
Visual Impact Assessment

Modification to UTS City Campus Broadway Precinct Concept Plan

For the University of Technology, Sydney
Revision A - August 2015

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Revisions

Revision A	August 2015	Additional views added
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Executive summary

This Visual Impact Assessment has been prepared by Architectus to assess the potential visual impact of the proposed modification to the Approved Concept Plan for the UTS City Campus Broadway Precinct.

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

Reasonableness of proposal's impacts on public domain views and visual impact

An assessment of view/visual impacts for the project finds that the impacts on public domain views are low to moderate at most. This is because the building form and scale approximates other buildings in the vicinity. The proposal is set back from Broadway which helps to improve outcomes for existing sky views (compared to a taller building on the Broadway boundary).

The visual impacts of the proposal on the public domain are found to be acceptable.

Reasonableness of proposal's impacts on private views and visual impact

The impacts on private domain views range from low to high. The requirement for view sharing needs to be based on what is reasonable. Within a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, it would be unreasonable to expect that views from most adjoining apartments should remain unobstructed.

It is on this basis that the visual impacts are deemed to be acceptable. The visual impact will be in part mitigated by alternative views from living rooms for the majority of the highly affected apartments (31 units) together with quality building form and future materials and finishes and landscaping will improve the quality of outlook compared with the existing outlook.

The building height control applying to the site under Sydney LEP 2012 is 45 metres. An upper height limit of 49.5 metres is allowable under the design excellence provisions of the LEP if it is subject to a competitive design process. The proposed development proposes a building height

of 64.5 metres. This is 15 metres above the design excellence height limit (64.5m). Notwithstanding, the LEP development standards do not apply to Part 3A Concept Plans but could be used by the Minister to 'guide' development parameters for amendment of the Concept Plan.

While the proposed development is over the LEP height limit, the site is in a strategic location within walking distance of Central Railway Station and is adjacent to significant bus services. It is at the nexus of important east-west and north-south arterial roads connecting and embedding the site within the city framework.

There is no specific requirement for the retention of existing private views within any relevant planning document. The Sydney DCP 2012 only emphasises providing a pleasant outlook from existing and future residences. This will be subject to detailed design but the expected building form and materials and finishes and landscape indicate an iconic building and place.

Planning case law places greater emphasis / importance on the impact on public domain views than impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector and the NSW skill base more broadly.

The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy. The functional requirements of the proposed facility have dictated key outcomes.

In summary and on balance, the visual impacts of the proposed development are acceptable.

1 Introduction and context

1.1 Introduction and site location

Introduction

This report supports a s75W Modification Application submitted to the Minister for Planning pursuant to Clause 3C of Schedule 6 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application relates to the Concept Plan Approval for the University of Technology Sydney (UTS) City Campus Broadway Precinct, which was approved in December 2009 (MP08_0116).

More specifically the modification application relates to Building 2 and includes amending the approved building envelope in order to provide for a new building form/tower and correspondingly increasing the approved Gross Floor Area (GFA).

Methodology and Background

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment made by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

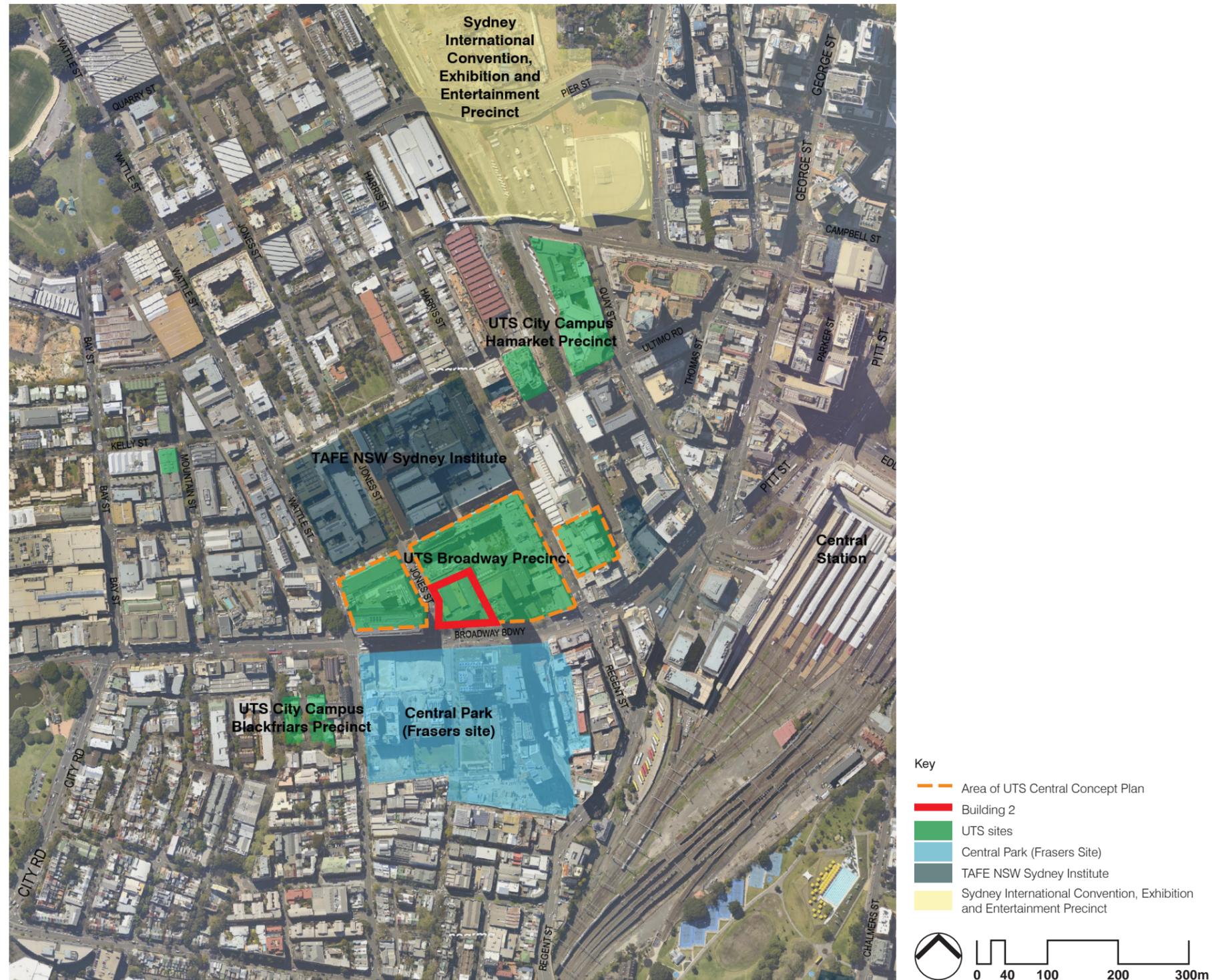
The requirement for a Visual Impact Assessment for this project has been set out in the Director General's Environmental Assessment Requirements (DGRs) which were issued by the Department of Planning and Infrastructure for the Part 3A Concept Plan application (MP 08_0116). The scope of work for this Visual Impact Assessment covers the following element from the DGRs:

"View analysis of significant views and vistas that would be impacted on by the proposal."

Site Location

The UTS City Campus Broadway Precinct Concept Plan (BPCP) relates to three street blocks, however the proposed modification relates to part of one of these blocks, being Building 2 on the corner of Broadway and Jones Street.

Building 2 is surrounded to the east, west and north by other parts of the UTS Broadway Precinct. To the north of the UTS Broadway Precinct, between Harris Street is two further blocks of TAFE NSW Sydney Institute. To the south of the site is the 'Central Park' development (also known as the Frasers Site or former Carlton United Breweries Site).



Site Location

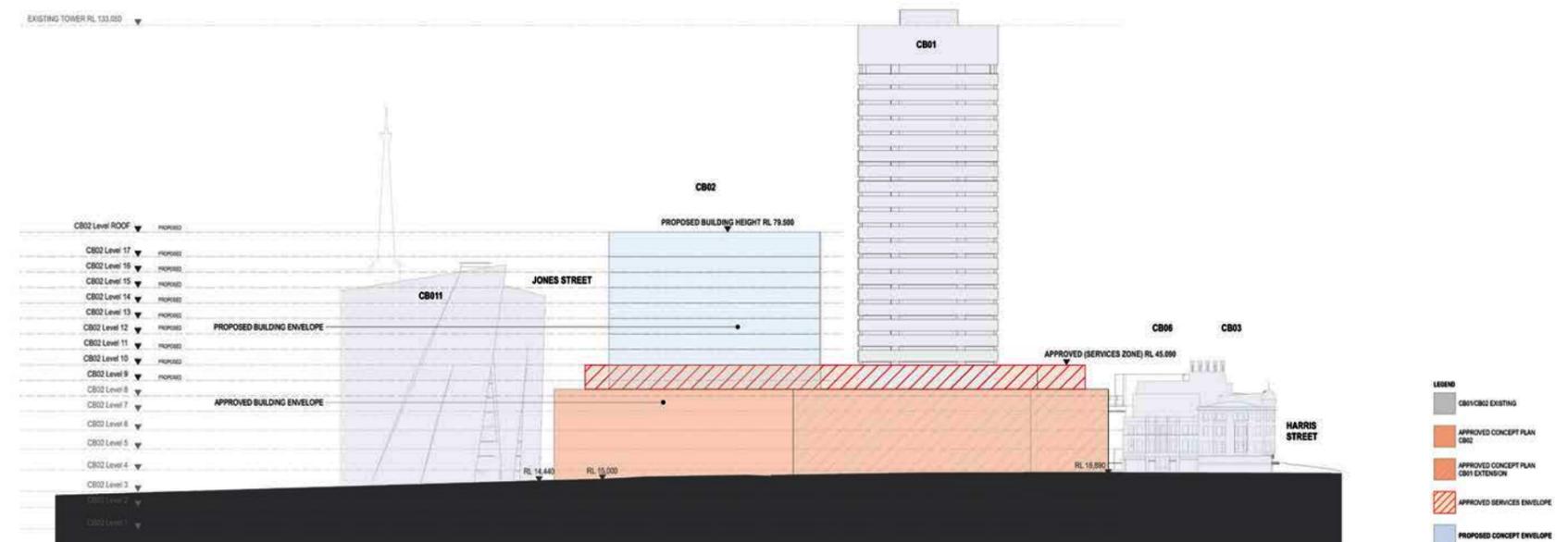
1.2 Overview of proposed modifications

The s75W Application seeks the following modifications to the approved Concept Plan:

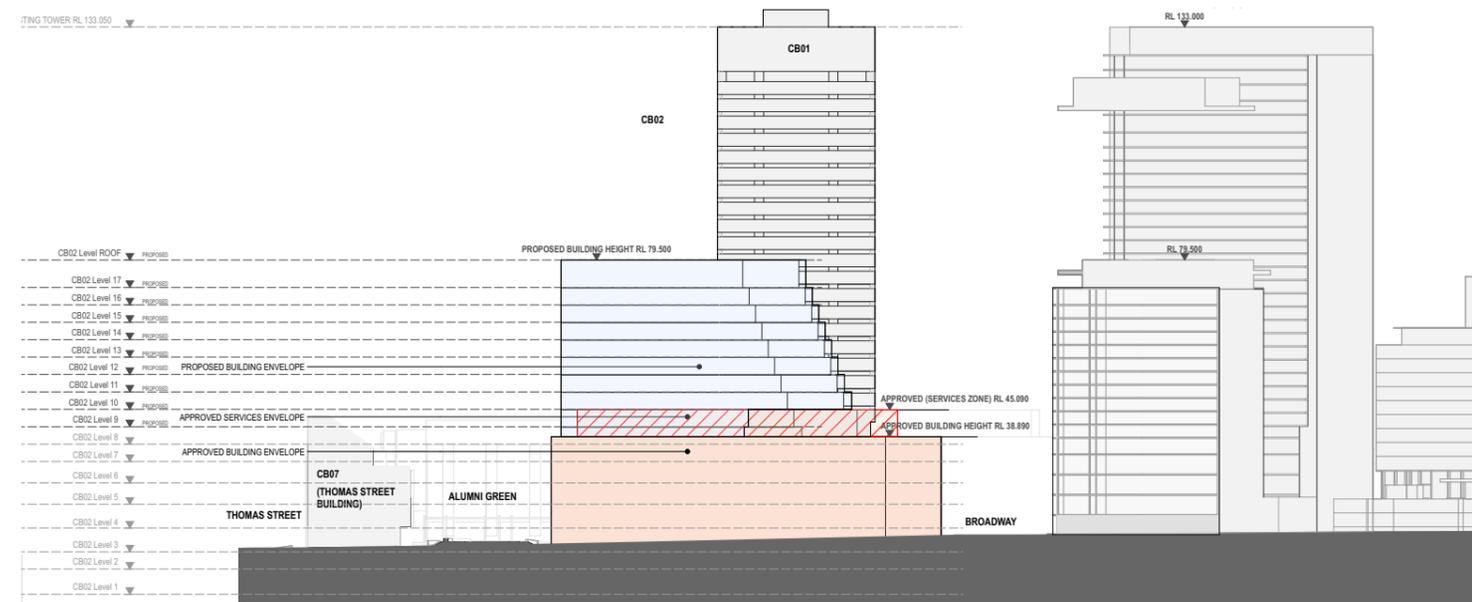
- Increase in the approved additional GFA for Building 2 to 38,261m², comprising an increase of 31,511m²;
- Expansion and amendment to the approved building envelope for Building 2, resulting in a maximum building height of 64.5m (RL 79.5), comprising an increase of 34.41m;
- Consequential amendments to the Urban Design Quality Controls/Principles for Building 2.

The proposed amended Building 2 envelope will accommodate a future building that:

- Will have an effective height of 14 to 15 storeys above Broadway and Jones Street (i.e. excluding basement levels);
- Continues to provide a pedestrian scaled 4-5 storey street wall to Broadway, Jones Street (part) and Alumni Green that aligns with the podium expansion of Building 1 (consistent with the approved Concept Plan);
- Is integrated with the existing Building 1 podium through the alignment of floors;
- Provides a 10m building separation between the Building 2 (proposed) and Building 1 (existing) towers; and
- Incorporates a tower setback of between 17.5m and 30m adjacent to Broadway.



Elevation - Broadway



Elevation - Jones St

Elevations of proposed envelope (Source: FJMT drawings MOD3001 MOD3002)

1.3 Background

Background

UTS recognised the need to upgrade the City Campus back in 2000, and undertook a number of visioning and master planning projects culminating in the City Campus Masterplan 2020 (BVN, 2008) which provides a framework for refurbishments and new building works across the campus (comprising the Broadway Precinct and other sites in the Sydney CBD) in order to provide improved facilities and to accommodate future expected student and staff growth.

The long term strategic vision for UTS is ‘to be one of the world’s leading Universities of Technology’. UTS is already well progressed in achieving this vision/goal, as evidenced through the state of the art and iconic learning, research and social facilities that have been delivered since 2008, including:

- Dr Chau Chak Wing Building; designed by Frank Gehry;
- Faculty of Science and Graduate School of Health Building; designed by Durbach Block Jagers in association with BVN Architecture. Selection of design by competition to achieve design excellence;
- Alumni Green; designed by ASPECT Studios Landscape Architects. Selection of design by competition to achieve design excellence;
- Library Retrieval System;
- Great Hall and Balcony Room Upgrade, Designed by DRAW Architects in association with Kann Finch Architects. Selection of design by competition to achieve design excellence;
- Multi Purpose Sports Hall; and
- Faculty of Engineering and IT Building. Designed by Denton Corker Marshall Architects. Selection of design by competition to achieve design excellence.

As evidenced above, UTS is well on track to reaching its 2020 vision. However due to changes in the tertiary sector since 2008 when the UTS Concept Plan was prepared student demand has exceeded the original projection. The Concept Plan was based on providing facilities for a student load of 15,000 EFTSL (Equivalent full time student load) on campus by 2015. In 2014 the student load was 17,100 EFTSL. The current projection for 2020 is 19,500 EFTSL, up 4,500 EFTSL from the 15,000 EFTSL the Concept Plan was planned to accommodate. The modifications sought for Building 2 will significantly contribute to providing the additional floor area and facilities required to meet these increases in the student load.

UTS has retained the services of renowned architects francis-jones morehen thorp (fjmt) (in collaboration with Lacoste + Stevenson – winners of the design competition for the podium extension of Buildings 1 and 2) to lead and develop a new building form/massing and subsequently detailed design for a new and expanded Building 2.



Modification Background and Chronology

Approved Concept Plan

The UTS City Campus Broadway Precinct Concept Plan (BPCP, as illustrated in Figure 1) was approved by the then Minister for Planning on 23 December 2009 (MP08_0116). The Concept Plan included:

- New Broadway Building and Thomas Street Building with a combined gross floor area (GFA) of 44,650m²;
- Expansion of Buildings 1 and 2 with a combined additional GFA of 10,800m²;
- Expansion of Building 6 for the provisions of student housing with an additional 25,250m² GFA;
- Modifications to Buildings 3, 4 and 10;
- Modifications to Alumni Green with a new Multi Purpose Sports Hall and book vault beneath; and
- Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

The Minister also granted Project Approval for the following works:

- Construction of a new underground Multi Purpose Sports Hall; and
- Demolition of Buildings 11, 12 and 13.

Building 2

The maximum height of Building 2 was set by the BPCP at 30 metres (RL 45.09), with a corresponding additional GFA of some 6,750m². The BPCP assumed extending Building 2 by one additional floor (resulting in a 5-6 storey building plus plant level) and extending the building envelope with podium extensions on the corner of Jones Street and Broadway, on Broadway adjacent to Building 1, and on the frontage to Alumni Green.

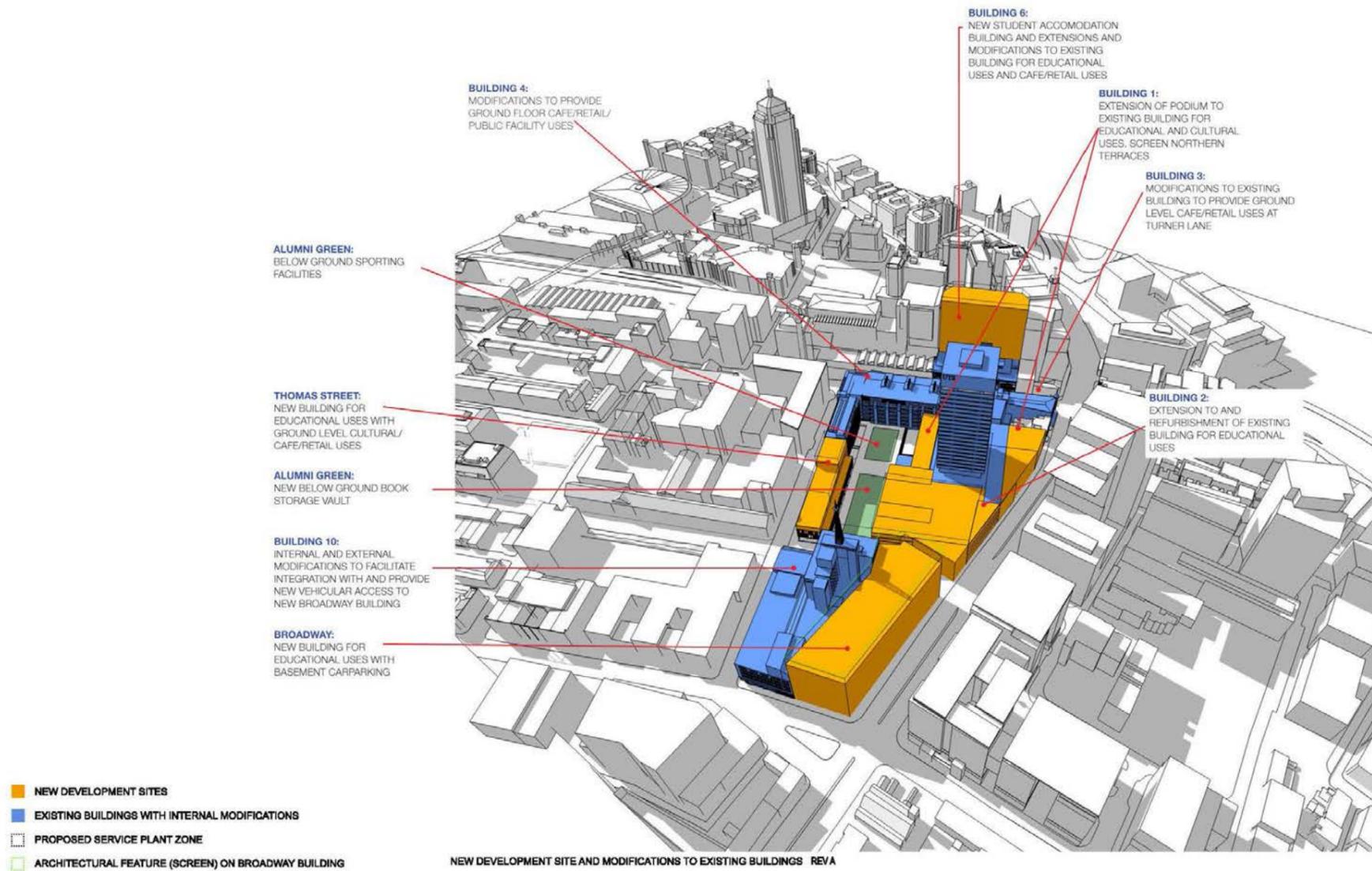


Figure 1 – 3D Model of approved concept plan (Source: BVN, DCM and JBA)

Approved Modifications to Concept Plan

Since the Concept Plan was approved, four (4) subsequent modifications have been approved.

Modification No 1

Modification No 1 (MP 08_0116 Mod 1), approved in March 2011, sought to include bulk excavation works for the Broadway Building as part of the Project Approval works granted under the Concept Plan approval (enabling these works to be undertaken ahead of the Project Application for the building).

Modification No 2

Modification No 2 (MP 08_0116 Mod 2), approved in March 2011, related to an administration amendment to Concept Plan condition B2.

Modification No 3

Modification No 3 (MP 08_0116 Mod 3), approved in July 2011, sought to include the excavation, construction and operation of the Library Retrieval System (LRS) and Storage Building together with bulk excavation works for the Thomas Street Building as part of the Project Approval works granted under the Concept Plan approval (enabling these works to be undertaken without any further environmental assessment).

The modification also included a revised breakdown of GFA across the UTS Broadway site, with the Environmental Assessment submitted in support of the S75W identifying an increased GFA for the Thomas Street building of 12,150 square metres (corresponding with a decreased GFA for the Broadway Building of 34,650 square metres).

Modification No 4

Modification No 4 (MP 08_0116 Mod 4), approved in March 2012, related to an administration amendment to Concept Plan condition E3 (approved truck route plan for excavation of Thomas Street building and the library retrieval system).

Modification No 5

This report has been prepared in support of proposed Modification No 5 (MP 08_0116 Mod 5) to the Concept Plan.

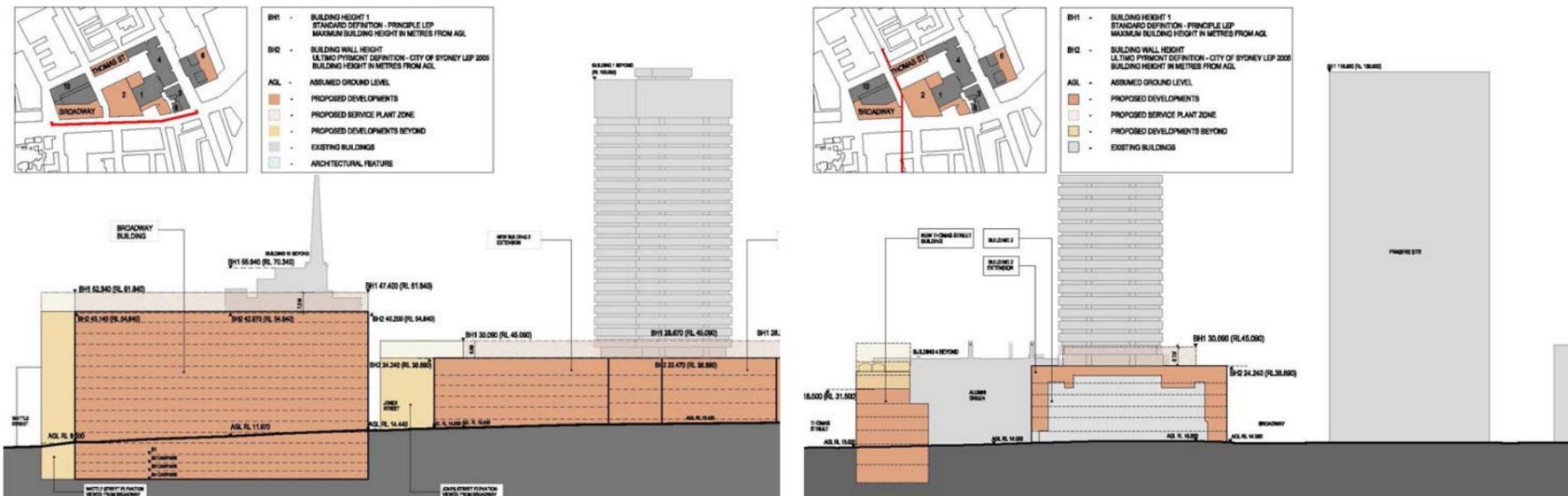


Figure 2 - South elevation – Broadway (Source: BVN and DCM) Figure 3 – East elevation – Jones Street (Source: BVN and DCM)

1.4 Proposal's response to context

The proposed overall envelope represents an optimal built form on the site while limiting overshadowing on the residential development of No1 Central Park to the south.

This new tower form is generated from a rigorous site analysis that places the new building form within a tight urban context of the existing and dominant CB01 tower and podium, new UTS campus buildings and a large scale residential and urban development in Central Park.

The envelope for the additional floors and podium have evolved in response to the scale and proximity of Jones Street and Broadway to the west and south respectively, CB01 tower to the east and Alumni Green to the north.

A key control to determine the position and height of the tower is the relationship to the adjacent, lower Central Park residential tower (No. 1 Central Park West) which is located on the southern side of Broadway. The position of the top floor of the CB02 envelope has been setback to preserve sunlight to all the apartments of No. 1 Central Park West in accordance with the planning controls for that site. The lower floor plates then progressively increase towards the south within the shadow plane. The overall height of this tower has also been considered in response to the taller CB01 to the east and lower CB11 to the west and so sits comfortably between these.

Within the proposed envelope there is the opportunity to refine and enhance the design response to reduce the overall massing and form of both the podium and the envelope for the additional floors.

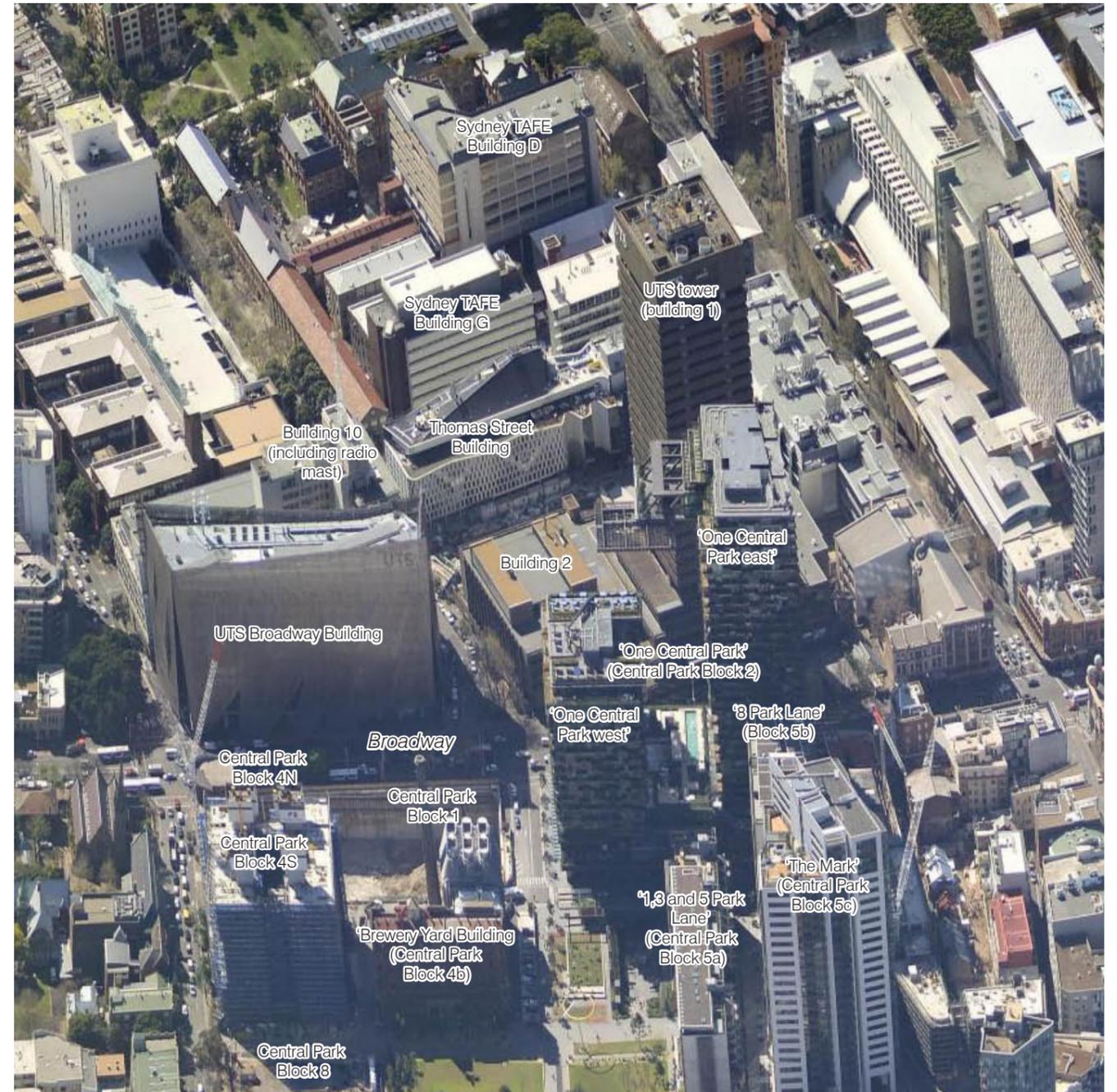
1.5 Site context

Building heights in the local area

Several other taller buildings exist in the context of the site, these include the following:

- The UTS Tower (Building 1) - approximately 26 storeys above ground (RL 133.050)
- The Broadway Building (11 storeys plus plant room). The Broadway Building Design Report notes that this building's screen extends to a maximum height of 57.281m (RL 71.721) and its plant room extends to RL 69.640m.
- The recently completed Thomas Street Building (8 storeys plus plant room, with the plant room extending to RL 43.1)
- One Central Park East (35 storeys, RL 133.0 FFL TE Roof)
- One Central Park West (18 storeys RL 80.7)
- Sydney TAFE Building G (8 storeys plus plant)
- Sydney TAFE Building D (8 storeys plus plant)

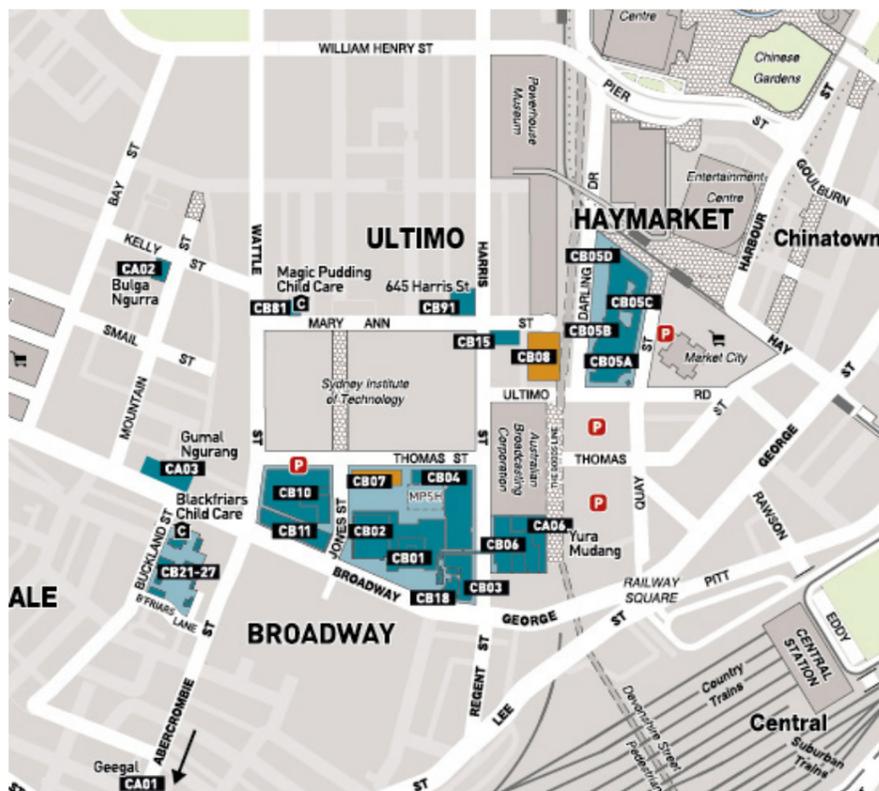
Further taller buildings are proposed for Central Park, including Block 1 and Block 4N close to the site.



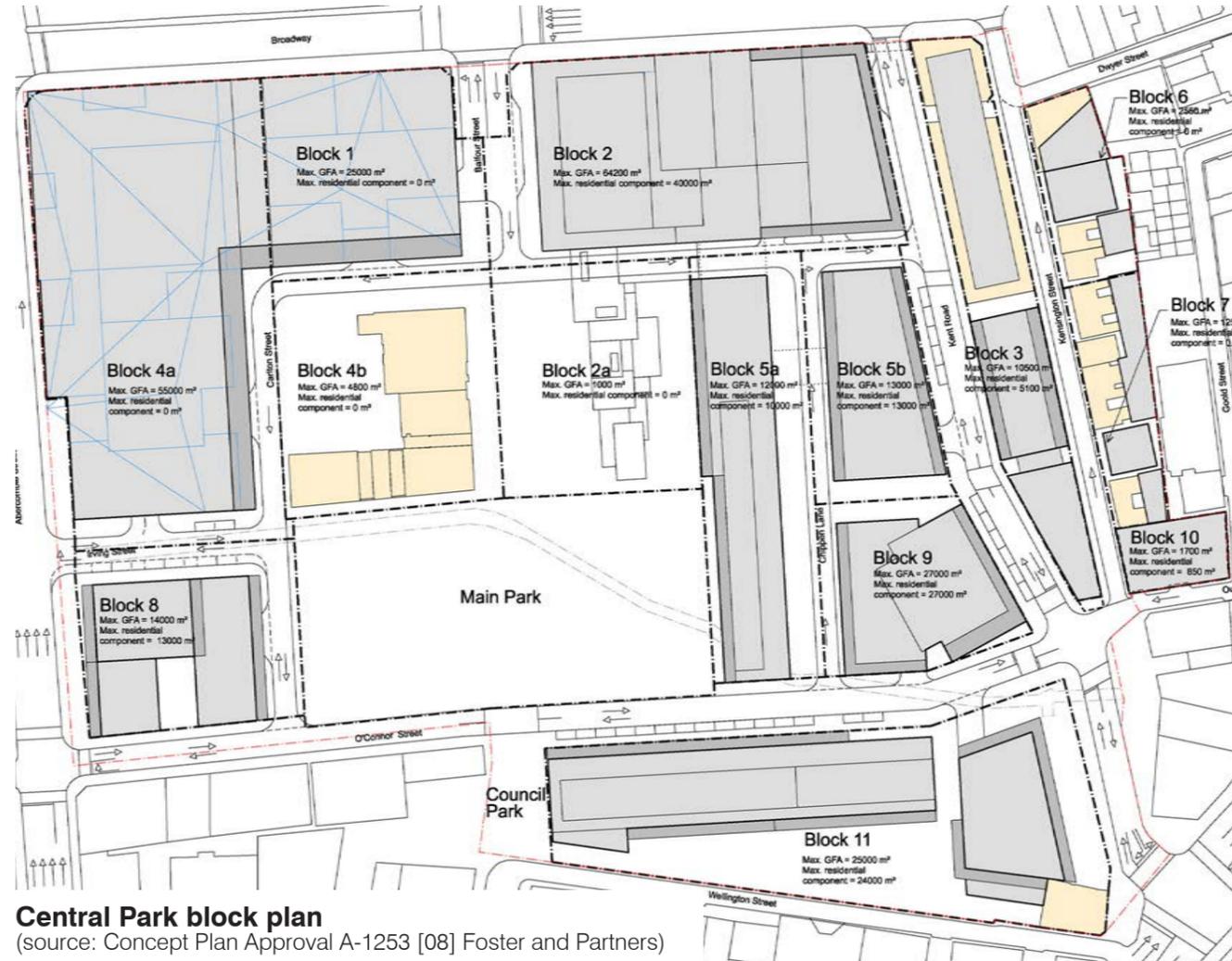
Oblique Aerial Photo showing building heights in context

Building names and locations

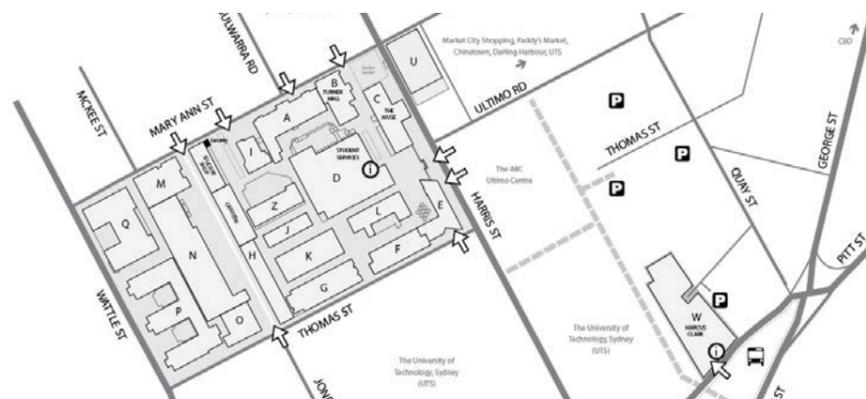
Plans showing building numbers for each of UTS, Central Park (Fraser's Site) and Sydney TAFE are provided adjacent to understand the context of the site.



UTS plan
(source: uts.edu.au)



Central Park block plan
(source: Concept Plan Approval A-1253 [08] Foster and Partners)



Sydney TAFE site plan
(source: <http://sydneytafe.edu.au/current-students/ultimo-college/campus-maps>)

Central Park developments

One Central Park (Block 2)

Block 2 of the Central Park Development (One Central Park) is located opposite the site across Broadway and has been constructed. It includes 623 apartments, four storeys of retail plus mezzanines and a gym on the fifth floor (Level 4), communal podium, with the lowest residential units on Level 4 (the fifth floor including ground), approximately 19 metres above ground level. From Level 5 (the sixth storey), the development splits into two towers - 'One Central Park West' and 'One Central Park East', of which One Central Park West faces the site more directly.

Plans and elevations of this building are shown opposite.

The living spaces of the majority of apartments in this building face towards balconies which face east-west, away from Broadway and the site.

Only one studio apartment per storey has a living space which faces the site as its primary axis, aside from Level 4 which has two.

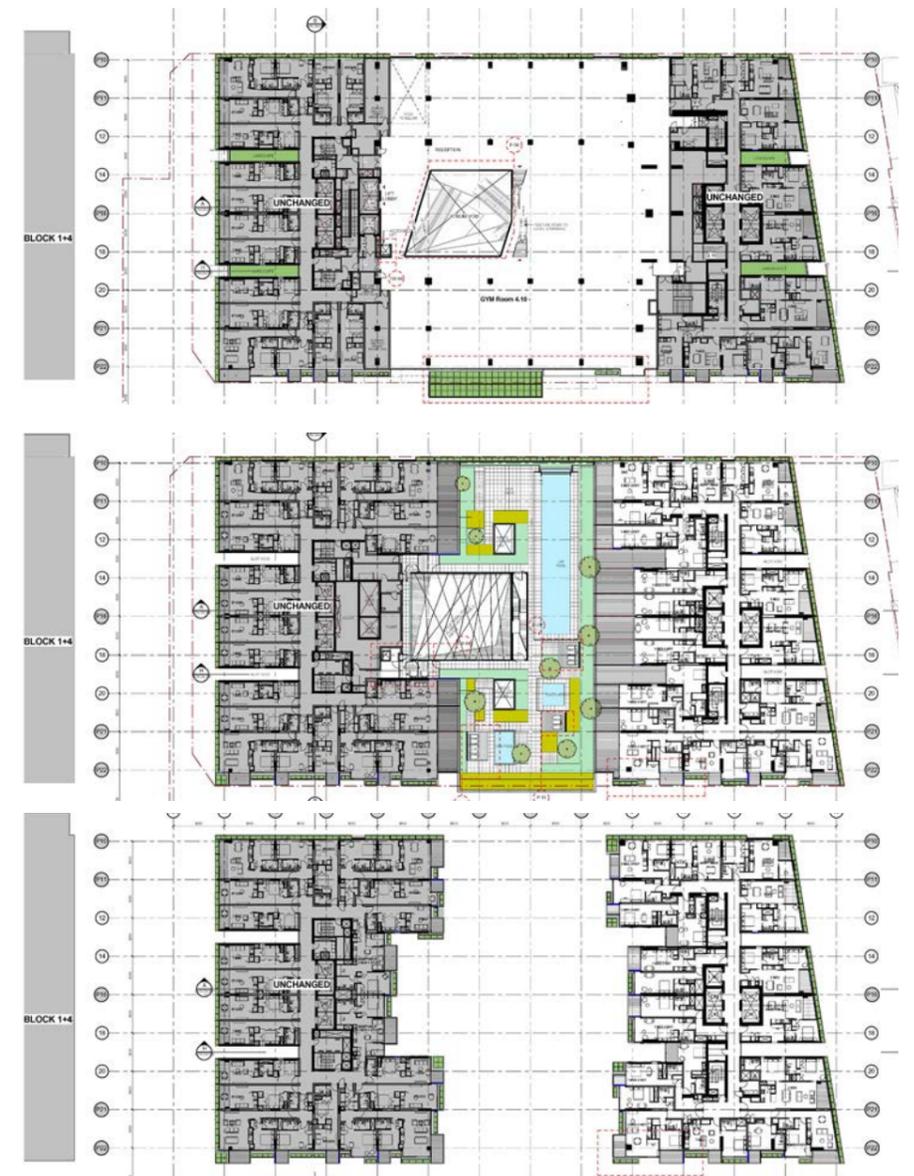


Stitched Panoramic Photograph of One Central Park

(Taken from front of UTS building 1)



Broadway elevation of One Central Park
(source: Approved Block 2 Modification 3 plan A-PA-OA-700)



Extracts from selected floor plans of One Central Park: Levels 4, 5, 10 (top to bottom), FFL 35.00, 38.80, 54.05 AHD

(source: Approved Block 2 Modification 3 plan A-PA-OA-700)

Blocks 1 and 4

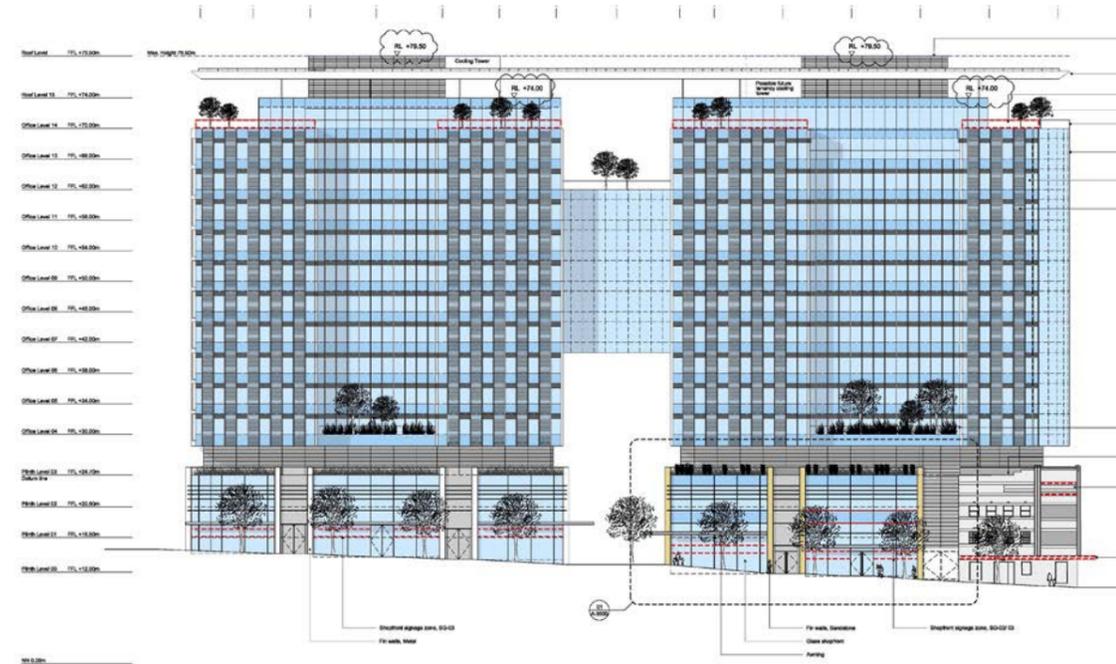
Blocks 1 and 4 of Central Park are located diagonally across the intersection of Broadway/ Chippendale Way from the proposed UTS Concept Plan modification. These blocks are subject to the following approved applications for development:

- MP06_0171 MOD 8 – Modification to approved Concept Plan (approved 23/12/2013):
 - Enable the redevelopment of Block 4S for student accommodation.
 - Potential for Block 1 to be developed for residential if the approved commercial development proves unviable.
 - Reconfigure the approved building envelopes to facilitate the separation of Blocks 1 and 4N from Block 4S and minor modifications to the envelope for Blocks 1 and 4N.
 - Modify GFA distribution and land use make up - generally increase residential use across the Central Park precinct.
- SSD 5700 - Block 4S – construction of student accommodation (approved 23/12/2013).
- MP08_253 MOD 4 - 'Blocks 1 and 4'– delete building 4S from Project Approval (approved 23/12/2013).

Pending modifications and applications for Blocks 1 and 4, and their status, include:

- MP 08_0253 MOD 5 - Blocks 1 and 4 (cnr Abercrombie / Broadway) - proposal to delete Block 1 that is subject to a concurrent SSD application (exhibition end 24/10/2014; Still under assessment).
- SSD 14_6673 Block 4N - Central Park, Mixed Use Development (exhibition end 19/12/2014; Still under assessment).
- SSD 14_6554 - Block 1 - Central Park - Mixed Use Residential (exhibition end 24/10/2014; More information required).

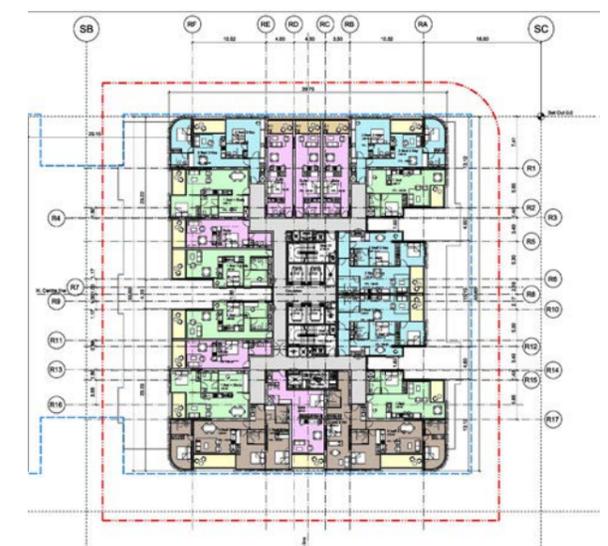
These proposed applications listed above are yet to be determined. As such, they are not relevant considerations for the visual impact assessment or the proposed Section 75W modification.



Current Approved Block 1 and 4 Elevation
(source: MP08_253 MOD4 plans)



Exhibition Broadway elevation and plans (Level 8) including residential use
(source: SSD 6554 plans)

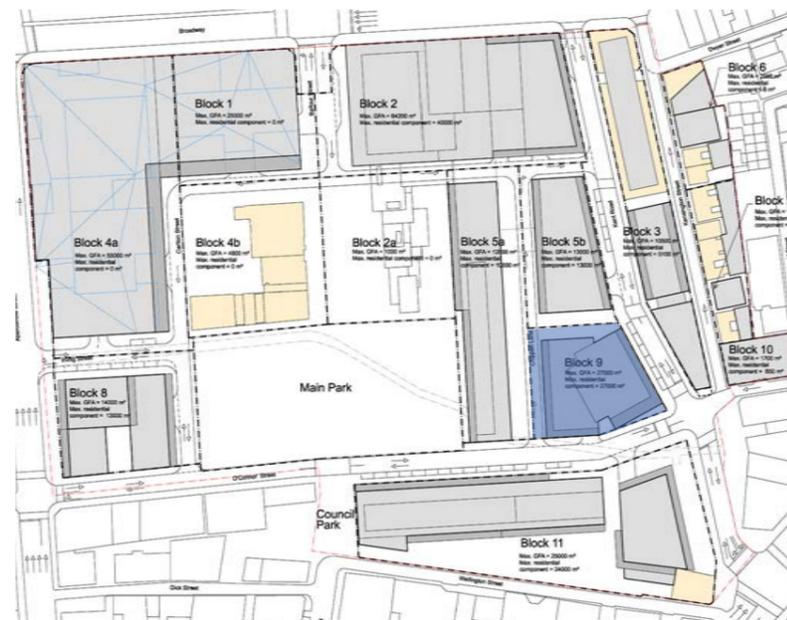


‘The Mark’ (Block 5C)

The Mark development is further south from one Central Park. It has been constructed. Apartments within the Mark typically face east and west with only secondary views from two apartments per floor north across the site.



Typical floor plan (Levels 9-19) of ‘The Mark’ (Block 5C)
 (source: MP10_0218 MOD1 PA-A-5C 1019-04)



Location of ‘The Mark’ (blue) within Central Park block plan
 (source: Concept Plan Approval A-1253 [08] Foster and Partners)

1.6 Visual Impact Assessment of the Approved Concept Plan

A Visual Impact Assessment (VIA) for the BPCP was prepared by Clouston Associates. Key diagrams from this including views considered, are provided adjacent.

The Visual Impact Assessment provides a summary of impacts by building groups. The group containing the proposed changes in the current proposal is that of the 'CB01 and CB02 podium extensions and new Broadway building'. The most significant adverse impacts created by these in the Clouston VIA were on receptors 21, 25, 32 and 34. These are generally private buildings opposite the new Broadway Building and with the majority of their impact arising from the new Broadway Building as follows.

"The few moderate adverse impacts are caused by a combination of a significant increase in built form in the foreground (ten storey's [sic] as opposed to the existing two) which blocks views, and a loss of the smaller architectural scale of the existing building and open space with the appearance of large scale massing"

Receptors 19, 20a and 20b corresponding to buildings opposite the current proposed changes on Broadway are listed as receiving a 'slight-moderate adverse impact' as follows:

"The receptors which receive slight – moderate adverse impacts are predominantly low sensitivity commercial receptors which experience an increase in built form with the foreground of the view. Residential receptors on the upper floors of the Frasers development also receive slight - moderate adverse impacts as parts of their panoramic city views will be blocked by new built form."

The public realm of Broadway immediately adjacent to the proposed modification is noted as receiving a 'moderate beneficial' impact as follows:

"The public realm of Broadway which this section of development fronts onto receives moderate beneficial impacts due to the active frontages proposed along Broadway. The active frontages provide visual cues that natural surveillance is provided along this section of the street, which creates an increased perception of safety for users of the public realm. This is an indirect impact upon the receptor as it arises from an emotional response to the view, however it is an important impact."

The Visual Impact Assessment did not include photographs or model views from private locations (all views analysed individually were from the public realm) however did provide an analysis of the impact to private views for a number of buildings based on inference from the public domain views.



Visual Impact Receptor Types plan (Clouston Visual Impact Assessment, 2009)

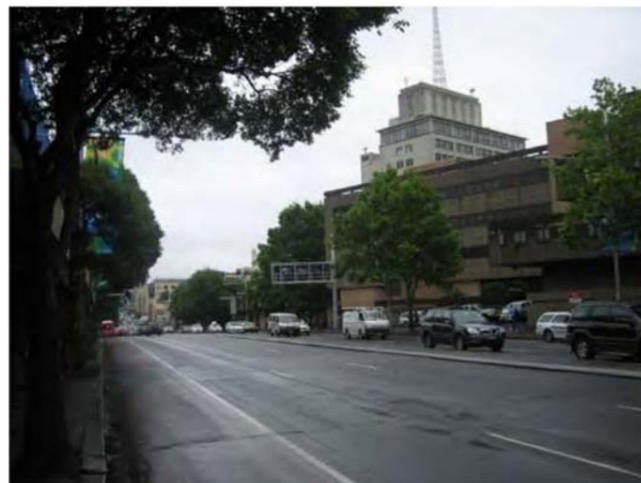


Photo 4a

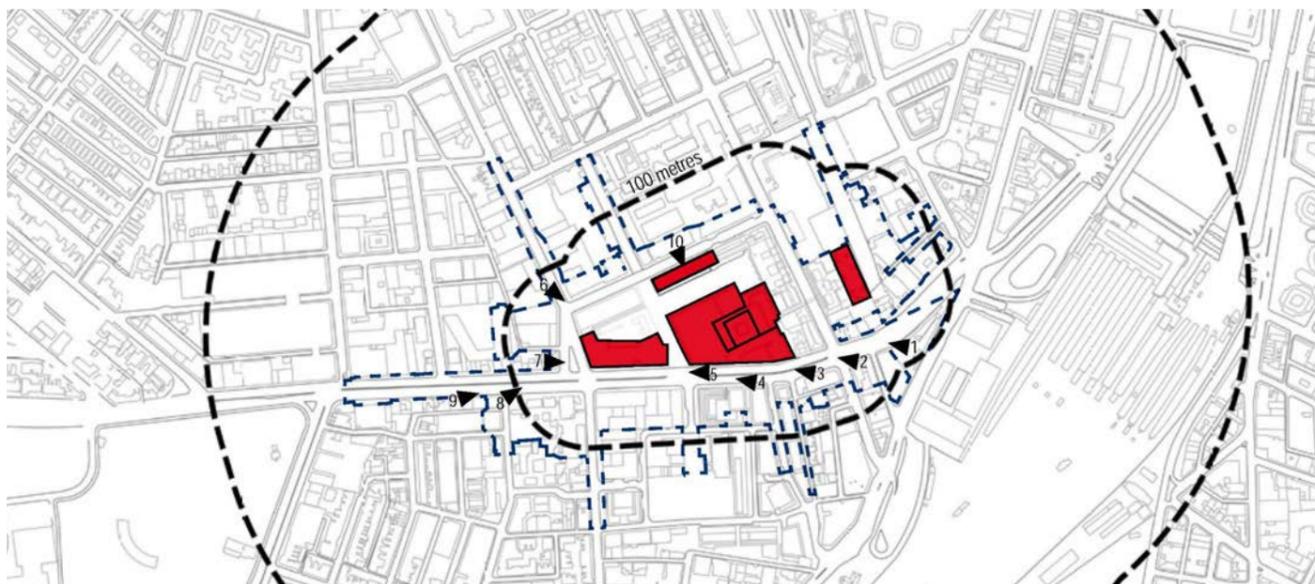


Model View 4b

Example of view considered (Clouston Visual Impact Assessment, 2009)



Categorisation of Visual Impact Receptors (Clouston Visual Impact Assessment, 2009)



Plans showing location of photographs (Clouston Visual Impact Assessment, 2009)

1.7 Planning Principles regarding view sharing

The visual assessment method has addressed views in accordance with the planning principles set by the NSW Land and Environment Court in the cases of *Rose Bay Marina Pty Ltd v Woollahra Municipal Council 2013/1046* (public domain views) and *Tenacity Consulting v Warringah 2004/140* (private views) as well as consideration of applicable controls which relate to the visual impact of proposals.

Public domain visual impact

This methodology of public domain view assessment has followed the process of the Rose Bay Marina planning principles through the methodology set out below and in the derivation of visual assessment criteria including the following five-step process within the planning principles for identifying the importance of views to be assessed.

1. Identify the scope of the existing views from the public domain.
2. Identify the locations in the public domain from which the potentially interrupted view is enjoyed.
3. Identify the extent of the obstruction at each relevant location.
4. Identify the intensity of public use of those locations.
5. Review any document that identifies the importance of the view to be assessed.

Private visual impact

A consideration of the likely impacts on these private views in relation to the New South Wales Land and Environment Court Planning Principles set out in '*Tenacity Consulting v Warringah (2004/140)*'. In this case, Senior Commissioner Roseth set out a number of principles for the consideration of private view impacts, which are discussed individually below, based on the following steps:

1. Assessment of views to be affected
2. Consideration of from what part of the property views are obtained
3. Assessment of the extent of the impact
4. Assessment of the reasonableness of the proposal

1.8 Key Local Planning Provisions

The current proposal forms a Section 75W Modification to the approved Part 3A Concept Plan. The transitional Part 3A provisions under Schedule 6A of the Environmental Planning and Assessment Act 1979 (EP&A Act) provide the following for continuation of Part 3A:

- the development standards in a Concept Plan approval have effect;
- that DAs under Part 4 of the EP&A Act in accordance with the Concept Plan must be generally consistent with the Concept Plan;
- the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the Concept Plan;
- any State environmental planning policy or other instrument made under or for the purposes of Part 3A, as in force on the repeal of that Part and as amended after that repeal, continues to apply to and in respect of a transitional Part 3A project.
- Section 75W continues to apply for the purpose of the modification of a Concept Plan approved before or after the repeal of Part 3A.

Sydney Local Environmental Plan 2012

Sydney LEP 2012 commenced on the NSW Legislation Website on 14/12/2012.

Within the Sydney LEP 2012, the site is:

- Zoned B4 Mixed Use
- FSR: 5.0:1
- Building height: 45 metres
- Located within the "Ultimo-Pyrmont" Locality

Future development in the local context

The height of buildings map (shown overleaf) shows that few sites within the context of the site are provided building heights of greater than 30 metres. Those that are provided generally include only UTS buildings, Sydney TAFE and buildings further than 150m east of the proposed modifications, behind the taller UTS tower (Building 1). The heritage map (also shown overleaf) also demonstrates that many of these surrounding areas include a significant number of heritage items and/or heritage conservation areas, can limit redevelopment of these heritage properties.

Clause 6.21 Design excellence of the LEP aims to deliver the highest standard of architectural, urban and landscape design. The clause applies to a new building or external alterations to an existing building. The clause provides that in considering whether the development exhibits design excellence, that the consent authority has regard to the following matters, although not limited to:

- whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain
- whether the proposed development detrimentally impacts on view corridors

The clause allows a building demonstrating design excellence to have a building height that exceeds the maximum height limit (i.e. 45 metres) by 10% (i.e. up to 49.5 metres).

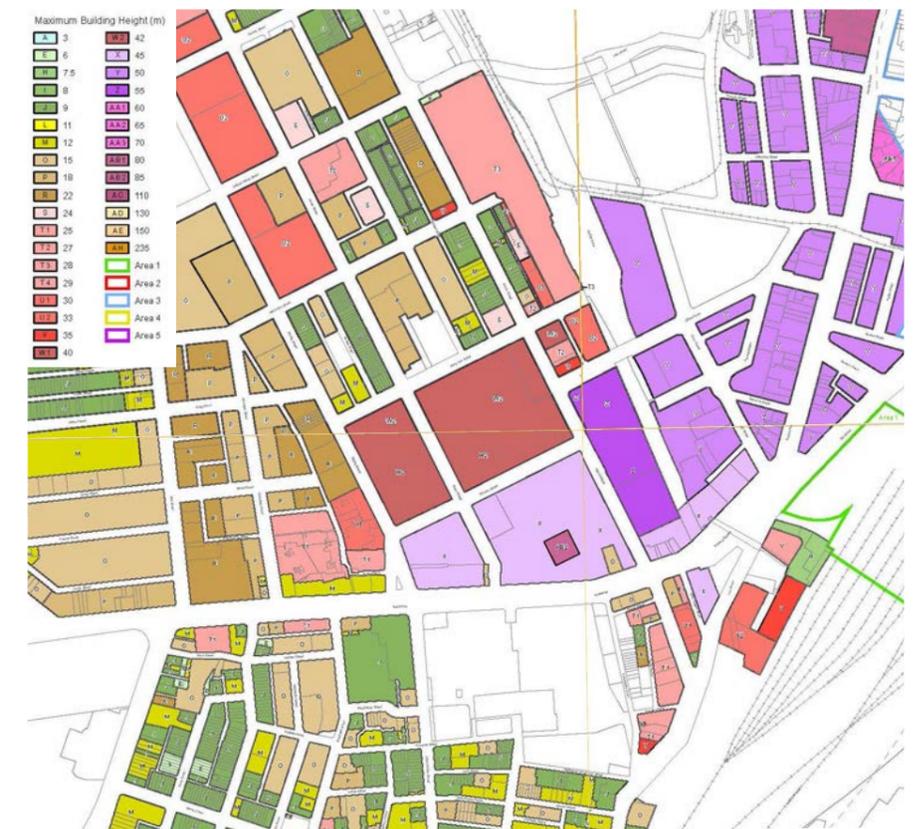
Consideration of appropriateness of the visual impact of the proposal

The following extracts from the Sydney LEP 2012 provide some clarity as to how the visual impact of a proposal on this site should be considered.

One of the objectives of Clause 4.3 'Height of Buildings' is "to promote the sharing of views". This clause requires adherence to the height of buildings map which provides a 45m height across the subject site.

Clause 5.6 'architectural roof features' provides some exception to the maximum heights, however one of its objectives is 'to ensure that any architectural roof feature does not cause an adverse visual impact or adversely affect the amenity of neighbouring premises' of the surrounding buildings.

Note that Central Park and Darling Square are subject to these heights.



Combined extracts of Height of Buildings Map
(Sydney City LEP 2012)

Sydney Development Control Plan 2012

Sydney Development Control Plan 2012 does not apply to the UTS site. The DCP nonetheless provides a planning context with respect to the consideration of views and the visual impact of proposed development within the broader City of Sydney.

It applies to all of the land surrounding the UTS site, and to the buildings and public domain spaces in the vicinity of the site that are or are potentially impacted upon by the proposed development.

It has been a long standing strategic position of the City of Sydney Council that views, and view sharing, is a matter of specific and particular importance with respect to the potential impact of development on key views and vistas that are available at the street level and generally from or within the public domain.

Section 3.2.1.2 of the Sydney Development Control Plan 2012 (DCP 2012) acknowledges that:

- Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, Heritage Buildings and monuments including public statues, sculptures and art;
- Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings, and monuments by using buildings to frame views.
- Low level views of the sky along streets and from locations in parks are to be considered;

The DCP objectives and provisions identify significant views in the Sydney CBD that are to be protected from encroachment and / or enhanced by building design.

The provisions of the DCP also encourage the siting and design of new buildings that maintain and open up significant views from the public domain to Sydney Harbour, parklands and significant objects as well as protecting silhouettes of the tops of major heritage buildings as seen against the sky.

The current planning objectives, strategies, principles and development controls for the Sydney CBD have also long recognised that 'outlook', as distinct from 'views' is the appropriate measure of residential amenity within a global CBD context.

Section 4.2.3.10 of DCP 2012 clearly articulates the following with respect to outlook and views in relation to the impact of development on existing and future residential amenity:

"(1) Provide a pleasant outlook, as distinct from views from all apartments.

"(2) Views and outlooks from existing residential development should be considered in the design of the form of the new development"

Note: Outlook is a short range prospect, such as building to building, while views are more extensive or long range to particular objects or geographical features."



Combined extracts of Heritage Map
(Sydney City LEP 2012)

2 View analysis

2.1 Introduction and selection of views for detailed analysis

This chapter of the document provides the analysis of a range of key individual views which may be affected by the proposal.

These views have been selected from a wider range of views initially photographed or modelled for consideration (a summary of these is provided in Appendix A).

Selection of public domain views

Where possible, Public Domain Views shown are similar to those used as part of the original Visual Impact Assessment submitted as part of the approved Concept Plan. Some additional views have been added including from the Central Park precinct which has been constructed since.

Selection of private views

The Visual Impact Assessment for the approved Concept Plan does not include any consideration of private views. Despite this, consideration of private views has been provided within this Visual Impact Assessment.

The selection of private views for detailed analysis focusses on describing the extent of apartments which may have their primary views (generally extensive views seen from living areas) impacted by the proposal. This has led to a focus on apartments immediately south of the proposal, where living areas may face the proposal directly.

Some locations not included in the detailed analysis will have views affected by the proposal, however these will have a considerably lower impact than on the views selected as they are commonly oblique views seen only from balconies rather than from main living areas, secondary views rather than from the primary aspect of the apartment and/or are significantly more distant from the proposal than those selected for detailed analysis. These include the western face of One Central Park east and the western and northern faces of 'The Mark' further south, which will have oblique views from balconies or secondary views from apartments as described through the preliminary views in Appendix A. Consideration of impacts on these view forms is included in the conclusions of this report.

For the primary area selected, to the south of Broadway, the selection of views has been designed so that broader conclusions can be drawn in regard to not just the visual impact from individual locations but also across other locations. Each main apartment type has been modelled in at least one view, with the height (floor within the building) of view locations being varied across the frontage of affected buildings.

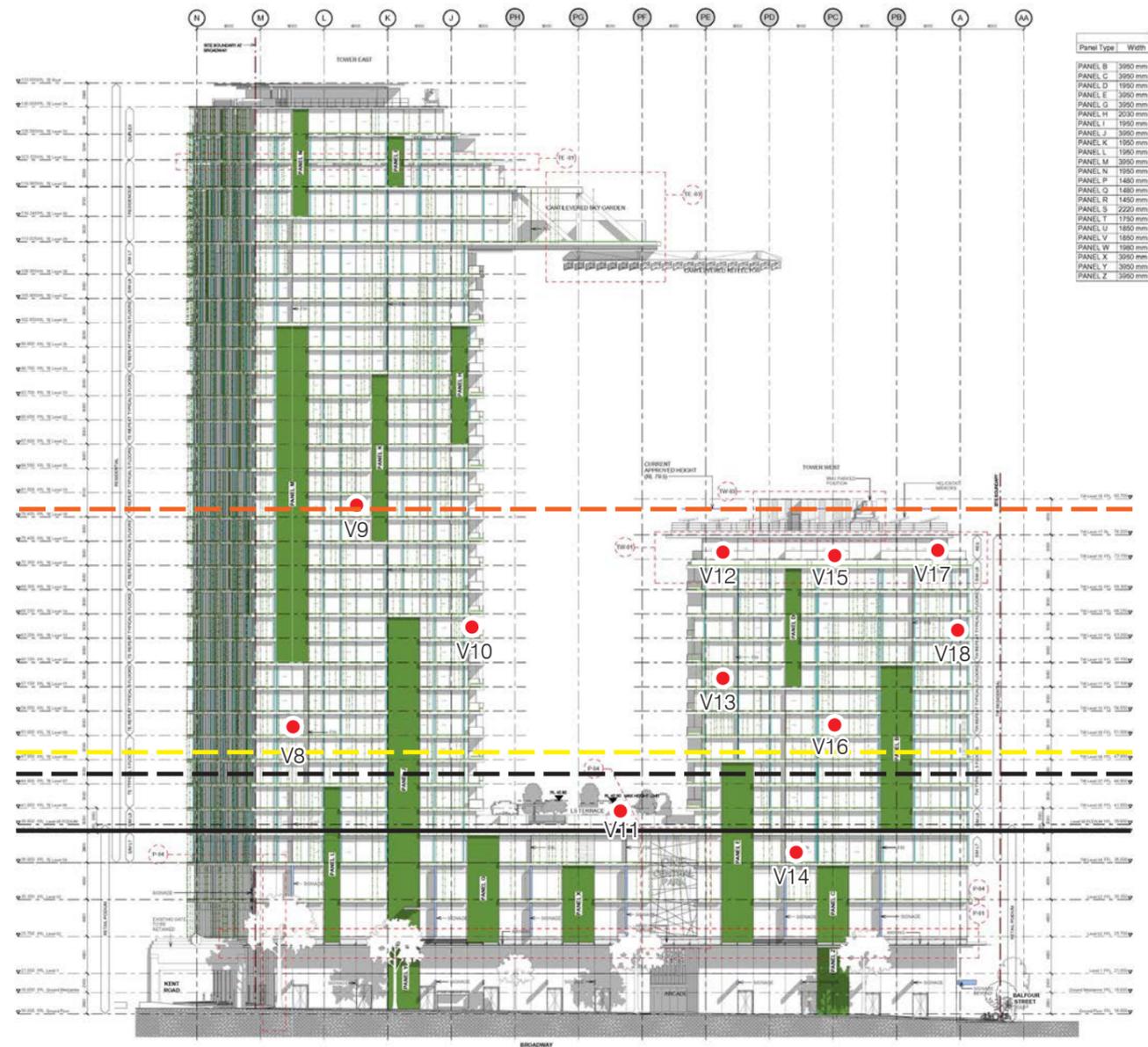
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2.2 Location of selected views

The diagrams adjacent describe the location of views selected for detailed analysis, including both public domain views (described on the plan diagram adjacent) and private views (described on the elevations of the Central Park buildings opposite).



Plan showing location of selected views



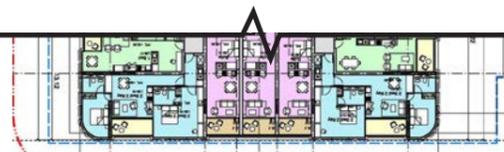
Broadway Elevation of 1 Central Park



Extract of Typical Floor Plan - 1 Central Park (Level 14)



Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - Block 1 (current residential proposal)

2.3 Format of analysis

The assessment and categorisation of visual impacts within this chapter is based on the New South Wales Land and Environment Court Planning Principles.

The format of analysis is a side-by-side comparison of existing, approved and proposed future views.

For public domain views, as in the previous Visual Impact Assessment for approved Concept Plan, a photograph of the existing view is contrasted with a model view of the proposed future. For private views where it was not possible to gain access, the existing view, the approved Concept Plan view, and the future view are based on the model.

Every view location is provided photographs and rendered views which are based on a full-frame 35mm camera with 50mm focal length lens or equivalent. As in the private views it is generally necessary to illustrate a broader view, an additional 24mm focal length lens views to demonstrate this. These views may be located in slightly different positions within the same room so as to best frame a view. Rendered views are all from a standing height (1.68m).

Each view is provided the following:

- A key plan (and elevation in the case of private views) showing the view location.
- The existing view, approved Concept Plan view, and proposed view. The existing view is provided as a photograph where available and the approved and proposed views are provided in the form of computer generated imagery.
- A summary of key quantitative factors regarding the importance of view including the number of viewers, distance to proposal and likely period of view.
- A qualitative assessment set out under the following headings:
 - Importance of the view;
 - Visual Impact
- A summary categorisation of the importance of the view and visual impact based on the above, as well as the degree of change from the approved Concept Plan (also discussed under visual impact).

The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles. The criteria are defined as follows.

Importance of the view - Public Domain Views

The importance of the view includes consideration of the following factors:

- The context of viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);
- Elements within the view (including whether iconic elements or water views are present, the existing composition of the view, and any existing obstructions to the view);
- The number of viewers;
- The distance to the proposal;
- The likely period of view; and
- Any document that identifies the importance of the view to be assessed;

The above features are described for each view and a final categorisation of view importance has been produced as a summary. The following table presents examples of how these categorisations are used:

Importance of the view

	Definition
High	Unobstructed views of highly valuable or iconic elements from highly important locations.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less-well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Some elements which form part of the consideration of view importance can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers

	Definition
High	> 1,000 people per day
Moderate	100-1,000 people per day
Low	< 100 people per day

Period of view

	Definition
High (long-term)	> 5 minutes
Moderate	1-5 minutes
Low (short-term)	< 1 minute

Importance of the view - Private views

The importance of the view includes the same elements as the importance of public domain views. The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony) provides some further guidance as to how the view is perceived and whether an expectation to retain the view is realistic. For instance, as set out in the Planning Principles set out in 'Tenacity Consulting v Warringah (2004/140)', a sitting view or a view across side boundaries is considered more difficult to protect than a standing view or view across front boundaries.

The table below provides a definition of the categories used.

Importance of nearby private views

	Definition
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries
Moderate-High	
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low-Moderate	
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

Visual impact rating

The visual impact is a qualitative assessment of the impact of the proposal on the view. It includes consideration of:

- the quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- any significance attached to the existing view by a specific organisation;
- any change to whether the view is static or dynamic;

A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Overall extent of visual impact

	Definition
High	The proposal obstructs iconic elements or elements identified as highly significant within the existing view.
Moderate	The proposal obstructs some elements of importance within the existing view.
Low	The proposal obstructs minor elements within the existing view,
Negligible	The proposal will not be noticeable within the view without scrutiny.

A high extent of visual impact, however, is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character. The overall acceptability of the proposal and its visual impacts is discussed in Chapter 4 - Conclusions and Recommendations.

Change from approval

The degree of change from the approval is provided as a further assessment of the visual impact in comparison to the approved development, to demonstrate the degree of change within the current proposal.

Change from approval

	Definition
High	The difference between approved and proposed plans obstructs iconic elements or elements identified as highly significant within the existing view.
Moderate	The difference between approved and proposed plans obstructs some elements of importance within the existing view.
Low	The difference between approved and proposed plans obstructs minor elements within the existing view,
Negligible	The difference between approved and proposed plans will not be noticeable within the view without scrutiny

2.4 Public domain views

2.4.1 V1 - Broadway - Railway Square bus stands

Importance of the view:

Distance to proposal	approx. 250m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of waiting for a bus or walking west along Broadway.

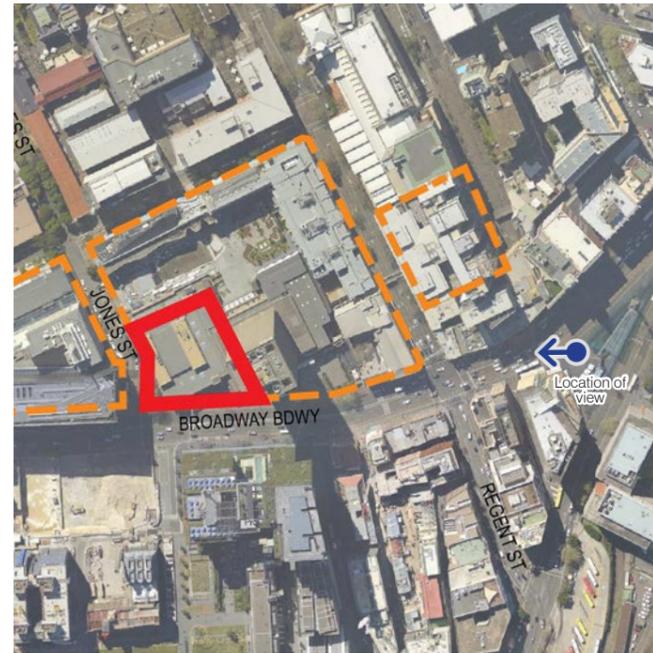
The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view contains few important features however because of its well-travelled location, its significance is summarised as moderate.

Visual impact:

This view will be subject to little quantitative change as the proposal is substantially hidden from view behind existing buildings within this view.

The visual impact of the proposal and its change from the approval can be described as negligible.



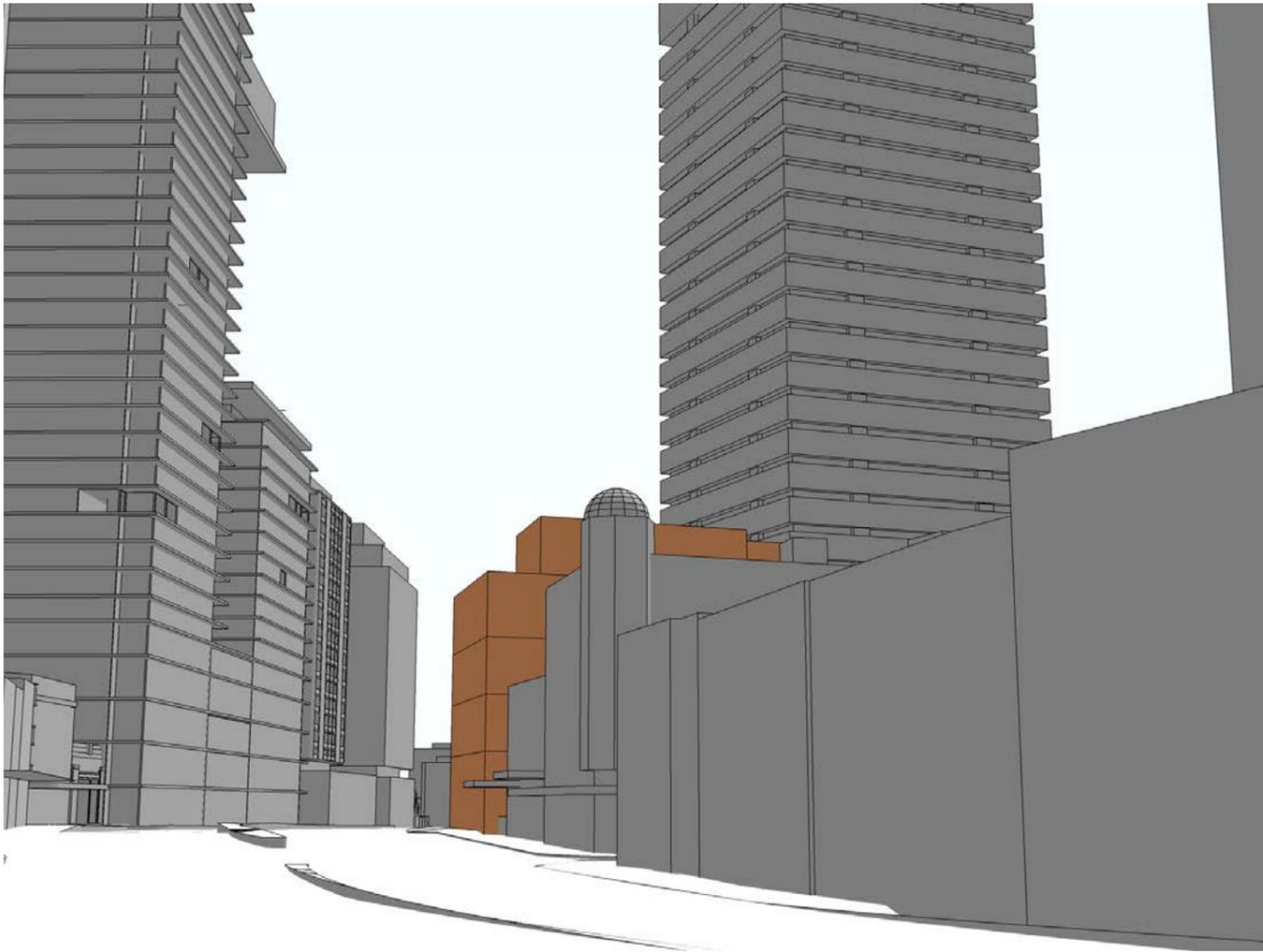
Key plan of view location



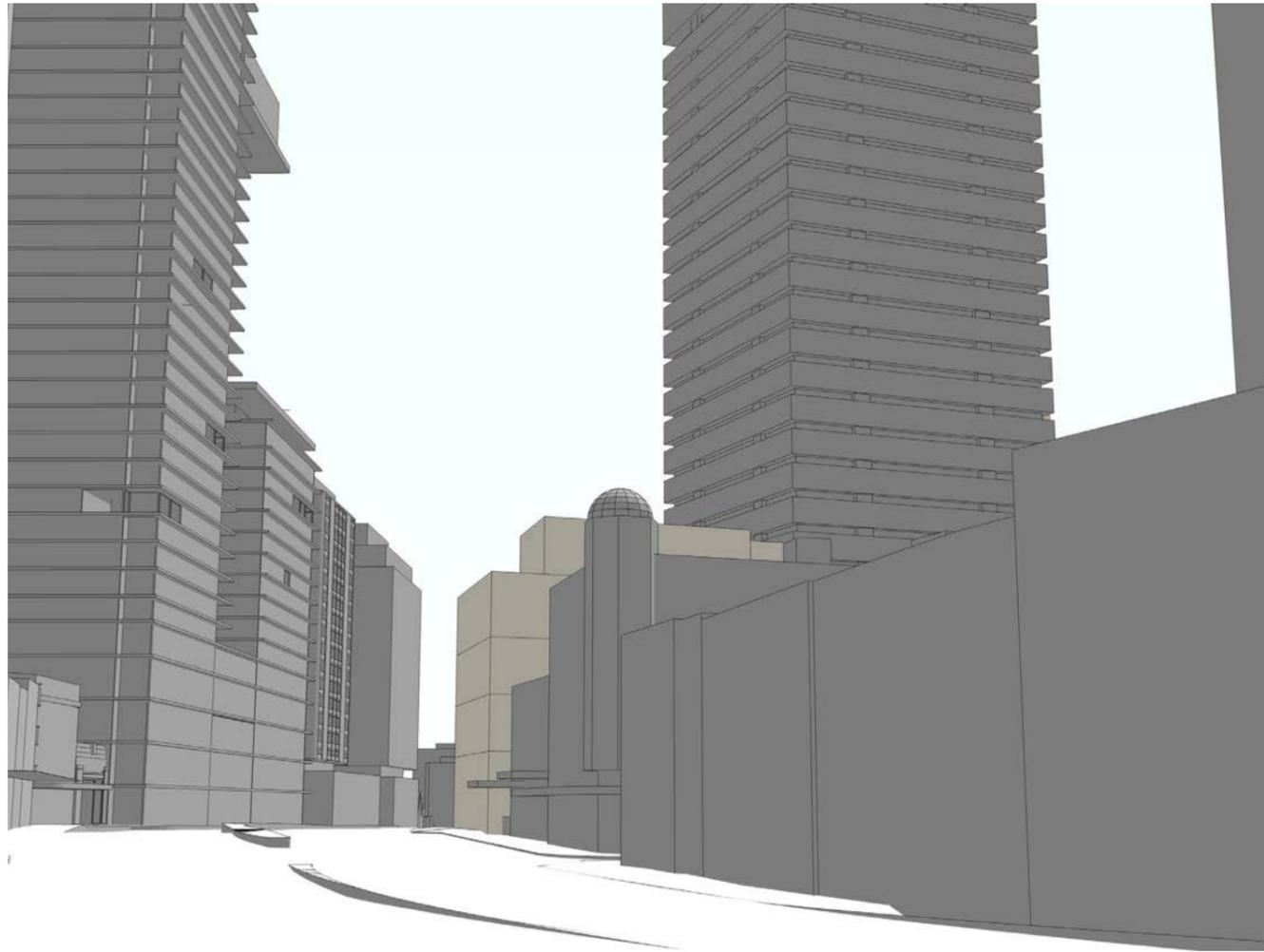
Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Negligible
Change from approval:	Negligible



Computer model of Approved Concept Plan



Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.2 V2 - Broadway / Regent St

Importance of the view:

Distance to proposal	approx. 150m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view is framed by the Central Park development to the west and Building 1 to the east. These two forms reflect each other in scale across Broadway. One Central Park's green wall and 'heliostat' form are visually significant features of the view.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

Visual impact:

The podium component has not changed from the Approved Concept Plan. In both the Approved Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

Above this, the upper levels of the proposal will not be visible in the view due to the considerable setback of the tower form from Broadway.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as negligible.



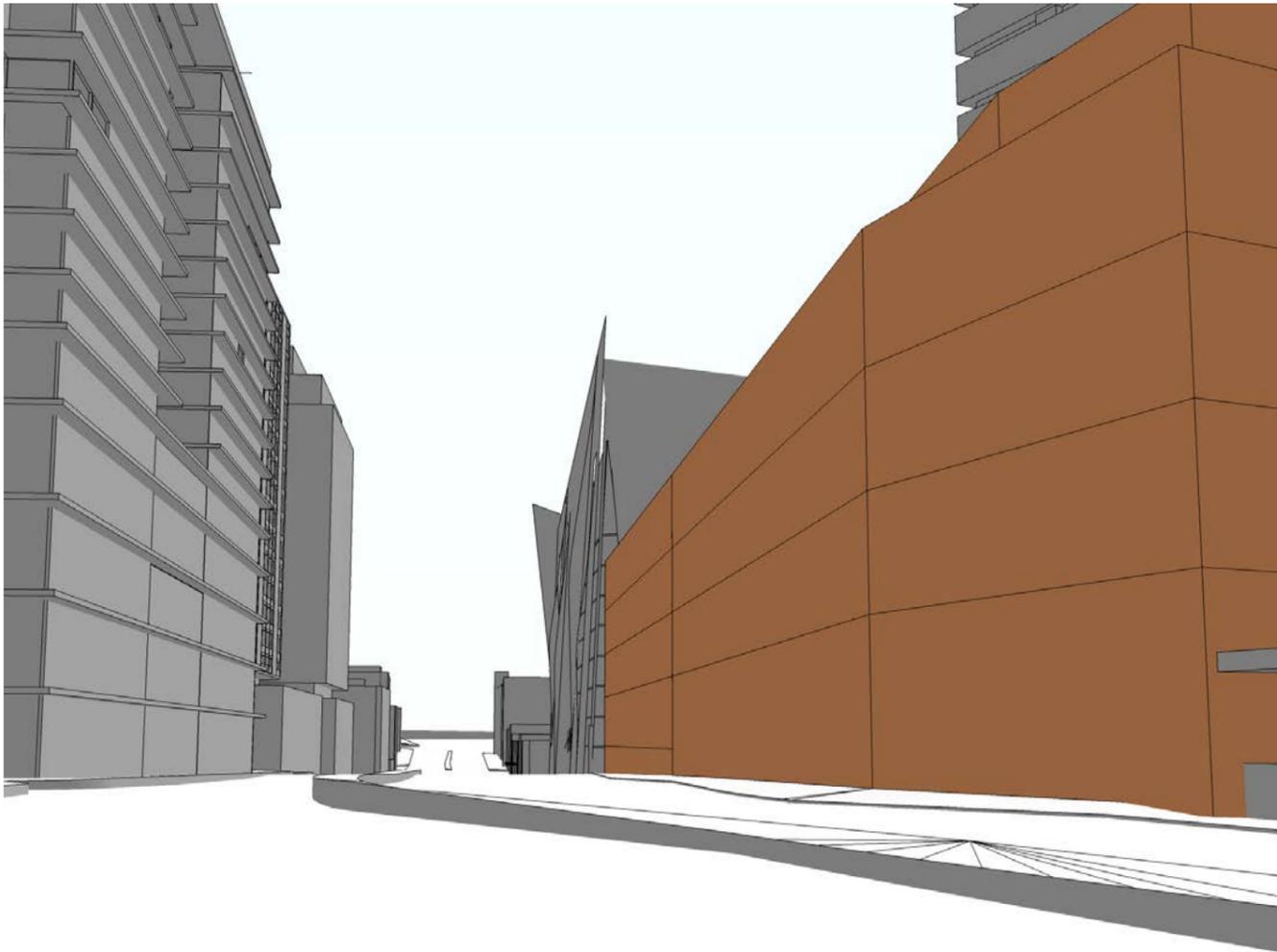
Key plan of view location



Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Moderate
Change from approval:	Negligible



Computer model of Approved Concept Plan



Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.3 V3 - Broadway / Kensington St

Importance of the view:

Distance to proposal	approx. 90m
Likely period of view	Low (<1 minute)
Viewers	High (> 1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking west along the southern side of Broadway.

The existing view includes a mixture of elements and styles including the existing buildings on site, new UTS Broadway Building and Radio Mast over UTS Building 10.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as moderate.

Visual impact:

The podium component has not changed from the Approved Concept Plan. In both the Approved Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

Above this, the proposal is of increased scale from the Approved Concept Plan. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as low.



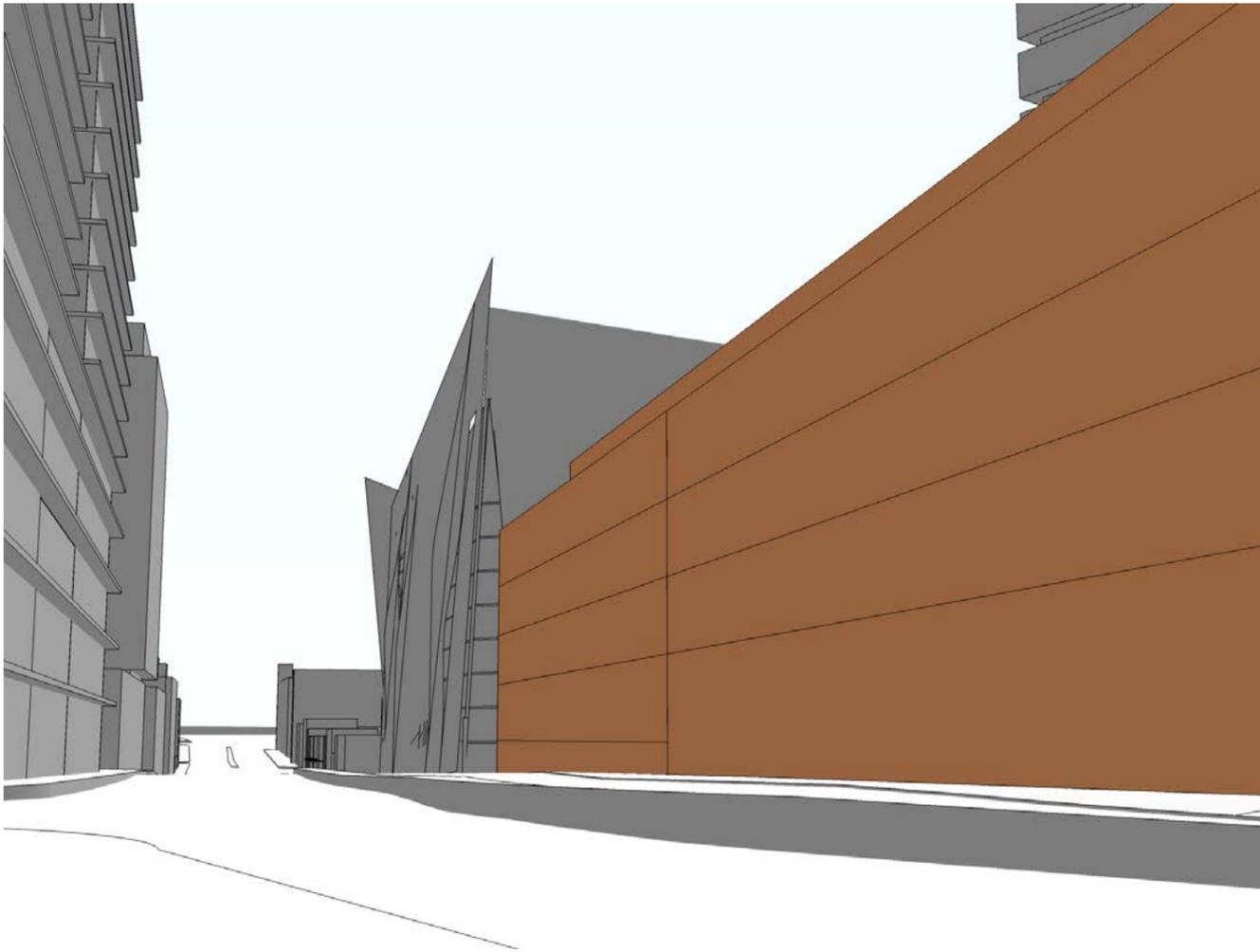
Key plan of view location



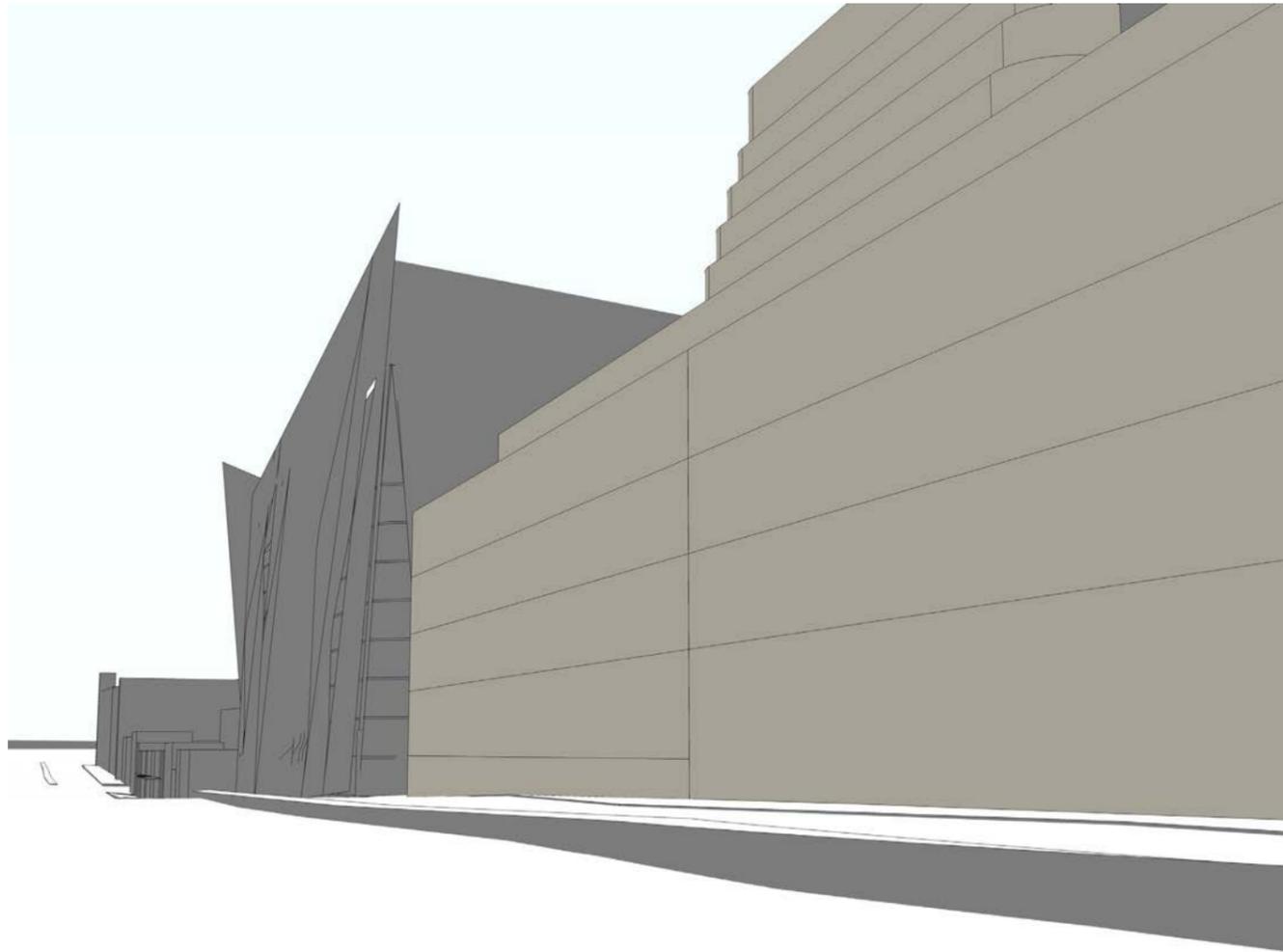
Photograph of existing view

Summary:

Importance of the view:	Moderate
Visual impact:	Moderate
Change from approval:	Low



Computer model of Approved Concept Plan



Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.4 V4 - Chippendale Way

Importance of the view:

Distance to proposal	approx. 70m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking north along Chippendale Way.

The existing view is framed by the glazed side of the One Central Park building and focusses the view on the existing buildings on site.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low-moderate.

Visual impact:

The podium component has not changed from the Approved Concept Plan. In both the Approved Concept Plan and the current proposal, the existing street level will substantially change view due to the changes in the podium form.

Above this, the proposal is of increased scale from the Approved Concept Plan. It will block some areas of existing sky, however its scale remains significantly below the scale of One Central Park East and the UTS tower.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as low.



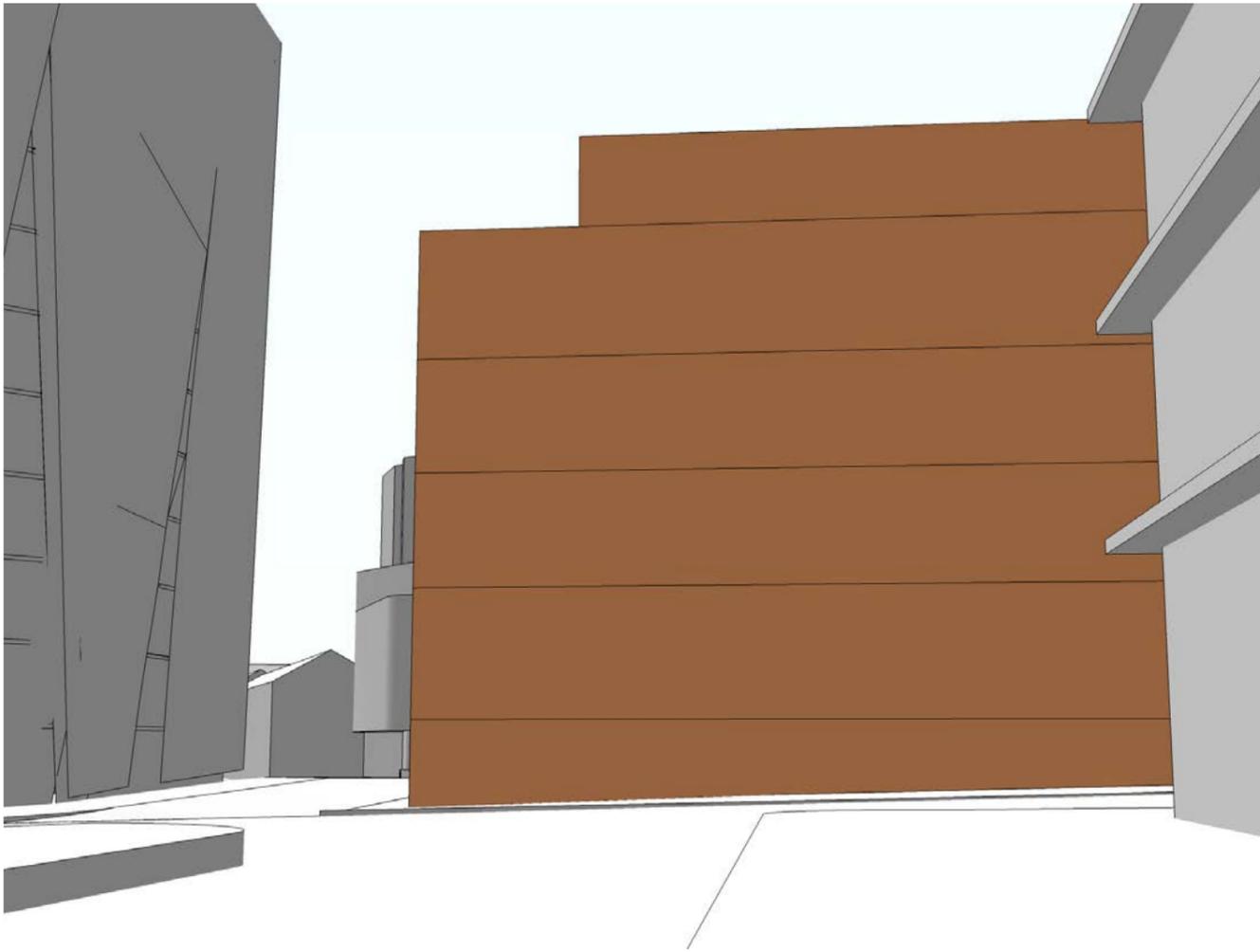
Key plan of view location



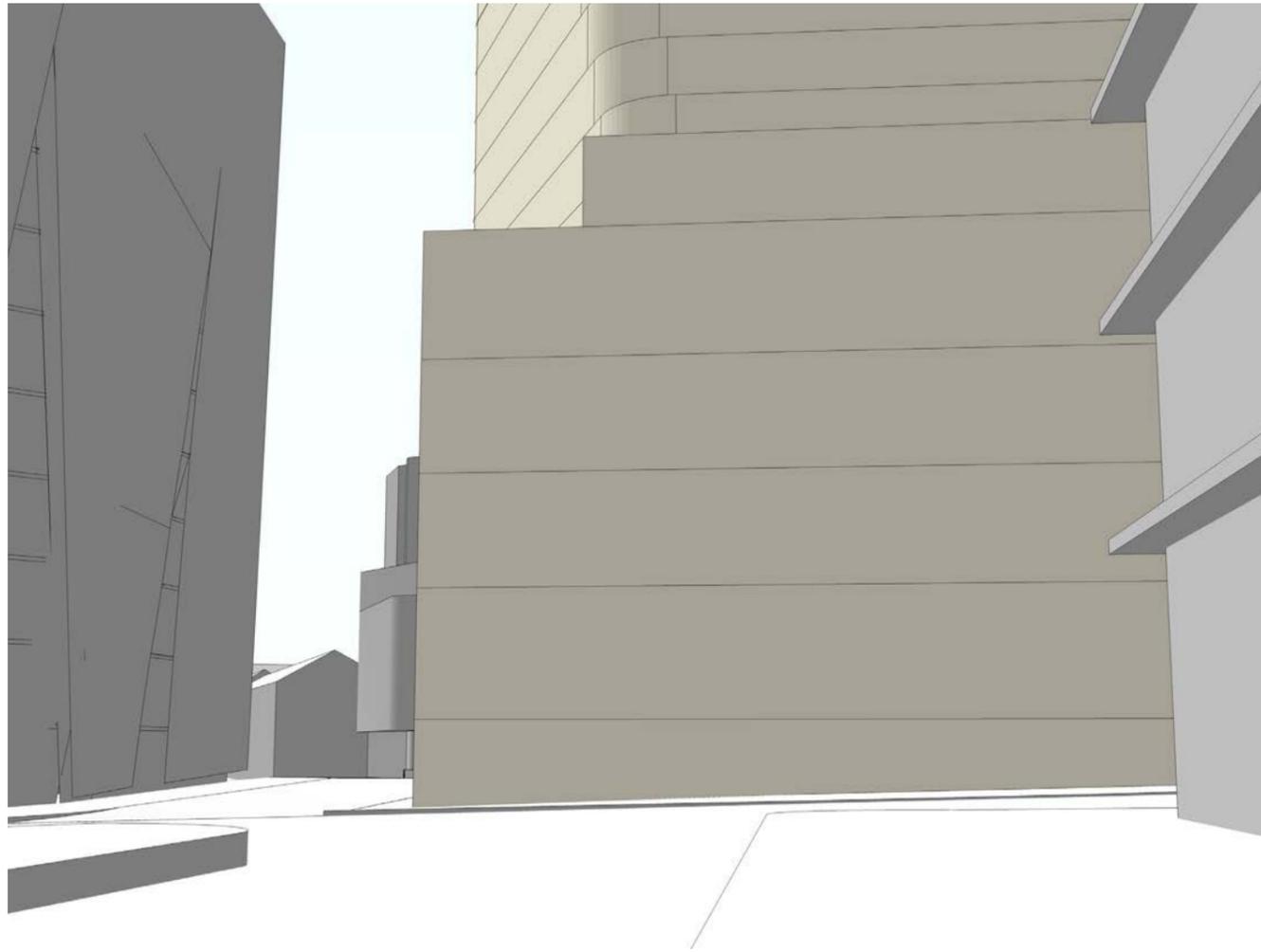
Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Moderate
Change from approval:	Low



Computer model of Approved Concept Plan



Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.5 V5 - Chippendale Green

Importance of the view:

Distance to proposal	approx. 180m
Likely period of view	Moderate (1-5 minutes)
Viewers	Moderate (100-1,000 viewers per day)

The existing view is framed by the One Central Park building and the heritage brewery building, which both have some architectural significance. The landscape features of the Green also make for an attractive view.

This view may be seen in passing when walking north towards Chippendale Way and Broadway however may also be seen from a static position from within the Green.

Due to the potential for the view to be seen from a static position, as well as the general attractiveness of the location and quality of elements within the view, its significance is summarised as moderate to high.



Key plan of view location



Photograph of existing view

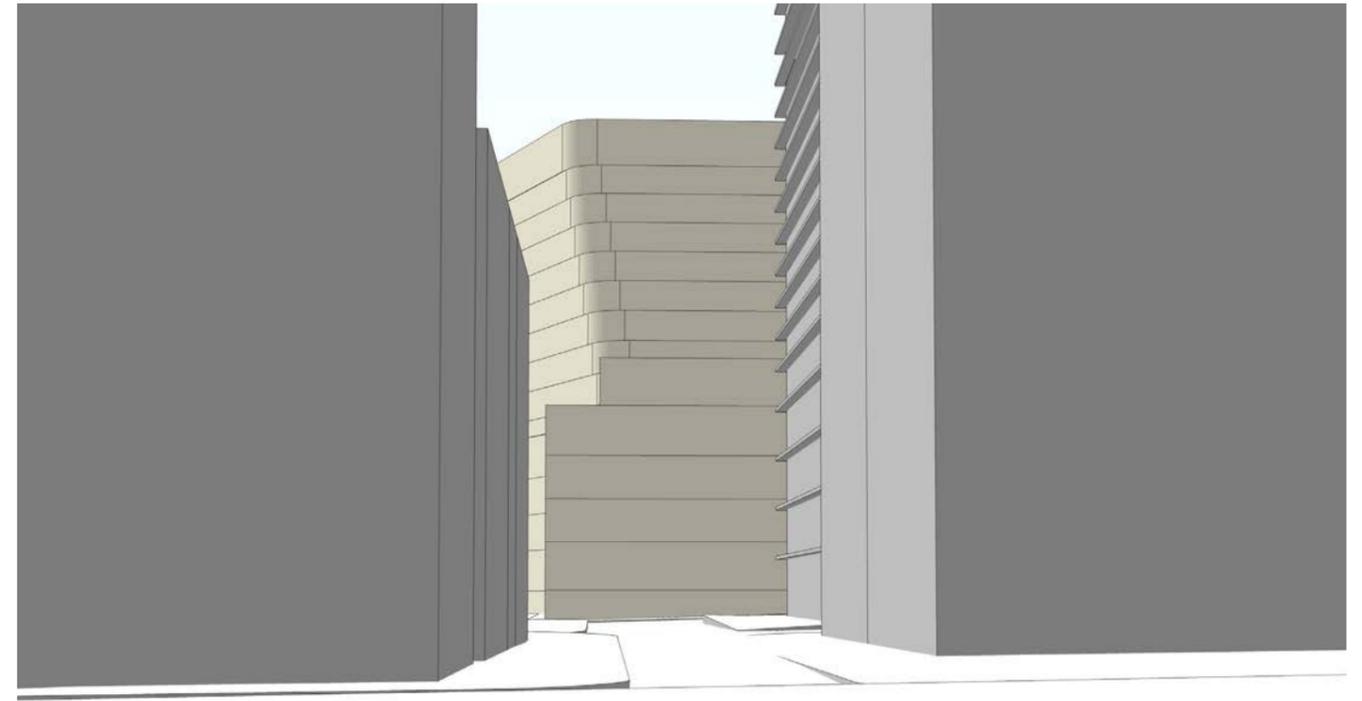
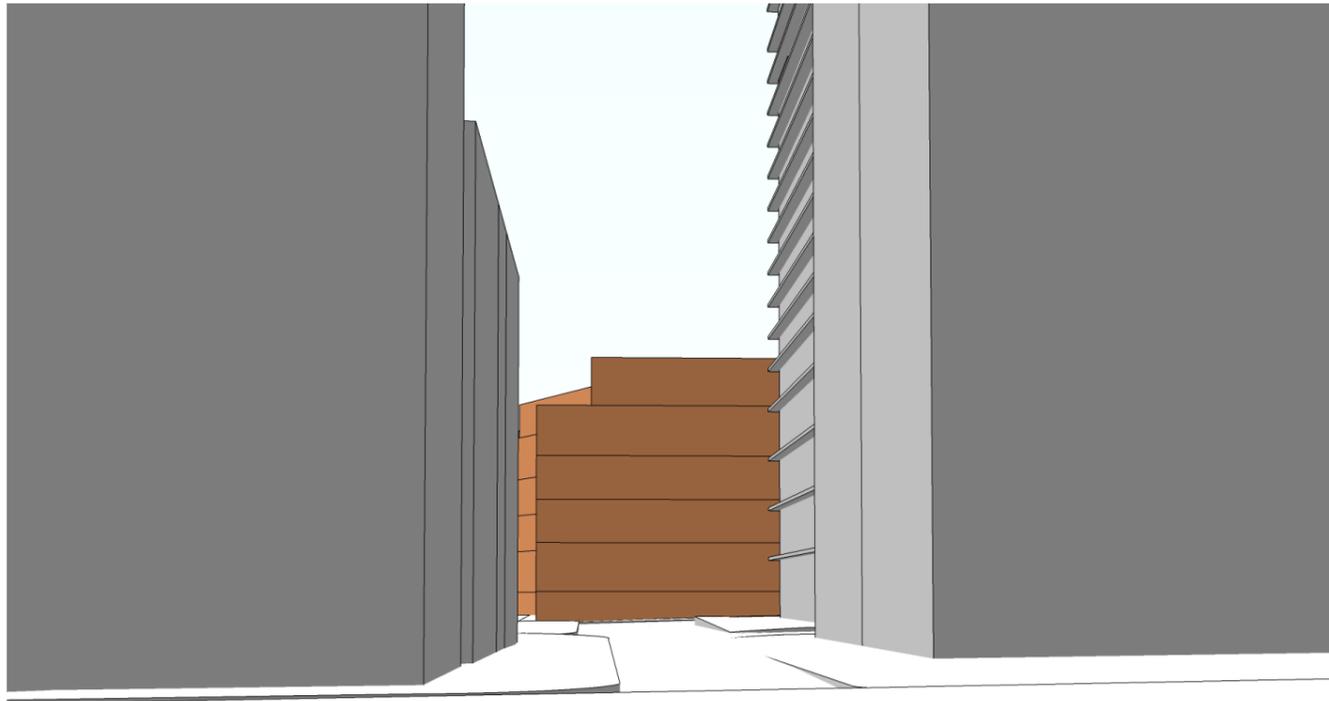
Visual impact:

The proposal will change the view through providing a termination to the view corridor between buildings. A similar form at lower-levels has already been accepted as part of the Approved Concept Plan however the proposal will increase the height of this and block more sky.

The visual impact of the proposal can be summarised as moderate and its change from the approval can be summarised as moderate.

Summary:

Importance of the view:	Moderate-High
Visual impact:	Moderate
Change from approval:	Moderate



Computer model of Approved Concept Plan

Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.6 V6 - Broadway near Buckland Street

Importance of the view:

Distance to proposal	approx. 270m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

Generally this view is seen as a short-term passing view from a position of walking east along the southern side of Broadway.

The existing view focusses on the side of the UTS Broadway Building and lower elements to its west as well as large trees.

This view is generally seen in passing however can be a busy pedestrian area so its significance is summarised as low to moderate.

Visual impact:

As with other views from Broadway west of the site, the proposal will be obscured by significant street trees in the near distance. Even where trees are not present, the proposal will be largely hidden behind the UTS Broadway building. Even where

The visual impact of the proposal and its change from the approval can be described as negligible.



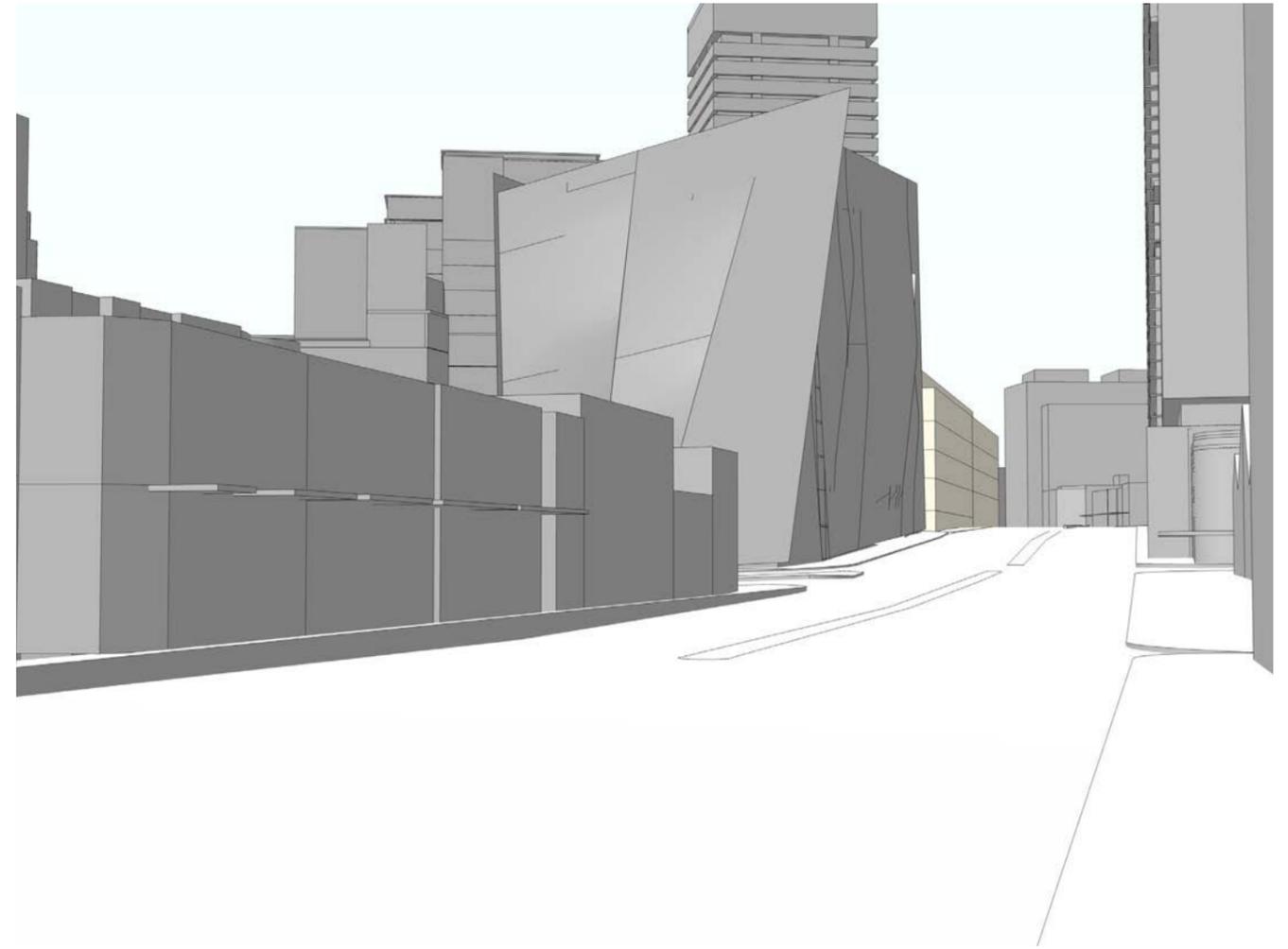
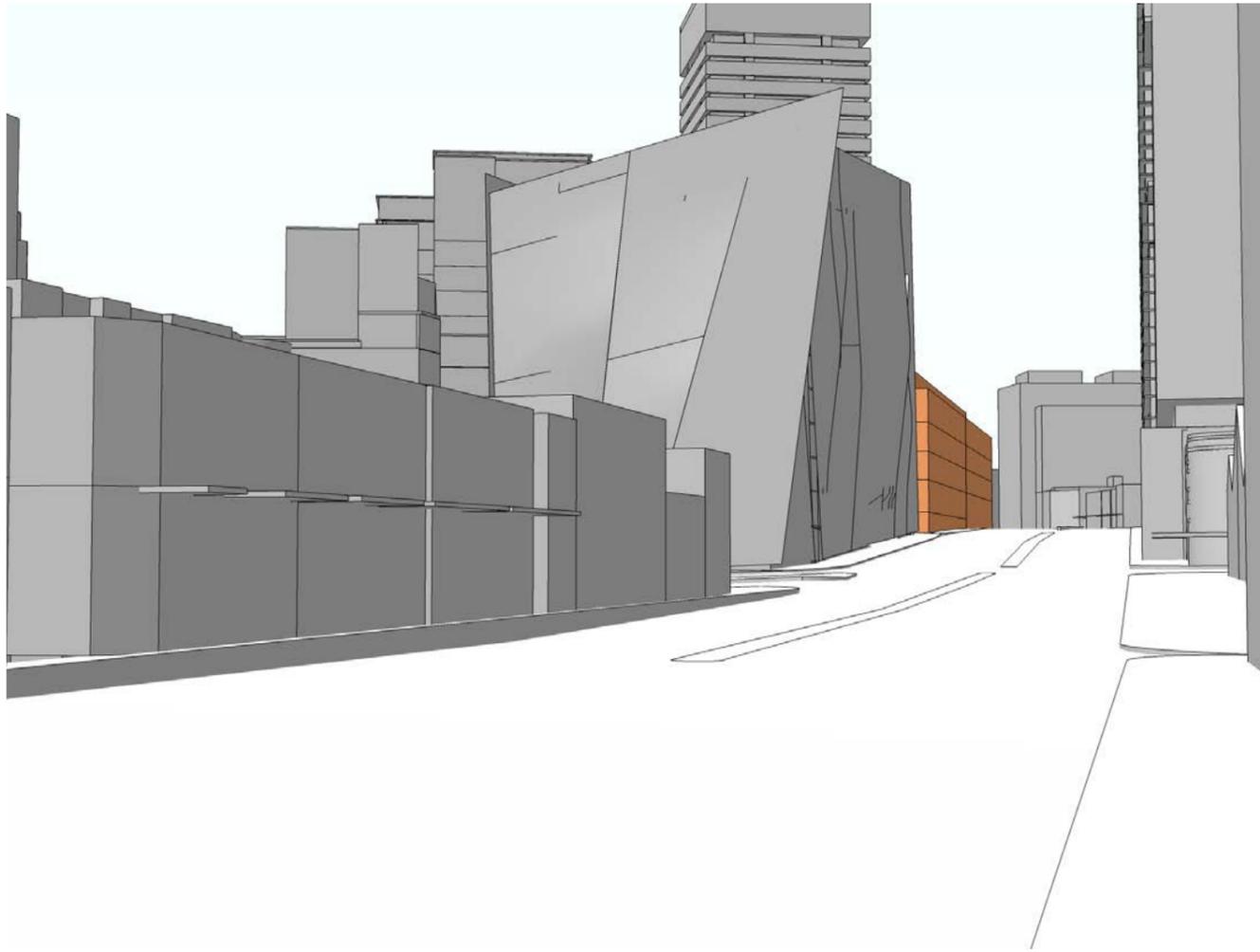
Key plan of view location



Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Negligible
Change from approval:	Negligible



Computer model of Approved Concept Plan

Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.4.7 V7 - Jones Street

Importance of the view:

Distance to proposal	approx. 270m
Likely period of view	Low (<1 minute)
Viewers	Moderate (100-1,000 viewers per day)

The existing view includes a mixture of attractive and unattractive elements including a strong canopy of trees, historic buildings, some areas which are used for parking and servicing. Parts of One Central Park including the heliostat are partially visible in the distance above the canopy.

The view is generally seen as a short-term passing view when walking south along Jones Street. There are some seated viewers who enjoy a similar view, however not all seated views have the potential to see One Central Park beyond the tree canopy.

This view significance is summarised as low to moderate.

Visual impact:

The proposal will block some existing views over the tree canopy to One Central Park however will generally be seen only behind the canopy and buildings in the foreground.

The visual impact of the proposal and its change from the approval can be described as low.



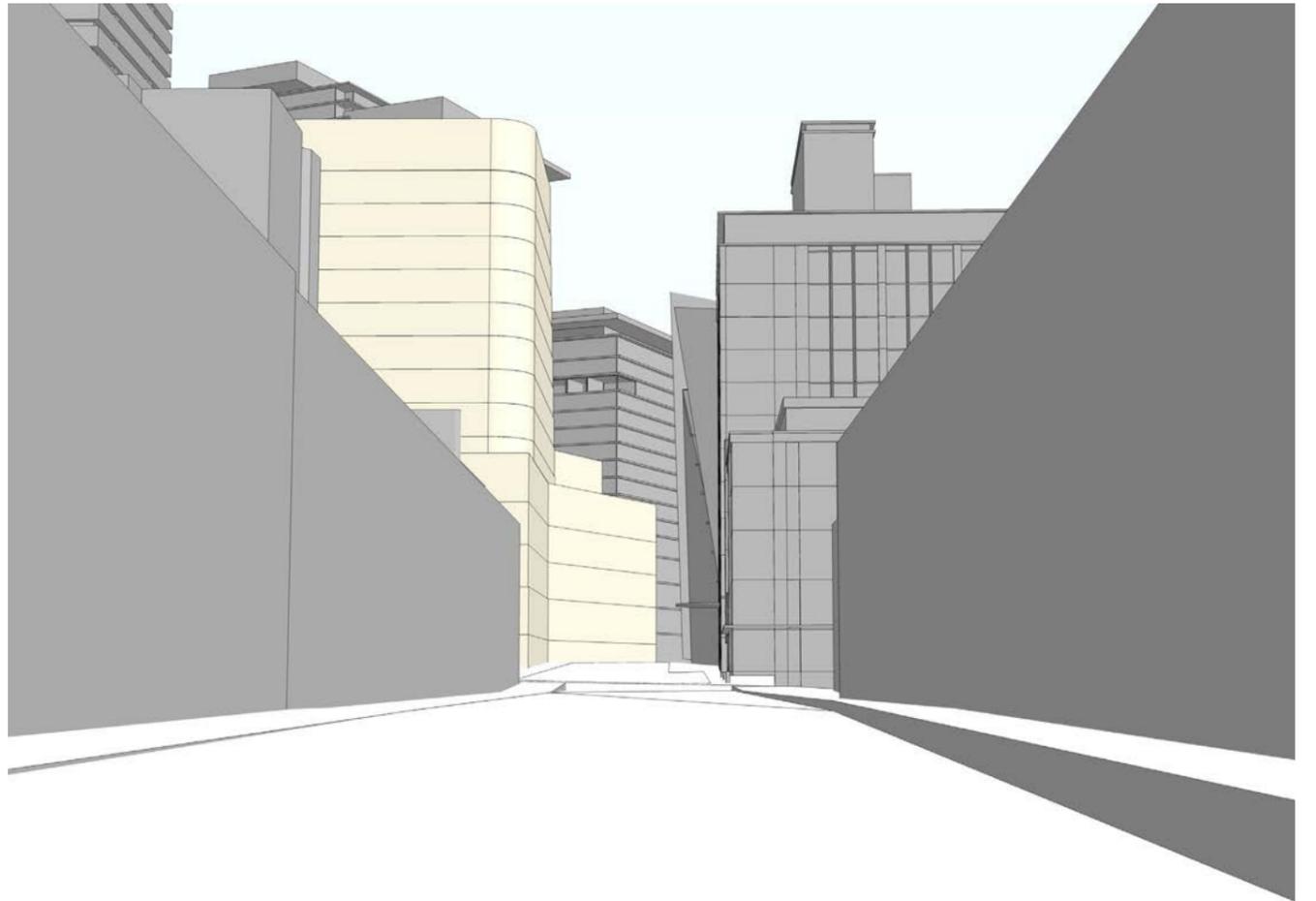
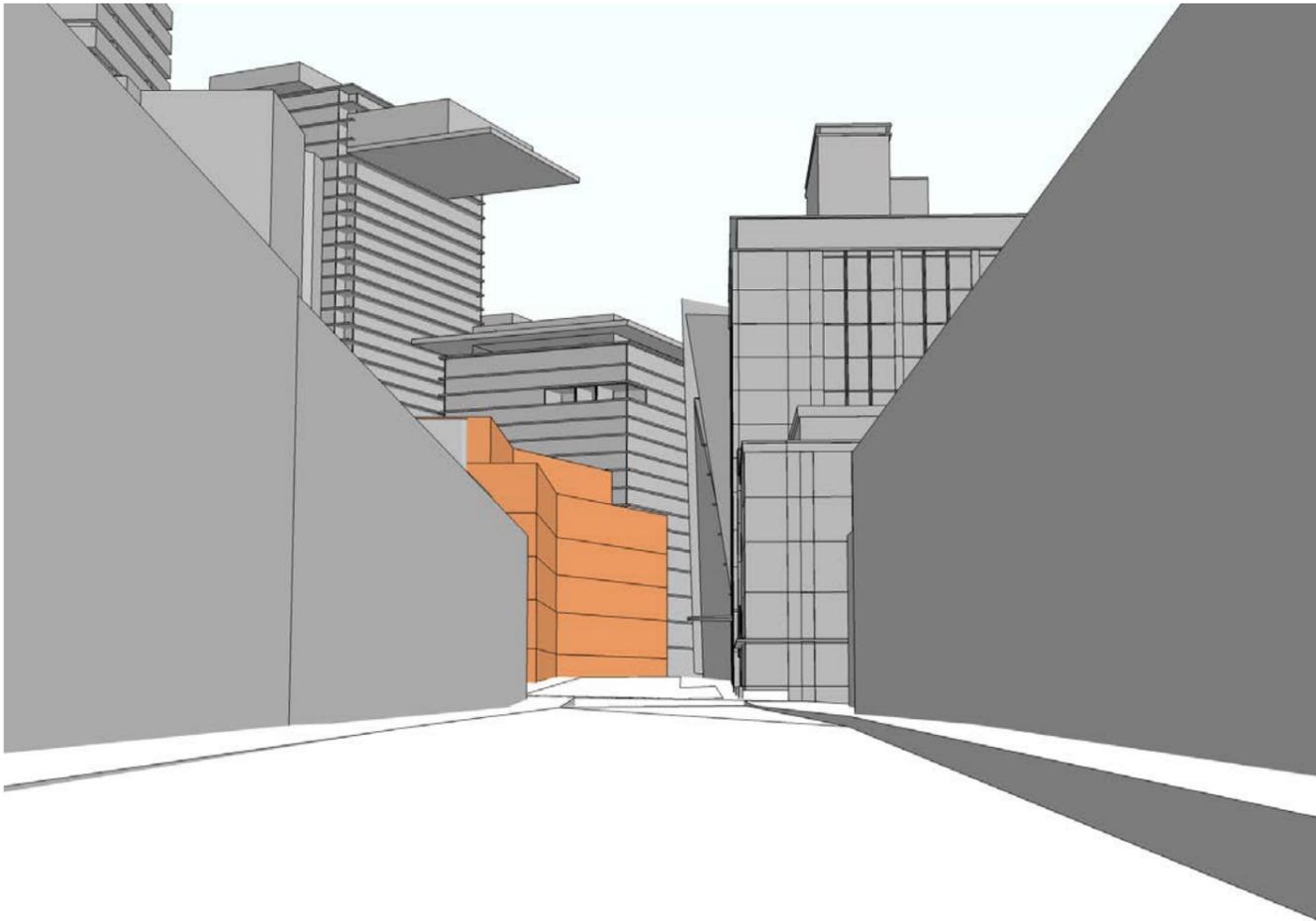
Key plan of view location



Photograph of existing view

Summary:

Importance of the view:	Low-Moderate
Visual impact:	Low
Change from approval:	Low



Computer model of Approved Concept Plan

Computer model of proposed view

- Key
- Existing buildings
 - Illustrative massing
 - Approved Concept Plan

2.5 Private views

2.4.8 V8 - One Central Park East - L9 - NE unit

Importance of the view:

The affected view shown is the secondary view from this one bedroom (plus study) apartment, standing and facing northwest from the edge of the main living space.

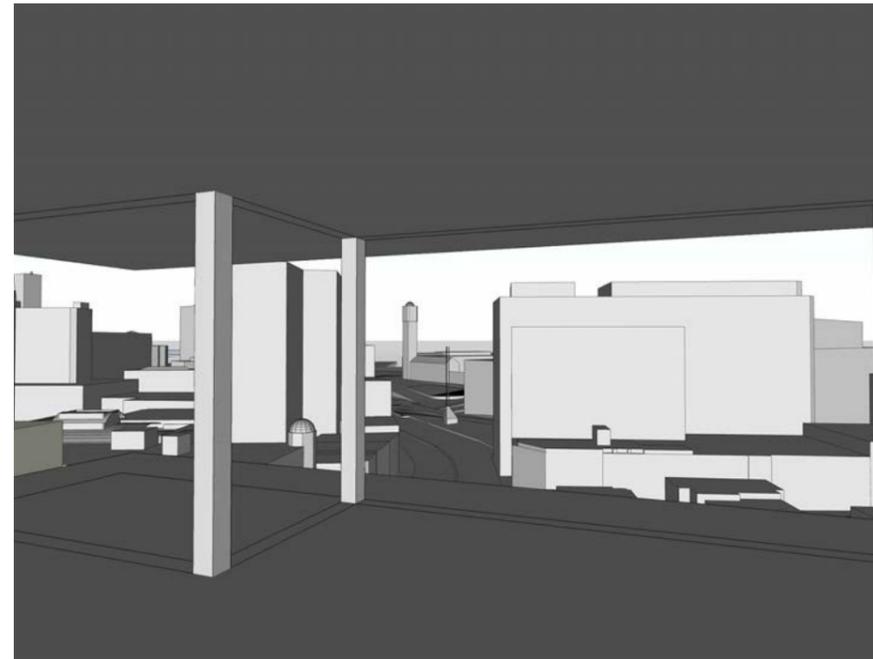
The primary view from this apartment is facing northeast towards the City skyline.

Even from the edge of the room as shown, the focus of the north-eastern view is on the UTS tower rather than across the site, although from nearer to the window it will be possible to see across the site.

This view importance is summarised as low.

Visual impact:

The proposal is seen only in the corner of the views shown. The visual impact of the proposal and its change from the approval is summarised as low.



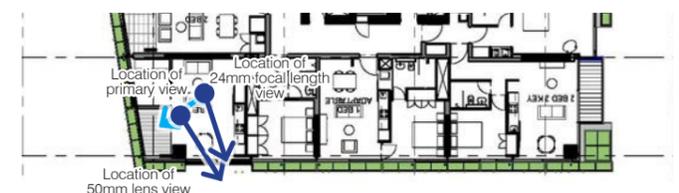
Primary view facing north-east (24mm focal length)



Key plan of view location (approximate)



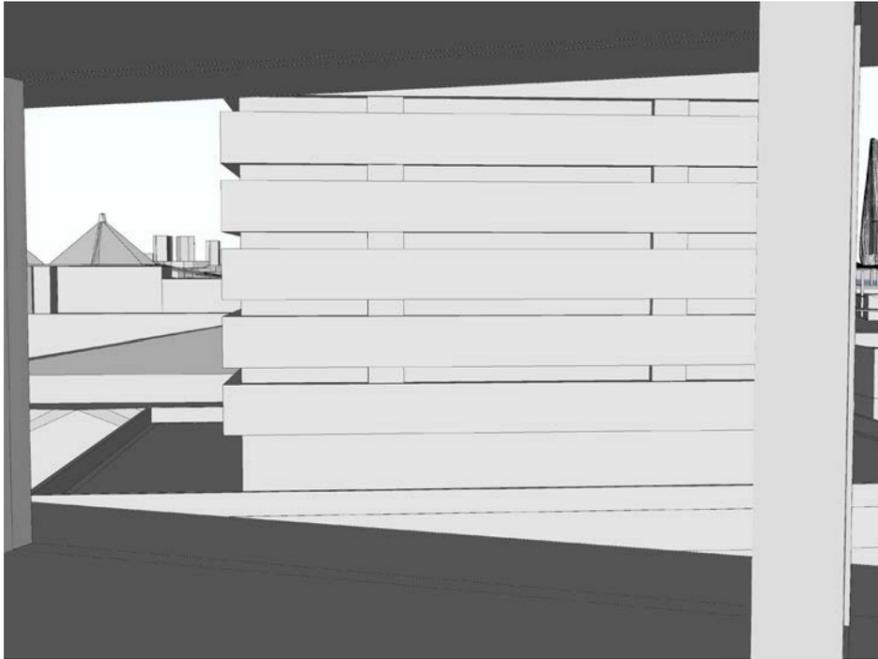
Elevation showing view location (approximate)



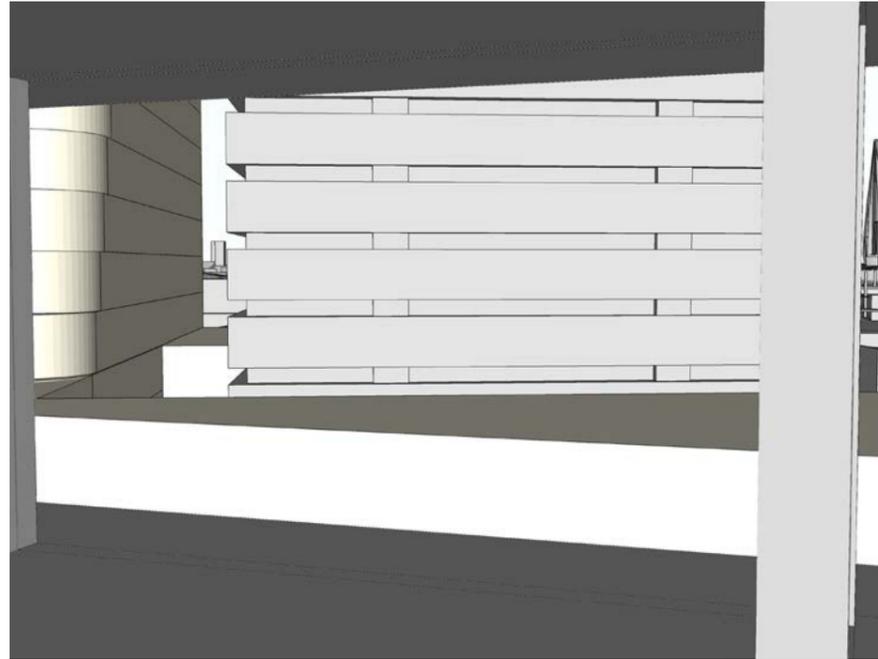
Plan showing view location (approximate)

Summary:

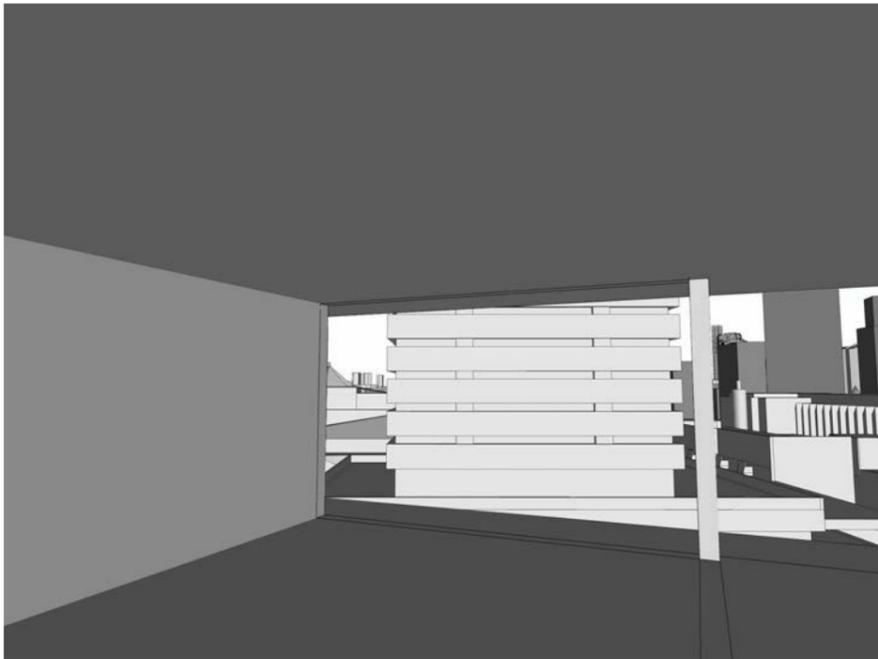
Importance of the view:	Low
Visual impact:	Low
Change from approval:	Low



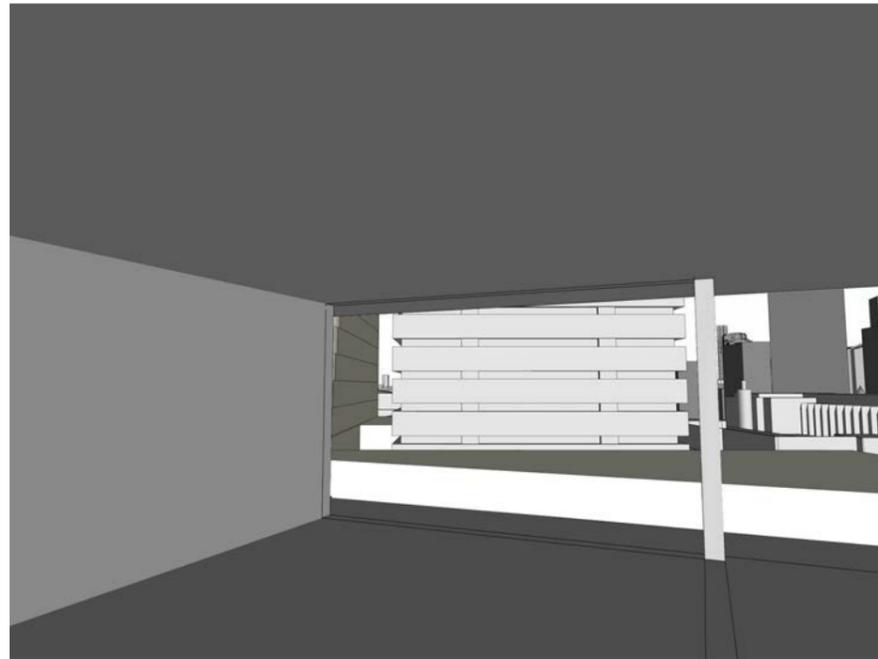
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.1 V9 - One Central Park East - L18 - N unit

Importance of the view:

The view shown is the primary view from this one bedroom apartment, taken from a standing position near the centre of the main living space.

The view is focussed on the existing UTS tower however some distant views are possible to the left of this tower.

From the edge of the apartment it will be possible to obtain oblique views across the site however these are considered secondary to the view from the centre of the living space. The view of the horizon line will not be obscured by the proposed building.

The view importance is summarised as low to moderate.

Visual impact:

The proposal is seen only in the corner of the view shown. The visual impact of the proposal and its change from the approval is summarised as low.

Summary:

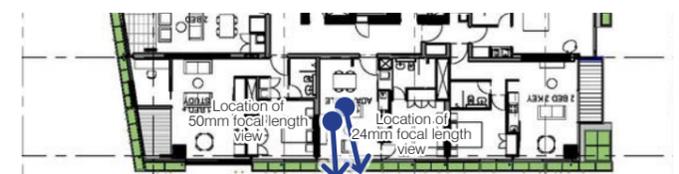
Importance of the view:	Low-Moderate
Visual impact:	Low
Change from approval:	Low



Key plan of view location (approximate)



Elevation showing view location (approximate)



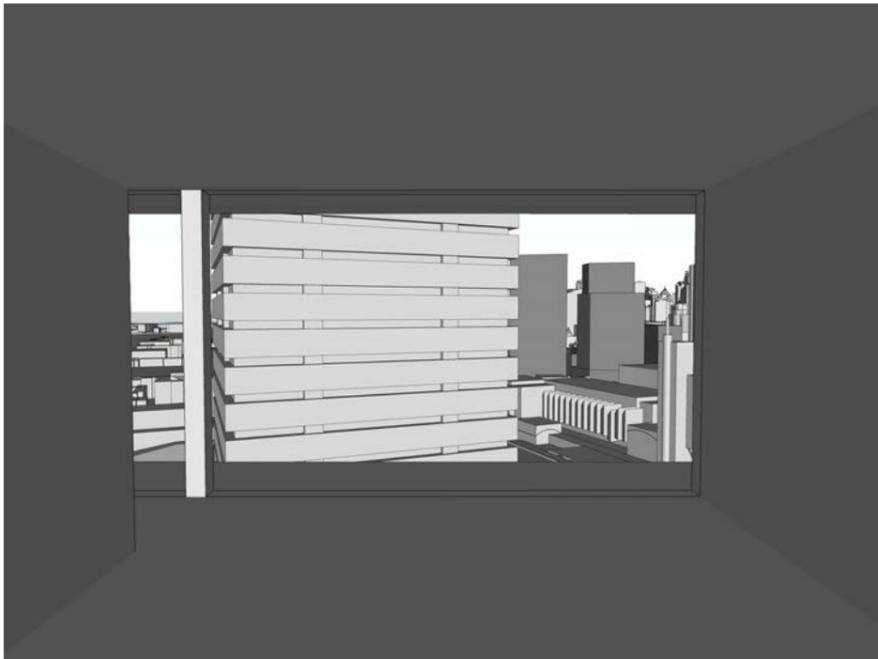
Plan showing view location (approximate)



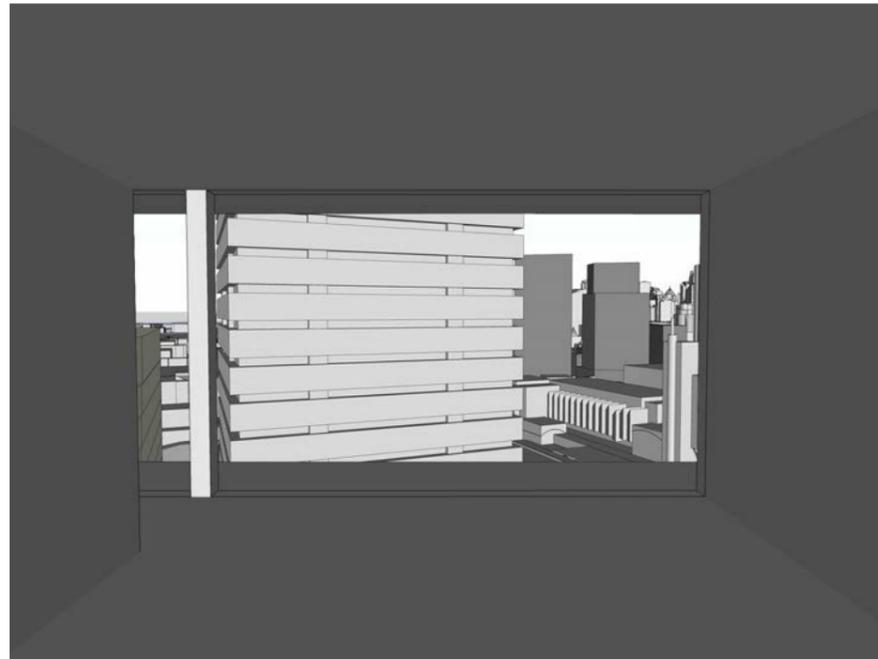
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.2 V10 - One Central Park East - L13 - NW unit

Importance of the view:

The view shown is the primary view from this two bedroom two-key apartment, taken from a standing position near the centre of the main living space facing obliquely to the northwest across the balcony of the apartment towards the site.

A further panoramic view is also shown adjacent to better describe the breadth of views available from this dual aspect apartment, of which the area shown is the primary view.

The view looks down across Ultimo and Glebe, across Rozelle Bay and to the horizon. It includes the Anzac Bridge. Due to the breadth of the view, the horizon and the Anzac Bridge its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a distant view corridor including the horizon is retained to both the right of the proposed form (across Ultimo) and to the left (along Broadway). The visual impact of the proposal is summarised as high and the change from the approval high.



Key plan of view location (approximate)



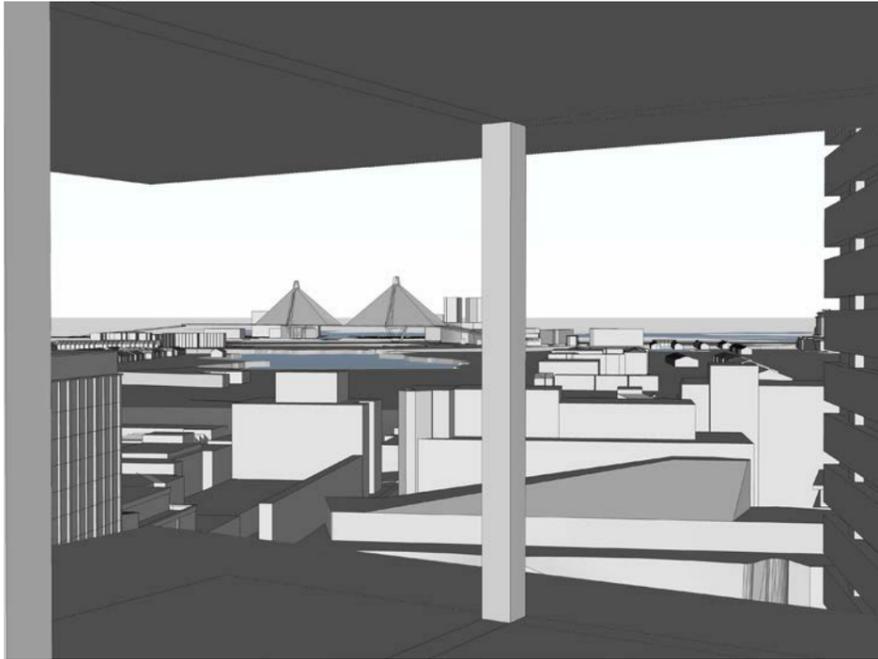
Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

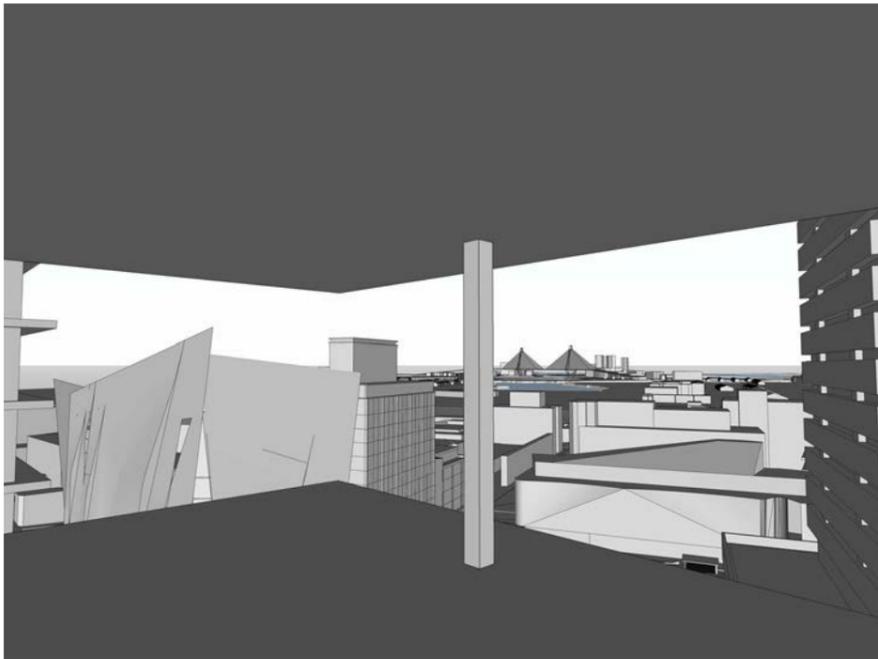
Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



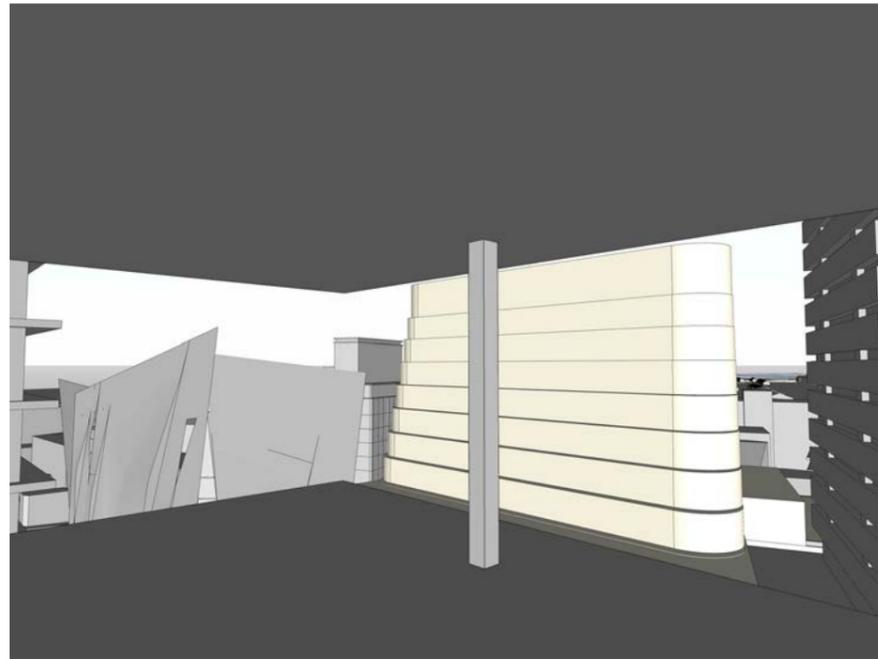
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.3 V11 - One Central Park 'sun deck' - L5

Importance of the view:

The view shown is taken from the 'sun deck' within the communal open space on level 5 between the One Central Park East and One Central Park West towers. It is a standing view. The view has greater importance due to its location in a communal area as opposed to from a private residence.

The existing view is generally across the site however is obstructed by other UTS buildings in the middle distance. Only a small glimpse of distant horizon view is available on the left hand side of the view, however the view includes a significant area of sky.

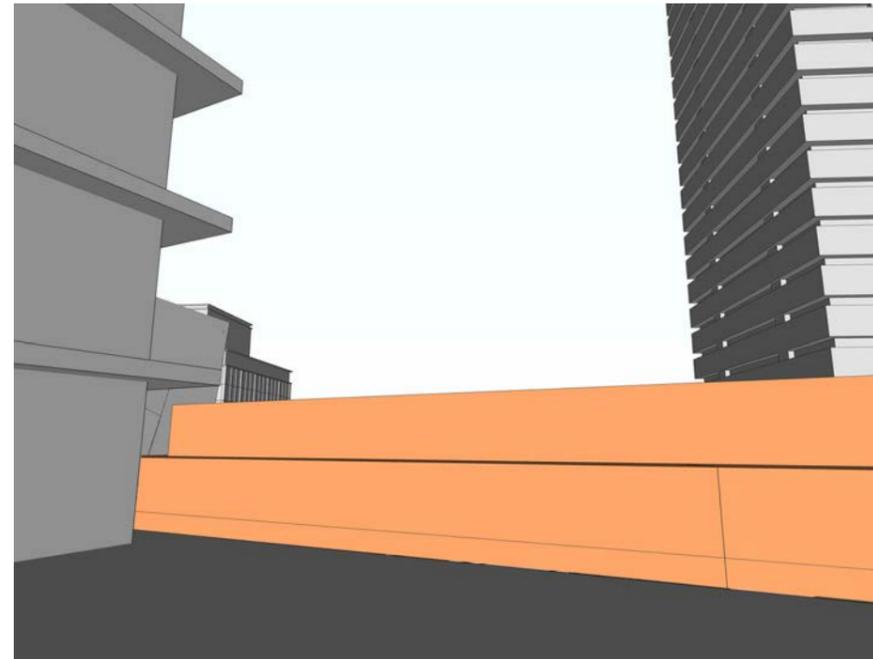
The view has some importance due to its location from a communal area however as there are few items of visual significance within the view, its importance is summarised as moderate.

Visual impact:

The proposal completely obstructs the view except for a corridor between it and the UTS tower to the right of the view.

The existing Concept Plan Approval allows for development which obstructs the majority of the view. However the proposal will obstruct significantly greater areas of sky than the existing approval.

The visual impact of the proposal is summarised as high and the change from the approval is summarised as low.



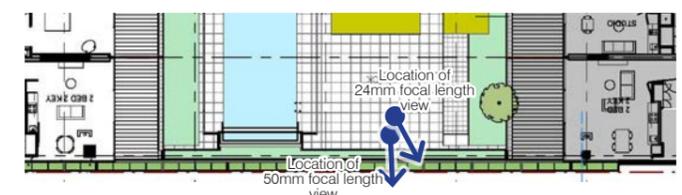
3d render of Approved Concept Plan (24mm focal length)



Key plan of view location (approximate)



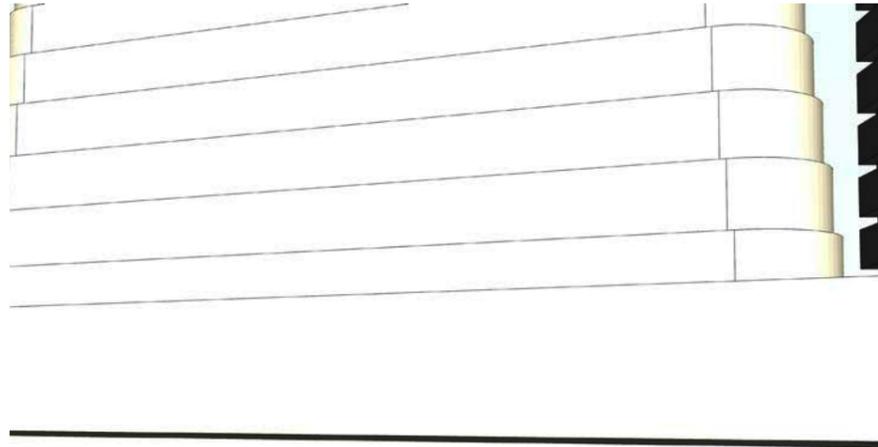
Elevation showing view location (approximate)



Plan showing view location (approximate)

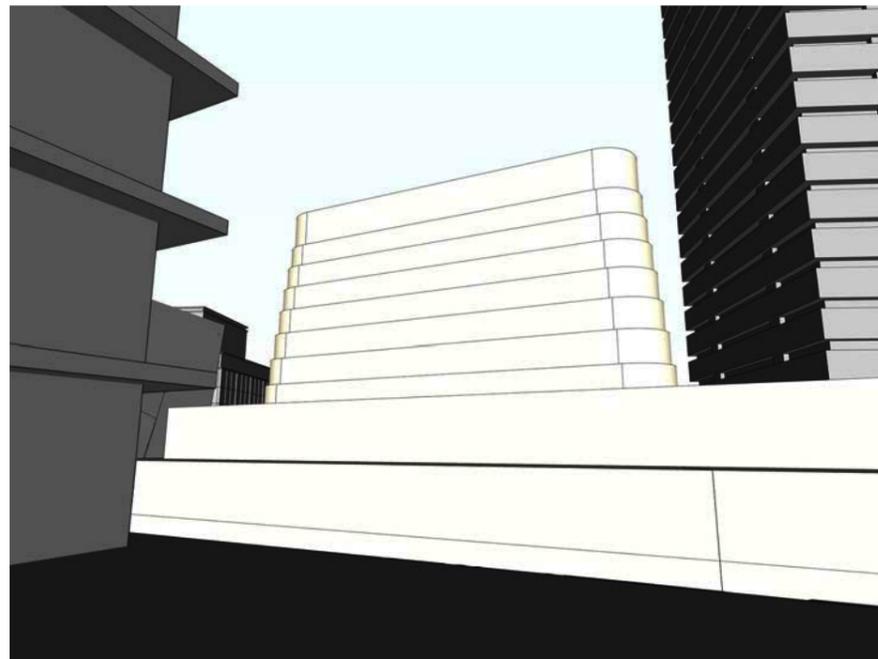
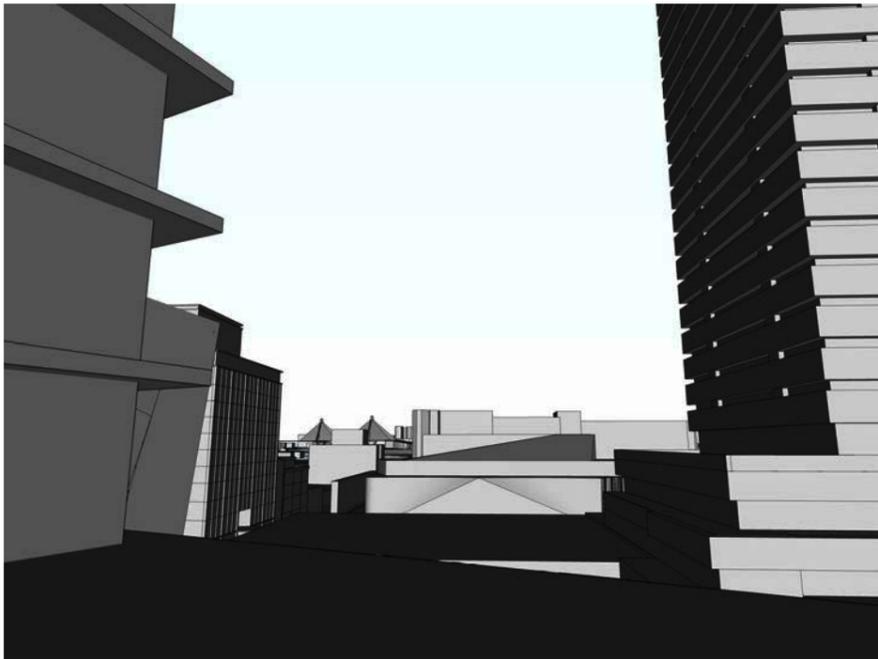
Summary:

Importance of the view:	Moderate
Visual impact:	High
Change from approval:	Low



3d render of existing view (50mm focal length)

Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)

Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.4 V12 - One Central Park West - L16 NE unit

Importance of the view:

The view shown is the primary view to the north from the top-level two bedroom apartment, taken from a standing position near the centre of the main living space facing north. This apartment is dual aspect.

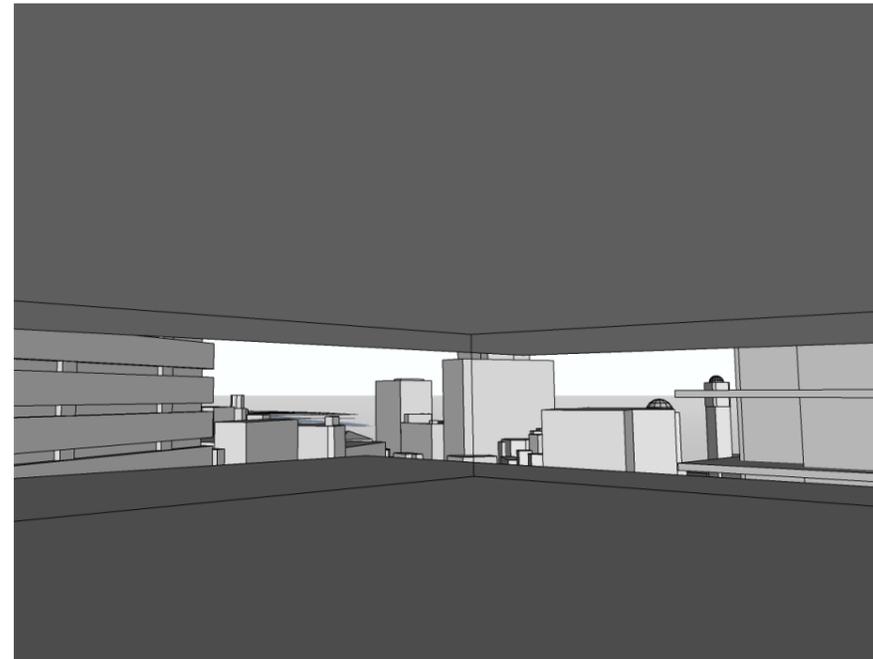
The view looks down across Ultimo, Haymarket, across Darling Harbour to the horizon. It includes elements of high visual significance including Darling Harbour and the future Barangaroo. Its importance is summarised as moderate-high.

An alternative view from the living room to the northeast, facing the southern portion of the CBD is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the main portion of the view including the horizon line, although a distant view corridor is retained to the east. While views of Ultimo and Pyrmont are obscured, views of the ANZAC bridge are generally retained.

The visual impact of the proposal is summarised as high and the change from the approval high.



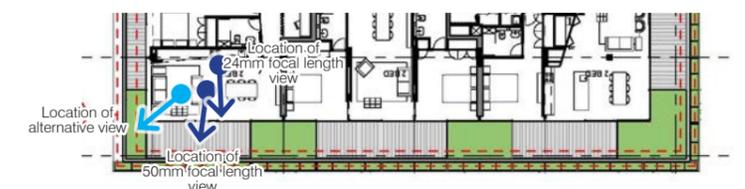
Alternative view to northeast



Key plan of view location (approximate)



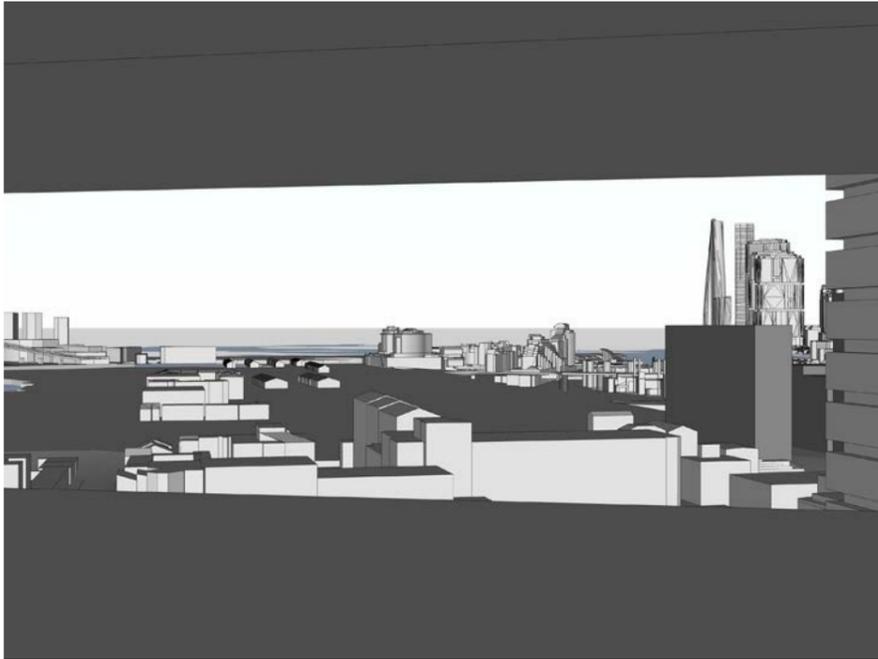
Elevation showing view location (approximate)



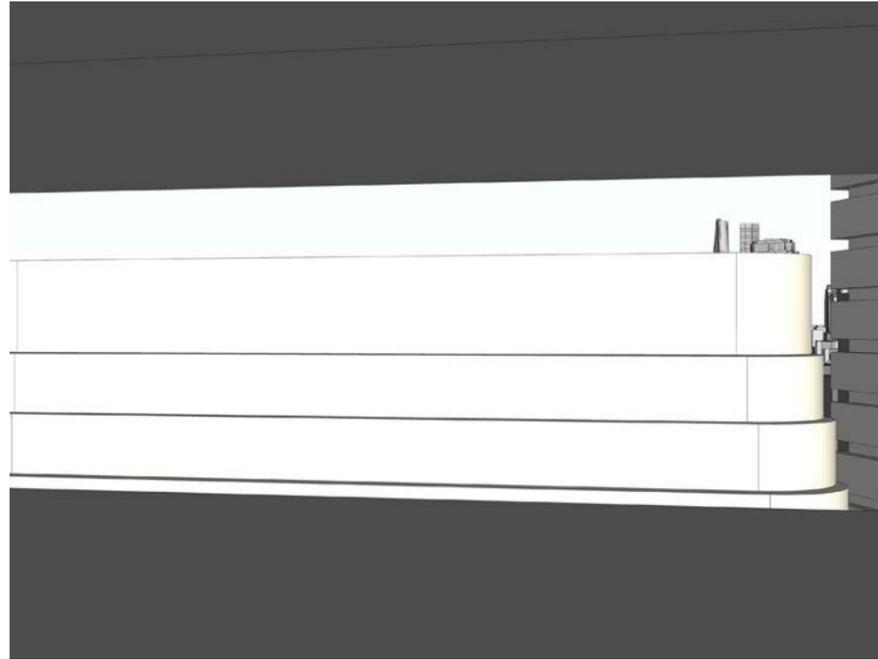
Plan showing view location (approximate)

Summary:

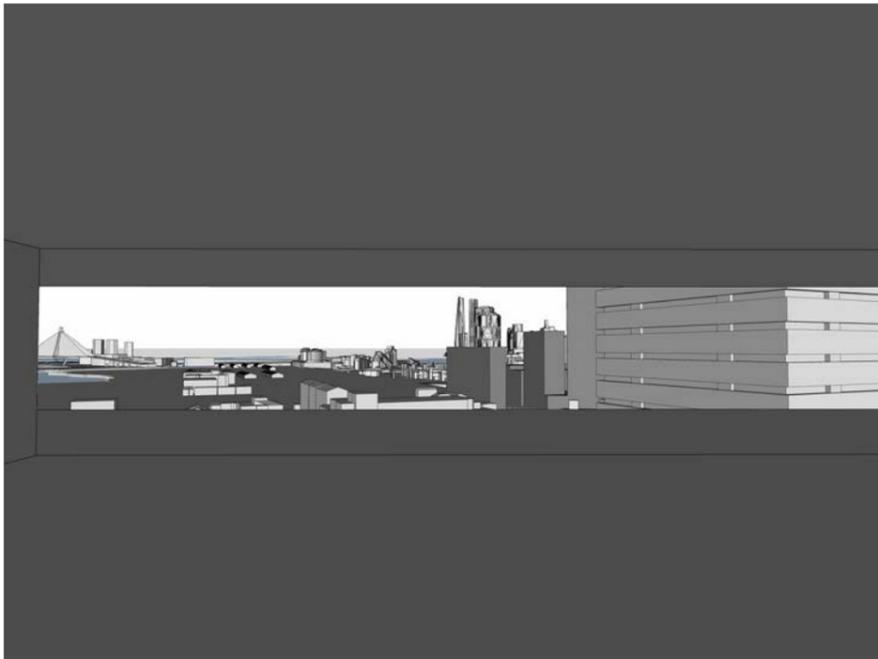
Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



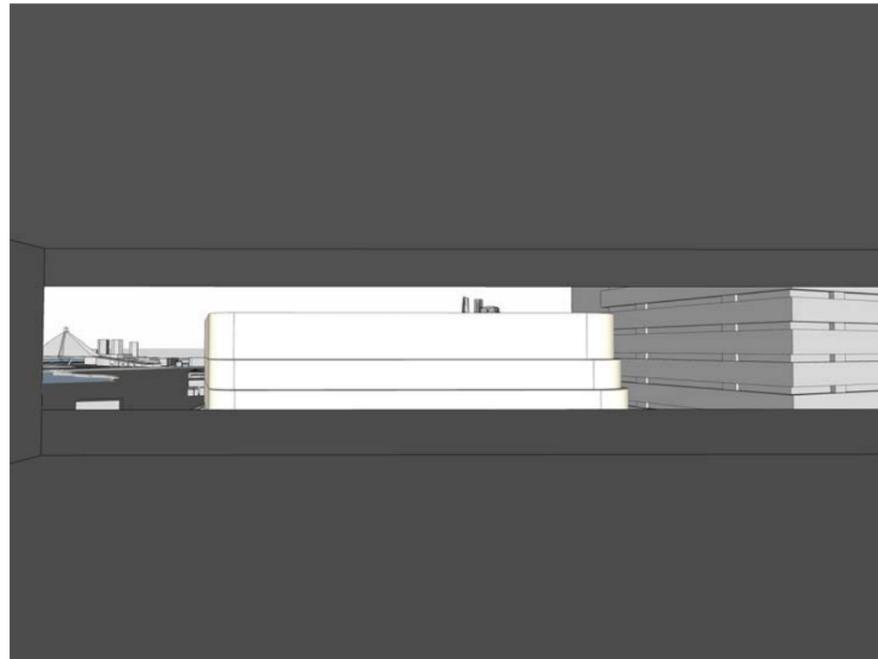
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.5 V13 - One Central Park West - L11 NE unit

Importance of the view:

The view shown is from the two bedroom dual-key apartment, taken from a standing position near the centre of the main living space facing north.

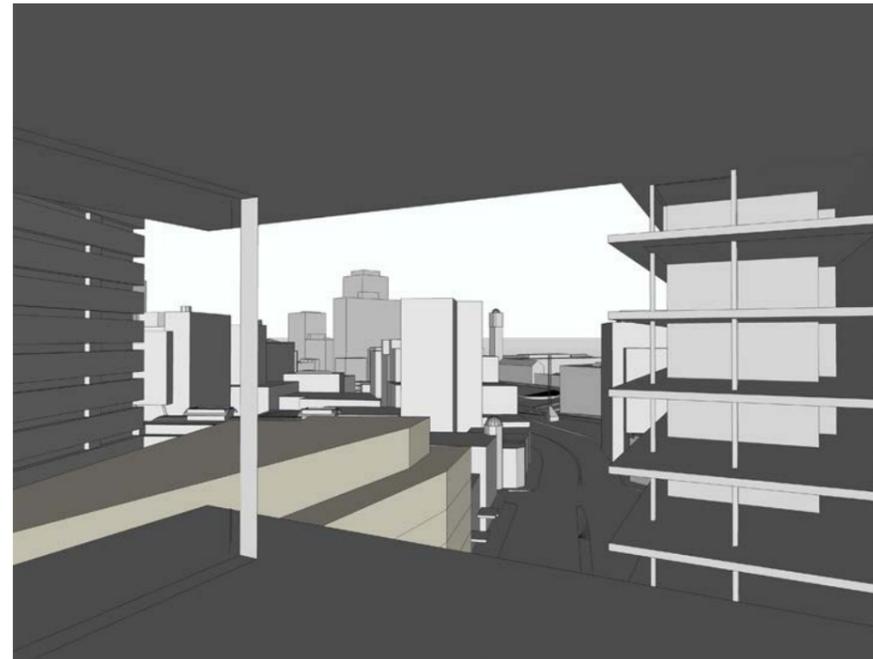
The view looks over the UTS buildings to Ultimo to the horizon. It includes elements of visual significance including part of the ANZAC bridge and Barangaroo towers. Its importance is summarised as moderate-high.

An alternative view from the living room to the northeast across its balcony, facing the southern portion of the CBD is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the view adjacent to the UTS Tower (Building 1) entirely, including the visible sky.

The visual impact of the proposal is summarised as high and the change from the approval high.



Alternative view from apartment (50mm focal length)



Key plan of view location (approximate)



Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

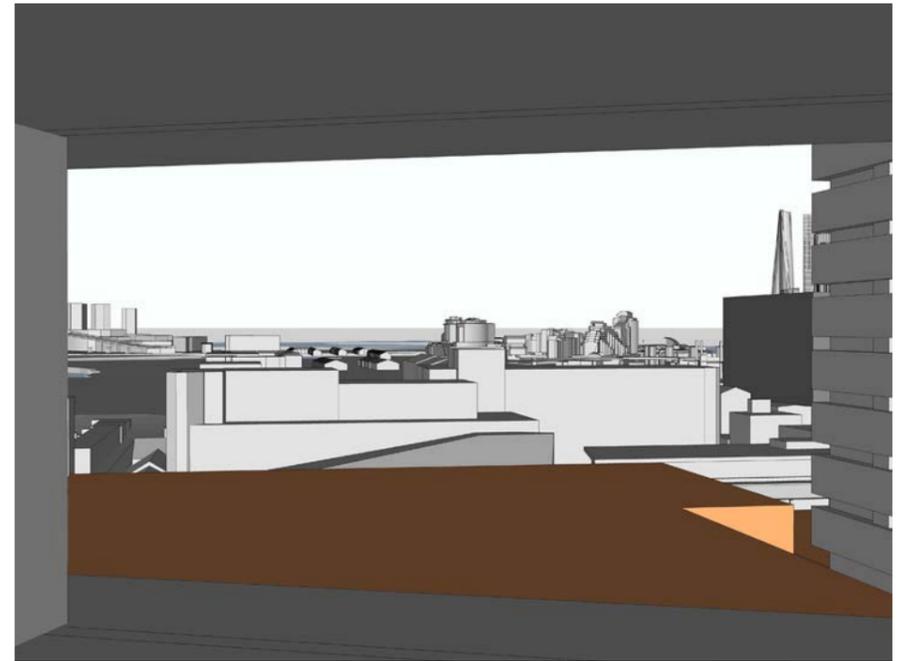
Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



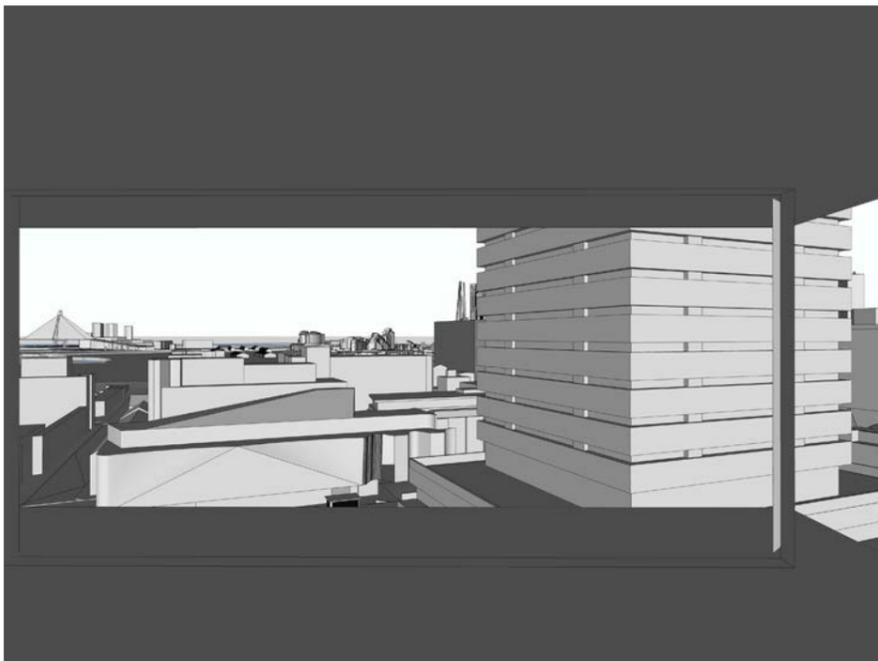
3d render of existing view (50mm focal length)



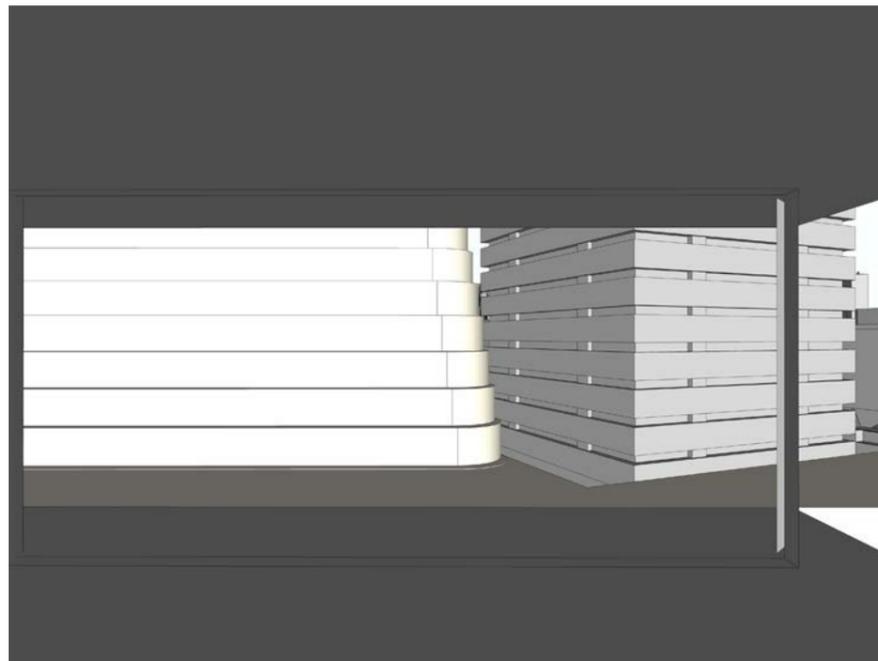
Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.6 V14 - One Central Park West - L4 NE unit

Importance of the view:

The view shown is the primary view from the centre of a studio apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across the UTS and TAFE buildings with some distant elements potentially visible including part of Barangaroo above the Darling Square development (shown darker in the model). The horizon is generally obscured by buildings.

Its importance is summarised as moderate.

Visual impact:

The proposal completely obstructs the view. The existing Concept Plan Approval allows for development which obstructs the majority of the view. However the proposal will obstruct greater areas of sky than the existing approval.

The visual impact of the proposal is summarised as high and the change from the approval is summarised as low.

Summary:

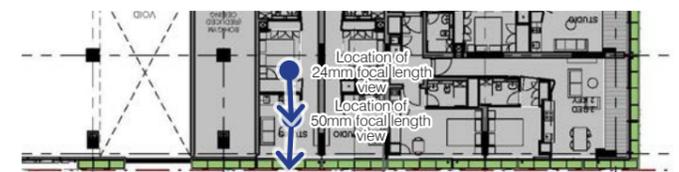
Importance of the view:	Moderate
Visual impact:	High
Change from approval:	Low



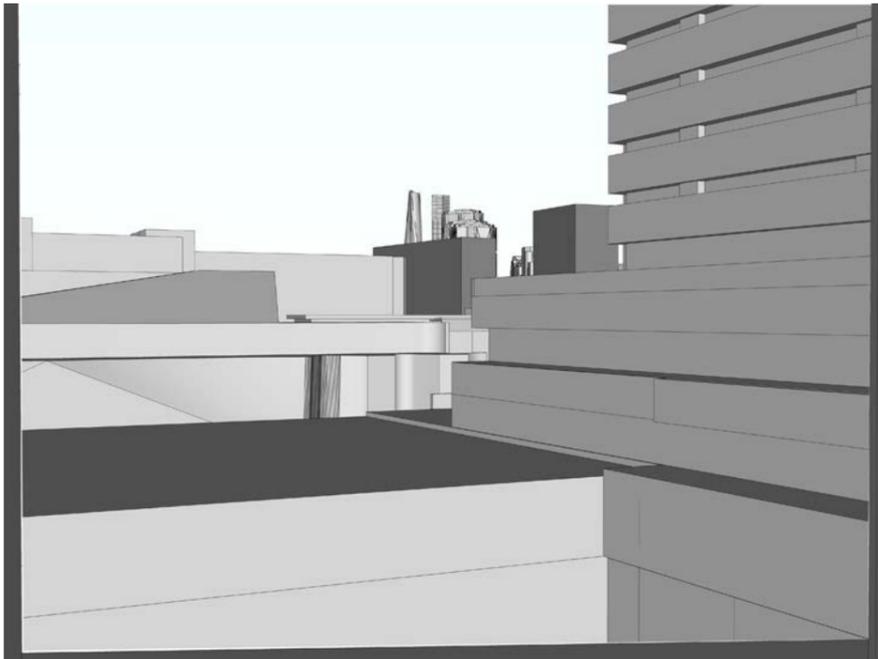
Key plan of view location (approximate)



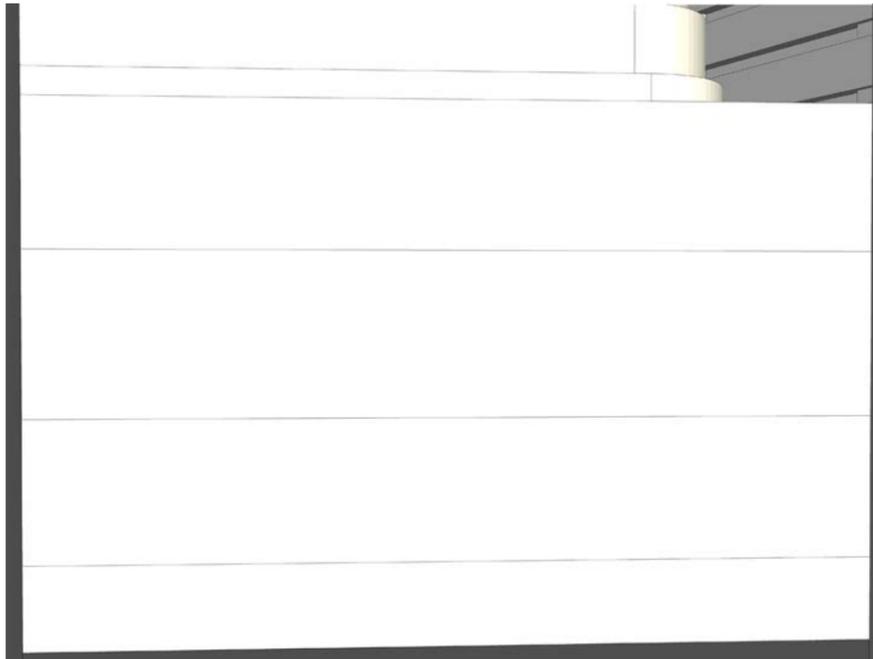
Elevation showing view location (approximate)



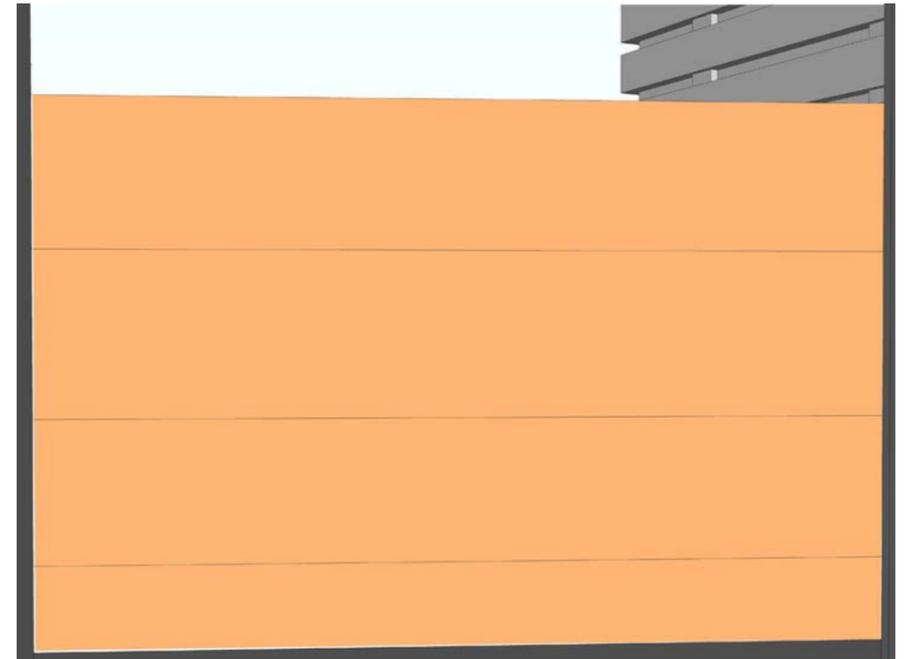
Plan showing view location (approximate)



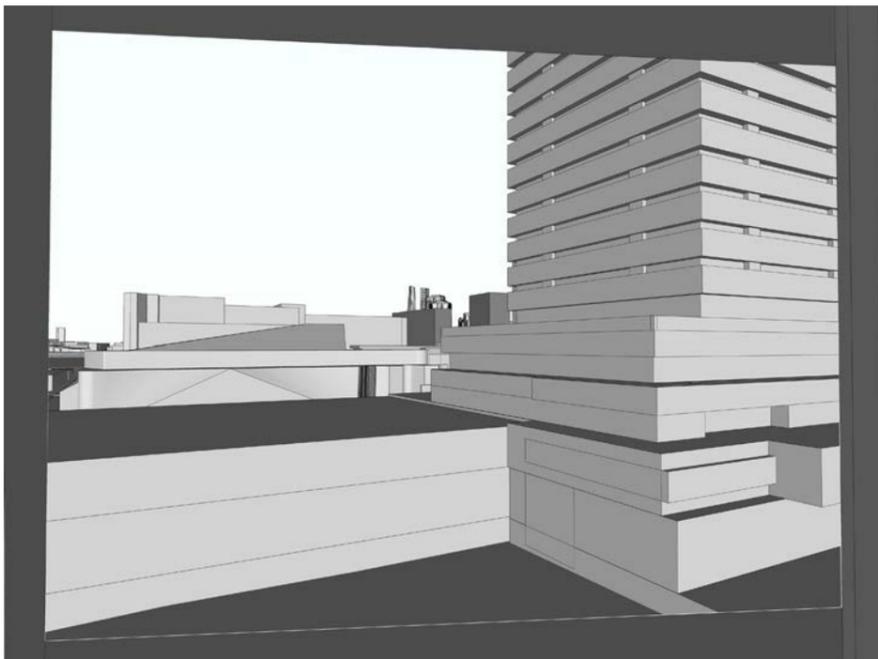
3d render of existing view (50mm focal length)



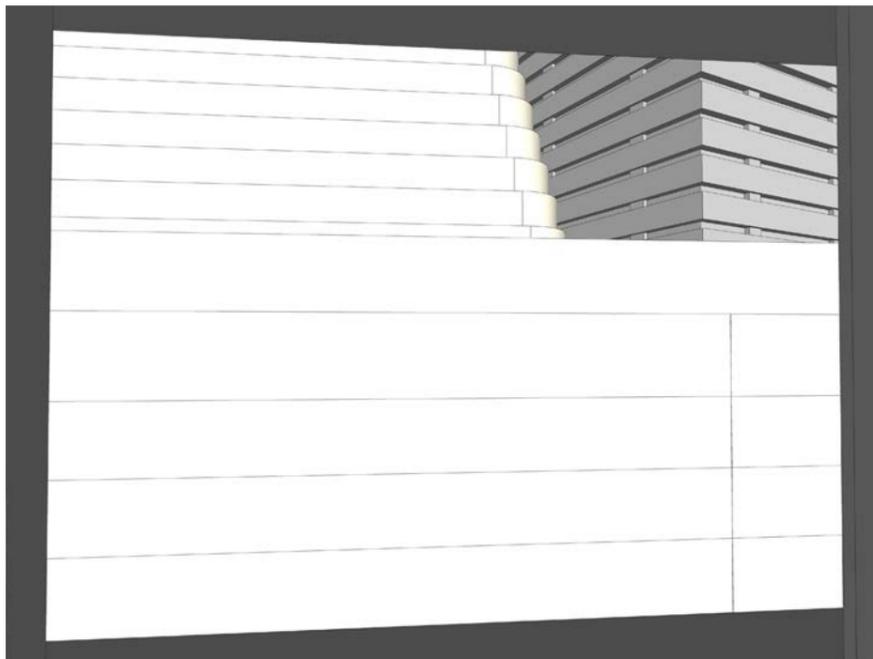
Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.7 V15 - One Central Park West - L16 N unit

Importance of the view:

The view shown is the primary view from the centre of a two bedroom apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo towards the CBD and horizon. It includes elements of high visual significance including the ANZAC Bridge and the future Barangaroo. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a small view corridor is retained to the west. While views of Ultimo, Pyrmont and Barangaroo are obscured, views of the ANZAC bridge are generally retained.

The visual impact of the proposal is summarised as high and the change from the approval high.

Summary:

Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



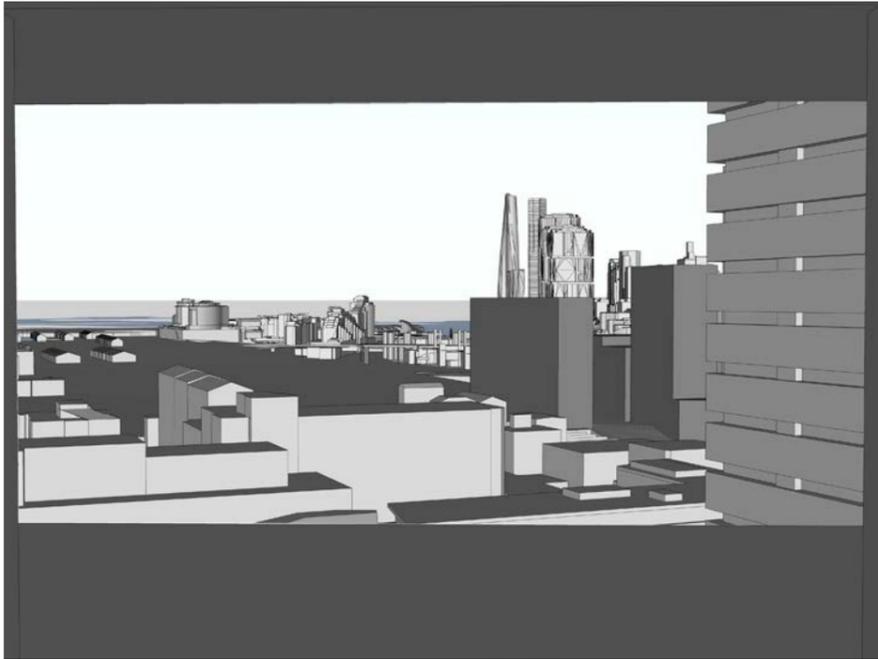
Key plan of view location (approximate)



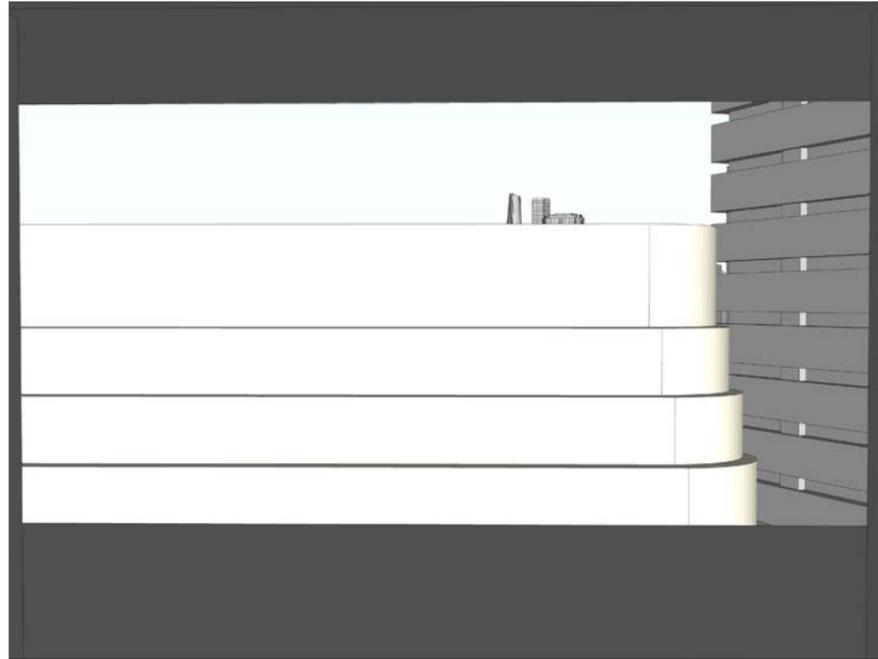
Elevation showing view location (approximate)



Plan showing view location (approximate)



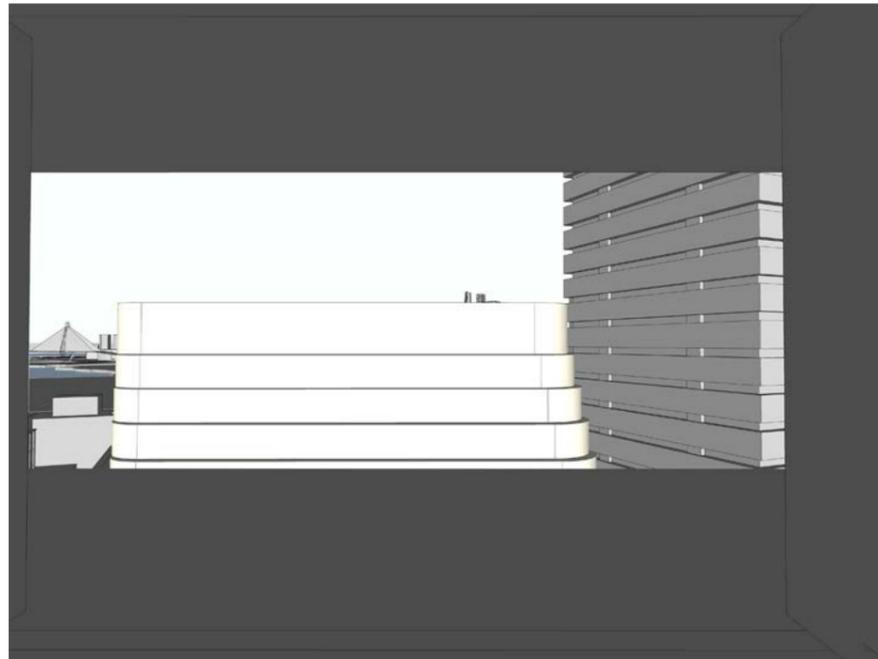
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.8 V16 - One Central Park West - L9 N unit

Importance of the view:

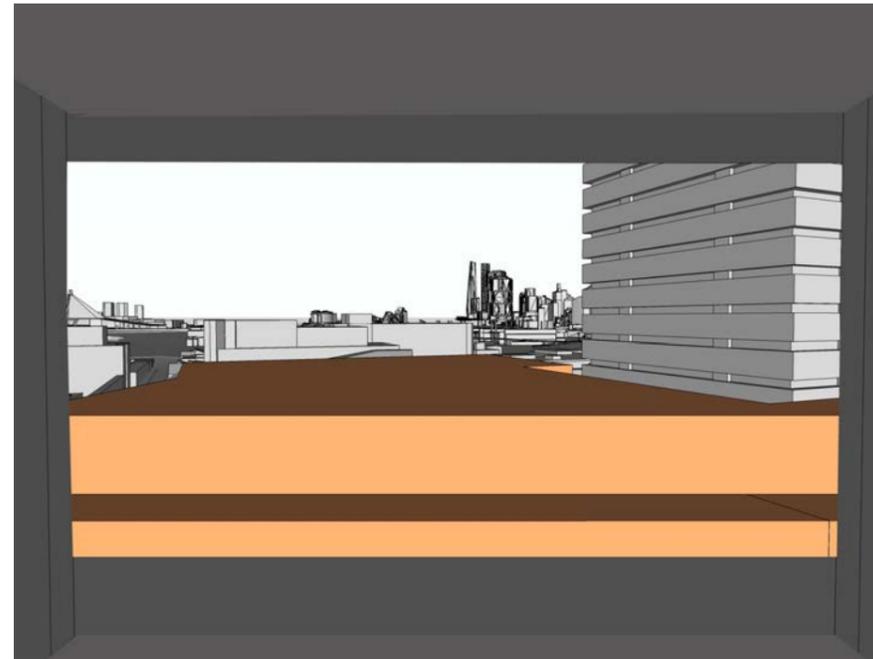
The view shown is the primary view to the north from the centre of a studio apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo towards the CBD and horizon. At this level the horizon is partially obscured by buildings in the middle distance in Ultimo however small elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures the main portion of the view, although a small view corridor is retained to the east. The lower portion of the view will also be blocked under the Approved Concept Plan (the height of plant room within this approval is approximately the same as two storeys above the podium in the model shown).

The visual impact of the proposal is summarised as high and the change from the approval high.



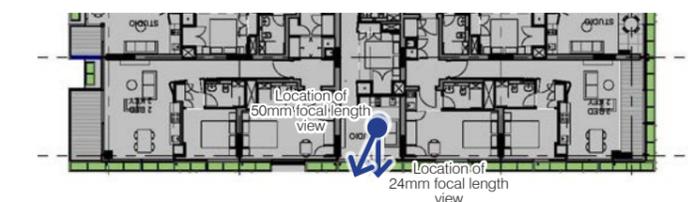
3d render of Approved Concept Plan (24mm focal length)



Key plan of view location (approximate)



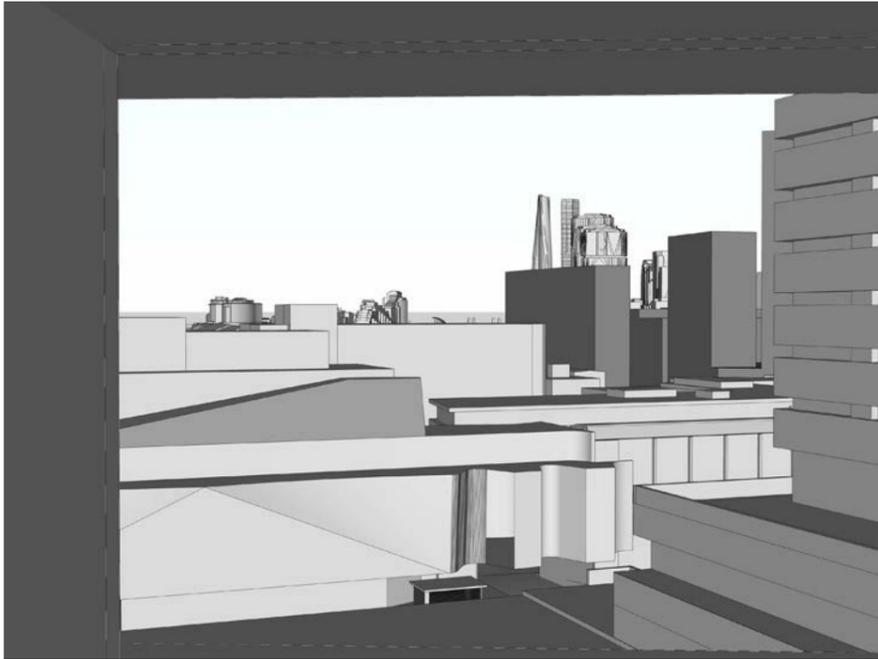
Elevation showing view location (approximate)



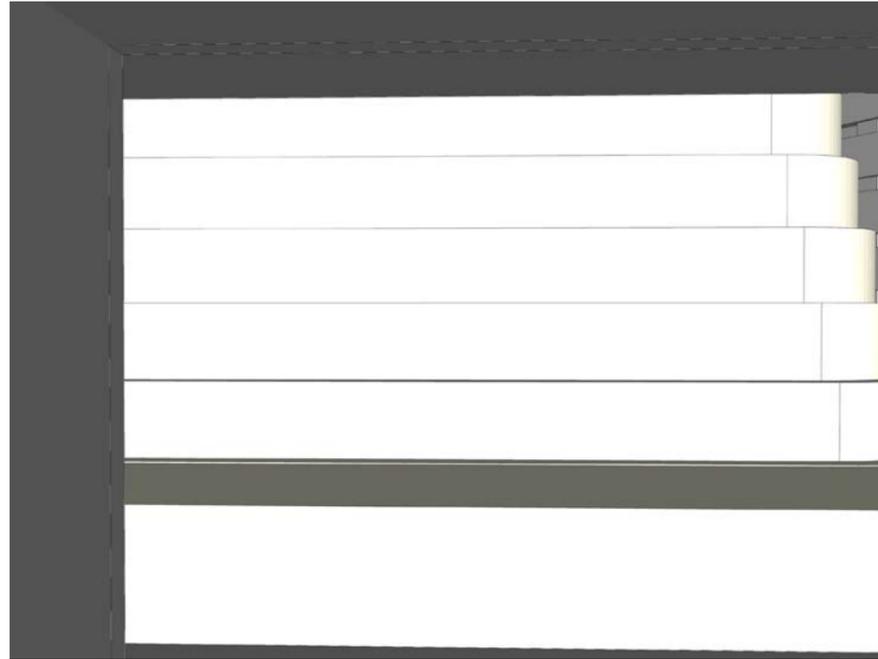
Plan showing view location (approximate)

Summary:

Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



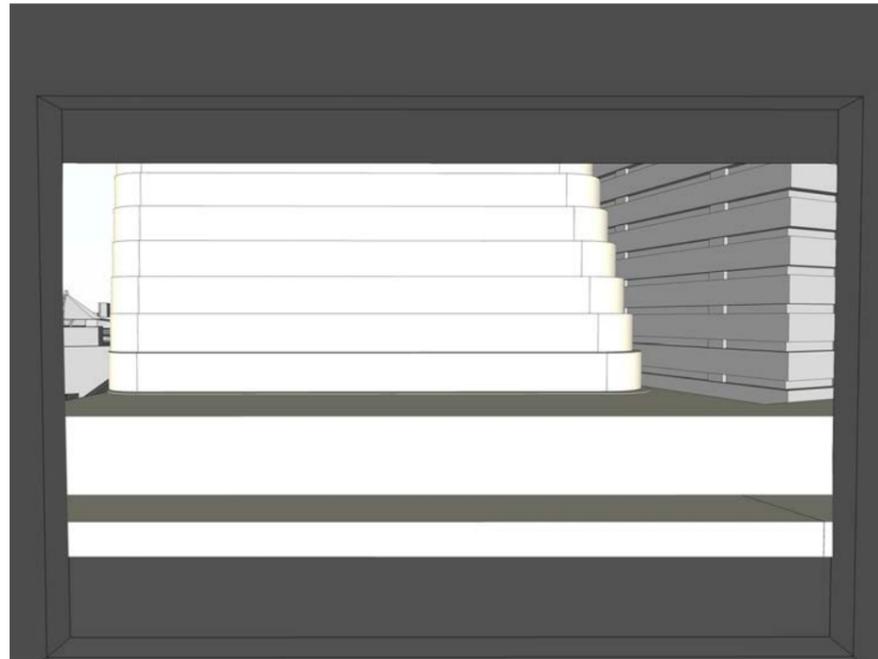
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.9 V17 - One Central Park West - L16 NW unit

Importance of the view:

The view shown is from the top-level two bedroom apartment, taken from a standing position near the centre of the main living space facing north. This apartment is dual aspect.

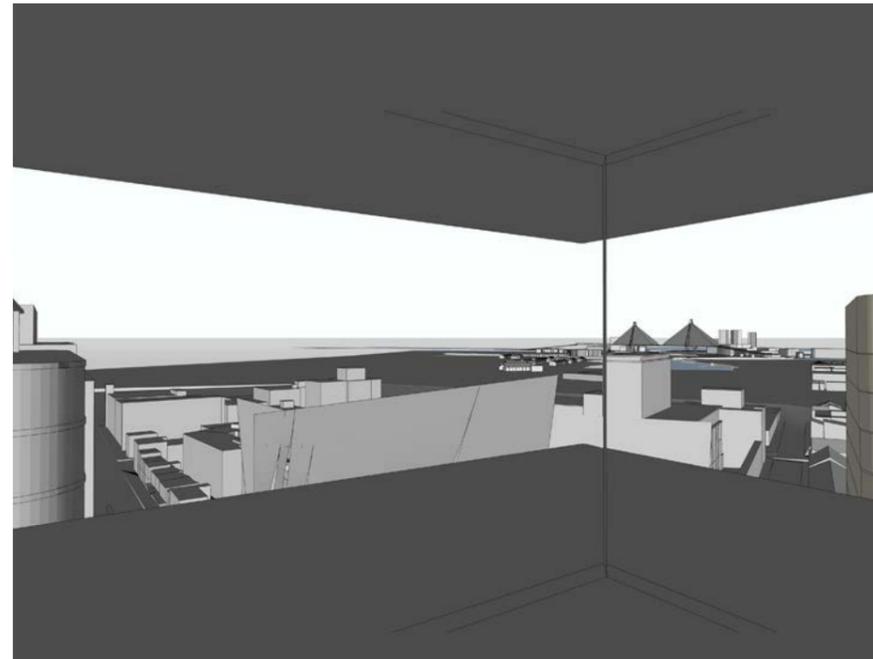
The view looks down across Ultimo, Haymarket, across Darling Harbour to the horizon. It includes elements of high visual significance including Sydney Harbour, the ANZAC bridge and the future Barangaroo. Its importance is summarised as high.

An alternative view from the living room to the northwest is also shown adjacent to better describe the breadth of views available from this apartment. This view will remain unaffected by the proposal.

Visual impact:

The proposal obscures the main portion of the view including the horizon line, although a distant view corridor is retained to the west (see alternative view). While views of Ultimo and Pyrmont are obscured, views of the ANZAC bridge are generally retained.

The visual impact of the proposal is summarised as high and the change from the approval high.



Alternative view from apartment (24mm focal length)

(Proposal shown to right)



Key plan of view location (approximate)



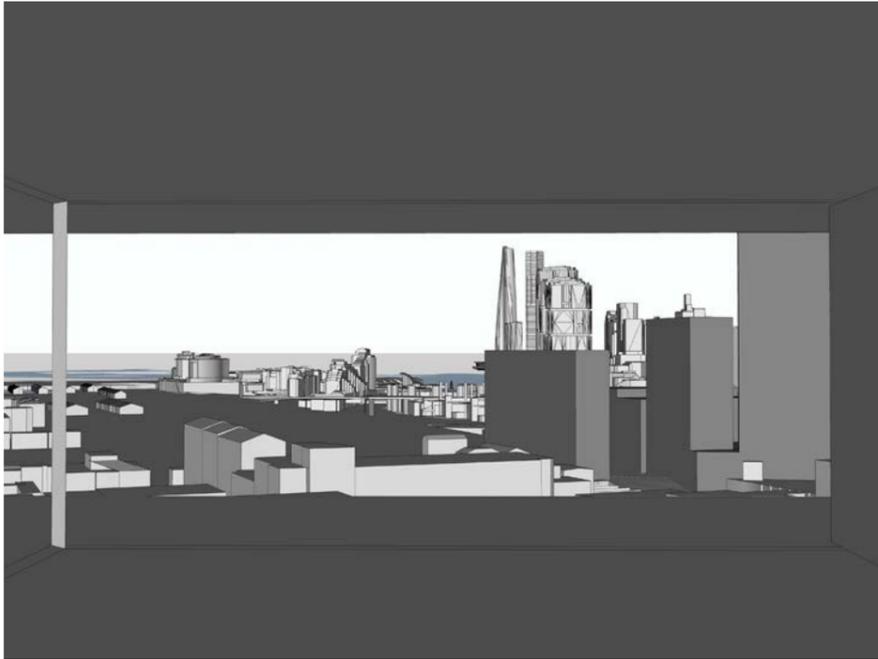
Elevation showing view location (approximate)



Plan showing view location (approximate)

Summary:

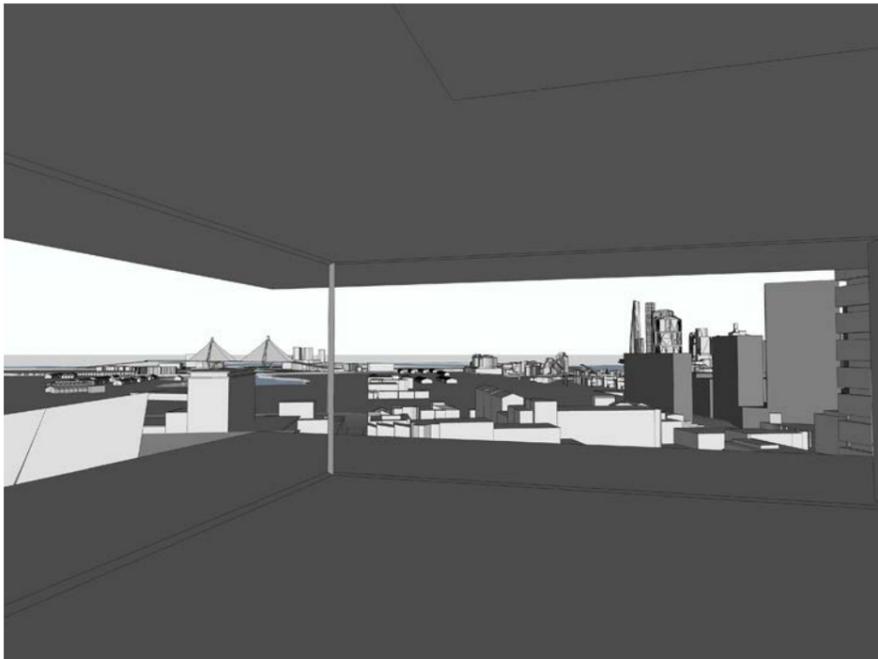
Importance of the view:	High
Visual impact:	High
Change from approval:	High



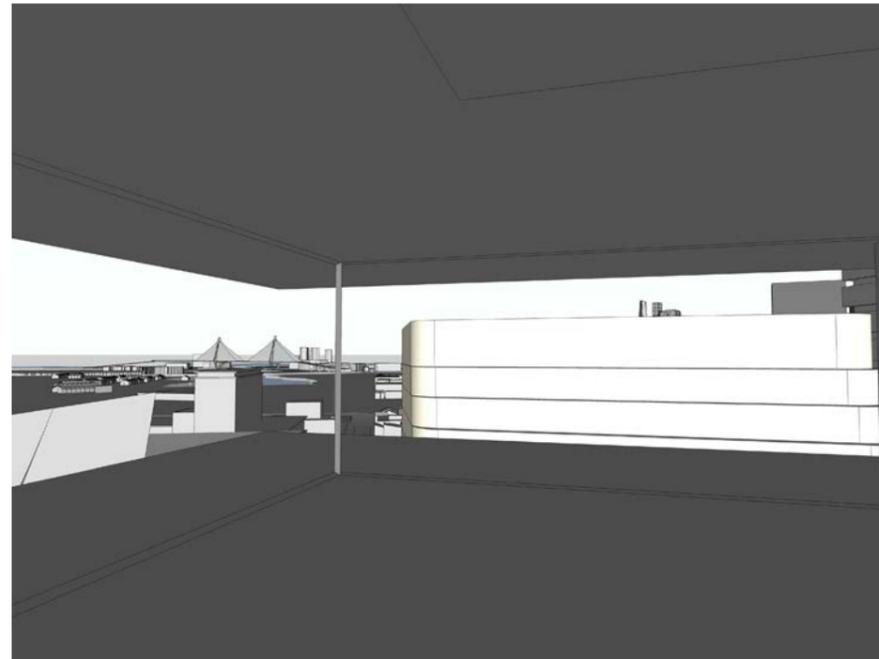
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.10 V18 - One Central Park West - L13 NW unit

Importance of the view:

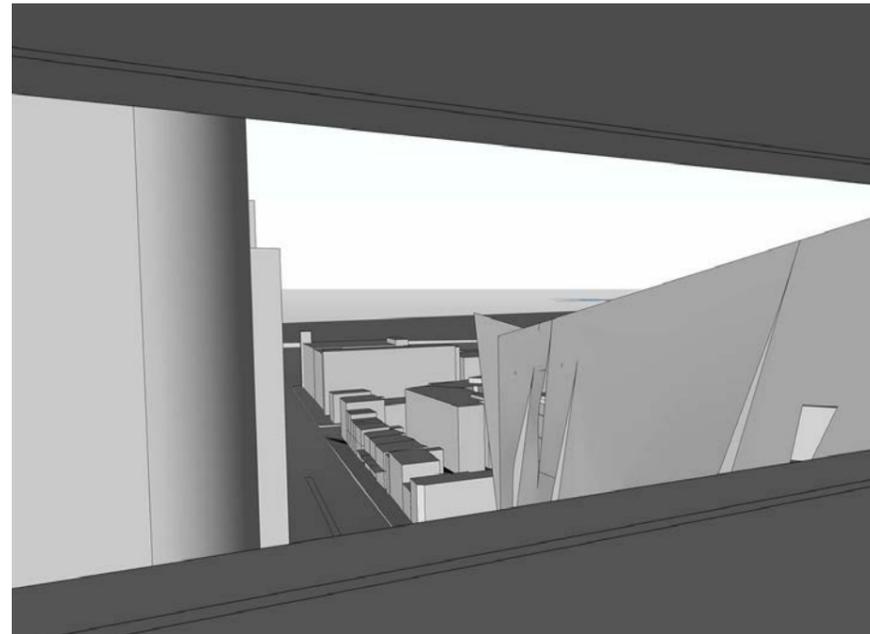
The view shown is the primary view to the north from the centre of a two bed dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. It includes elements of high visual significance such as Sydney Harbour and the horizon. Its importance is summarised as high.

An alternative view from the living room of the same apartment is shown adjacent. This demonstrates a view to the west. The approved Block 1 (to the left) is included in the view, although this is not yet constructed and the apartment currently enjoys broader views in this direction.

Visual impact:

The proposal obscures the majority of the view. The visual impact of the proposal is summarised as high and the change from the approval high.



Alternative view from apartment



Key plan of view location (approximate)



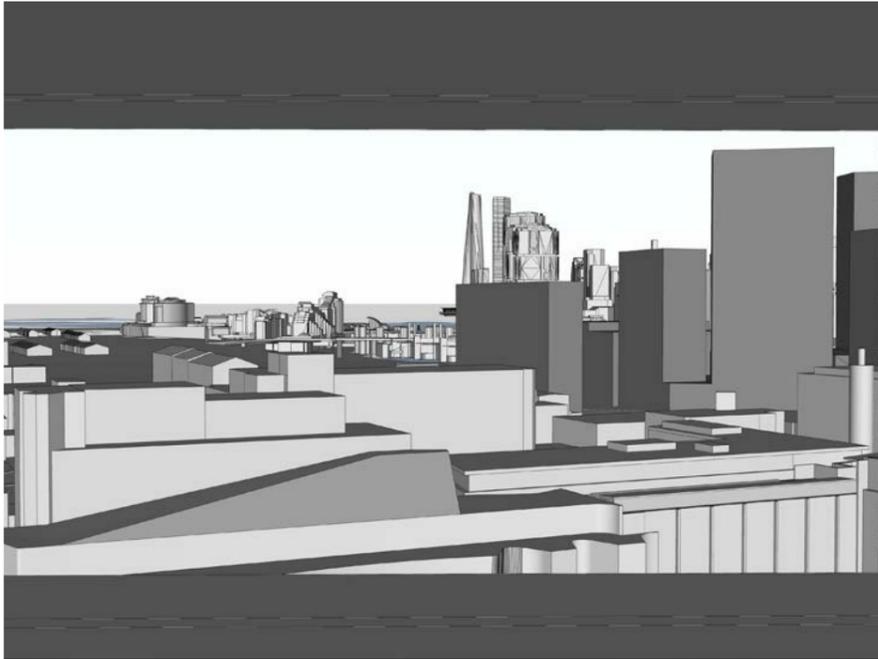
Elevation showing view location (approximate)



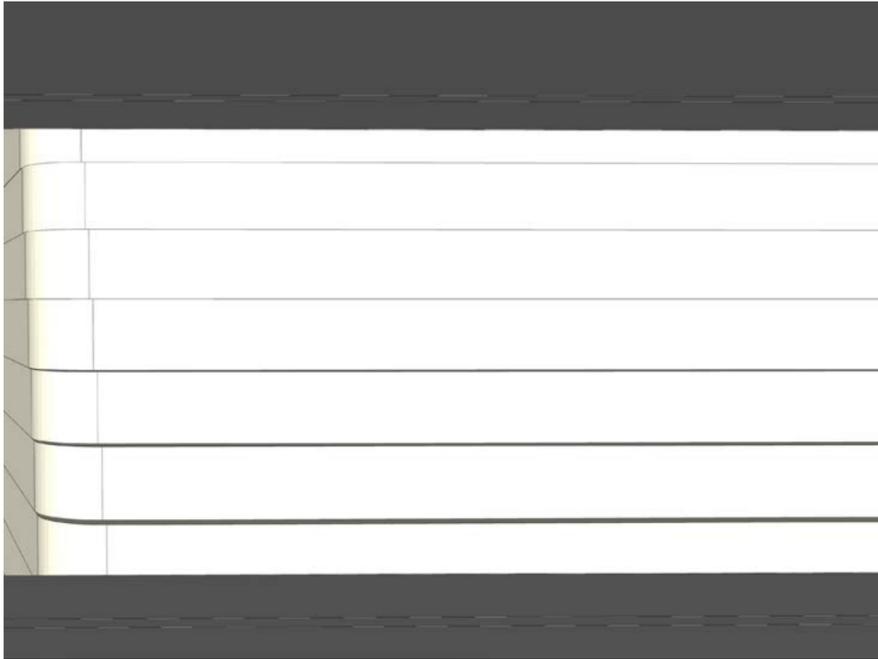
Plan showing view location (approximate)

Summary:

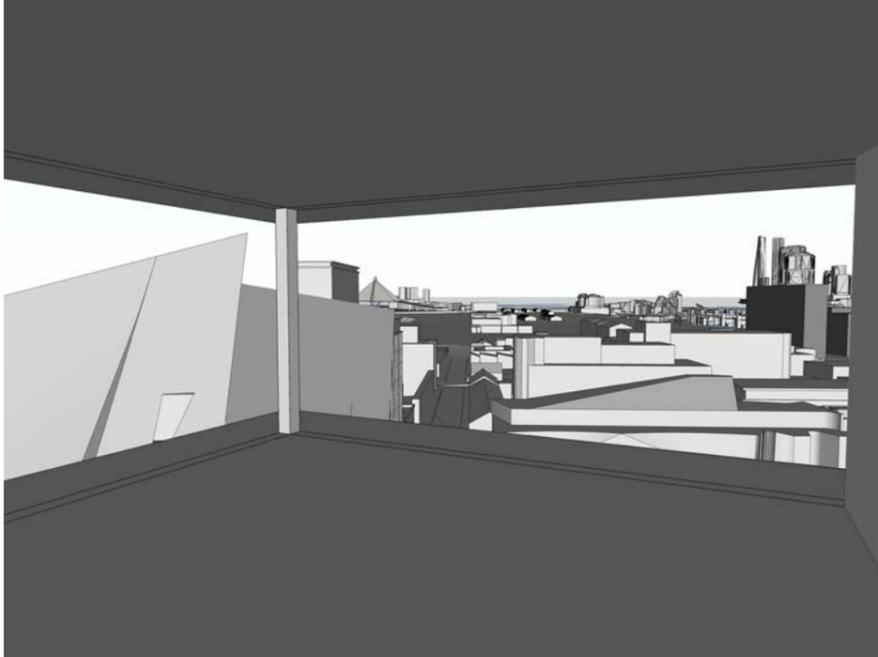
Importance of the view:	High
Visual impact:	High
Change from approval:	High



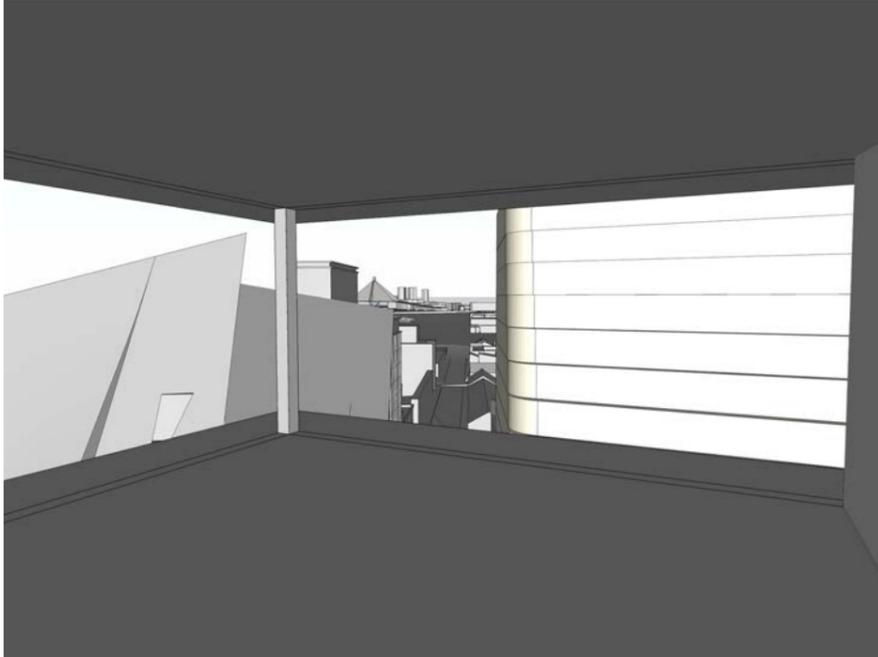
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.11 V19 - Proposed Block 1 - L18 NE unit

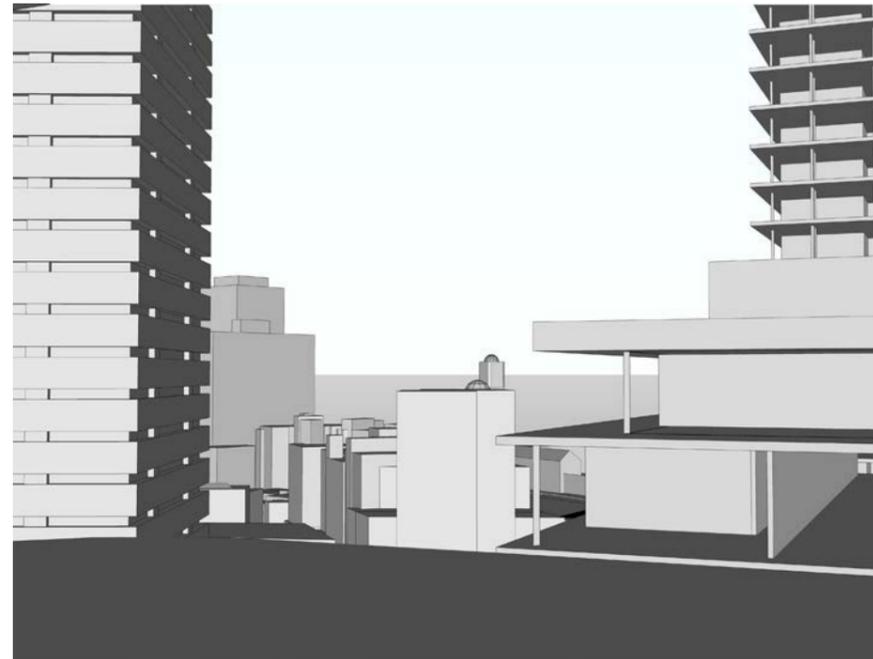
Importance of the view:

The view shown is the primary view from the centre of the top-floor two bed dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

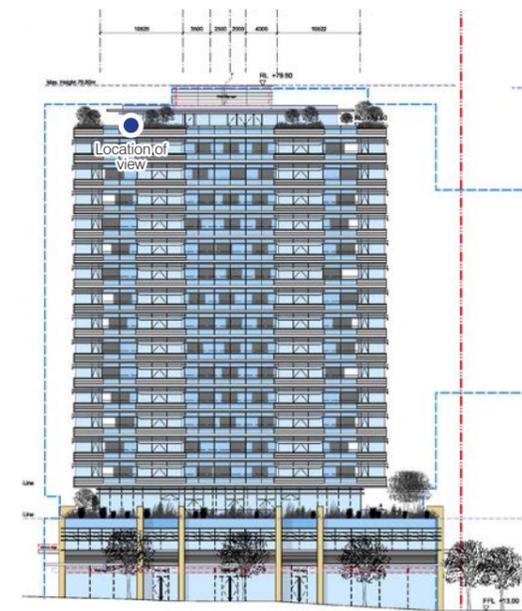
The proposal obscures some of the view, although distant horizon view and sky is retained around Barangaroo and the top of existing buildings within the city skyline remain visible. The visual impact of the proposal is summarised as high and the change from the approval high.



Alternative view from apartment (50mm focal length)



Key plan of view location (approximate)



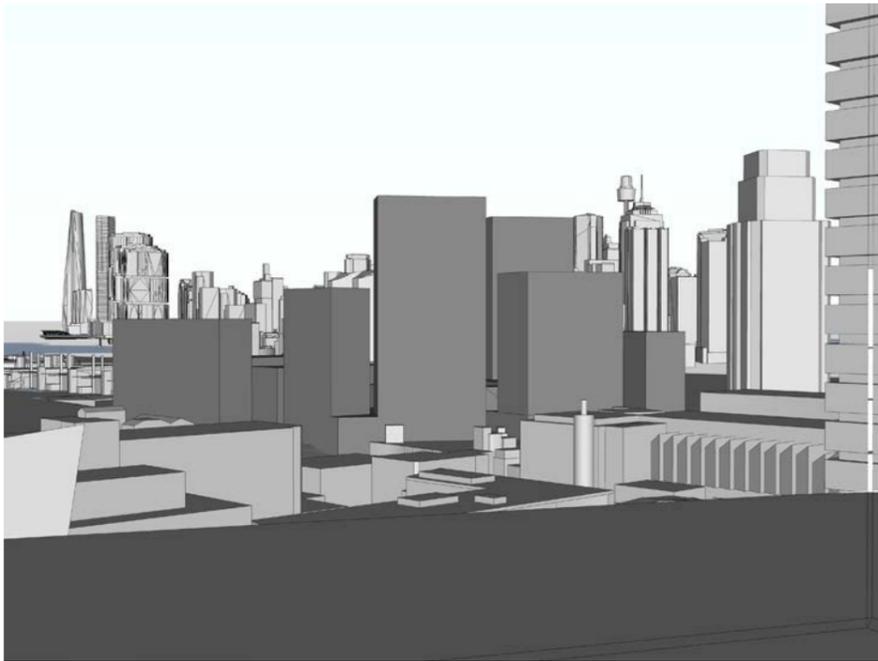
Elevation showing view location (approximate)



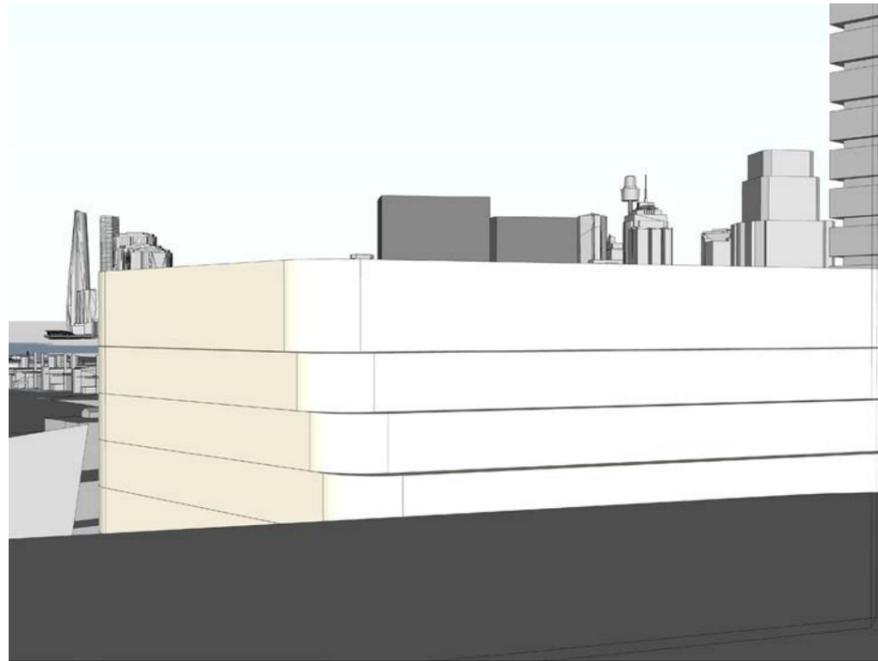
Plan showing view location (approximate)

Summary:

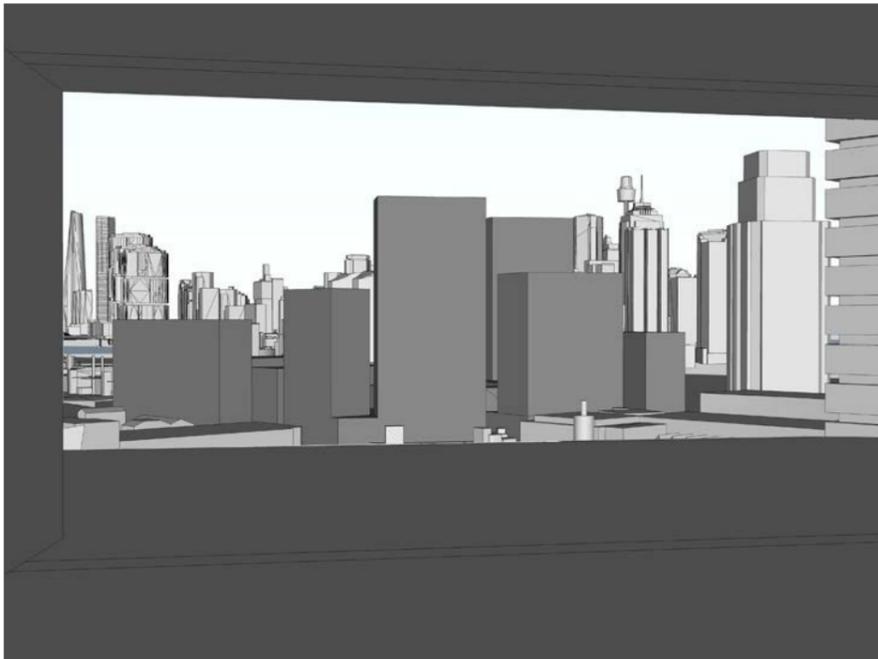
Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



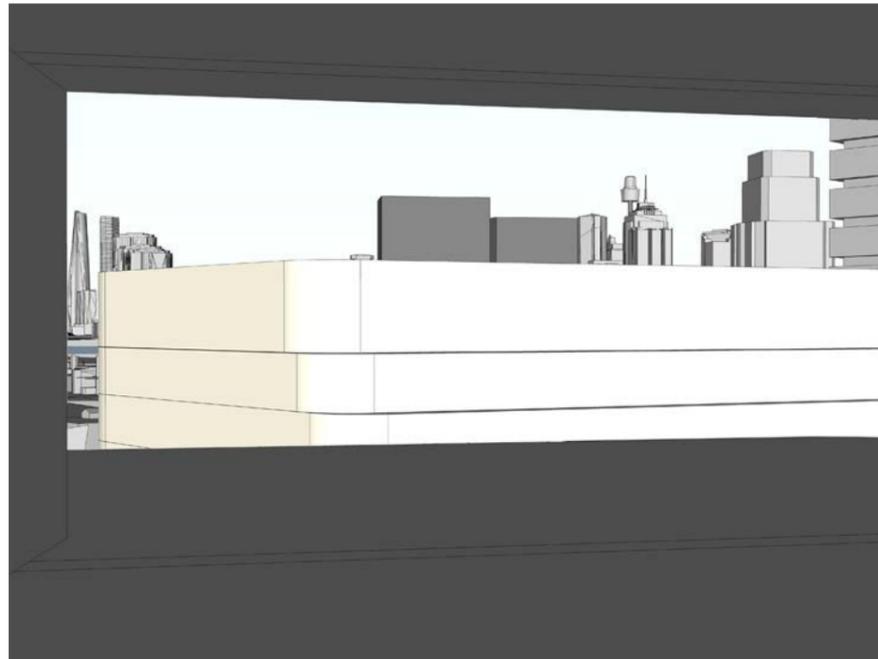
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.12 V20 - Proposed Block 1 - L10 NE unit

Importance of the view:

The view shown is the primary view to the north from the centre of a two bed dual aspect apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however small elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

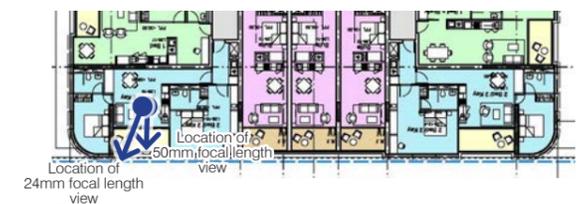
The proposal obscures the majority of the view, although a corridor of distant horizon view and sky is retained. The visual impact of the proposal is summarised as high and the change from the approval high.



Key plan of view location (approximate)



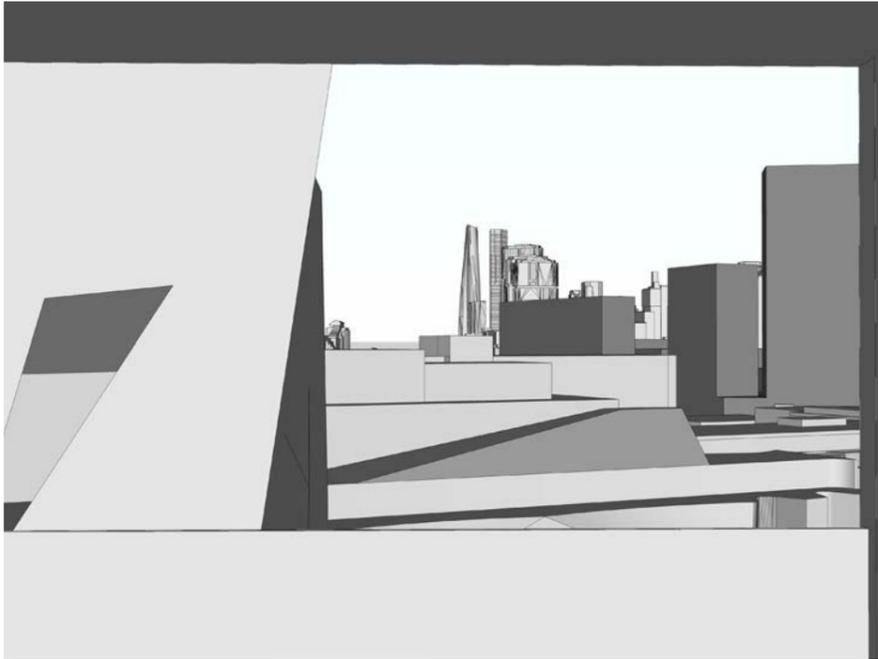
Elevation showing view location (approximate)



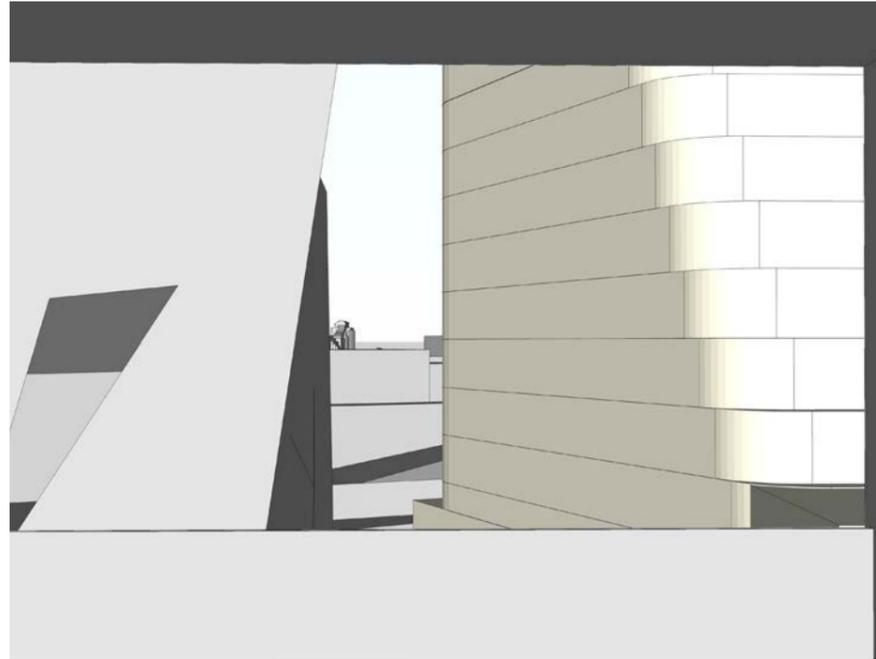
Plan showing view location (approximate)

Summary:

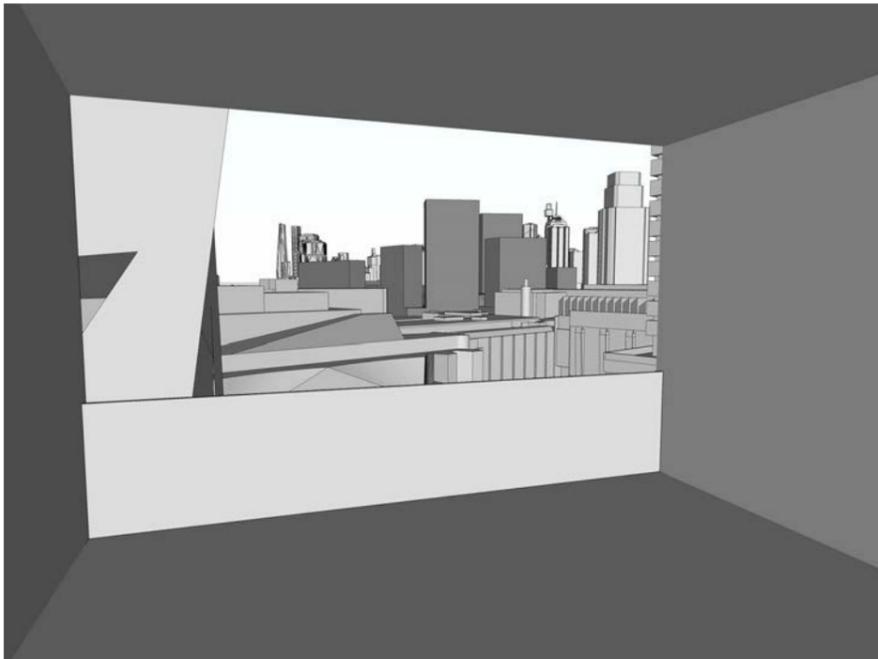
Importance of the view:	Moderate-High
Visual impact:	High
Change from approval:	High



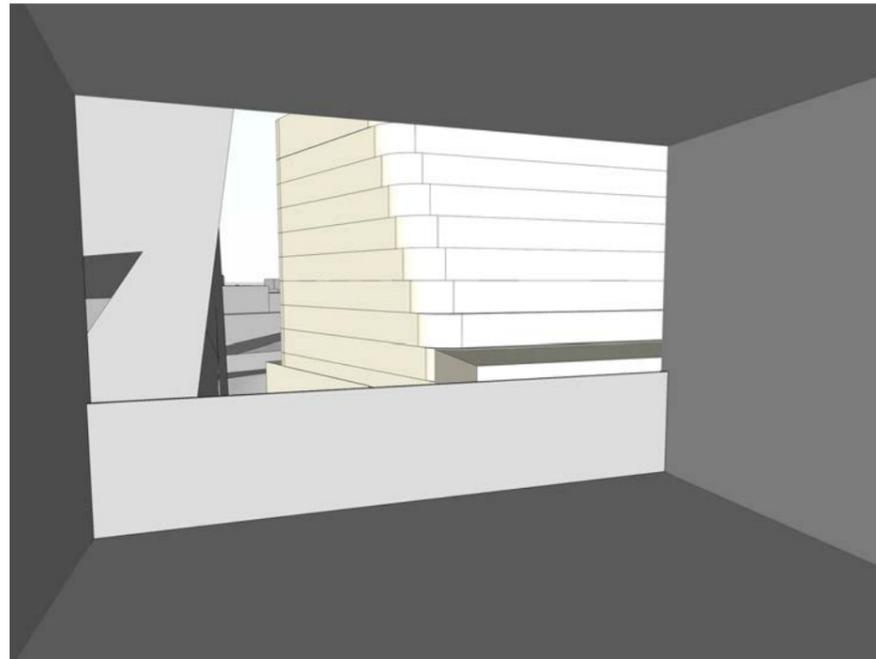
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.13 V21 - Proposed Block 1 - L3 NE unit

Importance of the view:

The view shown is the primary view to the north from a two bed dual-key dual aspect apartment, taken from a standing position near the centre of the main living space of the secondary 'key'. The primary living space for this apartment faces east along Broadway.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepoint) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

The proposal obscures the visible elements of city skyline and much of the existing sky, although a corridor of sky is retained to the west of the proposal. The existing approval also obscures most of this view although it retains a greater area of visible sky. The visual impact of the proposal is summarised as moderate and the change from the approval low to moderate.



Key plan of view location (approximate)



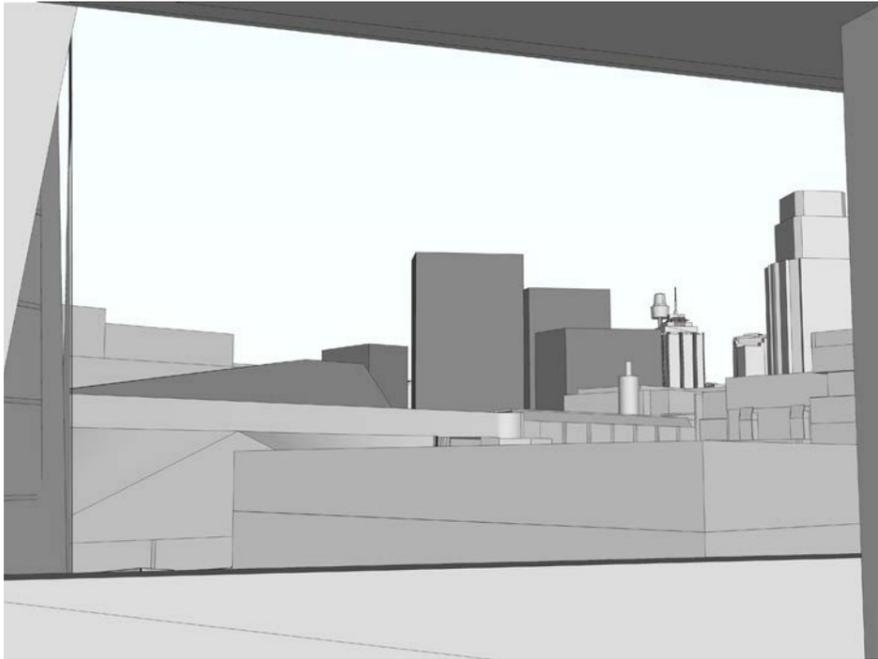
Elevation showing view location (approximate)



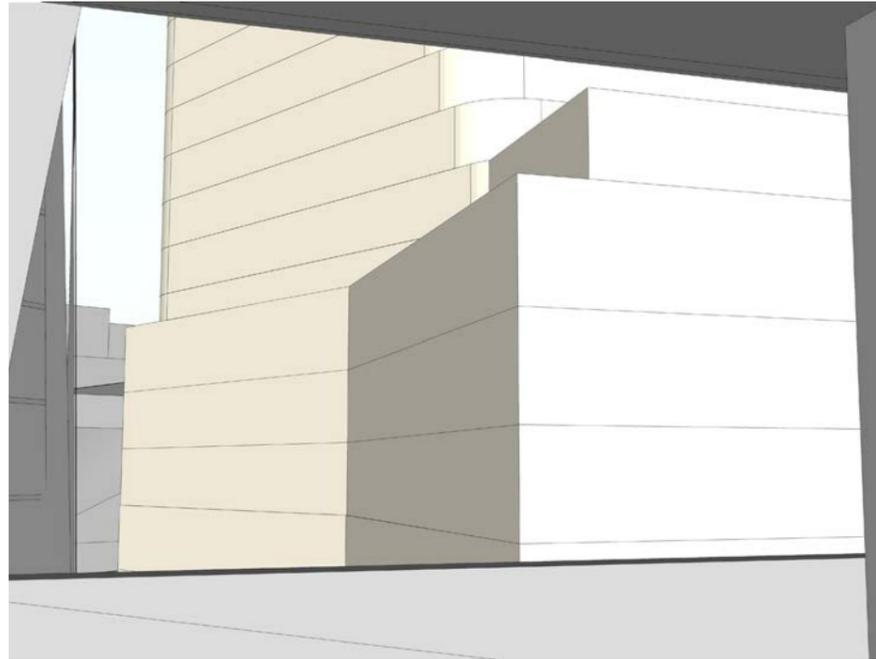
Plan showing view location (approximate)

Summary:

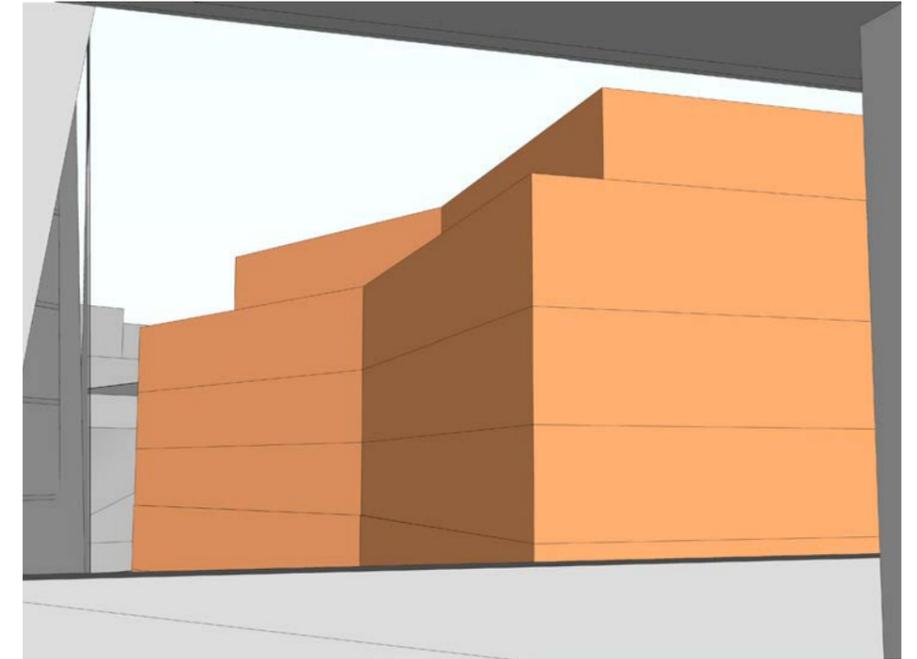
Importance of the view:	Moderate
Visual impact:	Moderate
Change from approval:	Low-Moderate



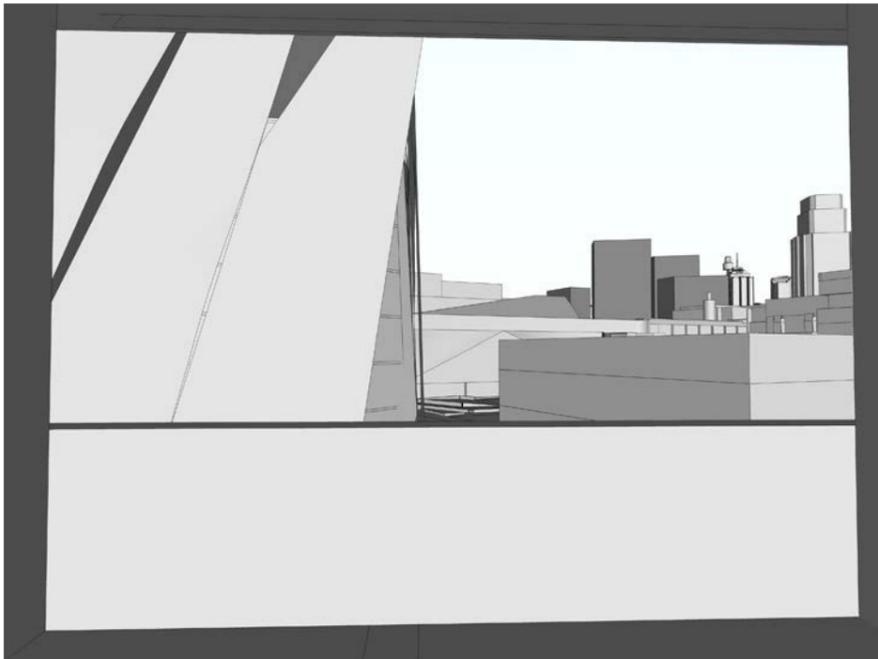
3d render of existing view (50mm focal length)



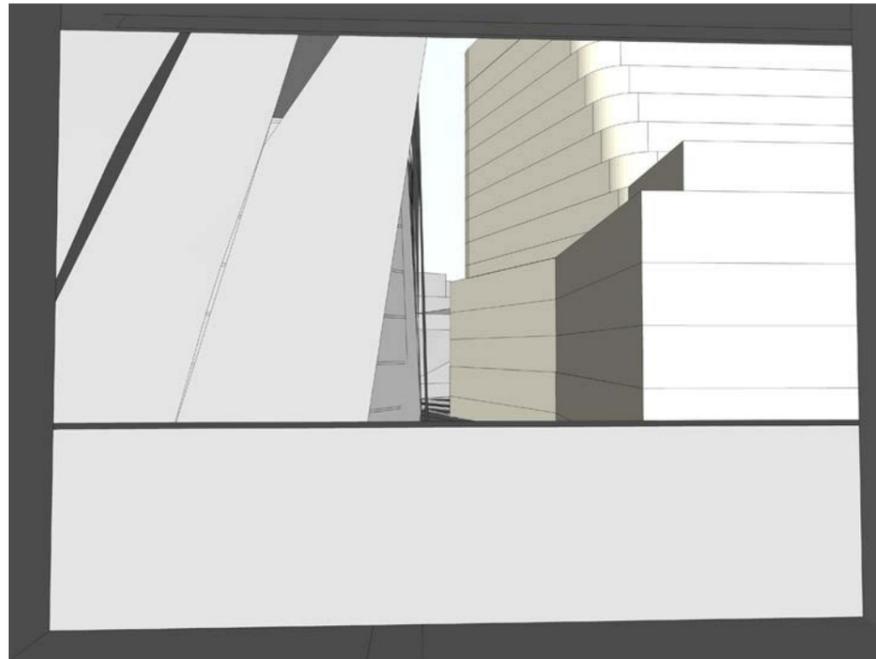
Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.14 V22 - Proposed Block 1 - L2 NE unit

Importance of the view:

The view shown is the primary view to the north from the centre of a one bedroom apartment, taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepoint) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

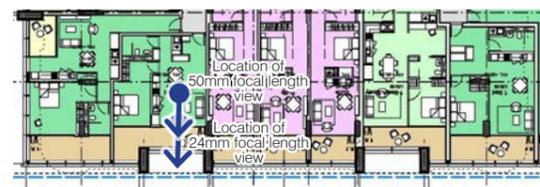
The proposal obscures the majority of the existing visible buildings and sky, although a corridor of sky is retained to the west of the proposal. The existing approval also obscures most of this view although it retains a slightly greater area of visible sky. The visual impact of the proposal is summarised as moderate and the change from the approval negligible.



Key plan of view location (approximate)



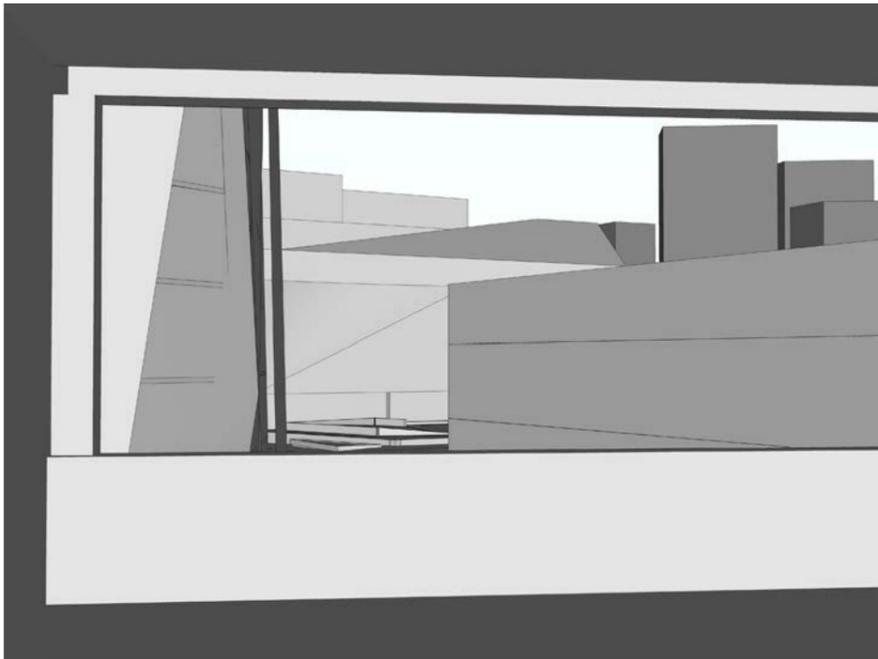
Elevation showing view location (approximate)



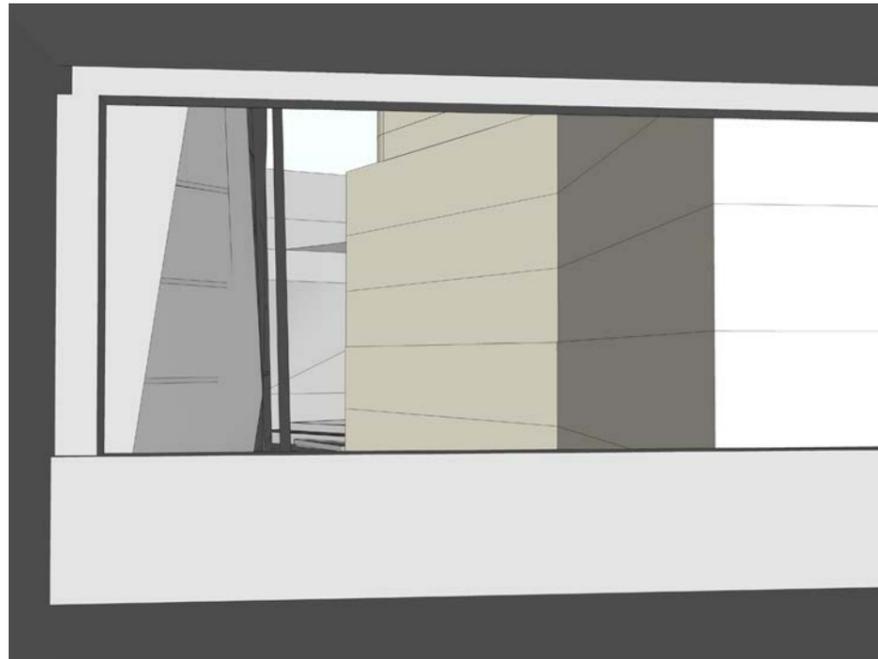
Plan showing view location (approximate)

Summary:

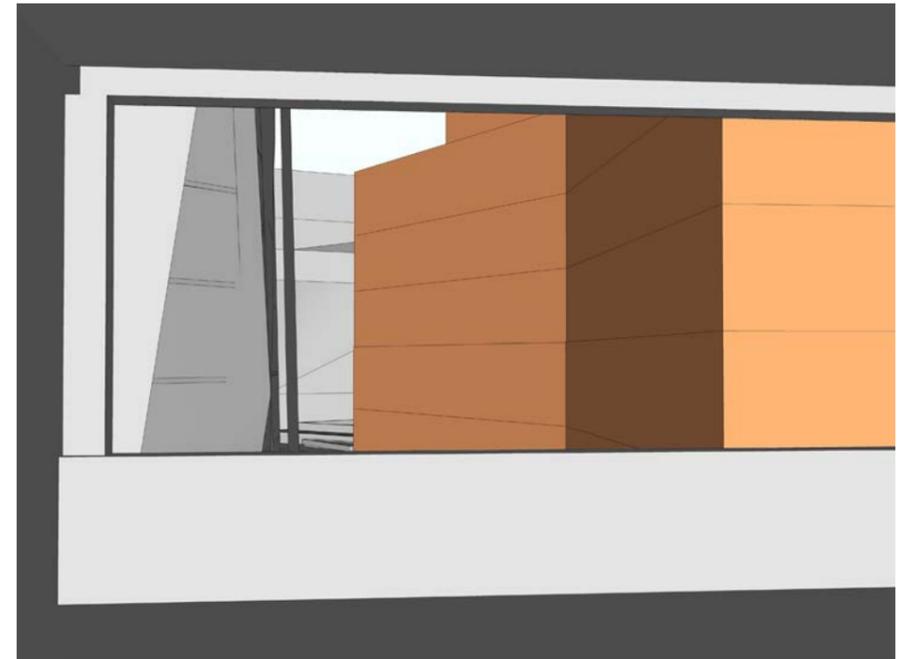
Importance of the view:	Moderate
Visual impact:	Moderate
Change from approval:	Negligible



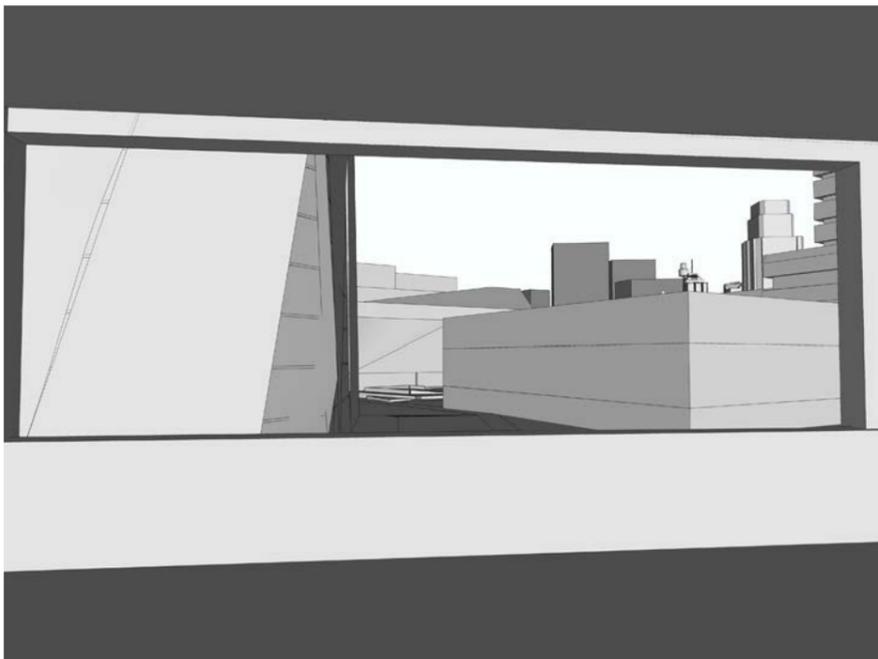
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.15 V23 - Proposed Block 1 - L18 N unit

Importance of the view:

The view shown is the primary view to the north from the top-floor two-bed apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

The proposal obscures a portion of the view, including the larger portion of the visible City Skyline. Large areas of the City skyline, Sydney Harbour and the horizon remain in the view. The visual impact of the proposal is summarised as moderate to high and the change from the approval moderate to high.



Key plan of view location (approximate)



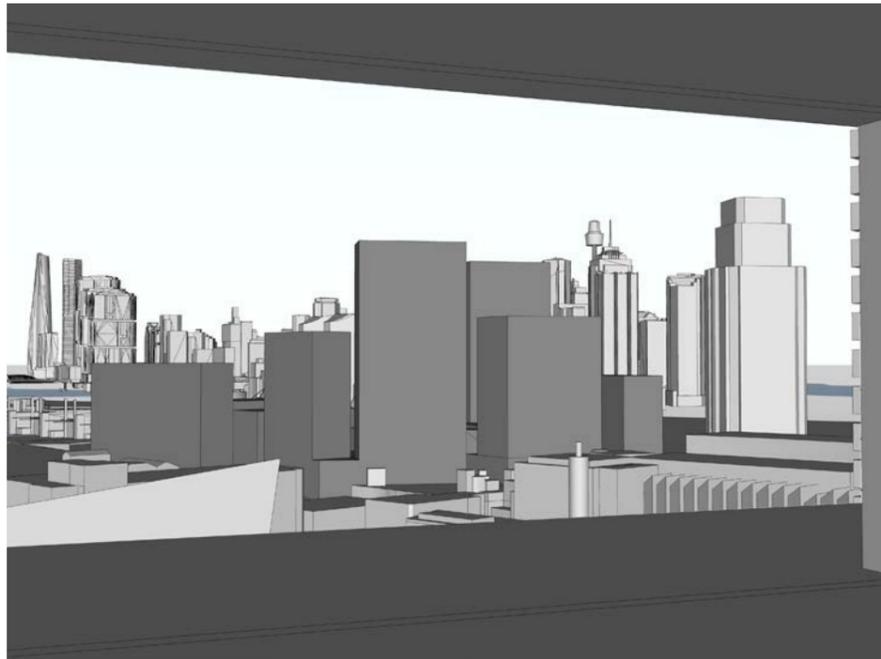
Elevation showing view location (approximate)



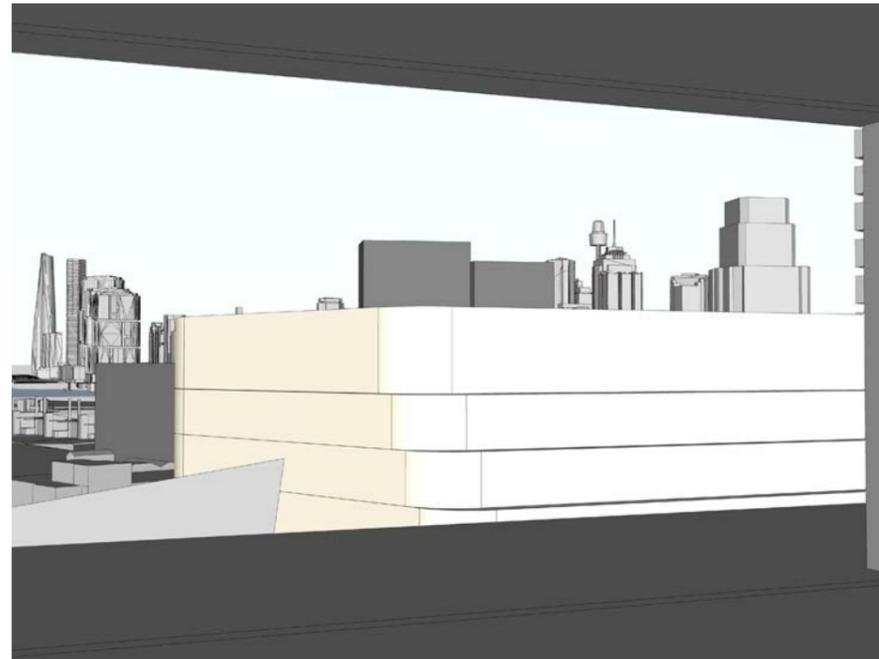
Plan showing view location (approximate)

Summary:

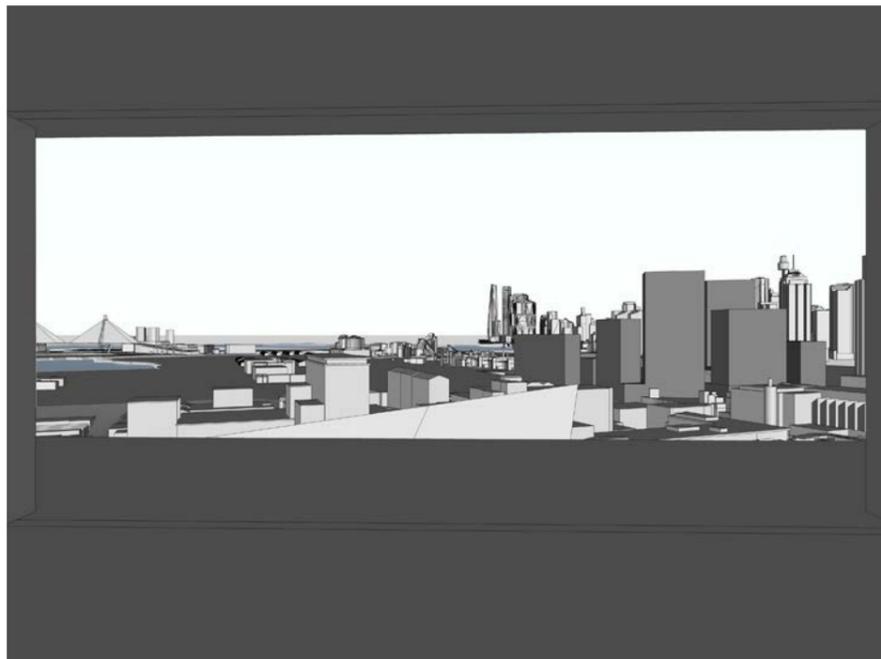
Importance of the view:	Moderate-High
Visual impact:	Moderate-High
Change from approval:	Moderate-High



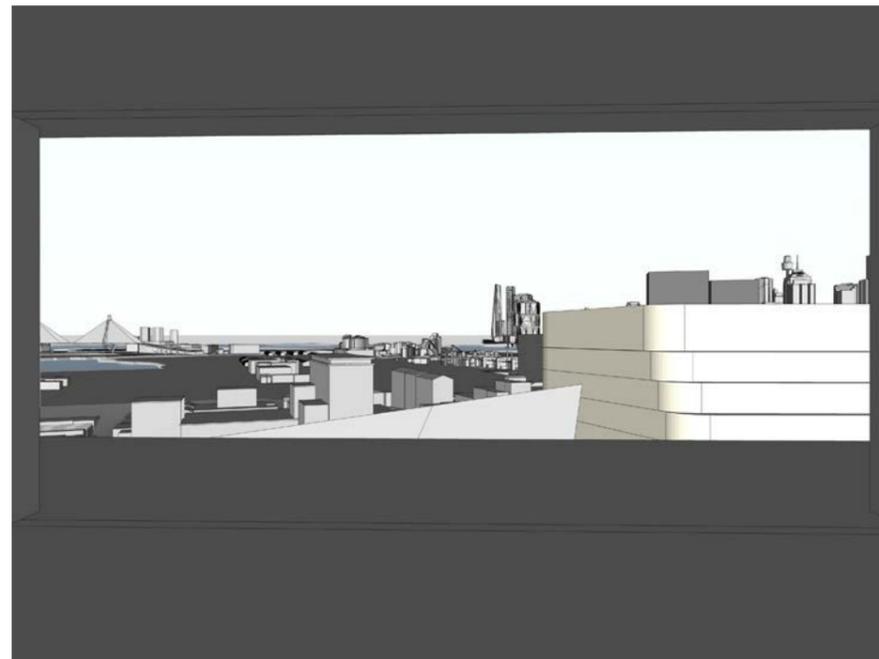
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.16 V24 - Proposed Block 1 - L16 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment, taken from a standing position near the centre of the main living space facing north.

The existing view looks across Ultimo and Haymarket towards the CBD and horizon. Views of the existing CBD skyline will be partially obscured by the Darling Square development (shown darker in the model). At this level views are also partially obscured by the UTS Broadway Building which occupies the lower portion of the view, however elements of Sydney Harbour and the horizon are visible. Its importance is summarised as moderate to high.

Visual impact:

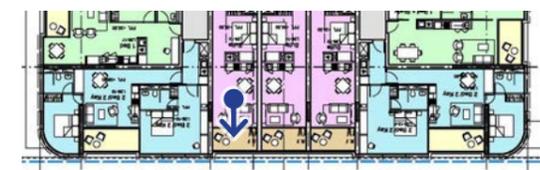
The proposal obscures a portion of the view, including the larger portion of the visible City Skyline. Large areas of the City skyline, Sydney Harbour and the horizon remain in the view. The visual impact of the proposal is summarised as moderate to high and the change from the approval moderate to high.



Key plan of view location (approximate)



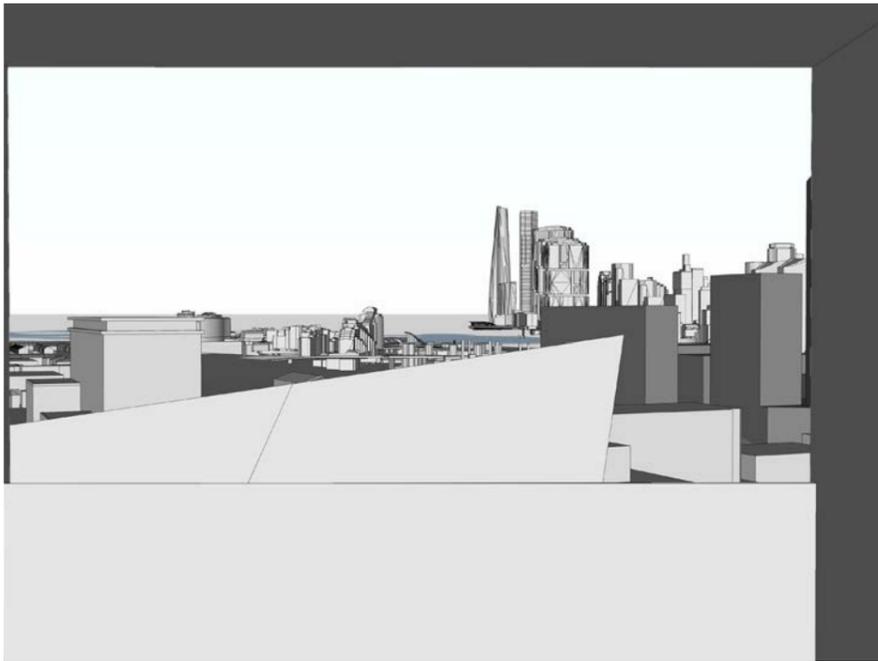
Elevation showing view location (approximate)



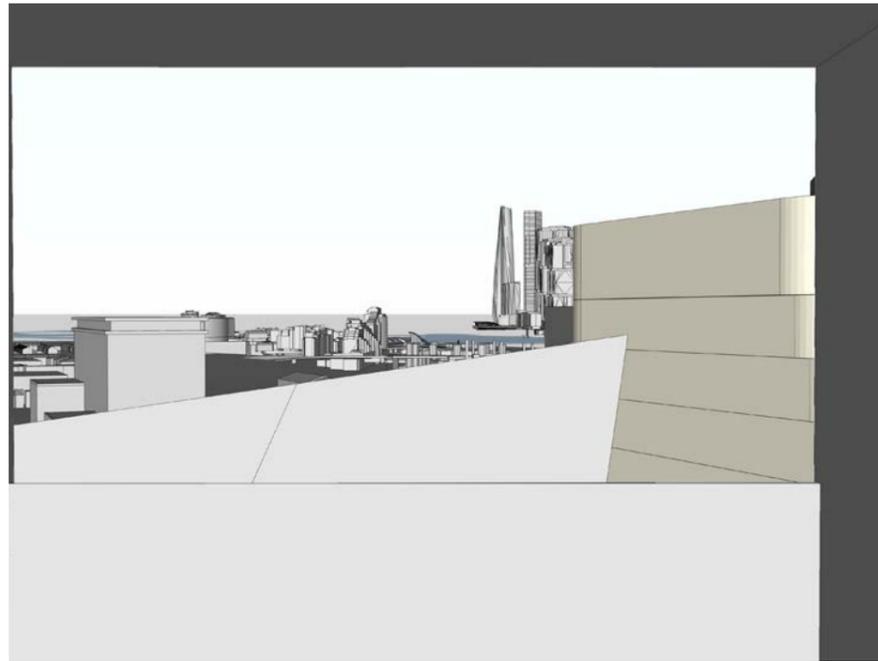
Plan showing view location (approximate)

Summary:

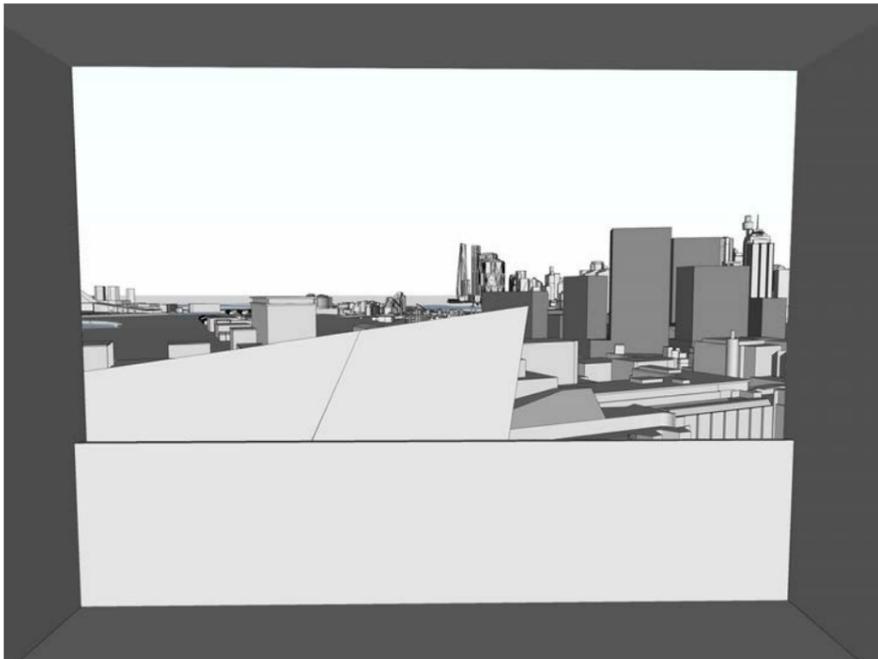
Importance of the view:	Moderate-High
Visual impact:	Moderate-High
Change from approval:	Moderate-High



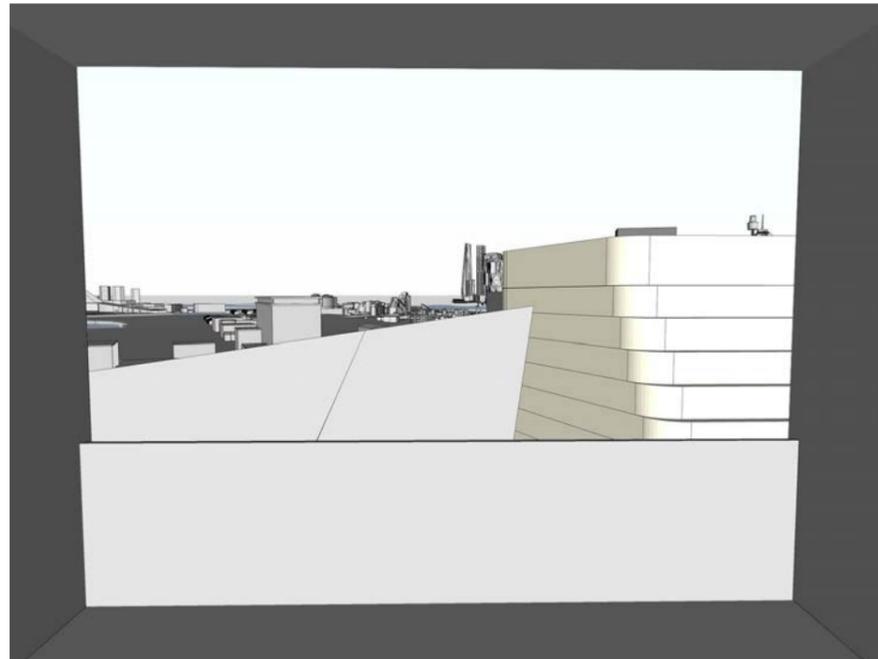
3d render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.18 V25 - Proposed Block 1 - L3 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment, taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The tops of some buildings in the city skyline including the Sydney Tower (Centrepoint) are visible. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as moderate.

Visual impact:

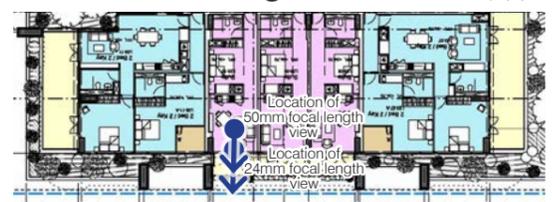
The proposal obscures the visible elements of city skyline and much of the existing sky, although a corridor of sky is retained to the west of the proposal. The existing approval also obscures most of this view although it retains a greater area of visible sky. The visual impact of the proposal is summarised as moderate and the change from the approval low to moderate.



Key plan of view location (approximate)



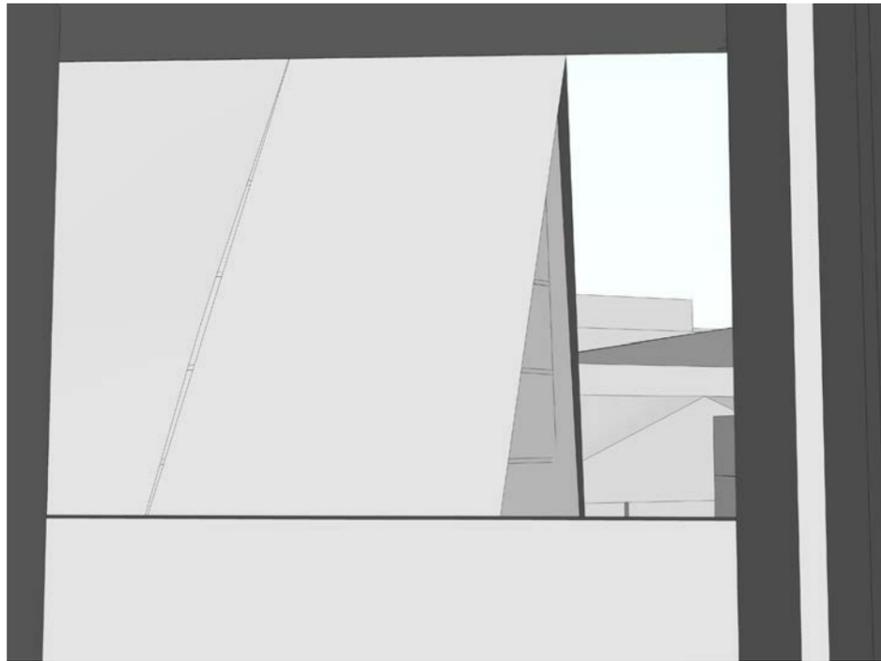
Elevation showing view location (approximate)



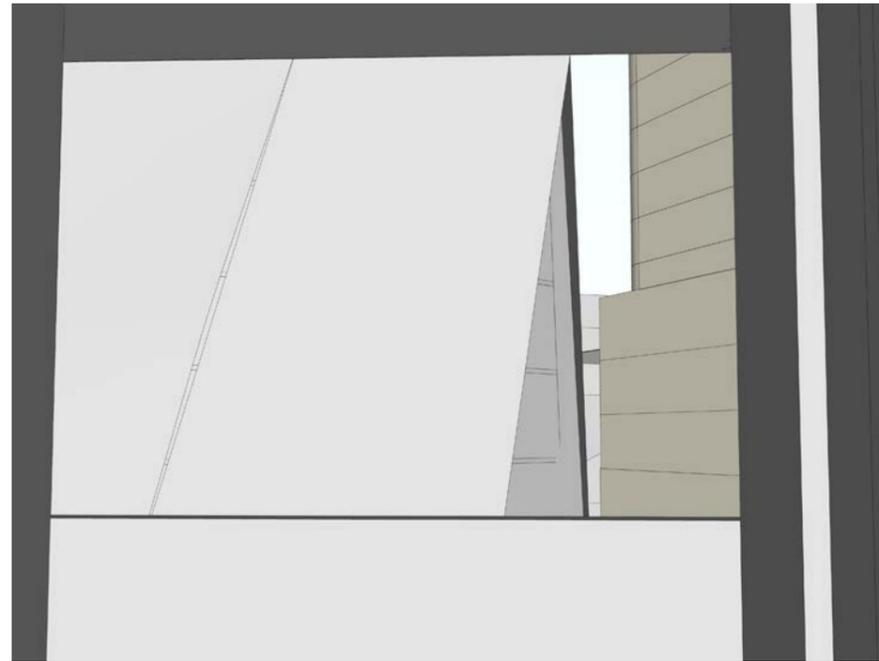
Plan showing view location (approximate)

Summary:

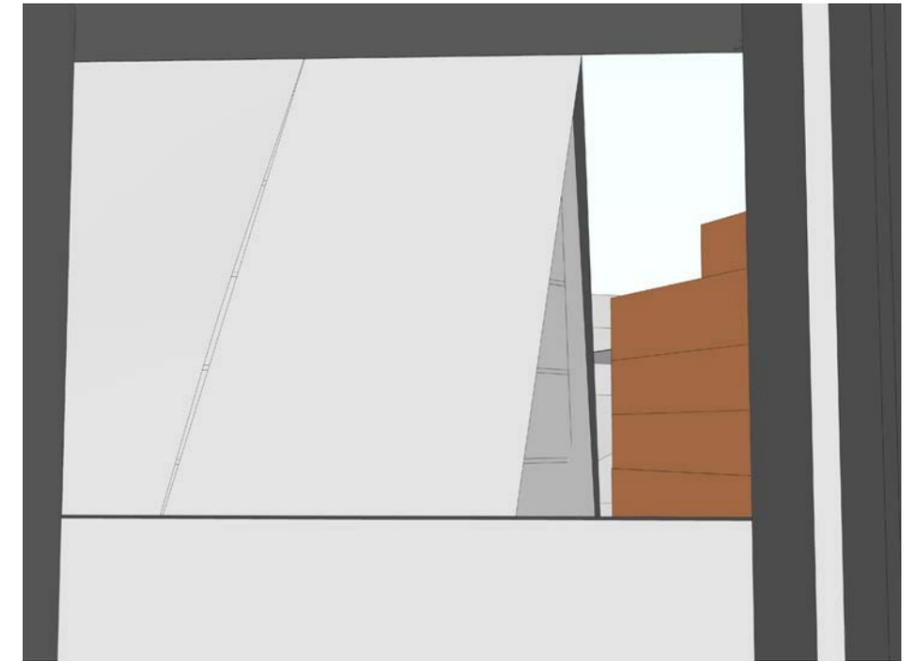
Importance of the view:	Moderate
Visual impact:	Moderate
Change from approval:	Low-Moderate



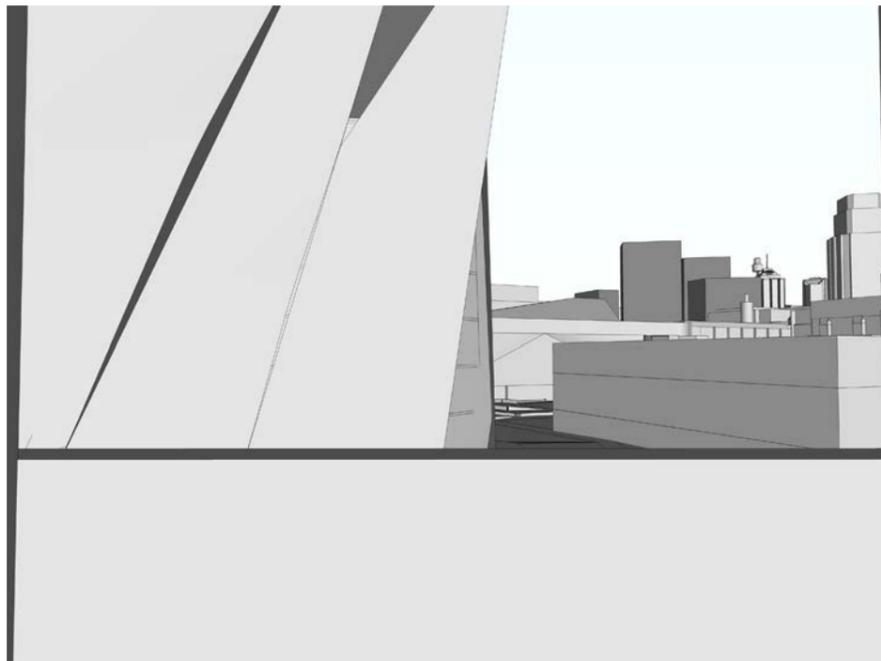
3d render of existing view (50mm focal length)



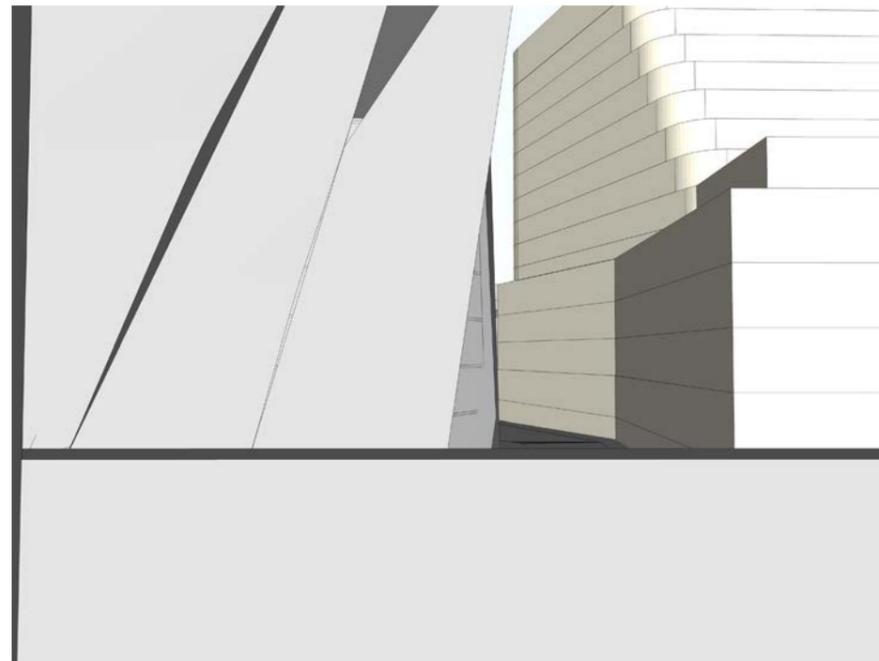
Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.5.19 V26 - Proposed Block 1 - L2 N unit

Importance of the view:

The view shown is the primary view to the north from the centre of a studio apartment, taken from a standing position near the centre of the main living space.

The existing view faces existing buildings. No horizon is visible. The top of the Sydney Tower (Centrepoint) is visible from near the window. The Darling Square development (shown darker in the model) will already considerably obscure views of the existing CBD skyline behind. Its importance is summarised as low to moderate.

Visual impact:

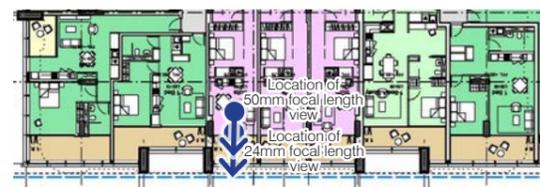
The proposal obscures the buildings behind and some sky, however the existing approval also obscures almost the same area. The visual impact of the proposal is summarised as moderate and the change from the approval negligible.



Key plan of view location (approximate)



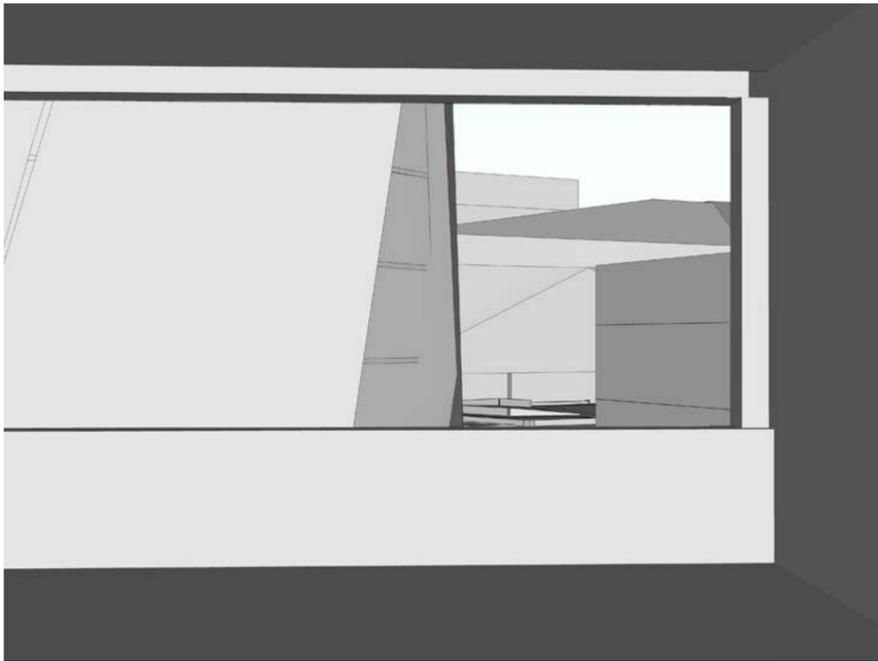
Elevation showing view location (approximate)



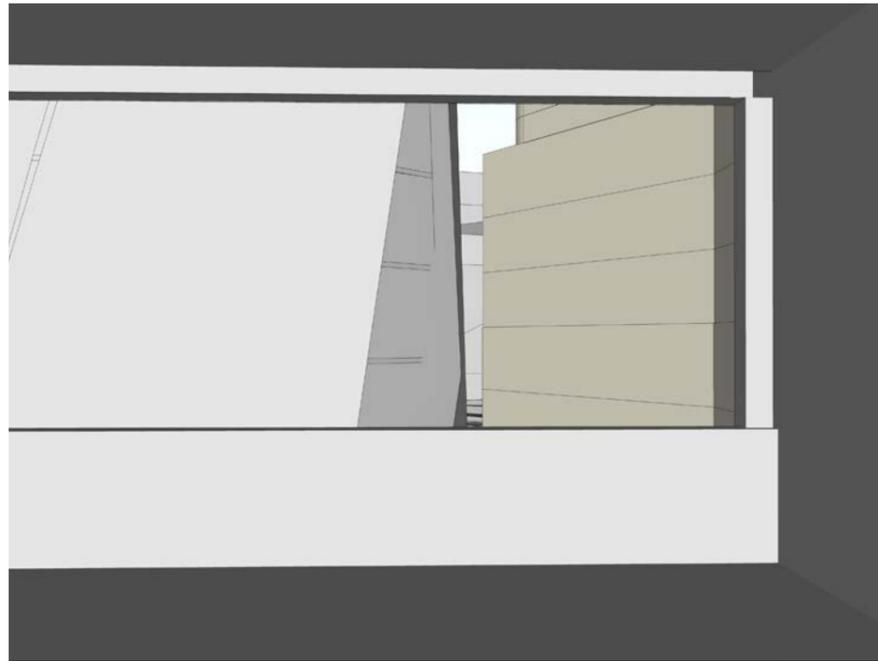
Plan showing view location (approximate)

Summary:

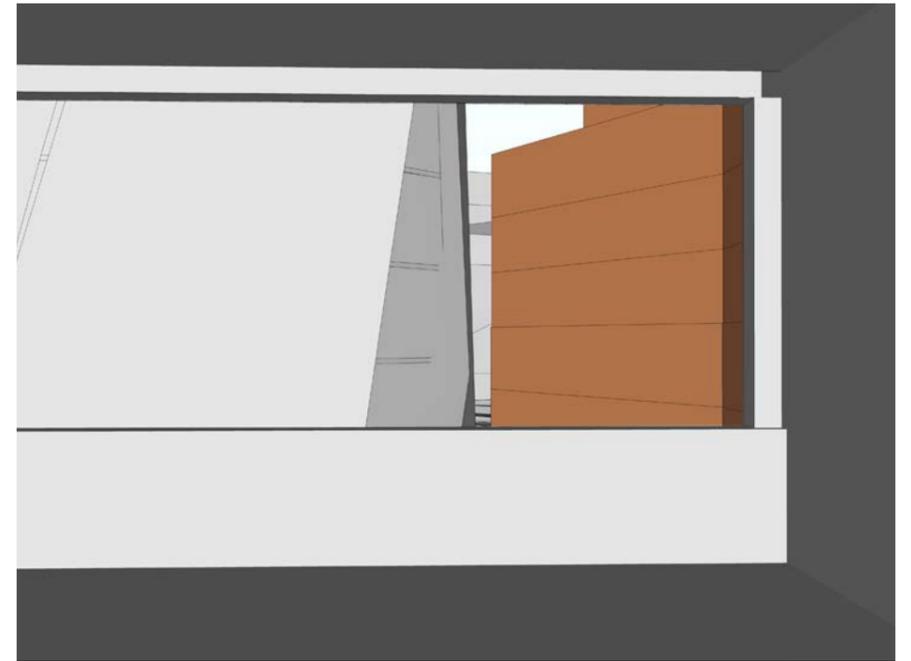
Importance of the view:	Low-Moderate
Visual impact:	Moderate
Change from approval:	Negligible



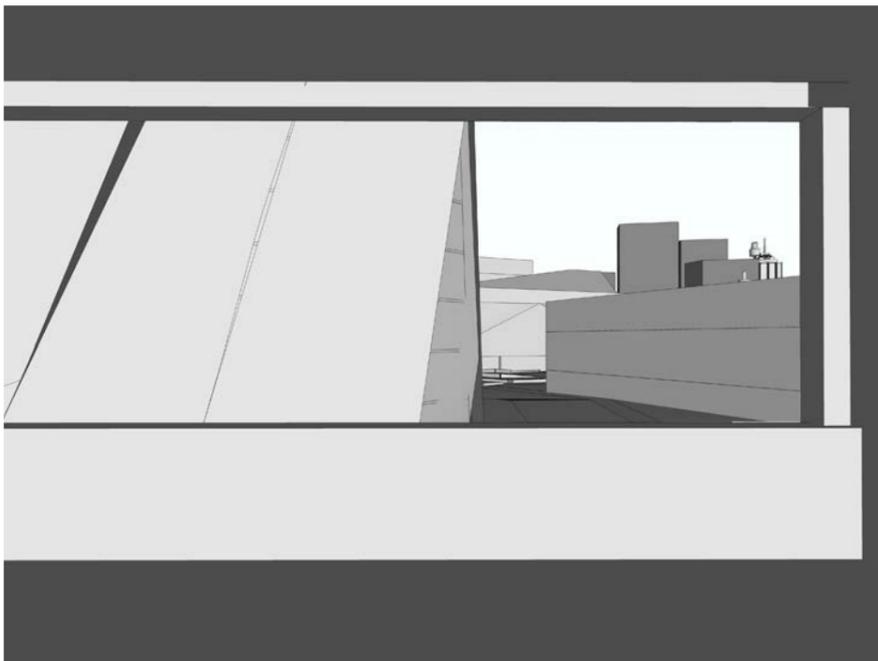
3d render of existing view (50mm focal length)



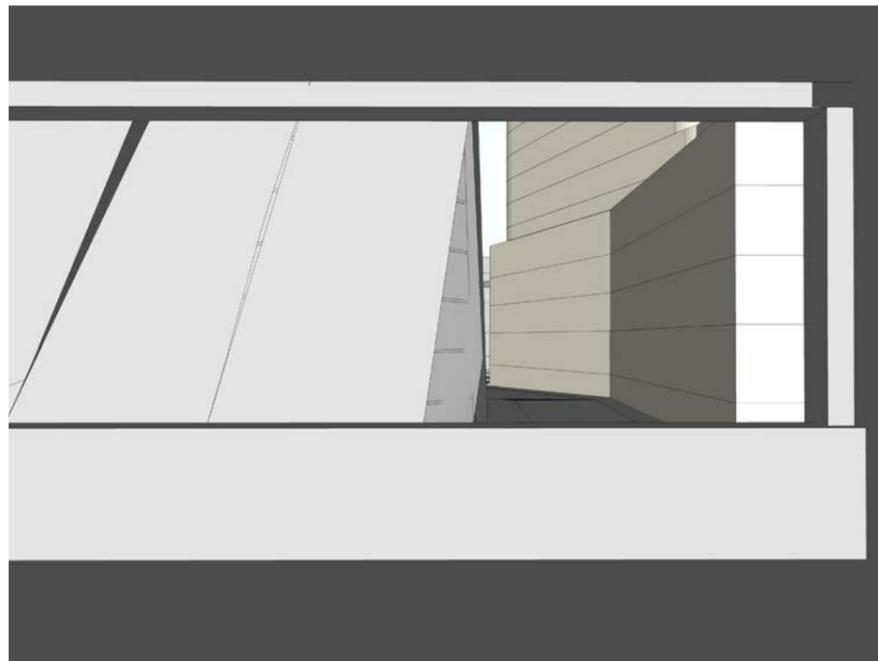
Computer model of proposed view (50mm focal length)



3d render of Approved Concept Plan (50mm focal length)



3d render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)

- Key
- Illustrative massing
 - Existing buildings
 - Darling Square

2.6 Summary of impacts

Presented on the opposite page is a summary table of the view analysis and associated impact assessment.

Public domain views

The visual impact of the proposal on the public domain is generally no more than moderate, with a low change from the current Concept Plan Approval. The proposal is seen from well-used pedestrian locations, particularly Broadway and Chippendale Green, however does not block any views of items which are of high importance. Much of the proposed change does not significantly vary from that of the already approved Concept Plan. It also focuses on the podium which will provide a qualitative visual improvement from the existing space.

The most important impacted view is that from the newly constructed Chippendale Green, a location which is well used and where users may appreciate the view from a static location rather than only through moving. The proposal will be visible in this view, and will block some areas of existing sky however its scale remains significantly below the scale of One Central Park and the UTS tower. The illustrative massing is also considerably set back from Broadway, which reduces its relative bulk when seen from Chippendale Green.

Private views

Existing 'One Central Park' dwellings facing proposal

The proposal will have a high impact on views from the primary living area of some apartments in One Central Park East and West immediately south of Broadway. An architectural elevation indicating the expected visual impact across these apartments is shown overleaf. This impact has been evaluated for those apartments situated above the level of the plant that was approved in the UTS Concept Plan, i.e. Impacts only attributed to the additional building storeys in the modification.

The expected visual impact on these apartments is as follows:

- 41 apartments will receive a high visual impact on views which have moderate to high or high importance, based on: 4 apartments for 10 floors (Level 7-Level 16) plus one above within Central Park East (Level 17). Refer to "Broadway Elevation of 1 Central Park" for an illustration of this graphically. These affected apartments presently enjoy views across the site to the CBD skyline (which will also soon include the 'Darling Square' development, obscuring some existing elements behind) and horizon. Notwithstanding, of these, 31 apartments are dual aspect with an alternative view from a living room of the city with the horizon line mostly visible. As such, the "high" level of impact on these apartments direct outlook to the site is mitigated in part by the alternative view of the city and skyline. Those apartments with dual aspect and alternative views are described on the diagram titled "Broadway Elevation of 1 Central Park" overleaf.
- A further two apartments (on Levels 18,19) in Central Park East may receive a more moderate visual impact where the horizon remains visible over the building however the proposal may be prominent in the view and obscure near to mid-distance objects.
- 10 apartments (4 apartments each on Levels 5 and 6 and 3 apartments on Level 4) as well as the common open space including pool and sun deck (Level 5) may receive a low to moderate impact, where they are within the lower-portions of the podium. However the view from these apartments will already be significantly affected by the approved Concept Plan.
- All other apartments within the eastern section of One Central Park East and those more than a few floors higher than the proposal are expected to have a negligible to low impact from the proposal.

– In summary therefore, a total of 41 apartments will have a high level of visual impact attributed to this proposed modification to the UTS BPCP because of obstruction of the view from their living room from the proposed building. Of these, 10 apartments do not have an alternative view from the living room to the city and horizon line. For an overall assessment of the acceptability of the proposal on visual impact on surrounding private and public domains, refer to Section 3 below.

Proposed Block 1

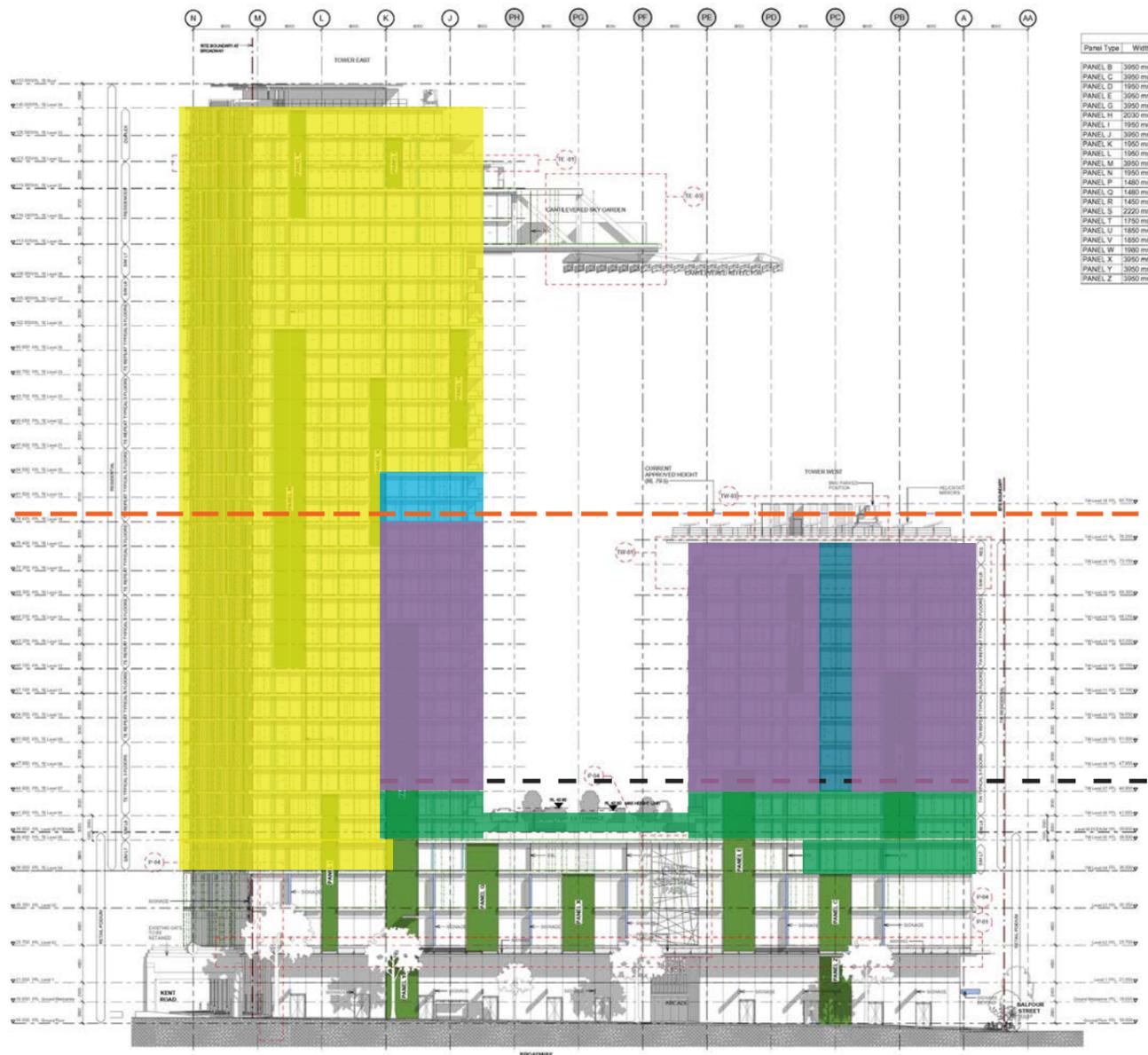
The planning applications for a change of use from commercial to residential use in Block 1 are yet to be determined. As such they are not relevant considerations for the visual impact assessment.

Wider impacts

As noted earlier in this section (see also view selection in Appendix A), in addition to the views selected for detailed analysis there are a number of locations in the wider context where the proposal may be visible, however none of these will be affected to the same extent as those considered in detail. There will be some impact to oblique views (generally from the balcony only) from west-facing apartments within One Central Park East, 8 Park Lane and 'The Mark'. Given the oblique nature of these views their importance and the proposal's impact on them is considerably lower than those discussed above.

Summary of View Analysis and Impact Assessment

	View Number	Location	Importance of view	Extent of visual impact	Change from approval
Public domain views	1	Railway Square bus stands	Moderate	Negligible	Negligible
	2	Broadway / Regent St	Moderate	Moderate	Negligible
	3	Broadway / Kensington St	Moderate	Moderate	Low
	4	Chippendale Way	Low-Moderate	Moderate	Low
	5	Chippendale Green	Moderate-High	Moderate	Moderate
	6	Broadway near Buckland Street	Low-Moderate	Negligible	Negligible
	7	Jones Street	Low-Moderate	Low	Low
Private views	8	One Central Park East - L9 NE unit	Low	Low	Low
	9	One Central Park East - L18 N unit	Low-Moderate	Low	Low
	10	One Central Park East - L13 NW unit	Moderate-High	High	High
	11	One Central Park 'sun deck' - L5	High	High	High
	12	One Central Park West - L16 NE unit	Moderate-High	High	High
	13	One Central Park West - L11 NE unit	Moderate-High	High	High
	14	One Central Park West - L4 NE unit	Moderate-High	High	Low
	15	One Central Park West - L16 N unit	Moderate-High	High	High
	16	One Central Park West - L9 N unit	Moderate-High	High	High
	17	One Central Park West - L16 NW unit	High	High	High
	18	One Central Park West - L13 NW unit	High	High	High
	19	Proposed Block 1 - L18 NE unit	Moderate-High	High	High
	20	Proposed Block 1 - L10 NE unit	Moderate-High	High	High
	21	Proposed Block 1 - L3 NE unit	Moderate	Moderate	Low-Moderate
	22	Proposed Block 1 - L2 NE unit	Moderate	Moderate	Negligible
	23	Proposed Block 1 - L18 N unit	Moderate-High	Moderate-High	Moderate-High
	24	Proposed Block 1 - L16 N unit	Moderate-High	Moderate-High	Moderate-High
	25	Proposed Block 1 - L3 N unit	Moderate	Moderate	Low-Moderate
	26	Proposed Block 1 - L2 N unit	Low-Moderate	Moderate	Negligible



Expected visual impact (additional to approved Concept Plan) from proposal on views from primary living area

- Negligible-Low
- Low-Moderate (due to existing approval)
- Moderate-High
- High - alternative view/aspect available from primary living area
- High - no alternative view/aspect from primary living area
- Height of existing approved plant (RL 45.090)
- Height of proposal (RL 79.5)

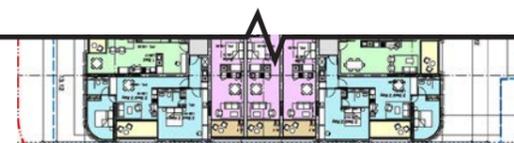


Broadway Elevation of 1 Central Park

Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - 1 Central Park (Level 14)



Extract of Typical Floor Plan - Block 1 (current residential proposal)

3 Assessment and conclusion

Overview of assessment

This Visual Impact Assessment has been prepared by Architectus to assess the potential visual impact of the proposed modification to the Approved Concept Plan for the UTS City Campus Broadway Precinct.

The methodology for this assessment has been developed by Architectus based on experience with relevant planning principles for view assessment established by the New South Wales Land and Environment Court and experience in preparing Visual Impact Assessments for a variety of projects.

An assessment of view/visual impacts for the project finds that the impacts on public domain views are low to moderate at most, while the impacts on private domain views range from low to high.

Strategic justification for building height

The building height control applying to the site under Sydney LEP 2012 is 45 metres. An upper height limit of 49.5 metres is allowable under the design excellence provisions of the LEP if it is subject to a competitive design process. The proposed development proposes a building height of 64.50 metres. This is 15 metres above the design excellence height limit (49.5m).

Notwithstanding that the proposed development is over the LEP height limit (note: the Approved UTS BPCP rather than the LEP is the relevant development control for the site), the site is in a strategic location within walking distance of Central Railway Station and is adjacent to significant bus services. It is at the nexus of important east-west and north-south arterial roads connecting and embedding the site within the city framework. The building scale is therefore considered an appropriate response subject to acceptable impacts of the proposal, the public benefits of the proposed facility, and lack of other suitable locations for the facility. These matters are discussed further below. The strategic merits of the proposal are discussed in the planning report accompanying the Section 75W Modification to the Concept Plan.

Summary of most significant impacts

A full summary of the visual impacts of the proposal is provided in the previous chapter of this document.

The impact of the proposal on public domain views when compared with the Approved Concept Plan will be low from all locations. The most important view location which will be affected is Chippendale Green because it will be possible to view the proposal from a stationary location attributed to it being open space.

The impact of the proposal on private views in Central Park East is greater. This is because the view from these apartments towards the site provides expansive city views, inclusive of the horizon in many instances, and with distant views of parts of Sydney Harbour and the Anzac Bridge in some instances.

Central Park East

- 41 existing apartments will receive a high visual impact on important views, primarily where distant city and horizon views from the main living space will be obstructed by the proposal. Notwithstanding, of these, 31 apartments are dual aspect with alternative views from the living rooms. This will in part mitigate the impact on the view from those apartments with dual views from living rooms because they have an alternative view that provides city views with the skyline mostly visible.
- A further 2 existing apartments may be moderately affected where the proposal prominently occupies the foreground.
- 10 further apartments are already highly affected by the existing Concept Plan approval however and will not be significantly further affected by the proposal.

Block 1

The planning applications for a change of use from commercial to residential use in Block 1 are yet to be determined. As such they are not relevant considerations for the visual impact assessment.

Reasonableness of proposal's impacts on public domain views and visual impact

The impacts of the proposal on views from the public domain are acceptable. This is because the building form and scale approximates other buildings in the vicinity.

The Sydney Development Control Plan 2012 notes that "low level views of the sky along streets and from locations in parks are to be considered". The proposed tower and podium within the illustrative massing are significantly set back from the Broadway frontage, which reduces their impact on these sky views from key locations including Chippendale Green.

The ultimate evaluation of visual impact will be subject to detailed design in the form of a future Development Application.

Reasonableness of proposal's impacts on private views and visual impact

The impacts of the proposal on private views are acceptable.

Consideration of the 'reasonableness of the proposal' is a key step within the 'Tenacity' planning principle for evaluation of impacts on private views. Key issues for consideration are described below.

The following controls under Sydney LEP 2012 reference views and visual impact:

- Clause 4.2 'Height of Buildings' – promote the sharing of views;
- Clause 6.21 'Design Excellence' – determine impacts on view corridors.

The requirement for view sharing needs to be based on what is reasonable. Within a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, it would be unreasonable to expect that views from most adjoining residences should remain unobstructed. Furthermore, there needs to be an acceptable level of impact from the proposal, and the overall public interest of the proposal needs to be ascertained.

There is no specific requirement for the retention of existing private views within any relevant planning document. Planning case law places greater emphasis / importance on the impact on public domain views than

impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The Sydney Development Control Plan 2012 notes that a pleasant outlook (short range prospect such as building to building) should be provided. The proposal is capable of providing a pleasant outlook for all existing properties however this will be subject to detailed design in the form of a future Development Application.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector. The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy.

Other developments in the local area have also been accepted which include a significant impact on existing private views, particularly those which have considerably changed the scale of their local context well above what the proposal does. These include:

- The Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including the Haymarket precinct towers and ICC Hotel.
- The Ribbon' development to replace the existing IMAX building.
- Barangaroo.
- Redevelopment of the Four Points Hotel, Darling Harbour
- Central Park itself

The following matters are relevant to the proposal:

- The majority of the developments listed above have considerably exceeded the existing heights of the local context, where this proposal is well below the height of One Central Park East and the UTS tower (CB01).
- The height of the proposed building approximates the height of Central Park West.
- The majority of these developments have also been approved since the Approved Concept Proposal for this site and have changed the context of what may be considered reasonable and appropriate development

within it.

- There is also an acceptance of taller buildings already under the controls, where under the Sydney City LEP 2012 it would be possible to approve a development of a greater height than the existing approval (49.5m including a design excellence bonus).
- The “reasonableness of the proposal” and whether a “more skilful design” could reduce visual impact outcomes are features of the Land and Environment Court Planning Principles for private view impacts.

The proposed facility is educational infrastructure to serve the needs of the community. The visual impact caused by the bulk and scale of the proposal is broadly due to the functional requirements of the educational facility and cannot be mitigated without affecting the operation of the facility. With regard to whether a “more skilful design” could reduce visual impact outcome, the design has adopted a number of approaches to minimise its visual impact.

Key matters and design features relating to the visual impact of the proposal include:

- The building form has been designed to provide a scale relationship with the lower Central Park residential tower (No. 1 central park west), with the position of floors set back to have no overshadowing to the apartments in No. 1 Central Park West.
- The increase in height of the proposed building in comparison with the Concept Plan Approval is attributed to the current projection for 2020 of 19,500 EFTSL (Equivalent full-time student load) students, up 4,500 EFTSL from the 15,000 EFTSL the Concept Plan was planned to accommodate.
- The Proponent developed a number of built form options for the proposed modification before arriving at the final scheme. Earlier options were discounted because of effects on overshadowing. This had the effect of resulting in a form which was considerably set back from Broadway.
- The strategic merit of the proposed building has weight in visual impact analysis. For example, it is not reasonable in a context such as Central Sydney CBD and given the location of the site in close proximity to Central Railway Station and strategic bus services, to expect that views from most adjoining residences should remain unobstructed.

Conclusion

The reasonableness of the visual impact of the proposal on the surrounding public and private domains is dependent on the quantum and severity of impacts, the strategic merit of the proposal, the importance / benefits of the facility (public benefit), and measures to ameliorate the visual impact.

This Visual Impact Assessment has shown that the proposal has generally no more than a moderate impact on all important public domain views assessed, with a low change from the current UTS City Campus Broadway Precinct Concept Plan (BPCP) Approval. The proposal is seen from well-used pedestrian locations, particularly Broadway and Chippendale Green, however does not block any views of items which are of high importance.

The visual impact of the proposal on the public domain will be mitigated in part by future façade articulation and materials and finishes selection. This will be subject of detailed architectural design in a future Development Application. This will provide an improvement in the built form treatment of this part of the site to Broadway that reflects the design quality inherent in the UTS Broadway Building (CB11) and Central Park buildings.

The most significant private view impacts of the proposal are for properties above the approved BPCP building form with views from living rooms towards the site. 41 existing apartments in One Central Park will have their views highly obstructed by the proposed building, and of these, 10 apartments are single aspect with no alternative views of the city and horizon line from their living rooms.

In considering the appropriateness of the proposal's visual impacts, consideration has been given to the New South Wales Land and Environment Court Planning Principles and view and visual impact considerations under Sydney LEP 2012.

The functional requirements of the proposed facility have dictated key outcomes with regard to its location within the UTS Broadway Precinct and its form. The form has also been considerably set back from Broadway and kept low in order to minimise its overshadowing impact on neighbouring buildings, which has resulted in the current form.

There is no specific requirement for the retention of existing private views within any relevant planning document. The Sydney DCP 2012 only emphasises providing a pleasant outlook from existing and future residences. This will be subject to detailed design but the indicative building form and materials and finishes and landscape indicate an iconic building and place.

Planning case law places greater emphasis / importance on the impact on public domain views than impacts on private domain views generally. This is because public domain impacts have the potential to affect a greater number of persons.

The individual interests of apartment tenants/owners needs to be considered against the general public interest and benefits. This includes the public interest of supporting the proposed development in its current form on the basis of the benefits to the higher education sector.

The importance and benefits to the economy and community of the higher education sector are well documented in State and Federal Government policy.

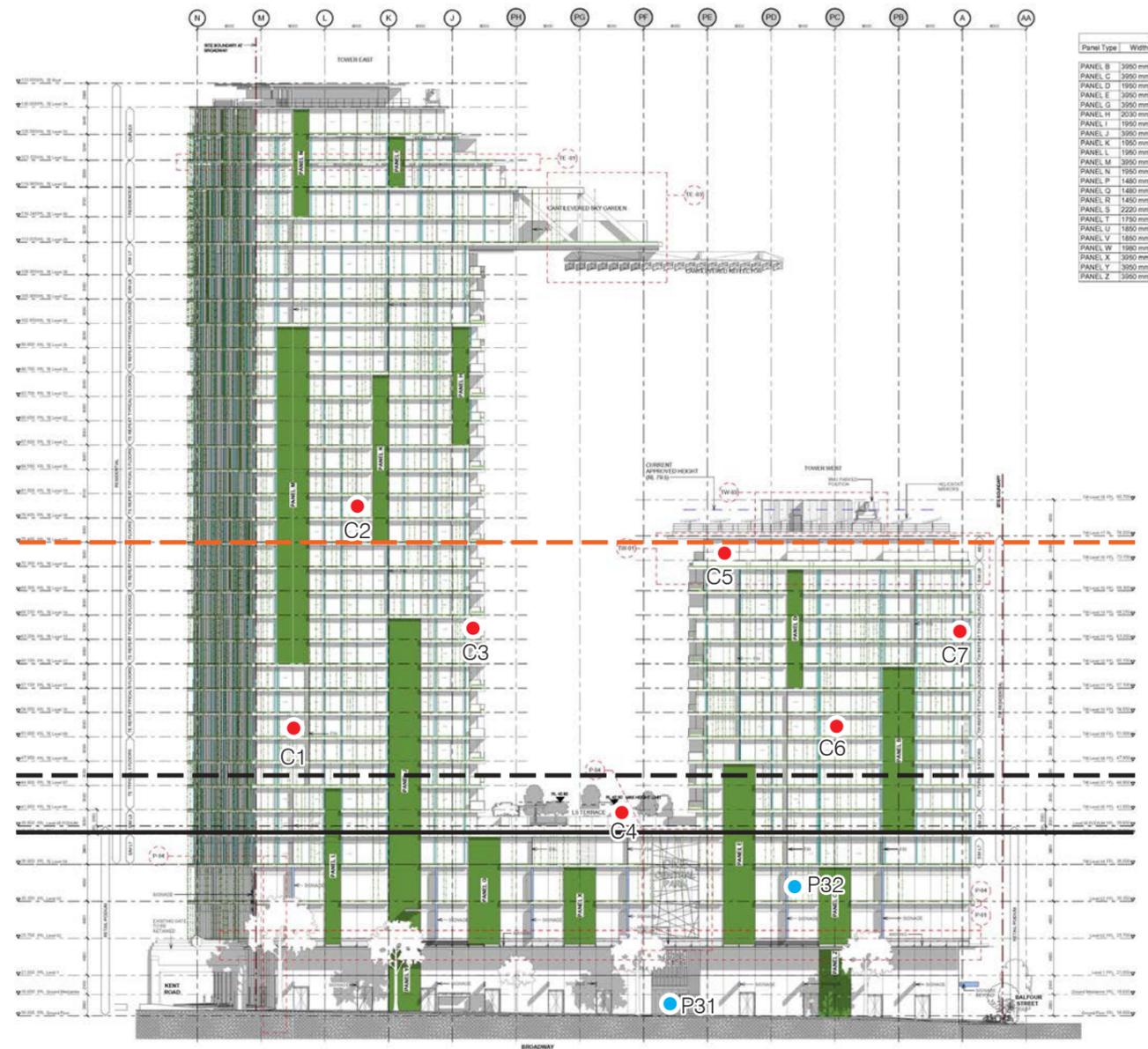
It is therefore considered that the overall visual impact of the proposal on public and private views is acceptable.

Appendix A - Initial selection of views

Location of views - public domain



Location of views - private



Broadway Elevation of 1 Central Park

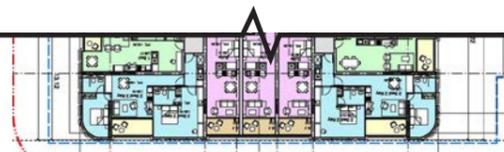


Extract of Typical Floor Plan - 1 Central Park (Level 14)



- Key
- Height of current masterplan approval - building (RL 38.890)
 - - - Height of current masterplan approval - plant (RL 45.090)
 - - - Current height of proposal (RL 75.40)
 - Rendered images selected for detailed analysis
 - Other rendered images
 - Photographs not selected for detailed analysis
- Note: all locations approximate

Broadway Elevation of proposed Blocks 1 (current residential proposal) and 4



Extract of Typical Floor Plan - Block 1 (current residential proposal)



Key
- - - Area of UTS Central Concept Plan
- - - Building 2
← Photographs not selected for detailed analysis
Note: all locations approximate

Location of private views not on Broadway elevation (note: locations approximate)

Photographs - public domain



P1



P2



P3



P4



P5



P6



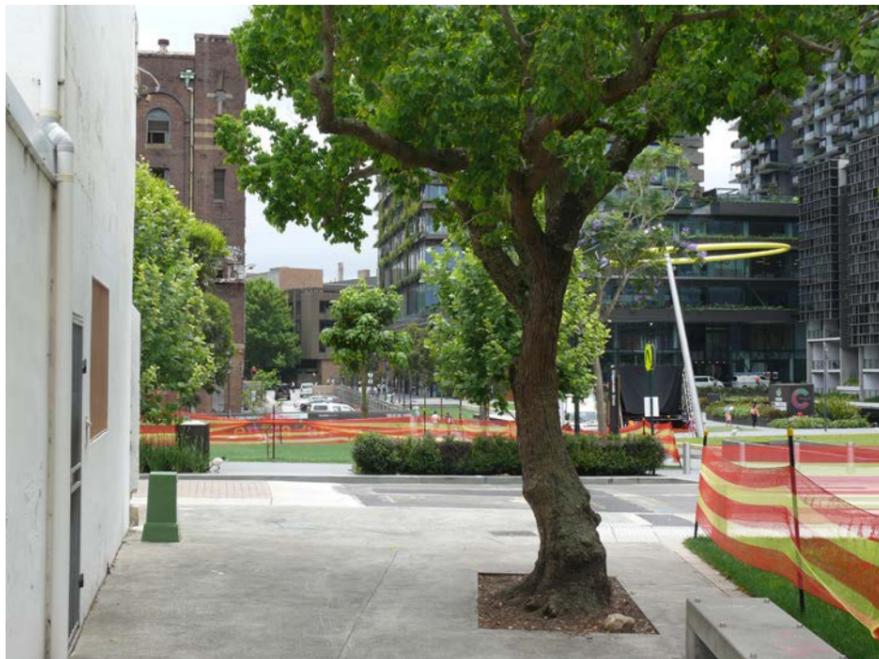
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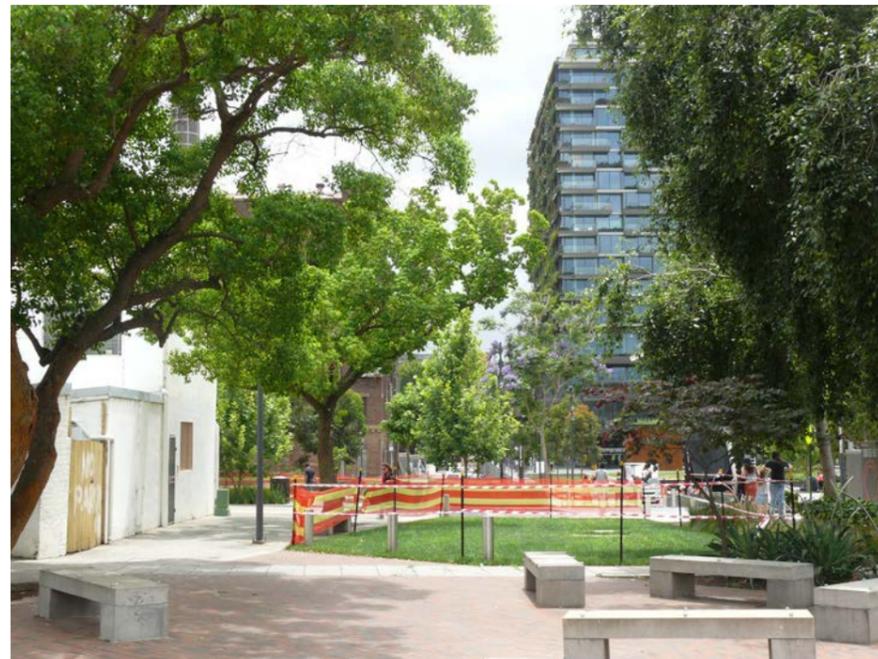
P8



P9



P10



P11



P12



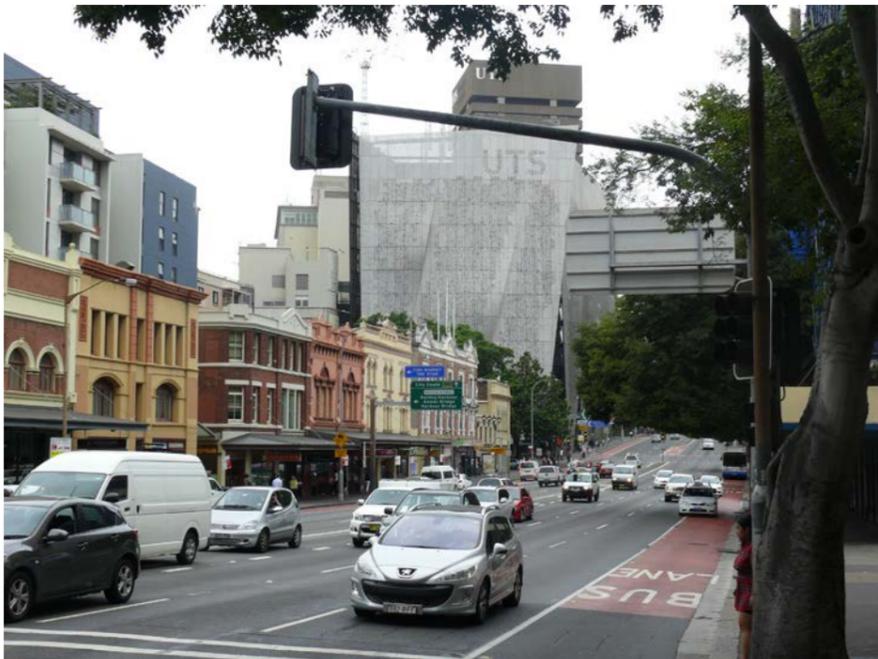
P13



P14



P15



P16



P17



P18



P19



P20



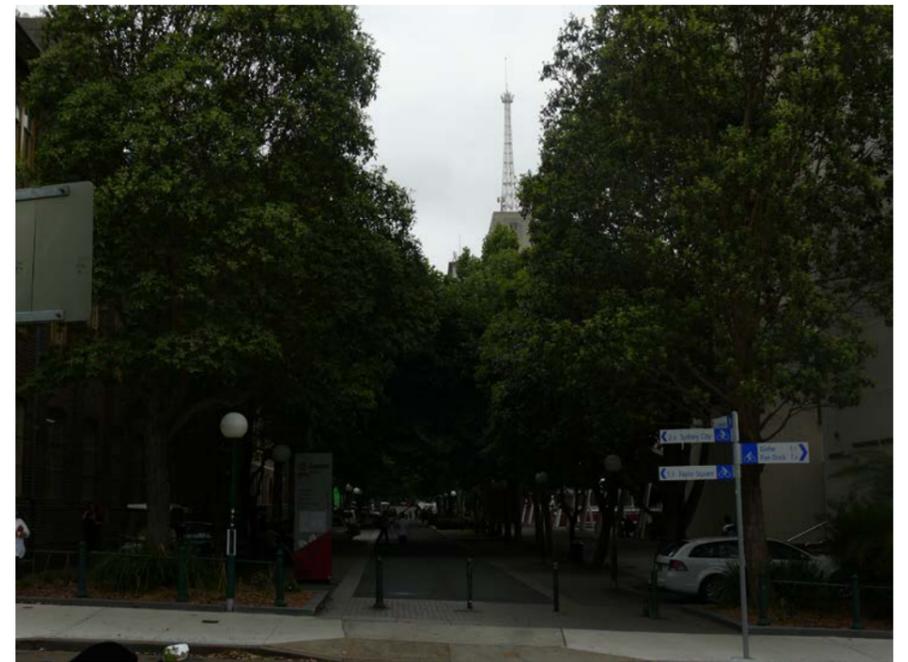
P21



P22



P23



P24



P25



P26



P27



P28



P29



P30

Photographs - private views



P31



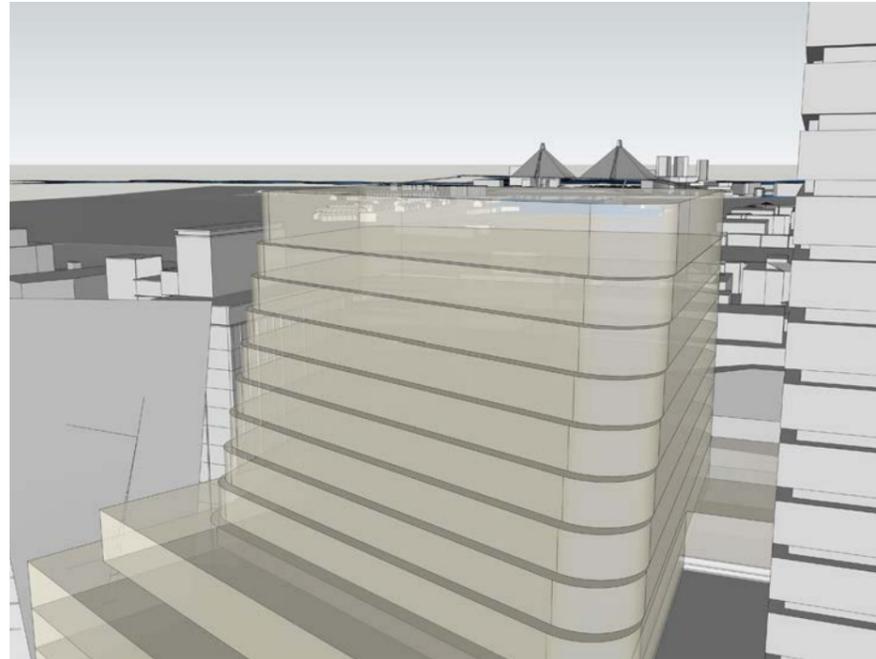
P32

Renderings - private views

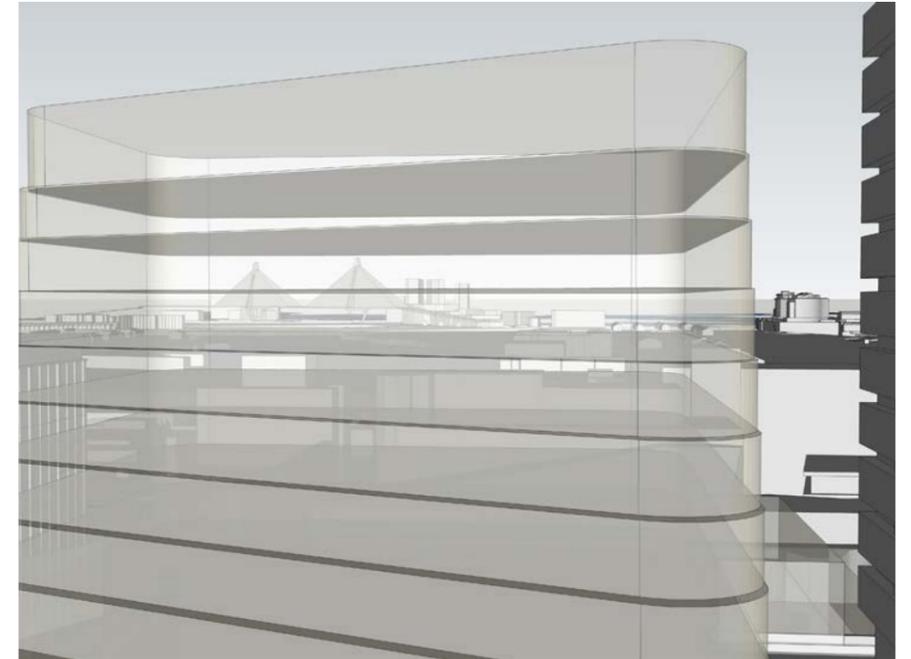
Note: A preliminary version of the model in these views was used as a guide to determine appropriate views for detailed analysis. The views shown on this page include the final model as partially transparent. The views include oblique views from the edge of properties.



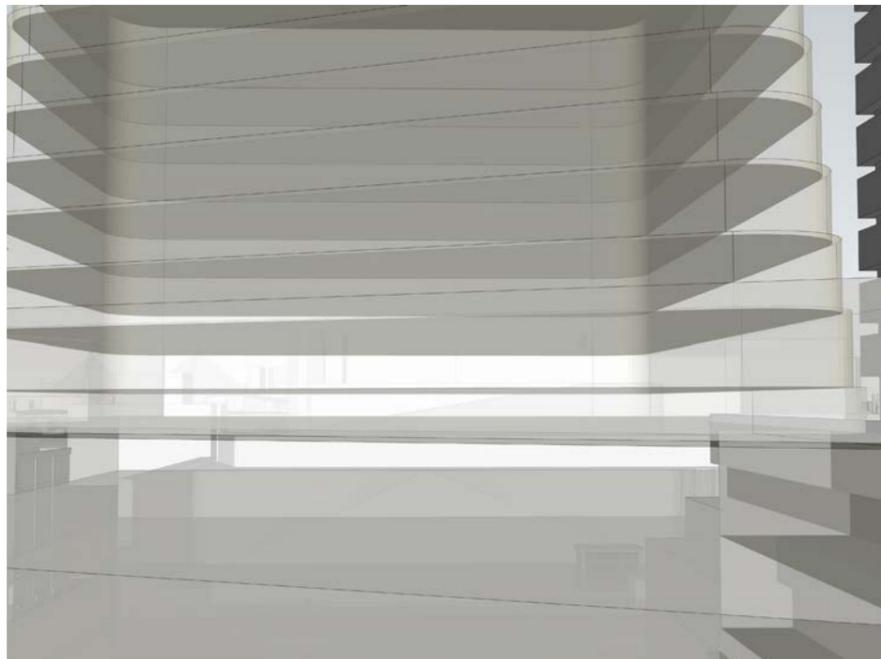
C1
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C2
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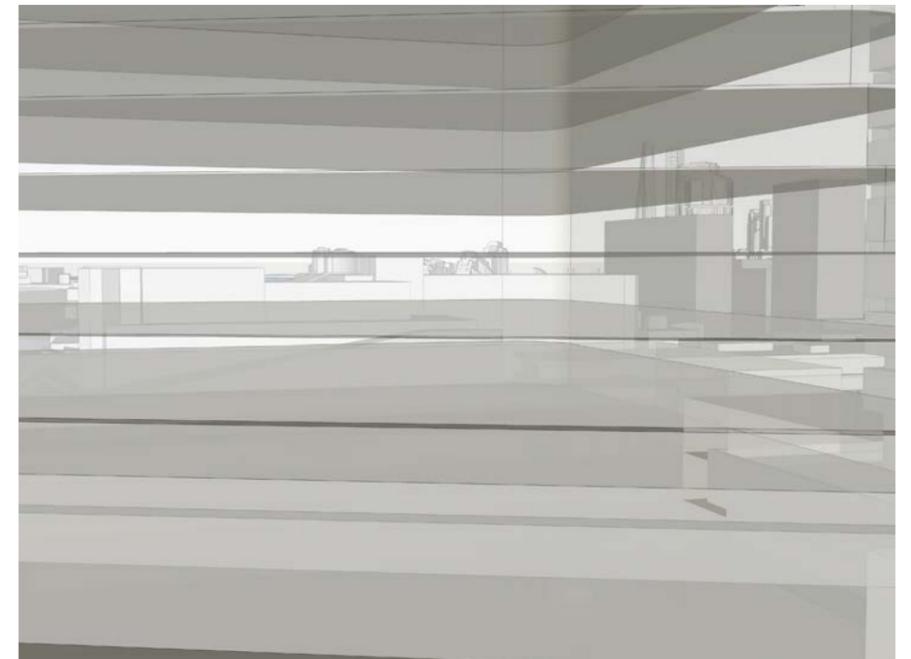
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C4
●

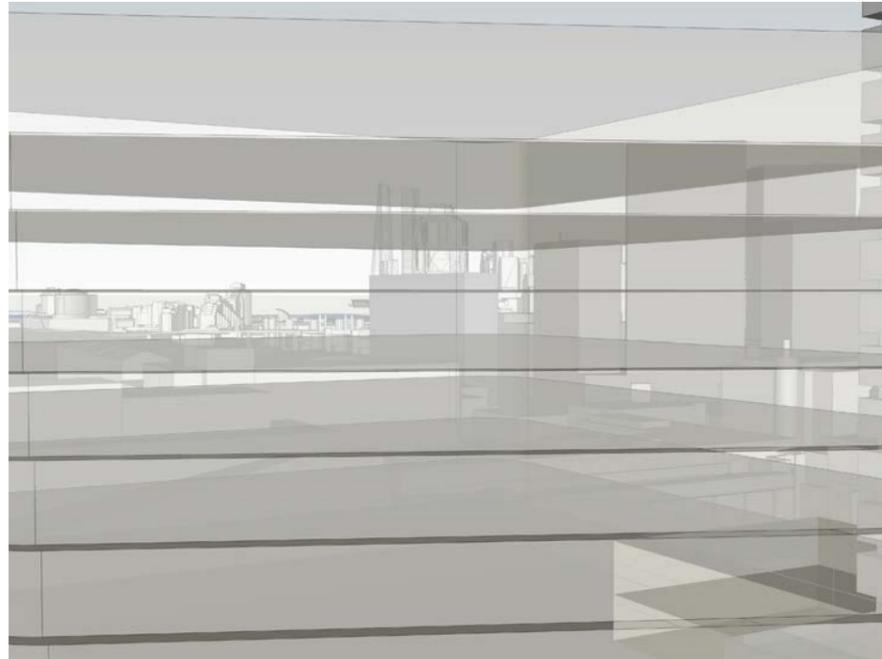


C5
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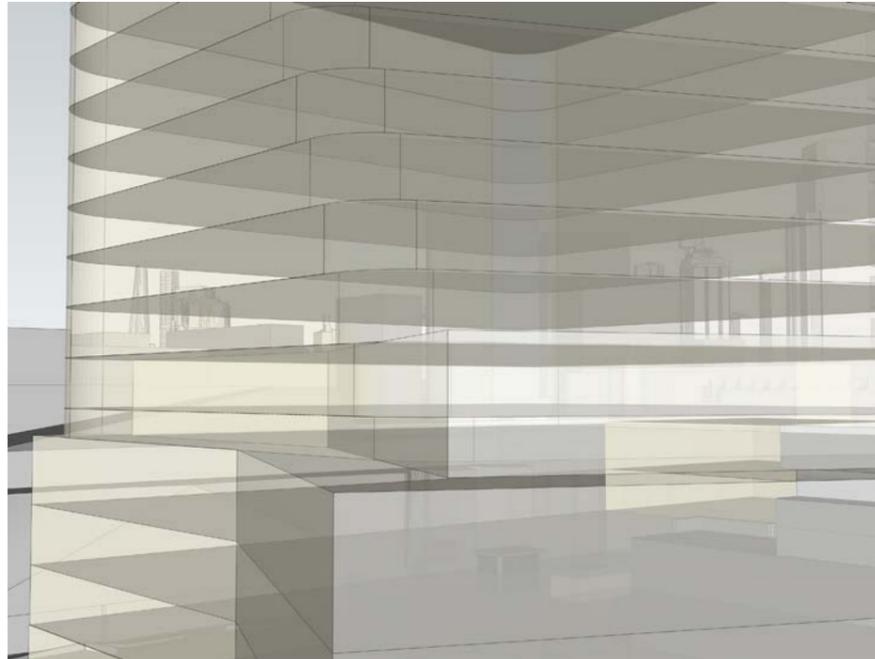


C6
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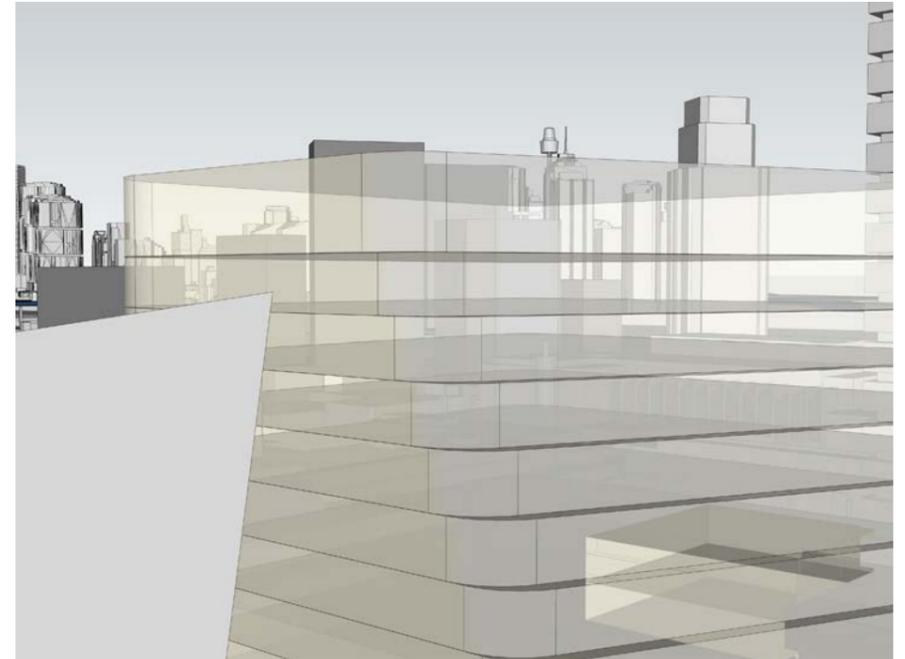
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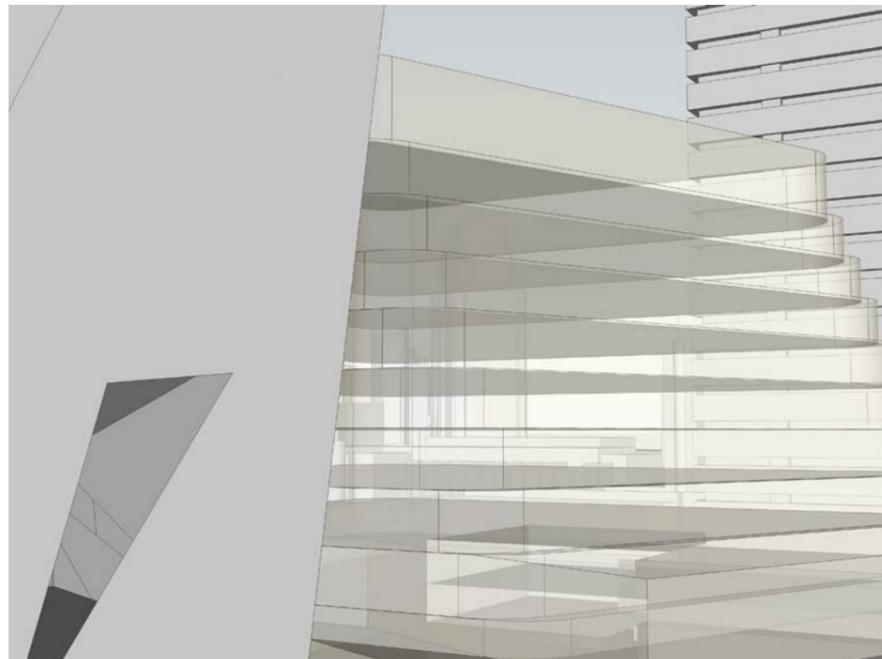
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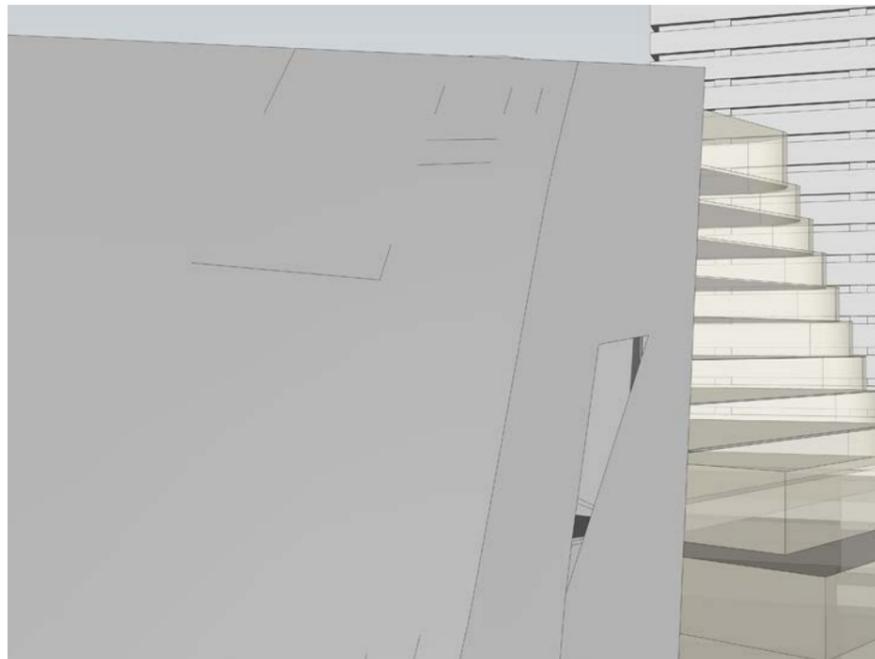
C8
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C9

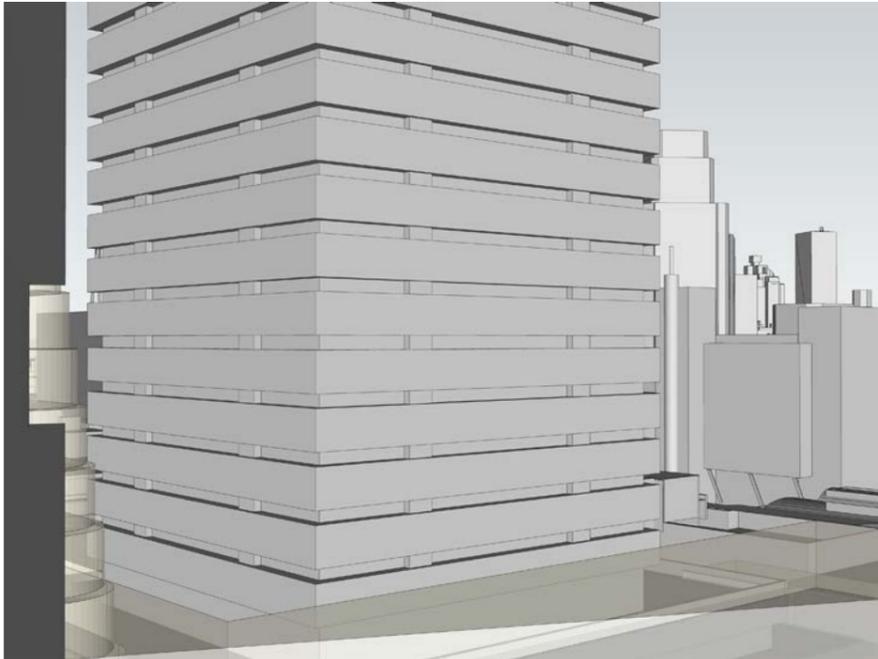


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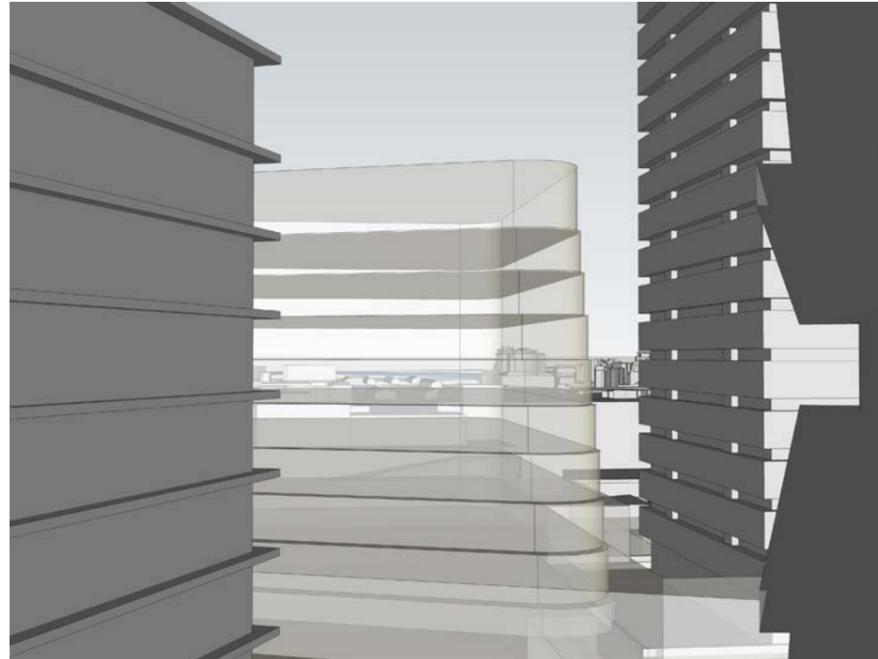


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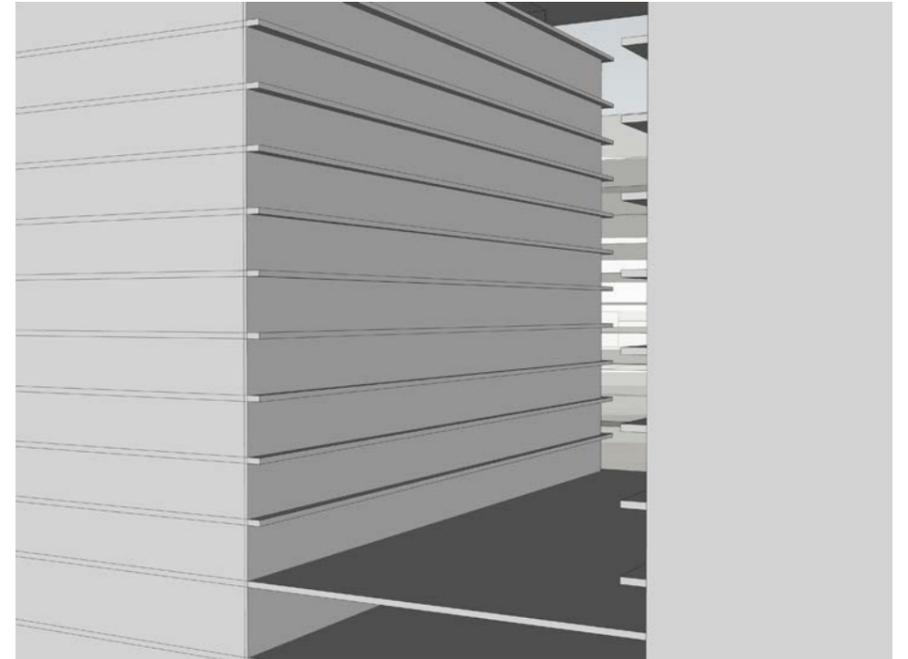
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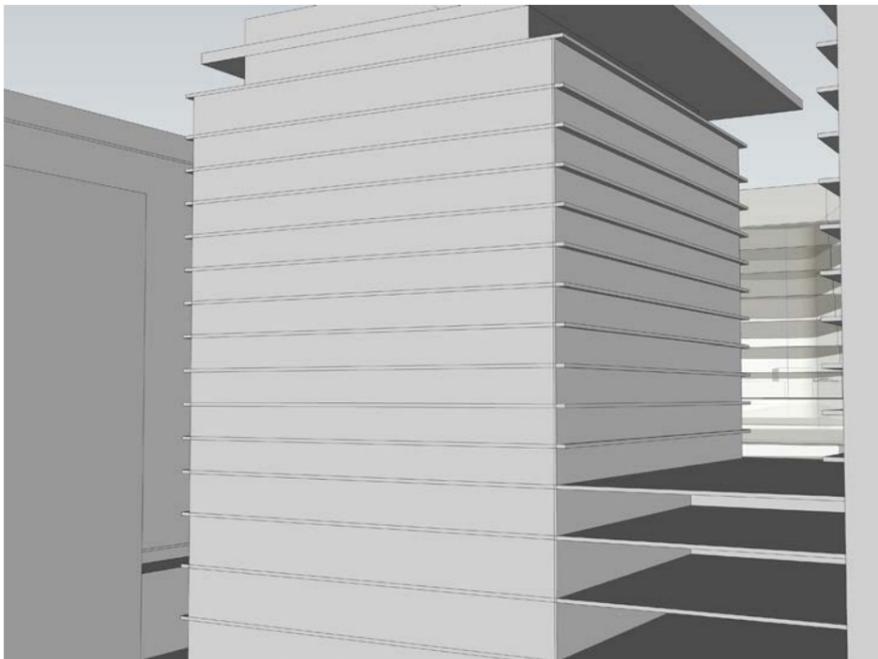
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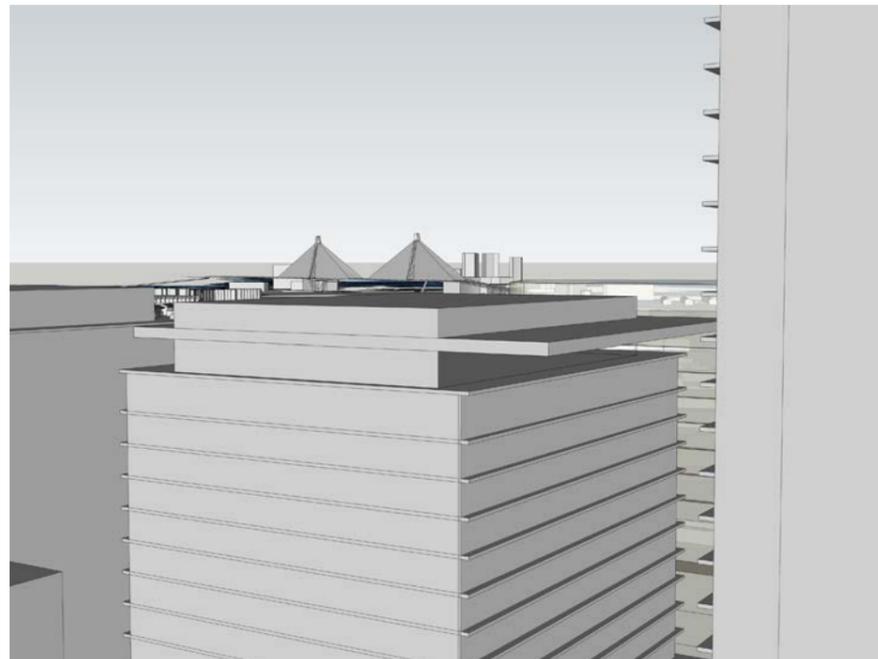
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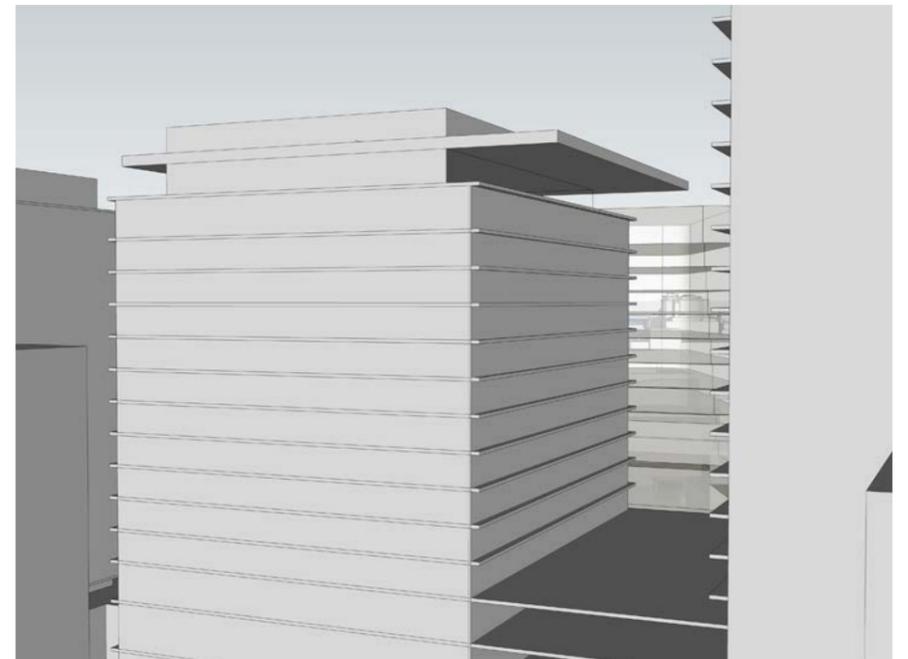
C14



C15



C16



C17