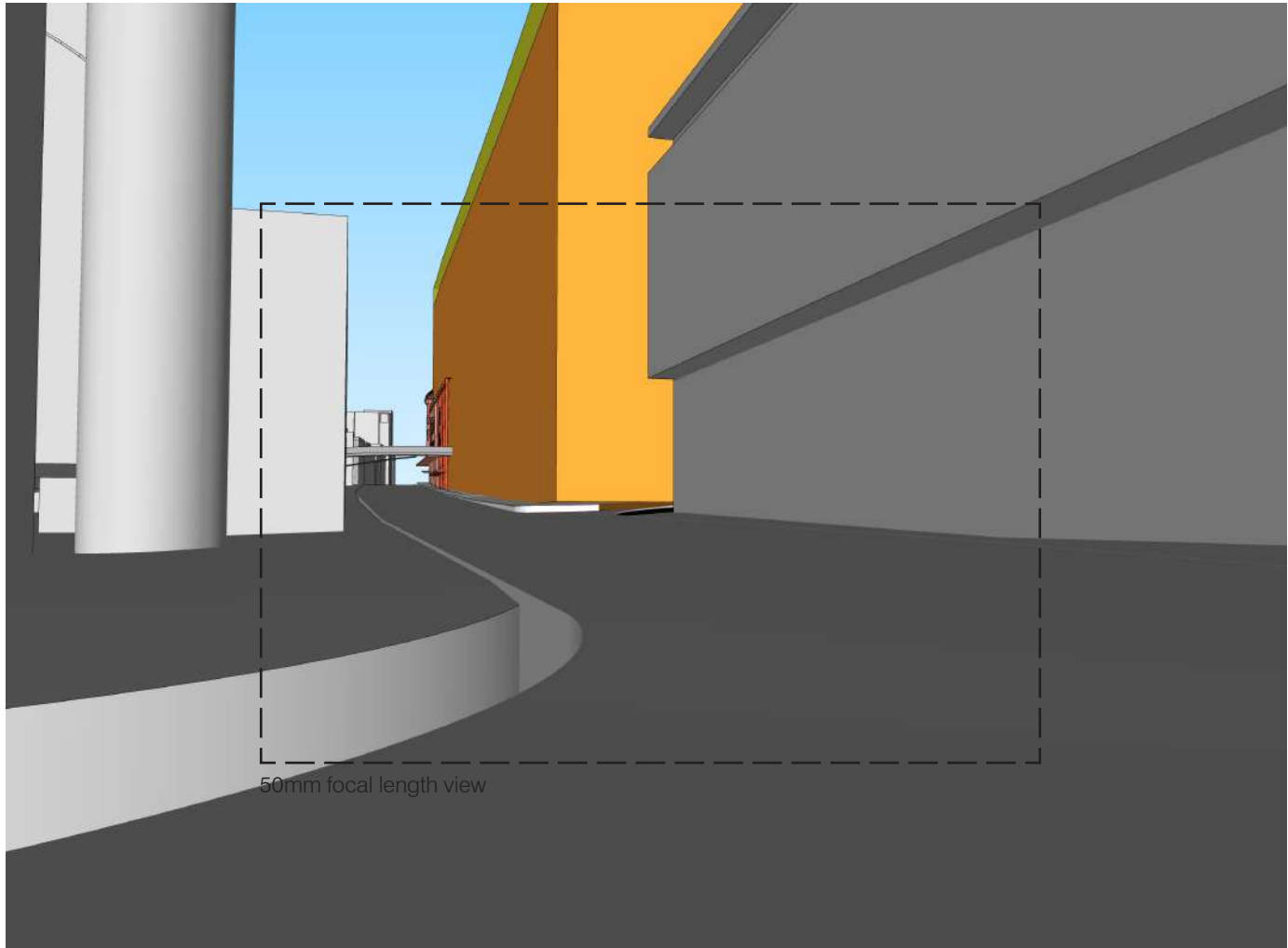
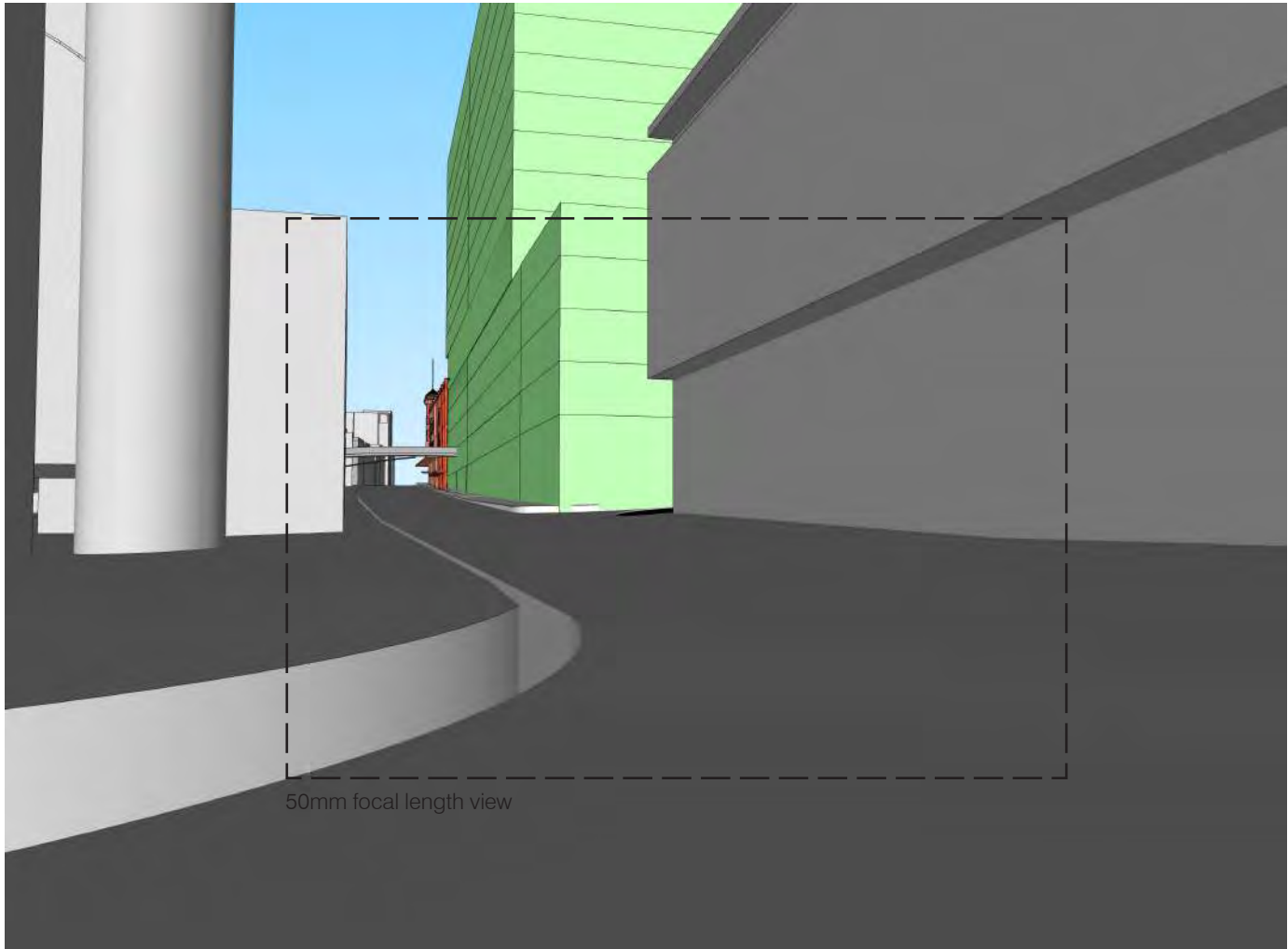


Detailed view analysis



45m LEP height - 28mm focal length



Proposed - 28mm focal length

- Legend
- Existing heritage buildings
 - Approved UTS Central Podium
 - LEP compliant envelope
 - LEP compliant envelope + design excellence bonus
 - Proposal

Detailed view analysis

V7 - Harris Street near Thomas Street

Importance of view

Distance to proposal	Approx. 80m
Likely period of view	Moderate
Viewers	Moderate

This view is seen in a short-term passing view from the intersection of Harris and Thomas Streets. The view is looking south-west directly towards the site with the subject development located on the immediate corner of the intersection. It is noted that this view is slightly angled upwards to capture the full view of surrounding built form.

This view is generally seen in passing however, as it is a busy intersection for pedestrians walking between UTS buildings and other commercial/educational establishments in the area, its significance has been summarised as Moderate.

View change

The proposed obstructs an area of sky above the existing building. Its view change is summarised as low as this is generally above the normal field of view walking along the street.

In comparison to the LEP envelope, the proposal is slightly beneficial in retaining the sky view due to the setback of the taller built form from Thomas Street.

Summary against criteria:

Importance of the view: Moderate

View change: Low

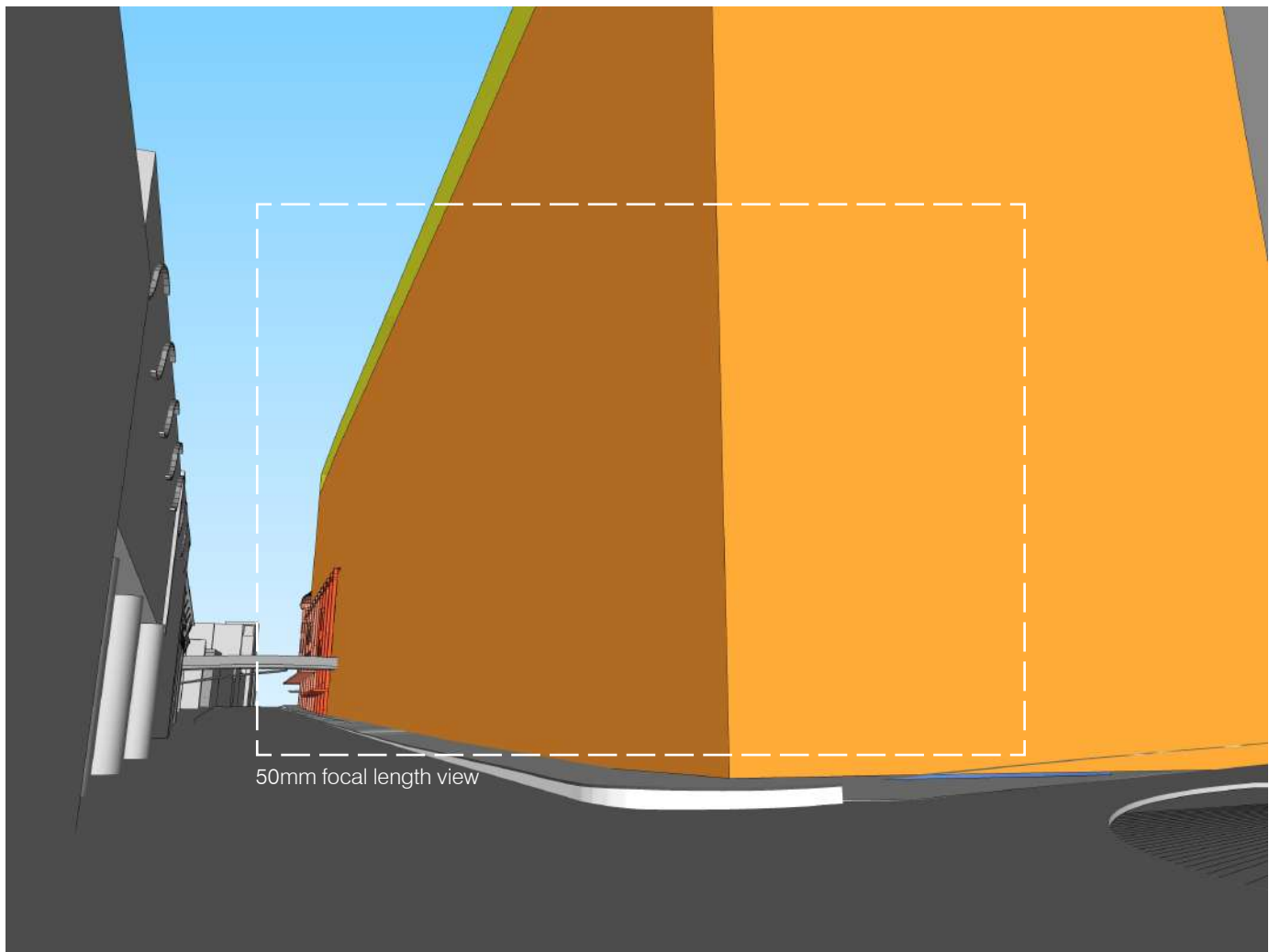


Location of view

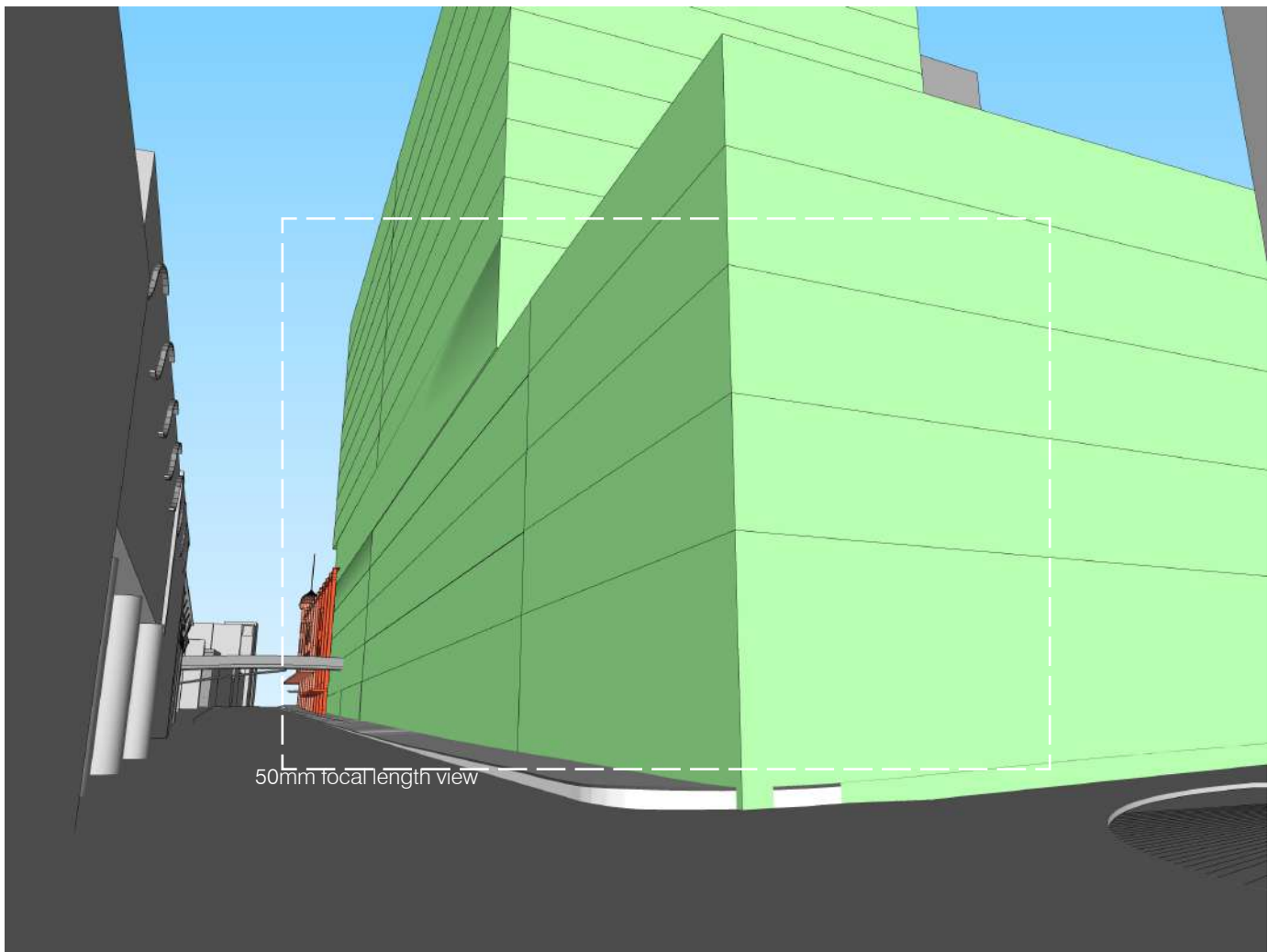


Existing photograph - 28mm focal length

Detailed view analysis



45m LEP height - 28mm focal length



Proposed - 28mm focal length

- Legend
- Existing heritage buildings
 - Approved UTS Central Podium
 - LEP compliant envelope
 - LEP compliant envelope + design excellence bonus
 - Proposal

Detailed view analysis

V8 - The Goods Line

Importance of view

Distance to proposal	Approx. 250m
Likely period of view	High
Viewers	High

This view is seen as both a passing view (pedestrians walking through) as well as seen from a static position from within the informal recreational spaces of the Goods Line. Static users of the Goods Line are generally seated on outdoor furniture, sitting along grassed areas, or playing table tennis.

The view is looking south directly towards the subject site with the Frank Gehry designed UTS Business School and a former industrial building/factory the prominent buildings in the existing view.

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-High.

View change

The proposed modification is partially visible from this view, albeit at a fair distance. It fits in with other buildings in the skyline and remains lower in the view than the UTS tower. The view change of the proposal can be summarised as Low.

The LEP envelope is not visible in this view.

Summary against criteria:

Importance of the view: Moderate-High

View change: Low

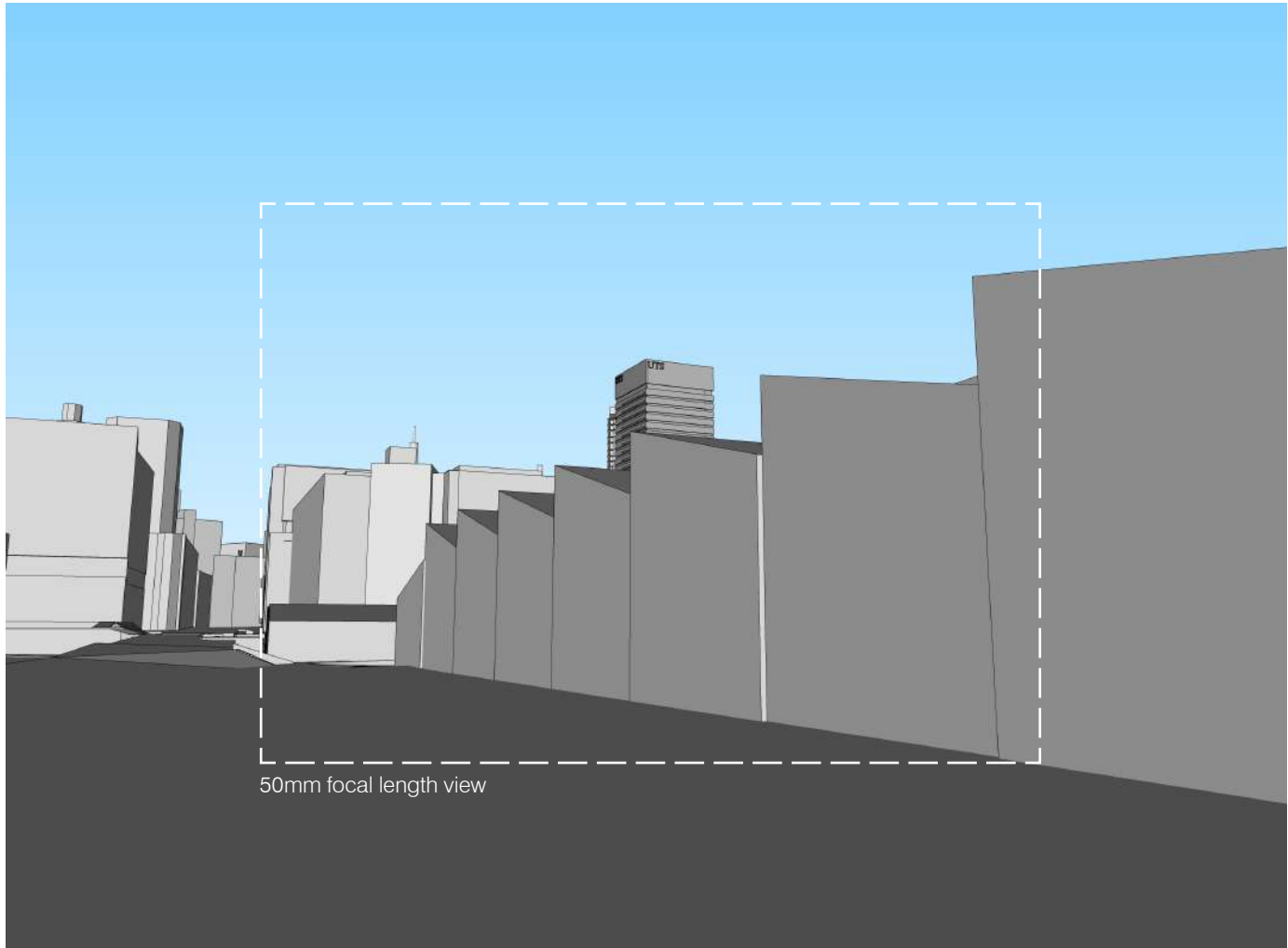


Location of view

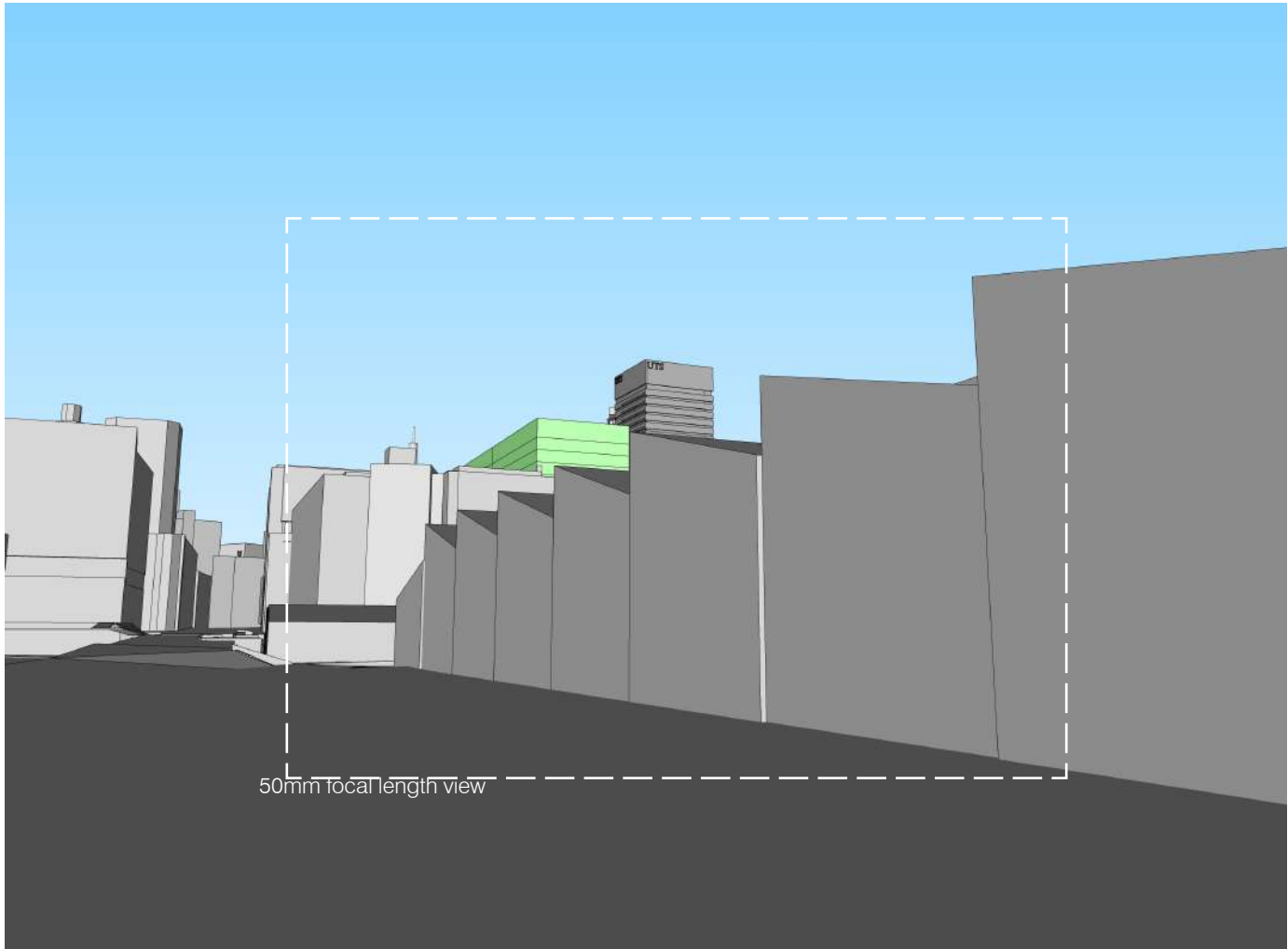


Existing photograph - 28mm focal length

Detailed view analysis



45m LEP height - 28mm focal length



Proposed - 28mm focal length

- Legend
- Existing heritage buildings
 - Approved UTS Central Podium
 - LEP compliant envelope
 - LEP compliant envelope + design excellence bonus
 - Proposal

Detailed view analysis

4.5 Assessment of private views

Assessment of private views is based on information available. Where floorplans are available (generally the Central Park buildings of One Central Park East and the Mark), these are used to aid the assessment, however, due to the range of buildings assessed these have not always been included.

View direction and field of view

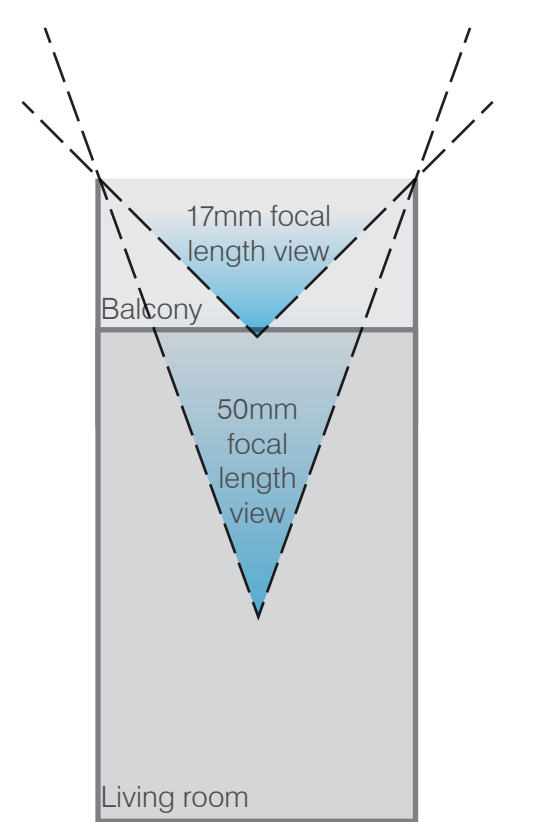
In apartments, views change as the viewer moves around the room and are usually directed forward. The view with the most importance is typically the view out from the living area. However, some apartments may also benefit from oblique views, including those only available from the balcony.

The private view analysis in this document typically shows a 17mm focal length view with the outline of a 50mm focal length view overlaid on this. The primary view is shown perpendicular to the building edge (facing directly out of the apartment).

As described on the diagram adjacent, the 50mm focal length view is typically what can be seen from the centre of the living area, whilst the wider areas within the 17mm focal length view is visible only from the balcony.

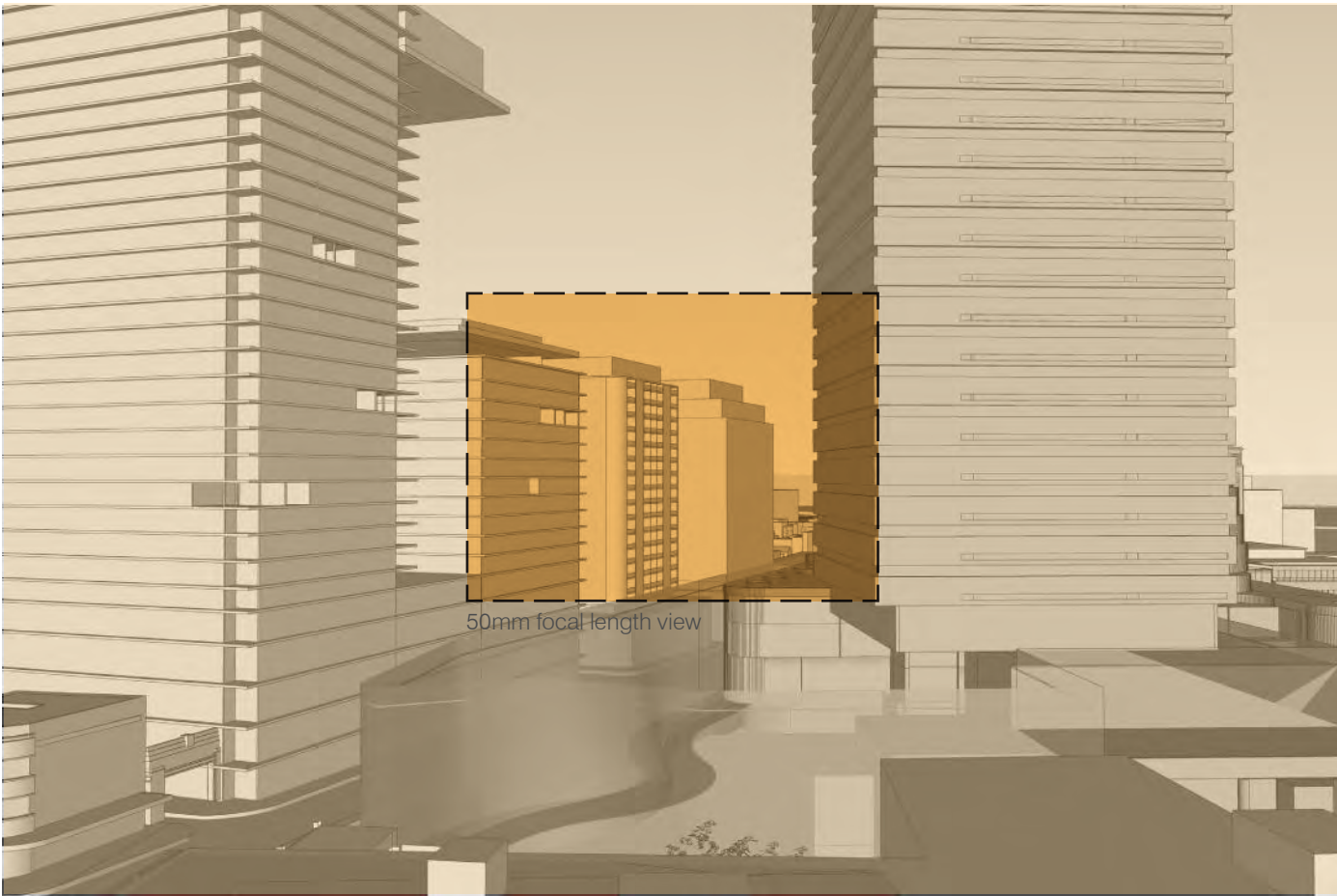
Where an apartment may enjoy amenity from a view that is wider than the 17mm focal length view, an **oblique view** is also shown to accompany the direct view. Unless there are side windows in room, areas in the oblique view will only be visible from the edge or one side of the balcony.

The 50mm focal length view is also shown over each image as it is a photographic standard for approximating the field of view of the human eye (see explanation Section 2.6 of this document).



Approximation of field of views of focal lengths considered against location in typical living room (4.2x6.5m living room + 2m balcony)

Note: The actual views shown in this document are taken from the edge of the building line (not internal to the building)



Direct view - Existing - 17mm focal length

- Generally visible from centre of living room
- Generally visible from balcony only

Example view considered

4.6 Private views - overview

Private residential views selected for further detailed analysis are shown adjacent. The detailed assessment of their importance and view change is outlined below in Section 4.7.



4.7 Private views

P1 - One Central Level 33
RL: 128.16m

Importance of view

Views shown include direct and obliques views taken from a standing position within the dining/kitchen area of the three bedroom apartment. The view is representative of other apartments in the Central Park. Many will obtain the same direct view to the north however this is the only apartment type in this building where the oblique view is likely from any space other than edge of the room.

The view shown towards the proposal is available from the oblique view, looking north-east towards the site and the CBD. It is a view corridor which terminates at Barangaroo, and is partially obstructed by the existing UTS tower. Water views and city skyline views are present however, also partially interrupted by existing towers.

Although views to the city and water are partially interrupted, due to the prevalence of each view across the front boundary the view's importance is summarised as Moderate-High.

View change

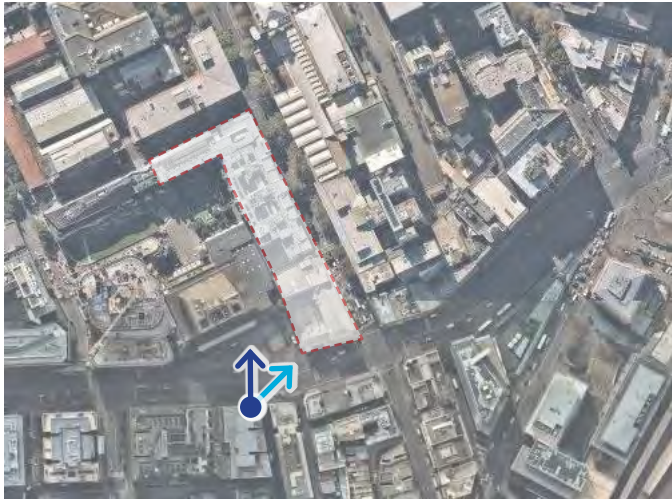
The proposed concept is visible in the mid-ground of both the direct and oblique views. Although visible the proposed concept does not obscure view and the subsequent view change is considered to be Low.

The visual impact of the proposal and its change from the LEP envelope is also summarised as Low.

Summary against criteria:

Importance of the view: Moderate-High.

View change: Low.

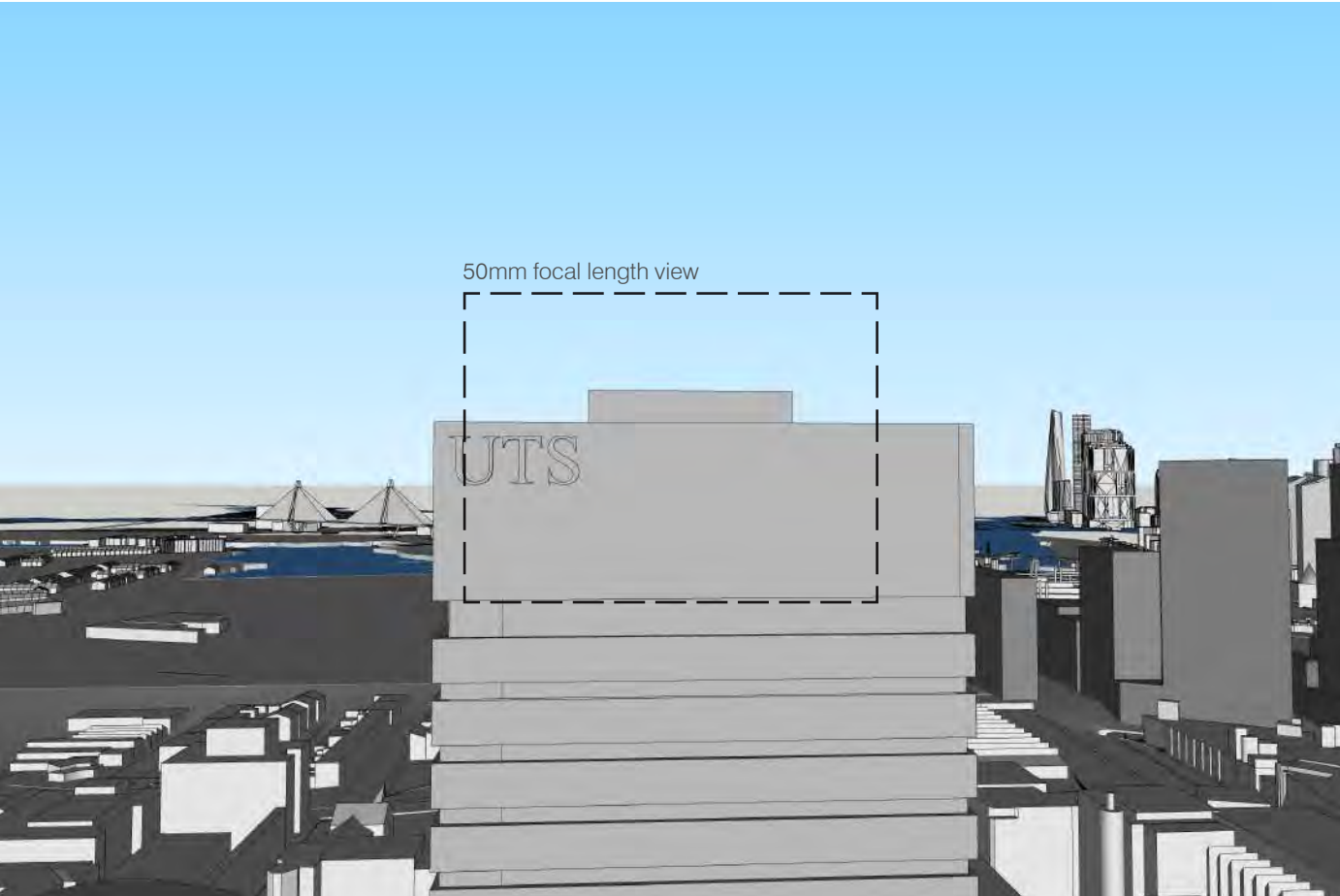


Approximate location of view

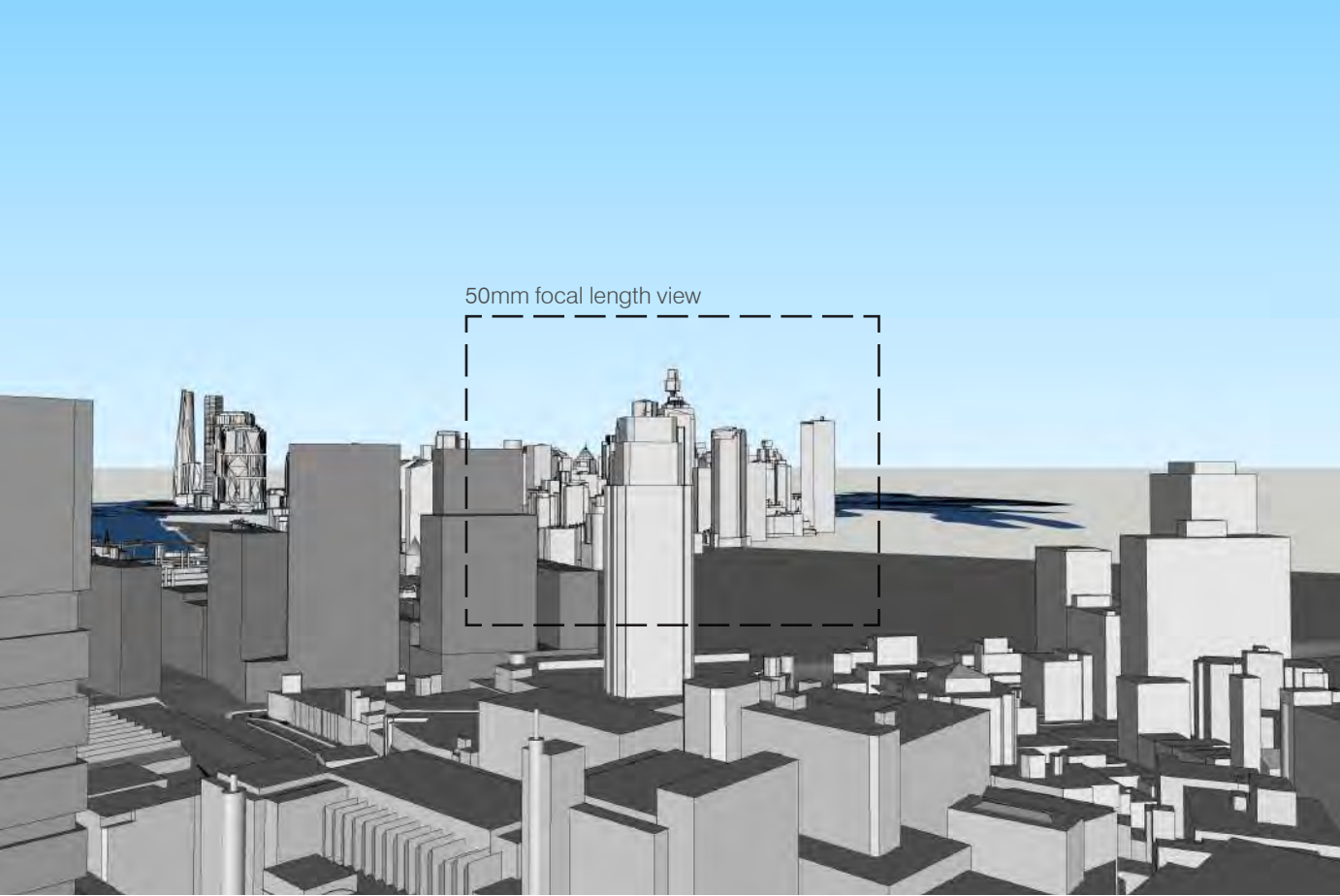
← Direct view
← Oblique view

Legend - views

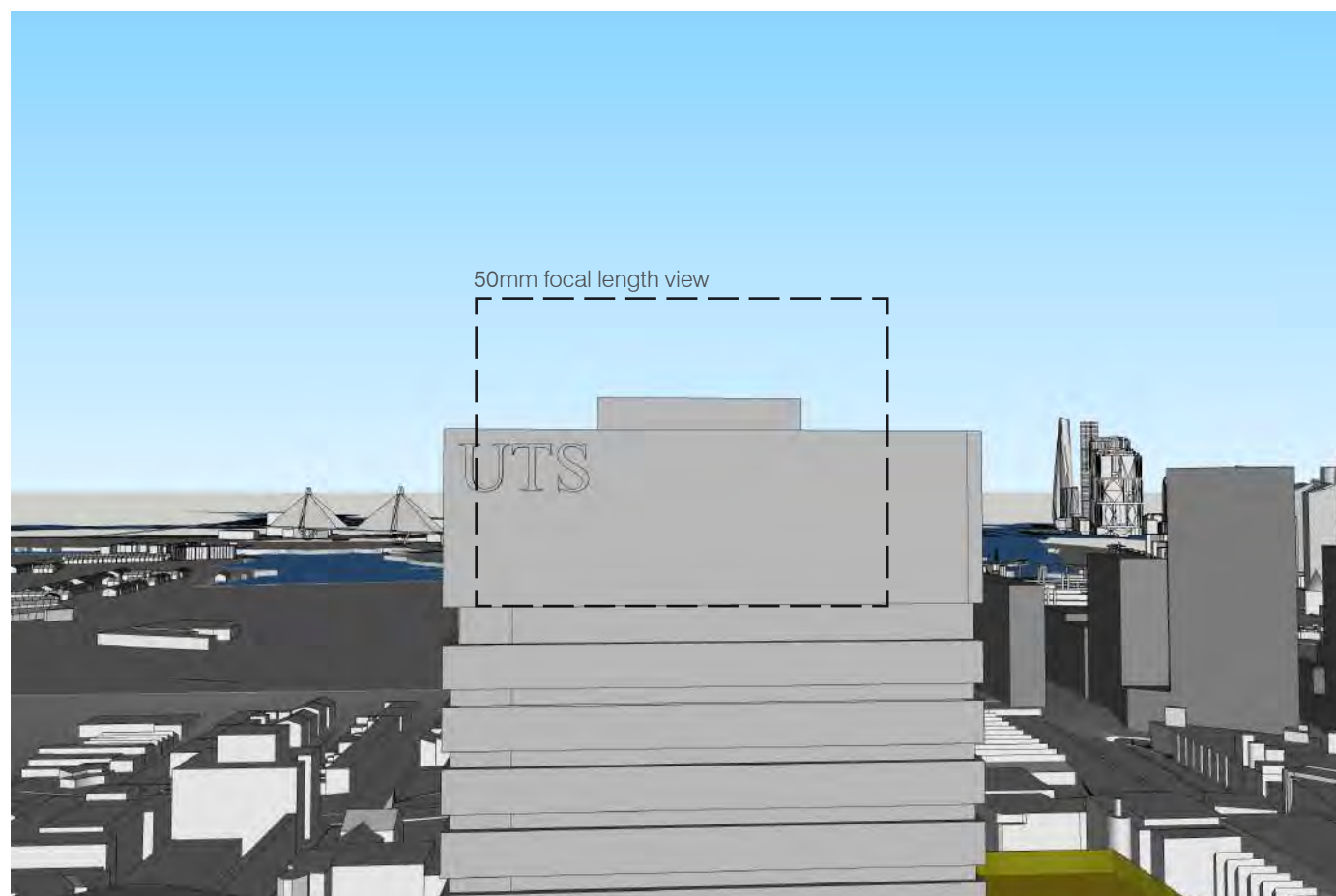
- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



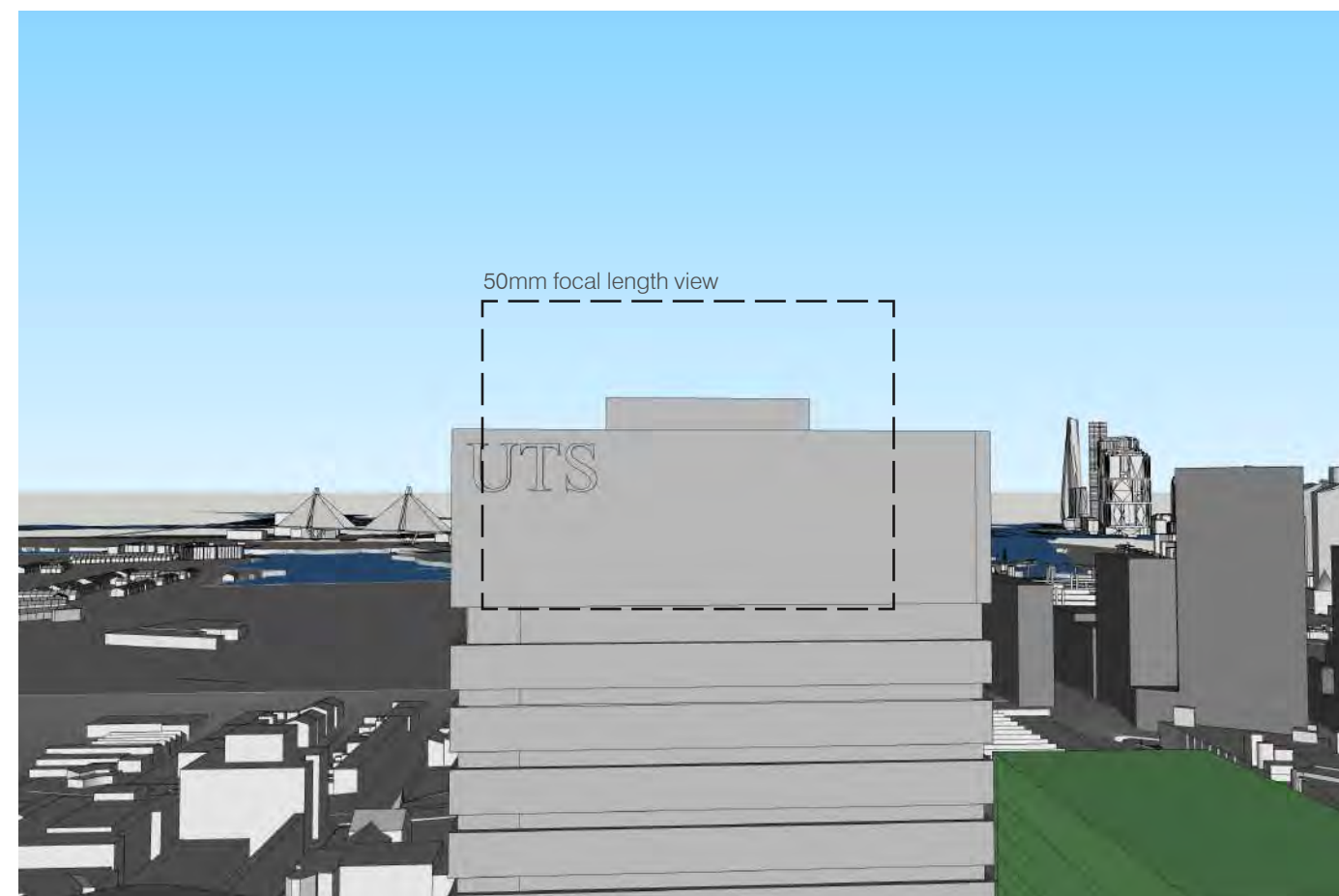
Direct view - Existing - 17mm focal length



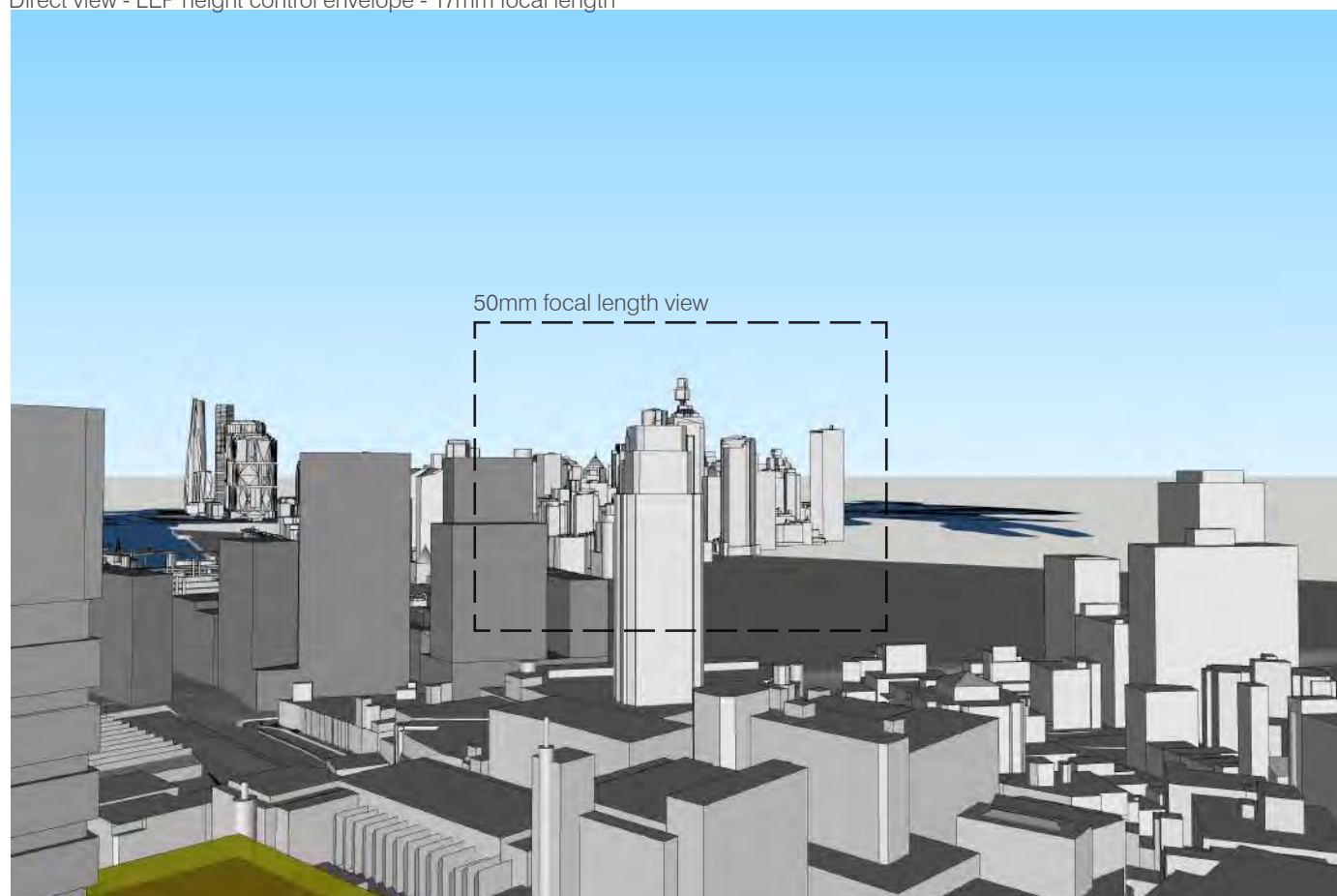
Oblique view - Existing - 17mm focal length



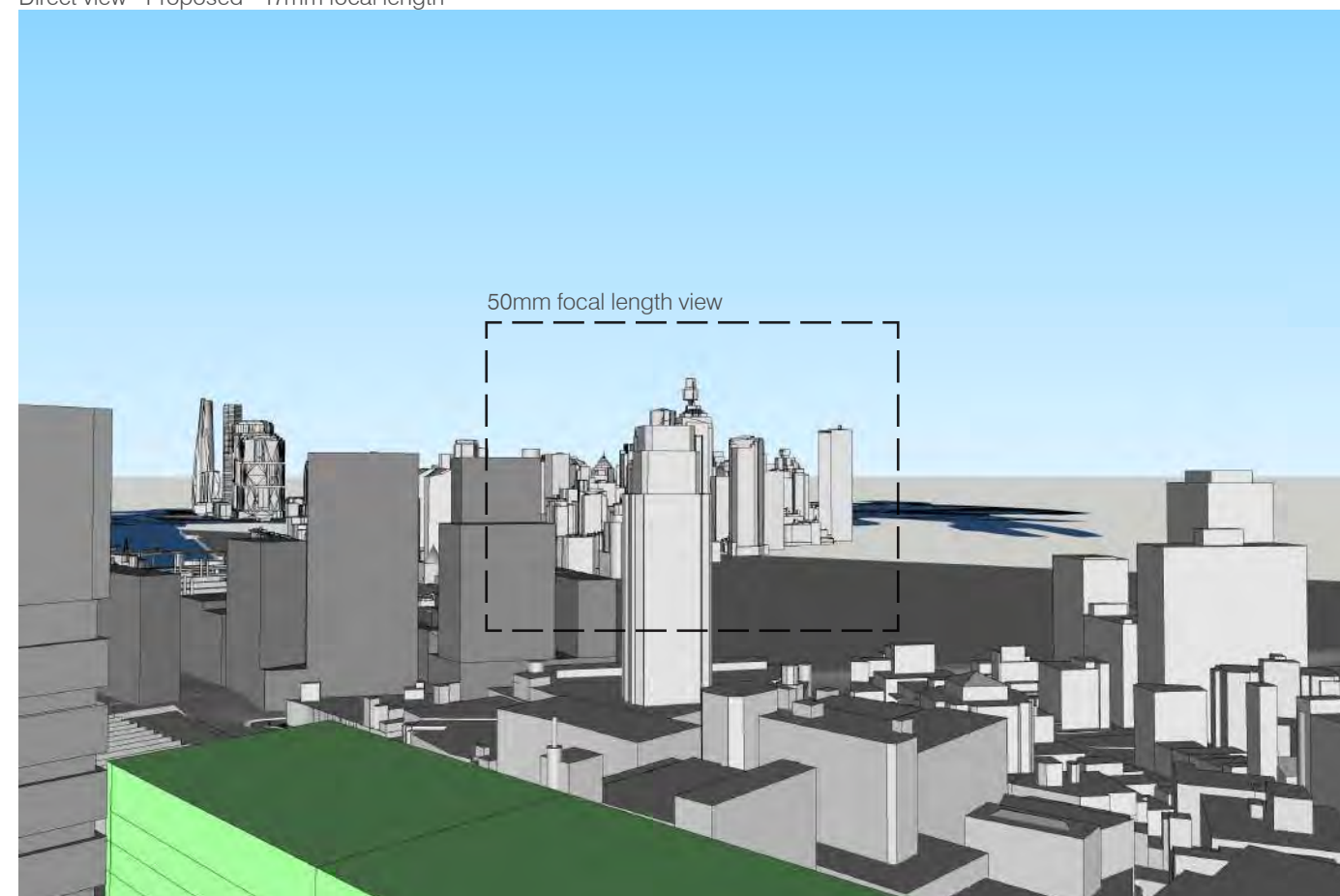
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P2 - One Central Level 16
RL: 73.95m

Importance of view

Views shown include direct and obliques views taken from a standing position within the dining/kitchen area of the one bedroom apartment. The view is representative of other apartments in the Central Park. Many will obtain the same direct view to the north however this is the only apartment type in this building where the oblique view is likely from any space other than edge of the room.

The view shown towards the proposal is available from the oblique view, looking north-east towards the site and the CBD. It is a view corridor which terminates at Barangaroo to the west and the Botanic Gardens in the east. It contains partially obstructed views of the city skyline and harbour. The direct view north is predominantly obstructed by the existing UTS tower and adjacent podium.

The importance of the direct view north is summarised as Low, due to the high obstruction caused by the existing UTS tower and adjacent podium. Whilst the oblique view is summarised as Moderate-High.

View change

The proposed concept is visible within the mid-ground of both the direct and oblique views.

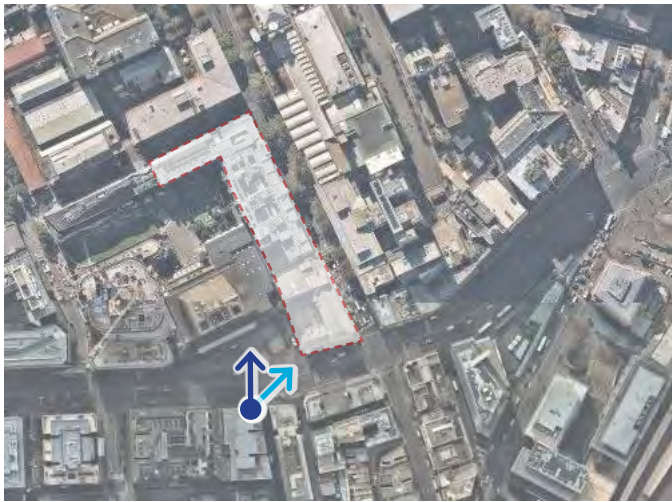
The visual change of the proposal is most notable within the oblique view looking north-east over the subject site, largely due to the extent in which the proposed concept exceeds the LEP envelope. The proposal obstructs the composition of a CBD skyline view.

The visual impact of the proposal and its change from the compliant LEP envelope is summarised as High.

Summary against criteria:

Importance of the view: Moderate-High.

View change: High

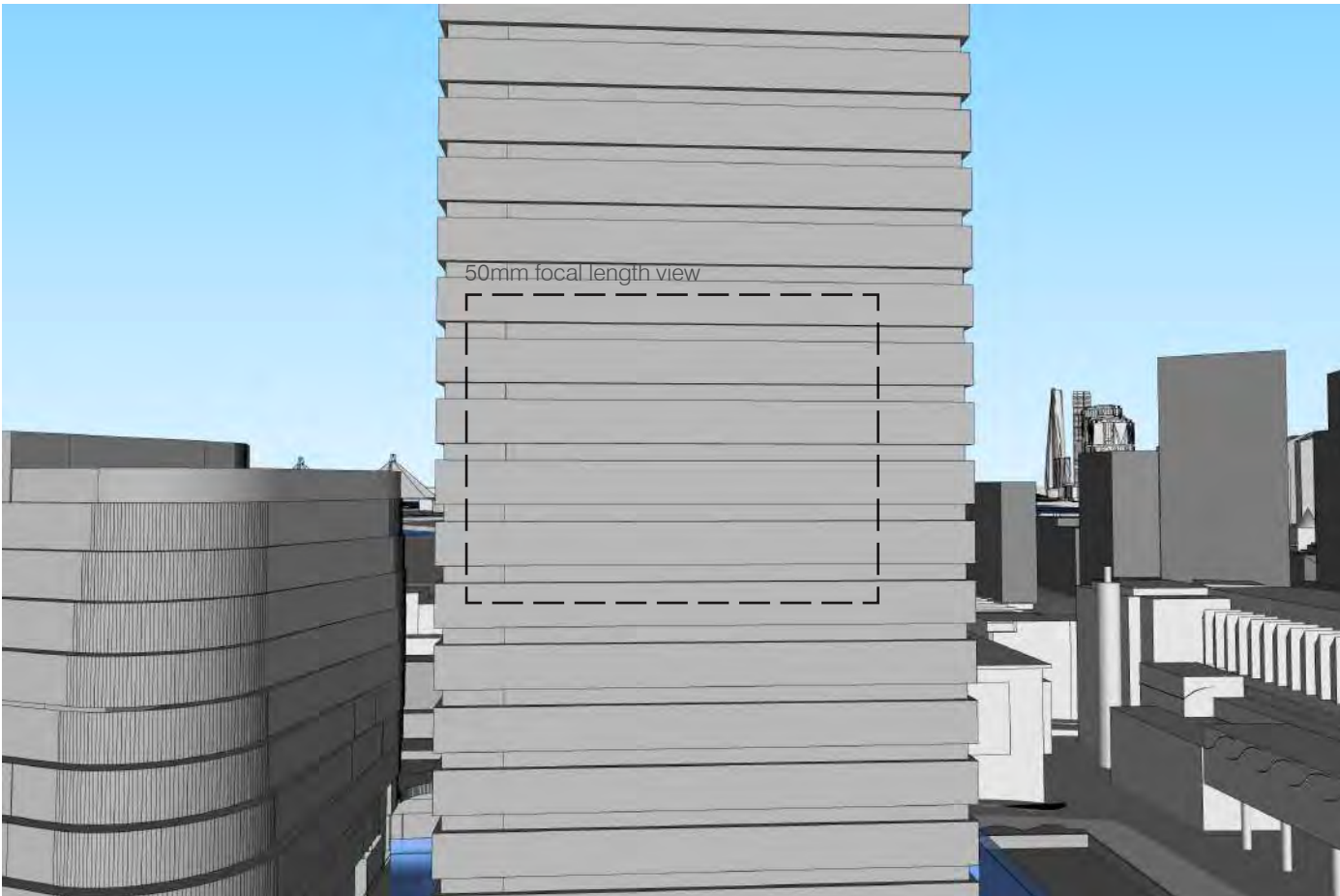


Approximate location of view

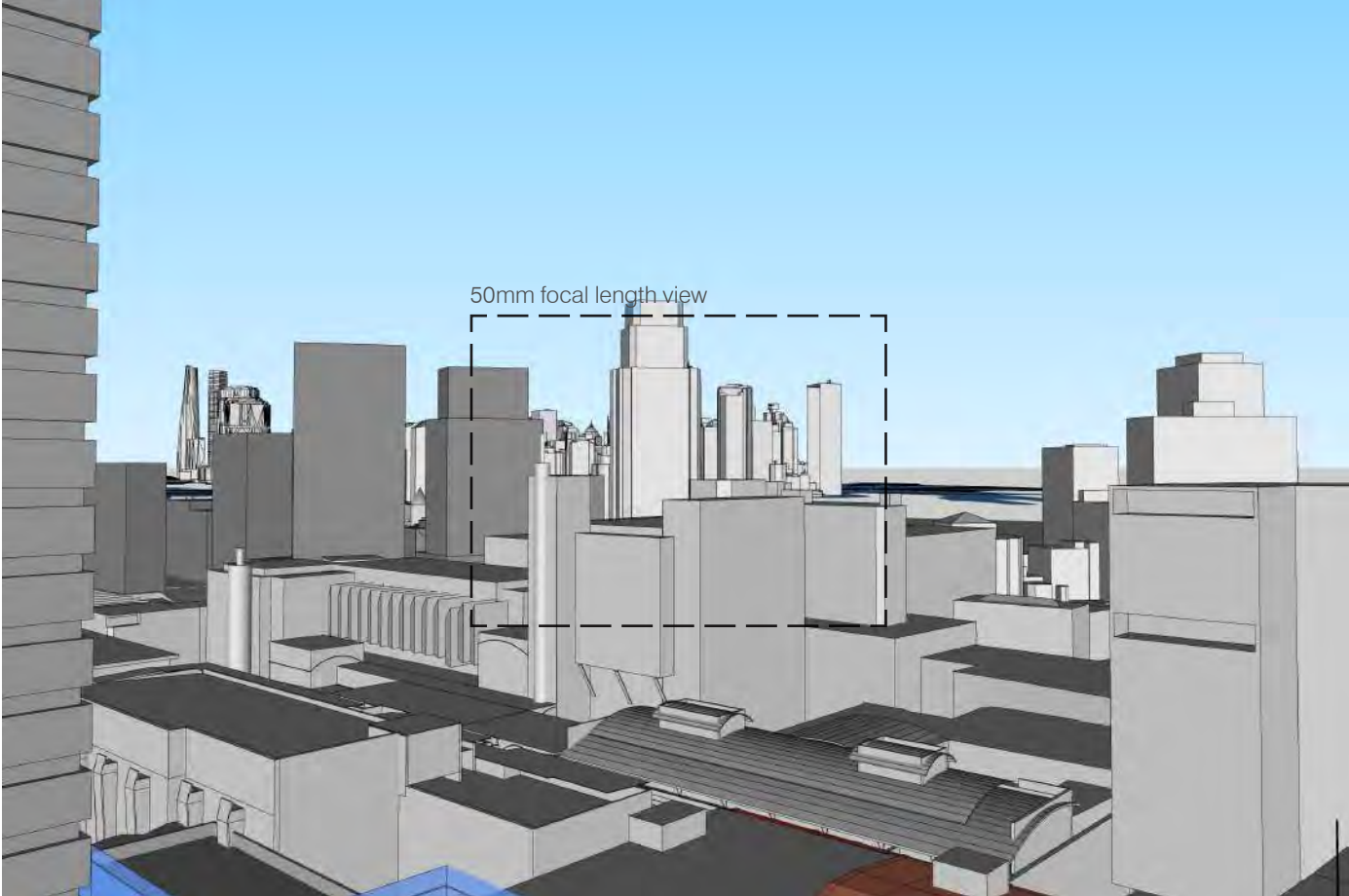
← Direct view
← Oblique view

Legend - views

- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



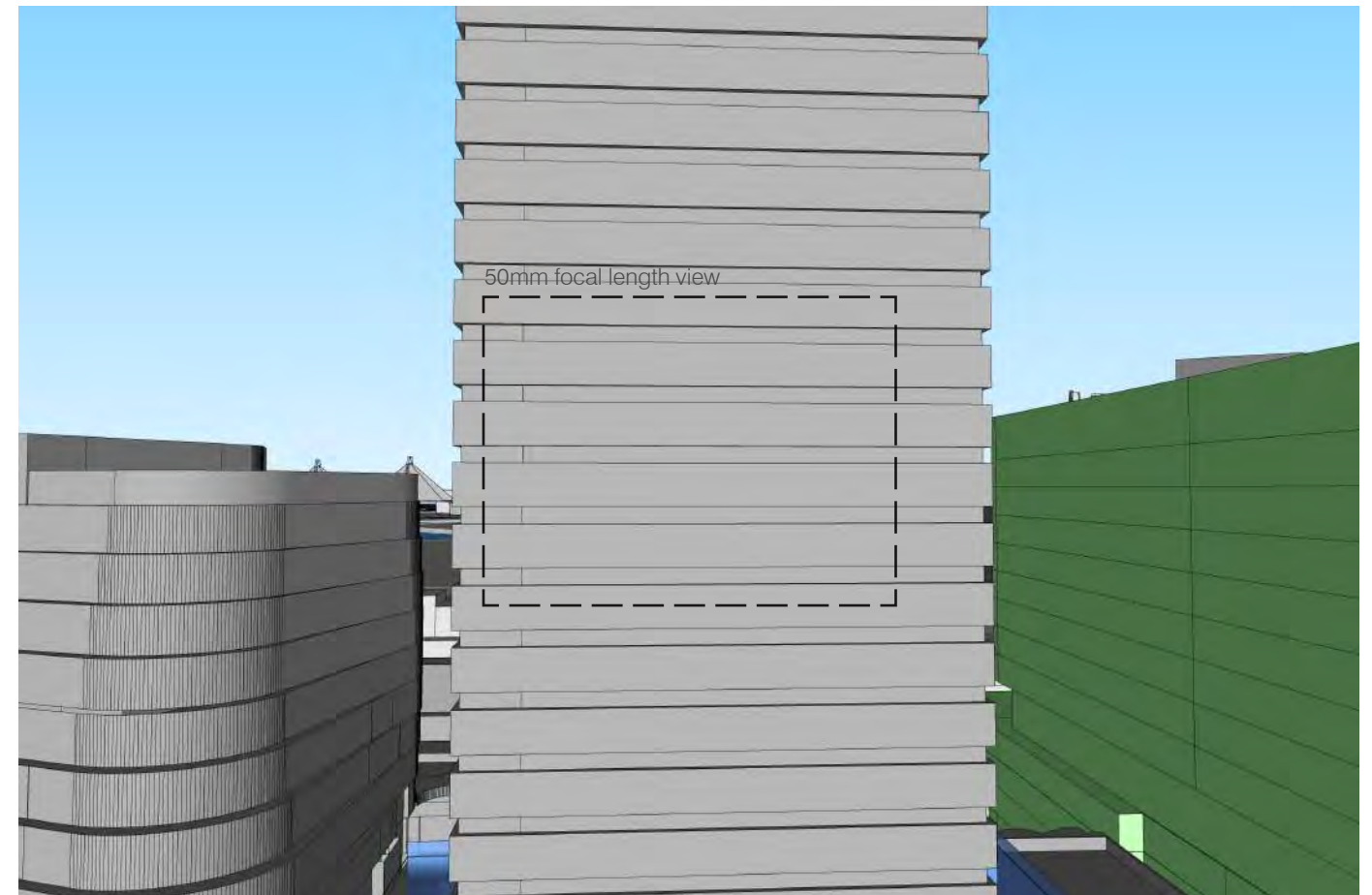
Direct view - Existing - 17mm focal length



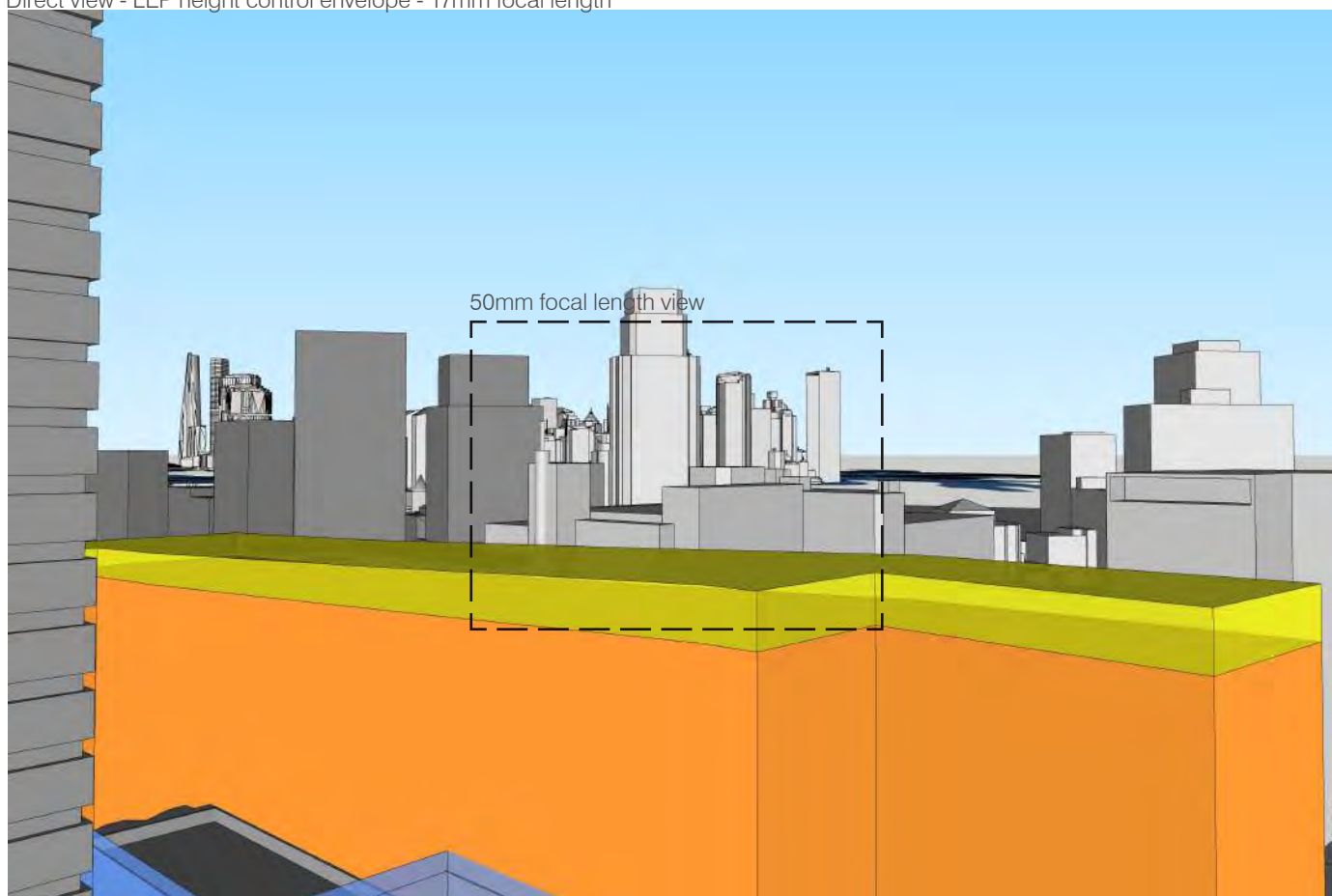
Oblique view - Existing - 17mm focal length



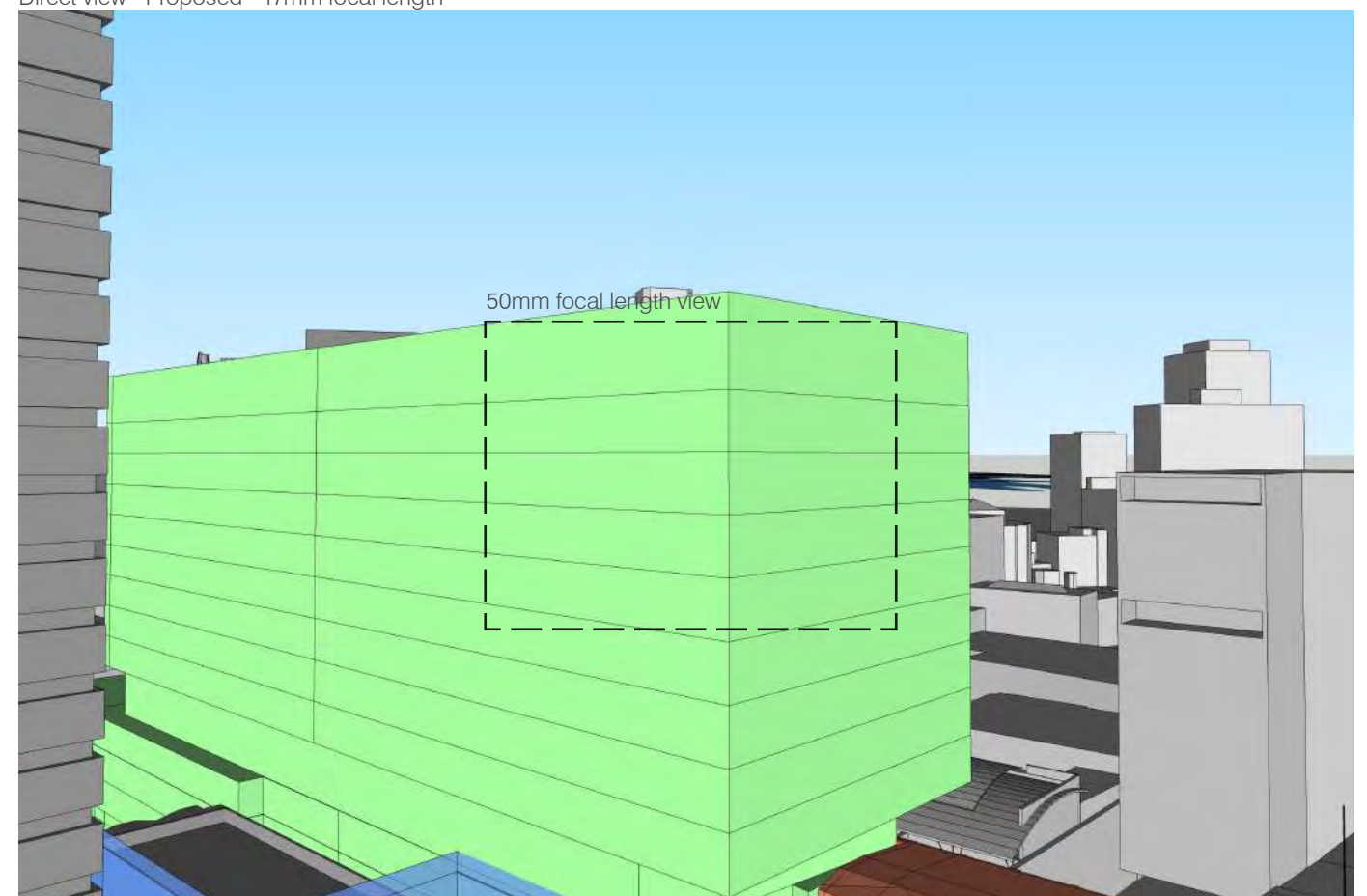
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P3 - One Central Level 5 (podium)
RL: 41.4m

Importance of view

Views shown include direct and oblique views taken from a standing position within the dining/kitchen area of the one bedroom apartment. The view is representative of other apartments in the Central Park. Many will obtain the same direct view to the north however this is the only apartment type in this building where the oblique view is likely from any space other than edge of the room.

The view shown towards the proposal is available from the oblique view, looking north-east towards the site and the CBD. It is a view corridor which terminates at the existing UTS Student Accommodation building. The direct view north is highly obstructed by the existing UTS podium.

Views do not include water or the wider city skyline. Their importance is summarised as Low.

View change

The proposed concept is visible within the foreground of the oblique view, and mildly noticeable in the background of the direct view. The proposed concept is prominent in the oblique view due to its height above the LEP envelope.

The proposal obscures all current visibility to buildings within the current oblique view as well as part of the sky.

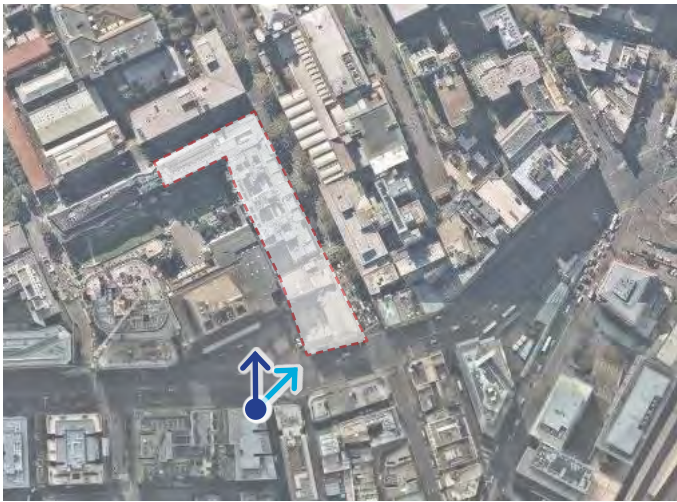
The visual change of the proposed concept and change from existing view is summarised as Moderate.

The proposal is considered to obstruct a greater portion of sky compared to the LEP scheme however, obstruct the same quantum of buildings located within view.

Summary against criteria:

Importance of the view: Moderate

View change: Moderate



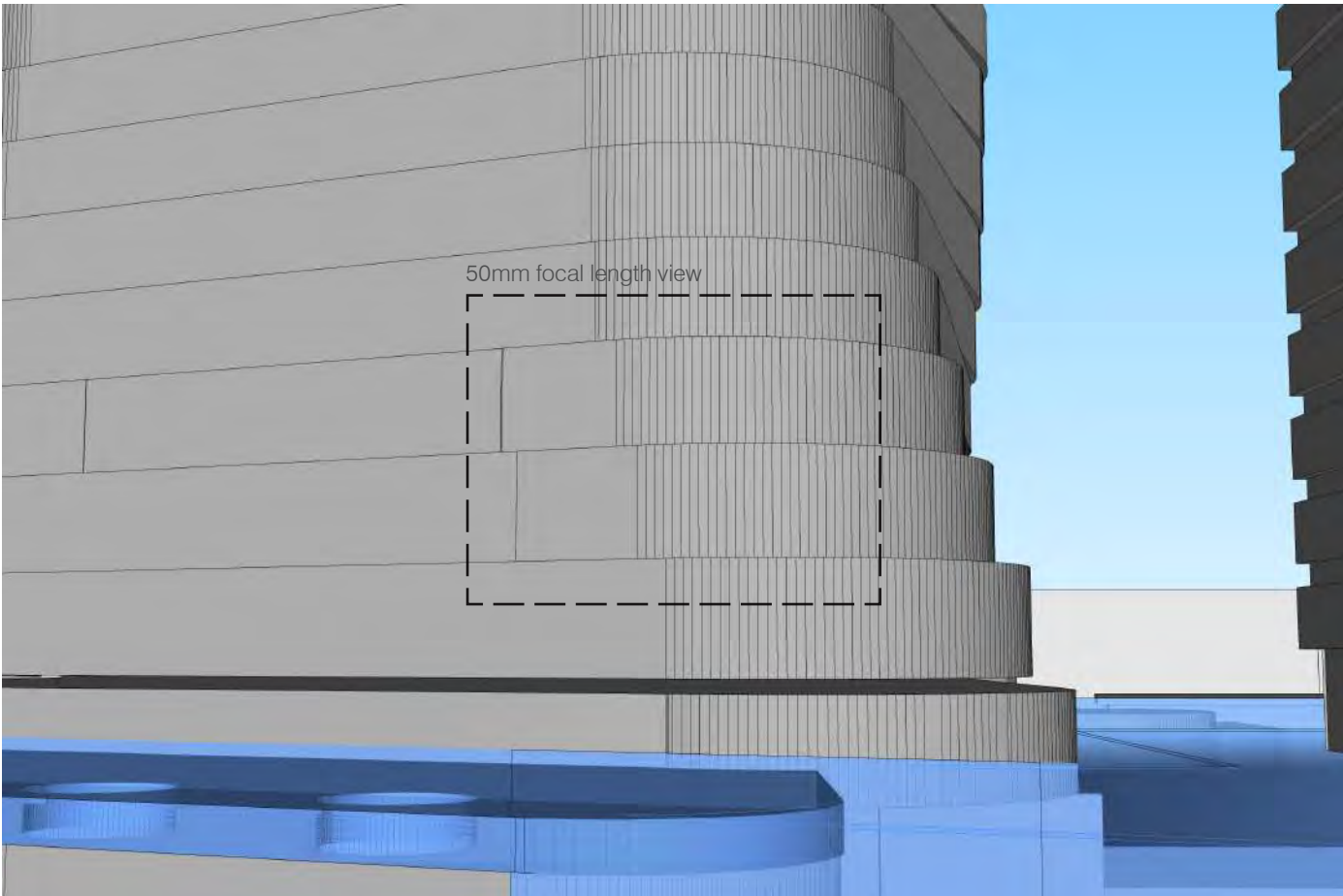
Approximate location of view

← Direct view

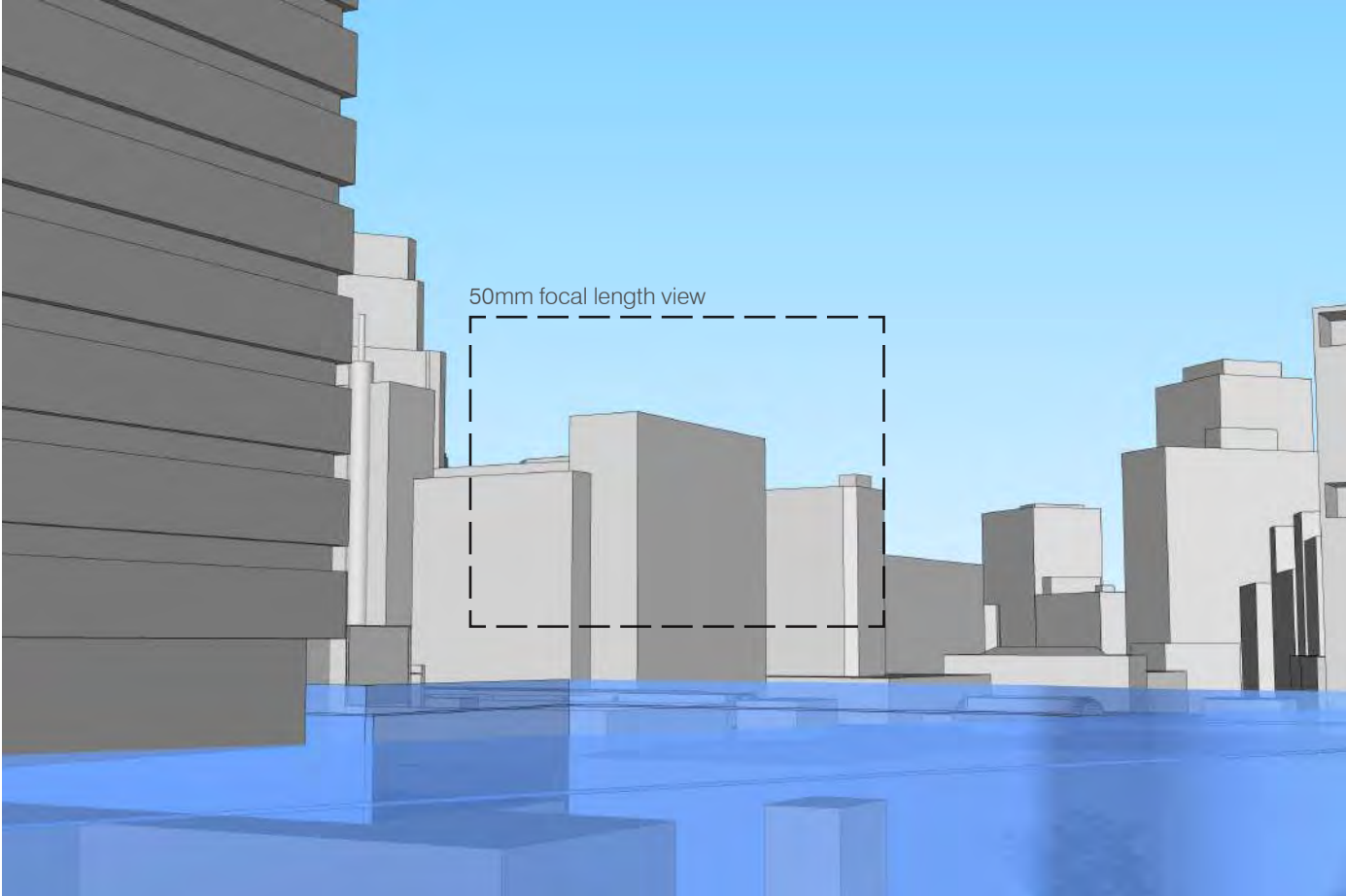
← Oblique view

Legend - views

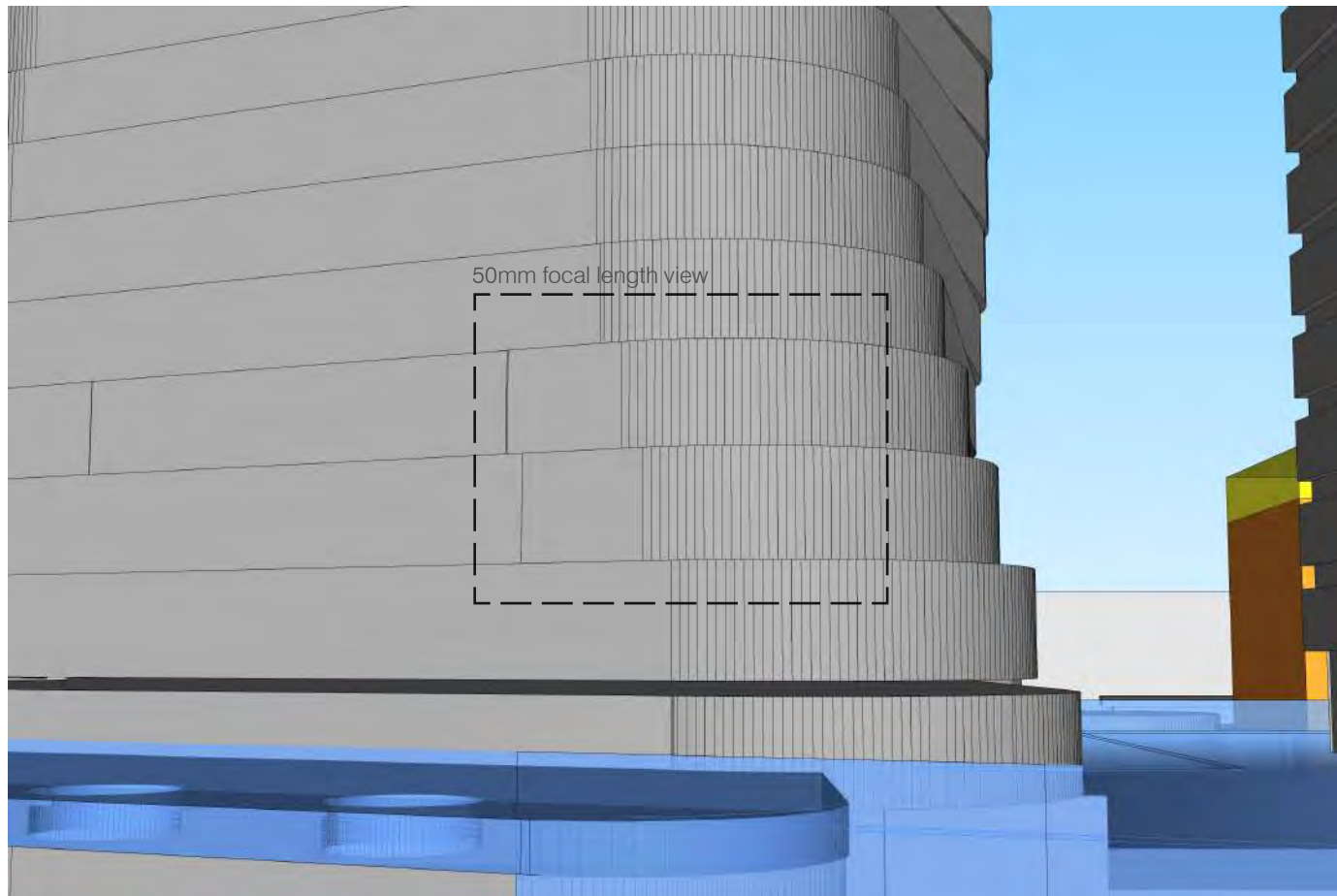
- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



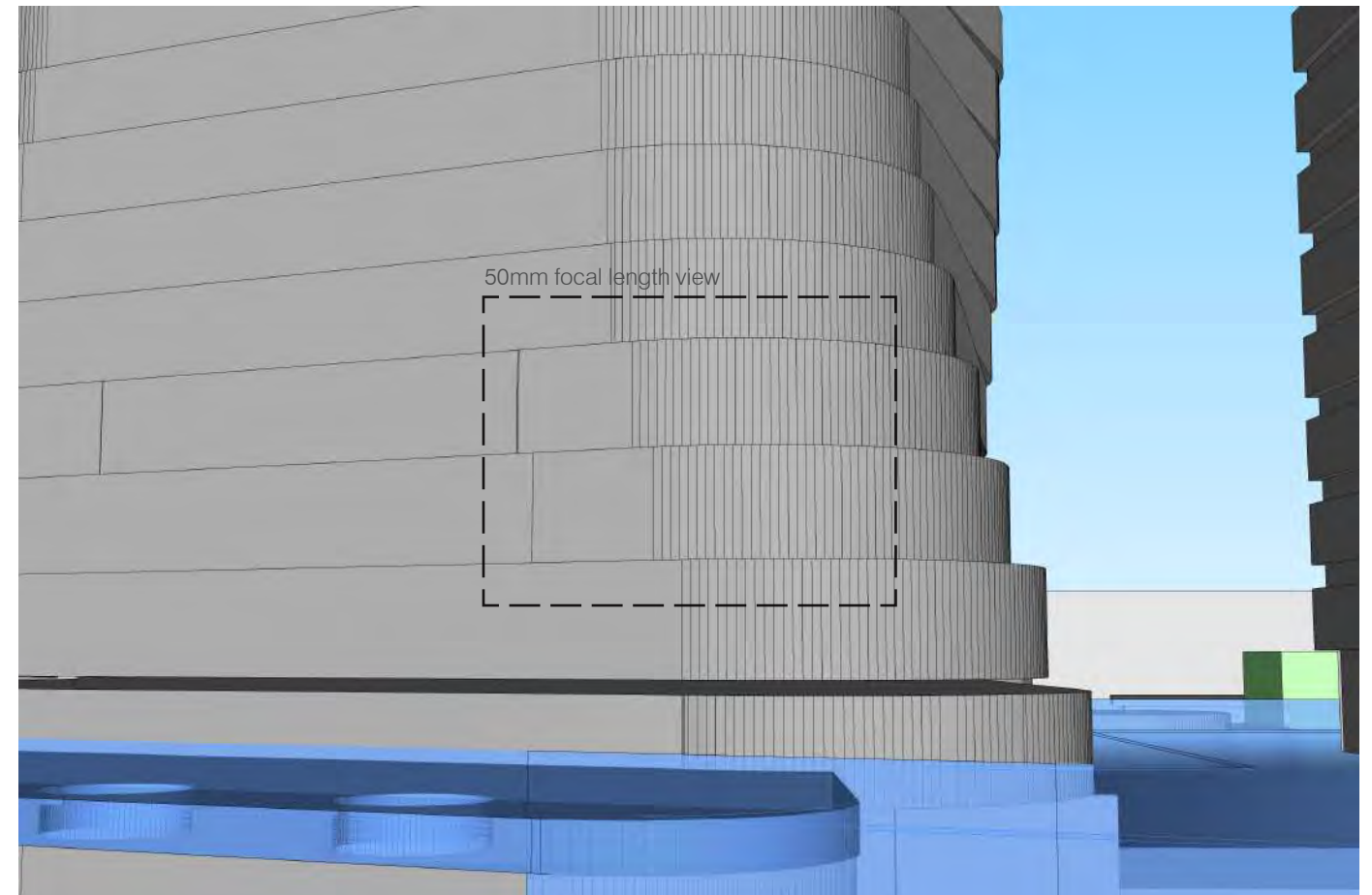
Direct view - Existing - 17mm focal length



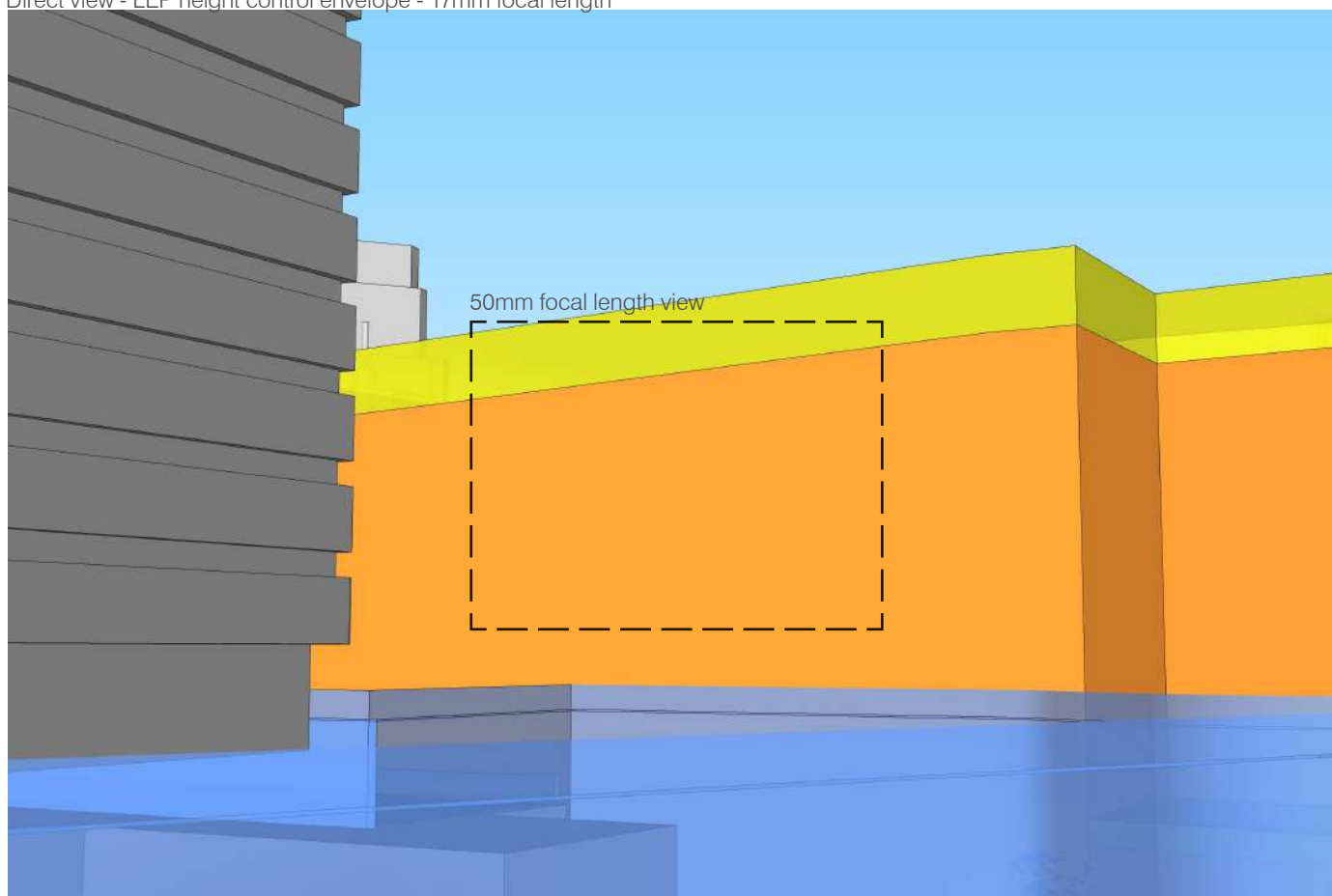
Oblique view - Existing - 17mm focal length



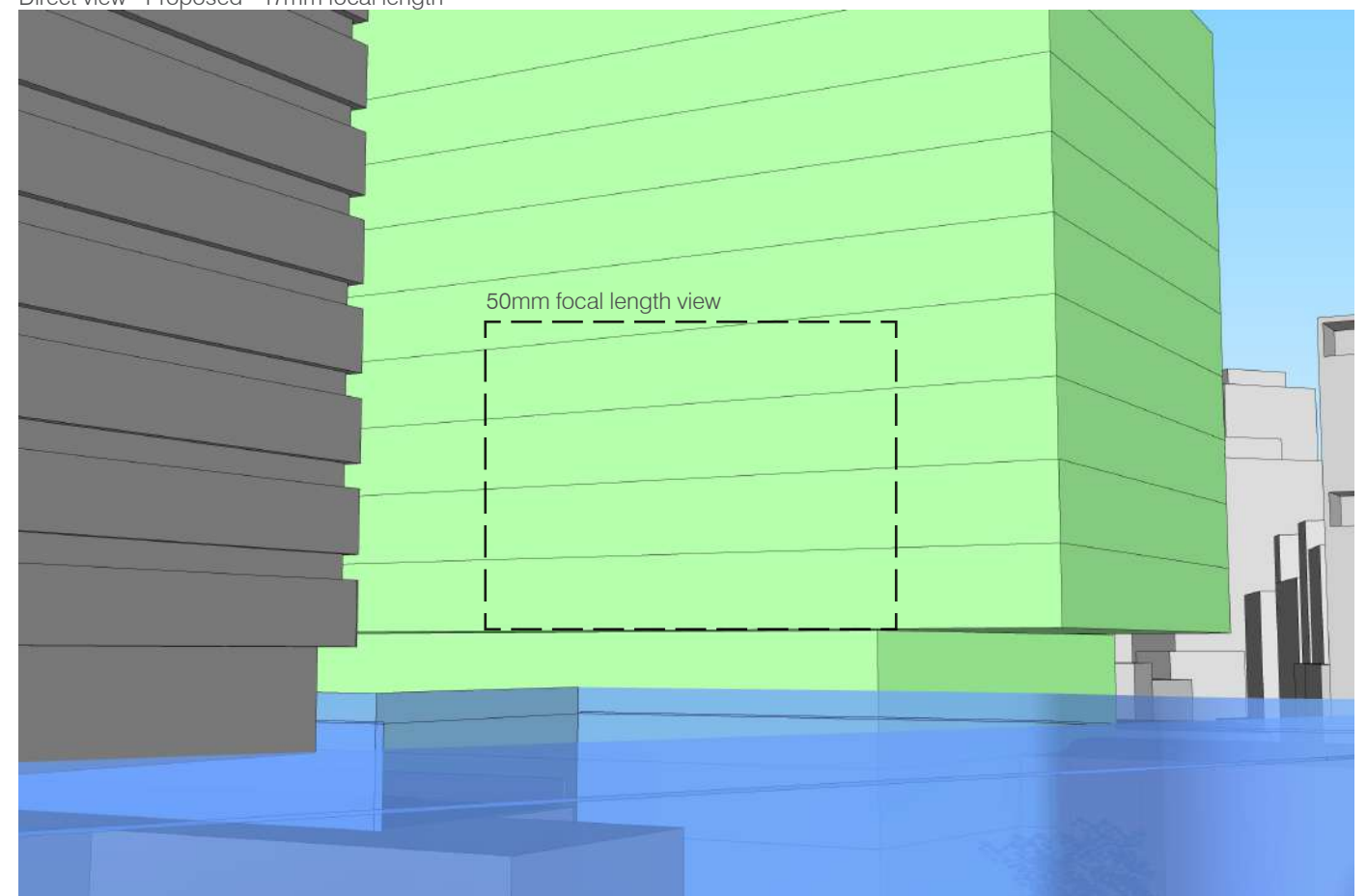
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P4 - The Mark Level 27

Importance of view

Views shown include direct and oblique views taken from a standing position from the balcony area of the one bedroom apartment. This view is representative of other views from the building. While the primary view from most apartments is northwest or east, a similar oblique may be obtained from two other apartments at this level (which face north over the adjacent building).

The view shown towards the proposal is available from the direct view looking east and more prominently featured within the oblique view, looking north-east towards the site and the CBD.

Both views contain partially unobstructed views to the CBD, capturing the city skyline. As such, the view importance is summarised as Moderate-High.

View change

The proposed concept is partially visible within the mid-ground of the direct view (located toward the left of frame) and is fully visible within the oblique view.

The visual change of the proposal is most notable within the oblique view looking north-east over the subject site, largely due to the extent in which the development exceeds the permissible building height, outlined by the LEP envelope. The change in view will only be seen from close to the glass line of the apartment, and will not be noticeable from the centre of the living room (which faces east).

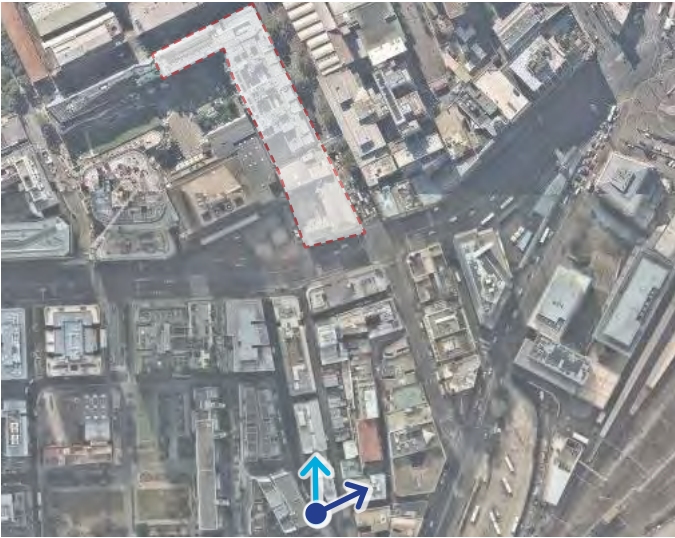
Although fully contained within the oblique view, visual change is considered to be Low-Moderate, as the proposed concept only partially obstructs views to the CBD skyline. With the majority of the skyline unaffected.

The visual change of the proposed concept is considered comparable to the LEP envelope.

Summary against criteria:

Importance of the view: Moderate-High.

View change: Low-Moderate.



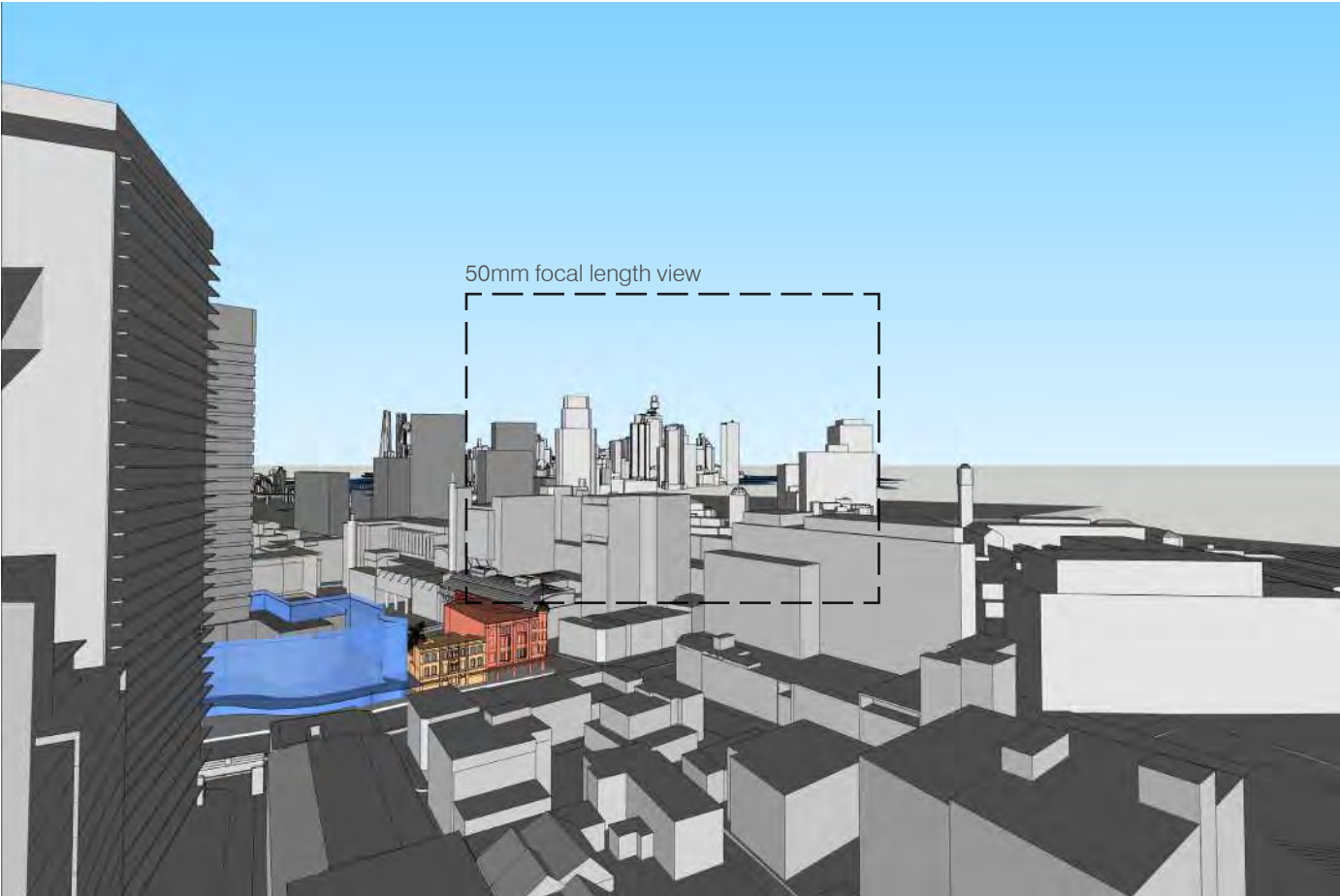
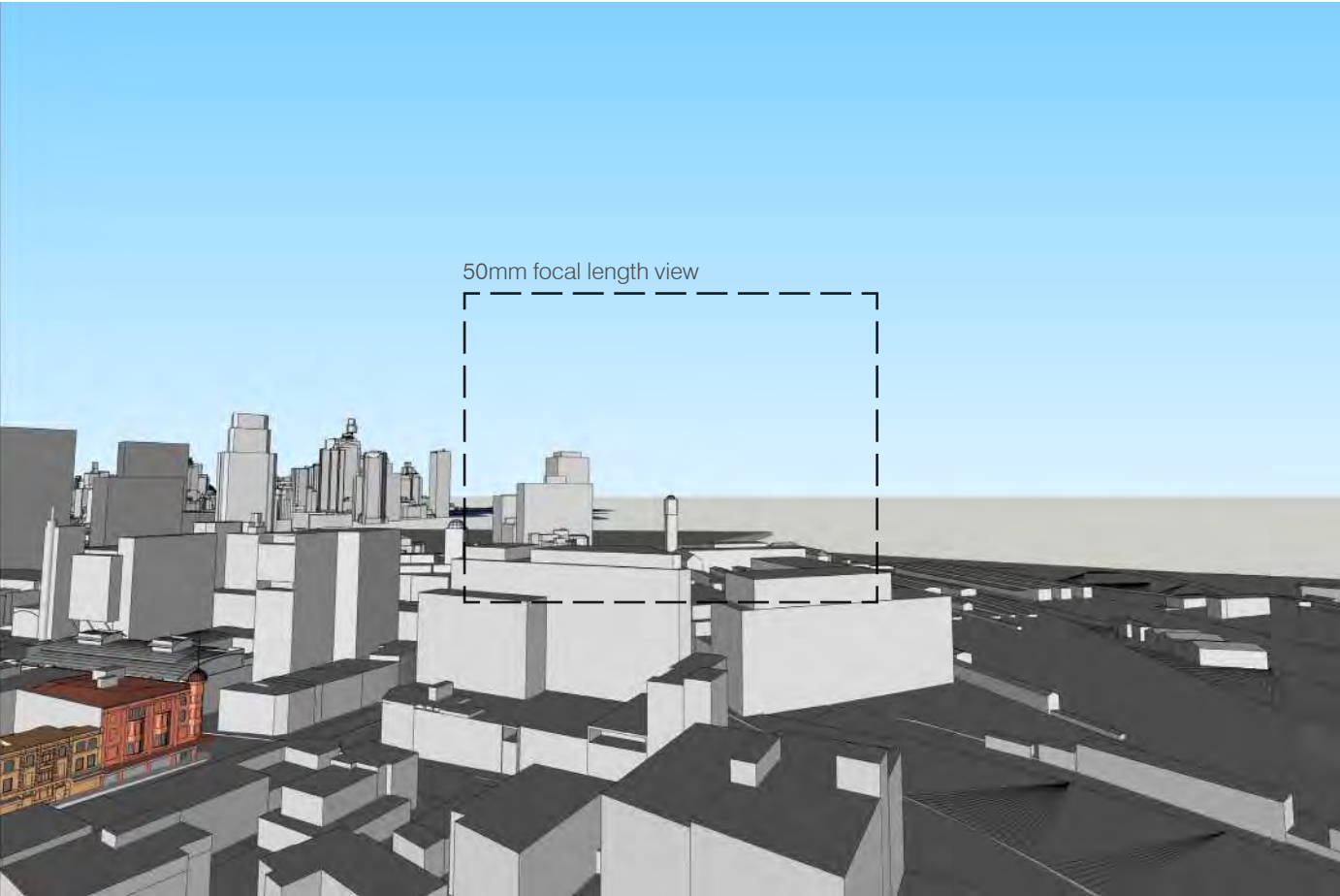
Approximate location of view

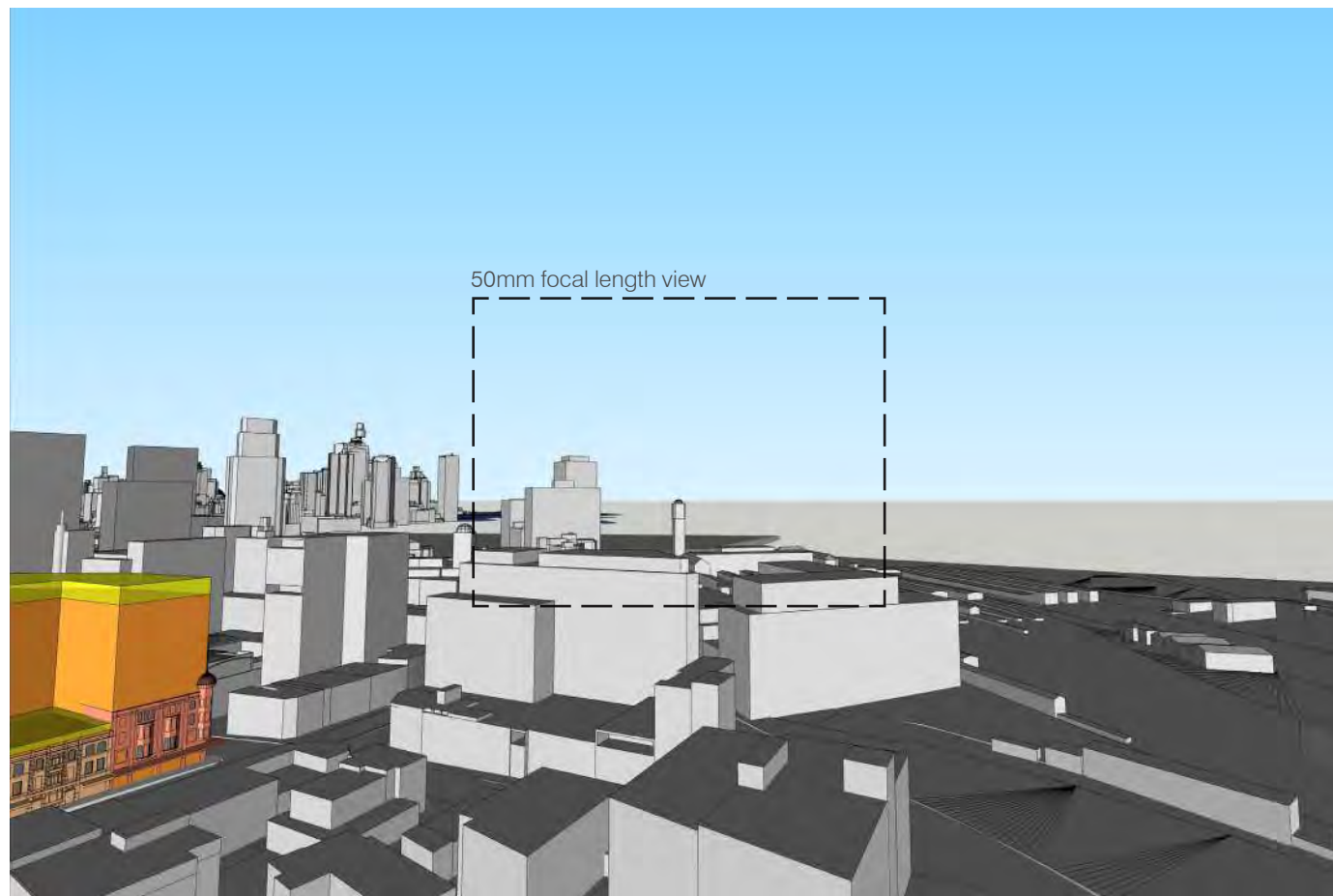
← Direct view

← Oblique view

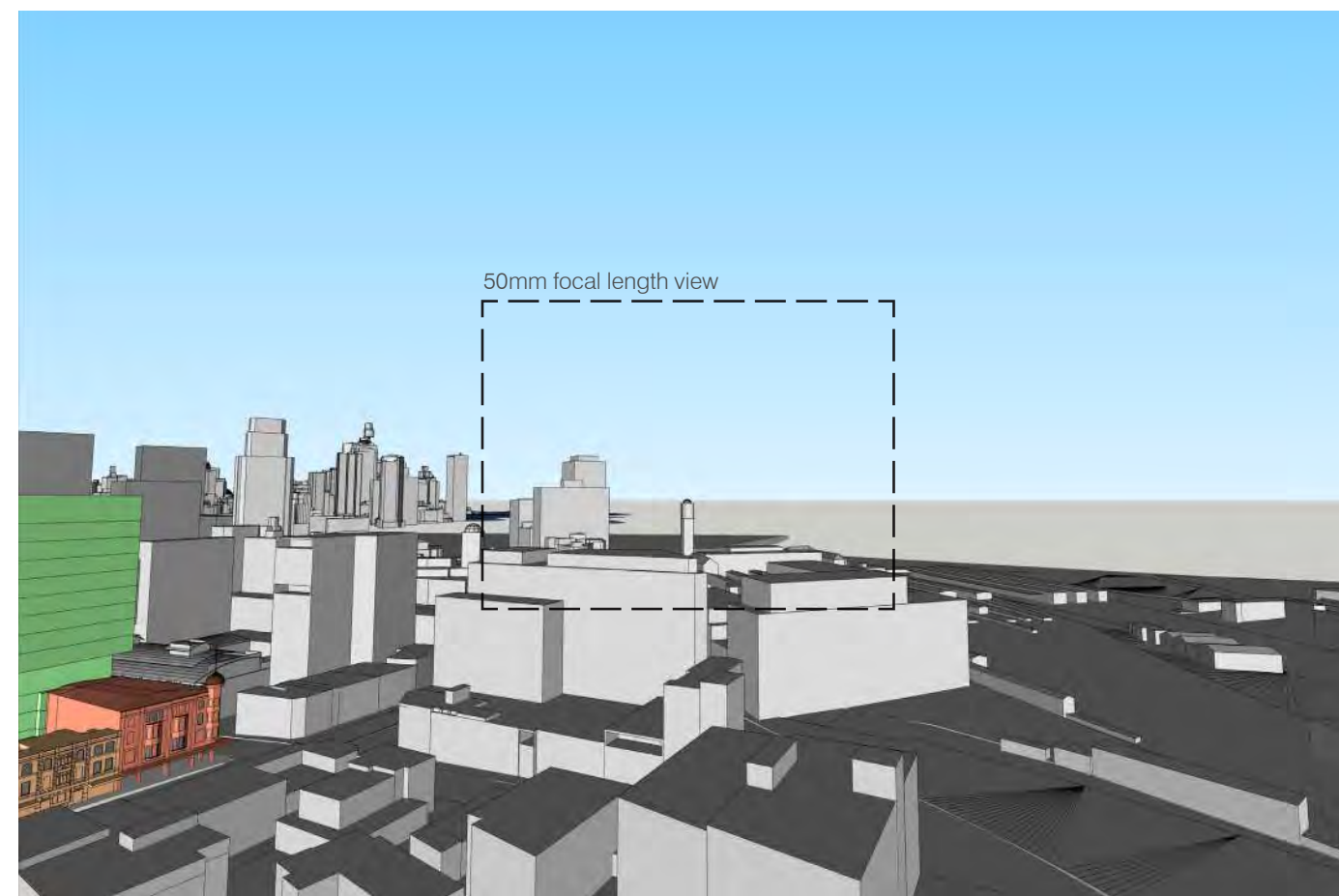
Legend - views

- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal

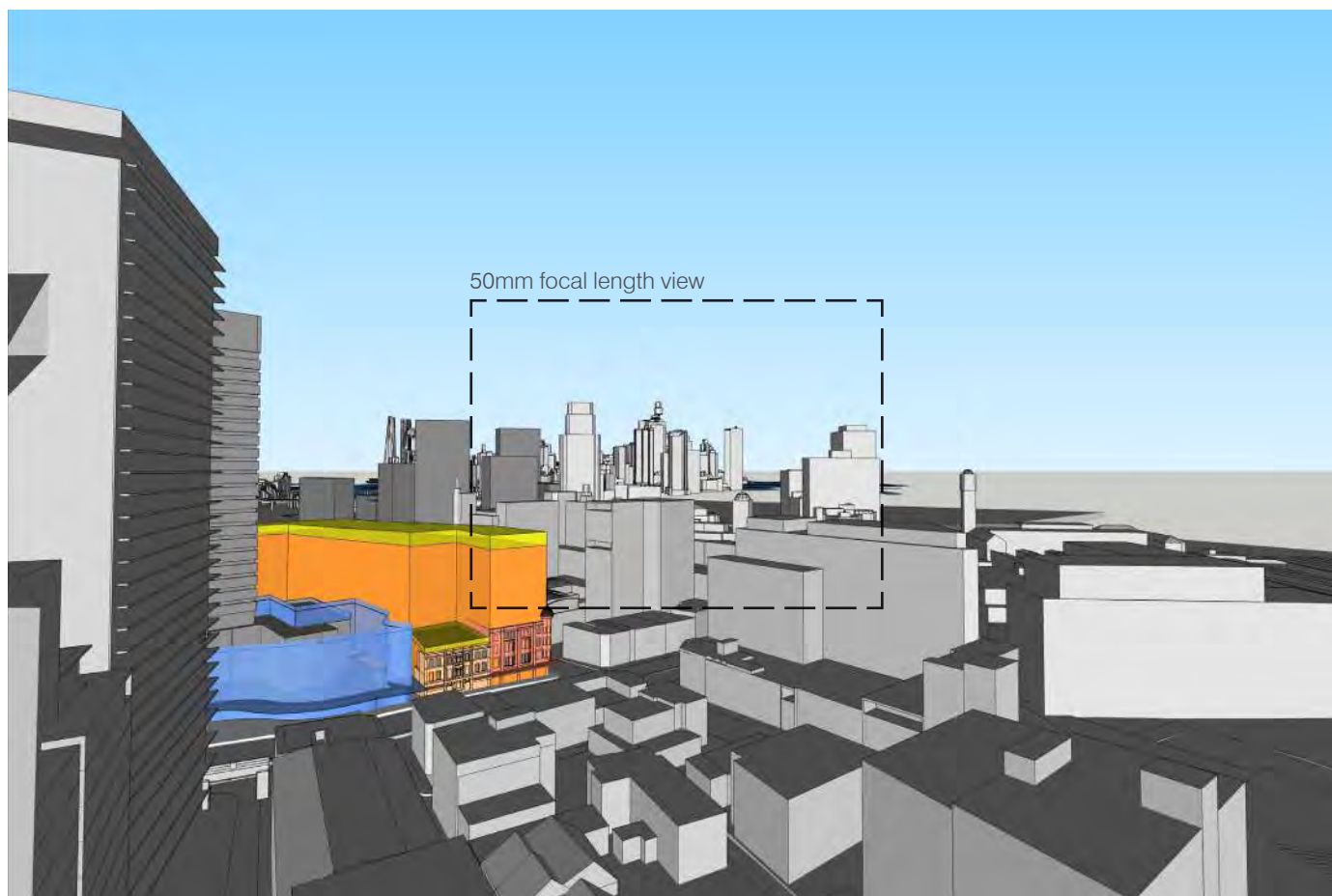




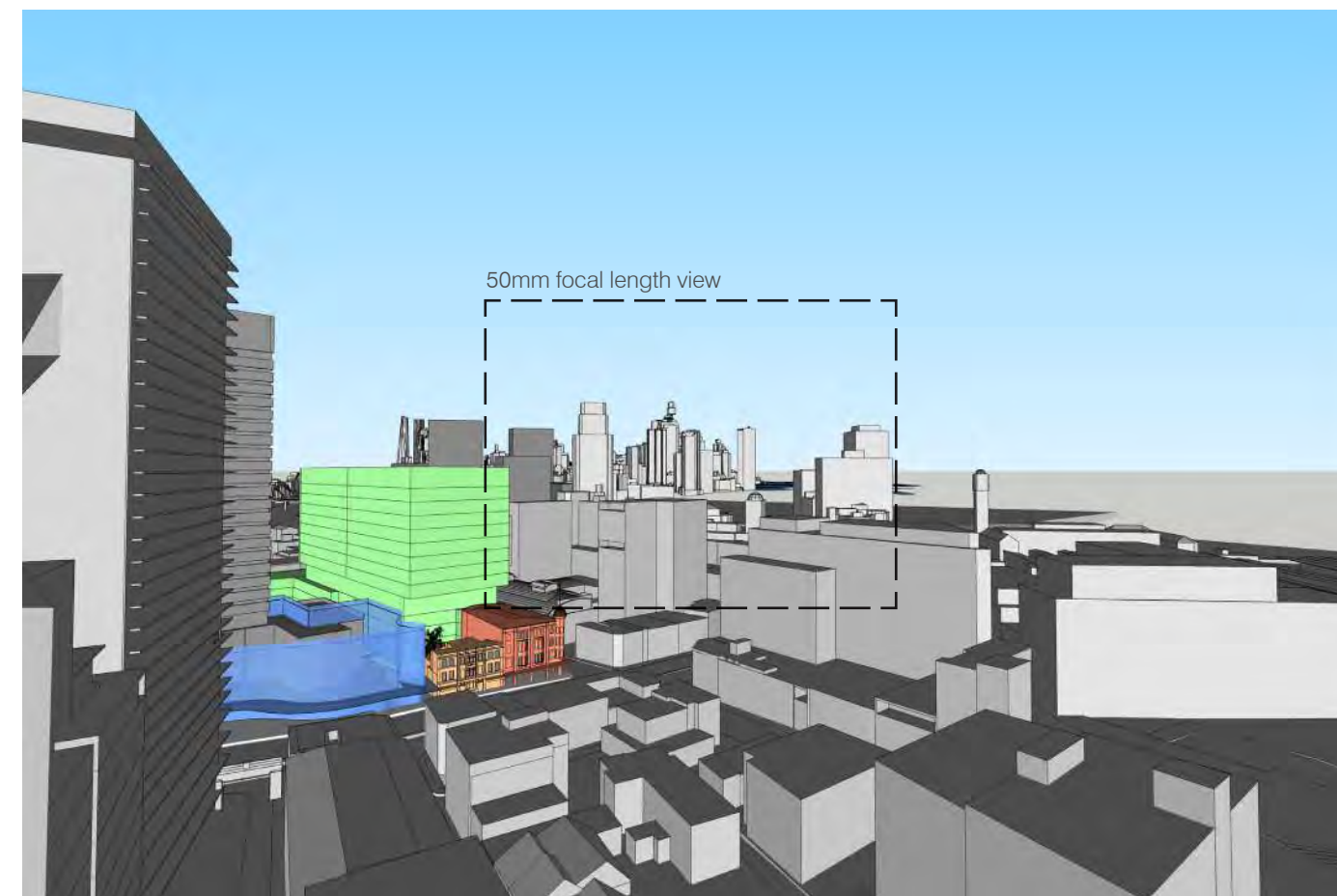
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P5 - The Mark Level 17

Importance of view

Views shown include direct and oblique views taken from a standing position from the balcony area of the one bedroom apartment. This view is selected as being representative of other views from the building. At this level, the oblique view is most likely to be obtained from this apartment and one other (the most northern apartment in plan form).

The view shown towards the proposal is available from the direct view looking east and more prominently featured within the oblique view, looking north-east towards the site and the CBD.

Both views contain partially unobstructed views to the CBD, capturing the city skyline. As such, the view importance is summarised as Moderate-High.

View change

The proposed concept is partially visible within the mid-ground of the direct view (located toward the left of frame) and is fully visible within the oblique view.

The visual change of the proposal is most notable within the oblique view looking north-east over the subject site, largely due to the extent in which the development exceeds the permissible building height, outlined by the LEP envelope.

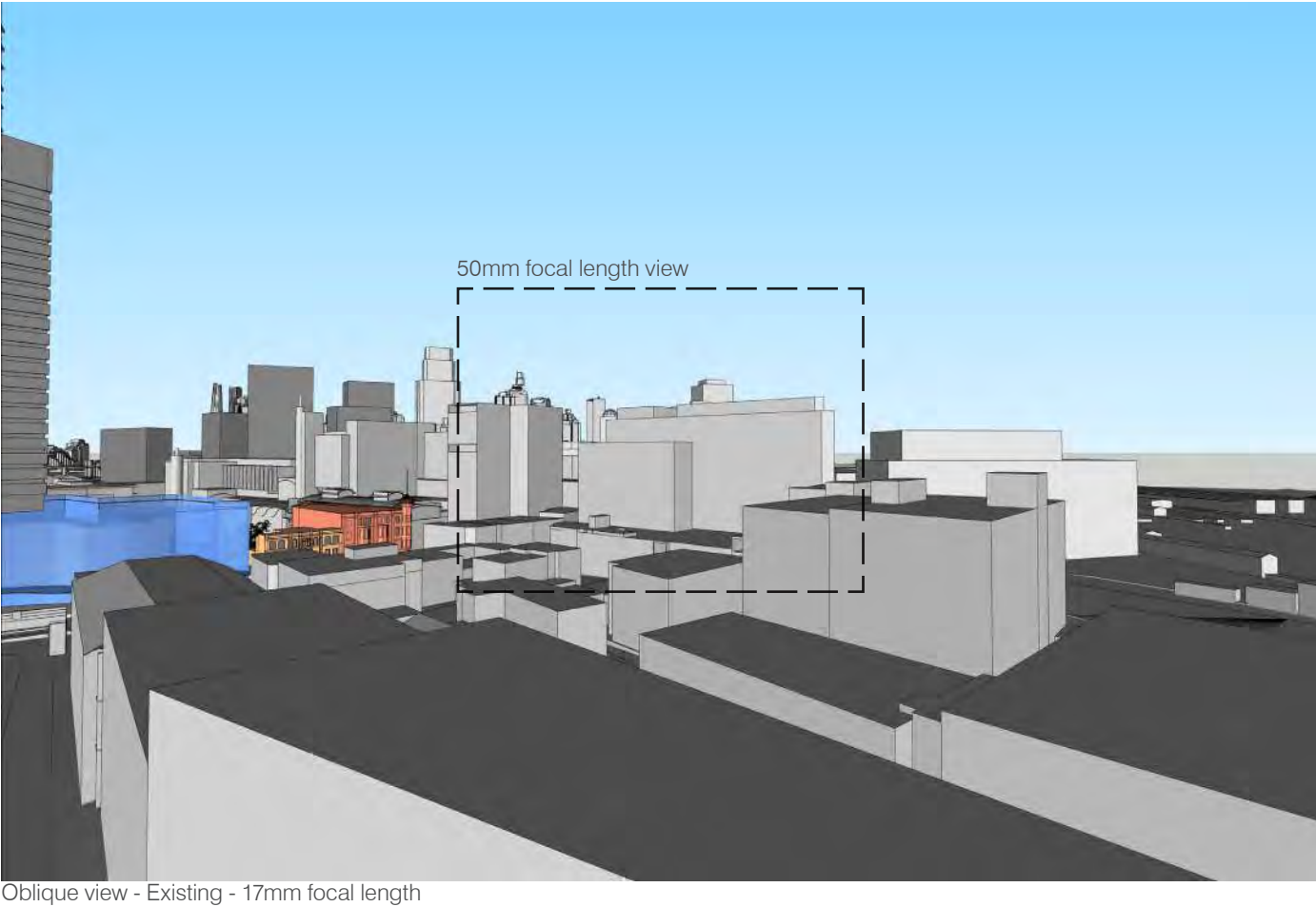
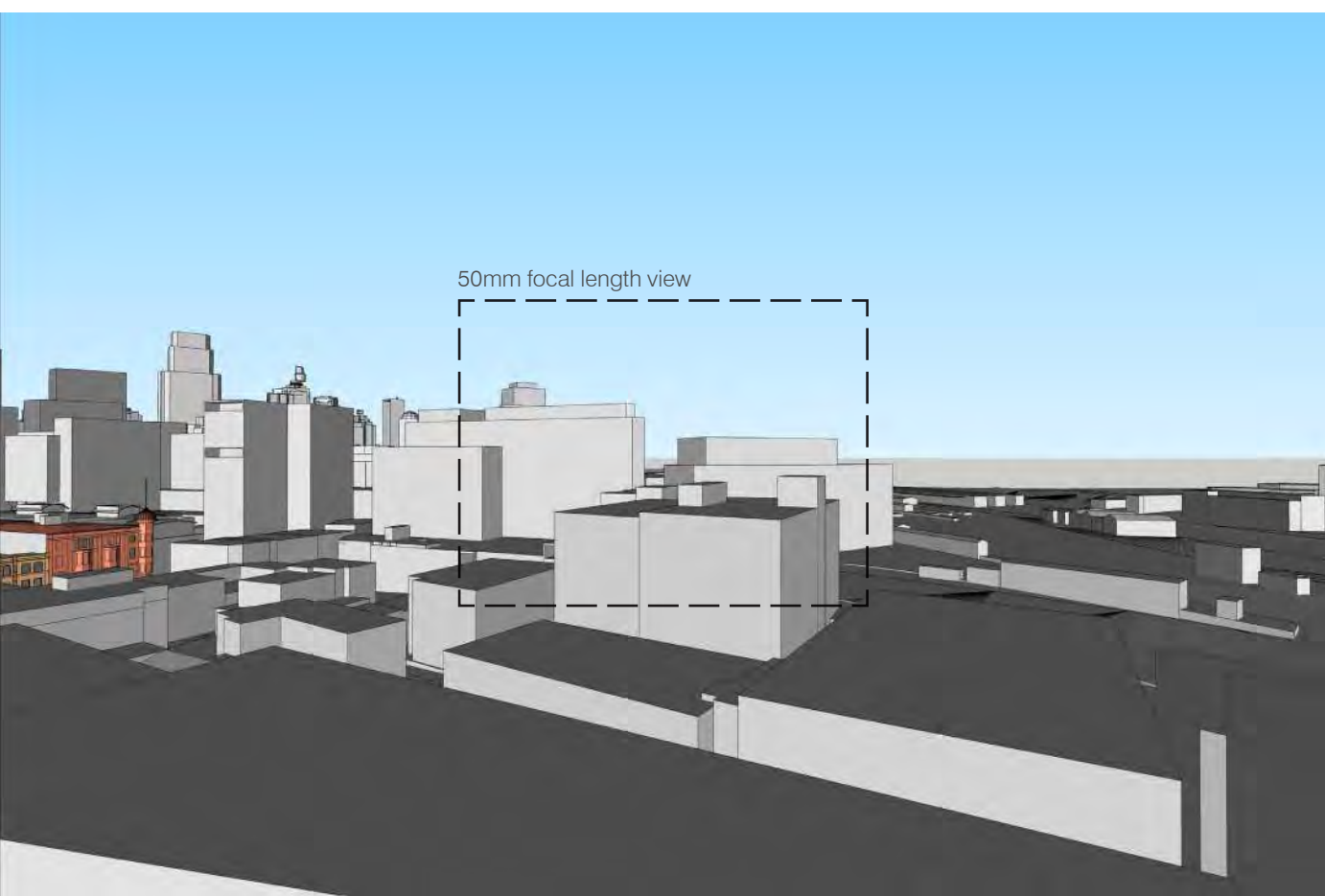
Although fully contained within the oblique view, visual change is considered to be Low-Moderate, as the proposed concept only partially obstructs views to the CBD skyline. With the majority of the skyline unaffected.

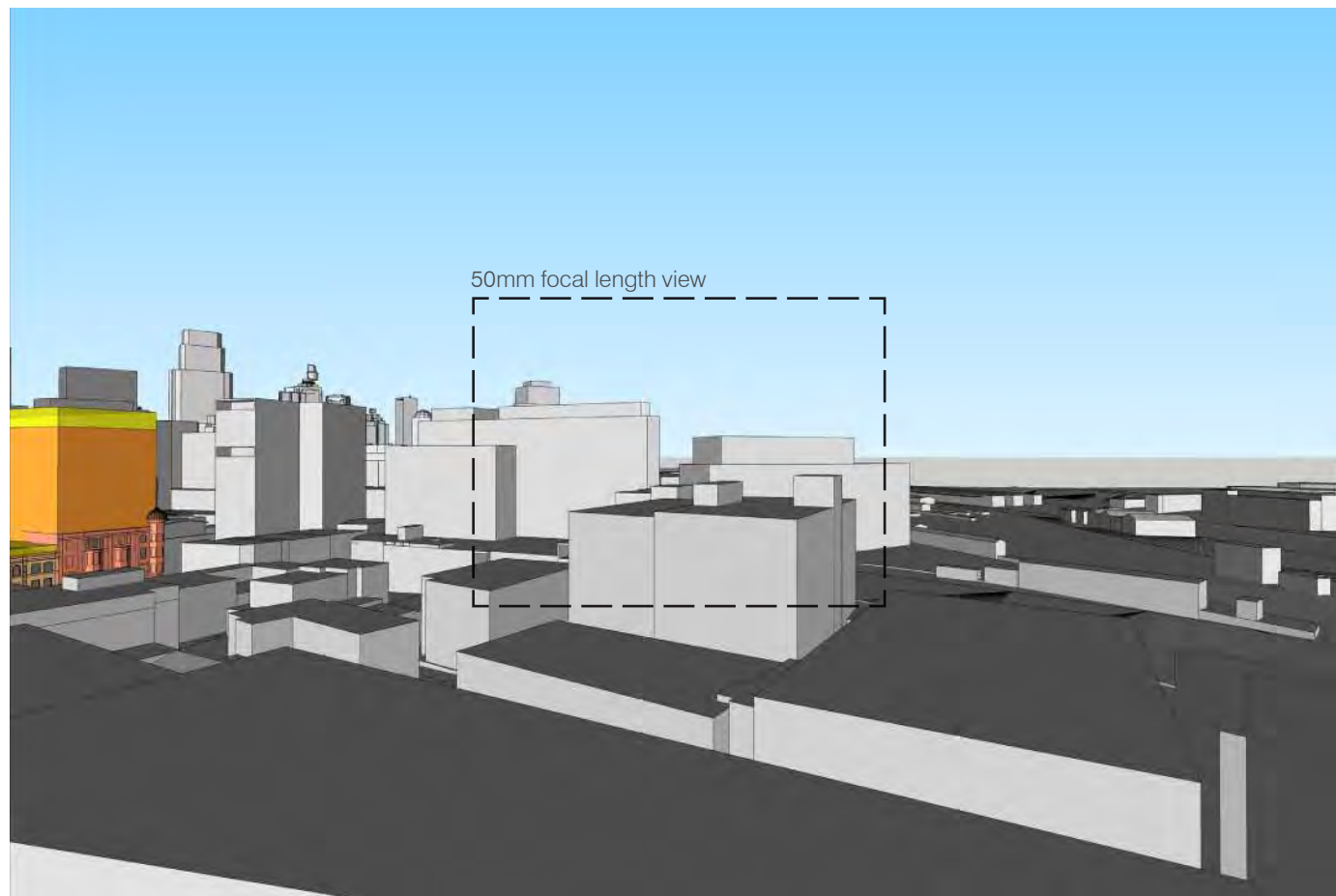
The visual change of the proposed concept is considered comparable to the LEP envelope.

Summary against criteria:

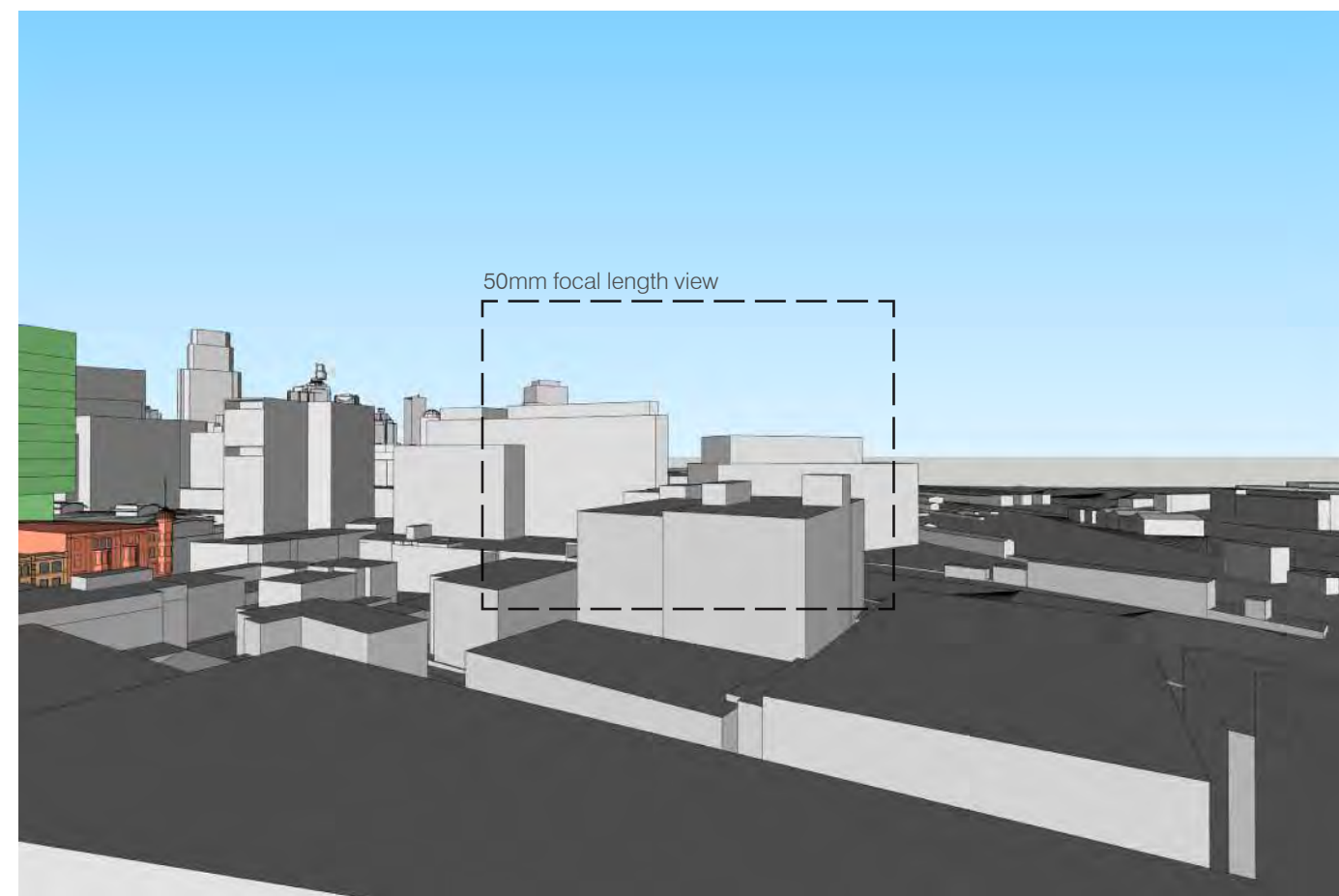
Importance of the view: Moderate-High.

View change: Low-Moderate.

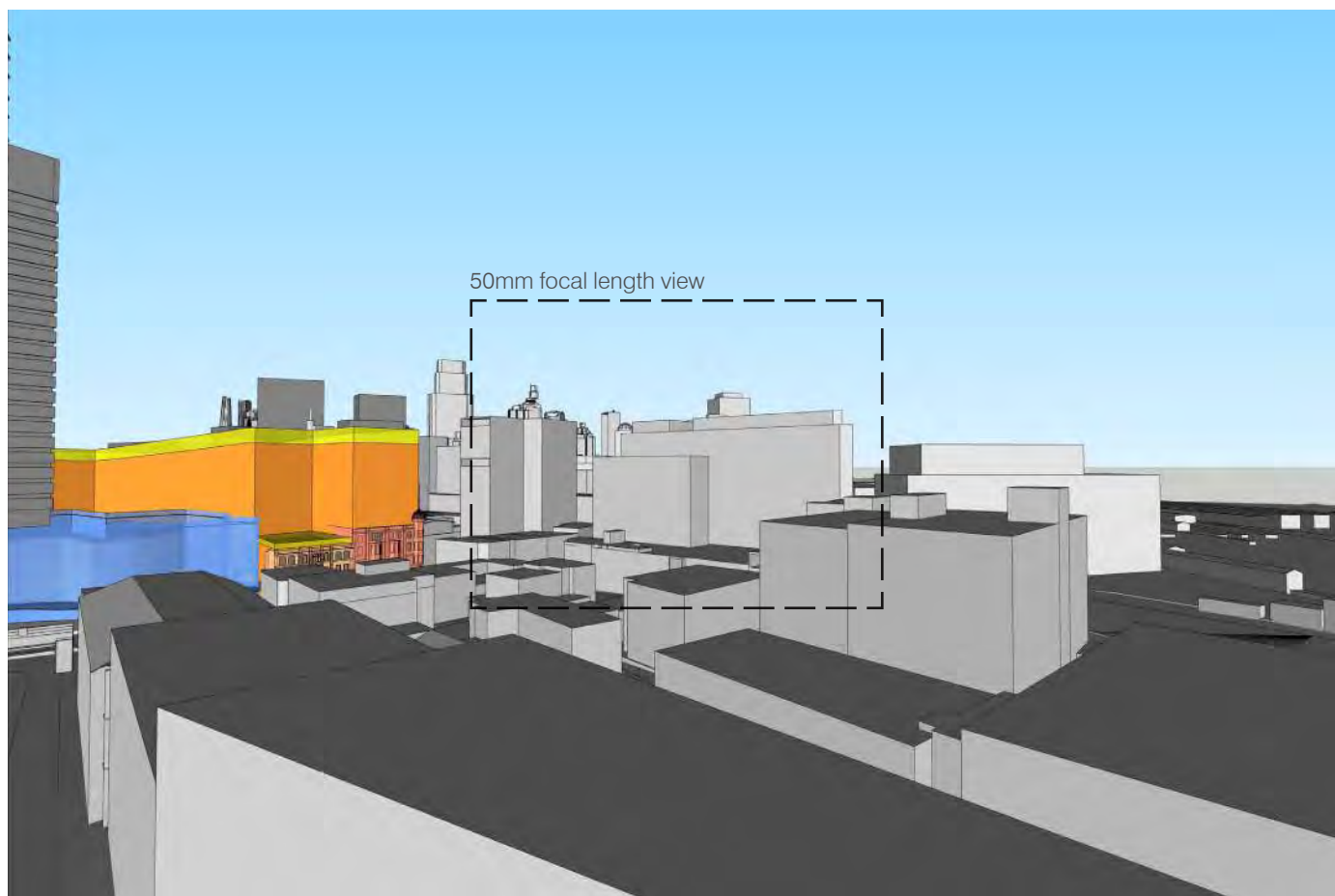




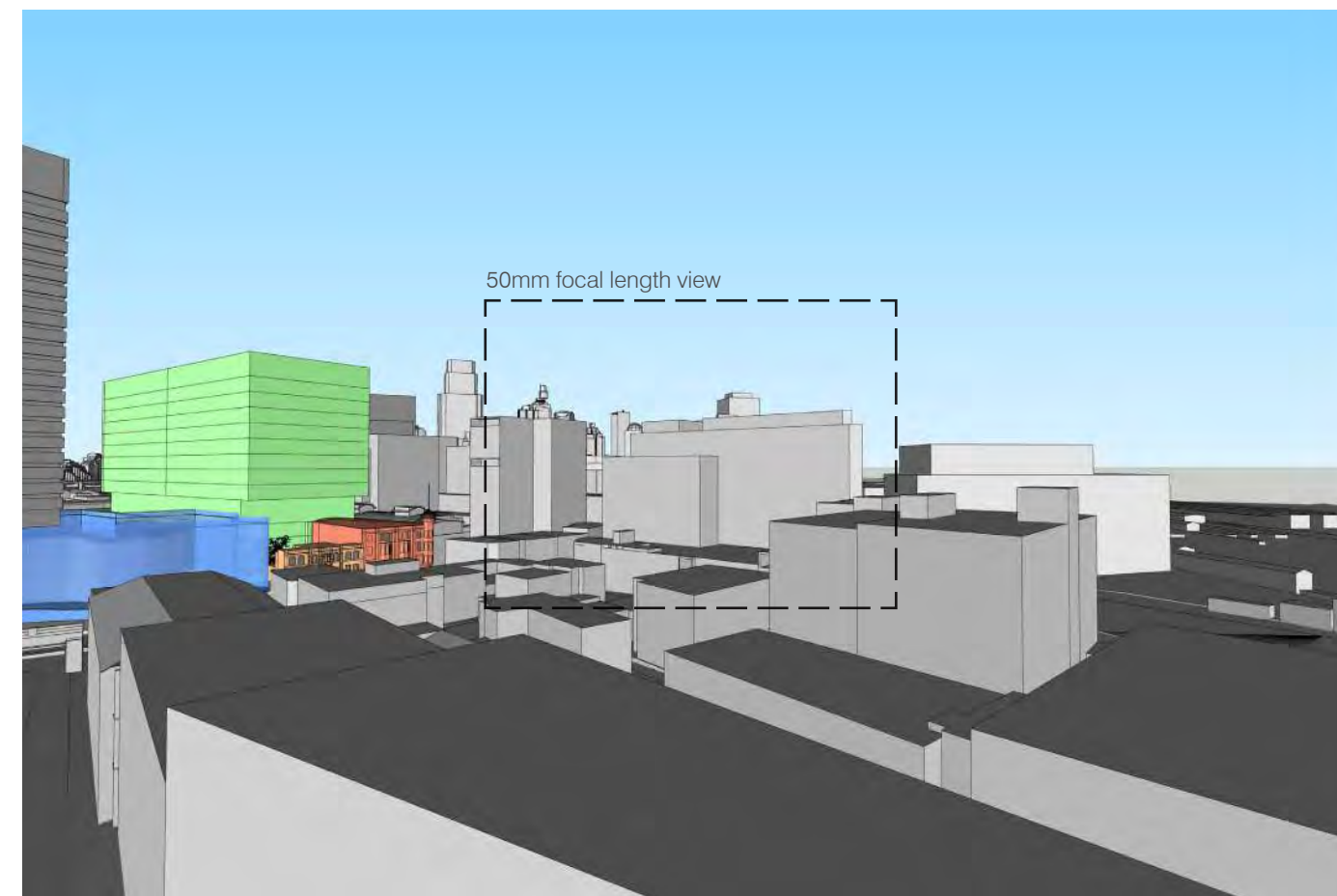
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P6 - Taragon Central Level 16
RL: 54.28m

Importance of view

Views shown include direct and oblique views taken from a standing position from a 16th floor apartment located on George Street.

The direct view is looking south-west directly over the Broadway end of the site. This view corridor captures buildings considered to be of prominence within this location, including Central Park and the UTS Tower. There are views to the sky however, these are currently largely obstructed by existing buildings.

The oblique view is looking north-west directly over the Thomas Street end of the site. The Anzac Bridge and some water views are visible from this view, albeit obstructed by existing buildings located within Ultimo. There are substantial views to the sky due to most of the built form in the area being lower than the subject apartment building.

The importance of this view is summarised as Moderate-high.

View change

In the 50mm focal length direct view (likely to be available from most of the apartment) the proposal narrows the view corridor along the street, where in the wider angle and oblique view (likely to be available primarily from the balcony) the proposal obstructs a significant existing view towards water and the horizon. The proposed concept obstructs views of the sky in both views, though the proposal is particularly dominant in the oblique view. Views of the Anzac Bridge and water are partially changed by the proposal in the oblique view.

The view change of the proposal from the existing views is summarised as Moderate-high.

The LEP envelope results in a higher visual change in the direct and oblique views due to the envelope extending out to Broadway and Thomas Street. The LEP envelope also obstructs a greater extent of the ANZAC bridge in the oblique view than the proposal

Summary against criteria:

Importance of the view: Moderate-High

View change: Moderate-High



Approximate location of view

← Direct view

← Oblique view

Legend - views

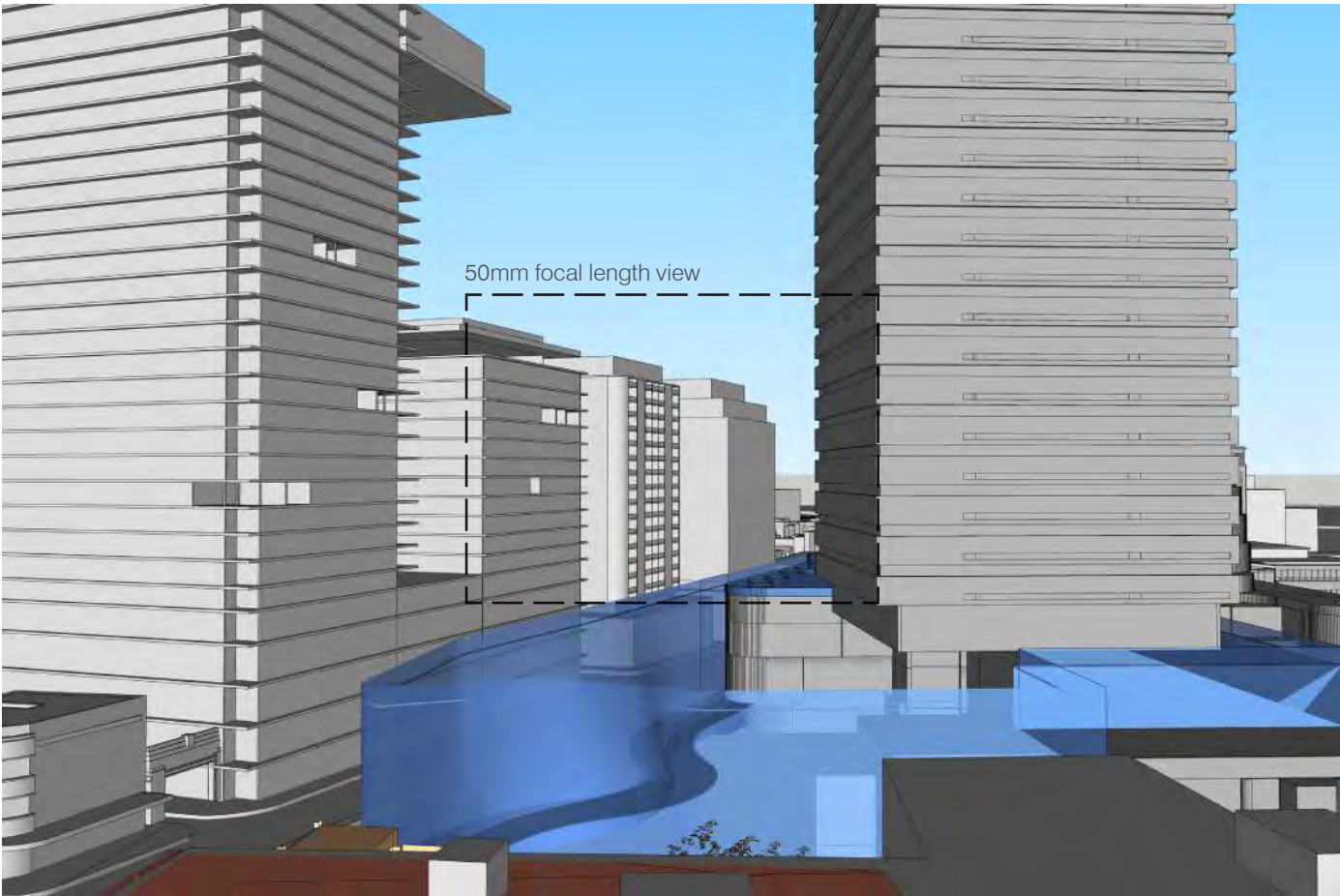
Existing heritage buildings

Approved UTS Central Podium

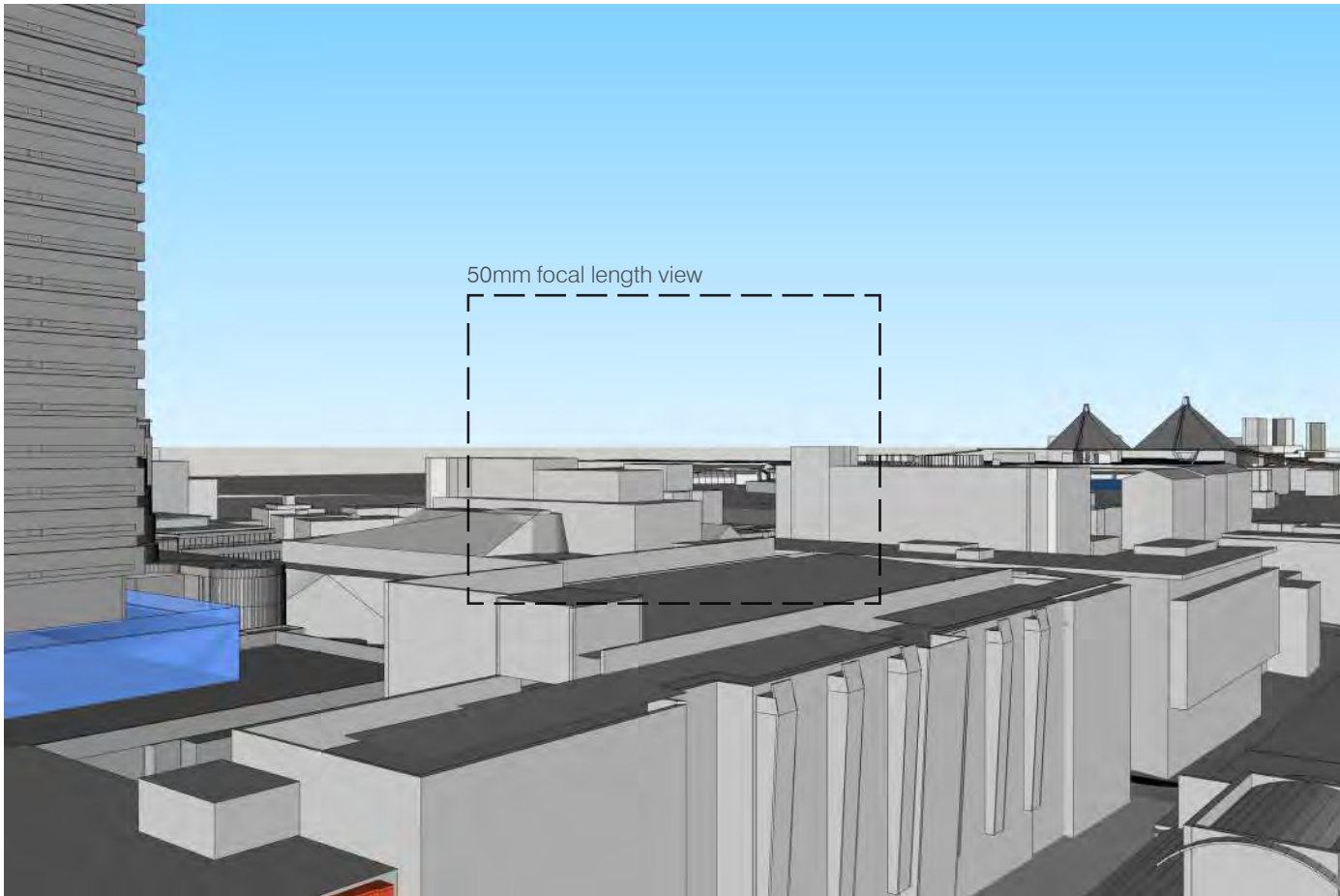
LEP compliant envelope

LEP compliant envelope + design excellence bonus

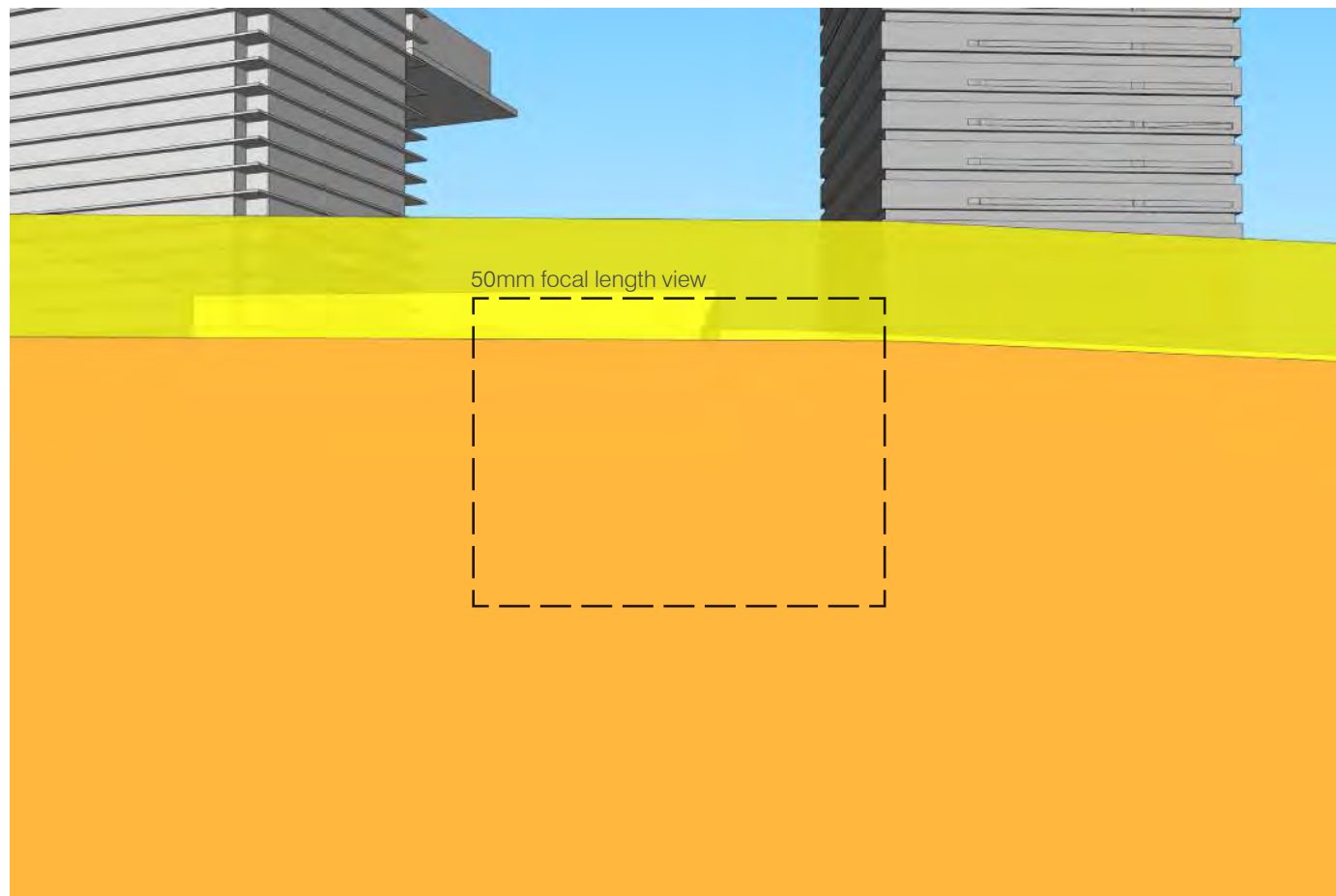
Proposal



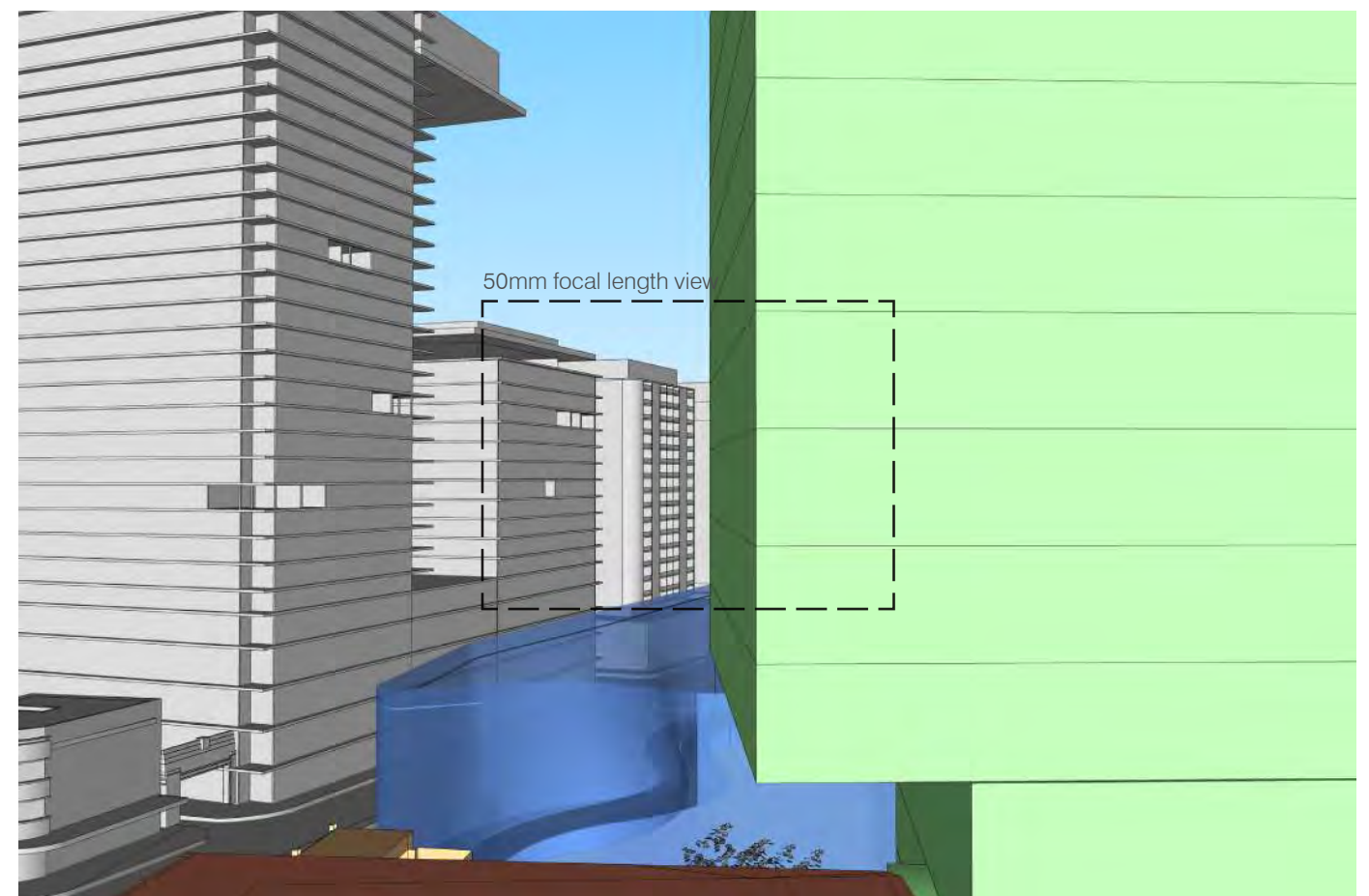
Direct view - Existing - 17mm focal length



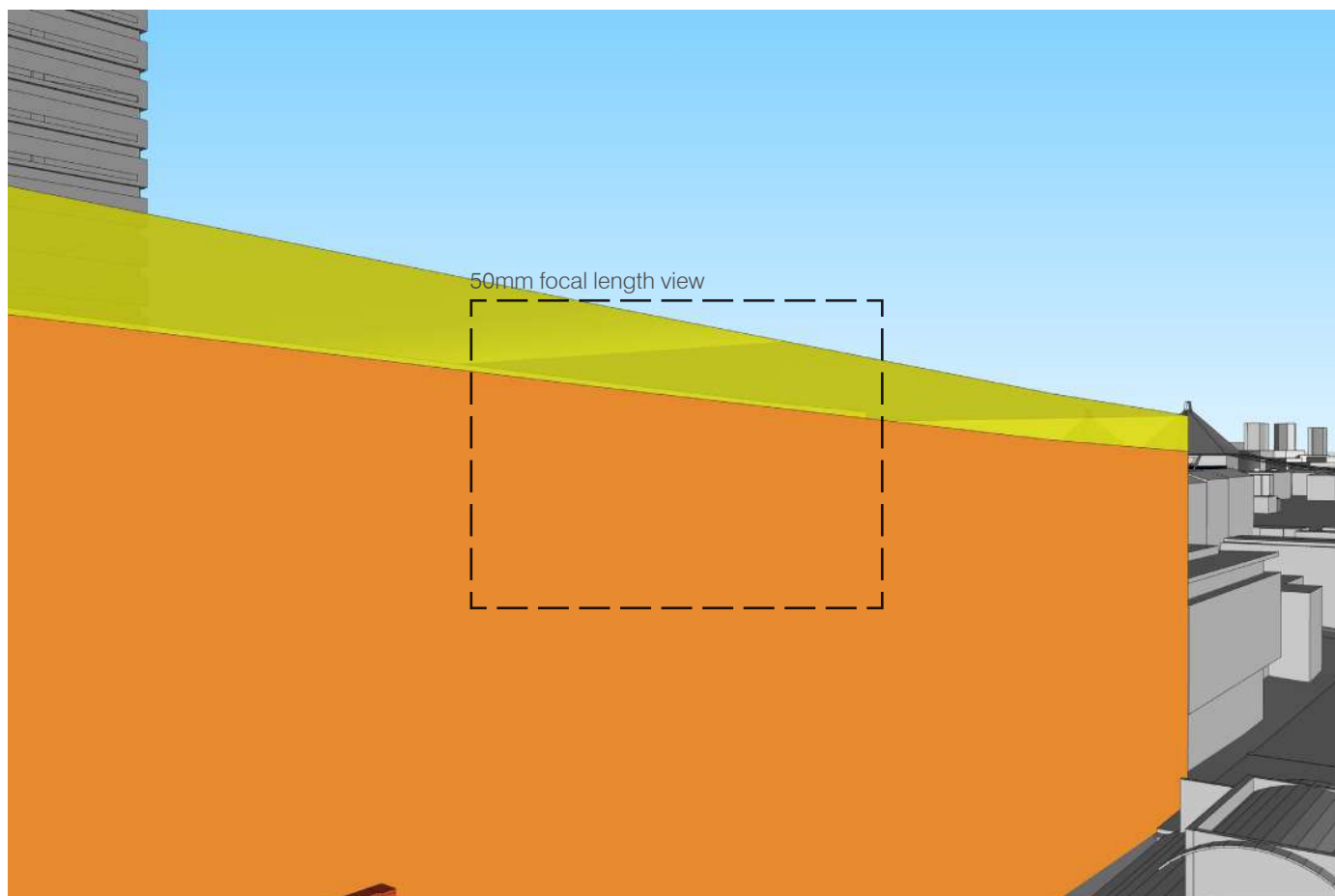
Oblique view - Existing - 17mm focal length



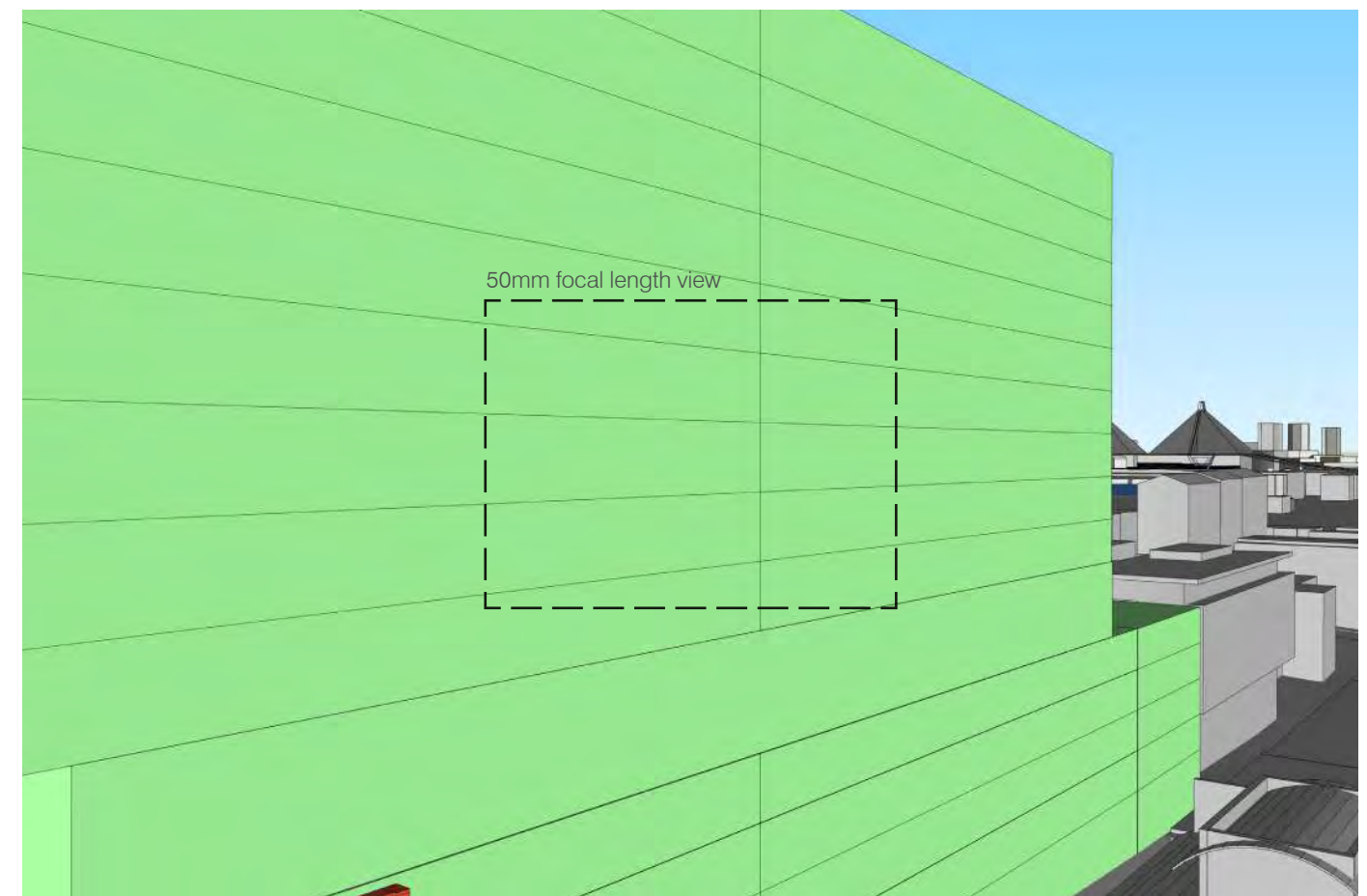
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P7 - Taragon Central Level 12
RL: 40.38m

Importance of view

Views shown include direct and obliques views taken from a standing position from a 12th floor apartment located on George Street.

The direct view is looking south-west directly over the Broadway end of the site. The key built form elements of this view include the upper levels of the Bon Marche heritage buildings, Central Park and the UTS Tower. There are views to the sky however, these are largely obstructed by existing built form.

The oblique view is looking north-west directly over the Thomas Street end of the site. A partial view of the Anzac Bridge is visible from this view, albeit obstructed by existing buildings located within Ultimo. There are substantial views to the sky due to most of the built form in the area being lower than the subject apartment building.

No water are views are visible from either views. Each view's importance is summarised as Moderate.

View change

The proposed concept obstructs views of the sky in both views however, the proposal is most dominant in the oblique view. The Central Park buildings are still visible above the Bon Marche Heritage buildings in the direct view due to the built form setback applied to the upper floors.

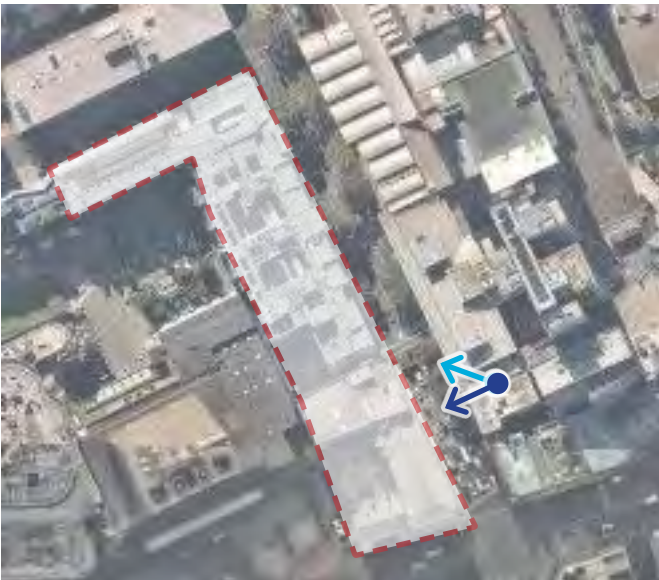
View change of the proposed concept from the existing views is summarised as Moderate.

The LEP envelope results in a higher visual change in the direct view due to the envelope extending out to Broadway.

Summary against criteria:

Importance of the view: Moderate

View change: Moderate

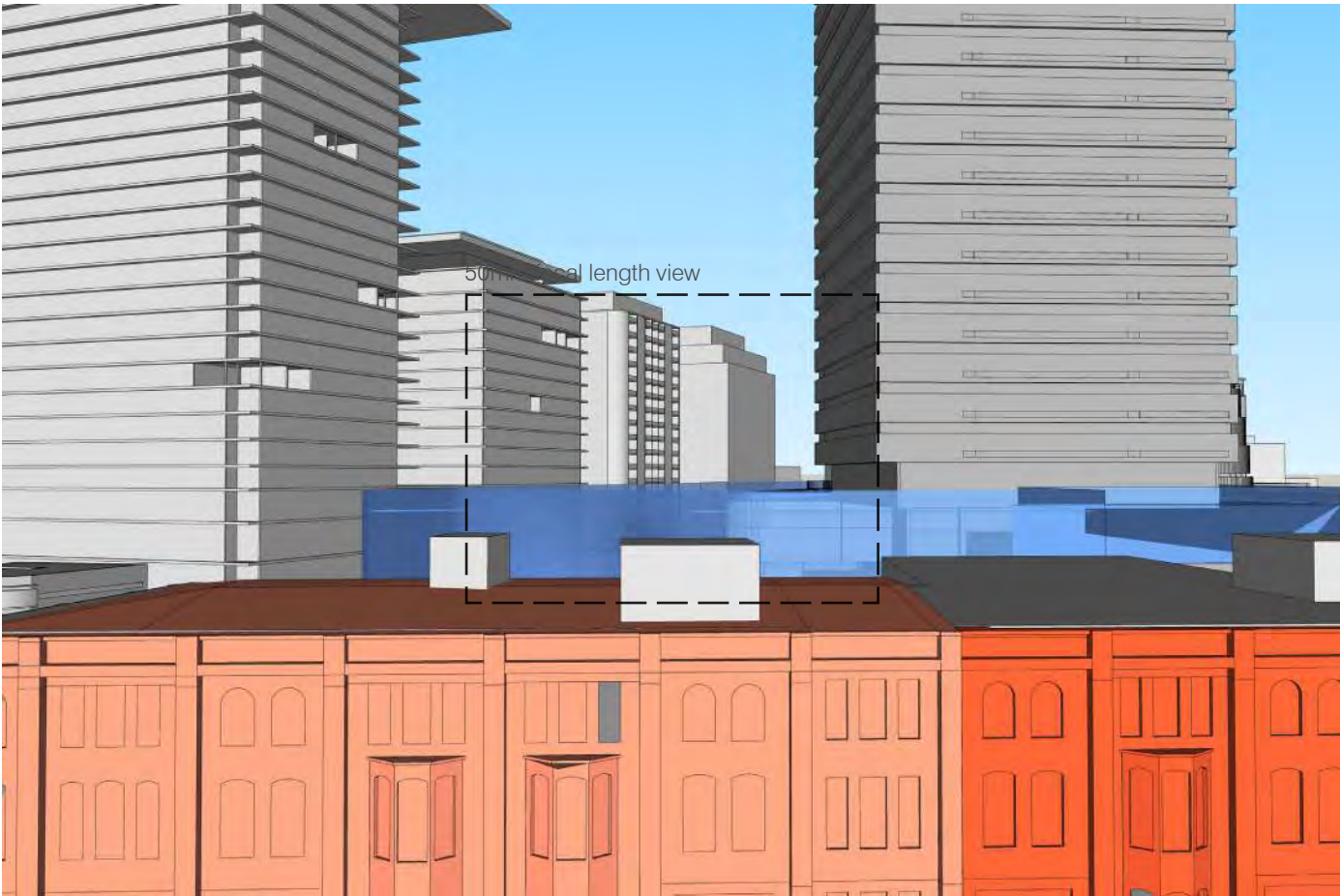


Approximate location of view

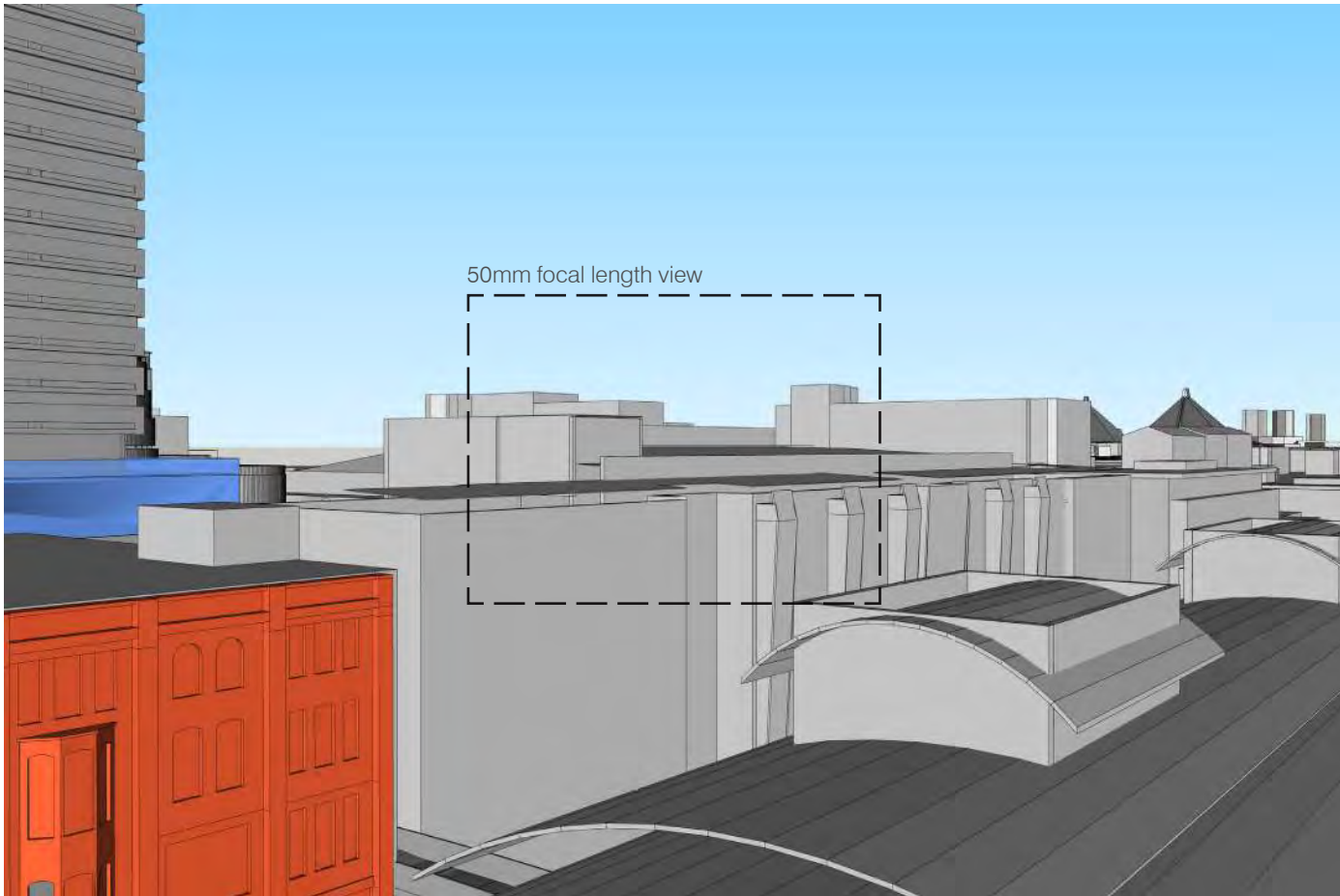
← Direct view
← Oblique view

Legend - views

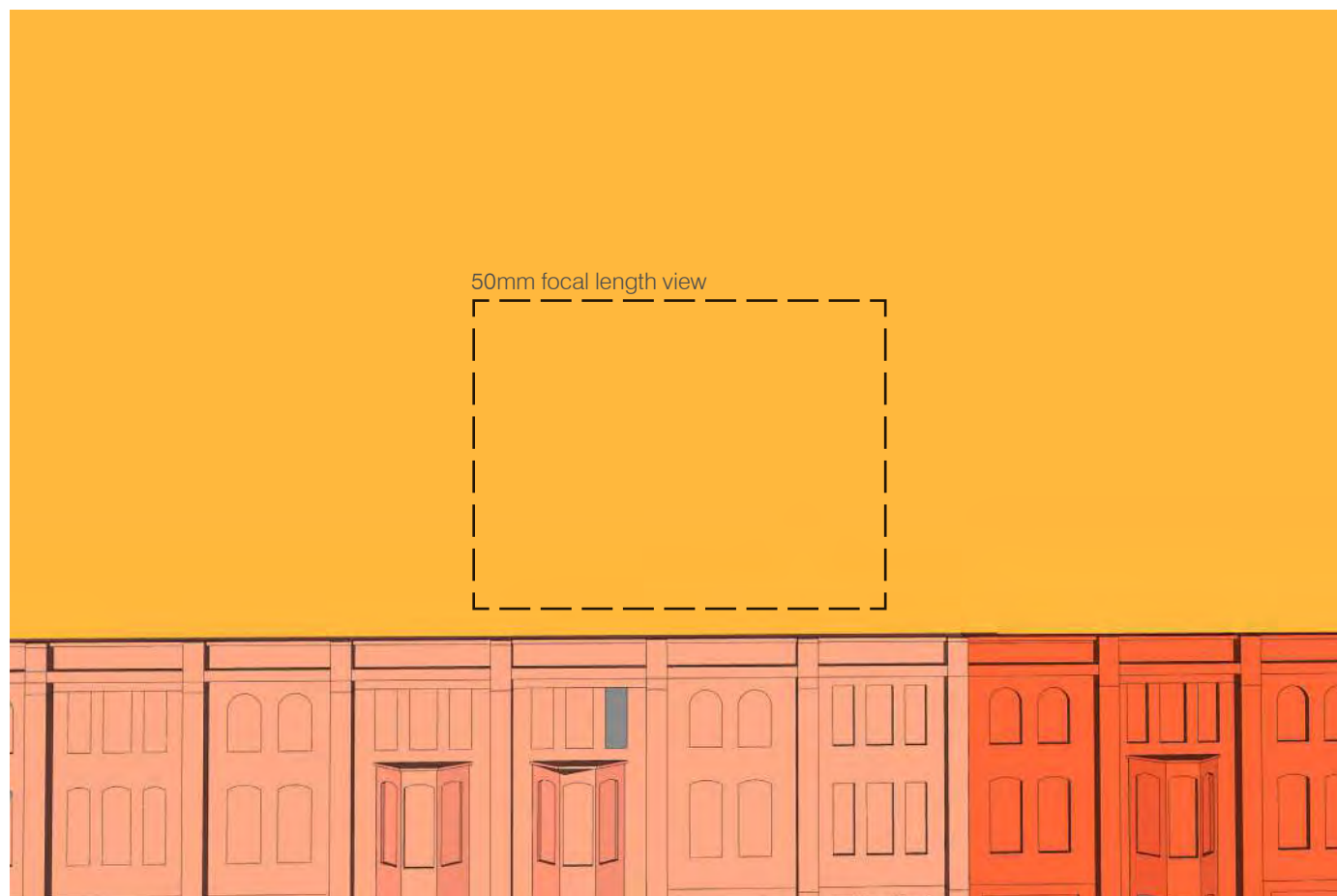
- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



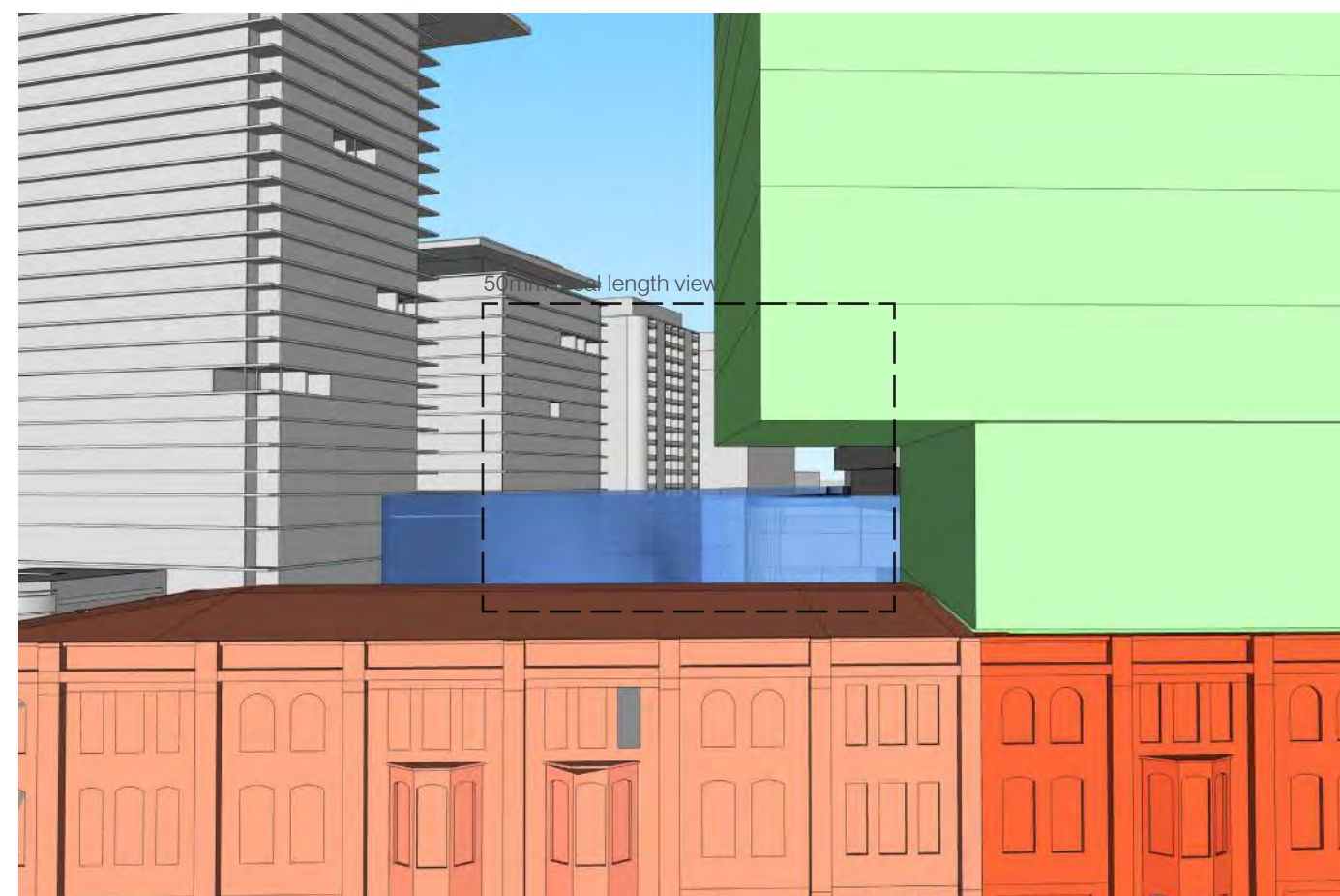
Direct view - Existing - 17mm focal length



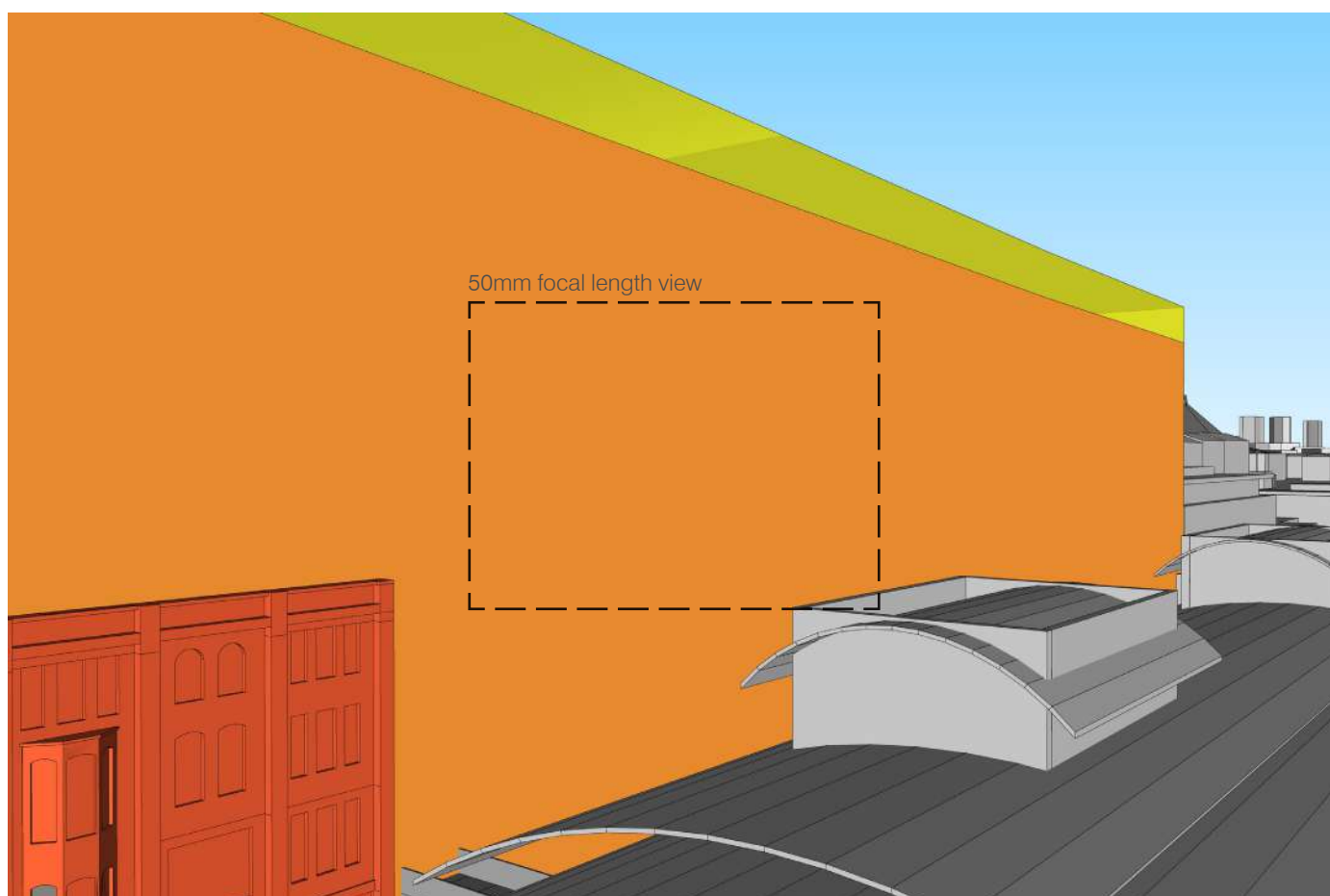
Oblique view - Existing - 17mm focal length



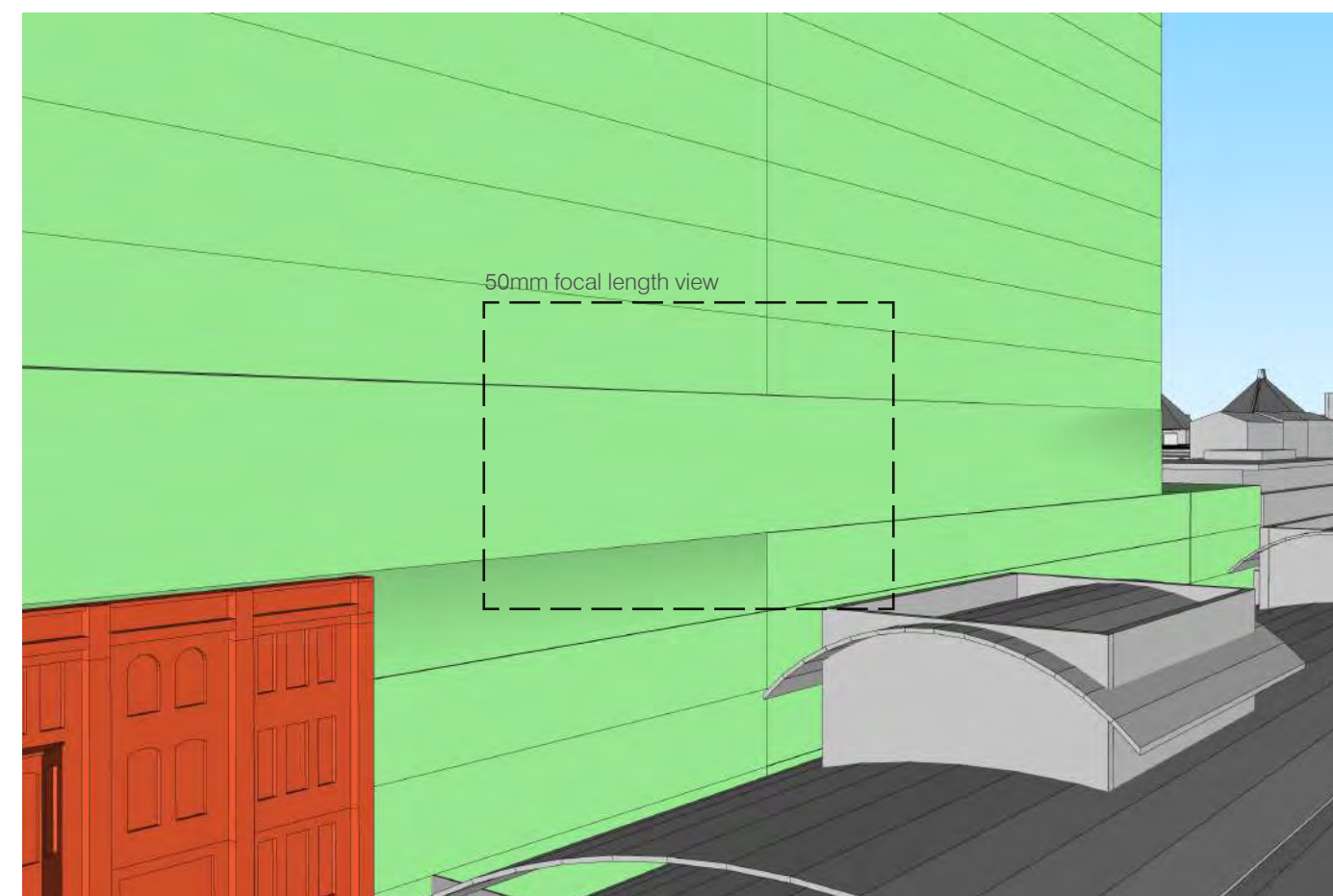
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P8 - 16-18 Broadway Level 7
RL: 33.8m

Importance of view

Views shown include direct and oblique views taken from a standing position from a 7th floor apartment fronting onto Broadway.

The direct view is looking north-west towards the existing UTS Tower Podium, with part of the site's heritage frontage on Broadway visible. Once completed, the future UTS Tower Podium (as per the concept plan approval MP 08_0116) will be the prominent building in this view.

The oblique view is looking north-east directly towards the Bon Marche heritage buildings along Broadway. There are some skyline elements visible in the background in this view, though this is mostly obstructed by surrounding built form. There are no water views visible from either the direct or oblique views.

View change of the proposed concept from the existing views is summarised as Low-Moderate.

View change

The proposed concept obstructs views of the sky in both direct and oblique views, though does not obstruct views to the Bon Marche heritage buildings. The visual change of the proposal is most notable within the oblique view looking north-east directly towards the subject site.

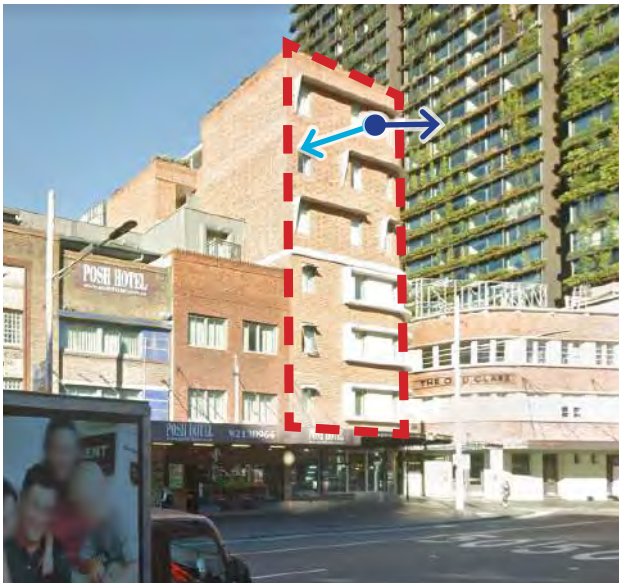
The view change of the proposal from the existing views is summarised as Low-Moderate.

The LEP envelope results in a slightly higher visual change due to the envelope extending out to Broadway.

Summary against criteria:

Importance of the view: Low-Moderate

View change: Low-Moderate



Approximate location of view

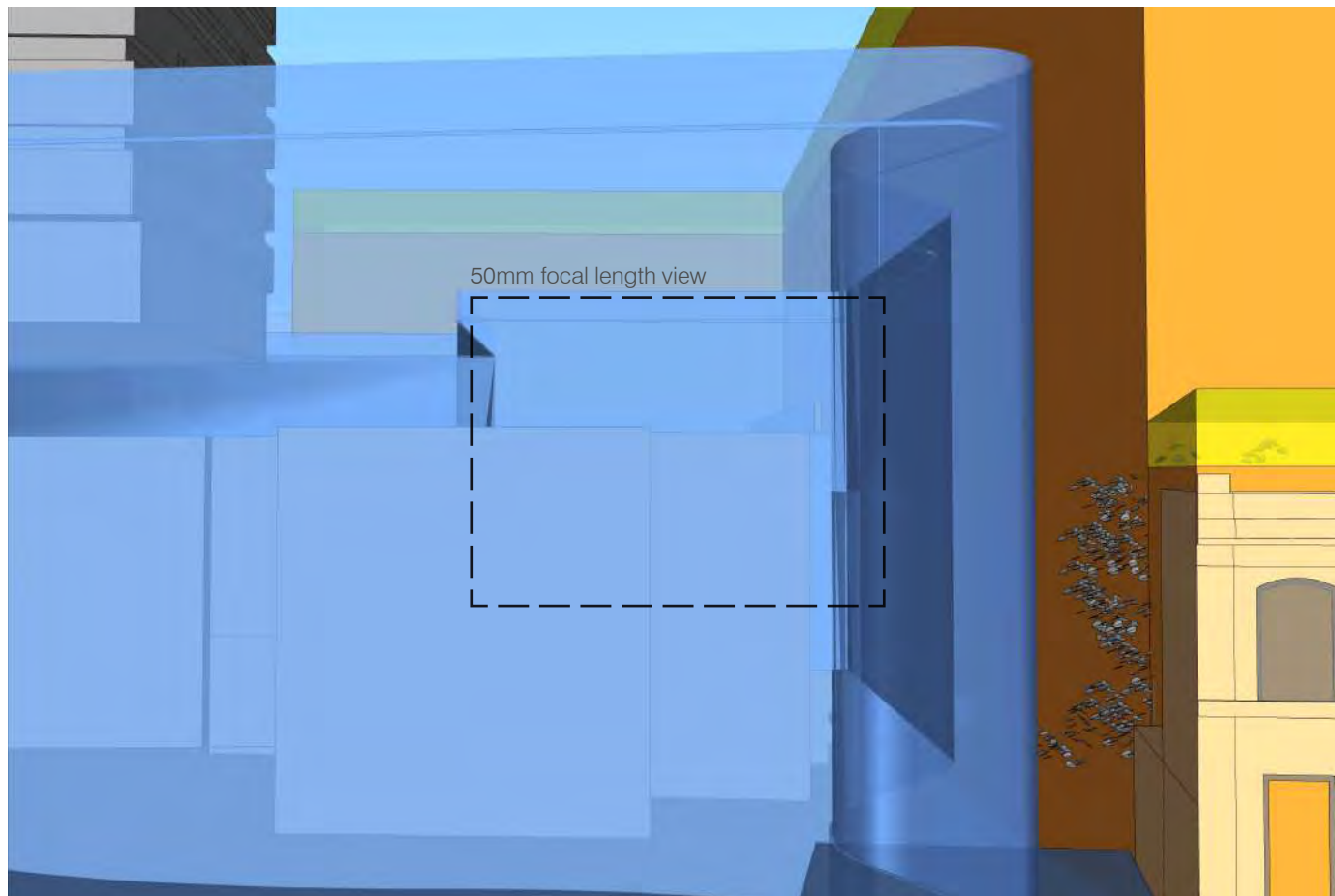
← Direct view

← Oblique view

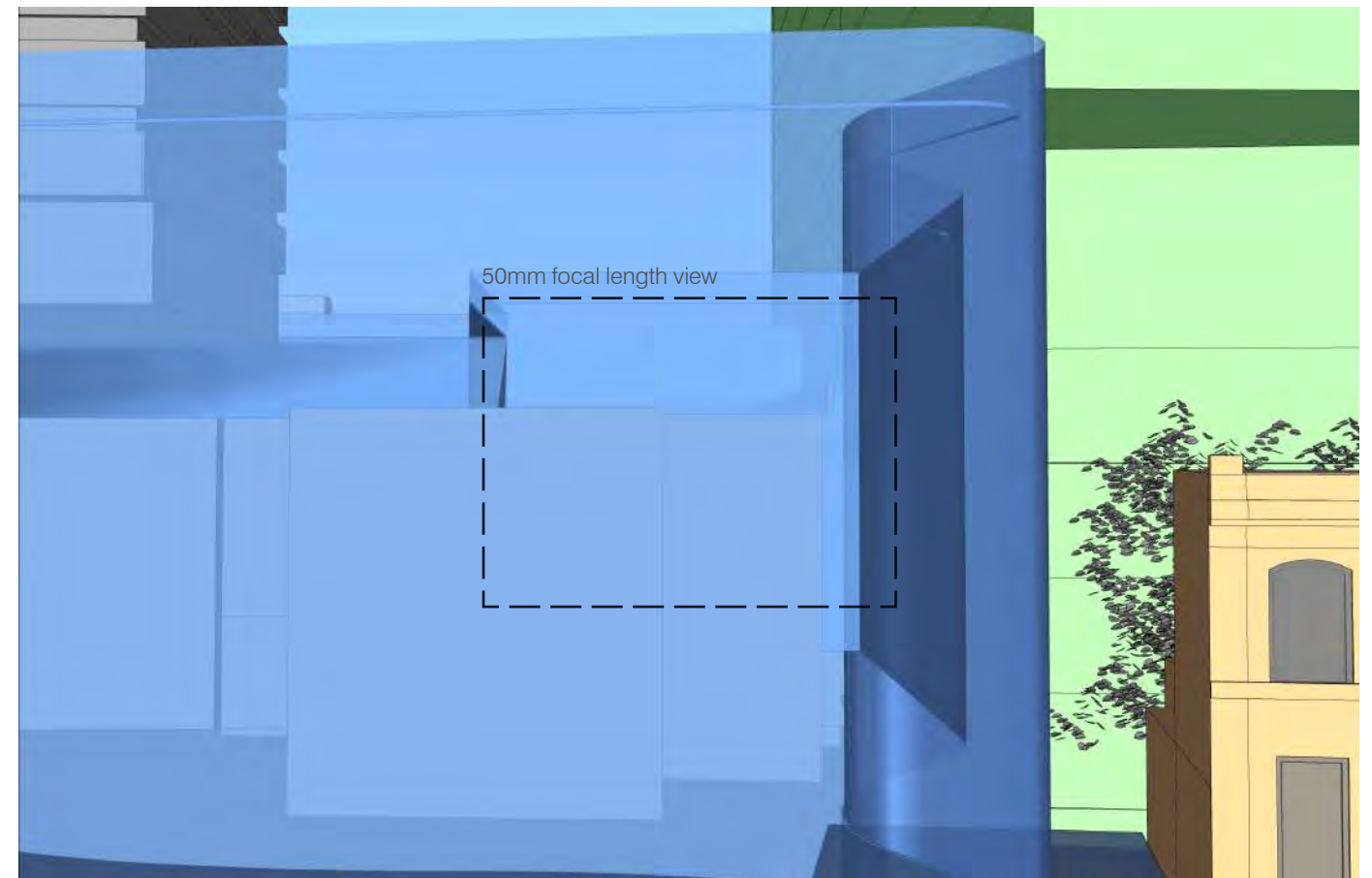
Legend - views

- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal

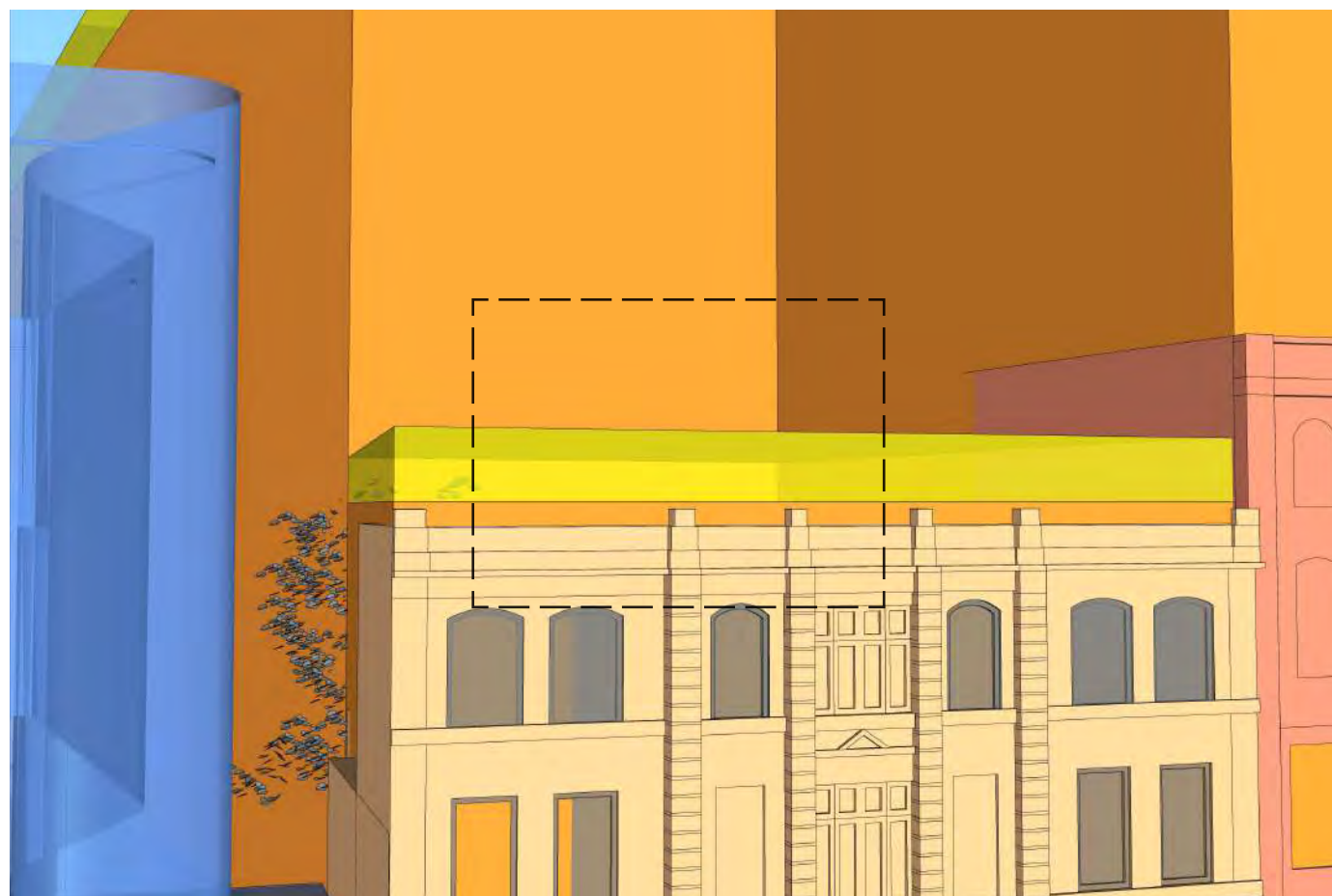




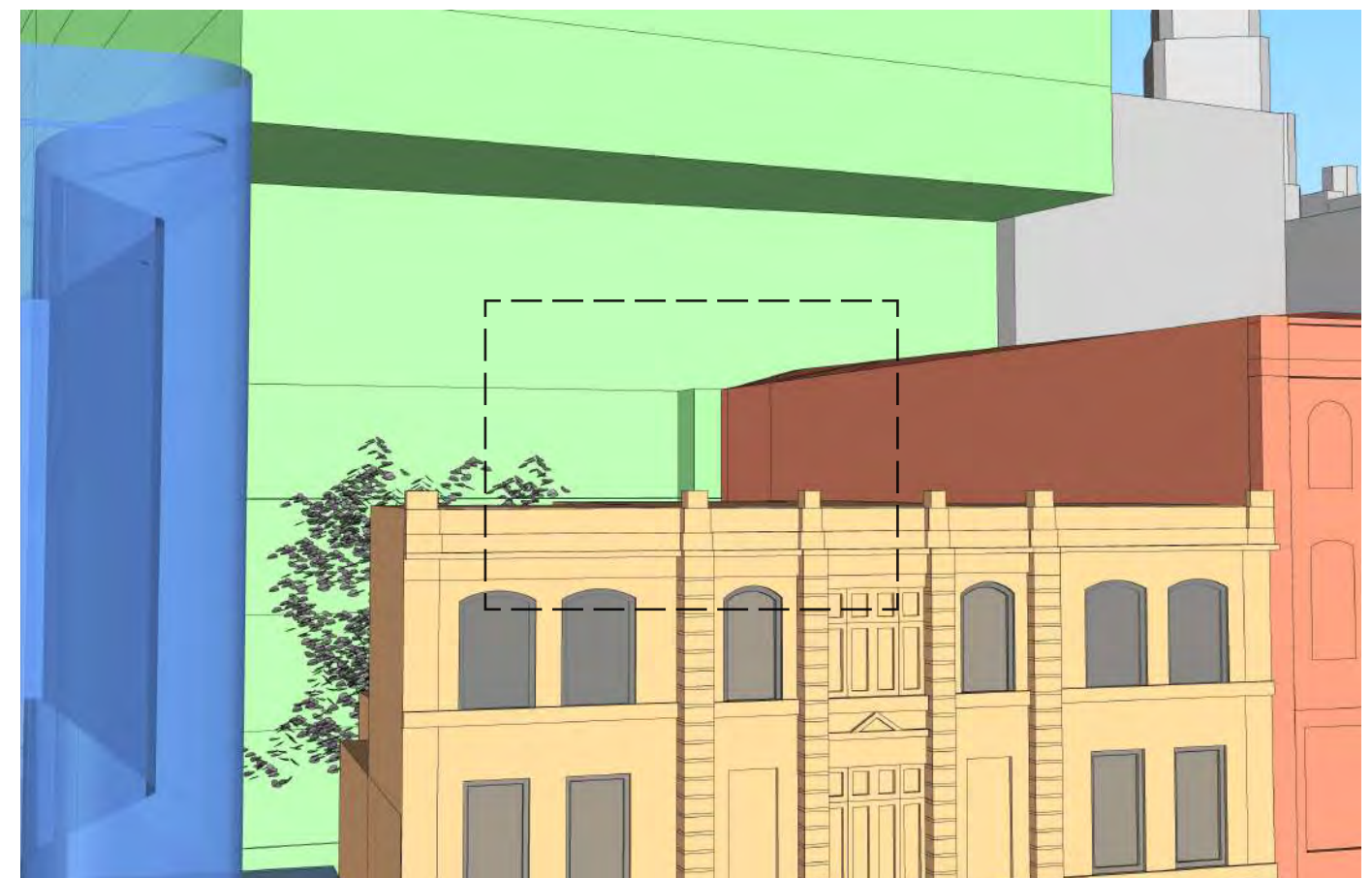
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

P9 - Dwyer Level 7
RL: 42.58m

Importance of view

The view shown is a direct view taken from a standing position from a 7th floor apartment fronting Dwyer Street.

The view is looking north directly towards the Bon Marche heritage buildings along Broadway. These heritage buildings are the dominant elements of this view. There are some built form elements of Ultimo visible in the background however, no water are views visible.

The view's importance is summarised as Moderate.

View change

The proposed concept obstructs views of the sky and distant built form elements of Ultimo, though does not obstruct views to the Bon Marche heritage buildings.

The view change of the proposal from the existing views is summarised as Low-Moderate.

The LEP envelope results in a higher visual change due to the envelope extending out to Broadway, and along Thomas Street.

Summary against criteria:

Importance of the view: Moderate

View change: Low-Moderate



Direct view - Existing - 17mm focal length

Approximate location of view



Legend - views

- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length

P10 - Hightown Level 9
RL: 33.8m

Importance of view

The view shown is a direct view taken from a standing position from a 9th floor apartment located along Regent Street.

The view is looking north-west along the Harris Street corridor, with the subject site located in the foreground of this view. Key elements of this view are the Bon Marche heritage buildings, as well as existing built form along the Harris Street corridor.

There are some iconic elements captured in this view, with the Anzac Bridge and potentially some water views beyond Pyrmont (which has not been modelled) partially visible. Though these elements are mostly obstructed by surrounding and distant built form.

As such, the view's importance is summarised as Moderate-High.

View change

Due to the height of the apartment and its distance from the subject site, the proposed concept will be highly visible from this view.

The proposed concept largely obstructs views of the sky, with some obstruction to potential water views and views to the Anzac Bridge.

The view change of the proposal from the existing views is summarised as Moderate.

The LEP envelope results in similar visual change, obstructing less area of sky but blocking slightly more of the Anzac Bridge.

Summary against criteria:

Importance of the view: Moderate-High

View change: Moderate



Direct view - Existing - 17mm focal length

Approximate location of view

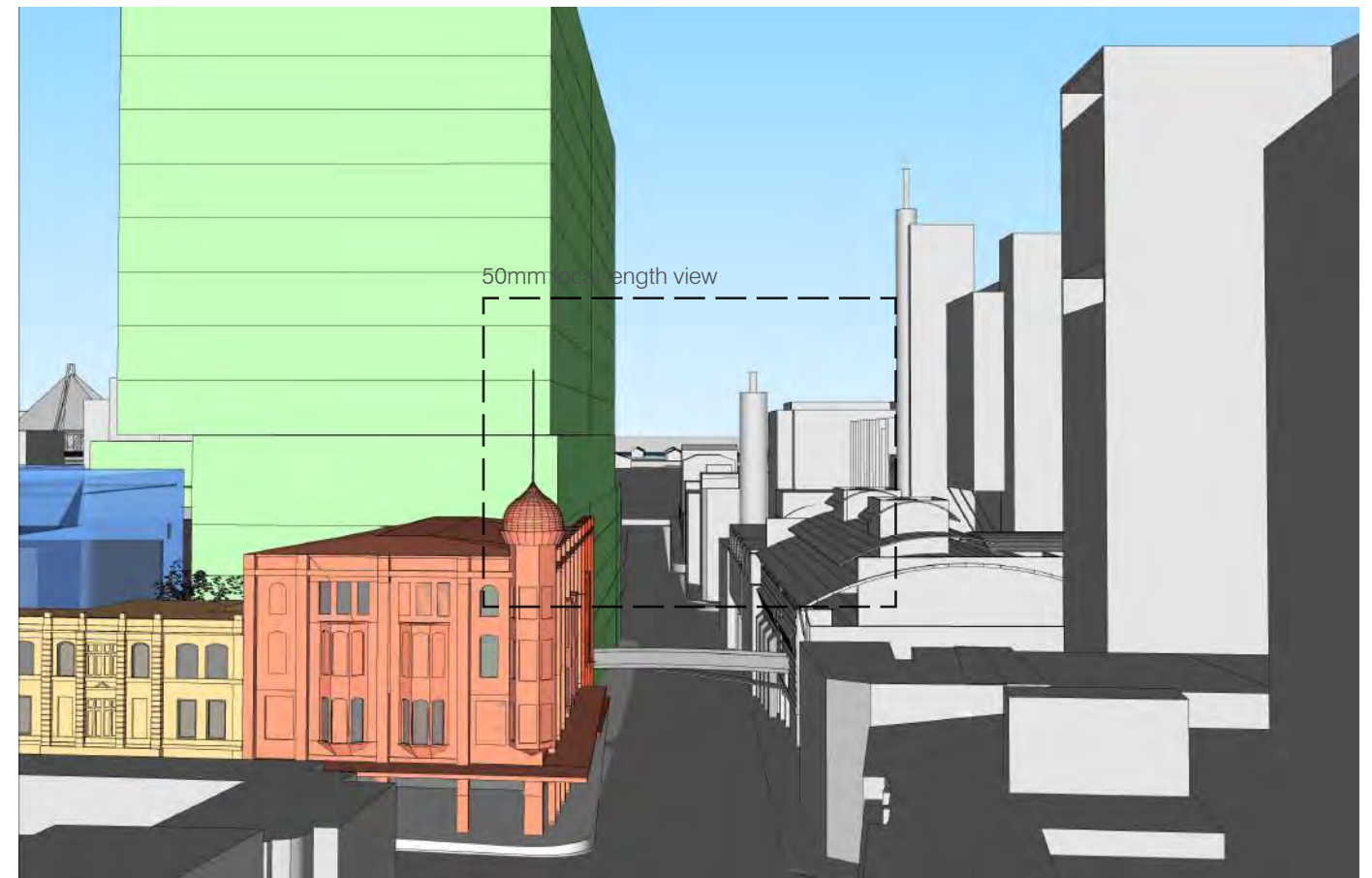


Legend - views

- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length

P11 - 646 Harris St Level 10
RL: 32.6m

Importance of view

Views shown include direct and oblique views taken from a standing position from a 10th floor apartment fronting onto Ultimo Road.

The direct view is looking south-east, with the close proximity of the ABC Centre dominating this view. Parts of Harris/Regent Street is visible, however none of the subject site can be seen from this view.

The oblique view is looking south down Harris Street. It is likely that this oblique view towards the site can only be seen from the balcony of the subject apartment. There are views to the sky and some visibility of the Bon Marche heritage building located on the corner of Harris Street and Broadway.

Each view's importance is summarised as Low-Moderate.

View change

The proposed concept does not change the direct view as the subject site is not visible.

In the oblique view, the sky area is reduced by the proposed concept, though most of the heritage elements of the subject site are still visible.

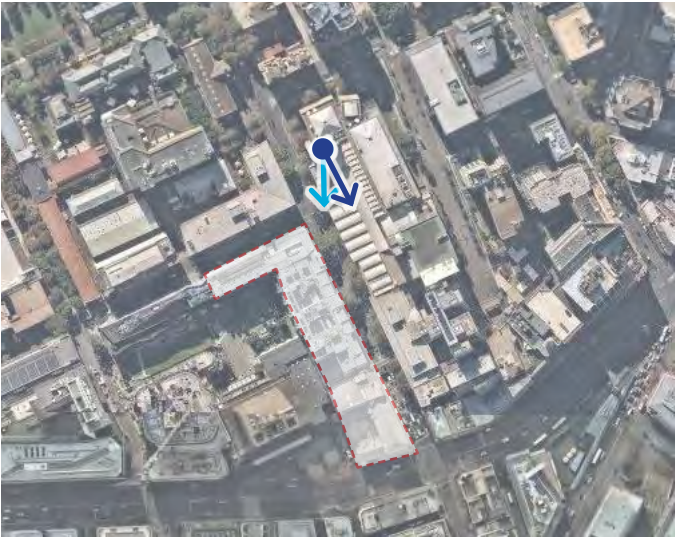
The view change of the proposal from the existing views is summarised as Low.

Similarly, the LEP envelope results in some visual change, blocking a lesser area of sky but obstructing slightly more of the Bon Marche heritage buildings due to the envelope extending out to Broadway.

Summary against criteria:

Importance of the view: Low-Moderate

View change: Low



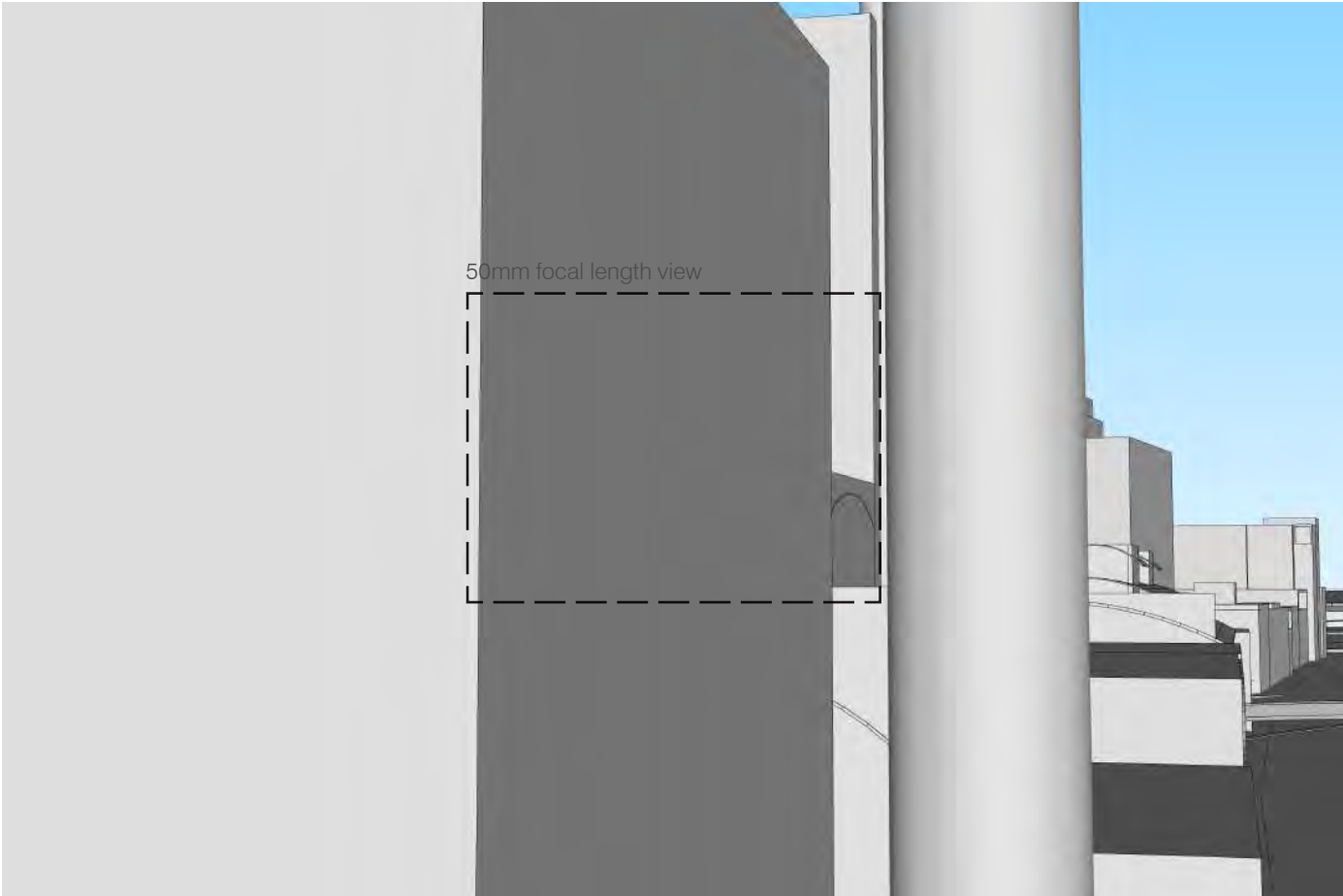
Approximate location of view

← Direct view

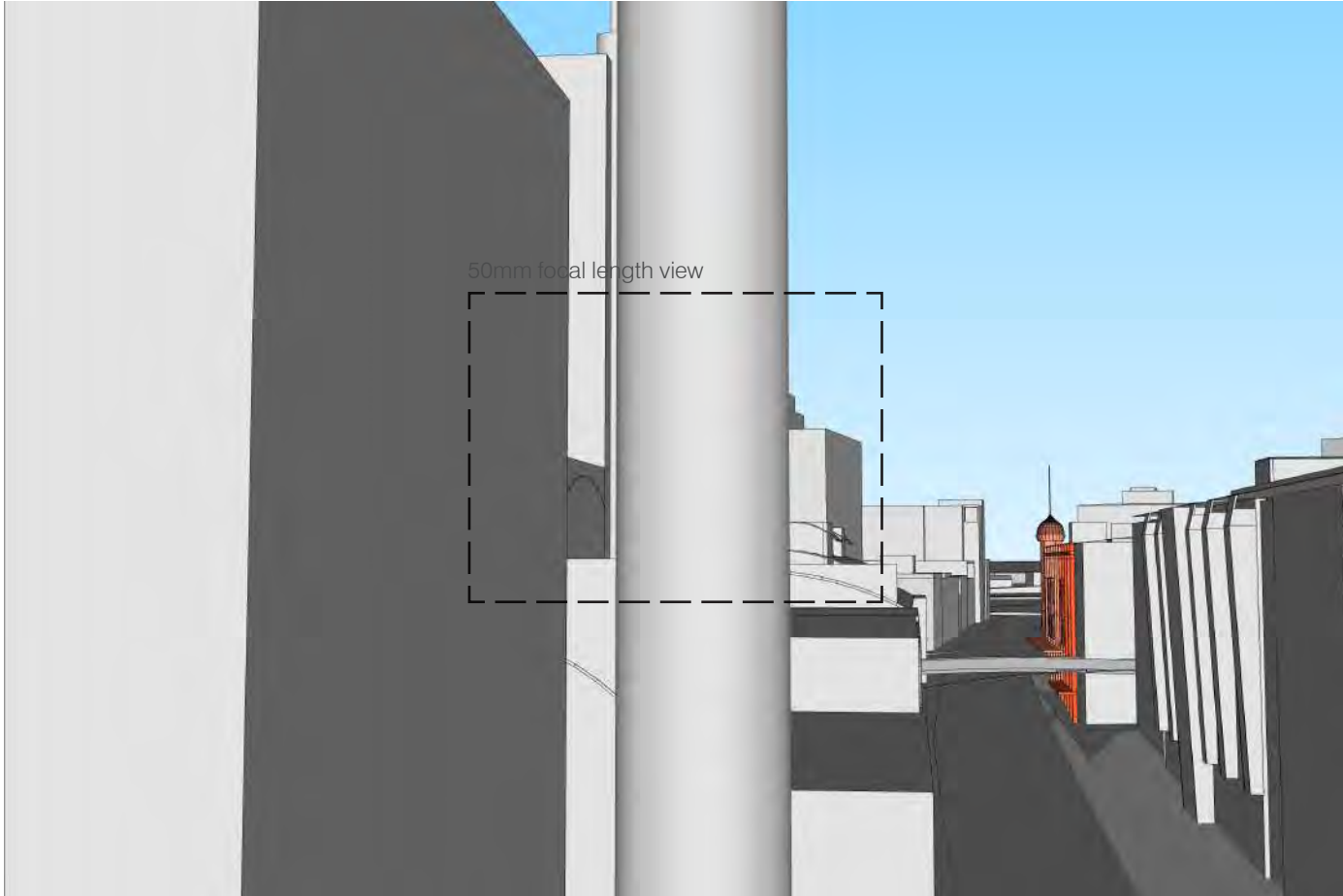
← Oblique view

Legend - views

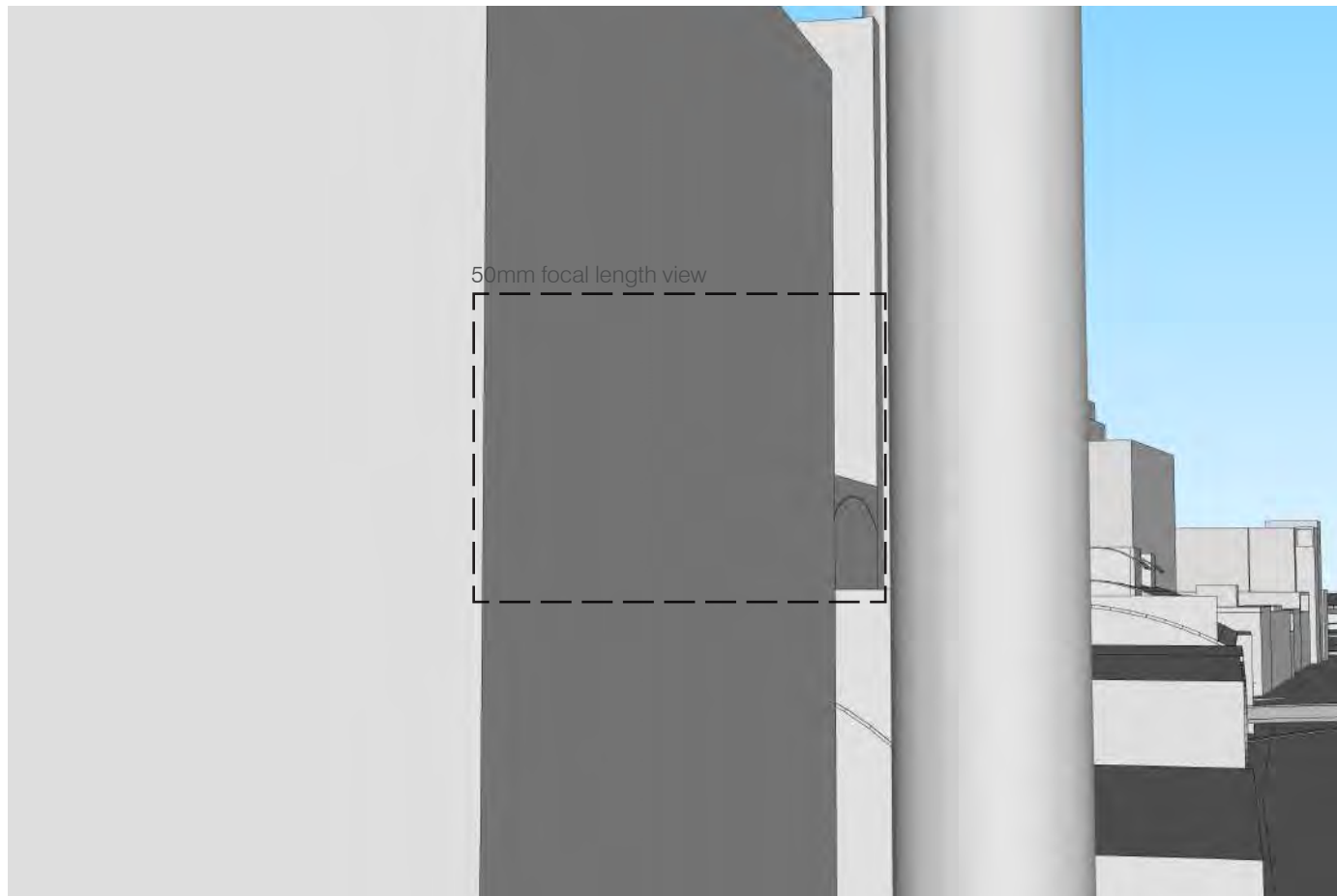
- Existing heritage buildings
- Approved UTS Central Podium
- LEP compliant envelope
- LEP compliant envelope + design excellence bonus
- Proposal



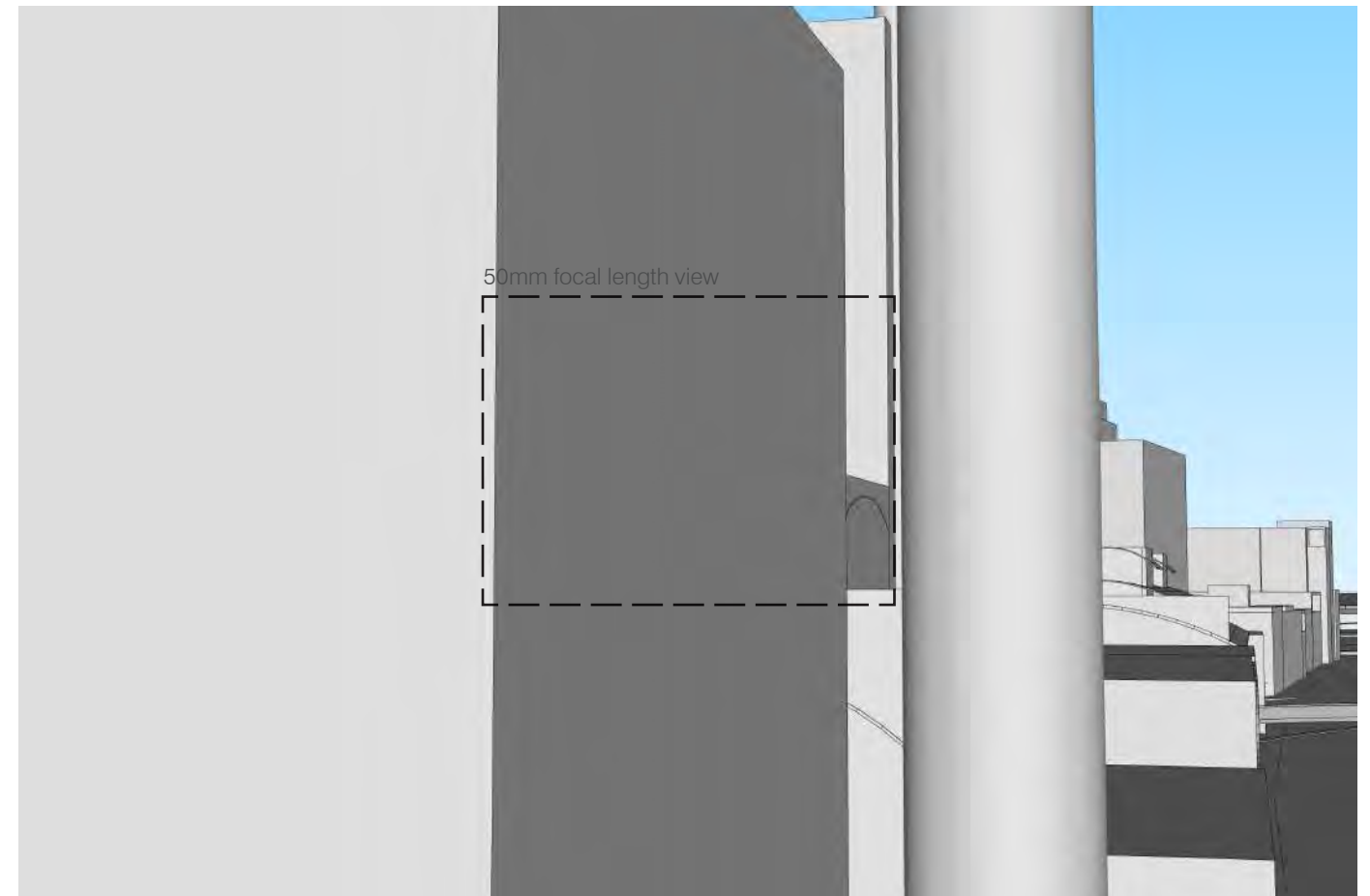
Direct view - Existing - 17mm focal length



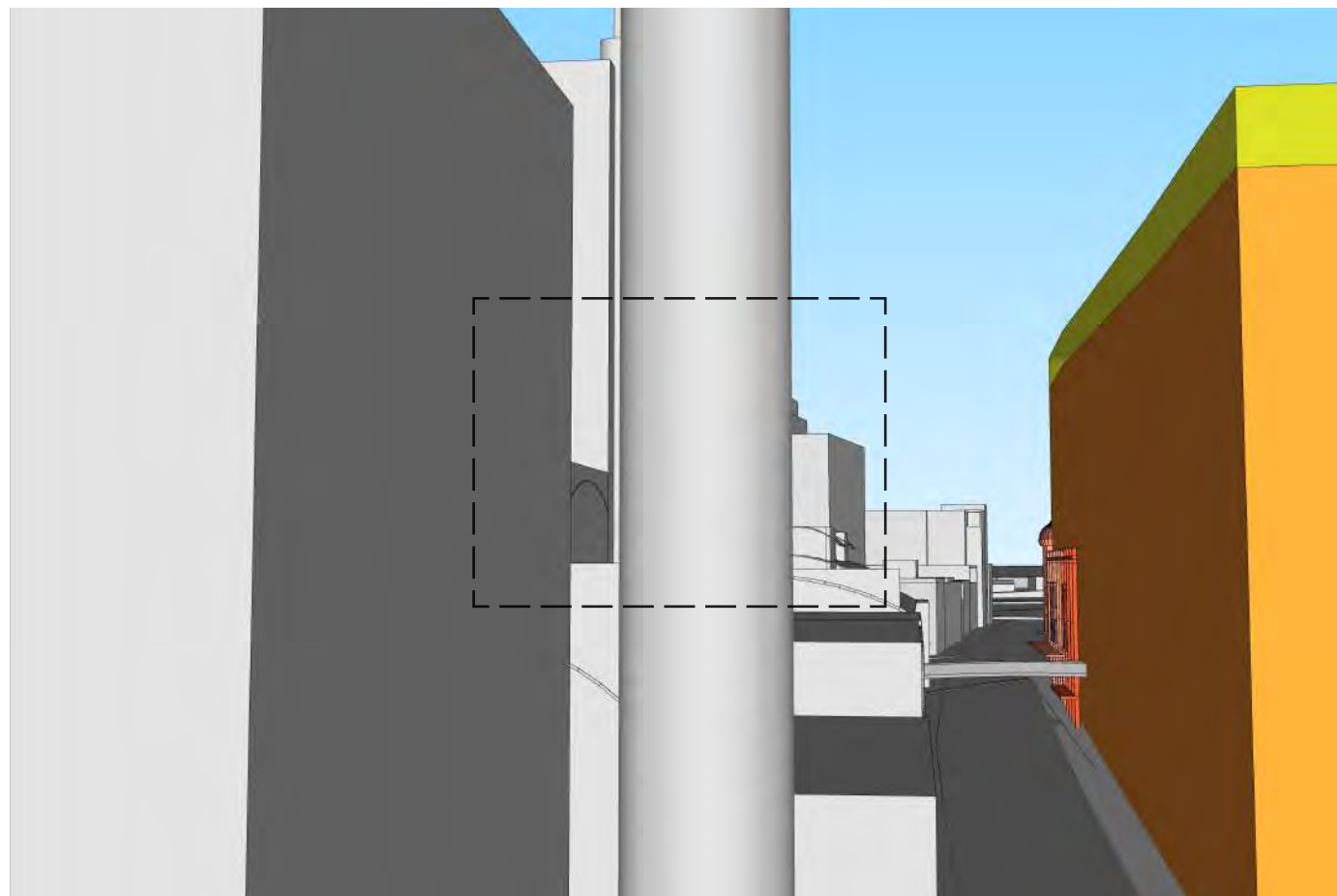
Oblique view - Existing - 17mm focal length



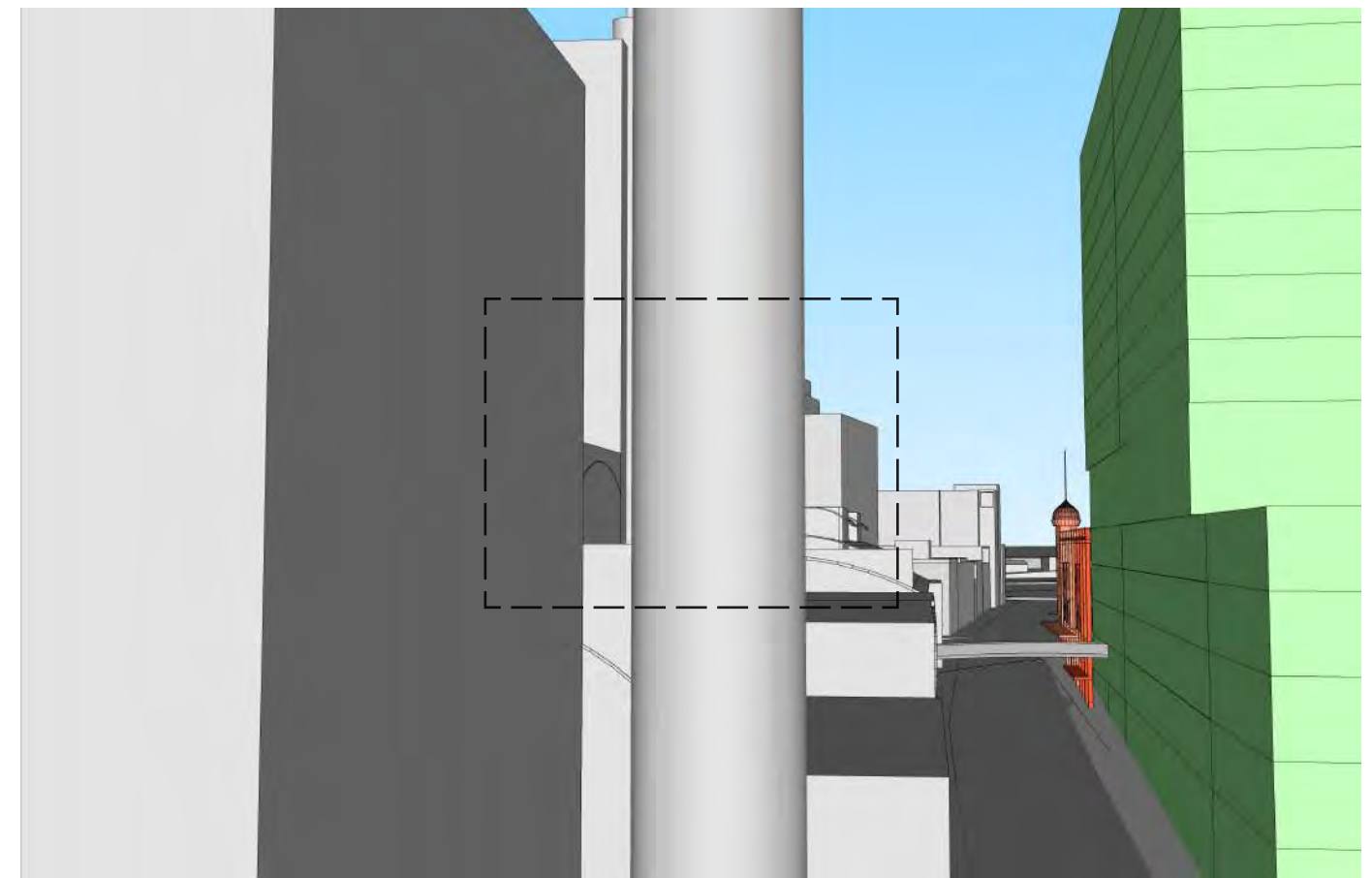
Direct view - LEP height control envelope - 17mm focal length



Direct view - Proposed - 17mm focal length



Oblique view - LEP height control envelope - 17mm focal length



Oblique view - Proposed - 17mm focal length

4.8 Summary of impacts

Summary of impacts - Public domain views

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

Only two views of the eight public domain views assessed are considered to have a moderate visual change rating, equating to the highest visual change assessed. The remaining public domain views assessed comprise one low-moderate visual change and four low visual change ratings.

The greatest visual change to public domain due to the proposed concept, equating to a 'Moderate' visual change are as follows:

- V1 - Corner of George Street and Regent Street;
- V5 - UTS Alumni Green.

The proposal is seen from well-used pedestrian locations, particularly by pedestrians traversing Broadway and George Street. The proposal is clearly visible within this view, removing an area of existing sky view however, does not block any views of items which are of high significance. Notably, the proposal does not result in detrimental impacts to views such as the blocking of views of scenic or iconic items.

The most important impacted view is that from the newly constructed UTS Alumni Green, a location which is well used and where users may appreciate the view from a static location rather than only moving through. The proposal will be visible in this view and will block some areas of existing sky however its scale is considered comparable to surrounding built form. Furthermore, the reduced height of building mass adjacent to Thomas Street, enables greater sky view to that which is achieved within the LEP envelope.

The appropriateness and acceptability of these impacts is further considered in the following chapter of this document.

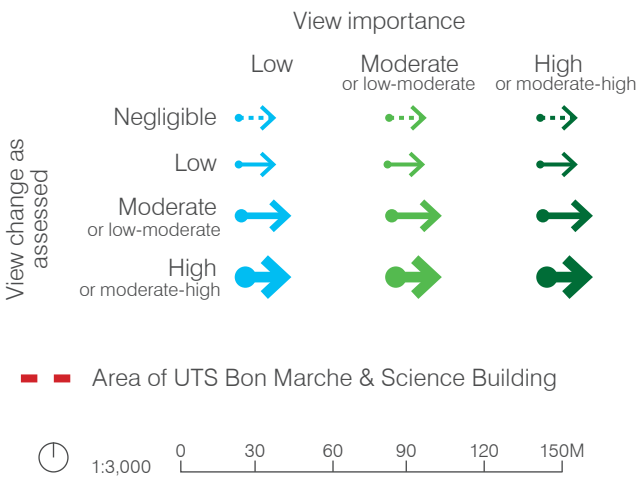
Summary of public domain view impacts

View no.	Description	Importance of view	View change
V1	George St - Railway Sq bus stands	Moderate-High	Moderate
V2	Corner of George St and Regent St	Moderate	Low-Moderate
V3	Kensington St	Moderate	Low
V4	Broadway near One Central Park	Low-Moderate	Low
V5	UTS Alumni Green	Moderate-High	Moderate
V6	Harris St near Ultimo Rd	Moderate	Low
V7	Harris Street near Thomas Street	Moderate	Low
V8	The Goods Line	Moderate-High	Low

Summary of impacts



Assessed consideration of views



Summary of impacts

Summary of impacts - Private views

This page contains a summary table of the view analysis and associated impact assessment.

The assessment has considered private view impacts from eleven views located within the vicinity of the proposal. Of the eleven views assessed, one view is considered to have a visual change of ‘High’, affecting a view considered to be of ‘Moderate-High’ importance. This is the most affected view located within One Central Park (level 16). Outside of this view, the majority of views were assessed to have a “Low-Moderate” impact.

There are a range of views which have some impact above a ‘low’ visual change rating. These have also in some cases been extrapolated to understand impacts on other buildings.

Views of moderate or greater importance with moderate or greater view change include the following:

- One Central Park (Levels 16 and Level 5) – this building enjoys views from the dining/kitchen across the front boundary to the city skyline and harbour, that will be obstructed by the proposal.
- Tarragon Central (Levels 16 and 12) – this building enjoys views across the front boundary from the front balcony. The direct view includes buildings considered to be of prominence within the locality, notably Central Park and the UTS tower which will be partially obstructed by the proposal at both levels. The oblique view from level 16 includes unobstructed views of Anzac Bridge and partially obstructed water views are available from each level. The proposal will partially obstruct each of these elements at both levels.
- Hightown (level 9) – this building enjoys direct views across the front boundary down Harris Street. Key elements of this view include unobstructed views of the Bon March heritage buildings. There are some iconic elements captured in this view, with the Anzac Bridge and potentially some water views beyond Pymont

(which has not been modelled) may be partially visible. Though these elements are mostly obstructed by surrounding and distant built form. The proposal will obstruct sky views with some obstruction to potential water views and views to the Anzac Bridge.

It is important to note that these buildings are similarly affected by an LEP envelope. The only view where the proposal has a significantly higher impact on views than the LEP envelope is P2 from part way up One Central Park East. This additional impact is estimated to affect seven (7) levels of the proposal, being levels 14-20, which are above the height of the LEP-compliant envelope and below the height of the proposal. For these levels it will primarily affect only the northeast corner unit where this view can be seen from the centre of the living room, whilst for other apartments the view loss is likely to only be seen in highly oblique views close to the edge of the building.

- There will also be a range of impacts of lower importance or lower impact on other buildings around the site including:
- One Central Park (Level 33) – situated above the proposal this view is relatively unchanged;
 - 646 Harris Street (Level 10) - The proposal does not change the direct view. There is minor reduction of sky views, but comparable to what is permissible within an LEP envelope.

The appropriateness and acceptability of these impacts is further considered in the following chapter of this document

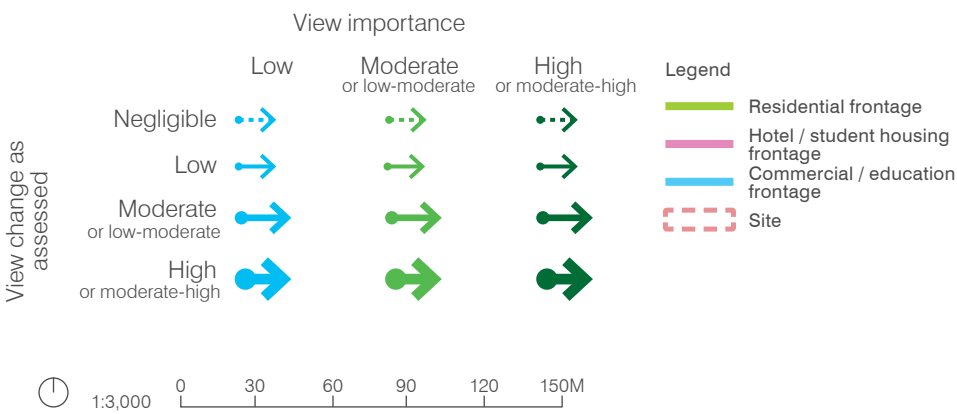
Summary of private view impacts

View no.	Description	Importance of view	View change
P1	One Central Park Level 33 (top) - NE unit	Moderate-High	Low
P2	One Central Park Level 16 - NE unit	Moderate-High	High
P3	One Central Park Level 5 - NE unit	Moderate	Moderate
P4	The Mark Level 27 (top)	Moderate-High	Low-Moderate
P5	The Mark Level 17	Moderate-High	Low-Moderate
P6	Taragon Central Level 16	Moderate-High	Moderate-High
P7	Taragon Central Level 12	Moderate	Moderate
P8	16-18 Broadway Level 7	Low-Moderate	Low-Moderate
P9	Dwyer Level 7	Moderate	Low-Moderate
P10	Hightown Level 9	Moderate-High	Moderate
P11	646 Harris St Level 10	Low-Moderate	Low

Summary of impacts



Local context - Key frontages with views across site







05 Assessment and conclusion

Assessment and conclusion

Overview of assessment

This Visual Impact Assessment has been prepared by Architectus to assess the visual impact of the proposed modification to the Approved Concept Plan for the UTS City Campus Broadway. More specifically the modification application relates to the Bon Marche and Science Precinct (Buildings, 3, 4, 9 and 18) and includes establishing new building envelopes with corresponding height and Gross Floor Area (GFA).

The methodology for this assessment has been developed by Architectus based on the planning framework, 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.

Strategic justification for building height

The building height control applying to the site under Sydney LEP 2012 is 45 metres, with the exception of the heritage terraces adjacent the Bon Marche building. 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 new building envelope for Building 4, Building 3 (part) and Building 9 (cantilevering over only), resulting in a maximum height of RL 86.55, an increase of approximately 45m above existing Building 4 and approximately 50m above existing Building 3.

Notwithstanding that 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. 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 view change

A full summary of the view change caused by the proposal is provided in the previous chapter of this document.

The most important and significantly affected public views as assessed in this document are those from the UTS Alumni Green and Railway Square Bus stands. These views are assessed as being of moderate-high importance due to their high use as a public space and the ability to view the proposal from a stationary position. Both are considered to have a 'moderate' visual change, which is primarily compositional change and obstruction of areas of sky.

Another view from corner of George and Regent Streets is also considered to have a low-moderate change however is less important due to it being seen in passing.

For private views, three buildings were assessed as likely to have a moderate or moderate-high change, being some apartments in the One Central Park East, Tarragon Central (immediately opposite the site) and Hightown developments.

The most affected private view considered, which is also one of the views of higher importance, is from One Central Park Level 16. This location enjoys oblique views from the kitchen/dining room to the CBD sky line and harbour which will be obstructed by the proposal. This is the only view assessed which will be impacted substantially more than an LEP height compliant building form and is estimated to be limited to seven apartments for which this aspect is a primary view.

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. Notably as the building form and scale approximates other buildings within the same vicinity, does not obstruct items of identified significance. All public domain views will be similarly impacted by a building compliant with the LEP envelope.

No public domain view has been assessed as having more than a 'moderate' impact and generally this is from the change of the proposal and it obstructing an area of sky rather than views to any items of identified significance.

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 new massing is significantly set back from the Broadway frontage, which reduces their impact on these sky views from key locations along Broadway.

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

Architectus recommends that the final design should ensure a well-articulated and attractive response to its heritage context and adjoining streetscape.

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

The impacts of the proposal on private views are acceptable.

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.

However, there are controls promoting view sharing and retention of view corridors and the proposal should be considered against whether this has been successfully achieved. 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. Consideration of the 'reasonableness of the proposal' is a key step within the 'Tenacity' planning principle for evaluation of impacts on private views.

Key considerations in developing this conclusion of the proposal's impact on private views include the following:

- The proposal's most significant impacts (to One Central Park and Taragon Central buildings) are similar to that of an LEP height-compliant proposal.
- 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. The proposal's overall impact on private views is much lower than that of other developments in the local area that have been accepted including UTS Central (Building 2),

Assessment and conclusion

- the Darling Quarter development, the ICC Hotel, the Ribbon, Barangaroo and Central Park. Many of these have considerably changed the scale of their own precinct and have changed the context of what may be considered reasonable and appropriate development within it from a visual impact perspective.
- The height of the proposed building approximates the height of Central Park West, UTS Central (Building 2 - currently under construction), the ABC tower and UTS Yara Mudang Student Housing.
 - 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.
 - 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.
 - With regard to the Land and Environment Court’s consideration of “reasonableness of the proposal” and whether a “more skilful design” could reduce visual impact outcomes it should be noted that the proposal has been significantly set back from the Broadway Street frontage, which is the strongest massing decision which could have been made to reduce visual impacts to both public and private views.
 - The increase in height of the proposed building in comparison with the Concept Plan Approval is attributed to an unforeseen sharp increase in current and projected student and staff numbers.
- The Sydney Development Control Plan 2012 also 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.

Conclusions

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 view change on all public domain views assessed, with a low change from an LEP-compliant building envelope. The proposal is seen from well-used pedestrian locations, particularly Broadway and UTS Alumni 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 Harris Street that reflects the design quality inherent in the UTS Central, UTS Broadway Building and Central Park buildings.

The most significant private view impacts of the proposal are generally for properties facing the site which would be similarly affected by an LEP height-compliant proposal.

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.



A Appendix - Initial views considered



Photographic consideration of public domain views

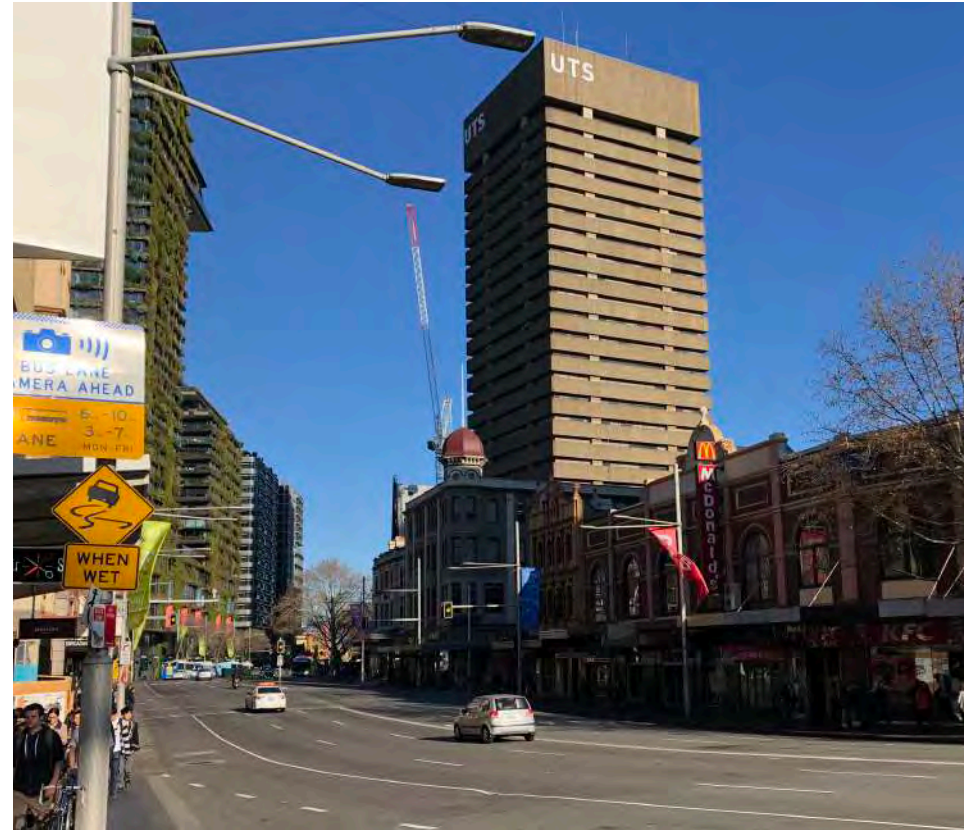
Provided over the following pages are all of the photographs used in the initial photographic consideration (see Chapter 3 of this document) to select views for detailed analysis in this document.



Public Domain View 1 (PD1)
Facing west on George Street adjacent to bus shelter

View category: Immediate (<250m)
This view is approximately 110m east of the subject site

- View taken from Railway Square on George Street, where a major bus interchange is located.
- The bus interchange is a destination and origin stop for people accessing UTS, TAFE, Central Park, Broadway, Chinatown and Darling Harbour, and is frequented by people interchanging with rail services at Central Station.
- Likely time spent at location: short to medium (people waiting for buses, people transiting through).



Public Domain View 2 (PD2)
Facing west on George Street end of bus shelter

View category: Immediate (<250m)
This view is approximately 100m east of the subject site



Public Domain View 3 (PD3)
Intersection of Little Regent Street and George Street - facing west

View category: Immediate (<250m)
This view is approximately 65m east of the subject site



Public Domain View 4 (PD4)
Facing west on George Street - Approaching Harris Street intersection

View category: Immediate (<250m)
 This view is approximately 40m south-east of the subject site



Public Domain View 5 (PD5)
Facing north-west at George Street and Harris Street intersection

View category: Immediate (<250m)
 This view is approximately 30m south-east of the subject site

- View taken from intersection of George and Harris/Regent Streets looking north west towards the subject development. This intersection is framed by heritage buildings on each corner, with this view taken from the Former Bank of NSW.
- This location is highly patronised due George Street/Broadway being the main pedestrian route connecting Railway Square with Central Park, parts of the UTS campus and other surrounding commercial and residential uses.
- Likely time spent at location: short (people transiting through).



Public Domain View 6 (PD6)
Pedestrian sidewalk - facing north from Regent Street

View category: Immediate (<250m)
 This view is approximately 60m south-east of the subject site



Public Domain View 7 (PD7)
Regent Street - facing Harris/George Street intersection

View category: Immediate (<250m)
 This view is approximately 120m south-east of the subject site



Public Domain View 8 (PD8)
Facing north from Kensington Street

View category: Immediate (<250m)
 This view is approximately 50m south-west of the subject site

- View is taken from Kensington Street looking north towards Broadway
- Kensington Street is pedestrianised and with a focus on food and cultural activities is popular day and night.
- Likely time spent at location: short (people transiting through).



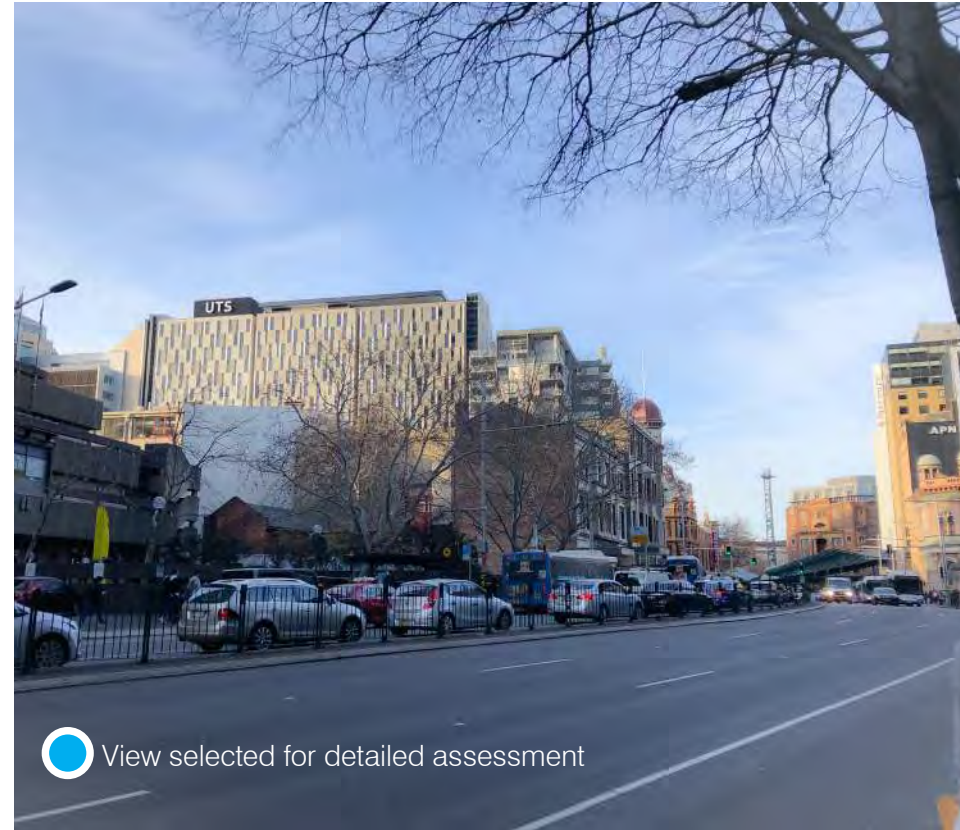
Public Domain View 9 (PD9)
Facing north across Broadway from Kensington Street

View category: Immediate (<250m)
 This view is approximately 60m south-west of the subject site



Public Domain View 10 (PD10)
Facing north-east from Carlton Street - Adjacent to heritage entryway

View category: Immediate (<250m)
 This view is approximately 80m south-west of the subject site



Public Domain View 11 (PD11)
Facing north-east from Central Park Mall on Broadway

View category: Immediate (<250m)
 This view is approximately 170m south-west of the subject site

- View is taken from the entrance to Central Park Mall on Broadway looking north east towards the subject site.
- The entrance to Central Park Mall links with Chippendale Green in the south and is a popular thoroughfare for pedestrians. Considered key due to large pedestrian volumes which transverse the area - predominately due to commercial offering and access to Chippendale Green.
- Likely time spent at location: short (people transiting through).



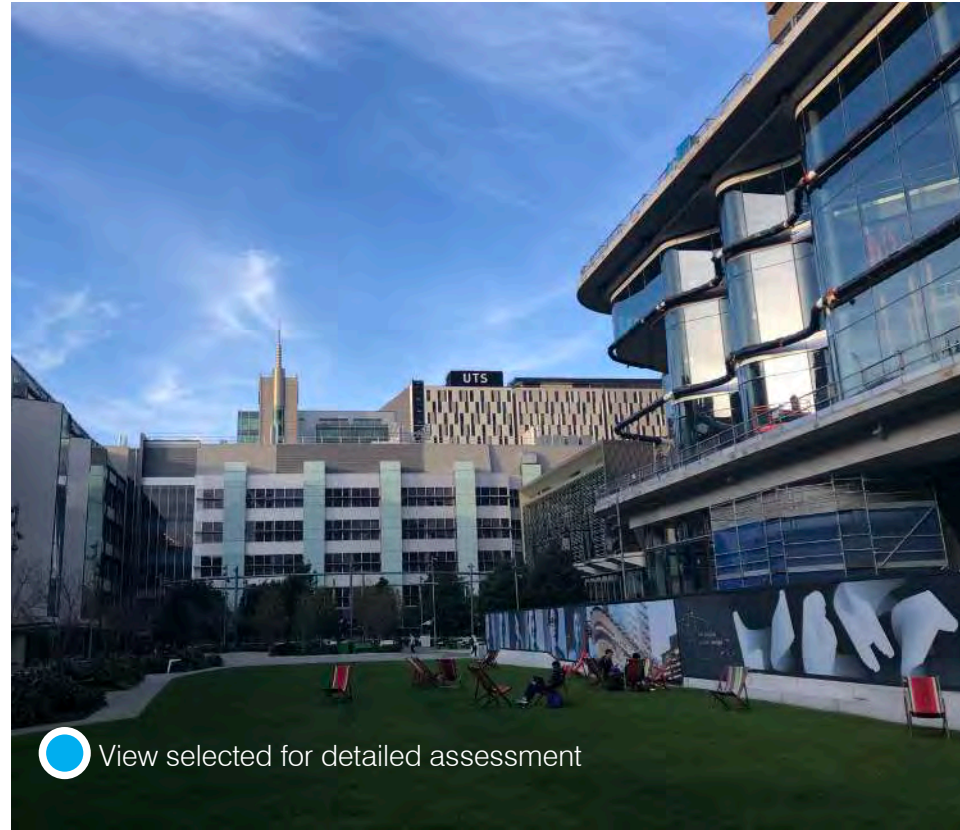
Public Domain View 12 (PD12)
Facing east on Broadway

View category: Medium (250m-500m)
 This view is approximately 310m west of the subject site



Public Domain View 13 (PD13)
View from Jones Street and Thomas Street intersection

View category: Immediate (<250m)
 This view is approximately 200m west of the subject site



Public Domain View 14 (PD14)
Facing east from UTS Alumni Green

View category: Immediate (<250)
 This view is approximately 80m west of the subject site

- View is taken from the UTS central green which is located adjacent to the subject site.
- The central green is both a key public space and popular pedestrian thoroughfare connecting fragmented UTS campus buildings.
- Likely time spent at location: short to long (people transiting through; people using open space to relax).



Public Domain View 15 (PD15)
Facing east on Thomas Street

View category: Immediate (<250)
 This view is approximately 150m west of the subject site

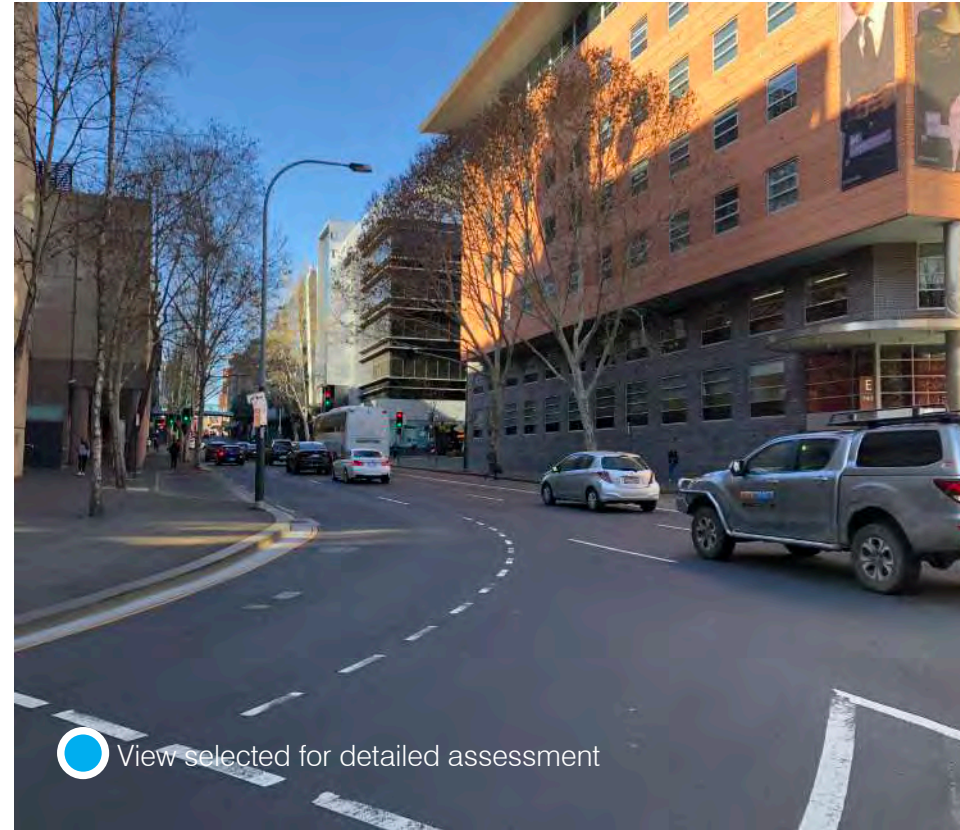


Public Domain View 16 (PD16)

TAFE internal courtyard

View category: Immediate (<250)

This view is approximately 150m north-west of the subject site



Public Domain View 17 (PD17)

Facing south from Harris Street and Ultimo intersection

View category: Immediate (<250)

This view is approximately 110m north of the subject site

- Key connection to Darling Harbour and China town from UTS.
- Likely time spent at location: short (people transiting through).



Public Domain View 18 (PD18)

Facing south from Harris Street - mid block view

View category: Immediate (<250)

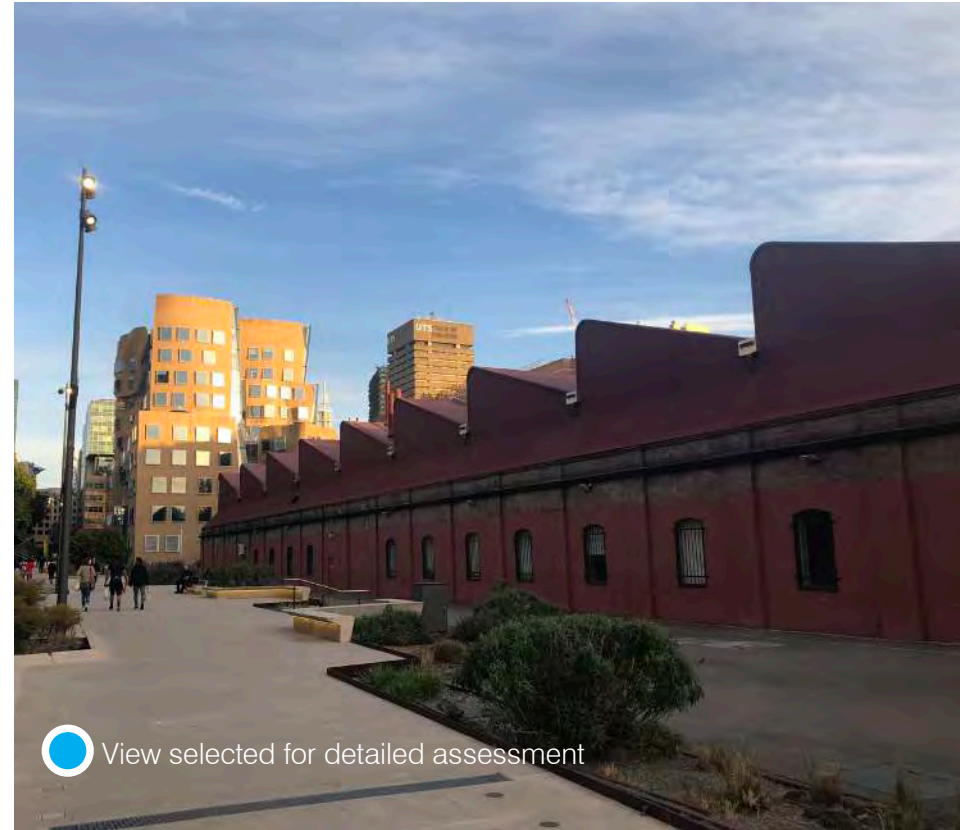
This view is approximately 15m north of the subject site

- Key connection between UTS buildings and other commercial/educational institutions in the area .
- Likely time spent at location: short (people transiting through).



Public Domain View 19 (PD19)
Facing south from Harris Street pedestrian bridge

View category: Immediate (<250)
 This view is adjacent to the subject site



Public Domain View 20 (PD20)
Facing south from The Goods line

View category: Medium (250-500m)
 This view is approximately 350m north of the subject site

- View is taken from the Goods Line looking south towards the subject site
- The Goods Line is a key active transport route connecting Central Station/Railway Square with Darling Harbour. With the absence traffic and associated noise, this is a well patronised link. The Goods Line also features seating and casual sports facilities.
- Likely time spent at location: short to long (people transiting through; people using open space/sports facilities).
- Potential view will be changed however, risk moderated by surrounding built form interrupting sightliness to subject site.

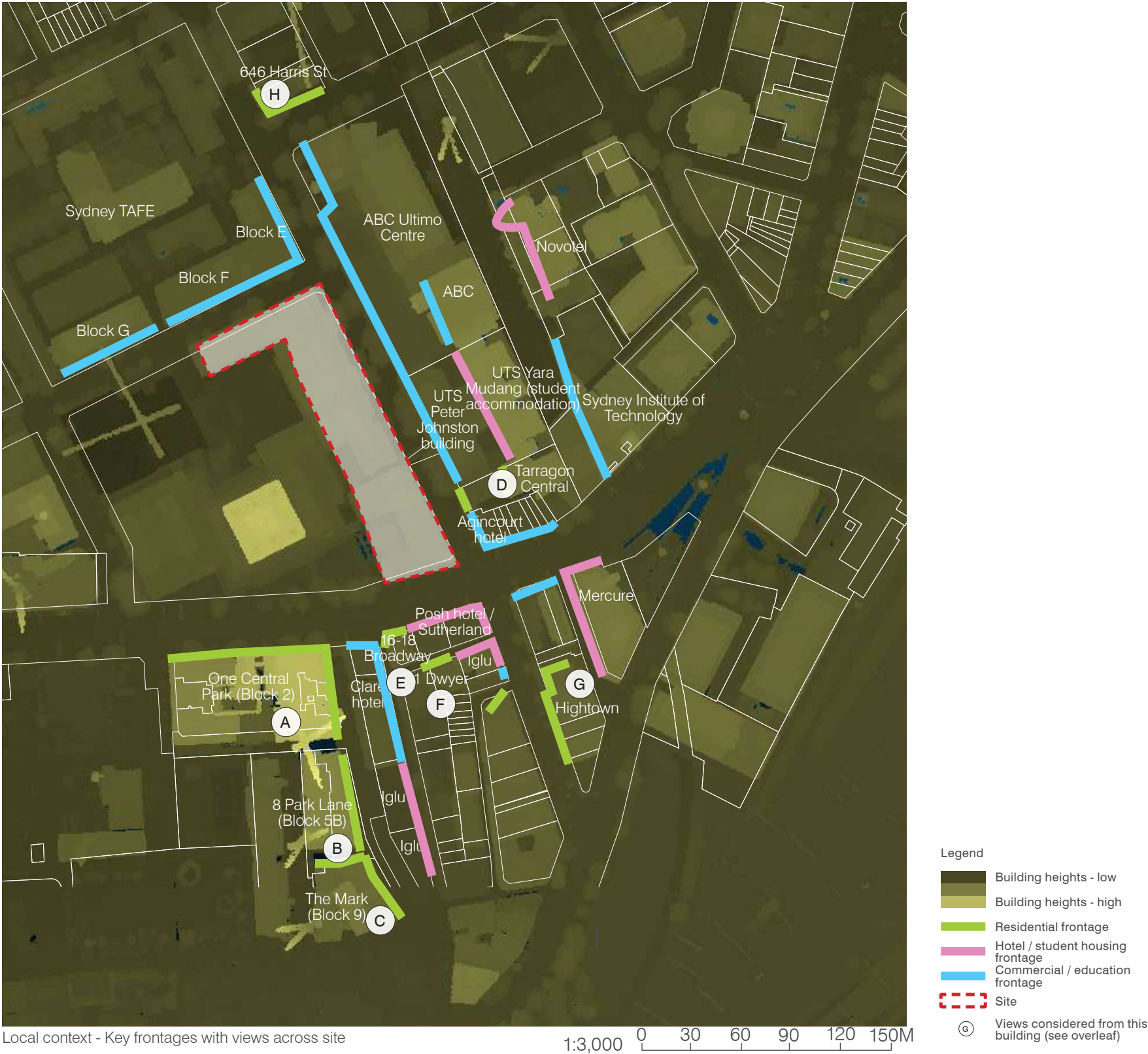
Views considered in selection of private views for detailed assessment

Provided over the following pages are all of the photographs used in the initial consideration (see Chapter 3 of this document) to select views for detailed analysis in this document.

The page opposite describes the location of views considered here for Central Park of which some have been selected as representative views for detailed analysis.

Note: As this work was completed as the design was developing, the model used for the views shown was not the final version of the proposal (which is presented in the detailed analysis in the main section of this document), however changes are generally minor from a visual impact perspective.

The proposal is shown transparent in views such that both the existing and proposed view can be understood from a single image.



Private views from Central Park

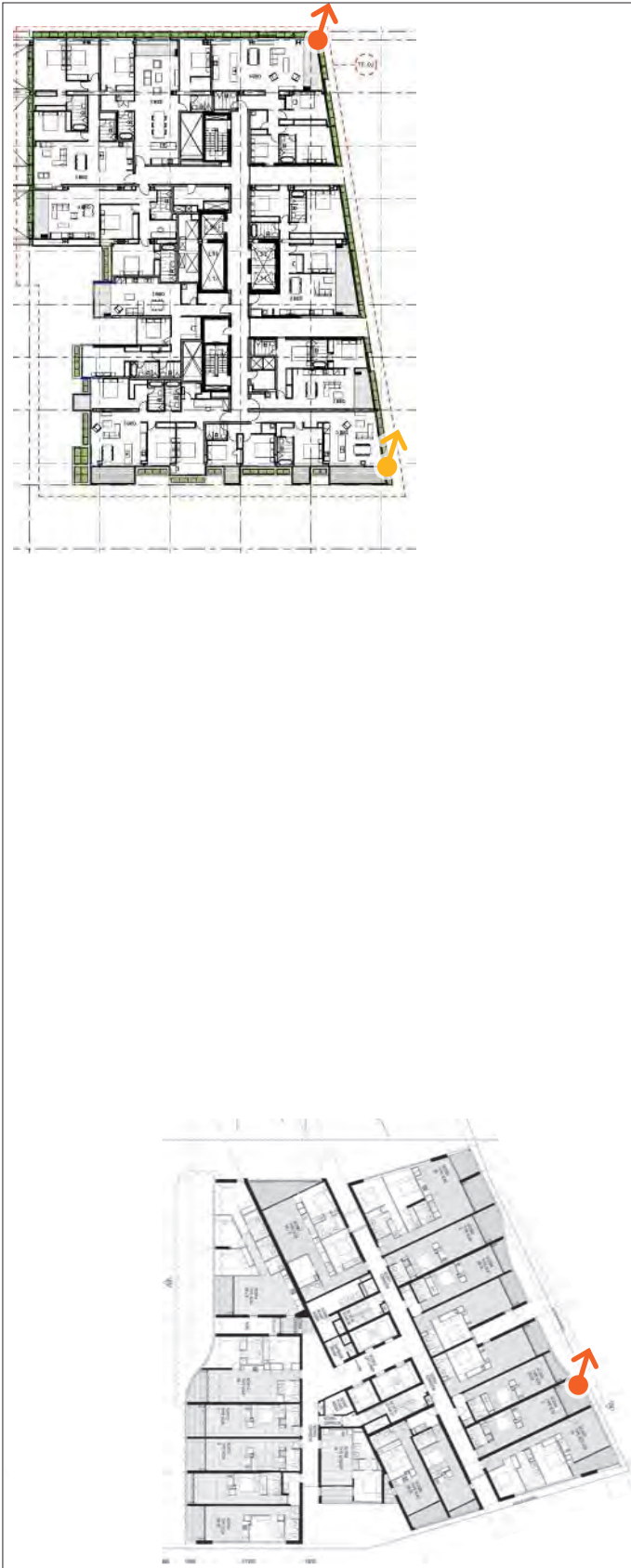
- Location of views for detailed assessment (or similar levels)
- Other views considered in preliminary form in this section (or similar levels)



Plan - Level 5
RL - 40.40m within One Central Park

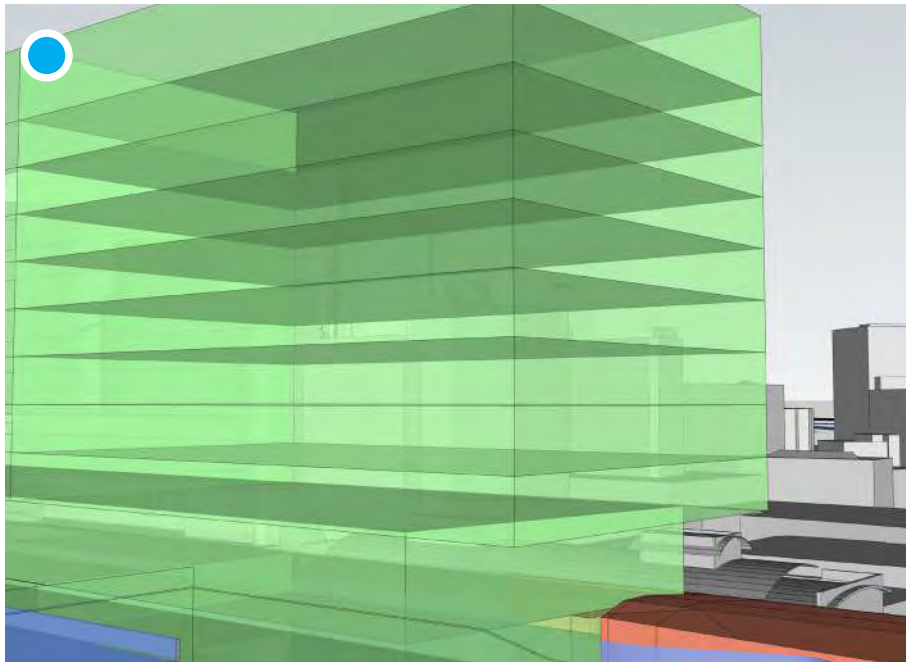


Plan - Level 16 (One Central Park and 'The Mark')
Note: This level is approximately the height of the proposal (RL80)

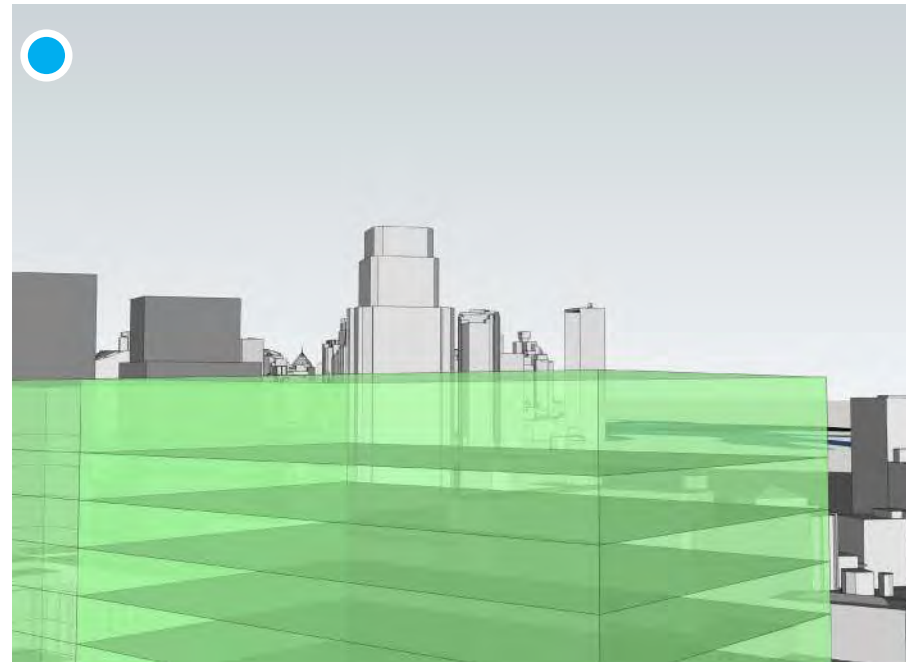


Plan - Level 20 (One Central Park and 'The Mark')

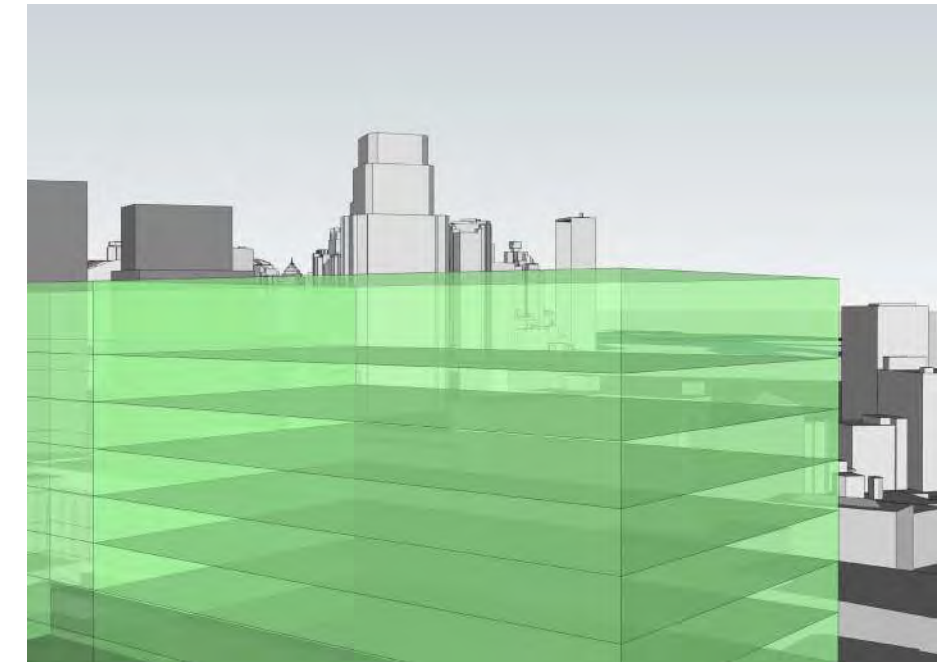
A - One Central Park



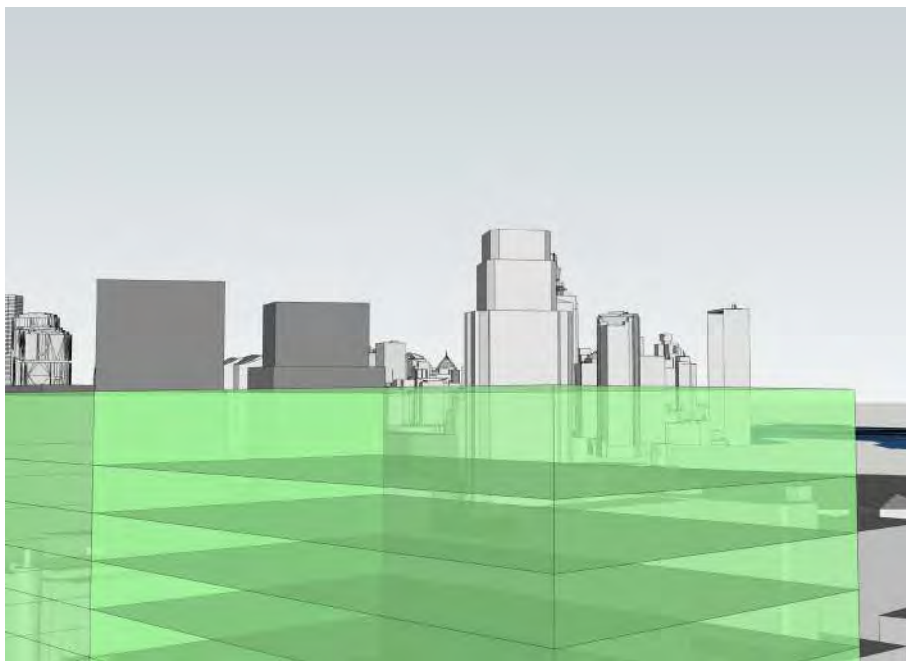
NE corner of tower - Approx. Level 13



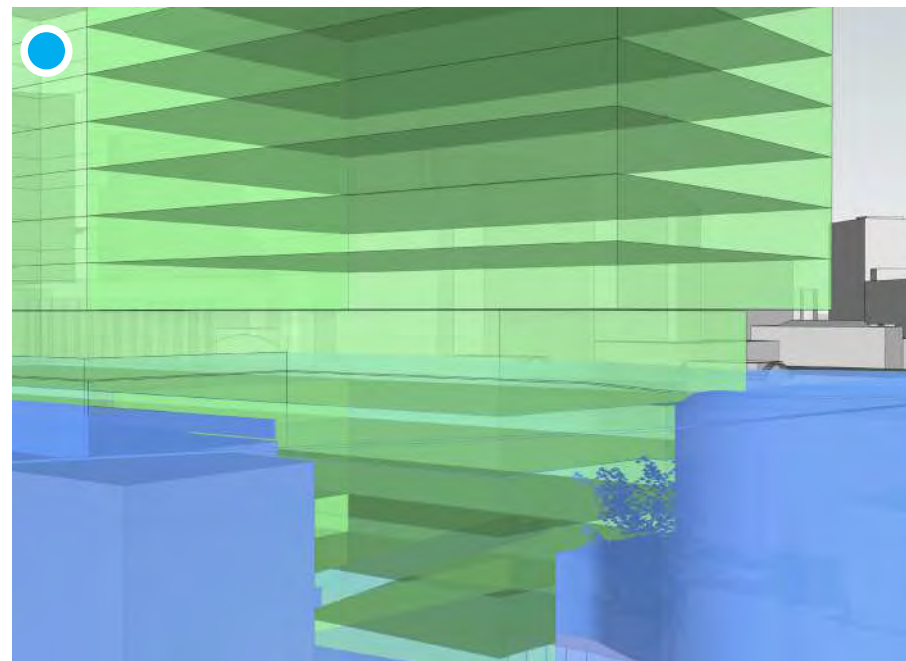
NE corner of tower - Approx. Level 22



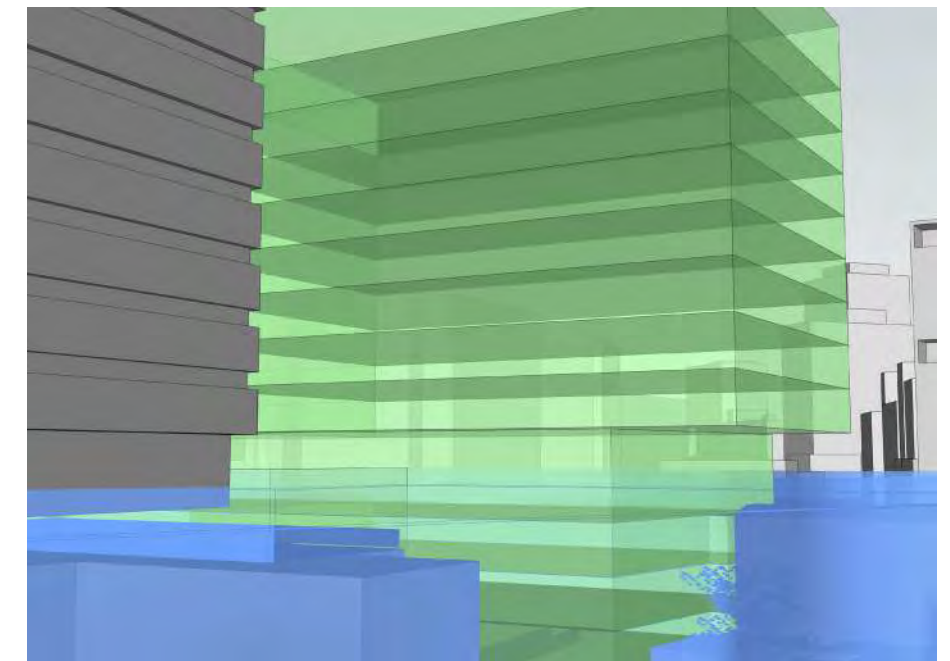
NE corner of tower - Approx. Level 20



SE corner of tower - approx. Level 22
Note: The NE corner view is seen to be representative of this

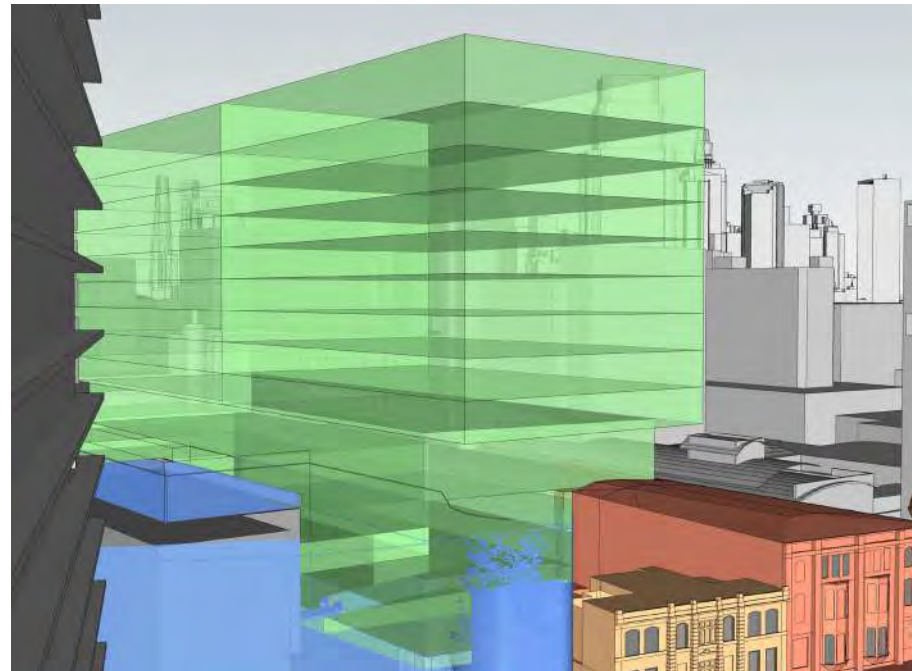


NE corner of tower - approx. L5

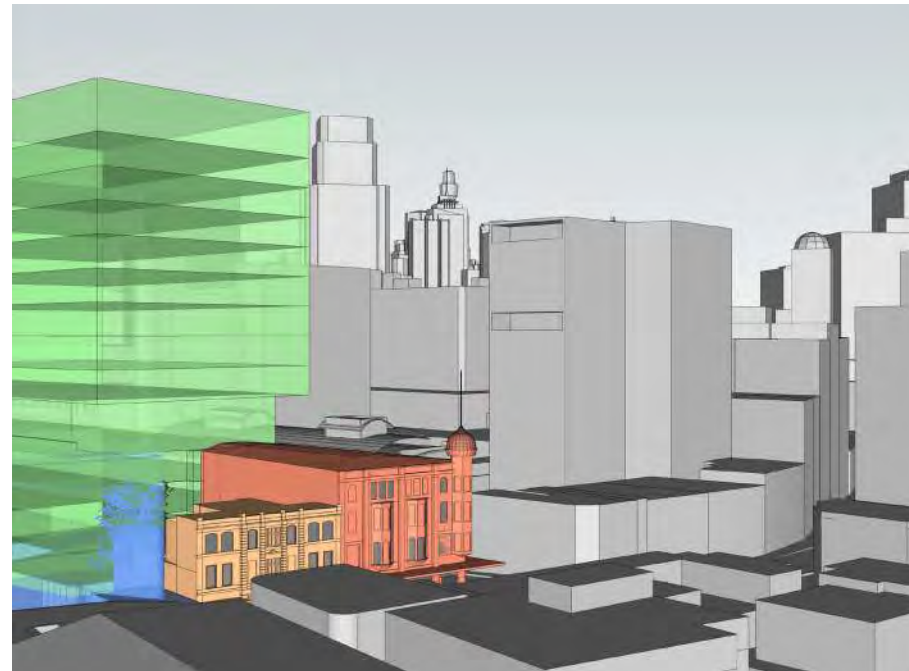


View from communal podium (NW of tower) - L5
Note: The NE corner view is seen to be representative of this

B - 8 Park Lane

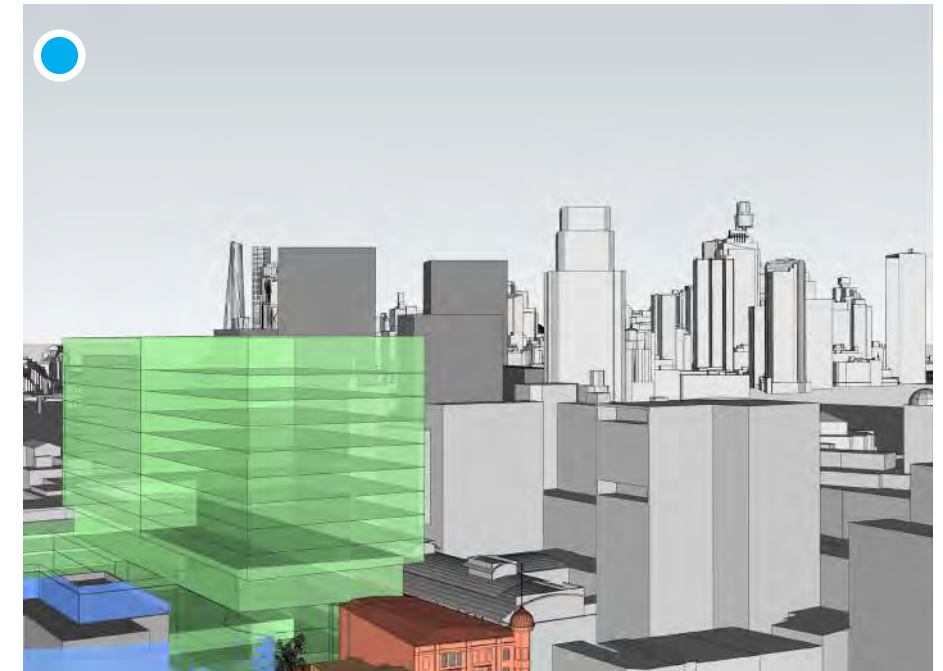
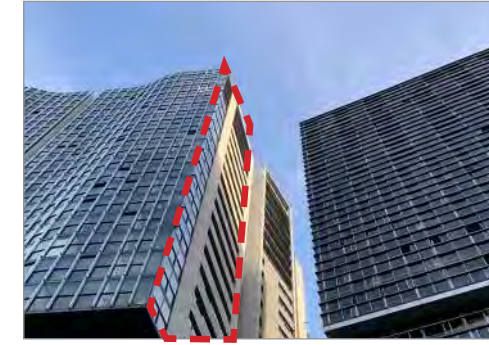


Approx. Level 17 - north

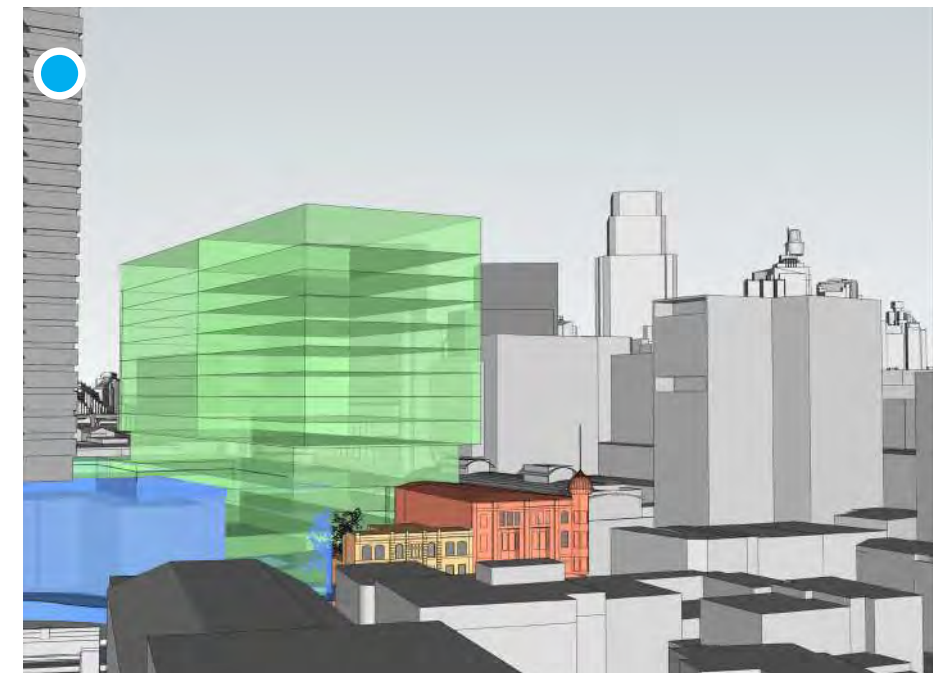


Approx. Level 17 - south

C - The Mark



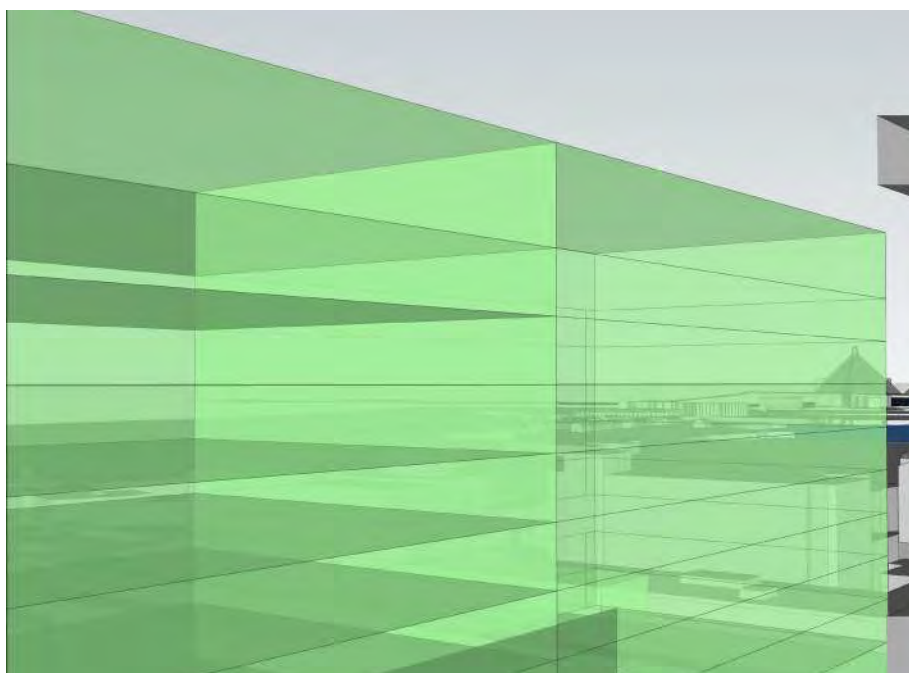
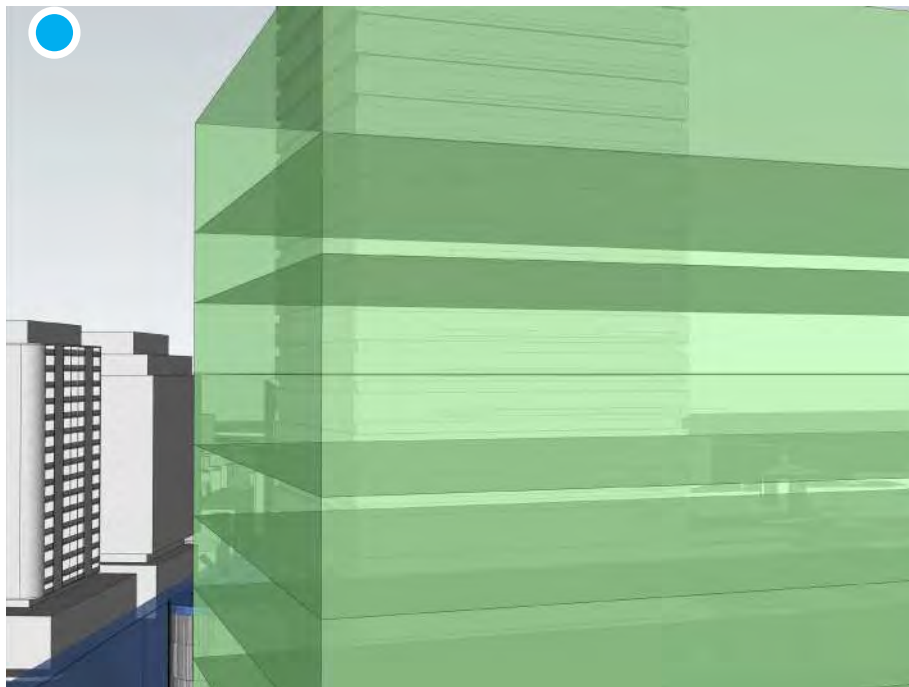
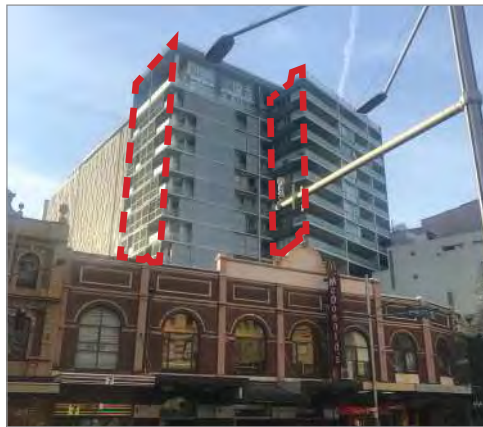
Approx. Level 27



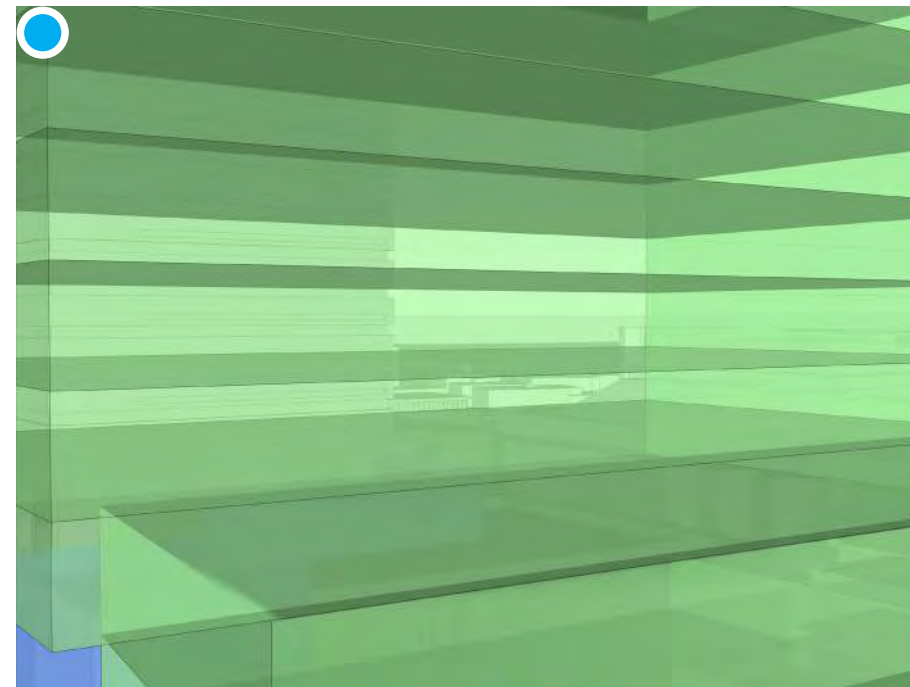
Approx. Level 17

Note: all views are highly oblique from the edge of the room and unlikely to be commonly viewed from inside the apartment

D - Tarragon Central

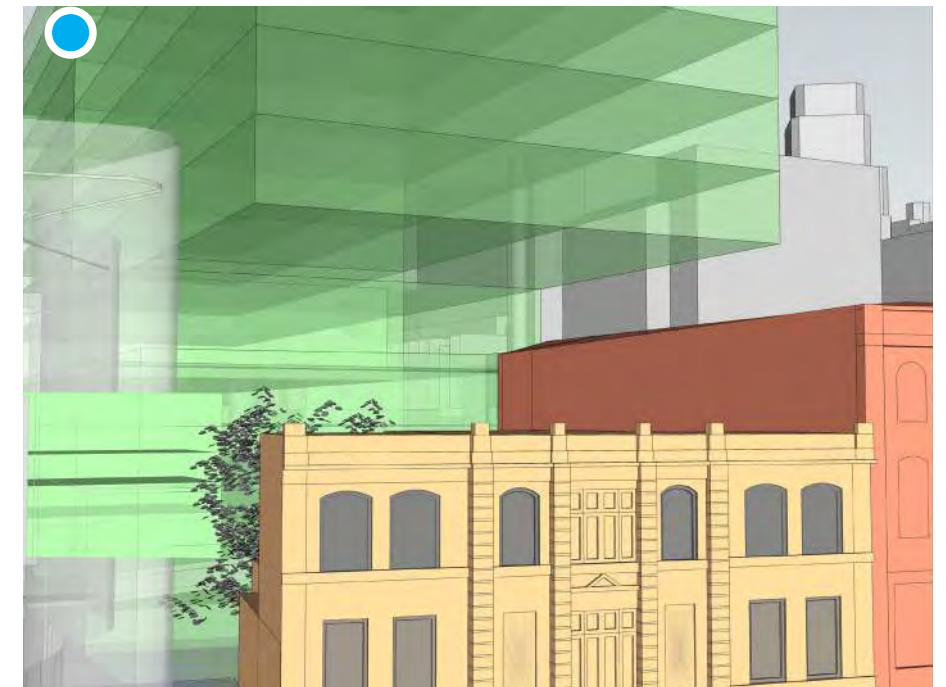


Level 16 - Direct view out of window (above)
Oblique view across site (below)



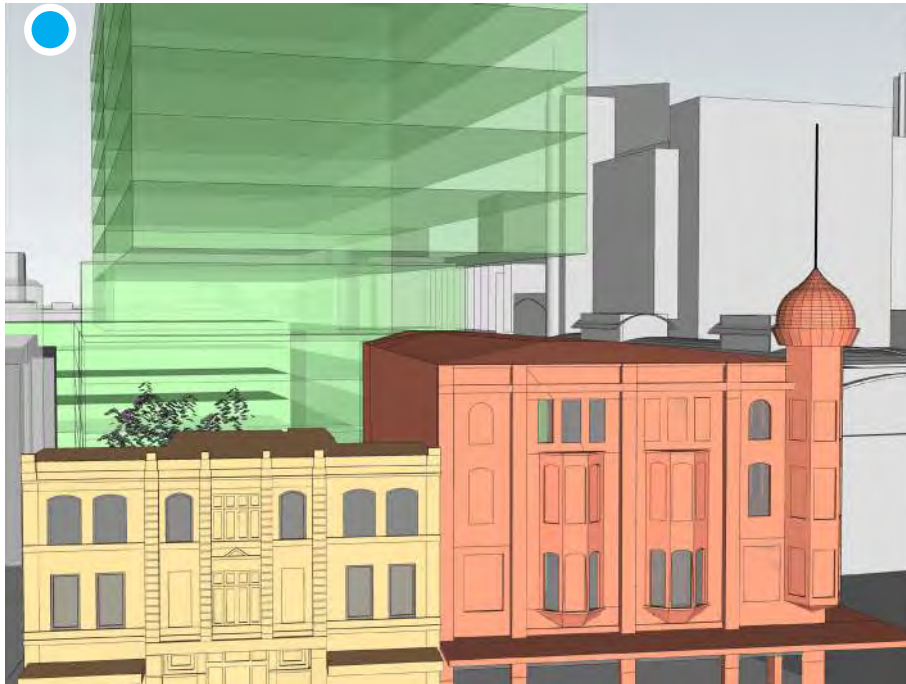
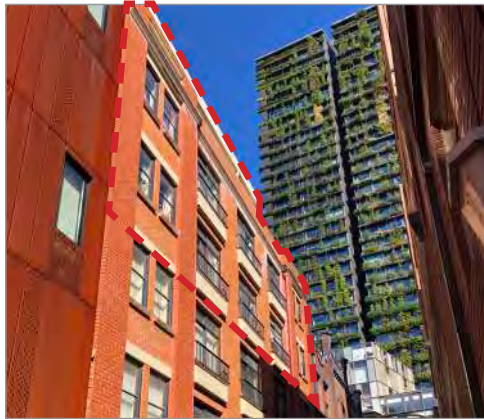
Approx. Level 10 - Oblique view across site (below)

E - 16-18 Broadway



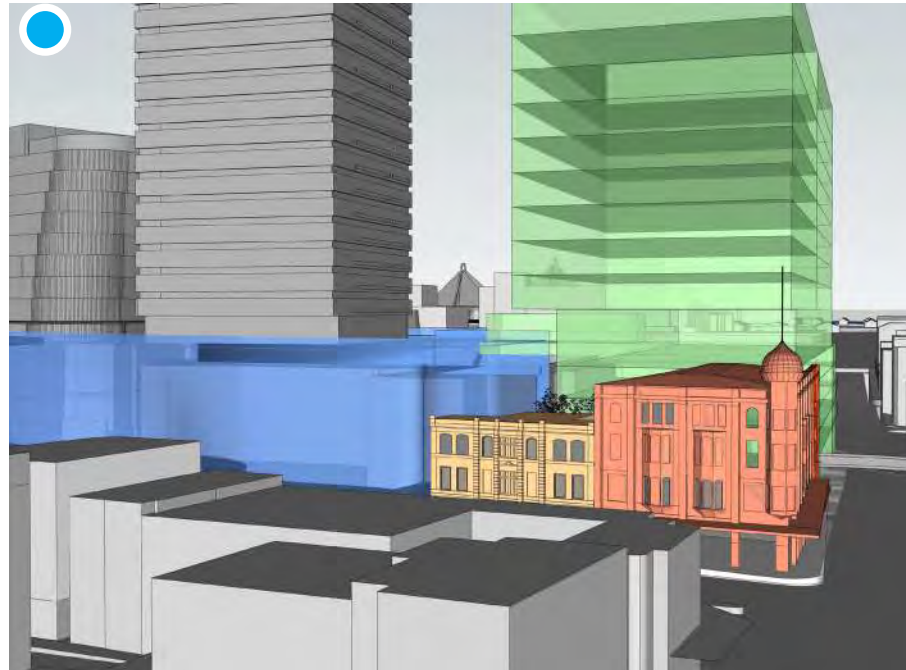
Level 7 (top of building)

F - 1 Dwyer

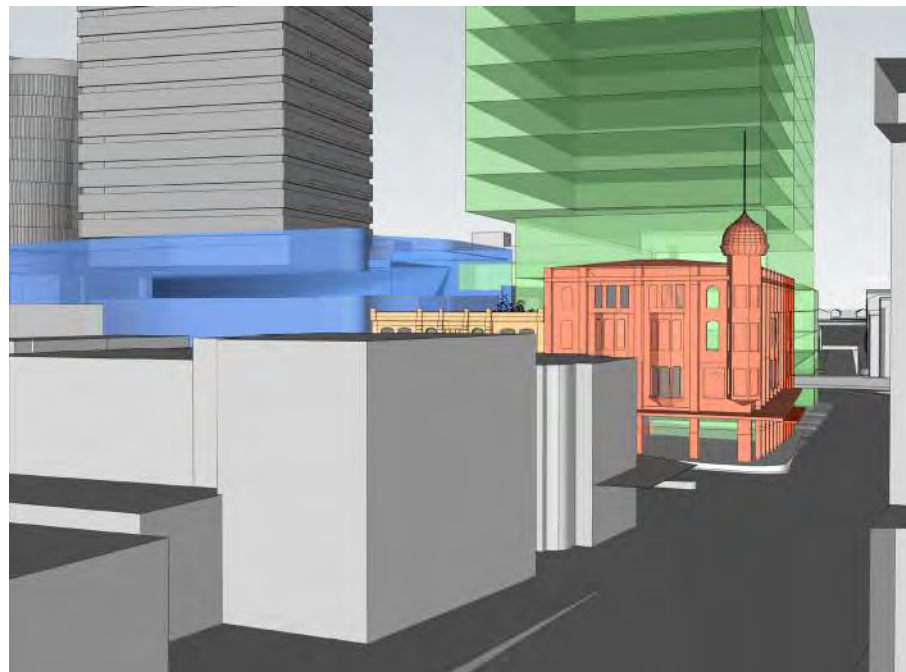


Level 7 (top of building)

G - Hightown

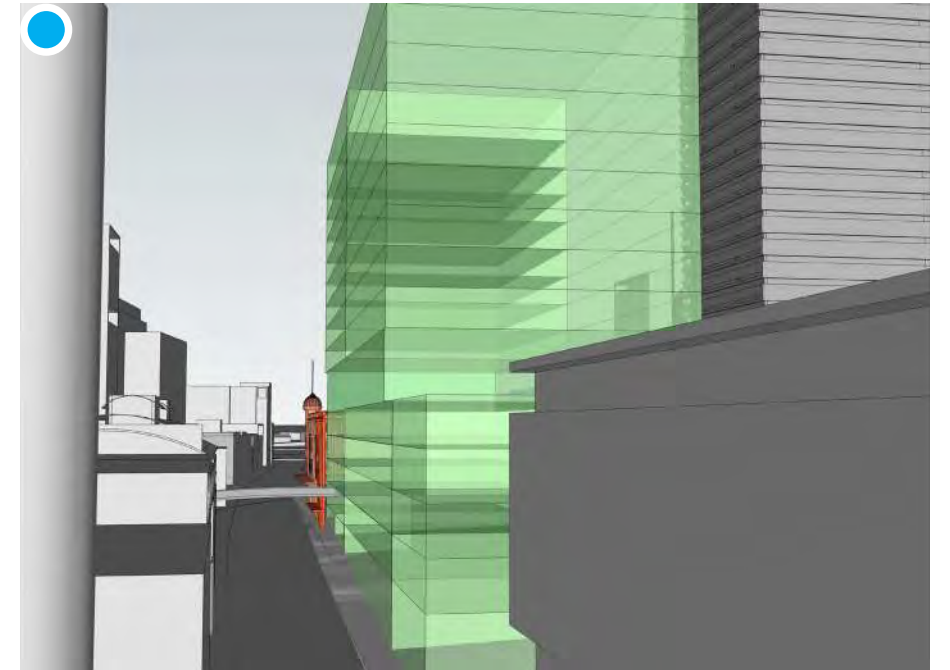
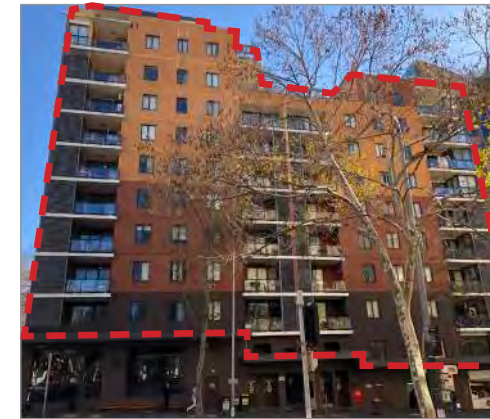


Level 9 (top of building)



Level 6

H - 646 Harris St



Level 10

architectus™