Attachment F

Visual Impact Assessment – Part 3

VIEWPOINT 45



01. DCP approved envelope

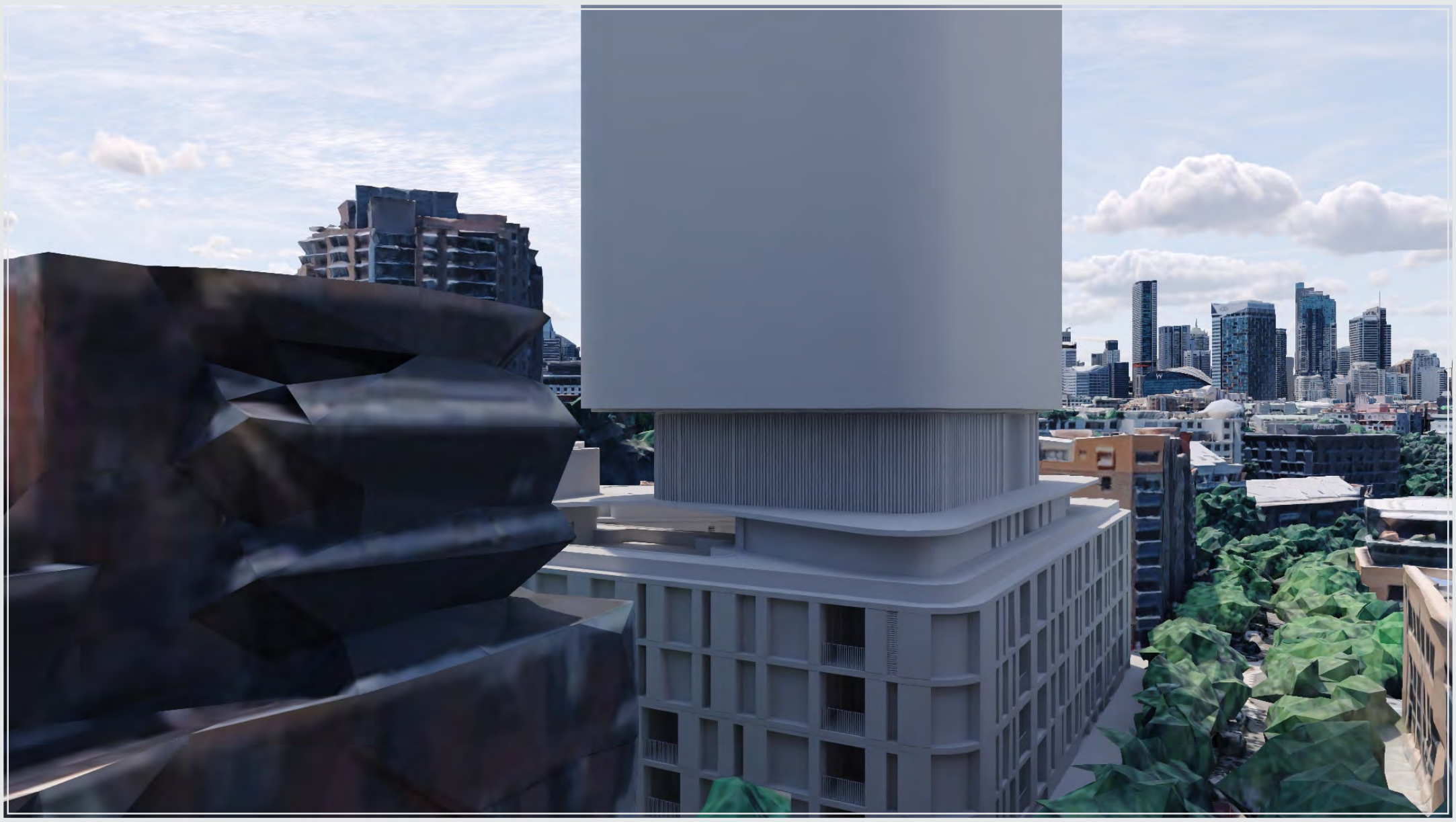
VC_337_C 120 Saunders St_LV_13_U_069 DCP Envelope.jpg



02. Stage 2 DA lodged

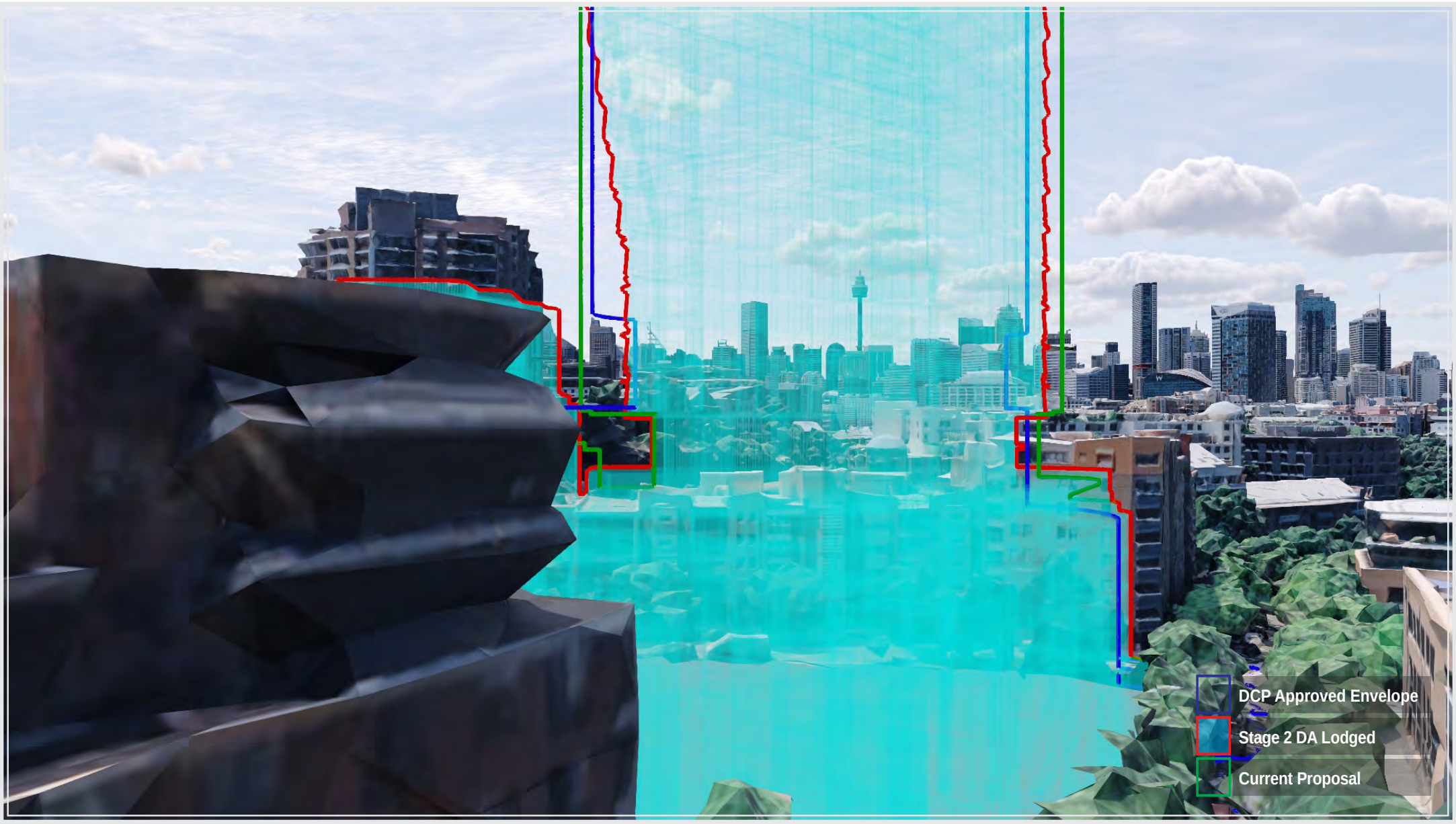
VC_337_C 120 Saunders St_LV_13_U_069 c.jpg

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03. Current Proposal

VC_337_C 120 Saunders St_LV_13_U_069 Proposed Massing.jpg



Visual impact comparison

VC_337_C 120 Saunders St_LV_13_U_069 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: 51%: 49%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 39,62m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 13, unit 69 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 including the Sydney Tower. 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 Moderate.. 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:

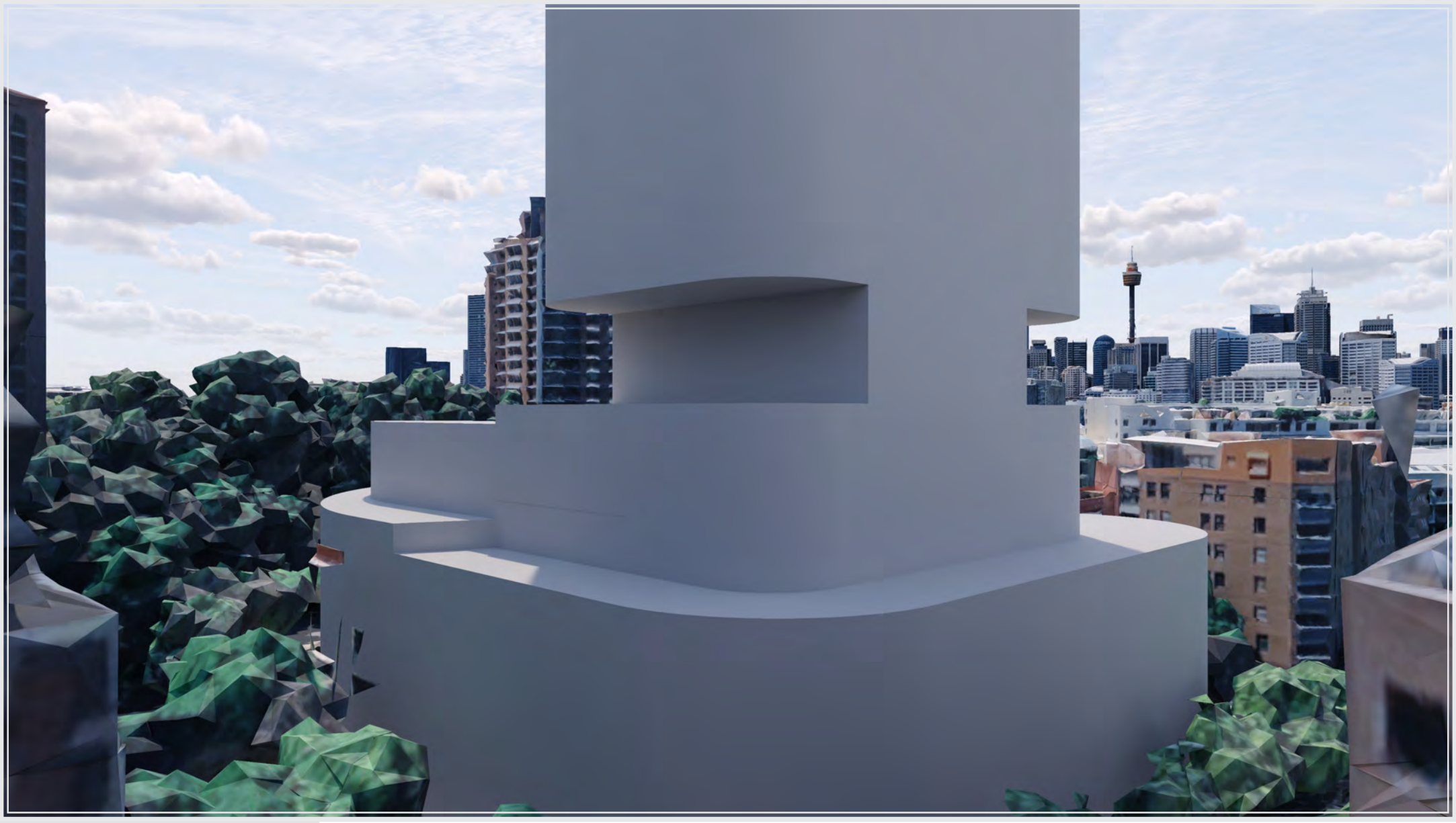
- *Value of view: Medium.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal would reduce a Medium-value metropolitan outlook but the change is principally loss of general city skyline and sky rather than an iconic harbour view. Development within the DCP envelope would materially affect the same view, and sufficient peripheral cityscape remains for the proposal to achieve a reasonable sharing of outlook.

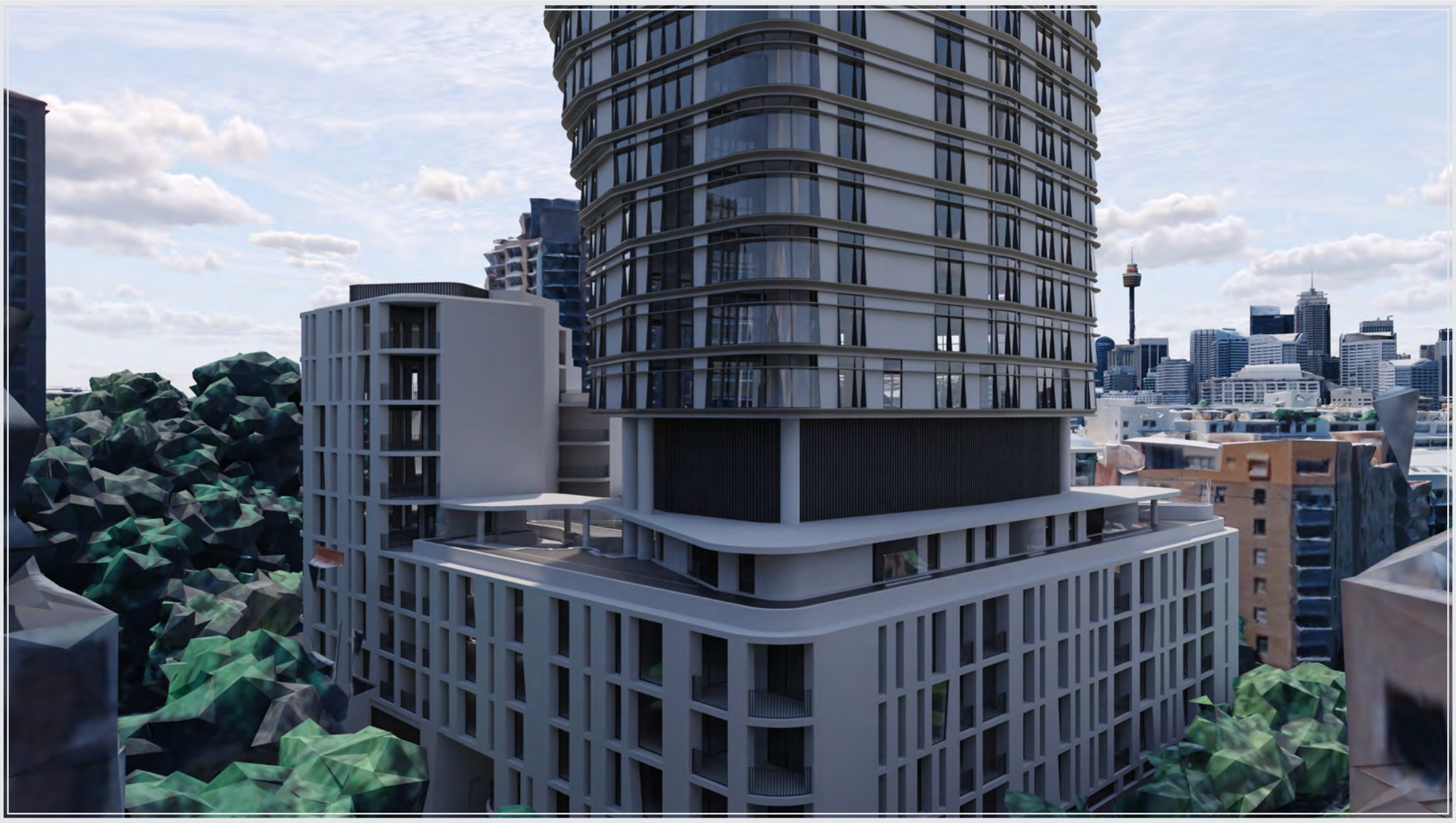
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VIEWPOINT 46



01. DCP approved envelope

VC_336_C 120 Saunders St_LV_13_U_070 DCP Envelope.jpg



02. Stage 2 DA lodged

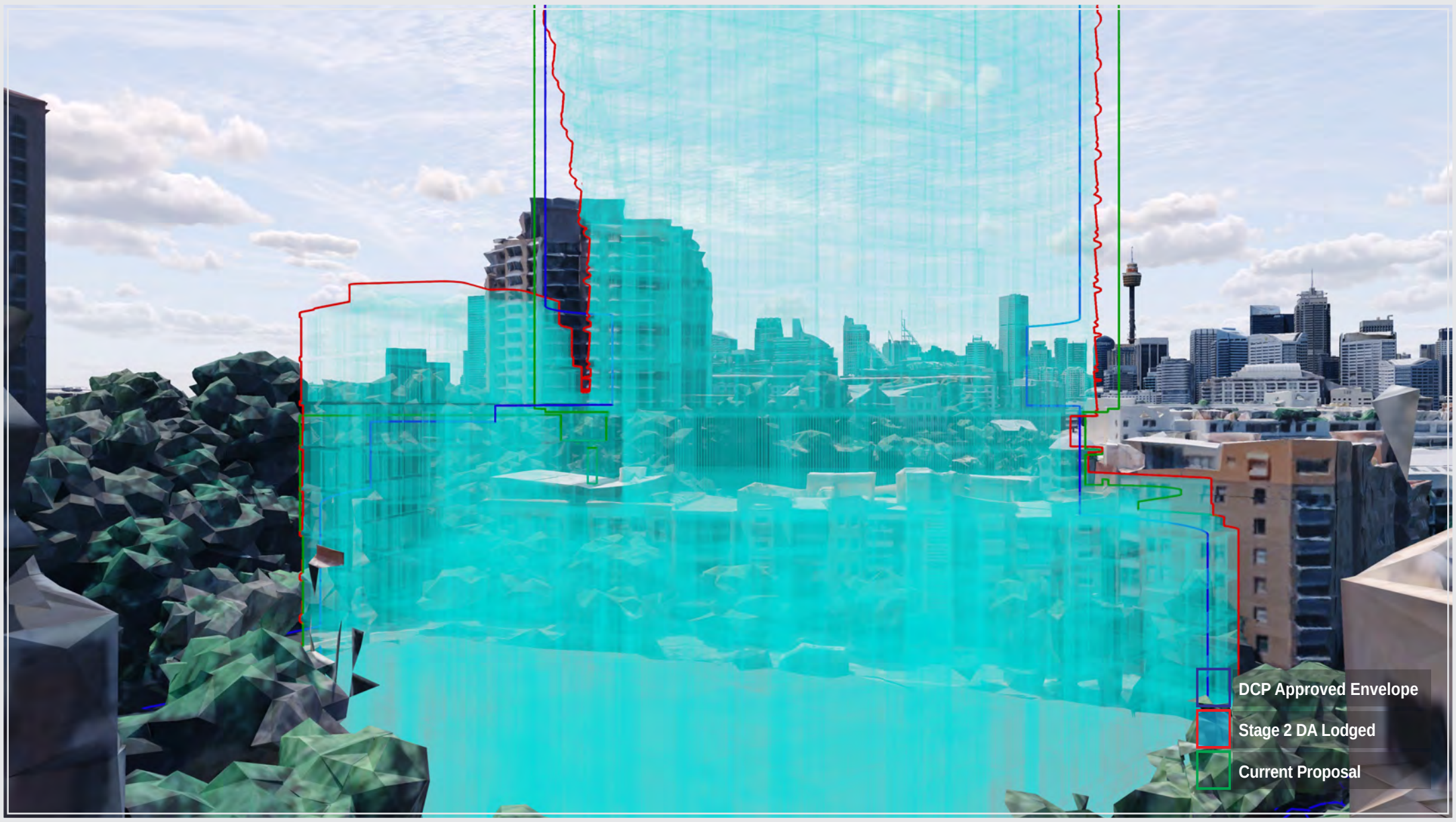
VC_336_C 120 Saunders St_LV_13_U_070 c.jpg

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03. Current Proposal

VC_336_C 120 Saunders St_LV_13_U_070 Proposed Massing.jpg



Visual impact comparison

VC_336_C 120 Saunders St_LV_13_U_070 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 28%*
- *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 + 39,62m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 13, unit 70 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, but the current view of the Sydney Tower would remain. 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, 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:

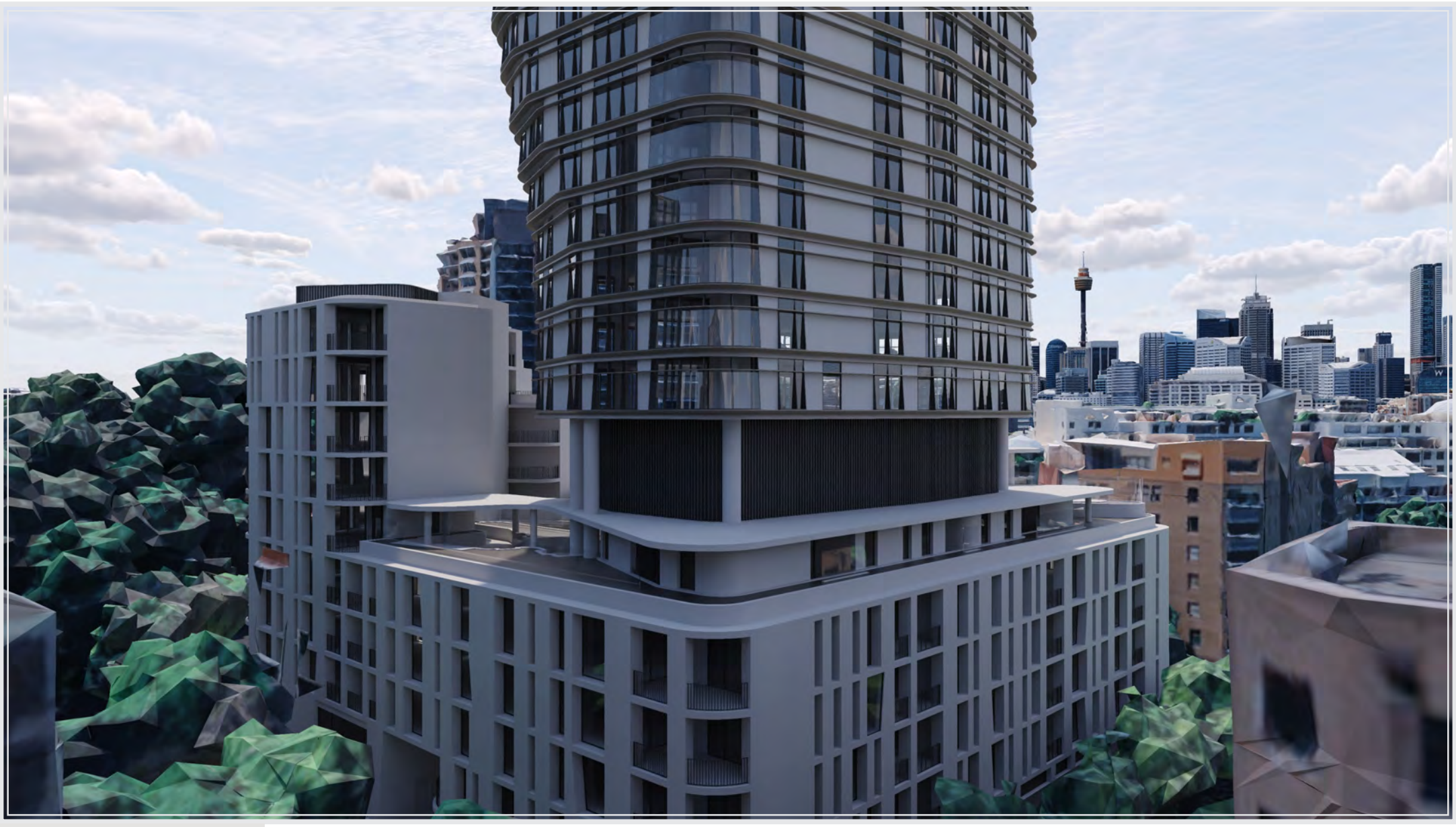
The proposal is particularly reasonable from this viewpoint because the current refinement retains Sydney Tower while the comparative proposed massing would have obstructed it. Although more of the general CBD skyline and sky is occupied, the narrower profile at the critical portion of the building preserves the most recognisable landmark in the view. This represents a meaningful design response to neighbouring amenity within the otherwise permissible development volume.

VIEWPOINT 47



01. DCP approved envelope

VC_335_C 120 Saunders St_LV_13_U_071 DCP Envelope.jpg



02. Stage 2 DA lodged

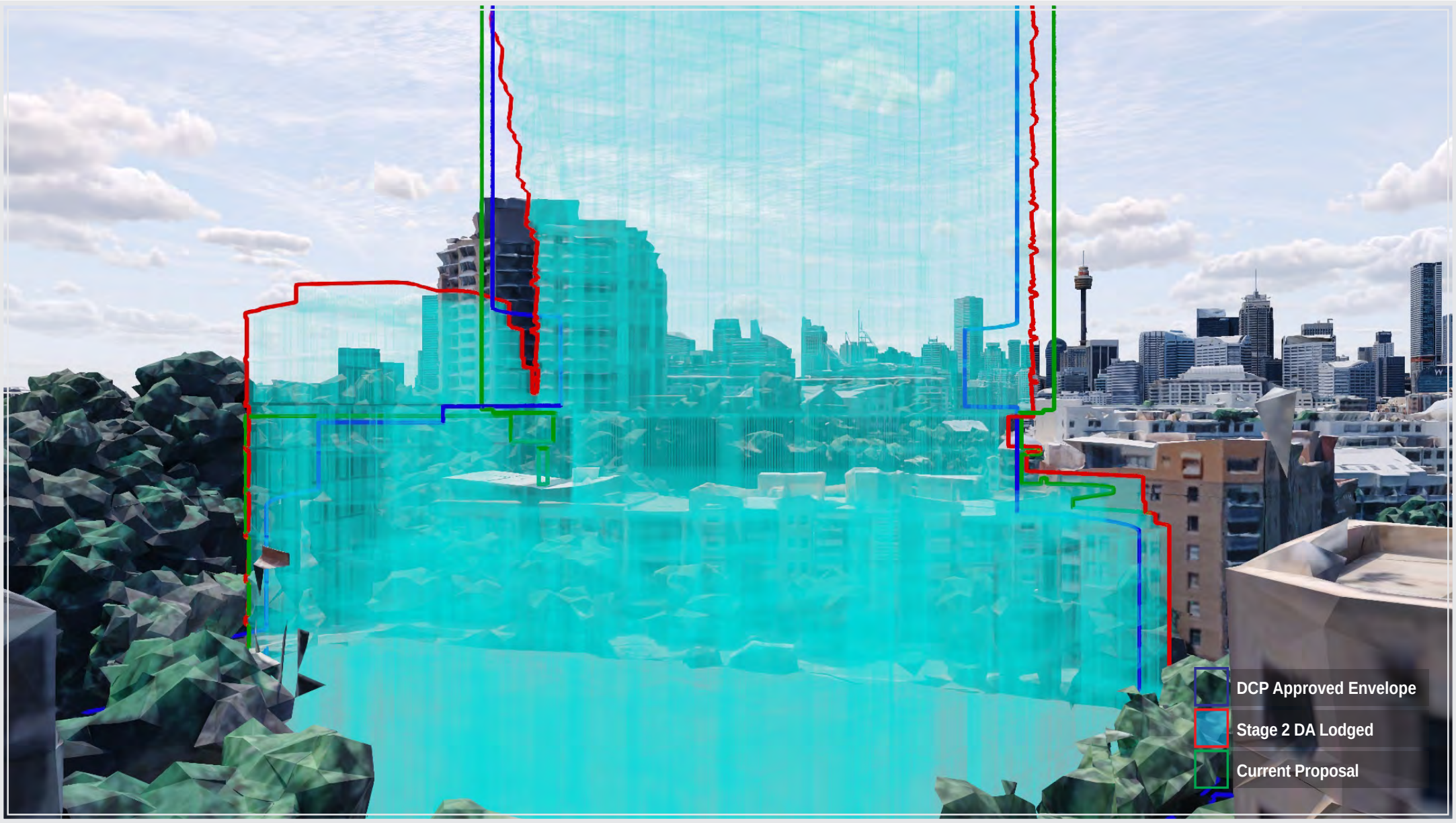
VC_335_C 120 Saunders St_LV_13_U_071 c.jpg

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03. Current Proposal

VC_335_C 120 Saunders St_LV_13_U_071 Proposed Massing.jpg



Visual impact comparison

VC_335_C 120 Saunders St_LV_13_U_071 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 28%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 57% : 43%*
- *Existing Visual Assessment Scale no:8 /15 & Visual Impact Assessment Scale no:8 / 15*

RL + 39,62m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 13, unit 71of 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, but the current view of the Sydney Tower would remain. 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 wider CBD outlook would be reduced, but Sydney Tower remains visible and continues to provide a recognisable focal point. Given that significant redevelopment is expressly contemplated on the subject site, retention of this landmark component supports the conclusion that the resulting Moderate impact is reasonable.



01. DCP approved envelope

VC_334_C 120 Saunders St_LV_14_U_076 DCP Envelope.jpg



02. Stage 2 DA lodged

VC_334_C 120 Saunders St_LV_14_U_076 c.jpg

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03. Current Proposal

VC_334_C 120 Saunders St_LV_14_U_076 Proposed Massing.jpg



Visual impact comparison

VC_334_C 120 Saunders St_LV_14_U_076 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: 43% : 57%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

RL + 42,37m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from Level 14, unit 76 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 including the Sydney Tower. 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 Moderate.. 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: 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 outlook has increased metropolitan value at this elevation, but substantial redevelopment of the intervening site is permitted and would necessarily interrupt part of the CBD panorama. The current proposal retains peripheral skyline views and does not materially exceed the visual consequences anticipated by the DCP development envelope.

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VIEWPOINT 49



01. DCP approved envelope

VC_333_C 120 Saunders St_LV_14_U_077 DCP Envelope.jpg



02. Stage 2 DA lodged

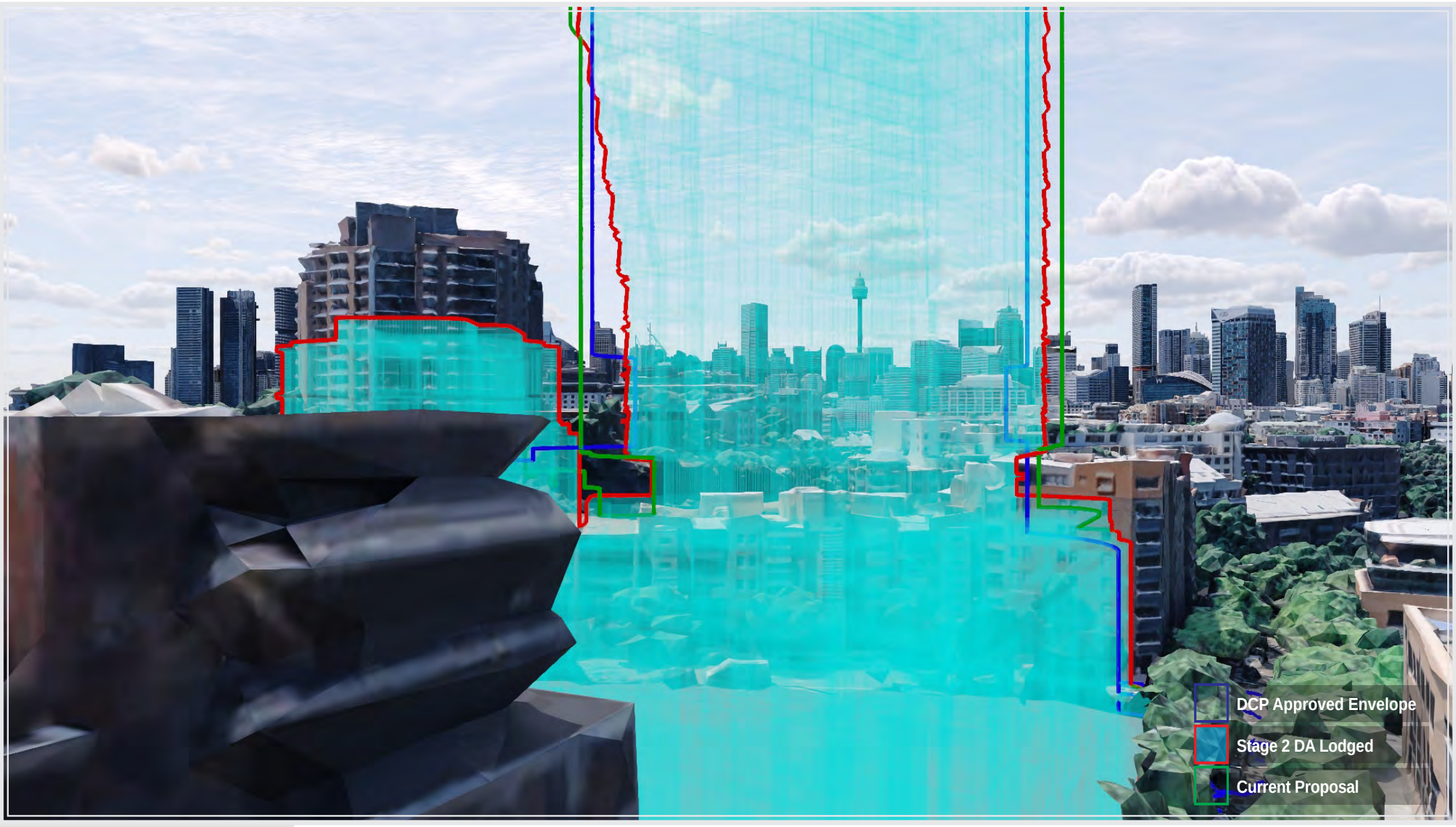
VC_333_C 120 Saunders St_LV_14_U_077 c.jpg

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DESIGN GROUP
Urbaine Design Group Pty Ltd, 19c/74, The Corso, Manly, NSW 2095



03. Current Proposal

VC_333_C 120 Saunders St_LV_14_U_077 Proposed Massing.jpg



Visual impact comparison

VC_333_C 120 Saunders St_LV_14_U_077 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: 52%: 48%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 42,37m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 14, unit 77 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 including the Sydney Tower. 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 Moderate-to-Severe.. 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:

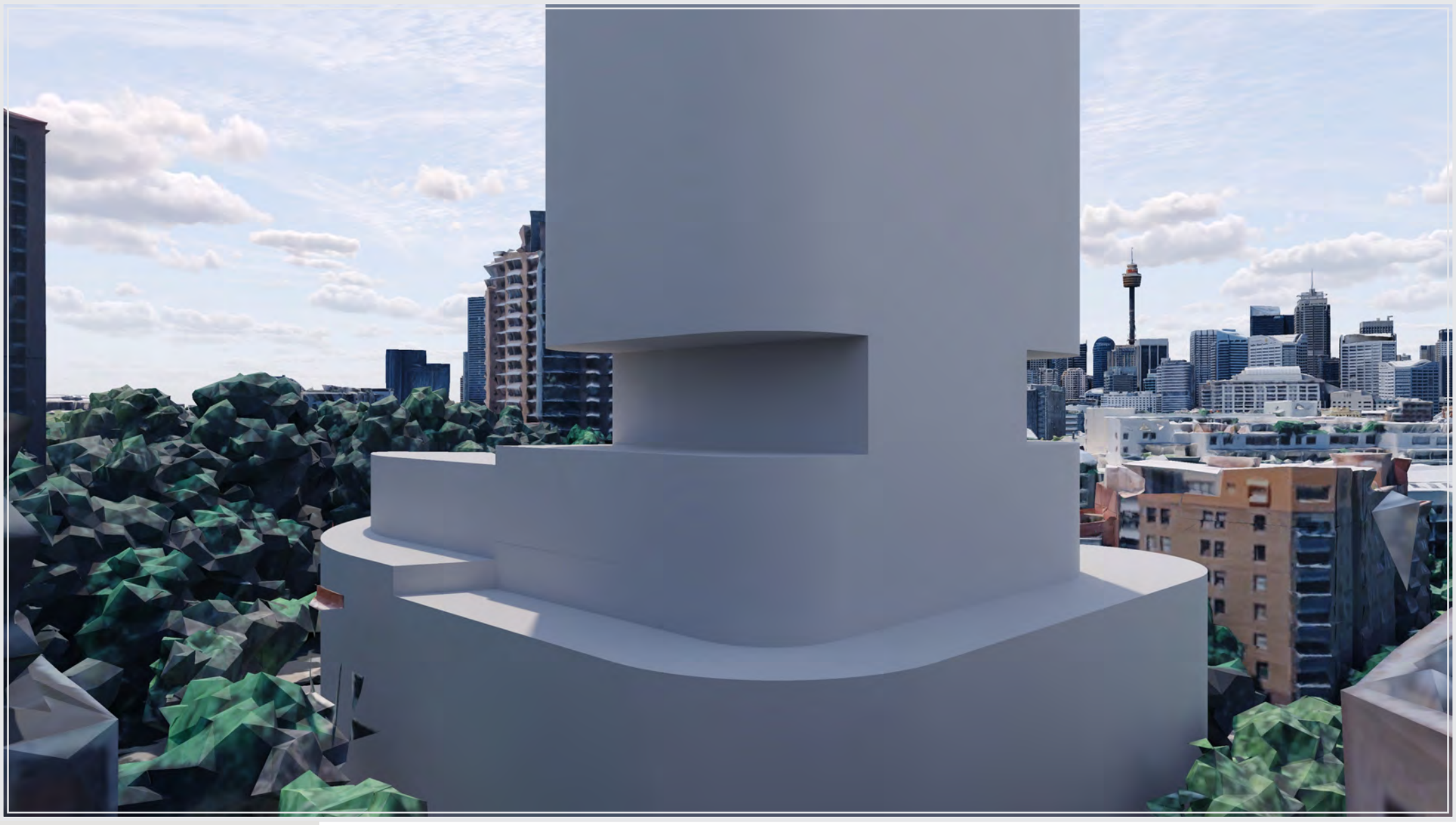
- *Value of view: Medium.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal:

The Moderate-to-Severe effect should be acknowledged because the existing view is broader and the proposal materially reduces both skyline continuity and sky. Nevertheless, the affected outlook is principally a metropolitan city view across land intended for high-density redevelopment, and comparable obstruction is inherent in the DCP envelope. The stronger magnitude of impact therefore does not, of itself, make the proposal unreasonable.

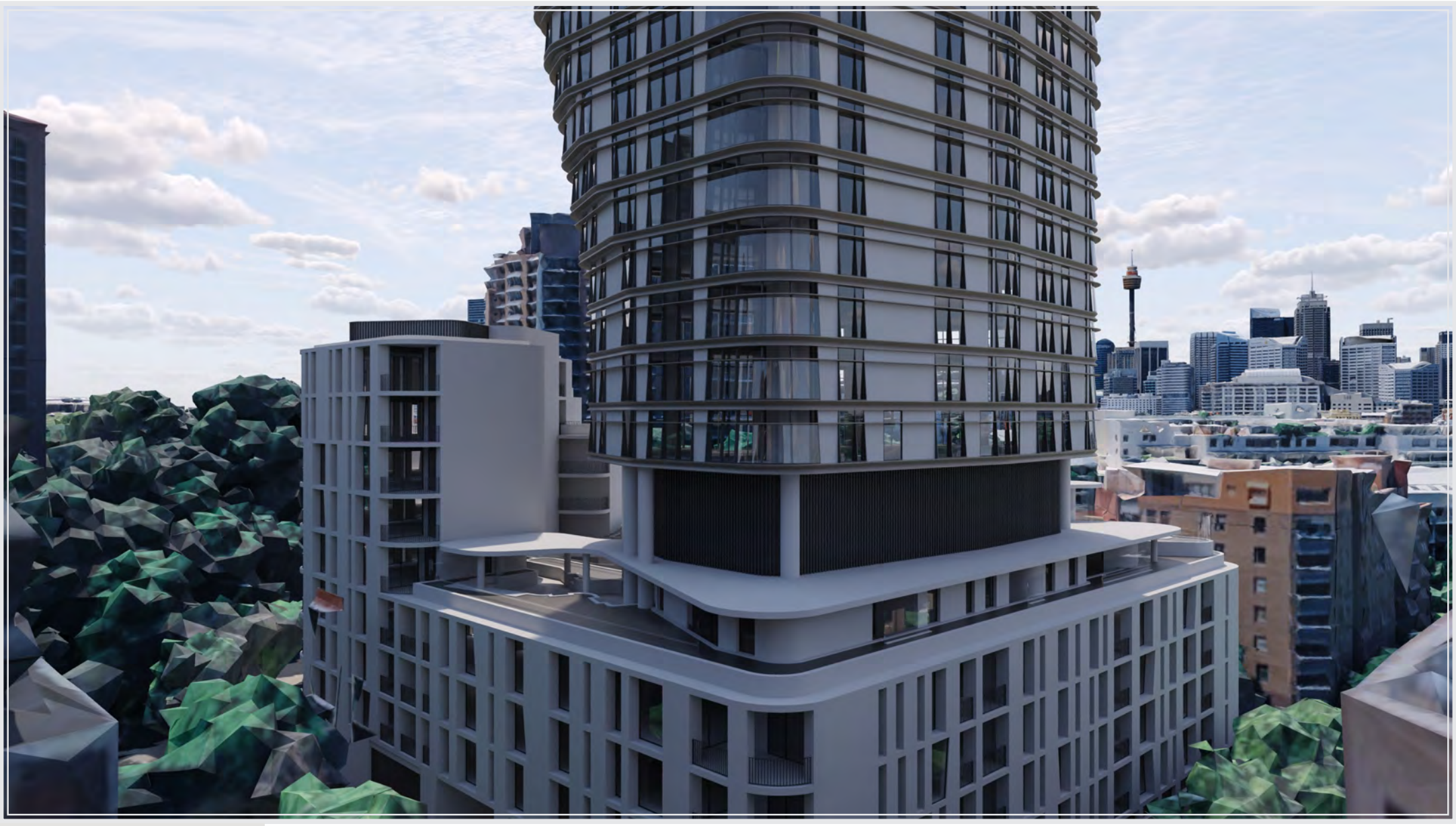
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VIEWPOINT 50



01. DCP approved envelope

VC_332_C 120 Saunders St_LV_14_U_078 DCP Envelope.jpg



02. Stage 2 DA lodged

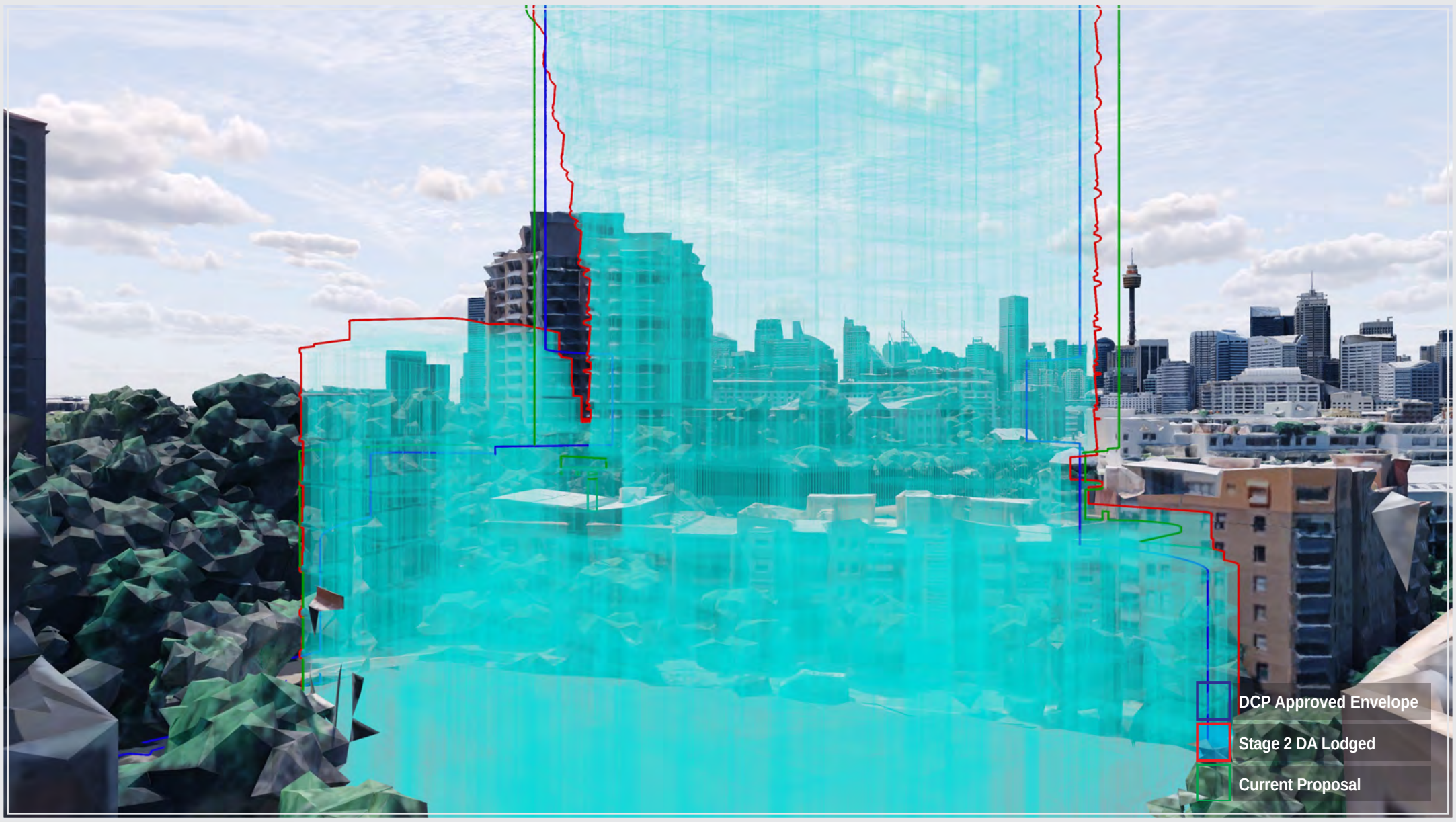
VC_332_C 120 Saunders St_LV_14_U_078 c.jpg

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03. Current Proposal

VC_332_C 120 Saunders St_LV_14_U_078 Proposed Massing.jpg



Visual impact comparison

VC_332_C 120 Saunders St_LV_14_U_078 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 30%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 59% : 41%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 42,37m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 14, unit 78 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, but the view of the Sydney Tower would remain. 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, 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 design provides a demonstrable view-sharing improvement at this location. The wider CBD panorama is reduced, but Sydney Tower remains visible under the current proposal whereas the comparative proposed massing would have obscured it. The deliberate narrowing of built form in the relevant sightline retains a higher-value landmark while allowing the site to realise its permitted development volume, supporting the reasonableness of the Moderate effect.

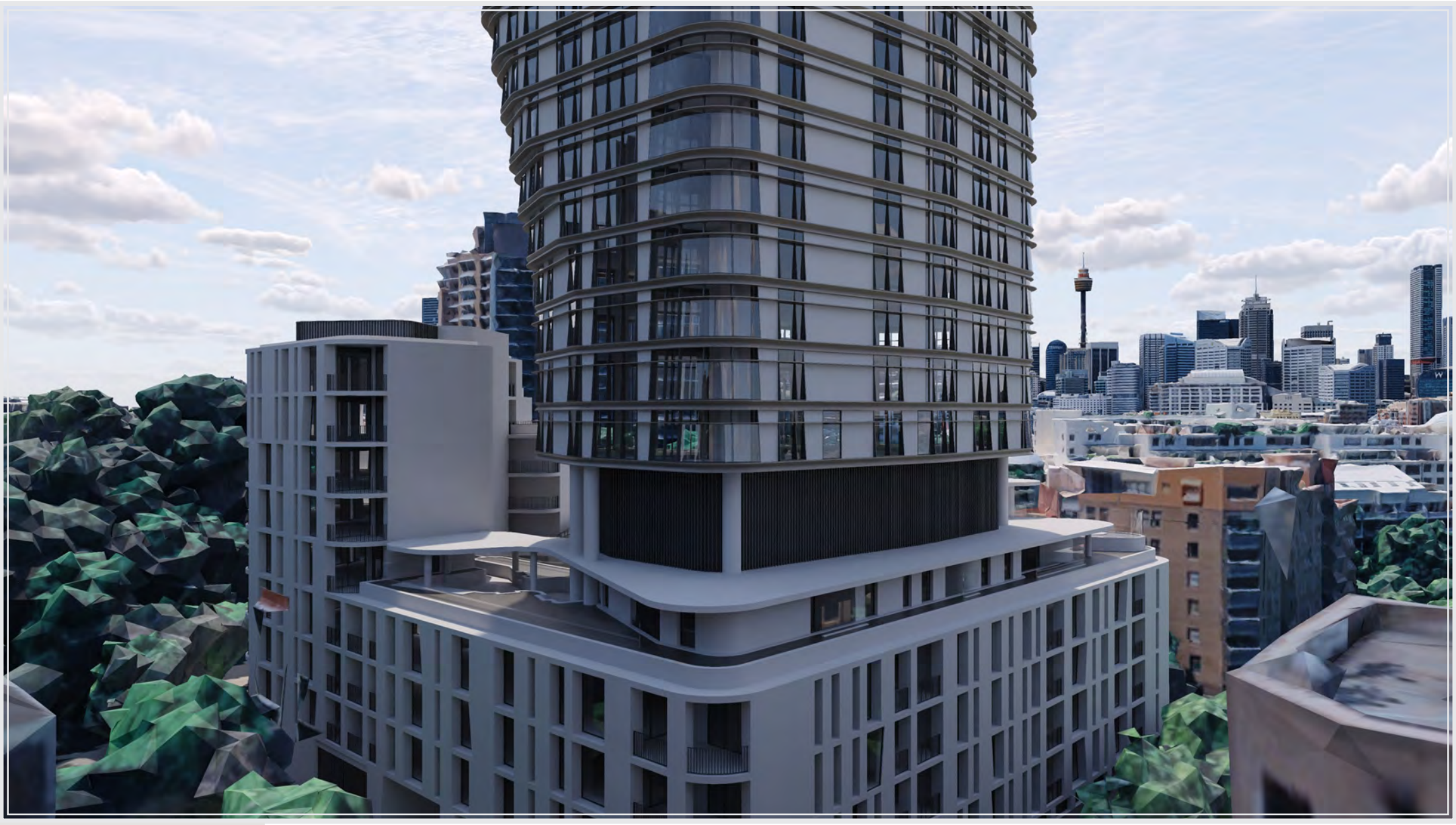
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VIEWPOINT 51



01. DCP approved envelope

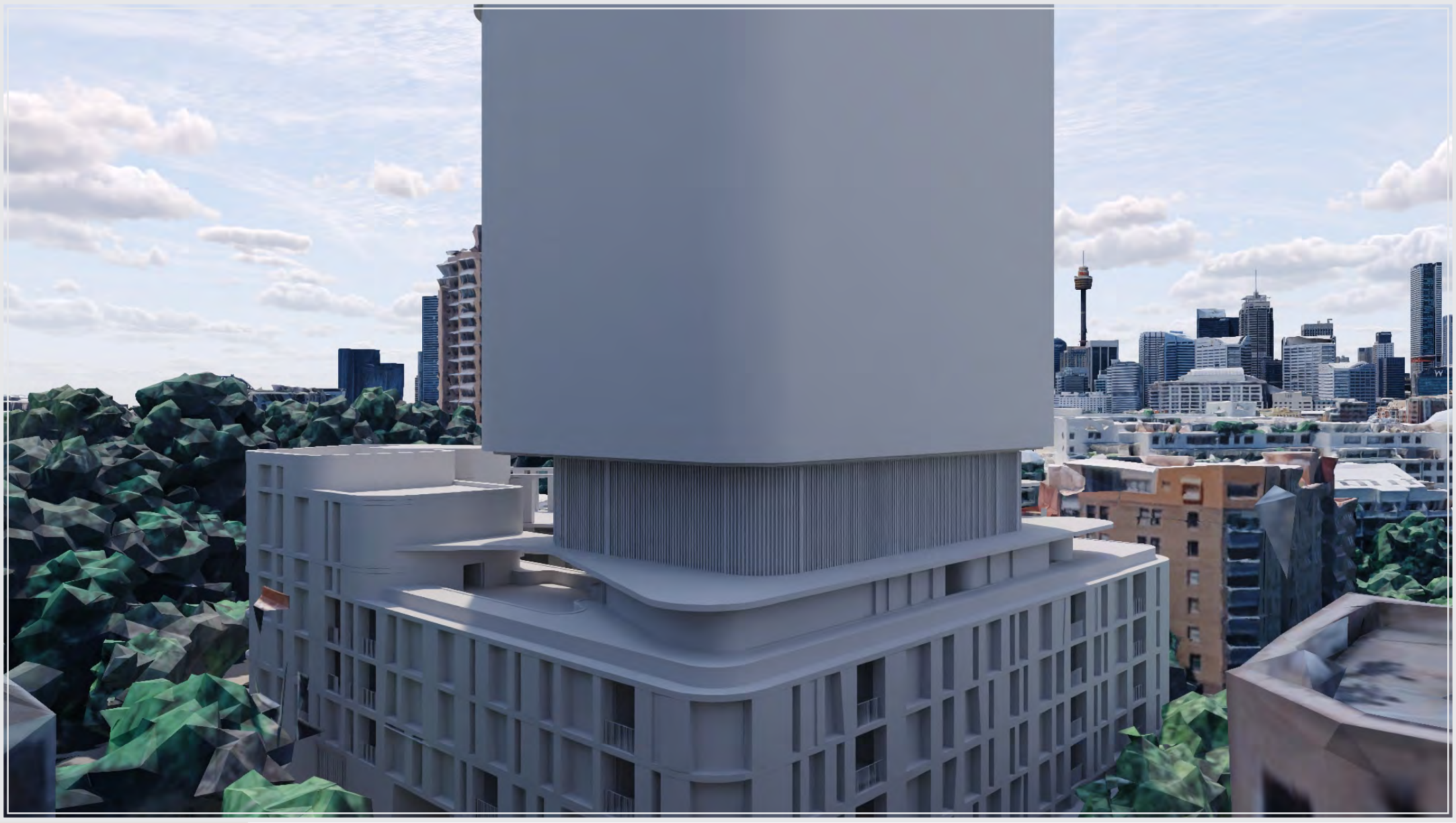
VC_331_C 120 Saunders St_LV_14_U_079 DCP Envelope.jpg



02. Stage 2 DA lodged

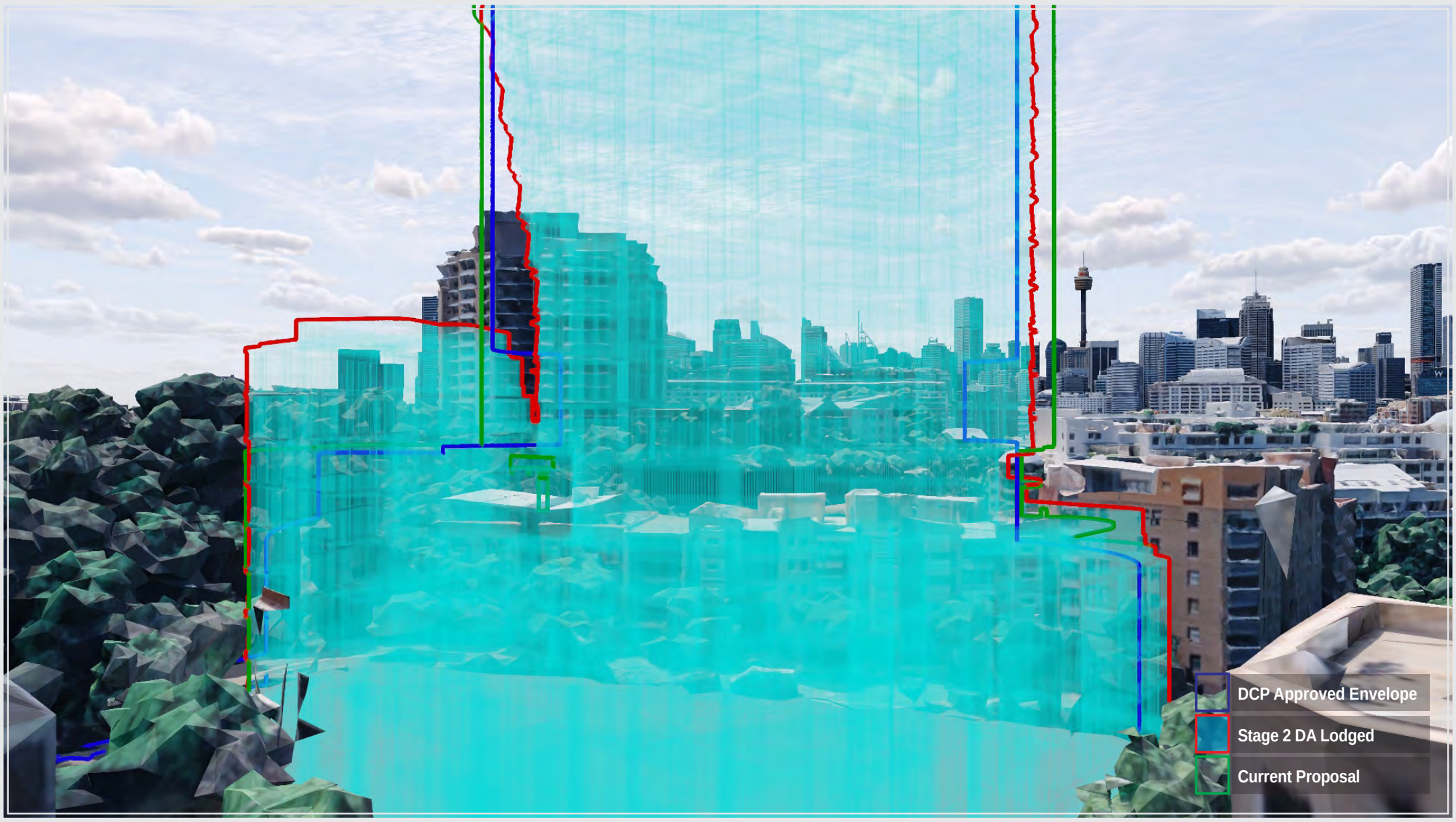
VC_331_C 120 Saunders St_LV_14_U_079 c.jpg

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03. Current Proposal

VC_331_C 120 Saunders St_LV_14_U_079 Proposed Massing.jpg



Visual impact comparison

VC_331_C 120 Saunders St_LV_14_U_079 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 30%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 57% : 43%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 42,37m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 14, unit 79 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, but the view of the Sydney Tower would remain. 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 reasonable because Sydney Tower remains visible notwithstanding substantial reduction to the broader metropolitan skyline and open sky. This retained landmark provides a meaningful residual view and demonstrates that the proposal has not simply maximised obstruction within the permitted envelope.

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VIEWPOINT 52



01. DCP approved envelope

VC_330_C 120 Saunders St_LV_15_U_084 DCP Envelope.jpg



02. Stage 2 DA lodged

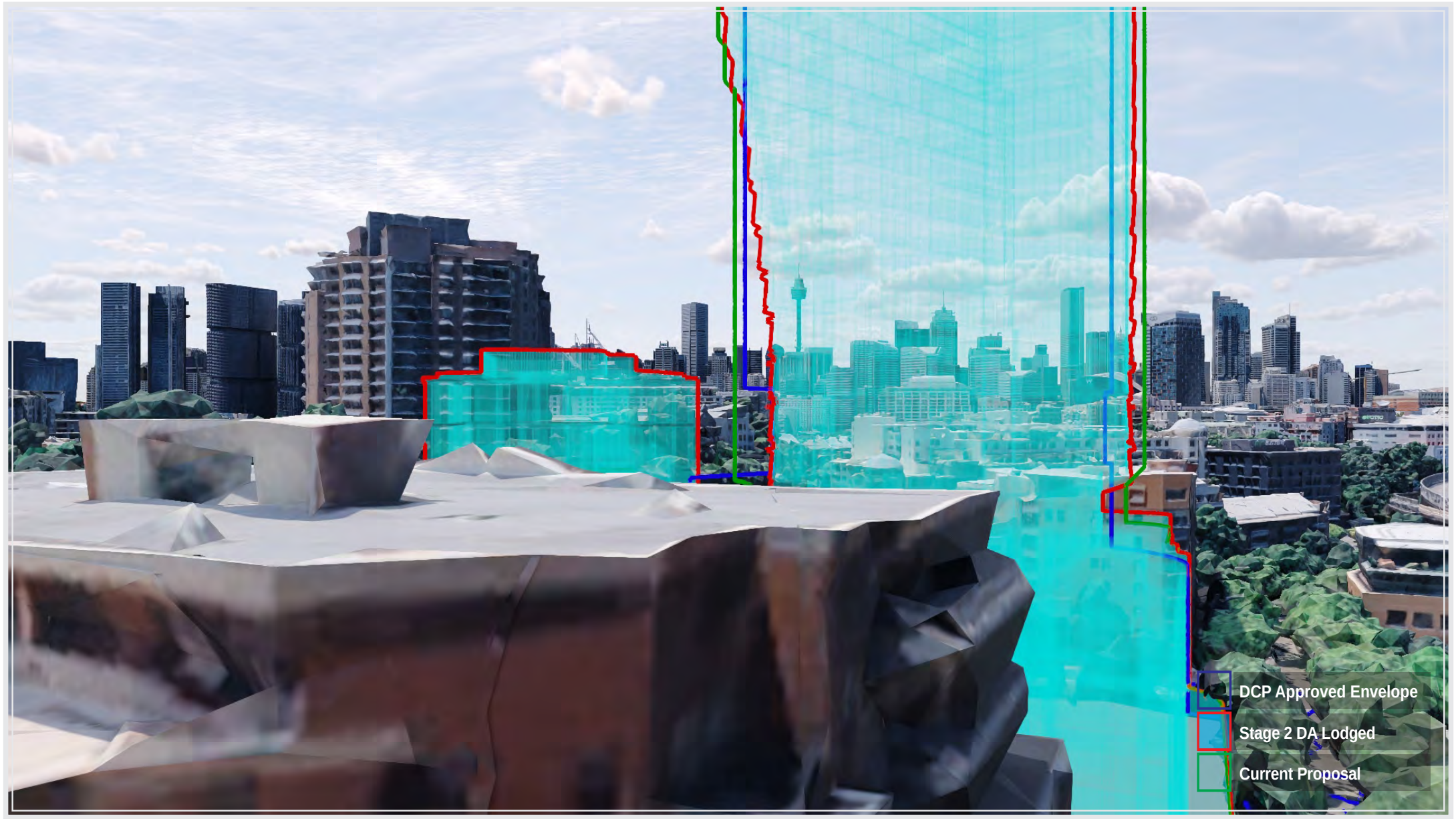
VC_330_C 120 Saunders St_LV_15_U_084 c.jpg

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03. Current Proposal

VC_330_C 120 Saunders St_LV_15_U_084 Proposed Massing.jpg



Visual impact comparison

VC_330_C 120 Saunders St_LV_15_U_084 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: 51% : 49%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 44,74m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from Level 15, unit 84 no. 122 Saunders Street, facing east. The view is partially obstructed by the immediately adjacent building no.2.10 Quarry Master Drive. The view beyond extends across the rooflines of surrounding lower-scale brick buildings, the high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background. The Sydney CBD skyline, including the Sydney Tower 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 Moderate-to-Severe. The new massing proposal adds a prominent high-rise element to the midground, significantly obstructing the existing view of the Sydney CBD, including the Sydney Tower, and reducing the extent of the distant skyline visible from the residence, but the view towards the Barangaroo towers remains unchanged. To the southeast, only a small portion of the CBD is visible, while the foreground built form has largely remained unchanged. The proposal also reduces the open sky component while increasing the sense of enclosure, having a significant visual impact on the existing cityscape.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-to-Severe.*

Reasonableness of proposal:

The Moderate-to-Severe impact reflects the increased value and breadth of the view at this elevation. The proposal would obscure Sydney Tower and a significant portion of the CBD; however, the Barangaroo towers remain available and the wider cityscape continues to be visible around the proposal. Given that substantial view loss would arise from development within the DCP envelope irrespective of the final architectural form, the effect is significant but remains capable of being considered reasonable.

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VIEWPOINT 53



01. DCP approved envelope

VC_329_C 120 Saunders St_LV_15_U_085 DCP Envelope.jpg



02. Stage 2 DA lodged

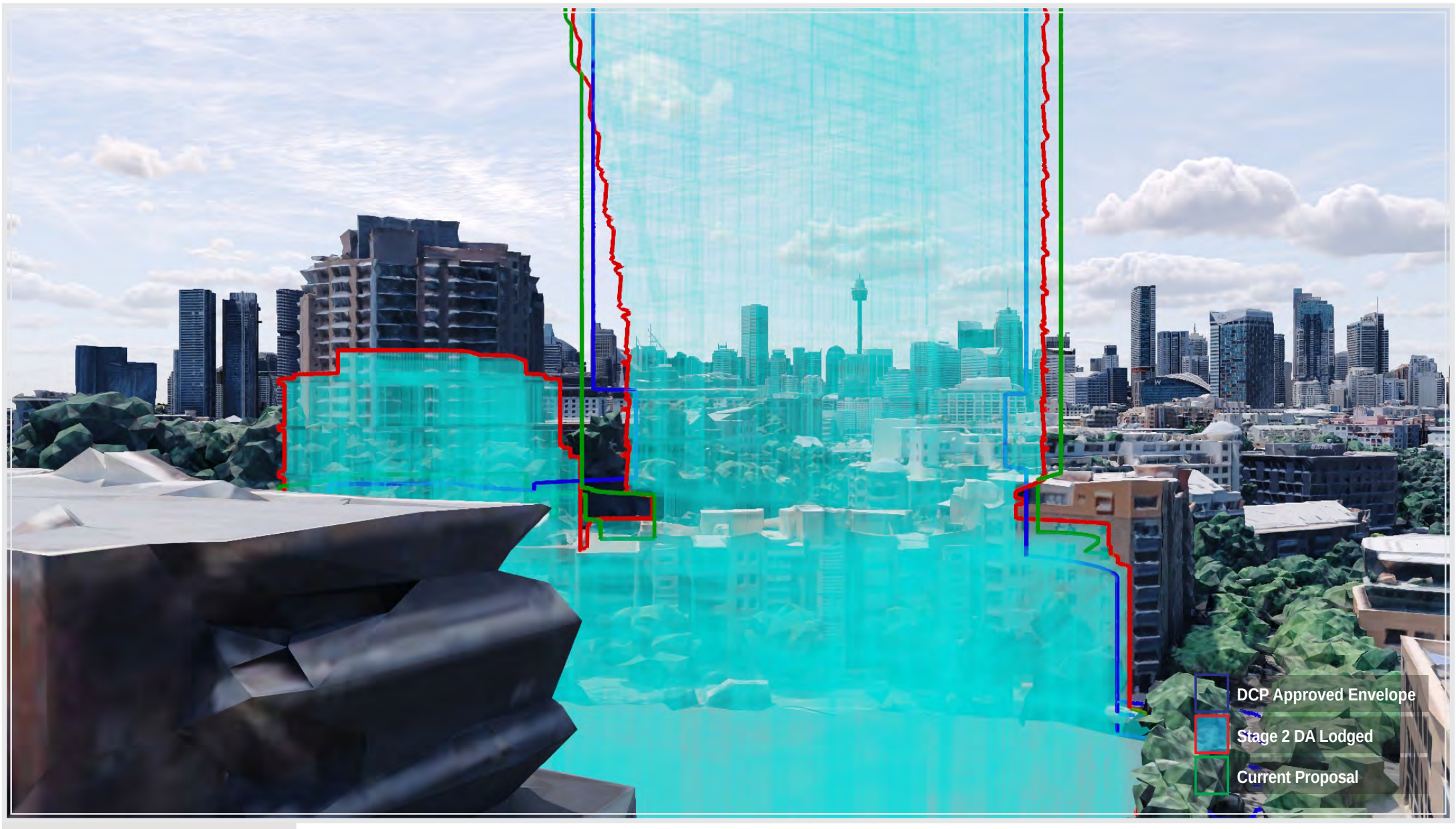
VC_329_C 120 Saunders St_LV_15_U_085 c.jpg

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03. Current Proposal

VC_329_C 120 Saunders St_LV_15_U_085 Proposed Massing.jpg



Visual impact comparison

VC_329_C 120 Saunders St_LV_15_U_085 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: 49%: 51%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 44,74m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 15, unit 85 no. 122 Saunders Street, facing east. The view is partially obstructed by the immediately adjacent building no.2.10 Quarry Master Drive. The view beyond extends across the rooflines of surrounding lower-scale brick buildings and the high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, the Sydney CBD skyline remains visible in the background, including the Sydney Tower 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 Moderate-to-Severe.. The new massing proposal adds a prominent high-rise element to the midground, significantly obstructing the existing view of the Sydney CBD, including the Sydney Tower, and reducing the extent of the distant skyline visible from the residence, but the view towards the Barangaroo towers remains unchanged. To the southeast, only a small portion of the CBD is visible, while the foreground built form has largely remained unchanged. The proposal also reduces the open sky component while increasing the sense of enclosure, having a significant visual impact on the existing cityscape.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-to-Severe.*

Reasonableness of proposal:

The proposal materially reduces the Sydney CBD panorama, including Sydney Tower, and the Moderate-to-Severe rating should remain. However, the Barangaroo component remains unchanged and other portions of the metropolitan skyline remain visible. The loss is therefore a reduction and fragmentation of a city panorama rather than complete removal of the wider outlook, and the impact must be considered against the substantial development anticipated by the DCP envelope.

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VIEWPOINT 54



01. DCP approved envelope

VC_328_C 120 Saunders St_LV_15_U_086 DCP Envelope.jpg



02. Stage 2 DA lodged

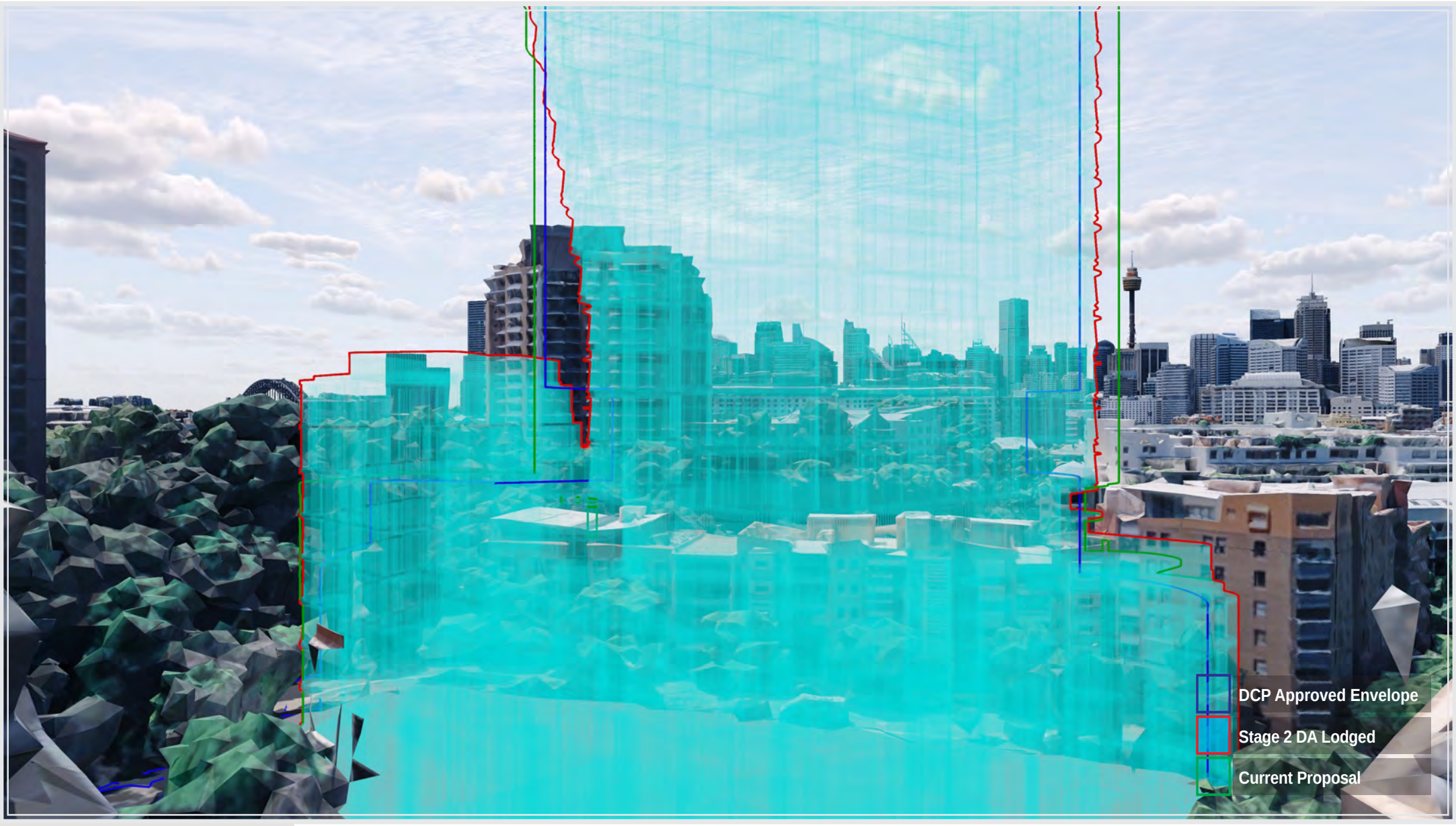
VC_328_C 120 Saunders St_LV_15_U_086 c.jpg

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03. Current Proposal

VC_328_C 120 Saunders St_LV_15_U_086 Proposed Massing.jpg



Visual impact comparison

VC_328_C 120 Saunders St_LV_15_U_086 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 59% : 41%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 44,74m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 15, unit 86 at 122 Saunders Street, facing east. The foreground view is partially framed by the building's structure and adjacent rooftop structures, with the lower portion occupied by the roofs of nearby residential and commercial buildings. The midground is a dense mix of established development interspersed with mature tree canopy, resulting in a layered urban landscape. The Sydney CBD skyline dominates the background, with numerous high-rise towers visible across the horizon. The Sydney Tower is easily identifiable, and to the north-east, the outlines of the Sydney Harbour Bridge can be seen, providing a prominent landmark and focus point.

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposed development would have a significant visual impact by incorporating a prominent high-rise element into the central portion of the view. It would obstruct the Sydney Tower and a large portion of the Sydney CBD skyline, as well as screening much of the intervening urban landscape and reducing open-sky views. Portions of the CBD would remain visible on the far right and left sides of the proposal; however, the overall panoramic quality and depth of the existing view would be 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, 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

This High-value view warrants particular weight because it includes a broad CBD panorama and the Sydney Harbour Bridge. Importantly, the current design retains the sightline toward Sydney Tower whereas the comparative proposed massing would have obstructed it, materially improving the retention of the landmark component of the view. The proposal will still reduce skyline continuity and sky, but the design refinement demonstrates active consideration of view sharing rather than simple occupation of the available envelope.

VIEWPOINT 55



01. DCP approved envelope

VC_327_C 120 Saunders St_LV_15_U_087 DCP Envelope.jpg



02. Stage 2 DA lodged

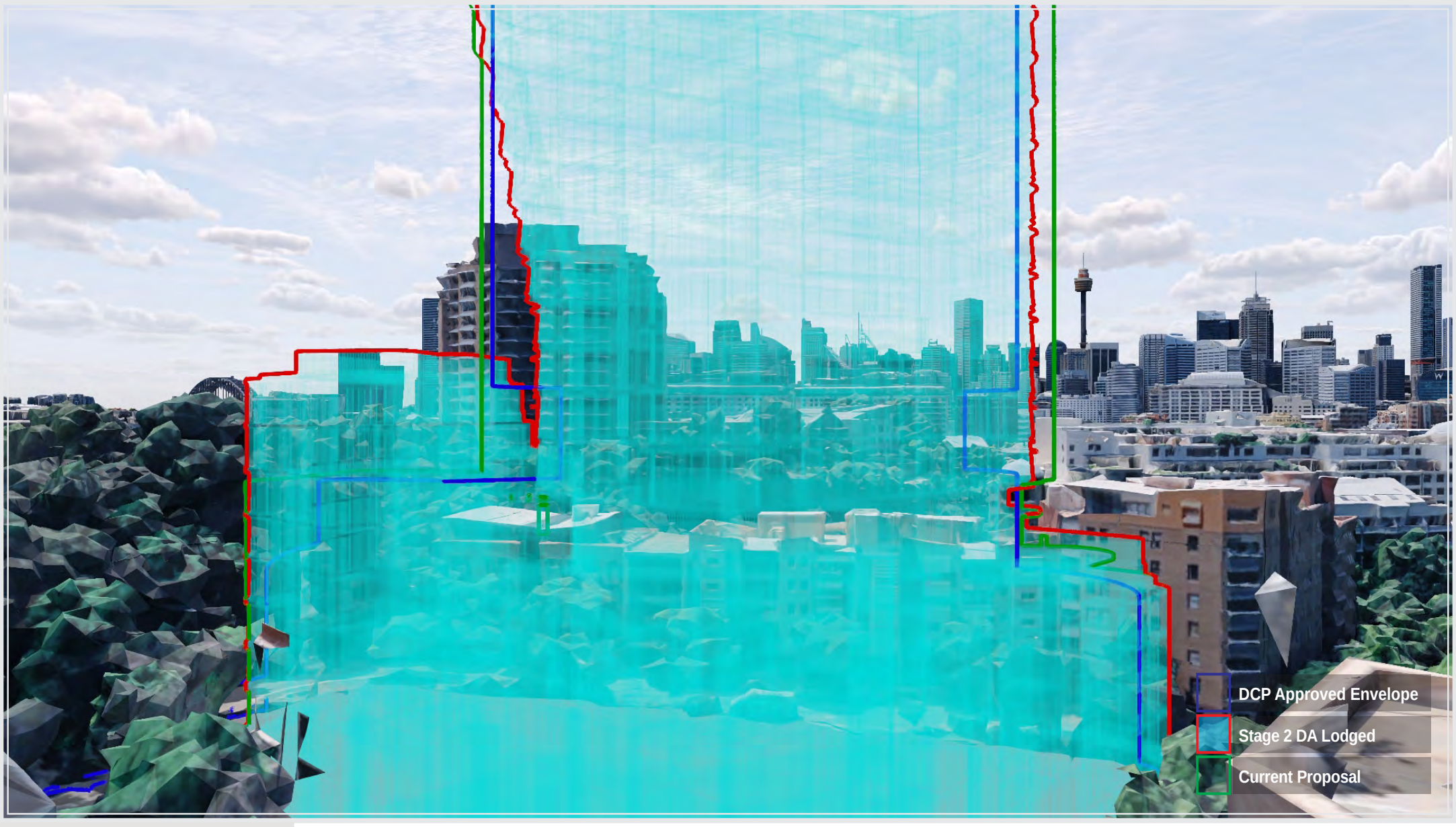
VC_327_C 120 Saunders St_LV_15_U_087 c.jpg

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03. Current Proposal

VC_327_C 120 Saunders St_LV_15_U_087 Proposed Massing.jpg



Visual impact comparison

VC_327_C 120 Saunders St_LV_15_U_087 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 58% : 42%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 44,74m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 15 at unit 87 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 but the view of the Sydney Tower would remain unobstructed. 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The existing view is High in value, but the Moderate impact is reasonable because Sydney Tower remains unobstructed and the metropolitan outlook continues on either side of the development. The proposal therefore reduces the breadth of the panorama without removing its principal landmark, representing a reasonable sharing of a valuable view in circumstances where substantial development is permitted on the intervening site.

VIEWPOINT 56



01. DCP approved envelope

A01 IMG_9762 c1.jpg



02. Stage 2 DA lodged

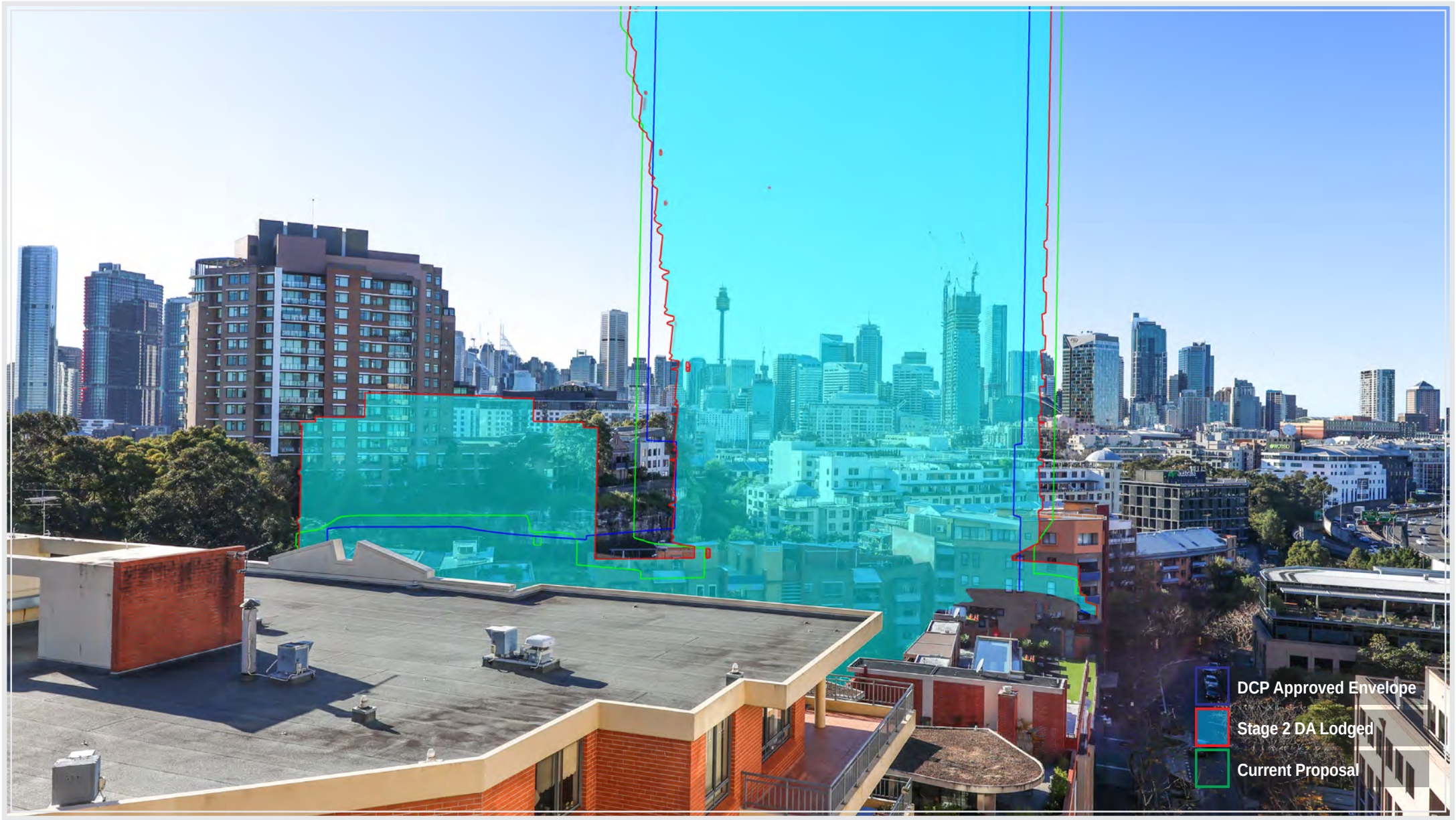
A01 IMG_9762 c.jpg

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A01 IMG_9762 c2.jpg

03. Current Proposal



A01 IMG_9762 d.jpg

Visual impact comparison

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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: 51% : 49%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no:10 /15*

RL + 47,93m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from Level 16, unit 92 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. The rooftop of the prominent multi-story residential building no.2-10 Quarry Master Drive dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background. Beyond that, the view in the midground extends to the Sydney CBD skyline, which can be seen clearly in the background. The Sydney Tower is a prominent landmark, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

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, including the Sydney Tower, 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; and northeast of the proposal the view towards the Barangaroo Towers also remains unhindered, 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-to-Severe.*

Reasonableness of proposal:

The proposal would materially reduce a broad CBD outlook and obscure Sydney Tower, and the Moderate-to-Severe effect is acknowledged. However, the Barangaroo towers remain unhindered to the north-east and portions of the CBD remain to the east. The development therefore fragments rather than eliminates the wider metropolitan outlook and produces an effect substantially inherent in the DCP-approved development potential of the subject site.

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VIEWPOINT 57



01. DCP approved envelope

VC_325_C 120 Saunders St_LV_16_U_093 DCP Envelope.jpg



02. Stage 2 DA lodged

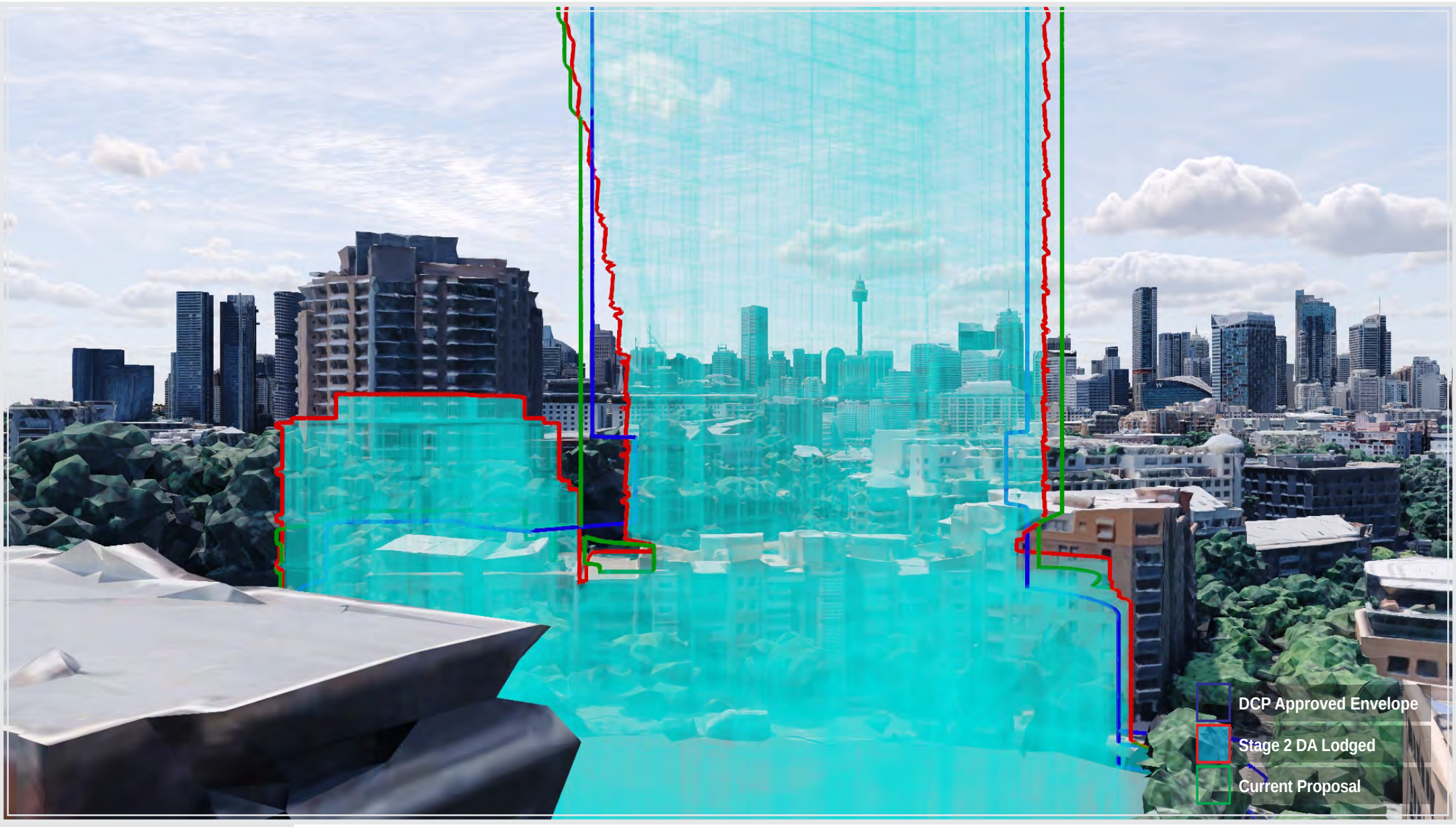
VC_325_C 120 Saunders St_LV_16_U_093 c.jpg

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03. Current Proposal

VC_325_C 120 Saunders St_LV_16_U_093 Proposed Massing.jpg



Visual impact comparison

VC_325_C 120 Saunders St_LV_16_U_093 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: 49%: 51%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 47,93m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 16, unit 93 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. Athe rooftop of the prominent multi-story residential building no.2-10 Quarry Master Drive dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background. Beyond that, the view in the midground extends to the Sydney CBD skyline, which can be seen clearly in the background. The Sydney Tower is a prominent landmark, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe.. 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, including the Sydney Tower, 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; and northeast of the proposal the view towards the Barangaroo Towers also remains unhindered, 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:

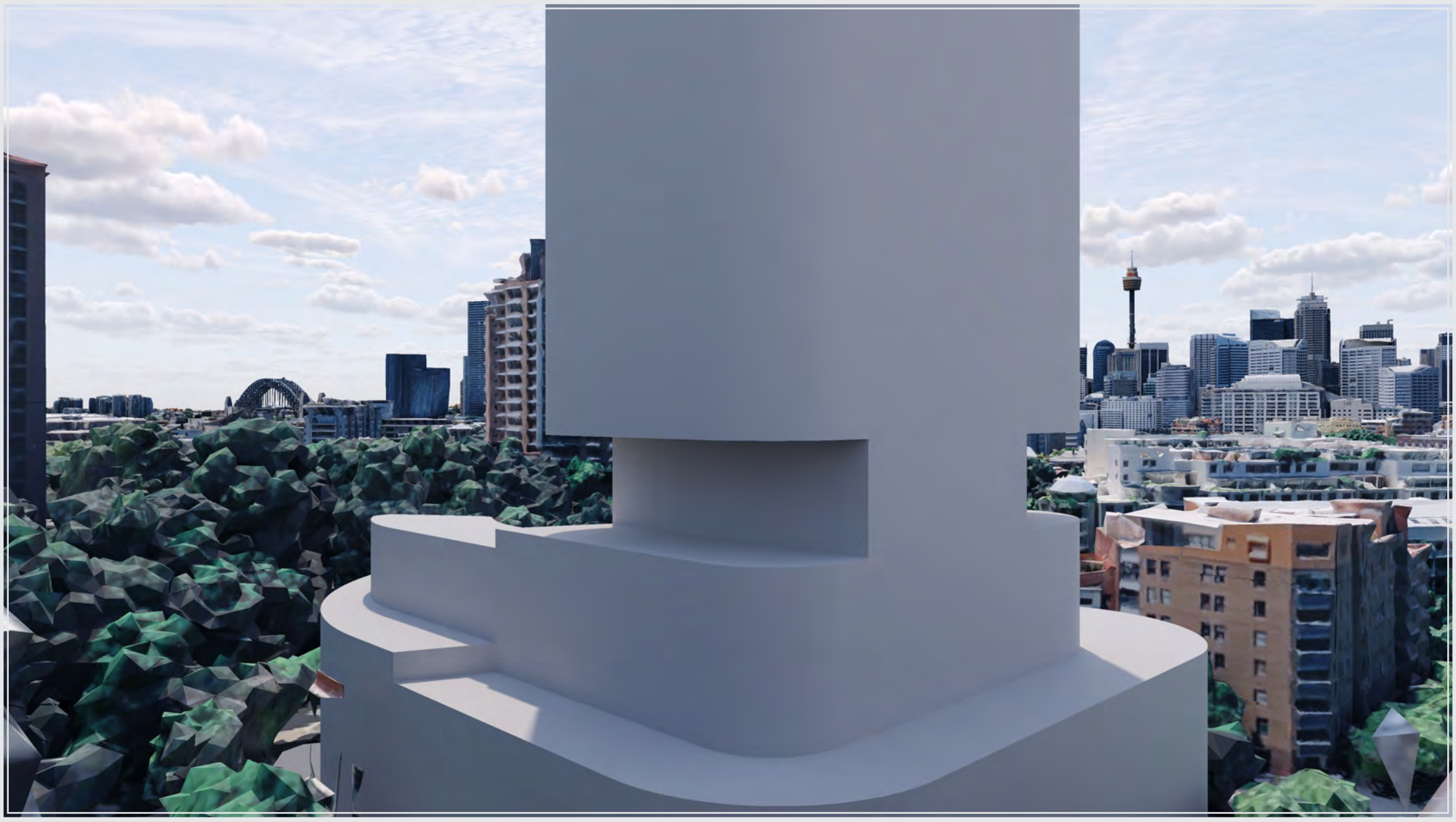
- *Value of view: Medium.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal:

The Moderate-to-Severe impact is substantial but reasonable in the context of the permitted envelope. Sydney Tower would be obscured and the CBD panorama materially reduced, but the Barangaroo towers and other cityscape remain available around the proposal. Preservation of the entire existing panorama would require a major reduction in development that could otherwise reasonably occur on the subject site.

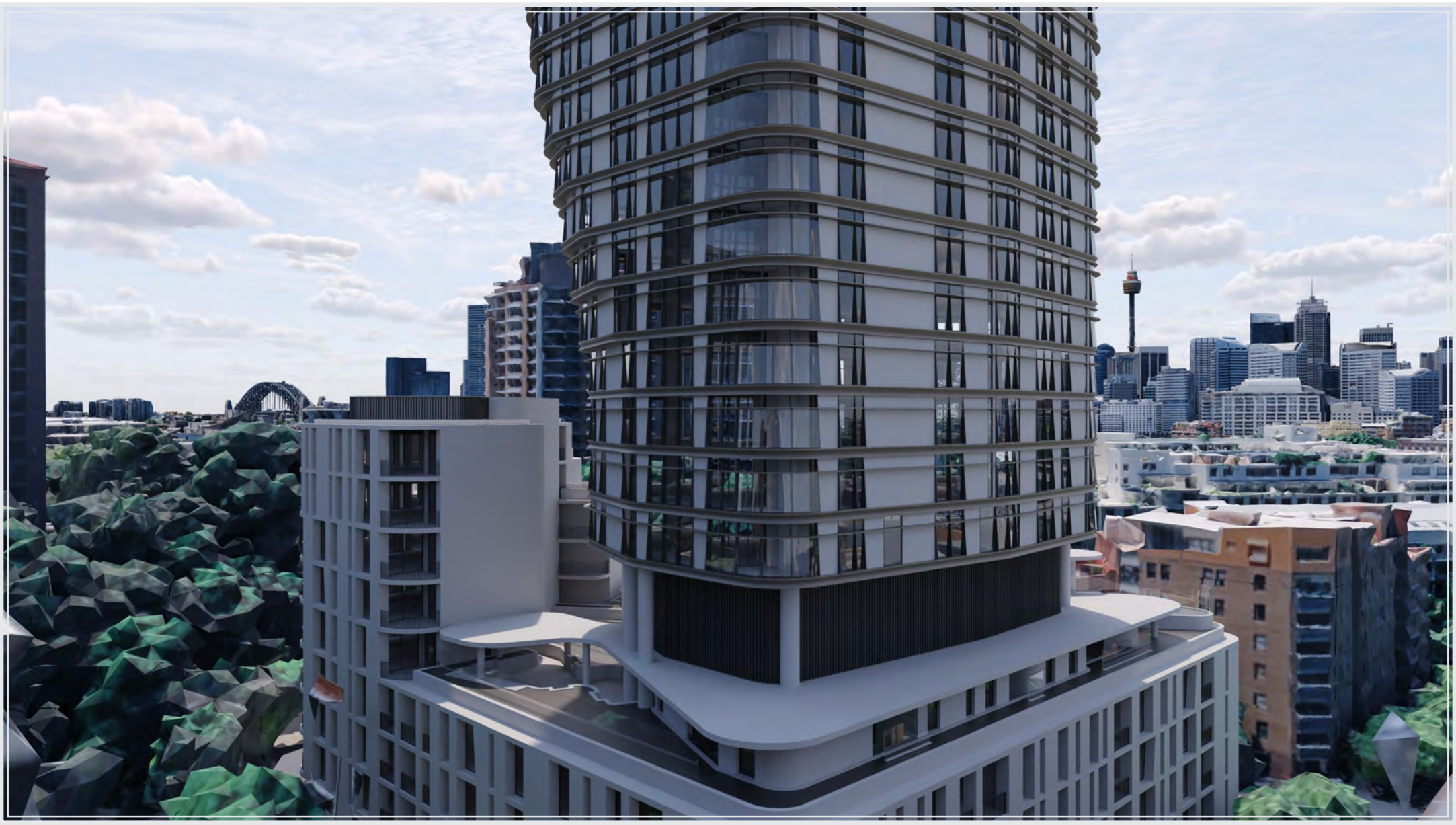
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VIEWPOINT 58



01. DCP approved envelope

VC_324_C 120 Saunders St_LV_16_U_094 DCP Envelope.jpg



02. Stage 2 DA lodged

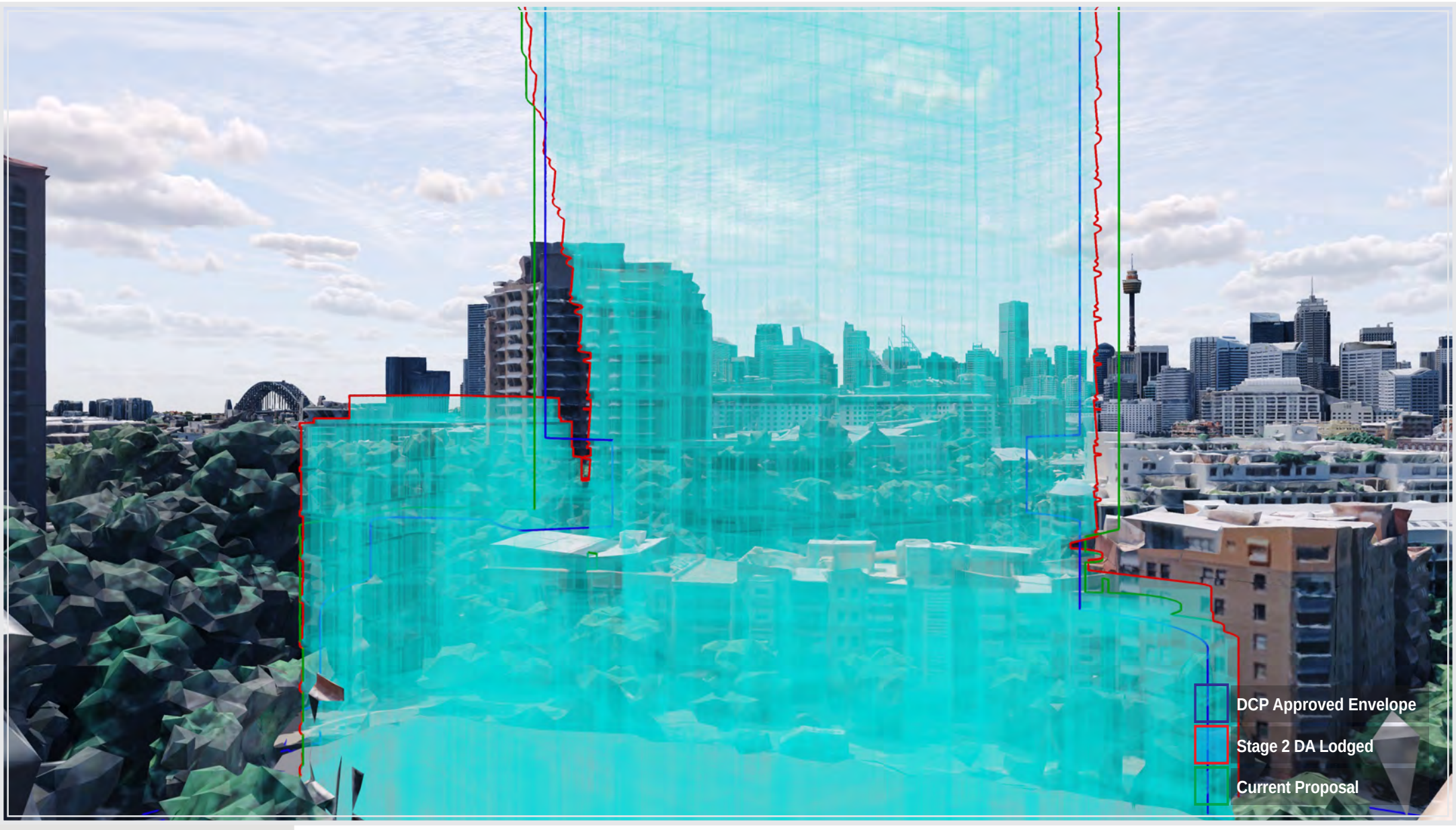
VC_324_C 120 Saunders St_LV_16_U_094 c.jpg

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03. Current Proposal

VC_324_C 120 Saunders St_LV_16_U_094 Proposed Massing.jpg



Visual impact comparison

VC_324_C 120 Saunders St_LV_16_U_094 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: 60% : 40%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 47,93m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 16, unit 94 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 and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. 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, however the view towards the Sydney Harbour Bridge remains unobstructed. 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, 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, 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

This High-value view demonstrates an important design improvement. The Sydney Harbour Bridge remains unobstructed, while the current proposal also retains the view toward Sydney Tower where the comparative proposed massing would have obscured it. Although a substantial proportion of the general CBD skyline and sky is lost, retention of both the iconic harbour element and the principal metropolitan landmark provides strong evidence that the current building has been shaped to improve view sharing within the permitted development volume.

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VIEWPOINT 59



01. DCP approved envelope

A17 IMG_9901 c1.jpg



02. Stage 2 DA lodged

A17 IMG_9901 c.jpg

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A17 IMG_9901 c2.jpg

03. Current Proposal



A17 IMG_9901 d.jpg

Visual impact comparison

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 60% : 40%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 47,93m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 16, unit 95 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 and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. 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, however the view towards the Sydney Harbour Bridge and the view of the Sydney Tower remains unobstructed. 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal is considered reasonable despite the High value of the existing view because both Sydney Harbour Bridge and Sydney Tower remain unobstructed. The broader CBD skyline becomes less continuous and some sky is lost, but the two most recognisable elements within the view remain available. The proposal therefore causes a reduction in panoramic breadth rather than loss of the defining landmark components.

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VIEWPOINT 60



01. DCP approved envelope

VC_322_C 120 Saunders St_LV_17_U_100 DCP Envelope.jpg



02. Stage 2 DA lodged

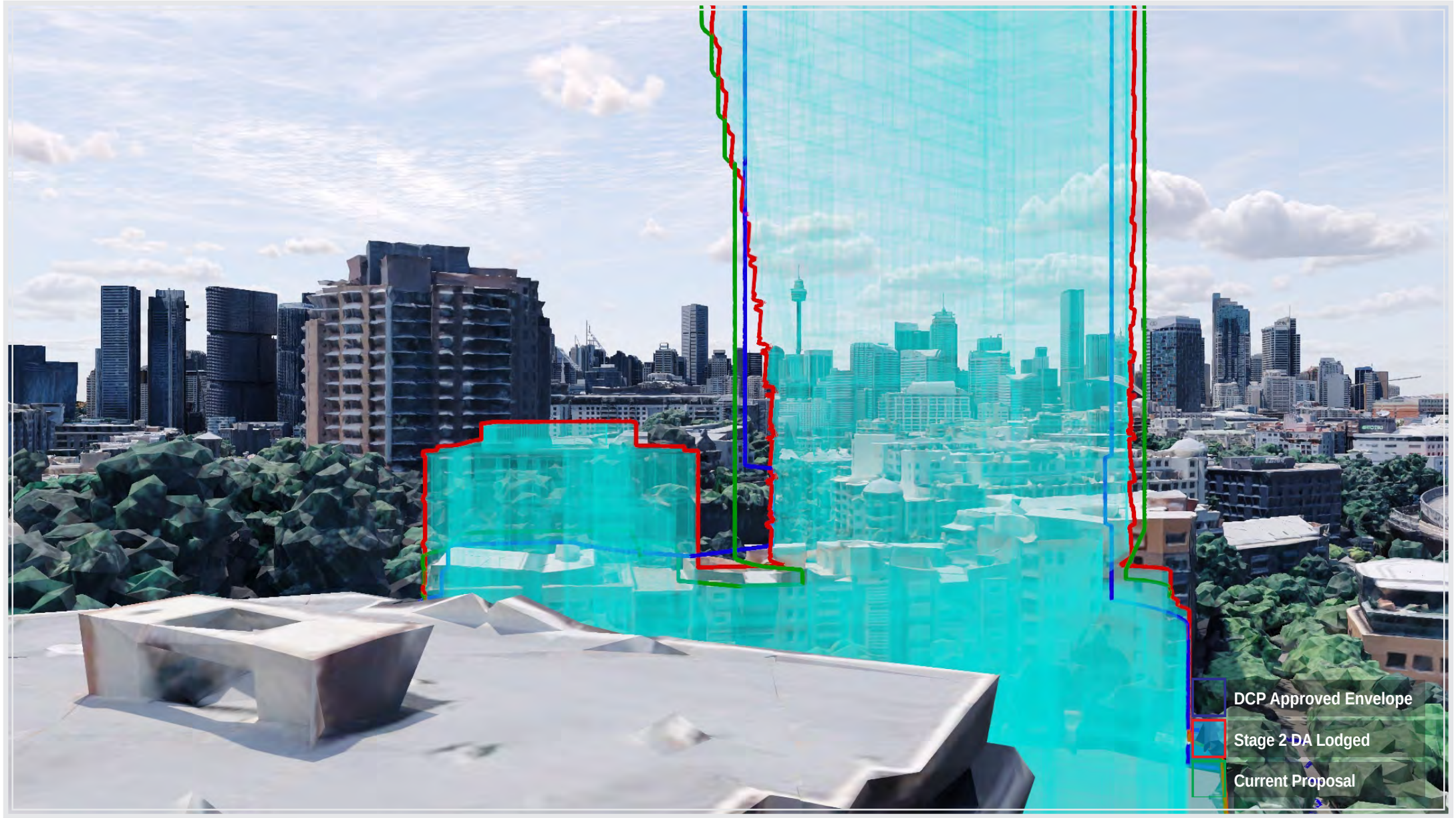
VC_322_C 120 Saunders St_LV_17_U_100 c.jpg

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Urbaine Design Group Pty Ltd, 19c/74, The Corso, Manly, NSW 2095



03. Current Proposal

VC_322_C 120 Saunders St_LV_17_U_100 Proposed Massing.jpg



Visual impact comparison

VC_322_C 120 Saunders St_LV_17_U_100 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 53% : 47%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 50,37m - Distance to boundary 51,13m -
Bearing direction 127,41°

This is a static, private viewpoint from Level 17, unit 100 of 122 Saunders Street, facing east. The view in the foreground and middle ground includes established residential and commercial buildings of varying heights, as well as mature tree canopy and lower-scale development. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background. Taller apartment buildings frame the northeastern side of the view, while sections of the western distributor and major road infrastructure can be seen towards the lower east-southeast. The Sydney CBD dominates the background, with a large cluster of high-rise commercial towers forming a visible metropolitan skyline. The Sydney Tower is clearly visible near the centre of the view, towering above the surrounding buildings and serving as the primary landmark and focal point.

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe.. The proposed development would include a large and visually dominant built form in the central portion of the outlook, significantly obstructing the existing panoramic view of the Sydney CBD skyline. It would completely obscure the Sydney Tower and several surrounding CBD buildings, as well as reduce a significant portion of the current open sky. Views of the eastern portion of the CBD skyline, as well as the surrounding urban landscape, are still available and northeast of the proposal the view towards the Barangaroo Towers also remains unhindered. However, the proposal would significantly alter the composition and openness of the current view, as well as remove a prominent landmark from the outlook. 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-to-Severe.*

Reasonableness of proposal:

The proposal causes a substantial reduction in the existing CBD panorama and removes Sydney Tower, resulting in a Moderate-to-Severe effect. However, views to the Barangaroo towers remain unhindered and parts of the eastern CBD continue around the proposal. Given the DCP envelope and the extent of development expressly anticipated between the receiver and CBD, the residual metropolitan outlook is considered sufficient to support a reasonable view-sharing outcome.

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VIEWPOINT 61



01. DCP approved envelope

VC_321_C 120 Saunders St_LV_17_U_101 DCP Envelope.jpg



02. Stage 2 DA lodged

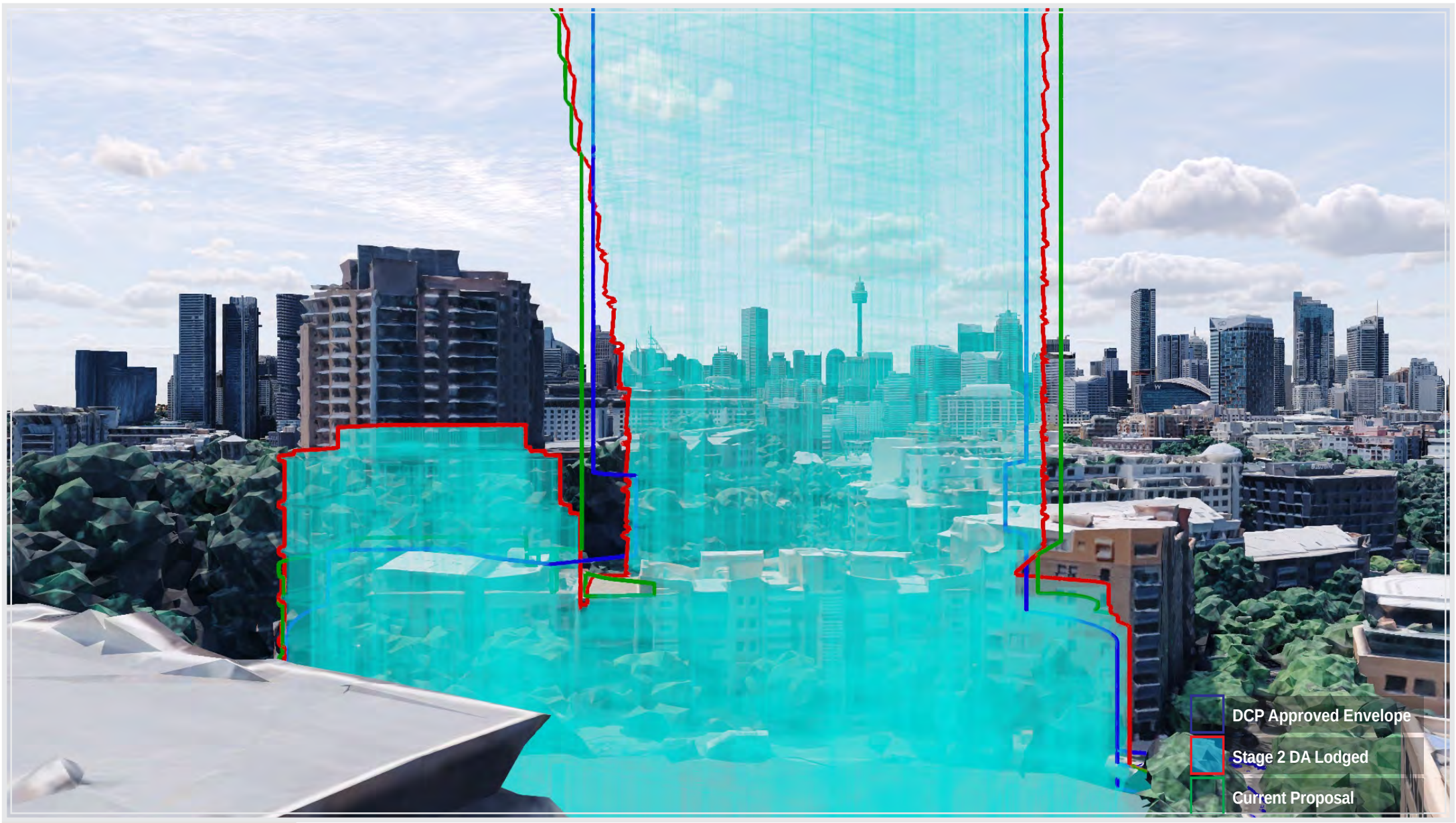
VC_321_C 120 Saunders St_LV_17_U_101 c.jpg

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03. Current Proposal

VC_321_C 120 Saunders St_LV_17_U_101 Proposed Massing.jpg



Visual impact comparison

VC_321_C 120 Saunders St_LV_17_U_101 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 49%: 51%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 50,37m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 17, unit 101 of 122 Saunders Street, facing east. The view in the foreground and middle ground includes established residential and commercial buildings of varying heights, as well as mature tree canopy and lower-scale development. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background. Taller apartment buildings frame the northeastern side of the view. The Sydney CBD dominates the background, with a large cluster of high-rise commercial towers forming a visible metropolitan skyline. The Sydney Tower is clearly visible near the centre of the view, towering above the surrounding buildings and serving as the primary landmark and focal point.

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe.. The proposed development would include a large and visually dominant built form in the central portion of the outlook, significantly obstructing the existing panoramic view of the Sydney CBD skyline. It would completely obscure the Sydney Tower and several surrounding CBD buildings, as well as reduce a significant portion of the current open sky. Views of the eastern portion of the CBD skyline, as well as the surrounding urban landscape, are still available, and northeast of the proposal the view towards the Barangaroo Towers also remains unhindered. However, the proposal would significantly alter the composition and openness of the current view, as well as remove a prominent landmark from the outlook. 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:

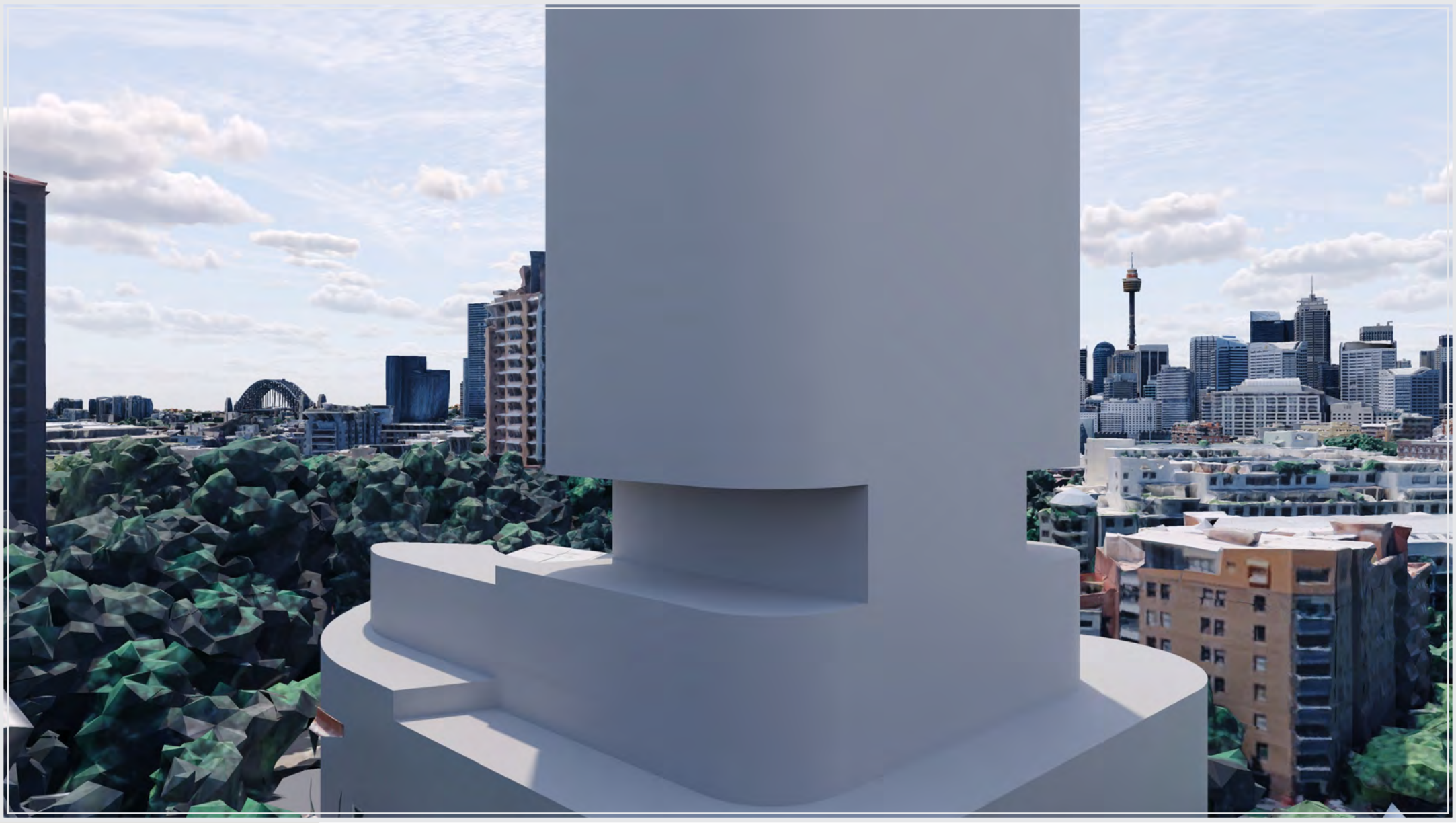
- *Value of view: Medium.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal:

The Moderate-to-Severe effect is acknowledged, particularly because Sydney Tower is lost and the existing skyline is broad. Nevertheless, the Barangaroo towers and peripheral CBD remain visible, and the proposed obstruction is substantially the consequence of the development envelope contemplated for the subject site. The proposal therefore reduces a valuable metropolitan panorama without eliminating the wider city outlook.

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VIEWPOINT 62



01. DCP approved envelope

VC_320_C 120 Saunders St_LV_17_U_102 DCP Envelope.jpg



02. Stage 2 DA lodged

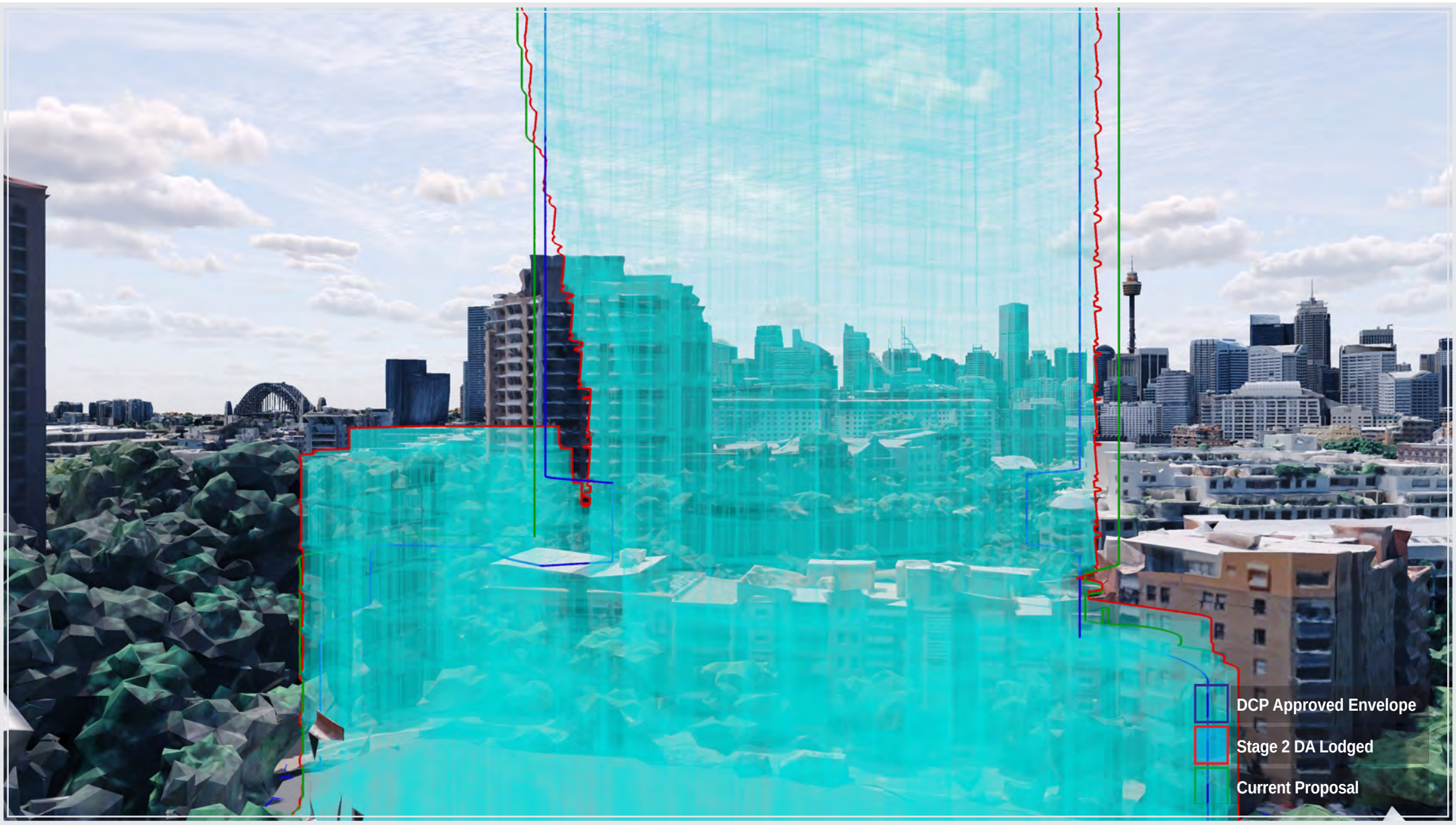
VC_320_C 120 Saunders St_LV_17_U_102 c.jpg

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03. Current Proposal

VC_320_C 120 Saunders St_LV_17_U_102 Proposed Massing.jpg



Visual impact comparison

VC_320_C 120 Saunders St_LV_17_U_102 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 61% : 39%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 50,37m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 17, unit 102 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. A prominent multi-story residential building dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. Beyond that, the view in the midground extends to the Sydney CBD skyline, and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. The Sydney Tower is a prominent landmark near the centre-right corner, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposal adds a large, prominent tower to the centre of the outlook, significantly altering the existing open panoramic view. It obscures a large portion of the Sydney CBD skyline and surrounding sky, as well as much of the intervening urban and vegetated landscape. The Sydney Harbour Bridge is still visible to the far left, and parts of the Central Business District are visible to the southeast of the proposed building. 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, 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

This High-value viewpoint provides strong evidence of a skilful massing response. The Sydney Harbour Bridge remains visible, and the current proposal retains the sightline to Sydney Tower whereas the comparative proposed massing would have obstructed it. Although the building substantially reduces the continuity of the CBD panorama and open sky, preservation of these key landmark components materially improves the view-sharing outcome within the permissible development envelope.

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01. DCP approved envelope

VC_319_C 120 Saunders St_LV_17_U_103 DCP Envelope.jpg



02. Stage 2 DA lodged

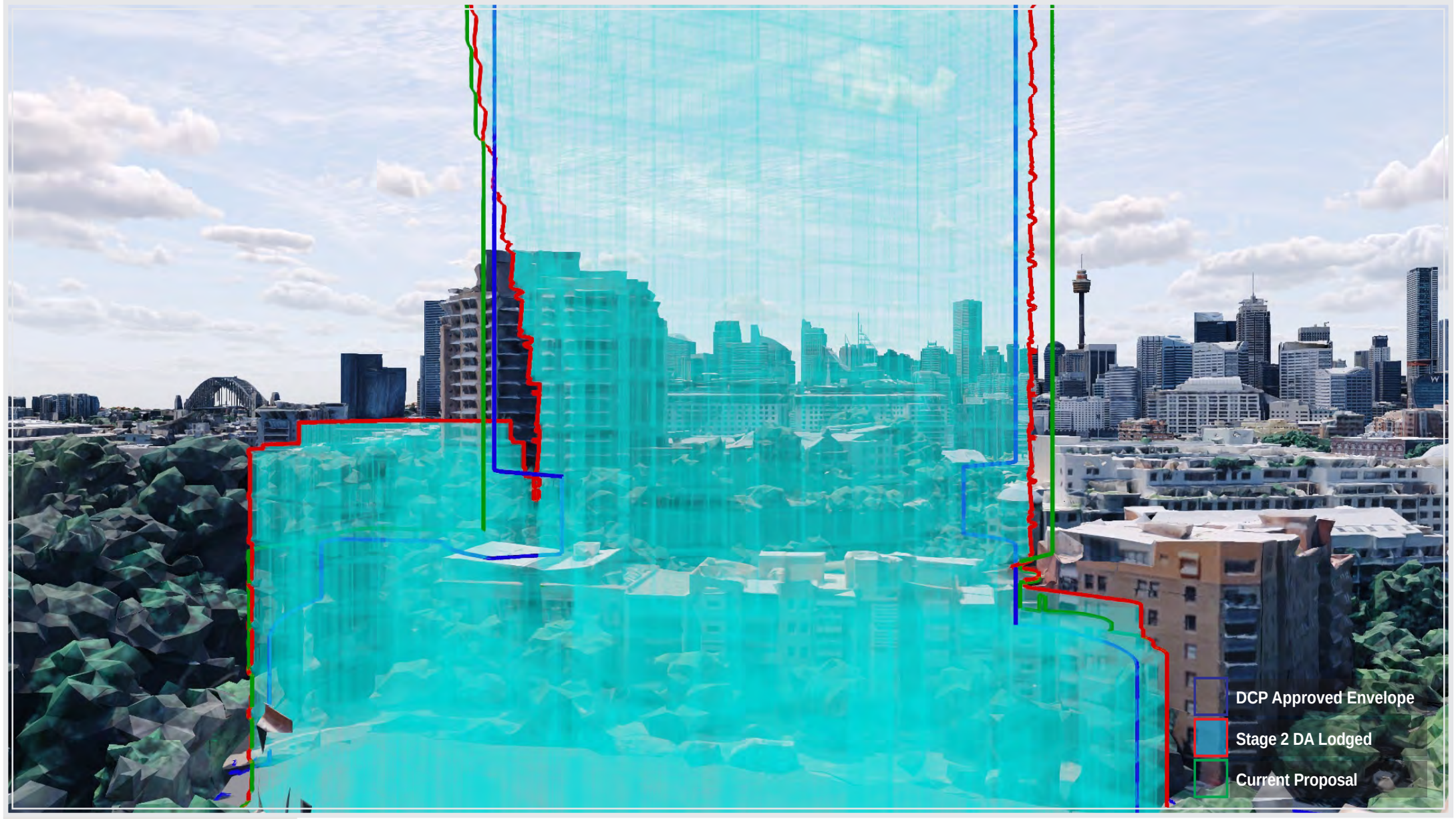
VC_319_C 120 Saunders St_LV_17_U_103 c.jpg

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03. Current Proposal

VC_319_C 120 Saunders St_LV_17_U_103 Proposed Massing.jpg



Visual impact comparison

VC_319_C 120 Saunders St_LV_17_U_103 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 60% : 40%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 50,37m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 17, unit 103 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. A prominent multi-story residential building dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. Beyond that, the view in the midground extends to the Sydney CBD skyline, and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. The Sydney Tower is a prominent landmark near the centre-right corner, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

The visual impact of the new massing proposal, from this location, is assessed as Moderate.. The proposal adds a large, prominent tower to the centre of the outlook, significantly altering the existing open panoramic view. It obscures a large portion of the Sydney CBD skyline and surrounding sky, as well as much of the intervening urban and vegetated landscape. The Sydney Harbour Bridge is still visible to the far northeast, and parts of the Central Business District are visible to the southeast of the proposed building. 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal is reasonable notwithstanding the High value of the existing view. A significant amount of the CBD skyline is screened, but Sydney Harbour Bridge remains clearly visible to the north-east and portions of the CBD remain to the southeast. The proposal therefore reduces the breadth of the metropolitan panorama without removing its principal iconic harbour component.

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VIEWPOINT 64



01. DCP approved envelope

VC_318_C 120 Saunders St_LV_18_U_107 DCP Envelope.jpg



02. Stage 2 DA lodged

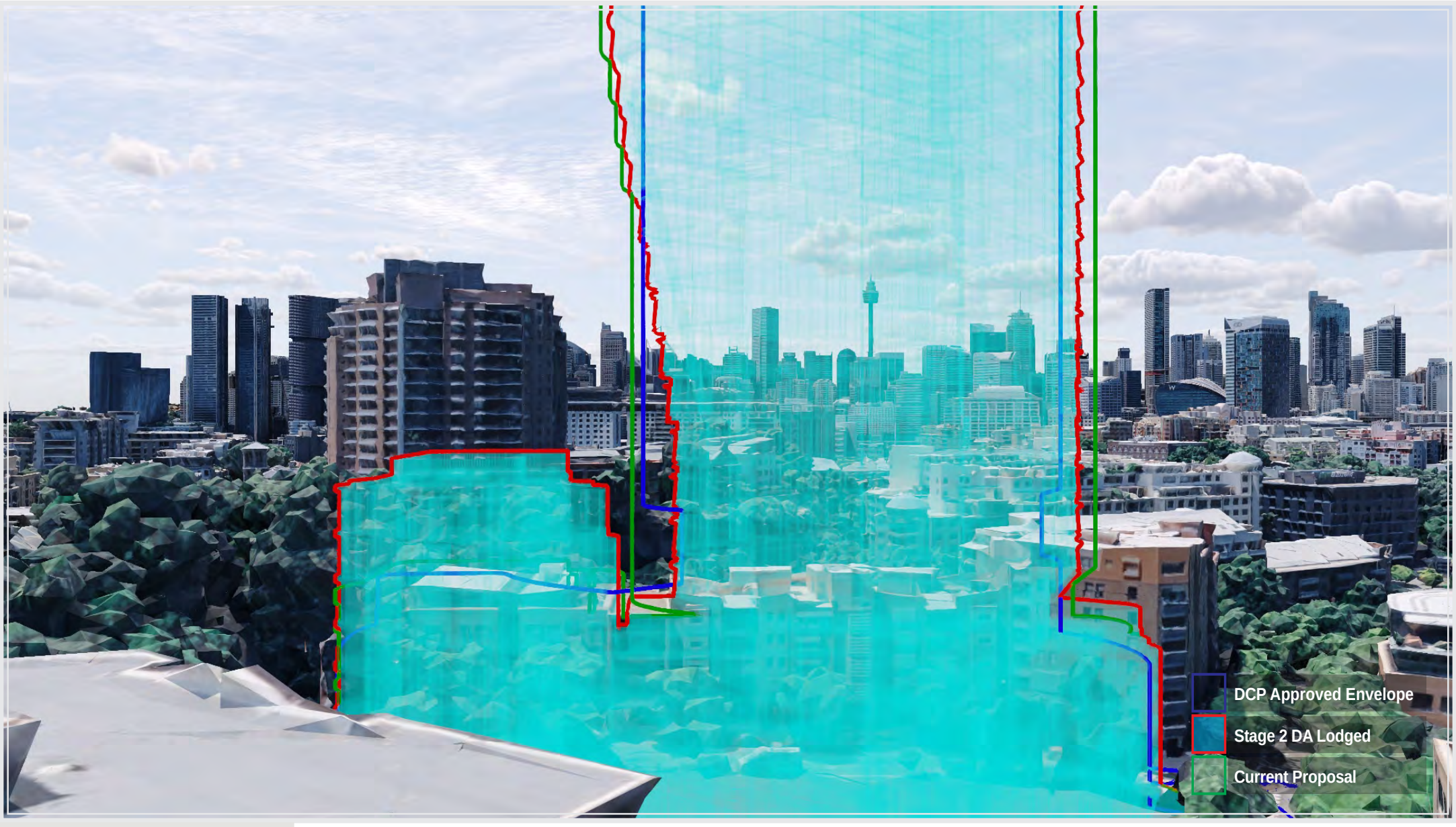
VC_318_C 120 Saunders St_LV_18_U_107 c.jpg

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03. Current Proposal

VC_318_C 120 Saunders St_LV_18_U_107 Proposed Massing.jpg



Visual impact comparison

VC_318_C 120 Saunders St_LV_18_U_107 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 28%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 53%: 47%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 52,84m - Distance to boundary 45,97m -
Bearing direction 122,81°

This is a static, private viewpoint from Level 18, unit 107 of 122 Saunders Street, facing east. The view in the foreground and middle ground includes established residential and commercial buildings of varying heights, as well as mature tree canopy and lower-scale development. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers, which remain visible in the background Taller apartment buildings frame the northeastern side of the view. The Sydney CBD dominates the background, with a large cluster of high-rise commercial towers forming a visible metropolitan skyline. The Sydney Tower is clearly visible near the centre of the view, towering above the surrounding buildings and serving as the primary landmark and focal point.

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe.. The proposed development would include a large and visually dominant built form in the central portion of the outlook, significantly obstructing the existing panoramic view of the Sydney CBD skyline. It would completely obscure the Sydney Tower and several surrounding CBD buildings, as well as reduce a significant portion of the current open sky. Views of the eastern portion of the CBD skyline, as well as the surrounding urban landscape, are still available. However, the proposal would significantly alter the composition and openness of the current view, as well as remove a prominent landmark from the outlook. 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-to-Severe.*

Reasonableness of proposal:

The Moderate-to-Severe impact reflects the breadth of the elevated CBD panorama and the loss of Sydney Tower. Nevertheless, the proposal retains portions of the eastern CBD and surrounding urban landscape, while development within the DCP envelope would itself create substantial view obstruction. The effect is therefore significant but represents a reasonable consequence of the site's planned development capacity.

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VIEWPOINT 65



01. DCP approved envelope

VC_317_C 120 Saunders St_LV_18_U_108 DCP Envelope.jpg



02. Stage 2 DA lodged

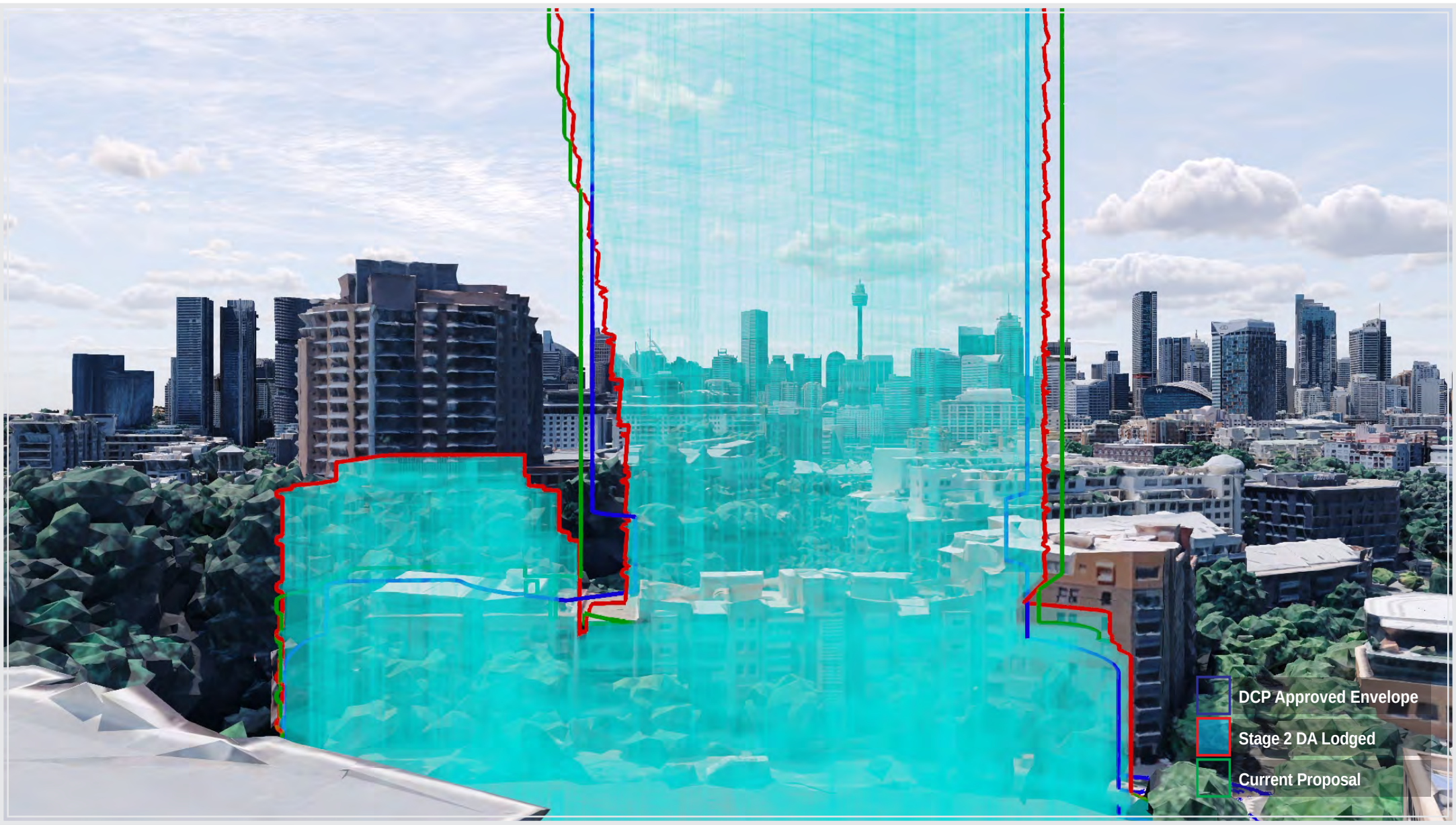
VC_317_C 120 Saunders St_LV_18_U_108 c.jpg

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03. Current Proposal

VC_317_C 120 Saunders St_LV_18_U_108 Proposed Massing.jpg



Visual impact comparison

VC_317_C 120 Saunders St_LV_18_U_108 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 30%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 53%: 47%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

RL + 52,84m - Distance to boundary 43,43m -
Bearing direction 123,37°

This is a static, private viewpoint from Level 18, unit 108 of 122 Saunders Street, facing east. The view in the foreground and middle ground includes established residential and commercial buildings of varying heights, as well as mature tree canopy and lower-scale development. The high-rise residential building no.306/26 Cadigal occupies the midground of the view and partially obscures the view towards the Barangaroo towers. Taller apartment buildings frame the northeastern side of the view. The Sydney CBD dominates the background, with a large cluster of high-rise commercial towers forming a visible metropolitan skyline. The Sydney Tower is clearly visible near the centre of the view, towering above the surrounding buildings and serving as the primary landmark and focal point.

The visual impact of the new massing proposal, from this location, is assessed as Moderate-to-Severe.. The proposed development would include a large and visually dominant built form in the central portion of the outlook, significantly obstructing the existing panoramic view of the Sydney CBD skyline. It would completely obscure the Sydney Tower and several surrounding CBD buildings, as well as reduce a significant portion of the current open sky. Views of the eastern portion of the CBD skyline, as well as the surrounding urban landscape, are still available. However, the proposal would significantly alter the composition and openness of the current view, as well as remove a prominent landmark from the outlook. 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:

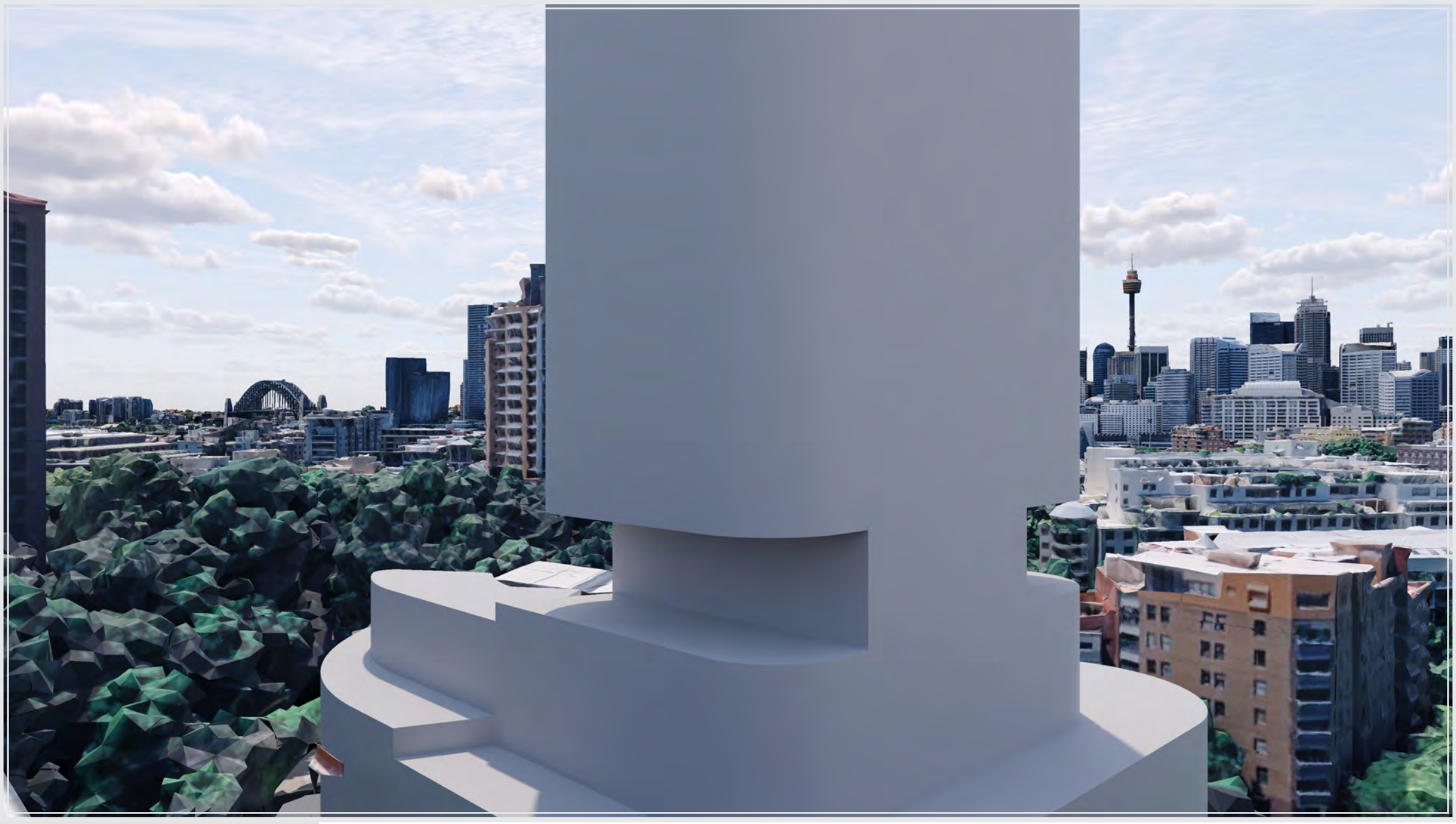
- *Value of view: Medium.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal:

The proposal materially reduces the broad metropolitan skyline and removes Sydney Tower, and the Moderate-to-Severe assessment is appropriate. However, substantial areas of cityscape remain around the development and the principal obstruction is consistent with the scale of building contemplated by the DCP envelope. Retaining the existing uninterrupted panorama would require an unreasonable reduction in the subject site's development potential.

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VIEWPOINT 66



01. DCP approved envelope

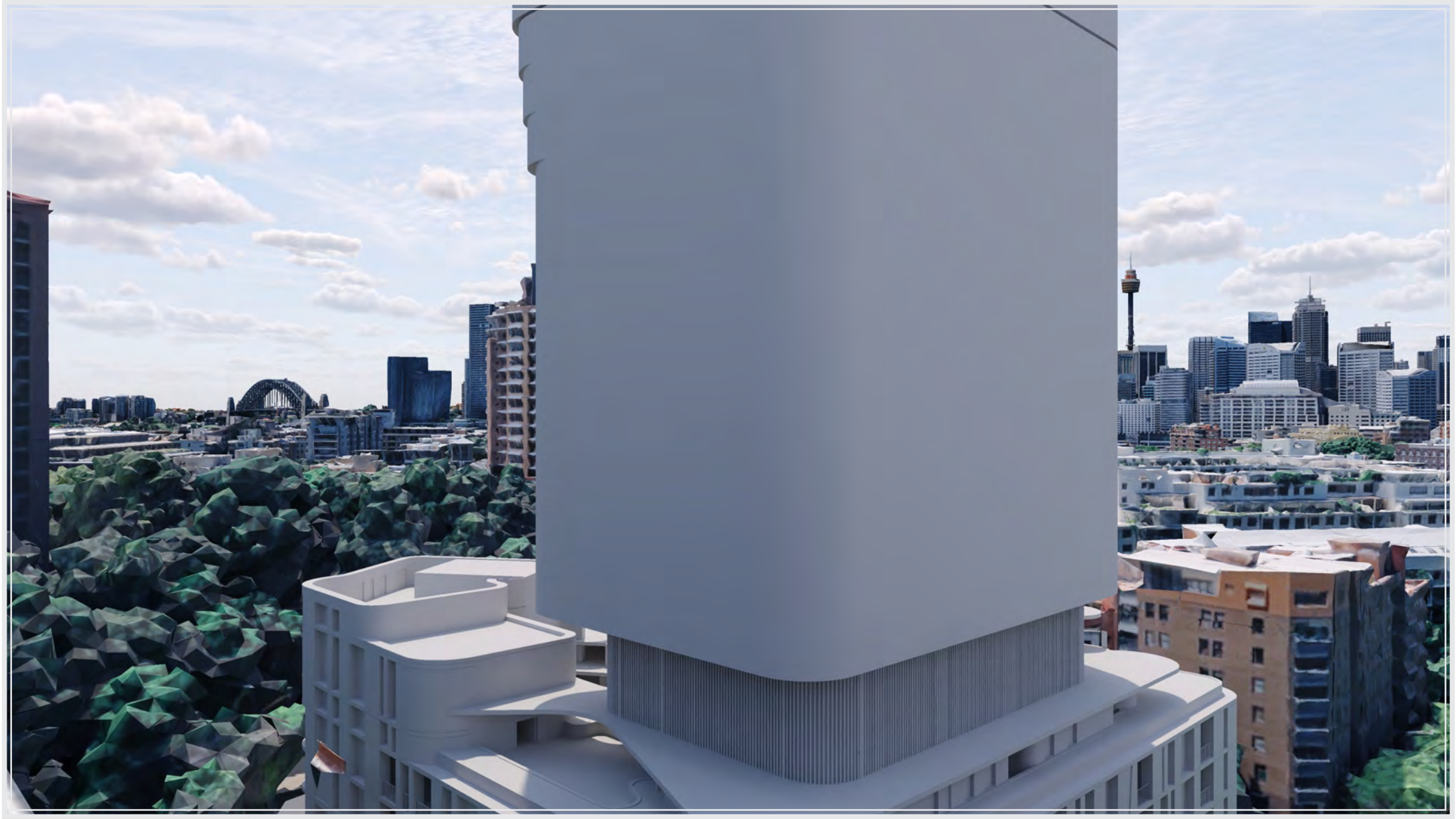
VC_315_C 120 Saunders St_LV_18_U_109 DCP Envelope.jpg



02. Stage 2 DA lodged

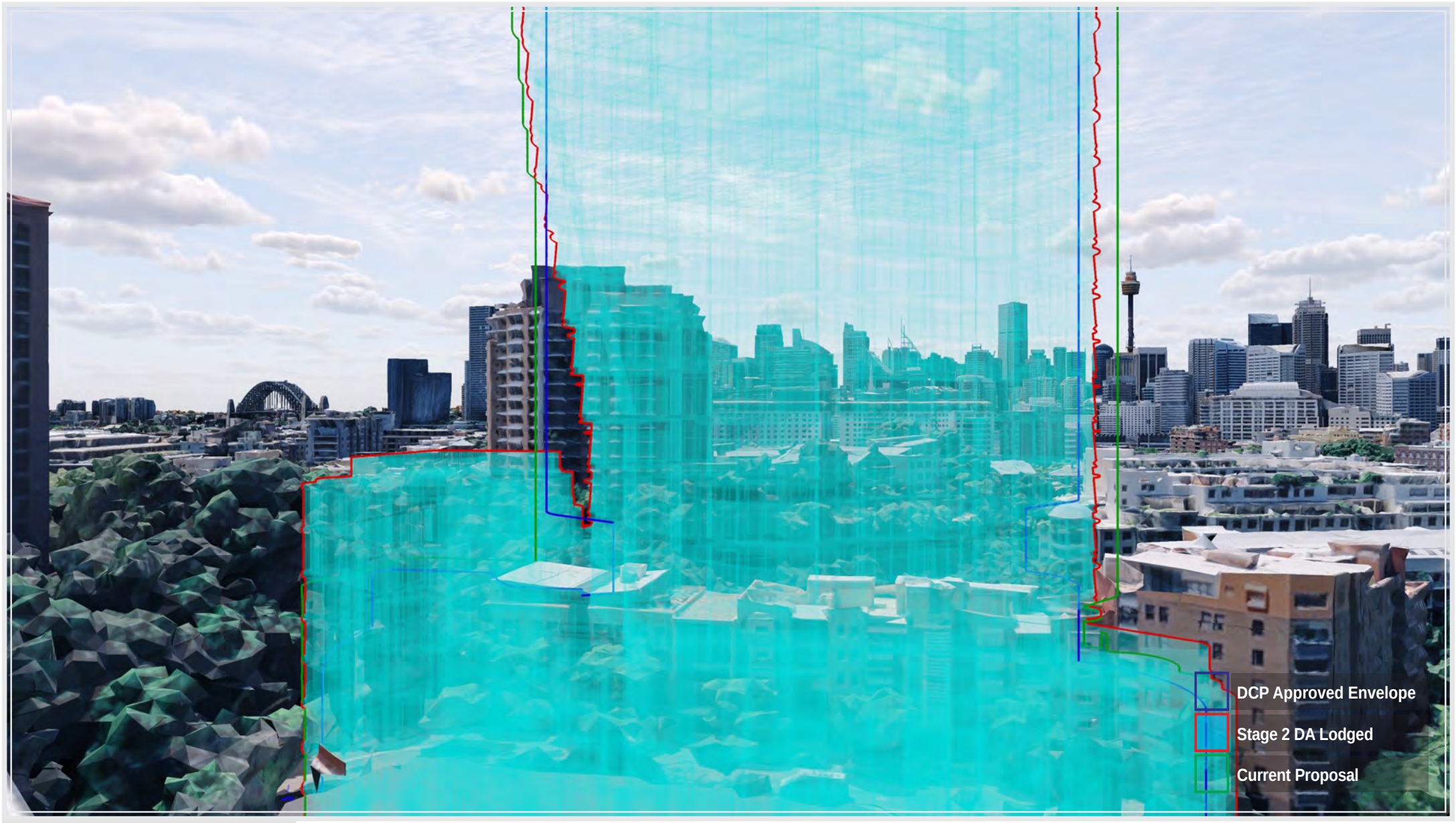
VC_315_C 120 Saunders St_LV_18_U_109 c.jpg

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03. Current Proposal

VC_315_C 120 Saunders St_LV_18_U_109 Proposed Massing.jpg



Visual impact comparison

VC_315_C 120 Saunders St_LV_18_U_109 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 30%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 62% : 38%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 52,84m - Distance to boundary 36,22m -
Bearing direction 109,99°

This is a static, private viewpoint from Level 18, unit 109 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. A prominent multi-story residential building dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. Beyond that, the view in the midground extends to the Sydney CBD skyline, and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. The Sydney Tower is a prominent landmark near the centre-right corner, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal adds a large, prominent tower to the centre of the outlook, significantly altering the existing open panoramic view. It obscures a large portion of the Sydney CBD skyline and surrounding sky, as well as much of the intervening urban and vegetated landscape. The Sydney Harbour Bridge is still visible to the far left, and parts of the Central Business District are visible to the right of the proposed building. 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, 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

This High-value view demonstrates one of the clearest benefits of the revised massing. The Sydney Harbour Bridge remains visible, while the current proposal retains Sydney Tower where the comparative proposed massing would have obscured it. The wider skyline and sky are reduced, but the deliberate preservation of these important landmark elements demonstrates a materially improved and more skilful view-sharing response within the permissible development volume.

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01. DCP approved envelope

VC_316_C 120 Saunders St_LV_18_U_110 DCP Envelope.jpg



02. Stage 2 DA lodged

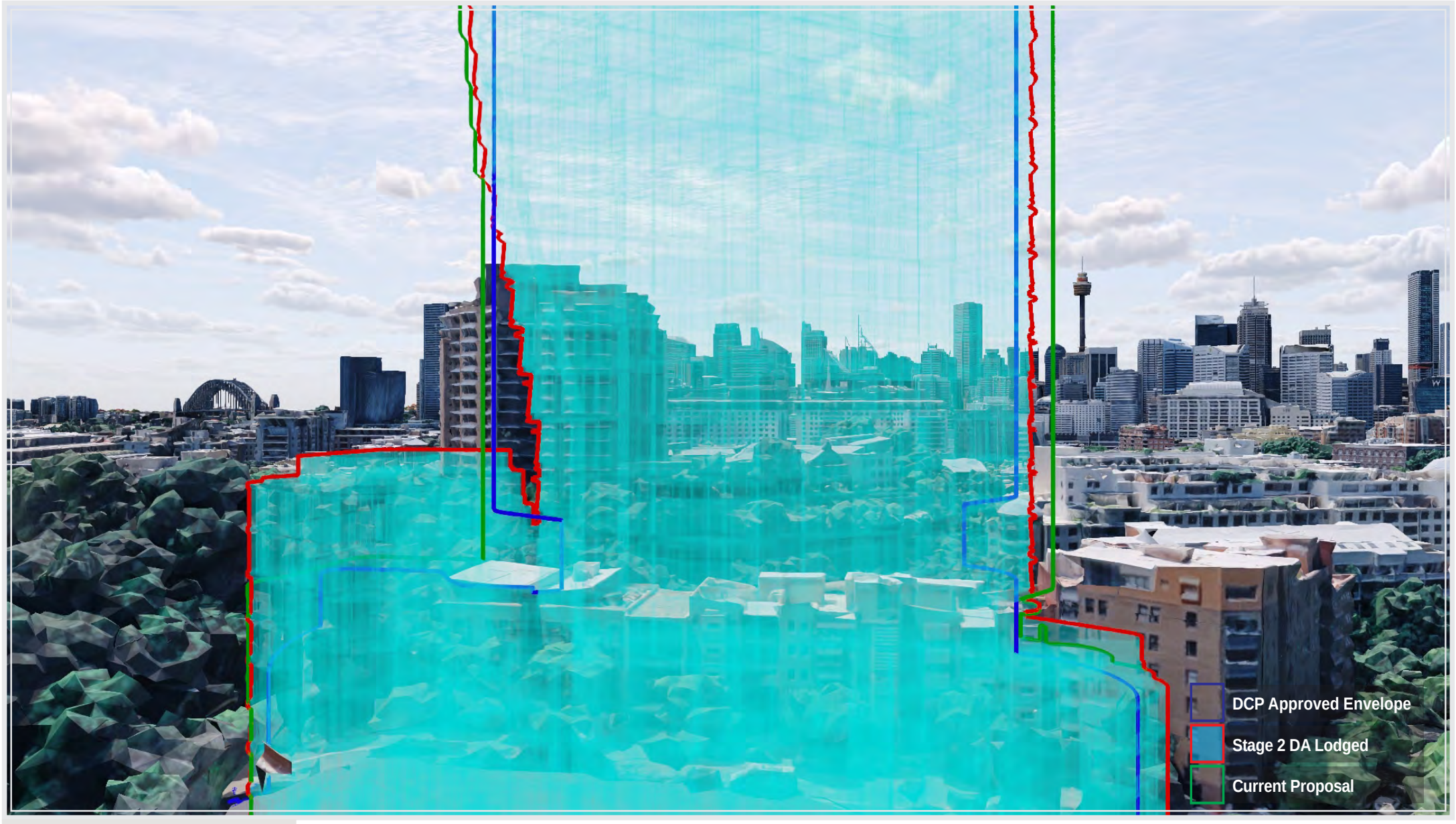
VC_316_C 120 Saunders St_LV_18_U_110 c.jpg

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Urbaine Design Group Pty Ltd, 19c/74, The Corso, Manly, NSW 2095



03. Current Proposal

VC_316_C 120 Saunders St_LV_18_U_110 Proposed Massing.jpg



Visual impact comparison

VC_316_C 120 Saunders St_LV_18_U_110 Outlines.jpg

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Site image

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 30%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 61% : 39%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no:9 / 15*

RL + 52,84m - Distance to boundary 37,85m -
Bearing direction 110,33°

This is a static, private viewpoint from Level 18, unit 110 at 122 Saunders Street, facing east towards the Sydney CBD. The rooftops of the surrounding residential development and a large mature tree canopy form a vegetated transition across the lower portion of the view. A prominent multi-story residential building dominates the northeast side of the midground, with additional lower and mid-rise development spanning the view. Beyond that, the view in the midground extends to the Sydney CBD skyline, and the Sydney Harbour Bridge to the noerheast, which can be seen clearly in the background. The Sydney Tower is a prominent landmark near the centre-right corner, surrounded by a cluster of high-rise commercial buildings. Because of its elevated location, a significant portion of the CBD skyline is visible above the intervening development and vegetation, with an expanse of open sky forming the upper part of the view

The visual impact of the new massing proposal, from this location, is assessed as Moderate. The proposal adds a large, prominent tower to the centre of the outlook, significantly altering the existing open panoramic view. It obscures a large portion of the Sydney CBD skyline and surrounding sky, as well as much of the intervening urban and vegetated landscape. But the views towards the Sydney Harbour Bridge, to the northeast, and the Sydney Tower to the southeast, would remain unobstructed, and parts of the Central Business District are visible to the southeast of the proposed building. 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: High.*
- *View location: 122 Saunders Street - Private location.*
- *Extent of impact: Moderate.*

Reasonableness of proposal:

The proposal achieves a particularly strong view-sharing outcome at this High-value upper-level viewpoint. Although the new tower materially interrupts the continuity and openness of the CBD panorama, both Sydney Harbour Bridge to the north-east and Sydney Tower to the southeast remain unobstructed, together with additional portions of the CBD skyline. The proposal therefore preserves the defining landmark components while accommodating substantial permitted redevelopment of the subject site, and the resulting Moderate impact is considered reasonable.

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4. SUMMARY ASSESSMENT

This Visual Impact Assessment considers the Stage 2 Development Application at nos.26–38 Saunders Street, Pyrmont, involving demolition of the existing residential flat building and construction of a mixed-use shop-top housing development comprising a substantial residential tower and podium development.

The proposal includes a 38-storey sculpted residential tower above a 5 storey podium, providing 156 apartments together with ground-floor retail and food-and-beverage uses, communal areas, landscaping and associated infrastructure. The building is conceived as a series of distinct podium and tower elements, with a wind gallery separating the taller tower from the lower built form.

The site is located within an established and increasingly intensive part of the Pyrmont Peninsula. Existing development surrounding the site includes medium- and high-density residential and commercial buildings, while the wider locality is undergoing further transformation associated with the Pyrmont Peninsula planning framework, Sydney Fish Market and Blackwattle Bay redevelopment.

The VIA assesses an unusually comprehensive series of 67 private viewpoints, principally from 2–10 Quarry Master Drive and 122 Saunders Street. Each assessment compares the existing view with the DCP-approved envelope, the comparative proposed massing and the current architectural proposal. This comparative approach is particularly useful because it identifies not simply whether a view will change, but the extent to which that change is an inevitable consequence of the development capacity contemplated for the site and whether the current design improves upon that baseline.

Character and value of the affected views

The principal views affected are eastward views across Pyrmont toward the Sydney CBD. At the lower levels, these views are frequently fragmented by existing apartment buildings, vegetation, roof forms and building services. In several instances the CBD is visible only as a limited skyline component beyond a substantial urban foreground. These views have value, but they should not automatically be equated with an iconic scenic panorama.

The ordinary commercial towers of the Sydney CBD collectively create a recognisable metropolitan skyline. The value of that skyline increases where it is broad and continuous, because continuity provides depth, scale and a stronger appreciation of the city as a whole. Where only isolated portions of the CBD are visible between buildings, the view is correspondingly less valuable.

Sydney Tower occupies a different position within that assessment. It is a prominent and immediately recognisable metropolitan landmark and warrants greater weight than the surrounding generic commercial buildings. At higher levels of 122 Saunders Street, the Sydney Harbour Bridge also enters the view. The Bridge is a particularly high-value and iconic component and warrants greater weight again. This hierarchy is important to understanding the reasonableness of the proposal.

DCP development envelope

The second important consideration is the planning context. The existing views are presently obtained over a site capable of accommodating substantial redevelopment. The DCP-approved envelope demonstrates that retention of the existing open outlook in full was never a realistic future condition.

Many of the lower and middle-level views would experience substantial CBD and sky loss even if development were confined closely to that envelope. Accordingly, the existing view should not be treated as though the current low-scale development on the subject site has an indefinite entitlement to remain unchanged. The correct comparison is between the effect of a reasonable development permitted within the planning framework and the effect of the current proposal. Across the majority of viewpoints, the VIA records that the visual effect of the proposal is generally consistent with the impact anticipated under the DCP-approved envelope and comparative massing. This demonstrates that a considerable proportion of the loss arises from the legitimate redevelopment potential of the land, rather than from an unnecessarily excessive or poorly located building.

Design refinement and Sydney Tower

The most persuasive aspect of the current proposal is that the architectural massing has not simply followed the maximum development envelope without regard to neighbouring views.

The design has been refined to retain important sightlines where this can reasonably be achieved. This is particularly apparent in the middle and upper levels of 122 Saunders Street. At Viewpoints 34, 38, 42, 46, 50, 58, 62 and 66, the assessment specifically records that the current proposal retains the view to Sydney Tower while the comparative proposed massing would have obscured it. It indicates that the mass has been redistributed and, at critical locations, made narrower or more slender so that the landmark can remain within the view corridor.

The result is that some additional sky or generic skyline may be occupied in one part of the view while the more identifiable Sydney Tower remains visible. If some view loss is inevitable because of the permitted development envelope, it is preferable to retain the higher-value component of the outlook rather than simply maximise the quantity of indiscriminate sky or generic urban background. This represents precisely the type of design consideration relevant to the fourth step of the Tenacity principle: whether a more skilful design could provide the development while achieving better view sharing. The current scheme demonstrates that this exercise has occurred.

Sydney Harbour Bridge

The higher-level views reinforce that conclusion. At Viewpoints 58, 59, 62, 63, 66 and 67, the Sydney Harbour Bridge remains visible notwithstanding the proposed development. At Viewpoint 67, both the Harbour Bridge and Sydney Tower remain unobstructed. This is particularly significant because the Bridge represents a substantially higher-value element than the general CBD skyline.

The proposal therefore does not result in wholesale removal of the most significant scenic and landmark elements from the highest-value views, it reduces the breadth and continuity of the metropolitan panorama while retaining important landmark components around and through the proposed building.

2–10 Quarry Master Drive

The effects from 2–10 Quarry Master Drive generally range around Moderate, with the strongest assessment reaching Moderate-to-Severe. These apartments are in very close proximity to the site and some substantial change is inevitable once the subject property is redeveloped to the scale contemplated by the DCP. At the lower levels, the existing CBD views are often fragmented and of relatively Low value. At higher levels, the panorama becomes broader and the loss correspondingly more significant. However, the assessment demonstrates that the current development does not generally produce a materially greater category of impact than the DCP envelope.

In several views, identifiable portions of the CBD and Sydney Tower remain available through and around the articulated building form. Accordingly, while residents would experience a clear increase in enclosure, the impacts need to be understood in the context of an adjoining site specifically planned for substantially greater development than presently exists.

122 Saunders Street

The views from 122 Saunders Street demonstrate a particularly clear vertical progression. At the lower levels, views are substantially constrained by 2–10 Quarry Master Drive, the existing subject development, surrounding buildings and vegetation. These outlooks are principally urban and generally of Low value. As elevation increases, a broader proportion of the Sydney CBD becomes visible and the value of the view correspondingly increases. At the highest levels, Sydney Tower, Barangaroo and, from selected positions, Sydney Harbour Bridge become important elements. The visual effects therefore also increase in significance.

Some upper-level assessments are Moderate-to-Severe and should remain described as such. However, those stronger ratings do not automatically establish an unreasonable view-sharing outcome. Significant portions of the CBD remain available around the proposed building; Barangaroo remains available from a number of the affected locations; the Harbour Bridge remains visible from the important upper-level views; and the current design preserves Sydney Tower from a number of locations where the comparative massing would have obscured it.

The pattern demonstrates selective retention of the more valuable components of the outlook, rather than indiscriminate occupation of the entire available view field.

Nature of the remaining impacts

There will unquestionably be substantial loss of sky. There will also be substantial reduction in the width and

continuity of the Sydney CBD panorama from a number of apartments.

However, loss of sky within a dense inner-city environment does not carry the same visual significance as loss of a high-value scenic landscape or iconic harbour feature. Similarly, loss of part of a generic city skyline needs to be distinguished from complete loss of a landmark. The assessment demonstrates that the current proposal has responded to that hierarchy. Where opportunities exist to preserve Sydney Tower through the form of the building, the design has frequently done so. Where the Sydney Harbour Bridge is visible from the higher apartments, the principal relevant views generally retain it.

The remaining impacts are therefore primarily:

the reduction in continuity of the wider CBD skyline;

the replacement of sky by new built form;

increased visual enclosure; and

loss of Sydney Tower from some, but importantly not all, apartments.

These are significant urban view impacts, but they occur within a development context expressly intended to accommodate substantial new built form.

Overall reasonableness

The proposal should not be assessed against an expectation that the existing site will remain at its present scale.

That would effectively convert an existing private view across adjoining development land into a constraint upon the planned redevelopment of that land. Rather, reasonable view sharing requires consideration of what could reasonably be constructed within the planning controls and whether the development has been skilfully configured to avoid unnecessary view loss. In my opinion, the comparative analysis demonstrates that it has.

The DCP envelope establishes that substantial change to the neighbouring views is anticipated. The proposal then goes further by articulating and narrowing the building at selected locations to retain important view corridors. The result is not complete preservation of existing views, nor could such an outcome reasonably be expected.

It is instead a sharing of views in which some of the broad metropolitan panorama is necessarily surrendered while significant peripheral outlooks and, importantly, a number of the more valuable landmark components are retained.

Conclusion

The redevelopment of 26–38 Saunders Street would result in significant visual change for a number of neighbouring apartments at 2–10 Quarry Master Drive and 122 Saunders Street. The most affected residences would experience substantial reduction in open sky and interruption of the existing Sydney CBD skyline. At some locations Sydney Tower would also be lost, and these impacts should be recognised directly. However, the proposal is located within a dense and evolving inner-city environment and occupies a site for which substantial multi-storey redevelopment is expressly contemplated.

The DCP-approved envelope establishes an important baseline. A significant proportion of the identified view loss would arise from development within that envelope irrespective of the precise architectural solution ultimately adopted. Retention of the existing uninterrupted CBD outlook would consequently require substantial reduction of the legitimate development potential of the site. The current proposal has nevertheless sought to improve upon that baseline. The most important evidence lies in the treatment of Sydney Tower. At a series of affected apartments, the current design has been shaped so that the landmark remains visible where the comparative proposed massing would have blocked it.

This occurs repeatedly through the middle and upper levels of 122 Saunders Street and demonstrates a deliberate attempt to retain the more valuable elements of the existing outlook while redistributing permissible building volume elsewhere.

The assessment also demonstrates that the Sydney Harbour Bridge remains visible from the principal upper-level locations where it currently contributes to the outlook, including viewpoints where both the Bridge and Sydney Tower remain available. Accordingly, the proposal does not remove the defining high-value components from all of the most valuable views. Instead, its principal effect is to reduce the breadth and continuity of the metropolitan skyline and the amount of visible sky.

The general Sydney CBD skyline has visual value, particularly where it forms a broad and continuous panorama, but that value should be distinguished from an iconic harbour view. Sydney Tower provides a recognisable landmark within the skyline and has appropriately been afforded greater consideration through the redesign. The Sydney Harbour Bridge carries still greater significance and, importantly, remains available from the relevant upper-level viewpoints. When these factors are considered together, the proposed development represents a reasonable view-sharing outcome. There will be genuine view loss. However, much of that loss is inherent in the development envelope contemplated for the site, while the current architectural response demonstrably improves the retention of selected higher-value views compared with the alternative massing. This results in no impacts of significance beyond the DCP envelope as a result of the current proposal, specifically in relation to viewlines to Centrepoint tower from no.122, Saunders Street.

In my opinion, the proposal therefore represents a more skilful use of the permissible development volume. It balances the legitimate redevelopment potential of 26–38 Saunders Street with the retention, where reasonably achievable, of the most important components of neighbouring views.

On this basis, the visual impacts identified within the VIA, including those assessed as Moderate-to-Severe, are considered reasonable in the circumstances and do not provide a visual-impact basis to prevent the proposed development.



John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES

APPENDIX A: Assessment Images - panoramic (additional PDF)

APPENDIX B: Aspinall CV

- *LEC Guidelines for Photomontages*
- *Visual Impact Assessment Methodology*

APPENDIX C: Survey

APPENDIX D: Wireframe/alignment images

APPENDIX E: Site photography

5.1. APPENDIX B: Methodology, CV and LEC Guidelines

JOHN ASPINALL. director: urbaine design group

UK Qualifed Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.
Halpin Stow Partnership, London, SW1
John Andrews International, Sydney
Cox and Partners, Sydney
Seidler and associates
NBRS Architects, Milsons Point
Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London
UK Design Council – innovation development scheme finalist – various products, 1990.
Winner: International Design Competition: Sydney Town Hall, 2000
Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001
Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBAINE"S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photmonages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in ‘Planning Australia’ and ‘Architecture Australia’ relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.
BY JOHN ASPINALL.

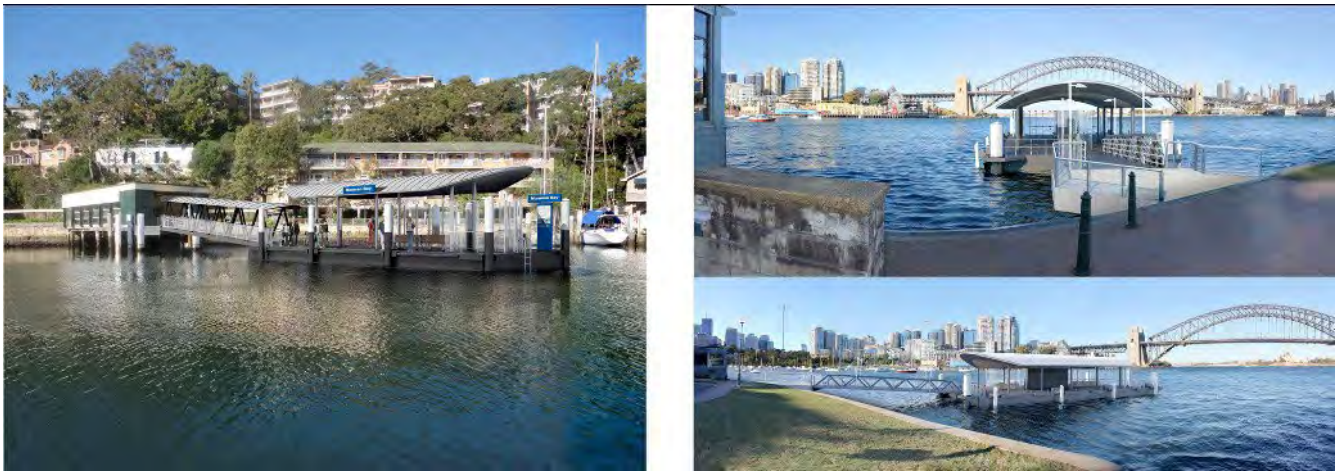


Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far- reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect'straining, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught

throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



Domain The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

Picture imperfect ... the original interpretation of how the Lewisham Estates development will look.

CAN residents affected by big development proposals rely on developers' photo montages?

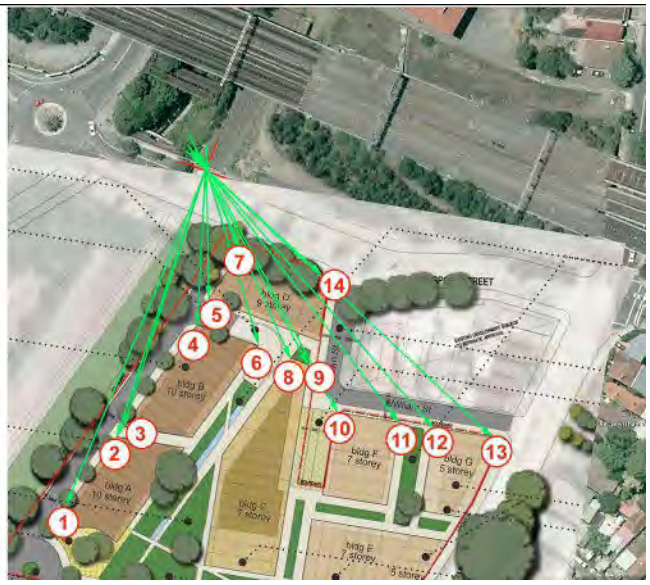
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

The developer was sent back to the drawing board by the Department of Planning to redo the images that were publicly exhibited for the project after questions were raised over their accuracy.

The corrected interpretation of how the Lewisham Estates development will look.

The No Lewisham Towers residents' action group claims the original images were so misleading that the corrected ones should go on public exhibition before the Planning Assessment Commission makes its determination next week.

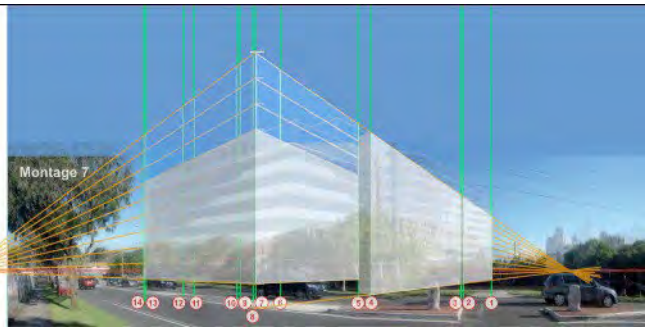
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

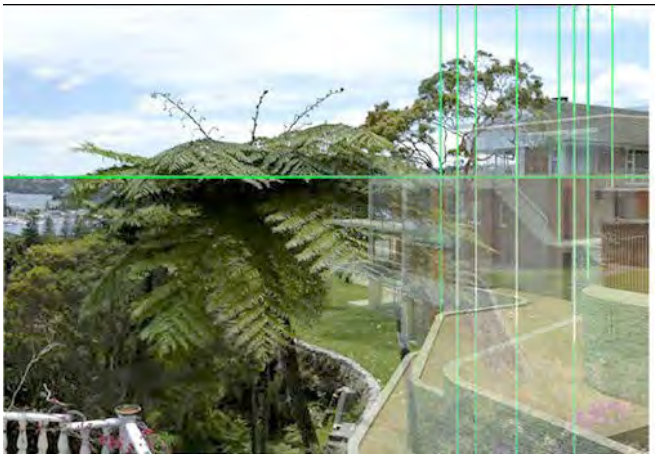
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners



3d poles located in the 3d model and positioned on photo



Proposed buildings and landscape mounding applied



Proposed landscape applied – shown as semi-mature



Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



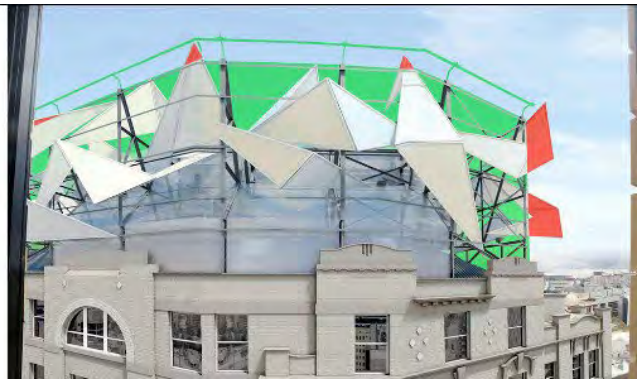
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hot

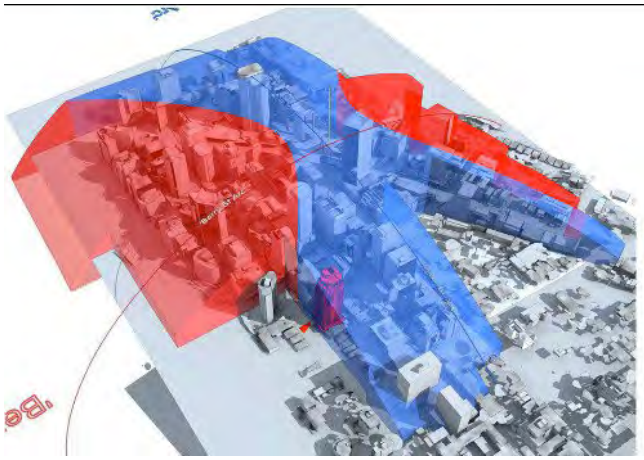


Photomontage of view from hotel

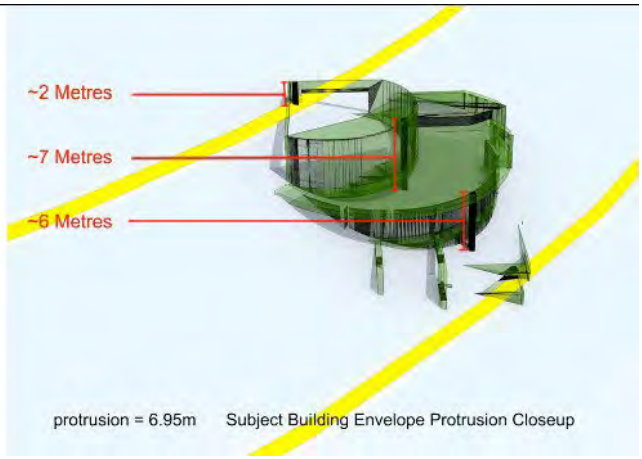


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of

visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.

Land and Environment Court
of New South Wales

Policy: Use of Photomontages and Visualisation Tools

Commencement

1. This policy commences on 17 May 2024 and replaces the policy published 21 August 2013.

Purpose of the policy

2. This policy is to guide the preparation of photomontages, still images, video images, and other visualisation tools to depict the development in an appeal under the *Environmental Planning and Assessment Act 1979*, to ensure that the data they present is represented and interpreted accurately, and that their use would assist the Court in determining the appeal.

Application

3. The policy applies to appeals under the EPA Act, where photomontages or other visual tools are to be submitted as part of expert evidence.

Definitions

4. In this Policy:

   Appeal means an appeal to the Court under the EPA Act.

   CGI means Computer Generated Image.

   Commissioner means a Commissioner or Acting Commissioner of the Court.

   Court means the Land and Environment Court of New South Wales.

   Development means the development for which consent is sought in the development application that is the subject of the appeal.

   EPA Act means the *Environmental Planning and Assessment Act 1979*.

Existing Image means an unchanged or unaltered image of the location, viewing angle and approximate conditions on which the proposed development will be overlaid, to convey the issues in dispute.

Judge means a Judge of the Court.

Photomontages means, for the purpose of this policy, any visual tool or aid, whether still image, video, computer generated image, two dimensional (2D) or three dimensional (3D) or other visual means to depict development plans.

Registrar means a Registrar of the Court.

RL Reduced Level or Relative Level as defined in Australian Standard® AS1100 Technical Drawings.

General principles

5. A photomontage submitted in an appeal should provide to the Judge, Commissioner or Registrar the most accurate visual images of the development in its real-world location, so as to specifically convey the issues in dispute.

6. A photomontage must include:

   6.1 the existing image;

   6.2 a 2D plan and/or elevation showing the location of the camera, target point/viewing angle, and lighting source that corresponds to the location from where the existing image was taken; and

   6.3 the proposed built envelope and key features of the development overlaid on the existing image in the form of a wire frame and/or ‘block massing’ model to demonstrate the development.

7. Where a photorealistic CGI of the development is used:

   7.1 the metadata from the existing image to create an identical 3D computer generated camera should be provided;

   7.2 the environmental conditions of the CGI should be set to the same parameters as the existing image;

   7.3 colour matching in the CGI is to correspond with the existing image; and

7.4 the details of the software used in creating the CGI should be stated as part of the submission of the photomontage.

8. A detailed summary of the methodology used to create the photomontage should be provided, including:

8.1 survey data that is used to create the photomontages, including the name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame was obtained;

8.2 site specific topographical data used to create the photomontages, including the source and references utilised for the topographical data (for example paper, or survey inputs from file types such as from 'DWG' or 'DXF');

8.3 the camera type, lens, focal length or field of view, and sensor used for the purpose of the photograph from which the existing image has been derived;

8.4 accurate location, alignment and direction of the camera (whether fixed on tripod or drone) and RL of the camera for the existing image;

8.5 data that was used to prepare the photomontages, such as:

8.5.1 use of relevant plans and data for the depiction of existing buildings or existing elements as shown in the wire frame, block massing model or photorealistic CGI;

8.5.2 the means by which terrain has been generated (such as surveyed spot levels and/or contours or by some form of point cloud, or Ground Control Point survey method);

8.5.3 any variables applied to the images such as, time of day, lighting and weather conditions;

8.5.4 consistency in application of scale and interpretation of the relevant data;

8.5.5 rationale for selecting a particular view, use of camera lens or conditions in creating the image. For example, in circumstances where a development is best depicted with an expanded field of view or panoramic view, the type of panorama head and equipment must be stated, in addition to the data above.

8.6 where a photomontage has used more than one baseline image to represent the existing context (that is where multiple images are 'stitched together'), this must be stated, and the requirements above should be adapted to convey the key data required to verify its accuracy; and

8.7 whether any editing software or other visual manipulation has been used in the preparation of the final image, for example an adjustment in contrast, saturation, tilt shift or the like.

Visualisation Tools

9. As technology emerges, the principles outlined above are to be applied. What is important is that the Court has an unaltered and real life baseline, summary of metadata so the veracity of imagery presented can be verified, and application of relevant overlays of the proposed development that assists in the Court's consideration of the real issues in dispute.

10. All effort is to be made and the 'best practices' are to be applied when utilising technology for the purposes of visualisation of the development to ensure accuracy and avoid bias of information interpretation.

Paperless Hearings

11. Parties should be prepared to display the photomontage electronically if it is to be relied upon, or be the subject of an examination of an expert witness.

12. It will be the responsibility of the party whose expert is being examined, to provide a device compatible with courtroom technology which can display the photomontage electronically. This will allow the presiding officer, the experts, lawyers and all other people to be able to see in real time and on a common image, the subject of the examination.

Issued by:

The Honourable Justice Brian J Preston
Chief Judge – Land and Environment Court of NSW
Date: 17 May 2024