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Modification to UTS Bon Marche Concept Plan

Visual Impact Assessment


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Executive Summary

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.

Most significant change of views

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.

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.

Executive Summary

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01 Introduction and context

Introduction and urban context

1.1 Introduction

This report supports a Section 75W modification application submitted to the Minister for Planning pursuant to the Environmental Planning and Assessment Act 1979 (EP&A Act) and more specifically, Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

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 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).

1.1.1 Methodology and Background

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. It has also been based on the Secretary's Environmental Assessment Requirements (SEARs) and the project's planning framework.

The scope of work for this Visual Impact Assessment covers the following element from the SEARs:

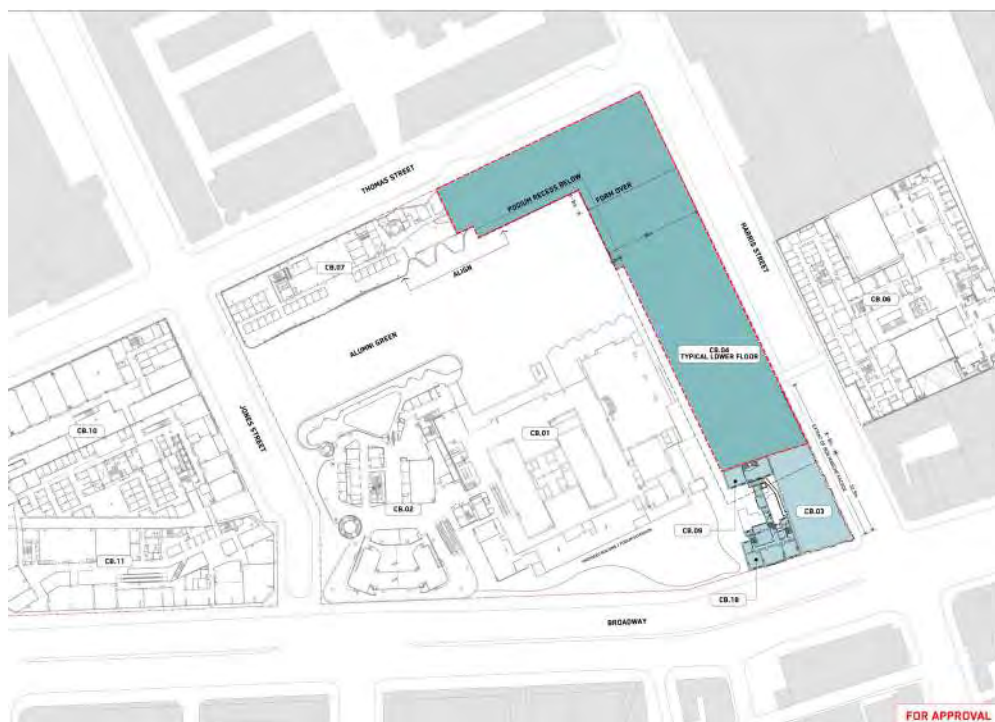
"Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to...site layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items".

1.1.2 Overview of proposed modifications

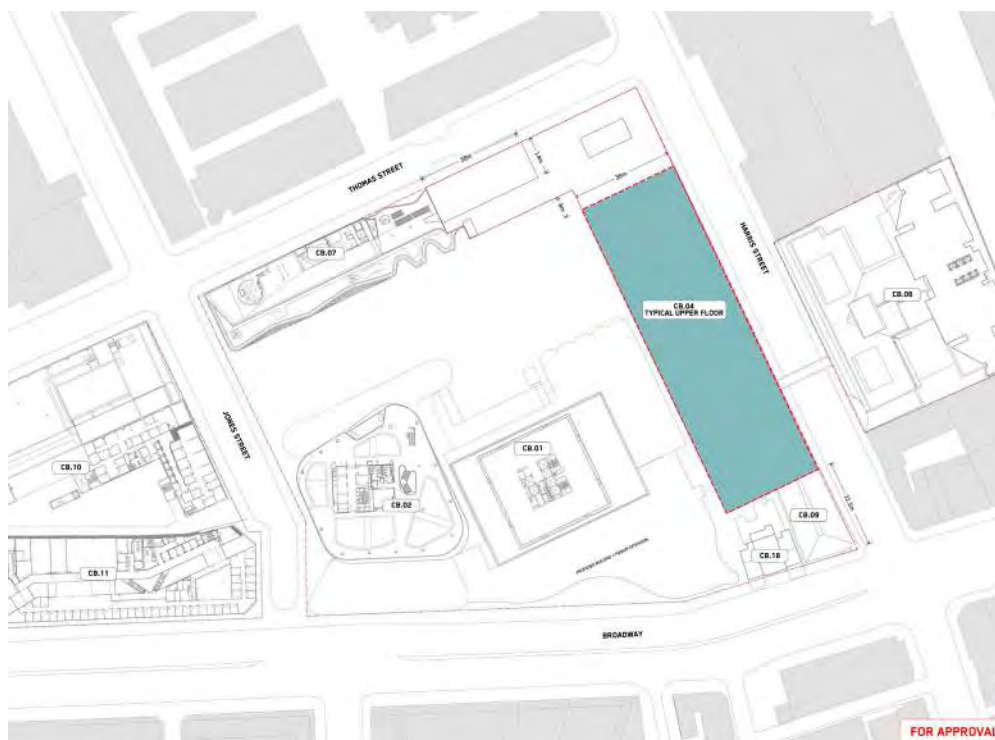
The s75W Application seeks the following key modifications to the approved Concept Plan:

- Conceptual demolition of existing Building 4, and rear section of Building 3,
- Conceptual modification to heritage items, Building 3, Building 9, and Building 18;
- Creation of 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;
- Corresponding increase in GFA for Building 4 and Building 3, comprising an additional increase of up to 36,500m²;
- Consequential amendments to the Urban Design Quality Controls/Principles to guide the future development of the Bon Marche and Science Precinct; and
- Indicative landscape and public domain concept for the precinct.

No physical works are proposed as part of this s75W modification application, with detailed application(s) to follow any approval granted.

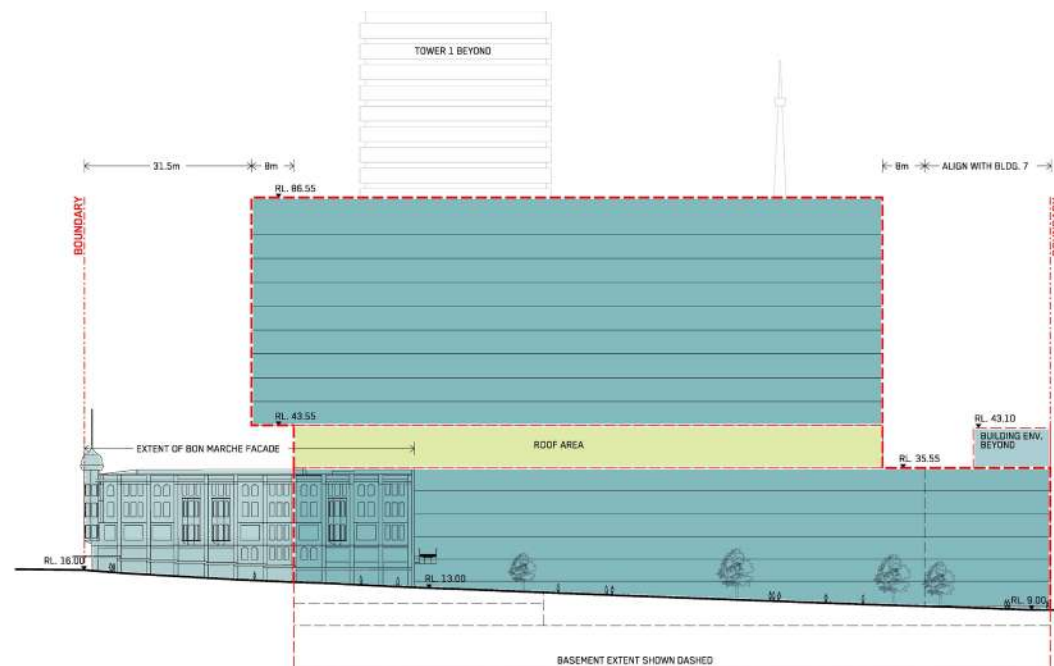


Typical lower floor plan

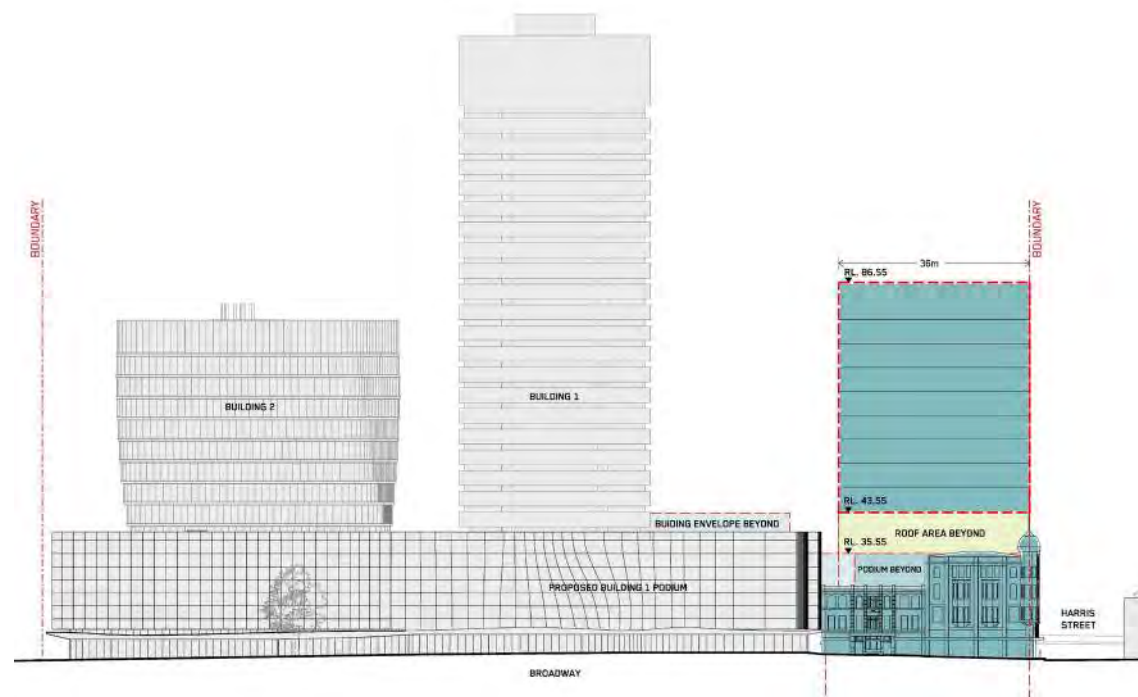


Typical upper floor plan

Figure 1 Selected plans and sections of proposed envelope (Source: BVN Plans for Approval)



Harris Street elevation (east)



Broadway elevation (south)

Introduction and context

1.2 Background

1.2.1 Evolution of UTS

UTS was formed in 1988 from the former NSW Institute of Technology, and was restructured in 1990 with the merger of the Kuring-gai College of Advanced Education, the School of Design, and the Institute of Technical and Adult Teacher Education to form the current UTS. This change in profile, combined with the University's predominantly CBD location in Sydney, created a new identity. During its early evolution, student numbers increased at UTS without any significant increase in student facilities.

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 provided 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.

On 23 December 2009 a critical step in realising UTS's vision and identity for the Broadway Precinct was realised, with approval of the UTS City Campus Broadway Precinct Concept Plan (BPCP).

Since approval of the Concept Plan in 2009 UTS has secured the necessary detailed planning approvals and delivered a number of state of the art and iconic learning, research and social facilities across the Broadway Precinct, including (refer to Figure 2):

- Faculty of Engineering and IT Building, designed by Denton Corker Marshall Architects.
- Multi-Purpose Sports Hall, designed by PTW Architects.
- Alumni Green, designed by ASPECT Studios Landscape Architects.
- Faculty of Science and Graduate School of Health Building, designed by Durbach Block Jagers in association with BVN Architecture.
- Library Retrieval System, designed by Hassell Architects.

- Great Hall and Balcony Room Upgrade, Designed by DRAW Architects in association with Kann Finch Architects.
- Student Housing Building, designed by nettletontribe architects.

The UTS Central Project (designed by fjmt in collaboration with Lacoste + Stevenson in association with Darryl Jackson Robin Dyke Architects) represents the latest project being delivered by UTS to meet the needs of staff and students. The first phase of the UTS Central Project, which required a modification to the Concept Plan (MOD 5), is expected to be completed in 2019. The second phase of this project will include an extension to the podium of Building 1 addressing Broadway.

UTS currently has less than 2% of space across campus unallocated which is insufficient to accommodate forecast continued growth in student and staff numbers in the future. The educational facilities within the existing Bon Marche Building 3 are outdated and inadequate to meet the needs of contemporary teaching and learning environments.

The existing Science buildings (Building 4) are nearing the end of their lifecycle, which together with the continued growing demands from students locally and abroad and growth in both Science and Design, Architecture and Building (DAB) faculties presents an opportunity for UTS to progress with plans to support additional and much needed teaching and research space.

UTS plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission's recently released Sydney Regional and District plans acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour CBD Innovation Corridor.

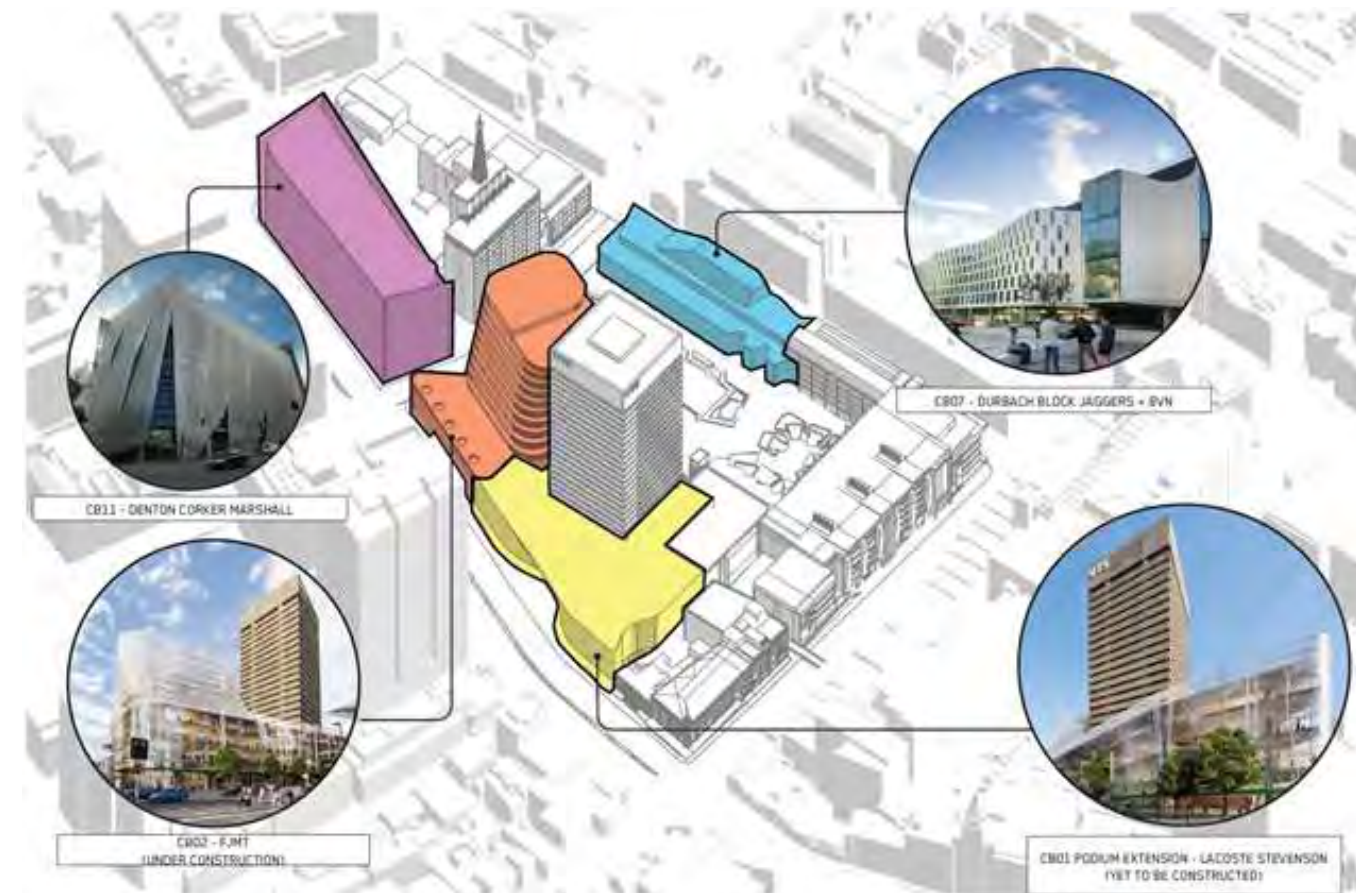


Figure 2 Key UTS projects approved/delivered under the Concept Plan (Source: BVN)

Introduction and context

1.2.2 Evolution of Concept Plan

The UTS City Campus Broadway Precinct Concept Plan (BPCP, as illustrated in Figure 3) was approved by the then Minister for Planning on 23 December 2009 (MP08_0116). The Concept Plan initially 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;
- 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.

The Concept Plan did not set new maximum heights and GFA for the Bon Marche and Science Precinct as demand for growth or redevelopment of these buildings was not identified at the time. The Concept Plan (2009) was informed by UTS's Growth Plan at the time to 2020, which had not foreseen that additional floor area and significant modifications and upgrades to existing buildings was required in the Bon Marche and Science Precinct. The 2009 Concept Plan also did not take into account the lifecycle status of Building 4, which was recently investigated and reported to be nearing end of life in 2026.

Since the Concept Plan was approved, five (5) 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 12,150m² (corresponding with a decreased GFA for the Broadway Building of 34,650 m²).

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

Modification No 5 (MP 08_0116 MOD 5) was approved by the then Minister for Planning in March 2016 and facilitated an expanded Building 2 envelope (maximum RL of 79.5) and corresponding increase in GFA for a new Building 2 and the Building

1 podium extension (resulting in a total maximum allowance of 64,407m²). The modification provided the planning framework for the UTS Central project currently under construction.

Modification No 6

This report has been prepared in support of proposed Modification No 6 (MP 08_0116 Mod 6) to the Concept Plan.

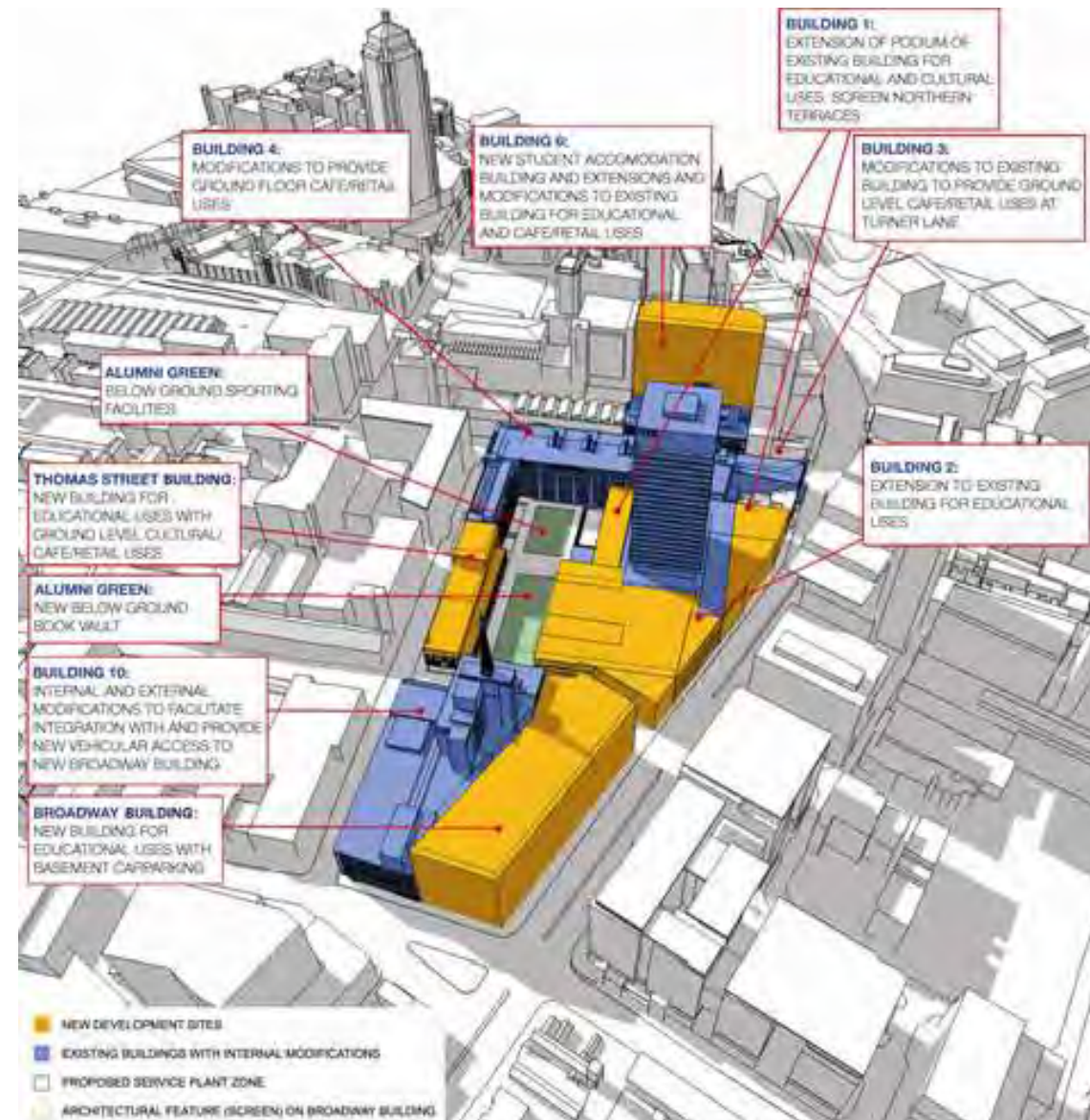


Figure 3 3D Model of approved concept plan (Source: BVN, DCM and JBA) (Source: BVN)

Introduction and context

1.3 SEARs

Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning and Environment (DP&E) on 1 February 2018. Specifically, this report responds to the following SEARs requirements:

- The EA is to address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A.
- Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limitedsite layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items
- Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

1.4 The site

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District (CBD). The UTS City Campus is located entirely within the Sydney Local Government Area.

The Campus has frontages to Broadway, Thomas, Wattle and Harris Streets, and the Goods Line and is less than 700 metres from Central Railway Station. Jones Street runs through the Precinct. The area covered by the Concept Plan (MP 08_0116) is shown in Figure 4.

More specifically, the Bon Marche and Science Precinct is located within the eastern part of the Broadway campus between Thomas Street and Broadway with frontage to Harris Street. It incorporates Buildings 3, 4, 9 and 18. Buildings 3, 9 and 18 are identified as heritage items under the Sydney Local Environmental Plan 2012 (SLEP 2012). Refer to Figure 5 and Figure 6 for the location of the Bon Marche and Science Precinct.

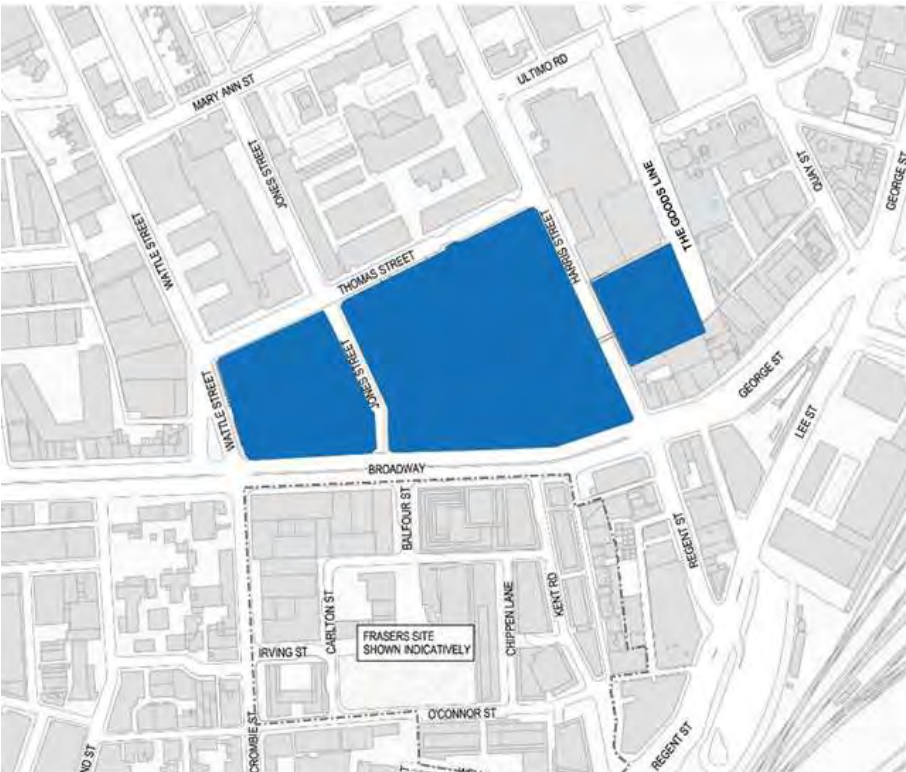


Figure 4 - Site Context. Source: BVN



Figure 5 Aerial image of Bon Marche and Science Precinct (outlined in red) – May 2018 Source: NearMap

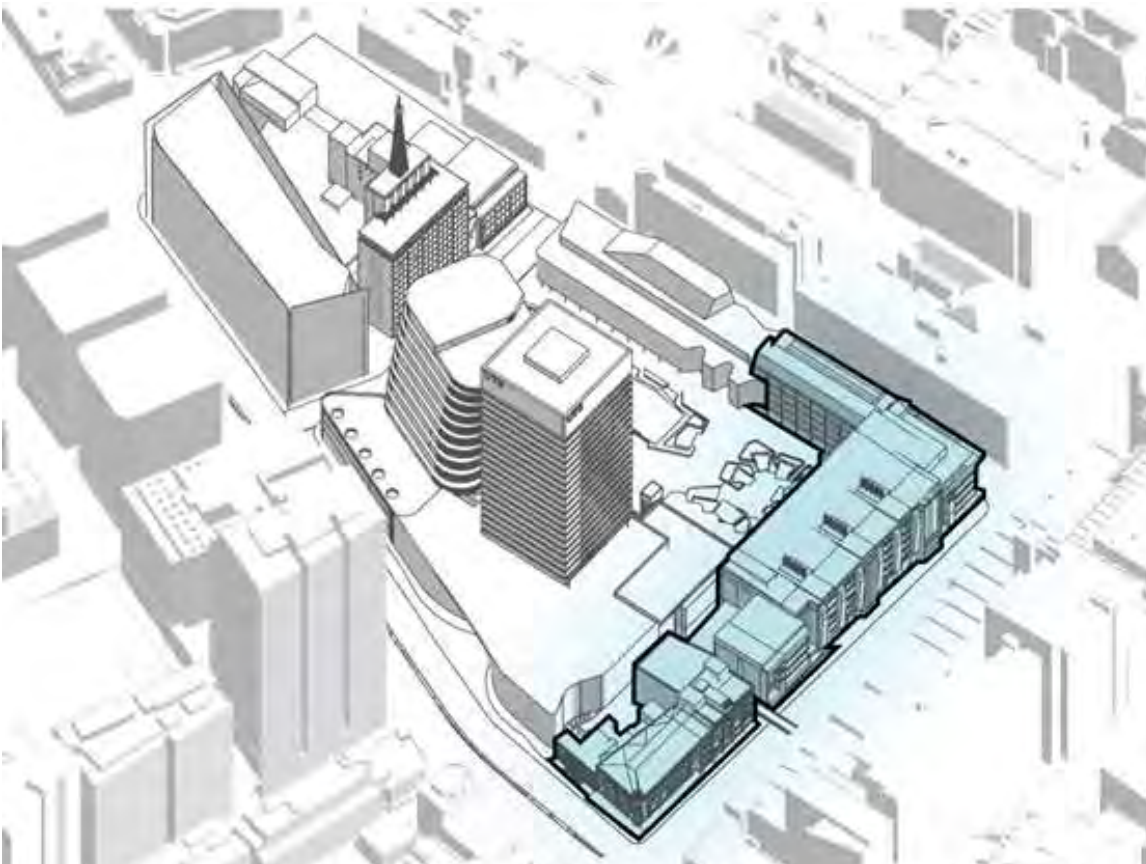


Figure 6 – 3D perspective of the existing Bon Marche and Science Precinct (Source: BVN)

Introduction and context

1.5 Site and visual context

The site is within a highly urbanised location with many other tall buildings in the area.

Buildings which are visible in the context of the site and/or have visibility of the site include:

- The UTS Tower (Building 1) - approximately 26 storeys above ground (RL 133.050)
- UTS Central (Building 2) - currently under construction including 14 storeys plus roof/plant above ground (RL79.5)
- The 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)
- UTS Yara Mudang including a 13 level tower over the Peter Johnston building
- The ABC Ultimo Centre - including the 15 storey tower

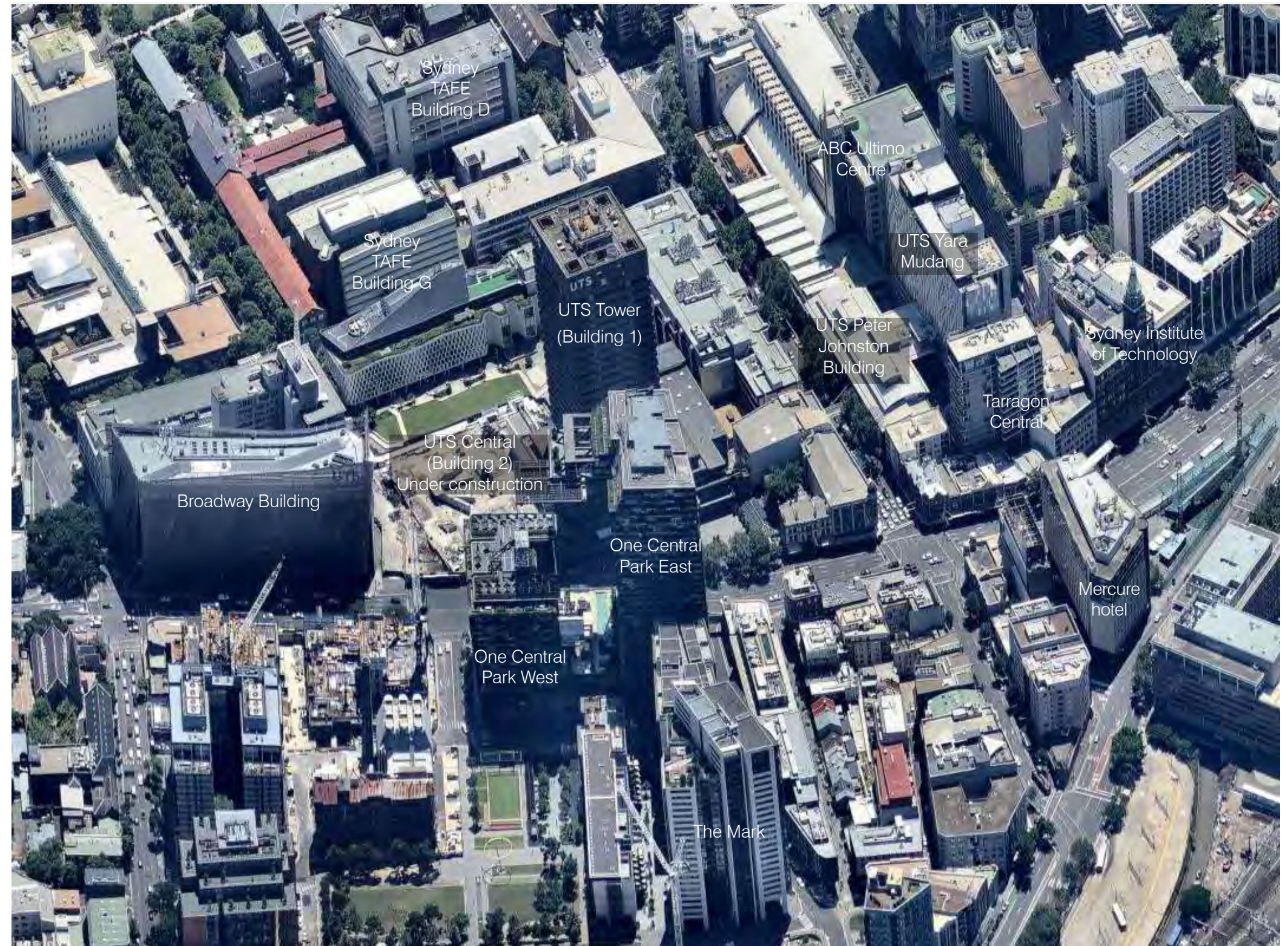


Figure 6 The local context (source: Nearmap)

1.6 Design statement

An extract of the design statement for the project by BVN is provided adjacent. It is included in this document to assist in understanding the design decisions that have been made and their impact on the massing form.

This project gives rise to a number of significant opportunities for UTS, the urban precinct, and for wider Sydney.

The UTS city campus is in the heart of Sydney’s creative and innovation precinct and alongside Sydney’s central business district.

The decade-long UTS City Campus Master Plan, authored by BVN, which began in 2008, is a once-in-a-generation vision to deliver a vibrant and engaging education precinct. Through the Master Plan, UTS is making a \$1 billion-plus investment that is fundamentally changing the way they deliver teaching, learning and research. UTS propose to continue the past 10-year period of major development that has been guided by the Campus 2020 Masterplan, and to continue the transformation of the UTS campus to maintain and develop a purpose - and sustainably-built campus to support innovation in education and research.

Project vision

The subject site on UTS’s Broadway Precinct runs from the corner of Broadway and Harris Street through to the corner of Harris Street and Thomas Street, and along Thomas Street to meet Building 7. The proposal for this Concept Modification is for a building envelope that replaces Building 4 that corners and fronts Harris and Thomas Streets, replaces the rear wing of Bon Marche, and refurbishes and repurposes the corner section of Building 3 (the original Bon Marche building) and Building 18 (the Terraces) which both face Broadway. This envelope is configured to:

- Preserve sunlight to north facing apartments of Central Park on Broadway in accordance with the planning controls for that site
- Preserve the façade and form of the heritage listed Bon Marche building
- Set back new built form from the corner of Broadway and Harris Street to enable the form and height of the Bon Marche building to be read clearly and distinctly
- Preserve the sunlight amenity that Alumni Green currently enjoys in mid-winter between the hours of 10am – 5pm
- Provide large floor plates that are suitable for the uses of research and teaching buildings to enable effective planning and future flexibility
- Provide a height and form that is appropriate for the surrounding urban context
- Provide an envelope that enables flexibility for creativity, formal manipulation and innovation in future design solutions

The form of the development is generated from a thorough site analysis that positions the new building form within the dense urban context of the new and existing UTS campus buildings, those under construction and the large scale residential and urban development at Central Park.

The position of the southernmost end of the envelope as well as its height achieves sunlight to the north facing apartments of Central Park on Broadway in accordance with the planning controls for the site. In addition, this setback from the Broadway corner enables the form and height of the Bon Marche building to be read clearly and distinctly with the other lower form buildings on each of the corners of the Broadway/Harris Street intersection. The overall height of the form has also been considered in response to the height of Building 1 tower and the height of the new UTS Central building (under construction). Both the new envelope and UTS central site alongside Building 1, as complimentary extensions, allow Building 1’s height to remain prominent in the streetscape and skyline as originally intended.

Intensifying the innovation corridor

The UTS vision is to be a world leading university of technology, and the new development, which is the subject of this Concept Modification is intended to be developed for science teaching and research and design, enabling an extension of its capabilities in these important fields.

UTS sits within an “emerging Innovation Corridor on its western edge comprising universities, a major teaching hospital, international innovation companies and fast-growing start-ups” as identified by the Greater Sydney Region Plan, as noted in the Plan:

“Facilitating the attraction and development of innovation activities enhances Greater Sydney’s global competitiveness. Planning controls need to be flexible to allow for the needs of the innovation economy”

The provision of space that will enable an expansion of world class new teaching and research facilities will enable UTS to support Sydney in its focus on innovation and global competitiveness which will underpin its continued growth.

Introduction and context

Greater public engagement with the UTS campus

There is an excellent opportunity to broaden public engagement with the UTS campus through this new development. The Campus 2020 Masterplan, conceived in 2008, did not propose any work along the campus' eastern edge along Harris Street as Building 4 (a 1950's building) which borders this edge had just gone through a significant refurbishment. The refurbishment didn't address one of the building's significant shortfalls which was its address to the street and public domain.

The redevelopment enables the ability to connect ground level spaces to the street and to provide transparency and public engagement.

New connections to Alumni Green

Alumni Green is the centre of the 2020 Masterplan and vital green lungs for the campus providing outdoor social space and amenity for students, staff and researchers in this dense urban setting. Its access is from Jones Street on its west, and is almost impenetrable from other streets.

There is the ability to create new connections directly to the Green from Harris Street and Broadway, both through buildings and between them.

Additional green space

Increasing built development will bring an increased population to campus. The opportunity to provide significant new green space to supplement Alumni Green is a key consideration in this proposal. An elevated sky garden, connecting existing and new rooftops will be able to supplement Alumni Green's outdoor recreation, and to provide an elevated green amenity in a high-rise campus.

Improve the public domain on Harris and Thomas streets

The southern end of Harris Street is an unpleasant and uninviting area of the city. The traffic is heavy and one directional, the footpaths are narrow and generally devoid of landscaping, and the buildings turn their backs to the public domain. The ability to rebuild an entire block addressing the street and both corners is almost unparalleled in the context of the city. The project will enable a focus on building quality at street level, transparency, connections and public engagement.

Enhancing heritage buildings and heritage setting

The heritage listed Bon Marche building (Building 3), on the corner of Broadway and Harris Street, has had major interventions to its internal fabric, with little original fabric remaining. The external appearance of the building has also undergone significant intervention with rendering of its face brick walls, and replacement of its timber windows and awnings, among other items. However, the overall form is still predominantly intact. The heritage terraces (Building 18), a rare example of commercial terraces, have also had little change to their external form. The most significant aspect of the heritage qualities of Bon Marche are more related to its setting, as it forms one of four original buildings, on each corner of Broadway and Harris Street, that form an 'intact' setting.

The refurbishment of Bon Marche and the terraces, and re-purposing of them to form a new entry into the campus will allow the buildings to be experienced and retained, enhancing the unique heritage setting. They also offer the opportunity to experience a different scale and finer grain to the large public spaces of many of the surrounding buildings.

Improvement of pedestrian congestion

The corner of Harris Street and Broadway is heavily congested with vehicular traffic and pedestrians. The corner sits on a key route from the buses and trains at Central Station, through to campus entry on Broadway, and the increasing density and surrounding development, coupled with narrow footpaths has led to busy and heavily trafficked footpaths. An opportunity exists to alleviate the congestion at the corner through creating a more porous façade in Bon Marche at street level. Creating a series of openings that enable pedestrians to move through and off the footpath easily will alleviate the congestion, providing a more pleasant environment and improving safety.



02 Key considerations for assessment



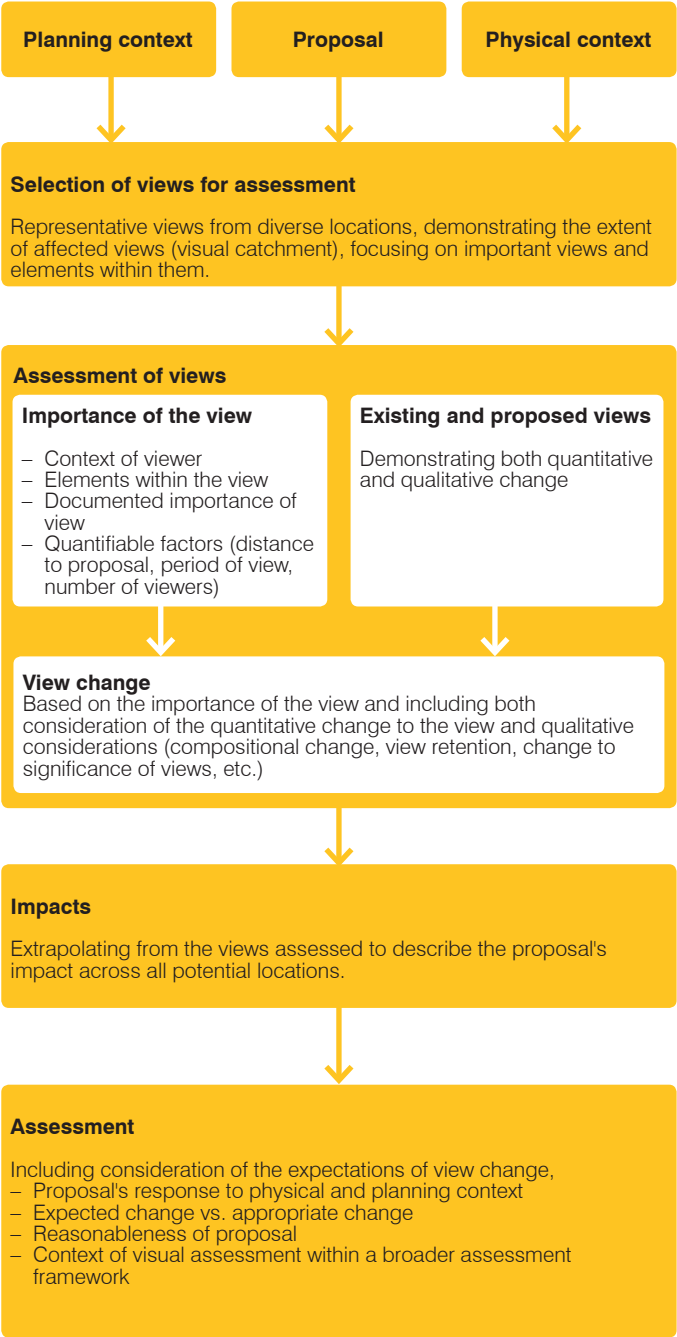
Key considerations for assessment

2.1 Approach to assessment

The methodology for this assessment has been developed by Architectus based on Architectus' experience in preparing Visual Impact Assessments for a variety of projects and the following key considerations for the project which are further described through this chapter:

- The Secretary's Environmental Assessment Requirements (SEARs) for this project.
- Planning framework for visual and view assessment.
- Land and Environment Court Planning Principles regarding view sharing and visual impact assessment.
- Previous Visual Impact Assessments for the site.
- Standards for photography and photomontage.

A general overview of Architectus' process for the assessment of visual impact is described in the diagram adjacent.



2.2 Secretary's Environmental Assessment requirements

As described in Section 1.3 above, Secretary's Environmental Assessment Requirements (SEARs) have been issued for the proposed modification to the UTS Concept Plan approval (MP08_0116 (Mod 6)) under the Part 3A transitional provisions of Schedule 6A of the Environmental Planning and Assessment Act 1979.

The SEARs requests the proposed modification to *"Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to...site layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items"*.

The SEARs also identify the policies and guidelines to be considered by the proposal and the documentation to be submitted.

Of importance to the Visual Impact Assessment (VIA), the SEARs identify a range of matters to be addressed by the VIA. These requirements of the SEARs are detailed in the table adjacent.

The SEARs also describes relevant Environmental Planning Instruments (EPIs), strategies, plans and guidelines to be considered as part of the application. These are considered in the following section as they relate to views and visual impact assessment.

Table - Consideration of SEARs

Secretary's Environmental Assessment Requirements	Comment
The EA is to address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A.	See Section 2.3
Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limitedsite layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items	See Sections 3.0 - 4.0
Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.	See Sections 3.0 - 4.0

Key considerations for assessment

2.3 Planning framework for visual and view assessment

This section discusses the planning framework pertaining to visual and view assessment matters for the project.

As the project is a transitional Part 3A Project Application, the primary statutory matter for the project is the SEARs, which requires the application for the project to address the provisions of a range of State environmental planning policies, strategies, plans and guidelines. Unlike the SEARs these are matters for consideration for the project only.

Below is a summary of the SEARs, EPIs, policies or guidelines which apply to the site and have specific reference to views and visual impact.

Note that consideration of strategic documents with respect to the future built form context of Sydney is provided separately in Section 1.5 of this document.

2.3.1 Eastern City District Plan

The Eastern City District Plan has been prepared by the Greater Sydney Commission. The District Plans were finalised in March 2018 after extensive stakeholder and community consultation, including two public exhibition periods.

In terms of the issue of consideration of views, the Plan provides a key emphasis on landscape views/ vistas through Sustainability Priority E16: “Protecting and enhancing scenic and cultural landscapes”.

This places emphasis particularly on harbour and city skyline views, highlighting many of the iconic elements of Sydney (including the Sydney Opera House, Sydney Harbour Bridge, and the Rocks). It states that “The planning and design of neighbourhoods across the District, particularly areas experiencing renewal, will need to consider ways to protect and enhance important cultural landscapes”.

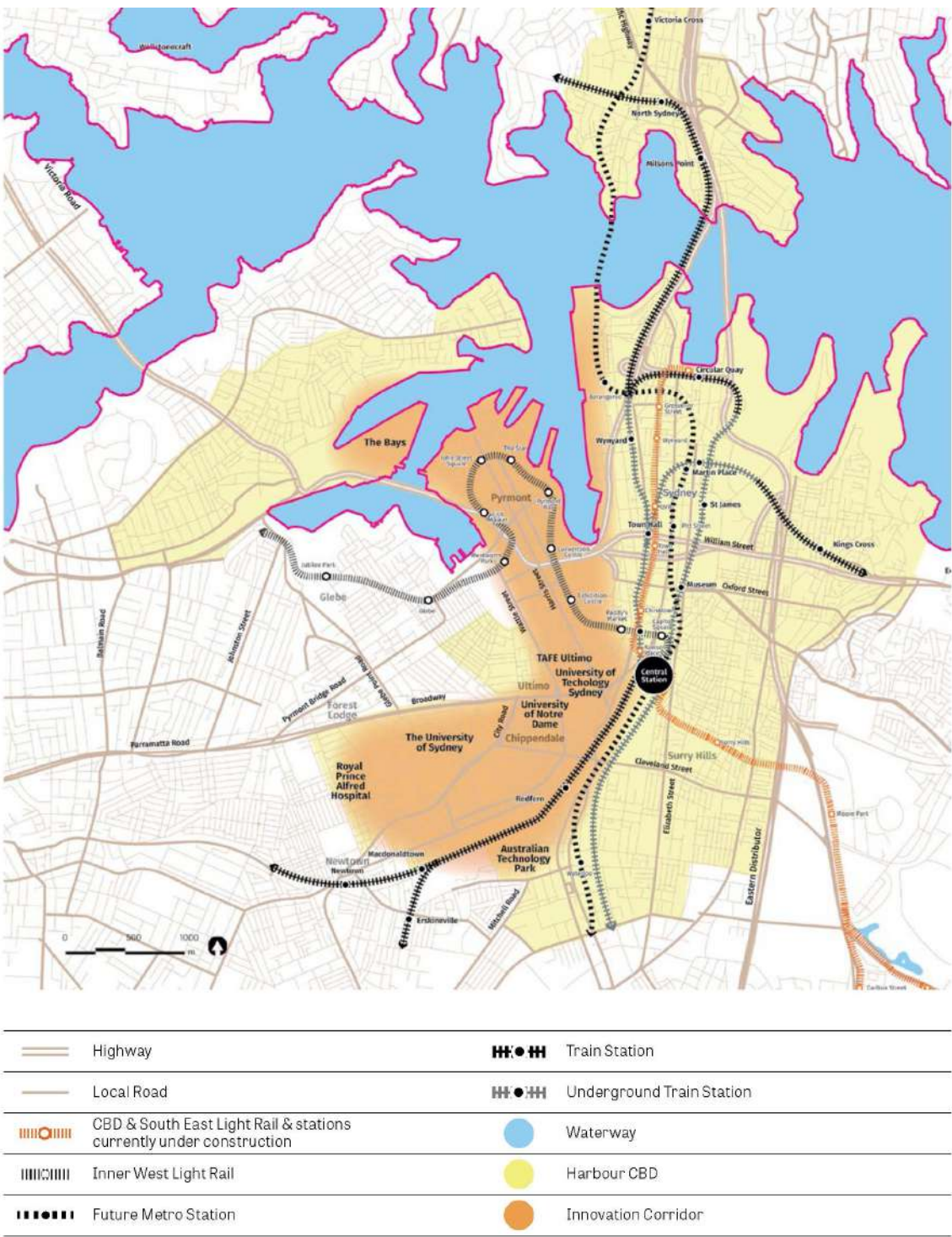


Figure 7 Eastern City District Plan (Extract) (Source: Greater Sydney Development Commission)

Key considerations for assessment

2.3.2 Sydney Local Environmental Plan 2012

The SLEP 2012 does not include any significant controls which relate specifically to views. However, it is noted that the objectives of cl 4.3 Height of Buildings includes: '(c) to promote sharing of views' under the Sydney Local Environmental Plan 2012. Importantly, this recognises the importance of sharing views and does not specifically require the retention of views. Cl. 6.21 Design Excellence includes that 'In considering whether development... exhibits design excellence, the consent authority must have regard to... (c) whether the proposed development detrimentally impacts on view corridors'.

The Height of Buildings control (see extract below) is typically 45m across the site (including the Bon Marche building) with an exception of 15m on the terraces west of the Bon Marche building. A further 10% (taking the total to 49.5m across most of the site) is available for design excellence. This provides a reference point for acceptable visual impact with regard to the Tenacity Planning Principle (see discussion of Planning Principles).

2.3.3 Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (SDCP 2012) includes provisions specifically relating to views.

Section 2.12.1 Pyrmont Point Locality Statement identifies that:

(c) Encourage street legibility and orientation by retaining street vistas and district views from the public domain

Section 3.2.1.2 Public Views provides 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 recognise the importance of views from public places, including streets, plazas and parks. There are no specific views identified within the SDCP 2012 which relate to the subject site, however the broader principles established by the SDCP 2012 relating to improvement of public views and preserving of public views and vistas will need to be considered.

Section 4.2.3.10 requires for residential flat buildings, commercial and mixed use developments to:

- (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 site planning and massing of 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 geographic features.

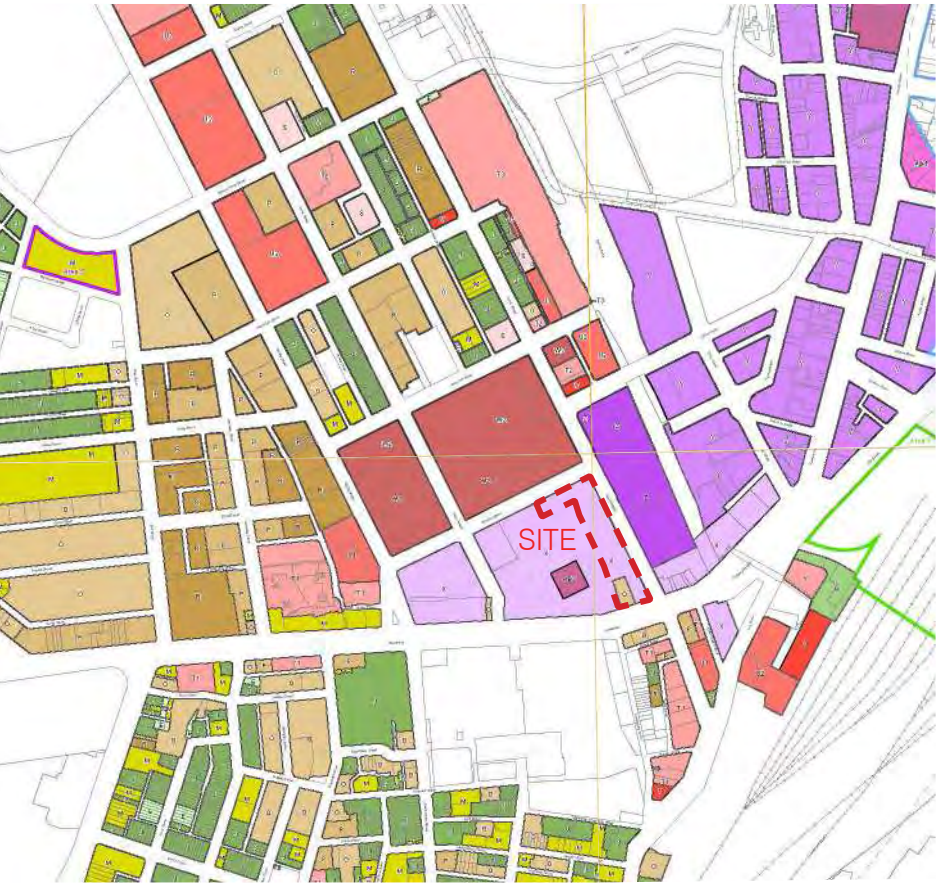


Figure 8 Combined extracts of Height of Buildings Map (Sydney City LEP 2012)

Key considerations for assessment

2.3.4 Draft Central Sydney Planning Strategy

The Draft Central Sydney Planning Strategy has been developed by the City of Sydney Council. This draft strategy has been endorsed by Council to go to Gateway. It is currently being reviewed by the Department of Planning and Environment and has no statutory weight at the current time.

The strategy identifies ‘key moves’ and planning control amendments with the aim of providing certainty, consistency and continuity for planning.

Of relevance to the VIA, this policy identifies key public view corridors within Central Sydney, and through parks and other well-used public spaces, that help define the urban form and character of Sydney. The Strategy recognises that ‘...the ability of protecting private views comes secondary to the protection and enhancement of public views and the protection of outlook as a focus of the planning framework. (pg. 107)’

The Strategy identifies several public views which are considered to be significant. Of particular importance to the site are the views looking north east from the intersection of Harris and George Street, towards Railway Square and the Central Station clocktower. This view is significant due to the tower’s historically physical prominence in the city’s landscape. The context of this view is illustrated in the adjacent view protection plane map.

The Strategy also identifies a need to require development to respond positively as a backdrop to public views along streets. These views are identified in the Public Protection map overleaf. Generally, consideration of these general views are not warranted for the site, but it is important to recognise this approach by City of Sydney Council and consider its application to streets and public places around the subject site.



Figure 9 View protection planes and Sydney Harbour views (source: Draft Central Sydney Planning Strategy, p.254)

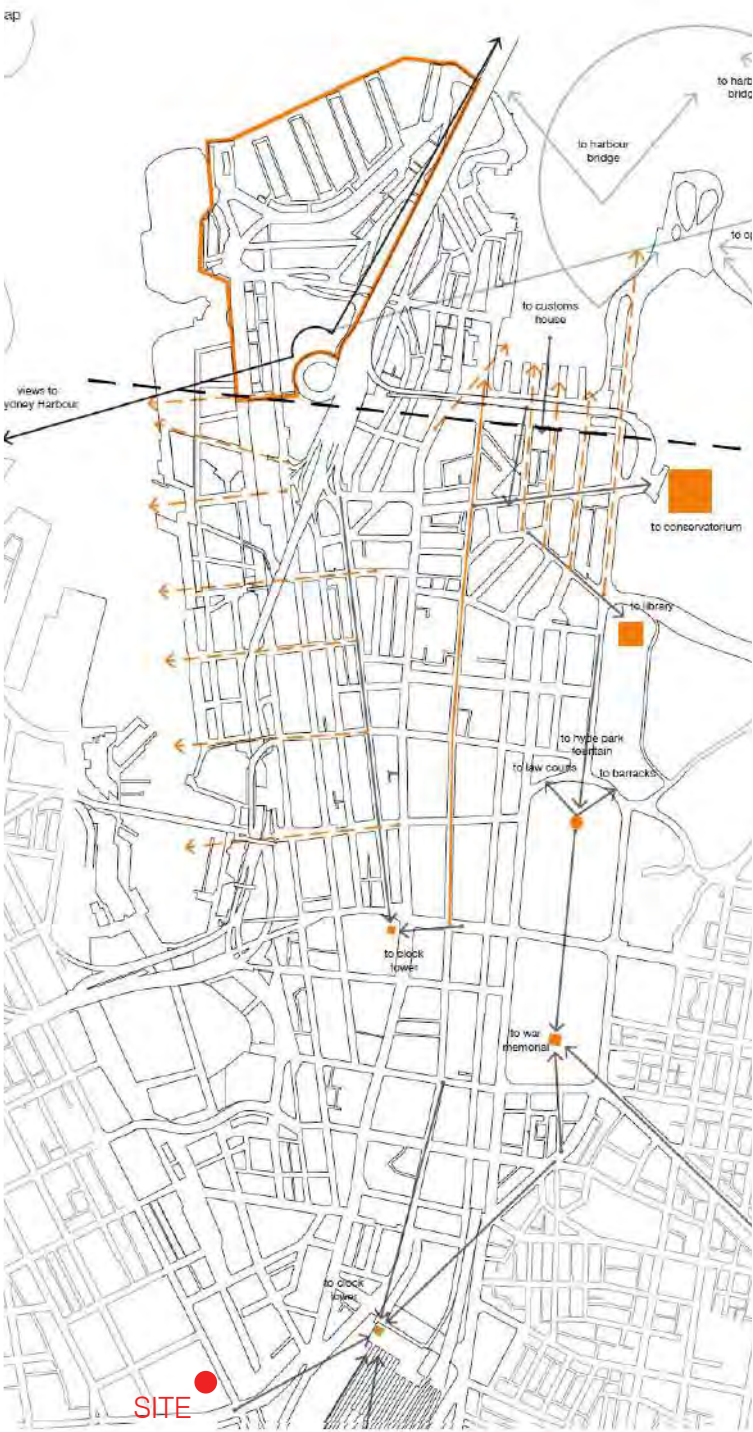


Figure 10 Public views protection map (source: Draft Central Sydney Planning Strategy, p.255)

Key considerations for assessment

2.3.5 Summary of documented importance of views

Table - Summary of documented importance of views - Public domain

Source	Location	Comments	Source	Location	Comments
Sydney LEP	Sharing of views & View corridors	Clause 4.3 of SLEP	Sydney DCP	Street legibility & street vistas - public domain	Section 2.12.1 of SDCP
	Note: Key view corridors, particularly along streets, have been considered further in the following sections of this document including: <ul style="list-style-type: none">– Railway Square– Regent Street– Harris Street– Broadway– Kensington Street– UTS Green	Clause 6.21 of SLEP		Views from Heritage Buildings, monuments, public statues, sculptures and art	Section 3.2.1.2 of SDCP
				Outlook vs views for RFB, commercial and mixed use developments	Section 4.2.3.10 of SDCP
				Note: Key heritage items within a visual catchment of the site have been considered - these include heritage buildings concentrated around the George/Harris Street intersection:	
				<ul style="list-style-type: none">– Westpac Bank– Sutherlands Hotel– Former Commercial Building, 'Canada House'– Agincourt Hotel– Commercial Building, 1-7 Broadway	
				Key private views within a visual catchment of the site have also been considered - including:	
				<ul style="list-style-type: none">– Residential dwellings within Central Park– Residential buildings along Harris Street– Residential buildings along Regent Street	

Key considerations for assessment

2.4 Planning principles

The Land and Environment Court has established Planning Principles for the assessment of development on view, both from public and private realms.

The Planning Principles assist when making a planning decision, including particularly:

- where there is a void in policy;
- where policies expressed in qualitative terms allow for more than one interpretation; and
- where policies lack clarity.

Whilst a number of objectives or provisions relating to views exist within the planning framework, as described in Section 2.3, these are largely objective based or localised in potential impacts and do not encompass development of the scale proposed, which has the ability to impact views beyond those accounted for within these respective policy documents.

Accordingly, the planning principles apply to the proposal in the situation as there are no adequate controls under the planning framework pertaining to view and visual impacts for development of this kind to the public and private domain (Note: This is described in *Bastas Architects v Willoughby City Council [2008] NSWLEC 1360* at 11).

The assessment of the impact of view loss on public views is established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046* at 39 - 49.

The principles for view sharing in respect of private views are established in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140* at 25-29.

Public Views - *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046*

A consideration of the likely impacts on these public views in relation to the New South Wales Land and Environment Court Planning Principles set out in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSW LEC 1046*. In this case, Senior Commissioner Moore set out a number of steps for the consideration of public domain view impacts, which are identified below:

The established planning principle process is as follows:

1. Identify the scope of the existing views from the public domain (44). This should consider:
 - the nature and extent of any existing obstruction of the view;
 - compositional elements of the view;
 - what might not be in the view - such as the absence of human structures in the outlook across a natural area;
 - is the change permanent or temporary; or
 - what might be the curtilages of important elements within the view.
2. Identify the locations in the public domain from which the potentially interrupted view is enjoyed (45);
3. Identify the extent of the obstruction at each relevant location (46);
4. Identify the intensity of public use of those locations an where the enjoyment of the view will be obscured (47);
5. Review any document that identifies the importance of the view to be assessed (48).

The methodology utilised in this VIA is in accordance with the five-step process established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council [2013] NSW LEC 1046*.

Private Views - *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*

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 Council [2004] NSWLEC*. 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. At 26: “water views are valued more highly than land views. Iconic (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured”.
2. Consideration of from what part of the property views are obtained. At 27: “For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic”.
3. Assessment of the extent of the impact. At 28: “this should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.

4. Assessment of the reasonableness of the proposal. At 29: “A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours”.

The four step process described above has been incorporated into the methodology in this report.

Key considerations for assessment

2.5 Previous Visual Impact Assessments for the site

Visual Impact Assessment BPCP - Clouston 2009

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

Key impacts included:

- A few private views opposite the new Broadway building were considered as 'moderate adverse impacts'
- Views from the block east of the above (now One Central Park) was assessed as having 'slight-moderate adverse impacts'
- The public realm of Broadway immediately adjacent to the proposed modification is noted as receiving a 'moderate beneficial 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 plan (Clouston Visual Impact Assessment, 2009)



Photo 4a
Example of view considered (Clouston Visual Impact Assessment, 2009)



Model View 4b

Key considerations for assessment

Visual Impact Assessments - UTS Central - Architectus 2015

Two visual impact assessments were prepared by Architectus relating to the UTS Central development (now under construction). These were:

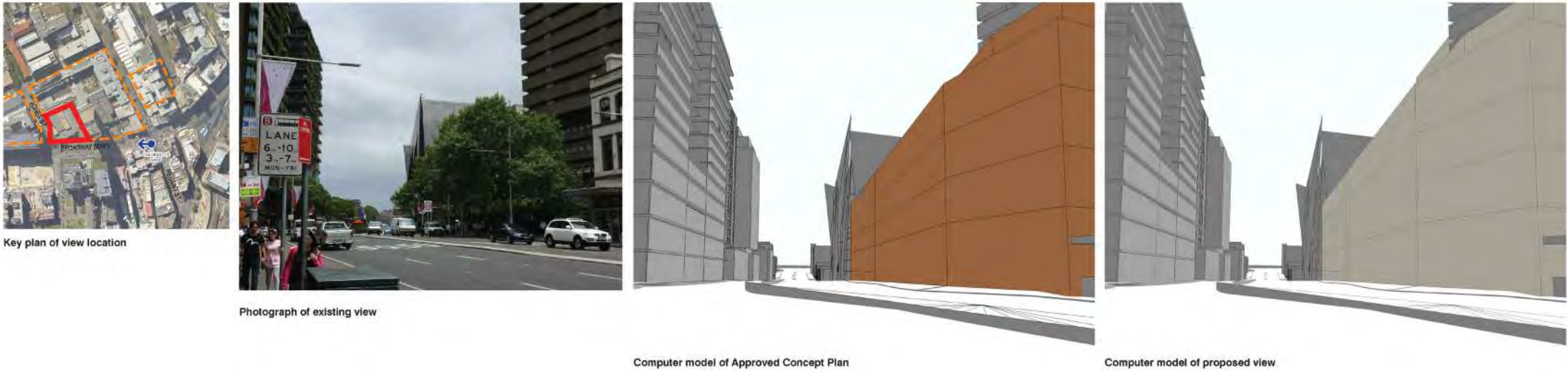
- Modification to UTS City Campus Broadway Precinct Concept Plan (Revision A - August 2015)
- State Significant Development Application (December 2015)

The former of these generally related to a massing approval whilst the latter related to the detailed proposal.

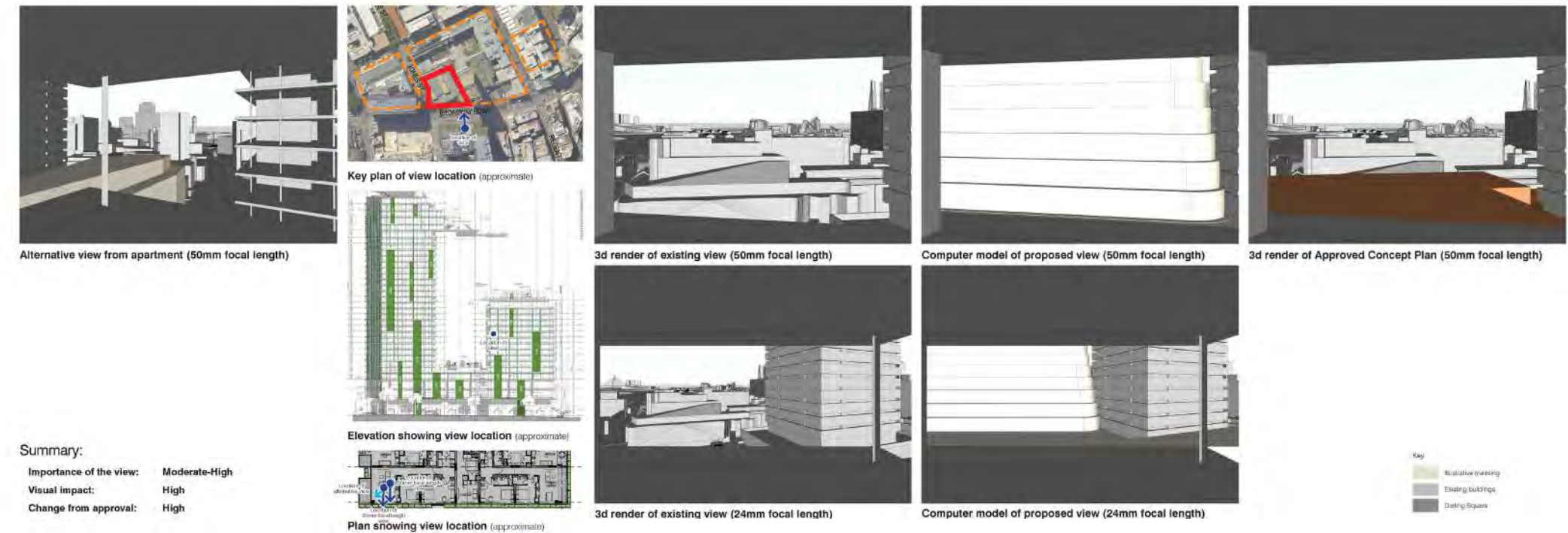
The change in public domain views was considered negligible in comparison to the approved Concept Plan in all views.

There were significant private views impacts from this proposal, including high impacts for 51 apartments within Central Park East and 15 within the approved Block 1. The majority of these faced across the site directly, with expansive city views. However, given the role and function and context of the proposal, its design and form was considered appropriate and the acceptable.

Example views from this analysis is presented opposite.



Example consideration of public domain view - UTS Central Modification (Architectus, August 2015)



Example consideration of private view - UTS Central Modification (Architectus, August 2015)

2.6 Standards for photography

Photography and human eye focal lengths

The key used in the photographic industry for approximating the human eye’s field of view is a 50mm focal length on a ‘full frame’ 35mm camera.

For many views this format alone would not provide a clear understanding of the breadth of the view and/ or the size of the proposal. In this case a wider-angle view has been used and is noted within the view description (typically 17mm and 24mm focal length lens combinations). In these cases a comparison to a 50mm focal length lens is also provide through an overlaid ‘box’ on the view. See adjacent for an example of how these fields of view compare.

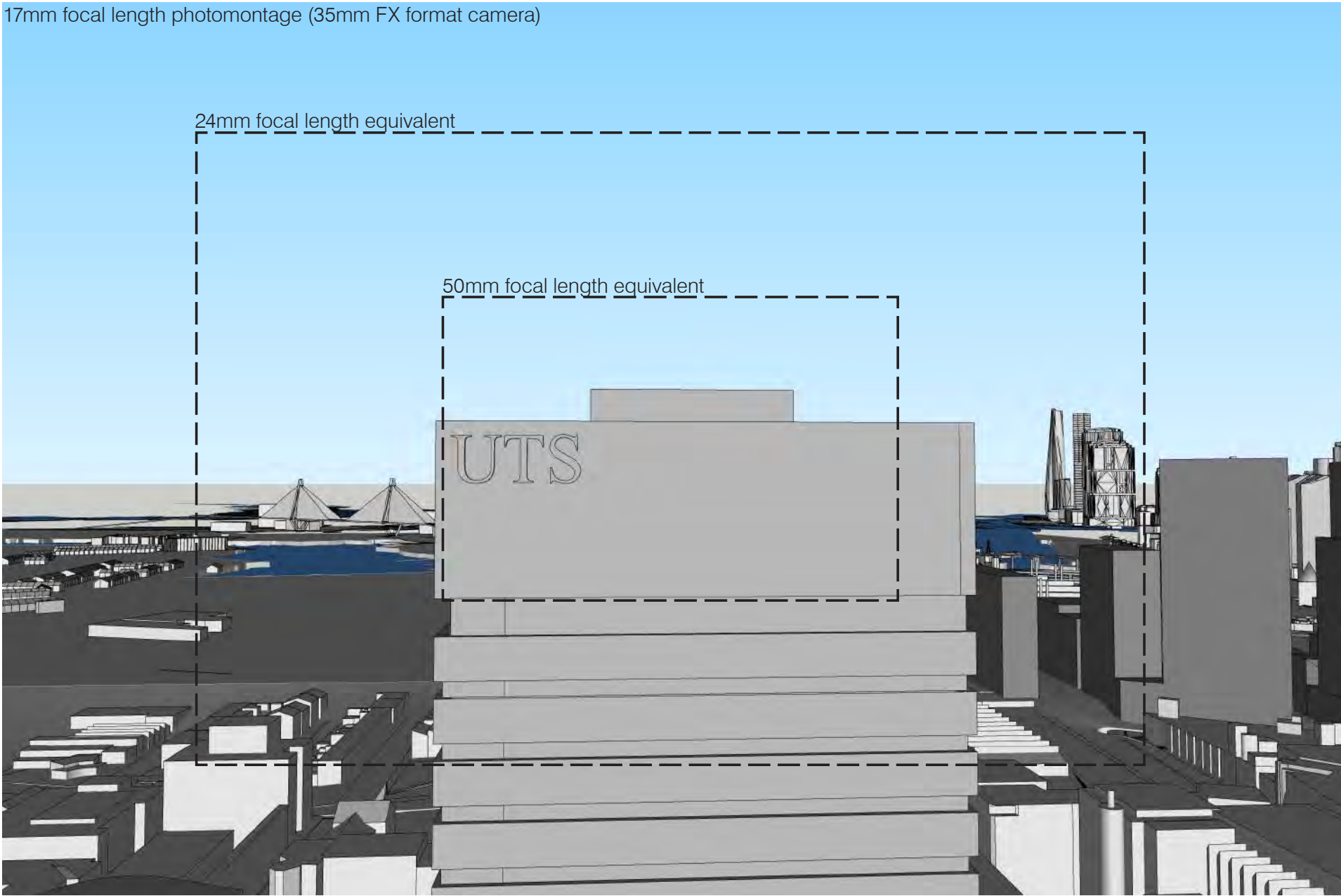


Figure 1.1.5 Comparison of field of views with different focal lengths - 17mm focal length photo shown

Key considerations for assessment

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Key considerations for assessment

2.7 Criteria for assessment

Architectus’ criteria for assessment of visual impact are included adjacent. These are based on the Planning Principles described in the previous chapter and Architectus’ experience in the Assessment of Visual Impact.

- These are divided into two broad categories:
- Importance of the view
 - View change

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.

These criteria have been applied in the assessment of views in the following chapters of this document.

2.7.1 Importance of the view - Public Domain Views

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

- The importance of the view location, including;
 - Any document that identifies the importance of the view to be assessed;
 - The number of viewers;
 - The likely period of view;
 - The distance to the proposal; and
 - The context of the viewer (whether the view is static or dynamic, obtained from sitting or standing positions, etc.)
- 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 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 - public domain views

	Criteria
High	Unobstructed views of highly valuable or iconic elements from highly important or highly used locations.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view is regularly used / a high use location with some view importance.
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 public 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 are quantitative measures that can be estimated for the purpose of comparison. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers

	Criteria
High	High use public spaces and primary walking routes
Moderate	Connector streets and well used public spaces
Low	Low use locations such as urban lanes and local streets

Period of view

	Criteria
High (long-term)	Viewers may sit or stand for extended periods such as park seating or plaza space
Moderate	Viewers may pause for a moment, such as an intersection; see the same view for an extended period whilst moving; or there may be a mix of passing and extended views.
Low (short-term)	Passing views such as those from streets

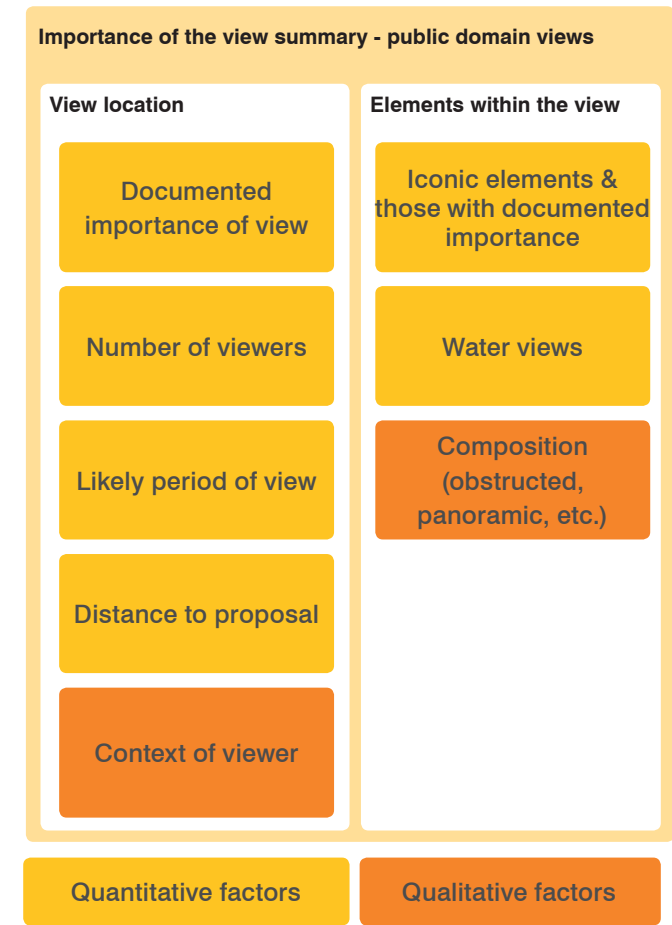


Figure 1.1.6 Criteria for importance of view - and breakdown into qualitative and quantitative factors

Key considerations for assessment

2.7.2 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 from ‘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 adjacent provides a definition of the categories used.

Importance of the view - private views

	Criteria
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries.
Moderate-High	Primary views of important elements from locations which may have an expectation of retention such as across front boundaries.
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	Views with selected important elements, partially obstructed views or views with some important elements where there is low expectation of retention.
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

2.7.3 Visual change rating

The view change is a qualitative assessment which 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 view change

	Criteria
High	The proposal obscures iconic elements or elements identified as highly significant within the existing view.
Moderate-High	The proposal is prominent within the view, changing the quality of the existing view or obscuring elements of significance within the view.
Moderate	The proposal obscures some elements of importance within the existing view or is highly prominent within the view. The proposal may be highly prominent if it does not reduce the quality or importance of the existing view.
Low-Moderate	The proposal is prominent the view and/or obscures minor elements within the view.
Low	The proposal is visible within the view however does not impact on any elements of significance within the view.
None/Negligible	The proposal will not be noticeable within the view without scrutiny.

The approach taken is generally conservative in its consideration of these views for the purpose of highlighting maximum potential impacts for consideration in terms of acceptability.

A high extent of view change 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 change is discussed in the final chapter of this document.





03 Selection of views for detailed assessment

Selection of views for detailed assessment

This chapter describes the initial consideration of a broad range of views of the proposal, and the subsequent selection of a narrower range for detailed analysis. In summary:

- For public domain views, twenty (20) views were initially considered and of these eight (8) selected for detailed analysis
- For private views nineteen (19) views were initially considered and of these eleven (11) selected for detailed analysis.

3.1 Public domain views

A preliminary photographic assessment of the site included 20 views as potential views be analysed Photographs from each of these locations are included in Appendix A of this document.

These views fully address considerations set out in the SEARs and consider important locations and principles identified in relevant planning policy required to be addressed.

Preliminary consideration of views

The view locations are shown opposite together with a preliminary categorisation of their importance and likely visibility. This is based on the criteria for assessment described in the previous chapter of this document.

The views of the highest importance are considered to be those from:

- Railway Square, Broadway and Harris Street due to the volume of pedestrian traffic;
- The UTS Alumni Green due to its high use and as a public domain location people tend to stay in;
- The Goods Line to the north, which is another high quality public domain area.

Likely visibility has been considered generally from the photos taken, with PD5 and PD14 considered those with the highest potential for visibility of the site.

Note: Categorisation adjacent is a preliminary and conservative estimate only. Views which have been selected for detailed assessment are provided in a revised and more detailed assessment in the following chapter of this report.

Selection of views for detailed assessment

Following preliminary consideration, eight views were selected for detailed analysis with the final proposal, as shown in the following chapter.

The selection process for views includes:

- A focus on views which have high preliminary categorisations of importance of the view and/or potential visibility of the proposal.
- A range of views from different locations.

The diagram adjacent provides a summary of the outcomes of the preliminary consideration.

Selection of views for detailed assessment



Figure 4 Views considered and selection of views for detailed assessment

Selection of views for detailed assessment

3.2 Private views

Selection of private views for detailed testing in this document focusses on residential facades as these are given more weight for protection of view sharing under the planning framework.

The local context of the site is summarised adjacent. Broadly, the context of local private views that are most likely to be affected by the development include:

- Views from Central Park, including One Central Park, 8 Park Lane and 'The Mark', many of which are taller than the proposal. These all include views (though often oblique) across the site towards the City and Harbour of Sydney.
- Views from other surrounding residential developments. These are generally of a much lower scale, below that of the proposal.

Appendix A includes a broad range of private views from a range of residential frontages that may be considered likely to change. For some buildings, there are a range of views possible in which case more than one view is presented from the building.

Views selected for detailed analysis in the following chapter have been chosen to focus on:

- Views most likely to be affected by the development.
- Views from a range of buildings from a range of angles.
- Apartment types (where known) that are most likely to face towards the site (particularly in Central Park developments).
- A range of heights across buildings where this is required to demonstrate change in views.

The final views selected for detailed analysis include:

- One Central Park (Building A) - 3 views at different heights (L5 podium, L16 near the height of the proposal, L33 top of building)
- 8 Park Lane (Building B) - no views (due to the obliqueness of views and potential for views from building A and C to be representative of any view loss here)
- The Mark (Building C) - Two views at a mid height and upper level (L17, 27)
- Taragon Central (Building D) - Two views at different heights (approx. L12,16)
- 16-18 Broadway (Building E) - One view (L7)
- 1 Dwyer (Building F) - One view (L7)
- Hightown (Building G) - One view (L9)
- 646 Harris Street (Building H) - One view (L10)

Selection of views for detailed assessment







04 Detailed view analysis

Detailed view analysis

This chapter includes a detailed assessment and consideration of views selected in the previous chapter of this report, including:

- Eight (8) public domain views
- Eleven (11) private views

Following this, a summary of impacts is provided, which extrapolates these individual assessments to further describe the impact of the proposal across its visual catchment.

4.1 Format of analysis

The format of the analysis in this chapter is generally a side-by-side comparison of existing and proposed future views.

However, a further appropriate reference model has also been included as described below.

Format of page

Each view location is provided the following:

- A key plan showing the view location.
- The existing view, LEP compliant envelope and proposed view incorporating proposed envelope. For public domain views, a photograph of the existing view is used. Where as, for private views, 3D model views are used to convey existing view.

The assessment of each view is based on the criteria set out in Section 2.7 of this document and is set out as follows for each view:

- 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;
 - View change
- A summary categorisation of the view and visual change based on the above.

Information shown

LEP compliant envelope

The envelope of an LEP compliant scheme is instructive for drawing conclusions as to the appropriateness of the proposal as noted through the planning framework, including the 'Tenacity' planning principle which describes that an impact is likely to be considered less acceptable or reasonable if it is beyond the envelope of compliant controls.

A building extending to the full extent of this envelope is not necessarily approvable, particularly due to the presence of heritage buildings on site. However, as described above, this comparison is drawn to compare to an extent of view loss or change that may otherwise be considered reasonable.

For this proposal, it is particularly important in relation to the private views, where an LEP-compliant envelope would cause some of the view loss which is also caused by the proposal.

Note: Two different heights within images to represent the LEP compliant envelope. The first is the LEP height as stated on the maps, and the second includes 10% additional height for design excellence under Section 6.21 of LEP.

Retained Levels (RLs) and Private View Levels

Where plans are publicly available for a building (generally for buildings in Central Park) these have been used to locate cameras and describe the level of the view. Where plans are not publicly available, level numbers and viewing heights are shown based on available information, which has required some judgment and interpretation.

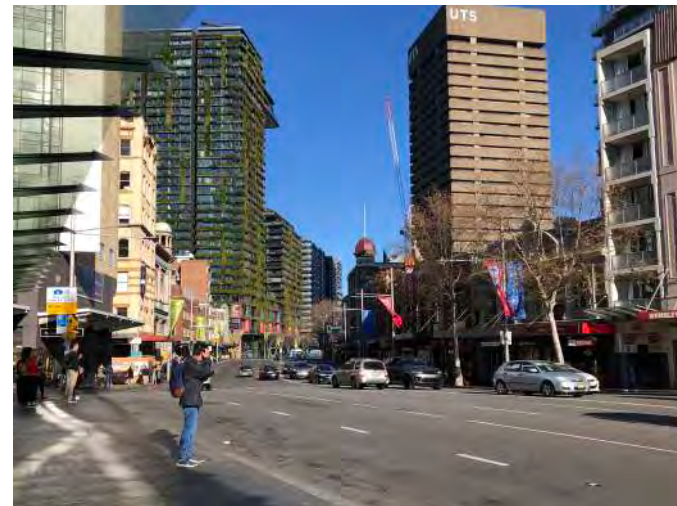
UTS Central - Phase 2 podium extension

The approved UTS Central development currently under construction is modelled as solid. The Phase 2 podium extension is modelled as transparent.

Detailed view analysis

4.2 Public Domain - View Selection Overview

Public domain views selected for further detailed analysis are shown adjacent. The detailed assessment of their importance and view change is outlined below in Section 4.3.



V1 - George Street - Railway Square bus stands



V4 - Broadway near One Central Park



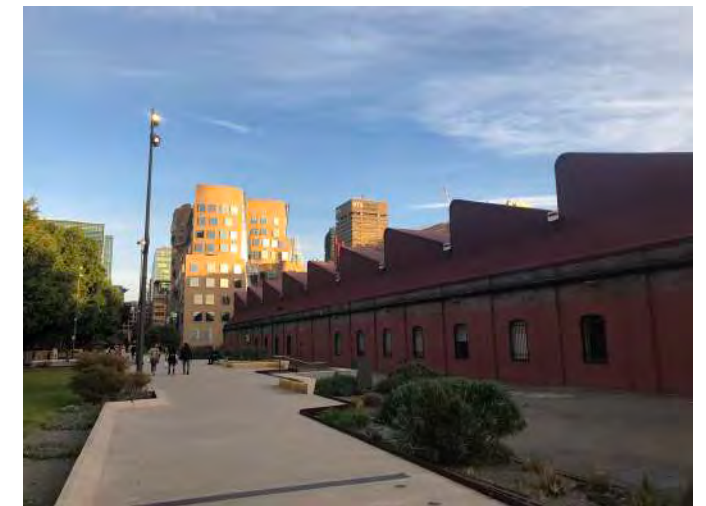
V7 - Mid-Block Harris and Thomas Street



V2 - Corner of George Street and Regent Street



V5 - UTS Alumni Green



V8 - The Good Line



V3 - Kensington Street



V6 - Harris Street near Ultimo Road

Detailed view analysis

4.3 Public domain views

V1 - George Street - Railway Square bus stands

Importance of view

Distance to proposal	Approx. 110m
Likely period of view	Moderate
Viewers	High

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 a visually significant features of the view.

Due to its well-travelled location and the fact that this view includes some important features, its significance is summarised as Moderate-High.

View change

The proposal is substantially hidden from view behind existing buildings within this view. It will obstruct a portion of the UTS tower (Building 1).

The visual impact of the proposal and its change from a LEP envelope can be described as low. It is considered to result in a similar view change as the LEP envelope, although taller the proposed concept is setback from Broadway, in turn reducing visual change rating.

Summary against criteria:

Importance of the view: Moderate-High

View change: Moderate

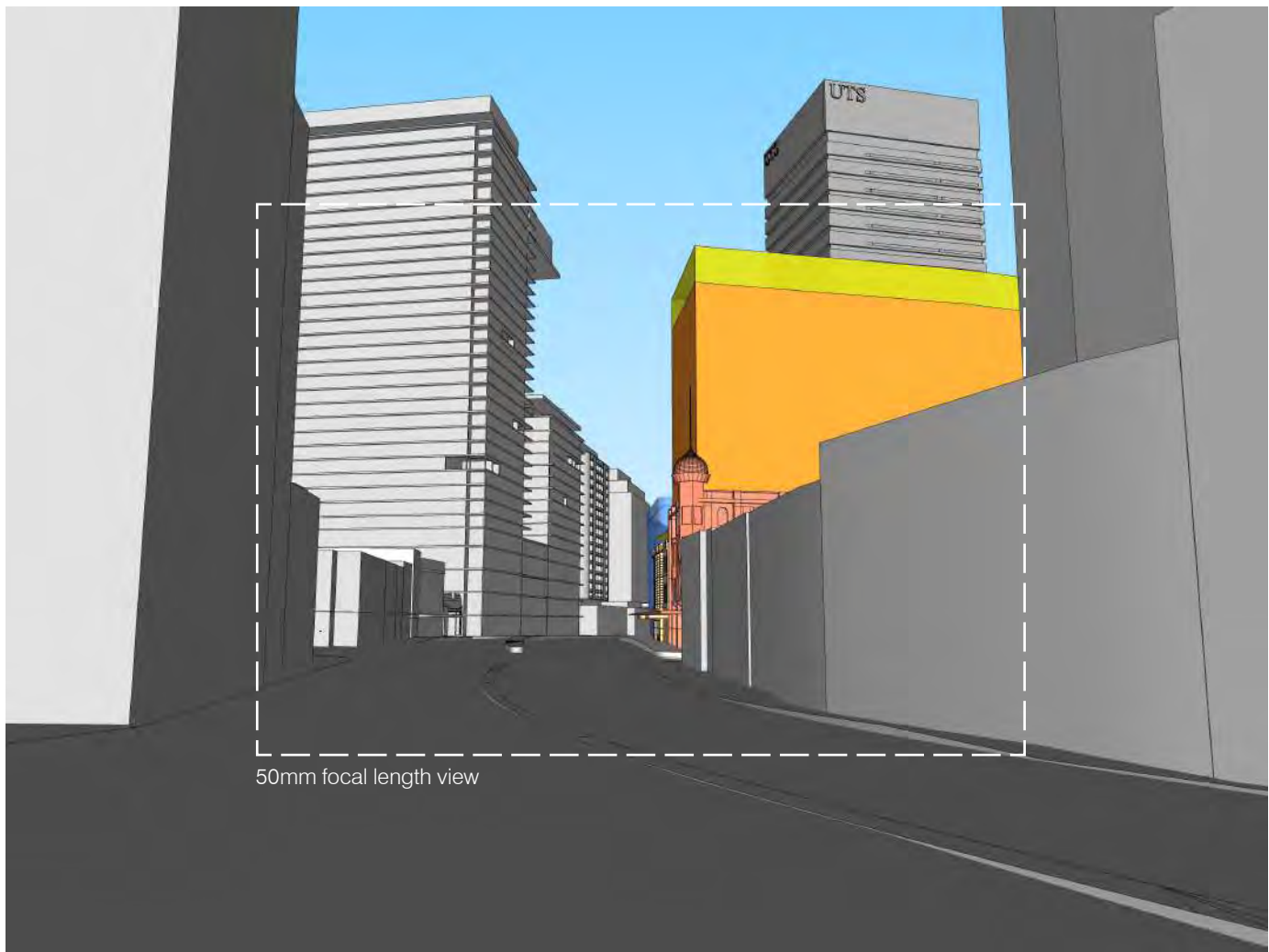


Location of view

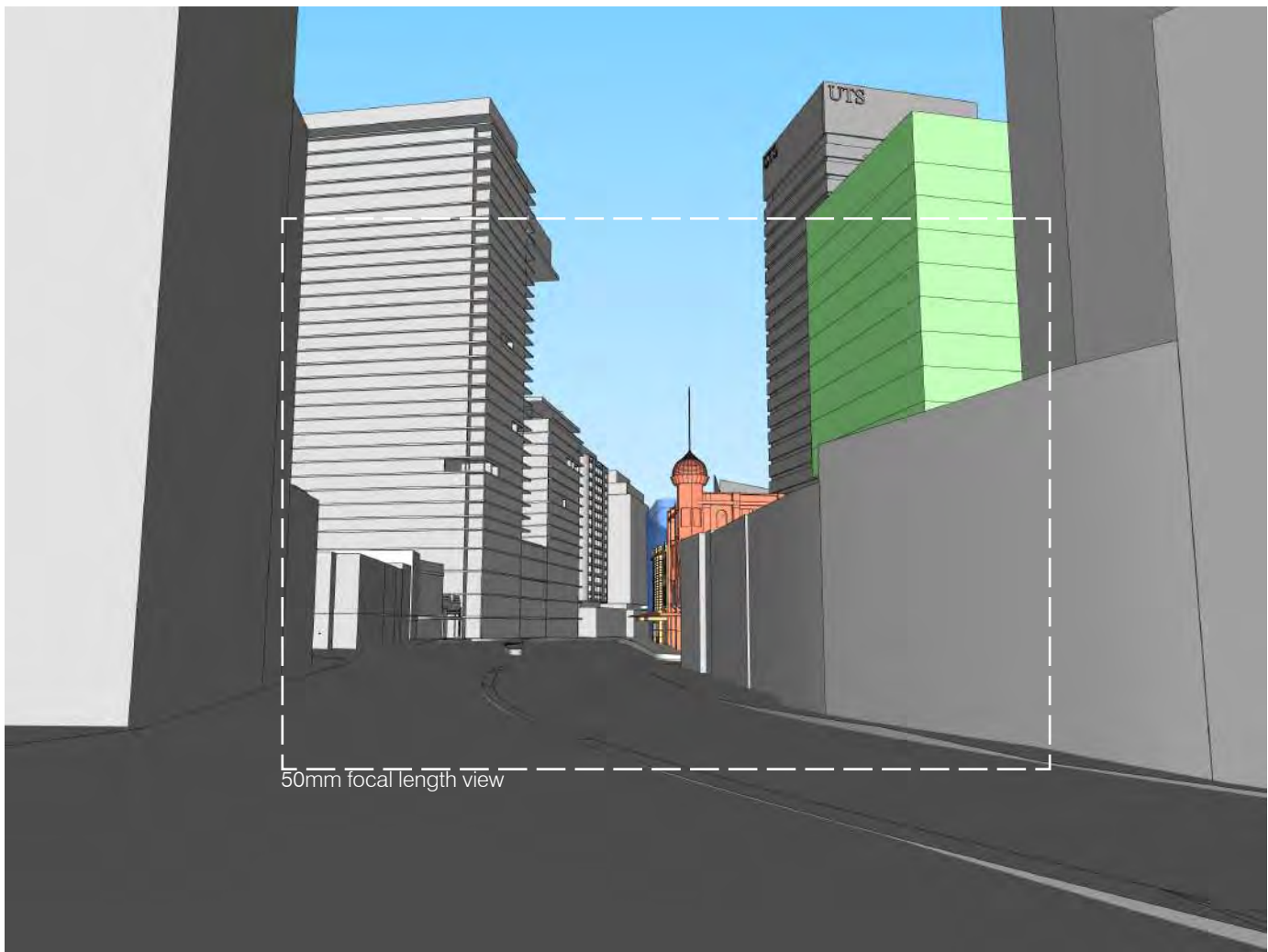


Existing photograph - 28mm focal length

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

V2 - Corner of George Street and Regent Street

Importance of view

Distance to proposal	Approx. 30m
Likely period of view	Moderate
Viewers	High

This view is seen as a short-term passing view from the Broadway, George Street, Harris Street and Regent Street intersection. The view is looking north-west towards the subject development, with the Bon Marche heritage building the focal point of the existing view. It is noted that this view is slightly angled upwards to capture the full view of surrounding built form, particularly the UTS Tower. Most people using this route face along the street not towards the view shown.

This view is typically seen in passing and to the side of the viewer only. However, as it is a busy intersection for pedestrians and within close proximity to the proposed development, its significance has been summarised as Moderate-High.

View change

The proposal will be locally prominent within this view, obstructing an area of sky behind the heritage Bon Marche building. The view change of the proposal can be summarised as Moderate.

The change from the LEP envelope is slightly beneficial as the LEP envelope includes a nil setback from Broadway and thus is larger from this viewpoint than the proposal. (note: the envelope shown does not indicate that a building of this volume would necessarily be permissible - see discussion earlier in this chapter).

Summary against criteria:

Importance of the view: Moderate.

View change: Low-Moderate

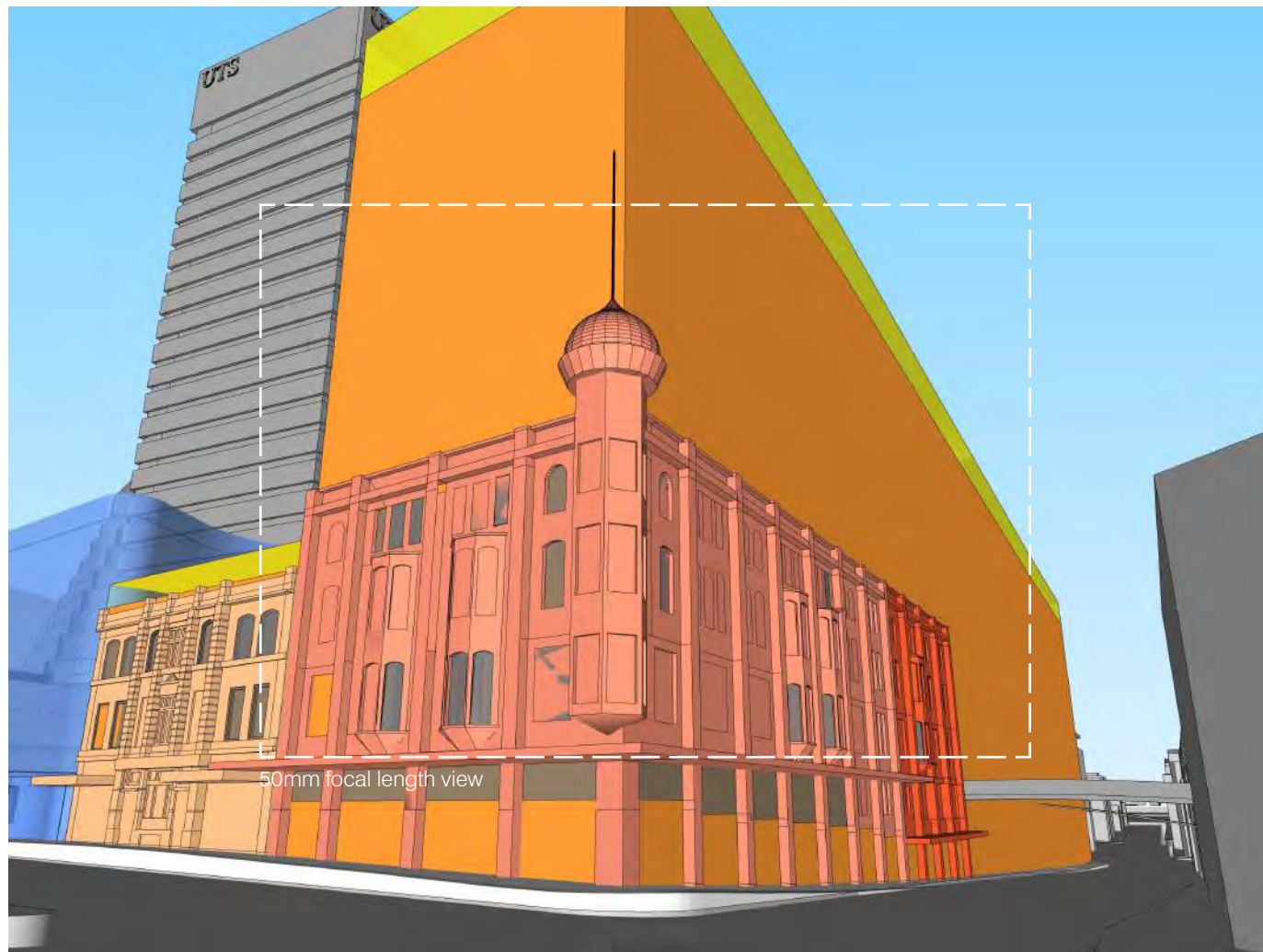


Location of view

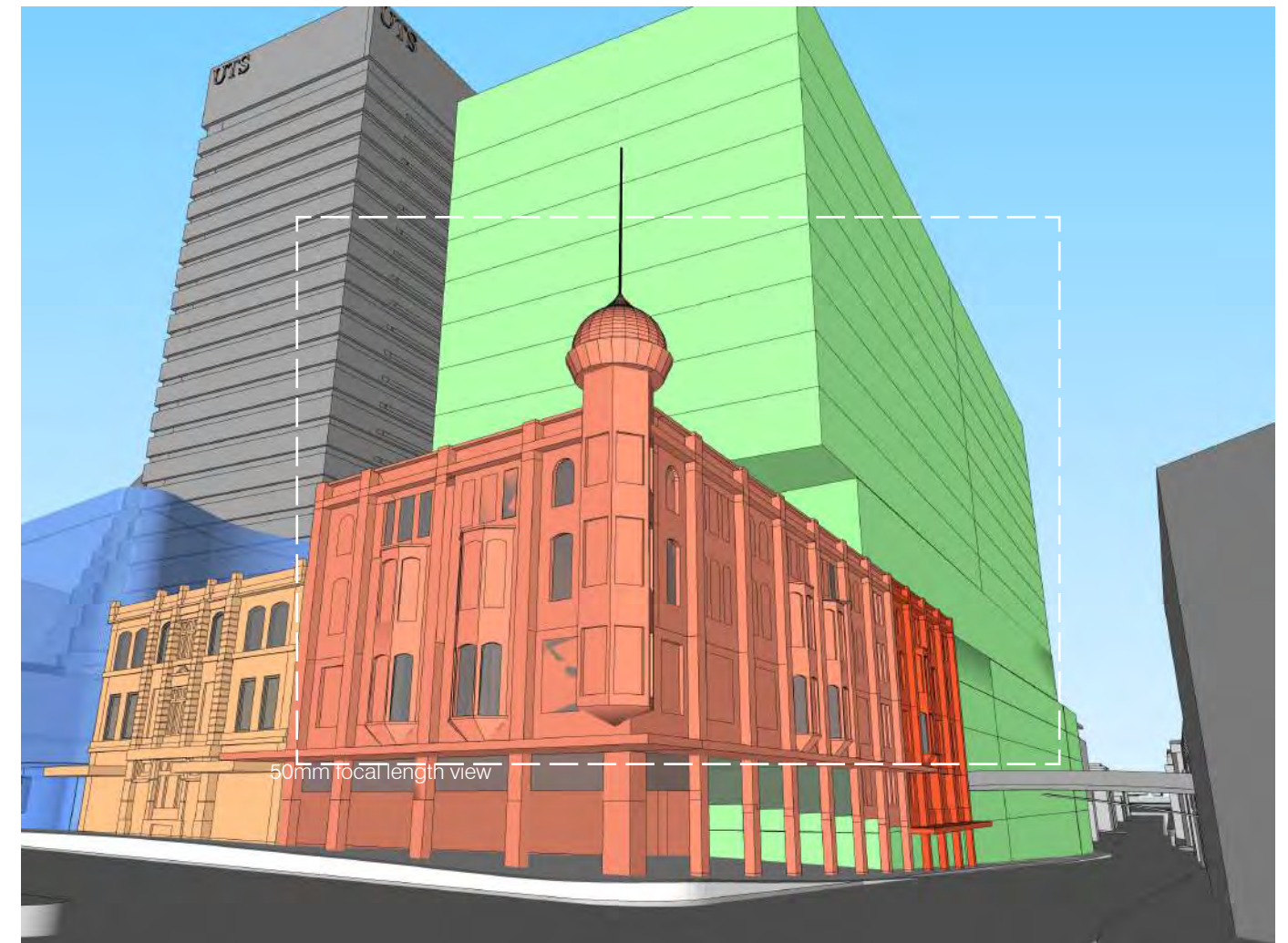


Existing photograph - 28mm focal length

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

V3 - Kensington Street

Importance of view

Distance to proposal	Approx. 50m
Likely period of view	Low
Viewers	High

This view is a short-term passing view from a position of walking north along Kensington Street towards Broadway.

The existing view includes a mixture of elements and styles including the Old Clare Hotel located directly east, the existing UTS Tower Podium and part of the heritage listed 'Commercial Building' located north across Broadway.

This view is generally seen in passing however, is a busy pedestrian area due to the retail offering in "Spice Alley" located in Kensington Street and its utilisation as a through site link for Central Park. Its importance is summarised as Moderate.

View change

The proposal will be locally prominent within this view, obstructing an area of sky. Part of the existing sky view is already planned to be obstructed by the approved UTS Building 1 podium. The view change from the existing and proposed concept is considered Moderate.

The proposal is of a greater height compared to the LEP envelope however, is visually narrower. The LEP envelope also obstructs a greater area of sky from this view due to a lack of built form setback from Broadway and Harris Street.

Summary against criteria:

Importance of the view: Moderate

View change: Low

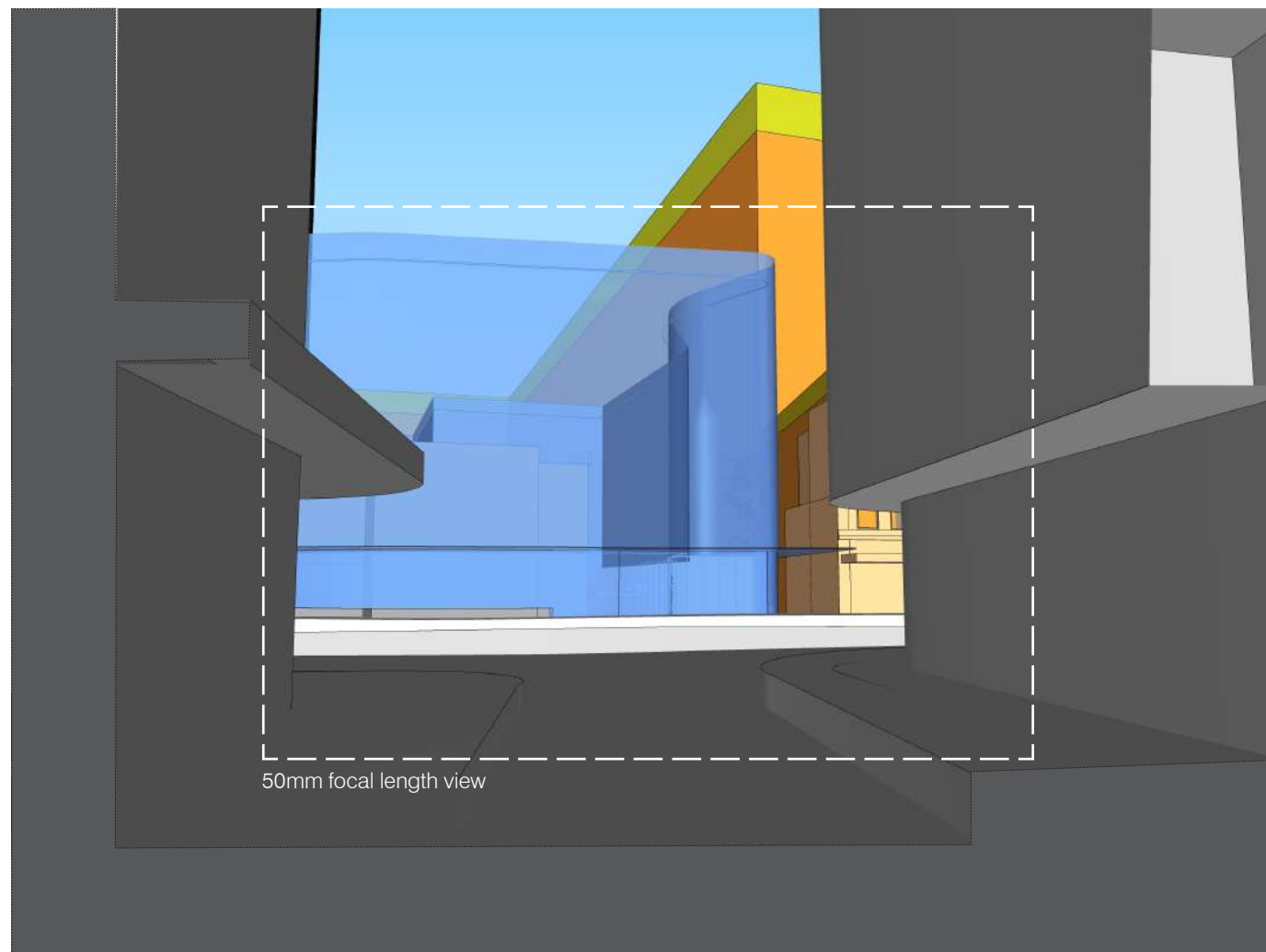


Location of view

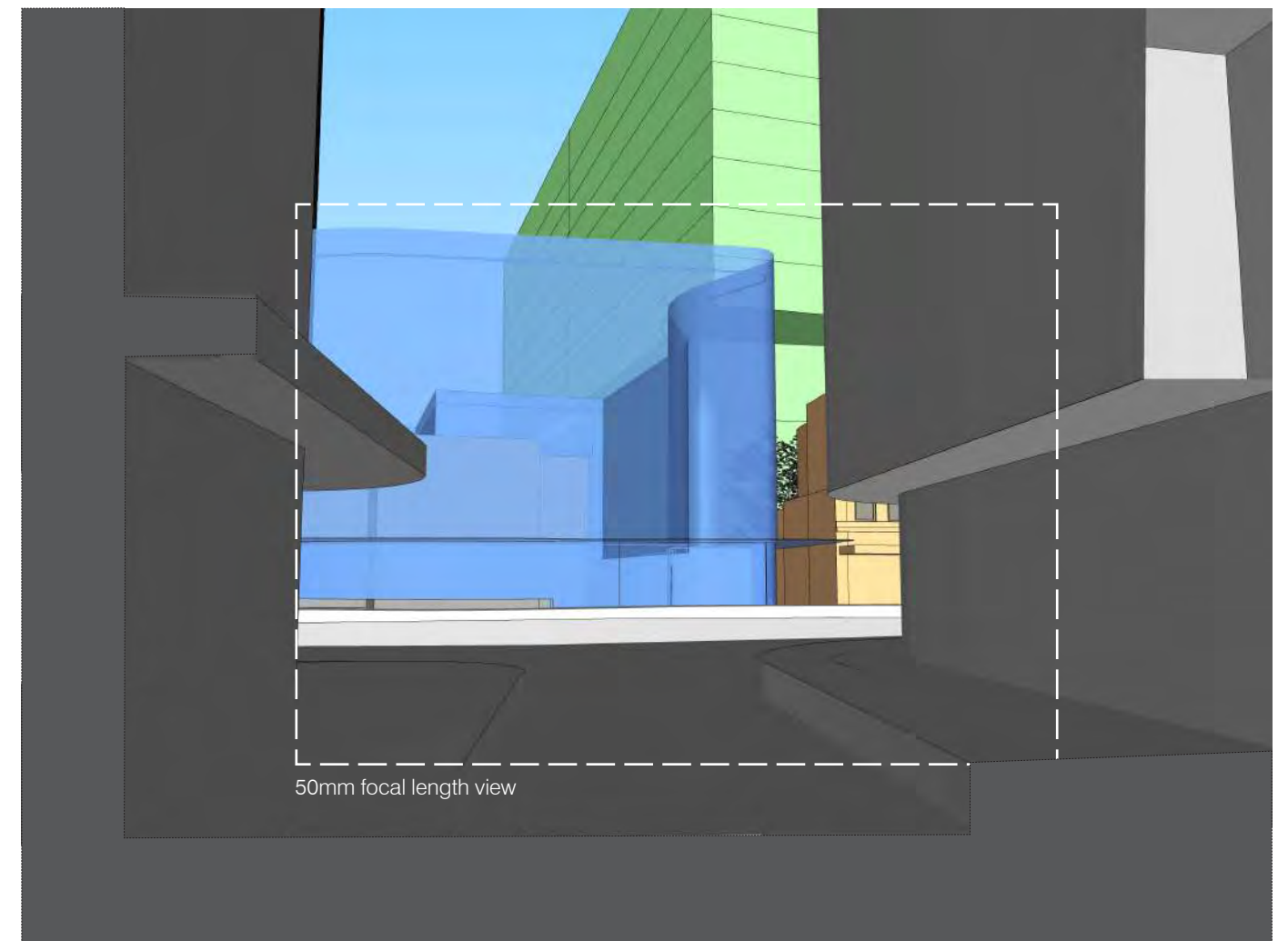


Existing photograph - 28mm focal length

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

V4 - Broadway near Central Park Mall entrance

Importance of view

Distance to proposal	Approx. 120m
Likely period of view	Low
Viewers	High

This view is a short-term passing view from the Broadway entrance to Central Park Mall. The view is looking north-east towards the subject development. Once completed, the future UTS Tower Podium (as per the concept plan approval MP 08_0116) will be the prominent building in this view. It is noted that this view is slightly angled upwards to capture the full view of surrounding built form.

As this view is generally seen in passing and will be partially obstructed by the UTS Building Tower Podium, its significance has been summarised as Low-Moderate.

View change

The proposed modification would be partially visible above the UTS Building Tower Podium, with the view change along Broadway minimised due to built form setbacks. The view change of the proposal can be summarised as low.

There is more visibility of built form in the LEP scheme. The LEP scheme blocks a greater area of sky from this view due to a lack of built form setback from Broadway.

Summary against criteria:

Importance of the view: Low-Moderate.

View change: Low

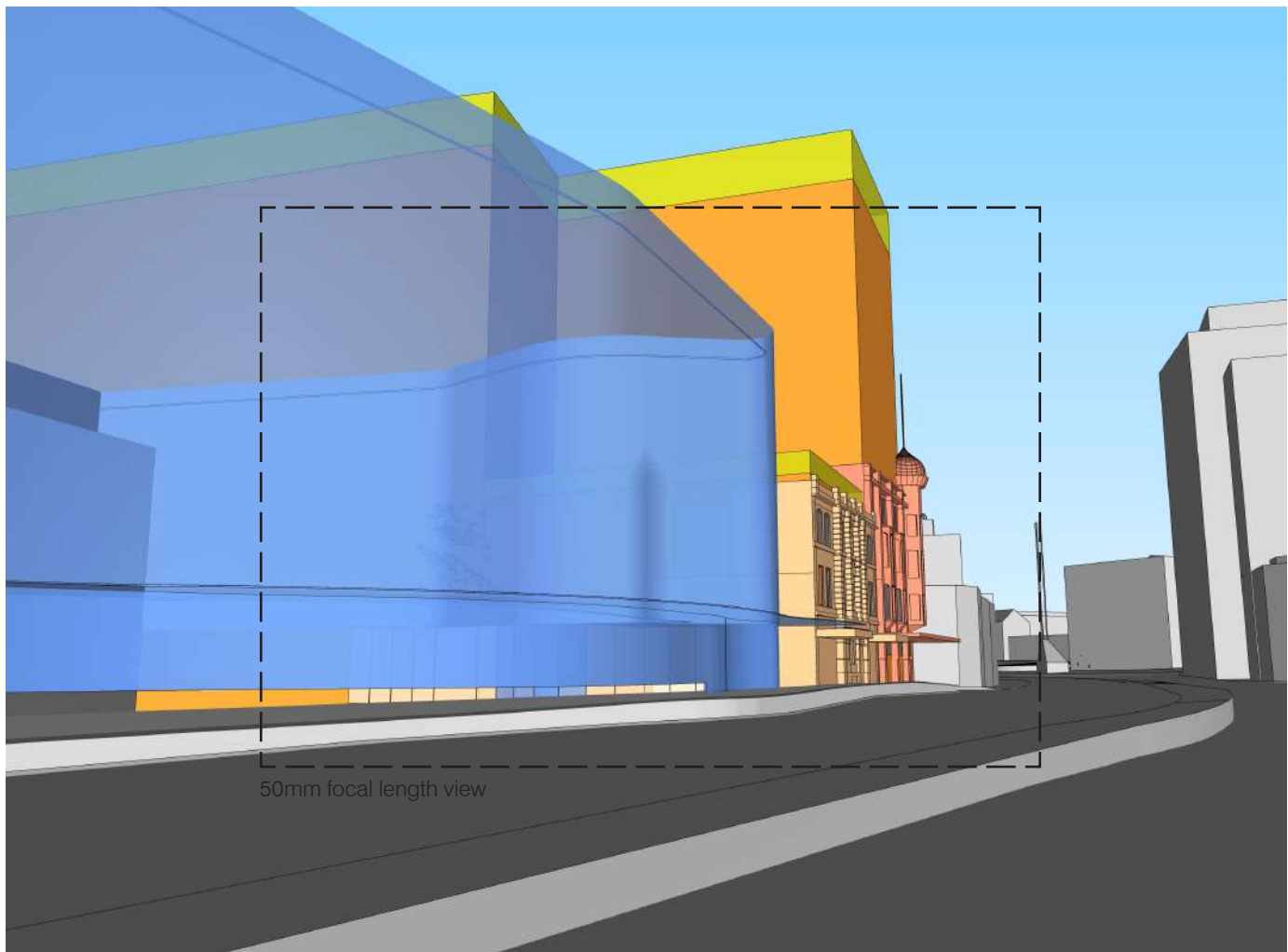


Location of view

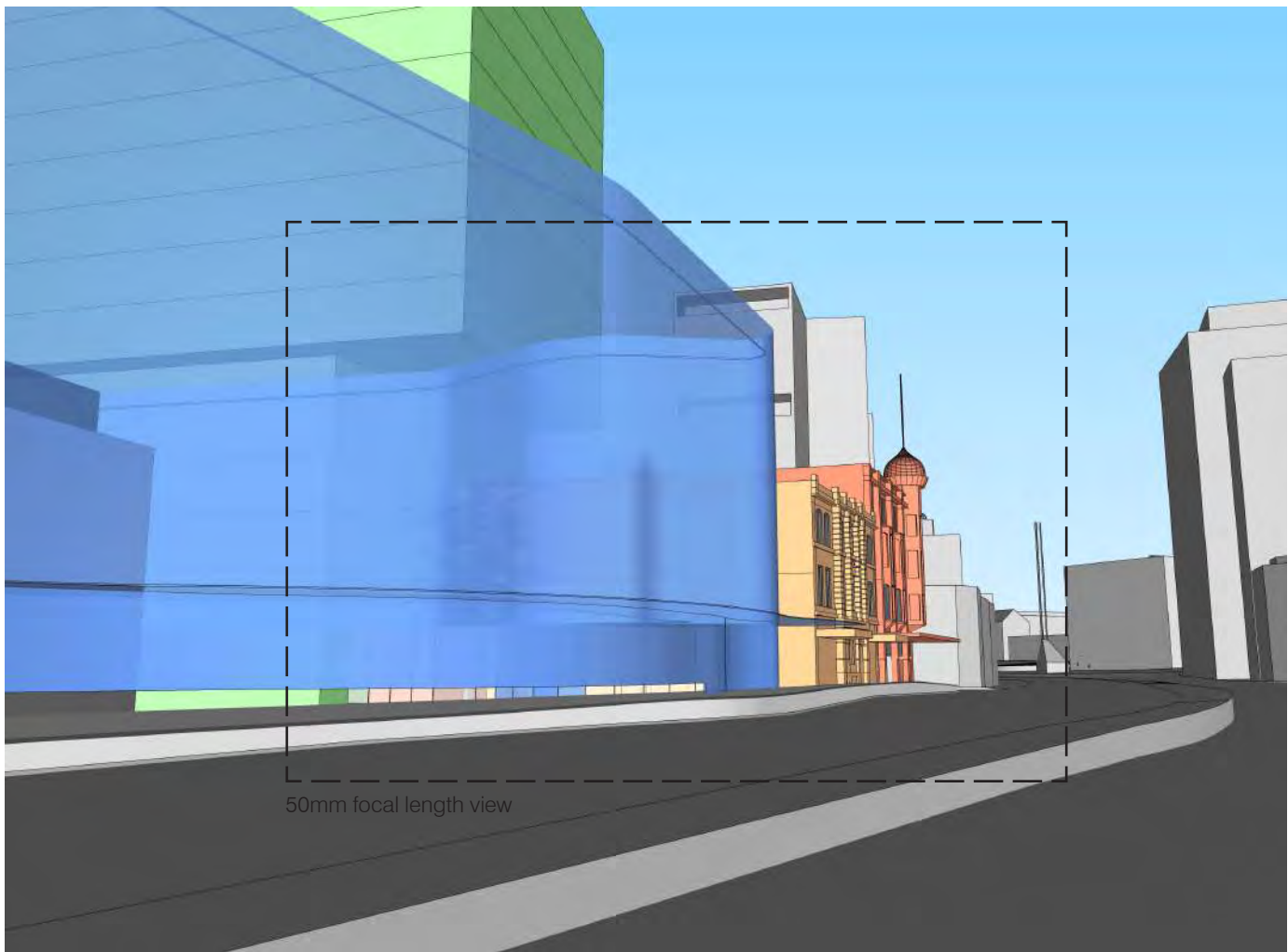


Existing photograph - 28mm focal length

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

V5 - UTS Alumni Green

Importance of view

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

This view is seen as both a short-term passing view (pedestrians walking between UTS buildings) and a static view, observed from Alumni Green. Static users of this space are typically seated throughout the grass area.

The view is looking north-east directly towards the subject site with the subject development located immediately adjacent to the Alumni Green. It is noted that this view is slightly angled upwards to capture the full view of surrounding built form. The location is the central public space linking multiple UTS campus buildings, including student accommodation, library, teaching spaces and recreational facilities.

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 obstructs an area of sky above the existing building and ABC tower / UTS Yara Mudang student accommodation building. The view change of the proposal can be summarised as Moderate.

The LEP envelope is less tall however does not include a step down towards Thomas Street (left of frame) which the proposal does. The change from the LEP envelope is considered low.

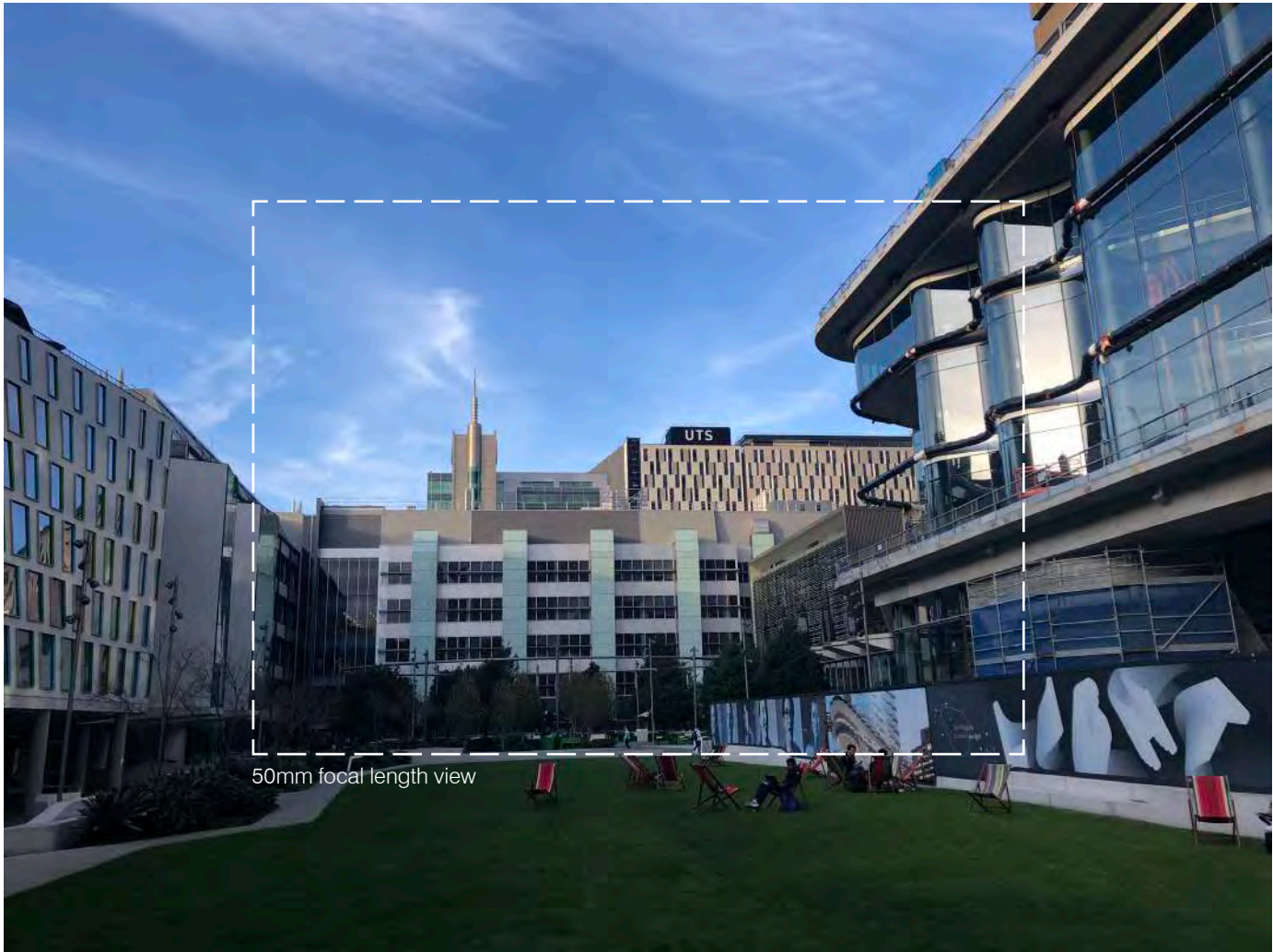
Summary against criteria:

Importance of the view: Moderate-High

View change: Moderate

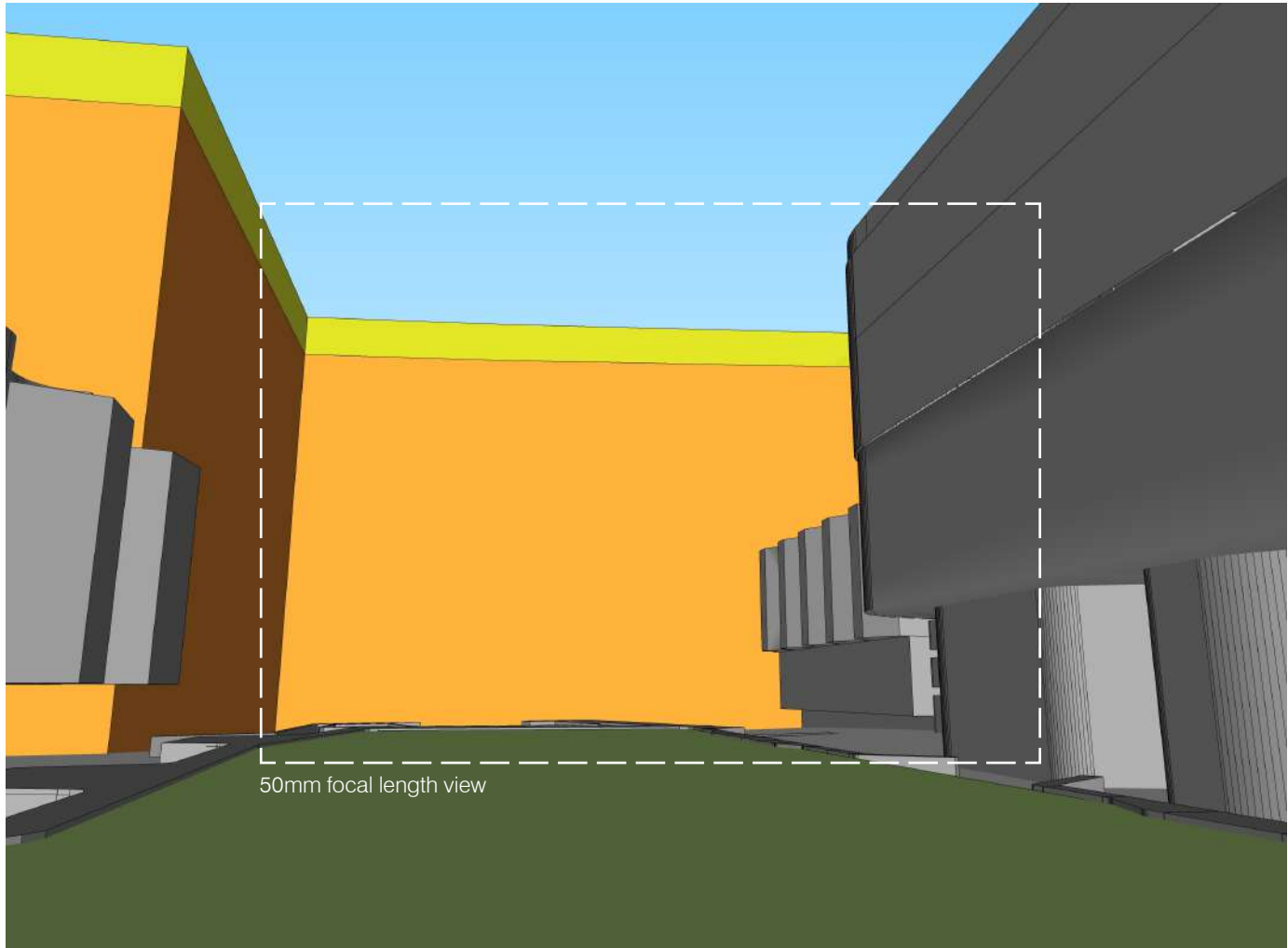


Location of view

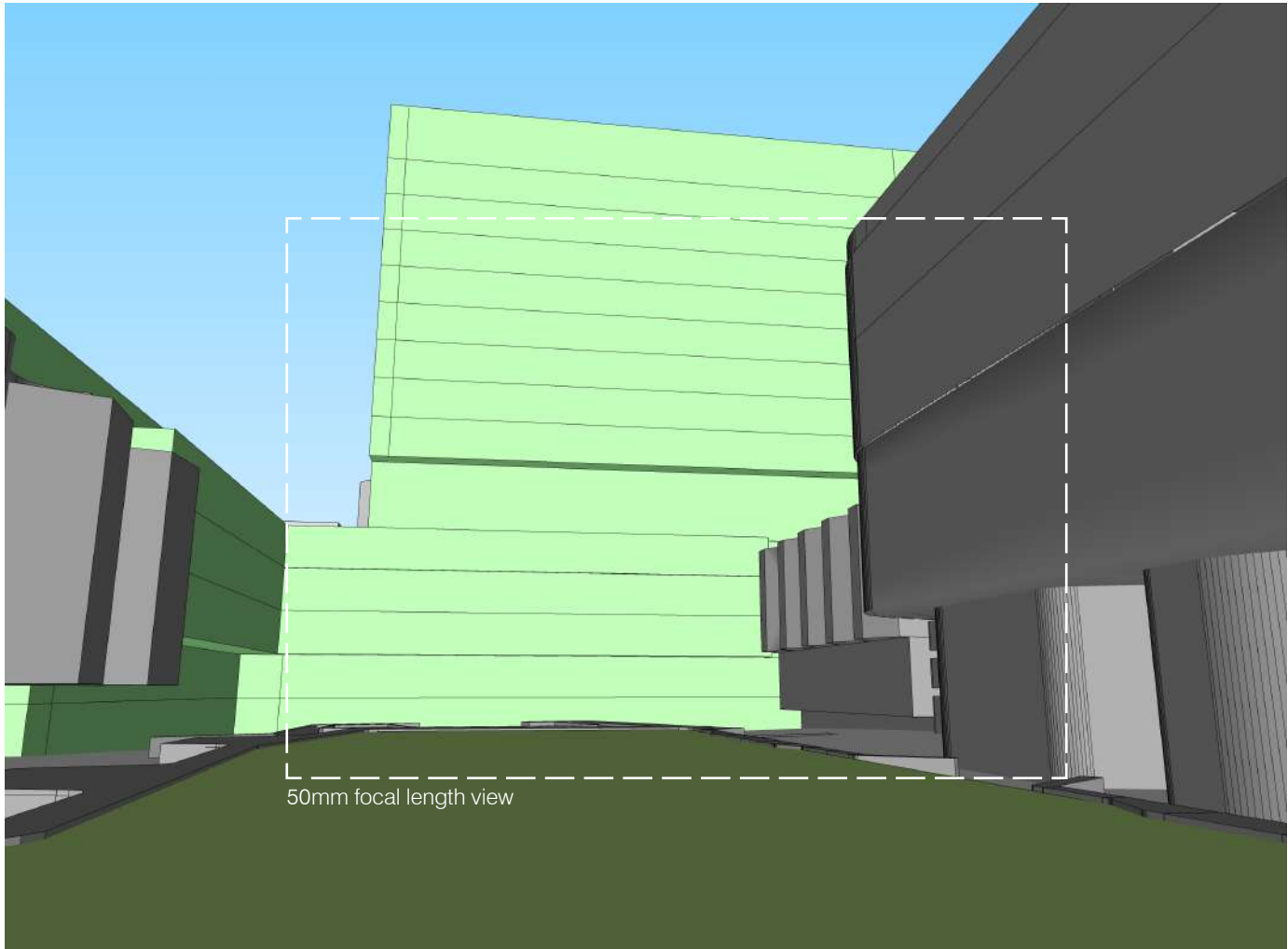


Existing photograph - 28mm focal length

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

V6 - Harris Street near Ultimo Road

Importance of view

Distance to proposal	Approx. 110m
Likely period of view	Moderate
Viewers	Moderate

This view is seen as a short-term passing view from the corner of Harris Street and Ultimo Road. The view is looking south towards the subject development, with the TAFE NSW campus building a prominent building in the existing view. The streetscape features some street trees along Harris Street.

This view is generally seen in passing however, as it is a busy intersection for pedestrians walking between Chinatown/Haymarket and Ultimo, its significance has been summarised as Moderate.

View change

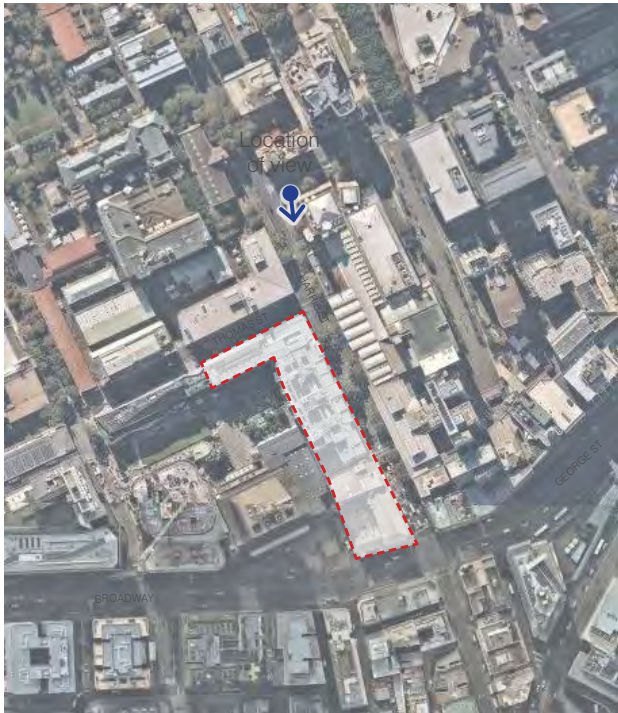
The proposal obstructs an area of sky above the height of the existing building. The view change of the proposal can be summarised as low.

In comparison to the LEP envelope, the proposal is slightly taller however presents as a similar level of view change.

Summary against criteria:

Importance of the view: Moderate

View change: Low



Location of view



Existing photograph - 28mm focal length