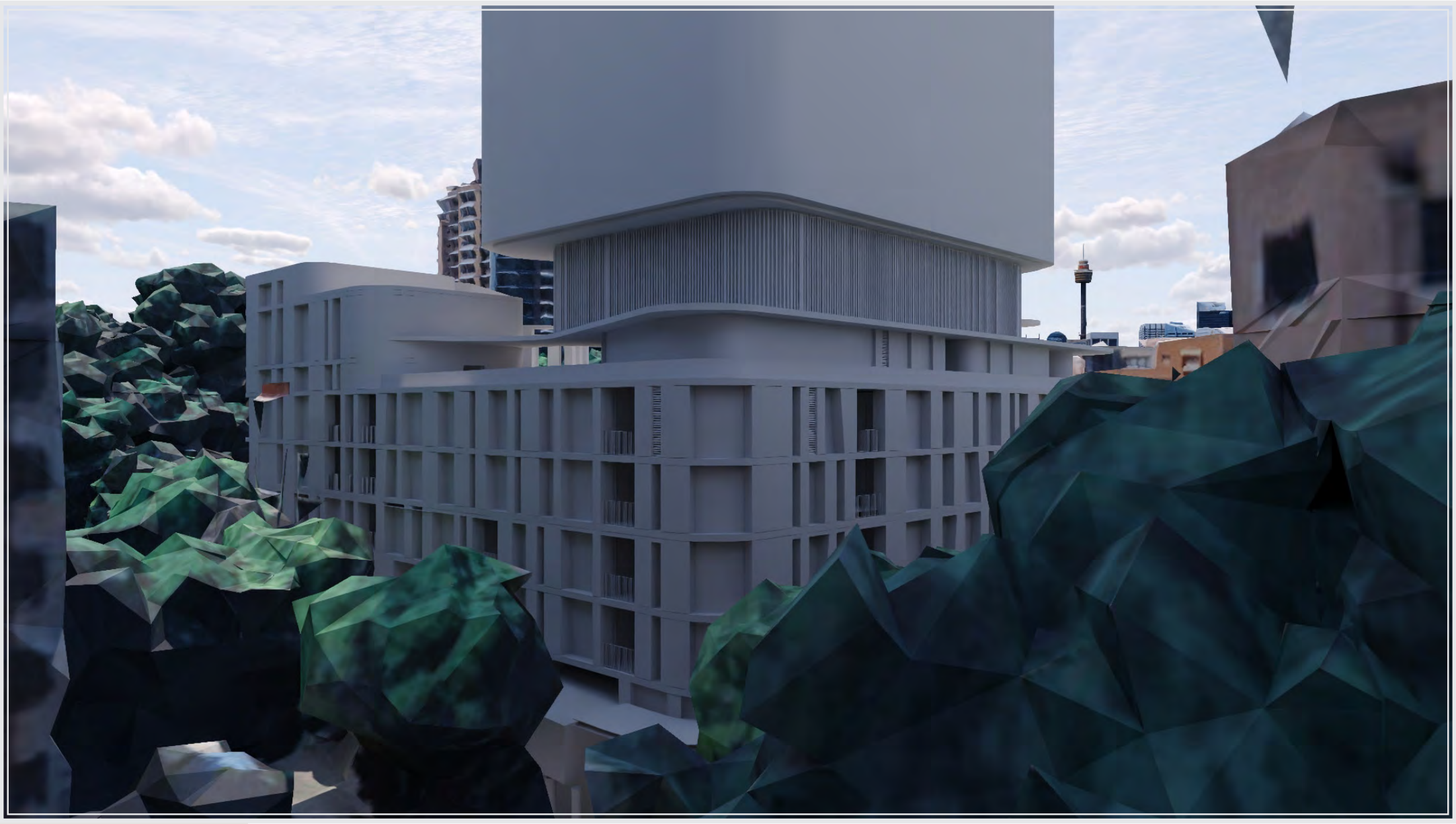


02. Stage 2 DA lodged

VC_351_C 120 Saunders St_LV_09_U_039 c.jpg

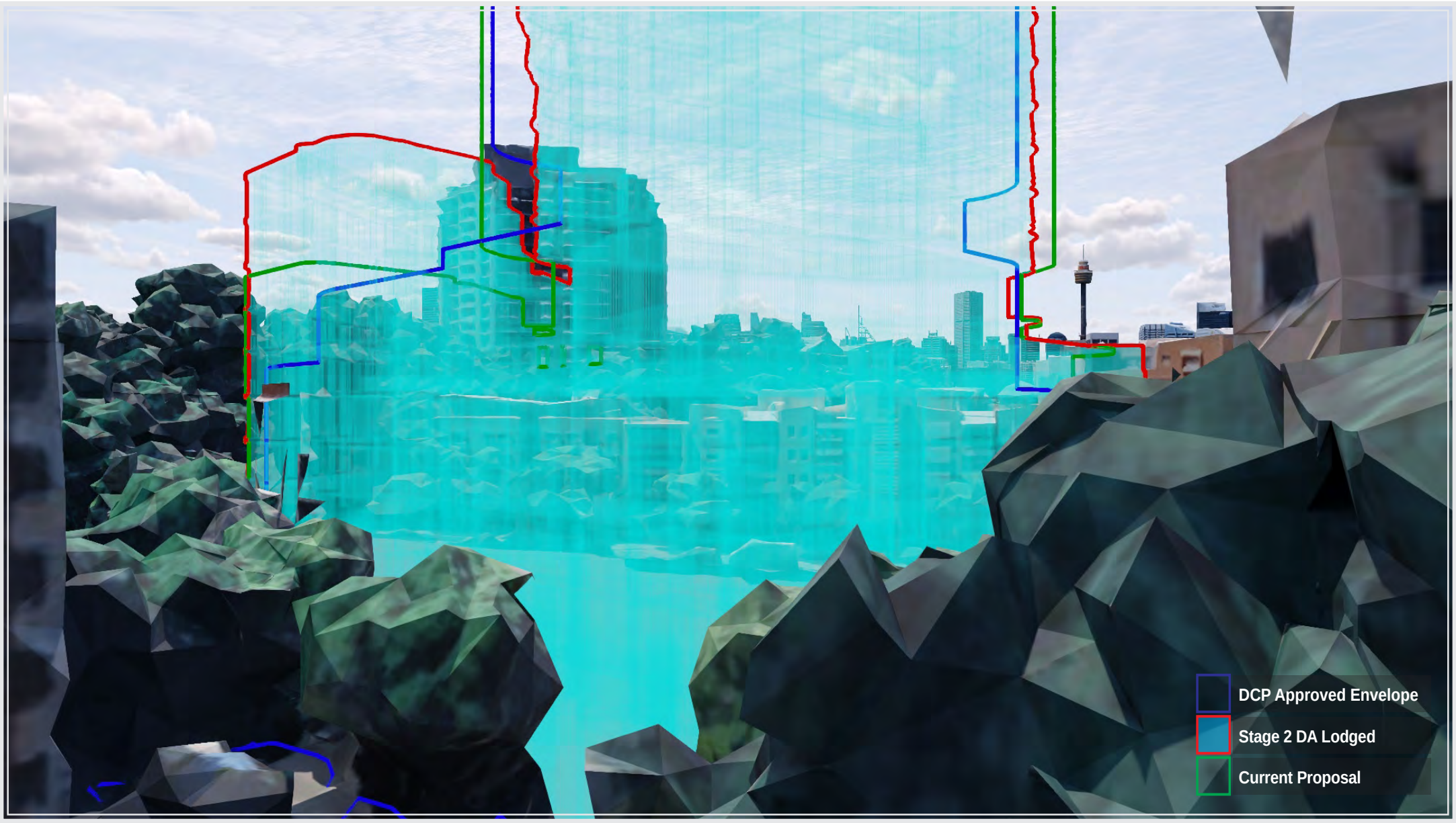


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03. Current Proposal

VC_351_C 120 Saunders St_LV_09_U_039 Proposed Massing.jpg




Visual impact comparison

VC_351_C 120 Saunders St_LV_09_U_039 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 18%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  55% : 45%*
- *Existing Visual Assessment Scale no:6 /15 & Visual Impact Assessment Scale no:7 / 15*

RL  + 28.97m - Distance to boundary 37.85m -
Bearing direction 110.33°

This is a static, private viewpoint from Level 9, unit 39, 122 Saunders Street, facing east-northeast. Mature tree canopy dominates the foreground and rooftops and upper levels of neighbouring residential buildings providing significant screening over the lower portion of the outlook. To the left, a taller residential building rises above the local built form. Parts of the central Sydney CBD skyline are visible in the background above and between the intervening buildings. The most recognisable landmark is the Sydney Tower, located in the centre-right of the view, and the upper portions of high-rise buildings in the Market Street/central CBD precinct. The CBD outlook is therefore partial and fragmented rather than panoramic with much of the lower skyline masked by the established built form. Above the skyline there's still a good spread of sky to be seen.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. A significant new built form would be exhibited by the proposal which dominates the central field of view, replacing much of the existing midground outlook and significantly screening more distant Sydney CBD, the Sydney Tower.will remain unobstructed and servs as a prominent landmark. Nontheless, it would also greatly reduce the visible sky, and increase the sense of scale and enclosure of the outlook. Existing mature vegetation would be retained around the edges and would provide some visual softening; however, the height, proximity and prominence of the proposal would lead to a Severe overall visual impact.The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is higher and would result in increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view.

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate*

**Reasonableness of proposal:**

This viewpoint demonstrates an improved view-sharing outcome. A significant part of the general CBD skyline is screened, but Sydney Tower remains unobstructed and continues to operate as the principal landmark within the residual outlook. Retention of this higher-value component, despite substantial permitted redevelopment immediately in front of the property, supports the reasonableness of the current massing.



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## VIEWPOINT 32



01. DCP approved envelope

VC_350_C 120 Saunders St_LV_10_U_044 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_350_C 120 Saunders St_LV_10_U_044 c.jpg



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03. Current Proposal

VC_350_C 120 Saunders St_LV_10_U_044 Proposed Massing.jpg




Visual impact comparison

VC_350_C 120 Saunders St_LV_10_U_044 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 6%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  53% : 47%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 /15*

RL  + 31,98m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from No. 122 Saunders Street, Level 10,unit 44,  facing east. The view is partially obstructed by the immediately adjacent building 2-10 Quarry Master Drive, whose large articulated red and dark facade dominates the foreground to the left and centre. To the southeast, the view extends across the rooflines of surrounding lower-scale brick buildings to the Sydney CBD skyline, with a cluster of high-rise towers in the distant background. A large expanse of open sky remains visible above the urban landscape. The view has a strong urban character, with the adjacent building dominating the foreground and the CBD providing the main distant visual feature.

The visual impact of the new massing proposal, from this location, is assessed as Negligible. The current proposal would add a prominent high-rise structure to the middle ground, significantly reducing the existing open sky view and obscuring much of the view towards the Sydney CBD. Only a small portion of the distant CBD skyline would be visible to the far right. The current built form in the foreground would continue to dominate the east-northeast side of the view, whereas the proposal would significantly increase the sense of enclosure and built density, resulting in a moderate to severe visual impact. However, the impact is generally consistent with the DCP-approved and lodged DA massing, and 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 outlook. The adjoining building already dominates the foreground and the CBD is visible only through a constrained eastern opening. The DCP envelope would inevitably reduce this opening and the current proposal does not materially increase the anticipated impact.



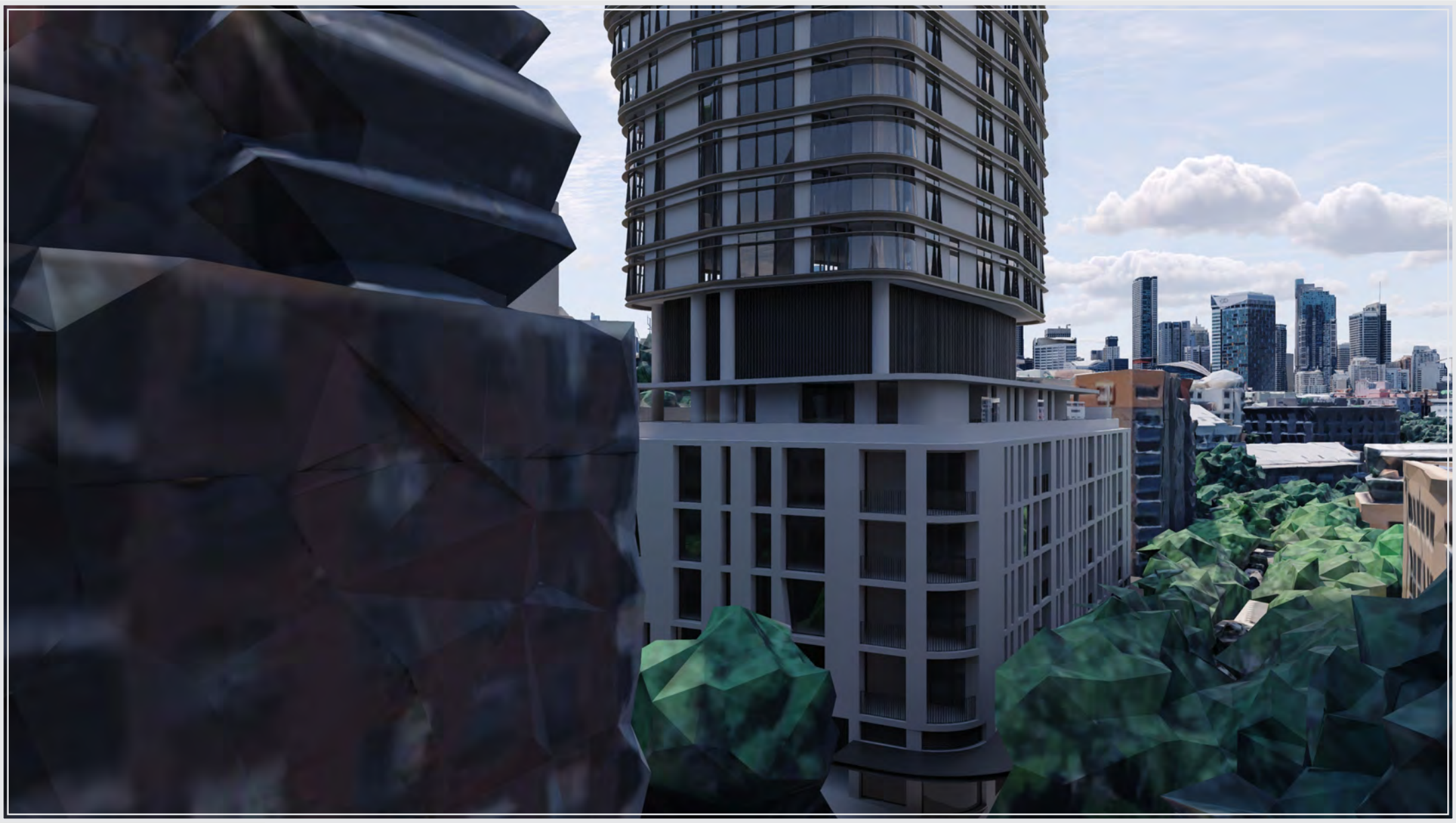
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## VIEWPOINT 33



01. DCP approved envelope

VC_349_C 120 Saunders St_LV_10_U_045 DCP Envelope.jpg

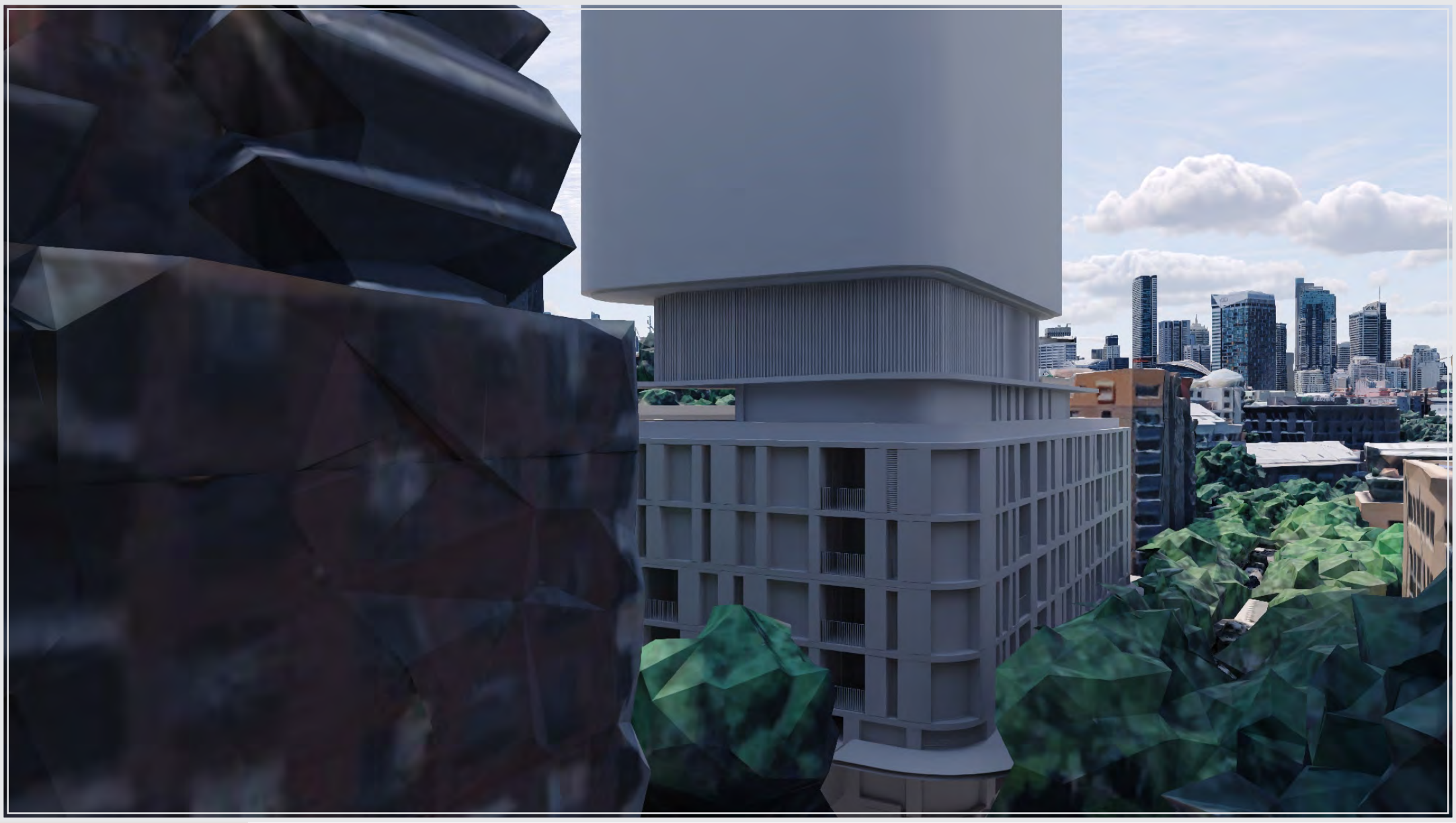


02. Stage 2 DA lodged

VC_349_C 120 Saunders St_LV_10_U_045 c.jpg

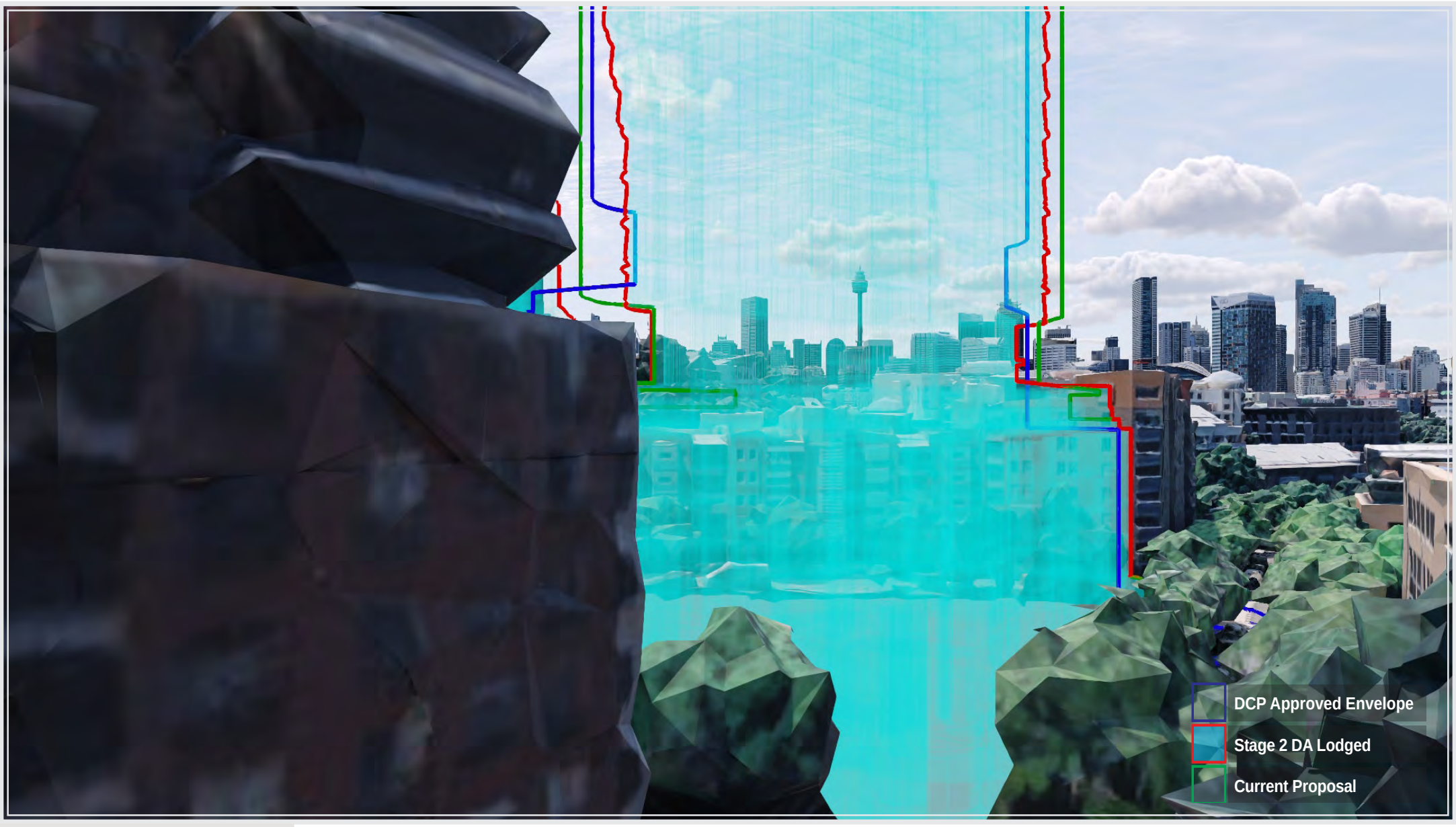


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03. Current Proposal

VC_349_C 120 Saunders St_LV_10_U_045 Proposed Massing.jpg




Visual impact comparison

VC_349_C 120 Saunders St_LV_10_U_045 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 18%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  52%: 48%*
- *Existing Visual Assessment Scale no:  6 /15 & Visual Impact Assessment Scale no: 9 /15*

RL  + 31,89m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from from Level 10, unit 45 at 122 Saunders Street, looking east. The foreground is partially framed by the adjacent building structure and landscaped vegetation. The existing building on the subject site dominates the midground, with its articulated roof form, façades, and upper-level built elements taking up much of the lower and central field of view. Beyond the subject site, portions of the Sydney Tower, can be seen above the roofline, along with a limited view of more distant high-rise buildings. 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 Moderate.. 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. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view.

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

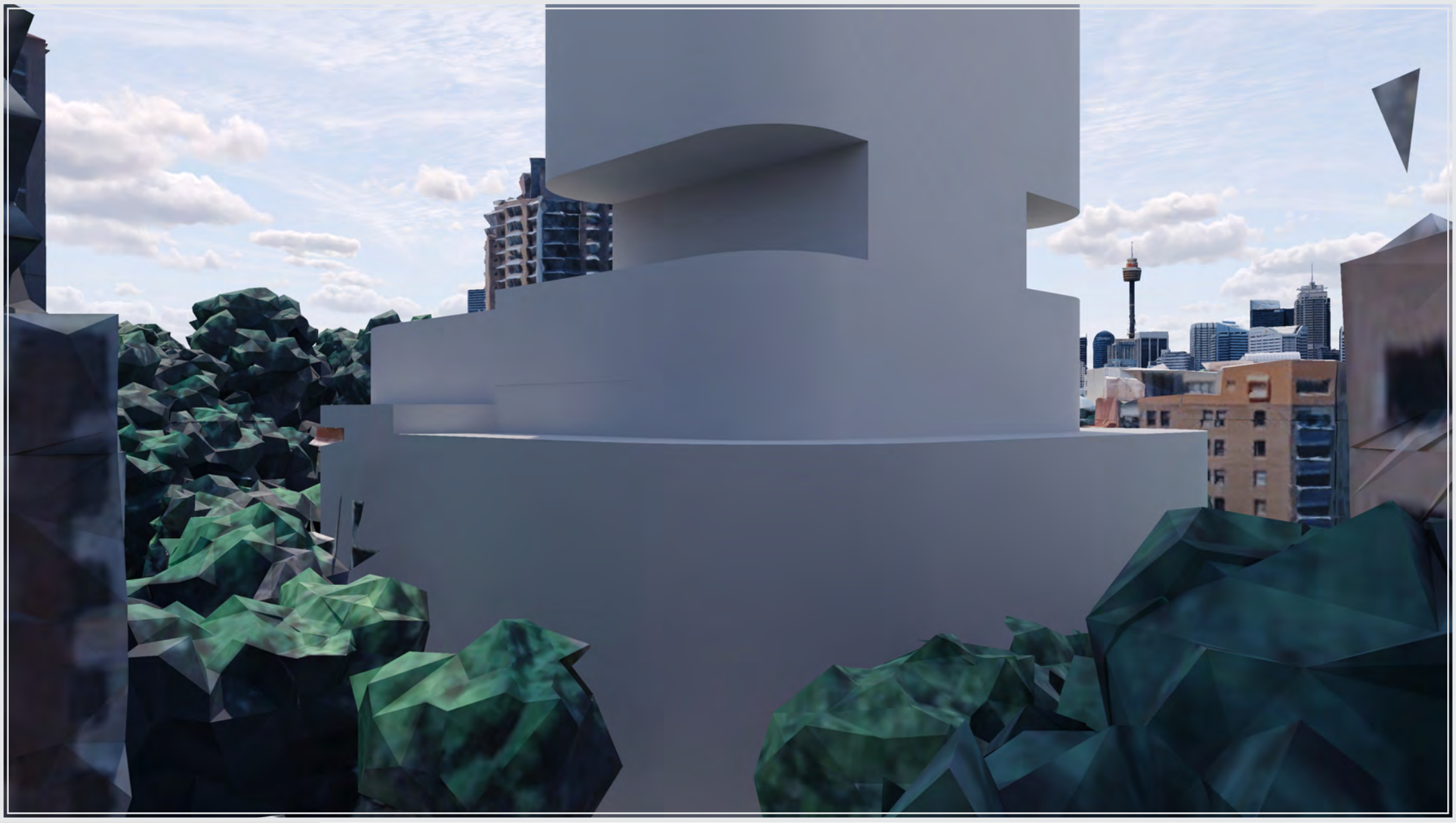
**Reasonableness of proposal:**

The loss of Sydney Tower is acknowledged and contributes to the Moderate effect, but the existing view remains substantially urban and is obtained over a site with significant permitted development capacity. The comparative DCP envelope would result in a similar obstruction and the current proposal therefore does not create an unreasonable additional burden upon the neighbouring property.



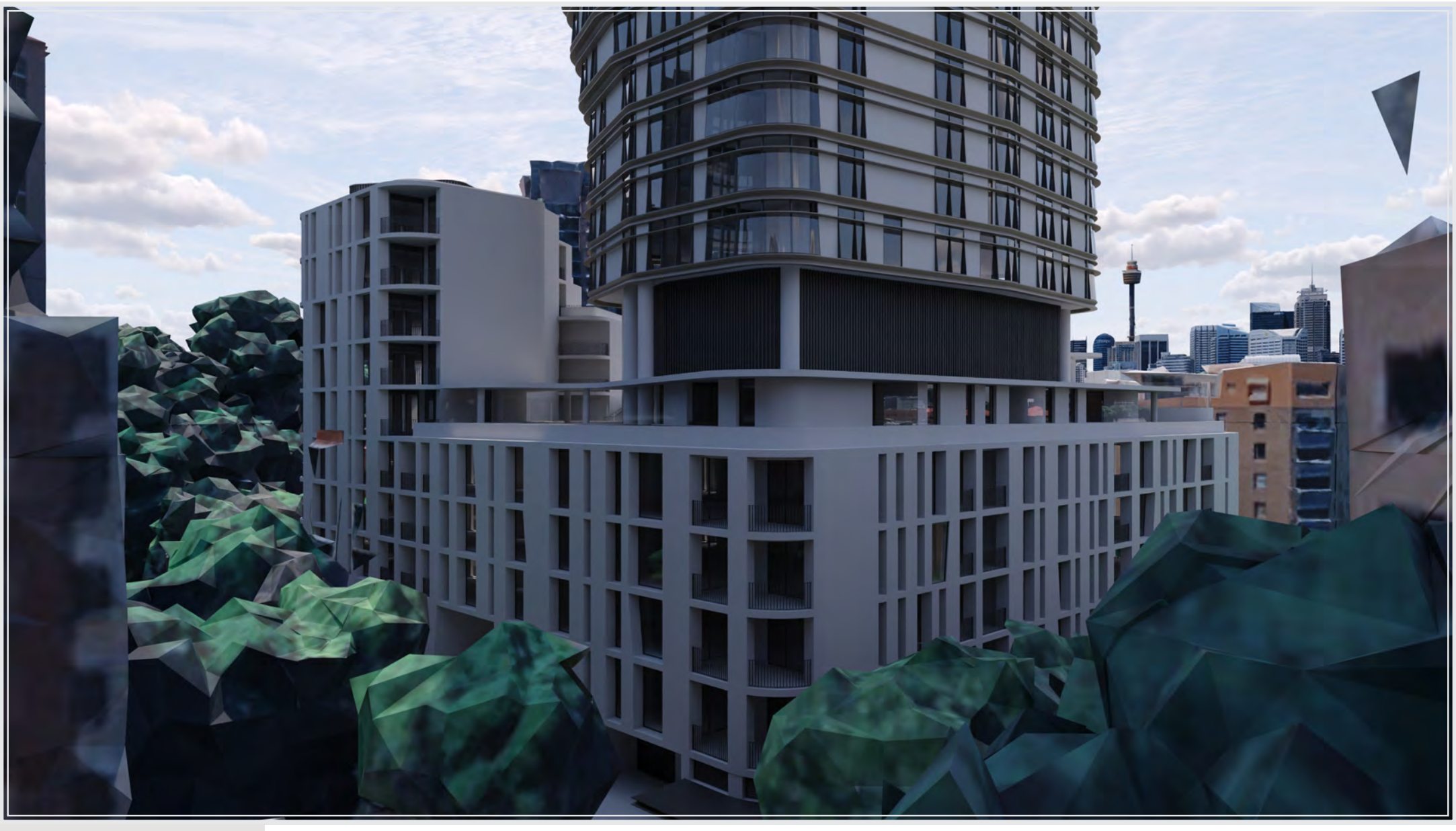
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## VIEWPOINT 34



01. DCP approved envelope

VC_348_C 120 Saunders St_LV_10_U_046 DCP Envelope.jpg

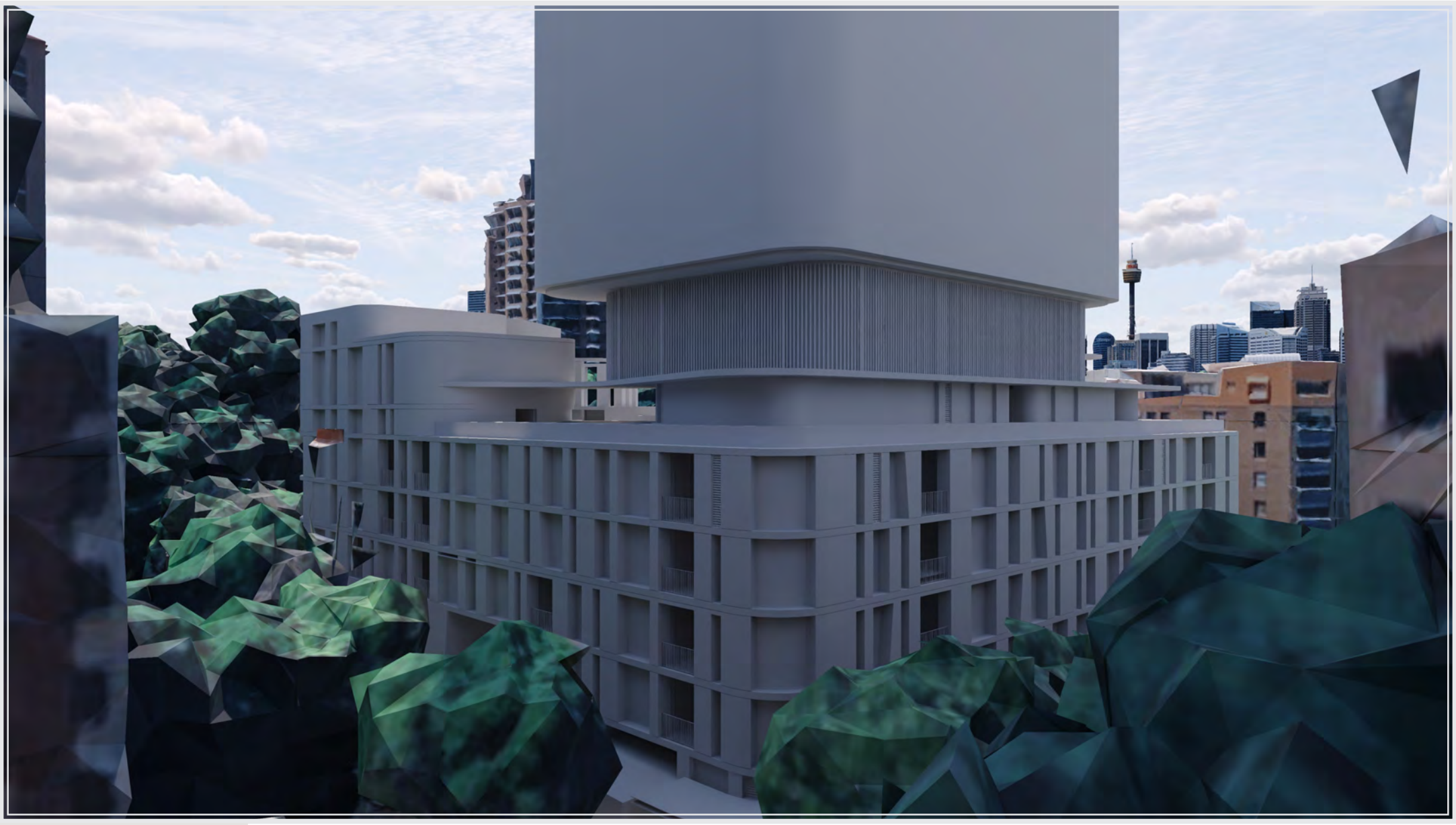


02. Stage 2 DA lodged

VC_348_C 120 Saunders St_LV_10_U_046 c.jpg

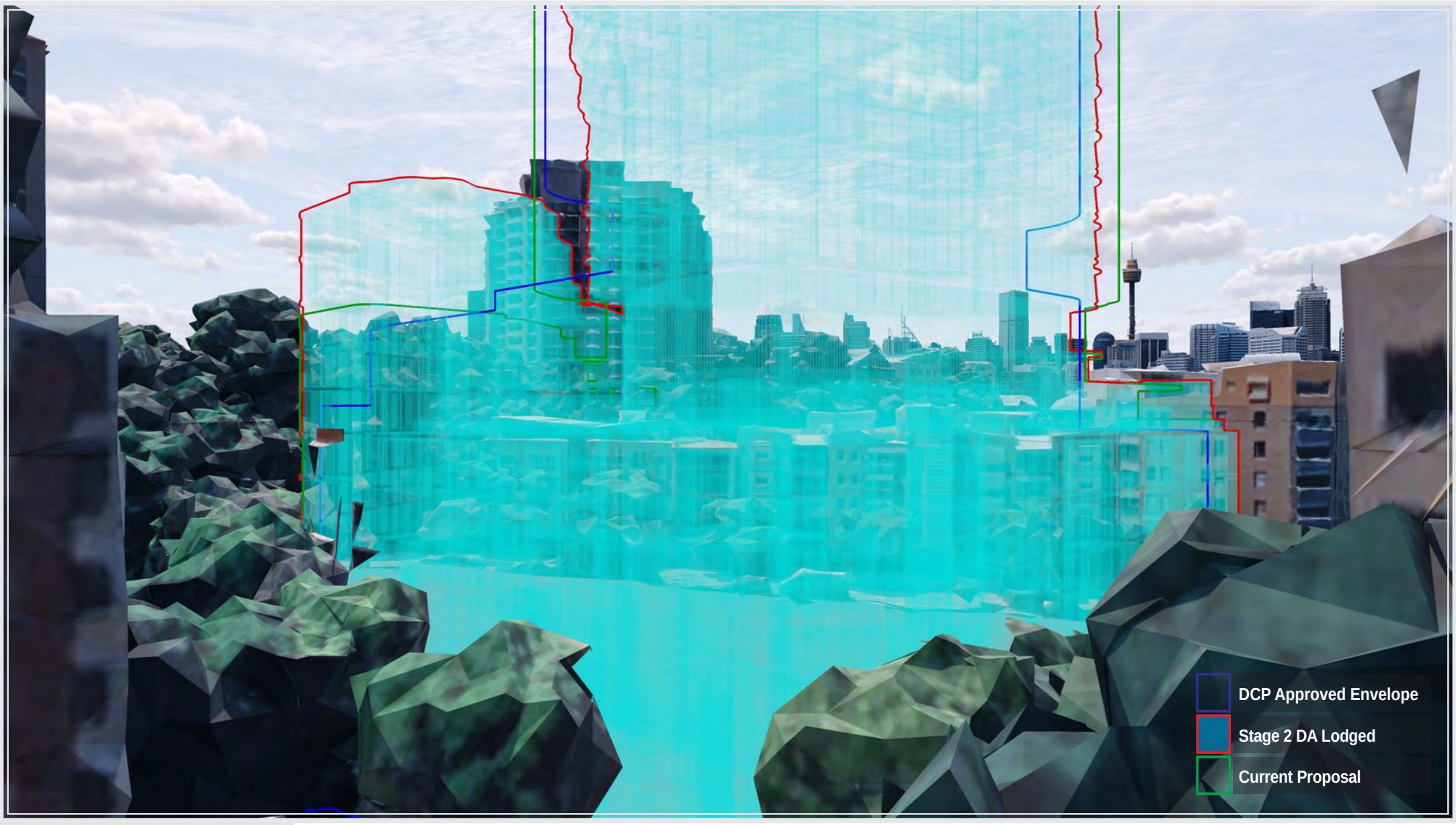


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03. Current Proposal

VC_348_C 120 Saunders St_LV_10_U_046 Proposed Massing.jpg




Visual impact comparison

VC_348_C 120 Saunders St_LV_10_U_046 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 24%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  57% : 43%*
- *Existing Visual Assessment Scale no:7 /15 & Visual Impact Assessment Scale no:8 / 15*

R L  + 31,89m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from  Level 10 unit 46 of 122 Saunders Street, looking east 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. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the Sydney Tower standing out as a prominent and easily identifiable landmark.

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the Sydney CBD skyline the view of the Sydney Tower would remain unchanged. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. The current proposal would retain views toward Sydney Tower. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

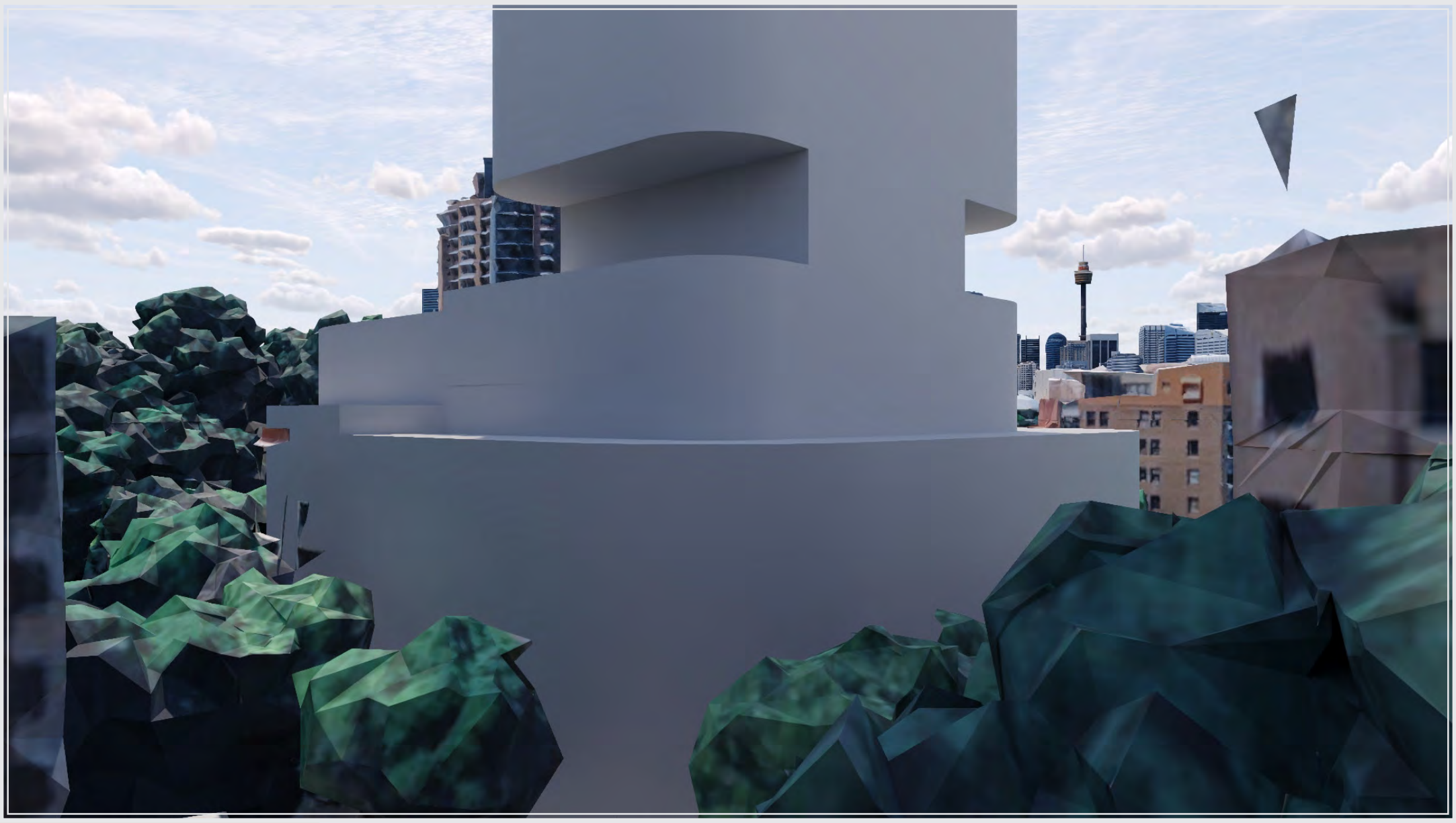
**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

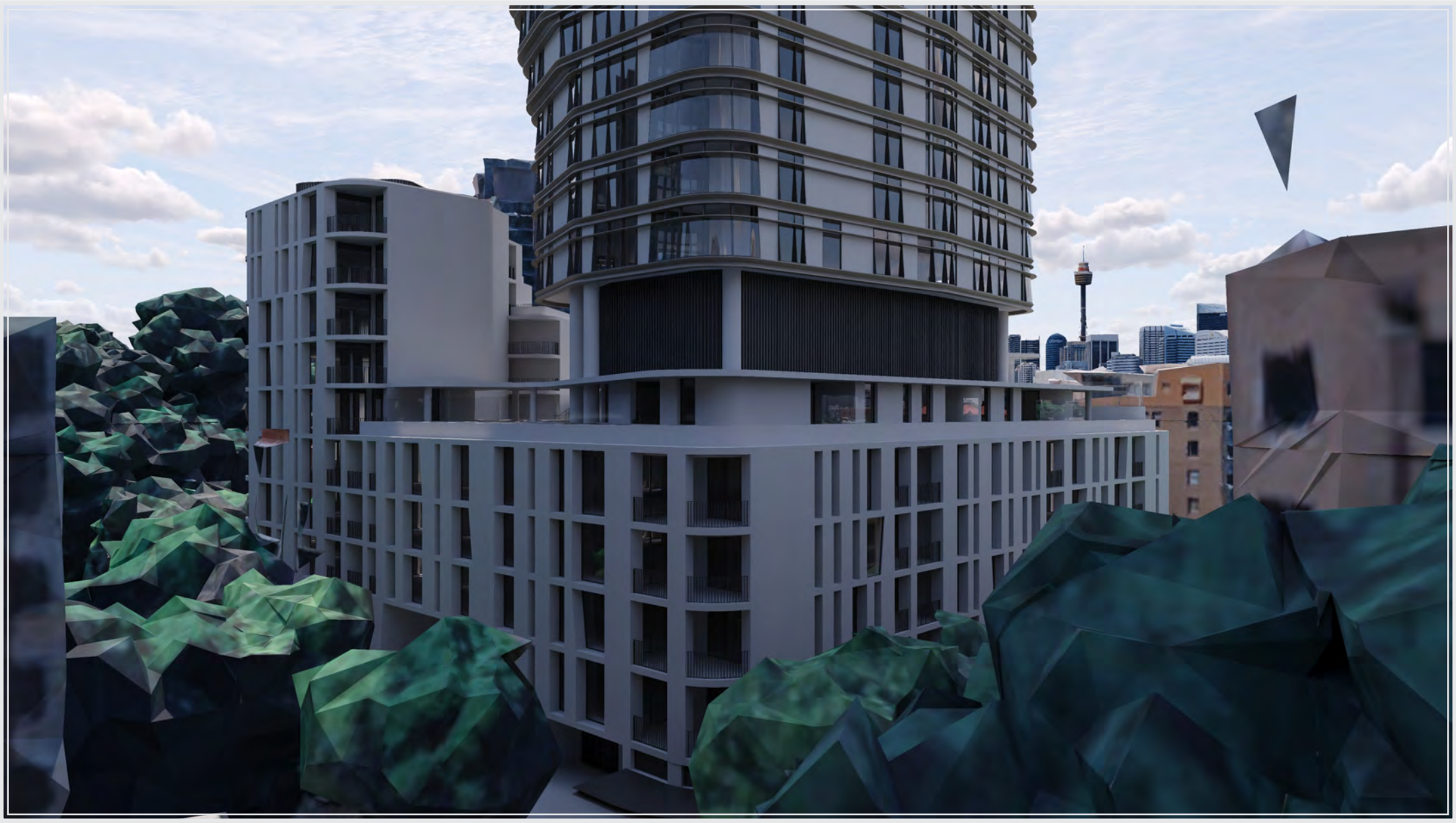
This is an important example of a more skilful design response. Although substantial portions of the wider CBD skyline and sky would be lost, the current proposal retains the view to Sydney Tower. The proposal has therefore accepted some redistribution of mass in order to retain the most readily identifiable landmark within the view, while remaining within the development outcome contemplated for the site. The Moderate impact is consequently considered reasonable.

## VIEWPOINT 35



01. DCP approved envelope

VC_347_C 120 Saunders St_LV_10_U_047 DCP Envelope.jpg

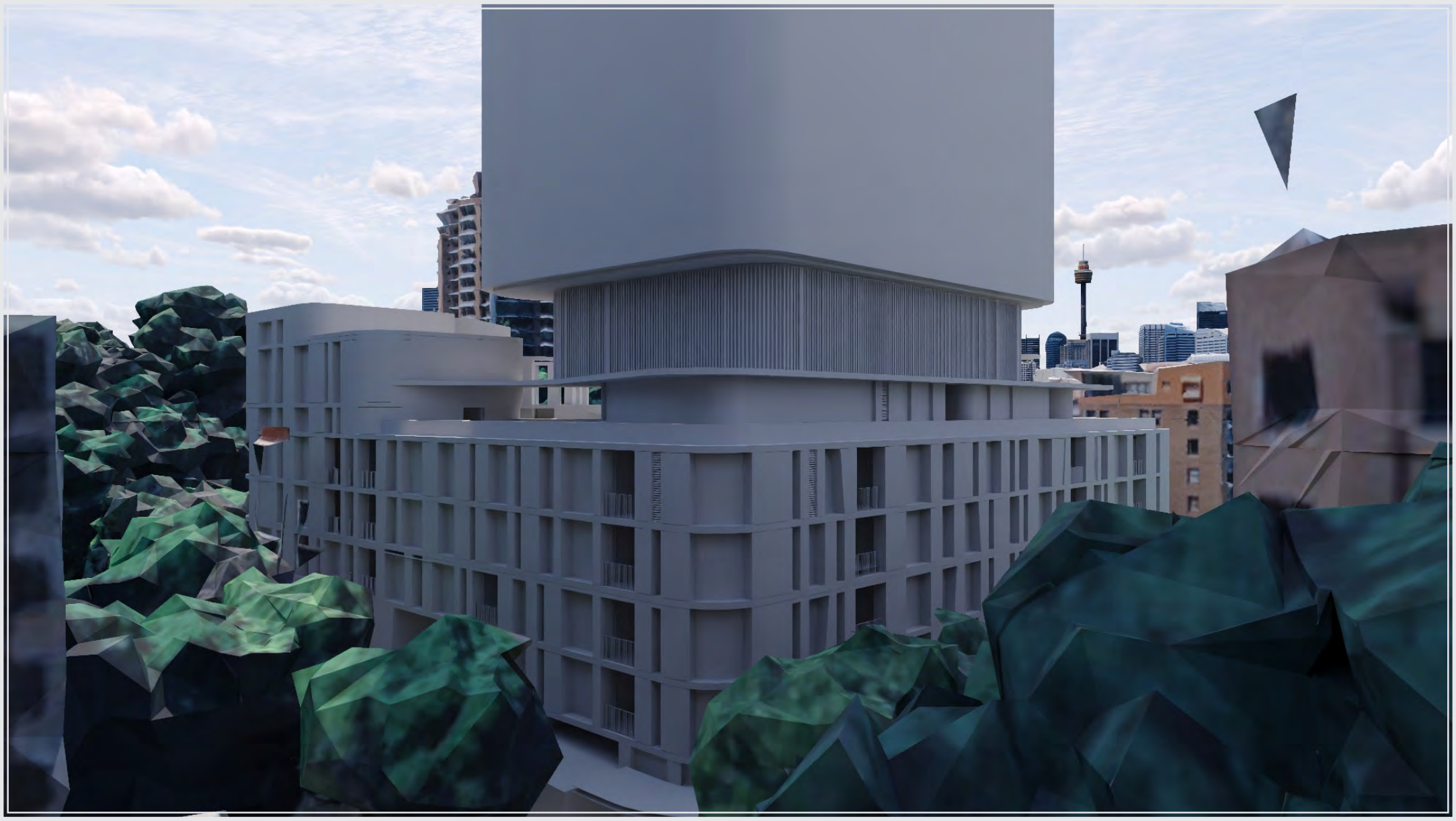


02. Stage 2 DA lodged

VC_347_C 120 Saunders St_LV_10_U_047 c.jpg

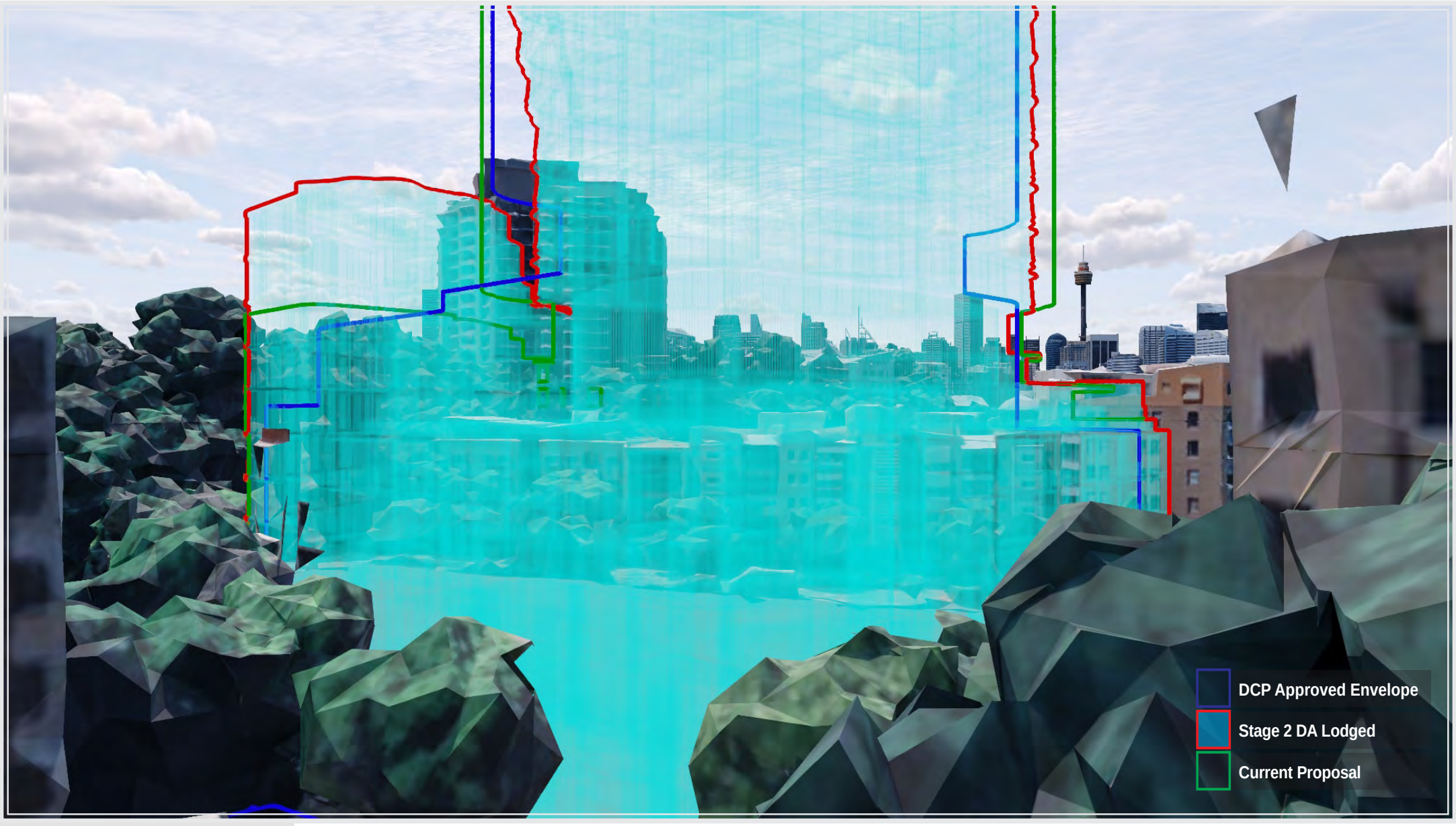


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03. Current Proposal

VC_347_C 120 Saunders St_LV_10_U_047 Proposed Massing.jpg




Visual impact comparison

VC_347_C 120 Saunders St_LV_10_U_047 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 23%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  53% : 47%*
- *Existing Visual Assessment Scale no:6 /15 & Visual Impact Assessment Scale no:7 / 15*

RL  + 31,89m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from  Level 10 unit 47 of 122 Saunders Street, looking east 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. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the Sydney Tower standing out as a prominent and easily identifiable landmark.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the Sydney CBD skyline the view of the Sydney Tower would remain unchanged. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

The proposal is considered reasonable because the wider metropolitan skyline is reduced but the view to Sydney Tower remains substantially unchanged when compared with DCP envelope. Retaining this recognisable landmark while accommodating the permitted built form represents an appropriate balance between redevelopment and view sharing.

## VIEWPOINT 36



01. DCP approved envelope

VC_346_C 120 Saunders St_LV_11_U_052 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_346_C 120 Saunders St_LV_11_U_052 c.jpg



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03. Current Proposal

VC_346_C 120 Saunders St_LV_11_U_052 Proposed Massing.jpg




Visual impact comparison

VC_346_C 120 Saunders St_LV_11_U_052 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 6%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  58% : 42%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 3 /15*

RL  + 34,32m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from No. 122 Saunders Street, Level 11,  unit 52 facing east. The view is partially obstructed by the immediately adjacent building 2.10 Quarry Master Drive, whose large articulated red and dark facade dominates the foreground to the left and centre. To the southeast, the view extends across the rooflines of surrounding lower-scale brick buildings to the Sydney CBD skyline, with a cluster of high-rise towers in the distant background. A large expanse of open sky remains visible above the urban landscape. The view has a strong urban character, with the adjacent building dominating the foreground and the CBD providing the main distant visual feature.

The visual impact of the new massing proposal, from this location, is assessed as Negligible. The current proposal would add a prominent high-rise structure to the middle ground, significantly reducing the existing open sky view and obscuring much of the view towards the Sydney CBD. Only a small portion of the distant CBD skyline would be visible to the far right. The current built form in the foreground would continue to dominate the left side of the view, whereas the proposal would significantly increase the sense of enclosure and built density, resulting in a moderate to severe visual impact. However, the impact is generally consistent with the DCP-approved and lodged DA massing, and this does not result in any significant or material additional visual impact.

**Tenacity Assessment Summary:**

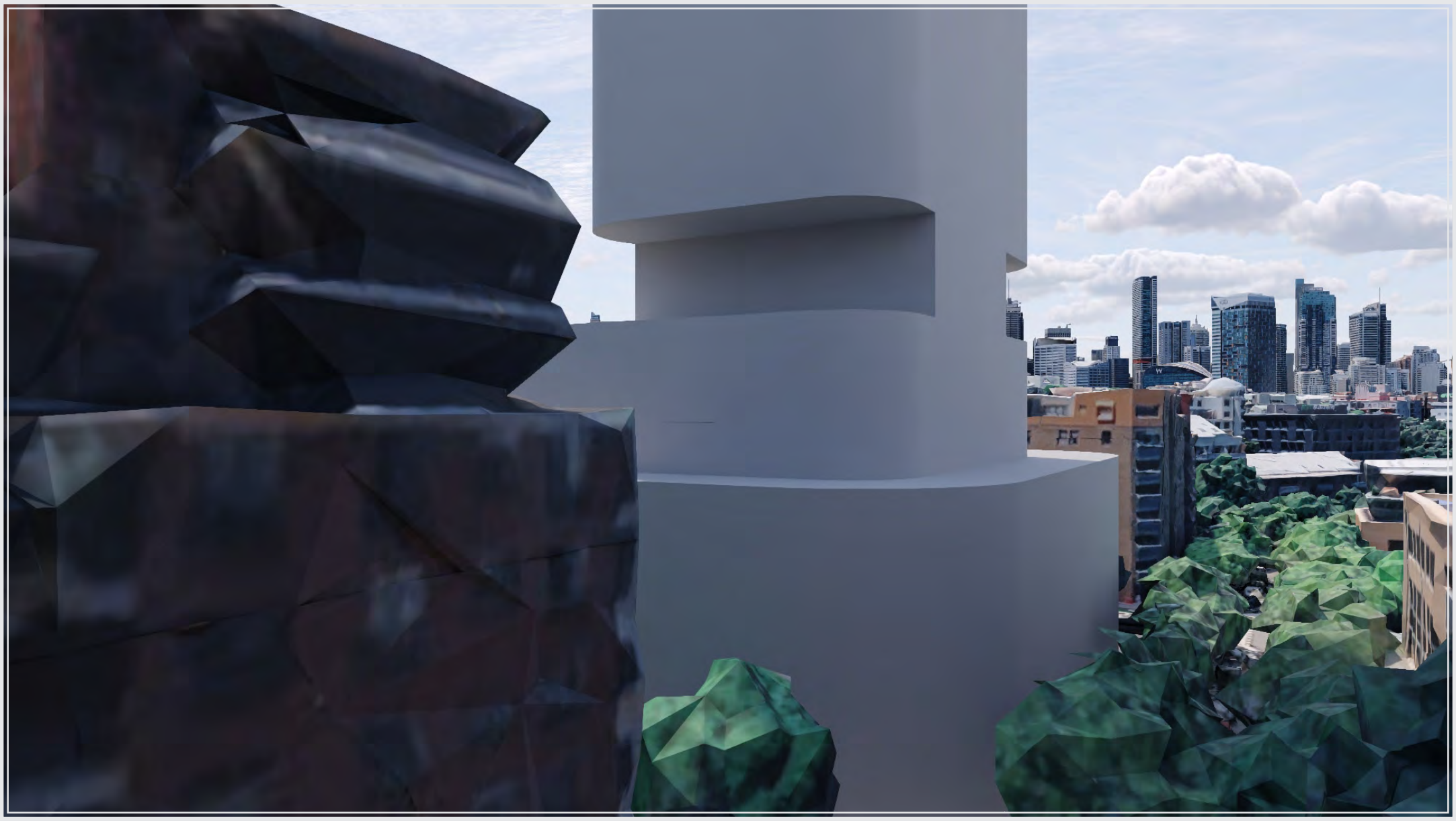
- *Value of view: Low.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Negligible*

**Reasonableness of proposal:**
The existing view is Low in value and is already heavily constrained by adjoining development. The proposal would reduce the available city and sky opening, but comparable enclosure is inherent in the DCP-approved envelope and no significant high-value landmark or scenic panorama is unreasonably removed.



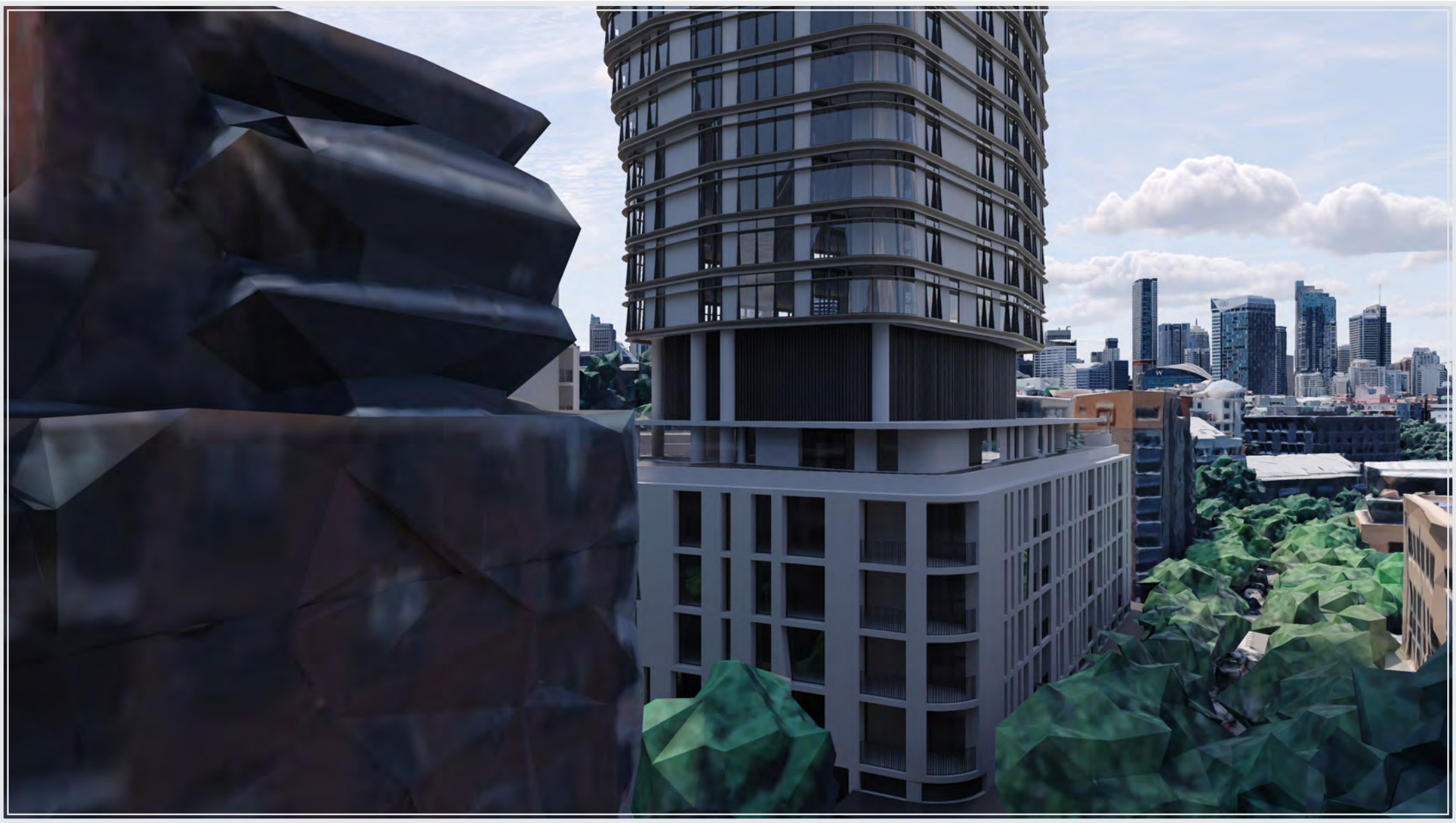
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## VIEWPOINT 37



01. DCP approved envelope

VC_345_C 120 Saunders St_LV_11_U_053 DCP Envelope.jpg

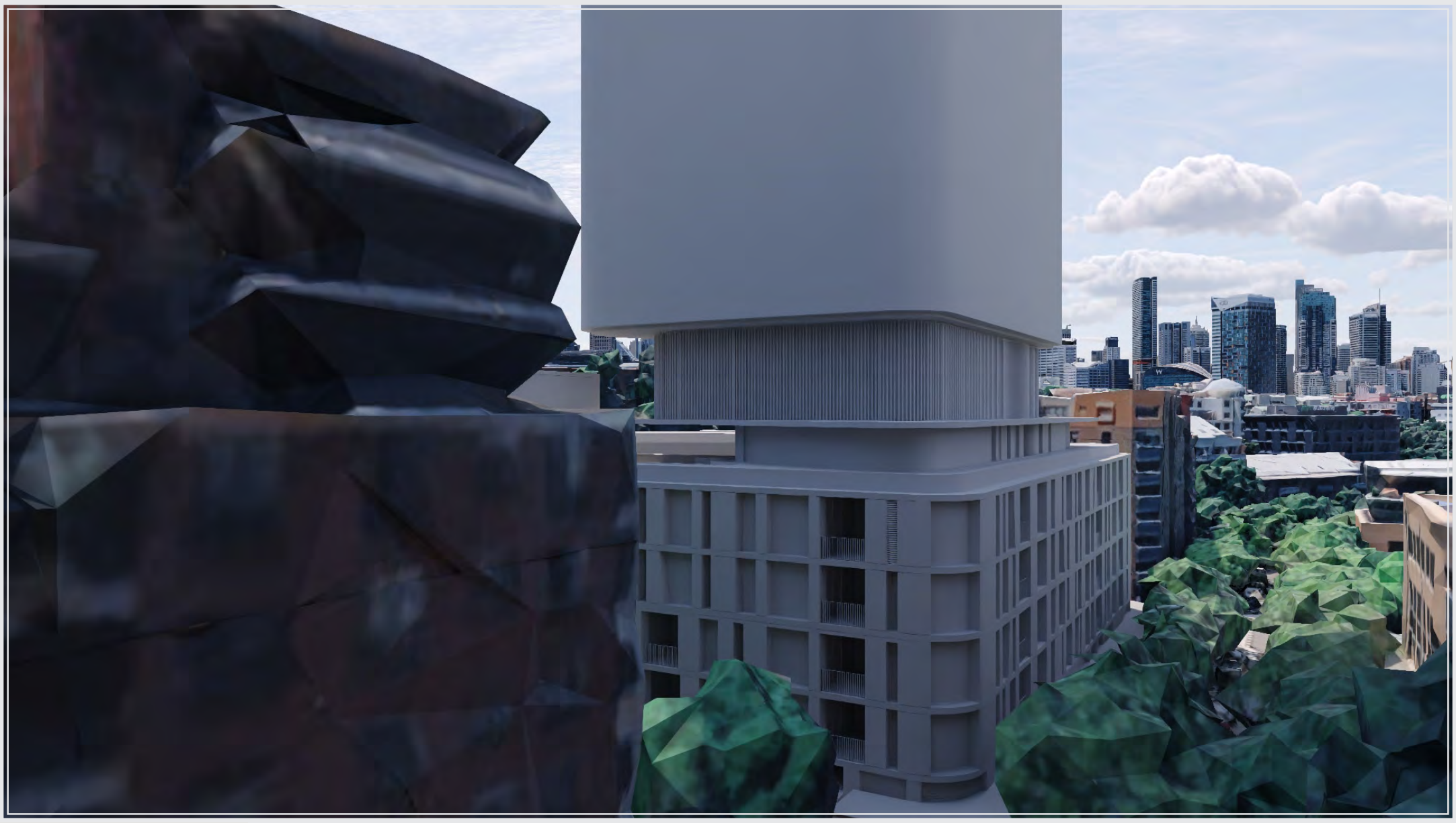


02. Stage 2 DA lodged

VC_345_C 120 Saunders St_LV_11_U_053 c.jpg

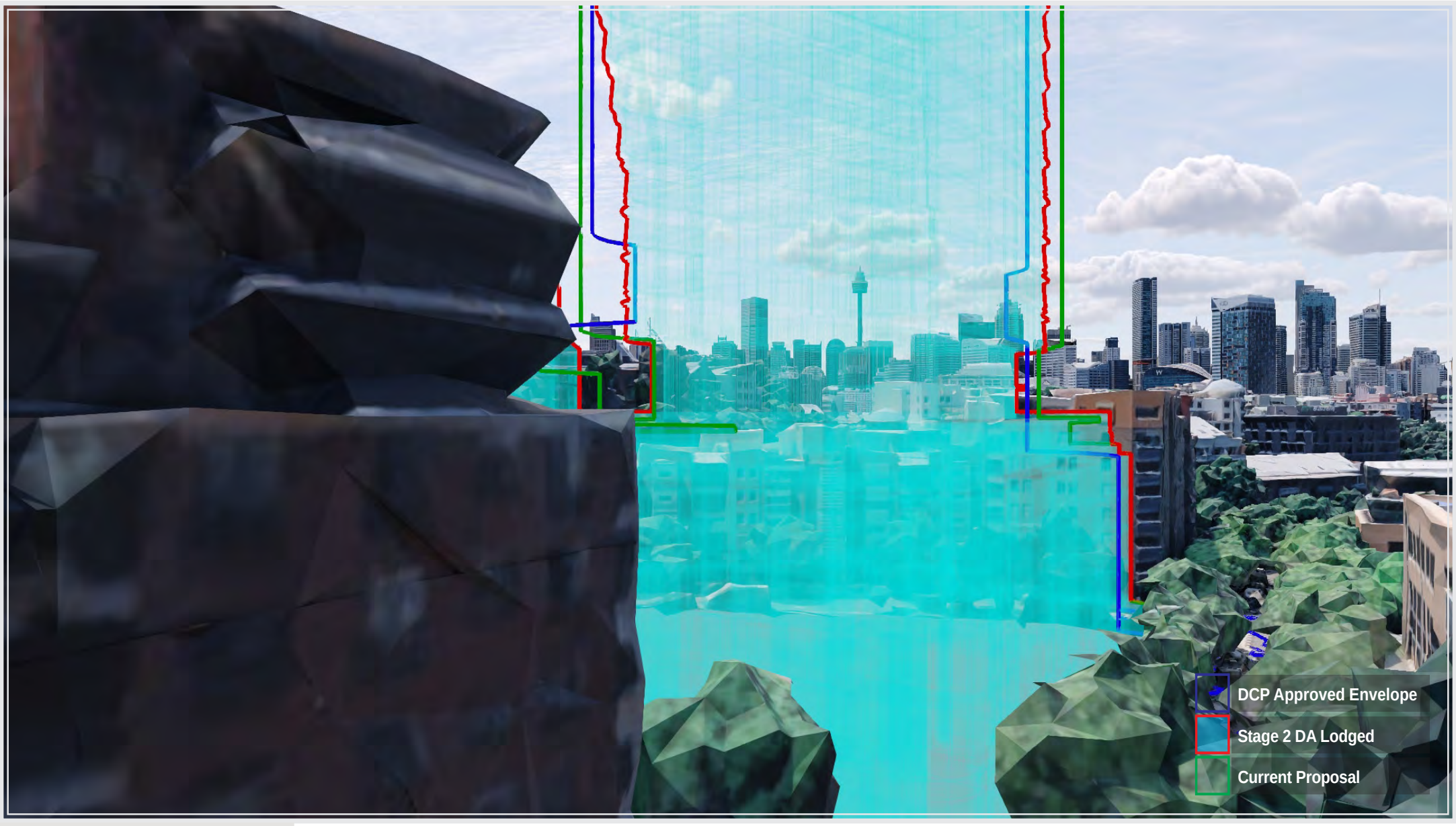


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03. Current Proposal

VC_345_C 120 Saunders St_LV_11_U_053 Proposed Massing.jpg




Visual impact comparison

VC_345_C 120 Saunders St_LV_11_U_053 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 22%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  53%: 47%*
- *Existing Visual Assessment Scale no:  7 /15 & Visual Impact Assessment Scale no: 9 /15*

RL  + 34,32m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from  Level 11, unit 53 of 122 Saunders Street, looking east 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. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the Sydney Tower standing out as a prominent and easily identifiable landmark.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the Sydney CBD skyline and completely blocking the current view of the Sydney Tower. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

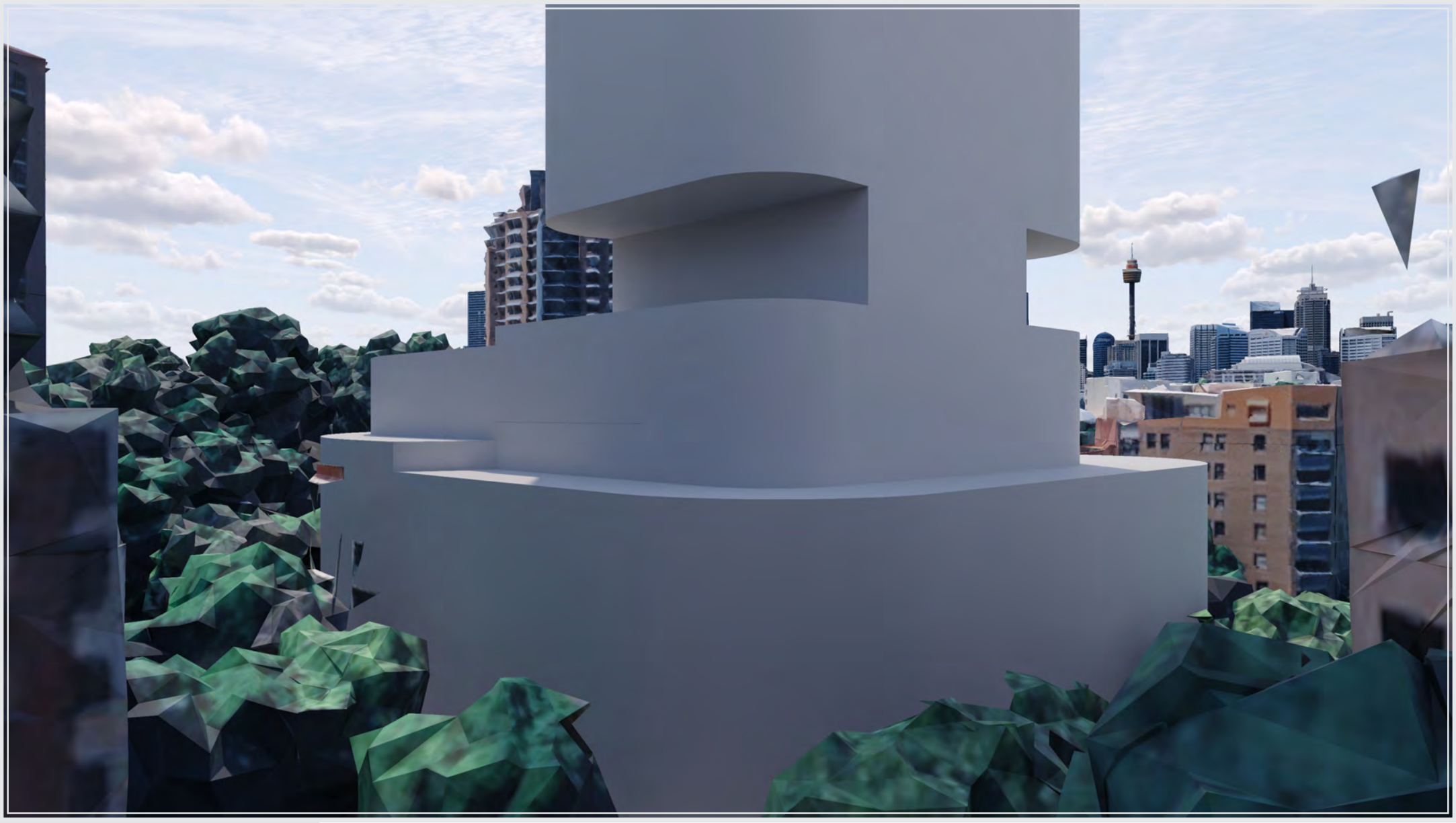
**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

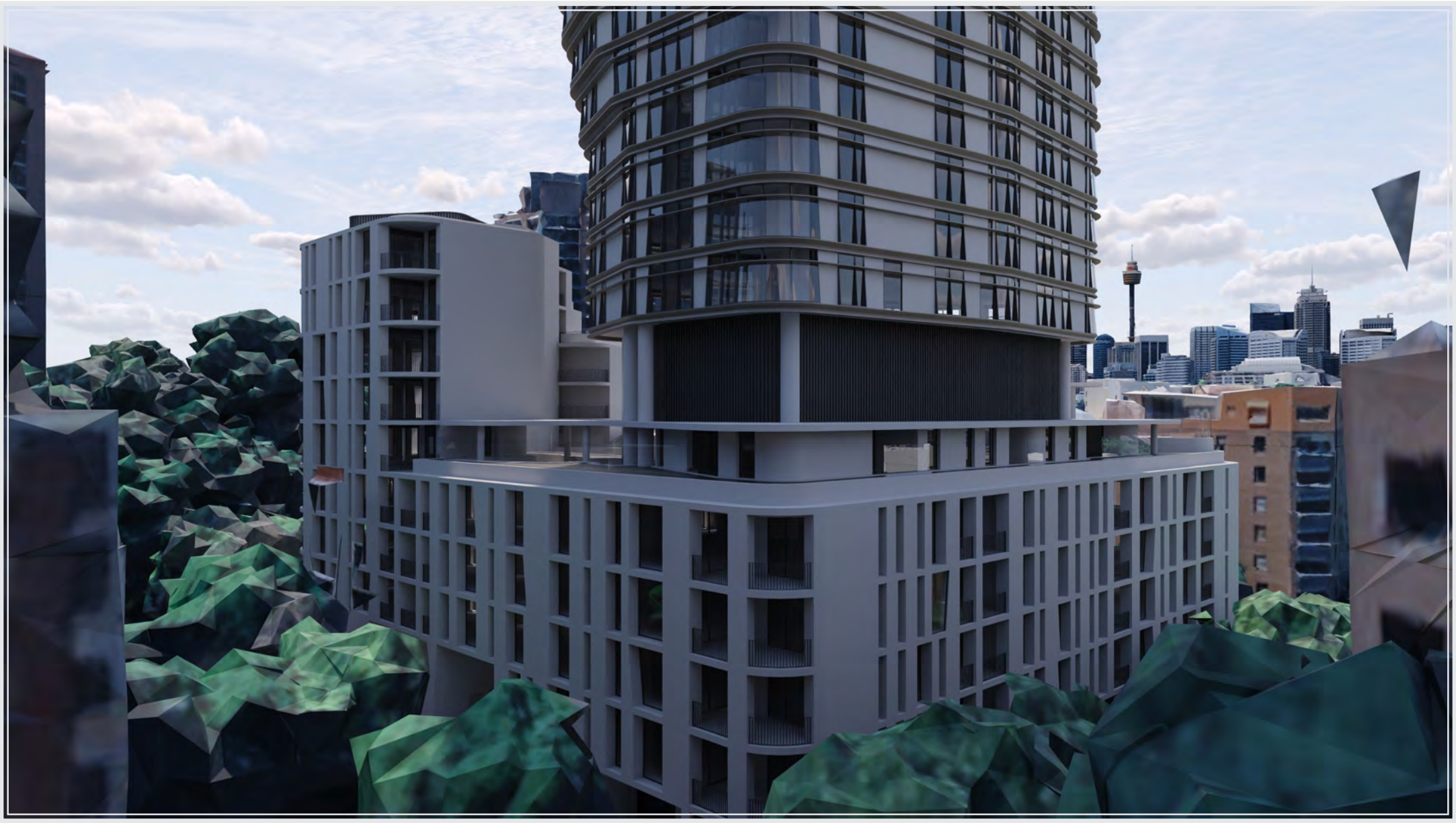
The existing view has Medium value and includes Sydney Tower, which would be obscured. This is a substantive effect, but it arises principally from redevelopment within the permissible built-form corridor rather than from an avoidable projection beyond it. Given the site's planned density and the continued availability of peripheral CBD outlook, the Moderate impact is capable of being regarded as reasonable.

## VIEWPOINT 38



01. DCP approved envelope

VC_344_C 120 Saunders St_LV_11_U_054 DCP Envelope.jpg

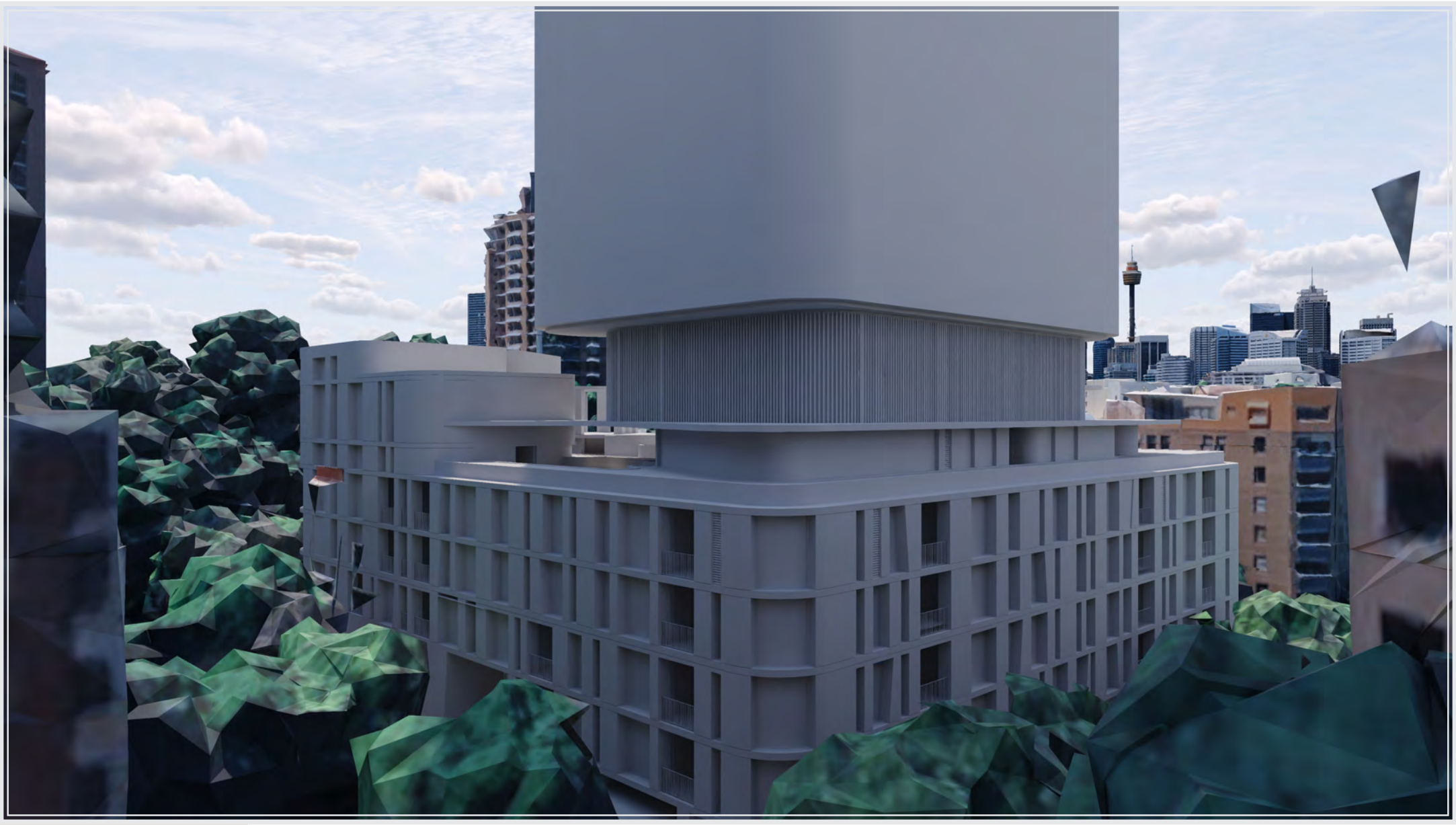


02. Stage 2 DA lodged

VC_344_C 120 Saunders St_LV_11_U_054 c.jpg

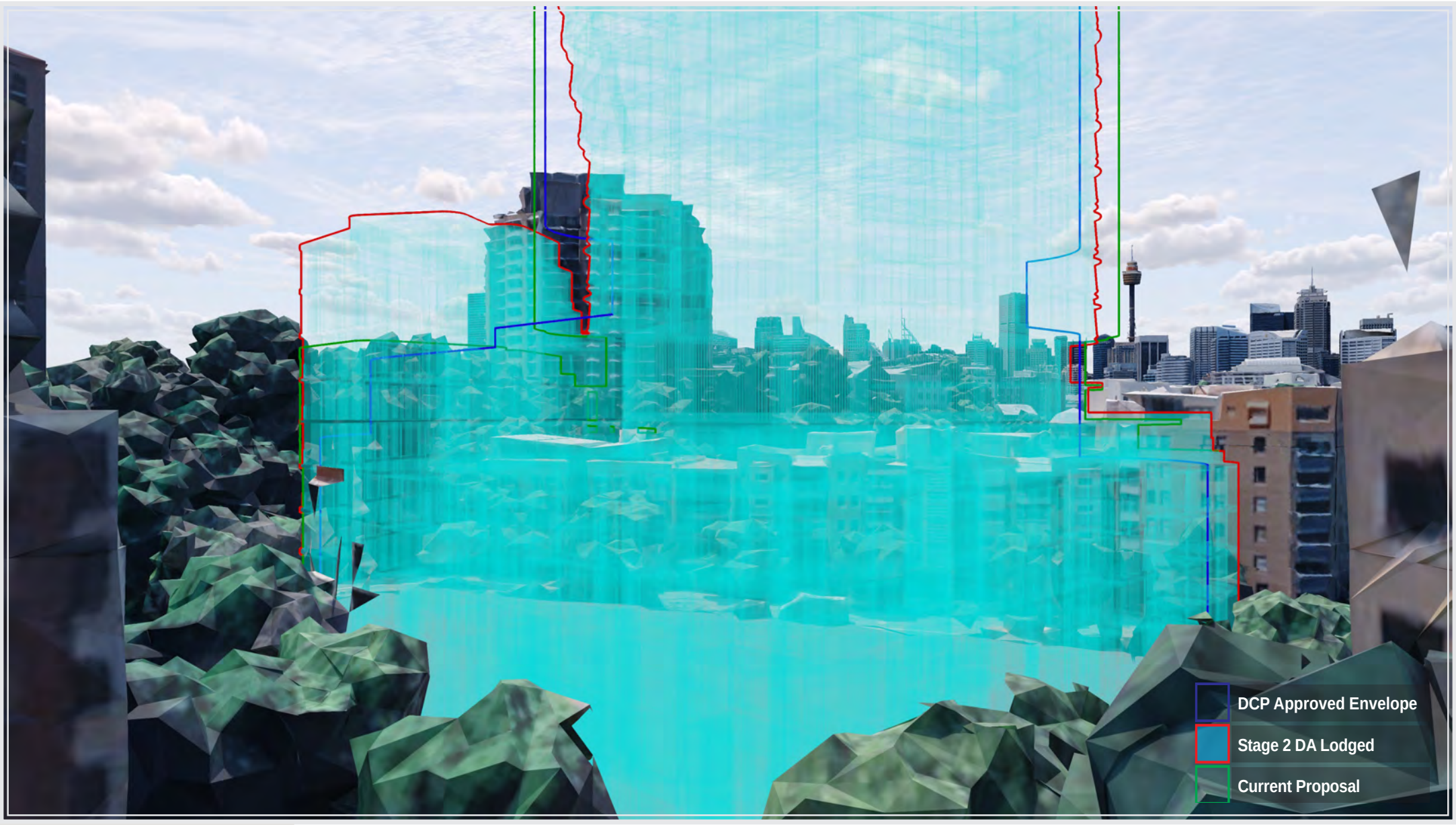


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03. Current Proposal

VC_344_C 120 Saunders St_LV_11_U_054 Proposed Massing.jpg




Visual impact comparison

VC_344_C 120 Saunders St_LV_11_U_054 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 27%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  58% : 42%*
- *Existing Visual Assessment Scale no:7 /15 & Visual Impact Assessment Scale no:8 / 15*

RL  + 34,32m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 11, unit 54 at 122 Saunders Street, faces east. The existing multi-story residential building on the subject site, interspersed with dense mature tree canopy, defines the foreground and midground. A substantial apartment building stands out to the north-east, while lower-rise development dominates the central portion of the view. Beyond the built and vegetated foreground, the view extends to the Sydney CBD skyline, with numerous high-rise towers visible in the background. The Sydney Tower is a prominent and easily identifiable landmark near the centre-right of the skyline.

The visual impact of the new massing proposal, from this location, is assessed as  Moderate. The proposal adds a substantial high-rise building to the foreground and centre of the view, significantly altering the existing open view towards the Sydney CBD. It would obscure much of the CBD skyline, the Sydney Tower would remain visible, as well as parts of the existing tree canopy and surrounding development. A portion of the CBD is still visible to the east/right of the proposal; however, the visible sky and depth of the distant view are significantly reduced. Importantly, the proposal retains the existing view and sightline toward the Sydney Tower, which remains clearly identifiable and continues to form a prominent landmark within the outloook.The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing. While the current proposal is slightly greater in overall mass and bulk and would result in a minor increase in obstruction and a more limited sky view. Overall, these differences do not result in any significant or material additional visual impact

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate*

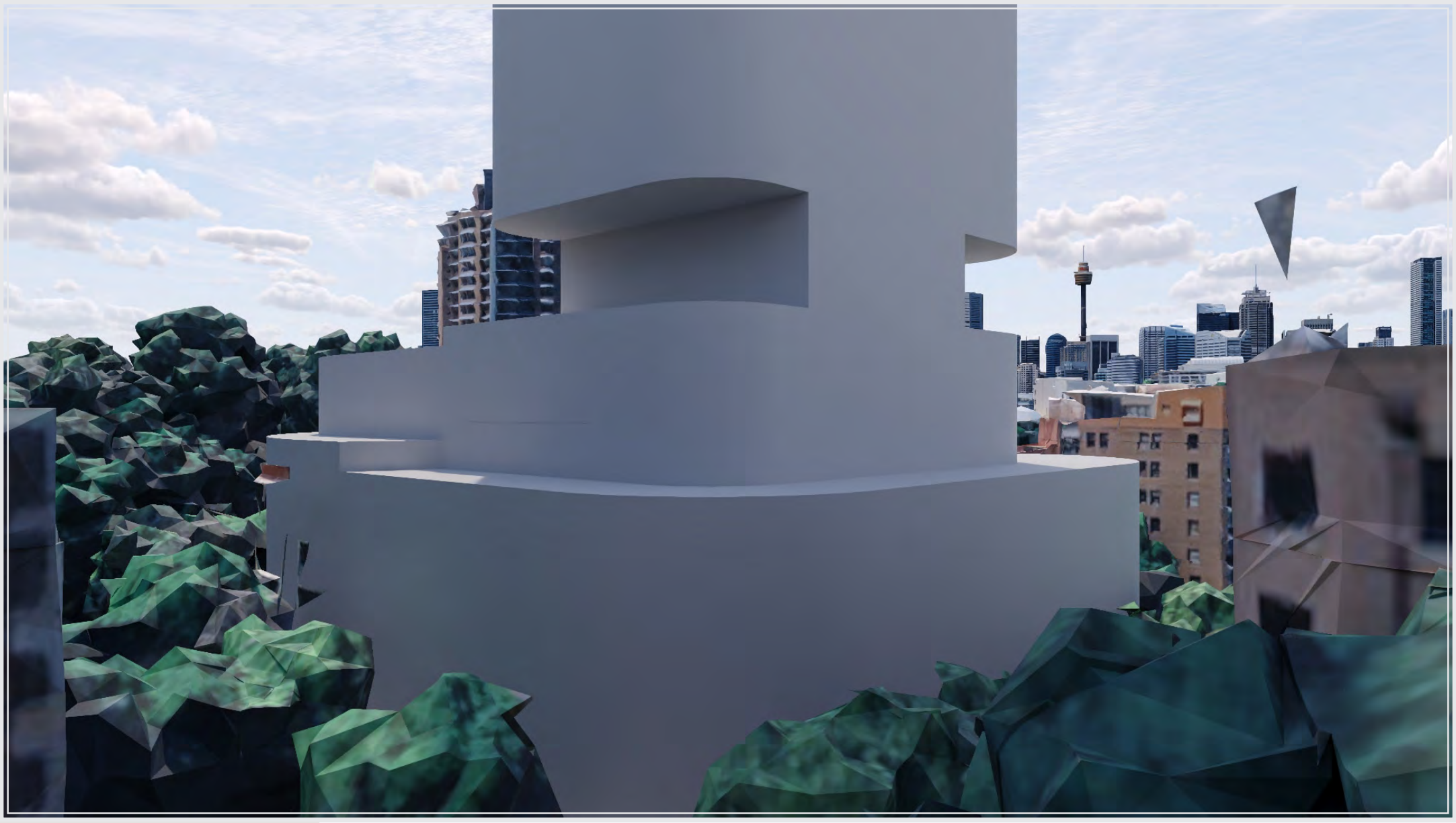
**Reasonableness of proposal:**

This viewpoint provides strong evidence of design refinement. The current building is slightly greater in overall mass in parts of the view, but its narrower and more slender profile at the critical sightline retains Sydney Tower. The retention of the Sydney Tower is a positive visual outcome, preserving a prominent and recogisable landmark within the broader CBD outlook despite the additional built form. This is precisely the type of redistribution of otherwise permissible mass that assists view sharing without sterilising the development potential of the site, and supports the reasonableness of the Moderate impact.



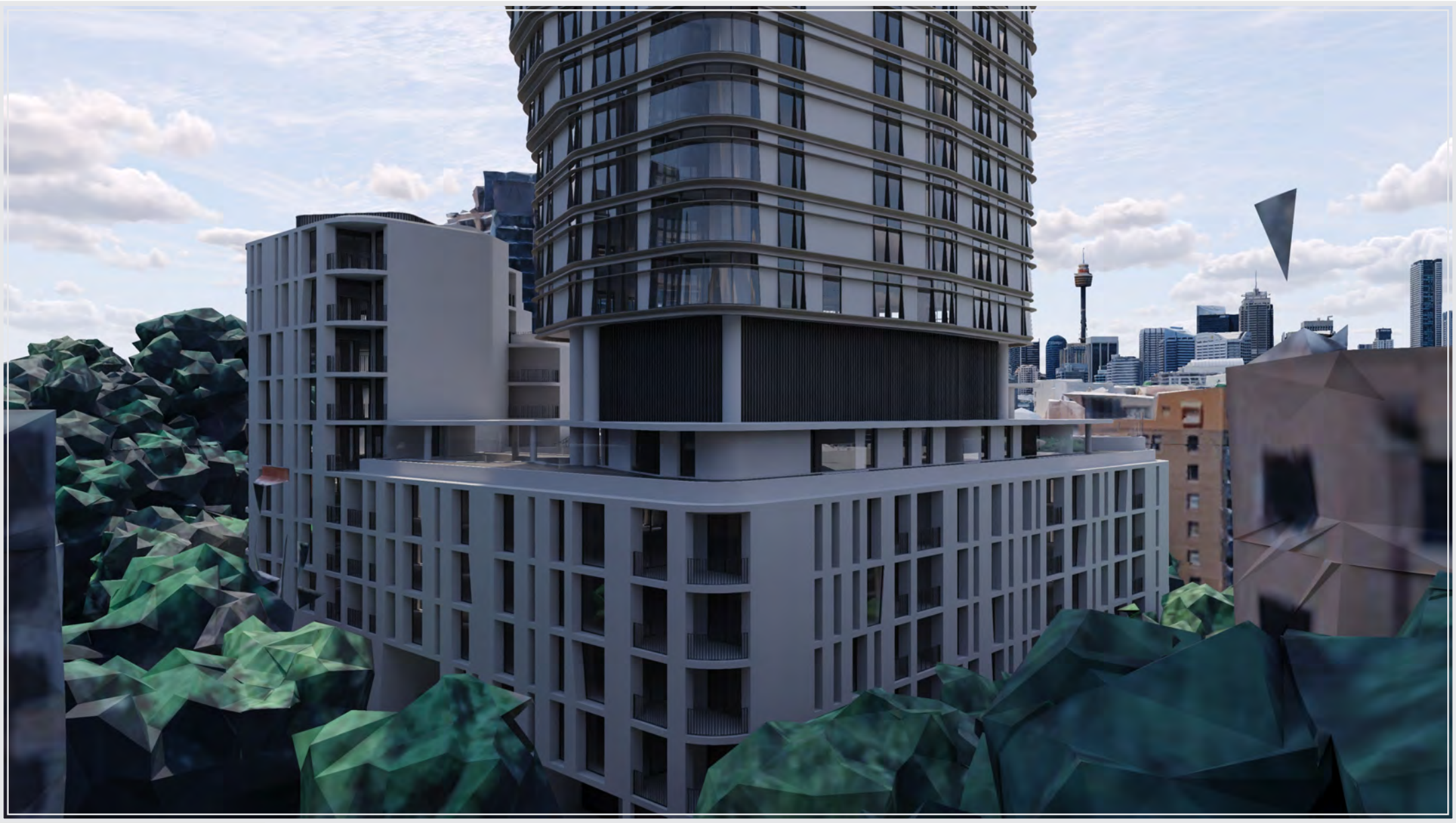
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## VIEWPOINT 39



01. DCP approved envelope

VC_343_C 120 Saunders St_LV_11_U_055 DCP Envelope.jpg

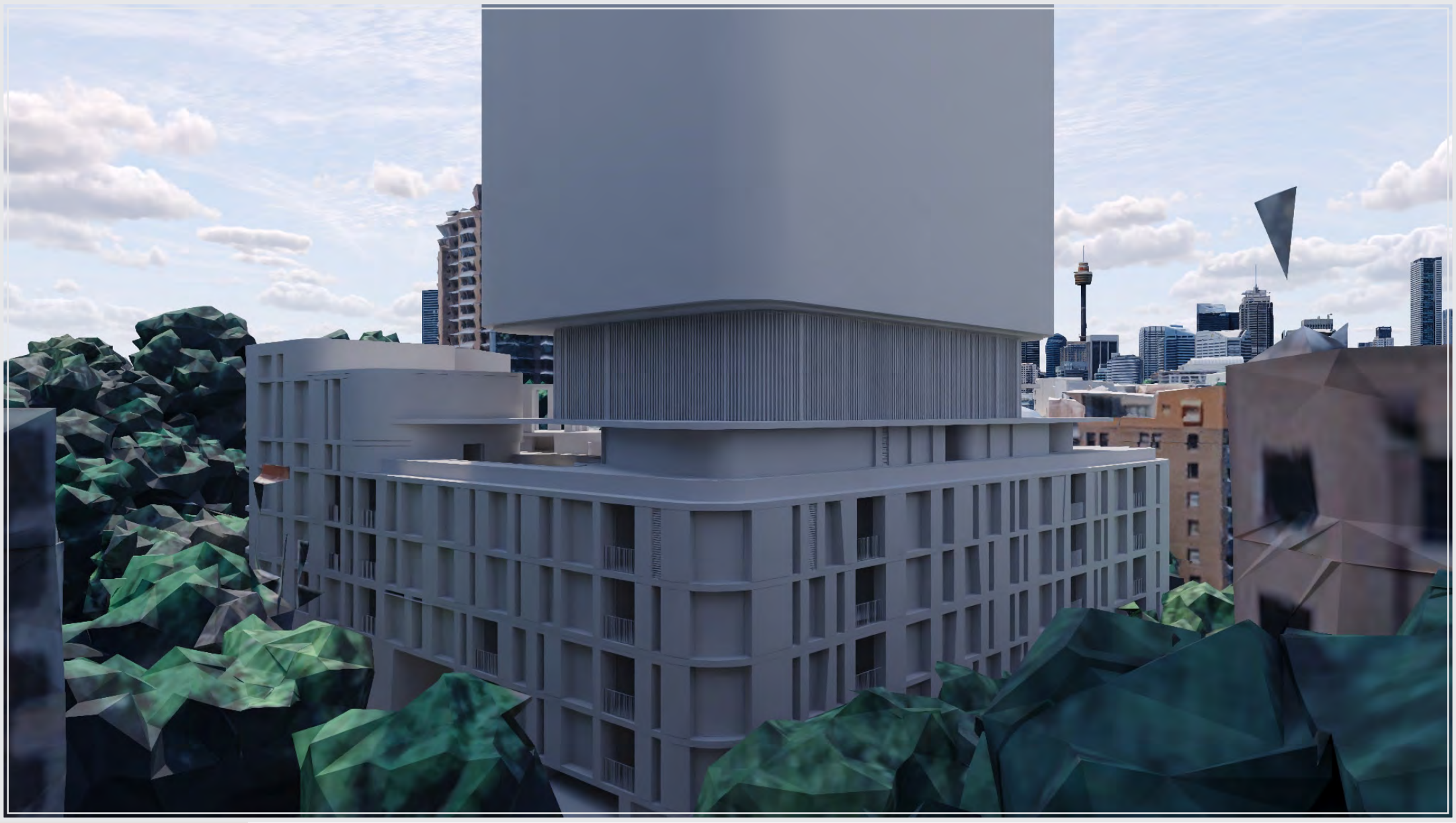


02. Stage 2 DA lodged

VC_343_C 120 Saunders St_LV_11_U_055 c.jpg

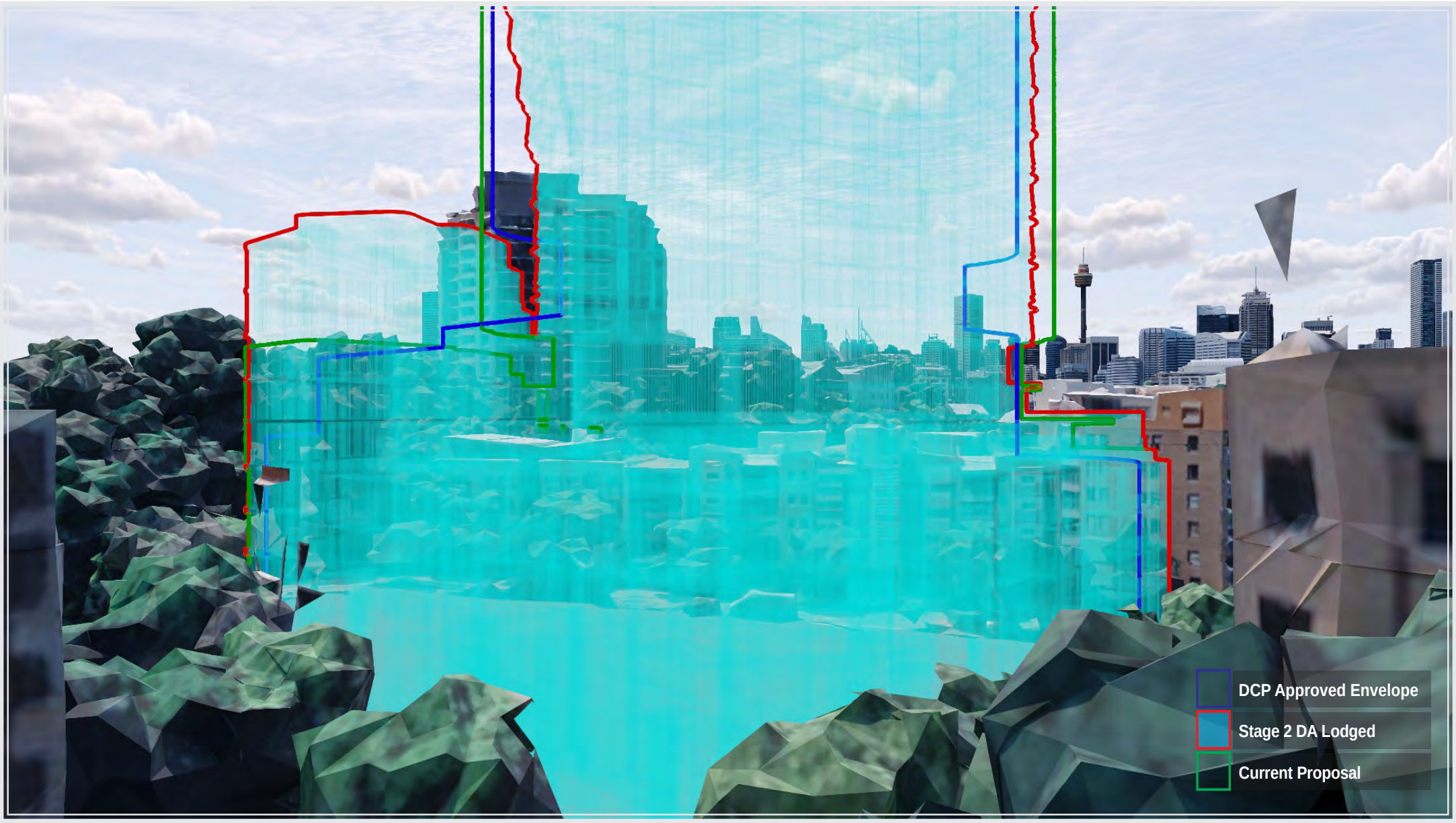


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03. Current Proposal

VC_343_C 120 Saunders St_LV_11_U_055 Proposed Massing.jpg




Visual impact comparison

VC_343_C 120 Saunders St_LV_11_U_055 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 25%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  52% : 48%*
- *Existing Visual Assessment Scale no:6 /15 & Visual Impact Assessment Scale no:7 / 15*

RL  + 34,32m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from  Level 11, unit 55 of 122 Saunders Street, looking east 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. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the Sydney Tower standing out as a prominent and easily identifiable landmark.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the Sydney CBD skyline, the view of the Sydney Tower would remain unchanged. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint.The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate*

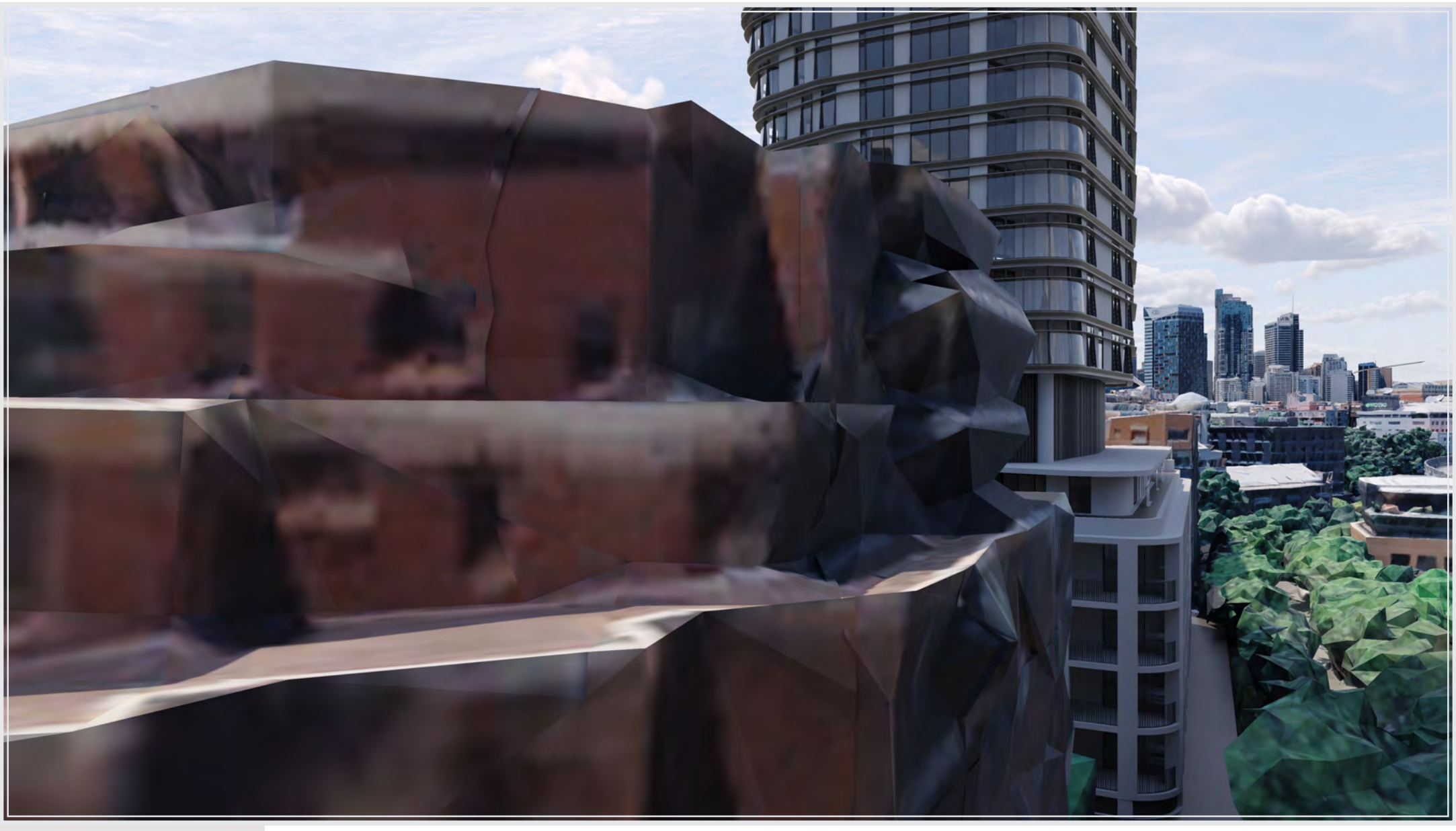
**Reasonableness of proposal:**

Although the proposal substantially reduces the continuity of the wider CBD skyline and open sky, Sydney Tower remains visible and identifiable. In circumstances where the subject site is planned for substantial redevelopment, preservation of that landmark component represents a meaningful retained view and supports the conclusion that the Moderate impact is reasonable.



01. DCP approved envelope

VC_342_C 120 Saunders St_LV_12_U_060 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_342_C 120 Saunders St_LV_12_U_060 c.jpg

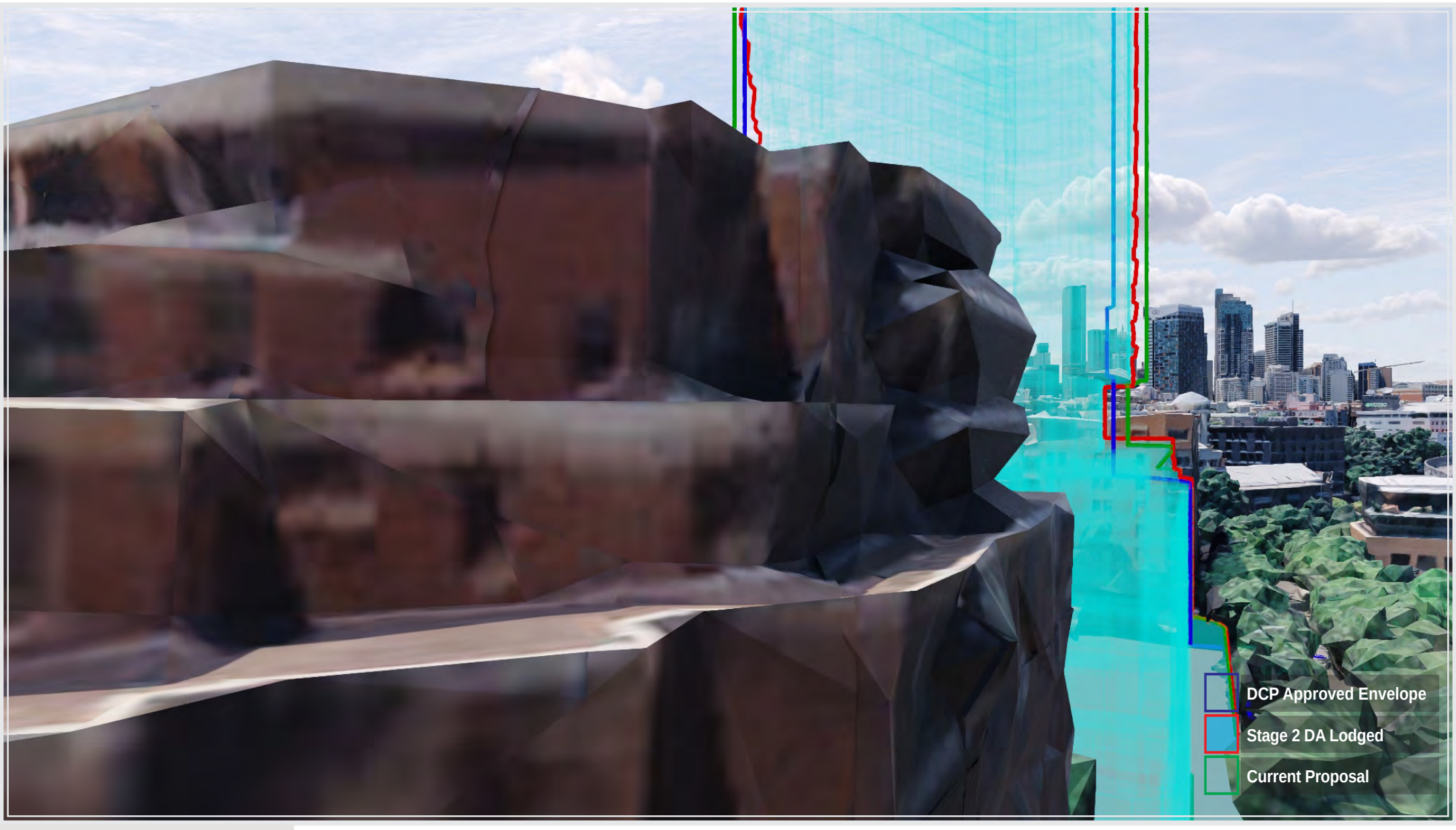


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03. Current Proposal

VC_342_C 120 Saunders St_LV_12_U_060 Proposed Massing.jpg

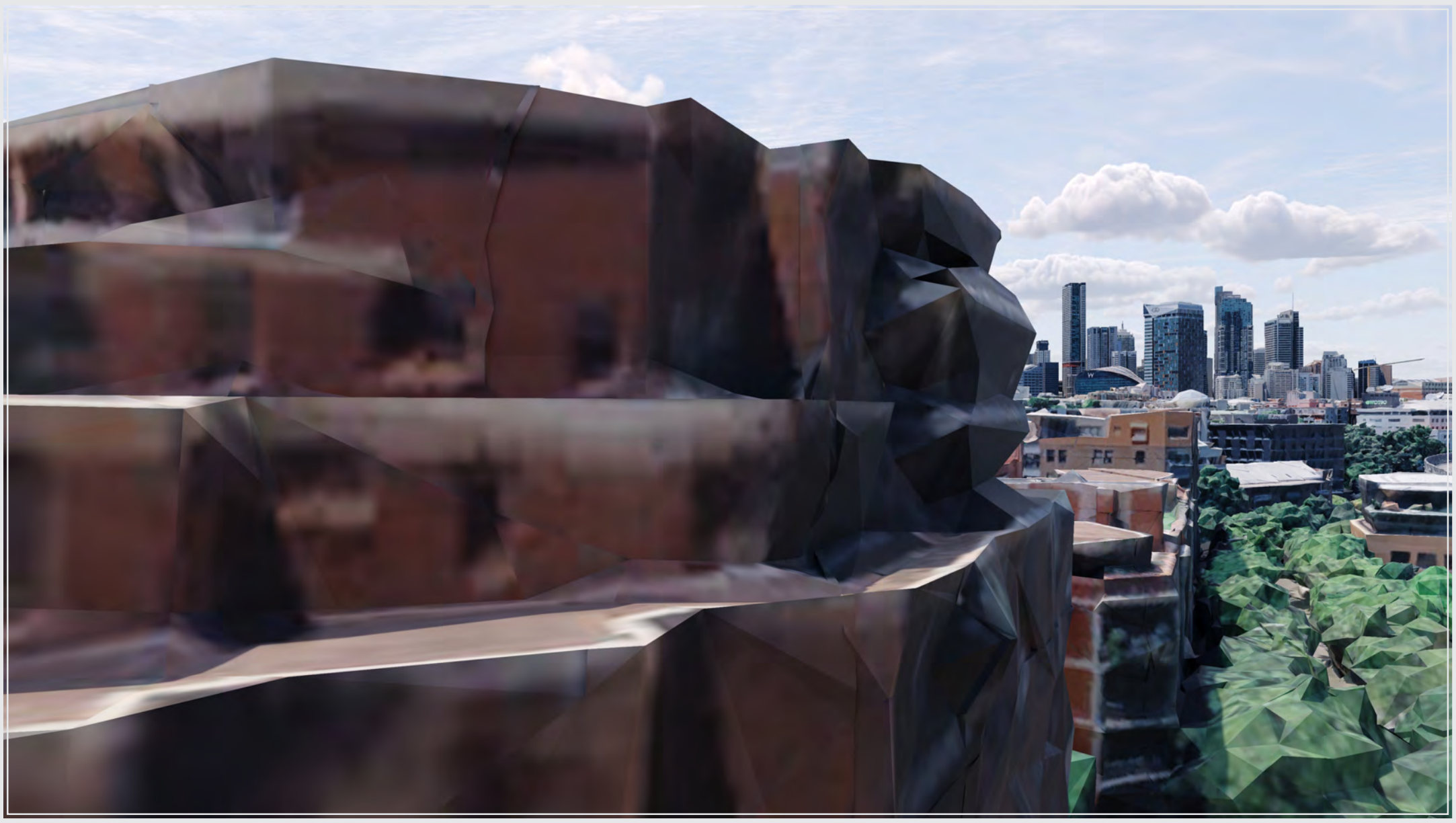



Visual impact comparison

VC_342_C 120 Saunders St_LV_12_U_060 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:  37% : 63%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 4 /15*

RL  + 36,85m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from  Level 12, unit 60 of 122 Saunders Street, looking east 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 no.2-10 Querry Master Drive, and areas of mature vegetation occupy the central portions of the view. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers standing out as a prominent and easily identifiable landmark.

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 Sydney CBD skyline. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

**Tenacity Assessment Summary:**

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

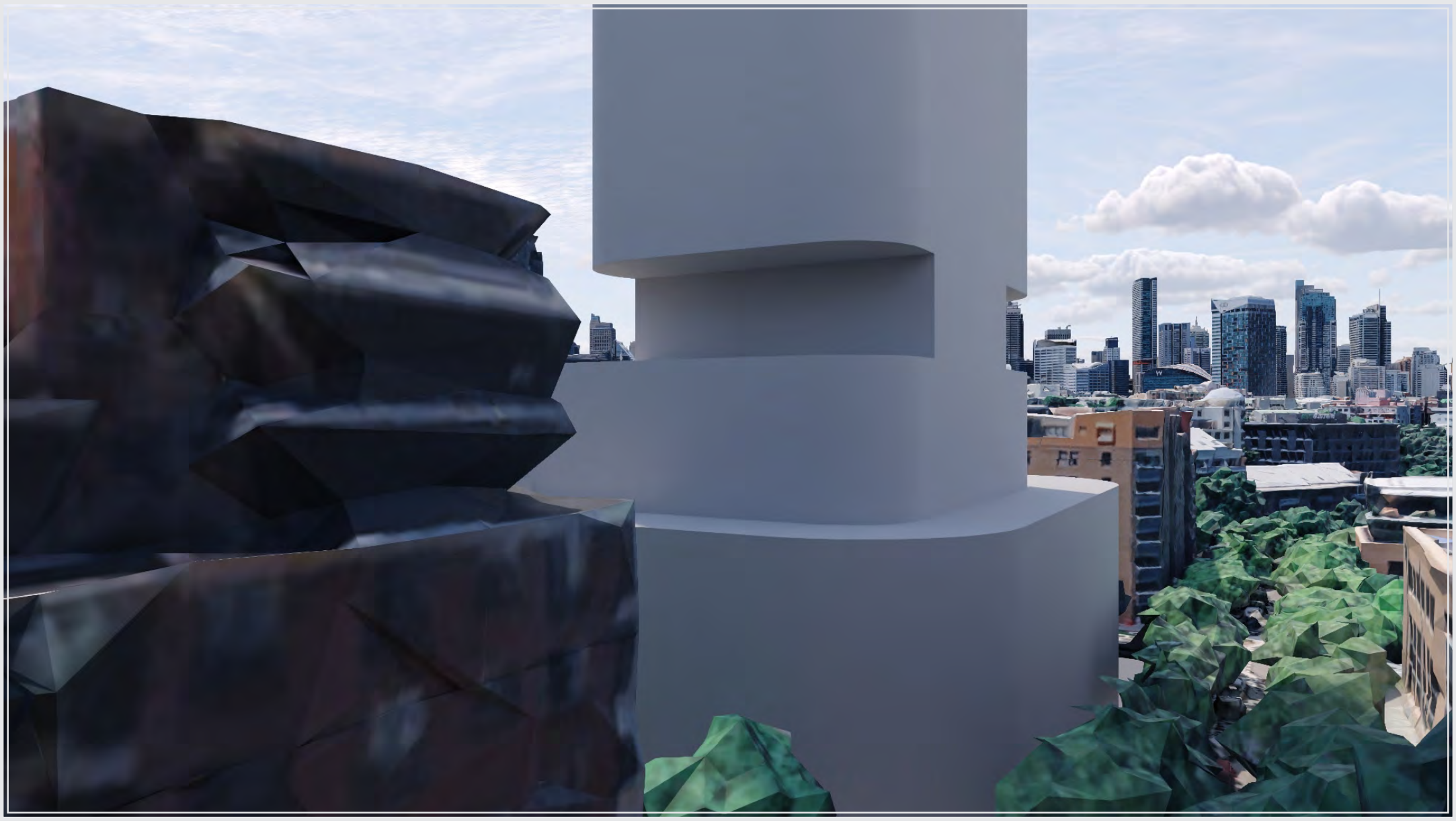
**Reasonableness of proposal:**

The existing outlook is Low in value and already strongly affected by the adjoining residential building and surrounding urban development. The proposal produces additional enclosure but no unreasonable loss of a high-value landmark or scenic feature beyond that inherent in development of the DCP envelope.



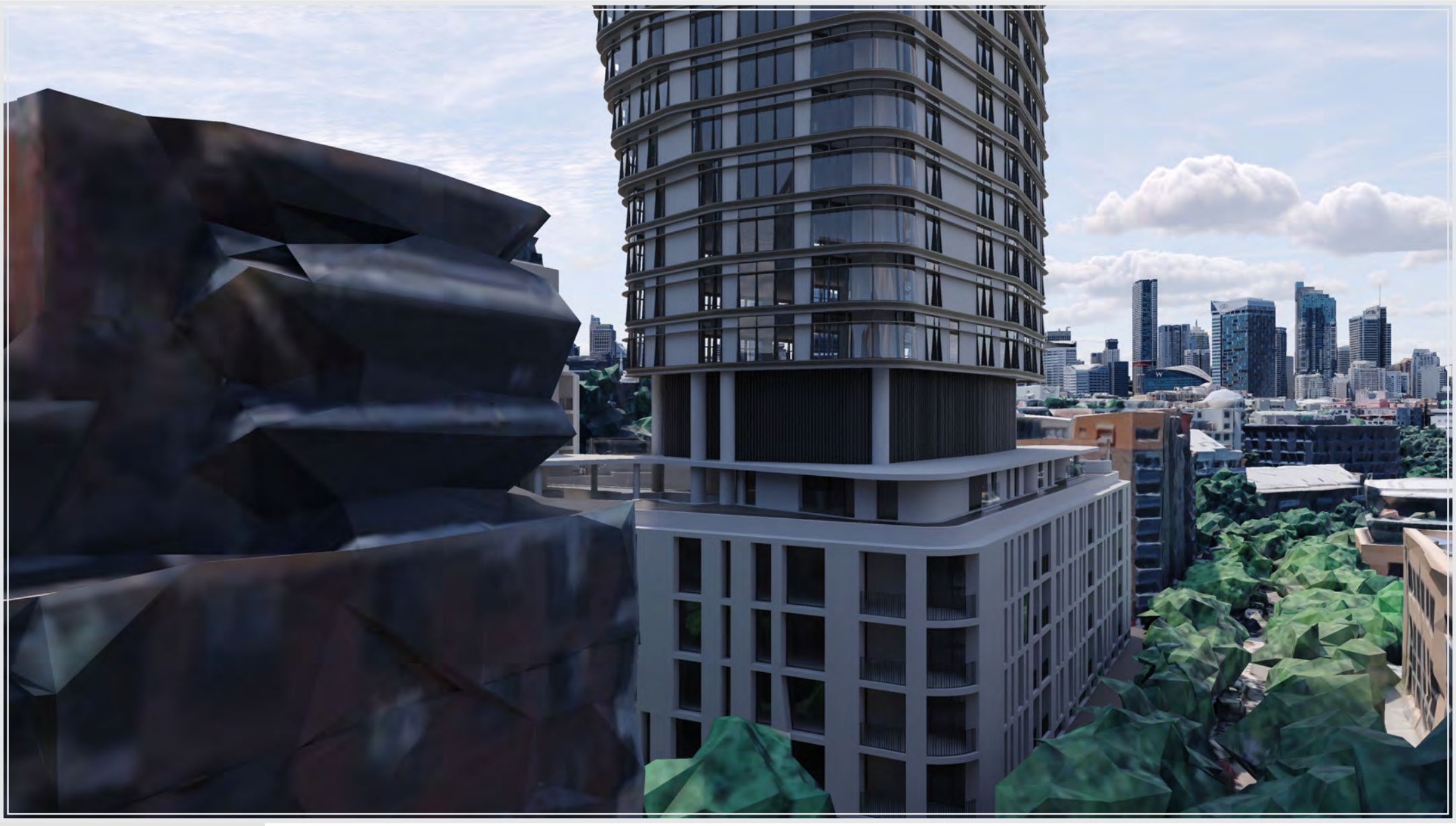
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## VIEWPOINT 41



01. DCP approved envelope

VC_341_C 120 Saunders St_LV_12_U_061 DCP Envelope.jpg

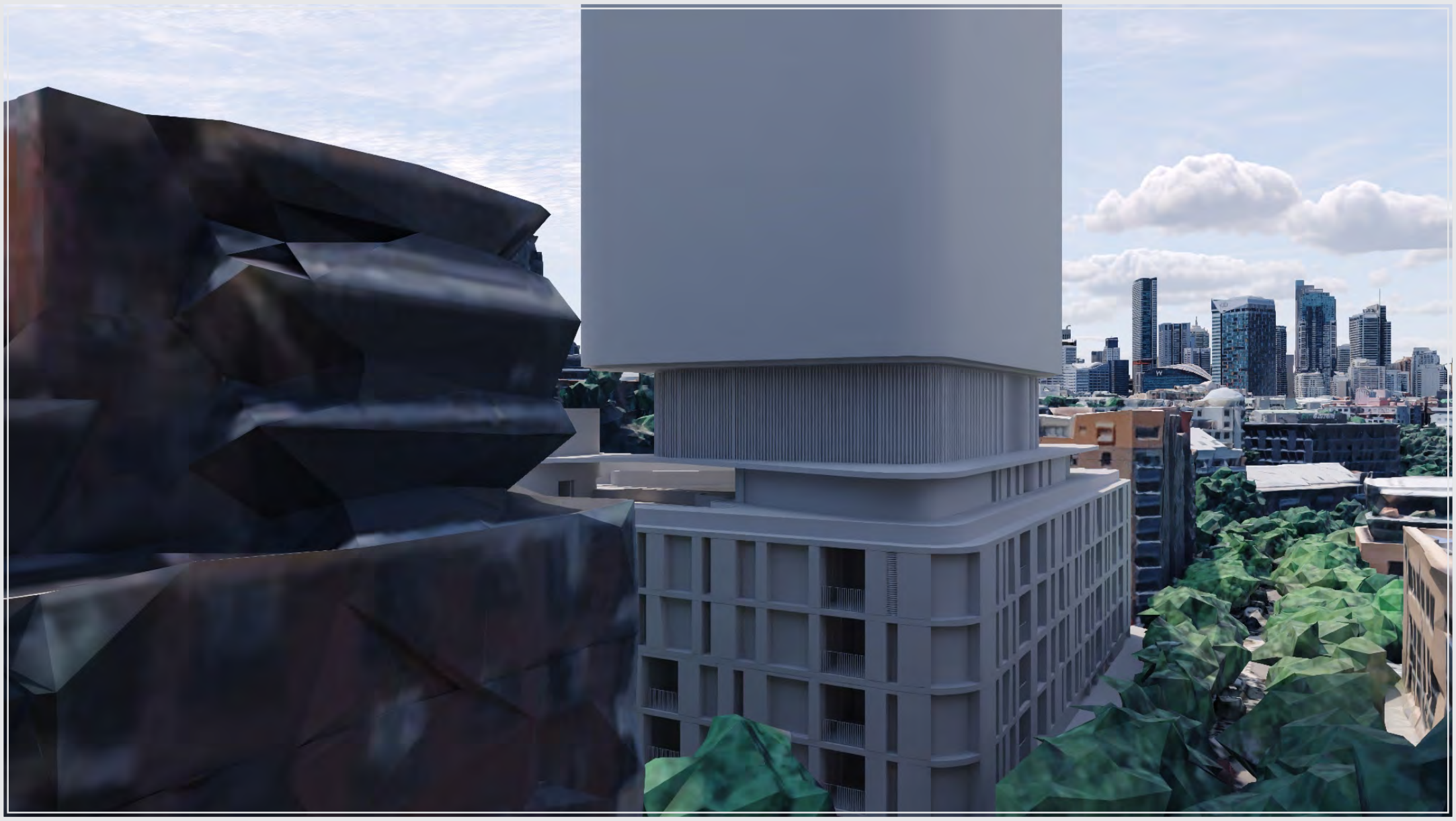


02. Stage 2 DA lodged

VC_341_C 120 Saunders St_LV_12_U_061 c.jpg

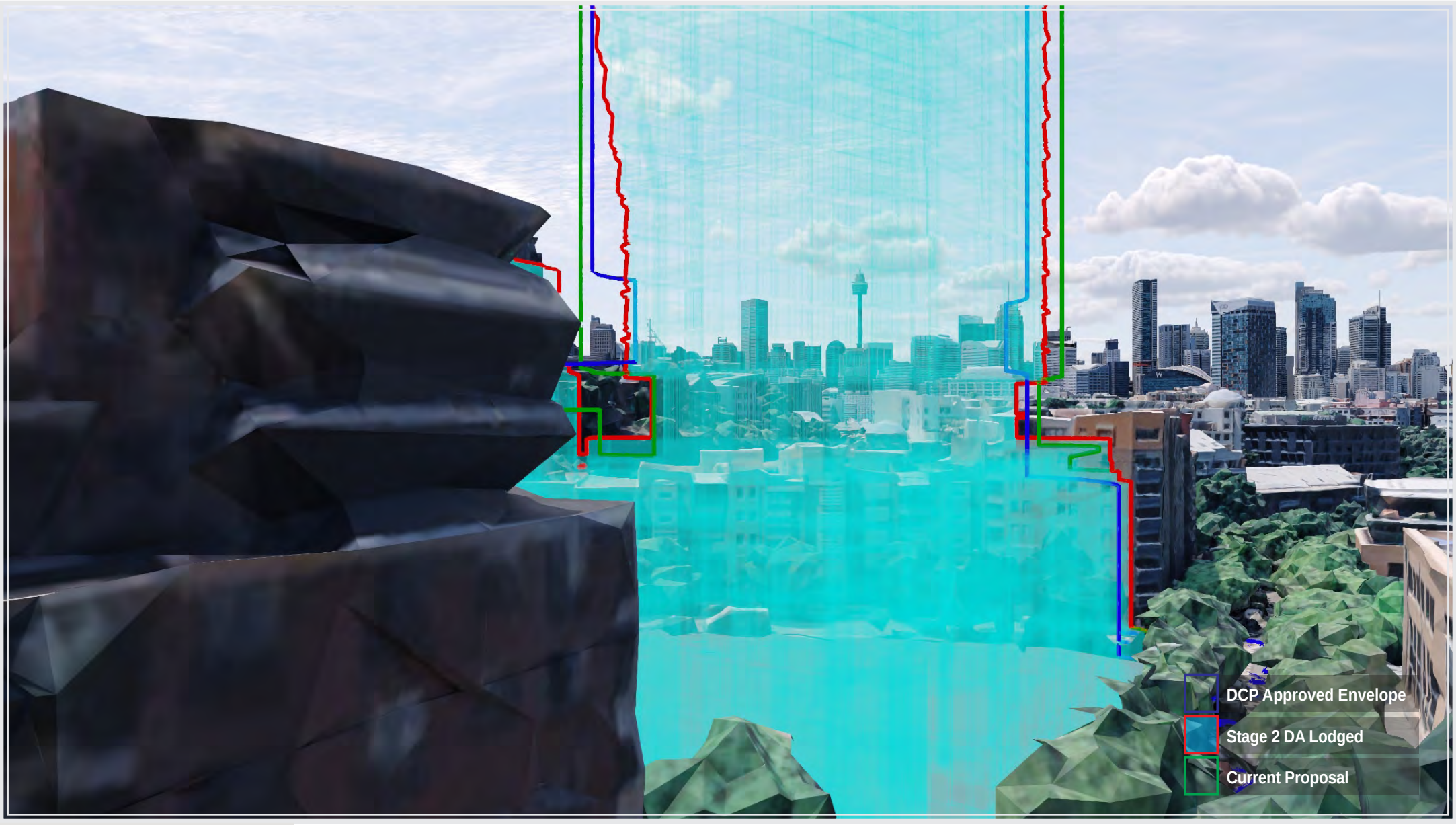


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03. Current Proposal

VC_341_C 120 Saunders St_LV_12_U_061 Proposed Massing.jpg




Visual impact comparison

VC_341_C 120 Saunders St_LV_12_U_061 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 23%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  53%: 47%*
- *Existing Visual Assessment Scale no:  8 /15 & Visual Impact Assessment Scale no: 9 /15*

RL  + 36,85m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from  Level 12, unit 61 of 122 Saunders Street, looking east towards the Sydney CBD. The upper levels and rooftops of the nearby residential and commercial building no.2-10 Quarry Master Drive 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. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers, with the Sydney Tower standing out as a prominent and easily identifiable landmark.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposed development would bring a substantial built form into the foreground, screening a significant portion of the Sydney CBD skyline and completely blocking the current view of the Sydney Tower. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint.The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

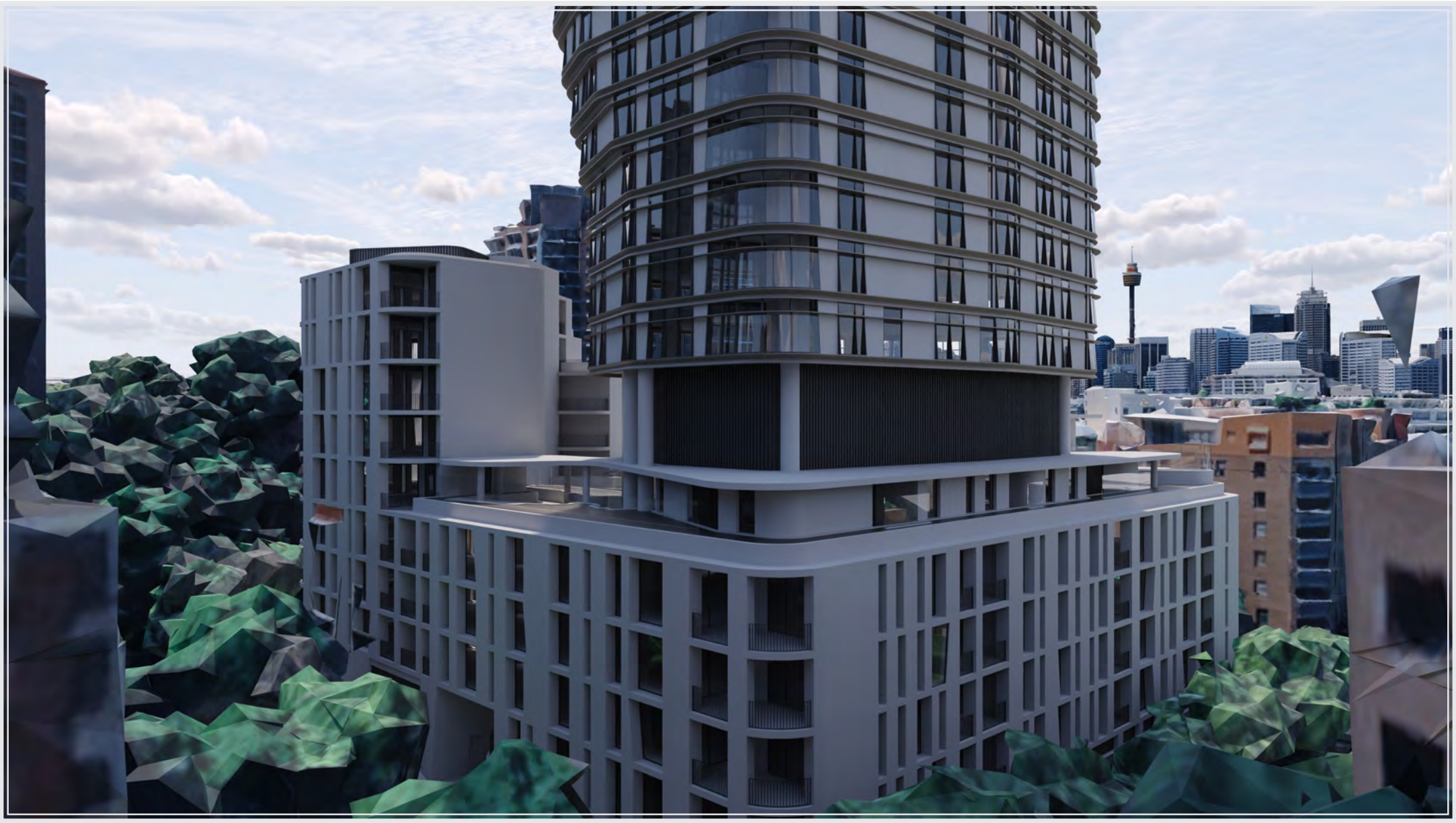
The proposal would obscure Sydney Tower and reduce the wider CBD skyline, producing a genuine Moderate impact. However, the view is obtained directly across an adjoining site planned to accommodate substantial multi-storey development, and the same general obstruction is anticipated by the DCP envelope. The loss is therefore significant but not unreasonable in planning terms.

## VIEWPOINT 42



01. DCP approved envelope

VC_340_C 120 Saunders St_LV_12_U_062 DCP Envelope.jpg

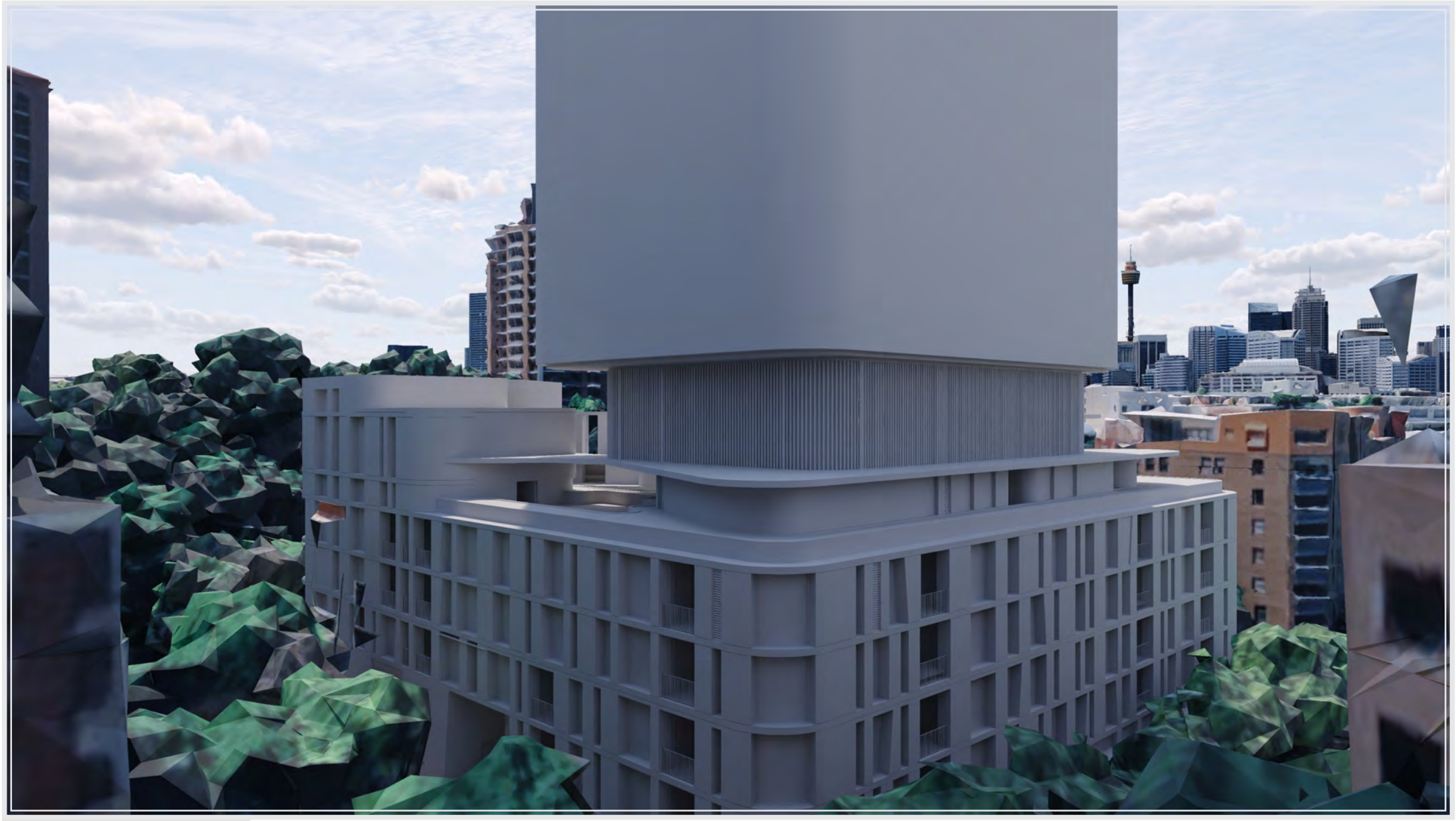


02. Stage 2 DA lodged

VC_340_C 120 Saunders St_LV_12_U_062 c.jpg

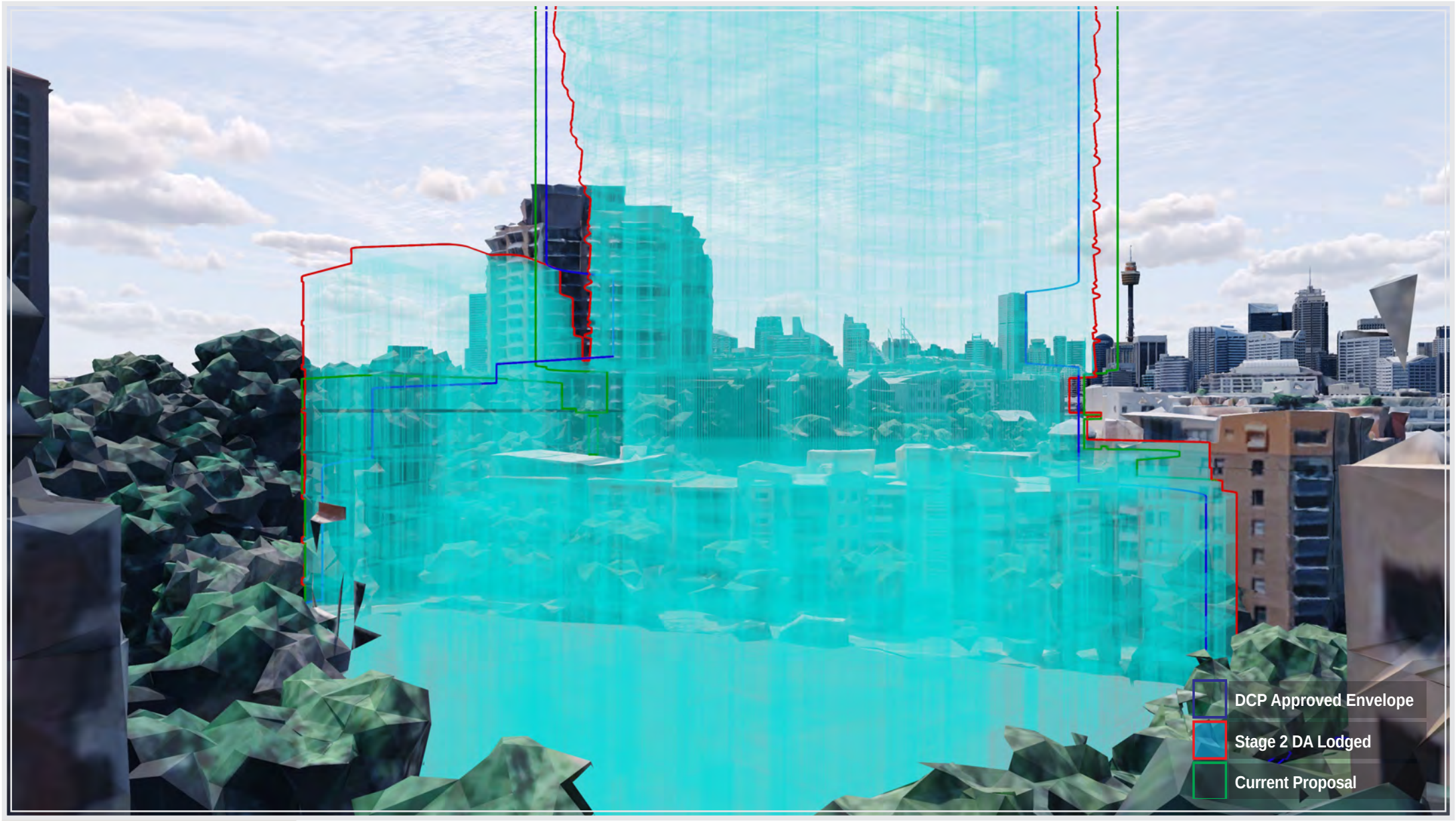


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03. Current Proposal

VC_340_C 120 Saunders St_LV_12_U_062 Proposed Massing.jpg




Visual impact comparison

VC_340_C 120 Saunders St_LV_12_U_062 Outlines.jpg



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 27%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  59% : 41%*
- *Existing Visual Assessment Scale no:8 /15 & Visual Impact Assessment Scale no:8 / 15*

RL  + 36,85m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 12, unit 62 at 122 Saunders Street, faces east. The existing multi-story residential building on the subject site, interspersed with dense mature tree canopy, defines the foreground and midground. A substantial apartment building stands out to the north-east, while lower-rise development dominates the central portion of the view. Beyond the built and vegetated foreground, the view extends to the Sydney CBD skyline, with numerous high-rise towers visible in the background. The Sydney Tower is a prominent and easily identifiable landmark near the centre-right of the skyline.

The visual impact of the new massing proposal, from this location, is assessed as  Moderate.. The proposal adds a substantial high-rise building to the foreground and centre of the view, significantly altering the existing open view towards the Sydney CBD. It would obscure much of the CBD skyline, but leaving the view of the Sydney Tower unobstructed, as well as parts of the existing tree canopy and surrounding development. A portion of the CBD is still visible to the eastt of the proposal; however, the visible sky and depth of the distant view are significantly reduced. The current proposal would retain views toward Sydney Tower, whereas the proposed massing would obstruct views of the tower. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing. While the current proposal is slightly greater in overall mass and bulk and would result in a minor increase in obstruction and a more limited sky view, its narrower built form and more slender profile in the relevant portion of the view retains a sightline to the Sydney Tower compared with the lodged DA massing. Overall, these differences do not result in any significant or material additional visual impact

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

The current scheme demonstrates a positive massing response at this viewpoint. Much of the general CBD skyline is obscured, but Sydney Tower remains unobstructed, and the report expressly notes that the narrower form of the current proposal retains this sightline whereas the comparative massing would not. This preservation of the principal landmark within a permitted high-density development is a material indication of reasonable and more skilful view sharing.



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## VIEWPOINT 43



01. DCP approved envelope

A08 IMG_9826 c1.jpg



02. Stage 2 DA lodged

A08 IMG_9826 c.jpg



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A08 IMG_9826 c2.jpg

03. Current Proposal




A08 IMG_9826 d.jpg

Visual impact comparison



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Site image

**Visual Impact Assessment:**

- *Visual impact – Amount of new development visible in view - 27%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:  58% : 42%*
- *Existing Visual Assessment Scale no:8 /15 & Visual Impact Assessment Scale no: 8 / 15*

RL  + 36,85m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 12, unit 63 at 122 Saunders Street, faces east. The existing multi-story residential building on the subject site, interspersed with dense mature tree canopy, defines the foreground and midground. A substantial apartment building stands out to the north-east, while lower-rise development dominates the central portion of the view. Beyond the built and vegetated foreground, the view extends to the Sydney CBD skyline, with numerous high-rise towers visible in the background. The Sydney Tower is a prominent and easily identifiable landmark near the centre-right of the skyline.

The visual impact of the new massing proposal, from this location, is assessed as  Moderate. The proposal adds a substantial high-rise building to the foreground and centre of the view, significantly altering the existing open view towards the Sydney CBD. It would obscure much of the CBD skyline, but positively, the view to the Sydney Tower would remain unobstructed, retaining this prominent and readily identifiable landmark within the outlook, as well as parts of the existing tree canopy and surrounding development. A portion of the CBD is still visible to the east of the proposal; however, the visible sky and depth of the distant view are significantly reduced. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view.

**Tenacity Assessment Summary:**

- *Value of view: Medium.*
- *View location:  122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

**Reasonableness of proposal:**

The Moderate impact is considered reasonable because, despite the reduction in skyline continuity and open sky, Sydney Tower remains visible as the principal identifiable landmark within the view, and continues to form the principal indentifialbe landmark within the view. Its retention is a positive outcome of the current proposal and demonstrates an appropriate degree of view sharing. The permitted redevelopment of the subject site necessarily changes the broader city panorama, but the current design retains an important higher-value component rather than simply occupying the maximum possible visual field.



01. DCP approved envelope

VC_338_C 120 Saunders St_LV_13_U_068 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_338_C 120 Saunders St_LV_13_U_068 c.jpg

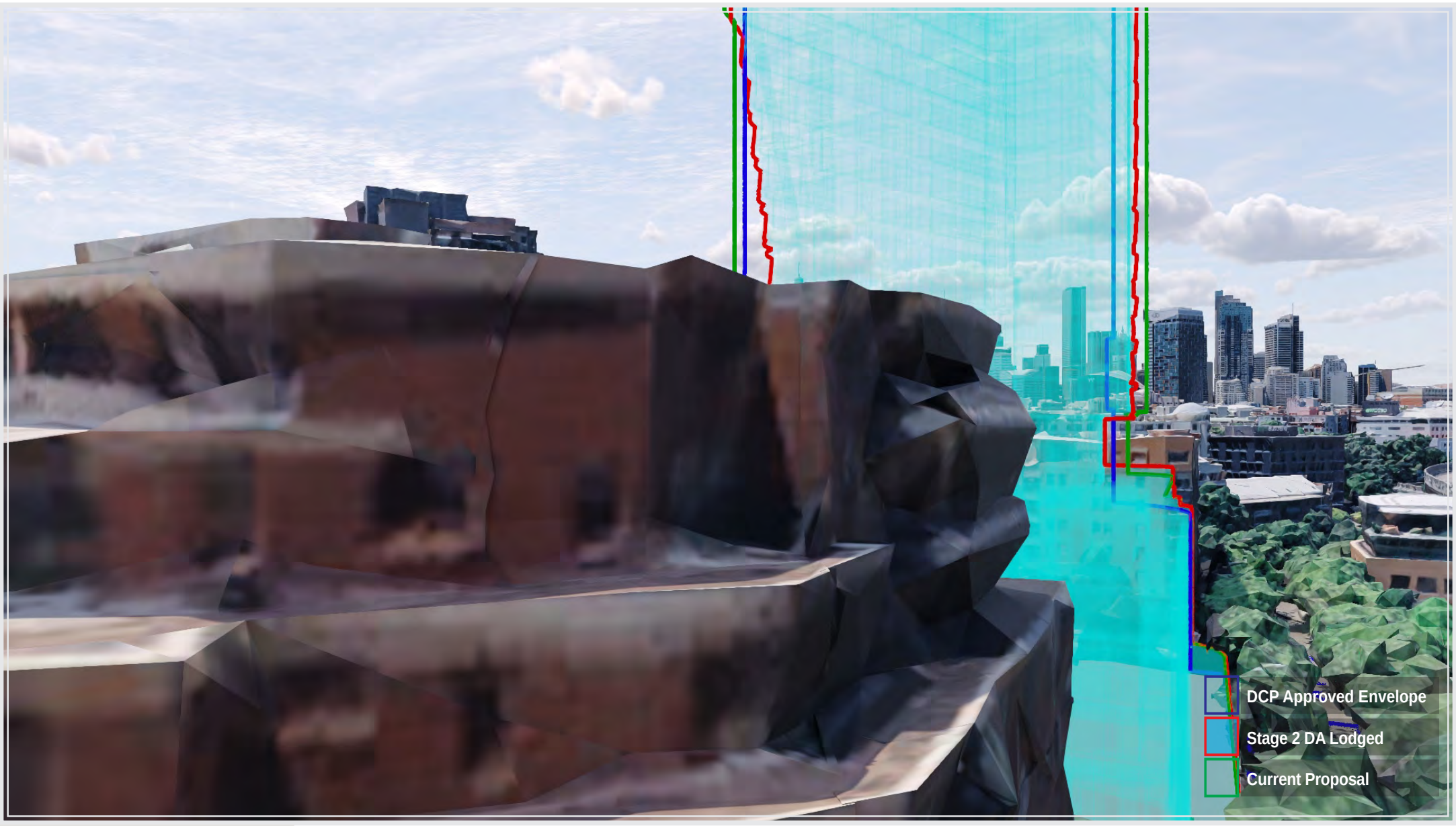


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03. Current Proposal

VC_338_C 120 Saunders St_LV_13_U_068 Proposed Massing.jpg




Visual impact comparison

VC_338_C 120 Saunders St_LV_13_U_068 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:  37% : 63%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 4 /15*

RL  + 39,62m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from  Level 13, unit 68 of 122 Saunders Street, facing east towards the Sydney CBD. The upper levels and rooftops of nearby residential and commercial building no. 2-10 Quarry Master Drive 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, and areas of mature vegetation occupy the central portions of the view. Further east, the view extends over the surrounding Pyrmont urban fabric to the Sydney CBD skyline. The background is defined by a broad cityscape of high-rise commercial and residential towers standing out as a prominent and easily identifiable landmark.

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 Sydney CBD skyline. It would also significantly reduce the visible sky, changing the currently open metropolitan outlook. Some peripheral CBD buildings would remain visible to the east; however, the loss of the prominent skyline and landmark view would have a significant visual impact from this private viewpoint. The extent of change is generally consistent with that anticipated under both the DCP-approved envelope and the lodged DA massing, the current proposal is slightly bigger in mass and bulk and would result in a slight increased obstruction, however, this does not result in any significant or material additional visual impact, other than the more limited sky view.

**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 location. The view remains substantially urban and is framed by existing development; the additional built form reduces the CBD and sky component but does not create a materially different effect from the DCP-approved development scenario.



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